



# City of Austin

P.O. Box 1088, Austin, TX, 78767

Item # 74  
PAZ

## AUSTIN CODE DEPARTMENT

### NOTICE OF VIOLATION

**Case Number: CV-2017-082578**

via Certified Mail #

May 10, 2019

MARQUEE INVESTMENTS LLC  
PO BOX 82653  
AUSTIN, TX 78708 2653

RE: 1907 INVERNESS BLVD AUSTIN TX 78745  
Locally known as 1907 INVERNESS BLVD AUSTIN TX 78745  
Legally described as LOT 1 BLK G DEER PARK SEC 3  
Zoned as SF-3-NP  
Parcel Number 0411131001

Dear MARQUEE INVESTMENTS LLC:

The City of Austin Code Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:

- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation; and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512)974-2345 or Erica.Thompson@austintexas.gov. Please reference **case number** CV-2017-082578. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m. If I am unavailable, contact the Code Connect line at (512) 974-CODE (2633) or codeconnect@austintexas.gov.

Para obtener más información, llame al (512)974-2345 o envíe un correo electrónico a Erica.Thompson@austintexas.gov. Por favor, consulte **caso número** CV-2017-082578. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m. Si no estoy disponible, comuníquese con Code Connect marcando al (512) 974-CODE (2633) o por correo electrónico codeconnect@austintexas.gov.

Sincerely,

Erica Thompson, Austin Code Officer  
City of Austin Code Department



FOR CODE QUESTIONS, CONTACT:  
**512.974.CODE (2633)**  
CODECONNECT@AUSTINTEXAS.GOV  
MONDAY - FRIDAY 8:00 AM - 4:00 PM



## **VIOLATION REPORT**

**Date of Notice:** May 10, 2019

**Code Officer:** Erica Thompson

**Case Number:** CV-2017-082578

**Property Address:** 1907 INVERNESS BLVD AUSTIN TX 78745  
Locally known as 1907 INVERNESS BLVD AUSTIN TX 78745  
Zoned as SF-3-NP

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

### **Violation Type: STRUCTURE MAINTENANCE**

Austin City Code Section: Obtain Permit (§301.4)

Description of Violation: After receiving written notice that an activity was conducted on the premises without the appropriate permit, an owner must obtain a permit for the activity that was conducted without the appropriate permit.

Date Observed: 04/26/2019

Timeframe to Comply: 20 Day(s)

Recommended Resolution: Obtain all permits and final inspection for the work completed listed below:

1. There is a rear addition that is in the set back on the southeast corner of this original structure. The addition was added sometime between 2015 and 2017.

The side yard set back for a NO-MU-NP zoned property is 5 feet per LDC 25-2-492 last amended in 2010.

2. The house was originally built with a brick veneer and is currently all vinyl siding. This was altered between 2015 and 2017.

3. There is a rear deck that was added between 2015 and 2017.

4. There are 3 dormers added to the roof between 2015 and 2017.

5. There was one small window and glass sliding doors on the front (north) side of the house. Those were replaced with two large picture windows between 2015 and 2017.

**Notes:** If the corrective action requires a permit or demolition, please contact the Development Services Department at 311. You can also visit <http://www.austintexas.gov/department/development-services> for more information.

**In order to close the above code violation(s), an inspection will need to be conducted. Please contact Austin Code Department Officer Erica Thompson at (512)974-2345 or [Erica.Thompson@austintexas.gov](mailto:Erica.Thompson@austintexas.gov) to schedule an inspection.**

**Si no puede leer esta notificación en inglés, pida una traducción en español.**

**Appeal:** Any structure maintenance issue indicated in this report may be appealed to the Building and Standards Commission. The appeal must be filed no later than **20 days** after the date of this notice and contain **all** of the following information:

- a brief statement as to why the violation is being appealed
- any facts that support the appeal
- a description of the relief sought
- the reasons why the appealed notice or action should be reversed, changed, or set aside
- the name and address of the appellant

An appeal may be delivered in person to our office located at 1520 Rutherford Lane or mailed to:  
**Building and Standards Commission, c/o Austin Code Department, P.O. Box 1088 Austin, Texas 78767.**

**Violation Type: PROPERTY ABATEMENT**

Austin City Code Section: Duty to Maintain Property In Sanitary Condition (§10-5-21)

Description of Violation: An owner, tenant, resident or person in charge of any property within the City of Austin must maintain said property free of grass and weeds over 12 inches tall, brush, garbage, rubbish, trash, debris, standing water or other objectionable, unsightly or unsanitary matter.

Date Observed: 04/26/2019

Timeframe to Comply: 7 Day(s)

Recommended Resolution: Mow all grass and weeds exceeding 12 inches in height and maintain property.

**Notes:** Failure to correct this condition by the above deadline may result in City action to clean the property at your expense. **Should another violation occur within one year of the date of this notice, the City may take action to clean the property without further notice to you and at your expense.**

**Appeal:** An owner may appeal a notice of violation issued under this article by filing a written statement with the director of the designated department not later than the seventh day after the notice is given. An owner may only appeal on the following grounds:

- (1) The notice was not properly served; or
- (2) A violation did not exist on the property on the date the notice was issued.

An appeal may be delivered in person to the Austin Code Department located at 1520 Rutherford Lane or mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**

## **IMPORTANT INFORMATION**

### **Failure to Correct**

If the violations are not brought into compliance within the timeframes listed in the violation report, enforcement action may include:

- Criminal charges in the City of Austin Municipal Court subjecting you to fines of up to \$2,000 per violation, per day.
- Civil penalties in an Administrative Hearing subjecting you to fines of up to \$1,000 per violation, per day, along with additional fees.
- Suspension or cancellation of existing site plan, permit or certificate of occupancy. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.
- Civil injunctions or penalties in State court.
- For dangerous or substandard buildings, the City of Austin may also take action with the Building and Standards Commission (BSC) to order the vacation, relocation of occupants, securing, repair, removal or demolition of a building, and civil penalties.

### **Ownership Information**

According to the records of the County, you own the property described in this notice. If this property has other owners, please provide me with this information. If you no longer own this property, you must execute an affidavit form provided by our office. This form should state that you no longer own the property, the name of the new owner, and their last known address. The affidavit must be delivered in person or by certified mail, with return receipt requested, to the Austin Code Department office no later

than 20 days after you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice.

An affidavit form is available at [www.austintexas.gov/code-resources](http://www.austintexas.gov/code-resources), or at the office at 1520 Rutherford Lane. The completed affidavit should be mailed to: **City of Austin Code Department, P.O. Box 1088, Austin, Texas 78767.**

### **Complaints**

You may file a written complaint or commendation regarding an Austin Code Department Officer no later than 3 days after you receive this notice. Please reference your case number. The complaint or commendation should be mailed to: **City of Austin Code Department, ATTN: Code Official, P.O. Box 1088, Austin, Texas 78767.**



# Summer READY

WITH AUSTIN CODE DEPARTMENT  
#ACDsummerready

2019



Austin Code wants to know, are you Summer Ready? Summer should be about running barefoot in your yard, barbeques and pool parties, *not* about bug bites or uncomfortable rashes!

The Texan summer heat and standing water are ideal conditions for mosquitoes and other bugs to thrive.

Before the summer heats up, let's do a quick look around your house:



- ✓ Keep your lawn shorter than 12 inches.
- ✓ Flip over containers that have dirty water.
- ✓ Don't dump tires and other items, recycle!



Report a code violation by calling 3-1-1 or by submitting a report online.

For more information on what you can do to keep your yard safe, contact the Austin Code Department at (512) 974-2875 or online at [www.austintexas.gov/code](http://www.austintexas.gov/code)



**AUSTIN**CODE  
DEPARTMENT

Summer  
READY  
WITH AUSTIN CODE DEPARTMENT

#ACDSummerReady



# Summer READY

WITH AUSTIN CODE DEPARTMENT  
#ACDsummerready

2019



El departamento de códigos de la ciudad de Austin quiere saber, ¿estás listo para el verano?

El verano se trata de correr descalzo en tu jardín, carnitas y fiestas en la piscina, ¡NO de bichos y piquetes de mosquitos!

¡Haz algo!

- ✓ Mantén tu césped 12 pulgadas o más corto.
- ✓ Voltea las macetas o recipientes de plástico para que no se conviertan en criaderos de mosquitos.
- ✓ Lleva llantas viejas y otros artículos grandes a tu centro de reciclaje local, no los tires a la calle.



Para hacer un reporte, llame al 3-1-1 o repórtalo en línea.

Para mas información, contacte al departamento de código de la ciudad de Austin al (512) 974-2875 o en línea: [www.austintexas.gov/code](http://www.austintexas.gov/code).



**AUSTIN**CODE  
DEPARTMENT

Summer  
READY  
WITH AUSTIN CODE DEPARTMENT

#ACDSummerReady