

AGENDA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
4:00 p.m. Wednesday, May 8, 2019
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas

1. Call Meeting To Order
2. Attendance
3. Conflict Of Interest
4. Approval Of Minutes: April 3, 2019

Documents:

[2019-04-03 ZBA MINUTES.PDF](#)

5. Request To Address Commission On Agenda Items Without Public Hearings And Non-Agenda Items (Three Minutes Maximum Per Speaker)
6. New Business And Associated Public Hearings
 - A. 19Z-004 (1314 11th Street) Request For A Variance From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Requirements For Minimum Lot Depth In A Commercial (C) Zoning District. Property Is Legally Described As North 80 Feet Of Lot 14 (14-1) Block 24 Galveston Outlots, A Subdivision In The City And County Of Galveston, Texas. Applicant: Michael Gaertner, AIA Property Owner: Timothy Church / Full Spinnaker Investments

Documents:

[19Z-004 - STF PKT.PDF](#)

- B. 19Z-005 (4628 Avenue S) Request For A Variance From The Galveston Land Development Regulations, Article 3, Addendum For Residential, Single Family, (R-1-Modified) Minimum Lot Standards Regarding Lot Area. Property Is Legally Described As Lot 14, In Southwest Block 131, Galveston Outlets, In The City And County Of Galveston, Texas. Applicant: Larry Thompson Property Owner: Elnita Brown

Documents:

[19Z-005 PKT.PDF](#)

- C. 19Z-006 (1602 Market Street/Avenue D) Request For A Variance From The Galveston Land Development Regulations, Article 3, District Yard, Lot And Setback Addendum, For The Residential, Single Family With Historic Overlay (R-3-H) Zoning District, To Reduce The Lot Area. Property Is Legally Described As Lot 8 And The East Part Of Lot 9, Block 556, In The City And County Of Galveston, Texas. Applicant: Millard Johnson, Counsel Property Owners: Noble Capitol Servicing, LLC., Kim Trigo

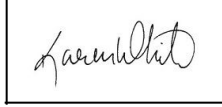
Documents:

[19Z-006 STF PKT.PDF](#)

7. Adjournment

8. Discussion Items

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on April 30, 2019 at 11:00 A.M.

A rectangular box containing a handwritten signature in cursive script that reads "Karen White".

Prepared by: Karen White, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409-797-3510)

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – April 3, 2019

CALL MEETING TO ORDER

The meeting was called to order at 4:00 p.m.

ATTENDANCE

Members Present: Louis Fuchs (ALT), Andrew Galletti, Robert Girndt, Jeff Patterson (ALT),

Members Absent: Lyssa Graham Reynolds, CM David Collins

Staff Present: Janice Norman, Planning Manager; Karen White, Planning Technician; Donna Fairweather, Assistant City Attorney

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The February 6, 2019 minutes were approved as presented.

REQUEST TO ADDRESS COMMISSION ON AGENDA ITEMS WITHOUT PUBLIC HEARINGS AND NON-AGENDA ITEMS (THREE MINUTE MAXIMUM PER SPEAKER)

None

OLD BUSINESS AND ASSOCIATED PUBLIC HEARINGS

19Z-003 Request for variances from the Galveston Land Development Regulations, Article 10.300 Height and Density Development Zone regarding Wall Plane Articulation and percent at build to line, in a Commercial, Height and Density Development Zone, Zone-5 (C-HDDZ-5). Property is legally described as Lot 3, Galveston Island Cinema Subdivision Replat, in the City and County of Galveston.

Applicant: Brax Easterwood AIA

Property Owner: Prida Construction LTD.

Staff presented the Staff Report.

Vice-Chairperson Andrew Galletti opened the public hearing on case 19Z-003. Applicant Brax Easterwood, AIA and property owner Miguel Prida of Prida Construction Ltd. presented to the Commission. The public hearing was closed and the Vice-Chairperson called for questions or comments from the Commission.

Jeff Patterson made a motion to approve case 19Z-003 based on the hardships created by the unique position of the Seawall and Scholes International Airport, as well as those listed in Exhibit C. Jeff Patterson amended his motion to include the hardships posed by the long, narrow lot dimensions and parking requirements. Louis Fuchs seconded, and the following votes were cast:

In favor: Galletti, Girndt, Patterson, Fuchs

Opposed: None

Non-voting participant: None

The motion passed.

DISCUSSION ITEMS

THE MEETING ADJOURNED AT 4:26 PM





19Z-004

STAFF REPORT

ADDRESS:

1314 11th Street

LEGAL DESCRIPTION:

Property is legally described as M.B. Menard Survey, North 80 Feet of Lot 14 (14-1) Northwest Block 24, Galveston Outlots, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Michael Gaertner, AIA

PROPERTY OWNER:

Timothy Church, Full Spinnaker Investments, LLC.

ZONING:

Commercial (C)

APPEAL REQUEST:

Variance of minimum lot dimensions

APPLICABLE ZONING LAND

USE REGULATIONS:

Commercial (C) Addendum

ATTACHMENTS:

A - Applicant's Submittal

B - Article 3, Page 3-18

STAFF:

Daniel Lunsford, Planner
409-797-3659
dlunsford@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
23				

City Department Notification:

Building: The house at 1318 now becomes non-compliant regarding exterior wall protection. The new property line would now require the exterior wall less than 5 feet from the property line be 1 hour tested in accordance with ASTM E 119 or UL 263 with exposure from both sides.



Background:

The property at 1314 11th Street contains a two single-family residences facing 11th Street (west). The owner wishes to replat the property in order to sell the single-family residences separately. However, the resulting single-family lots will be 43 feet i, below the minimum 100-foot limit set by the city's Land Development Regulations for Commercial (C) zoning. The two lots will conform to minimum lot width and area requirements.

Executive Summary:

The applicant is requesting a variance from the Commercial (C) Addendum regarding minimum lot depth as provided in Article 3, Section 3.301(A) and Article 3, page 3-18: Minimum Lot Standards in Commercial (C) zoning district.

Minimum Lot Standards, Commercial (C) Zoning:

The applicant requests a variance from the 100-foot minimum lot depth to allow two lots each 40 feet wide and 43 feet deep with an area of 1,720 square feet. This meets minimum requirements for lot width and area but not for lot depth in Commercial (C) zoning.

Requested Variance from Lot Depth

From: 100 feet To : 43 feet

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - i. Self-imposed hardships;
 - ii. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - iii. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - i. The current or future use of adjacent properties for purposes for which they are zoned;
 - ii. Public infrastructure or services; and
 - iii. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.

5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Zoning and Land Use Table

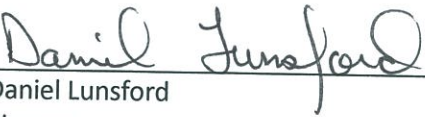
Location	Zoning	Land Use
Subject Site	Commercial, Height and Density Development Zone 3 (C-HDDZ-3)	Residential
North	Commercial, Height and Density Development Zone 3 (C-HDDZ-3)	Residential
South	Commercial, Height and Density Development Zone 3 (C-HDDZ-3)	Residential
East	Commercial, Height and Density Development Zone 3 (C-HDDZ-3)	Residential
West	Urban Neighborhood, San Jacinto Neighborhood Conservation District (UN-NCD-1)	Residential

Applicant's Justification:

The owner wishes to sell the two single-family houses at the corner of 11th Street and the mid-block alley separately. The applicant's justifications are included in Attachment A and transcribed below:

"Three homes were constructed on one lot, facing 11th Street. One was previously separated. The remaining two homes occupy the remaining 80 wide by 43 deep portion of Lot 14. Separating the two homes allows them to be owned separately and financed conventionally. Generally, other properties in the area have one home per lot of varying sizes."

Respectfully Submitted,


 Daniel Lunsford
 Planner

04/30/19
 Date


 Catherine Gorman, AICP
 Assistant Planning Director

4-30-19
 Date

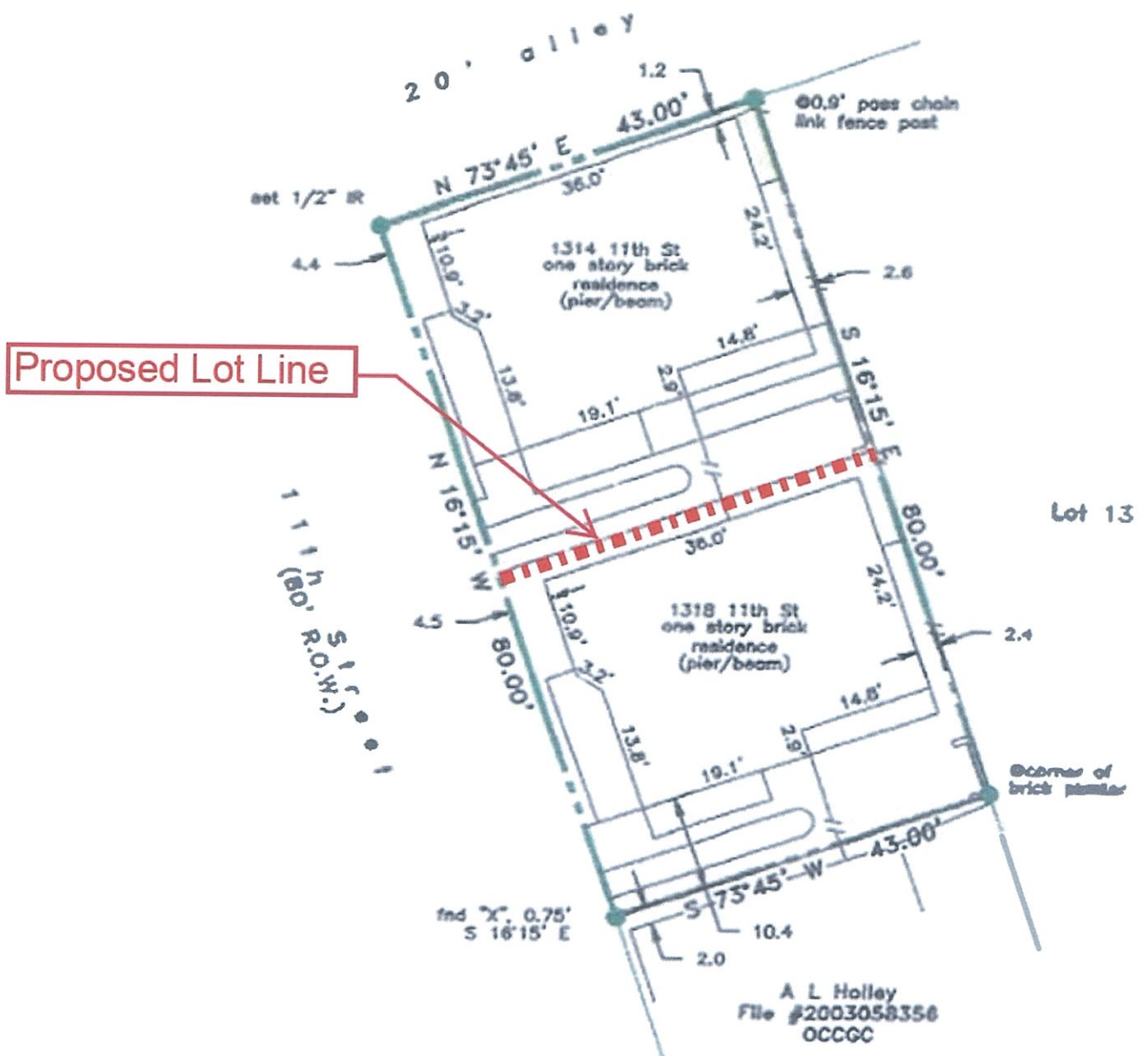
IV. APPLICANT'S JUSTIFICATION FOR THE REQUEST - *REQUIRED*

(Attach additional pages if necessary). *Please state the hardship*

Three homes were constructed on one lot, facing 11th Street. One was previously separated. The remaining two home occupy the remaining 80 wide by 43 deep portion of Lot 14.

Separating the two homes allows them to be owned separately and financed conventionally.

Generally, other properties in the area have one home per lot of varying sizes.



COMMERCIAL (C)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard required when adjacent to a body of water or right-of-way.
3. No projection closer than 12 inches to a common property line. Projections include: roof eaves (up to 36 inches) window sills, belt courses, and other architectural features.
4. Sign, fence, and wall regulations apply.
5. Boat slips, boat docks, shade covers, or decking constructed over water do not require a setback provided the improvement built over water is part of the platted lot.
6. One-family attached dwelling units require a 0-foot rear yard setback when abutting another one-family attached dwelling.
7. Accessory structures shall be limited to the provisions in Sec. 3.305.
8. Unlimited height from the east property line of Stewart Beach and eastward.
9. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.
10. Any outdoor storage areas accessory to the main use shall be enclosed by a solid masonry or concrete wall, or a wood fence and shall not be less than 6 feet nor more than 8 feet in height.



Minimum Lot Standards

Area:	0 square feet
Width:	40 feet
Depth:	100 feet

Setbacks

Front:	0 feet; On Broadway (between eastside of 23 rd St. and west side of 19 th St., and the 2300 to 2600 blocks) a 25-foot to 45 foot build-to-line is required
Side:	5 feet
Rear:	0 feet; 10 feet if development abuts a residential zone

Building Height

Maximum:	50 feet, measured from base flood elevation
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Parking*

Residential:	Minimum 1.5 per unit
Multi-Family:	Minimum 1.5 per unit
Non-Residential:	Minimum 1 per 300 square feet of floor area
Lodging:	Minimum 1 per unit
Parking Location:	Rear of building - the Director may approve alternate design when parking in the rear not feasible (Sec. 8.302)

** See note #14 for properties located 2600-2700 Block of Market/Avenue D and 2600 block of Mechanic/Ave C*

Landscaping

Refer to Article 9, Landscaping of the City's Land Development Regulations.



19Z-005

STAFF REPORT

ADDRESS:

4628 Avenue S

LEGAL DESCRIPTION:

Property is legally described as Lot 14, in Southwest Block 131, Galveston Outlets, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:

Larry Thompson

PROPERTY OWNER:

Elnita Brown

ZONING:

Residential, Single Family Modified
(R-1-Modified)

REQUEST:

Variance from the Land Development Regulations, Article 3 Addendum for Residential, Single Family (R-1- Modified) Lot Area from 2,500 to 2,286

APPLICABLE ZONING LAND USE

Residential, Single Family, Modified

REGULATIONS:

Article 3 Addendum for Residential, Single Family, Modified (R-1-Modified)

EXHIBITS:

A – Aerial Map

B – Article 3, Addendum for R-1

C – Proposed Replat Survey

STAFF:

Janice Norman, Planning Manager

409-797-3670

Jnorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
28				

City Department Notification Responses:

No objection from any City department



Background

On March 5, 2015, City Council approved a request to modify the setbacks and minimum lots standards in the Residential, Single Family (R-1) zoning district located west of 25th St, east of 61st Street, South of Broadway Boulevard, north of Seawall Boulevard and properties located South of Galveston Bay, north of Stewart Road, east of 105th Street and west of the Scholes Airport - zero (0) front, side and rear bldg. setback; minimum lot area shall be 2,500 sq. ft. No lot width or depth requirements.

Executive Summary:

The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, Addendum for the Residential, Single Family, Modified (R-1- Modified)

Land Development Regulations Article 3 Addendum for Urban Neighborhood (UN)

Modified:

Minimum Lot Standards

Area: 2,500 square feet

Requested Variance: Lot Area from 2,500 to 2,286 square feet.

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - i. Self-imposed hardships;
 - ii. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - iii. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - i. The current or future use of adjacent properties for purposes for which they are zoned;
 - ii. Public infrastructure or services; and
 - iii. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Zoning and Land Use Table

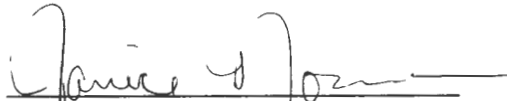
Location	Zoning	Land Use
Subject Site	Residential, Single Family, Modified (R-1-M)	Residential
North	Residential, Single Family, Modified (R-1-M)	Residential
South	Residential, Single Family, Modified (R-1-M)	Residential
East	Residential, Single Family, Modified (R-1-M)	Residential
West	Residential, Single Family, Modified (R-1-M)	Residential

Applicant's Justification:

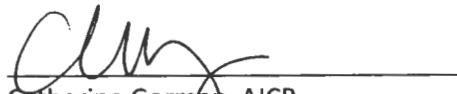
According to the applicant the properties are being divided to sell and there is a mature tree that is causing the property line to be moved more north reducing the lot area by 214 square feet.

Please see Agenda for Appeal from Decision of Board Process.

Respectfully submitted,


Janice Norman, Planning Manager

4/16/19
Date


Catherine Gorman, AICP
Assistant Director/HPO

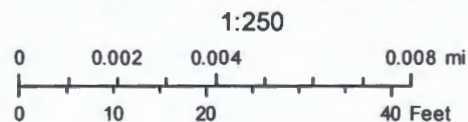
4-16-19
Date

Development Services: Planning and Development Division



April 15, 2019

- MHT_1000ft_DRAFT
- Parcels
- Lot lines



Galveston Central Appraisal District
This data is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Any use of the information, therefore,

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.

Planning and Development Division
City of Galveston

SINGLE-FAMILY RESIDENTIAL (R-1)

Notes:

1. A site plan is required prior to the issuance of a building permit.
2. No side or rear yard required when adjacent to a canal or body of water.
3. No projection closer than 12 inches to a common property line. Projections include: roof eaves (up to 36 inches), window sills, belt courses, and other architectural features.
4. Sign, fence, and wall regulations apply.
5. Boat slips, boat docks, shade covers, or decking constructed over water do not require a setback provided the improvement built over water is part of the platted lot.
6. Accessory structures shall be limited to the provisions in Sec 3.305.
7. Only one principal structure and one ADU permitted, except as provided in Sec. 3.202.
8. Unlimited height from the east property line of Stewart Beach and eastward.
9. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.
10. Properties located west of 25th St, east of 61st Street, South of Broadway Boulevard, north of Seawall Boulevard and properties located South of Galveston Bay, north of Stewart Road, east of 105th Street and west of the Scholes Airport - zero front, side and rear bldg. setback; minimum lot area shall be 2,500 sq. ft. No lot width or depth requirements. Note #3, above, is not applicable to properties described herein. (Ord. 15-029) (Ord. 16-030)



Minimum Lot Standards

Area:	5,000 square feet
Width:	50 feet
Depth:	100 feet

Setbacks

Front:	20 feet
Side:	3 feet
Rear:	10 feet

Building Height

Maximum:	50 feet, measured from base flood elevation
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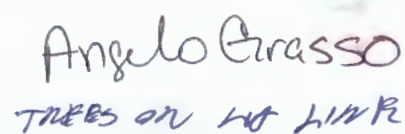
Parking

Single -family:	One space per dwelling unit
Non-Residential:	Minimum 1 space per 300 square feet of floor area

Landscaping

Refer to Article 9, Landscaping of the City Land Development Regulations

*See note #10 above, for properties located west of 25th Street, east of 61st Street, South of Broadway Blvd. and north of Seawall Blvd. and properties located south of Galveston Bay, north of Stewart Road, east of 105th Street and west of the Scholes Airport





19Z-006 STAFF REPORT

ADDRESS:
 1602 Market/ Avenue D

LEGAL DESCRIPTION:
 Property is legally described as Lot 8 and the east part of Lot 9, Block 556, in the City and County of Galveston, Texas.

APPLICANT/REPRESENTATIVE:
 Millard Johnson, Counsel

PROPERTY OWNER:
 Noble Capitol Servicing, LLC., Kim Trigo

ZONING:
 Residential, Single Family with a Historic Overlay (R-3-H)

VARIANCE REQUEST:
 Request to decrease the lot area requirement from 2,500 square feet to 1,500 square feet.

APPLICABLE ZONING LAND

USE REGULATIONS:
 Article 3, District Yard, Lot and Setback Requirements for the Residential, Single-Family, with a Historic Overlay zoning district (R-3-H)

EXHIBITS:
 A – Proposed Replat
 B – Renovation Plans
 C – Firewall Proposal
 D – Photographs
 E – Applicant’s Justification

STAFF:
 Catherine Gorman, AICP
 Assistant Director/HPO
 409-797-3665
cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
29				

City Department Notifications:

Comment: Public Works: Has concerns with utilities. The applicant will be required to locate all utilities during the replating process. If the service lines for 1602 Market are located within Lot A, then the lines must be relocated within the 16th Street right-of-way.

Comment: Building Division: New property line is less than 5 feet, will have to comply with table R302.1 (1) of 2013 IRC during the replating process.



Executive Summary:
 The applicant is requesting a variance from the Galveston Land Development Regulations, Article 3, District Yard, Lot and Setback Requirements for the Single-Family Residential, with a Historic Overlay zoning district (R-3-H), Addendum in order to replat the lot into two separate lots.

Applicable Standards: Article 3, District Yard, Lot and Setback Standards, Addendum for Single-Family Residential, Historic District (R-3-H) zoning district:

Requirement: Lot Area: 2500 square feet minimum.

Requested Variance: From 2500 square feet to 1478 square feet.

Applicants Justification: Please see Attachment E

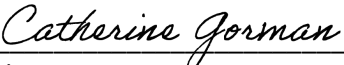
Approval Standards:

Sec. 13.401.B Variances from Development Standards: The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

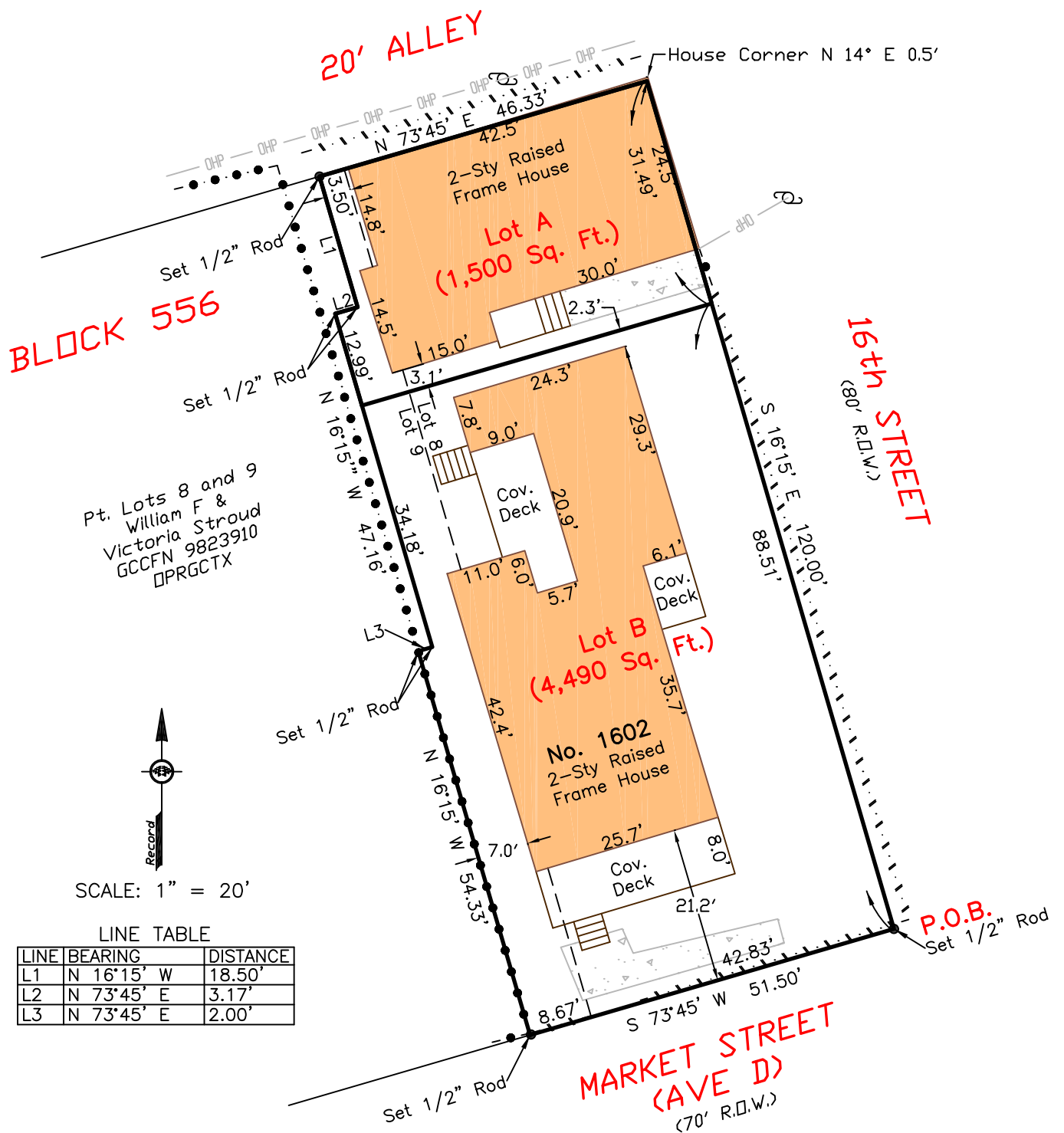
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3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - i. Self-imposed hardships;
 - ii. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - iii. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - i. The current or future use of adjacent properties for purposes for which they are zoned;
 - ii. Public infrastructure or services; and
 - iii. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Please see Agenda for Appeal from Decision of Board Process.

Respectfully Submitted,


Catherine Gorman, ACIP
Assistant Director/HPO

April 24, 2019
Date



**THE
ASH RESIDENCE
RENOVATION
1602 MARKET STREET
GALVESTON, TX**

DAVID MULLICAN ARCHITECT, INC



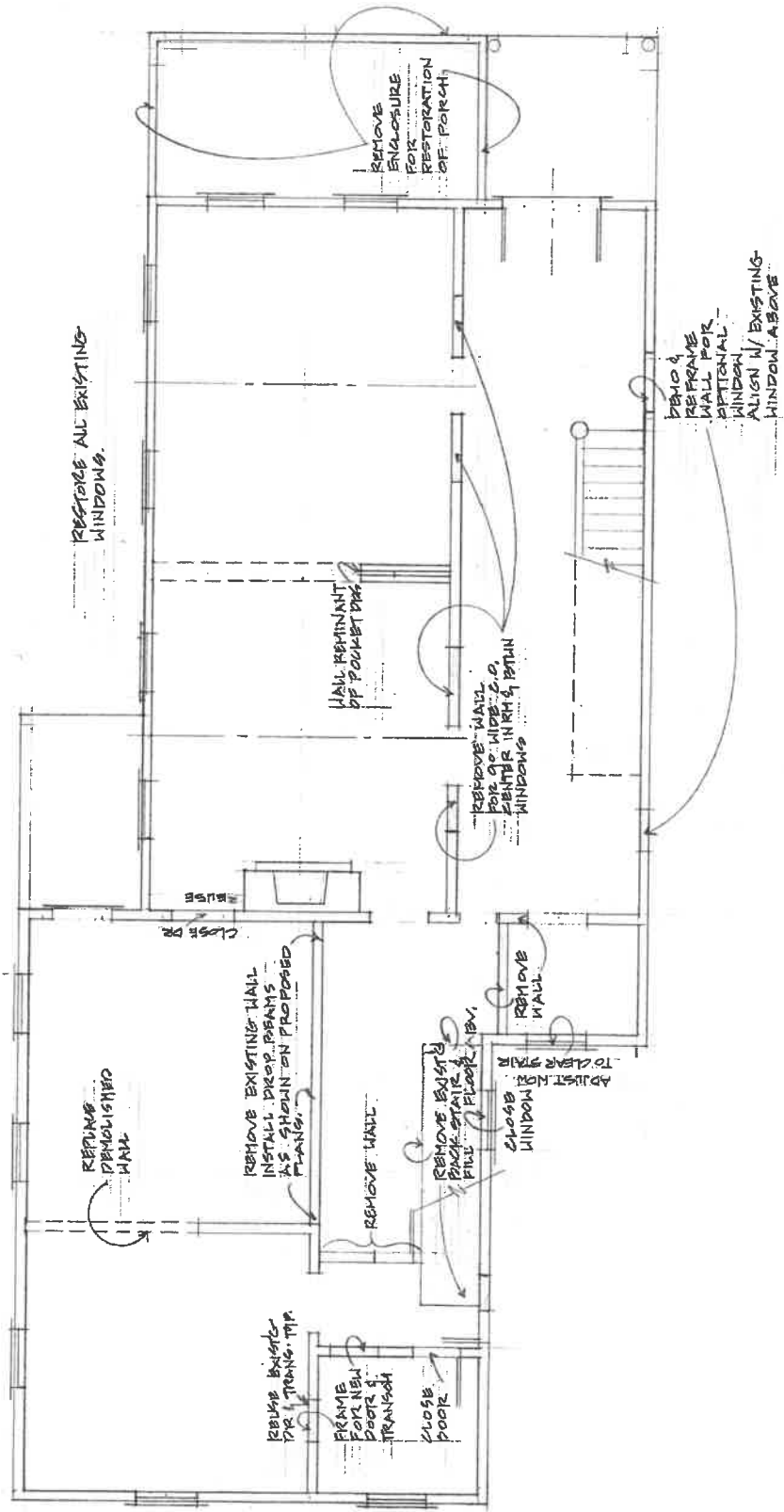
1622 MARKET STREET, GALVESTON, TEXAS 77550 (409)-762-8681

DAVID MULLICAN, ARCHITECT

**ASH RESIDENCE
1602 MARKET STREET
GALVESTON, TX**

1 OF 1

Google earth

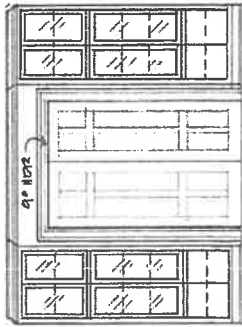


AS - BUILT - EXISTING LEVEL ONE
1/4" = 1'-0"

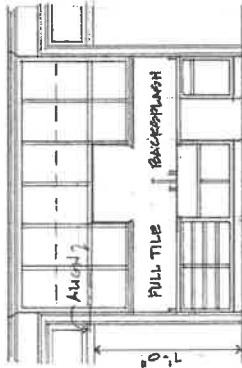
DAVID MULLICAN, ARCHITECT

ASH RESIDENCE
1602 MARKET STREET
GALVESTON, TX 77550

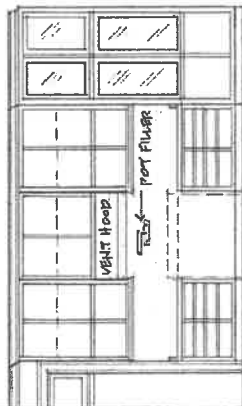
5 OF 14



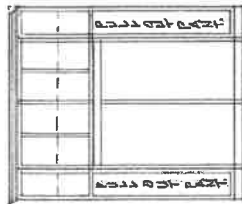
DISPLAY CABINET
REFURBISHED
POCKET DOORS
DISPLAY CABINET



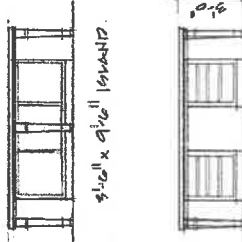
DARK FAUCET SINK ON
PULL TILE
BACKSPLASH



DARK 48" GAS
STOVE
RANGE HOOD
PULL FLUR



90" REF 30" PRZ.



DARK 2ND BN DARS
90" REF 30" PRZ.

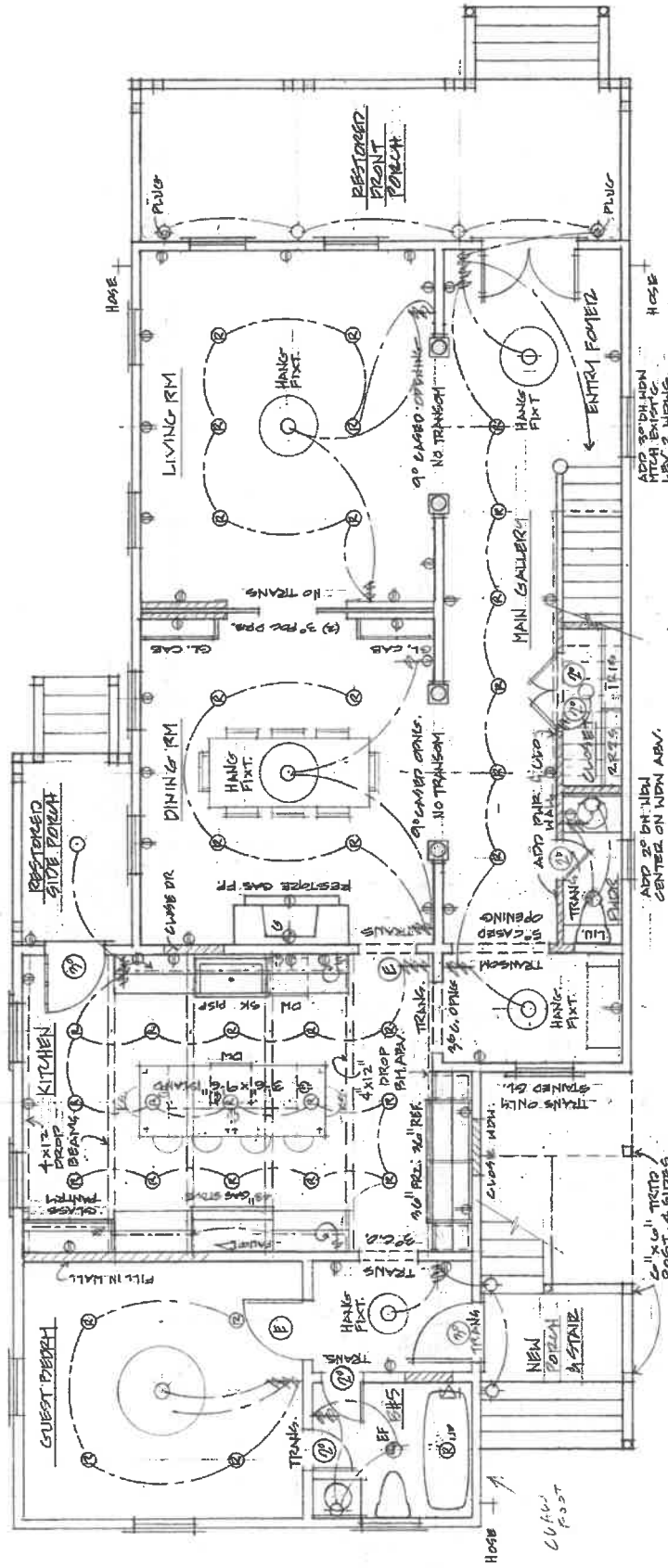
KITCHEN

KITCHEN

KITCHEN

KITCHEN

KITCHEN



ELECTRICIAN: NOTICE LIGHT ALIGNMT.
INSTALL 1 SMOKE DETECTOR IN
EACH OCCUPIABLE ROOM (7) MIN,
ONE CARBON MONOXIDE NEAR KITCHEN

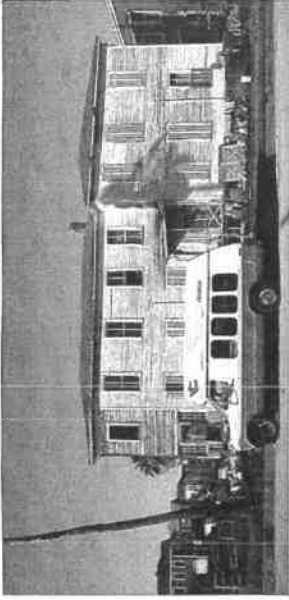
CEILING @ THIS LEVEL
IS APPROX. 11'0".

PROPOSED LEVEL ONE

14'

Hand-drawn floor plan of a house with various renovation notes. The plan shows a layout with several rooms and a central hallway. Key features and notes include:

- Top Right:** "REMOVE ENCLOSED PORCH WALLS. SEE PROPOSED LVL 2 PLAN FOR RESTORATION"
- Top Center:** "CLOSE EXIST'G DR." and "FILL WALL"
- Right Side:** "OPEN WALL TO INSTALL WINDOWS"
- Bottom Right:** "REMOVE WALL"
- Bottom Center:** "REMOVE STAIR & RAIL" and "FILL FLOOR"
- Bottom Left:** "REMOVE DOOR/TRANS" and "FILL WALL"
- Left Side (Top):** "REMOVE PORCH TO REBUILD POR. TO BATH" and "MOVE WENT TO ADD DR."
- Left Side (Bottom):** "REMOVE DR. & TRANS. TH" and "FILL WALL"
- Central Area:** "REMOVE DR. & TRANS. TH" and "FILL WALL"
- Bottom Center:** "REMOVE WOOD TO ADD DR."



EXISTING CONDITION

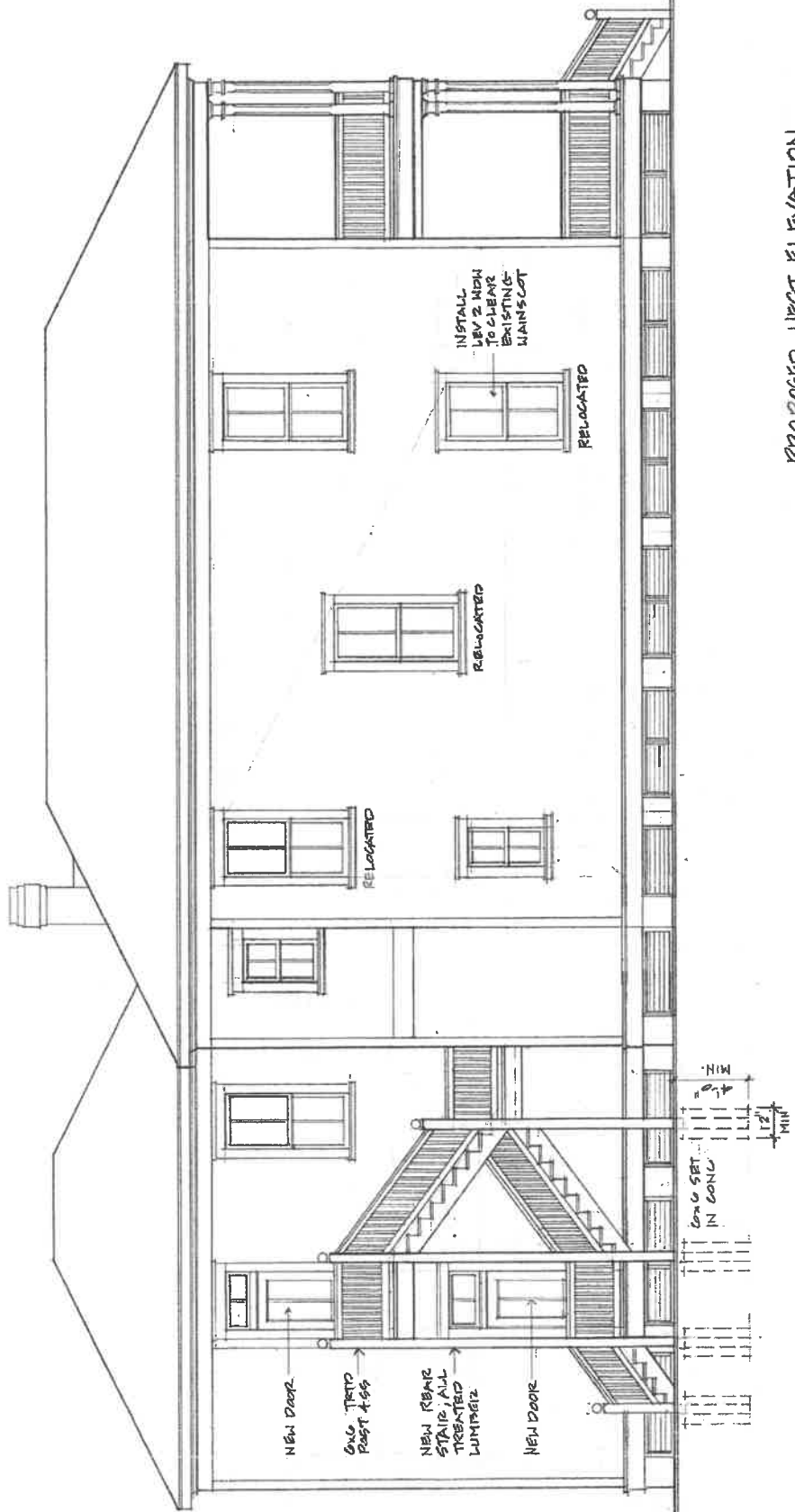


PROPOSED EAST ELEVATION (16TH ST)

ASH RESIDENCE
1602 MARKET STREET
GALVESTON, TX 77550

DAVID MULLICAN, ARCHITECT
1622 MARKET STREET, GALVESTON, TEXAS 77550 (409)-762-8681

PROPOSED WEST ELEVATION 1/4"

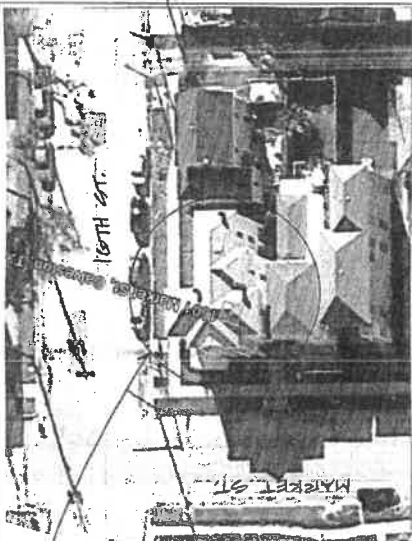




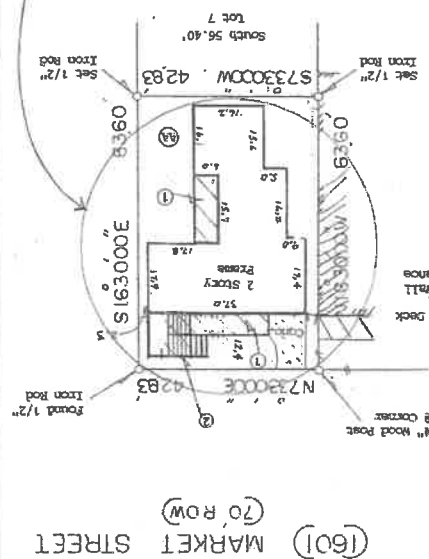
DAVID MULICAN, ARCHITECT
1622 MARKET STREET, GALVESTON, TEXAS 77550 (409)-762-8681

ASH RESIDENCE
1601 MARKET STREET
GALVESTON, TX

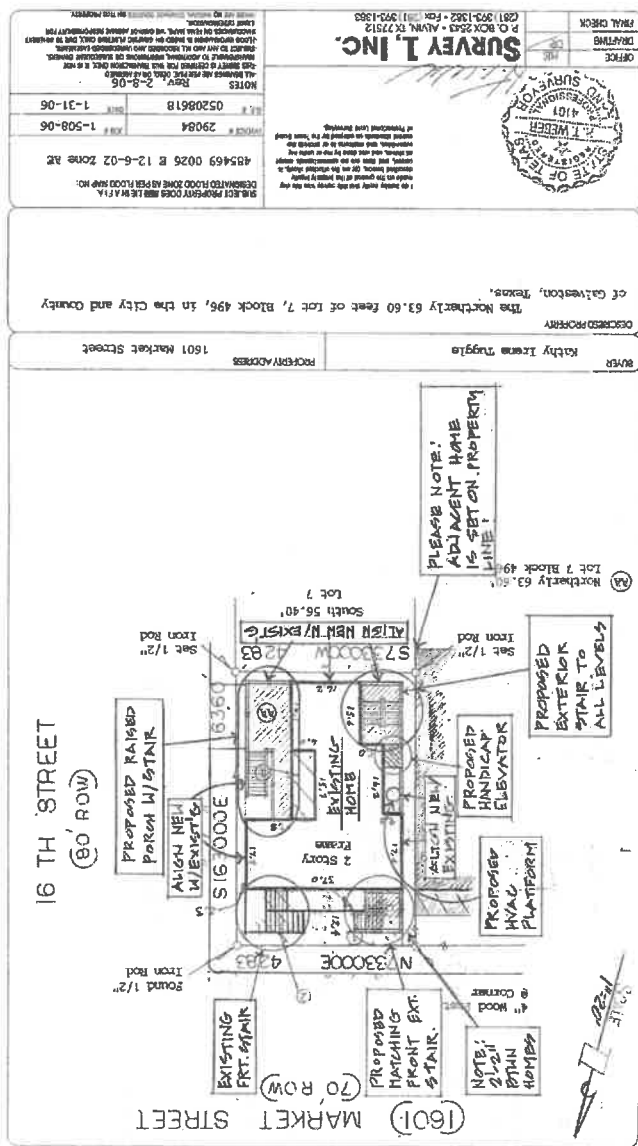
2 OF 12



CURRENT GOOGLE AERIAL PHOTO

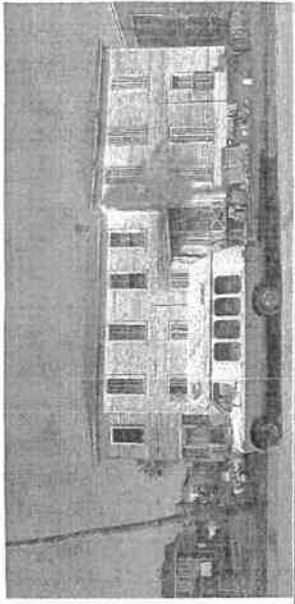


EXISTING SITE PLAN

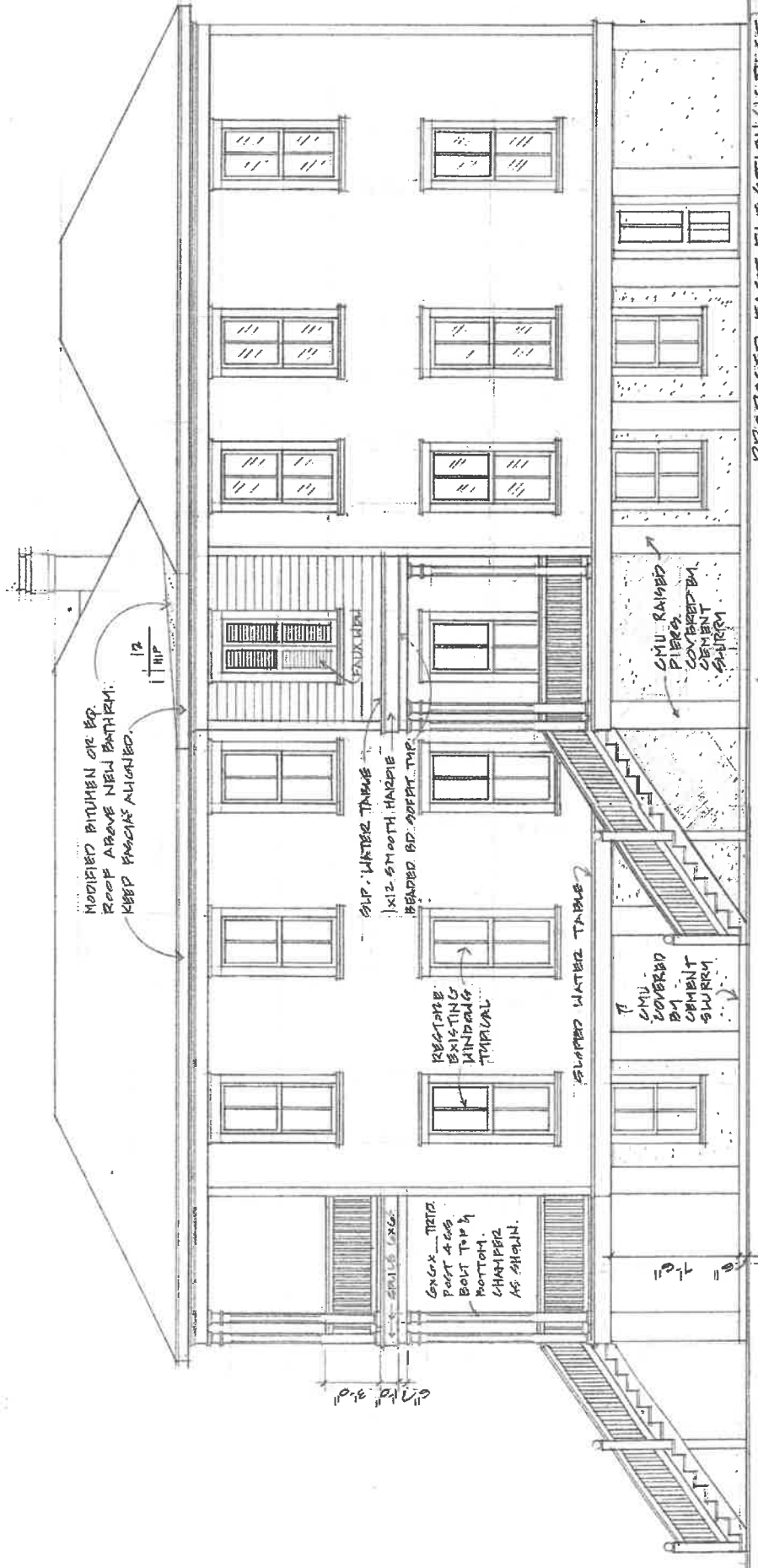


PROPOSED SITE PLAN W/ IMPROVEMENTS

11-20-08



EXISTING CONDITION

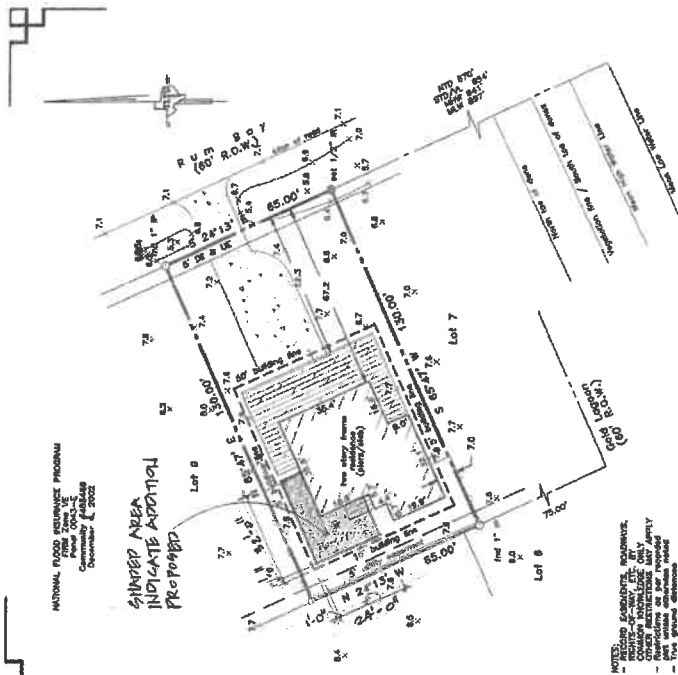


PROPOSED EAST ELEVATION (10TH ST)

THE NEW GROUND FLOOR CREATED BY RAISING SHALL NOT BE FINISHED OR LIVABLE.

DAVID MULLICAN, ARCHITECT

2 OF



Scale 1" = 30'



Laurence C. Wall
RPLS #4814
October 4, 2012

LAND TITLE SURVEY OF A TRACT OF LAND
being Lot 8, Block 3, of PIRATES BEACH,
SECTION 10, THIRD AMENDMENT a subdivision
in Galveston County, Texas, according to the
map or plat thereof recorded in Volume 18,
Page 358, of the Map Records of Galveston
County, Texas.

Subject property: 4118 Rum Bay
Galveston County, Texas
To Kathleen M. Alexander, H. Richard Alexander
and Alto Vito Custom Homes, Inc., made on the
ground under my direct supervision and that this plat
correctly represents the facts found at the time of the
survey.



TMS, Inc.
TEXAS MAP SURVEYORS
1801 Beach Avenue
Galveston, Texas 77550
(409) 762-0813

11/2/12
1" = 30'



RISE CONSTRUCTION LLC.

827 N. Loop West Fwy
Houston, TX 77008

Office: 281-817-7160
Fax: 281-569-4379
Email: info@riseconstructiontx.com
Tax ID: 27-0370508

Client: Noble Capital
Property: 1602 Market St.
Galveston, TX 77550

Home: (512) 364-7707

Operator: INFO

Estimator: Jamal J. Kaileh
Position: Project Manager
Company: Rise Construction LLC.
Business: 827 N. Loop West Fwy
Houston, TX 77008

Business: (281) 900-1028
E-mail: info@riseconstructiontx.com

Type of Estimate: Other
Date Entered: 2/26/2019

Date Assigned:

Price List: TXGA8X_FEB19
Labor Efficiency: Restoration/Service/Remodel
Estimate: MARKETSTREET

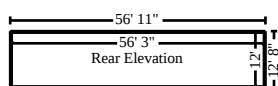
This is a preliminary estimate based upon our initial visit. Please note: This estimate is based on a site visit take off- All measurements (lineal and square footage) are approximate. Our estimate does not include or otherwise address hidden damage to real property (any damage to real property of which Rise Construction is currently unaware). Repair costs relating to such damage which are not included in our estimate may include, any costs related to: HVAC, plumbing, electrical, permits and/or code updates. If any time, unforeseen damages or costs related to your claim are discovered, supplemental estimates and/or change orders will be constructed and disseminated in a timely manner. This is a replacement cost estimate which is based on market conditions established by Xactiware as outlined in the individual line items. This estimate is only valid for 90 days due to fluctuating market prices. Should you have any questions associated to this estimate, please phone me at the number listed.
Regards,

Jamal James Kaileh
Senior Project Manager
281-900-1028

**RISE CONSTRUCTION LLC.**

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Houston, TX 77008

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Fax: 281-569-4379
Email: info@riseconstructiontx.com
Tax ID: 27-0370508

MARKETSTREET**Main Level****Rear Elevation****Height: 24'**

3,276.00 SF Walls	675.00 SF Ceiling
3,951.00 SF Walls & Ceiling	675.00 SF Floor
75.00 SY Flooring	136.50 LF Floor Perimeter
136.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. 5/8" drywall - hung & fire taped only Double layer of Type X fire rated drywall on rear elevation. Fire tape all joint seams.	6,552.00 SF	0.00	1.49	270.27	2,006.56	12,039.31
2. 5/8" drywall - hung & fire taped only Type X fire rated drywall blocking inside all soffits overhanging rear elevation of house.	232.00 SF	0.00	1.49	9.57	71.06	426.31
3. R&R Soffit - fiber cement panel All rear elevation soffits to be replaced with non-perforated cement board for fire rating.	232.00 SF	0.25	4.61	28.33	231.16	1,387.01
4. Scaffolding Setup & Take down - per hour	4.00 HR	0.00	31.72	0.00	25.38	152.26
5. Scaffold - per section (per week)	1.00 WK	0.00	249.28	0.00	49.86	299.14
6. Caulking - latex fire sealant All exterior joints and penetrations to be sealed with fire caulking.	600.00 LF	0.00	2.78	39.60	341.52	2,049.12
Totals: Rear Elevation				347.77	2,725.54	16,353.15
Total: Main Level				347.77	2,725.54	16,353.15
Line Item Totals: MARKETSTREET				347.77	2,725.54	16,353.15



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Grand Total Areas:

3,276.00	SF Walls	675.00	SF Ceiling	3,951.00	SF Walls and Ceiling
675.00	SF Floor	75.00	SY Flooring	136.50	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	136.50	LF Ceil. Perimeter
675.00	Floor Area	720.94	Total Area	3,276.00	Interior Wall Area
3,479.17	Exterior Wall Area	139.17	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



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Houston, TX 77008

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Tax ID: 27-0370508

Summary

Line Item Total	13,279.84
Material Sales Tax	347.77
Subtotal	13,627.61
Overhead	1,362.77
Profit	1,362.77
Replacement Cost Value	\$16,353.15
Net Claim	\$16,353.15

Jamal J. Kaileh
Project Manager









Also this map shows numerous, 1/3 - 2/3 lot blocks that mirror what the replat will look like.

1/3 - 2/3 Lot split with homes under 2,500 SQ. Ft.



Subject Property
1401 M 1/2 & 1411 14th Street