

B2/
1

CITY OF AUSTIN

ROW # 10750449

CASE # 2012-036829 PR

TCAD # 01150605080000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1807 Stamford Ln., Austin, TX 78703

LEGAL DESCRIPTION: Subdivision – Westfield Addition

LT 18 and part of LT 19 RSB of PT of LT 7 BLK 18 and PT of LT 6-8 BLK 17
Lot(s) _____ Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Eleanor F. Reshetnikov on behalf of myself/ourselves as authorized agent for

Richard and Andrea Stovall affirm that on May 14, 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).

Andrea and Richard Stovall, the owners of 1807 Stamford Lane, want to build an enclosed, 140 square foot, detached, one-story bathroom with storage in their backyard to serve their pool area. This bathroom would be integral with the retaining walls in the back of their yard. The existing house was built prior to the adoption of Subchapter F: Residential Design and Compatibility Standards and it exceeds 40% FAR. If a 25% increase were granted and the bathroom were built the resulting FAR would remain under 50%.

SF3
in a 1-Family Dwelling 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.

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/2

**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 2206 Trail of the Madrones

City, State Austin, TX Zip 78746

Phone 512-554-5004 Printed Name Ellie Reshetnikov

Signature  Date 5-14-2012

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 1807 Stamford Lane

City, State Austin, TX Zip 78703

Phone 512-426-3514 Printed Name Andrea Stovall

Signature  Date 5-14-2012

City of Austin
May 13th 2012

B2/3

To Whom It May Concern:

This letter is on behalf of 1807 Stamford Lane. We live directly next door at 1901 Stamford Lane. The Stovalls, who live at 1807 Stamford Lane, would like to build a pool and bathroom in their backyard. We are excited about the Stovall's project of adding a pool and bathroom to their house. We think the pool and backyard bathroom will be a great addition to their house, ~~out~~ our street and the neighborhood. We do not feel that it will compromise the design of their house or our house in the least bit.

Thank you,
J. ~~W. Hill~~ and Becky Urhausen
Jim + Becky Urhausen

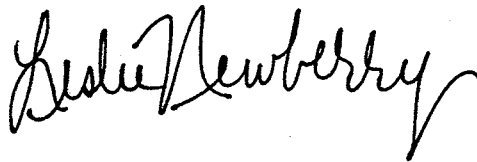
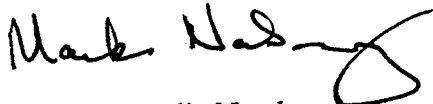
May 13, 2012

B2/
4

To Whom It May Concern:

We are aware that our immediate neighbors at 1807 Stamford Lane are putting in a pool and are requesting a variance for a small structure in their backyard which will include a bathroom. We have reviewed the plans and find the design tasteful and in keeping with the original design of the house. We feel this will add value not only to their property but to the neighborhood as a whole and as such, are in full support of this project. Given these factors and the fact that the structure will not be visible from the street view, we feel that this variance should be granted. In addition, as parents of newborn twins we look forward to having our children swim at our neighbor's house and find it reassuring that there will be a bathroom in close proximity to the pool.

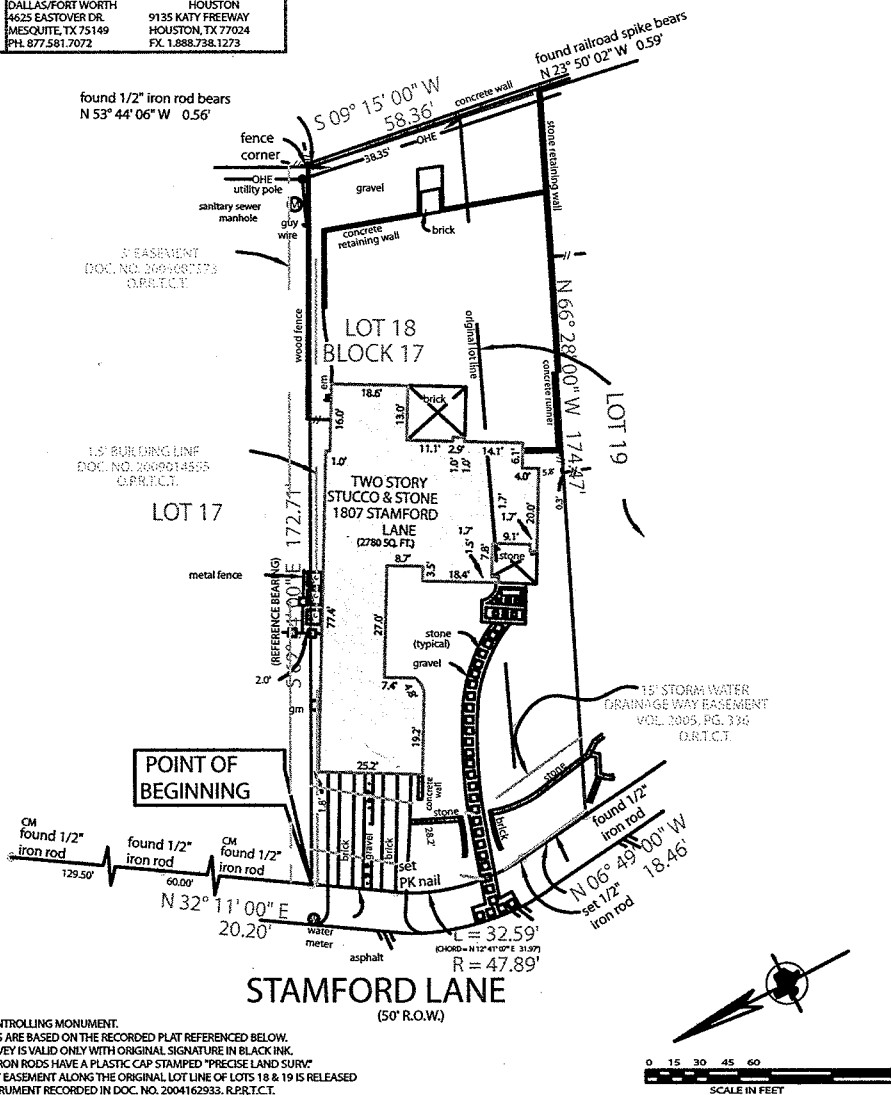
Sincerely,



Mark and Leslie Newberry
1805 Stamford Lane
Austin TX 78703

PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH
4625 EASTOVER DR. HOUSTON
MESQUITE, TX 75149 HOUSTON, TX 77024
PH. 877.581.7072 FX. 1.888.738.1273

B2/3



NOTES:
CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURVY"
5' UTILITY EASEMENT ALONG THE ORIGINAL LOT LINE OF LOTS 18 & 19 IS RELEASED
PER INSTRUMENT RECORDED IN DOC. NO. 2004162933, R.P.R.T.C.T.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 1807 STAMFORD LANE, and Being more fully described on Exhibit "A" attached hereto and made a part thereof.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0445 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

DATE: _____

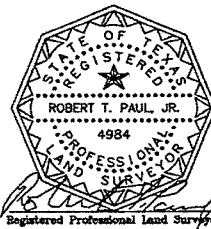
ACCEPTED BY: _____

DATE: 12/06/10
FIELD DATE: 12/02/10
REVISED: 12/08/10

TECH: RLH FIELD: PL
JOB NO: 610-0736



GF NO. 9701-10-1812
MAPSCO NO: 584-C
TEXAS AMERICAN TITLE COMPANY



Existing FAR: CAD Survey

AREA	SQ. FT.
1st floor	
bound (includes garage 621)	2780
outdoor storage	-80
staircase area	-200
GARAGE EXEMPT - 200	2300
2nd floor	2895
TOTAL	5395
Lot	11064
FAR (existing)	.4876

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Stovall Residence
RDCC: FAR Increase Request



1807 Stamford
Austin, TX 78703

Westfield Addition
LT 18 and part of LT 19 RSB of PT of LT 7 BLK 18 and PT of LT 6-8 BLK 17

PROJECT: BACKYARD POOL, LANDSCAPE AND ACCESSORY STRUCTURE


Rowler Land Design, LLC
2206 Trail of the Madonnas
Austin, TX 78746
elle@rowlerlanddesign.com
512.554.5004

Project Location in Backyard: Before Construction

B2/1

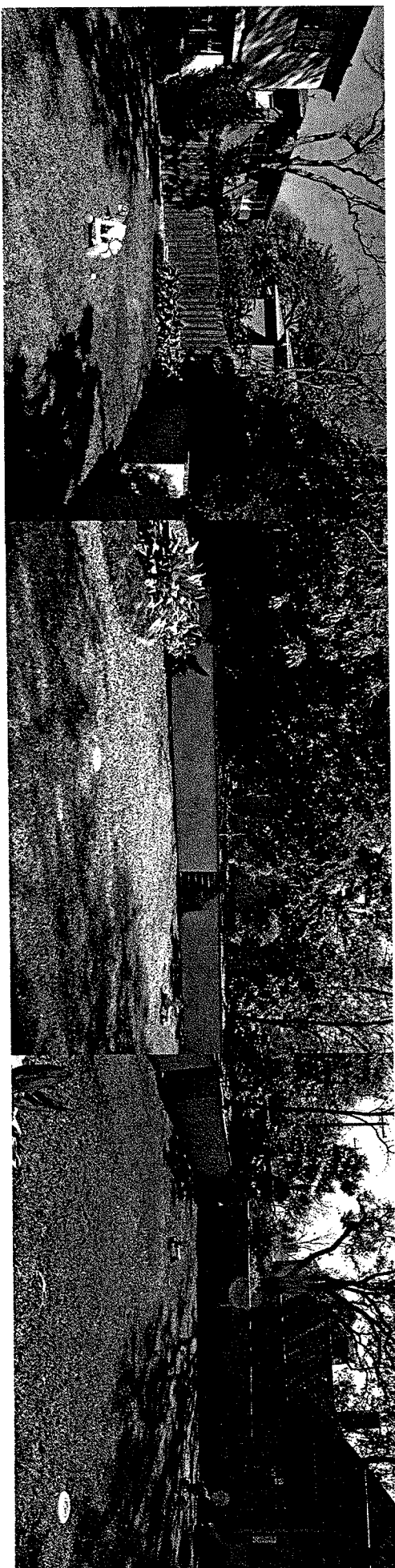


East (Rear) Elevation of House

Facing NORTH (1901 Stamford)

Facing EAST (Rear of Property)

Facing SOUTH (1805 Stamford)



RDCC Appeal:

Andrea and Richard Stovall, the owners of 1807 Stamford Lane, want to build an enclosed, 132 square foot, detached, one-story bathroom with storage in their backyard to serve their pool area. This bathroom would be integral with the retaining walls in the back of their yard. The existing house was built prior to the adoption of Subchapter F: Residential Design and Compatibility Standards and it exceeds 40% FAR. If a 25% increase were granted and the bathroom were built the resulting FAR would remain under 50%.

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Owner's Name		Property Details	
STOVALL RICHARD		Deed Date	12/16/2010
1807 STAMPORD LN		Deed Volume	
AUSTIN, TX 78703-2838		Exemptions	
1807 STAMPORD LN 78703		Freeze Exempt	F
LOT 18.8 PART OF LOT 19.858 OF PT OF		ARB Pictet	F
UT 7 BLK 18.8 PT OF UT 8.8 BLK 17		Agent Code	0
WESTFIELD A		Land Acres	0.2540
		Block	18
		Tract or Lot	18.19
		Docment No.	20101800007R
		Abstract Code	S15132
		Neighborhood Code	X7860

Value Information

2012 Preliminary

Land Value	370,500.00	Block	18
Improvement Value	825,408.00	Docment No.	20101800007R
AG Value	0.00	Abstract Code	S15132
AG Productivity Value	0.00	Neighborhood Code	X7860
Timber Value	0.00	Data up to date as of 2012-05-09	
Timber Productivity Value	0.00		
Assessed Value	1,295,908.00		
10% Cap Value	0.00		
Total Value	1,295,908.00		

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	1.242000	1,295,908.00	1,295,908.00	1,295,908.00	1,295,908.00
01	AUSTIN ISD	1.285000	1,295,908.00	1,280,908.00	1,295,908.00	1,295,908.00
02	CITY OF AUSTIN	0.481000	1,295,908.00	1,295,908.00	1,295,908.00	1,295,908.00
03	TRAVIS COUNTY	0.485500	1,295,908.00	1,098,726.00	1,295,908.00	1,295,908.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	1,295,908.00	1,036,726.00	1,295,908.00	1,295,908.00
68	AUSTIN COMM COLL DIST	0.094900	1,295,908.00	1,282,949.00	1,295,908.00	1,295,908.00

Improvement Information

Improvement ID 424638

State Category

Description

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year	Built Area
424638	2989767	1ST	1st Floor	WP7-	2004	2,173
424638	2989768	2ND	2nd Floor	WP7-	2004	2,895
424638	3000054	011	PORCH OPEN 1ST F	*7-	2004	182
424638	3000055	011	PORCH OPEN 1ST F	*7-	2004	108
424638	3000056	012	PORCH OPEN 2ND F	*7-	2004	63
424638	3000057	041	GARAGE ATT 1ST F	WP7-	2004	621
424638	3000059	095	HVAC RESIDENTIAL	**	2004	5,068
424638	3000060	251	BATHROOM	**	2004	4
424638	3000060	522	FIREPLACE	*7-	2004	1
						Total Living Area 5,068

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114423	LAND	A1	T	0.254	0	0	11,064

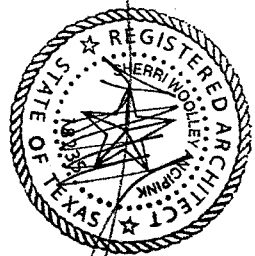
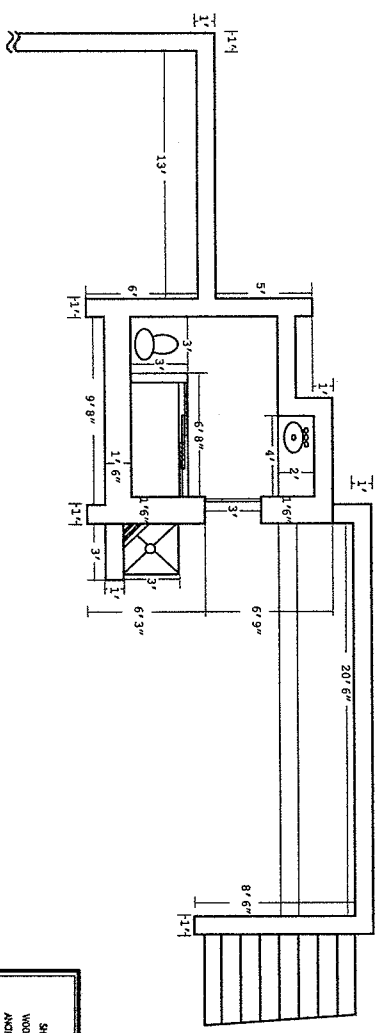
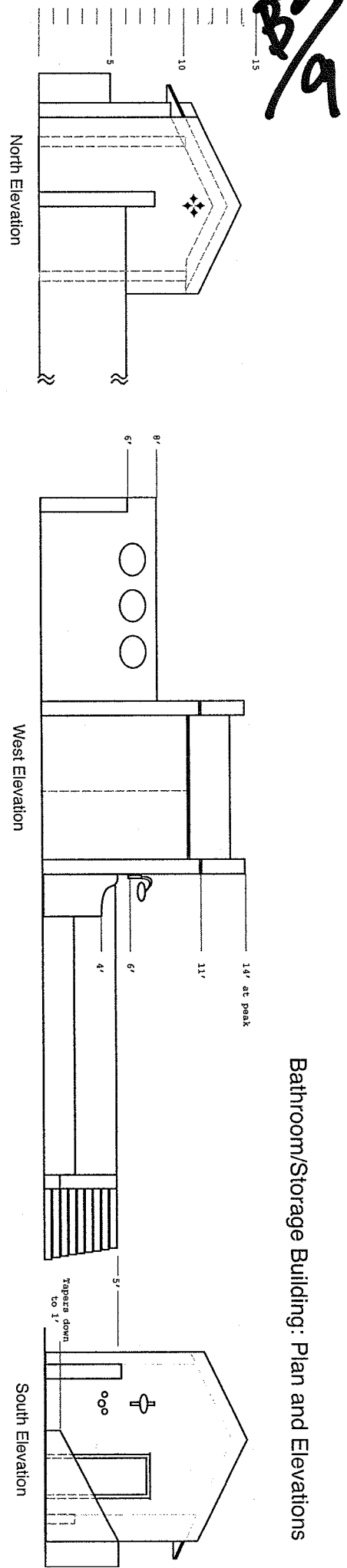
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424638	3000057	041	GARAGE ATT 1ST F	WP7-	2004	621
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424638	3000059	251	BATHROOM	**	2004	4
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Land Information

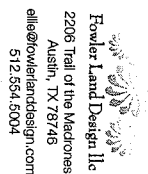
Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114423	LAND	A1	T	0.254	0	0	11,064

Bathroom/Storage Building: Plan and Elevations



<p>SHERRI WOOLEY ARCHITECT</p>	<p>STOVALL LANDSCAPE BACKYARD CONCEPT Plan and Elevations Scale 1/8" = 1'-0"</p>
<p>Fowler Land Design llc 2206 Trail of the Madones Austin, TX 78746 ellie@fowlerlanddesign.com 512.554.5004</p>	<p>104, VOGUE RD AUSTIN, TX 78744 SHERRIWOOLEY.COM</p>

Project Location on Lot:
Backyard Pool, Retaining Walls, Patio and Bathroom/Pool Storage



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Project Location on Lot and Relationship to Adjacent Properties



60 feet



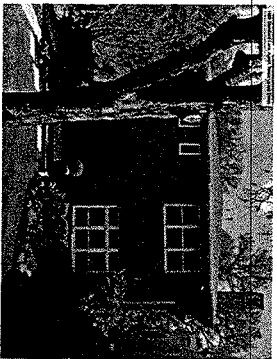
B2
12

SAME SIDE

1903 Stamford



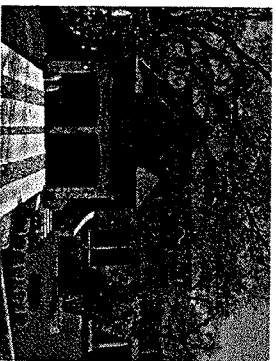
1901 Stamford



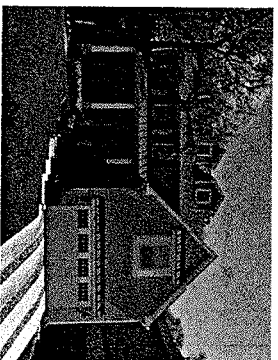
1807 Stamford



1805 Stamford

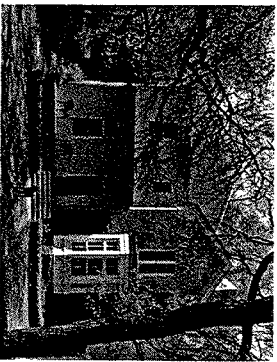


1803 Stamford



OPPOSITE SIDE OF THE STREET

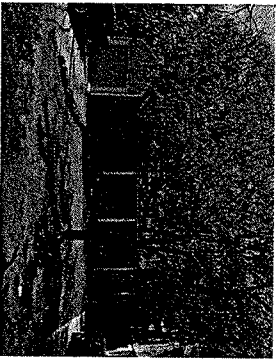
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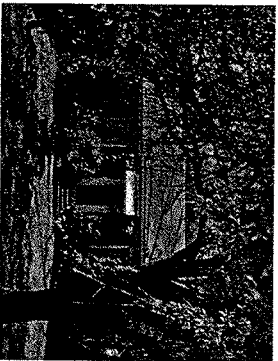
1900 Stamford



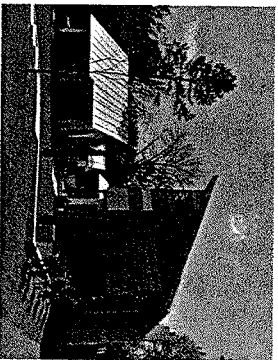
1806 Stamford



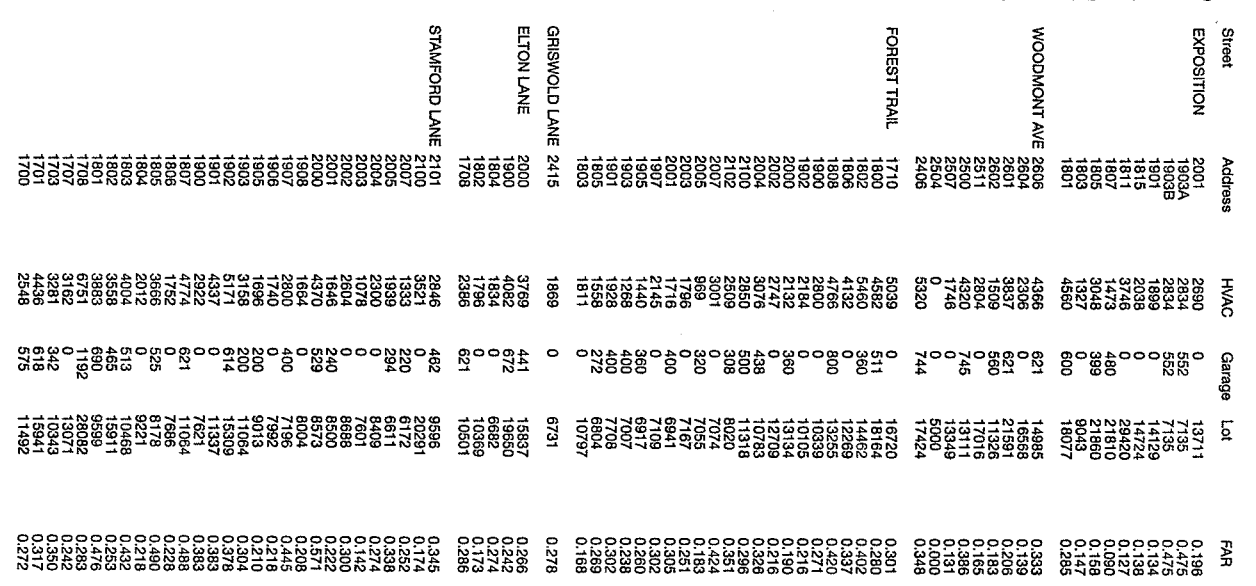
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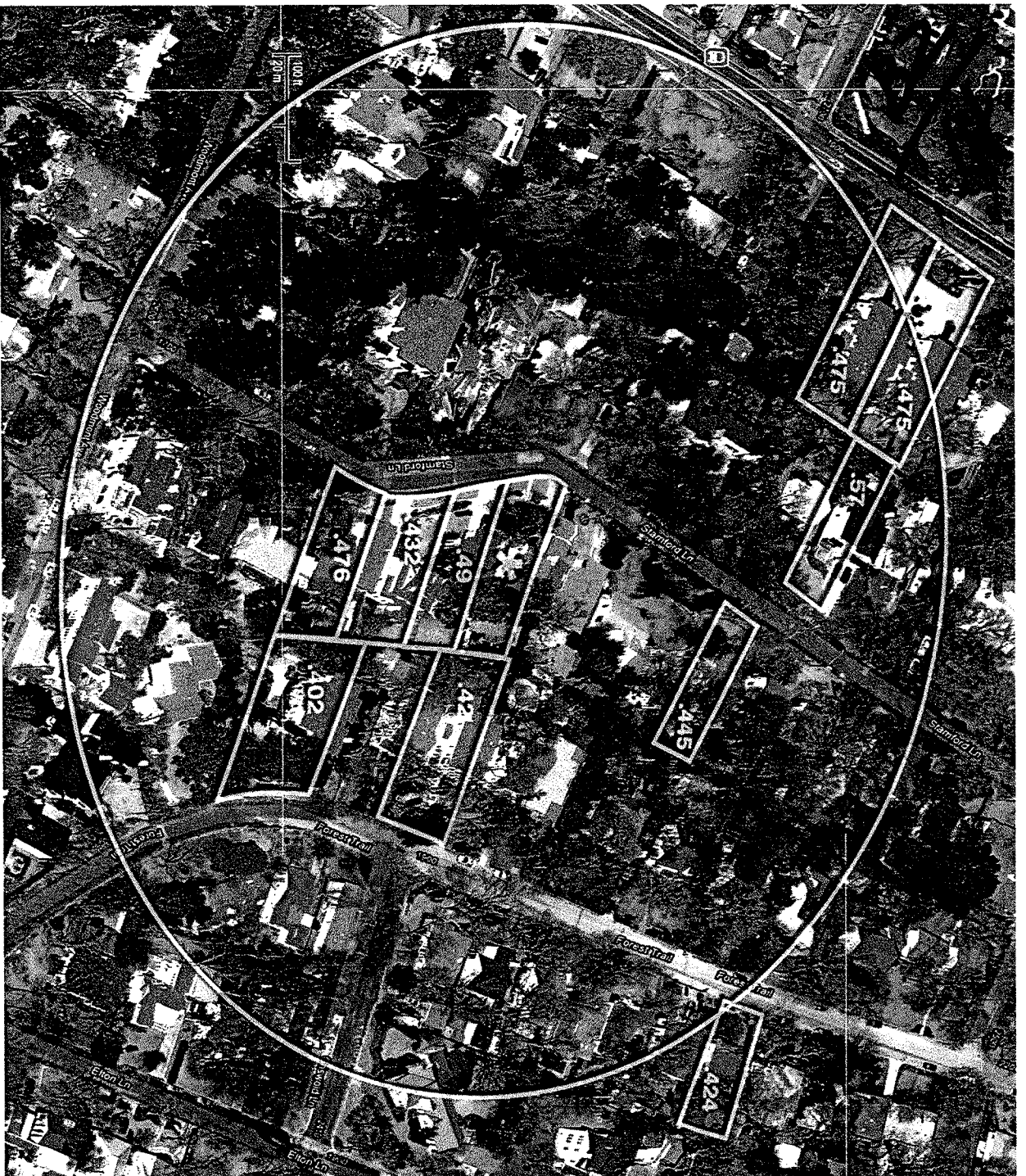
1802 Stamford



Photos of Adjacent Properties



Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
ellie@fowlerlanddesign.com
512.554.5004



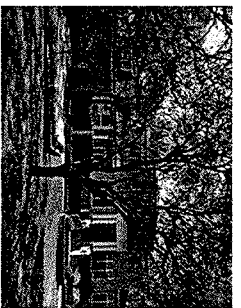
500 feet:
Properties
Exceeding
.4 FAR

Photos of Surrounding Properties

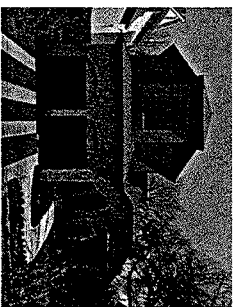
1701 Stamford



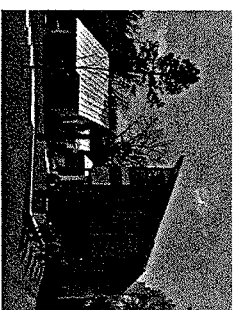
1708 Stamford



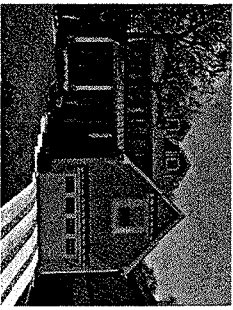
1801 Stamford



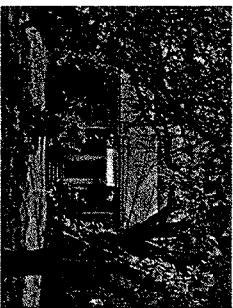
1802 Stamford



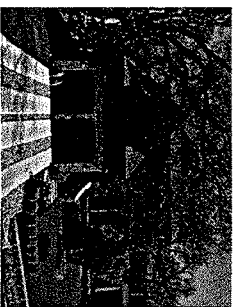
1803 Stamford



1804 Stamford



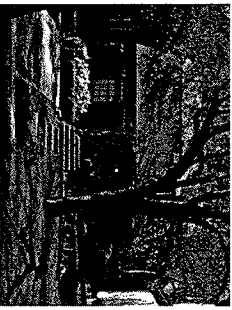
1805 Stamford



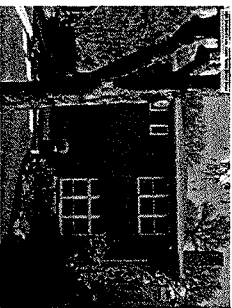
1806 Stamford



1900 Stamford



1901 Stamford



1902 Stamford



1903 Stamford



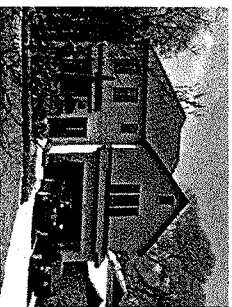
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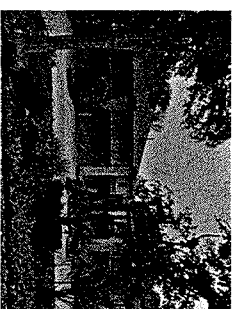
1907 Stamford



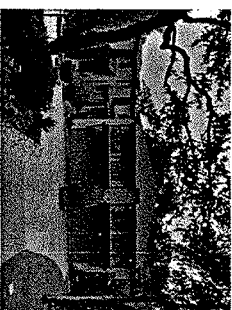
2000 Stamford



1903A Exposition



1903B Exposition



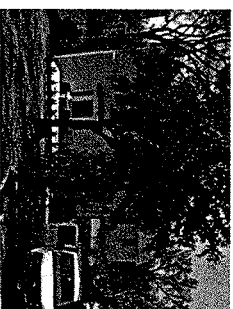
1802 Forest Trail



1808 Forest Trail



1900 Forest Trail



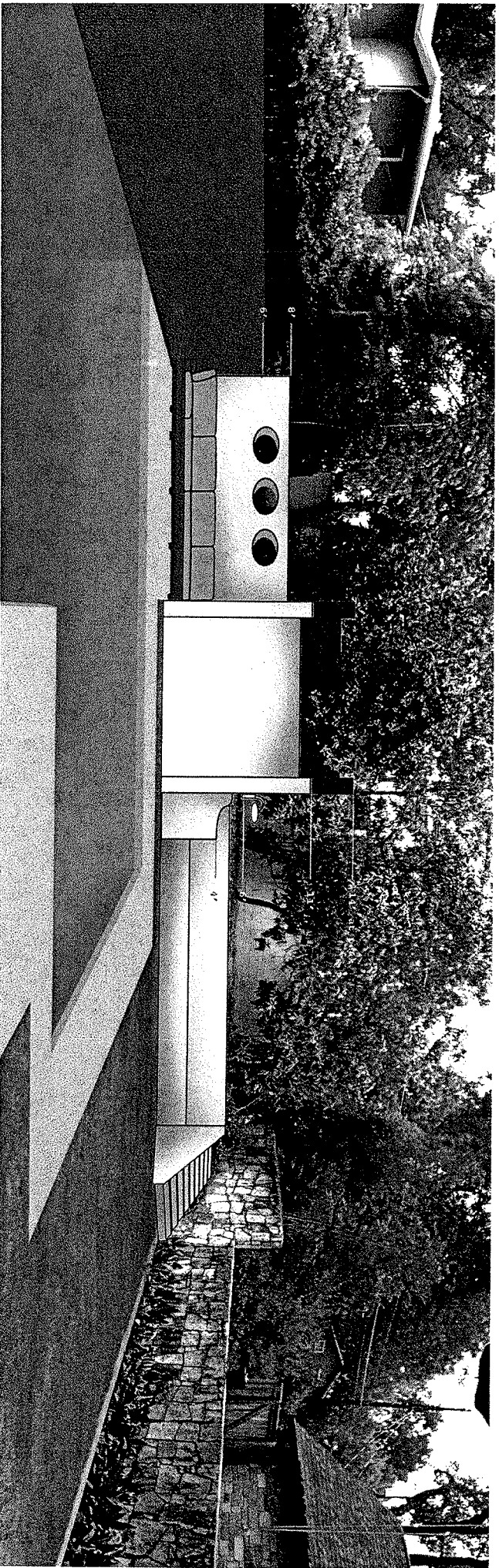
1902 Forest Trail



Fowler Land Design, LLC
2206 Trail of the Madonnas
Austin, TX 78748
ellie@fowlerlanddesign.com
512.554.5004

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Rendering of Pool, Retaining Walls, Patio and Bathroom/Pool Storage



B2/17

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	For Departmental Use Only	PR # <u>12 - 036329</u>	BP #
		Assigned	Due Date
		Review Date <u>7-17-12</u>	Issue Date
		Reviewed/Approved	Issued

Project Information	
Project Address: <u>1807 Stamford Ln. 78703</u>	Tax Parcel ID: <u>114714</u>
Legal Description: <u>Lot 18 + Part of Lot 19 RSB of PT of LT 7 BLK 18 + PT of LT 6-8-BLK 17</u>	
Zoning: <u>1 FAM Dwelling</u>	Lot Size (square feet): <u>11,064 ft²</u> (<u>0.2540 ACRES</u>)
Neighborhood Plan Area (if applicable): <u>Westfield</u>	Historic District (if applicable): <u>N/A</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <u>Y</u> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <u>Y</u> N wastewater availability? <u>Y</u> 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? <u>Y</u> <u>N</u> 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? <u>Y</u> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <u>Y</u> N Is this site adjacent to a paved alley? Y <u>N</u>	
Does this site have a Board of Adjustment (BOA) variance? Y <u>N</u> Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <u>N</u> If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. <u>Y</u> N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y <u>N</u> Note: Proximity to a floodplain may require additional review time.	

Description of Work				
Existing Use:	<u>vacant</u>	<u>single-family residential</u>	duplex residential	two-family residential other
Proposed Use:	<u>vacant</u>	<u>single-family residential</u>	duplex residential	two-family residential other
Project Type:	<u>new construction</u>	addition	addition/remodel	remodel/repair other <u>OUT-BUILDING</u>
# of bedrooms existing:		# of bedrooms proposed:		# of baths existing: <u>4 1/2</u> # of baths proposed: <u>5 1/2</u>
Will all or part of an existing exterior wall be removed as part of the project? Y <u>N</u> 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.) <u>Proposed 140 ft² accessory structure to be built integral with retaining walls and swimming pool</u>				
<u>3/4</u>				
Trades Permits Required: <u>electric</u> <u>plumbing</u> mechanical (HVAC) concrete (right-of-way)				

Job Valuation		
Total Job Valuation: \$ <u>30,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>30,000</u>	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: \$ <u>30,000</u>	Bldg: \$ Elec: \$
	Accessory Structure: \$	Plmbg: \$ Mech: \$

A
T
4

- LSD
- App. Time DAK
- P2: 3/APP
- ED

B2/18

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	1879	—		1879
2 nd Floor	2895			2895
3 rd Floor				
Basement				
Attic				
Garage (attached)	621		200	421
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)		140		140
TOTAL GROSS FLOOR AREA				5335

FAR
May
Allowed
4425.6 #
(909 #)

(Total Gross Floor Area /lot size) x 100 = 48.2 Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3?	Y	N
Is this project claiming a "ground floor porch" exemption as described under Article 3?	Y	N
Is this project claiming a "basement" exemption as described under Article 3?	Y	N
Is this project claiming a "habitable attic" exemption as described under Article 3?	Y	N
Is a sidewall articulation required for this project?	Y	N
Does any portion of the structure extend beyond a setback plane?	Y	N

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.

B2/19

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): 3084 % of lot size: 27.9

Proposed Building Coverage (sq ft): 3252 % of lot size: 29.4

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): 3703 % of lot size: 33.5

Proposed Impervious Cover (sq ft): 4542.5 % of lot size: 41.1

Setbacks

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

Does any structure (or an element of a structure) extend over or beyond a required yard? Y (N)
(LDC 25-2-513)

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)

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

Building Height: 14 ft Number of Floors: 1

of spaces required: 2 # of spaces provided: 2

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): _____ ft Distance from intersection (for corner lots only): N/A ft

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

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
1 st floor conditioned area	1879		1879
2 nd floor conditioned area	2895		2895
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)	621		621
Covered Patio, Deck or Porch / /	290		290
Balcony	63		63
Other		140	140
Total Building Coverage	2790	140	2930
Driveway	440		440
Sidewalks	248		248
Uncovered Patio /			
Uncovered Wood Deck (counts at 50%)			
AC pads	18	12	30
Other (Pool Coping, Retaining Walls)		952	952
Total Site Coverage	3496	1104	4600
Pool		628	628
Spa			

82/20

Contact Information			
Owner	Richard + Andrea Stovall	Applicant or Agent	Max Reshetnikov
Mailing Address	1807 Stamford Ln. 78703	Mailing Address	2206 Trail of the Madrones 78746
Phone		Phone	512 659-5140
Email		Email	MR 78704 @ GMAIL.COM
Fax		Fax	
General Contractor	MAX RESHETNIKOV	Design Professional	Fowler Land Design LLC
Mailing Address	2206 Trail of the Madrones 78746	Mailing Address	2206 Trail of the Madrones 78746
Phone	512-659-5140	Phone	
Email	MR 78704 @ GMAIL.COM	Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input checked="" type="radio"/> Y <input type="radio"/> 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: 4-16-2012

B2/21

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address: 1807 STAMFORD LANE

PR#:

Andrea Stovall
Owner's Signature

3/21/2012
Date

[Signature]
Owner's Signature

3/21/12
Date

Andrea Stovall
1st Owner's Printed Name

Richard Stovall
2nd Owner's Printed Name

B2/22

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



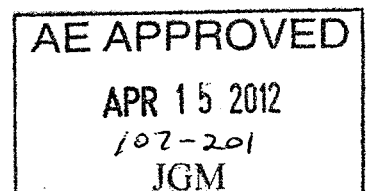
Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>Max Reshetnikov</u>		
Email <u>MR78704@GMAIL.COM</u>	Fax _____	Phone <u>512 659 5140</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>1807 Stamford Ln., 78708</u> OR		
Legal Description _____ Lot _____ Block _____		
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input type="checkbox"/> Overhead Service <input checked="" type="checkbox"/> Underground Service <input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)		
Location of meter _____		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Pool Bath - Out building for pool</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved <input type="checkbox"/> Yes <input type="checkbox"/> No _____		
AE Representative _____	Date _____	Phone _____

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

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





8/3

Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: <u>Richard & Andrea Stovall</u>		Phone: <u>512-659-5140</u>	Alternate Phone: <u> </u>
Service Address: <u>1807 STAMFORD LANE, AUSTIN 78703</u>			
Lot: <u>18</u>	Block: <u>17</u>	Subdivision/Land Status: <u>WESTFIELD</u>	Tax Parcel ID No.: <u>114714</u>
Existing Use: <small>(Circle one)</small> vacant	<u>single-family res.</u>	duplex	garage apartment other <u> </u>
Proposed Use: <small>(Circle one)</small> vacant	single-family res.	duplex	garage apartment other <u>Add out-building w/Bathrooms</u>
Number of existing bathrooms: <u>4 1/2</u>		Number of proposed bathrooms: <u>+1</u> = <u>5 1/2 Total</u>	
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes <u> </u> No <u>✓</u>			

City of Austin Office Use

Water Main size: <u>6"</u>	Service stub size: <u>3/4"</u>	Service stub upgrade required? <u>Y</u>	New stub size: <u>1/2"</u>
Existing Meter number: <u> </u>	Existing Meter size: <u> </u>	Upgrade required? <u>Y</u>	New size: <u>3/4"</u>
WW Service: Septic System/On-Site Sewage Facility (OSSF) <u> </u> or WW Collection System <u>✓</u>			WW Main size: <u> </u>

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____	Date _____	Phone _____
Approved: <input type="checkbox"/> Yes (see attached approved documents)	<input type="checkbox"/> No	

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____	Date _____	Phone _____
OSSF (if applicable) Approved by UDS (Signature & Print name) _____	Date <u>4/16/12</u>	Phone <u>974-8734</u>
AWU Representative _____	Date _____	Phone _____
Approved: <input type="checkbox"/> Yes (see attached approved documents)	<input type="checkbox"/> No	

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

REVIEWED

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

APR 13 2012

Page 1 of 2

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

2nd Floor

82/24

CITY OF AUSTIN
BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
DECISION SHEET

 y Greg Smith
 y Barbara Aybar, Vice Chair
 1st Herman Thun
 2nd Frank Fuentes
 y Betty Edgemond

DATE: March 14, 2005

CASE NUMBER: C15-05-044

APPLICANT: Marshall & Beth Durrett

ADDRESS: 1807 Stamford Lane

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492(D) from 5 feet to 1.5 feet along the north property line in order to maintain a single-family residence in an "SF-3", Family Residence zoning district.

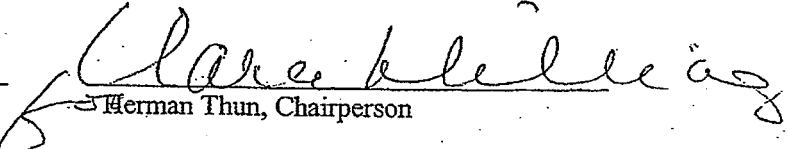
BOARD'S DECISION: **GRANTED 5-0 (CONSTRUCTION NOT TO RESUME UNTIL CLOSING ON 1901 STAMFORD ON 3/18 AND PER LETTER FROM MARSHALL DURRETT DATED MARCH 14, 2005 ON DEED RESTRICTIONS.**

FINDINGS:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: surveyor made mistake in locating front left property line which cause dwelling being built in setback.
2. (a) The hardship for which the variance is requested is unique to the property in that: builder relied upon the erroneous survey to obtain building permit and start construction.

(b) The hardship is not general to the area in which the property is located because: due to surveyor error.
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 large new homes are currently being built in the immediate area.


Joseph Pantalione, Executive Secretary


Herman Thun, Chairperson



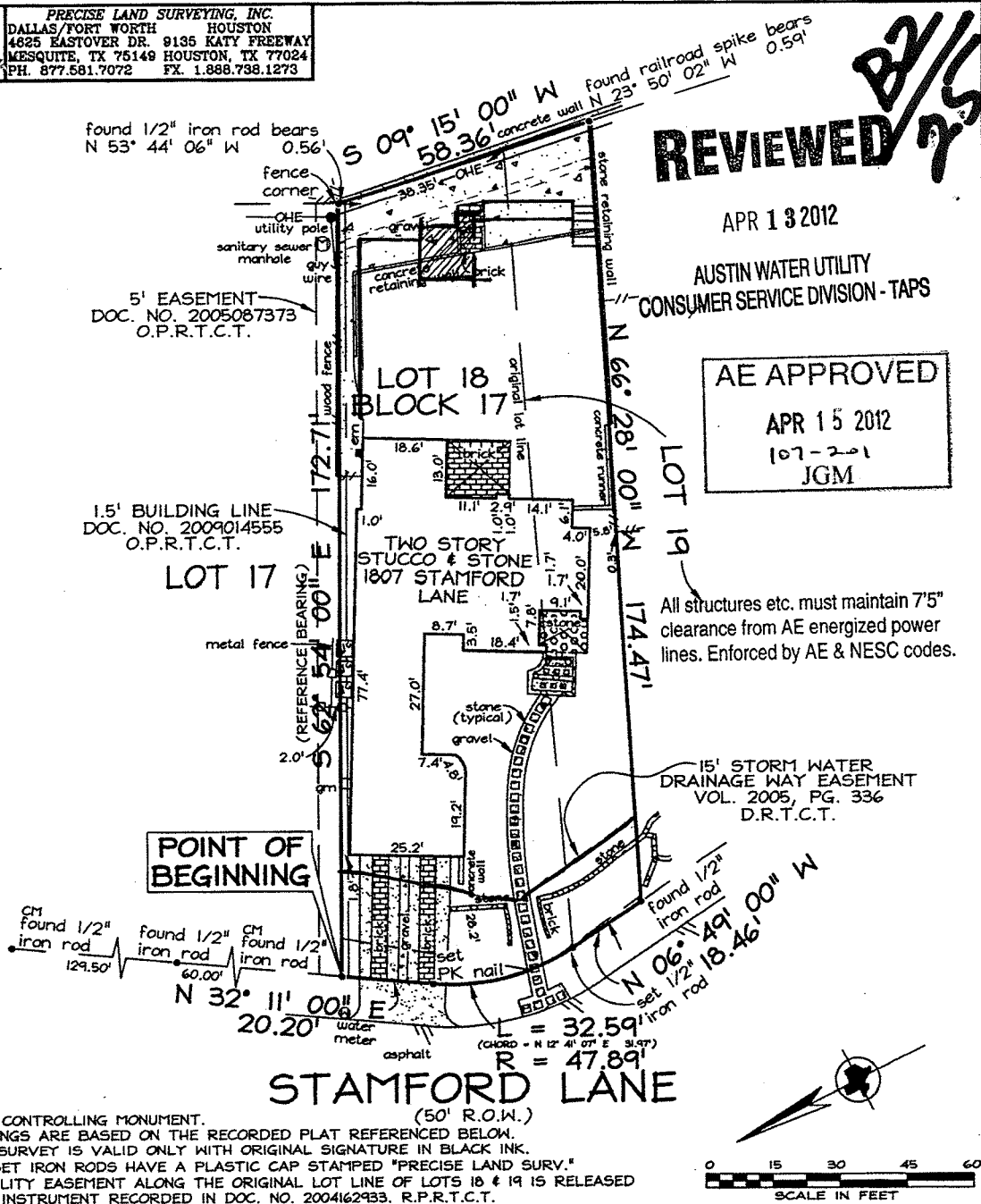
I do hereby certify that this document is
a true and correct copy as same appears
of record in the Development Assistance
Center, WPDH of the City of Austin, Texas.

Witness my hand of the City of Austin, Texas.

By: 

H. Brandon Bailey

PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH HOUSTON
4825 EASTOVER DR. 9135 KATY FREEWAY
MESQUITE, TX 75149 HOUSTON, TX 77024
PH. 877.581.7072 FX. 1.888.738.1273



NOTES:
CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."
5' UTILITY EASEMENT ALONG THE ORIGINAL LOT LINE OF LOTS 18 & 19 IS RELEASED
PER INSTRUMENT RECORDED IN DOC. NO. 2004162933, R.P.R.T.C.T.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 1807 STAMFORD LANE, and Being more fully described on Exhibit "A" attached hereto and made a part thereof.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0445 H, dated SEPTEMBER 28, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

DATE: _____

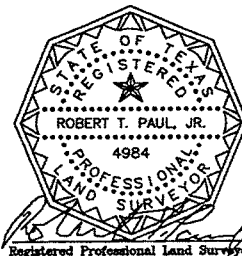
ACCEPTED BY: _____

DATE: 12/06/10
FIELD DATE: 12/02/10
REVISED: 12/08/10

TECH: RLH FIELD: PL
JOB NO: 610-0736



GF NO. 9701-10-1812
MAPSCO NO: 584-C
TEXAS AMERICAN TITLE COMPANY



Precise Land Surveying, Inc.

4625 Eastover Drive
Mesquite, Texas 75149
(972) 681-7072 Fax (972) 279-1508

Exhibit "A"

Being Lot 18 and a portion of Lot 19, Block 17, of a Subdivision of a portion of Lot 7, Block 18 & a portion of Lots 6, 7 & 8, Block 17, Westfield "A", an addition to the City of Austin, Travis County, Texas, according to the plat thereof recorded in Volume 4, Page 25, Plat Records, Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the north corner of said Lot 18 and the west corner of Lot 17, said Block 17, and being on the east line of Stamford Lane (a 50 foot right-of-way);

THENCE South $62^{\circ} 54' 00''$ East, a distance of 172.71 feet along the common line of said Lots 17 and 18 to a fence corner from which a found 1/2-inch iron rod bears North $53^{\circ} 44' 06''$ West, a distance of 0.56 of a foot, said fence corner being the south corner of said Lot 17 and the east corner of said Lot 18;

THENCE South $09^{\circ} 15' 00''$ West, passing the south corner of said Lot 18 and the east corner of aforesaid Lot 19 at a distance of 38.35 feet and continuing a total distance of 58.36 feet along to a point from which a found railroad spike bears North $23^{\circ} 50' 02''$ West, a distance of 0.59 of one foot;

THENCE North $66^{\circ} 28' 00''$ West, a distance of 174.47 feet to found 1/2-inch iron rod on the aforesaid east line of Stamford Lane;

THENCE North $06^{\circ} 49' 00''$ West, a distance of 18.46 feet along said east line to a set 1/2-inch iron rod at the west corner of aforesaid Lot 18 and the north corner of aforesaid Lot 19, said iron rod being the beginning of a curve to the right having a radius of 47.89 feet;

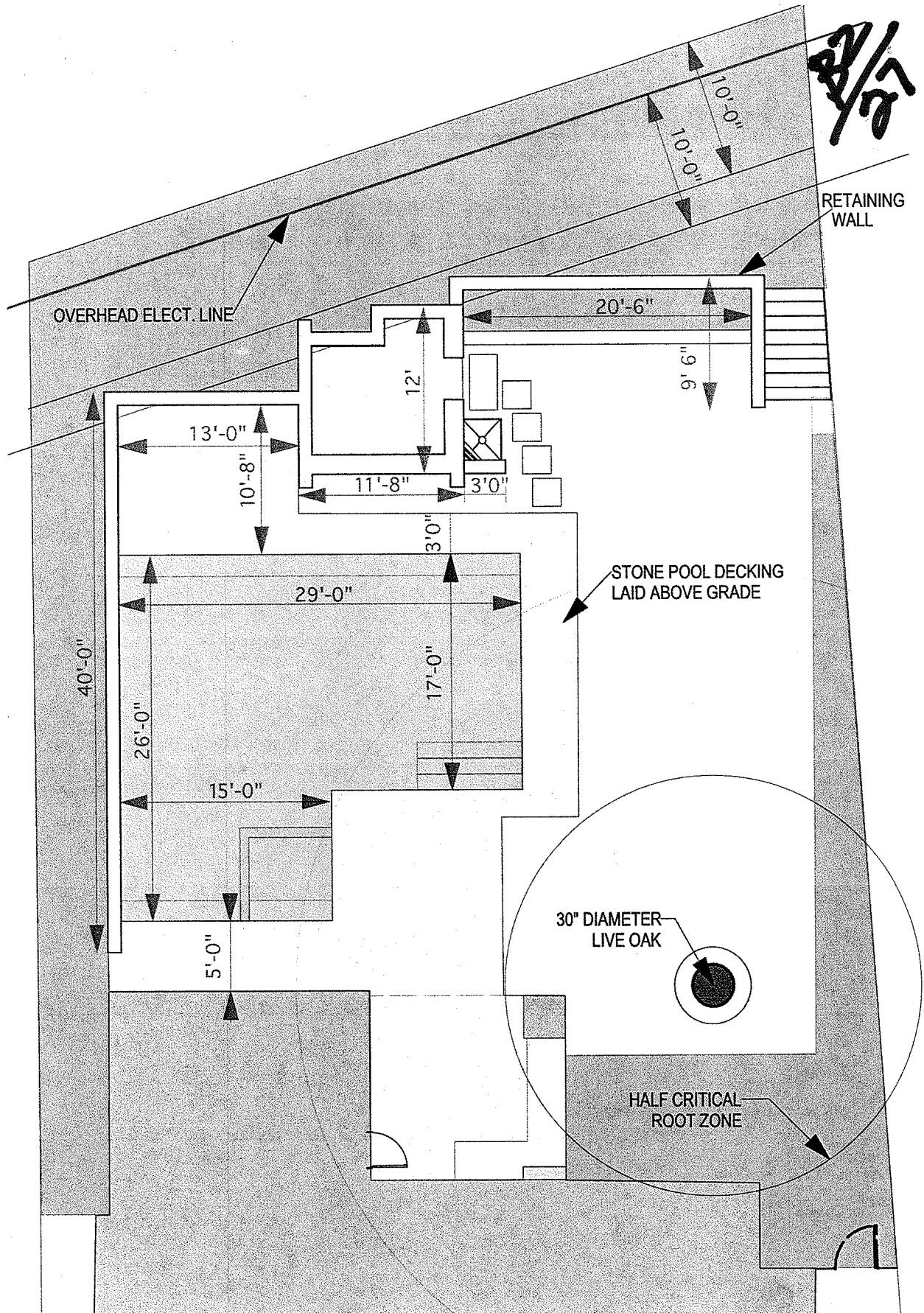
THENCE along said east line and said curve an arc distance of 32.59 feet, a chord bearing and distance of North $12^{\circ} 41' 07''$ East, 31.97 feet, to a set PK nail;



THENCE North $32^{\circ} 11' 00''$ East, a distance of 20.20 feet along said east line to the POINT OF BEGINNING and containing 11,050 square feet or 0.254 acres of land.

This is to declare that on this date a survey was made on the ground, under my direction and supervision, of the above and foregoing description.

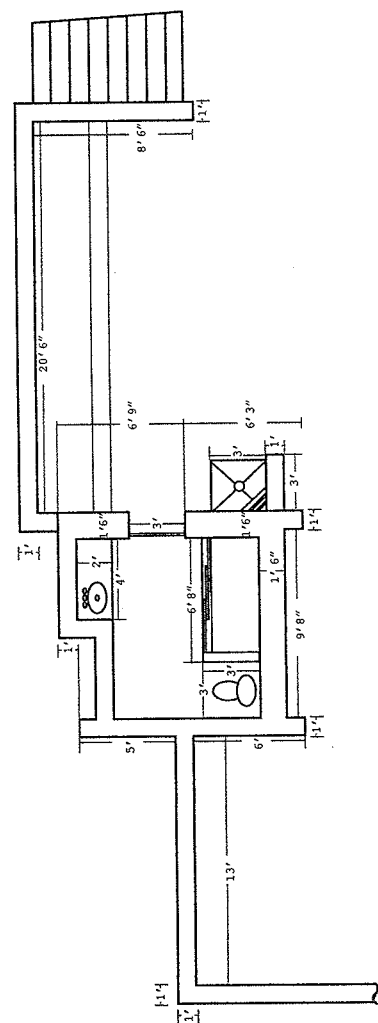
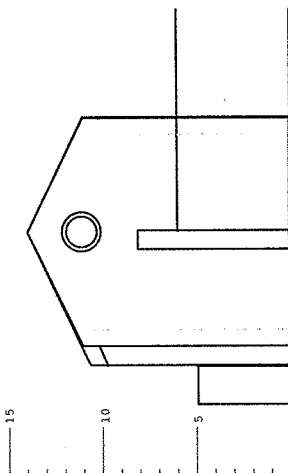


Robert T. Paul, Jr.
Registered Professional Land Surveyor
December 02, 2010
610-0736

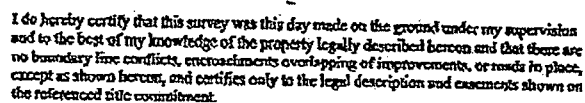
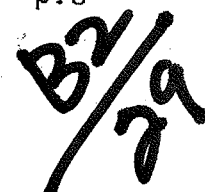


 <p>Fowler Land Design LLC 2206 Trail of the Madrones Austin, TX 78746 ellie@fowlerlanddesign.com 512.554.5004</p>	<p>STOVALL LANDSCAPE BACKYARD CONCEPT</p> <p> Plan- Scheme 10 Scale: 1/8" = 1'-0"</p>
---	---

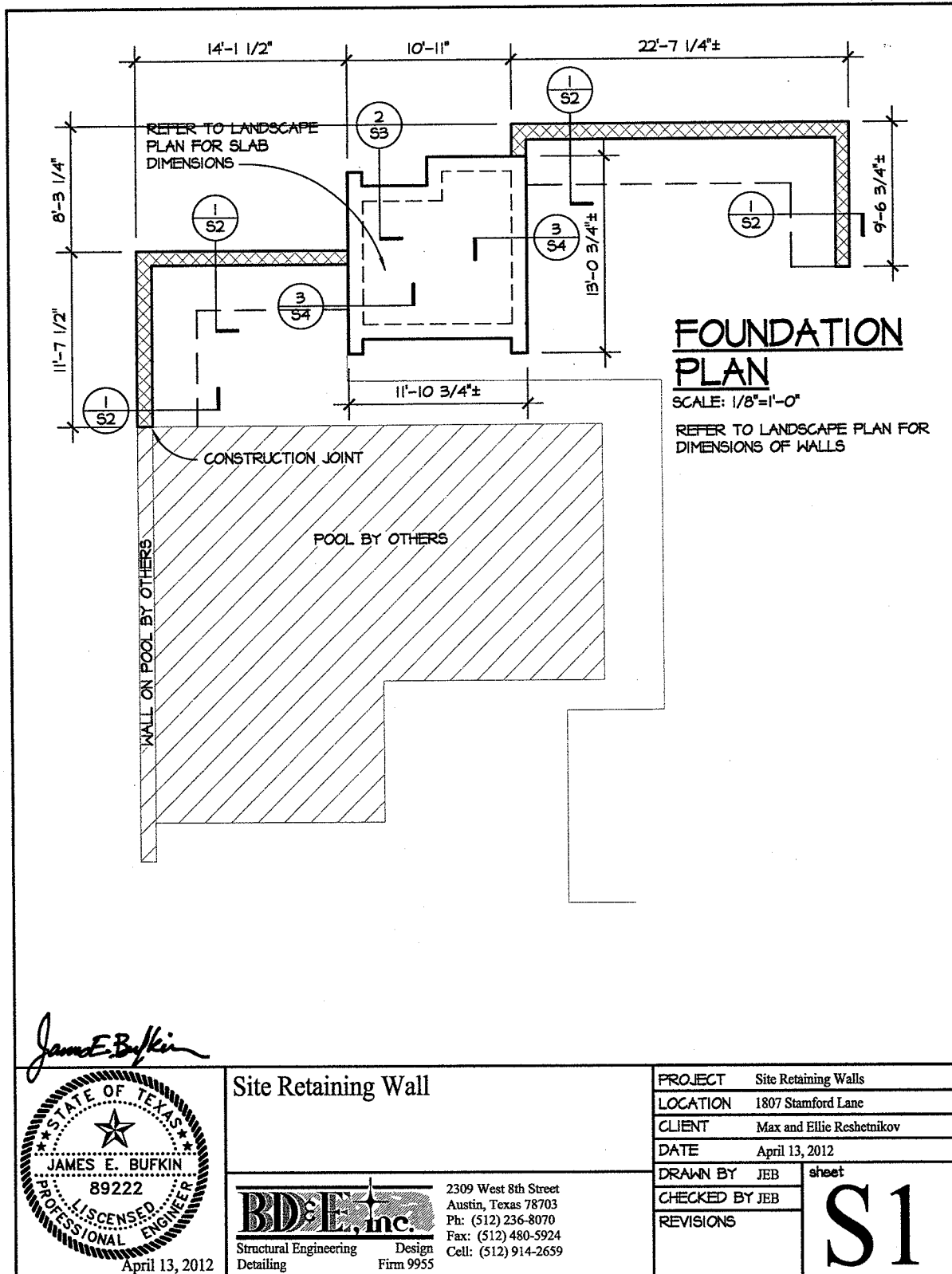
This architectural drawing shows a side elevation of a building. On the left, there is a porch supported by four square columns. The height from the ground to the top of the columns is labeled as 8'. Above the columns, the width of the porch area is indicated as 14' at peak and 11' below it. To the right of the porch is a set of stairs leading down. The vertical distance from the porch level to the start of the stairs is 6', and the horizontal distance is 4'. The stairs are shown with diagonal hatching. At the bottom of the stairs, there is a small structure or landing with a height of 5'. A note next to the stairs reads "Tapers down to 1'".



**STOVALL LANDSCAPE
BACKYARD CONCEPT**
Elevation: Bldg, Walls
Scale: 1/8" = 1'-0"



B2/30



James E. Bufkin



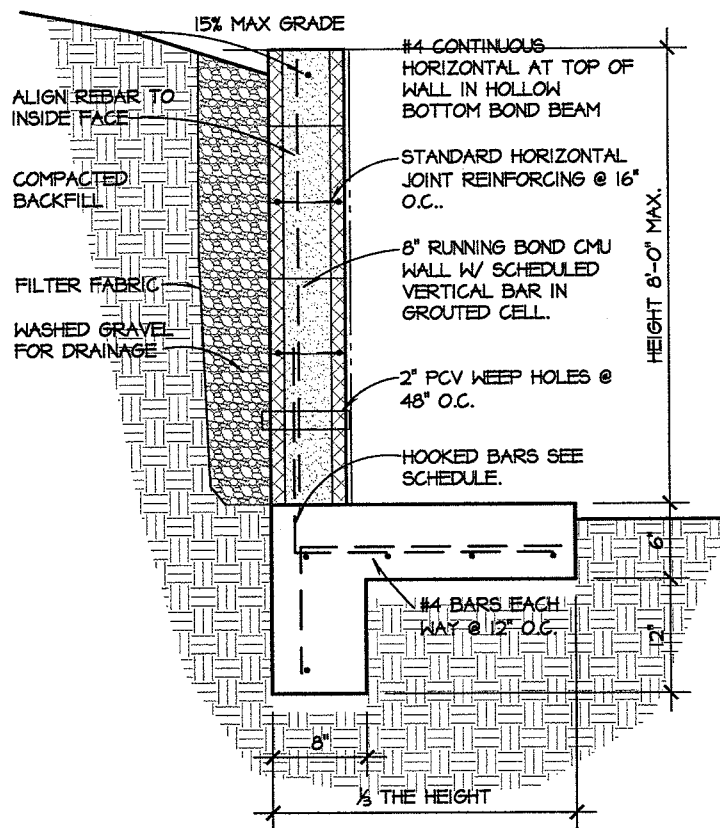
Site Retaining Wall



2309 West 8th Street
Austin, Texas 78703
Ph: (512) 236-8070
Fax: (512) 480-5924
Cell: (512) 914-2659

PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	
sheet	S1

B2
3/31

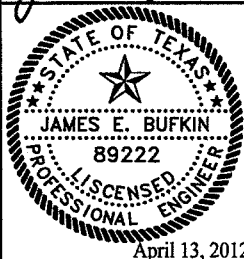


SITE RETAINING WALL

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

HEIGHT	HOOKED BARS	VERTICAL WALL STEEL
LESS 4'	#4x $\frac{30}{18}$ @ 16" O.C.	#3 @ 16" O.C.
4' TO 8'	#5x $\frac{30}{30}$ @ 16" O.C.	#4 @ 16" O.C.

James E. Bufkin



Site Retaining Wall

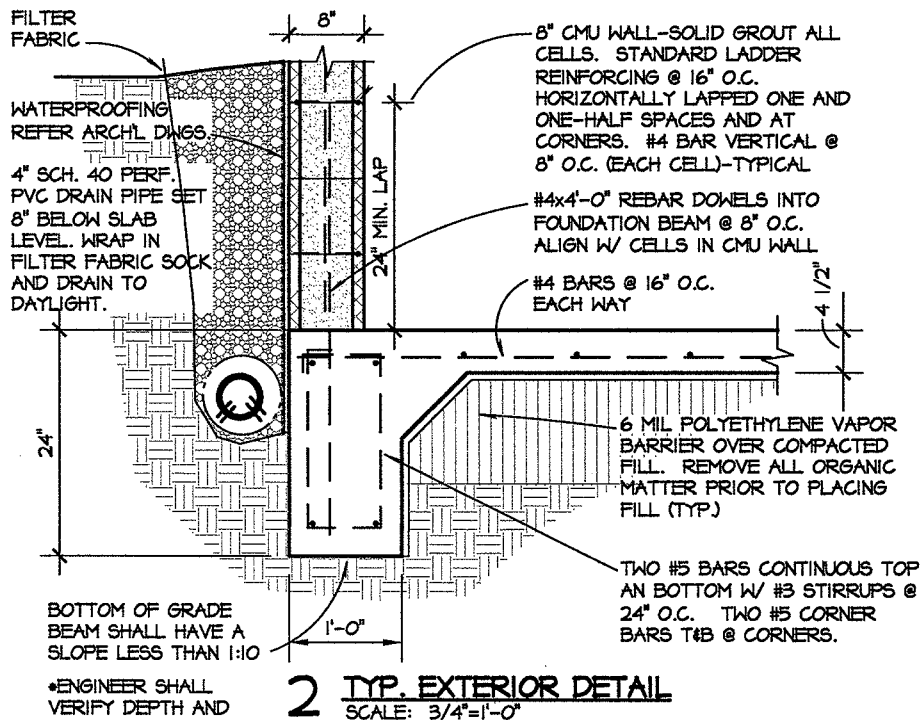


2309 West 8th Street
Austin, Texas 78703
Ph: (512) 236-8070
Fax: (512) 480-5924
Cell: (512) 914-2659

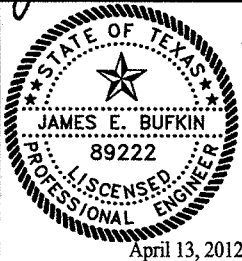
PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet
S2

B2
32



James E. Bufkin



Site Retaining Wall



Structural Engineering
Detailing

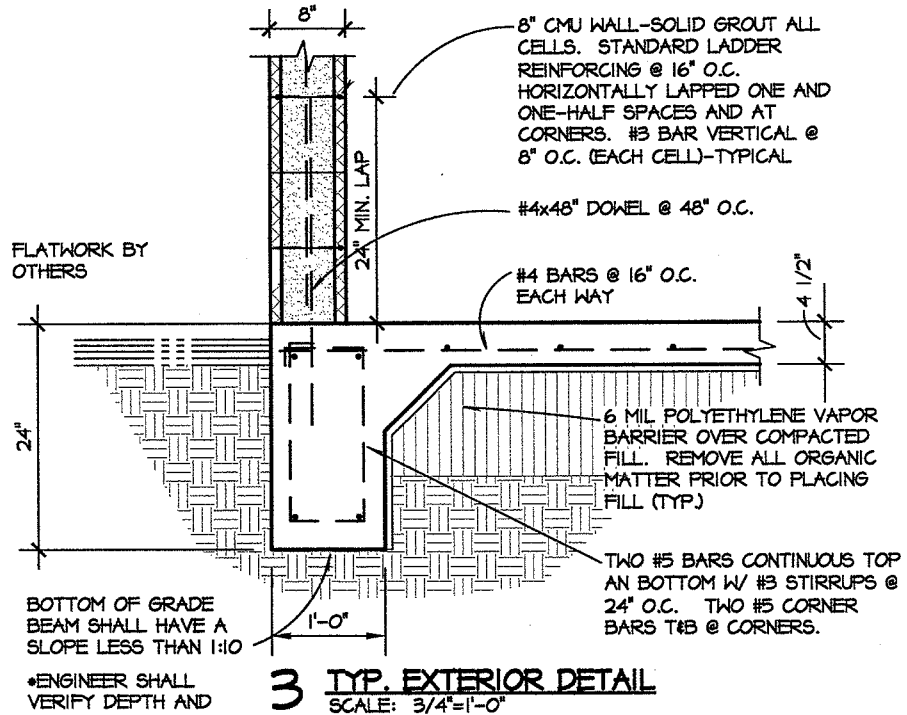
2309 West 8th Street
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Cell: (512) 914-2659

PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
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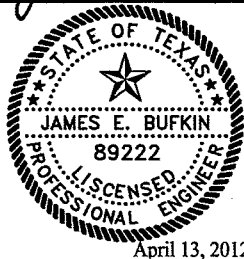
sheet

S3

82/33



James E. Bufkin



Site Retaining Wall



2309 West 8th Street
Austin, Texas 78703
Ph: (512) 236-8070
Fax: (512) 480-5924
Cell: (512) 914-2659

PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet
S4

82/37

GENERAL NOTES

CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN CONFORMANCE WITH EXISTING CONDITIONS. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER AT 236-8070 WITH QUESTIONS, CONCERNS, AND/OR ANY DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK.

ALL GROUT AND MORTAR SHALL BE A PORTLAND CEMENT BASED PRODUCT (CONCRETE) WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AS VERIFIED BY DELIVERY TICKETS. CONTRACTOR SHALL APPROVE ADDITIVES FOR WORKABILITY AND SETTING TIME AS REQUIRED.

ALL MASONRY UNITS SHALL BE MEET ASTM C90 LATEST EDITION

ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, EXCEPT #3 REBAR WHICH SHALL BE GRADE 40.

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS AS VERIFIED BY DELIVERY TICKETS.

A REPRESENTATIVE OF BUFKIN DESIGN AND ENGINEERING, INC. WILL VERIFY BEARING STRATA AND DEPTH OF GRADE BEAMS PRIOR TO THEM BEING FILLED WITH CONCRETE

WALL DESIGN IS BASED ON THE FOLLOWING:

EQUIVALENT FLUID PRESSURE=95 PCF

INTERNAL FRICTION ANGLE OF THE SOIL=50° (COMPACTED ANGULAR GRAVELS)

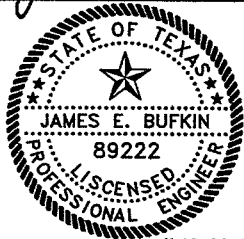
ANGLE OF WALL FRICTION=17°

WEIGHT OF RETAINING WALL=135 PCF.

OVERTURNING FACTOR OF SAFETY=2.0

CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR ALL INSPECTIONS. AN INSPECTION WILL BE REQUIRED AT COMPLETION OF EXCAVATION AND AT COMPLETION OF WALL CONSTRUCTION. CONTACT ENGINEER FOR NOTIFICATION OF INSPECTIONS AT OFFICE 236-8070.

James E. Bufkin



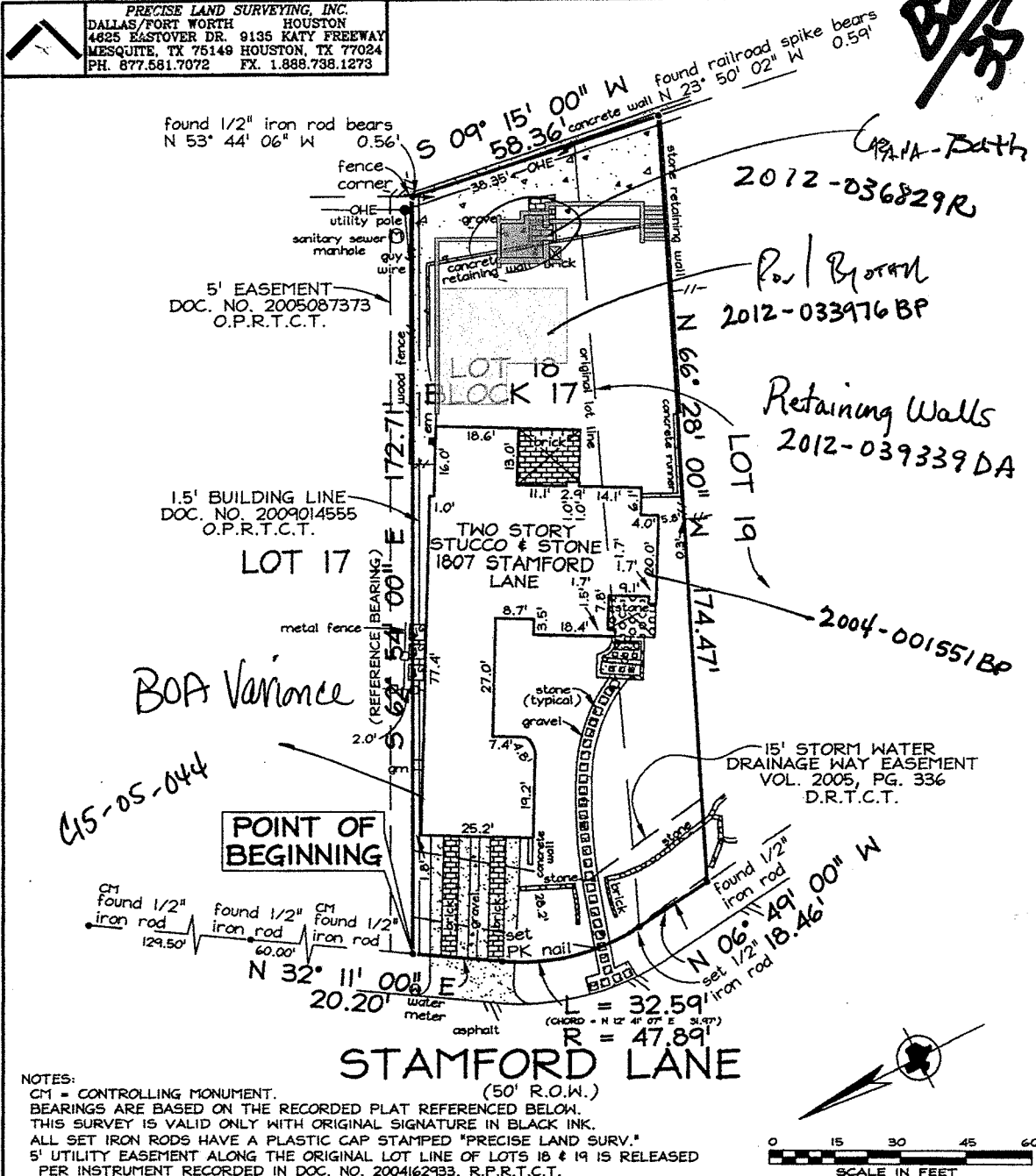
Notes

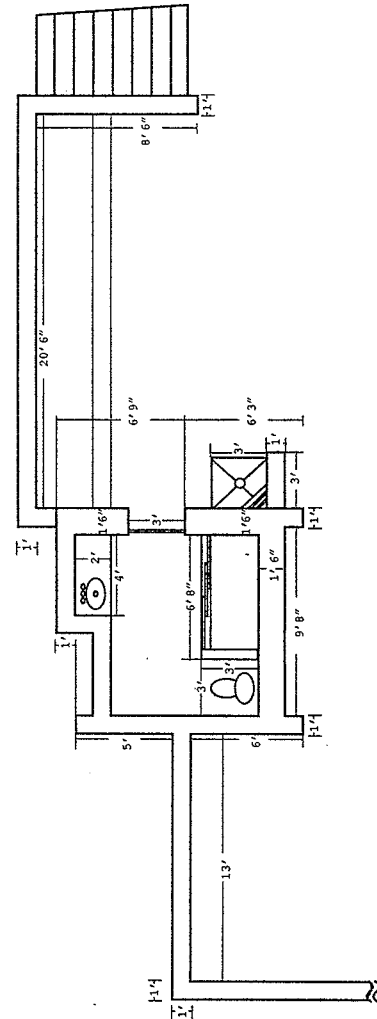
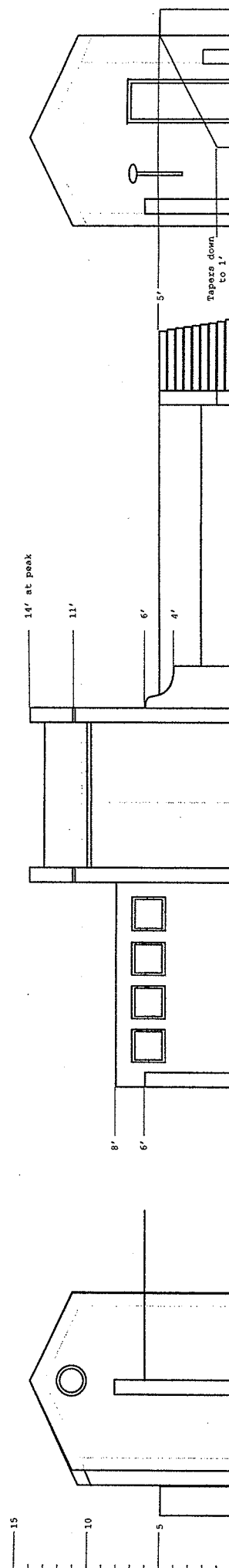


Structural Engineering Design
Detailing Firm 9955

2309 West 8th Street
Austin, Texas 78703
Ph: (512) 236-8070
Fax: (512) 480-5924
Cell: (512) 914-2659

PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	
sheet	
S5	





R105.1.1 Separate permit. A separate permit must be obtained for each building or structure.

R105.1.2 Persons authorized to obtain permits for plumbing work. Except as otherwise provided in Section R105 (*Permits*), only a master plumber and irrigator licensed by the State of Texas and registered with the City may obtain permits required by the Residential Code to do plumbing work.


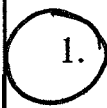
Exception: The City may issue a permit to an unlicensed person for plumbing work that under state law may be done by an unlicensed person.

R105.1.3 Persons authorized to obtain permits for mechanical work. Except as otherwise provided in Section R105 (*Permits*), only an air conditioning and refrigeration contractor licensed by the State of Texas to perform mechanical work and registered with the City may obtain a permit required by the Residential Code to do mechanical work.

R105.1.4 Landscape irrigation. Only a person licensed by the State of Texas and registered with the City may obtain a permit to install landscape irrigation or a yard sprinkler system. An irrigator shall purchase a plumbing permit before installing landscape irrigation or a yard sprinkler system.

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

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1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58 m²).
 2. Fences not over 6 feet (1829 mm) high.
 3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
 4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
 5. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade and not over any basement or story below.
 6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
 7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
 8. Swings and other playground equipment accessory to a one or two-family dwelling.