

CITY OF AUSTIN

ROW # 10704418

CASE # 2012-003528 RA

TCAD # 0122000311

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 3700 LAWTON AVE

LEGAL DESCRIPTION: Subdivision - _____

Lot(s) 1 Block 5 Outlot _____ Division LANDMARK HEIGHTS

LAND STATUS DETERMINATION CASE NUMBER (if applicable) N/A

I/We DAN CANCIARONI on behalf of myself/ourselves as authorized agent for

MAX AND KERI KRUPP affirm that on 1/12, 2012,

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).

REQUESTING 451 FAR TO ADD 2ND STORY ABOVE EXISTING
GARAGE. BOA APPROVED REAR SETBACKS IN NOV 2011 TO ENCRACH
3' FROM REAR PL. SECOND STORY WILL BE 5' FROM REAR PL.

MAX ⁴⁰⁹⁰ Allowed 2800 # FAR to 3166 # (4590)

in a SF-3 zoning district.

(371 #)

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.

C1/2

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because: THE ADDITIONAL SPACE WILL BE USED

AS GUEST BUNKERS NEEDED FOR GROWING FAMILY. HUSBAND IS ACTIVE MILITARY

AND ADDITIONAL SPACE IS NEEDED TO HOUSE HELP FAMILY, OR RENTAL TENANTS.

THIS HOUSE WAS BUILT BY PRIOR OWNER TO 40% FAR PRIOR TO ADDITION OF SUBCHAPTER F.

CURRENT OWNERS NEED SPACE TO ALLOW FOR COMPLIANCE W/ 45% IMPERVIOUS COVER REGULATIONS.

REQUEST:

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

THE CORNER LOT WAS AN EXISTING GARAGE ABUTTING AN ALLEY THAT IS 3' FROM PL.

THE PROPERTY IS UNIQUE IN THAT IT ONLY WILL EXIST OVER CURRENT GARAGE. THE

2nd FLOOR WILL ^{BE} AT REAR OF HOUSE AND WILL BE COMPLIANT W/ ALL TENT REQUIREMENTS.

VISUAL SCREENING IS PROVIDED BY MATURE TREES ALONG LAWTON. NO ADDITIONAL IMPERVIOUS COVER WILL BE NEEDED EXCEPT FOR EXTERIOR STAIRS.

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:

THE ADDITIONAL SPACE WILL NOT ALTER THE AREA OF CHARACTER AS THERE ARE

MANY 2 STORY STRUCTURES IN THE NEIGHBORHOOD. TWENTY EIGHT (28)

SURROUNDING NEIGHBORS HAVE SIGNED LETTERS OF SUPPORT FOR THE REQUEST, PARTIALLY

APPROVED BY BOA (NOV, 2011)

C/3

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

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 7105 Barnsdale
City, State Austin, TX Zip 78745
Phone (512) 799-2401 Printed Name David Caneilosi
Signature _____ Date _____

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 3700 Lawton Ave
City, State Austin, TX Zip 78731
Phone (512) 695-7941 Printed Name Keri Krupp
Signature [Signature] Date 12/5/11

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

2012-003528RA	DP#
DARREN CAIN	Due Date
1-13-12	Issue Date
Reviewed/Approved	Issued

Project Information	
Project Address: 3700 LAWTON AVE	Tax Parcel ID: 01220063110000
Legal Description: LOT 1 BLK 5 OAKMONT HEIGHTS	
Zoning: SF-3	Lot Size (square feet): 7000 7010
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code. <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? If yes, contact the Development Assistance Center for a Site Plan Exemption. <input type="radio"/> Y <input checked="" type="radio"/> N	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input checked="" type="radio"/> Y <input type="radio"/> N Case # 45-2011-0122 (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA. <input type="radio"/> Y <input checked="" type="radio"/> N	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Note: If yes, application for a tree permit with the City Arborist may be required. <input type="radio"/> Y <input checked="" type="radio"/> N	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Note: Proximity to a floodplain may require additional review time. <input type="radio"/> Y <input checked="" type="radio"/> N	

Description of Work				
Existing Use: vacant	<input checked="" type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input type="radio"/> two-family residential	<input type="radio"/> other
Proposed Use: vacant	<input checked="" type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input type="radio"/> two-family residential	<input type="radio"/> other
Project Type: new construction	<input checked="" type="radio"/> addition	<input type="radio"/> addition/remodel	<input type="radio"/> remodel/repair	<input type="radio"/> other
# of bedrooms existing: 3	# of bedrooms proposed: 4	# of baths existing: 2	# of baths proposed: 3	
Will all or part of an existing exterior wall be removed as part of the project? <input type="radio"/> Y <input checked="" type="radio"/> N Note: Removal of all or part of a structure requires a demolition permit.				
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) Add 2nd story garage attachment to existing garage to create 2 story structure (detached)				
Trades Permits Required: <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input type="radio"/> concrete (right-of-way)				

Job Valuation		
Total Job Valuation: \$ 50,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: \$	Bldg: \$ Elec: \$
	Accessory Structure: \$ 50,000	Plmbg: \$ Mech: \$

0/6

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 2343 % of lot size: 33.4

Proposed Building Coverage (sq ft): 2360 % of lot size: 33.7

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 2992.4 % of lot size: 42.7

Proposed Impervious Cover (sq ft): 3039.2 % of lot size: 43.3

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) ☒ Y ☐ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) ☒ Y ☐ N - BOA APPROVED C15-2011-0122

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) ☐ Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 20.1 ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 3 # of spaces provided: 3

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) ☐ Y ☒ N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? ☐ Y ☒ N

Width of approach (measured at property line): 17.2 ft Distance from intersection (for corner lots only): 118.8 ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? ☐ Y ☒ N

Area Description		Building and Site Area		
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.		Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1 st floor conditioned area		1633	-	1633
2 nd floor conditioned area		903	427	1326
3 rd floor conditioned area		134	-	134
Basement		-	-	-
Covered Parking (garage or carport)		523	-	523
Covered Patio, Deck or Porch		138	-	138
Balcony		-	-	-
Other		-	-	-
Total Building Coverage		3201	427	3628
Driveway		257	-	257
Sidewalks		236	-	236
Uncovered Patio		33	-	33
Uncovered Wood Deck (counts at 50%)		-	91	91
AC pads		30	-	30
Other (Pool Coping, Retaining Walls)		-	-	-
Total Site Coverage		3987	518	4505
Pool		-	-	-
Spa		-	-	-

- ① Over FAR - Variance Denied
- ② NEEDS McMansion Rev. ✓
- ③ Trees? ✓

Trees ✓
GIS ✓
TOWN ✓

Subchapter F - 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor	1633			1633
2 nd Floor	903	428		1331
3 rd Floor	134			134
Basement				
Attic				
Garage (attached)				
(detached)	523	(see 2 nd floor)	450	73
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA

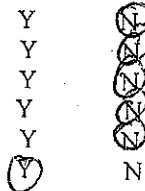
3171

MAX - 2804 (3674)

(Total Gross Floor Area / lot size) x 100 = 45.2 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☐
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐
- Is this project claiming a "basement" exemption as described under Article 3? ☐
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☐
- Is a sidewall articulation required for this project? ☐

Does any portion of the structure extend beyond a setback plane? ☒ BOA C15-2011-0122



Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

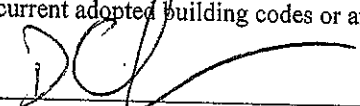
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

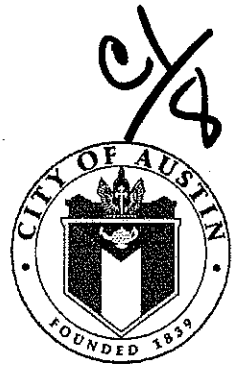
Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

C/1

Contact Information			
Owner	Max & Kei Krupp	Applicant or Agent	Dani Canales
Mailing Address	3700 LAWTON AVE	Mailing Address	8900 Shoal Creek Bldg 4 #200
Phone		Phone	799 3401
Email	KKLUKE@AOL.COM	Email	DAVID@PERMIT-PARTNERS.COM
Fax		Fax	373 8846
General Contractor	TBD	Design Professional	SARAH BRUCH MCINTYRE SPND
Mailing Address		Mailing Address	3706 WERNER AVE AUSTIN TX 78722
Phone		Phone	921 4224
Email		Email	SARAH@BULLOCKMCINTYRE.COM
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y N
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>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. Tree protection is required per Section 25-8-603.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: 	Date: 1/12/11

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
RESIDENTIAL PLAN REVIEW APPLICATION – MASTER COMMENT REPORT



CASE NUMBER:
CASE MANAGER: **Darren Cain** PHONE #: **974-9113**
PROJECT NAME: **3700 LAWTON AVE**
LOCATION: **Lot: 1 Block: 5 Subdivision: OAKMONT HEIGHTS**
SUBMITTAL DATE: **Thursday, January 12, 2012**
FINAL REPORT DATE: **January 18, 2012**

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent residential application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE SUBMITTALS: An update submittal is required. You must make an appointment with the Intake Staff (974-2919) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 1 copies of the plans and 1 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers.

REVIEWERS:
Darren Cain

Residential Zoning Review - Darren Cain - 974-9113

1. The application is up for review at the RDCC slated for January 31, 2012 for a variance to allow an excessive amount of FAR (45.2%).
2. Needs a McMansion review, which can occur concurrently while the application is at RDCC
3. Needs technical review, which will also be done concurrently with the RDCC
4. Where is the driveway?
5. You will need a partial demolition for the addition on the second floor. The roof structure will be altered or coming off



Tree Ordinance Review Application

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: Michael.Embels@ci.austin.tx.us Website: www.ci.austin.tx.us/trees

ROW I.D. 10683689

Mapsco Pg# 554R

C/A

Application request* (specify all that apply):

- ☒ Tree removal
- ☐ Development exceeding allowable standards for encroachment in the tree's critical root zone;
- ☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 3700 LAWTON AVE

Name of owner or authorized agent: David Canalein

Building permit number (if applicable): N/A

Telephone #: 799 2401 Fax #: _____ E-mail: David@Permit-Partners.com

Tree Species: Pecan Tree location on lot: REAR

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) 22" or diameter (across) 15"

General tree condition: ☒ Good / ☐ Fair / ☐ Poor / ☐ Dead

Reason for request: ADD 2nd story + stairs above existing garage

[Signature] 11/17/11 Please call ahead of time

Owner/ Authorized Agent Signature

Date

- o Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- o This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☐ *Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: This tree is not protected size and does not require a permit.
- FYI, the proposed plan would require either severe canopy pruning or complete removal of the tree. The plan is not recommended if the

☐ Heritage Tree(s) applicant wishes to preserve the tree.

Conditions of Approval: ☐ None or ☐ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant _____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)
- ☐ Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.
- ☐ No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature

Date

City Arborist Signature

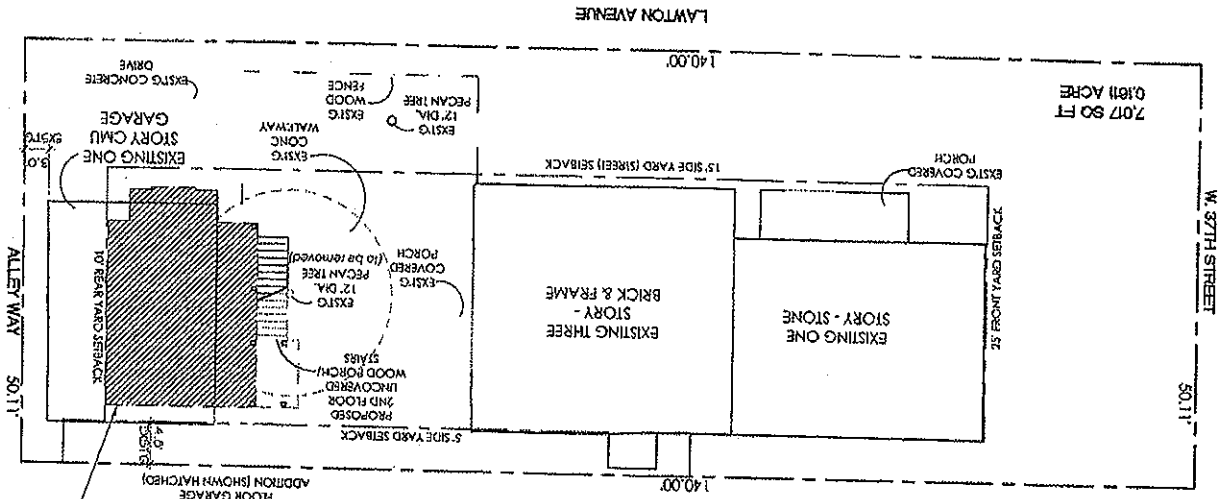
Date

Post this document on site while any proposed work is in progress.
 Conditions for approval of this application must be met within 1 year of the effective date.

C/10

1 SITE PLAN - ALTERNATE

SCALE: 3/32" = 1'-0"



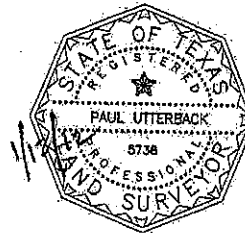
BULLOCK MONTRE STUDIO
3700 LAWTON AVENUE
AUSTIN, TX 78722
512.971.424 ext
mcm@bullockmontre.com

KRUPP RESIDENCE
3700 LAWTON AVENUE
AUSTIN, TX 78731

SITE PLAN
NOVEMBER 17, 2011
VARIANCE SUBMISSION

SITE PLAN -
ALTERNATE
A0.0

EX
EY
County, Texas



Notes:

- Karl Munkel



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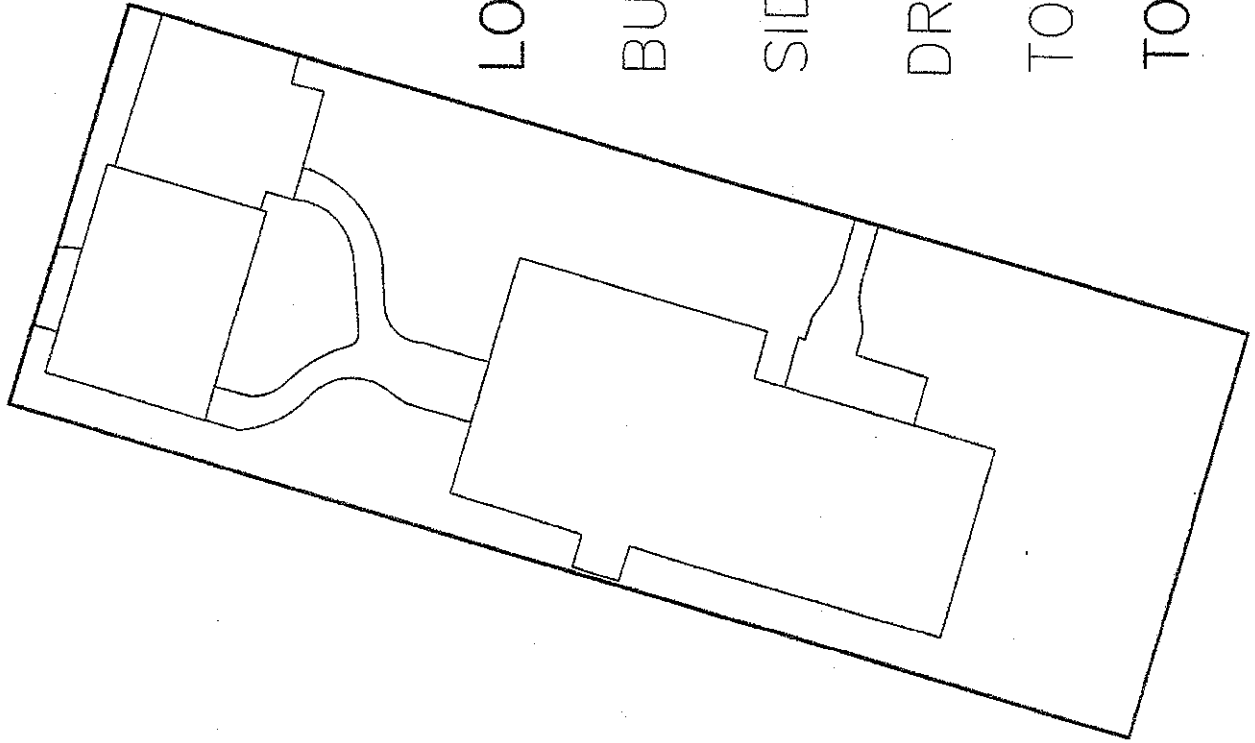


www.ats-engineers.com

912 S CAPITAL OF TX HWY, STE 450
AUSTIN, TEXAS 78748

Engineers Inspectors & Surveyors

(512) 328-8995
FAX: (512) 328-8998



LOT: 7010.97

BUILDINGS: 2162.10'

SIDEWALKS/PORCHES: 437.52'

DRIVEWAY: 392.81'

TOTAL FLATWORK: 830.33'

TOTAL IMPERV: 2992.43'

IMPERV COVERAGE: 42.7%

$\frac{9}{12}$

C/13

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 29, 2011

CASE NUMBER: C15-2011-0122

☒ Y Jeff Jack
☒ Y Michael Von Ohlen **Motion to Grant rear yard setback and Deny FAR**
☒ Y Nora Salinas **2nd the Motion**
☒ Y Bryan King
☒ Y Susan Morrison
☒ Y Melissa Hawthorne
☒ Y Heidi Goebel
☐ - Cathy French (SRB only)

APPLICANT: David Cancialosi

OWNER: Keri Krupp

ADDRESS: 3700 LAWTON AVE

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 3 feet in order to maintain a first floor garage and erect a second story addition (5 feet from the rear property line) to an existing garage in order to create a two-family residence in an "SF-3", Family Residence zoning district. **GRANTED**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.7 feet along the west property line in order to remodel and erect a second story addition (7 feet from side property line) to an existing garage in order to create a two-family residence in an "SF-3", Family Residence zoning district. **NOT NEEDED**

The applicant has requested a variance to increase the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.452 to 1 in order to remodel and erect a second story addition to an existing garage in order to create a two-family residence in an "SF-3", Family Residence zoning district. **DENIED**

BOARD'S DECISION: Nov 14, 2011 - The public hearing was closed on Board Member Jeff Jack motion to Postpone to November 29, 2011 (special called meeting), Board Member Melissa Hawthorne second on a 7-0 vote; **POSTPONED TO November 29, 2011.**

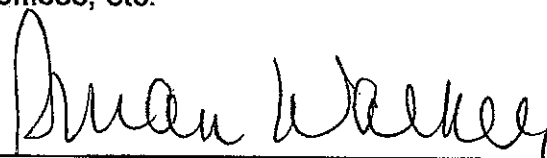
BOARD'S DECISION: Nov 29, 2011 (special called meeting) The public hearing was closed on Board Member Michael Von Ohlen motion to Grant rear yard setback to 3ft, Denied floor to area ratio, Board Member Nora Salinas second on a 7-0 vote; **GRANTED REAR YARD SETBACK TO 3FT AND DENIED FLOOR TO AREA RATIO.**

C/14

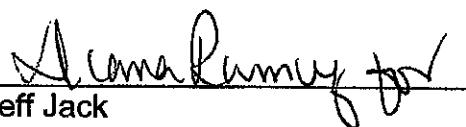
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: currently, the CMU constructed garage sits 3' from the rear property line, the design proposes to step in the rear portion of the 2nd floor unit so it sits 5' from the rear property line in order to reduce any adverse impact on nearby properties, the rear of the property backs to a 15' public alley, many properties in the vicinity enjoy secondary units, however, this property was built in such a manner that the bulk of useable yard area is located in the front and street side yard areas
2. (a) The hardship for which the variance is requested is unique to the property in that: the lot is a corner lot and addressed to Lawton Street, however, the house faces Lawton Street technically, the front of the lot is West 37th St., this creates a unique situation where the rear yard is in reality used as a traditional 5' side yard area but is actually counted as a 10' rear yard area, due to the orientation of the primary and accessory structures within the lot, there is no other location to add viable living space for a growing family

(b) The hardship is not general to the area in which the property is located because: there appears to be only 2 properties in the area where the primary home faces the intersecting street, creating the unique situation
3. The variance 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: many homes in the neighborhood have 2 family dwelling units, accessory structures, home offices, etc.



Susan Walker
Executive Liaison



Jeff Jack
Chairman



City of Austin

Austin's Community-Owned Electric Utility

www.austinenenergy.com

Town Lake Center • 721 Barton Springs Road • Austin, Texas • 78704

C/L

October 26, 2011

Max and Keri Krupp
3700 Lawton Avenue
Austin, Texas 78731

Re: 3700 Lawton Ave
Lot 1, Blk 5, Oakmont Heights

Dear Mr. & Mrs. Krupp,

Austin Energy (AE) has reviewed your application for the above referenced property requesting to reduce the rear setback adjacent to the alley from 10 ft to 5 ft in order to erect a 2nd story garage apartment. Austin Energy has no conflicts with this application as requested and shown on the attached red-stamped sketch.

Thank you for checking with us in advance. Should you have any questions, please feel free to contact me at 322-6587.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lena Lund".

Lena Lund
Public Involvement/Real Estate Services

Cc: Diana Ramirez and Susan Walker

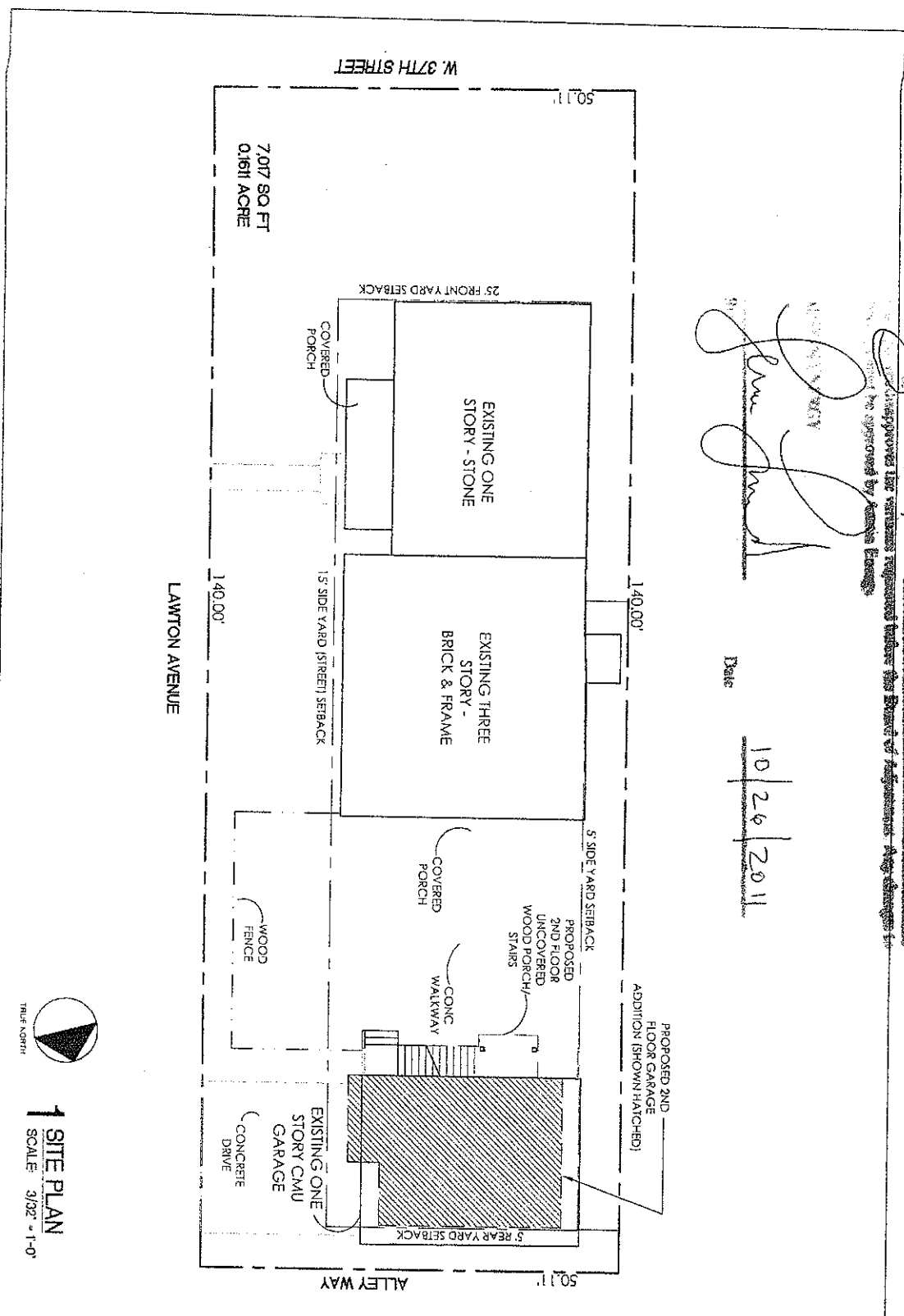
Handwritten mark: a large 'X' over the number '2'.

Handwritten signature: Sarah McIntyre

As received this plan for 3700 Lawton Ave
 Approved for variance requested under the Board of Adjustment. Any changes to
 must be approved by Sarah McIntyre.

Date

10/26/2011





AZTEC ASSOCIATES, INC

CONSULTING ENGINEERS

1103 RED CLIFF DRIVE

AUSTIN, TEXAS 78758

(512) 719-9094

FAX (512) 719-9095

January 16, 2006

City of Austin
Dept. of Watershed Protection, Development Review and Inspection
Building Inspection
P. O. Box 1088
Austin, TX 78767
FAX 974-8486

Attn.: Dear Croft or Appropriate Other Residential Inspector

Subject: Engineer's Third Party Construction Inspection Report (Framing) for Residence 2nd Floor.
Addition - 3700 Lawton / Austin, TX
BP#05000426

Gentlemen:

This letter is to report that in my capacity of Inspecting/Consulting Professional Engineer I have inspected and evaluated and recommended certain strengthening framing to improve structural aspects of the Subject construction supporting the 2nd story floor. This letter is my report on framing issues.

A brief summary explanation of what is being built is that a new-construction 2nd story Addition is being built above a preexisting brick/tile masonry exterior wall House. The foundation is a perimeter stemwall on 4 sides, with site-cast concrete piers supporting timber beams in the interior.

The upper level Addition was designed to include additional bedrooms/baths and an observation deck with Hot Tub.

The Addition structure features 4x2 factory made timber trusses which were engineer-designed for 100 psf total loads on the observation deck and 60 psf on the interior (second level floors). Framing is structurally competent and code-conforming. Several double-and triple-ply LVL girder beams are visible in both the roof truss structure and in the second level floor structure. All girder reaction loads are transferred to multiple stud columns and into vertical blocks in trusses and onto lower wall and ultimately to lower floors directly above foundation piers. Wall headers and fire blocking carry out code requirements.

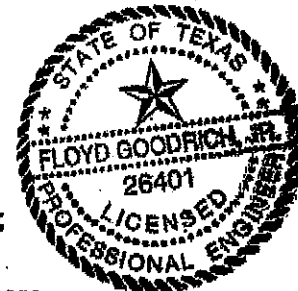
By this Third Party Engineer's letter I am advising that all aspects of this upper Addition loading are within framing structural capabilities for the installed construction, and I hereby approve this framing as meeting 2000 IRC requirements. Based on the above report I request your Framing sign-off/acceptance.

Please contact the undersigned for any discussion you may wish.

Sincerely
Aztec Associates, Inc.

Floyd Goodrich Jr.

Floyd Goodrich Jr.
Professional Engineer



Copy to Roger Jennings, Project Superintendent, Bullfrog Builders via FAX @236-1308

C/18

S.O. Yarbrough	3700 Lawton Lane
160	- 5 1 -

Oakmont Heights

Conc. brick residence and garage

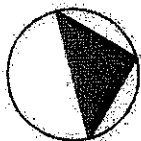
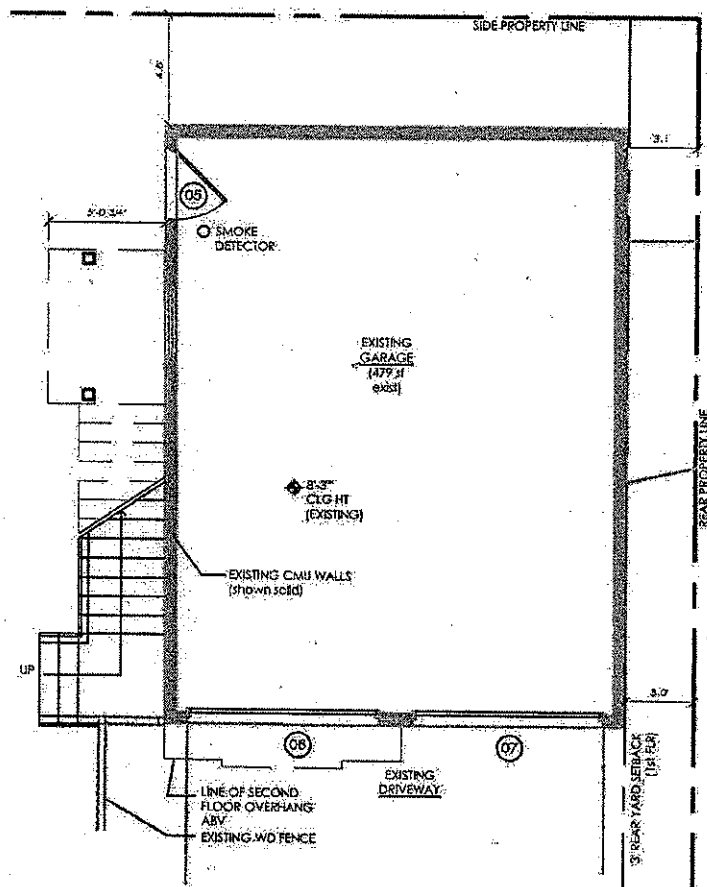
29413 3-11-46

\$3,500.00

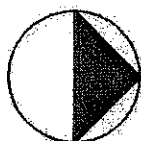
Owner

5

C/19



TRUE NORTH



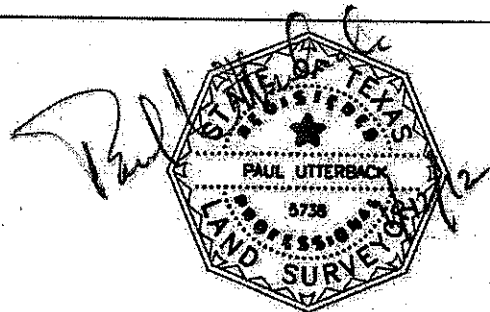
PLAN NORTH

1 FIRST FLOOR GARAGE PLAN

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

eileen merritt's
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912 S CAPITAL OF TX HWY, STE 450
AUSTIN, TEXAS 78746

Engineers
Inspectors
& Surveyors
(512) 328-6995
FAX: (512) 328-6996



BULLOCK McINTYRE STUDIO
Sarah McIntyre
3706 Werner Avenue
Austin, TX 78722

512.921.4224 cell
sarah@bullockmcintyre.com

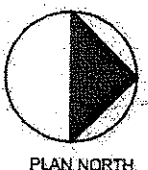
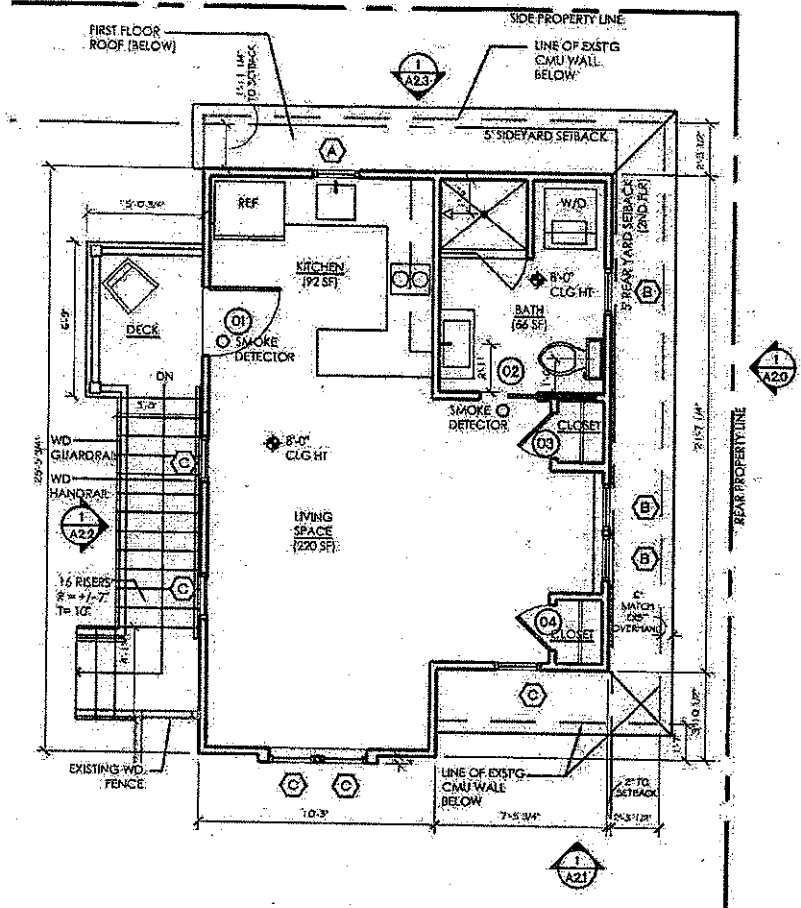
KRUPP RESIDENCE
3700 LAWTON AVENUE
AUSTIN, TX 78731

JANUARY 11, 2011
RDCC SUBMISSION

FIRST FLOOR PLAN

A1.0

C/30

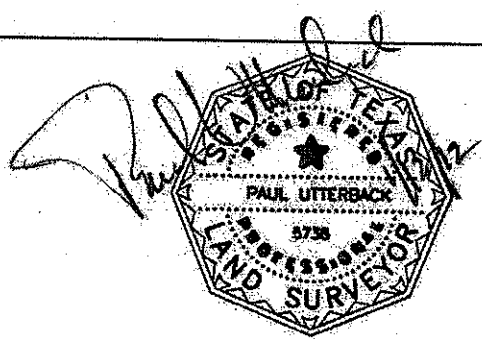


1 SECOND FLOOR GARAGE PLAN

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

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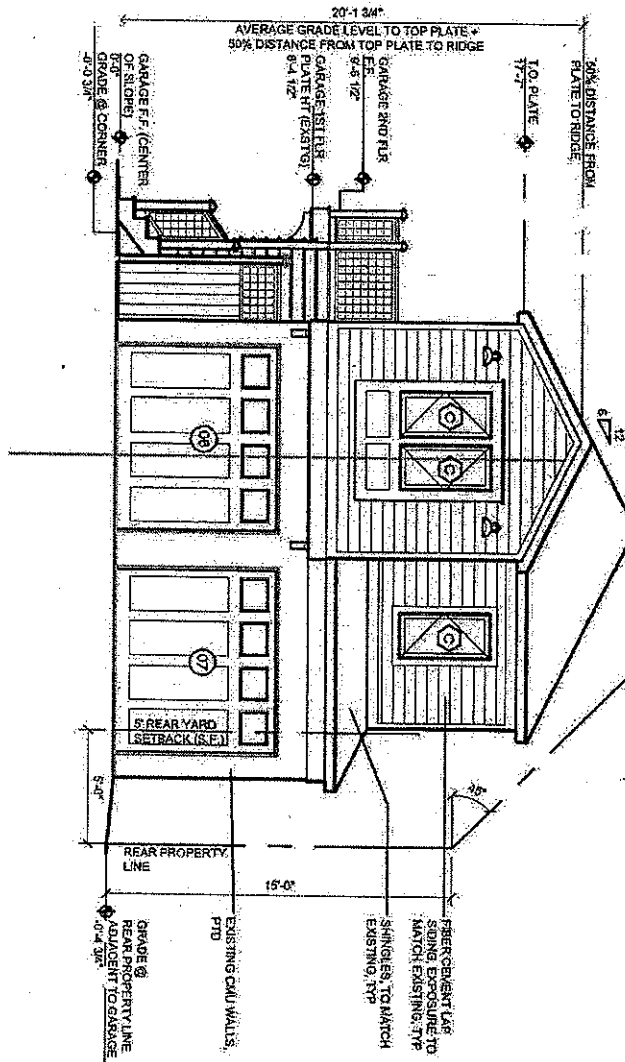
KRUPP RESIDENCE
 3700 LAWTON AVENUE
 AUSTIN, TX 78731
 JANUARY 11, 2011
 RDCC SUBMISSION

**SECOND FLOOR
 PLAN**

A1.1

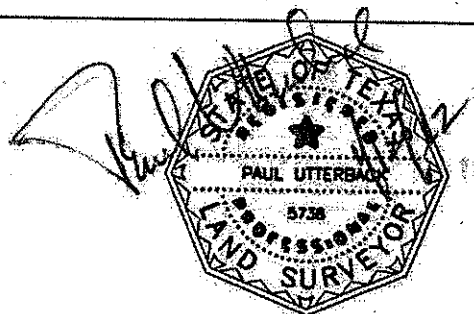
C/22

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



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KRUPP RESIDENCE
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AUSTIN, TX 78731

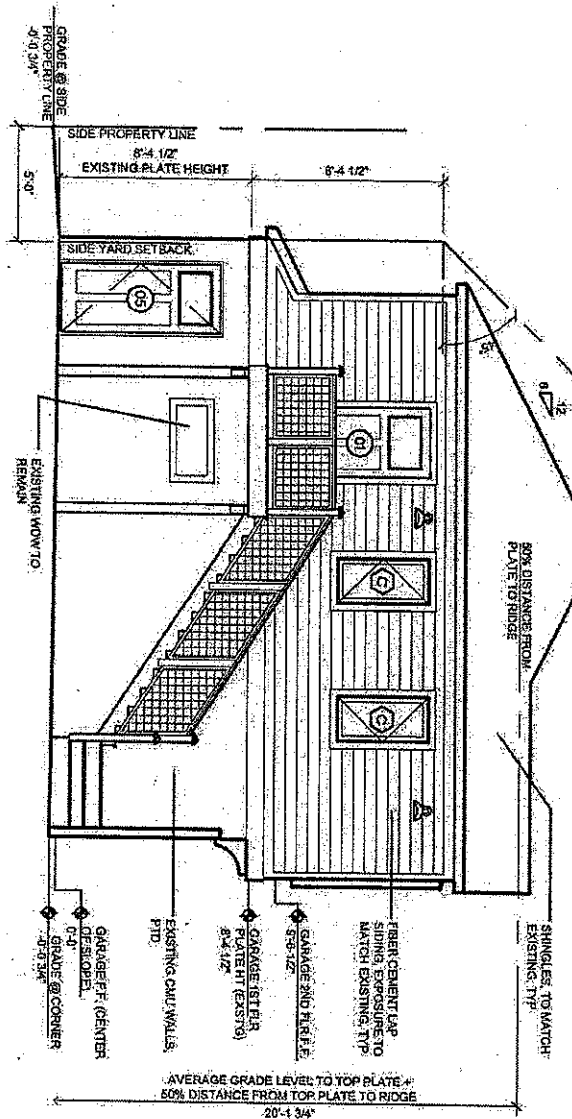
JANUARY 11, 2011
RDCC SUBMISSION


EXTERIOR
ELEVATIONS

A2.1

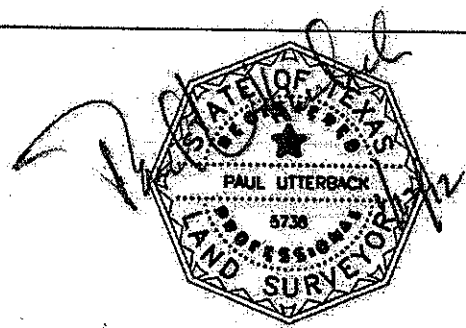
C/23

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



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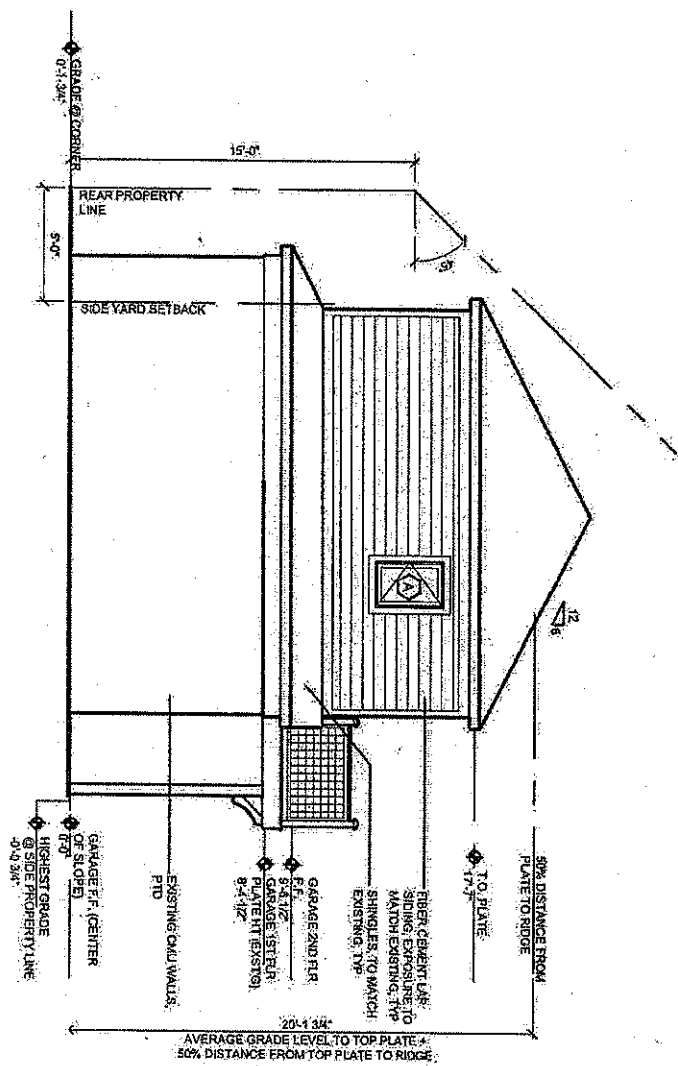
KRUPP RESIDENCE
3700 LAWTON AVENUE
AUSTIN, TX 78731

JANUARY 11, 2011
RDCC SUBMISSION

EXTERIOR
ELEVATIONS
A2.2

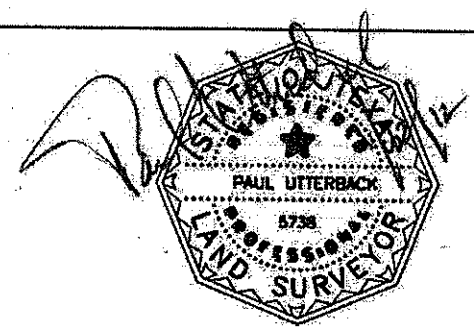
1/24

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



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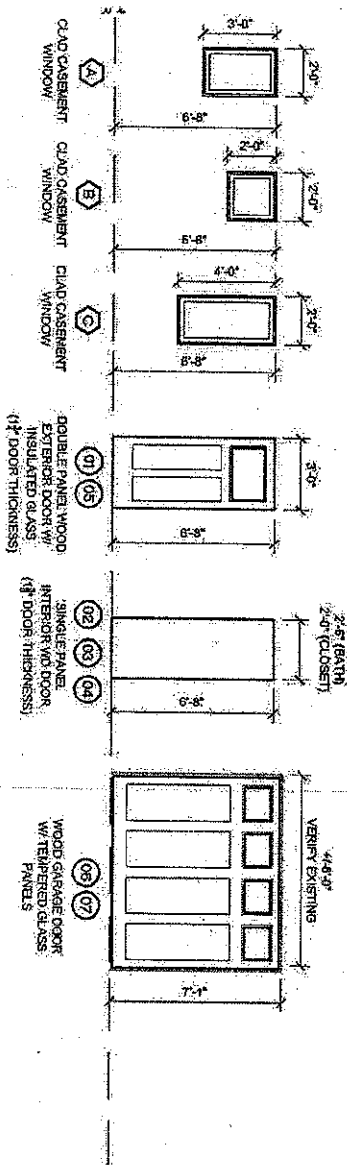
KRUPP RESIDENCE
3700 LAWTON AVENUE
AUSTIN, TX 78731
JANUARY 11, 2011
RDCC SUBMISSION

**EXTERIOR
ELEVATIONS**
A2.3

2/5

DOOR TYPES

1. ALL DOOR STYLES & STYLES TO BE COORDINATED WITH OWNER.
2. DOOR HARDWARE STYLE & FINISH TO BE COORDINATED WITH OWNER.
3. DOOR FINISHING INDICATED ON PLANS.
4. CONTRACTOR TO ORDER TEMPERED GLASS IN ALL UNITS REQUIRED BY CODE.
5. DIMENSIONS INDICATED ARE DOOR PANEL SIZES.



WINDOW TYPES

1. ALL DIMENSIONS SHOWN ARE FOR EACH OPENING DIMENSIONS.
2. ACTUAL MANUFACTURED WINDOW TO BE DETERMINED BY CONTRACTOR AND OWNER. SOLAR & KOLBE HERITAGE SERIES WINDOW SIZES USED IN PLANS. INSULATED LOWE GLASS TO BE USED IN ALL NEW WINDOWS.
3. COORDINATE WINDOW HARDWARE STYLE & FINISH WITH OWNER.
4. CONTRACTOR TO PROVIDE BUILDING DESIGNER WITH WINDOW SUBMITTAL PRIOR TO ORDERING.
5. CONTRACTOR TO ORDER TEMPERED GLASS IN UNITS REQUIRED BY CODE.
6. CASSEMENT SWINGS INDICATED ON ELEVATIONS.

1 WINDOW + DOOR SCHEDULE

SCALE: NOT TO SCALE



eileen merriitt's

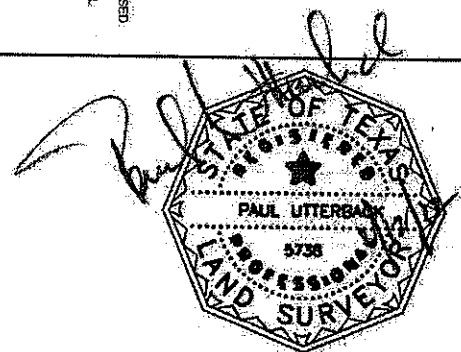
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3700 LAWTON AVENUE
AUSTIN, TX 78731

JANUARY 11, 2011
RDCC SUBMISSION

SCHEDULES

A3.0

TaxNetUSA: Travis County

Property ID Number: **121407** Ref ID2 Number: **01220003110**

Owner's Name	KRUPP MAX H & KERI L
Mailing Address	3700 LAWTON AVE AUSTIN, TX 78731-6117
Location	3700 LAWTON AVE 78731
Legal	LOT 1 BLK 5 OAKMONT HEIGHTS

Property Details

Deed Date	11/22/20
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	
ARB Protest	
Agent Code	21
Land Acres	0.11
Block	
Tract or Lot	
Docket No.	2008186125
Abstract Code	S091
Neighborhood Code	27

Value Information		2011 Certified
Land Value		250,000.00
Improvement Value		297,896.00
AG Value		0.00
AG Productivity Value		0.00
Timber Value		0.00
Timber Productivity Value		0.00
Assessed Value		547,896.00
10% Cap Value		0.00
Total Value		547,896.00

Data up to date as of 2012-01-03

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		547,896.00	547,896.00	547,896.00	547,896.00
01	AUSTIN ISD	1.227000	547,896.00	532,896.00	547,896.00	547,896.00
02	CITY OF AUSTIN	0.457100	547,896.00	547,896.00	547,896.00	547,896.00
03	TRAVIS COUNTY	0.465800	547,896.00	438,317.00	547,896.00	547,896.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900	547,896.00	438,317.00	547,896.00	547,896.00
68	AUSTIN COMM COLL DIST	0.095100	547,896.00	542,417.00	547,896.00	547,896.00

Improvement Information

Improvement ID	State Category	Description
118019		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
118019	126364	1ST	1st Floor	WV5	1945	1,1
118019	4097440	2ND	2nd Floor	WS5	2006	1
118019	4097441	3RD	3rd Floor	WS5	2006	
118019	4097448	011	PORCH OPEN 1ST F	*5	2006	
118019	4097449	011	PORCH OPEN 1ST F	*5	2006	
118019	4097465	031	GARAGE DET 1ST F	WV5	1945	1
118019	4097466	251	BATHROOM	**	1945	

118019	4097467	095	HVAC RESIDENTIAL	**	1945	2,1
118019	4097468	512	DECK UNCOVERED	*5	2006	
Total Living Area						2,63

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sq
120962	LAND	A1	T	0.163	0	0	7,1



C/29

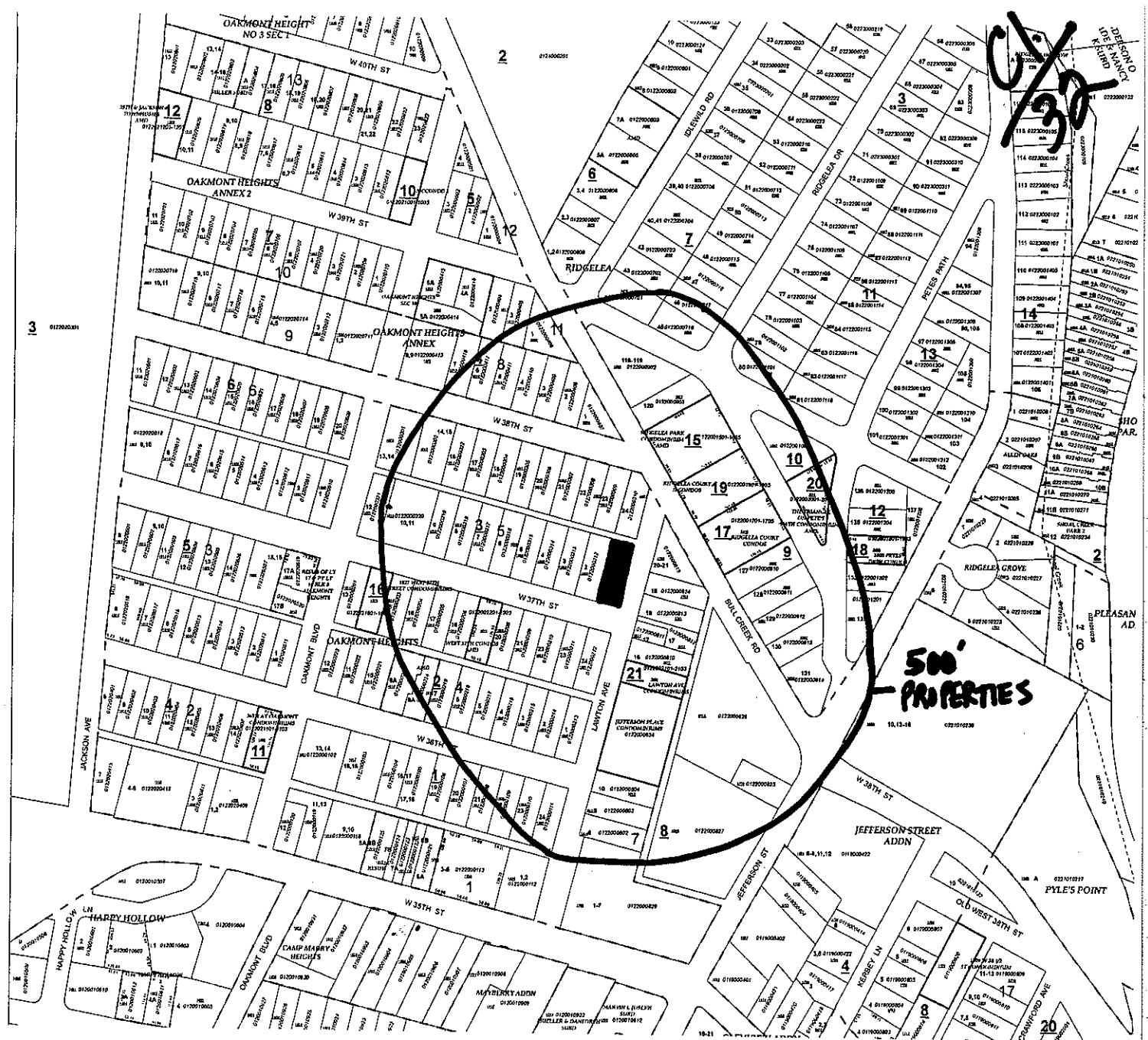
Surrounding FAR calculations: 3700 Lawton Avenue			
Address	HVAC Square Footage	Lot Size	FAR
North side of west 38 th St			
1818	2408	7219	.33
1816	1940	7151	.27
1814	929	7177	.13
1812	3145	7195	.44
1810	980	7186	.136
1808	1950	6734	.30
1806	1897	5716	.33
South side of west 38 th St			
1823	1646	11210	.146
1819	1624	~10000	.16
1817			
1815	840	7117	.12
1813	850	7087	.12
1811	1159	7144	.16
1809	2143	7112	.30
1807	1161	7088	.16
1805	1152	7176	.16
1803	1136	7143	.16
1801	1208	6508	.185
North side of west 37 th St			
1822	1376	7144	.19
1818	1856	14404	.13
1816	981	7108	.14
1814	1353	7169	.19
1812	3569	7171	.50
1810	1717	7041	.24
1808	834	7141	.12
1806	962	7105	.13
1804	1932	7092	.27
1802	955	7118	.13
3700 Lawton Ave	2633	7078	.37
South side of west 37 th St			
1821	0	0	0
1819	1600	6998	.23
1817	828	6957	.12
1815	1006	6958	.14
1813	1716	6991	.24
1811	0	0	0
1809	1486	6953	.21
1807	1615	6964	.23
1805	1532	6975	.22
1803	1088	6938	.16

C/30

1801	2682	6976	.38
North side of west 36th St			
1816	1264	7840	.16
1814	820	6098	.13
1812	0	0	0
1810	1979	7058	.28
1808	2128	7013	.30
1806	2464	7040	.35
1804	1136	7066	.16
1802	1328	7031	.19
1800	735	7039	.10
South side of west 36th St			
1811	1189	6988	.17
1809	929	7002	.13
1807	904	7102	.13
1805	1521	7055	.22
1803	720	7129	.10
1801	2198	7159	.31
Lawton Avenue			
3509	1239	7000	.18
3511	0	7078	0
3513	0	7013	0
3609	0		0
3611	1501	7030	.21
3613	1276	2797	.47
3615	660	4145	.16
3701	2060	6989	.29
3703	2008	6839	.29
3705	1784	7903	.23
Ridgelea Drive			
3800	0		0
3802	0		0
3804	1004	9398	.10
3806	2500	9905	.25
3705	Condos		0
3822	700	9849	.07
Immediate 4 lots surrounding subject site			
3700 Lawton Ave (subject)	2633	7078	.37
3701 Lawton Ave	2060	6989	.29
3703 Lawton Ave	2008	6839	.29
3705 Lawton Ave	1784	7903	.16
1808 W 37 th St	834	7141	.13
1806 W 37 th St	962	7105	.27
1804 W 37 th St	1932	7092	.13
1802 W 37 th St	955	7118	.12

C/3

1807 W 37 th St	1615	6964	.23
1805 W 37 th St	1532	6975	.22
1803 W 37 th St	1088	6938	.16
1801 W 37 th St	2682	6976	.38
1807 W 38 th St	1161	7088	.16
1805 W 38 th St	1152	7176	.16
1803 W 38 th St	1136	7143	.16
1801 W 38 th St	1208	6508	.185



0/33

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



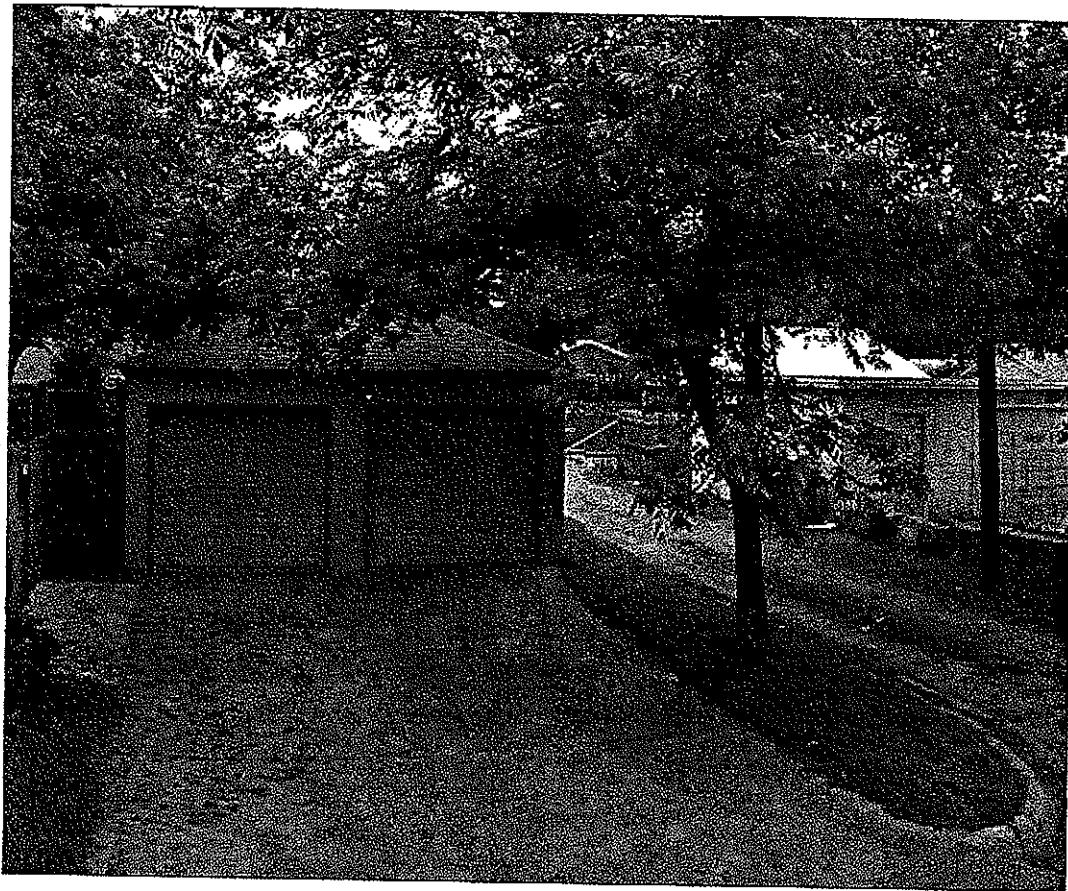
U/34

Google

Address 3701 Lawton Avenue

Address is approximate

Save trees. Go green!
Download Google Maps on your
phone at google.com/gmm



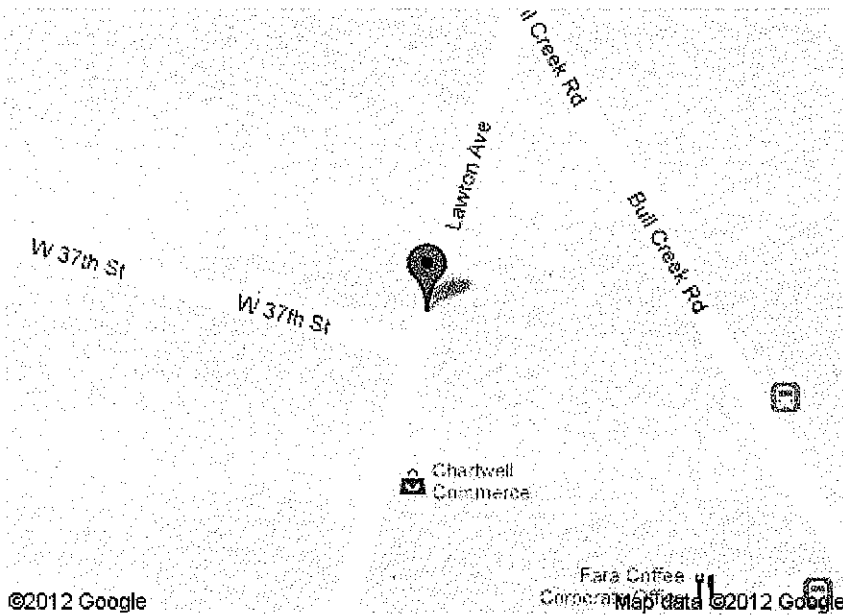
Google

Address 3701 Lawton Avenue

Address is approximate

Subject site view from intersecting streets - Lawton & W 37th St

Handwritten: 0/33



Subject Site - front/side

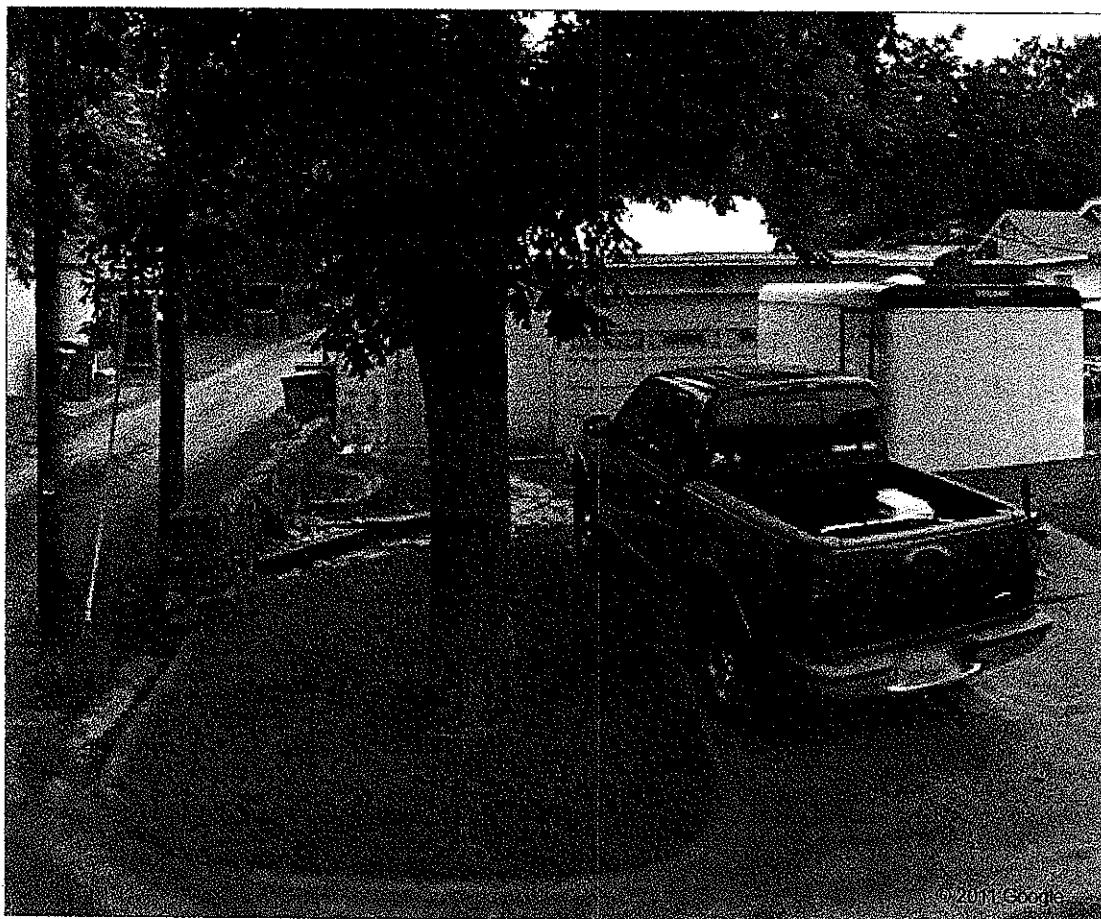
Google

Address 3727 Lawton Avenue

Address is approximate

1801 W 38th St

~~C/36~~



Behind subject site. Fronts onto W 38th St

Google

Address 1803 West 37th Street

Address is approximate

Save trees. Go green!
Download Google Maps on your
phone at google.com/gmm

CA
37



Adjacent Property - W 37th

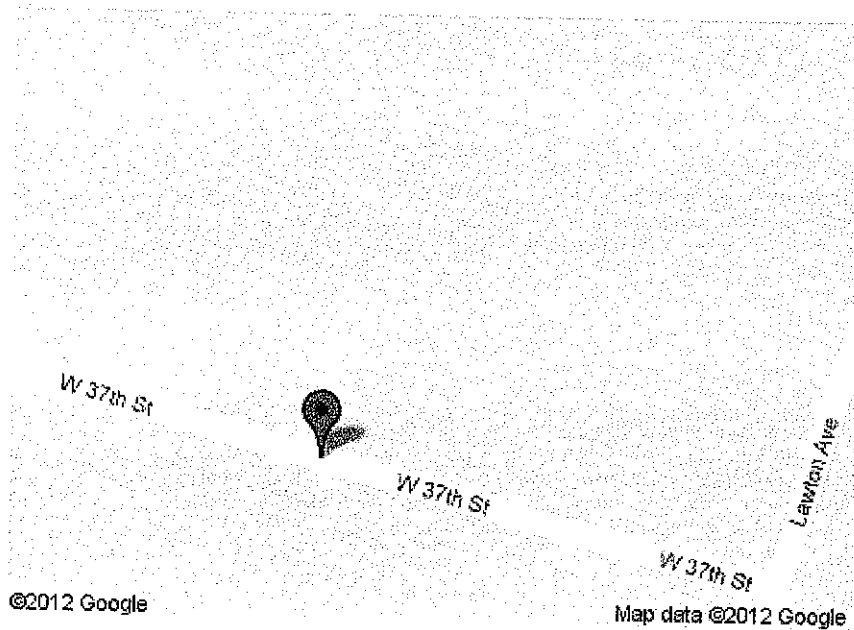
Google

Address 1807 West 37th Street

Address is approximate

Homes on same side of street (W 37th St) as subject site

C1
38



Properties along W 37th

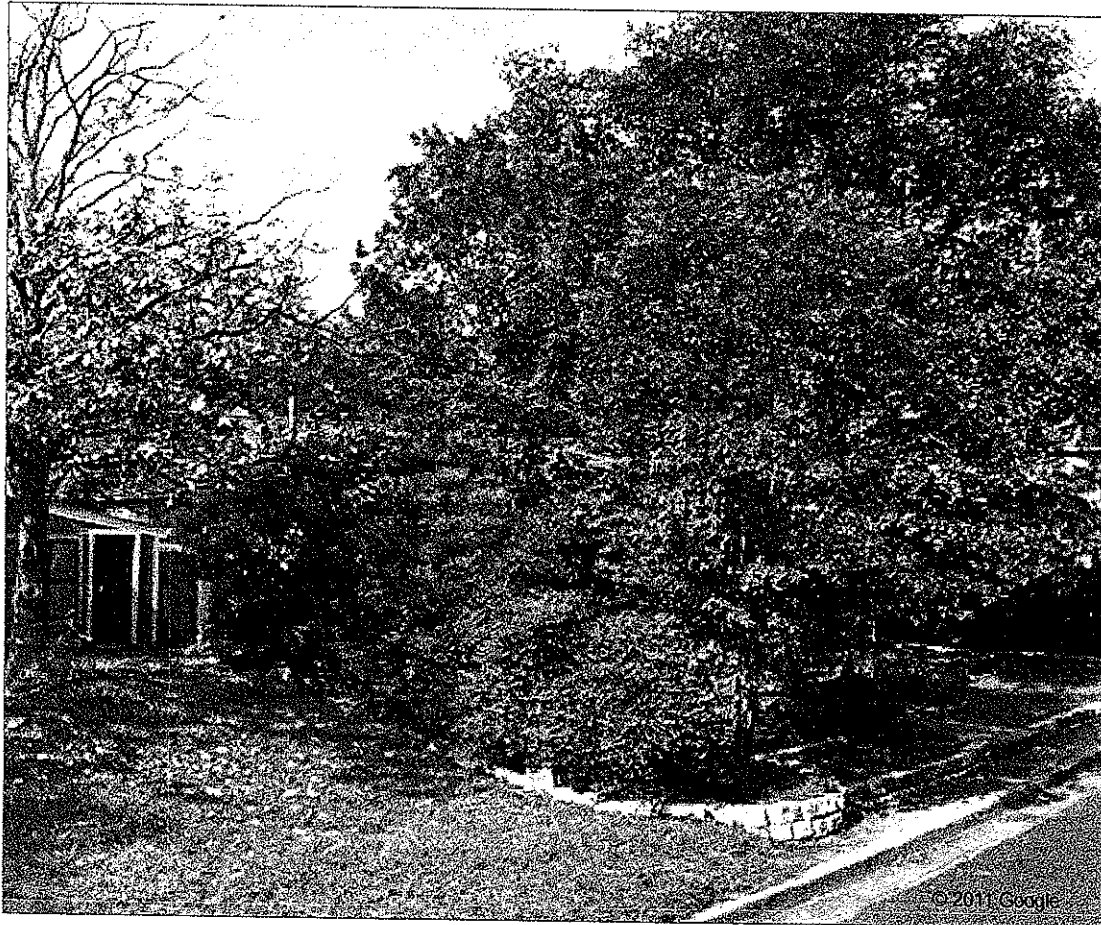
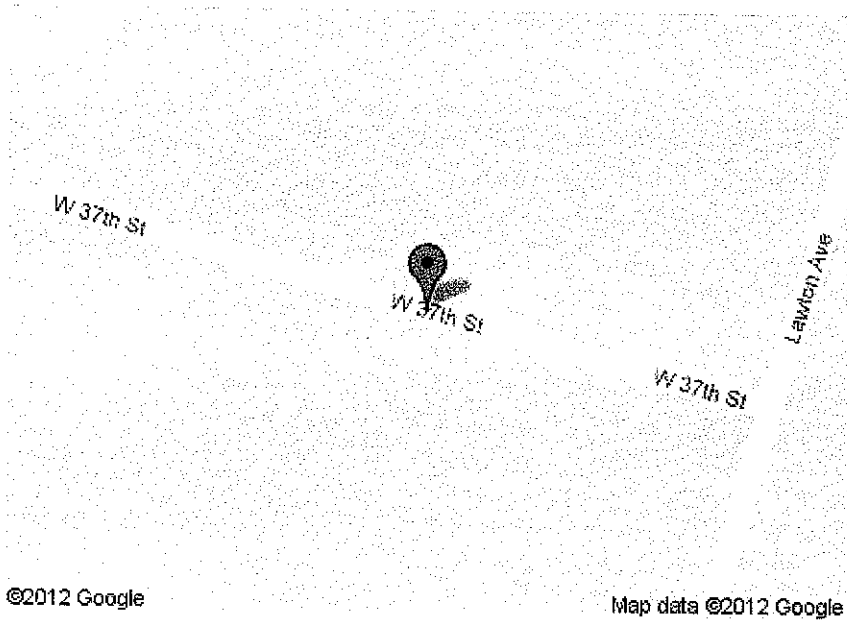
Google

Address 1805 West 37th Street

Address is approximate

Homes along W 37th St

C/39



Aerial Street View from Subject site - South Side W 37th

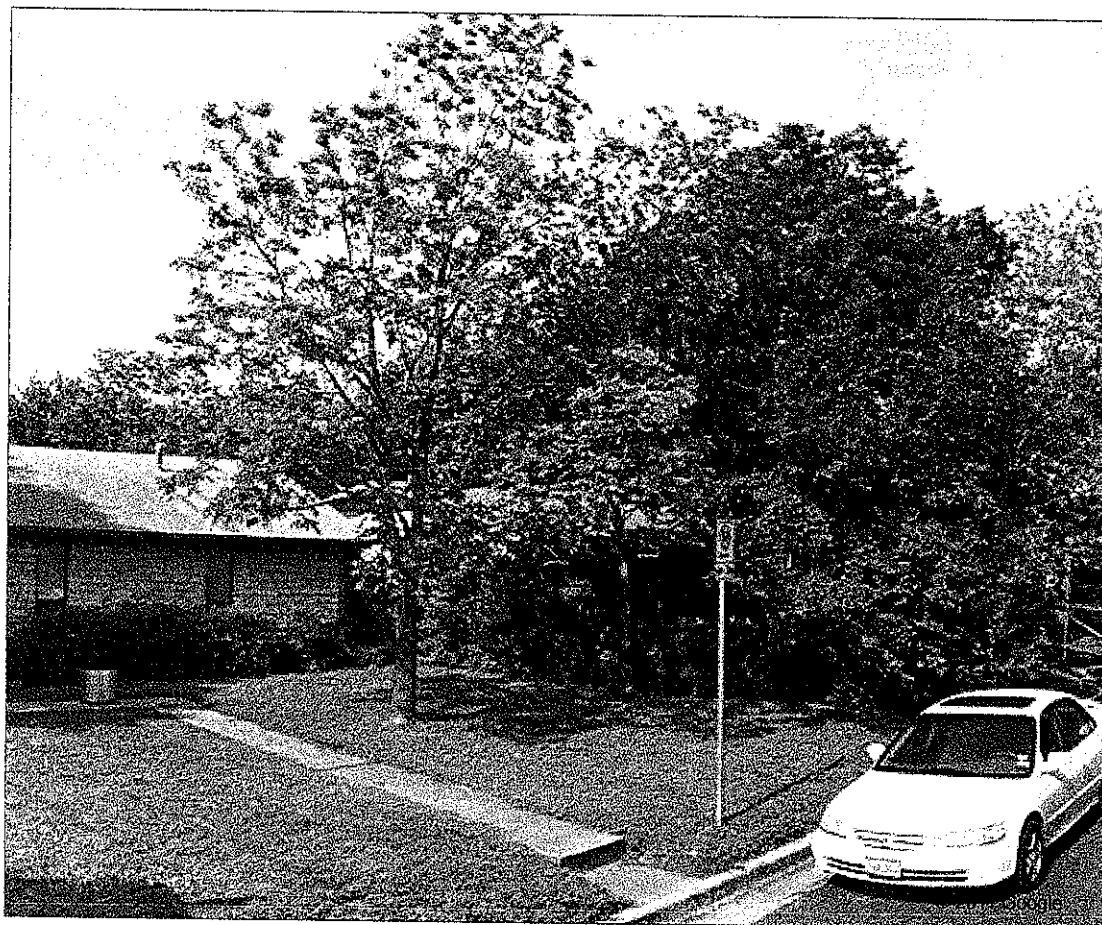
Google

Address **1801 West 37th Street**

Address is approximate

Homes across street, corner of 37th St & Lawton Ave

21/40



Across street / South side w 37th

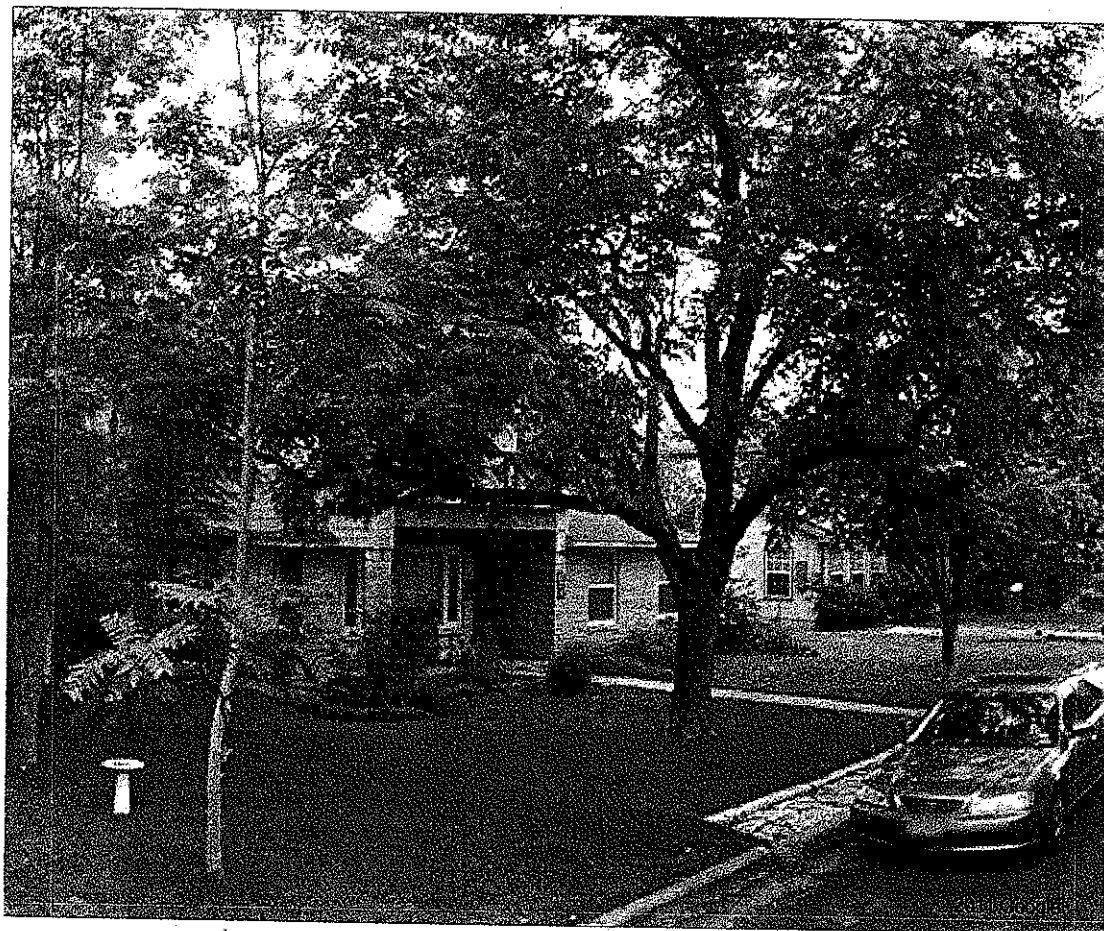
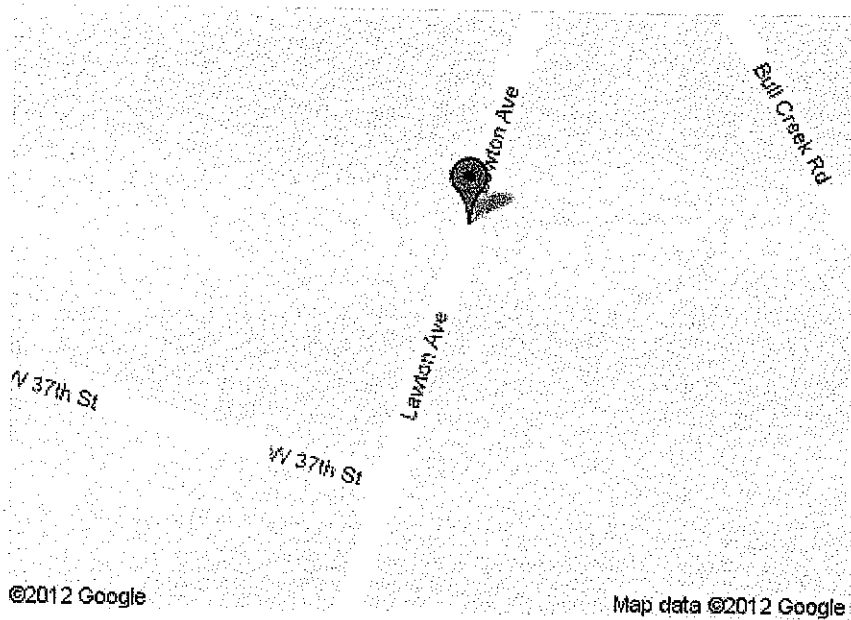
Google

Address **3703 Lawton Avenue**

Address is approximate

Homes across from garage along Lawton Ave

~~C/4~~



Across Street / Adjacent - Lawton Ave

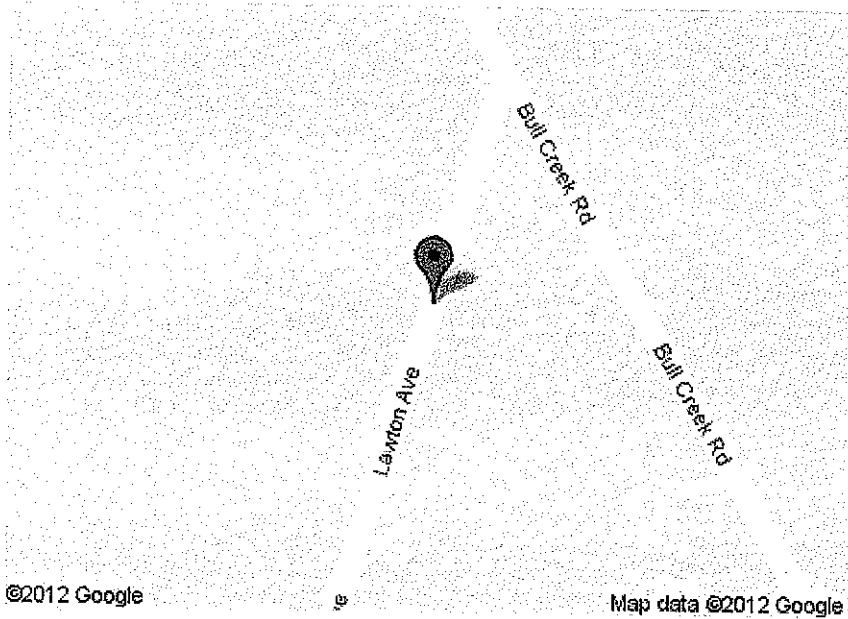
Google

Address **3727 Lawton Avenue**

Address is approximate

3703 Lawton Ave

U/22



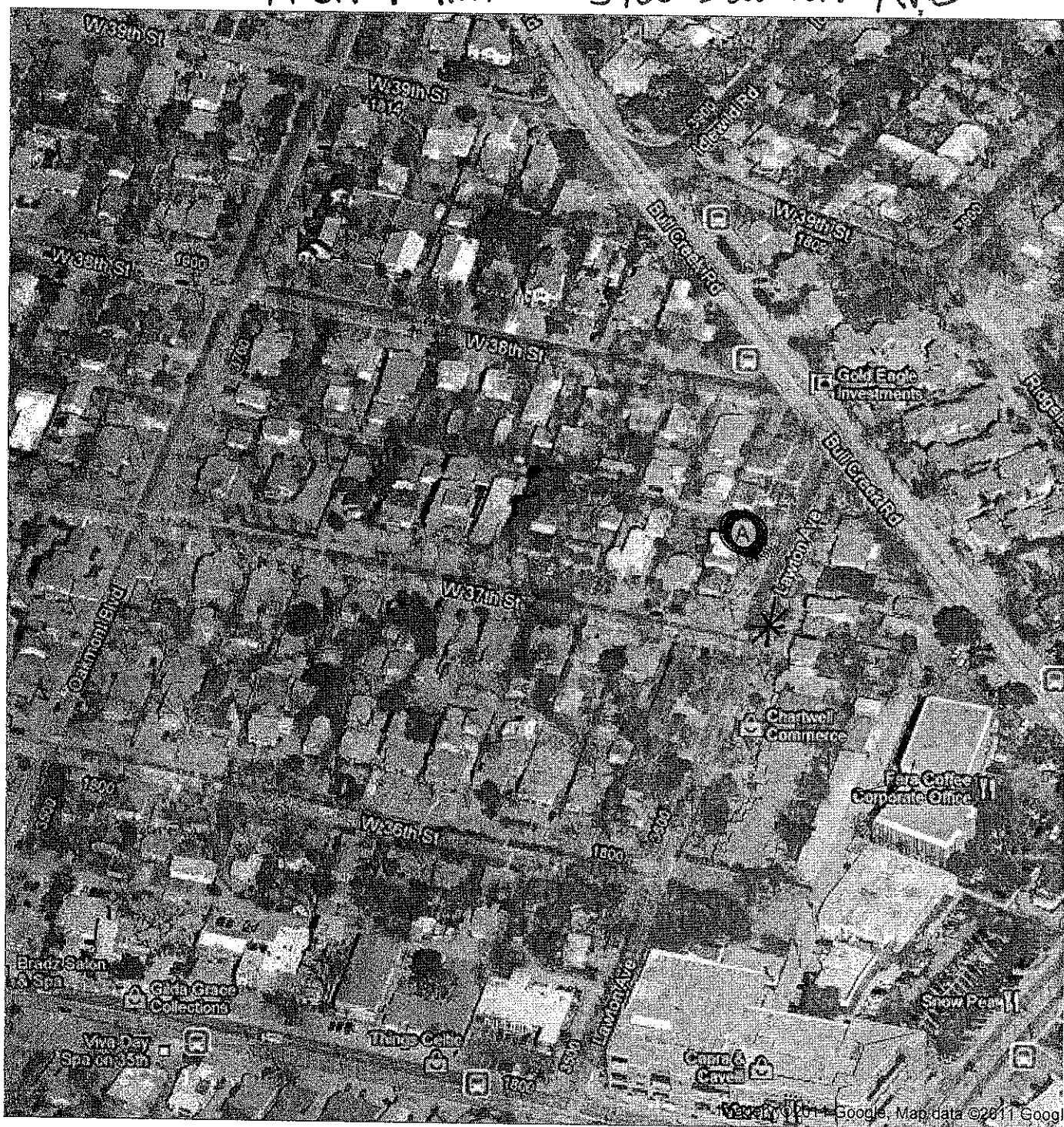
Across Street / adjacent - Lawton Ave

Google

C/33

To see all the details that are visible on screen, use the "Print" link next to the n

Aerial View - 3700 Lawton Ave



C/44



David Cancialosi <david@dciaustin.com>

3700 Lawton BOA request

kkluke@aol.com <kkluke@aol.com>

To: david@permit-partners.com

Sun, Nov 13, 2011 at 4:22 PM

Cc: sarah@bullockmcintyre.com, max.h.krupp@us.army.mil

David,

Here are my signatures (I can bring original to hearing since scanning is kind-of light) and letter of support from Rick Payton. Let me just say, getting signatures is a chore! I walked yesterday and nobody was home. I have close to 30 signatures though. I hope this will suffice. I did speak to Arten w/ neighborhood assn and he was super nice and fully supportive. He said he only received one phone call and it was a neighbor who had absolutely no objections with our addition. He said you could assume everyone was in favor since the association has heard no complaints and me walking the neighborhood received no objections. I'm keeping my fingers crossed & saying a little prayer for tomorrow! Could you let me know what time I should arrive?!

Keri Krupp

-----Original Message-----

From: Permit Partners <david@permit-partners.com>

To: kkluke <kkluke@aol.com>

Cc: max.h.krupp <max.h.krupp@us.army.mil>; sarah <sarah@bullockmcintyre.com>

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Krupp_Sigs_and_Letter.pdf
2034K

C/S

October 17, 2011

Dear Friends and Neighbors,

My husband and I are seeking to add a small addition atop our detached garage in order to accommodate our growing family. The previous owner/builder built the house to maximum allowable amount of conditioned space as allowed by the city's McMansion Code. When we bought the house we were assured a second story apartment could be built over the garage without any issues; however, current city zoning codes requires the 2nd floor be stepped in 10' from the rear property line/ alley (in our case).

Thus we're seeking a variance on November 14th from the city to allow this small addition. We're proposing a 426 square foot above the garage. This addition will be 5' from the rear property line / alley. We feel it will not impact adjacent homes as it will be visually screened from the street by existing mature trees planted along Lawton Avenue. Additionally, we feel the proposed addition is in keeping with many surrounding properties in the neighborhood that also have garage apartments, home offices, and other detached accessory uses. There will be no on-street parking associated with this project.

Our main goal is to continue being a good neighbor. With your support we can show the city of Austin that there is no negative impact by allowing the proposed addition.

If you support our request we ask that you please sign our petition. Your information will not be shared nor will you be contacted or further solicited.

We can't thank you enough for supporting our request!

Keri and Max Krupp
3700 Lawton Avenue

Name	Address	Signature
Phil Candra	3705 Lawton Ave	[Signature]
SARA SUMMERS	1910 W 36 th ST	[Signature]
Cherise Smith	3701 Lawton Ave	[Signature]
Sam Bello	1804 W. 37 th ST	[Signature]
Manuel	1806 W. 36 th	[Signature]
Kellee Brewer	1807 W. 37 th ST	[Signature]
Derek Saporito	1805 W. 37 th	[Signature]
Margaret Wallace	1822 W. 37 th	[Signature]
Andy Leimer	1819 W. 38 th	[Signature]
Rita Constanza	1809 W. 38 th	[Signature]
Matthew M. Nov	1803 W. 36 th	[Signature]
Meredith Reid	1815 W 37 th	[Signature]
Matt Ben	1819 W 37 th	[Signature]
Claris Williams	1814 W. 37 th	[Signature]
David Morgan	1806 W. 37 th	[Signature]

C1/47

Rick Payton
1812 W. 37th Street
Austin, TX 78731

City of Austin
Planning & Development Review Dept
P.O. Box 1088
Austin, TX 78767-1088

Re: Case Number C15-2011-0122

To Whom It May Concern:

I'm writing this letter in support of Max and Keri Krupp's variance request to build a second story addition over their existing garage. In my opinion, this addition would add value and character to the neighborhood.

I am a local real estate agent and currently own three houses in the Oakmont neighborhood. Most of the houses in this area were built in the 1940's and are now being remodeled and updated by young couples who need more space for their growing families.

Any improvements like this one requested by the Krupp's will only add value to all the properties in our area and enhance the overall appearance of the neighborhood.

Thank you for your consideration of Max and Keri's variance request.

Sincerely,

Rick Payton

Rick Payton



D C <davidcancialosi@gmail.com>

Agreement

2 messages

Keri Krupp <kkluke@aol.com>

Tue, Jan 10, 2012 at 9:46 PM

To: david@permit-partners.com

David & To Whom this May Concern,

I give you authorization to submit a permit application on behalf of Max and myself. Please accept this as our agreement. If anyone has questions or concerns, they can contact me at 512.695.7941.

Keri Krupp
3700 Lawton Ave
Austin 78731

Sent from my iPhone

David Cancialosi <david@permit-partners.com>

Tue, Jan 10, 2012 at 9:51 PM

To: Keri Krupp <kkluke@aol.com>

Thank you.

Please note: This was sent from my google phone. Please excuse brief responses and grammatical errors.
Thank you.

[Quoted text hidden]

01/49

RDCELEA DR

BULL CREEK RD

LAWTON AVE

W 38TH ST

W 37TH ST

