

**CITY OF SAN ANTONIO**  
**Board of Adjustment**  
**Regular Public Hearing Agenda**

Cliff Morton Development and Business Services Center  
1901 South Alamo Street  
Board Room

**Monday, January 11, 2010**  
**1:00 PM**

**BOARD OF ADJUSTMENT MEMBERS**

Liz Victor – District 1	Vacant – District 6
Edward Hardemon – District 2	Mary Rogers – District 7
Helen Dutmer – District 3	Andrew Ozuna – District 8
George Britton, Jr. – District 4	Mike Villyard – District 9
Vacant – District 5	Gene Camargo – District Mayor
Michael Gallagher – District 10	
Chairman	
Maria Cruz	Paul Klein
Henry Rodriguez	Mimi Moffat
Harold Atkinson	Steve Walkup

1. 1:00 PM – Public Hearing Call to Order.
2. Roll Call.
3. Pledges of Allegiance.
4. **CASE NO. A-10-010:** The request of David U. Martinez, for **1)** a 6-foot 1-inch variance from the Beacon Hill Area Neighborhood Conservation District requirement that driveway areas beyond the curb cut shall maintain a maximum width of 12-feet, in order to keep an existing driveway area 18-feet 1-inch wide and **2)** an 8-foot variance from the Beacon Hill Area Neighborhood Conservation District requirement that driveway curb cuts shall not exceed 15 feet in width, in order to keep an existing curb cut 25 feet wide, 1243 West Russell Place.
5. Consideration of **Sign Master Plan No. 10-005**, Stone Ridge Market, located at Evans Road and U.S. Highway 281 North.
6. Approval of the minutes from the regular meeting on December 7, 2009.
7. Executive Session: consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

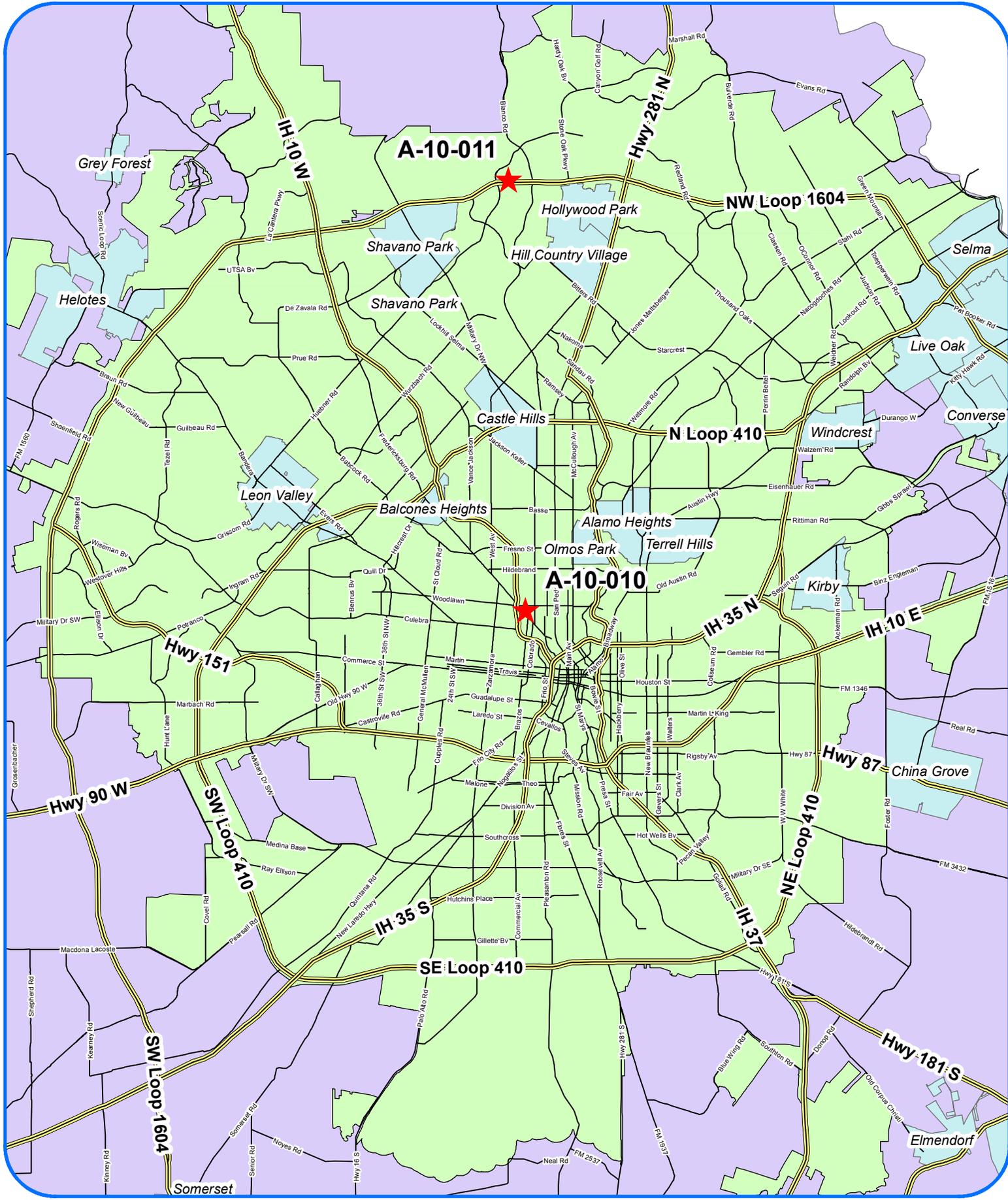
8. **Staff Report** - Report and discussion regarding motion language and meeting procedures.
9. **Adjournment**

**Note:** The City of San Antonio Board of Adjustment Agenda can be found on the Internet at: [www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

At any time prior to the meeting, you may contact a case manager at 207-0170 to check the status of a case.

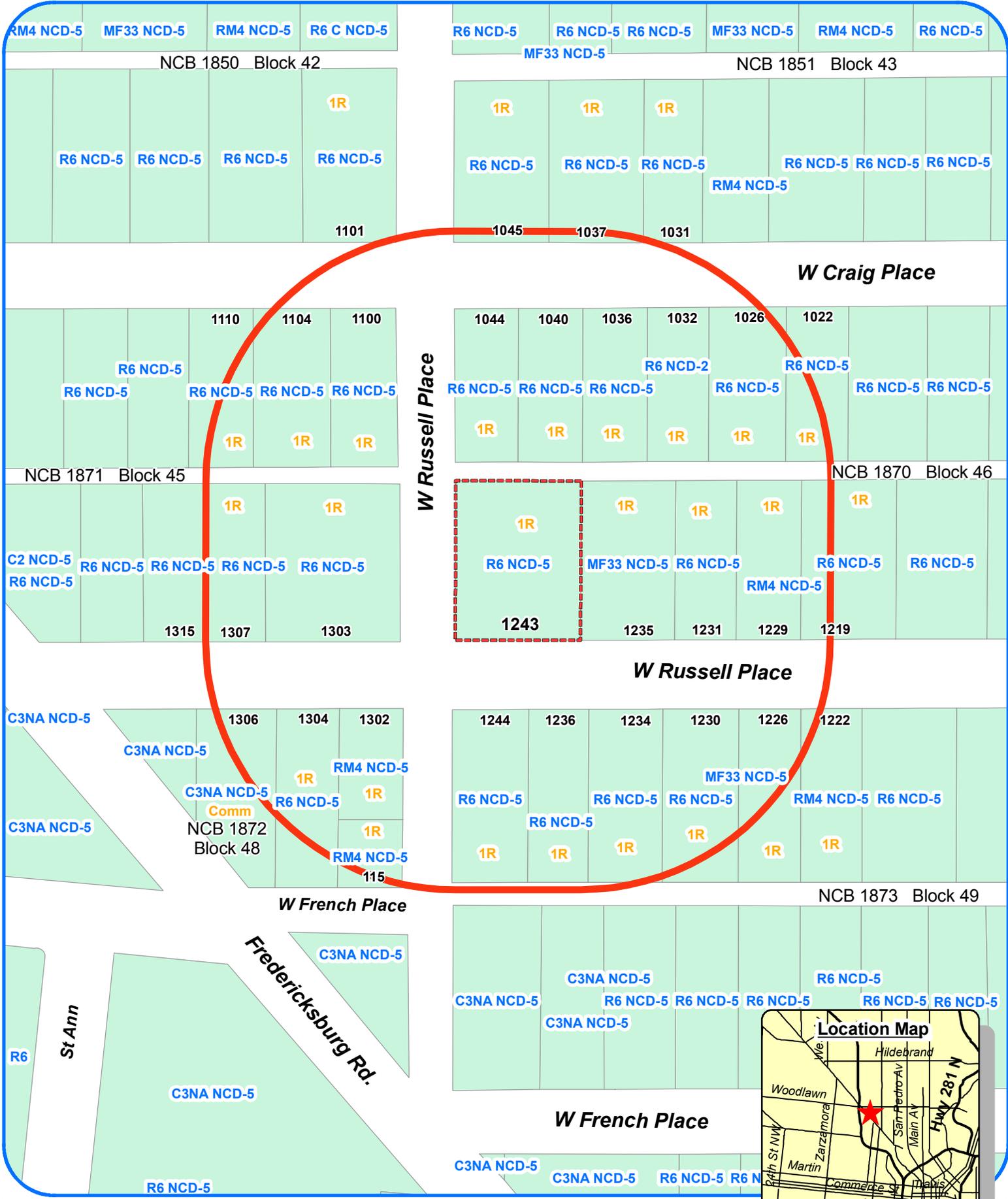
**ACCESSIBILITY STATEMENT**

This meeting site is accessible to persons with disabilities. Parking is available. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7245 Voice/TTY.



**Board of Adjustment**  
**Subject Property Locations**  
**Cases for January 11, 2010**





**Board of Adjustment**  
**Notification Plan for**  
**Case A-10-010**



**Legend**

- Subject Property -----
- 200' Notification Boundary —————
- Scale: 1" approx. = 100'
- Council District 1





# City of San Antonio

## Planning & Development Services Department

### Staff Report

To: Board of Adjustment  
Case No.: A-10-010  
Date: January 11, 2010  
Applicant: David U. Martinez, Jr.  
Owner: David U. Martinez, Jr. and Raquel Garza Martinez  
Location: 1243 West Russell Place  
Legal Description: Lots 24, 25, 26, and 27, Block 46, NCB 1870  
Zoning: "R-6 NCD-5" Residential Single-Family Beacon Hill Neighborhood Conservation District  
Subject: Driveway Width Variance, Curb Cut Width Variance  
Prepared By: Jacob Floyd, Planner

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#### **Summary**

The applicant is requesting variances from the Beacon Hill Area Neighborhood Conservation District standards that (1) driveway areas beyond the curb cut shall maintain a maximum width of 12 feet, in order to keep an existing driveway 18 feet 1 inch wide and (2) driveway curb cuts shall not exceed 15 feet in width, in order to keep an existing curb cut 23 feet wide.

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on December 23. The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on December 24. Additionally, notice of this meeting was posted at city hall and on the city's internet website on January 8, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Surrounding Zoning/Land Use**

North	R-6	Single-Family Residential
South	R-6, RM-4	Single-Family Residential, Multi-Family Residential
East	R-6, MF-33	Single-Family Residential, Multi-Family Residential
West	R-6	Single-Family Residential

## **Project Description**

The applicant is requesting these variances in order to keep an existing driveway at a width of 18 feet 1 inch and an existing curb cut at a width of 23 feet. The Beacon Hill Area Neighborhood Conservation District (NCD-5) requires that driveway areas not exceed 12 feet in width and curb cuts not exceed 15 feet in width. The applicant was issued a permit for the sidewalk and driveway approach work on February 5, 2008; however, no permit was sought for the construction of the driveway.

## **Comprehensive Plan Consistency/Neighborhood Association**

The subject property is within the boundaries of the Midtown Neighborhood Plan. The property is located within the boundaries of the Beacon Hill Neighborhood Association. As of January 6, staff has not received a reply from the neighborhood association.

## **Criteria for Review**

According to Section 482(e) of the Unified Development Code, in order for a variance to be granted, the applicant must demonstrate all of the following:

1. The variance is not contrary to the public interest:

*It does not appear that the granting of these variances would be contrary to the public interest. The applicant obtained the a permit for sidewalk and driveway approach construction prior to work being done and it does not appear that the continued existence of the driveway and curb cut in their current configuration will create a situation that would be detrimental to the public.*

2. Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship.

*The subject property is significantly larger than the majority of other single-family properties in the neighborhood, with approximately 100 feet of street frontage (along W Russell) compared to between 50 and 75 feet for the remaining block face. Additionally, the applicant states that the driveway allows their family to park off the street and avoid damage to vehicles.*

3. By granting the variance, the spirit of the ordinance will be observed and substantial justice will be done.

*It does appear that the granting of these variances would meet the spirit of the ordinance and substantial justice would be done. The applicant obtained the required permit prior to beginning construction of the driveway approach and the current dimensions of the driveway and curb cut provide adequate parking area for the residents.*

4. Such variance will not authorize the operation of a use other than those uses specifically authorized for the district in which the property for which the variance is sought is located.

*The granting of these variances will not authorize the operation of a use other than those uses specifically authorized in the “R-6 NCD-5” district.*

5. Such variance will not substantially injure the appropriate use of adjacent conforming property or alter the essential character of the district in which the property is located.

*It does not appear that the granting of these variances will injure the appropriate use of adjacent conforming property.*

6. The plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial, and are not due to or the result of general conditions in the district in which the property is located.

*The subject property is larger than the typical single-family residential properties in the neighborhood and possesses more street frontage as a result. Additionally, the applicant obtained the necessary permit for construction of the driveway approach.*

### **Staff Recommendation**

Staff recommends that **A-10-010, 1243 West Russell Place, be approved** because the findings of fact have been satisfied as presented above. The subject property appears to have unique characteristics that would create an undue hardship due to literal enforcement of the driveway width and curb cut width design standards. Additionally, the applicant obtained a permit for the sidewalk and driveway approach, possibly under the assumption that the driveway was included as well.

### **Attachments**

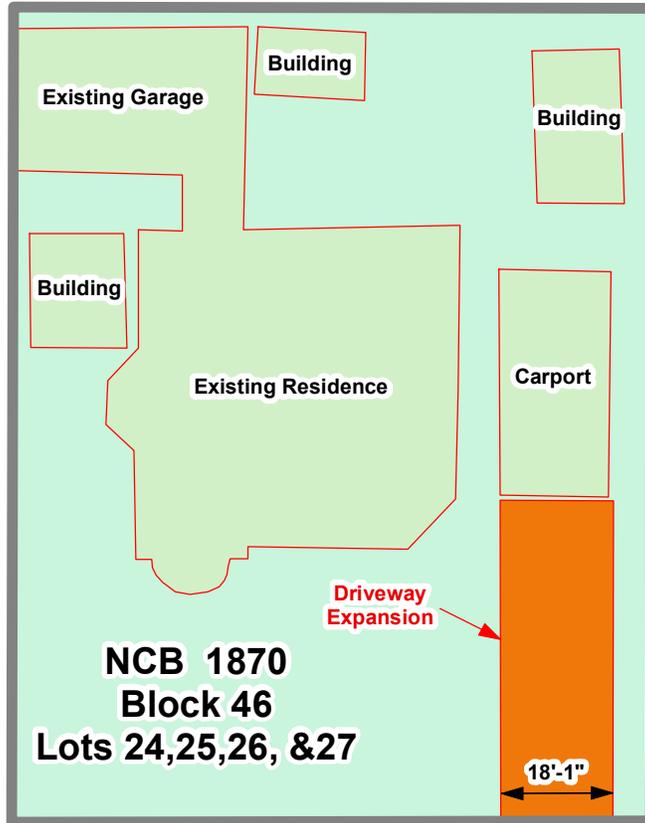
Attachment 1 – Location Map

Attachment 2 – Plot Plan

Attachment 3 – Correspondence and Timeline

Attachment 4 – Applicant’s Submitted Drawings

**Michigan Ave.**



**NCB 1870  
Block 46  
Lots 24,25,26, &27**

**Driveway  
Expansion**

**18'-1"**

Curb line

**23'**

**W. Russell Pl.**

**Board of Adjustment**  
Plot Plan for  
**Case A-10-010**



**Legend**

Scale: 1" approx. = 30'  
Council District 7

**1243 W. Russell Pl.**

Planning and Development Services Dept  
City of San Antonio  
(12/22/2009 - P. Trinkle)

## Adoption of Beacon Hill NCD-5

**January 24, 2005:** Beacon Hill Neighborhood Conservation District Public Meeting

**March 21, 2005:** Beacon Hill Neighborhood Conservation District Public Meeting

**May 23, 2005:** Beacon Hill Neighborhood Conservation District Public Meeting

**September 26, 2005:** Beacon Hill Neighborhood Conservation District Open House

**November 1, 2005:** Beacon Hill Neighborhood Conservation District Zoning Commission Hearing/Consideration

**December 15, 2005:** Beacon Hill Neighborhood Conservation District City Council Hearing/Consideration

## 1243 W. Russell Timeline

**February 5, 2008 (6:12 pm):** E-mail written by Andrea Gilles to Gary Edenburn, e-mail was written in response from an anonymous caller regarding a driveway about to be poured on 1243 W. Russell.

**February 6, 2008:** Gary Edenburn and Sidra Maldonado went out the property and gave a verbal warning about doing work without prior NCD approval. Spoke to Mr. Martinez and his contractor about width requirements. Since work was not being done there was no need to issue a stop work order. Both the contractor and Mr. Martinez agreed that they would not pour the driveway.

**February 13, 2008:** Site plan drawn by Mr. Martinez with his signature and the date of the site plan is 2-13-08. On the site plan he demonstrated the curb cut was to be 15', the driveway width is to be 12' until 5' behind the primary structure and then he can make the driveway as wide as he would like.

**February 20, 2008:** Approved to construct carport all work to comply with UDC and NCD. (AP# 1439167)

**April 2008:** Letter mailed to all property owners informing them they are in a Neighborhood Conservation District and that additional building standards apply.

**June 24, 2008:** Stop Work Collection Letter mailed. (AP# 1437236)

**July 8, 2008:** Sidewalk and driveway approach approved per Lauren. (AP# 1437236)

**July 8, 2008:** Stop work ordered, past due fees and license on hold Alice Ochoa, demand letter sent. (AP# 1437236)

**October 13, 2008 (11:02 am):** E-mail from Venisa Saenz to Michael Constantino regarding speaking at the Beacon Hill Neighborhood Association meeting in order to discuss issues of the carport at 1243 W. Russell.

**October 13, 2008 (2:08 pm):** E-mail from Albert Eng to Gary Edenburn, forwarding the e-mail conversation between Venisa Saenz and Michael Constantino.

**October 13, 2008 (4:15 pm):** Made contact with Mr. Martinez's son, asked the son to have father call Sidra Maldonado, email written regarding carport, driveway, and driveway curb cut. E-mail discusses that both Gary Edenburn and Sidra Maldonado spoke to the owner and the contractor prior to the driveway being poured and explained the NCD standards.

**October 13, 2008 (4:25 pm):** E-mail written by Sidra Maldonado to Gary Edenburn, Sylvia Ann Cortez, and Albert Eng stating issues/violations including the driveway width and curb cuts.

**October 13, 2008 (4:30 am):** E-mail from Gary Edenburn to Sidra Maldonado, Sylvia Ann Cortez, Nina Nixon-Mendez, and Albert Eng, a Stop Work Order was asked to be placed on the property regarding the previously mentioned items.

**October 14, 2008:** Stop Work Order issued in HANSEN per Sidra Maldonado, applicant not adhering to their carport permit. (AP# 1439167).

**October 17, 2008:** Letter taken to 1243 Russell regarding issues of driveway width, curb-cut, height of carport, size of carport, and side setback.

No Stop Work Order was issued for driveway for reasons unknown.

**March 19, 2009:** Applied for a fence permit and were approved. Provided a site plan showing placement of fence, Gary approved and wrote that fence must comply with UDC (AP# 1532032).

**May 19, 2009:** Carport possibly not in compliance, no violations found at this time. (Case # 84109).

**July 1, 2009:** Applicant has not called in for his inspection regarding the carport because he still is not ready (Case # 85386).

**July 2009:** Implemented a new system for all NCDs by assigning AP numbers to any NCD improvement.

**August 5, 2009 (1:15 pm):** E-mail written from Mrs. Raquel Martinez to Julie Martinez requesting help regarding her driveway and driveway approach.

**August 5, 2009 (4:04 pm):** Julie sent Sidra Maldonado an e-mail regarding issue.

**August 5, 2009 (4:13 pm):** Sidra Maldonado forwarded e-mail to Gary Edenburn.

**August 5, 2009 (4:30 pm):** E-mail written from Gary Edenburn to Sylvia Ann Cortez regarding an open inspection at 1243 Russell, a black net/tarp over the front of the carport, the ingress and egress to his carport (therefore it is no longer a carport), the driveway width and curb cut.

**August 5, 2009 (4:44 pm):** E-mail written from Gary Edenburn to Sylvia Ann Cortez regarding attaching pictures of the carport violations, driveway and driveway curb cut.

**August 6, 2009 (2:33 pm):** E-mail from Raquel Martinez to Adam Greenup and Gregory Brockhouse regarding a permit issued in error and harassment from a neighbor.

**August 6, 2009:** Mr. Martinez came in and spoke to Nina Nixon-Mendez, Gary Edenburn and Sidra Maldonado regarding the driveway, curb cut, fence, and the carport tarp and carport mesh gate. Explained to Mr. Martinez about the Board of Adjustment process and gave him a BOA application. During the meeting between Mr. Martinez, Nina Nixon-Mendez, Gary Edenburn, and Sidra Maldonado, Mr. Martinez submitted a list of properties to be reviewed for NCD violations. Transmittal letter was written to David Martinez regarding the driveway width, curb cut and the 6ft tall front yard fence. Letter was written by Nina Nixon-Mendez and was hand delivered to Mr. Martinez.

**August 7, 2009 (9:52 am):** E-mail from Gregory Brockhouse (CDC-1) to Gary Edenburn and Sidra Maldonado requesting that we discuss the issues at 1243 W. Russell.

**August 10, 2009 (10:19 am) :** E-mail sent from Gary Edenburn to Gregory Brockhouse, Patrick Howard, Nina Nixon-Mendez and Sidra Maldonado responding to Mr. Brockhouse's e-mail and phone conversation concerning the history and violations at 1243 W. Russell.

**August 10, 2009:** Sidra Maldonado went to the field in order to investigate the possible NCD violations Mr. Martinez wanted looked at. Out of the 7 properties investigated one property (1216 W. Huisache)-was found to be in violation and has been reported to investigations.

**August 12, 2009:** Gary Edenburn and Sylvia Ann Cortez met Mr. Martinez at his property and he agreed to come into compliance with the NCD-5 standards regarding the driveway, curb cut, carport, and fence.

Dear Mr. Martinez,

October 17, 2008

Per our conversation yesterday afternoon, I have attached the issues we discussed. Once we came back to the office and re-examined your projects and the requirements of the NCD we have found that there are five issues:

- Driveway Width
  - Driveway areas beyond the curb cut shall maintain a maximum width of 12 feet from the intersection with the street to a point 5 feet behind the primary structure setback. (Page 8).
- Driveway Curb-cut
  - Driveway curb cuts shall not exceed 15 feet in width, and a maximum of one curb cut per lot or 75 feet of frontage. (Page 8).
- Height of the Carport
  - Ancillary structures shall be constructed or rehabilitated so as not to exceed: 80% of the primary dwelling structure's total height. (Page 7).
- Massing (the size) of the Carport
  - Ancillary structures shall be constructed or rehabilitated so as not to exceed: 40% of the primary dwelling structure's building footprint. (Page 7).
- Side Setback
  - Not to exceed 5 feet with a 2 foot overhang. (Table 3.10 of the Unified Development Code)

In order to properly determine if your projects meet the Beacon Hill NCD design standards we need to know:

- Square footage of the carport
- Height of the carport
- Square footage of the first floor of the primary dwelling (front porch included)
- Height of the primary dwelling (your house)
- Site plan of your property which demonstrates:
  - the footprint of your house (including front porch)
  - the footprint of the carport
  - the driveway width and length

When measuring the height of the house and the carport the measurements are taken from grade to the highest point of the house and the carport. When taking the square footage of the house footprint it is the horizontal area measured within the outside of the exterior walls of the ground floor of the main structure. For the purpose of this NCD Plan,

porches shall be included in the calculation of building footprint area. Please also measure the carport the same way. (Page 7).

We verified the side setback and found that the side setback for any ancillary structure regardless of whether or not the property is in an NCD is 5 feet. You are allowed 2 feet of overhang (overhang typically refers to the roof). It is Table 3.10 per the Unified Development Code.

We are here to assist you with your efforts to bring your project into compliance. If you need additional information or clarification please contact me.

Sincerely,

Sidra Maldonado, Planner  
City of San Antonio  
Planning and Community Development Department  
Neighborhood & Urban Design Division  
P.O. Box 839966  
San Antonio, TX 78283-3966  
(210) 207-7815

cc: Nina Nixon-Mendez, Planning Manager  
Gary Edenburn, Senior Planner



# CITY OF SAN ANTONIO

## PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

September 29, 2009

David & Raquel Martinez  
1243 Russell Pl.  
San Antonio, Tx 78201

Reference: Building permits and timeline requested

Dear Mr & Mrs. Martinez:

It has been brought to this department's attention that permit A/P 1437236 was issued in error to Pedro Requena for a 200 square foot driveway approach at 1243 W. Russell Pl. (legal description NCB 1870 Blk 46 Lot 24, 25, 26 & 27). The square footage on the approach is not allowed in the Beacon Hill Neighborhood overlay district.

The contractor has been informed that such drive way approach installed on your property is in violation of the City of San Antonio Unified Development Code Neighborhood Conservation design standards. (UDC 35-335) Legal actions can be taken against him as the contractor conducting the work. He has 10 days to correct the violation in accordance with the City Code or apply for a variance with the Board of Adjustments.

After completing our investigation, we have discovered that building permit A/P 1439167 for 35x18 detached carport was issued to David Martinez on February 20, 2008. Such permit requires compliance with the City of San Antonio Unified Development Code, the 2006 International Residential Code and the Beacon Hill Neighborhood Conservation design standards. Your property was found to be in violation of the following items and must be corrected in 10 days of receipt of this notice to void legal action as the homeowner or apply for a variance of the City Codes.

- No inspections were requested by the permit holder and the permit has expired, as permits are only valid for a six (6) month period. Please renew permits and request inspections as required by the 2006 International Residential Code (IRC)
- Reduce the size of the driveway approach and reduce the size of the drive to comply with the Unified Development Code Neighborhood Conservation design standards for the Beacon Hill Area, NCD #5

IRC 105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

IRC 109.3 Inspection requests. It shall be the duty of the permit holder or their agent to notify the building official that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

UDC Sec. 35-335. "NCD" Neighborhood Conservation District.

(a) Purpose.

(1) Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the city. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the city council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of neighborhood conservation districts. Please see Beacon Hill Area Neighborhood Conservation District standards attached. [http://www.sanantonio.gov/planning/pdf/neighborhoods/NCDs/NCD-5\\_Design\\_Standards-Residential.pdf](http://www.sanantonio.gov/planning/pdf/neighborhoods/NCDs/NCD-5_Design_Standards-Residential.pdf)

This case has been surrendered to the Planning and Development Services Department Investigation staff which will evaluate your situation and assist you. Please contact Sylvia Cortez, Chief Building Inspector, Investigations regarding building permits or contact Rudy Nino, Jr., Board of Adjustment Senior Planner at 210-207-8389 with any questions or concerns regarding a variance.

A timeline and summary of events concerning your issues has been attached as requested.

Respectfully,



Roderick Sanchez, AICP, CBO  
Director, Planning and Department Services



**CITY OF SAN ANTONIO**  
**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

September 29, 2009

Pedro Requena  
Requena Concrete & Demolition  
171 Dorsey Dr  
San Antonio, Tx 78221

Re: Permit #1437236

Dear Mr. Requena:

It has been brought to our attention that permit A/P 1437236 was issued to you on February 8, 2008 for a 200 square foot driveway approach at 1243 W. Russell Pl. (legal description NCB 1870 Blk 46 Lot 24, 25, 26 & 27) in error. The square footage on the approach is not allowed in the Beacon Hill Neighborhood overlay district.

As the contractor, you are in violation of the City of San Antonio Unified Development Code Neighborhood Conservation design standards (UDC 35-335). Please correct the driveway approach to meet codes and standards listed below. Failure to comply or apply for a variance with the Board of Adjustments within 10 days of receipt of this notice will result in legal action.

- Reduce the size of the driveway approach to comply with the Unified Development Code Neighborhood Conservation design standards for the Beacon Hill Area, NCD #5.

UDC Sec. 35-335. "NCD" Neighborhood Conservation District.

(a) Purpose.

(1) Within the City of San Antonio there are many unique and distinctive residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the city. They are worthy of preservation and protection, but may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts. As a matter of public policy, the city council aims to preserve, protect, enhance, and perpetuate the value of these residential neighborhoods or commercial districts through the establishment of neighborhood conservation districts. Please see Beacon Hill Area Neighborhood Conservation District standards attached. [http://www.sanantonio.gov/planning/pdf/neighborhoods/NCDs/NCD-5\\_Design\\_Standards-Residential.pdf](http://www.sanantonio.gov/planning/pdf/neighborhoods/NCDs/NCD-5_Design_Standards-Residential.pdf)

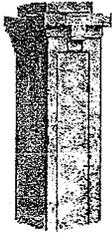
Please contact Sylvia Cortez, Chief Building Inspector, Investigations to correct the building permit or contact Rudy Nino, Jr., Board of Adjustment Senior Planner at 210-207-8389 who will be able to assist you with any questions or concerns regarding an appeal.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick Sanchez".

Roderick Sanchez, AICP, CBO, Director  
Planning and Development Services

Attachment A



## Beacon Hill Area Neighborhood Association

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A NEIGHBORHOOD CONSERVATION DISTRICT  
Beacon Hill Area Neighborhood Association is a non-profit (501c) (4)  
Organization dedicated to neighborhood unity and revitalization\*

October 13, 2009

Re: 1243 W. Russell Place

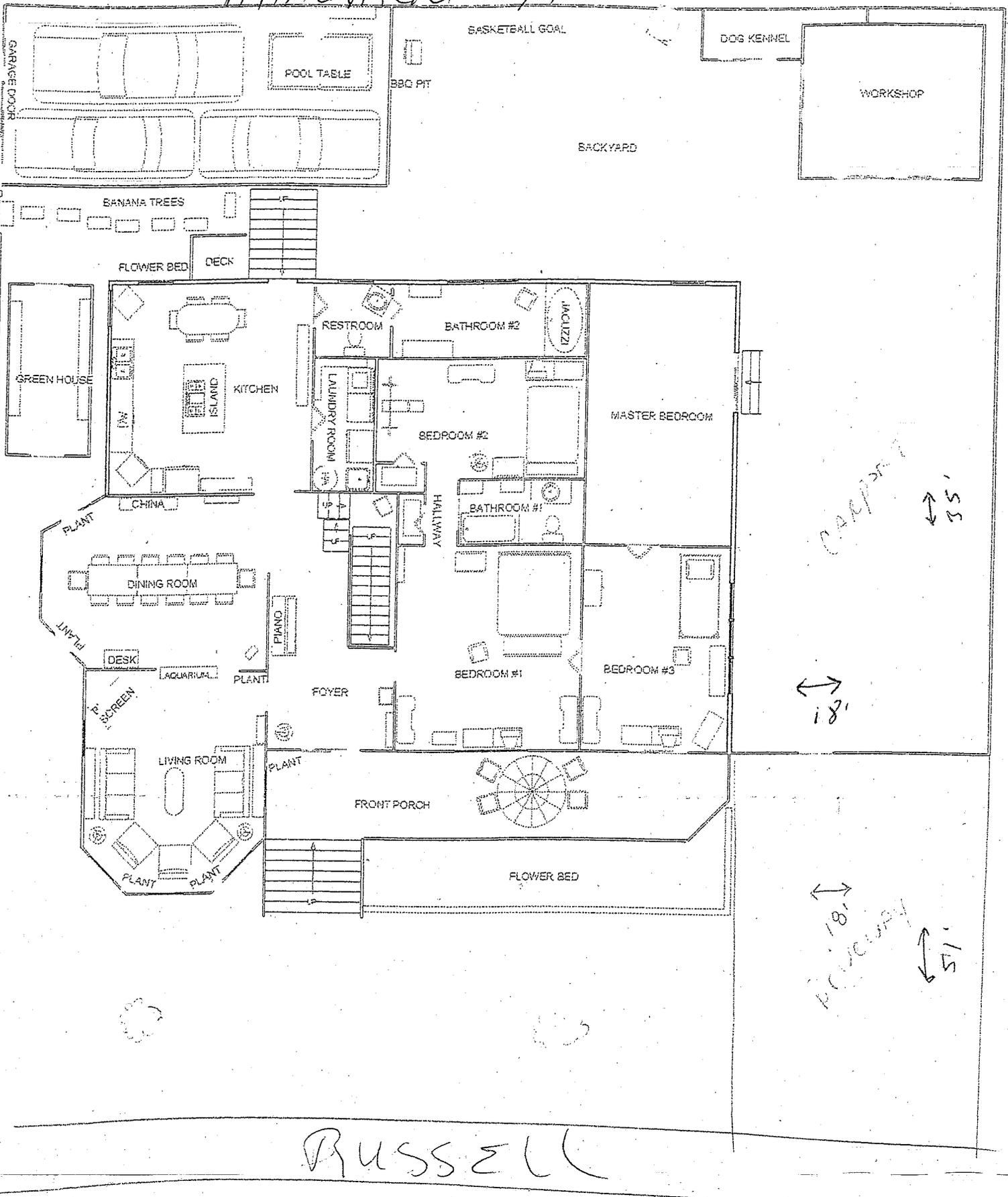
To Whom It May Concern:

The Beacon Hill Area Neighborhood Association (BHANA) Zoning & Urban Design (ZUD) Committee, on behalf of BHANA, has agreed to support the Martinez' request for a variance of their curb cut and driveway widths, as both are in excess of the NCD-5 guidelines. A member of our committee will be present at the Board of Adjustments hearing to express that support.

Sincerely,

Cosima Colvin  
BHANA VP  
(210) 381-7871

HIGHWAY 14



CAMP 18' 5'

18'

18'

Highway

5'

RUSSELL

house

12' Driveway

house

12' Driveway

Attachment  
A



**CITY OF SAN ANTONIO**  
Cliff Morton Development  
& Business Services Center  
Development Services Department

**ROLAND GARCIA**  
Development Services Specialist

1901 South Alamo St., 78204  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
[www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)

One Stop Counter  
(210) 207-0017  
Fax (210) 207-0151  
[roland.garcia@sanantonio.gov](mailto:roland.garcia@sanantonio.gov)

1243 West  
RUSSELL  
Place  
Drive Way  
51' x 18'  
918 SQ. FT.

Attachment  
A

18293

CITY OF SAN ANTONIO, TEXAS  
DEPARTMENT OF DEVELOPMENT SERVICES  
INSPECTION  
RECORD OF INSPECTION

APPROACH  
 SIDEWALK

CURB  
 TRENCH

TRAFFIC  
 TEMPORARY

ADDRESS 1243 W. Russel Place PERMIT NO. 1437236

CONTRACTOR P. Requena 932-1569

- 1.  CONDITIONS ON SITE INDICATE WORK WAS BEGUN BEFORE PERMIT WAS SECURED  NEW COMM.
- 2.  UNABLE TO APPROVE INSPECTION CHECKED BELOW BECAUSE:  OLD COMM.
- 3.  NO NON-COMPLIANCE OBSERVED AT STAGE CHECKED BELOW:  NEW RES.
- 4.  ACCEPTABLE VARIATIONS AS DESCRIBED BELOW:  OLD RES.
- 5.  RE-INSPECTION WILL BE REQUIRED YES  NO   HOLD FOR
- 6.  FEE REQUIRED  NO HOLD

EXPLANATION OF STATEMENTS: OKL pour asper Sidewalk  
Maldonado i A.M.A.

CONSTRUCTION NOTES:

- NOTE 1.  Maintain 2% slope at sidewalk section that runs through approach,
- 2.  Maintain 6 foot transition from low curb to high curb starting at flare.
- 3.  Remove excess concrete at gutter line, saw cut asphalt and replace with 1 1/2" hot mix hot lay asphalt Type D,

FIRST  PARTIAL  SECOND  PARTIAL  FINAL  PARTIAL  
 COMPLETE  COMPLETE  COMPLETE  COMPLETE

DATE 2/13/08 INSPECTOR A Longoria CALL NO. 623  
CONTRACTOR P. Requena