

AGENDA

CITY OF TAYLOR, TEXAS

ZONING BOARD OF ADJUSTMENTS AND APPEALS

MEETING

Taylor City Hall, 400 Porter Street
City Hall Council Chambers
November 15, 2016 6:30 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes for the September 27, 2016 meeting.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PZ-20161014 - Conduct Hearing** on a request from Edward and Sandra Lewis for a Variance from the City of Taylor Zoning Ordinance Section 4.3.2, Measurements and Special Circumstances/Yard Setbacks, to allow an Accessory Structure (freestanding carport) wholly within the front building setback area, for 2600 Cherrylawn Drive, also known as Northlawn Section One, Block J, Lot 4.
2. **PZ-20161014 Take Action** on a request from Edward and Sandra Lewis for a Variance from the City of Taylor Zoning Ordinance Section 4.3.2, Measurements and Special Circumstances/Yard Setbacks, to allow an Accessory Structure (freestanding carport) wholly within the front building setback area, for 2600 Cherrylawn Drive, also known as Northlawn Section One, Block J, Lot 4.
3. **PZ-20161016 – Conduct Hearing** on a request from Jose Orta for a Variance from the City of Taylor Zoning Ordinance Chapter 4.3.4.1 to exempt the existing developed property from maintaining one (1) covered parking space behind the front building setback line, for 418 Otis Street, also known as Bel-Air Addition, Block 1, Lot 1 (E/PT) and 2(SE/PT).
4. **PZ-20161016 – Take Action** on a request from Jose Orta for a Variance from the City of Taylor Zoning Ordinance Section 4.3.4.1, to exempt the existing developed property from maintaining one (1) covered parking space behind the front building setback line, for 418 Otis Street, also known as Bel-Air Addition, Block 1, Lot 1 (E/PT) and 2(SE/PT).
5. **PZ-20161017 – Conduct Hearing** on a request from Round Rock Area Serving Center for Special Exceptions from the City of Taylor Zoning Ordinance Section 6.4.4 to allow an unpaved driveway and Section 4.3.4.1 to be exempt from providing one covered parking space, for 817 West 6th Street, also known as Doak Addition, Block 13, Lot 3 (PT, aka 3C).

6. **PZ-20161017 – Take Action** on a request from Round Rock Area Serving Center for Special Exceptions from the City of Taylor Zoning Ordinance Section 6.4.4 to allow an unpaved driveway and Section 4.3.4.1 to be exempt from providing one covered parking space, for 817 West 6th Street, also known as Doak Addition, Block 13, Lot 3 (PT, aka 3C).
7. **PZ-20161018 – Conduct Hearing** on a request from Round Rock Area Serving Center for Special Exceptions from the City of Taylor Zoning Ordinance Section 6.4.4 to allow an unpaved driveway and Section 4.3.4.1 to be exempt from providing one covered parking space, for 403 East 8th Street, also known as Vance Addition, Block 12 (PT).
8. **PZ-20161018 – Take Action** on a request from Round Rock Area Serving Center for Special Exceptions from the City of Taylor Zoning Ordinance Section 6.4.4 to allow an unpaved driveway and Section 4.3.4.1 to be exempt from providing one covered parking space, for 403 East 8th Street, also known as Vance Addition, Block 12 (PT).

ADJOURN

Next Meeting Date: Tuesday, December 6, 2016 - TBD

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the **Taylor City Hall Lobby before 6:00 P.M. on November 11, 2016** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By:



Carrie Orts, Administrative Assistant Development Services

Date:

11.10.2016

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday, September 27, 2016
6:30 P.M.

PRESENT:

Gayle Collins
Michael Aplin
Nancy Talley

ABSENT:

OTHERS PRESENT:

Ashley Lumpkin, Director Development Services
Carrie Orts, Admin Assistant Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:30 p.m.

CITIZENS COMMUNICATION

None

Review and approve Minutes from September 14, 2016

Mrs. Talley made a motion to approve the minutes as written for August 8, 2016. Second by Mr. Aplin. All voted aye.

Mrs. Talley recused herself for the next portion of the meeting.

PZ20161013 Conduct Hearing on a request from David Legere for a variance from the Taylor Zoning Ordinance Chapter 2.7.3 – Single-Family Residential Property Development Standards to reduce the required 25-foot front setback to 19 feet for the property located at the approximate southwest corner of Murphy Street and 5th Street. Lots 1-5, Block 52.

Hearing opened. Mrs. Lumpkin introduced the variance request Staff's technical recommendation is denial of this application since it does not meet the intent of the ordinance, specifically that there needs to be demonstrable hardships, difficulties, or extenuating circumstances for the variance.

Mr. David Legere was present to answer questions.

Hearing closed

PZ20161013 Take Action on a request from David Legere for a variance from the Taylor Zoning Ordinance Chapter 2.7.3 – Single-Family Residential Property Development Standards to reduce the required 25-foot front setback to 19 feet for the property located at the approximate southwest corner of Murphy Street and 5th Street. Lots 1-5, Block 52.

Mr. Aplin made a motion to approve the request from David Legere for a variance from the Taylor Zoning Ordinance Chapter 2.7.3 – Single-Family Residential Property Development Standards to reduce the required 25-foot front setback to 19 feet for the property located at the approximate southwest corner of Murphy Street and 5th Street. Lots 1-5, Block 52. Second by Mrs. Collins. Aye: 2 Abstained: 1

Mrs. Talley rejoined the meeting at 6:42 PM.

Adjourn

Mr. Aplin made motion to adjourn meeting. Second by Mrs. Talley Meeting adjourned at 6:44 PM

MEMORANDUM

TO: Taylor Zoning Board of Adjustment
FROM: Ashley Lumpkin, AICP, Development Services Director
RE: Variance Request 20161014
DATE: November 10, 2016

Hearing Date:
November 15, 2016

Property Owner & Applicant:
Edward & Sandra Lewis

Location/Address:
2600 Cherrylawn Drive – east side, south of Mallard Lane.



Development Objective and Code Section Request:

- Variance from the City of Taylor Zoning Ordinance Section 4.3.2, Measurements and Special Circumstances/Yard Setbacks, to allow an Accessory Structure (freestanding carport) wholly within the 25' front building setback area.

Size of the Site:

Approximately 0.16 acre

Current Zoning:

R-1 – Single-Family Residential District

Zoning and Land Use of Surrounding Property:

North: R-1 – Single-Family Residential District (Developed)
East: R-1 – Single-Family Residential District (Developed)
South: R-1 – Single-Family Residential District (Developed)
West: R-1 – Single-Family Residential District (Developed)

Current Land Use:

Developed – single-family residence

Physical conditions or characteristics that make this property unique compared to others in the same neighborhood or in the same zoning:

None.

Future Land Use Map designation:

Single family

Platting Information:

NORTHLAWN SECTION 1, BLOCK J, LOT 4

Right of Way Issues:

None

Appeals Process:

The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance where a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, not solely for financial gain, including the following:

7.4.3.1

Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships on the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

7.4.3.2

Authorize upon appeal, whenever property owner can show that a strict application of the terms of this Ordinance relating to the use, construction, or alterations of buildings or structures or the use of the land will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict

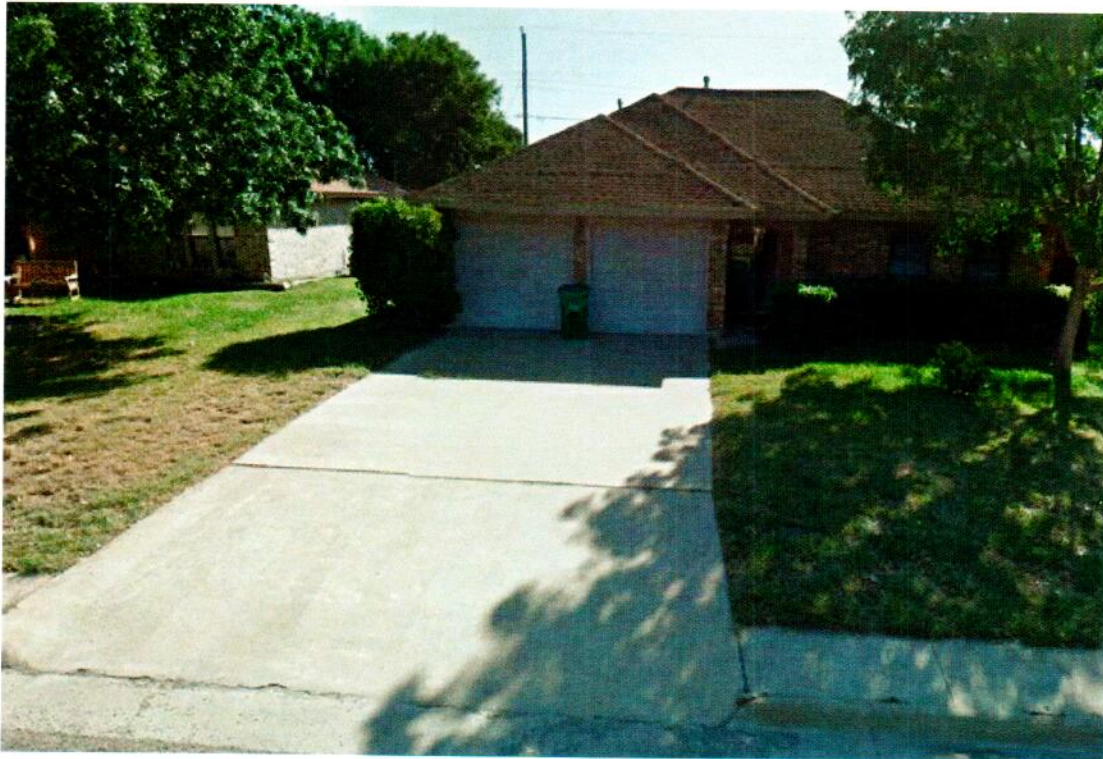
application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty.

Neighborhood 200' mailing:

Staff has not received any unfavorable responses to the mailing.

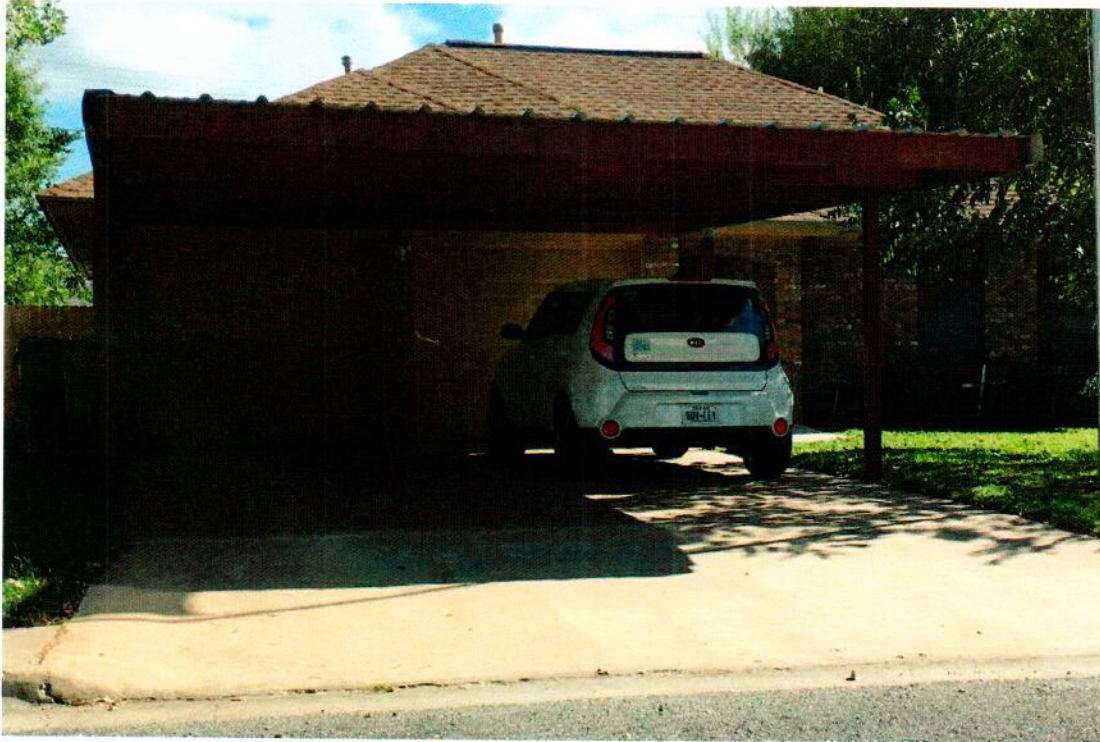
Background:

The lot was created in 1987 as part of the Northlawn Section One subdivision. The plat delineates a front building setback line of 25', which is the same as that currently in the City's Zoning Ordinance for the R-1 Single-family Residential District. The home was constructed at some point in time after platting, and the front face of the structure appears to have been built very close to, if not on or at, the front building setback line. The home was built with a two-car garage – see photo below:



The applicant has constructed a metal framed/roofed carport over the two-car wide driveway, without obtaining building permits; see picture below.

The applicant submittal materials, which includes their response to the required questions for a Variance request, is attached to this report. The applicant's reasoning for the carport is to provide a covered area for loading of a wheelchair into a vehicle.



Analysis:

The Variance application poses seven (7) questions for consideration of the request. Below are the questions, with the applicants' response, followed by the staff position.

1. *What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?*
 - a. Applicant: Not applicable.
 - b. Staff: The lot and the structure are virtually identical to all those in the same subdivision on Cherrylawn Drive, with a two-car covered garage attached to the residence, all behind the 25' building setback line.
2. *Were the conditions or characteristics listed in Question #1 caused by the property owner/applicant?*
 - a. Applicant: Not applicable.
 - b. Staff: No.

3. *If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested Variance?*
 - a. Applicant: Not applicable.
 - b. Staff: Not applicable; the property can be enjoyed as intended.
4. *What difficulty or unnecessary hardship would result (not just an inconvenience) if the Variance were not granted?*
 - a. Applicant: Difficult weather conditions make it more difficult to load wheelchair.
 - b. Staff: A hardship inherent to the property/development does not exist, but a health-related inconvenience does exist for this property owner, who cannot load a wheelchair into a vehicle inside the provided covered garage.
5. *Is the amount of the Variance requested the minimum necessary to meet the needs of the applicant or property owner?*
 - a. Applicant: Not applicable.
 - b. Staff: For the purposes expressed by the applicant, the already built carport covers the existing driveway (two cars side by side behind the garage doors), and extends approximately to the front property boundary. It would completely cover a vehicle the size necessary to load and unload a wheelchair into.
6. *To what extent is the request for a Variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?*
 - a. Applicant: Not applicable.
 - b. Staff: The Variance request is based on the desire of the owner to create a covered location to load a wheelchair into a vehicle, which is derived from the health condition of the applicant, which is unique to this applicant. There is no financial aspect to this request.
7. *What affect, if any, would the Variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?*
 - a. Applicant: No negative effects on anyone.
 - b. Staff: The carport creates no negative impact beyond that of a visual mass in the front setback area that is precluded by the applicable Ordinance. In a single instance, the carport is virtually innocuous and will be barely noticed by passersby. However, if the Ordinance were not in place, and structures such as carports were permitted, the proliferation of them within the setback area would defeat the purposes of building setbacks altogether.

Recommendation:

Staff's technical recommendation is denial of this application, as it does not meet the intent of the Ordinance, specifically that there are no demonstrable hardships, difficulties, or extenuating circumstances related to the property that warrant a Variance.

If the Variance is granted, the applicant will follow-up with a retroactive building permit submittal to ensure the carport was constructed to the required standards. If deficient, the carport would have to be corrected, or removed.

Attachments:

1. Variance Application materials

VARIANCE APPLICATION



City of Taylor
Development Services
Department

PZ-20161014

Date

10/4/16

ZBA -

-

Effective June 1, 2016

SUBMITTAL REQUIREMENTS:

Answer the 7 questions on the following pages, as evidence that this request complies with the conditions required for approval of a zoning variance (extra pages and supplemental illustrations or photographs may be used if needed or desired).

Site Plan or Drawing, preferably submitted on paper no larger than 11" X 17", showing dimensions of property, location of site with respect to streets and adjacent properties, and location and dimensions of buildings, parking areas, and other features of the site which are applicable to the requested variance.

Complete Application

Address labels providing names and addresses of all property owners within 200ft of the subject property
Zoning Variance Application Fee of \$150.00 (non-refundable) + \$20 technology fee + \$1/mailed notice

APPLICANT

PROPERTY OWNER

Name

EDWARD B. LEWIS OR SANDRA L. LEWIS

Mailing Address

2600 CHERRY LAWN DR TAYLOR TX

Email

startout1945@yahoo.com

Daytime Phone

512/850-8488 SANDRA LEWIS
512/850-8716 BLAKE LEWIS

PROPERTY DESCRIPTION:

Street

CHERRY LAWN DR.

Address No.

2600

Legal Description (if platted)

NORTHLAWN SECTION ONE

Acres

0.16

Zoning Classification

R-1

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces, etc., as applicable.

SINGLE FAMILY RESIDENCE

REQUESTED VARIANCE:

Variance to Chapter _____, Section _____ of the Zoning Ordinance which requires:

Platted FRONT Building Line of 25', to erect
a detached carport structure.

Description of proposed use, building and site improvements, seating capacity, and number of off-street parking spaces, etc., as applicable to the proposed dimension quantity, or other feature for which the variance is requested.

Carport to be 18' wide by 25' long. Constructed of 4"x4" square tubing posts (11 gage thickness). Sheet metal roofing.

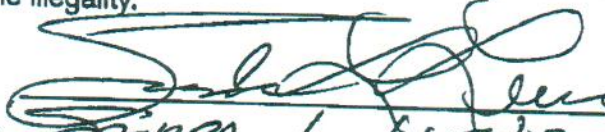
Owner/Applicant Authorization

I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Further, I understand that in accordance with Texas Local Government Code, Section 211.011, a person aggrieved by a decision of the Zoning Board of Adjustment may present to a district or county court, within ten (10) days after the date the decision is filed in the Board's office, a verified petition stating that the decision of the Board is illegal in whole or in part, and specifying the grounds of the illegality.

Signature:

Printed Name:

 Date 10/4/16
Sandra H. Lewis

To be completed by Staff:

Meeting Date:

11-1-2014

Application Deadline:

Accepted By:

Mike Elabarger

Date

10-4-16

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?

N/A

2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

N/A

3. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested variance?

N/A

4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

DIFFICULT WEATHER CONDITIONS MAKE IT MORE DIFFICULT TO LOAD WHEAT CHARS

5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

N/A

6. To what extent is the request for a variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?

N/A

7. What affect, if any, would the variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?

NO NEGATIVE AFFECTS ON ANYONE.

MEMORANDUM

TO: Taylor Zoning Board of Adjustment
FROM: Ashley Lumpkin, AICP, Development Services Director
RE: Variance Request 20161016
DATE: November 10, 2016

Hearing Date

November 15, 2016

Property Owner & Applicant

Jose Orta

Location/Address

418 Otis Street - North side of Otis Street, east of North Lynn Street.



Development Objective and Code Section Request

Variance from the Taylor Zoning Ordinance Chapter 4.3.4.1 – Residential Property Development Standards for the Single-Family Residential District (R-1) – to exempt the existing developed property from maintaining one (1) covered parking space behind the front building setback line.

Size of the Site

Approximately 0.22 acre

Current Zoning

R-1 – Single-Family Residential District

Zoning and Land Use of Surrounding Property

North: R-1 – Single-Family Residential District (Developed)
East: P – Parkland District (stream, open space)
South: MF-1 – Multi-Family Residential District (across Otis Street)
West: R-1 – Single-Family Residential District (Developed)

Current Land Use

Developed – single-family residence

Physical conditions or characteristics that make this property unique compared to others in the same neighborhood or in the same zoning.

None.

Future Land Use Map Shows

Park

Platting Information

BEL-AIR ADDITION, BLOCK 1, LOT 1(E/PT), 2(SE/PT)

Right of Way Issues

Otis Street terminates at the eastern edge of this property, into City owned park land.

Appeals Process:

The Board shall have the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance where a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, not solely for financial gain, including the following:

7.4.3.1

Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships on the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

7.4.3.2

Authorize upon appeal, whenever property owner can show that a strict application of the terms of this Ordinance relating to the use, construction, or alterations of buildings or structures or the use of the land will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty.

Neighborhood 200' mailing:

Staff has not received any unfavorable responses to the mailing.

Background:

The applicant seeks to do interior renovations to the home, including turning the existing one-car attached garage area into a livable space. The applicant states that the home was built in 1971 in the manner that it exists today. With the proposed project, the property then would not have a covered parking space behind the front building setback line; see property below.



Zoning Ordinance Section 4.3.4 provides that structures existing on or before the dates of this (Zoning) Ordinance are exempt from providing the required parking space as its described. Staff acknowledges that the structure existed before the parking space regulations was enacted. Given that the property (today) complies with the parking space regulation, in essence "opting in" to the current requirement, the reversion of it to a 'legal nonconforming status' of not having a single covered parking space was determined to require Variance approval.

The lot was originally created in 1966 as part of the Bel-Air Addition subdivision. At some point in the past, the property was changed from the original configuration, to the present configuration and legal description (see above), rendering the property not a legal lot. Per Subdivision Ordinance section 2.17, the scope of the project the applicant is seeking (explained above), the property is exempt (Section 2.17.1) from being required to be platted in the current configuration.

The applicant submittal materials, which includes their response to the required questions for a Variance request, is attached to this report. The applicant's reasoning for removal the covered parking space behind the front building setback line is that many other properties in the vicinity (same subdivision) were built without covered parking or otherwise do not have covered parking meeting the requirement.

Analysis:

The Variance application poses seven (7) questions for consideration of the request. Below are the questions, with the applicants' response, followed by the staff position.

1. *What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?*
 - a. Applicant: Property is only one on the block, abutting City parkland, similar to surrounding properties which do not have covered parking. The Variance would allow the property to match many surrounding properties, and not change the character of nor bring adverse impacts to the neighborhood.
 - b. Staff: There are no unique characteristics to the property, except that it currently complies with the covered parking regulation. Agree with the applicant's analysis of the neighborhood.
2. *Were the conditions or characteristics listed in Question #1 caused by the property owner/applicant?*
 - a. Applicant: No, pre-existing conditions/situations.
 - b. Staff: Agree with applicant, pre-existing conditions of both the subject property and the surroundings.
3. *If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested Variance?*
 - a. Applicant: Conditions were not caused by applicant. Property cannot be used without Variance (to enlarge livable area square footage).
 - b. Staff: Agree with applicant that conditions were not caused by them. Disagree that property cannot be practically used, as there are ample opportunities for building expansion to the north or east, and retaining the existing (compliant) covered parking space (single car garage).
4. *What difficulty or unnecessary hardship would result (not just an inconvenience) if the Variance were not granted?*
 - a. Applicant: Covered parking will not conform to the neighborhood.
 - b. Staff: Disagree – being compliant with the parking requirement is an improvement over surrounding legal nonconforming situations of no covered parking behind the front building setback line. Any hardship is purely financial, as other options exist for enlarging the structure rather than converting the existing garage to livable space.
5. *Is the amount of the Variance requested the minimum necessary to meet the needs of the applicant or property owner?*
 - a. Applicant: Request is to remove the entire single-car garage by the act of converting to livable space.

- b. Staff: The request is “all or nothing”; staff offers no alternative relative to the amount of the garage to be converted. Staff feels there are other viable options to gain the additional square footage the applicant seeks to make the property sellable/leasable in the modern housing market.
- 6. *To what extent is the request for a Variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?*
 - a. Applicant: Variance will reduce financial hardship for property owner, and match surrounding properties that have no covered parking.
 - b. Staff: The Variance will increase financial gain in terms of rental or sales price, as the square footage of structure will be increased. Disagree with the premise that taking a conforming property and making it match surrounding legal nonconforming situations is a positive for the property or the neighborhood.
- 7. *What affect, if any, would the Variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?*
 - a. Applicant: Variance will have little to no effect on adjacent property owners, matching the condition of surrounding properties (no covered parking).
 - b. Staff: Agree that there is likely no negative impact on surrounding properties with the request, but removing covered parking does not improve or create a better situation for the surroundings either.

Recommendation:

Staff's technical recommendation is denial of this application, as it does not meet the intent of the Ordinance, specifically that there are no demonstrable hardships, difficulties, or extenuating circumstances related to the property that warrant a Variance. The applicant seeks to convert the attached garage space to increase the livable space, rather than a building expansion/extension of the structure to the north or east, because the former is less expensive than the latter options.

Staff agrees that there would be virtually no negative impact on the surrounding properties and neighborhood, as garages are regularly not used to house a vehicle as intended, and there are no enforceable regulations that require a covered parking space to actually house a vehicle.

If the Variance is granted, the applicant will follow-up with a building permit submittal to convert the garage space to livable space.

Attachments:

- 1. Variance Application materials



VARIANCE APPLICATION



City of Taylor
Development Services
Department

Date 10.24.16

PZ 20161016
ZBA _____

Effective June 1, 2016

SUBMITTAL REQUIREMENTS:

Answer the 7 questions on the following pages, as evidence that this request complies with the conditions required for approval of a zoning variance (extra pages and supplemental illustrations or photographs may be used if needed or desired).

Site Plan or Drawing, preferably submitted on paper no larger than 11" X 17", showing dimensions of property, location of site with respect to streets and adjacent properties, and location and dimensions of buildings, parking areas, and other features of the site which are applicable to the requested variance.

Complete Application

Address labels providing names and addresses of all property owners within 200ft of the subject property
Zoning Variance Application Fee of \$150.00 (non-refundable) + \$20 technology fee + \$1/mailed notice

	<u>APPLICANT</u>	<u>PROPERTY OWNER</u>
Name	<u>Jose Orta</u>	<u>Jose Orta</u>
Mailing Address	<u>1320 Howard</u> <u>Taylor 76574</u>	<u>1320 Howard</u> <u>Taylor 76574</u>
Email	<u>Orta-Jose@hotmail.com</u>	<u>Orta-Jose@hotmail.com</u>
Daytime Phone	<u>512-818-9802</u>	<u>512-818-9802</u>

PROPERTY DESCRIPTION:

Street Ortis Address No. 418
Legal Description (if platted) Block 1 Bel-Air Addition
Acres 0.21 acres Zoning Classification Residential

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces, etc., as applicable.

(See attached sheet)

REQUESTED VARIANCE:

Variance to Chapter 4, Section 3.4 of the Zoning Ordinance which requires:

Covered Parking

Description of proposed use, building and site improvements, seating capacity, and number of off-street parking spaces, etc., as applicable to the proposed dimension quantity, or other feature for which the variance is requested.

(See attached sheet)

Owner/Applicant Authorization

I hereby affirm that if I am the property owner of record, or if the applicant is an organization or business entity, I have been authorized to represent the owner, organization, or business in this application. I certify the proceeding information is complete and accurate, and it is understood that I or another representative should be present at all meetings concerning this application.

Further, I understand that in accordance with Texas Local Government Code, Section 211.011, a person aggrieved by a decision of the Zoning Board of Adjustment may present to a district or county court, within ten (10) days after the date the decision is filed in the Board's office, a verified petition stating that the decision of the Board is illegal in whole or in part, and specifying the grounds of the illegality.

Signature: _____

Date

10/24/16

Printed Name: _____

JOSE ORTA

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

1. What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?

See attached Sheet

2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

See attached sheet

3. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested variance?

See attached sheet

4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

See attached sheet

5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

See attached Sheet

6. To what extent is the request for a variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?

See attached sheet

7. What affect, if any, would the variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?

See attached sheet

Variance Application

Name: Jose Orta

Mailing Address: 1320 Howard, Taylor, TX 76574

Email: Orta_jose@hotmail.com

Daytime Phone: 512-818-9802

Property Description: Street: Otis Address No.: 418

Legal Description (if platted): Block 1, Bel-Air Addition

Acres: 0.21 Acres **Zoning Classification:** Residential

Existing use and improvements on subject property, including type of buildings, floor area, number of off-street parking spaces etc., as applicable.

One Story Brick & Siding Residence with 2 off street parking (driveway).

Requested Variance:

Request variance of Chapter 4, Section 3.4 section 1 of the Zoning Ordinance which requires covered parking.

Ordinance that I am asking for a variance is as follows:

4.3.4 Residential Use or Residential District

All structures existing on or before the date of this Ordinance are exempt from the requirements of Section 4.3.4. Residential Use or Residential District(s) shall have:

1. Minimum of one (1) covered parking space per dwelling unit for single family, manufactured or industrialized homes, duplex, triplex and fourplex located behind the front building line setback and also on said same lot as the unit(s) it is serving.

Property was purchased on August 17, 2016. The property at 418 Otis was built in 1971. Though the ordinance states that all structures that existed prior to the date of this Ordinance is exempt, I am being told that I must meet this requirement. Therefore, I am asking for a variance to Chapter 4, Section 3.4 section 1 of the Zoning Ordinance which requires covered parking.

Description of proposed use:

Property located at 418 Otis will be used as is a residence.

Requesting a variance to Chapter 4, Section 3.4 section 1 of the Zoning Ordinance which requires covered parking. Property was purchased on August 17, 2016. The property at 418 Otis was built in 1971.

Though the ordinance states that all structures that existed prior to the date of this Ordinance is exempt, I am being told that I must meet this requirement. Therefore, I am asking for a variance to Chapter 4, Section 3.4 section 1 of the Zoning Ordinance which requires covered parking.

Strict application of this ordinance will create a hardship for me as a property owner. 418 Otis already has a concrete driveway for 2 vehicles.

Granting variance will allow the essential character of the neighborhood to remain unchanged. Variance will allow property to conform to adjacent locality/neighborhood.

Variance Application Seven Questions:

1. What particular physical conditions or characteristics makes the property unique compared to others in the same neighborhood or zoning district?

Property located at 418 Otis is the only property on the block. It is unique as it abuts the Taylor Hike and Bike Trail and the City of Taylor water station.

It is similar to other properties in the area (1600 Block & 1800 Block Lynn Street and 500 Block of Otis) as most of the other houses do not have covered parking. Most of these homes have their garages enclosed. The requested variance will allow 418 Otis to conform to the adjacent neighborhood. The essential character of the neighborhood will be unchanged with the variance and create no adverse impact on neighborhood.

Attached are nine (9) photos of adjacent properties that have enclosed their garages with no covered parking.

2. Were the conditions or characteristics listed in Question #1 caused by the property owner or applicant?

No. Property was purchased on August 17, 2016. Surrounding neighborhood and characteristics remain intact.

3. If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested variance?

No. Conditions or characteristics were not caused by owner.

It will be impossible for residence to yield a reasonable return without the requested variance.

Property was purchased with the understanding that the garage could be enclosed. The property cannot be enjoyed without the requested variance. The property in its current condition is too small for an average American family. The living space needs to be expanded to be enjoyed. The property in its current condition/state is too small. Not being able to expand the living space will impede its use as a residence.

The requested variance will also allow 418 Otis to conform to the adjacent neighborhood. The essential character of the neighborhood will be unchanged with the variance and create no adverse impact on neighborhood. Property is similar to other properties in the area (1600 Block & 1800 Block Lynn Street and 500 Block of Otis) as most of the other houses do not have covered parking and most of these homes have their garages enclosed.

4. What difficulty or unnecessary hardship would result (not just an inconvenience) if the variance were not granted?

If the variance is not granted and covered parking has to be built, the property will no longer conform to adjacent neighborhood. It will be impossible for residence to yield a reasonable return without the requested variance.

5. Is the amount of variance requested the minimum necessary to meet the needs of the applicant or property owner?

Yes. Granting the variance will allow property owner to enclose the garage. Residence will appear to be similar to other properties in the area and conform to the feel of the neighborhood. The essential character of the neighborhood will be unchanged with the variance and create no adverse impact on neighborhood.

6. To what extent is the request for a variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?

Variance will reduce financial hardship for property owner. Property was purchased with the understanding that the garage could be enclosed. This will add additional out of pocket costs for the current remodel of 418 Otis. But this will not be the sole reason for request for variance.

The requested variance will allow 418 Otis to conform to the adjacent neighborhood. The essential character of the neighborhood will be unchanged with the variance and create no adverse impact on neighborhood.

7. What affect, if any, would the variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood.

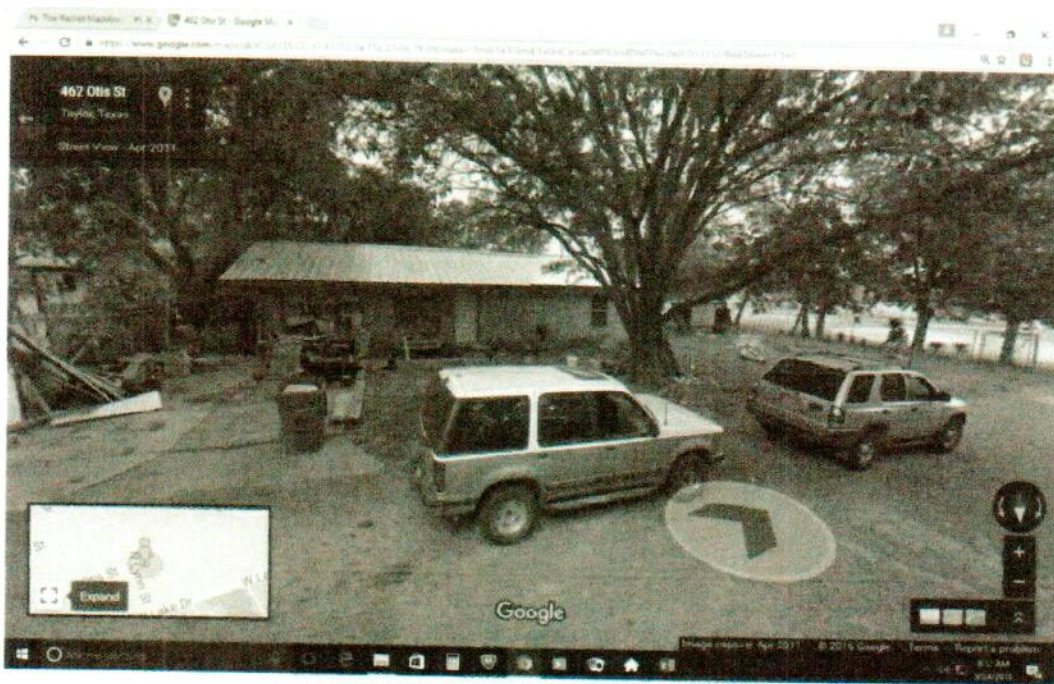
Variance will have little to no affect on adjacent property owners. Granting variance will allow property to remain similar to other properties in the area (1600 Block & 1800 Block Lynn Street and 500 Block of Otis) as most of the other houses do not have covered parking. Most of these homes have their garages enclosed. The requested variance will allow 418 Otis to conform to the adjacent neighborhood.

The requested variance will allow 418 Otis to conform to the adjacent neighborhood. The essential character of the neighborhood will be unchanged with the variance and create no adverse impact on neighborhood.



418 Otis as it looks today

418 Otis as seen via Google Earth



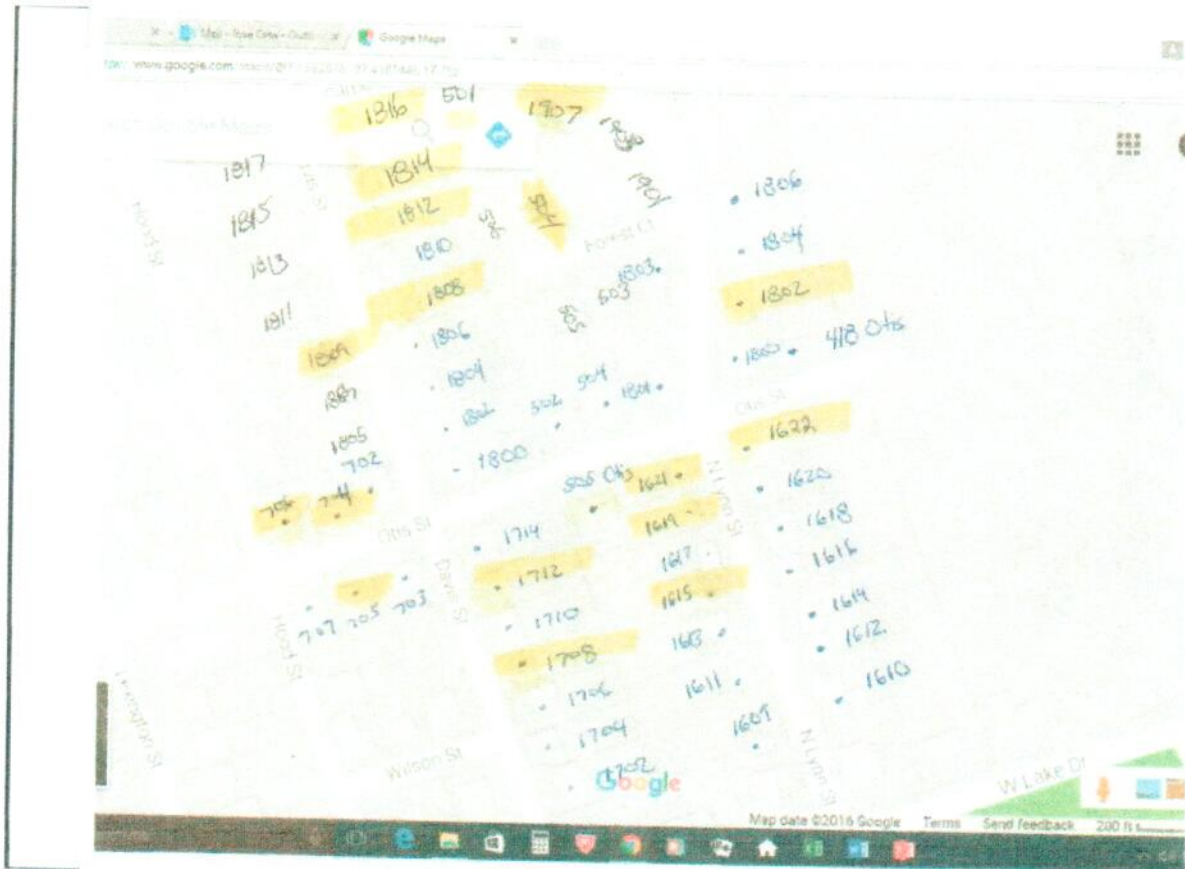
418 Otis as seen today



Map of Houses near 418 Otis

Houses highlighted in yellow do not have covered parking.

That constitutes 33% of surrounding neighborhood.



Adjacent properties with Enclosed Garages/No Covered Parking.



1621 Lynn Street



505 Otis



1619 Lynn



1622 Lynn



1907 Lynn



1803 Lynn



1710 Davis



1712 Davis



705 Otis

Site Plan/Drawing/Survey for 418 Otis:

0.21 ACRES, BONG PART OF LOTS ONE (1) AND TWO (2), BLOCK '1' B, BZ-AR ADDITION TO THE CITY OF THI-OR, WILLIAMSON COUNTY, TEXAS. ACCORDING TO THE OR PLAT THEREOF, RECORDED IN CABINET B, SIDES 18--20' PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BUNG T)-E SAME TRACT CORRECTED TO NORMAN CAR-2 BY DEED RECORDED IN DOCUMENT NO. 2002000141, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

JOB NO. 16298

DRAWN: RDG

F.C. JO

	END
	1 2 IRON ROD FOUND UNLESS OTHERWISE NOTED
○	1 2 IRON ROD SET W PLASTIC CAP STAMPED INC." X IN CONCRETE DRIVEWAY SET
	FENCE POST UTILITY POLE
—	CHAIN LINK FENCE
XX—	ELECTRIC & TELEPHONE LINES
D.R.W.C.	PAVEMENT DEED RECORDS OF WILLIAMSON COUNTY TEXAS
O.P.R.W.C.	OFFICIAL PUBLIC REC RDS OF WILLIAMSON COUNTY TEXAS
P.R.W.C.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS RECORD INFORMATION
	AIR CONDITIONER CLEANOUT
	ELECTRIC MAILBOX
	TELEPHONE WATER METER
CONC. R.O.W.	CONCRETE RIGHT-OF-WAY

Sand'Sarveuzrzs, rzc.

—A Land Surveying and Geoscience firm—

3613 Williams Drive, suite gos Georgetown, Texas 78628

(512) — 1800/(512) 930—9389 fax www.texas—ls.com

TBPLS FIRM NO.1 0056200 GEOSCIENCE FIRM NO.50538

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ORIGINAL TRANSACTIONS, WHICH SHALL

PLAID WITHIN SIX MONTHS OF THE COMPLETION OF THE SURVEY.

EXHIBIT "A"

FIELD NOTES

JOB NO. 16298

DATE: May 25, 2016 PAGE 1 OF 2

0.21 ACRES

0.21 ACRES, BEING PART OF LOTS ONE (1) AND TWO (2), BLOCK BEL-AIR ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET B, SLIDES 18-20, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT CONVEYED TO NORMAN KLOTZ BY DEED RECORDED IN DOCUMENT NO. 2002000343, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an "x" in a concrete driveway set in the north line of Otis Street (50' right-of-way) and the south line of said Lot 1, marking the southeast corner of that tract conveyed to Richard Quade by deed recorded in Document No. 2013070870 of said Official Public Records, for the southwest corner of said Klotz tract and this tract, from which a 1/2" iron rod found in the north line of said Otis Street bears S 69° 16' 49" W, 281.39 feet, marking the southeast corner of Lot 3, Block 2 of said Bel-Air Addition;

THENCE: N 19° 39' 31" W, 78.74 feet into and across said Lot 1 with the east line of said Quade tract to a 3/8" iron rod found inside of said Lot 2, marking an angle point in the south line of that tract conveyed to John E. Roose by deed recorded in Volume 674, Page 538, Deed Records of Williamson County, Texas, and marking the northeast corner of said Quade tract, for the northwest corner of said Klotz tract and this tract;

THENCE: N 60° 32' 56" E, 107.07 feet across said Lot 2 with the south line of said Roose tract to a 1/2" iron rod with pink cap stamped "TLS INC." set in the east line of said Lot 2 and the west line of that tract conveyed to the City of Taylor by deed recorded in Volume 432, Page 187 of said Deed Records, marking the southeast corner of said Roose tract, for the northeast corner of said Klotz tract and this tract;

THENCE: S 21° 45' 11" E, 95.00 feet with the east line of said Block 1 and the west line of said City of Taylor tract to a 1/2" iron rod found in the north line of said Otis Street, for the southeast corner of said Klotz tract and this tract;

THENCE: S 69° 16' 49" W, 109.00 feet with the north line of said Otis Street and the south line of said Lot 1 to the point of beginning, containing 0.21 acres of land, more or less.

All Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).

 5-27-16

Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

-A Land Surveying and Geoscience Firm- -A Land
Surveying and Geoscience Firm-

3613 Williams Drive, Suite 903 — Georgetown, Texas 78628

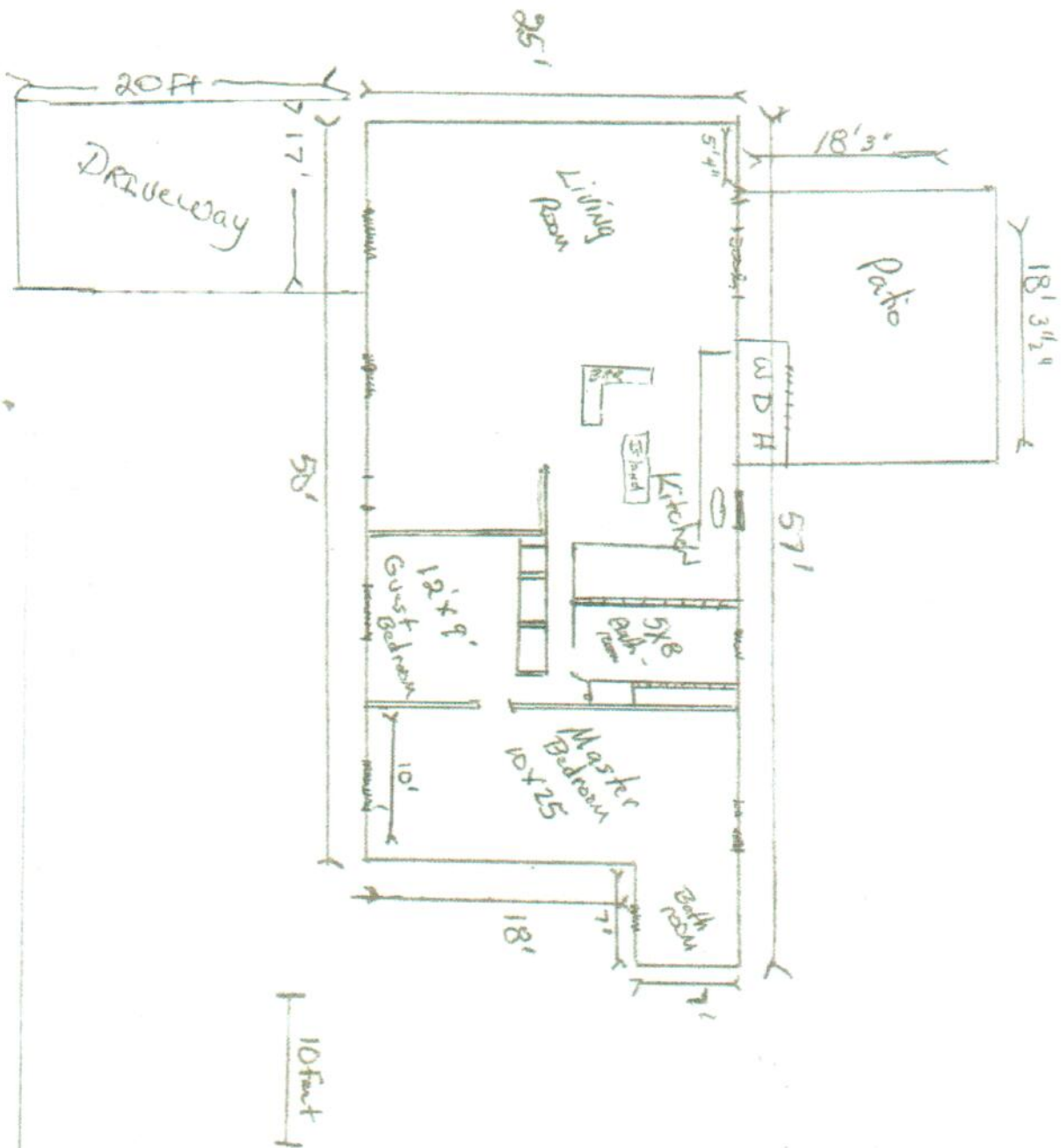
(512) 930-1600 ylmwr@texas-ls.com

TBPLS FIRM No. 10056200 TBP

GEOSCIENCE FIRM No. 50538

s.12016 PROJECTS116298 BEL ADDITION PT LOTS

BLK 1116298_0.21 ACRE FIELD NOTES.odt



MEMORANDUM

TO: Taylor Zoning Board of Adjustment
FROM: Ashley Lumpkin, AICP, Development Services Director
RE: Special Exception Request 20161017
DATE: November 10, 2016

Hearing Date:
November 15, 2016

Property Owner & Applicant:
Round Rock Area Serving Center

Location/Address:
817 West 6th Street – south side, east of Howard Street



Development Objective and Code Section Request:

Special Exception through Section 7.4.2.5 of the Zoning Ordinance, including Section 6.4.4, Location and Design of Off-Street Parking and Loading Spaces, to allow an unpaved driveway, and Section 4.3.4.1, Measurements and Special Circumstances for Residential Districts, to be exempt from providing one covered parking space.

Size of the Site:

Approximately 0.22 acre

Current Zoning:

MF-2 – High Density Multi-Family District

Zoning and Land Use of Surrounding Property:

North: MF-2 – High Density Multi-Family District (Developed)
East: MF-2 – High Density Multi-Family District (Developed)
South: MF-2 – High Density Multi-Family District (Developed)
West: MF-2 – High Density Multi-Family District (Developed)

Current Land Use:

Developed – single-family residence (to be demolished for new construction)

Physical conditions or characteristics that make this property unique compared to others in the same neighborhood or in the same zoning:

None.

Future Land Use Map designation:

Single family

Platting Information:

DOAK ADDITION, BLOCK 13, LOT 3(PT), AKA 3C, ACRES .22

Right of Way Issues:

None

Appeals Process – Zoning Ordinance Section 7.4.1:

The Board shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirements, decision or determination made by the City Manager in the enforcement of this Ordinance.

Neighborhood 200' mailing:

Staff has not received any unfavorable responses to the mailing.

Background:

The lot was created as part of the Doak Addition to the City of Taylor, recorded in 1891. At some point in the past, the property was changed from the original configuration, to the present configuration and legal description (see above). A home/residence was built at an undetermined time following platting, and it was heavily damaged in the 2015 Memorial Day floods, rendering it uninhabitable without significant repairs. Given the age and condition of the structures prior to the flood damages, the structure was deemed appropriate for demolition, rather than renovation, thus allowing for construction of a new home on the lot. The existing/prior structure was 1,074 square feet, and there was a small outbuilding behind the residence.

The non-profit agencies of the Round Rock Area Serving Center and United Methodist Committee on Relief propose to build a new residence on the property for the owners to live in. Their desire is to build a new home very close to the size and style of the original structure, largely driven by the very limited funds available. The current requirements for new single-family detached dwellings has standards for paved driveways and at least one (1) covered parking space behind the front building setback line. The property never had a paved driveway nor the single covered parking space – the applicant seeks to alieve themselves of those requirements, maintaining the legal nonconforming status of the property, while building a new structure of a similar size to that which was damaged beyond repair.

Zoning Ordinance Section 7.4.2.5 (Special Exceptions) allows the ZBA to *‘permit the construction of a nonconforming building which has been damaged by explosion, fire, or an act of God by more than fifty (50) percent of its fair market value, where the Board finds some compelling necessity requiring a continuance of the nonconforming use and the primary purpose of continuing the nonconforming use.’*

The applicant requests a Special Exception to construct a new home, to the general specifications seen in the attached Application Submittal materials, including the site feature of the driveway surface, through the combination of these sections of the Zoning Ordinance:

- Section 7.4.2.5
- Section 6.4.4
- Section 4.3.4.1

Analysis:

The request will allow a new, safer and more energy-efficient residence to replace an aged structure. The new home would be approximately the same size as the former structure, and would maintain the existing site features relative to having no covered parking nor paved driveway. If the home were fit for renovation/rehabilitation, these same site features would have been perpetuated, as they are legal nonconformities. The end result of the Special Exception will be a new residence, with higher property value, and general improvement to the neighborhood.

Recommendation:

Staff’s recommendation is support of this application, as the structure was damaged to the point of being uninhabitable by no fault of the owner, and construction of a new structure to the same level of site nonconformities is an improvement over the current situation.

If the Special Exception is granted, the applicant will follow-up with a building permit for the new construction.

Attachments:

1. Special Exception Application materials



Special Exception Checklist

This Checklist is intended to assist you in preparing a complete application for submittal. Occasionally, additional items may be required to complete the review. Incomplete applications will not be accepted.

Digital Submission Requirements

The City of Taylor utilizes a digital application management system called MyPermitNow, which requires certain digital submittal standards. All applications must be submitted on non-returnable CD/DVD or Flash Drives, with a clearly labeled Project identifier (address, project name, etc.) directly on them.

- All items must be submitted in flat PDF format (no layers); no JPEG's.
- The maximum file size is 50 MB with a 300 dpi resolution preferred.

Submittal Documents

The following describes how the electronic documents should be created and named (*the wording in italics*). Please review the Detailed Information section of this form for help in preparing each of these items.

- ☒ PDF Document 1: ***Application Information***
 - Special Exception Checklist (this form)
 - Letter of Intent detailing the specific requests for Exception and justifications.
- ☒ PDF Document 2: ***Conceptual Site Layout***
 - Conceptual Layout (see Detailed Information section below)

Detailed Information

Letter of Intent

- Detailed citing of the section of the Ordinance proposed for alternative, and the proposed.
- Clear explanation of the proposed exception(s).
- Justification for the exception, including background, history, explanation as to why the exceptions are warranted.

Conceptual Site Layout (as applicable) - Plot plan, site plan, or other graphic representation of the request and deviation from the requirements.

WWW.TAYLORTX.GOV

400 PORTER ST. • TAYLOR, TX 76574
512.352.3675

Letter of Intent

Williamson County Long Term Recovery
c/o Round Rock Serving Center
1099 E. Main Street
Round Rock, Texas 78664

October 28, 2016

City of Taylor, Texas
400 Porter St.
Taylor, Texas 76574

To whom it may concern,

We are submitting this letter of intent to make a request for exceptions to the zoning ordinance for pending construction to replace a home damaged by the May 2015 Flood event in Williamson County. This home is located at 817 W. 6th St., Taylor, Texas 76574. Legal description: DOAK, BLK 13 LOT 3(PT) aka 3C.

Details of our request are as follows:

- A Special Exception, per Section 7.4.2.5 of the Zoning Ordinance, to allow the property at 817 W. 6th Street to continue nonconforming situations for properties undergoing reconstruction due to an act of God, to allow the following:
 1. A driveway surface to deviate from the requirement that the surface "shall be paved with asphalt, brick, or other material adequate in strength to support motor vehicles and be free from dust or loose particles", as required in Section 6.4.4 of the Zoning Ordinance.
 2. No covered on-site parking space rather than the required one (1) covered parking space on-site per Section 4.3.4.1 of the Zoning Ordinance.

The funds for the demolition and rebuilding of this home are being provided through donations made to Williamson County Long Term Recovery for the purpose of providing a safe, sanitary and secure home following the disaster event. The use of available funds, received from non-profit organizations are limited to repairing or replacing the damaged homes and additional funds are not available to cover the additional requirements set forth in the zoning ordinance. We appreciate your time and consideration of our request.

Sincerely,



Terry A. Crain
Construction Manager
Williamson County Long Term Recovery
Phone: 254-931-6578
Email: tacrain57@gmail.com

Habitat For Humanity House

THREE BEDROOM / TWO BATH

MATERIAL DETAIL LIST

Construction

- Flash above all exterior windows, doors, and all exterior trim items.
- Flash shield roll face roof decking should be 1/2 OSB min.
- Continuous vented Hardisortit with fascia, drip edge and DL drip edge.
- Fridge vent.
- Fridge Posts should have metal bases
- 2x6 decking for R-30 insulation under A/C
- Filing pull down for A/C access.
- Fridge house wrap
- Fridge stop at corners and wrapping windows
- Fridge trim to be 5/4 "Realtrim"
- Blocking for towel bar at 5-4" off floor 24" off floor for J.P. holder, 34" off floor above bathtub for future handicap rail.
- Interior walls and ceilings to be drywall, taped, sanded and textured.
- Door to have min. 20 yr. warranty with color selected by owner.
- Door cover over exposed side or rear door.
- Fridge Realtrim fascia with soffit groove and no and fascia
- Interior wall studs to be 24" on center.

Kitchen

- 1 1/4" minimum sink depth double bowl
- Formica counters (color selected by owner)
- Dish washer and garbage disposal (optional - by owner)
- Ductless vent hood over cooktop.

Bath

- Medicine cabinets in bath(s) sized to fit between studs, side wall mounted.
- Vanity to be cultured marble or formica.
- 2 towel bars, 1 toilet paper holder, shower curtain rod, exhaust fan, and mirror in bathrm.
- Minimum 1 bathroom with built-in fiberglass tub/shower unit in white.

Doors

- Front exterior door to be steel with peep-hole and partial lights at the top.
- Back door to be steel with upper half light.
- Storm door on exposed side of back door only.
- Closet doors to be mirrored bypass doors in the bedrooms
- Interior doors to be flat panel prehung hollow core.
- Door bell at the front.

Windows

- Trim blinds on all bedroom windows (optional on other windows).

Flooring

- Kitchen and selected areas to be VCT
- Selected areas wall to wall carpet with padding (owner selected color).

Paint

- Exterior to be primed then to have 2 coats of satin or semi-gloss - owner selected color applied.
- Interior to be primed, textured, eggshell or satin for walls and woodwork in an owner selected color.
- Ceilings to have textured surface with flat paint.

Shed

- 6x10 free standing shed to be placed at rear within appropriate setbacks.
- Should have one set of double doors.
- Paint colors to be same as house.

Misc.

- All substitutions must be approved by the building committee.
- TV and phone outlets in living room and all bedrooms.
- Wire outlet in kitchen
- Wife all bedrooms and living room for fans, but only one fan-in living room - to be provided.

Optional Plan

Architect

J Bryant Boyd, Architect
902 Forest Street
Georgetown, Texas 78626
(512) 930-1686

Structural Engineer

MLAW
2804 Longhorn Blvd.
Austin, TX 78758

Index to Drawings

- C5 COVER SHEET
- A1 OVERALL PLANS
- A7 FLOOR PLANS
- A3 FRONT & RIGHT ELEVATIONS
- A4 REAR & LEFT ELEVATIONS
- A5 ROOF PLAN
- A6 SECTIONS AND DETAILS
- A7 FLOORING PLAN
- A8 GARAGE ELECTRICAL & ROOF PLAN
- A9 OPTIONAL ELEVATIONS

REGISTERED ARCHITECT
STATE OF TEXAS
J. BRYANT BOYD
No. 11072

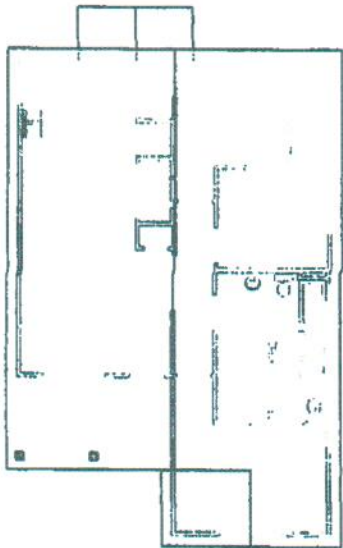
Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "P"

1. PROJECT INFORMATION
Project No. 11072
Project Name: Habitat For Humanity House
Address: 11072
Phone: (512) 930-1686
www.BryantBoyd.com

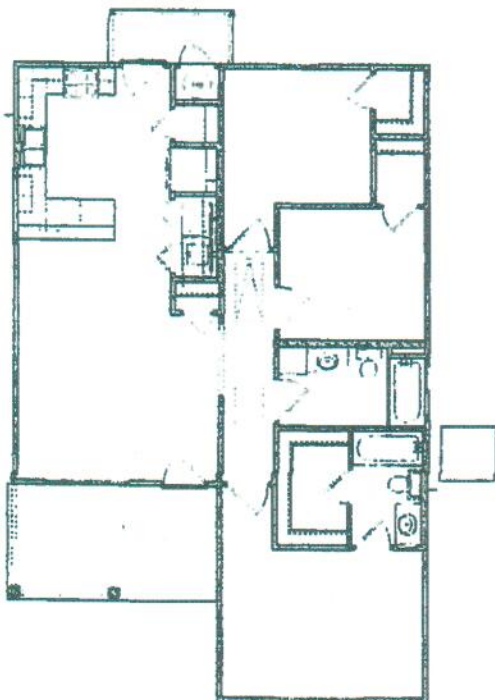
REVISIONS

NO.	DATE	DESCRIPTION
1	08/07/11	ISSUED FOR JCM/MB
2	08/07/11	ISSUED FOR JCM/MB

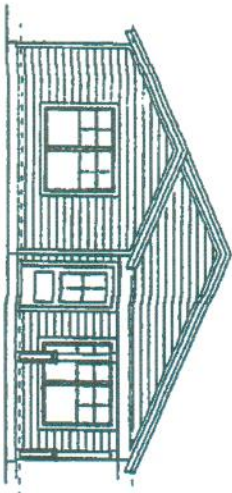
C5



3 OVERALL
ROOF PLAN
SCALE: 3/32" = 1'-0"



1 OVERALL
FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 OVERALL
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE SPECIFICATIONS.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

PROJECT NO. 11072

DATE: 08/01/11

DESIGN BY: KCU/AB

SCALE: 1/8" = 1'-0"

A1

PROJECT NO. 11072

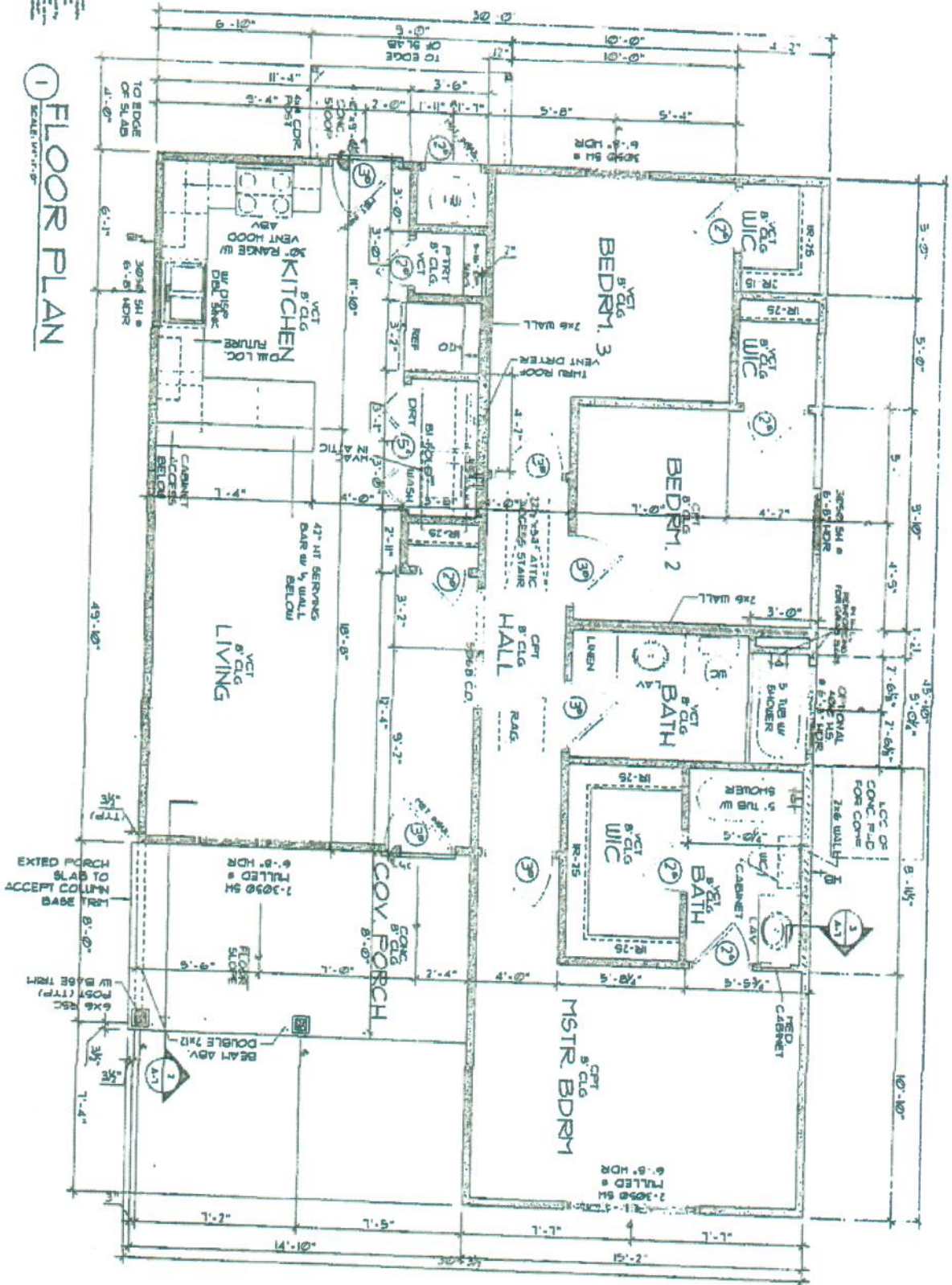
DATE: 08/01/11

DESIGN BY: KCU/AB

SCALE: 1/8" = 1'-0"

Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "F"




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Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "F"

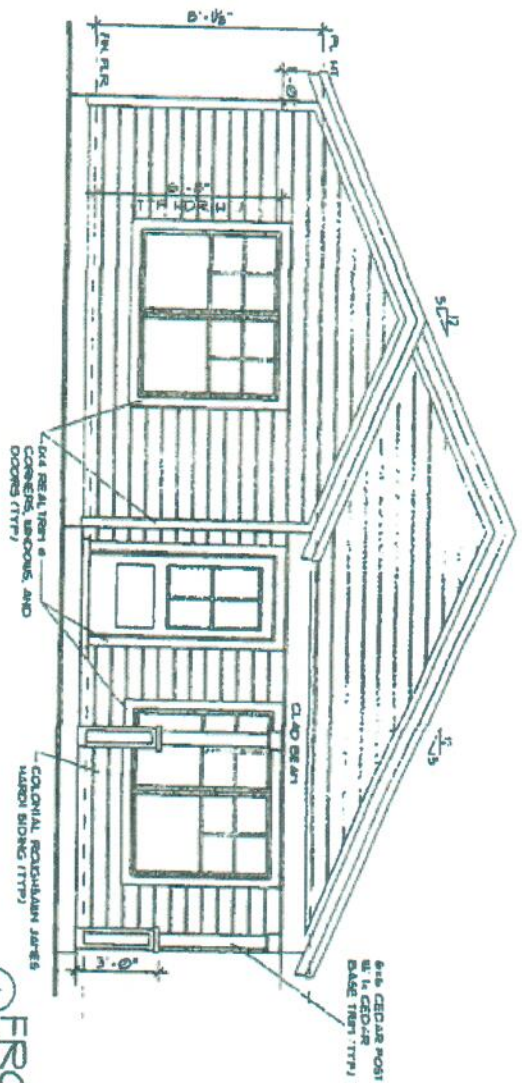
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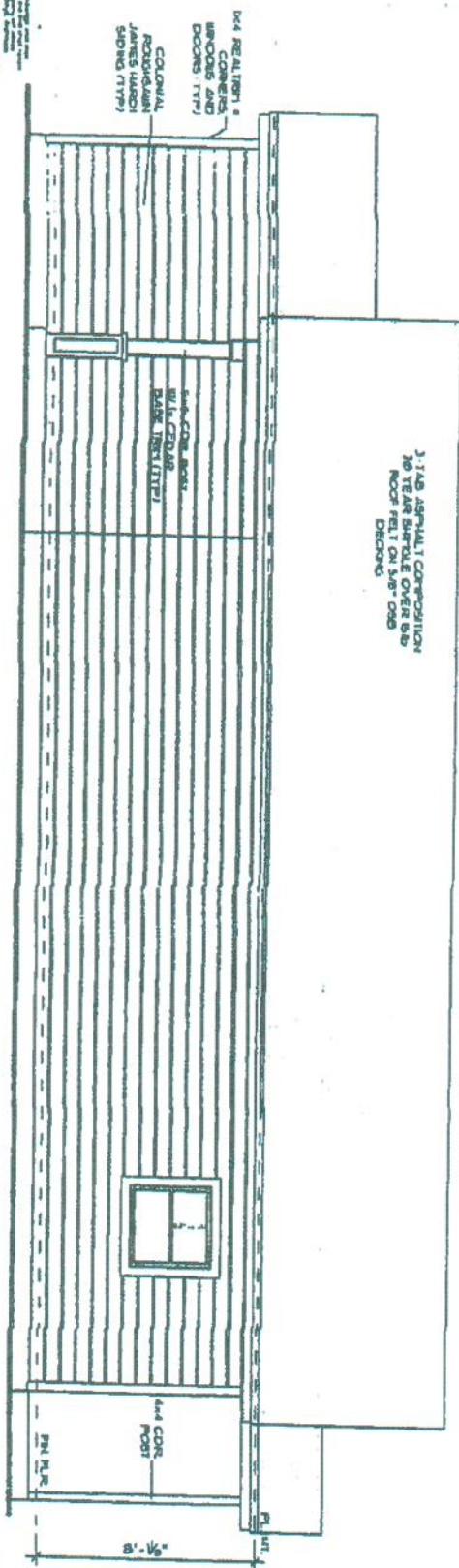
T. 800.875.2024
 Fax: 800.875.2024
 E-mail: info@bayer.com
 Web: www.bayer.com

Drawn By:	JCI/100
Date:	05/07/10
Job No.	11073

A2



1 FRONT ELEVATION
SCALE 1/8"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

BRYANT BOYD
ARCHITECT

REGISTERED ARCHITECT
STATE OF TEXAS
0107/2011

Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "H"

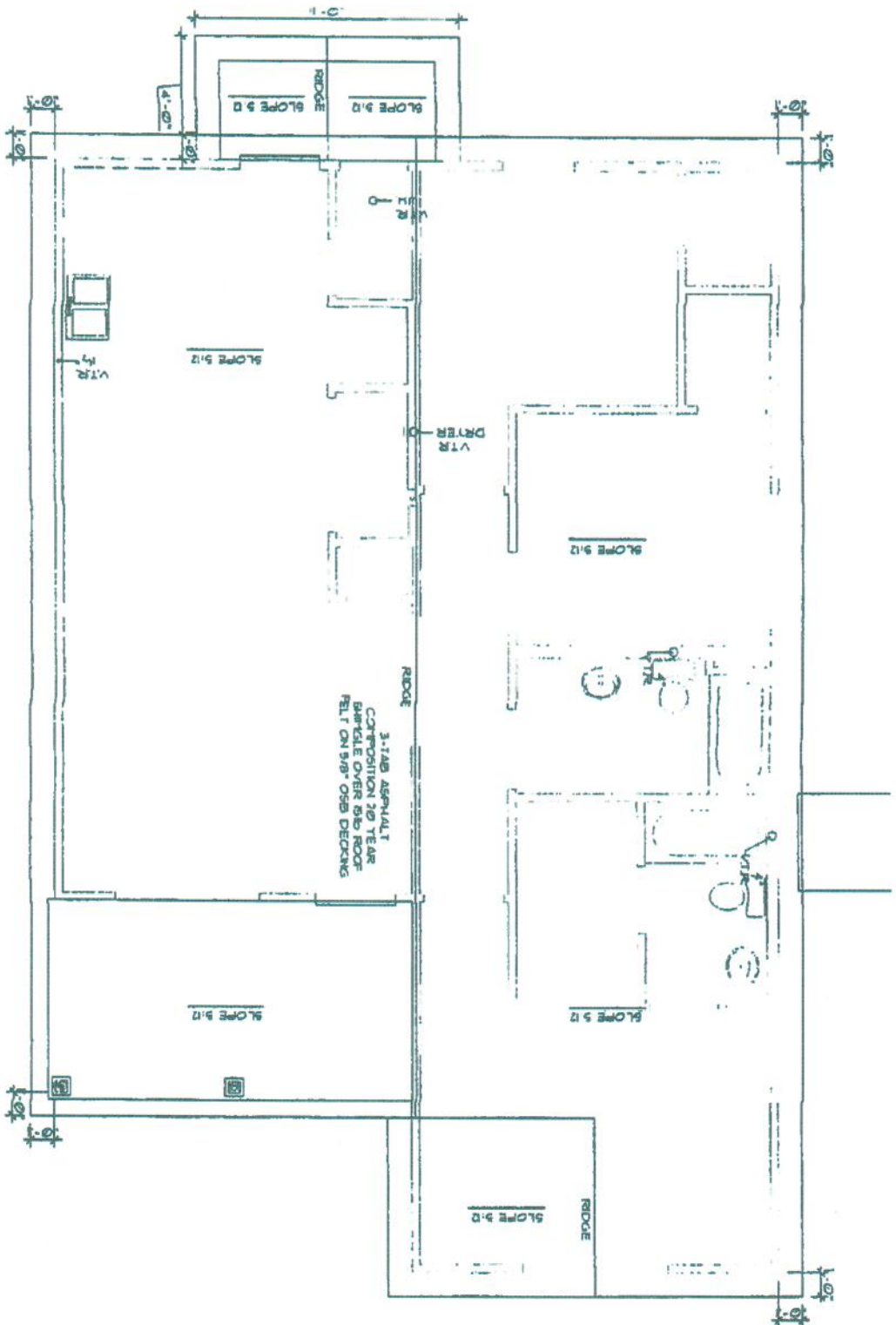
1. Bryant Boyd "H"

Architect: 117.928.1144
Phone: 512.643.7794
bryantboydarchitect.com
www.bryantboyd.com

Drawn By: JCU/MB
Date: 08/07/11
Job No.: 11072

A3

Notes:
1. See Section 05100 for details of roof construction.
2. See Section 05200 for details of roof waterproofing.
3. See Section 05300 for details of roof drainage.
4. See Section 05400 for details of roof ventilation.
5. See Section 05500 for details of roof access.
6. See Section 05600 for details of roof equipment.
7. See Section 05700 for details of roof finish.
8. See Section 05800 for details of roof railing.
9. See Section 05900 for details of roof lighting.
10. See Section 06000 for details of roof landscaping.



① ROOF PLAN
SCALE: 1/8"=1'-0"

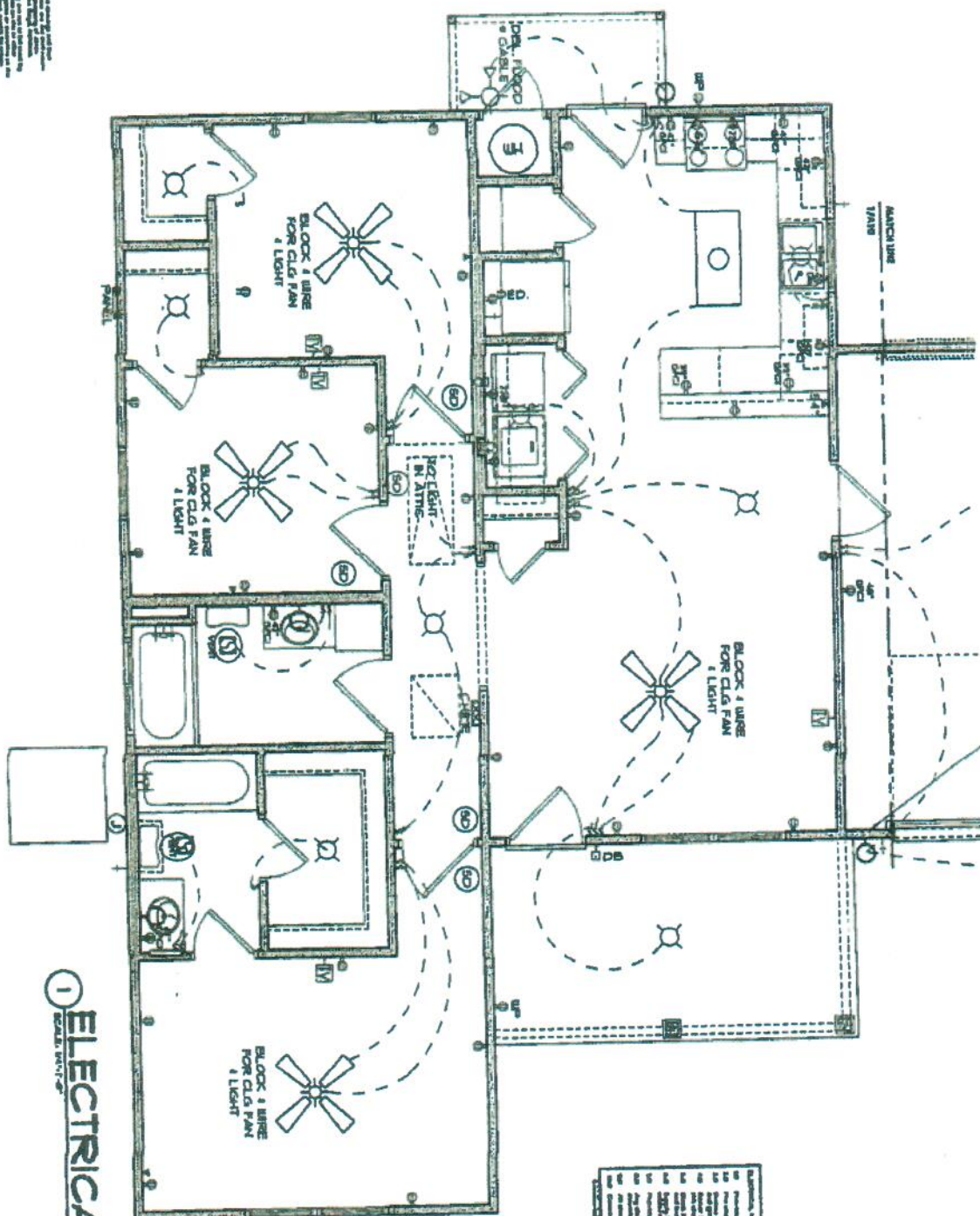
A5	PROJECT NO.	1077
	DATE	08.09.11
	DESIGNER	JCV/200
	BY	JCV/200

FOR MORE INFORMATION, VISIT US AT
www.bryantboyd.com

Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "F"

ERIKANT BOYD
ARCHITECT

REGISTERED ARCHITECT
STATE OF TEXAS
01/07/2011



① ELECTRICAL PLAN

1 HEALTH, WA-1-F-8

PHYSICAL LAYOUT

1	Symbol	Symbol description
2	1	Symbol description
3	2	Symbol description
4	3	Symbol description
5	4	Symbol description
6	5	Symbol description
7	6	Symbol description
8	7	Symbol description
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ALLEGATIONS, CRIMES

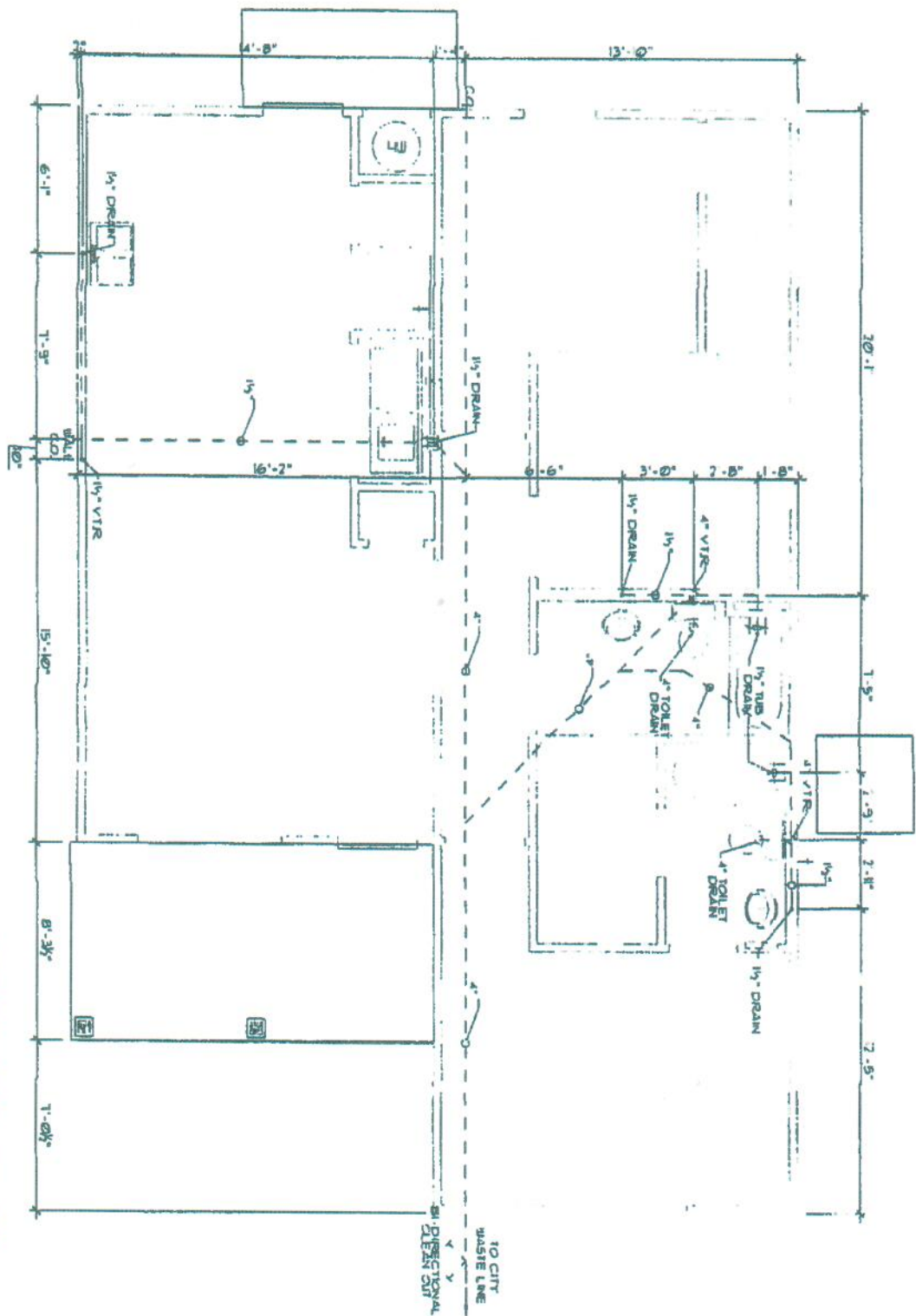
- 80 Previous sexual advances not worthy
- 81 Two sets for violating rape law to go on
- 82 And group charged with rape in U.S. borders
- 83
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- 100

Habitat For Humanity
30'X46' 3 Bdrm. 2 Ba. Plan
Bryant Boyd "E"

**BRYANT
BOYD**
ARCHITECT



A9



PLUMBING PLAN

I, Inspector Joseph A. Cox
 (Signature) 112 P.O. Box 1066
 (Address) Rocky Mountain, WY 82401
 (City, State, Zip) 312.862.7794
 (Phone) RockyMountainWY.com
 (Website) www.flyty.com
 (Email)

District No. _____
 District Name _____
 District Office _____
 District Phone _____
 District Fax _____
 District Email _____

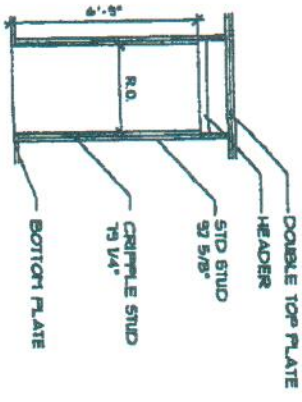
District No. 10072
 District Name _____
 District Office _____
 District Phone _____
 District Fax _____
 District Email _____

A7

Habitat For Humanity
3 Bdrm/2 Ba.
Bryant Boyd "F"



DOUBLE 2x4 (2x6 WHERE OCCURS) WITH 1/2" PLYWOOD FLITCH



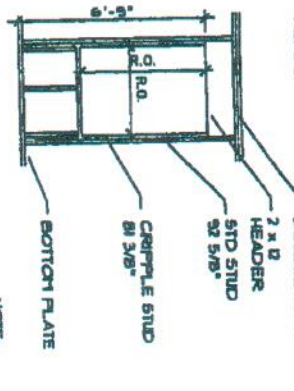
DOOR OPENING
SEE SCHEDULE

PRE-HANG DOOR SCHEDULE

DOOR	R.O.
1 7'-6"	7'-6"
1 7'-6"	7'-6"
1 5'-4"	5'-4"
5 3'-0"	3'-2"
2 3'-0"	3'-2 1/4"
1 3'-0"	5'-1"

NOTE:
1. ROUGH OPENINGS
3'-0" AND
GREATER USE 2x6
HEADERS

DOUBLE 2x2 WITH 1/2" PLYWOOD FLITCH



WINDOW OPENING
SEE SCHEDULE

NOTE:

WINDOW SCHEDULE

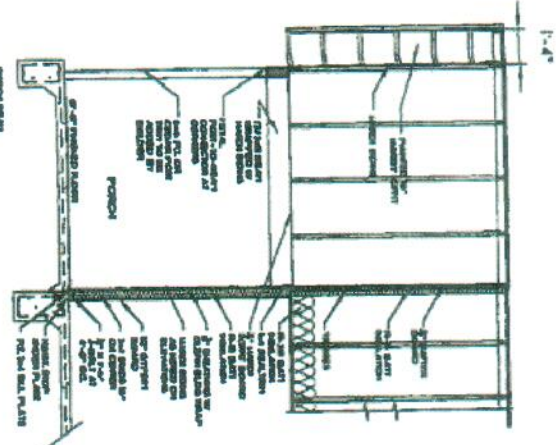
CITY	W	H
1	3'-0"	3'-0"
2	3'-0"	3'-0"
3	3'-0"	3'-0"
1	4'-0"	1'-0"

"WINDOW SIZES ARE
NOMINAL - VERIFY
ROUGH OPENINGS W/
TYPICAL"

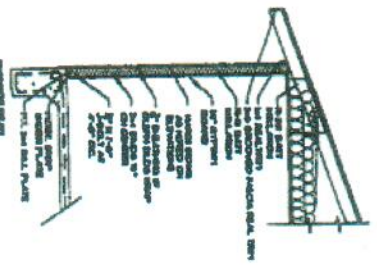
FOR 4' x 1' BATHROOM
WINDOW USE 2' x 6"
HEADER DIRECTLY
UNDER DOUBLE TOP
PLATE



1
SCALE: 1/4" = 1'-0"



2
SCALE: 1/4" = 1'-0"



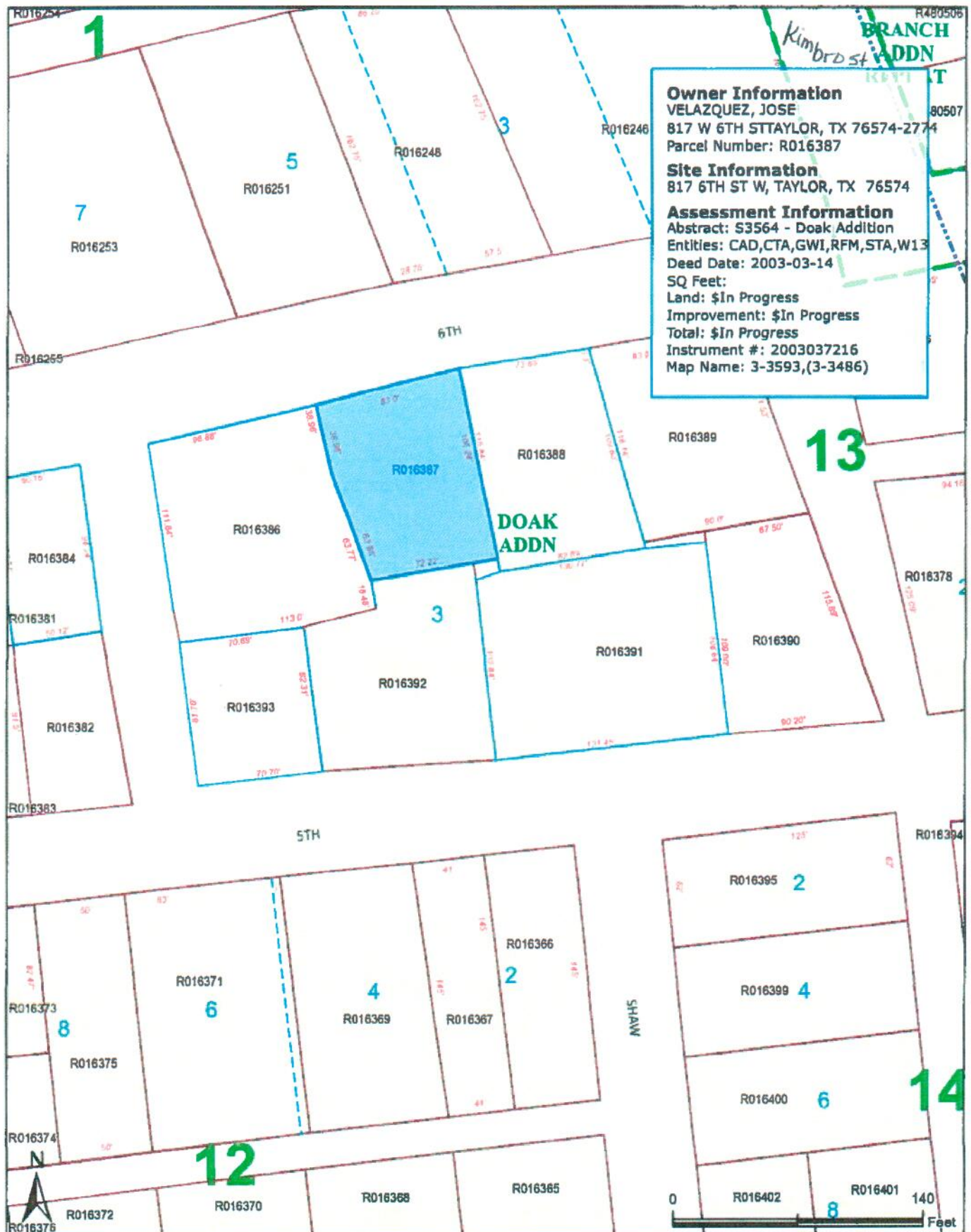
3
SCALE: 1/4" = 1'-0"

HYPOTHESE
 DRAWN BY: JCB/JMB
 DATE: 3/09/2011
 LEO NO. 11018
 A7

Habitat For Humanity
30'X46' 3 Bdrm. 2 Ba. Plan
Bryant Boyd "E"

BRYANT
BOYD
ARCHITECT
 REGISTERED ARCHITECT
STATE OF TEXAS
NO. 34785





Williamson Central Appraisal District

Date Printed: October 28, 2016

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Williamson County Appraisal District as to the accuracy of the data delineated hereon.

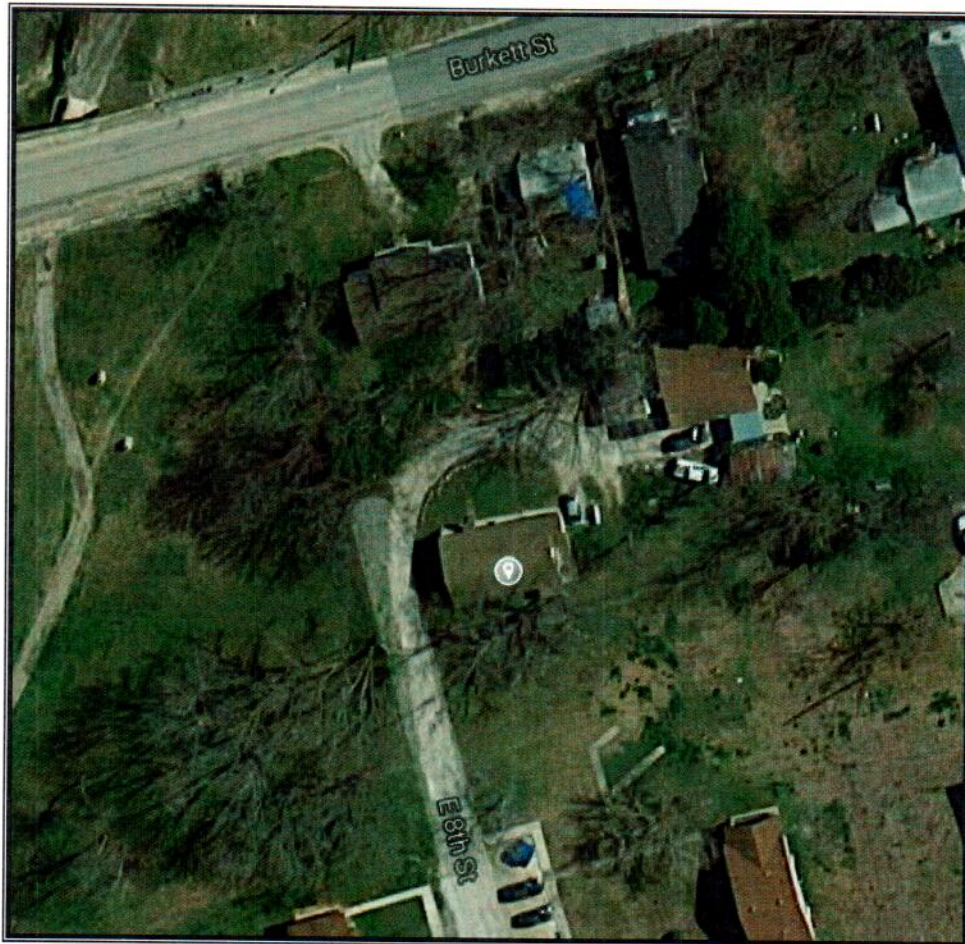
MEMORANDUM

TO: Taylor Zoning Board of Adjustment
FROM: Ashley Lumpkin, AICP, Development Services Director
RE: Special Exception Request 20161018
DATE: November 10, 2016

Hearing Date:
November 15, 2016

Property Owner & Applicant:
Round Rock Area Serving Center

Location/Address:
403 East 8th Street – end of 8th Street, east of Washburn Street



Development Objective and Code Section Request:

Special Exception through Section 7.4.2.5 of the Zoning Ordinance, including Section 6.4.4, Location and Design of Off-Street Parking and Loading Spaces, to allow an unpaved driveway, and Section 4.3.4.1, Measurements and Special Circumstances for Residential Districts, to be exempt from providing one covered parking space.

Size of the Site:

Approximately 0.18 acre

Current Zoning:

MF-2 – High Density Multi-Family District

Zoning and Land Use of Surrounding Property:

North: P – Park (parkland/stream corridor)
East: MF-2 – High Density Multi-Family District (Developed)
South: MF-2 – High Density Multi-Family District (Developed)
West: MF-2 – High Density Multi-Family District (Developed)

Current Land Use:

Developed – single-family residence (to be demolished for new construction)

Physical conditions or characteristics that make this property unique compared to others in the same neighborhood or in the same zoning:

None.

Future Land Use Map designation:

Single family

Platting Information:

VANCE, BLOCK 12(PT), ACRES .18

Right of Way Issues:

None

Appeals Process – Zoning Ordinance Section 7.4.1:

The Board shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirements, decision or determination made by the City Manager in the enforcement of this Ordinance.

Neighborhood 200' mailing:

Staff has not received any unfavorable responses to the mailing.

Background:

The lot was created as part of the Vance Addition to the City of Taylor, recorded in 1893. At some point in the past, the property was changed from the original configuration, to the present configuration and legal description (see above). A home/residence was built at an undetermined time following platting, and it was heavily damaged in the 2015

Memorial Day floods, rendering it uninhabitable without significant repairs. Given the age and condition of the structures prior to the flood damages, the structure was deemed appropriate for demolition, rather than renovation, thus allowing for construction of a new home on the lot. The existing/prior structure is/was 985 square feet, and there is/was a small outbuilding behind the residence.



The non-profit agencies of the Round Rock Area Serving Center and United Methodist Committee on Relief propose to build a new residence on the property for the owners to live in. Their desire is to build a new home, slightly larger than the original structure, with no additional features or amenities. The current requirements for new single-family detached dwellings has standards for paved driveways and at least one (1) covered parking space behind the front building setback line. The current driveway that serves the property, and one other property, appears to be constructed of asphalt to some degree, but is in very poor condition. The very limited funds of the agencies preclude them, at this time, from being able to commit to improvement of the driveway. The house plans do not incorporate a covered parking space of any sort, be it either a garage or carport, again, directly related to the limited funds and the desire to spend all the available resources on the home itself. There is no formal garage or carport at the property currently.

Zoning Ordinance Section 7.4.2.5 (Special Exceptions) allows the ZBA to ‘*permit the construction of a nonconforming building which has been damaged by explosion, fire, or an act of God by more than fifty (50) percent of its fair market value, where the Board finds some compelling necessity requiring a continuance of the nonconforming use and the primary purpose of continuing the nonconforming use.*’

The applicant requests a Special Exception to construct a new home, to the general specifications seen in the attached Application Submittal materials, including the site feature of the driveway surface, through the combination of these sections of the Zoning Ordinance:

- Section 7.4.2.5
- Section 6.4.4
- Section 4.3.4.1

Analysis:

The request will allow a new, safer, and more energy-efficient residence to replace an aged structure. The new home would be slightly larger than the former structure, based on the submitted materials, and would maintain the existing site features relative to having no covered parking nor (much of a) paved driveway. If the home were fit for renovation/rehabilitation, these same site features would have been perpetuated, as they are legal nonconformities. The end result of the Special Exception will be a new residence, with higher property value, and general improvement to the neighborhood.

Recommendation:

Staff's recommendation is support of this application, as the structure was damaged to the point of being uninhabitable by no fault of the owner, and construction of a new structure to the same level of site nonconformities is an improvement over the current situation.

If the Special Exception is granted, the applicant will follow-up with a building permit for the new construction.

Attachment:

- Special Exception Application materials



Special Exception Checklist

This Checklist is intended to assist you in preparing a complete application for submittal. Occasionally, additional items may be required to complete the review. Incomplete applications will not be accepted.

Digital Submission Requirements

The City of Taylor utilizes a digital application management system called MyPermitNow, which requires certain digital submittal standards. All applications must be submitted on non-returnable CD/DVD or Flash Drives, with a clearly labeled Project identifier (address, project name, etc.) directly on them.

- All items must be submitted in flat PDF format (no layers); no JPEG's.
- The maximum file size is 50 MB with a 300 dpi resolution preferred.

Submittal Documents

The following describes how the electronic documents should be created and named (*the wording in italics*). Please review the Detailed Information section of this form for help in preparing each of these items.

- ☒ PDF Document 1: **Application Information**
 - Special Exception Checklist (this form)
 - Letter of Intent detailing the specific requests for Exception and justifications.
- ☒ PDF Document 2: **Conceptual Site Layout**
 - Conceptual Layout (see Detailed Information section below)

Detailed Information

Letter of Intent

- Detailed citing of the section of the Ordinance proposed for alternative, and the proposed.
- Clear explanation of the proposed exception(s).
- Justification for the exception, including background, history, explanation as to why the exceptions are warranted.

Conceptual Site Layout (as applicable) - Plot plan, site plan, or other graphic representation of the request and deviation from the requirements.

WWW.TAYLORTX.GOV

400 PORTER ST. • TAYLOR, TX 78574
512.352.3675

Letter of Intent

Williamson County Long Term Recovery
c/o Round Rock Serving Center
1099 E. Main Street
Round Rock, Texas 78664

October 28, 2016

City of Taylor, Texas
400 Porter St.
Taylor, Texas 76574

To whom it may concern,

We are submitting this letter of intent to make a request for exceptions to the zoning ordinance for pending construction to replace a home damaged by the May 2015 Flood event in Williamson County. This home is located at 403 E. 8th Street, Taylor, Texas 76574. Legal description: Vance, BLOCK 12 (PT)

Details of our request are as follows:

- A Special Exception, per Section 7.4.2.5 of the Zoning Ordinance, to allow the property at 403 East 8th Street to continue nonconforming situations for properties undergoing reconstruction due to an act of God, to allow the following:
 1. A driveway surface to deviate from the requirement that the surface "shall be paved with asphalt, brick, or other material adequate in strength to support motor vehicles and be free from dust or loose particles", as required in Section 6.4.4 of the Zoning Ordinance.
 2. No covered on-site parking space rather than the required one (1) covered parking space on-site per Section 4.3.4.1 of the Zoning Ordinance.

The funds for the demolition and rebuilding of this home are being provided through donations made to Williamson County Long Term Recovery for the purpose of providing a safe, sanitary and secure home following the disaster event. The use of available funds, received from non-profit organizations are limited to repairing or replacing the damaged homes and additional funds are not available to cover the additional requirements set forth in the zoning ordinance. We appreciate your time and consideration of our request.

Sincerely,



Terry A. Crain
Construction Manager
Williamson County Long Term Recovery
Phone: 254-931-6578
Email: tacrain57@gmail.com

Habitat For Humanity House

THREE BEDROOM / TWO BATH

Optional Plan

MATERIAL DETAIL LIST

Construction

- Flash above all exterior windows, doors, and all exterior trim items.
- Each shielded face roof decking should be 1/2" OSB min.
- Continuous vented Hardisortit with fascia, drip edge and DL drip edge.
- Ridge vent.
- Ridge posts should have metal bases.
- X8 decking for R-30 insulation under A/C.
- R-30 pull down for A/C access.
- Hyvek house wrap.
- Exterior stop at corners and wrapping windows.
- Exterior trim to be 5/4" Realtrim.
- Blocking for lower bar at 54" off floor 24" off floor for T.P. holder. 34" off floor above bathtub for future handicap rail.
- Interior walls and ceilings to be drywall, taped, floated and textured.
- Roof to have min. 20 yr. warranty with color selected by owner.
- Roof cover over exposed side or rear door.
- 2x6 "Realtrim" fascia with soffit groove and no sub-fascia.
- Interior wall studs to be 24" on center.

Kitchen

- 1 1/4" minimum sink depth double bowl.
- Formica counters (color selected by owner).
- Dish washer and garbage disposal (optional - by owner).
- Ductless vent hood over cooktop

Bath

- Medicine cabinets in bath(s) sized to fit between studs, side wall mounted.
- Vanity to be cultured marble or formica.
- 2 towel bars, 1 toilet paper holder, shower curtain rod, exhaust fan, and mirror in bath(s).
- Minimum 1 bathroom with built-in fiberglass tub/shower unit in white.

Doors

- Front exterior door to be steel with peep-hole and partial lights at the top.
- Back door to be steel with upper half light.
- Storm door on exposed side of back door only.
- Close doors to be mirrored bypass doors in the bedrooms.
- Interior doors to be flat panel prehung hollow core.
- Door bell at the front.

Windows

- Tint blinds on all bedroom windows (optional on other windows).

Flooring

- Kitchen and selected areas to be VCT.
- Selected areas wall to wall carpet with padding (owner selected color).

Paint

- Exterior to be primed then to have 2 coats of satin or semi-gloss - owner selected color applied.
- Interior to be primed, textured, eggshell or satin for walls and woodwork in an owner selected color.
- Ceilings to have textured surface with flat paint.

Shed

- 8x10 free standing shed to be placed at rear within appropriate setbacks.
- Should have one set of double doors.
- Paint colors to be same as house.

Misc.

- All substitutions must be approved by the building committee.
- TV and phone outlets in living room and all bedrooms.
- Phone outlet in kitchen.
- Wire all bedrooms and living room for fans, but only one fan in living room - to be provided.

Architect

J Bryant Boyd, Architect
902 Forest Street
Georgetown, Texas 78626
(512) 930-1686

Structural Engineer

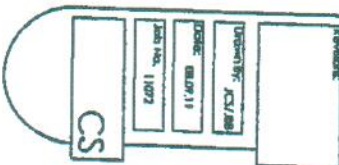
MLAW
2804 Longhorn Blvd.
Austin, TX 78758

Index to Drawings

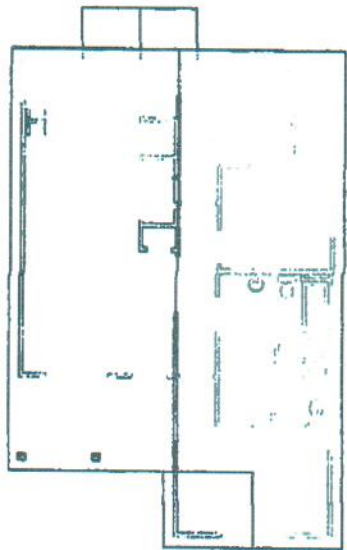
- CS COVER SHEET
- A1 OVERALL PLANS
- A2 FLOOR PLANS
- A3 FRONT & REAR ELEVATIONS
- A4 REAR & LEFT ELEVATIONS
- A5 ROOF PLAN
- A6 SECTIONS AND DETAILS
- A7 PLUMBING PLAN
- A8 GARAGE ELECTRICAL & ROOF PLAN
- A9 OPTIONAL ELEVATIONS



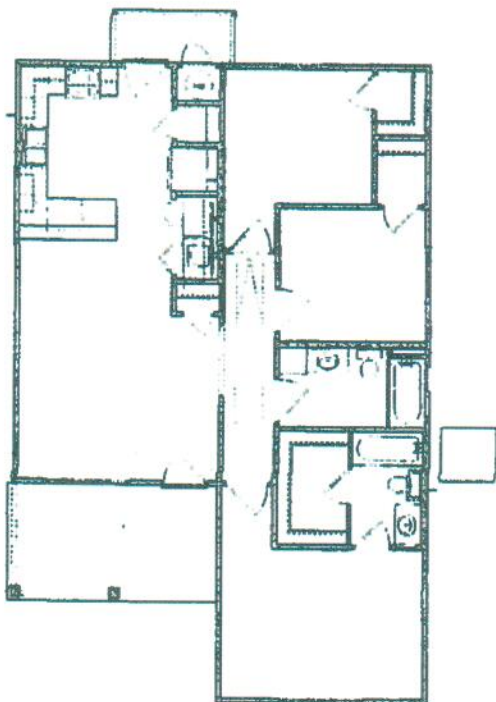
Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "A"



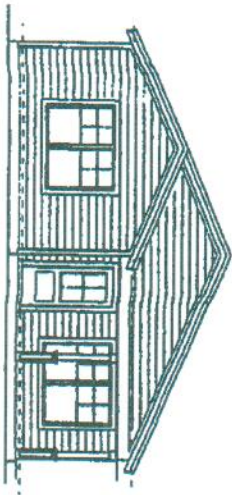
THIS SET OF DRAWINGS IS THE PROPERTY OF HABITAT FOR HUMANITY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HABITAT FOR HUMANITY.



3
OVERALL
ROOF PLAN
SCALE: 1/8" = 1'-0"



1
OVERALL
FLOOR PLAN
SCALE: 1/8" = 1'-0"



2
OVERALL
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

These drawings were prepared for the purpose of illustrating the proposed construction of the building described herein. They are not to be used for any other purpose without the written consent of the architect.



**BRYANT
BOYD**
ARCHITECT



Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "F"

PROJECT NO. 11072

DESIGNED BY: JCS/BAH

DATE: 08.07.11

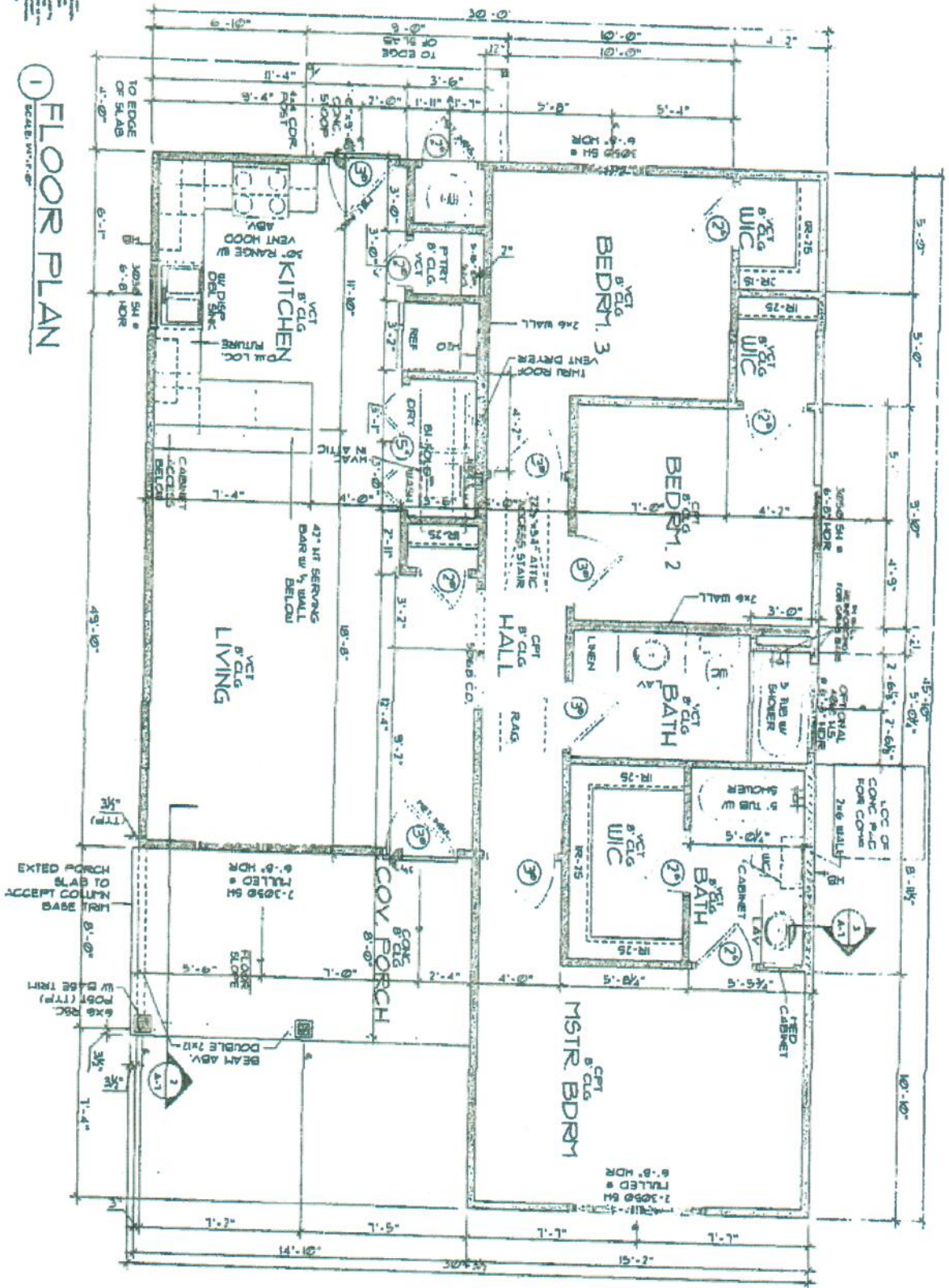
SCALE: 1/8" = 1'-0"

A1

Notes:
1. All dimensions are in feet and inches.
2. All walls are 1/2" thick unless otherwise noted.
3. All doors are 3'0" wide unless otherwise noted.
4. All windows are 6'0" wide unless otherwise noted.
5. All floors are 4" thick concrete unless otherwise noted.
6. All ceilings are 8'0" high unless otherwise noted.
7. All stairs are 10'0" wide unless otherwise noted.
8. All stairs are 12" deep unless otherwise noted.
9. All stairs are 12" high unless otherwise noted.
10. All stairs are 12" wide unless otherwise noted.

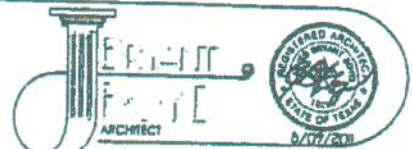
FLOOR PLAN

SCALE: 1/4" = 1'-0"



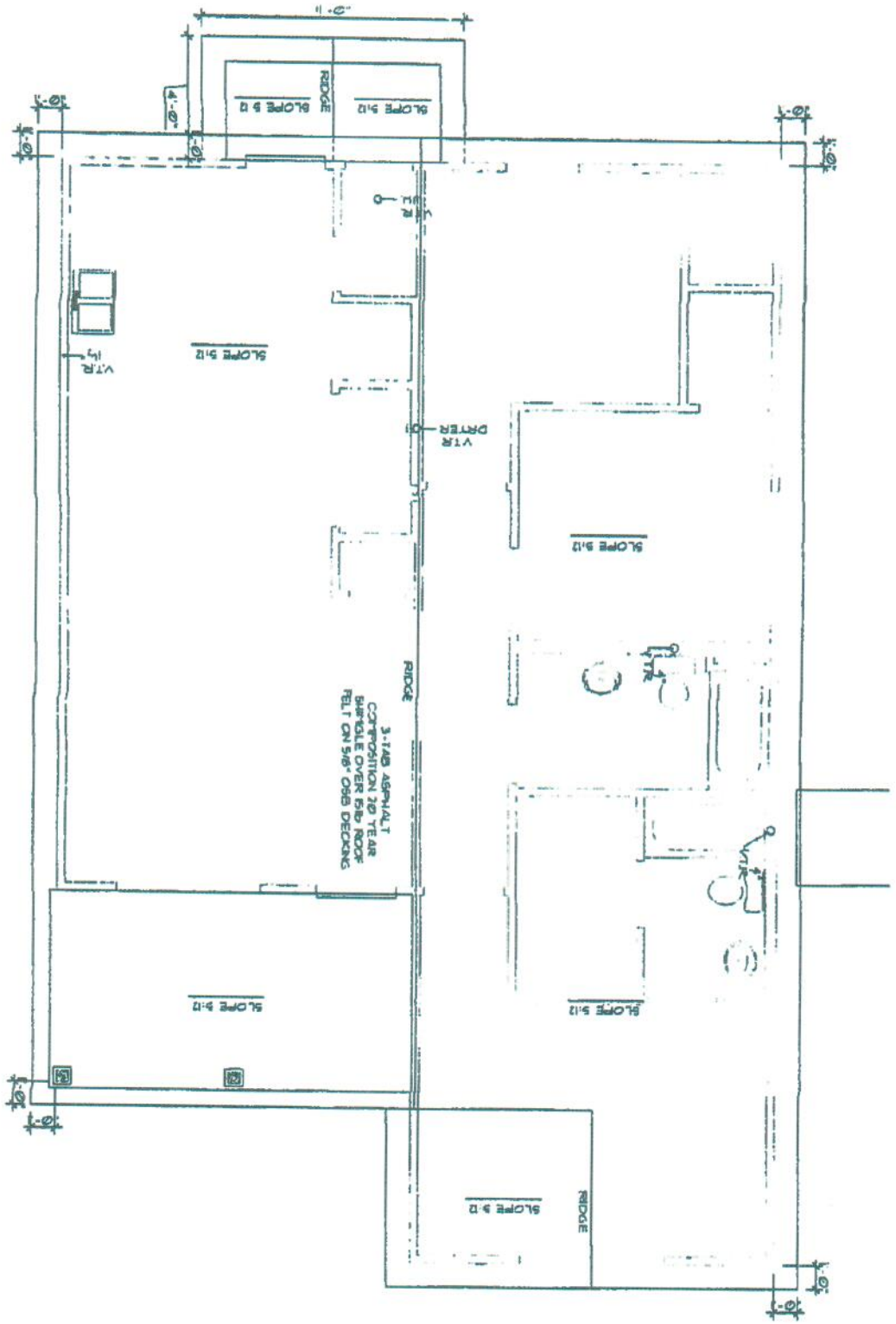
PROJECT NAME Habitat For Humanity 3 Bdrm./2 Ba. Bryant Boyd "F"	
DESIGNER J. W. Boyd 1000 N. 1st St. Suite 100 Fort Worth, TX 76102	DATE 08/07/11
CLIENT Habitat For Humanity 1000 N. 1st St. Suite 100 Fort Worth, TX 76102	SCALE 1/4" = 1'-0"

Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "F"



A2

These drawings, and any other documents, are the property of the Architect. They are to be used only for the project and site specified herein. They are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the Architect.



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

PROJECT
Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "F"

DESIGNER
JCU/AB

DATE
08.07.11

JOB NO.
18073

SHEET NO.
A5

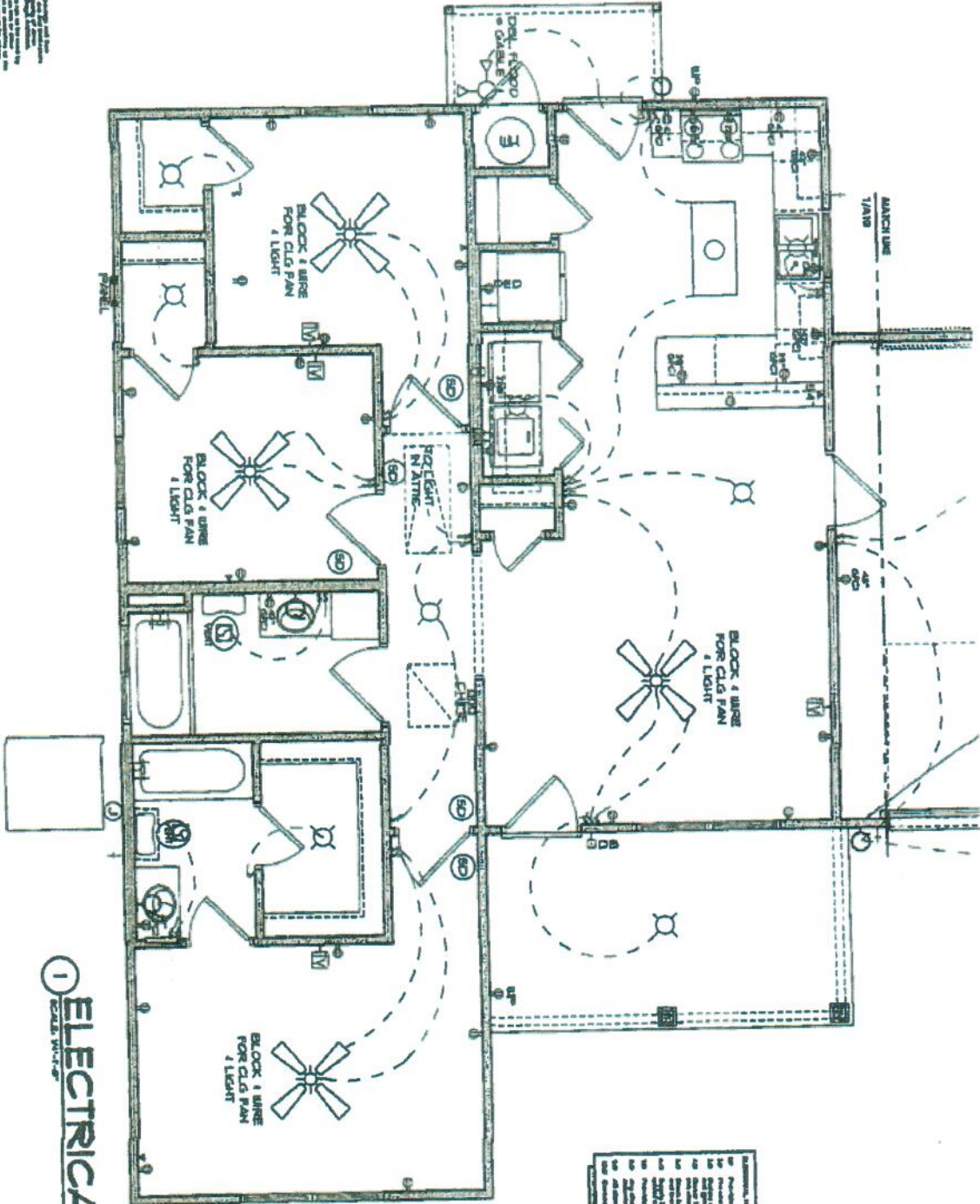
EXHIBIT

ARCHITECT

Habitat For Humanity
3 Bdrm./2 Ba.
Bryant Boyd "F"

REGISTERED ARCHITECT
STATE OF TEXAS
6/07/07

Notes:
1. All wiring to be done in accordance with the National Electrical Code (NEC) and the local codes.
2. All wiring to be done in accordance with the manufacturer's instructions.
3. All wiring to be done in accordance with the local codes.



① ELECTRICAL PLAN

ELECTRICAL SYMBOL LEGEND

○	Single Switch
●	Double Switch
○	Single Outlet
●	Double Outlet
○	Single Light
●	Double Light
○	Single Fan
●	Double Fan
○	Single TV
●	Double TV
○	Single Phone
●	Double Phone
○	Single Data
●	Double Data
○	Single Alarm
●	Double Alarm
○	Single Bell
●	Double Bell
○	Single Fire
●	Double Fire
○	Single Gas
●	Double Gas
○	Single Oil
●	Double Oil
○	Single Propane
●	Double Propane

1. All wiring to be done in accordance with the National Electrical Code (NEC) and the local codes.
2. All wiring to be done in accordance with the manufacturer's instructions.
3. All wiring to be done in accordance with the local codes.

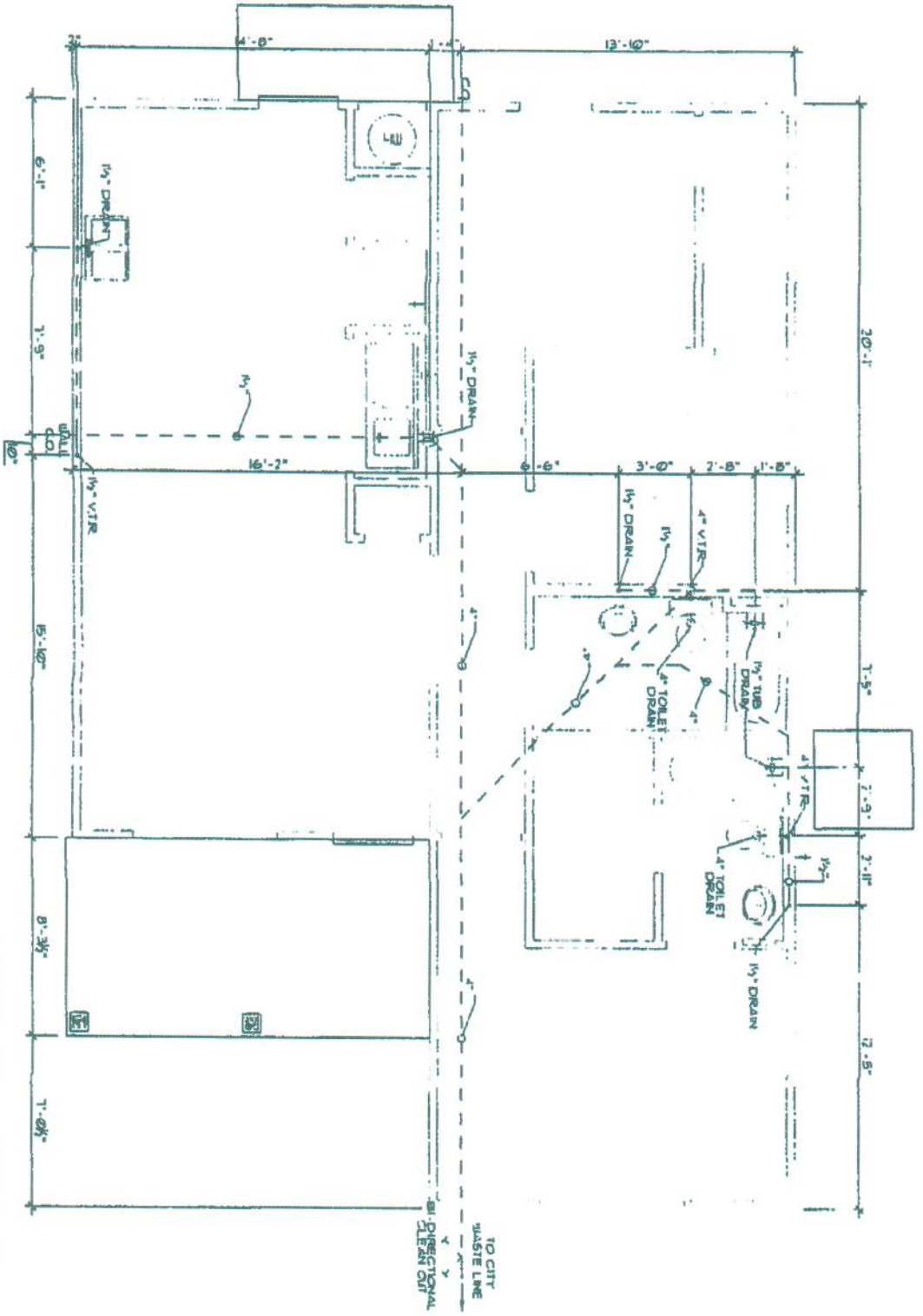
Project No. 101-101
Date: 10/10/10
Scale: 1/4\"/>

Habitat For Humanity
30'X46' 3 Bdrm. 2 Ba. Plan
Bryant Boyd "E"

BRYANT BOYD
ARCHITECT

REGISTERED ARCHITECT
STATE OF TEXAS
No. 101-101

Notes:
1. See General Notes on sheet A1.
2. See General Notes on sheet A2.
3. See General Notes on sheet A3.
4. See General Notes on sheet A4.
5. See General Notes on sheet A5.
6. See General Notes on sheet A6.
7. See General Notes on sheet A7.
8. See General Notes on sheet A8.
9. See General Notes on sheet A9.
10. See General Notes on sheet A10.



1 PLUMBING PLAN

A7

Job No. 11072

Date: 08/07/11

Drawn By: JCL/AB

Check By: JCL/AB

1. Bryant Boyd, Inc.

2. Bryant Boyd, Inc.

3. Bryant Boyd, Inc.

4. Bryant Boyd, Inc.

5. Bryant Boyd, Inc.

6. Bryant Boyd, Inc.

7. Bryant Boyd, Inc.

8. Bryant Boyd, Inc.

9. Bryant Boyd, Inc.

10. Bryant Boyd, Inc.

Habitat For Humanity

3 Bdrm/2 Ba.

Bryant Boyd "F"

ARCHITECT

8/07/2011

REGISTERED ARCHITECT

STATE OF TEXAS



1. ROUGH OPENINGS
3'-0" AND
GREATER USE TWO
HEADERS



• WINDOW SIZES ARE
NOMINAL - VERIFY
ROUGH OPENINGS IN
PLANES.

FOR 4' x 1' BATHROOM
WINDOW USE 2' x 6"
HEADER DIRECTLY
UNDER DOUBLE TOP
PLATE



SCALE 147-170



② RECAPITULATION

5
DATE, M-Y-T

403 E. 8TH



Search

Map navigation toolbar with icons for home, layers, full screen, pan, zoom, and other map controls. Scale bar shows 1:55 and Feet.



Excel 2000/2003 Results

