

**CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION
DECISION SHEET**

DATE: November 3, 2010

CASE NUMBER: 10-08011RA

☒ **Y** **William Burkhardt (Chairman)**
☒ **Y** **Karen McGraw (Vice Chairman)**
☒ **Y** **Jean Stevens Motion to GRANT**
☒ **Y** **Lucy Katz**
☒ **Y** **Beth Engelland**
☒ **Y** **Keith Jackson**
☒ **Y** **Chuck Mains 2nd the Motion**

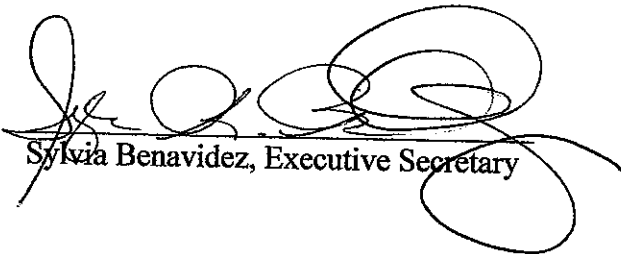
APPLICANT: Kari Blachly

OWNER: Jennifer Maynard and Kevin Lashus

ADDRESS: 700 Landon Lane

MODIFICATION REQUESTED: The applicant has requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (2506.4) to 49.7% (3114 square feet) to allow a 238 sq foot addition to an existing single family residence.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Jean Stevens motion to Postponed to December 1, 2010, Commissioner Chuck Mains second on a 7-0 vote; POSTPONED TO December 1, 2010.


Sylvia Benavidez, Executive Secretary

CITY OF AUSTIN

CASE # 2010-08011PA
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 700 Landon Lane

LEGAL DESCRIPTION: Subdivision - Country Club Lawns

Lot(s) 22 Block _____ Outlot 7 Division C

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Kari Blachly on behalf of myself/ourselves as authorized agent for
Jennifer Maynard-Kevin Lashur affirm that on 10/28, 2010,

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
Maximum Linear feet of Gables protruding from setback plane
Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

Addition of 238 sq. ft to the existing
habitable attic space resulting in a total
Floor to area ratio of 49.7%

in a SF-3-CO-NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) –
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The expansion of habitable attic space to provide required bedroom space for the growing family.

The previously approved attic finishout was not included in F.A.R. based upon the ceiling height.

REQUEST:

2. The request for the modification is unique to the property in that:

The modification will not increase the existing footprint of the home, only the interior habitable attic space to provide the additional bedrooms and head height for the growing family

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

All adjacent properties are residential and the proposed expansion of the habitable attic space will not alter the character of the neighborhood because the design is in keeping with the existing homes. This small addition is in keeping with the bulk and scale of the neighborhood.

GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK

Must be submitted in person

An approved submittal will be scheduled for the next available RDCC hearing date

Confirm with City Staff sylvia.benavidez@ci.austin.tx.us for any scheduled changes

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application (initial fee \$100.00). An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee - \$220.00.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.

Reasonable Use:

Application must demonstrate to the Commission how the Residential Design and Compatibility Standards regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Commission cannot approve modifications that are not stated in the Residential Design and Compatibility Standards Ordinance, Subchapter F - 2.8.1].

- a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

Area Character:

Application must demonstrate to the Commission how the modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2010-08011 PA
Building Permit No. _____
Plat No. _____ Date 9-15-10
Reviewer _____

PRIMARY PROJECT DATA

Service Address 700 Landon Lane Tax Parcel No. 210538
Legal Description
Lot 22 Block _____ Subdivision Country Club Lawns - Outlot 7 Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
☐ New Residence ☒ Remodel (specify) New recessed entrance, new metal roof, replace specified windows, kitchen remodel and relocate specified bathroom, modification of interior walls, built-in case work
☐ Duplex Primary SF Residence
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool ☒ Addition (specify) 3 bedrooms in habitable attic space -
Zoning (e.g. SF-1, SF-2...) SF-3-CO-NP ☒ Other (specify) Demo Application - portion of roof -
- Height of Principal building 26 ft. # of floors 2 Height of Other structure(s) 18.5 ft. # of floors 2
- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway/
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6266 sq.ft.
Job Valuation - Principal Building \$ _____
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)
TOTAL JOB VALUATION
(sum of remodels and additions)
\$ 50,000 -
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>Kevin Lashus & Jennifer Maynard</u>	Telephone (h) _____ (w) _____
BUILDER	Company Name <u>TBD</u>	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY/ SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>Kevin Lashus & Jennifer Maynard</u>	Telephone _____
	Address <u>700 Landon Lane</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78705</u>

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☐ e-mail: _____ You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

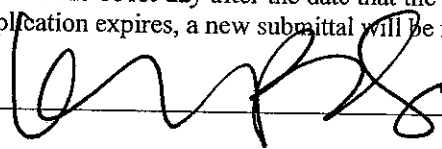
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE



DATE 9-15-10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

Demo - Application Submitted for partial Demo of Roof

Enclose side porch to create den - 8/23 - 10-27-1961

DW Approach - Exp. SW passed 2-9-1989
2006-010637 - 4-3-06 (3303 Harris Park)

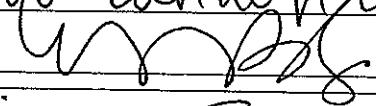
Attic to Bdrm - bath upgrade dist. 06008212 Elect Temp.

Sanborn Map Vol. 3 pg. 307 - 1935 - 2 form Res: SF Per
#27066 AKA - 3303 Harris Park (3301) 5-9-1945

Service Address

100 Landon Lane

Applicant's Signature



Date 10/28/10

Non Complying - on FAR - IC - Setbacks - parking - existing 2
on street.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	<u>SF</u>	<u>Existing 2 family</u>	<u>SF</u>	<u>New/Addition 2family</u>
a. 1 st floor conditioned area	1491	182 sq.ft.	28	sq.ft.
b. 2 nd floor conditioned area	675	528 sq.ft.	266	sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
X detached		346 sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]	181	85 sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios	67	sq.ft.		sq.ft.
i. Covered porches	77	sq.ft.		sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify				

TOTAL BUILDING AREA (add a. through l.) 2491 1141 sq.ft. 238 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered) 2135 sq.ft.
34 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2135	sq.ft.
b. Driveway area on private property	291	sq.ft.
c. Sidewalk / walkways on private property	448	sq.ft.
d. Uncovered patios	125	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	133	sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify)		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3150 sq.ft.
50.3 % of lot
(Existing non-complying)

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION**

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 700 Landon Lane

Applicant's Signature [Signature]

Date 10/28/10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	SF Existing	2 Family	SF New / Addition	2 Family
I. 1st Floor Gross Area				
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	1491	182 sq.ft.	-28	sq.ft.
b. 1 st floor area with ceiling height over 15 feet.		sq.ft.		sq.ft.
c. TOTAL (add a and b above)	1491	182 sq.ft.	-28	sq.ft.
II. 2nd Floor Gross Area See note ¹ below				
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	675	528 sq.ft.	266	sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.		sq.ft.		sq.ft.
f. TOTAL (add d and e above)	675	528 sq.ft.	266	sq.ft.
III. 3rd Floor Gross Area See note ¹ below				
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).		sq.ft.		sq.ft.
h. 3 rd floor area with ceiling height > 15 feet		sq.ft.		sq.ft.
i. TOTAL (add g and h above)		sq.ft.		sq.ft.
IV. Basement Gross Area				
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.		sq.ft.		sq.ft.
V. Garage				
k. <u> </u> attached (subtract 200 square feet if used to meet the minimum parking requirement)		sq.ft.		sq.ft.
l. <u>X</u> detached (subtract 450 square feet if more than 10 feet from principal structure)(346-450=0)	0	sq.ft.		sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)		sq.ft.		sq.ft.
VII. TOTAL	2166	710 sq.ft.	238	sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

3114 sq. ft.

GROSS AREA OF LOT

6266 sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot)

49.7 sq. ft.

Allowable FAR = 2506.4 sf allowable modification request 25% = 626.6 sf not to exceed 3133 sf

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☐ Check this box if
this is for a
building permit
only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Kari Blachley Phone 289-0010

Email _____ Fax _____

Project Name Attic Expansion for 3 bdrms ☐ New Construction ☐ Remodeling

Project Address 700 Landon OR

Legal Description 0117 Div C - Country Club Lot 22 Block _____

Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)

Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)

Service Main Size(s) _____ (amps) Number of Meters? _____

AE Service Length _____ (ft.) Conductor _____ (type & size)

SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____

Total AC Load _____ (Tons) Largest AC unit _____ (Tons)

LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)

Electric Heating _____ (kW) Other _____ (kW)

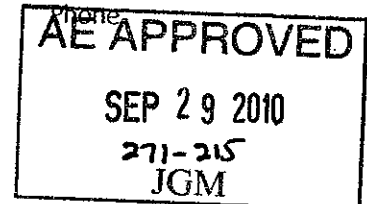
Comments: Expand Attic Space

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

AE Representative _____ Approved: ☐ Yes ☐ No (Remarks on back) _____ Date _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.



This document when printed is
uncontrolled and for reference



GeoProfile Search Results

Zoning Review Cases

Rec	SDE.amanda_zoning_cases.CASENUM	SDE.amanda_zoning_cases.NAME	SDE.amanda_zoning_cases.ZTYPE	SDE.amanda_zoning_cases.ADDRESS
1				

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3-CO-NP	5169675

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Waller Creek	1327

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	766	Home Builders Association of Greater Austin	47775
2	511	Austin Neighborhoods Council	47802
3	742	Austin Independent School District	47810
4	1037	Homeless Neighborhood Organization	47815
5	1113	Austin Parks Foundation	47866
6	1228	Sierra Club, Austin Regional Group	47984
7	1075	League of Bicycling Voters	48049
8	1224	Austin Monorail Project	48051
9	31	Hancock Neighborhood Assn.	48124
10	1236	The Real Estate Council of Austin, Inc.	48153
11	1287	Signature Neighborhood Association	48160
12	754	Central Austin Neighborhoods Planning Area Committee	48197
13	1200	Super Duper Neighborhood Objectors and Appeals Organization	48228

Annexation

Rec	SDE.ANEXATION_HISTORY.CASENUM	SDE.ANEXATION_HISTORY.ORDNUM	SDE.ANEXATION_HISTORY.ACRES	SDE.ANEXATION_HISTORY.DEScriptIO	SDE.ANEXATION_HISTORY.TYPE	SDE.ANEXATION_HISTO
1			27974.052	AUSTIN CITY LIMITS	FULL	19851219
2			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	NEIGHBORHOOD PLANNING AREAS	HANCOCK	10140
2	RESIDENTIAL DESIGN STANDARDS	NONE	10156

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	400094.497635262	377551291.221868	419

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE

*NOTE: (1) BASIS OF BEARINGS IS ASSUMED.

(2) Lot is subject to Restrictive Covenants, including General Easement Rights and Building Setback Requirements, as recorded in Vol. 480, Pg. 581, TCDR.

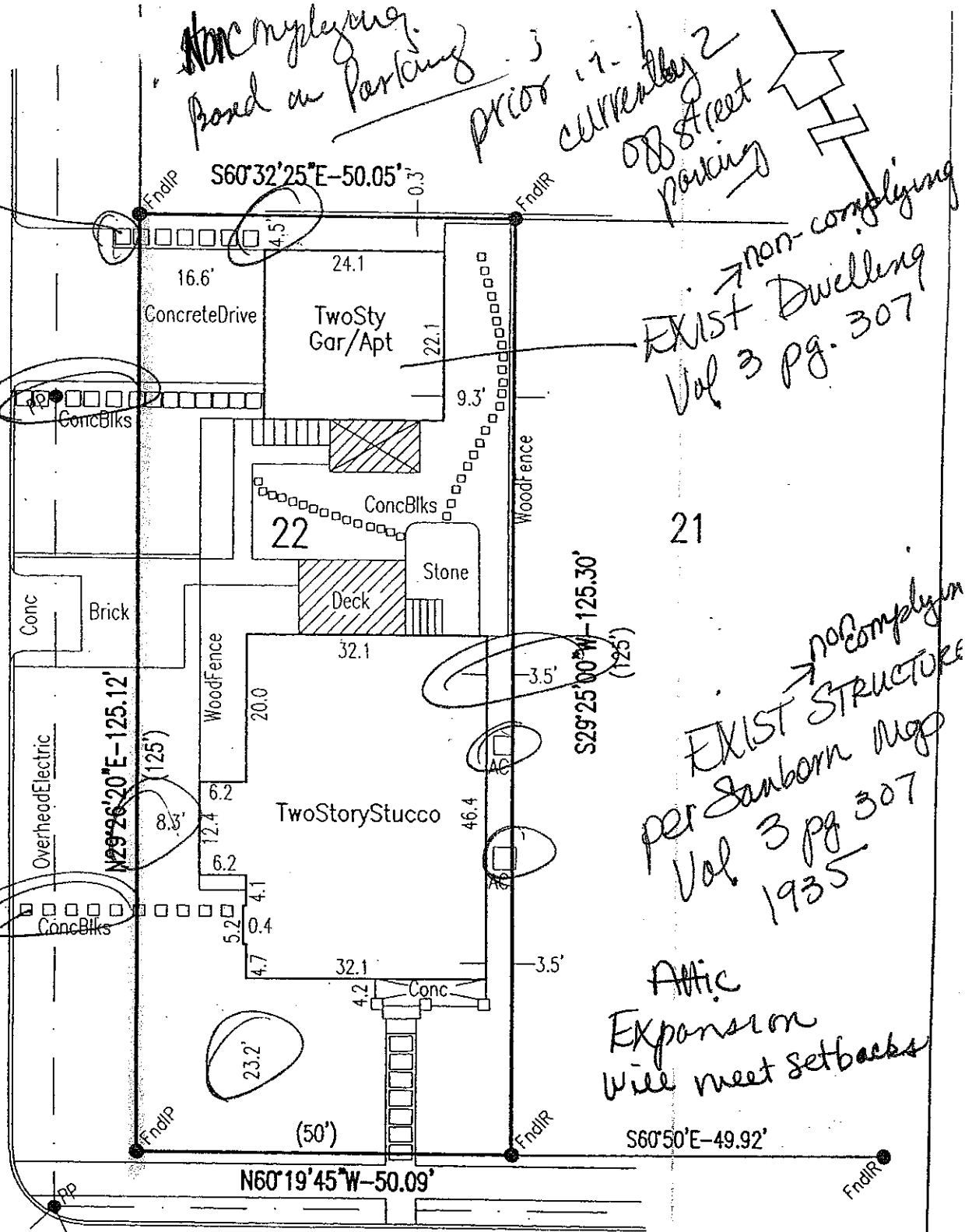
(3) Subject Property DOES NOT lie within the limits of a special flood hazard zone, as determined from F.E.M.A. Flood Insurance Rate Map 48453C0165-E, dated June 16, 1993 (Zone "X").

(60'R.O.W.)
HARRIS PARK AVENUE

Row

Row

Row



LANDON LANE

(50'R.O.W.)

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED

SEP 29 2010

271-215
JGM

RDCC Case - Kari Blockley

LEGAL DESCRIPTION:

Lot 22, COUNTRY CLUB LAWNS ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 387, Page 245, Travis County Deed Records.

REVISED PLANS

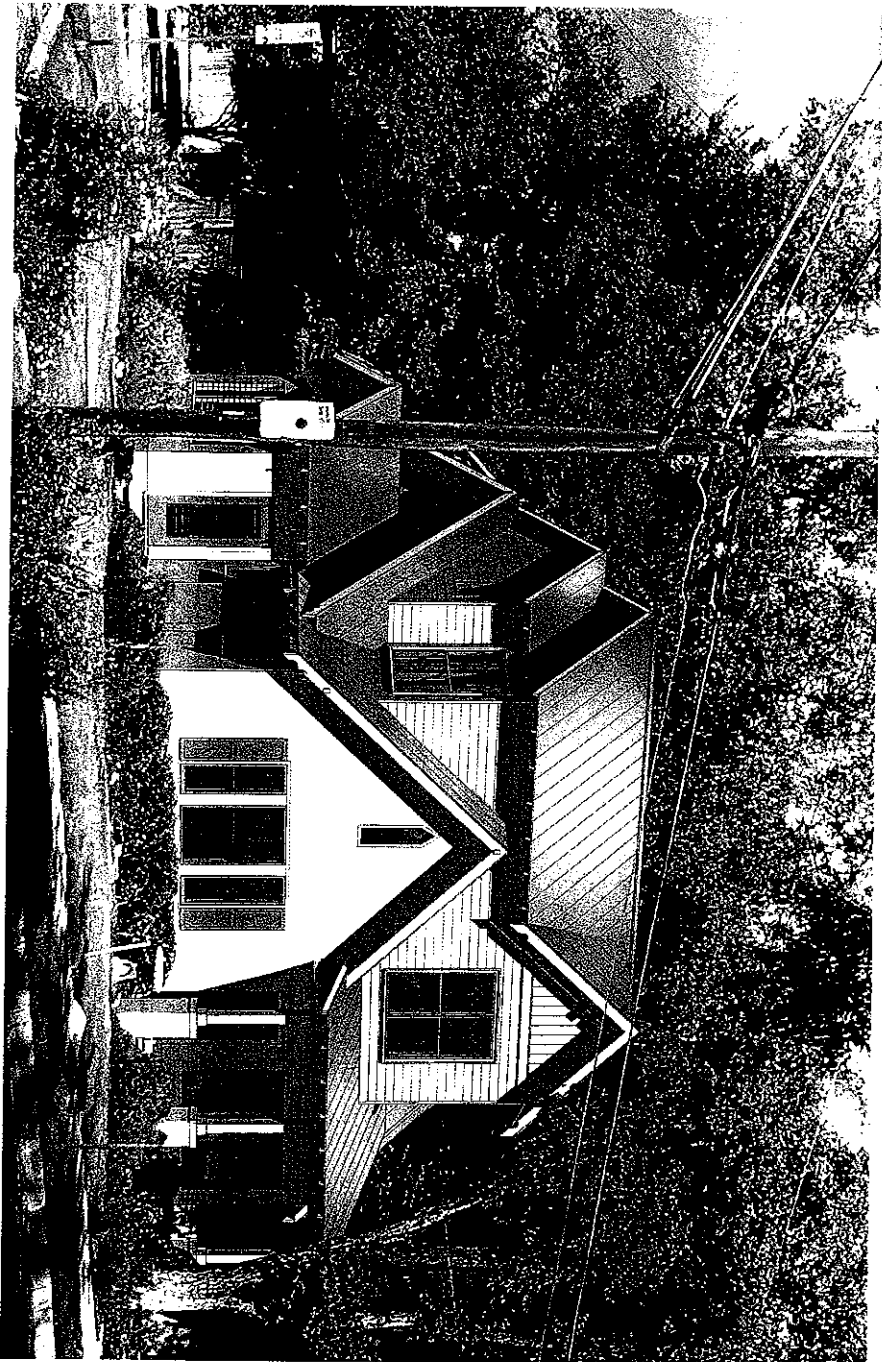
700 LANDON LN

11/19/2010

**700 LONDON LANE
RENOVATION/SECOND FLOOR ADDITION**

REVISIONS FROM NOVEMBER RDCC MEETING

1. South Face of addition moved back 2'-0", aligning with the recessed patio at the entry.
2. Two volumes were created on the east and west walls of the addition to break-up the massing of the addition and provide space for closets.
3. Detailing was added to drawings that was not included in the last submittal in order to describe the proposed architectural detailing.



OWNER
Jennifer Maynard and Kevin Lashus
700 Landon Lane
Austin, TX 78705

PROPERTY
Subdivision: Country Club Lawns
Lot: 22
GIS Zoning Classification: SF-3-CC-NP

Sheet Number	Sheet List	Sheet Name
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A-001	Cover	
A-002	Setback Plans	
A-003	Perspective Views	
A-004	Neighborhood Photos	
A-005	Precedent Images	
A-100	Architectural Site Plan	
A-101	Ground Level Plan	
A-102	Second Level Plan	
A-201	Elevation	
A-202	Elevation	
A-203	Elevation	
A-204	Elevation	
D-101	Demolition Plan	
D-102	Demolition Plan	
D-201	Demolition Elevation	
D-202	Demolition Elevation	
D-203	Demolition Elevation	
D-204	Demolition Elevation	

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

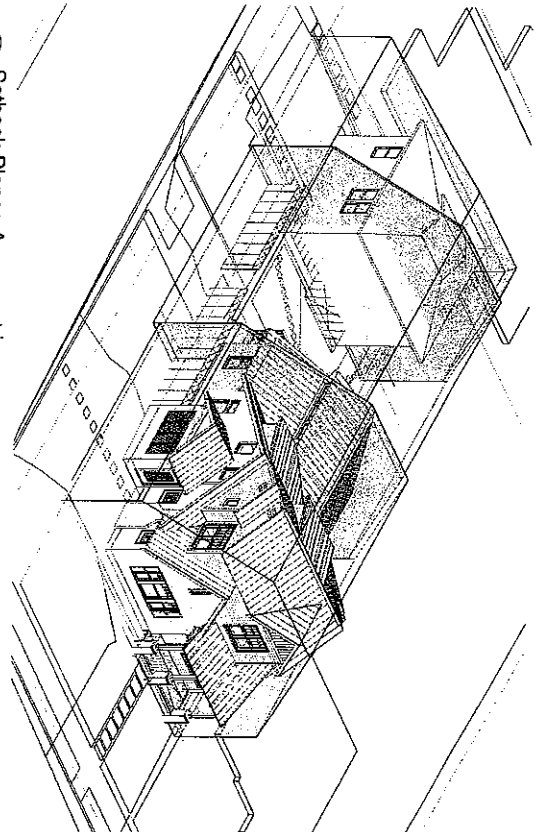
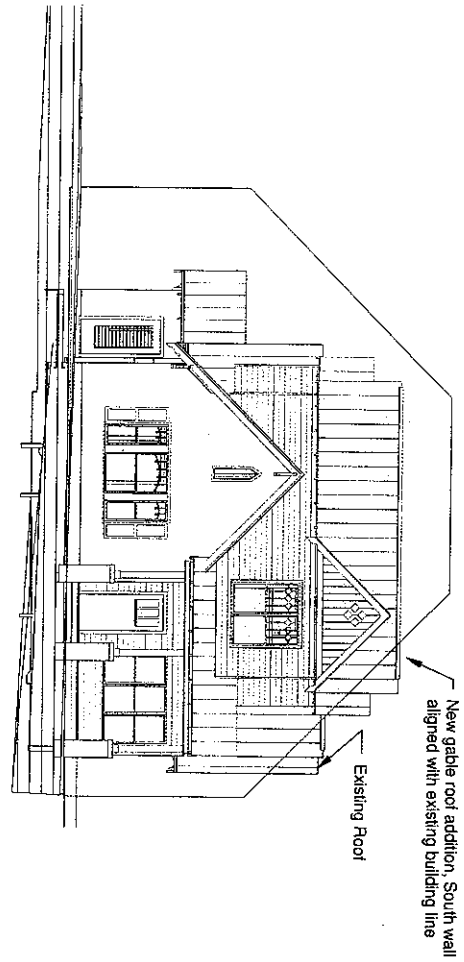
ZONING SUBMITTAL

Cover

Project No. 2010.01
Date 11-18-2010
Scale

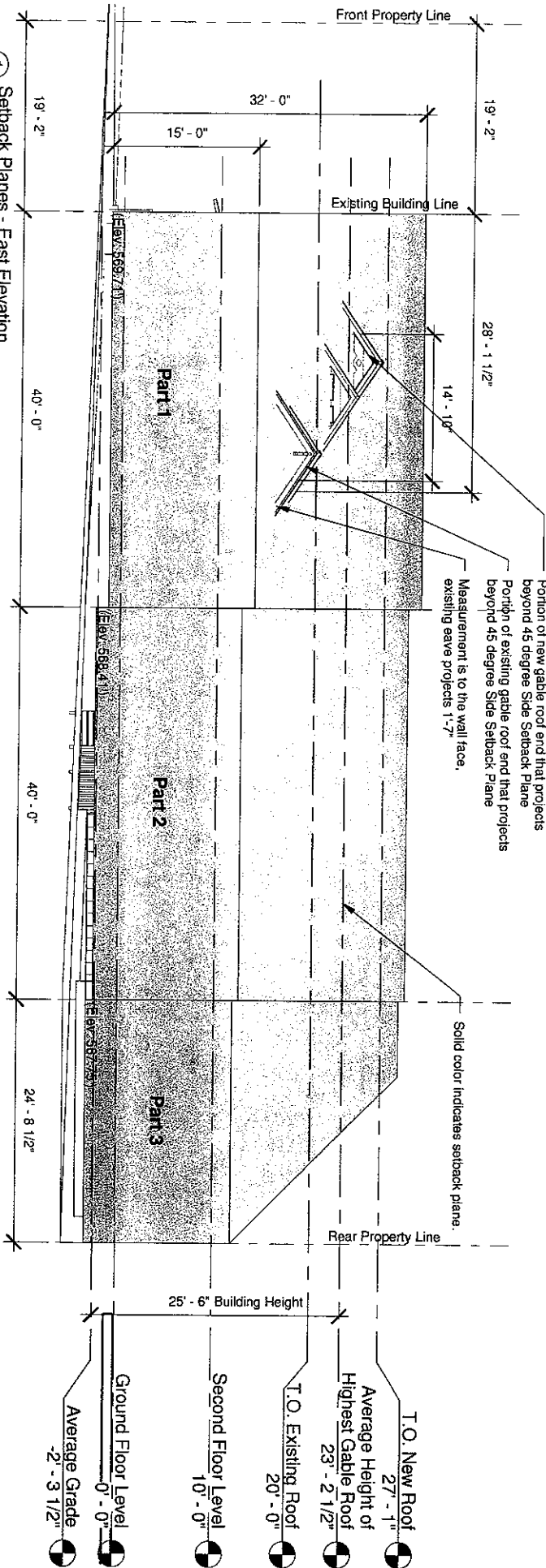
A-001

11/18/2010 10:39:31

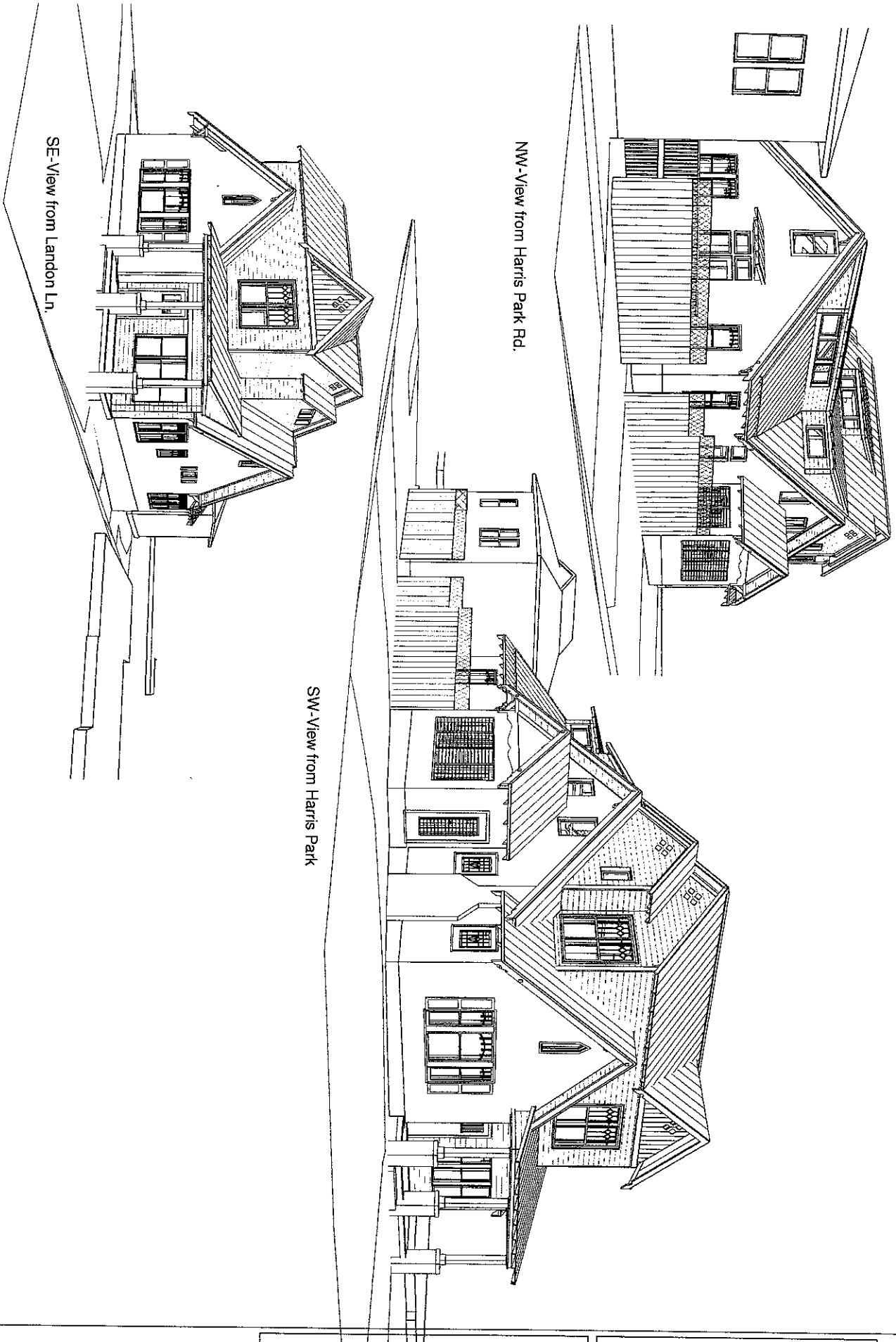


2 Setback Planes-Axonomic

3 Setback Planes-South Elevation



1 Setback Planes - East Elevation
3/32" = 1'-0"



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

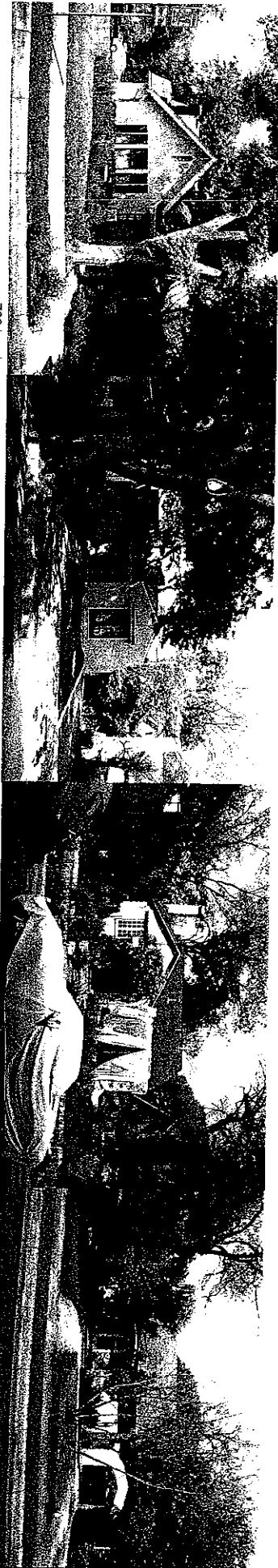
Perspective Views

Project No. 2010.01

Date 11-18-2010

A-003

2010 10:40:08



700 Landon

702 Landon

704 Landon

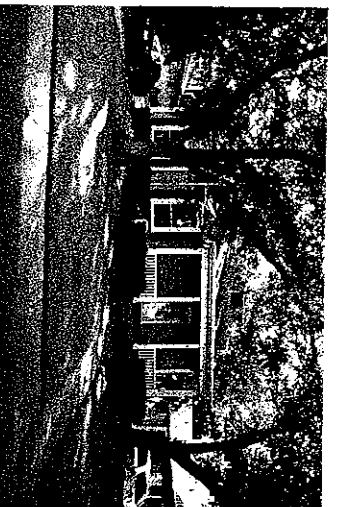
706 Landon



701 Landon



703 Landon



3300 Harris Park



3302 Harris Park



3306 Harris Park



3308 Harris Park



3310 Harris Park



3312 Harris Park

Dan Gr
4814B Rec

AP
51

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

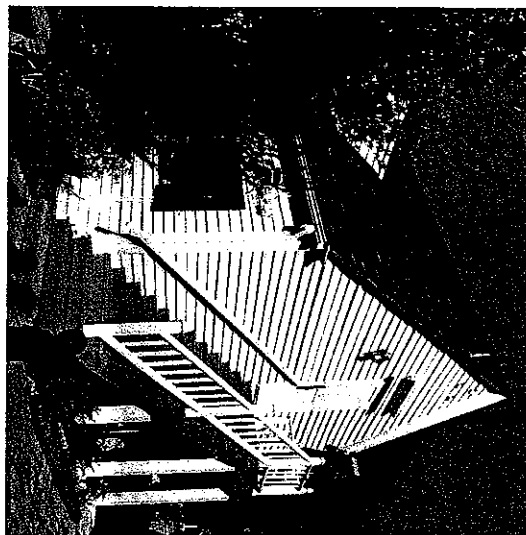
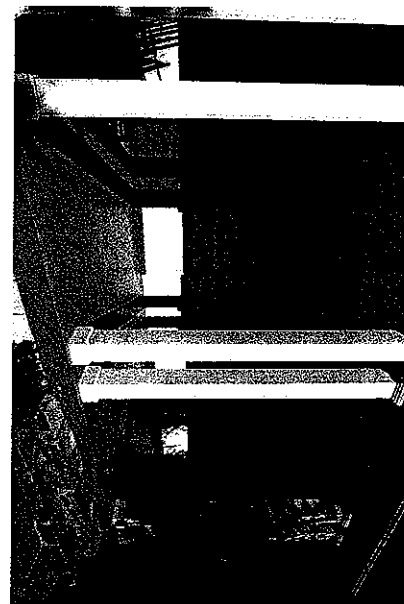
Neighborhood Photos

Project No. 2010.01
Date 11-18-2010

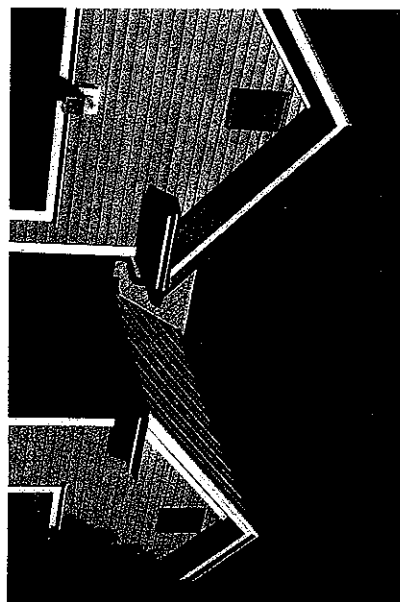
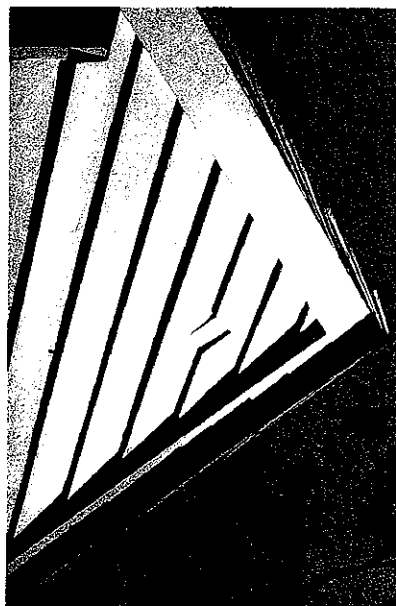
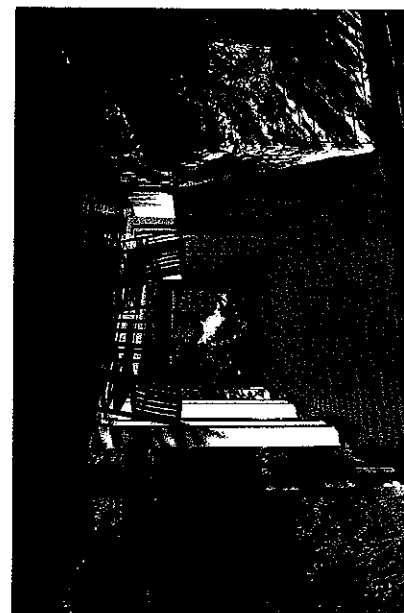
A-004

2010 10:40:21

PRECEDENT
THE FRENCH LEGATION, Austin



PRECEDENT
STANDING SEAM METAL ROOF, Austin



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SURMITTAI

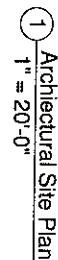
Precedent Images

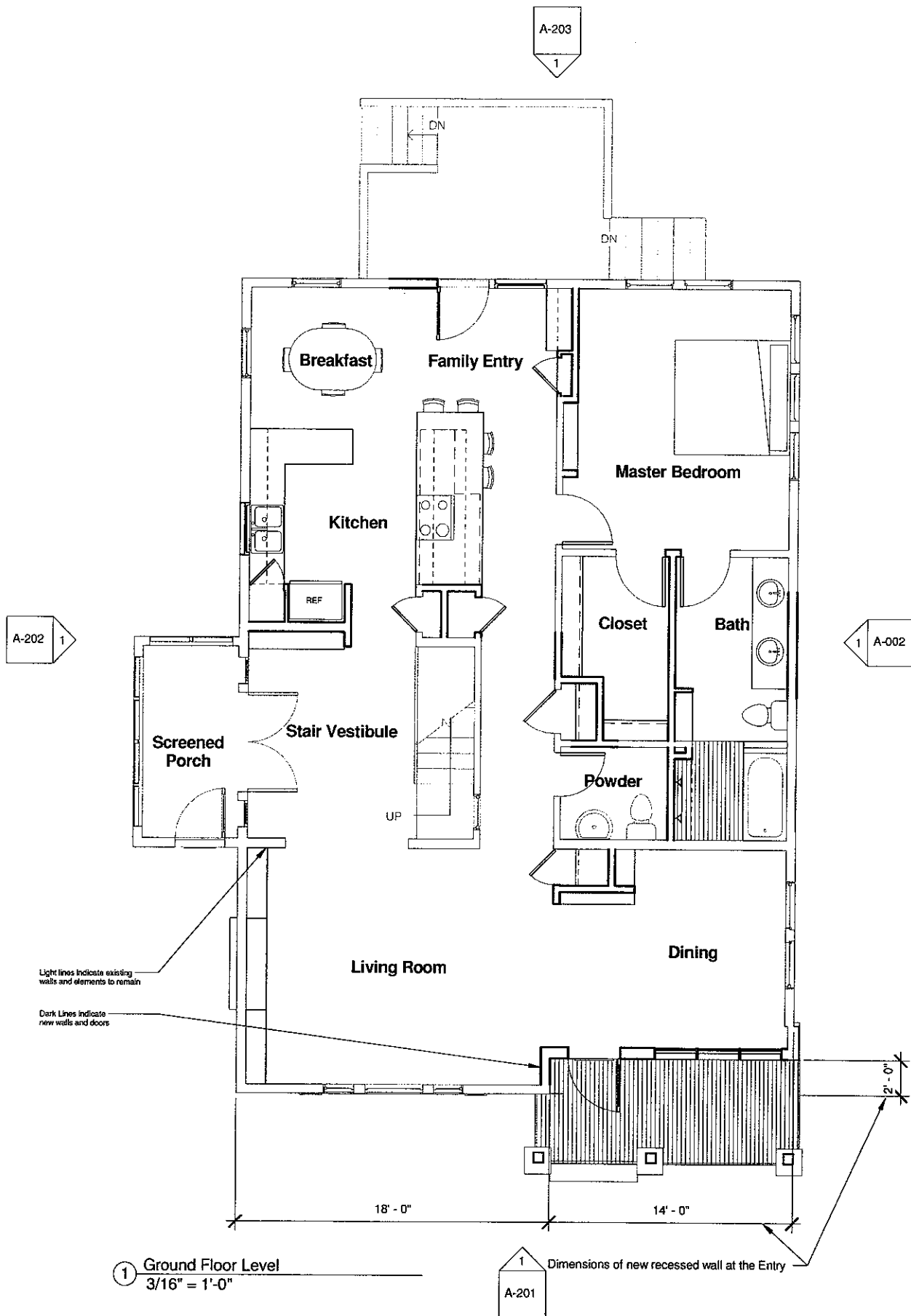
Project No. 2010.01

Date 11-18-2010

A-005

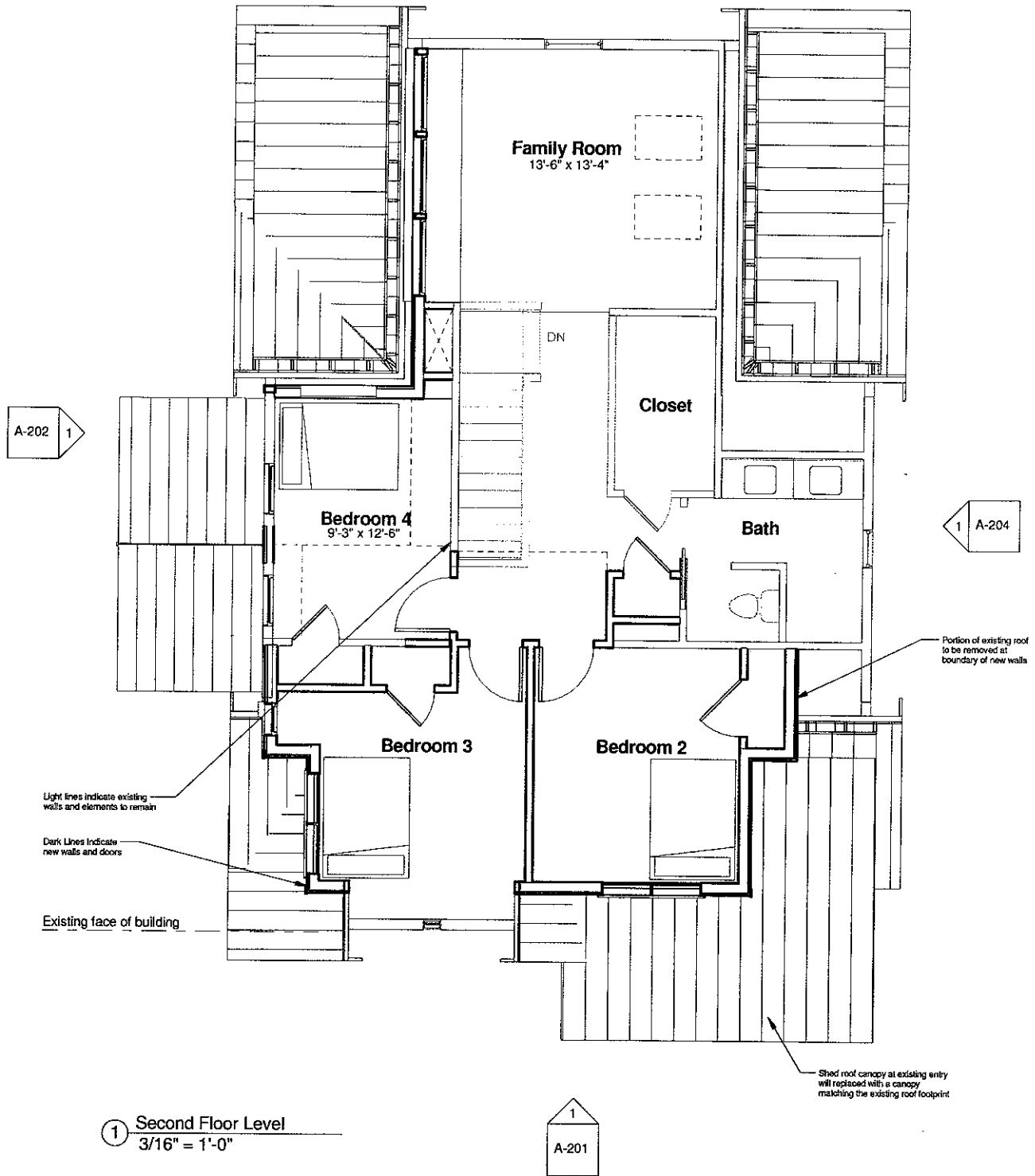
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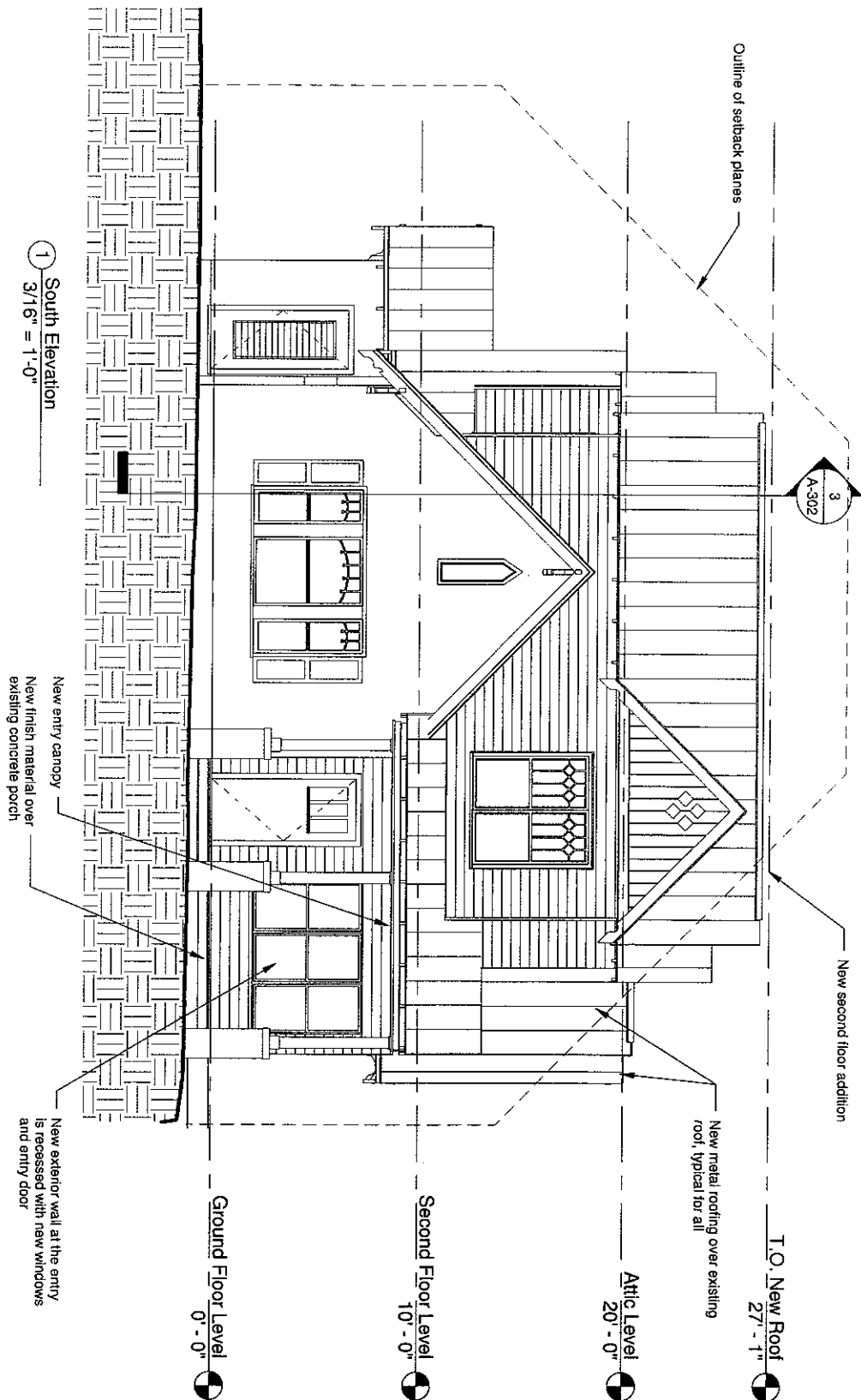




A-203

1





Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

Elevation

Project No. 2010.01

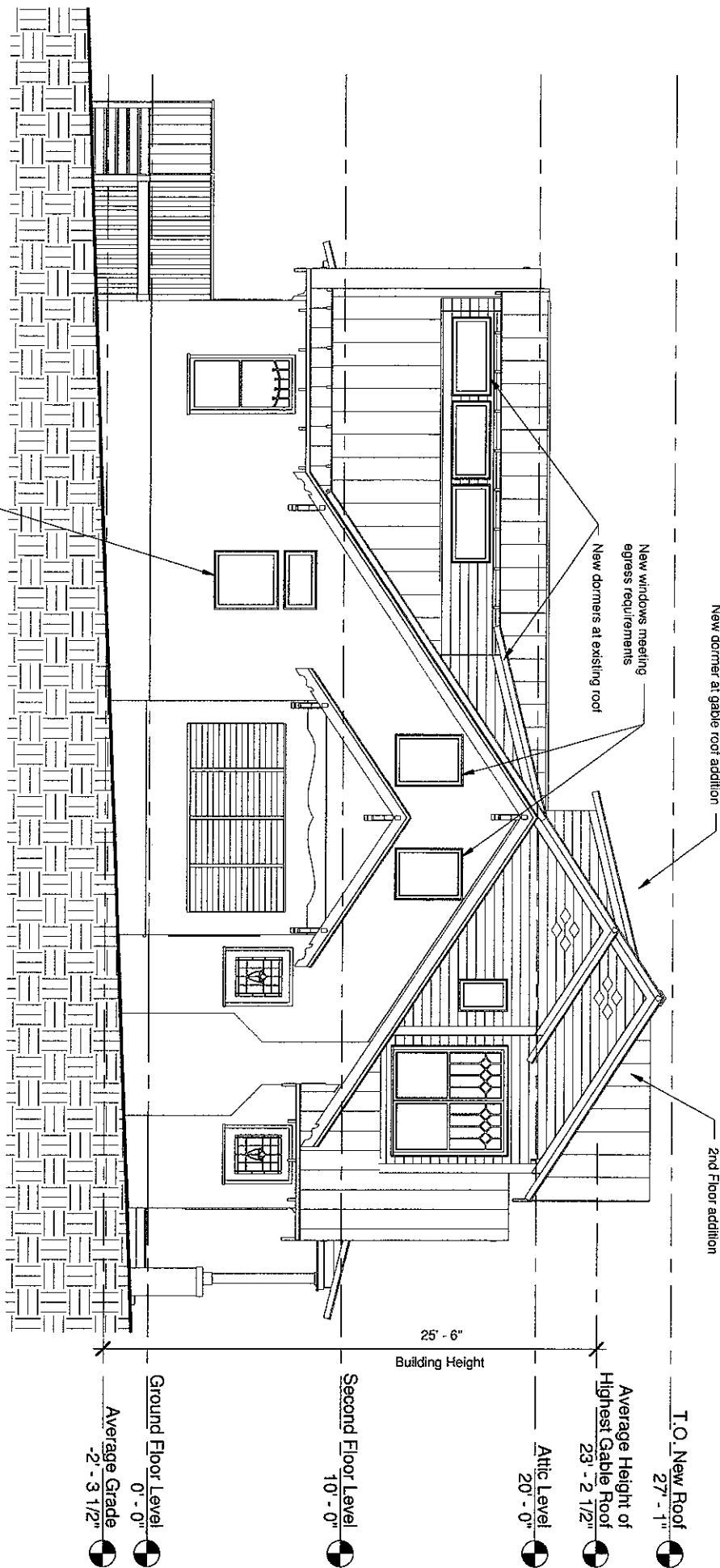
Date 11-18-2010

A-201

2010 10:40:53

① West Elevation
3/16" = 1'-0"

New windows at remodeled kitchen



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

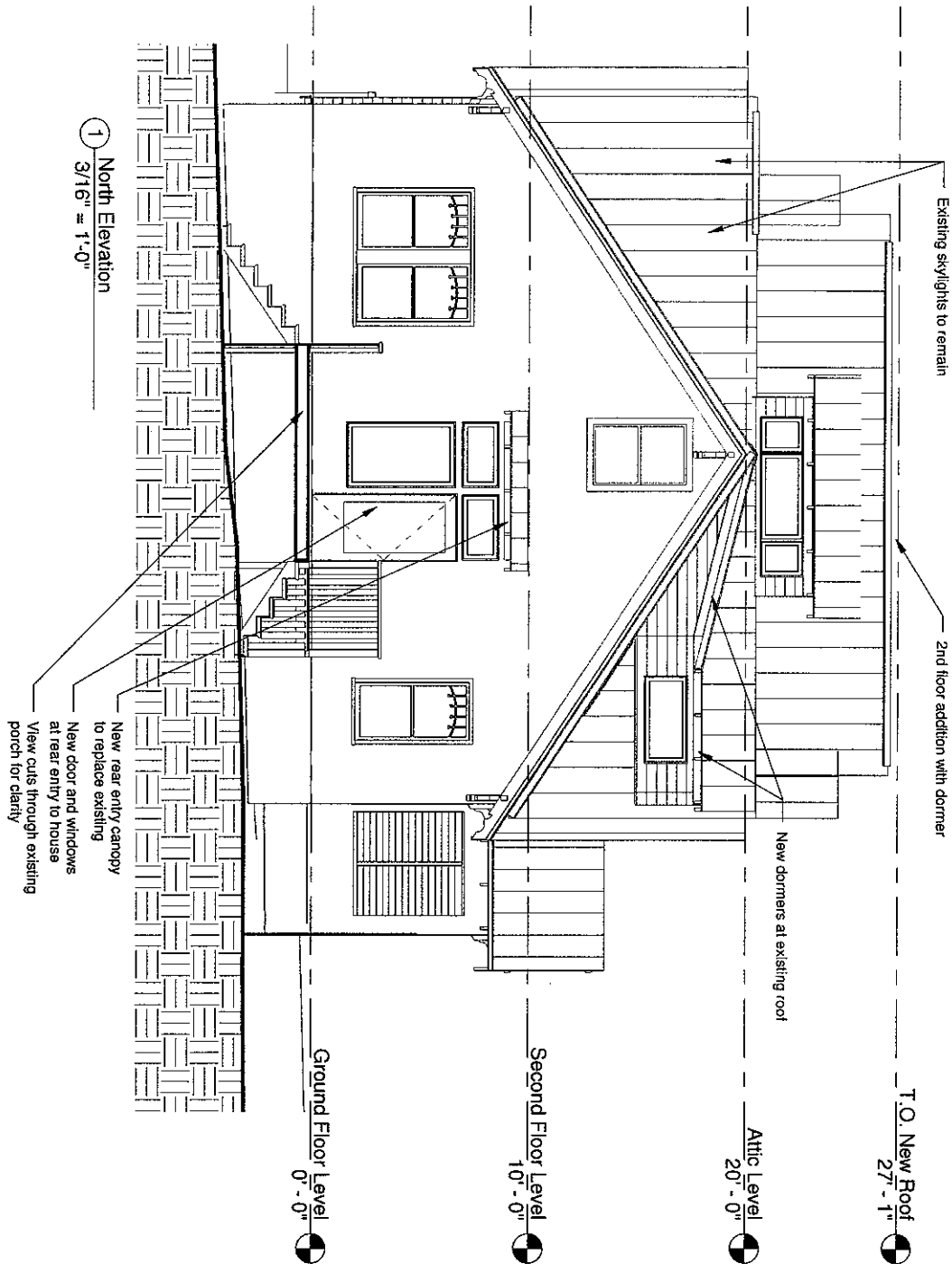
Elevation

Project No. 2010.01

Date 11-18-2010

A-202

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Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

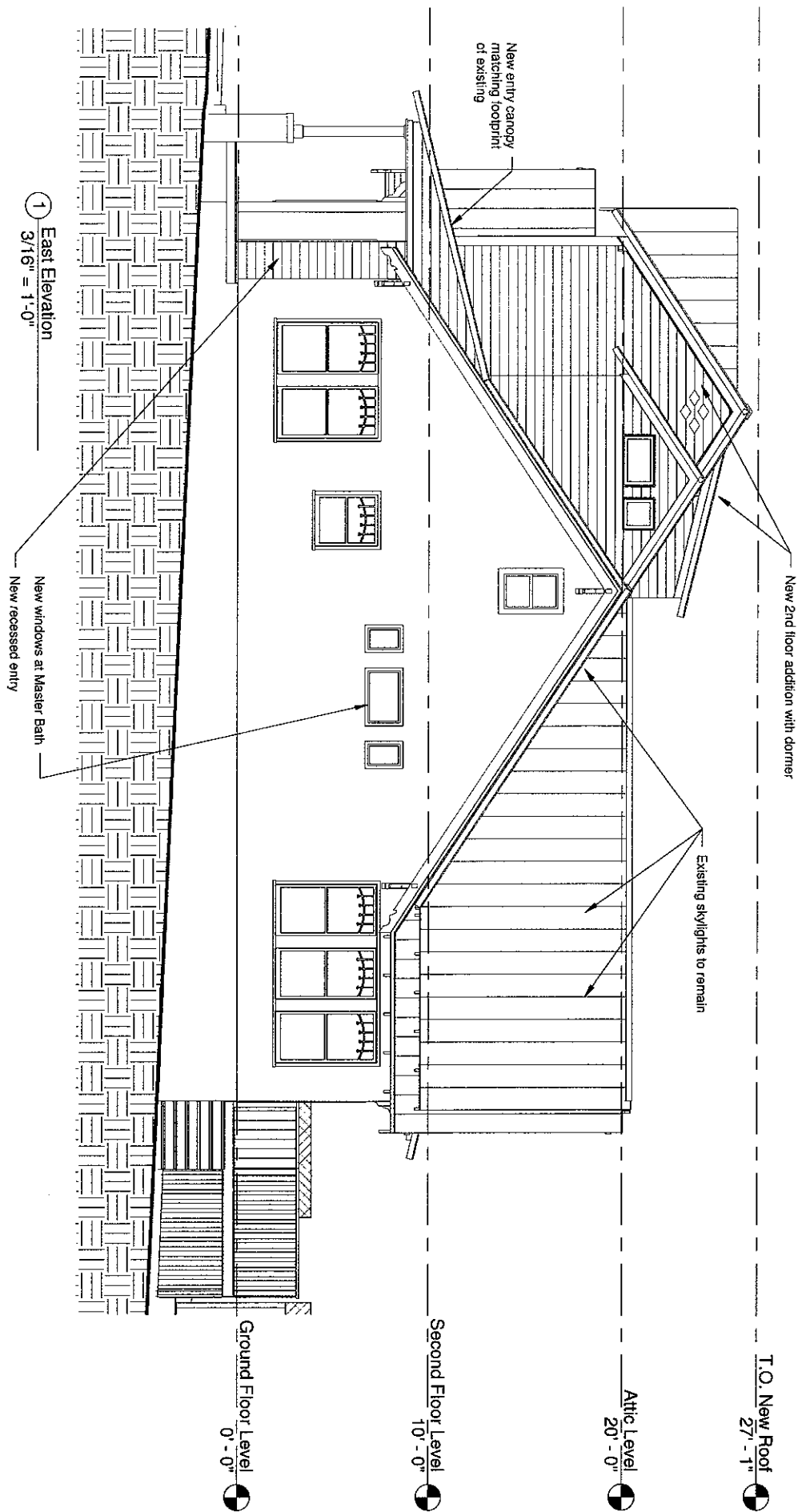
Elevation

Project No. 2010.01

Date 11-18-2010

A-203

2010 10:41:01



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

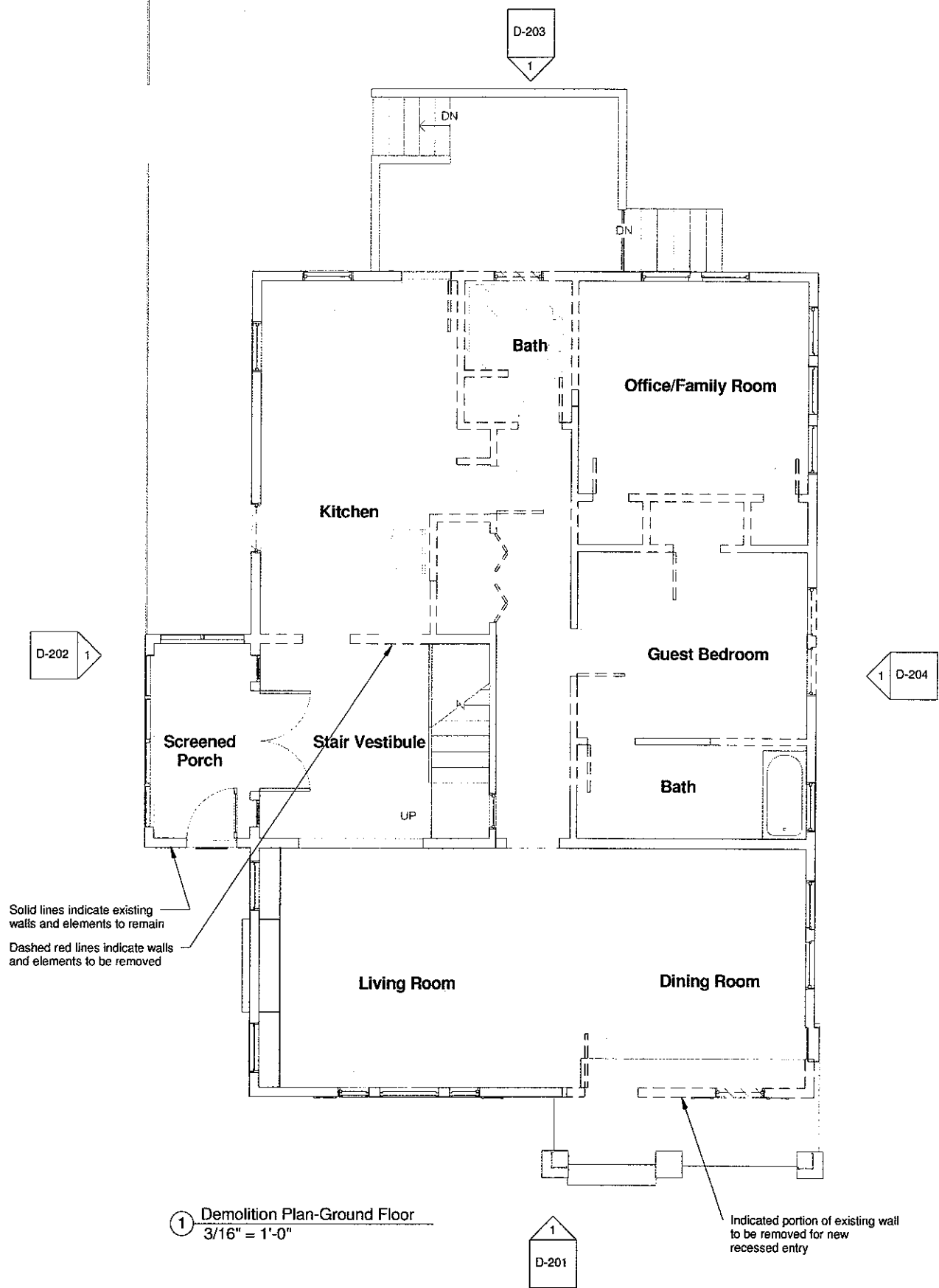
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Project No. 2010.01

Date 11-18-2010

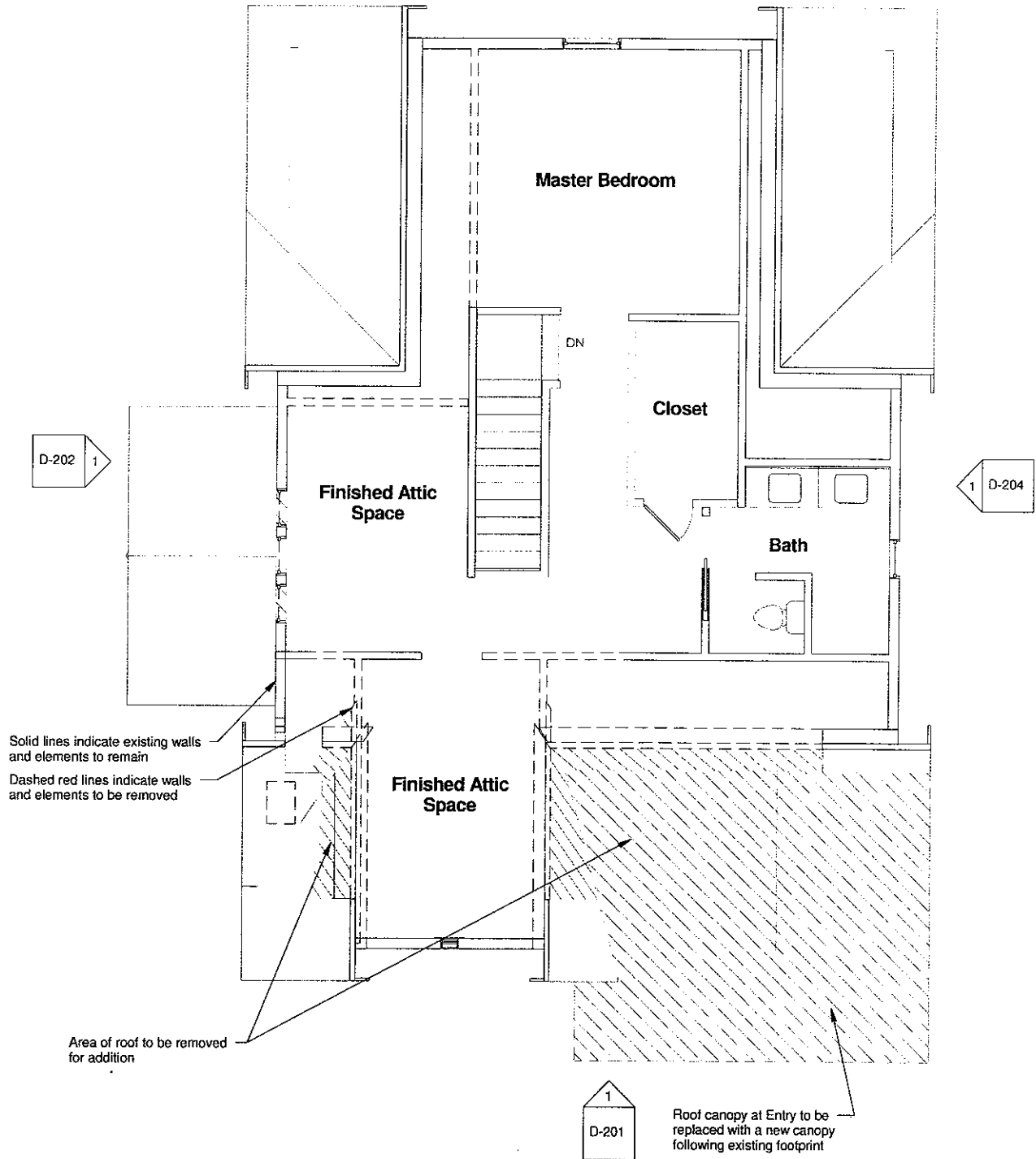
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D-203

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D-202

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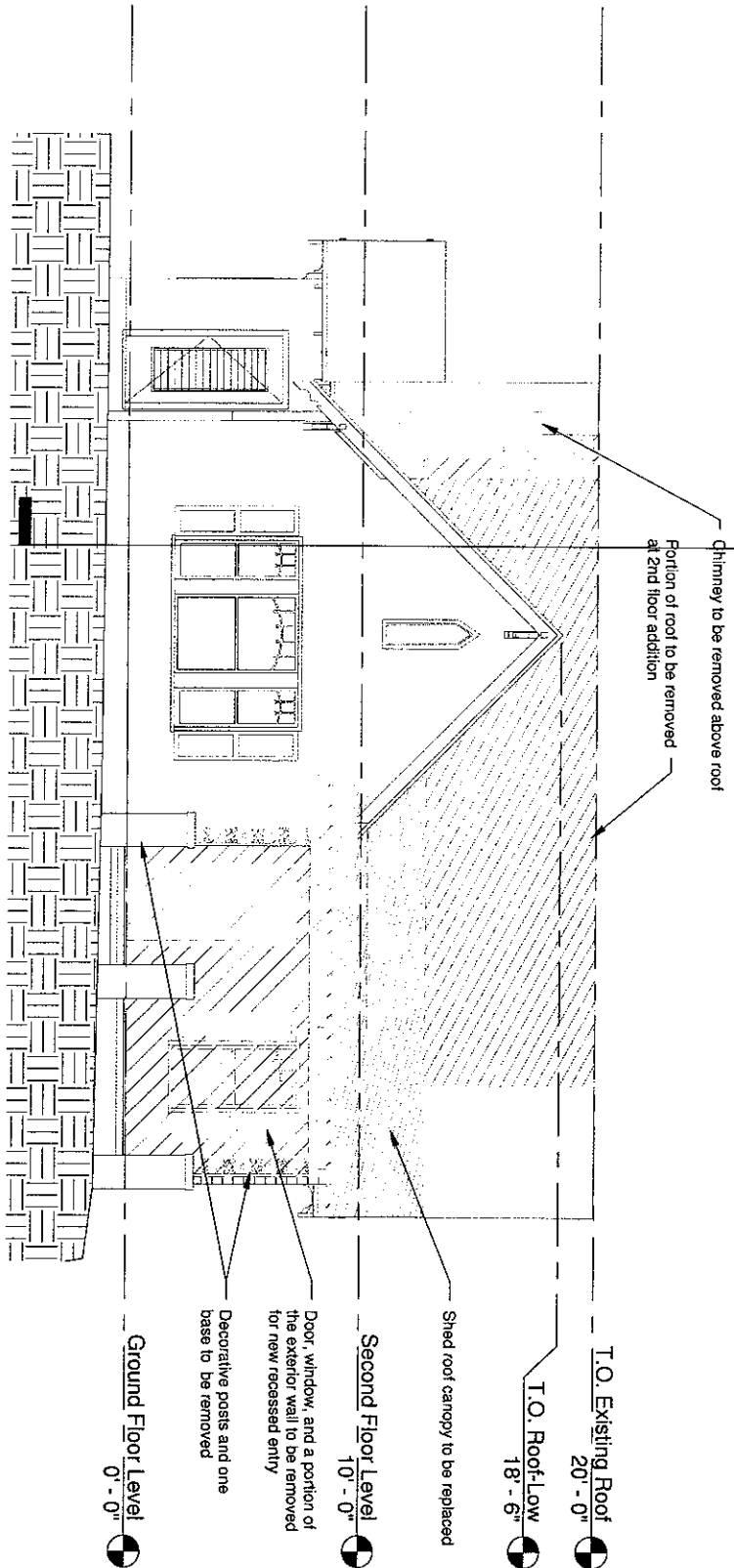
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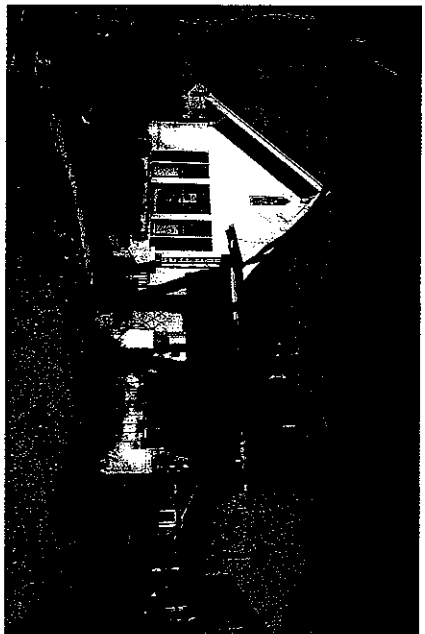
① Demolition Plan-Second Floor
3/16" = 1'-0"

D-201

Roof canopy at Entry to be replaced with a new canopy following existing footprint



1 Demolition - South Elevation
3/16" = 1'-0"



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

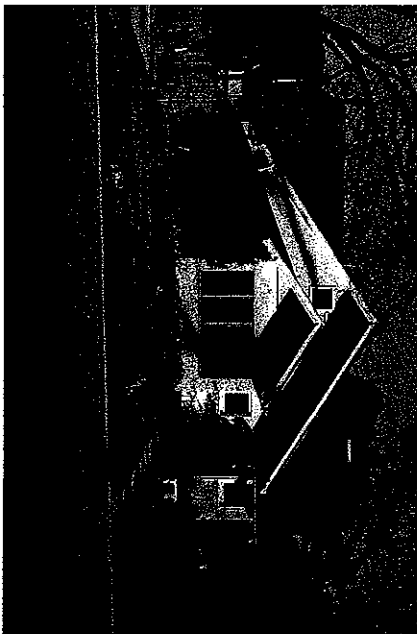
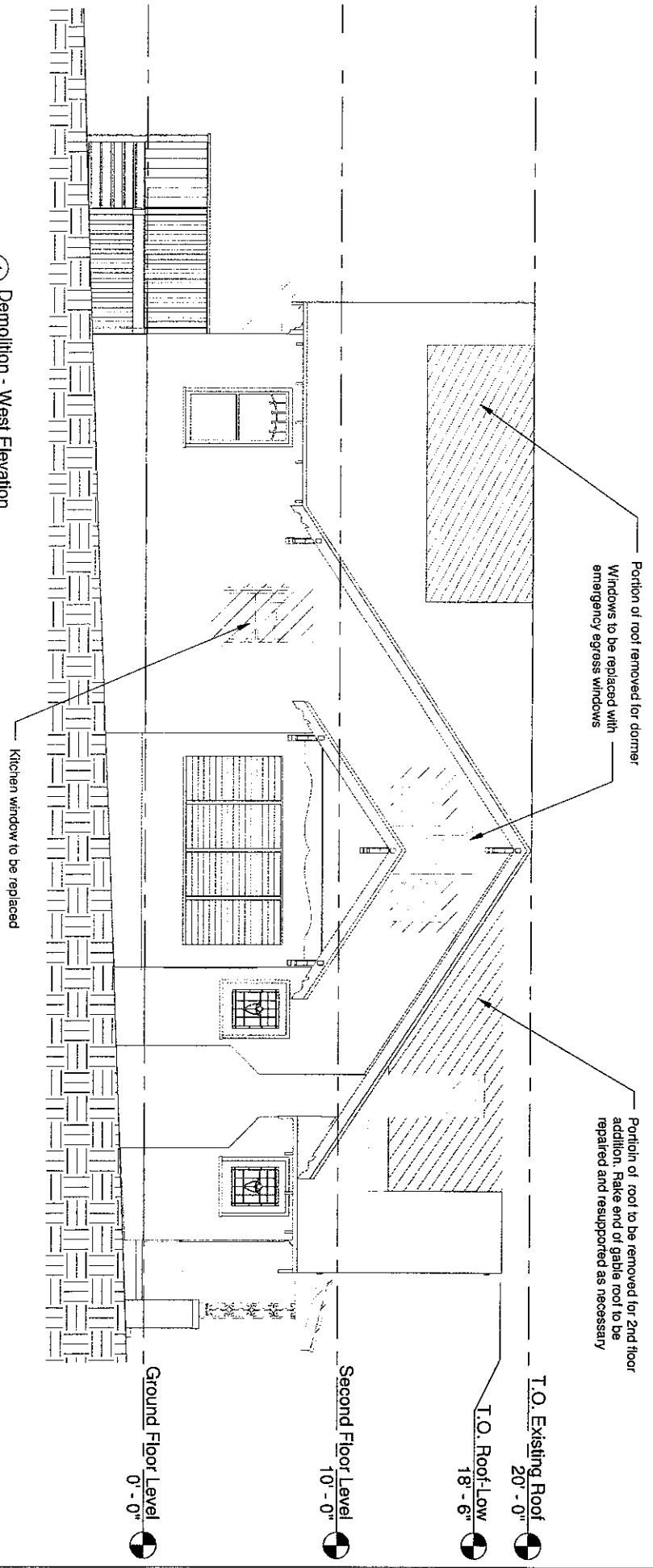
Demolition Elevation

Project No. 2010.01
Date 11-18-2010

D-201

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① Demolition - West Elevation
3/16" = 1'-0"



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

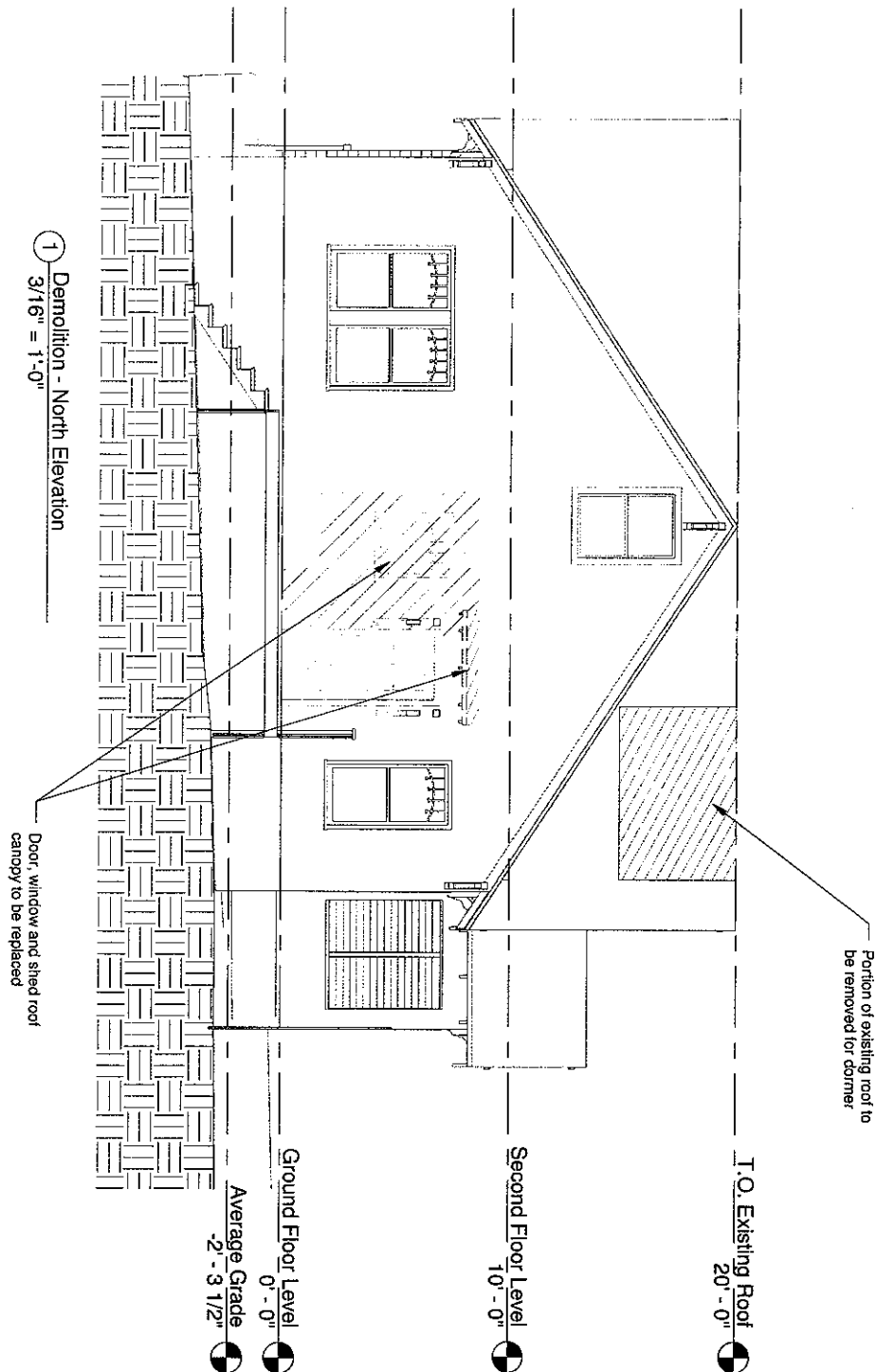
Demolition Elevation

Project No. 2010.01

Date 11-18-2010

D-202

04-44-01 0102/

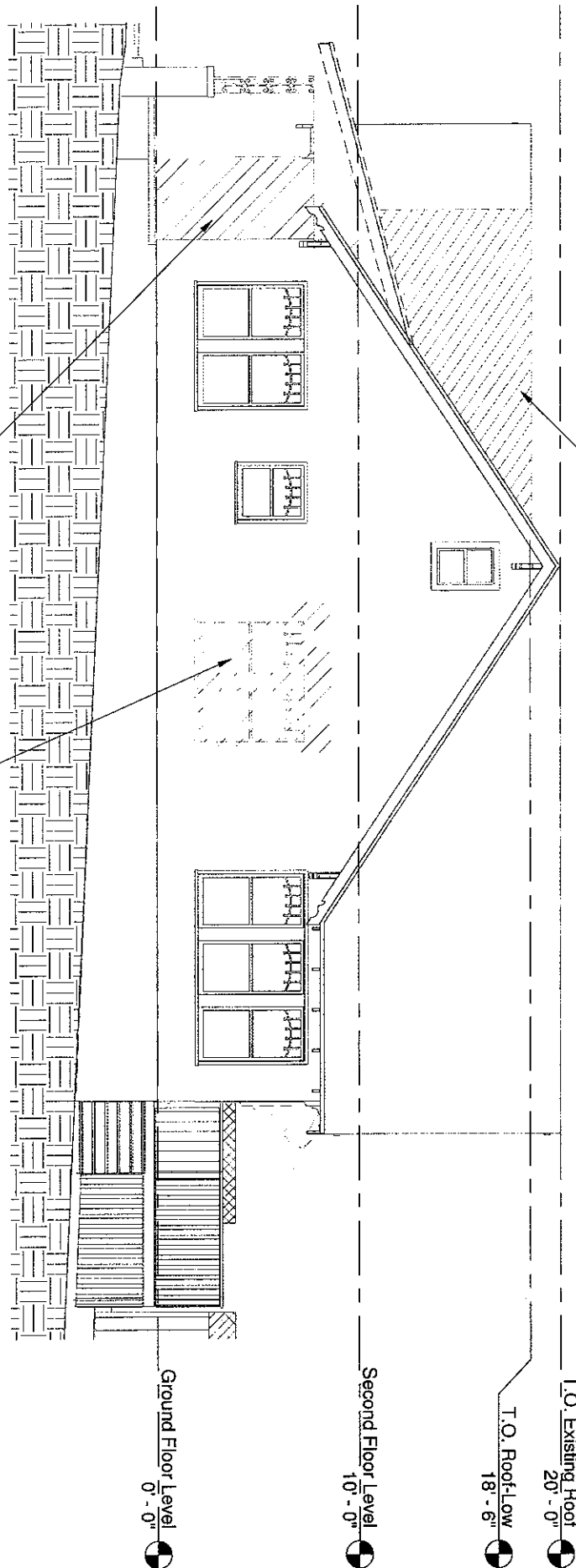


① Demolition - East Elevation
3/16" = 1'-0"

Portion of existing wall to be removed for new recessed entry

Windows to be replaced

Portion of roof to be removed for 2nd floor addition



Ground Floor Level
0'-0"

Second Floor Level
10'-0"

T.O. Roof-Low
18'-6"

T.O. Existing Roof
20'-0"

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Demolition Elevation

Project No. 2010.01

Date 11-18-2010

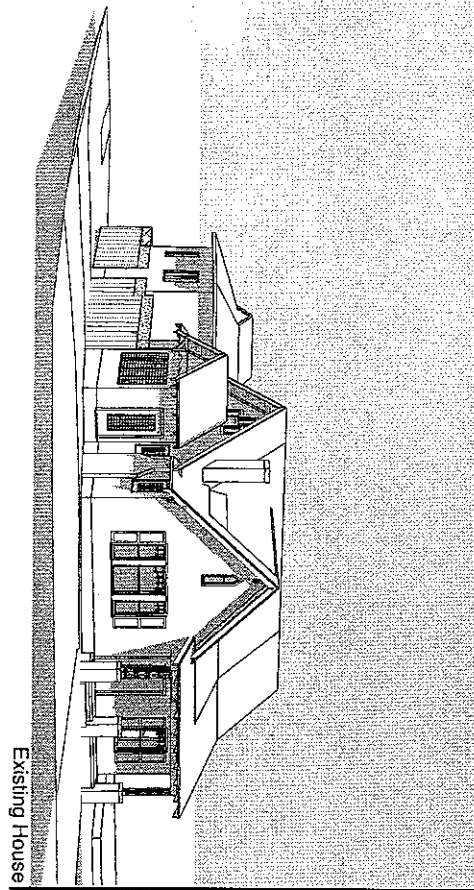
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7/2010 10:55:22

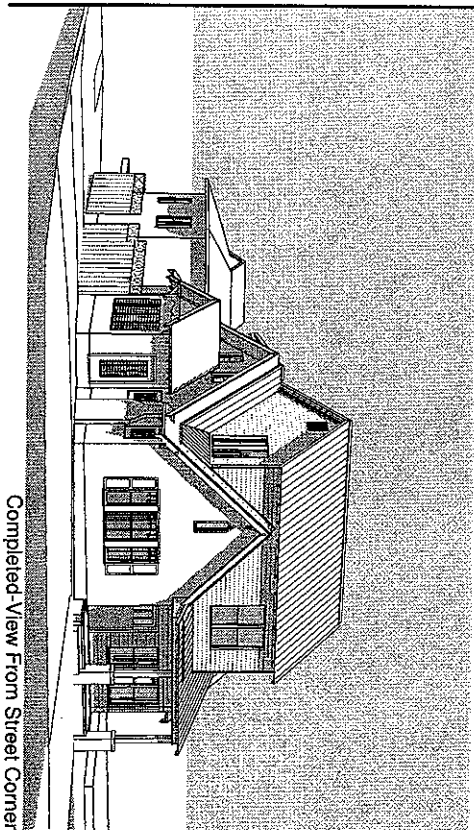
ORIGINAL PLANS

700 LANDON LN

10/27/2010



Existing House



Completed-View From Street Corner

**700 LANDON LANE
RENOVATION/SECOND FLOOR ADDITION**

OWNER
Jennifer Maynard and Kevin Lashus
700 Landon Lane
Austin, TX 78705

PROPERTY
Subdivision: Country Club Lambs
Lot: 22
GIS Zoning Classification: SF-3-CO-1P

Sheet Number	Sheet List	Sheet Name
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A-001	Cover	
A-002	Selback Planes	
A-003	Perspective Views	
A-004	Neighborhood Photos	
A-100	Architectural Site Plan	
A-101	Ground Level Plan	
A-102	Second Level Plan	
A-201	Elevation	
A-202	Elevation	
A-203	Elevation	
A-204	Elevation	
D-101	Demolition Plan	
D-102	Demolition Plan	
D-201	Demolition Elevation	
D-202	Demolition Elevation	
D-203	Demolition Elevation	
D-204	Demolition Elevation	

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

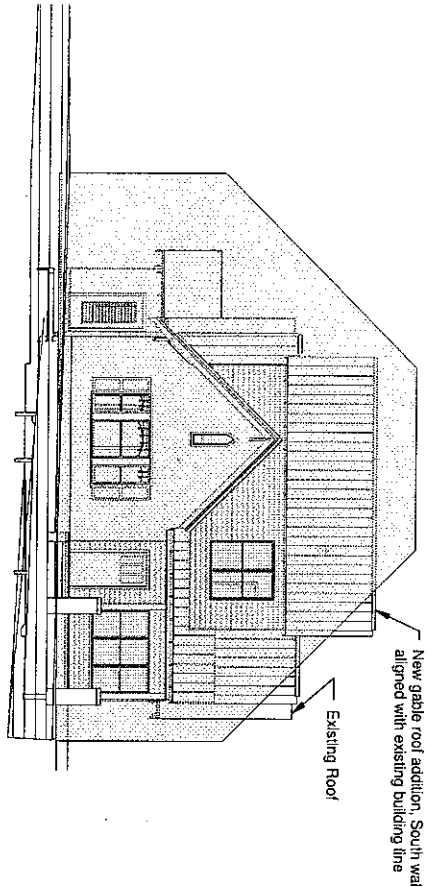
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Cover

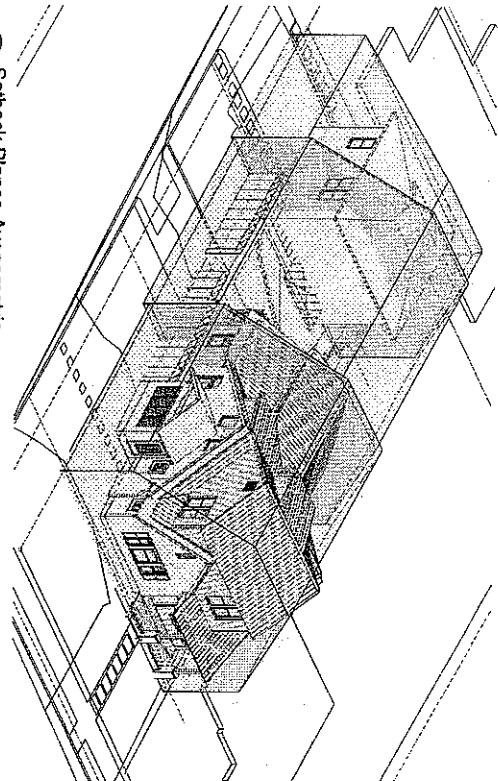
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Date 10-27-2010
Scale

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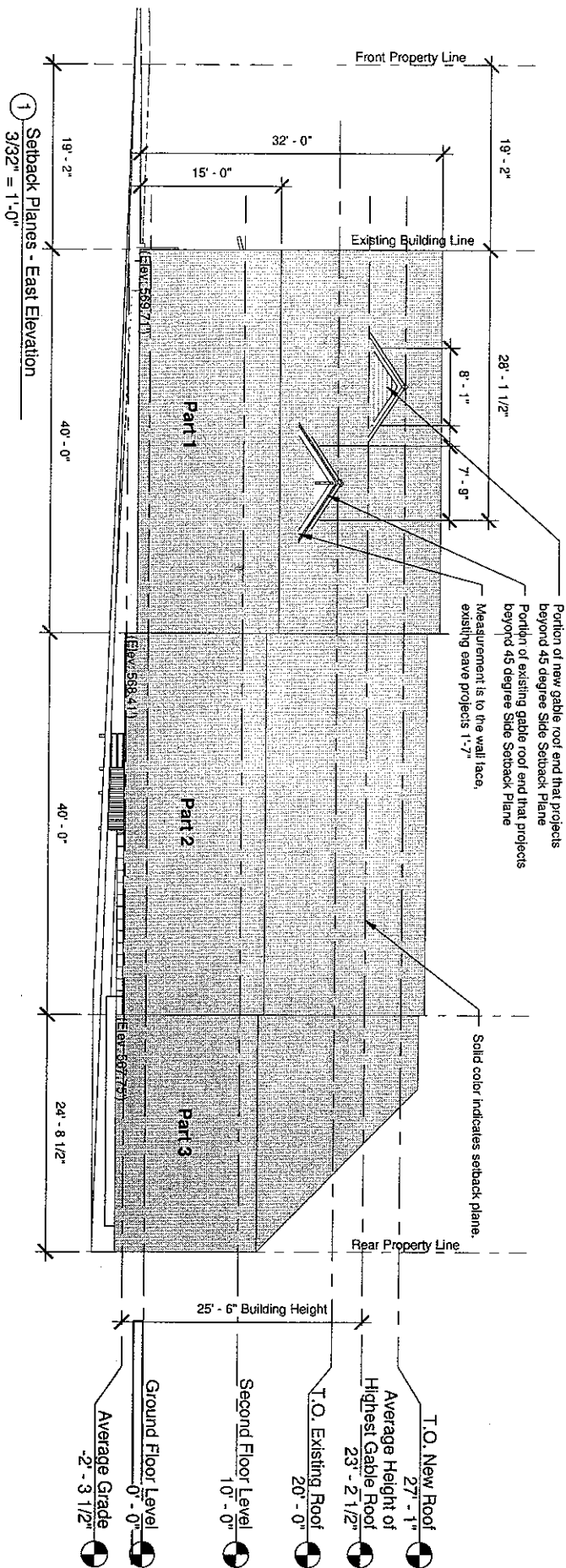
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3 Setback Planes-South Elevation



2 Setback Planes-Axonometric



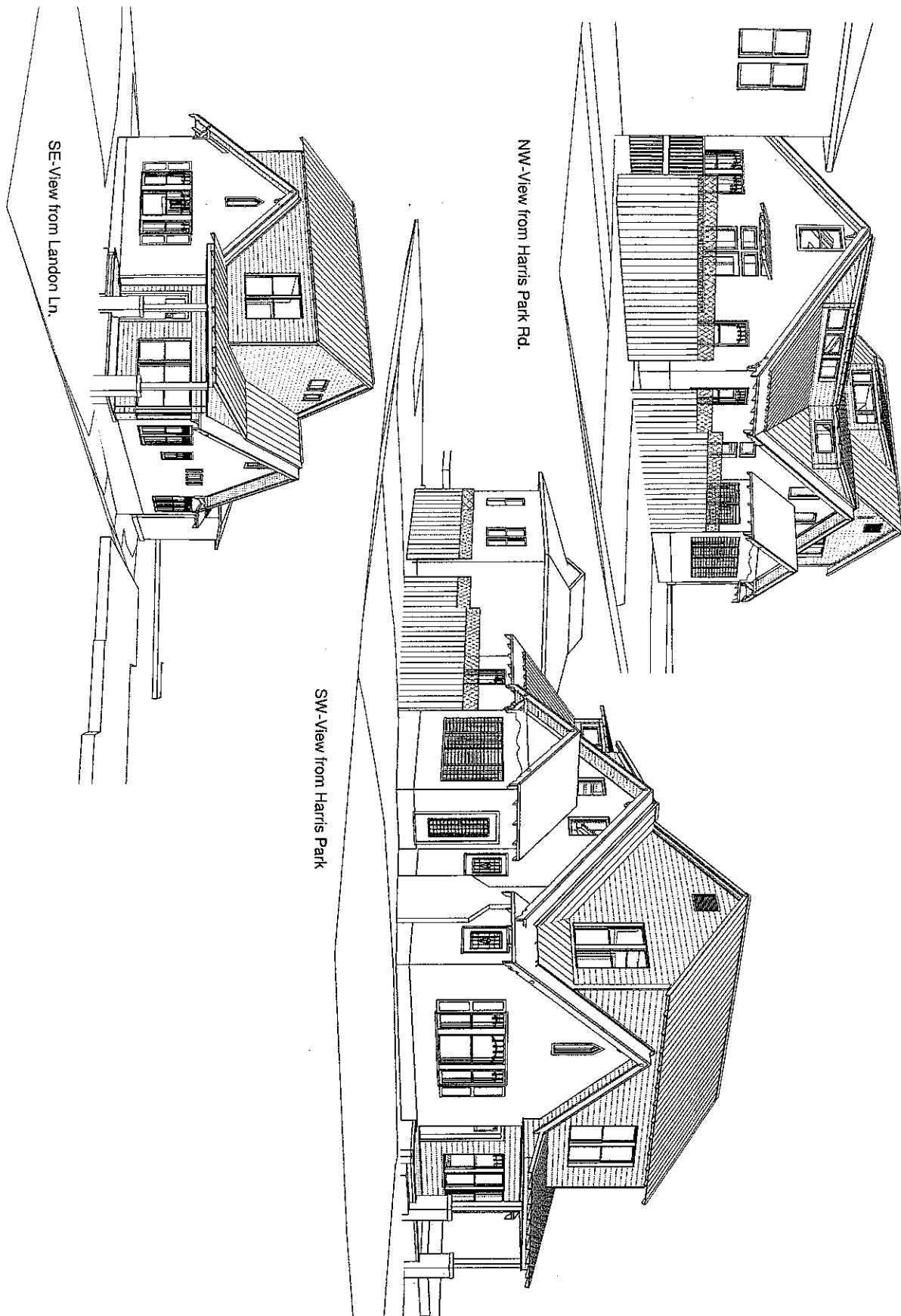
Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Setback Planes	
Project No.	2010.01
Date	10-27-2010
Scale	3/32" = 1'-0"
A-002	

10/27/2010 9:50:13 AM



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4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Perspective Views

Project No. 2010.01

Date 10-27-2010

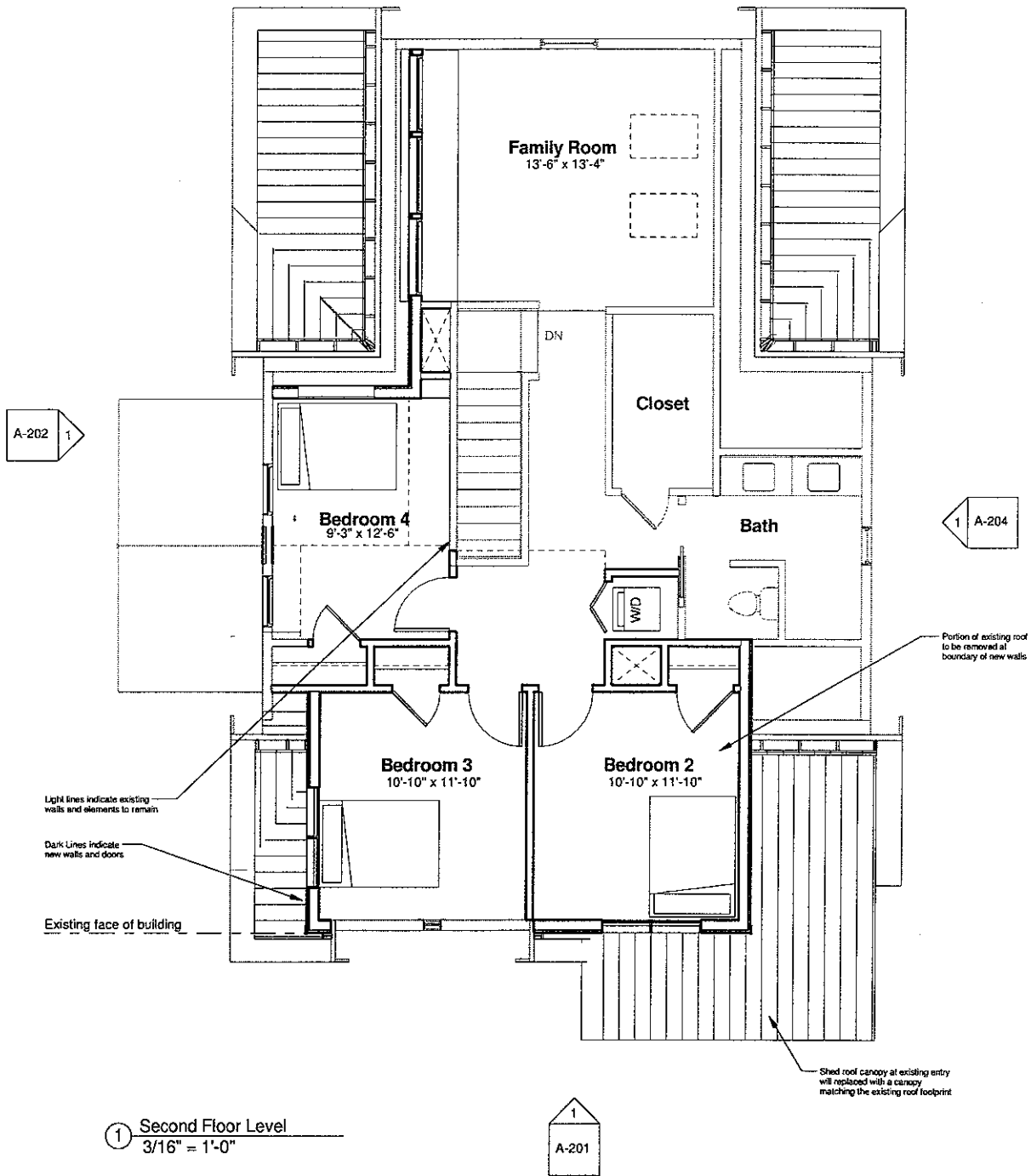
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A-003

10/27/2010 9:50:17 AM

A-203

1



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Second Level Plan

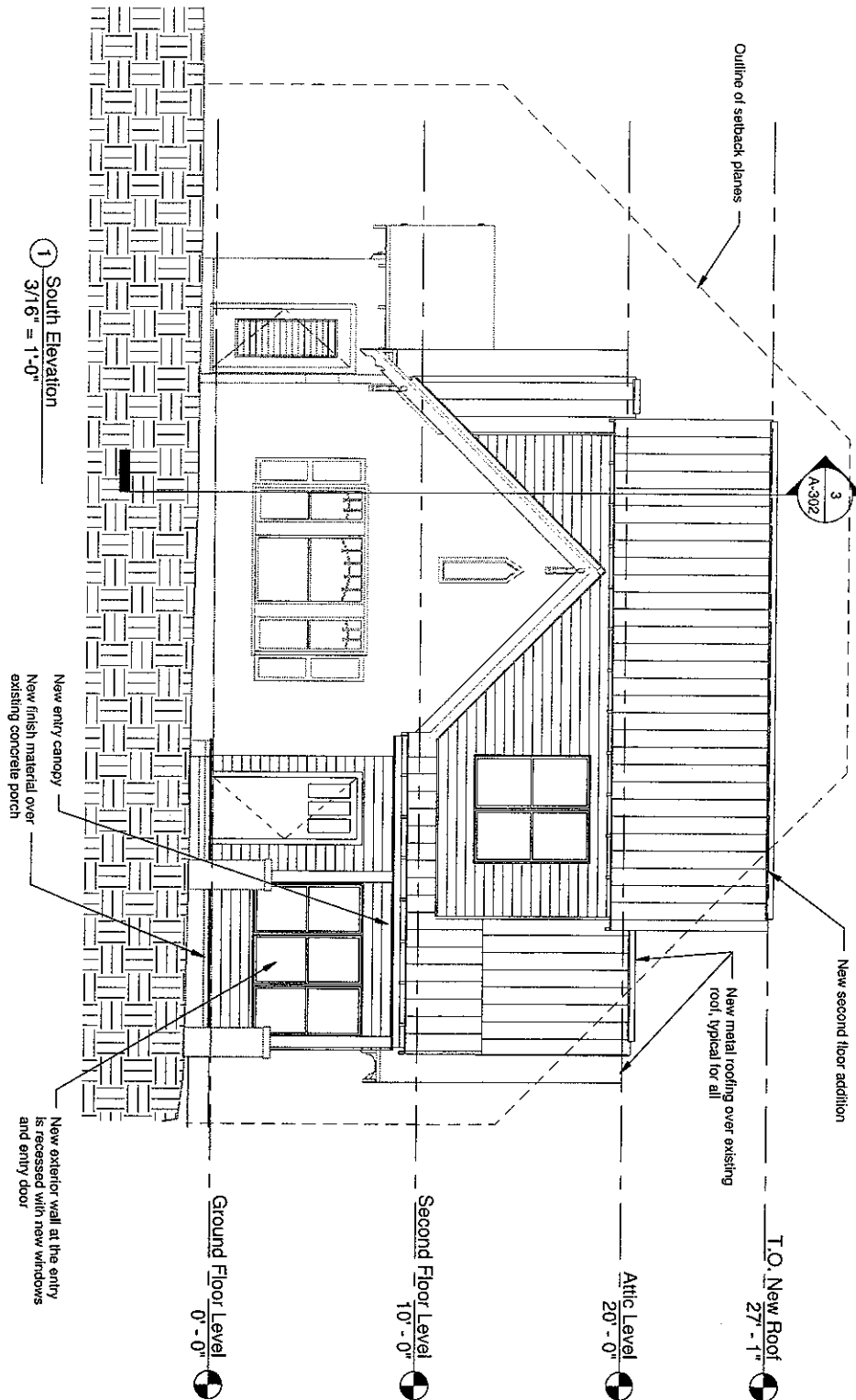
Project No. 2010.01

Date 10-27-2010

Scale 3/16" = 1'-0"

A-102

10/27/2010 9:25:38 AM



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Elevation

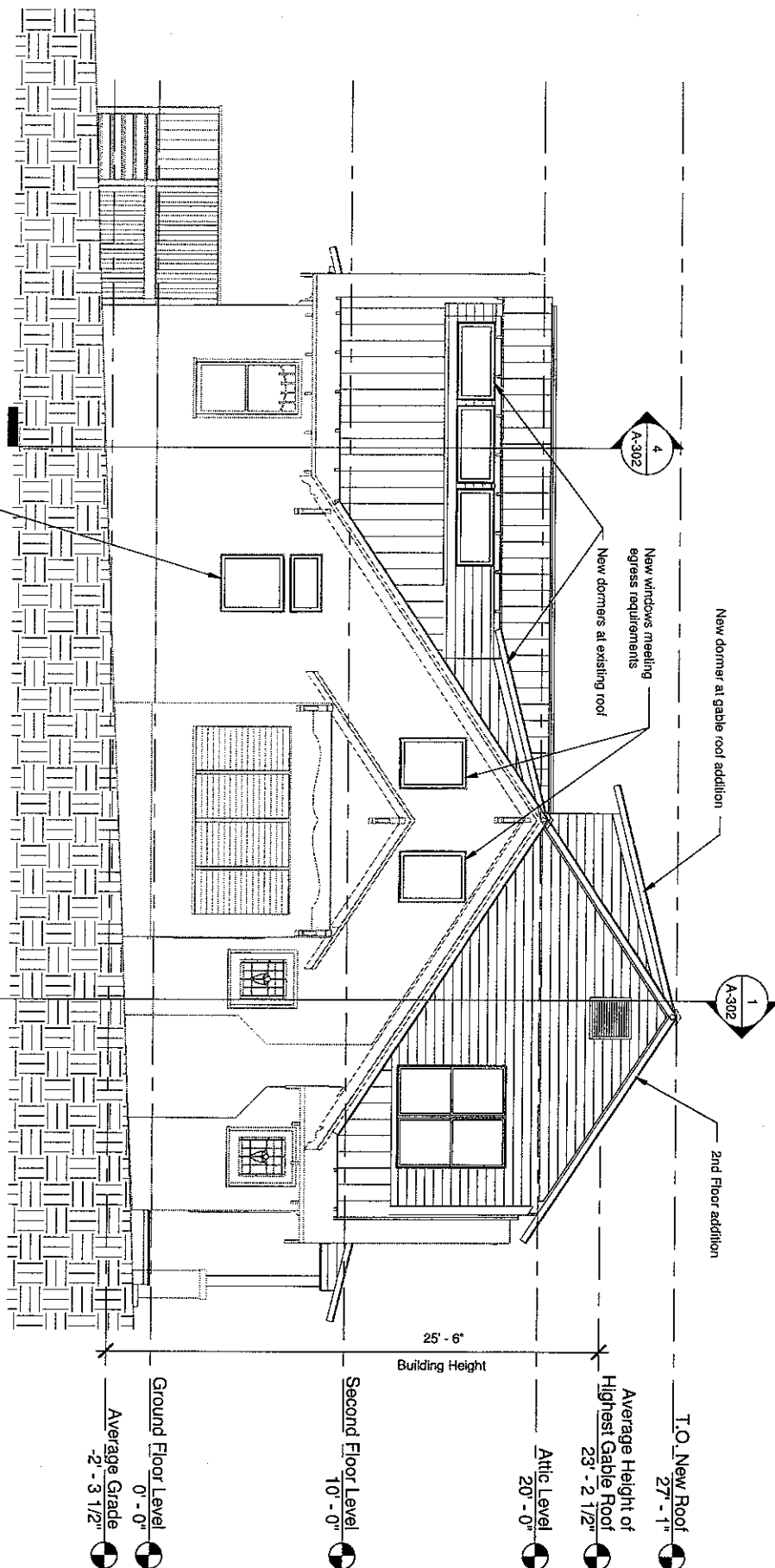
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Date 10-27-2010
Scale 3/16" = 1'-0"

A-201

10/27/2010 9:50:25 AM

① West Elevation
3/16" = 1'-0"

New windows at remodeled kitchen



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

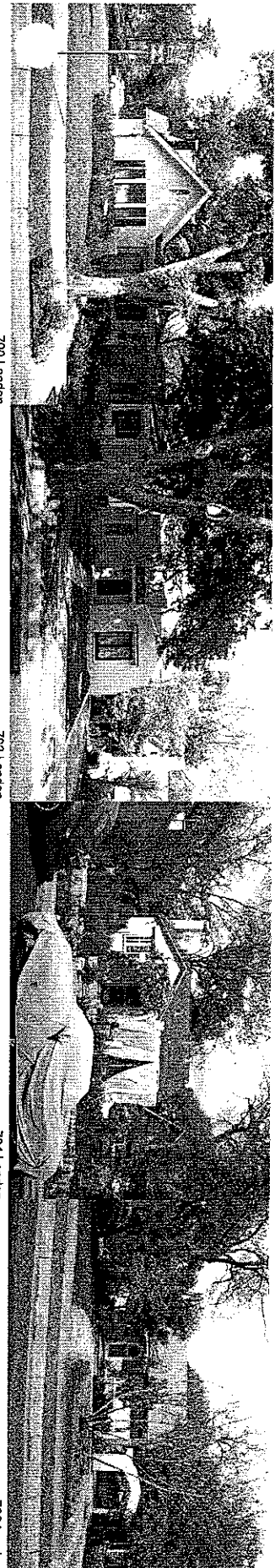
ZONING SUBMITTAL

Elevation

Project No. 2010.01
Date 10-27-2010
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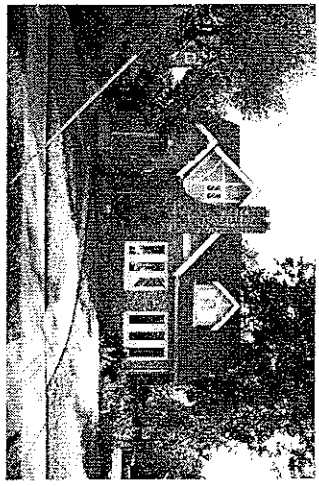


700 Landon

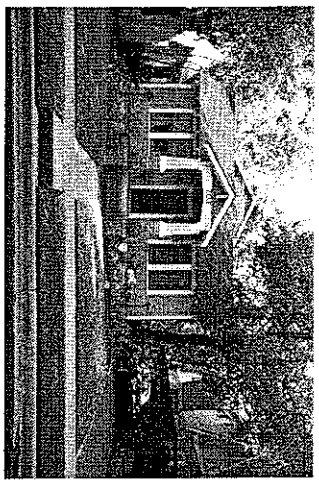
702 Landon

704 Landon

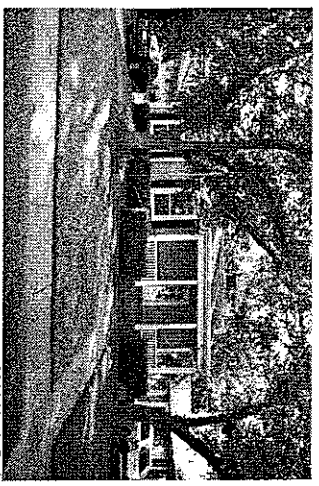
706 Landon



701 Landon



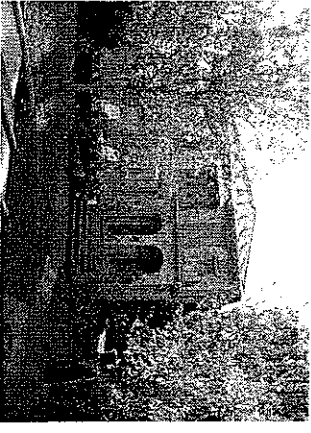
703 Landon



3300 Harris Park



3302 Harris Park



3306 Harris Park



3308 Harris Park



3310 Harris Park



3312 Harris Park

Dan Grube, J.A. LEE, AP
4814B Red Bull, P.O. Box 787051

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

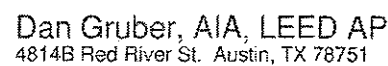
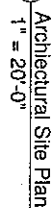
ZONING SUBMITTAL

Neighborhood Photos

Project No.	2010.01
Date	10-27-2010
Scale	

A-004

10/27/2010 10:50:17 AM



700 Landon Lane, Austin TX 78705

Architectural Site Plan

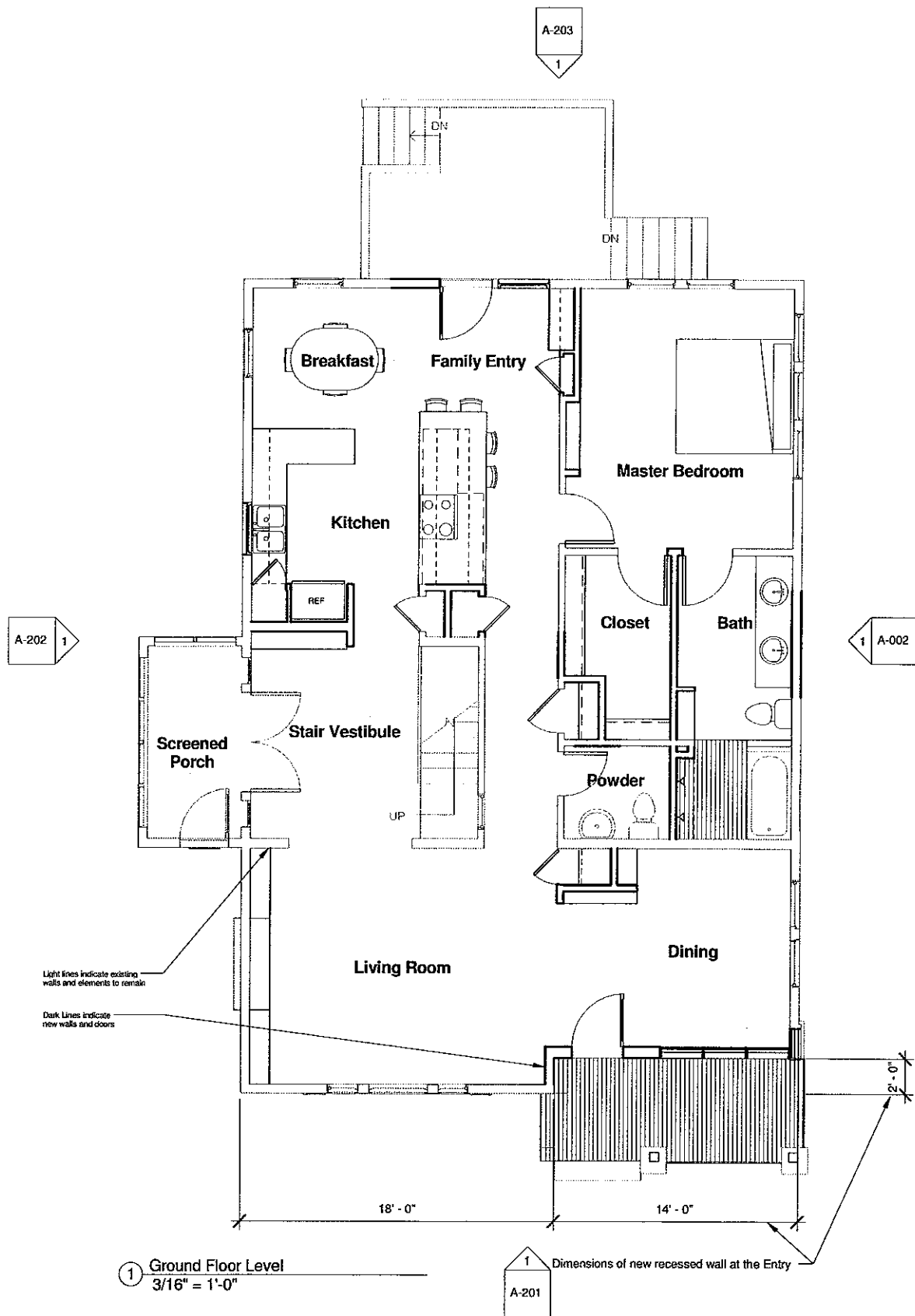
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Date	10-27-2010
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Scale 1" = 20'-0"

A-100

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Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

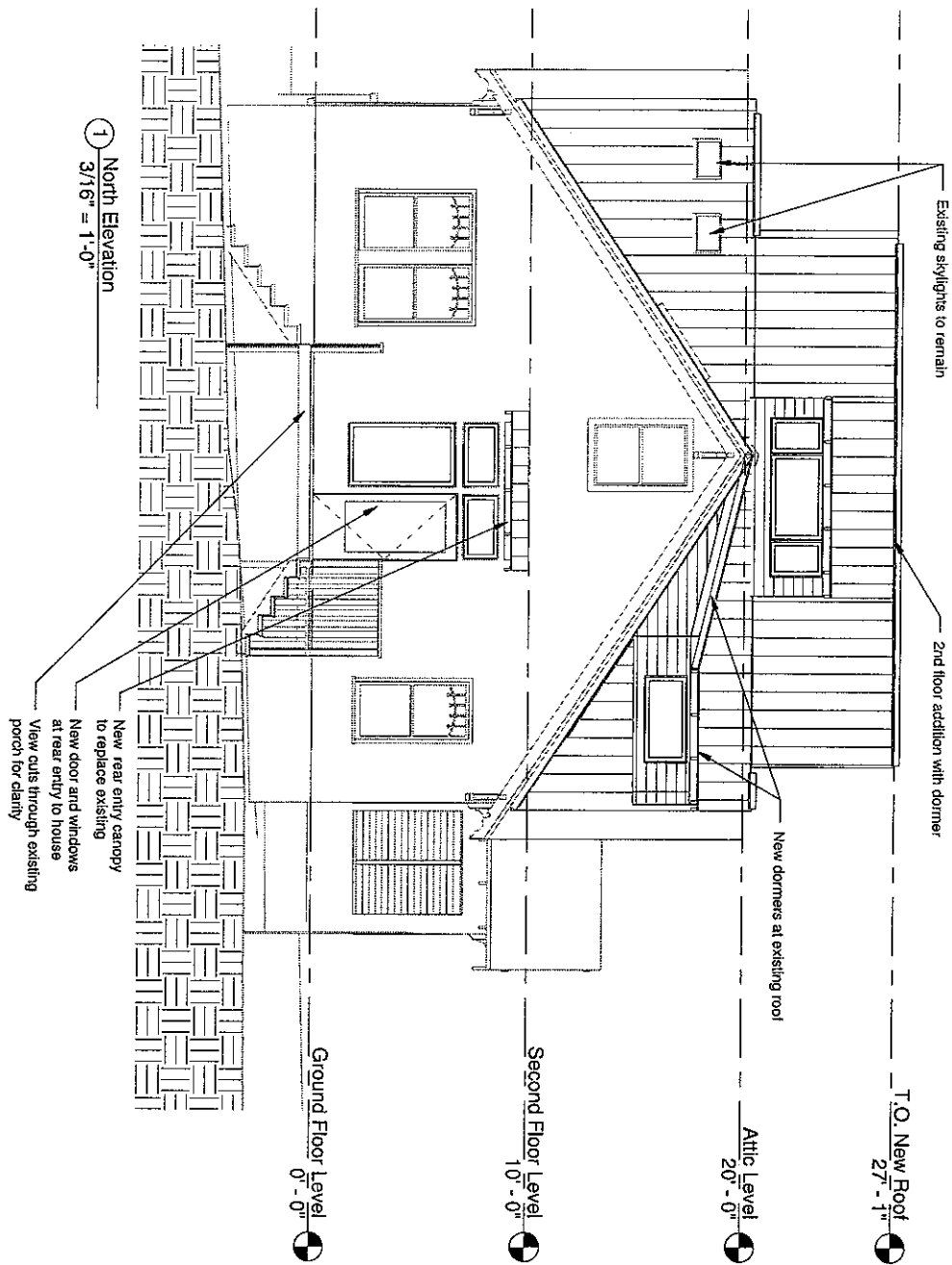
ZONING SUBMITTAL

Ground Level Plan

Project No. 2010.01
Date 10-27-2010
Scale 3/16" = 1'-0"

A-101

10/29/2010 9:17:37 AM



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Elevation

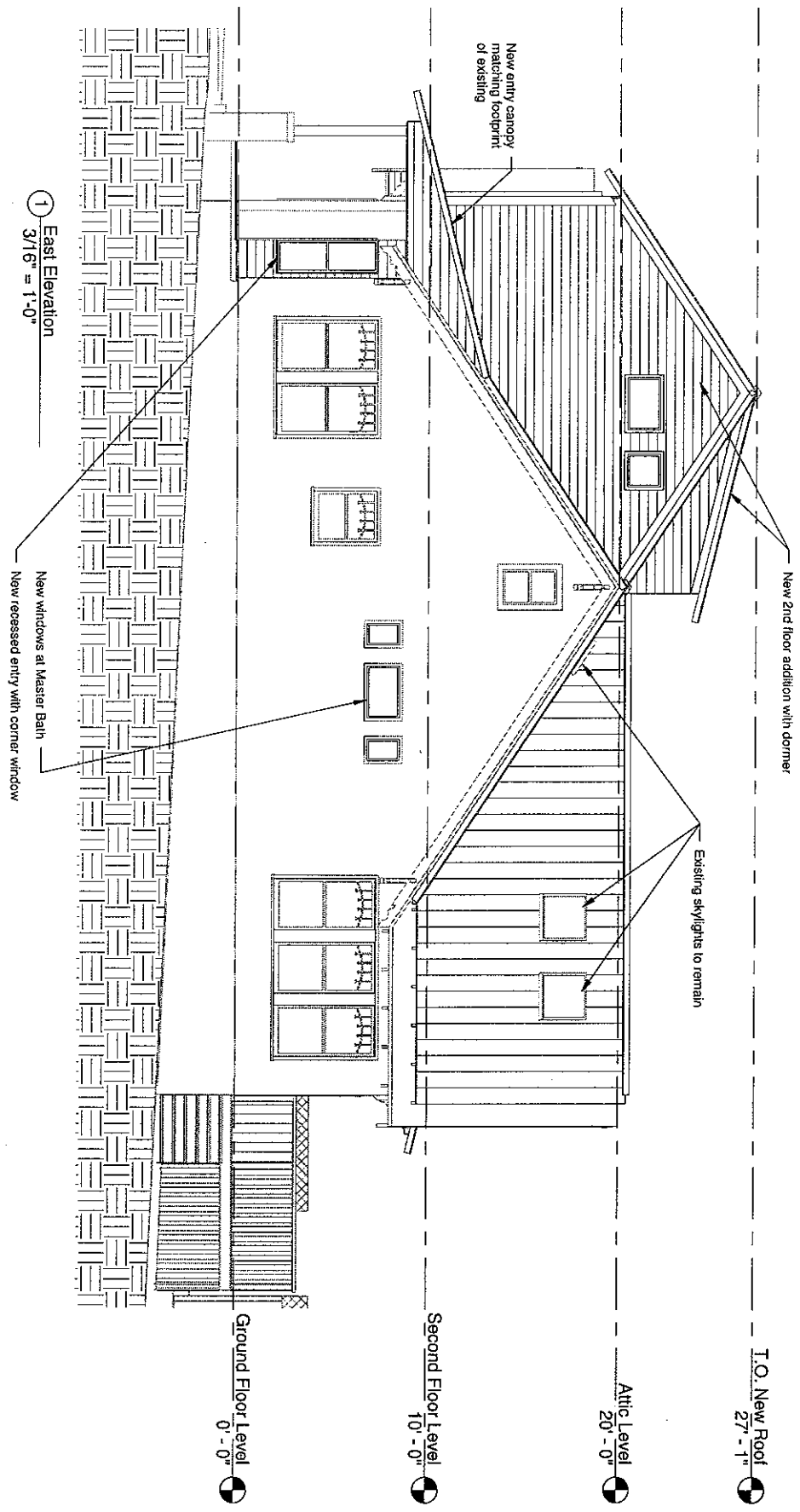
Project No. 2010.01

Date 10-27-2010

Scale 3/16" = 1'-0"

A-203

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AM



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

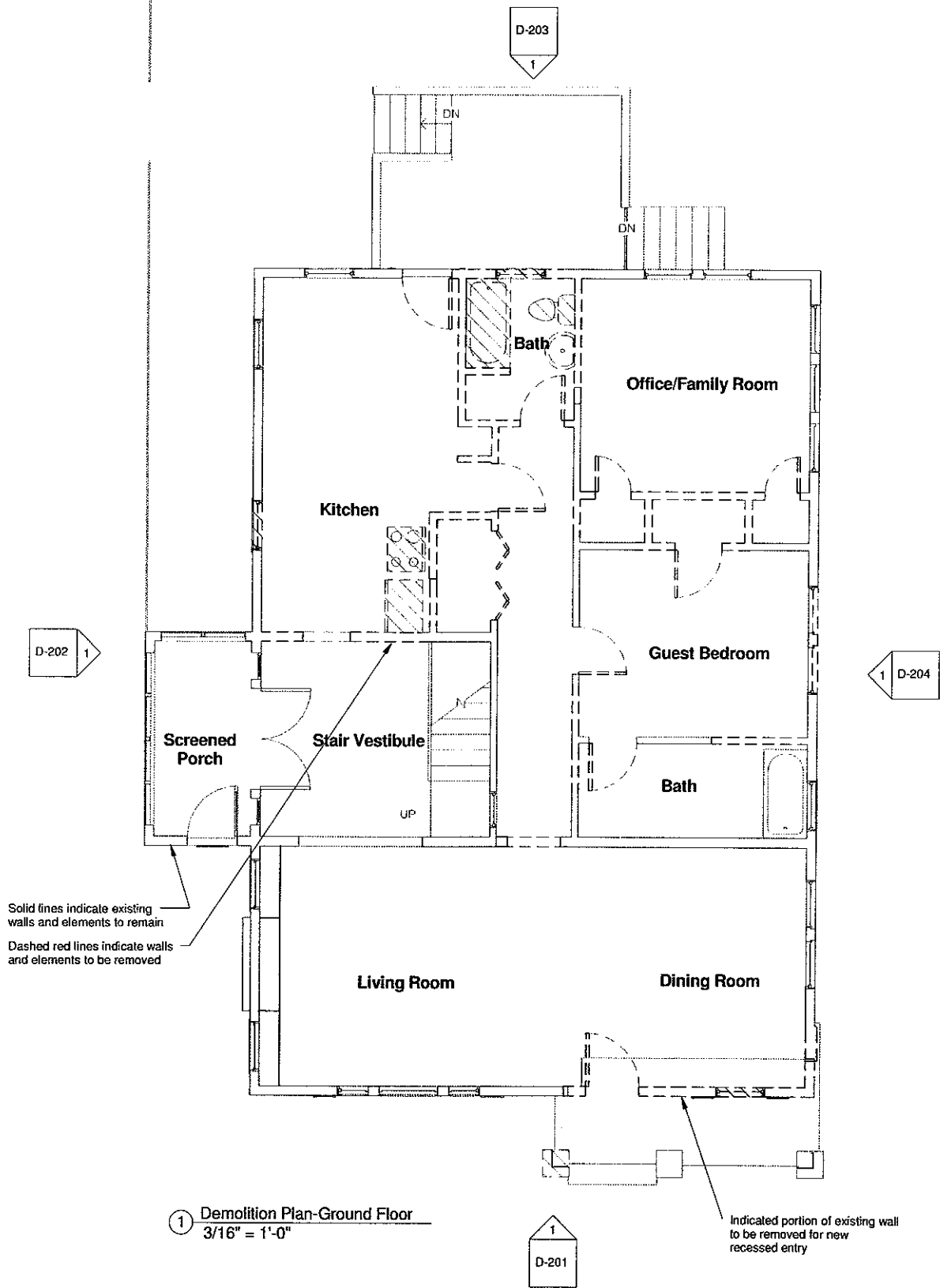
Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Elevation	
Project No.	2010.01
Date	10-27-2010
Scale	3/16" = 1'-0"

A-204

10/27/2010 9:51:04 AM



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Demolition Plan

Project No. 2010.01

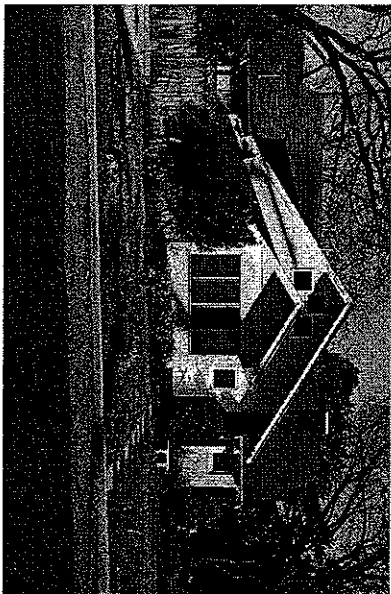
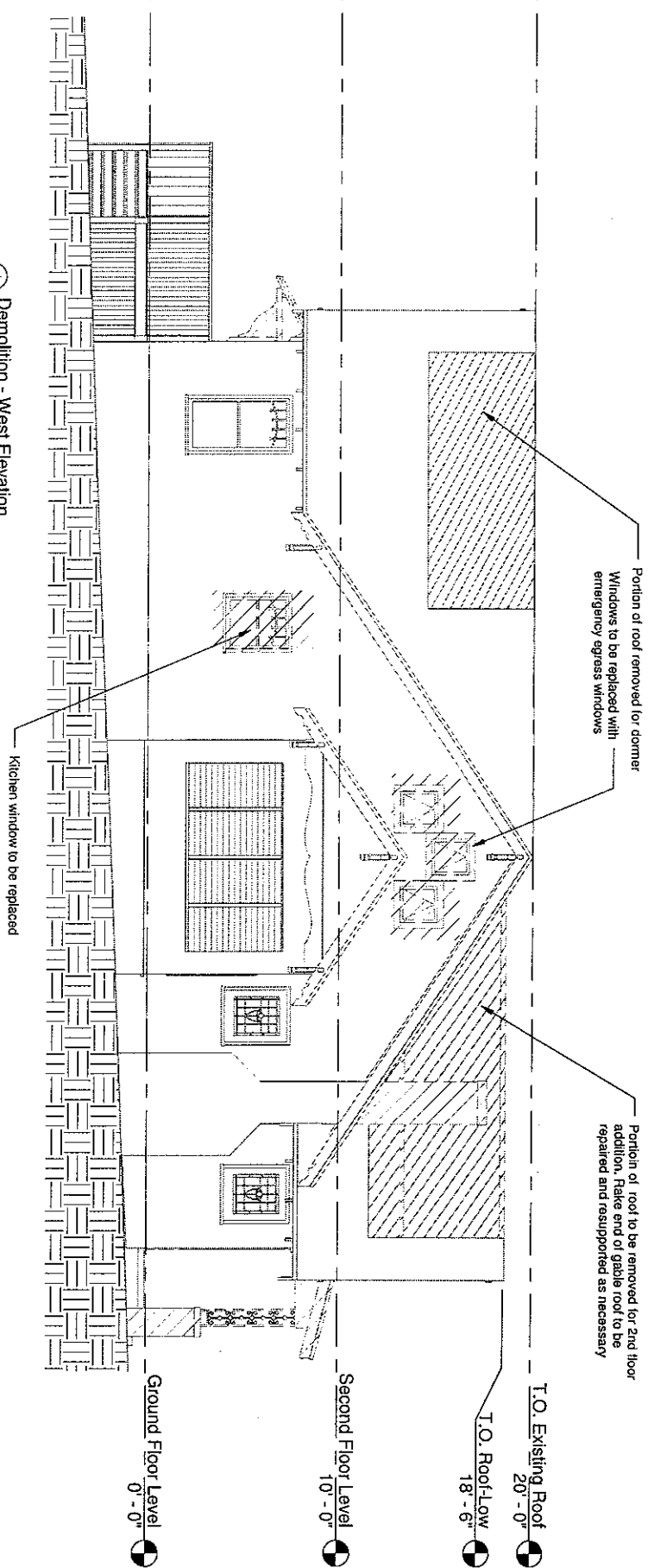
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D-101

10/29/2010 9:17:39 AM

① Demolition - West Elevation
3/16" = 1'-0"



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

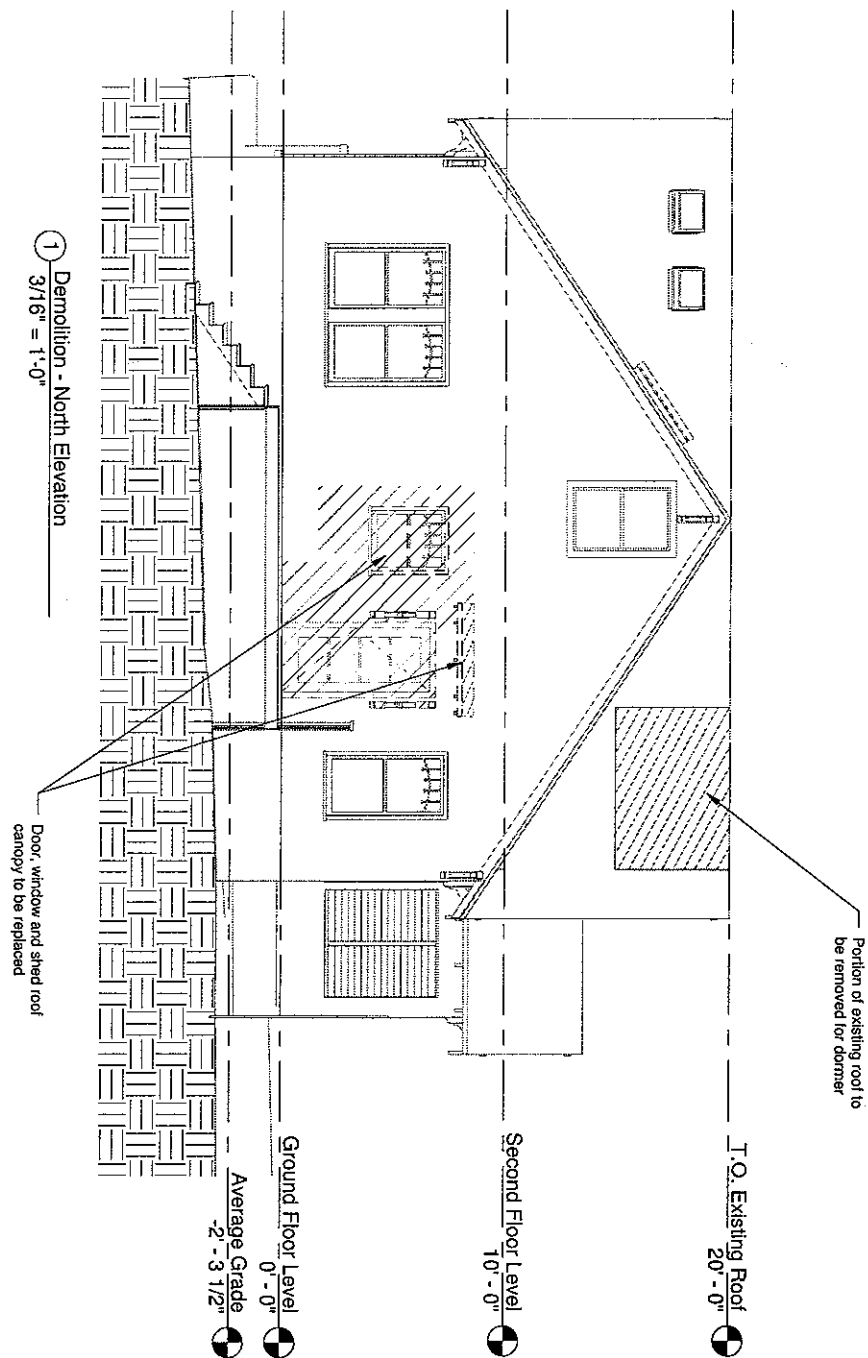
ZONING SUBMITTAL

Demolition Elevation

Project No. 2010.01
Date 10-27-2010
Scale 3/16" = 1'-0"

D-202

10/27/2010 9:51:10 AM



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

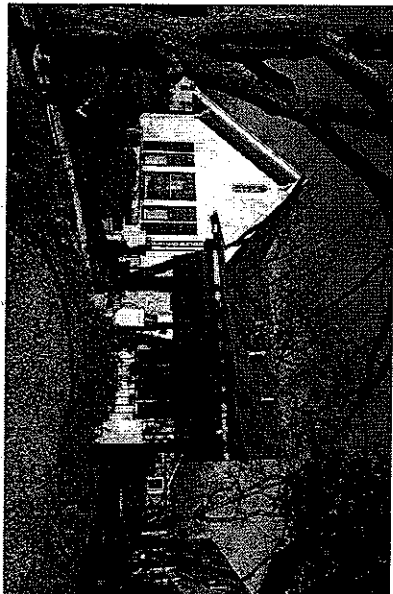
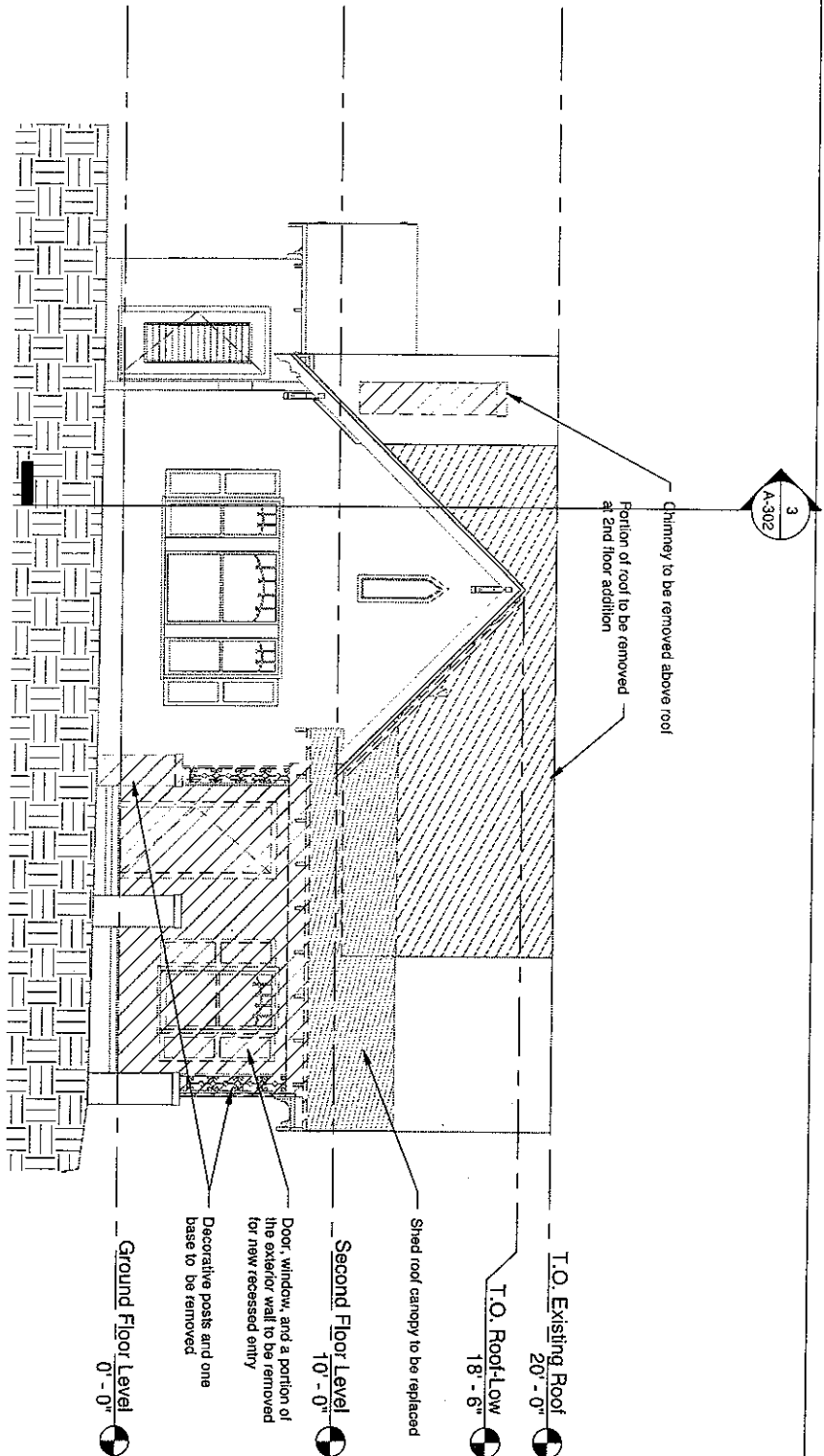
Demolition Elevation

Project No. 2010.01
Date 10-27-2010
Scale 3/16" = 1'-0"

D-203

10/27/2010 9:51:12 AM

① Demolition - South Elevation
3/16" = 1'-0"



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Demolition Elevation

Project No. 2010.01
Date 10-27-2010
Scale 3/16" = 1'-0"

D-201

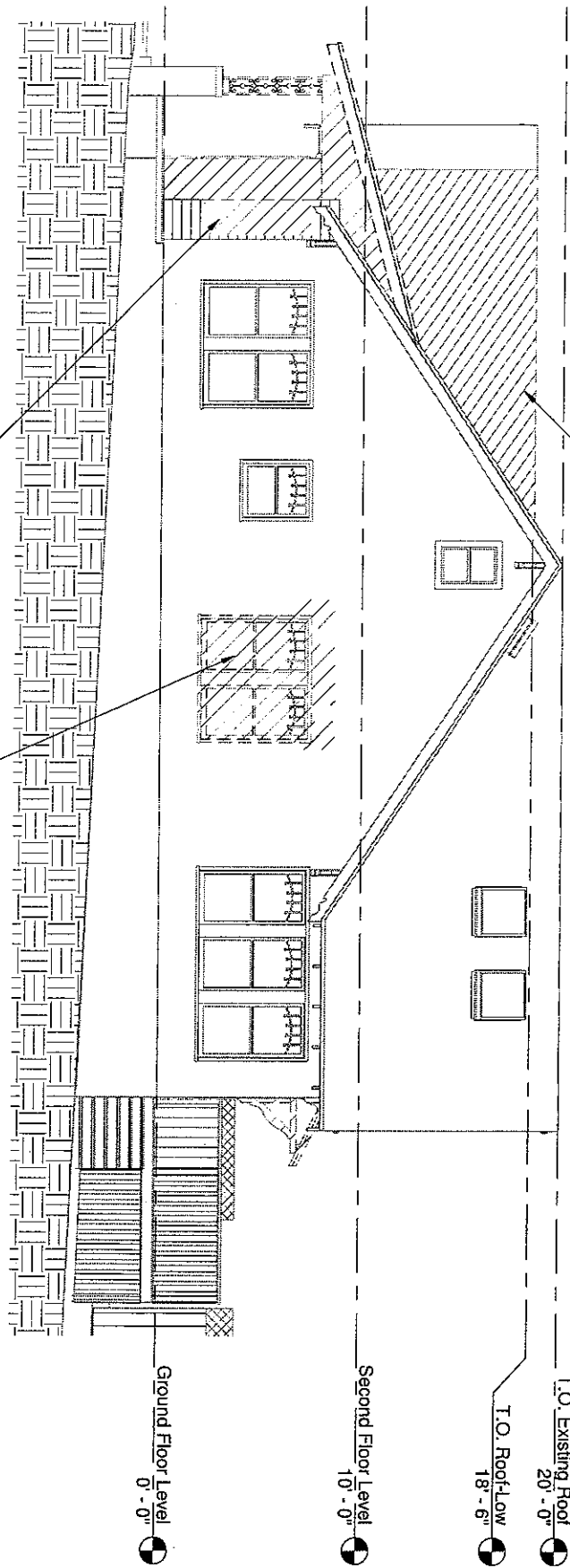
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① Demolition - East Elevation
3/16" = 1'-0"

Portion of existing wall to be removed for new recessed entry

Windows to be replaced

Portion of roof to be removed for 2nd floor addition



Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Demolition Elevation

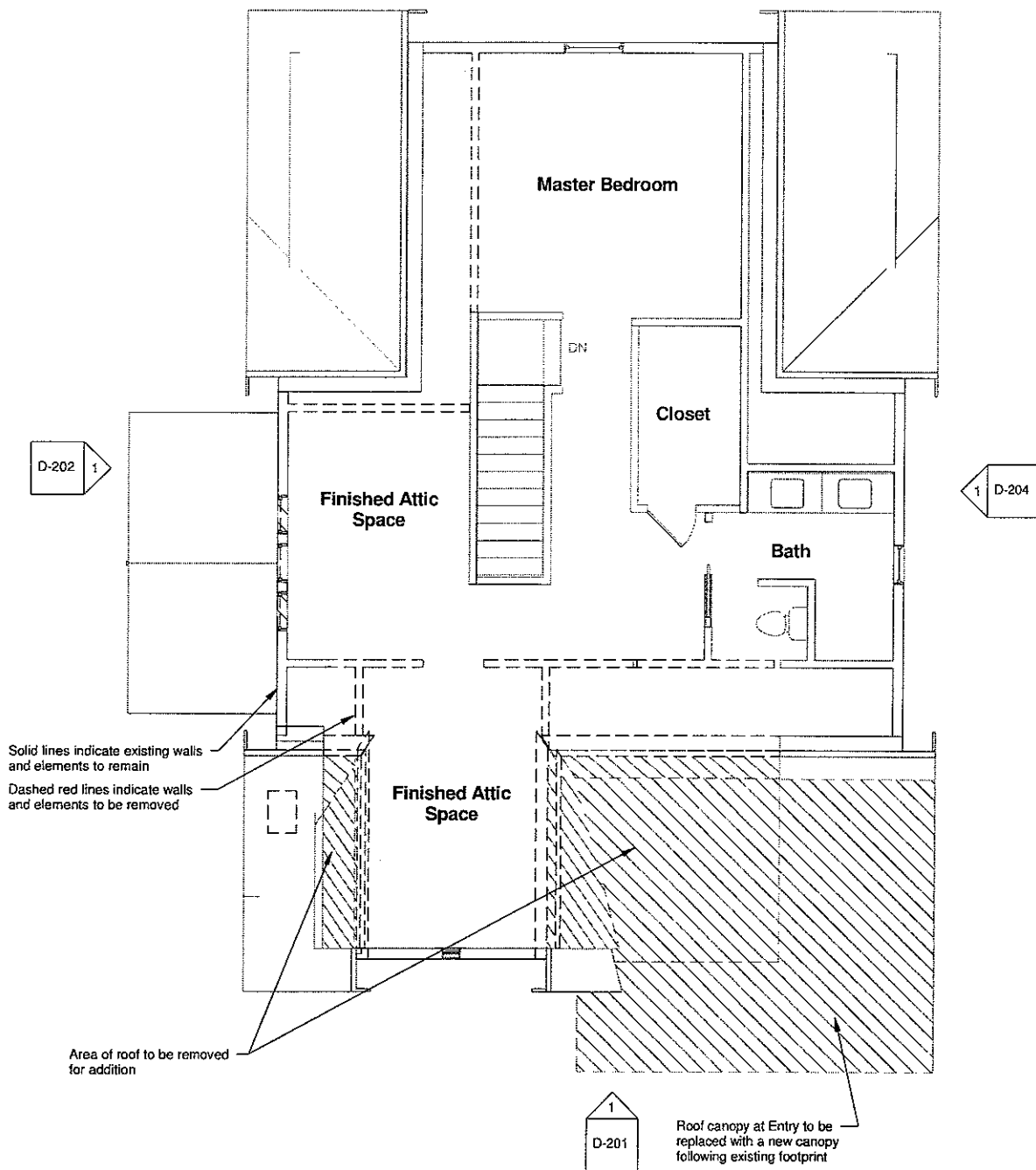
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D-204

10/27/2010 9:51:14 AM

D-203

1



① Demolition Plan-Second Floor
3/16" = 1'-0"

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Demolition Plan

Project No. 2010.01
Date 10-27-2010
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D-102

10/27/2010 9:25:41 AM



700 Landon

702 Landon

704 Landon

706 Landon



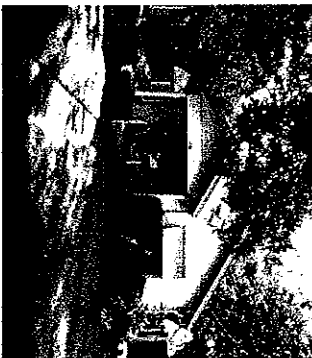
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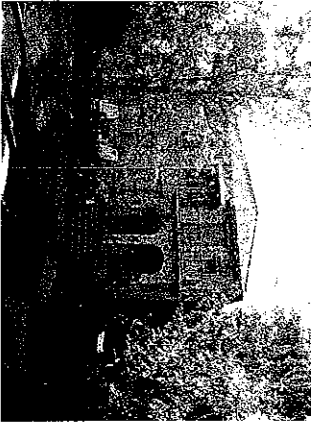
703 Landon



3300 Harris Park



3302 Harris Park



3306 Harris Park



3308 Harris Park



3310 Harris Park



3312 Harris Park

Dan Gru... AP
4814B Red Hill Rd Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Neighborhood Photos

Project No. 2010.01

Date 9-15-2010

Scale

A-004

9/16/2010 4:45:03 PM

TaxNetUSA: Travis County

Property ID Number: 210538 Ref ID2 Number: 02160701220000

Owner's Name **MAYNARD JENNIFER A & KEVIN R LASHUS**Mailing Address 700 LONDON LN
AUSTIN, TX 78705-2522

Location 700 LONDON LN 78705

Legal LOT 22 OLT 7 DIV C COUNTRY CLUB LAWNS

Property Details

Deed Date 03232007

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1354

Block

Tract or Lot 22

Docket No. 2007053413TR

Abstract Code S03397

Neighborhood Code Z7050

Value Information**2010 Preliminary**

Land Value 250,000.00

Improvement Value 358,215.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 608,215.00

10% Cap Value 0.00

Total Value 608,215.00

Data up to date as of 2010-09-01**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		608,215.00	608,215.00	608,215.00	608,215.00
01	AUSTIN ISD	1.202000	608,215.00	593,215.00	608,215.00	608,215.00
02	CITY OF AUSTIN	0.420900	608,215.00	608,215.00	608,215.00	608,215.00
03	TRAVIS COUNTY	0.421500	608,215.00	486,572.00	608,215.00	608,215.00
2J	TRAVIS CO HEALTHCARE DIST	0.067400	608,215.00	486,572.00	608,215.00	608,215.00
68	AUSTIN COMM COLL DIST	0.094600	608,215.00	602,133.00	608,215.00	608,215.00

Improvement Information

Improvement ID	State Category	Description
171902	A1	1 FAM DWELLING
171903	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
171902	199344	1ST	1st Floor	WP5+	1931	1,472
171902	4114499	1/2	Half Floor	WP5+	1931	708
171902	4114500	512	DECK UNCOVERED	*5+	2006	100
171902	4114501	631	PORCH CLOS UNFIN	*5+	1931	72
171902	4114507	011	PORCH OPEN 1ST F	*5+	1931	42
171902	4114508	095	HVAC RESIDENTIAL	**	1931	2,180
171902	4114509	251	BATHROOM	**	1931	2
171903	199345	1ST	1st Floor	WA5-	1945	176

171903	199346	2ND	2nd Floor	WA5-	1945	528
171903	803066	011	PORCH OPEN 1ST F	*5-	1945	60
171903	803067	031	GARAGE DET 1ST F	WA5-	1945	352
171903	803068	251	BATHROOM	**	1945	1
171903	803069	413	STAIRWAY EXT	A*	1945	1

Total Living Area 2,884

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
208074	LAND	A1	T	0.135	0	0	5,900

Parcel #	Address	HOUSE SF	LOT SIZE SF	FAR
217060907	509 HARRIS AVE	996	5,132	0.194
217060908	511 HARRIS AVE	1,728	5,131	0.337
217060909	3308 LIBERTY ST	1,474	6,344	0.232
217060910	3306 LIBERTY ST	2,074	6,852	0.303
217060914	3304 LIBERTY ST	1,532	6,879	0.223
217060911	3302 LIBERTY ST	1,224	5,028	0.243
217060902	3219 DUVAL	2,866	22,216	0.129
217060901	3215 DUVAL ST	4,880	58,276	0.084
215051401	600 E 32 ST	1,861	25,219	0.074
217061301	3209 LIBERTY ST	2,308	6,329	0.365
217061302	3211 LIBERTY ST	2,486	6,270	0.396
217061303	3213 LIBERTY ST	2,100	6,397	0.328
217061304	3215 LIBERTY ST	2,590	6,297	0.411
217061305	3217 LIBERTY ST	1,813	6,350	0.286
217061306	3219 LIBERTY ST	955	6,350	0.15
217061307	3301 LIBERTY ST	2,108	6,363	0.331
217061308	3303 LIBERTY ST	1,602	6,363	0.252
217061309	3305 LIBERTY ST	1,112	6,275	0.177
217061310	3307 LIBERTY ST	1,471	6,376	0.231
217061311	3309 LIBERTY ST	1,260	6,341	0.199
217061312	601 HARRIS AVE	1,294	7,461	0.173
217061313	603 1/2 HARRIS AVE	1,465	6,729	0.218
217061314	3312 HARRIS PARK AVE	2,959	7,897	0.375
217061315	3310 HARRIS PARK AVE	2,561	6,344	0.404
217061316	3308 HARRIS PARK AVE	1,610	6,447	0.25
217061317	3306 HARRIS PARK AVE	2,874	6,295	0.457
217061318	3304 HARRIS PARK AVE	1,729	6,365	0.272
217061319	3302 HARRIS PARK AVE	1,398	6,295	0.222
217061320	3300 HARRIS PARK AVE	1,569	6,374	0.246
217061321	3218 HARRIS PARK AVE	2,137	6,442	0.332
217061322	3216 HARRIS PARK AVE	1,342	6,329	0.212
217061323	3214 HARRIS PARK AVE	1,122	6,374	0.176
217061324	3212 HARRIS PARK AVE	1,134	6,374	0.178
217061325	3210 HARRIS PARK AVE	1,453	6,329	0.23
217061326	3208 HARRIS PARK AVE	1,434	6,374	0.225
215051403	3206 HARRIS PARK AVE	1,626	6,374	0.255
215051404	3204 HARRIS PARK AVE	1,112	6,077	0.183
215051406	3202 HARRIS PARK AVE	1,339	5,885	0.228
215051405	3200 HARRIS PARK AVE	1,930	7,080	0.273
215060301	700 E 32 ST	2,272	7,090	0.32
215060302	3203 HARRIS PARK AVE	2,064	7,036	0.293
215060303	3205 HARRIS PARK AVE	1,453	6,984	0.208
215060304	3207 HARRIS PARK AVE	1,598	7,109	0.225
215060305	3209 HARRIS PARK AVE	1,226	6,984	0.176
215060306	3211 HARRIS PARK AVE	1,975	7,109	0.278
215060307	3213 HARRIS PARK AVE	998	7,016	0.142

House SF Lot Size SF FAR

215060328	3200 FAIRFAX WALK	1,665	7,261	0.229
215060327	3202 FAIRFAX WALK	1,664	7,126	0.234
215060326	3204 FAIRFAX WALK	1,053	7,150	0.147
215060325	3206 FAIRFAX WALK	2,836	7,194	0.394
215060324	3208 FAIRFAX WALK	1,262	7,120	0.177
215060323	3210 FAIRFAX WALK	1,700	7,244	0.235
215060322	3212 FAIRFAX WALK	1,944	7,177	0.271
215060320	714 E 32 ST	3,268	12,217	0.267
215060333	3207 FAIRFAX WALK	3,078	8,929	0.345
215060334	3211 FAIRFAX WALK	3,300	10,890	0.303
215060321	3215 FAIRFAX WALK	5,575	21,780	0.256
215060332	3203 FAIRFAX WALK	2,872	20,778	0.138
215060317	719 LONDON LN	2,028	17,466	0.116
215060316	717 LONDON LN	1,266	6,534	0.194
215060331	715 LONDON LN	1,727	9,287	0.186
215060329	713 LONDON LN	1,306	8,064	0.162
215060313	711 LONDON LN	1,738	6,864	0.253
215060312	709 LONDON LN	2,192	6,751	0.325
215060311	707 LONDON LN	984	6,782	0.145
215060310	705 LONDON LN	1,563	6,793	0.23
215060309	703 LONDON LN	2,120	6,724	0.315
215060308	701 LONDON LN	2,474	6,802	0.364
216070122	700 LONDON LN	2,884	6,250	0.461
216070121	702 LONDON LN	1,017	6,128	0.166
216070120	704 LONDON LN	1,964	6,402	0.307
216070119	706 LONDON LN	984	8,859	0.111
216070118	708 LONDON LN	1,094	8,885	0.123
216070117	710 LONDON LN	2,055	8,861	0.232
216070116	712 LONDON LN	1,068	8,646	0.124
216070115	714 LONDON LN	962	8,727	0.11
216070114	716 LONDON LN	1,934	8,404	0.23
216070113	720 LONDON LN	1,906	18,371	0.104
216070101	3305 HARRIS PARK AVE	1,584	8,330	0.19
216070102	701 HARRIS AVE	3,364	6,907	0.487
216070103	703 HARRIS AVE	1,651	7,049	0.234
216070104	705 HARRIS AVE	1,729	7,405	0.233
216070105	707 HARRIS AVE	1,836	7,052	0.26
216070106	709 HARRIS AVE	1,650	7,164	0.23
216070107	711 HARRIS AVE	1,284	7,107	0.181
216070108	713 HARRIS AVE	1,055	7,726	0.137
216070109	715 HARRIS AVE	2,059	7,624	0.27
216070123	717 HARRIS AVE	1,131	7,517	0.15
216070124	719 HARRIS AVE	1,750	14,369	
216070438	718 HARRIS AVE	6,273	14,097	0.445
216070439	716 HARRIS AVE	1,952	7,341	0.266
216070440	714 HARRIS AVE	1,927	7,155	0.137

		House SF	Lot Size SF	FAR
216070441	712 HARRIS AVE	948	7,325	0.129
216070206	708 HARRIS AVE	3,342	7,207	0.464
216070207	706 HARRIS AVE	1,405	7,164	0.196
216070208	704 HARRIS AVE	1,245	7,262	0.171
216070209	702 HARRIS AVE	1,471	7,180	0.205
216070210	700 HARRIS AVE	1,320	7,206	0.183
216070205	709 CAROLYN AVE	1,672	11,718	0.143
216070203	705 CAROLYN AVE	1,655	9,453	0.175
216070202	703 CAROLYN AVE	2,611	7,145	0.365
216070201	701 CAROLYN AVE	2,141	7,116	0.301
217061404	609 CAROLYN AVE	2,496	7,121	0.351
216070401	713 CAROLYN AVE	1,848	7,101	0.26
216070402	715 CAROLYN AVE	2,082	7,048	0.295

702 LONDON LN 78705

701 LONDON LN

SF3-60-NP

TRY





700 LONDON LN 78705

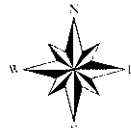


700 Landon Ln, Austin, TX 78705

10-3996

Plotted Date: 9/15/2010

-  700 Landon Ln
-  500-foot buffer
-  Basemap Lots
-  Roads



Map Scale: 1:1,800

0 50 100 200 300 400 Feet



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City of Austin - CTM - Geospatial Data Management & Analysis

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A-002

Setback Planes

Project No. 2010.01

Date 9-15-2010

Scale 3/32" = 1'-0"

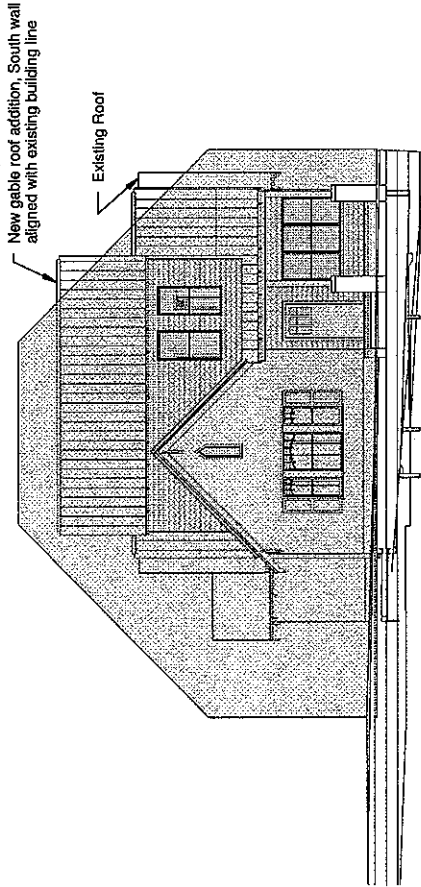
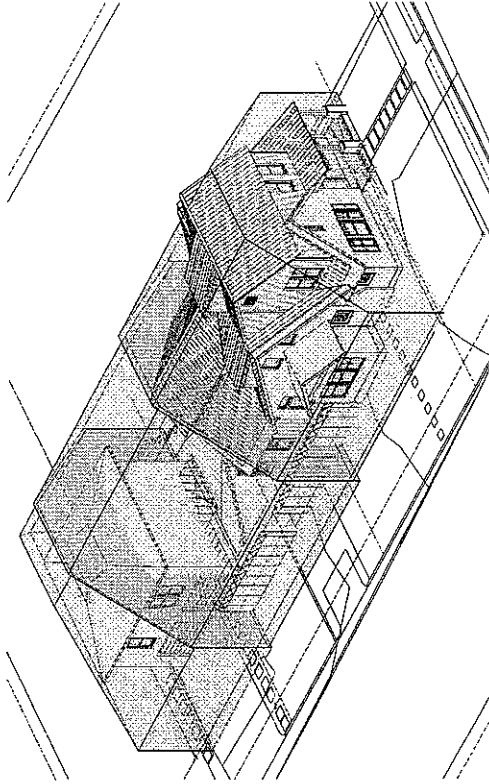
Maynard Lashus Residence

700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Dan Gruber, AIA, LEED AP

4814B Red River St. Austin, TX 78751

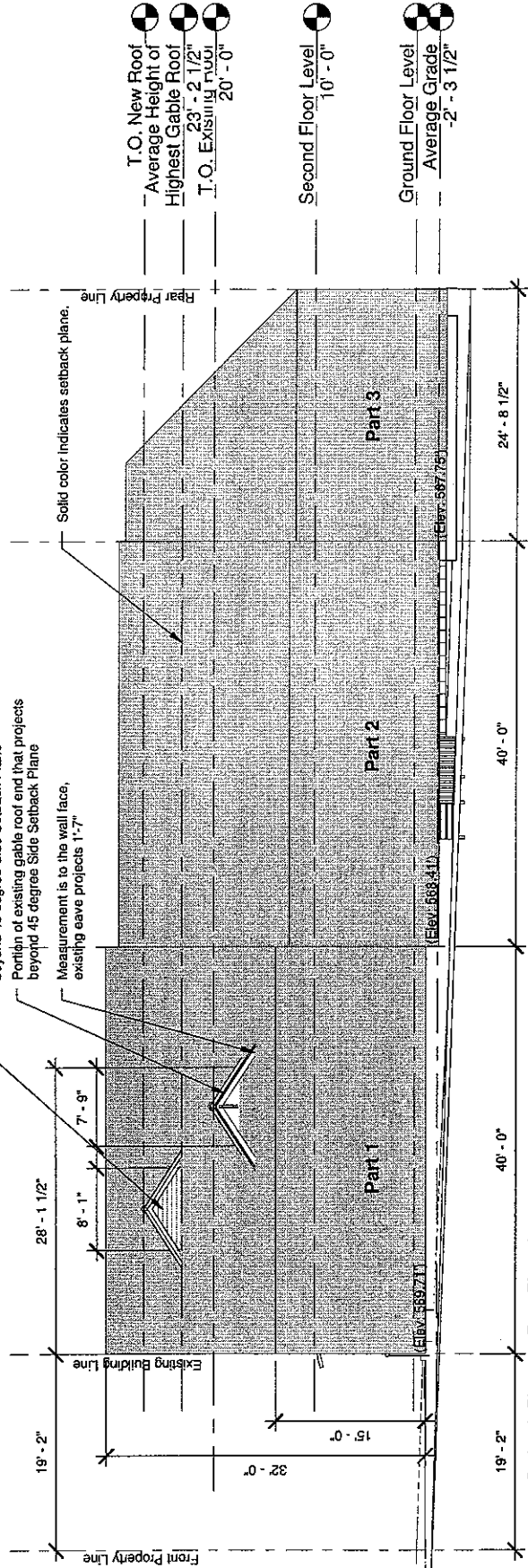


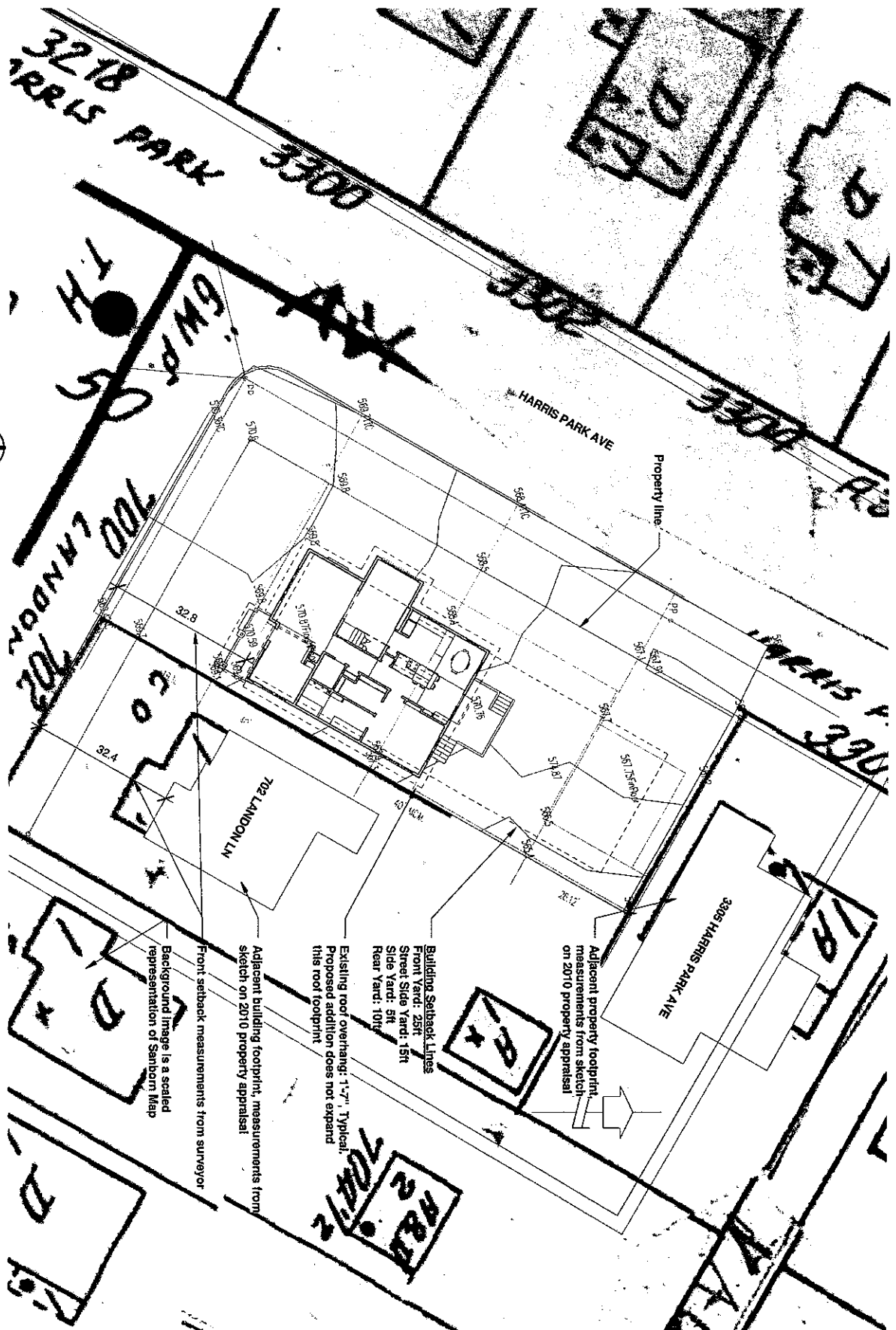
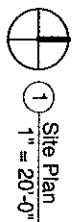
1 Setback Planes - East Elevation

Portion of new gable roof end that projects beyond 45 degree Side Setback Plane

Portion of existing gable roof end that projects beyond 45 degree Side Setback Plane

Measurement is to the wall face, existing eave projects 1'-7"





Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Architectural Site Plan

Project No. 2010.01
Date 9-15-2010
Scale 1" = 20'-0"

A-100

9/25/2010 6:05:05 PM

Permit History

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number	PA-04-3322 RA
Building Permit No.	06008212
Plat No.	Date 4/3/06
Reviewer	

PRIMARY PROJECT DATA

Service Address 700 LANSON LN. Tax Parcel No. 96043/06

Legal Description

Lot 22 Block _____ Subdivision COUNTRY CLUB LAKES AAA Section _____ Phase _____

If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence

☐ Duplex

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

☒ Remodel (specify) garage / driveway

bedroom + bath

Addition (specify) 1 detached

8411111

Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF 3 Height of building 10 ft. # of floors 2

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
{LDC 25-2-551(B)(6)}

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

VALUATIONS FOR REMODELS ONLY

Building \$ _____

Electrical \$ _____

Mechanical \$ _____

Plumbing \$ _____

Driveway

& Sidewalk \$ _____

TOTAL \$ _____

(labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6750 sq.ft.

Job Valuation \$ _____
(Labor and materials)

Total Job Valuation (remodels and additions)

\$ 35,000
(Labor and materials)

PERMIT FEES (For office use only)

NEW/ADDITIONS REMODELS

Building \$ 33 \$ _____

Electrical \$ 34 \$ _____

Mechanical \$ 34 \$ _____

Plumbing \$ 34 \$ _____

Driveway

& Sidewalk \$ _____ \$ _____

TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name Jay Vickers Telephone (h) _____
(w) _____

BUILDER Company Name _____ Telephone _____

Contact/Applicant's Name _____ Pager _____

DRIVEWAY /SIDEWALK Contractor _____ FAX _____

Telephone _____

CERTIFICATE OF OCCUPANCY Name _____ Telephone _____

Address _____ City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

telephone ☒ e-mail: VICKERS-Jay @ yahoo.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

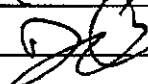
I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE _____

DATE 4 / 3 / 06

Rejection Notes/Additional Comments (for office use only):

4/3/06 - 3 off street parking spaces req'd.


700 LANSLOW LN.

Date 4 / 3 / 106

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition
a. 1 st floor conditioned area	1544	sq.ft.	
b. 2 nd floor conditioned area		sq.ft.	492
c. 3 rd floor conditioned area		sq.ft.	
d. Basement		sq.ft.	
e. Garage / Carport			
___ attached		sq.ft.	
___ detached	528	sq.ft.	
f. Wood decks [must be counted at 100%]	50	sq.ft.	
g. Breezeways		sq.ft.	
h. Covered patios		sq.ft.	
i. Covered porches	30	sq.ft.	
j. Balconies	55	sq.ft.	
k. Swimming pool(s) [pool surface area(s)]		sq.ft.	
l. Other building or covered area(s)		sq.ft.	
Specify _____			

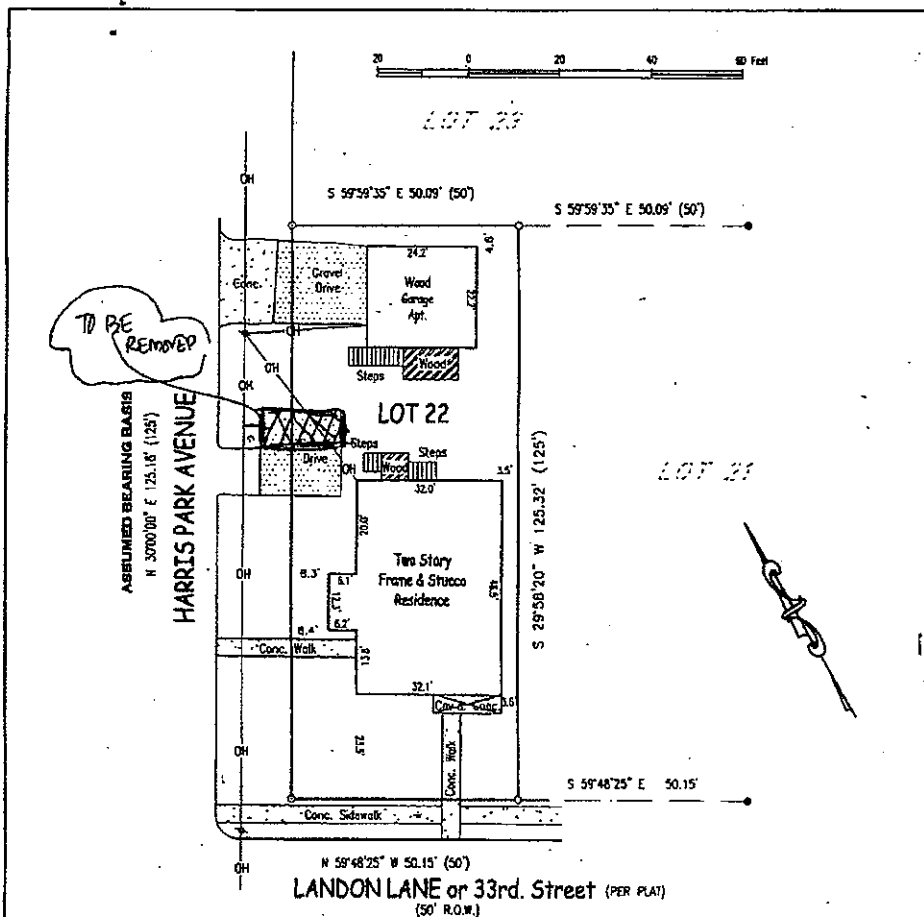
TOTAL BUILDING AREA (add a. through l.) 2207 sq.ft. 2649 sq.ft.

[illegible]

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a.	Total building coverage on lot (see above)	<u>2157</u>	sq.ft.
b.	Driveway area on private property	<u>200 600</u>	sq.ft.
c.	Sidewalk / walkways on private property	<u>30</u>	sq.ft.
d.	Uncovered patios	_____	sq.ft.
e.	Uncovered wood decks [may be counted at 50%]	<u>25</u>	sq.ft.
f.	Air conditioner pads	<u>9</u>	sq.ft.
g.	Concrete decks	_____	sq.ft.
h.	Other (specify) _____	_____	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) ~~292~~ 2791 sq.ft.
~~46.7~~ 45 % of lot



YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

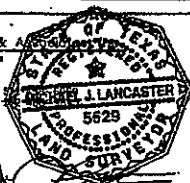
NORTH AMERICAN TITLE COMPANY
Like Clockwork
 Karen Williams
 1 Chisholm Trail, Ste. #3100
 Round Rock, Texas 78681
 Phone (512) 255-6550
 Fax (512) 255-0526

OWNERS COPY

Subject to Restrictions as Stated in Vol.480, Pg.581.

COUNTRY CLUB LAWN ADDITION
 SUBDIVISION: 22 BLOCK: 387 PAGE: 245
 COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 700 LONDON LANE
 CITY: AUSTIN REFERENCE MARK: JAY PARKS VICKERS

Dowey H. Burris & Associates
 Land Surveying Services
 1404 West North Loop Blvd.
 Austin, Texas 78756



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 48024-0185E DATED 01/04/01. IT IS REPRESENTED AS IN ZONE "X", HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT APPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

TO THE UNDERSIGNED AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO NORTH AMERICAN TITLE COMPANY
STEWART TITLE GUARANTY COMPANY

DATE: 05/20/04
 FILE NO. WITH A.L. FILE
 C.J. #1068306730
 JOB #10115701.3A
 SCALE: 1"=20'

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT NOTICED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERRUNTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, TO THE BEST OF MY KNOWLEDGE. ONLY DOCUMENTS CONTAINED WITHIN THE ABOVEMENTIONED TITLE COMMITMENT WERE REVIEWED.

CHERYL TILES	
FIELD WORK	D.L. 02/27/04
ENCLOSURES	R.M. 03/17/04
DRAFTING	M.P. 03/17/04
FINAL CHECK	M.L. 03/27/04
CORRECTIONS	M.P. 03/27/04
UP DATE	

- LEGEND**
- 1/2" BORN PIPE FOUND
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - 600 MM. FOUND
 - 800 MM. SET
 - SPRINKLE FOUND
 - DAWG WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - MCDN. FENCE
 - B.L. BUILDING LINE
 - P.U.L. PUBLIC UTILITY EASEMENT
 - D.R.E. DRAINAGE EASEMENT
 - S.D.E. SURFACE DRAINAGE EASEMENT
 - W.D.R. WINDY/ROCKY EASEMENT
 - E.E. ELECTRIC EASEMENT
 - S.E. SLOPE EASEMENT
 - R.I. RECORD INFORMATION
 - P.M. POWER POLE
 - O.U. OVERHEAD UTILITIES

REVIEWED FOR ZONING ONLY

CUSTOMER WILL BEAR THE EXPENSE OF ANY NECESSARY RELOCATION OF EXISTING UTILITIES TO CLEAR THIS DRIVEWAY LOCATION AND / OR THE COST TO REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION.

CITY OF AUSTIN
 APPROVED FOR PERMIT
 J. Pentallion / P.E.
 Development / Review / Permitment
 Date: 3/10/04

Approval of these plans is required to be a permit for construction in accordance with the provisions of the City of Austin.

Walter Bonugli

3303 Harris Park Avenue

66

N.pt. of 22

Country Club Lawns

Frame garage apartment

27066 - 5/9/45

\$1500.00

W. H. Wunneburger

November 1, 2010

Dear Ms. Benavidez,

I received a notice of public hearing for residential design and compatibility for case number 10-08011Ram 700 Landon Lane. While I have no problem with this particular application, I am wondering about another project.

Yours truly,

Merianne Gaston

Merianne Gaston
Managing Director
The College of the State Bar of Texas
P O Box 12487
Austin, TX 78711-2487
800-204-2222, ext. 1819
512/427-1819

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Byron N. Smith
Your Name (please print)

712 Landon Lane
Your address(es) affected by this application

Byron N. Smith 10-25-2010
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

F.C.A.R.A

Your Name (please print)

702 Asmr

Your address(es) affected by this application

[Signature]

Signature

10-30-10

Date

Comments: I do not think we should

deal with F.A.R. on an individual

basis. It opens a very dangerous

precedent.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your Name (please print)

AMANDA MITCHELL 710 LANDON LANE

Your address(es) affected by this application

Amanda Mitchell 10-28-10

Signature

Date

Comments: I am in favor of their addition.

If you use this form to comment, it may be returned to:

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-08011RA

ADDRESS 700 Landon Lane

Contact: Sylvia Benavidez, 974-2522

Public Hearing: October 6, 2010

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

BILL WARREN

Your Name (please print)

609 CAROLYN

Your address(es) affected by this application

Bill Warren

Signature

9-30-10

Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Ken Mills
Your Name (please print)

3310 Harris Park
Your address(es) affected by this application

[Signature] 9-28-10
Signature Date

Comments: Always glad to see someone
improving their property. I'm sure
Jennifer and Kevin will do a
good job.

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City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Dylon N. Smith
Your Name (please print)

712 Landon Lane
Your address(es) affected by this application

Dylon N. Smith 9-28-2010
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

From: concerned citizen [mailto:concernedaustincitizen10@gmail.com]
Sent: Monday, October 04, 2010 5:40 PM
To: Benavidez, Sylvia
Subject: variance on 700 Landon Lane

I think you need to reconsider the variance request for 700 Landon Lane. I just discovered that the sign which has been lying face down in their yard for some time is a PUBLIC NOTICE, that should have been displayed properly for several weeks prior to a hearing.

In addition, it looks to me like that lot is already severely overbuilt right next to a drainage tributary to the Colorado River - and it is probably contributing to the frequent flooding problem right there on Harris Park Avenue - note the bad shape of the pavement due to water problems.

If anything, 700 Landon Lane should be required to GET INTO COMPLIANCE, not be given further variances for yet MORE impervious cover.

Thanks for looking into this and doing the right thing without involving me further.

©2010 Rich

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Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your Name (*please print*)

IRIS M C W. Williams
Your address(es) affected by this application

[Signature] 9/30/2010
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

BILL WARREN

Your Name (please print)

609 CAROLYN

Your address(es) affected by this application

Bill Warren

Signature

9-30-10

Date

Comments: _____

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Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Ken Mills
Your Name (please print)

3310 Harris Park
Your address(es) affected by this application

[Signature] 9-28-10
Signature Date

Comments: Always glad to see someone
improving their property. I'm sure
Jennifer and Kevin will do a
good job.

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City of Austin
Sylvia Benavidez
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Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Byron R. Smith
Your Name (please print)

712 Landon Lane
Your address(es) affected by this application

Byron R. Smith 9-28-2010
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

From: concerned citizen [mailto:concernedaustincitizen10@gmail.com]

Sent: Monday, October 04, 2010 5:40 PM

To: Benavidez, Sylvia

Subject: variance on 700 Landon Lane

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Case Number: 10-08011RA
ADDRESS 700 Landon Lane
Contact: Sylvia Benavidez, 974-2522
Public Hearing: October 6, 2010
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Barry Dersh
Your Name (please print)

3306 HARRIS PARK #C
Your address(es) affected by this application

[Signature] 10/22/2010
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: 2010-076452RA

ADDRESS 4609 Edgemont Drive

Contact: Sylvia Benavidez, 974-2522

Public Hearing: November 3, 2010

Residential Design and Compatibility Commission

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

MARK & JOAN KINCAID

Your Name (please print)

3302 Glen Rose Dr. 78731

Your address(es) affected by this application

[Signature] 10/25/10

Signature

Date

Comments:

They are fine neighbors
& the plan is
small. If their adjoining
neighbors do not
object, please let them
build it.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 2010-089528R
ADDRESS 1615 Garden Street
Contact: Sylvia Benavidez, 974-2522
Public Hearing: November 3, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Bypass Trust c/o Russell T. Thurman
Your Name (please print)

1600 Haskell
Your address(es) affected by this application

Russell T. Thurman
Signature

10-23-2010
Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810