

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.

B1  
2

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

**GENERAL MODIFICATION WAIVER**

**REASONABLE USE:**

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

The structure is proposed to be a poolside bathroom and storage for wet pool gear. The Stovall's third child will arrive in August and they want to provide their children a closer and safer bathroom. The only existing first floor bathroom is at the far side of the house and down a short flight of steps. The interior floor surfaces are sealed wood and waxed concrete that are very slippery when wet.

**REQUEST:**

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

The proposed structure would not add any mass to nor alter the exterior of the existing house, nor would it be visible from the street. The proposed bathroom would be built near the center of the backyard, far from side setbacks and would not limit view, light nor air to any adjacent properties. The proposed bathroom is designed to be integrated into tall retaining walls and this design condition significantly reduces the visual scale of the structure.

**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 proposed structure is a detached, single-story bathroom in the backyard that would not be visible from the street. It is designed in keeping with the architecture of the existing house and in harmony with the neighborhood's styles and land use. The proposed structure would not add to the mass or visual bulk of the house and would not limit views, air or light to any adjacent properties. It will not add conditioned space to the house and would thereby have no impact on street parking. The structure is designed to create a beautiful, active space in the back yard and to be integrated into its surroundings. We have made every effort to design this structure to look as if it has always been there.

B1  
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 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

B/  
4

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,  
Jim ~~W. W.~~ and Becky Urhausen  
Jim + Becky Urhausen

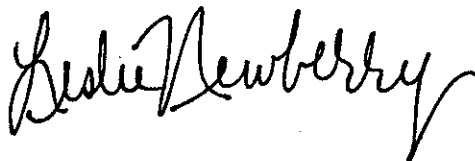
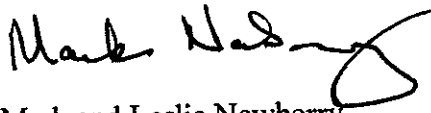
May 13, 2012

B1  
5

To Whom It May Concern:

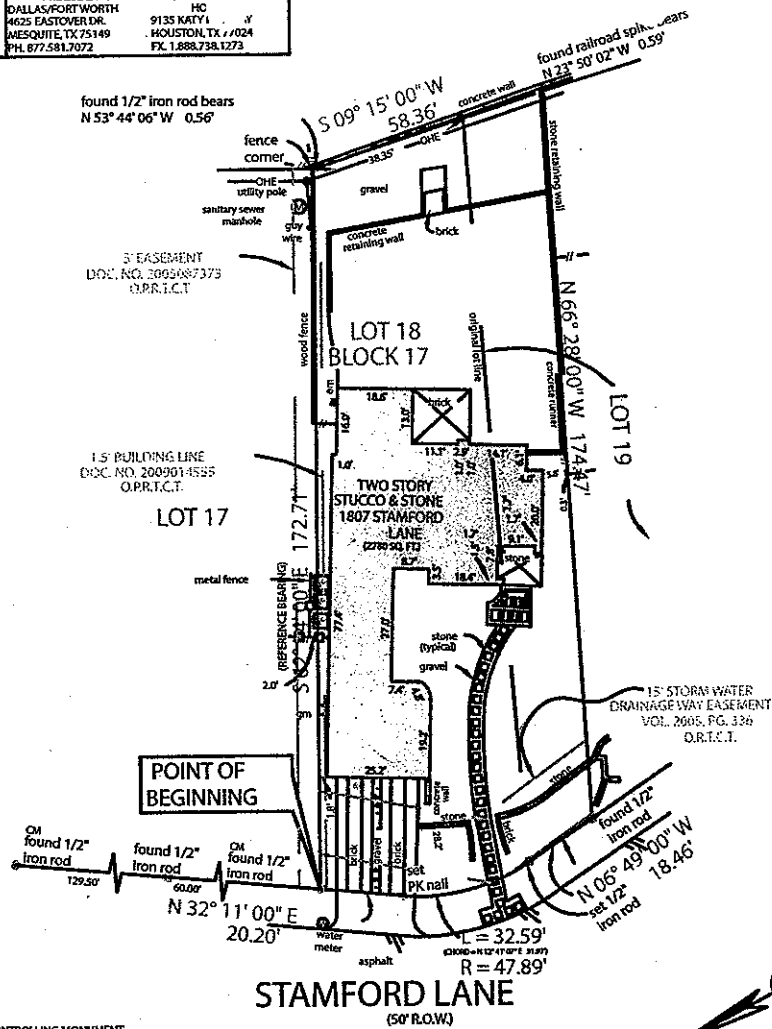
We are aware that our immediate neighbors at 1807 Stamford Lane are putting in a pool and are requesting a variance for a small structure in their backyard which will include a bathroom. We have reviewed the plans and find the design tasteful and in keeping with the original design of the house. We feel 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, TX 75244  
4625 EASTOVER DR. HOUSTON, TX 77054  
PH. 877.581.7072 FAX. 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 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.

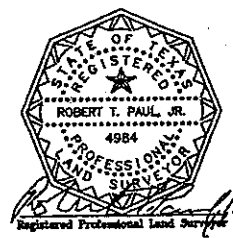
DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

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



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

Rowler Land Design LLC  
2208 Trail of the Madonnas  
Austin, TX 78748  
elle@rowlerlanddesign.com  
512.584.5004

Existing FAR: CAD Sur

# Stovall Residence

## RDOC: 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



Fowler Land Design, LLC  
2206 Trail of the Madstones  
Austin, TX 78746  
ellie@fowlerlanddesign.com  
612.554.6004

# Project Location in Backyard: Before Construction

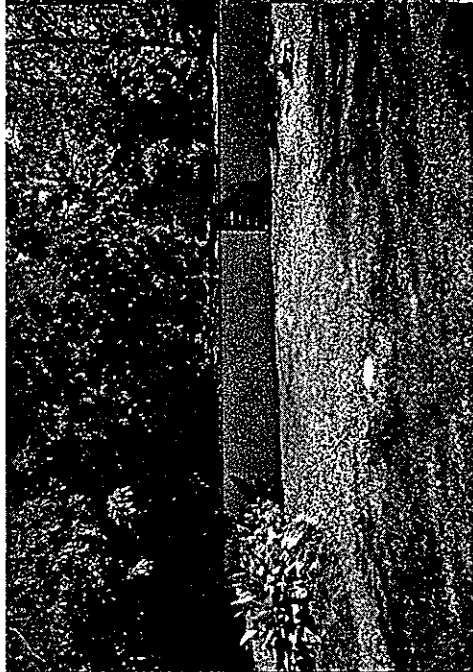


East (Rear) Elevation of House

Facing NORTH (1901 Stamford)



Facing EAST (Rear of Property)



Facing SOUTH (1805 Stamford)



## RDCC Appeal:

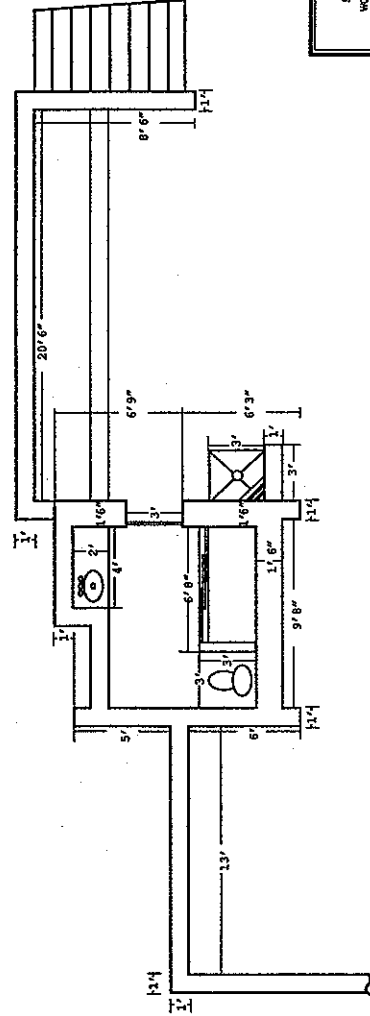
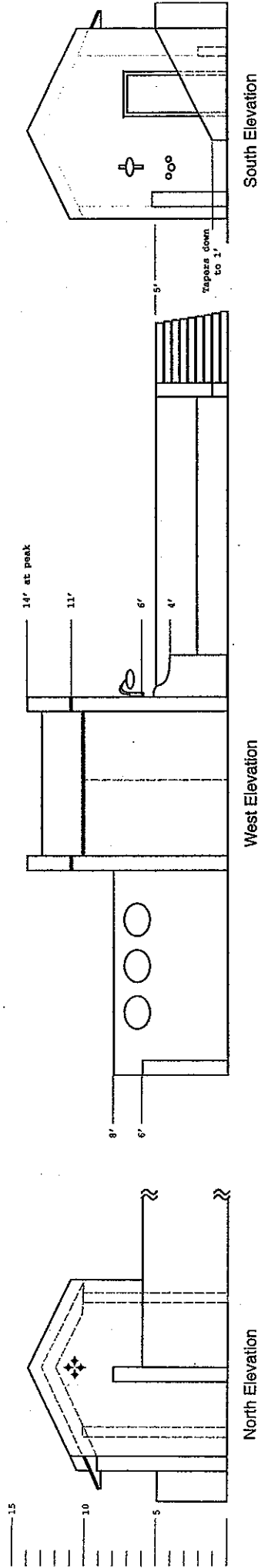
Andrea and Richard Stovall, the owners of 1807 Stamford Lane, want to build an enclosed, 132 square foot, detached, one-story bathroom with storage in their backyard to serve their pool area. This bathroom would be integral with the retaining walls in the back of their yard. The existing house was built 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%.

10/13/17

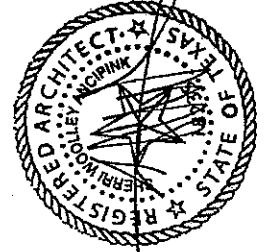





# Bathroom/Storage Building: Plan and Elevations




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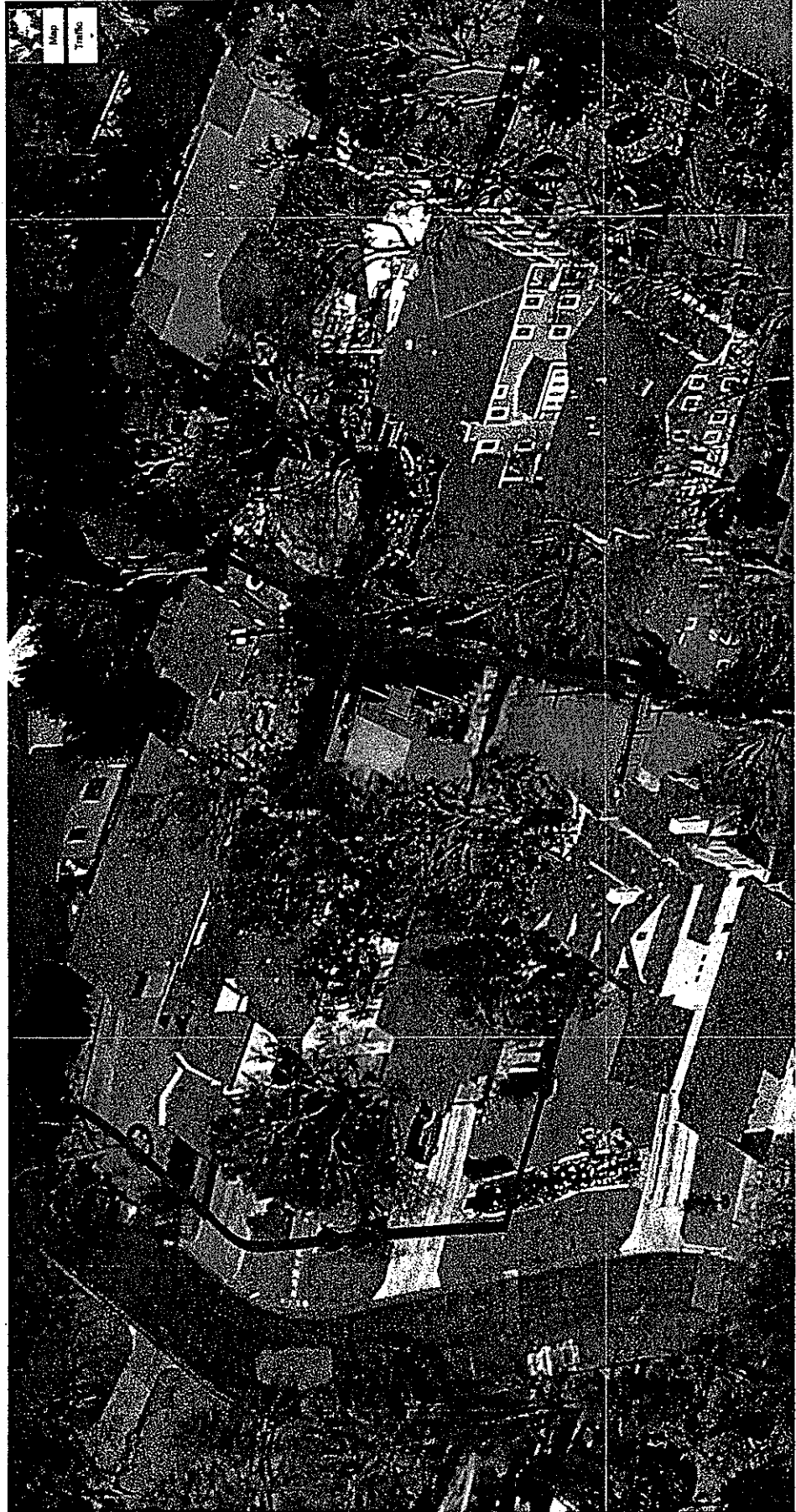
 <p><b>Fowler Land Design llc</b> 2208 Trail of the Madrones Austin, TX 78748 ellis@fowlerlanddesign.com 512.554.5004</p>	<p><b>STOVALL</b> <b>LANDSCAPE</b> <b>BACKYARD CONCEPT</b> <b>Plan and Elevations</b> Scale 1/8" = 1'-0"</p>
<p>SEAN WOOLLEY ARCHITECT</p>	<p>512 707.2627</p>

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



 **Fowler Land Design llc**  
2208 Trail of the Madrones  
Austin, TX 78746  
ellis@fowlerlanddesign.com  
512.554.5004

Project Location on Lot and Relationship to Adjacent Properties



60 feet



B1  
12

Photos of Adjacent Properties

SAME SIDE

1903 Stamford



1901 Stamford



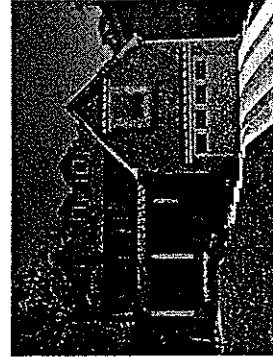
1807 Stamford



1805 Stamford



1803 Stamford



OPPOSITE SIDE OF THE STREET

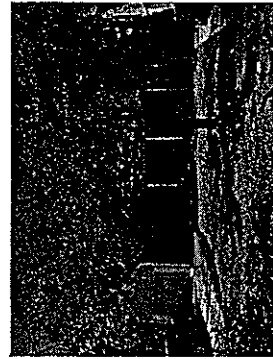
1902 Stamford



1900 Stamford



1806 Stamford



1804 Stamford



1802 Stamford

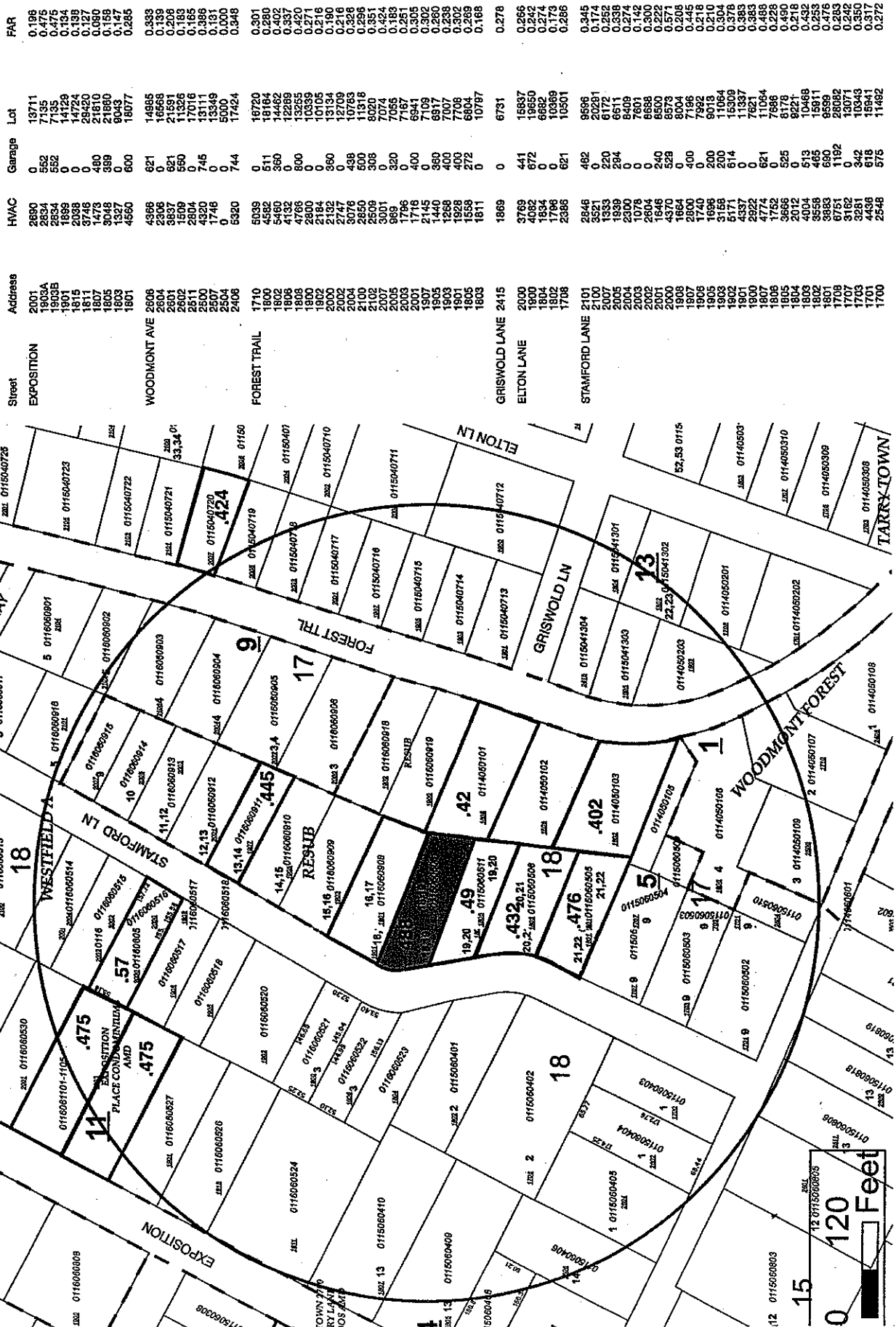


B1  
13

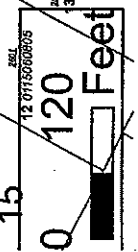
500 feet:  
Properties  
Exceeding  
4 FAR

13/14

Fowler Land Design, LLC  
2205 Trail of the Madrones  
Austin, TX 78746  
elle@fowlerlanddesign.com  
512.554.5004



Address	Street	Exposition	HWAC	Garage	Lot	FAR
2001	WOODMONT AVE	2001	2890	0	18711	0.188
1933A		1933A	2890	552	7135	0.175
1933B		1933B	2890	552	7135	0.175
1801		1801	2890	0	14129	0.134
1815		1815	2038	0	14724	0.139
1817		1817	3746	0	29420	0.127
1805		1805	1473	480	21810	0.080
1803		1803	3048	389	21880	0.159
1801		1801	1327	9043	9043	0.147
2806		2806	4560	600	18077	0.285
2804		2804	4388	621	14985	0.393
2802		2802	3897	621	14985	0.393
2800		2800	3897	621	21581	0.393
2800		2800	1509	560	11326	0.183
2800		2800	2804	0	17016	0.165
2500		2500	4320	745	13111	0.386
2500		2500	1746	0	13349	0.131
2504		2504	0	5000	5000	0.000
2408		2408	5320	744	17424	0.348
1710	FOREST TRAIL	1710	5039	0	18720	0.301
1800		1800	4582	511	18164	0.280
1802		1802	3490	360	11482	0.360
1805		1805	1289	800	13259	0.302
1805		1805	4736	800	13259	0.302
1805		1805	2800	0	10105	0.271
1802		1802	2184	360	13134	0.216
2000		2000	2132	0	12709	0.190
2002		2002	2747	0	10783	0.216
2004		2004	3076	438	10783	0.328
2100		2100	2850	500	11318	0.296
2102		2102	2509	308	8020	0.351
2007		2007	3001	0	7074	0.424
2005		2005	958	320	7074	0.351
2003		2003	1716	400	7074	0.351
1907		1907	2145	400	7109	0.302
1905		1905	1440	380	6917	0.260
1903		1903	1268	400	7007	0.238
1901		1901	1928	400	7708	0.302
1805		1805	1559	272	6804	0.269
1803		1803	1811	0	10787	0.168
2415	GRISWOLD LANE	2415	1869	0	6731	0.278
2000	ELTON LANE	2000	3769	441	15837	0.295
1800		1800	1850	472	15837	0.295
1802		1802	1850	472	15837	0.295
1802		1802	1798	0	10369	0.173
1708		1708	2386	621	10501	0.286
2101	STAMFORD LANE	2101	2846	482	9596	0.345
2100		2100	3521	0	20281	0.174
2007		2007	1333	220	6172	0.252
2005		2005	1839	294	6611	0.338
2004		2004	2300	0	9409	0.274
2003		2003	1076	0	7681	0.142
2002		2002	1804	0	8500	0.222
2000		2000	4370	528	8573	0.571
1909		1909	1664	0	8004	0.208
1907		1907	2800	400	7196	0.445
1905		1905	1740	0	7992	0.218
1903		1903	3158	200	9018	0.210
1902		1902	6171	614	11064	0.304
1801		1801	4357	0	15309	0.378
1800		1800	4772	0	7337	0.383
1806		1806	1752	521	11564	0.458
1805		1805	3656	525	8178	0.450
1804		1804	2012	0	9221	0.218
1803		1803	4004	513	10468	0.432
1802		1802	3558	465	15911	0.253
1801		1801	3883	690	9589	0.476
1708		1708	6751	1192	28082	0.263
1707		1707	3182	0	13071	0.242
1703		1703	3281	642	18043	0.317
1701		1701	2548	575	11482	0.272



500 feet:  
Properties  
Exceeding  
.4 FAR

BL  
IS

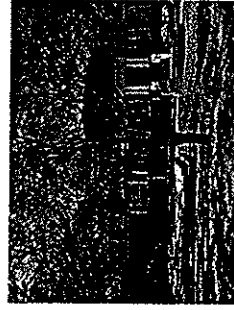
Fowler Land Design, LLC  
2206 Trail of the Madones  
Austin, TX 78746  
ell@fowlerlanddesign.com  
512.554.5004



1701 Stamford



1708 Stamford



1801 Stamford



1802 Stamford



1803 Stamford



1804 Stamford



1805 Stamford



1806 Stamford



1900 Stamford



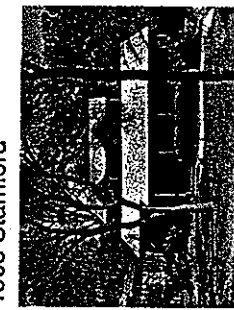
1901 Stamford



1902 Stamford



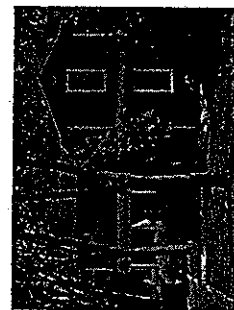
1903 Stamford



1905 Stamford



1907 Stamford



2000 Stamford



Photos of Surrounding Properties

1903A Exposition



1903B Exposition



1802 Forest Trail



1808 Forest Trail



1900 Forest Trail



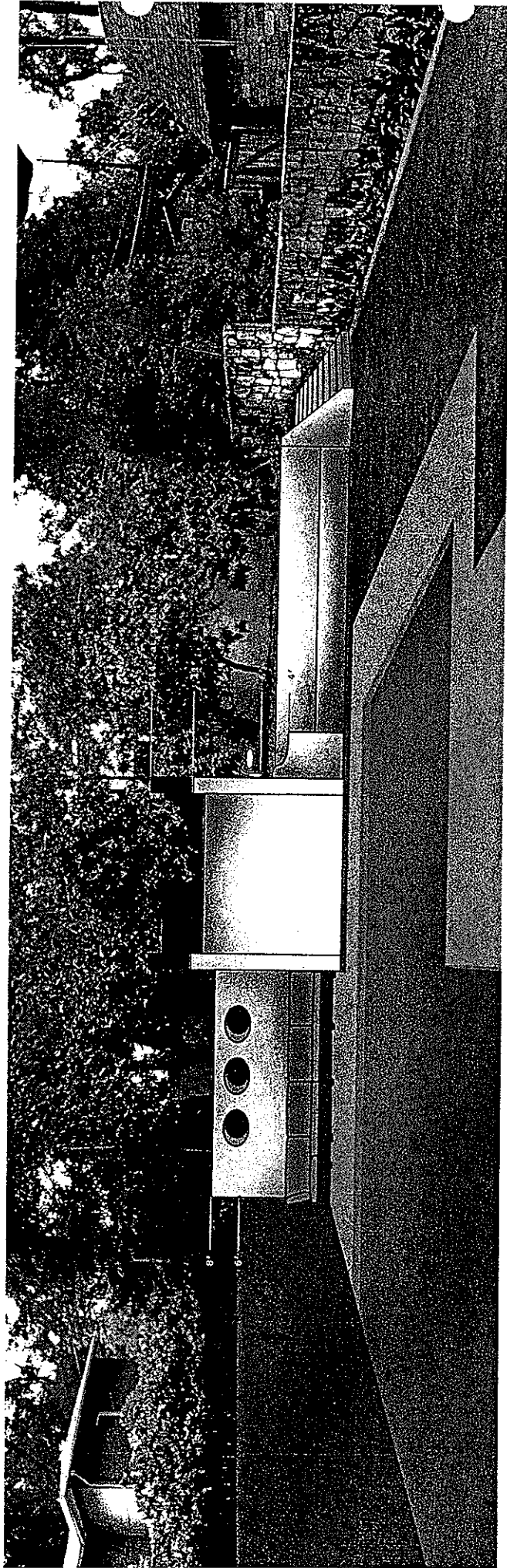
1902 Forest Trail



Bl  
16



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



17/31

# City of Austin Residential Permit Application

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

PR: 12-036829	BP:
Assigned:	Date:
Reviewed:	Date:
Reviewed/Approved:	Date:

## Project Information

Project Address: 1807 Stamford Ln. 78703	Tax Parcel ID: 114714
Legal Description: Lot 18 + Part of Lot 19 RSB of PT of LT 7 Blk 18 + PT of LT 6-8-BLK 17	
Zoning: 1 FAM Dwelling	Lot Size (square feet): 11,064 ft <sup>2</sup> (.2540 ACRES)
Neighborhood Plan Area (if applicable): Westfield	Historic District (if applicable): N/A
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> N	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
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 checked="" type="radio"/> Y <input type="radio"/> N If yes, submit a copy of approved septic permit to construct <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site require a cut or fill in excess of four (4) feet? <input checked="" type="radio"/> Y <input type="radio"/> N	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
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 (if applicable)	
Does this site have a Board of Adjustment (BOA) variance? <input checked="" type="radio"/> Y <input type="radio"/> N Case # _____	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input checked="" type="radio"/> Y <input type="radio"/> N	
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. <input checked="" type="radio"/> Y <input type="radio"/> 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? <input checked="" type="radio"/> Y <input type="radio"/> N	
Note: Proximity to a floodplain may require additional review time.	

## Description of Work

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

## Job Valuation

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

- LSD  
- Det. Tim DAK  
- P2: 3/1/11  
- EP

**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 <sup>st</sup> Floor	1879	—		1879
2 <sup>nd</sup> Floor	2895			2895
3 <sup>rd</sup> Floor				
Basement				
Attic				
Garage (attached)	621		200	421
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)		140		140

**TOTAL GROSS FLOOR AREA**

5335

(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

B1  
19

FAR  
Max  
Allowed  
4425.6  
(909 #)

**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.

## 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

B1/20

### 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

Does any structure (or an element of a structure) extend over or beyond a required yard? Y ☒ N

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: 14 ft Number of Floors: 1

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

# 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 <sup>st</sup> floor conditioned area	1879		1879
2 <sup>nd</sup> floor conditioned area	2895		2895
3 <sup>rd</sup> floor conditioned area			
Basement			
Covered Parking (garage or carport)	621		621
Covered Patio, Deck or Porch	290		290
Balcony	63		63
Other		140	140
<b>Total Building Coverage</b>	<b>2790</b>	<b>140</b>	<b>2930</b>
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
<b>Total Site Coverage</b>	<b>3496</b>	<b>1104</b>	<b>4600</b>
Pool		628	628
Spa			

B21

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: <u>4-16-2012</u>

B1  
22

# 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#:

  
Owner's Signature

3/21/2012  
Date

  
Owner's Signature

3/21/12  
Date

Andree Stovall  
1<sup>st</sup> Owner's Printed Name

Richard Stovall  
2<sup>nd</sup> Owner's Printed Name

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)

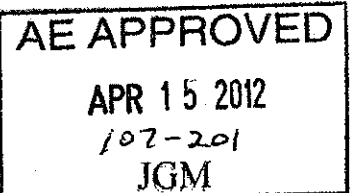
B1  
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*This form to be used for review of Building Permit only*  
*For use in One Stop Shop Only*

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.





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

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PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name:	<u>Richard &amp; 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:	vacant	<u>single-family res.</u>	duplex	garage apartment	other	<u>          </u>	
(Circle one)							
Proposed Use:	vacant	single-family res.	duplex	garage apartment	other	<u>Add out-building w/Bathroom</u>	
(Circle one)							
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 <input type="checkbox"/>					No	<input checked="" type="checkbox"/>

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) <input type="checkbox"/> or WW Collection System <input checked="" type="checkbox"/>					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. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name)	Date	Phone
<u>[Signature]</u>	<u>          </u>	<u>          </u>
OSSF (if applicable) Approved by UDS (Signature & Print name)	Date	Phone
<u>[Signature]</u>	<u>4/16/12</u>	<u>974-8734</u>
AWU Representative	Date	Phone
<u>          </u>	<u>          </u>	<u>          </u>
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

2<sup>nd</sup> Floor



B1  
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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.

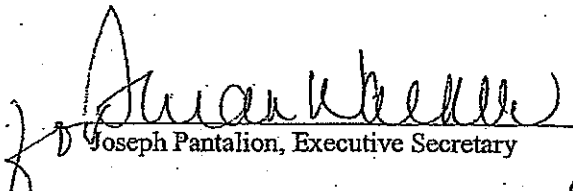
FINDINGS:

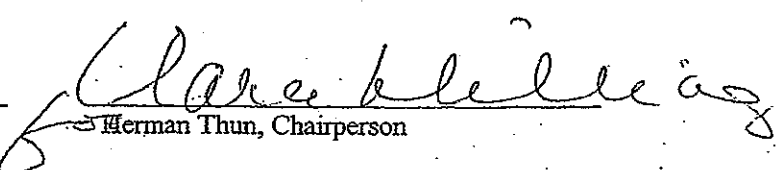
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: surveyor made mistake in locating front left property line which cause dwelling being built in setback.

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 Pantaloni, 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  
4625 EASTOVER DR. 9135 KATY FREEWAY  
MESQUITE, TX 75149 HOUSTON, TX 77024  
PH. 877.581.7072 FX. 1.888.738.1273

APR 13 2012

**AE APPROVED**

APR 15 2012

107-201  
JGM

15' STORM WATER  
DRAINAGE WAY EASEMENT  
VOL. 2005, PG. 336  
D.R.T.C.T.

POINT OF  
BEGINNING

STAMFORD LANE  
(50' R.O.W.)

NOTES:

NOTES: CM1 = CONTROLLING MONUMENT. (50' R.O.W.)  
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.

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: \_\_\_\_\_

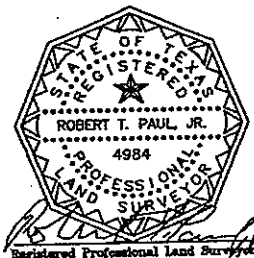
ACCEPTED BY:

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

B1  
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## 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° 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° 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° 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° 50' 02" West, a distance of 0.59 of one foot;

THENCE North 66° 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° 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;

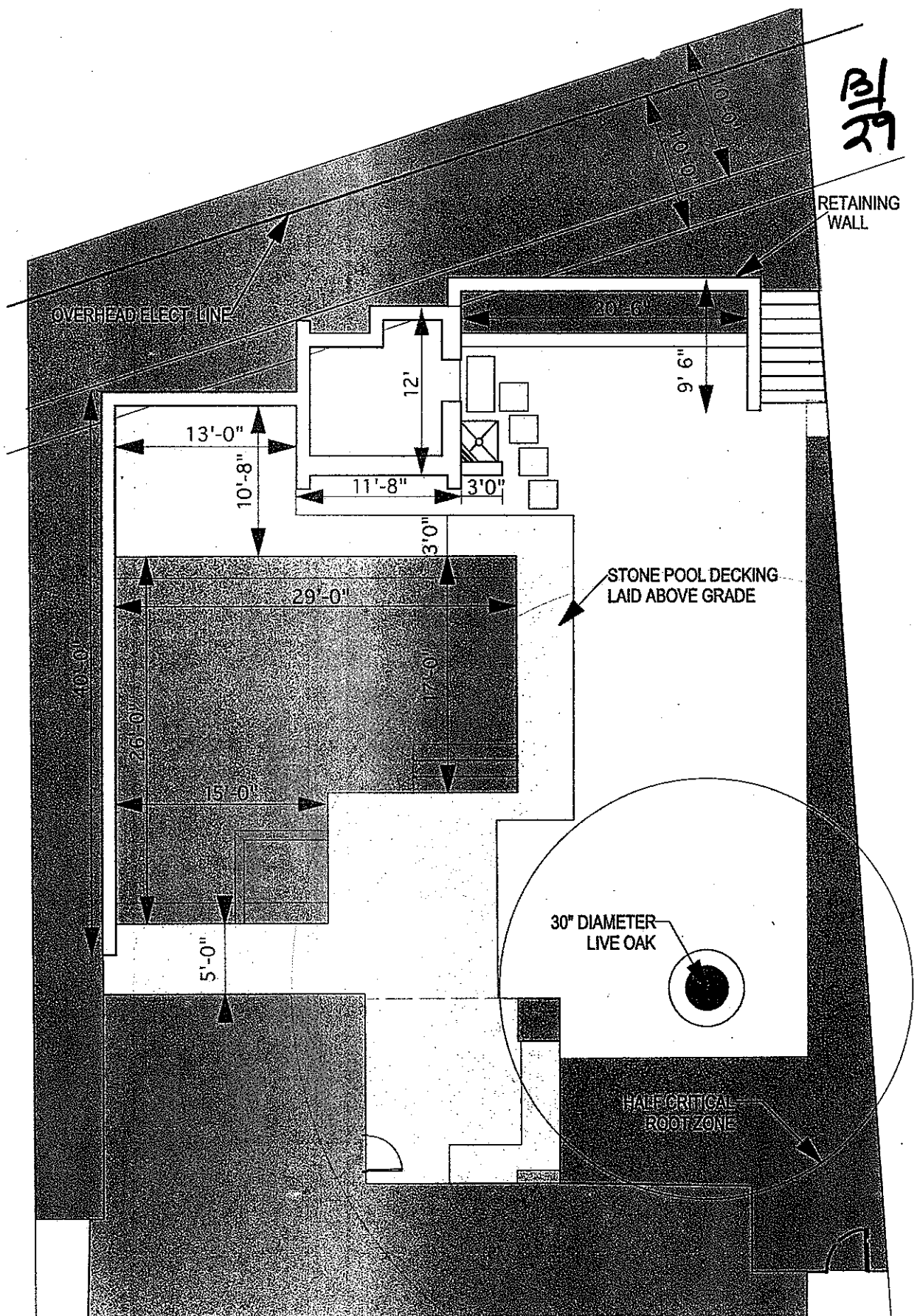
THENCE along said east line and said curve an arc distance of 32.59 feet, a chord bearing and distance of North 12° 41' 07" East, 31.97 feet, to a set PK nail;

THENCE North 32° 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





14'-1 1/2"

10'-11"

22'-7 1/4"

8'-3 1/4"

11'-7 1/2"

11'-10 3/4"

9'-6 3/4"

1 S2

2 S3

3 S4

1 S2

3 S4

1 S2

3 S4

1 S2

CONSTRUCTION JOINT

POOL BY OTHERS

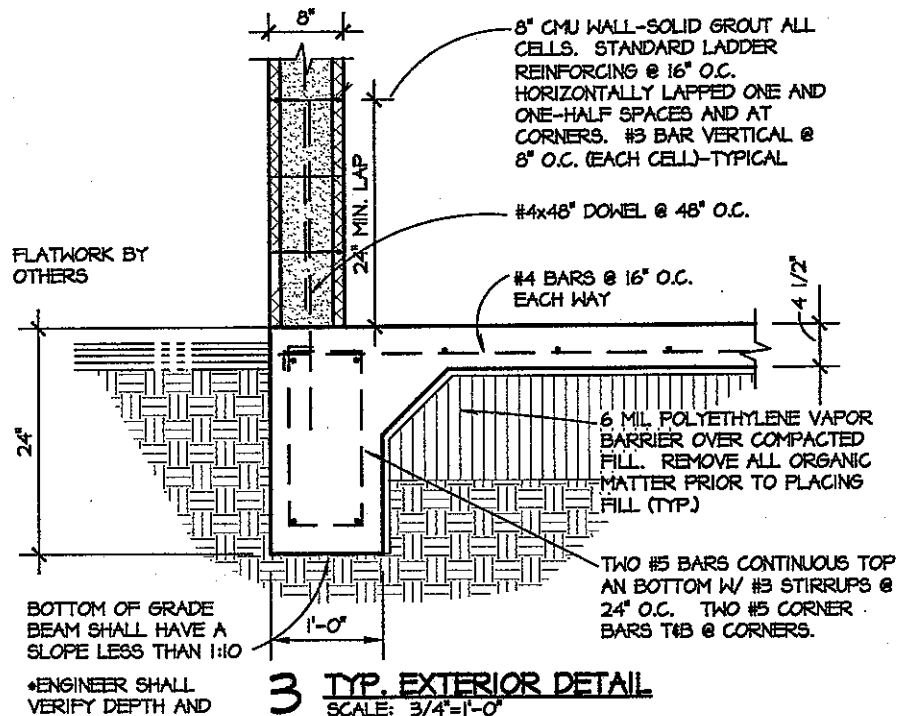
WALL ON POOL BY OTHERS

**FOUNDATION PLAN**

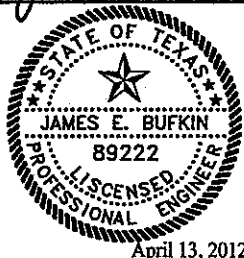
SCALE: 1/8"=1'-0"

REFER TO LANDSCAPE PLAN FOR DIMENSIONS OF WALLS

Bl  
32



*James E. Bufkin*



### Site Retaining Wall

**BDE inc.**  
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	<b>S4</b>



B1  
33

## 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 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=35 PCF

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

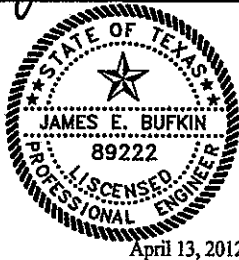
ANGLE OF WALL FRICTION=17°

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

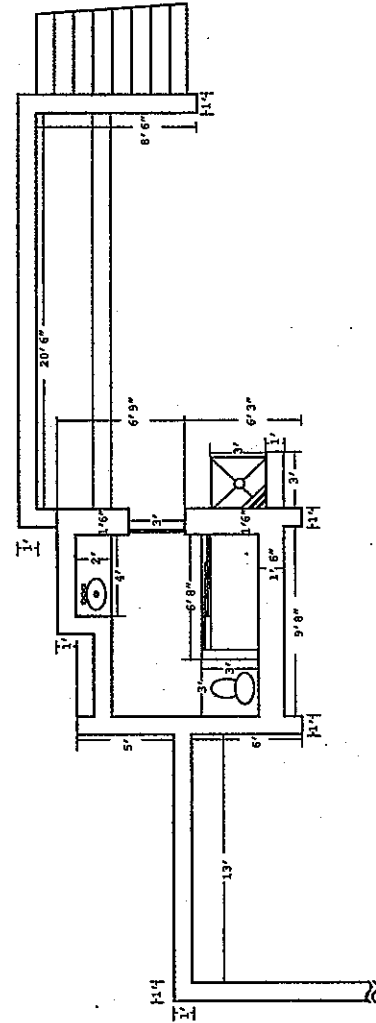
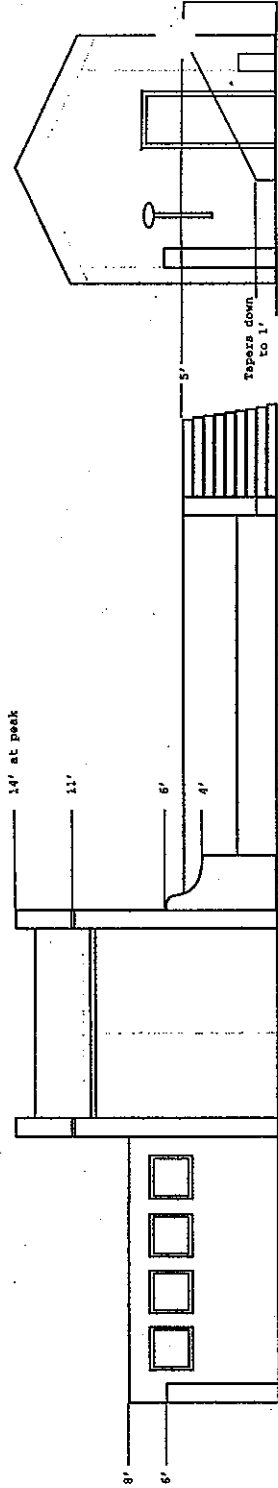
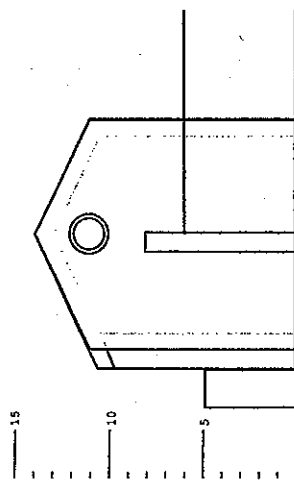



2309 West 8th Street  
Austin, Texas 78703  
Ph: (512) 236-8070  
Fax: (512) 480-5924  
Cell: (512) 914-2659

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	



B1  
35



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

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**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.

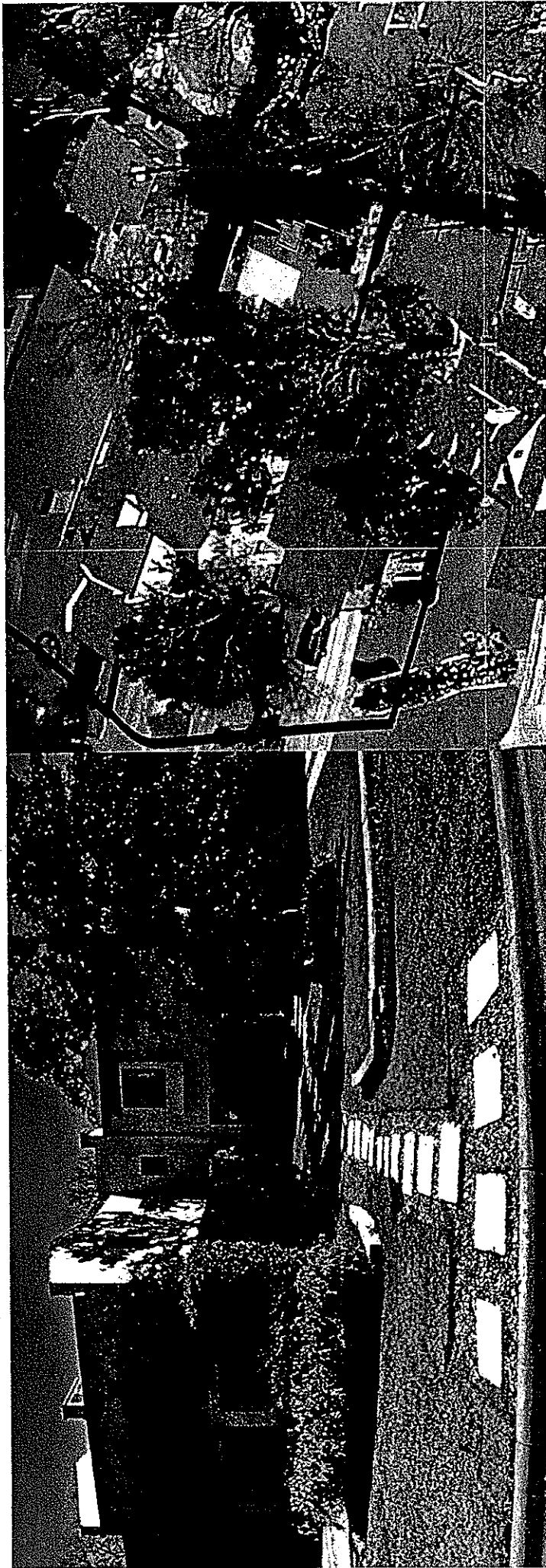
**R105.2 Work exempt from permit.** Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this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

**Building:**

- 
1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58 m<sup>2</sup>).
  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.

R E V I S E D  
P L A N S

# Stovall Residence



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



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

## PROJECT: BACKYARD POOL, LANDSCAPE AND ACCESSORY STRUCTURE

Andrea and Richard Stovall of 1807 Stamford Lane are building a backyard pool and landscape. They are appealing to build a 132 square foot, detached, one-story bathroom with storage in their backyard to serve the pool area. Their house currently exceeds the 40% allowable Floor to Area Ratio limitation. As provided for by section 2.8.1, we are submitting for a discretionary 25% increase in allowable FAR. The resulting FAR would remain under 50%.

Having a bathroom near the pool would greatly improve the safety and convenience for their family and friends. The Stovalls' third child will arrive in August and there are 14 other children on their block. The existing first floor bathroom is at the far side of the house and down a short flight of steps. The interior floor surfaces are sealed wood and waxed concrete that are very slippery when wet.

Adding a pool-accessible bathroom within the existing house would be problematic because it would require trenching a sewer line either through the critical roots zones of 2 Heritage trees or through the slab and structural beams of the house.

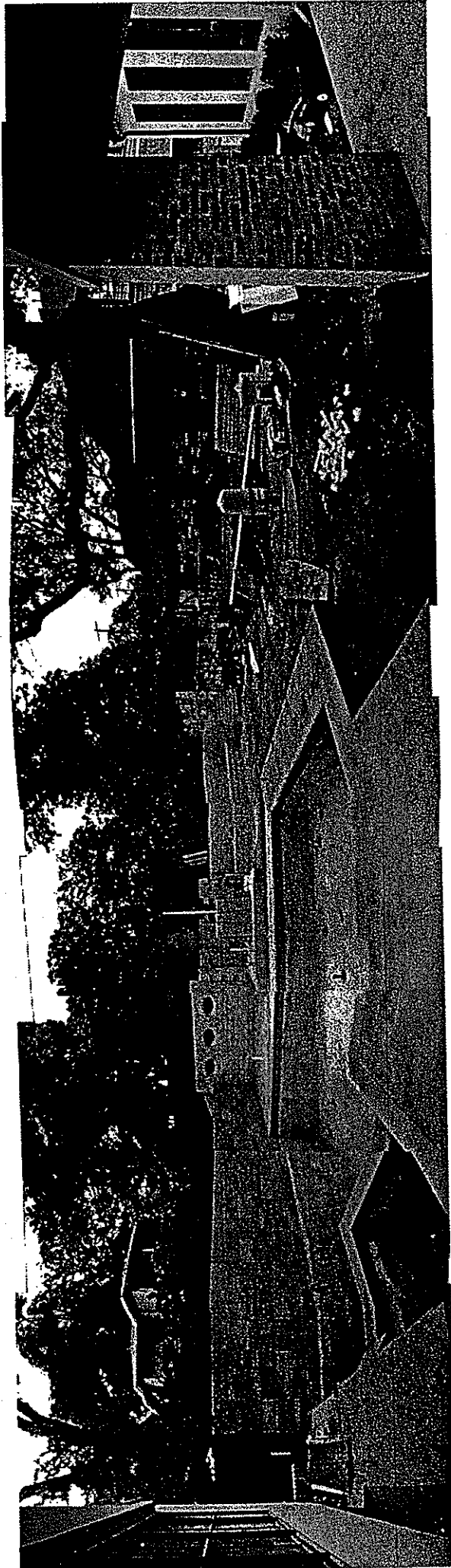
The proposed solution is a 132 square foot, poolside bathroom and storage for wet pool gear. It would not be visible from the street. It is designed in keeping with the architecture of the existing house and in harmony with the neighborhood's styles and land use. It would not add conditioned space to the house and would thereby have no impact on street parking. The proposed structure would not add to the mass or visual bulk of the house. It would be built near the center of the backyard, far from side setbacks and would not limit view, light, nor air to any adjacent properties.

The structure is designed to be integrated into existing retaining walls and this design condition significantly reduces the visual scale of the structure.

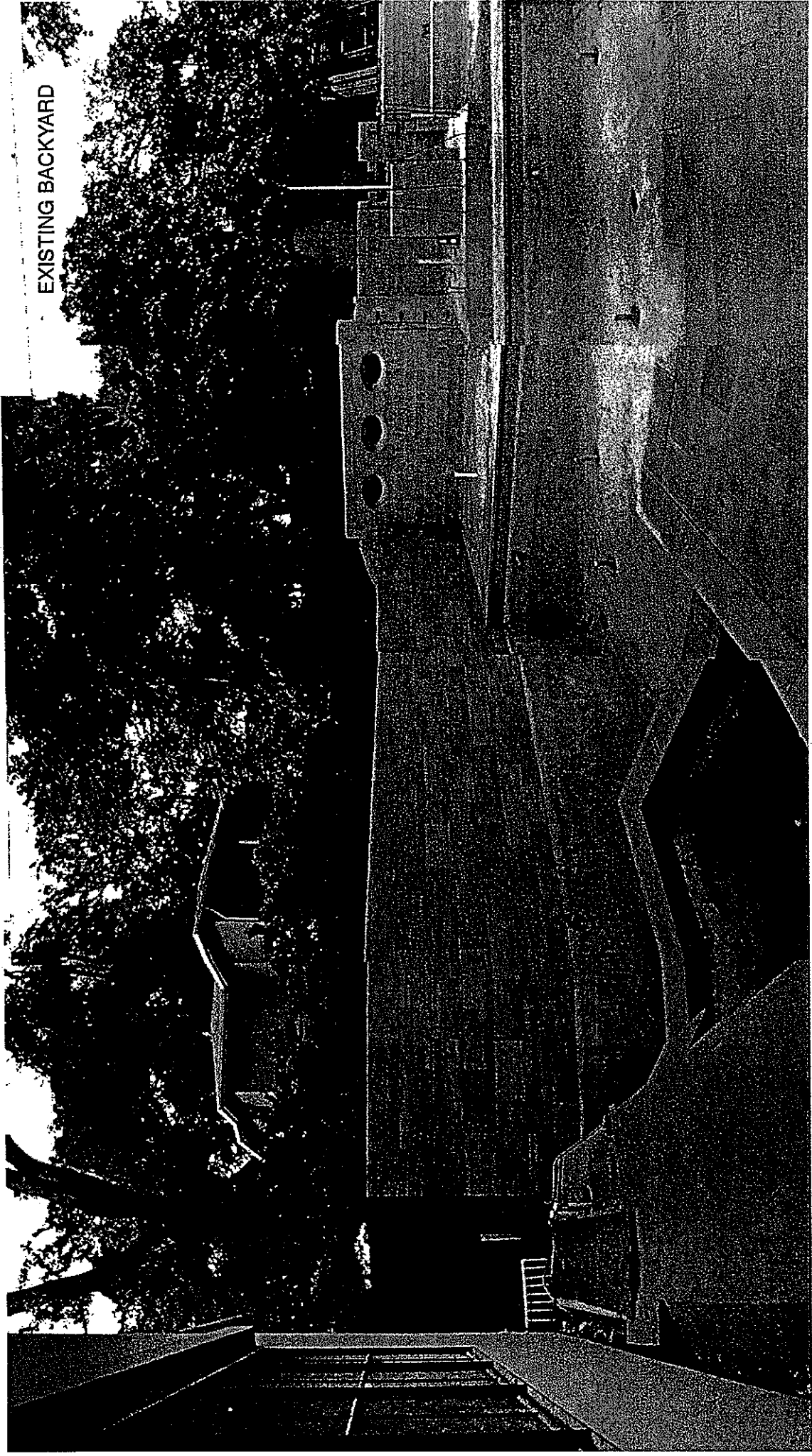
The proposed structure is designed to create a beautiful, active space in the back yard and to be integrated into its surroundings. We have made every effort to design this structure to look as if it has always been there.

3/31/39

EXISTING BACKYARD

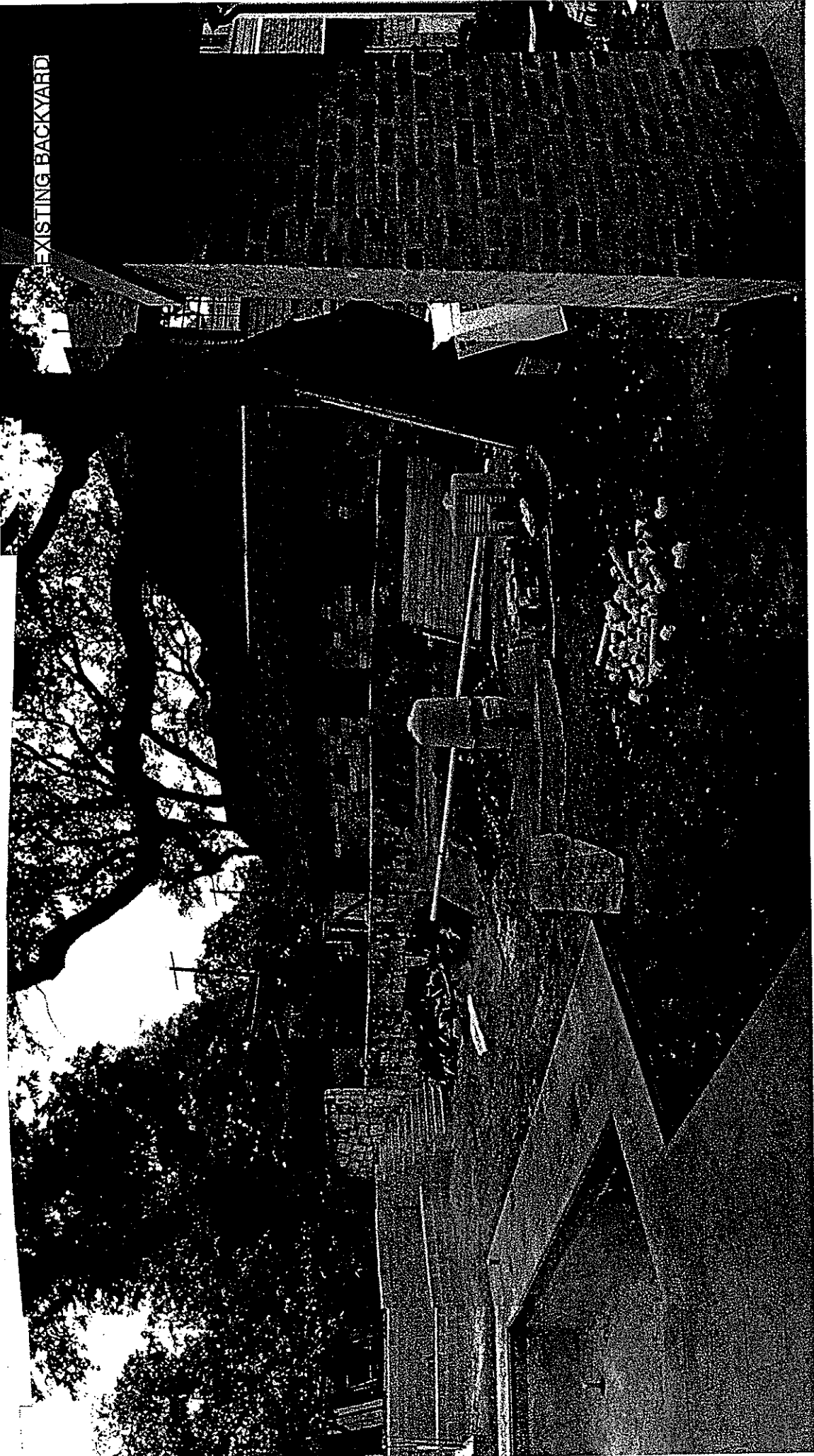






EXISTING BACKYARD

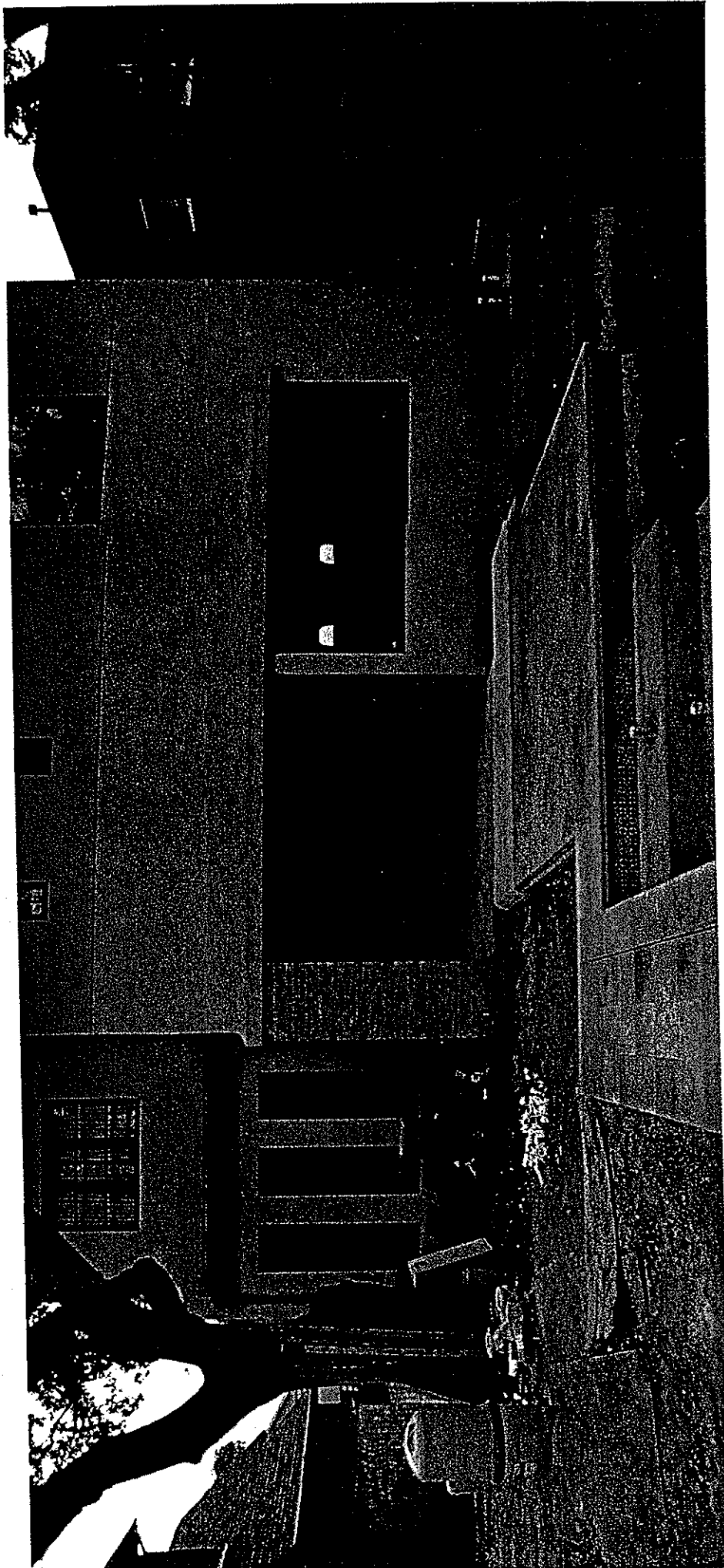
B1  
41



EXISTING BACKYARD

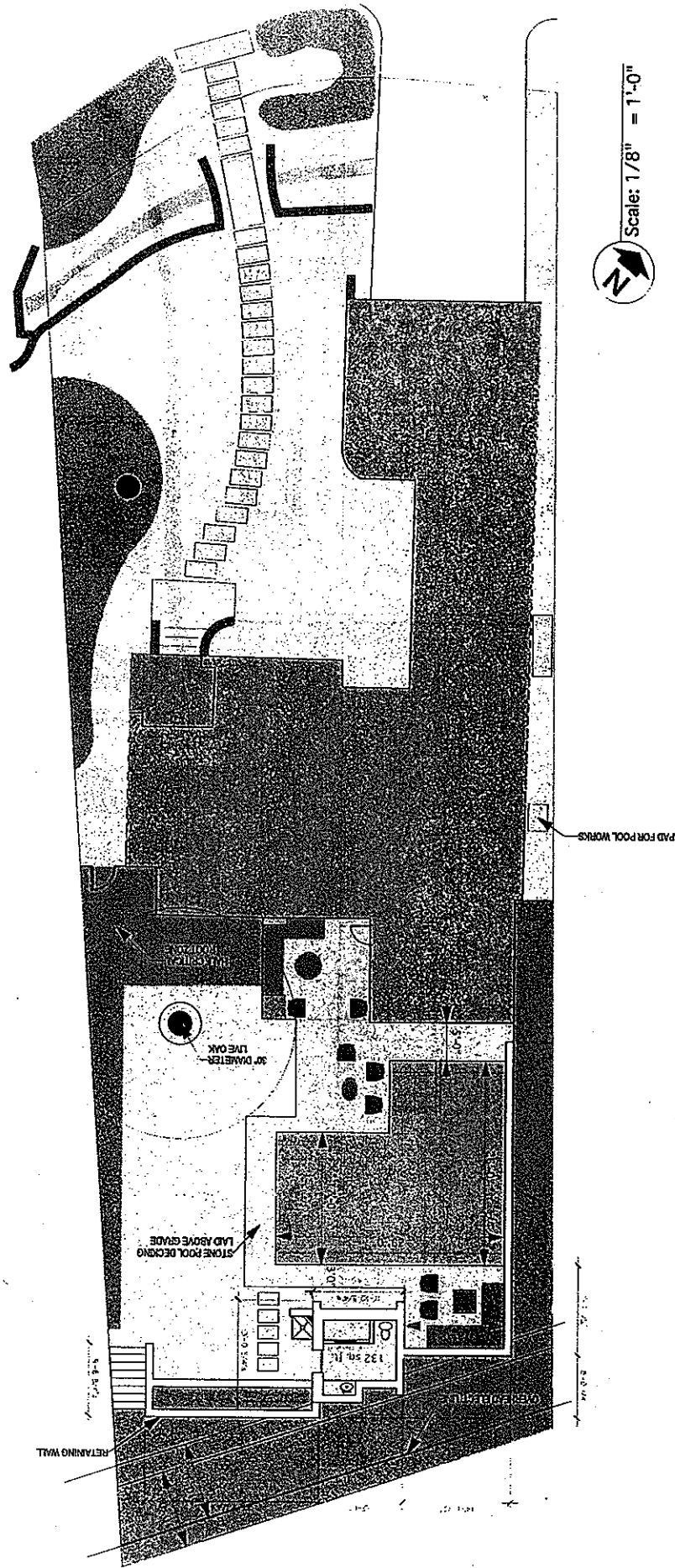
B1  
42

EXISTING BACKYARD



# PROJECT LOCATION ON LOT

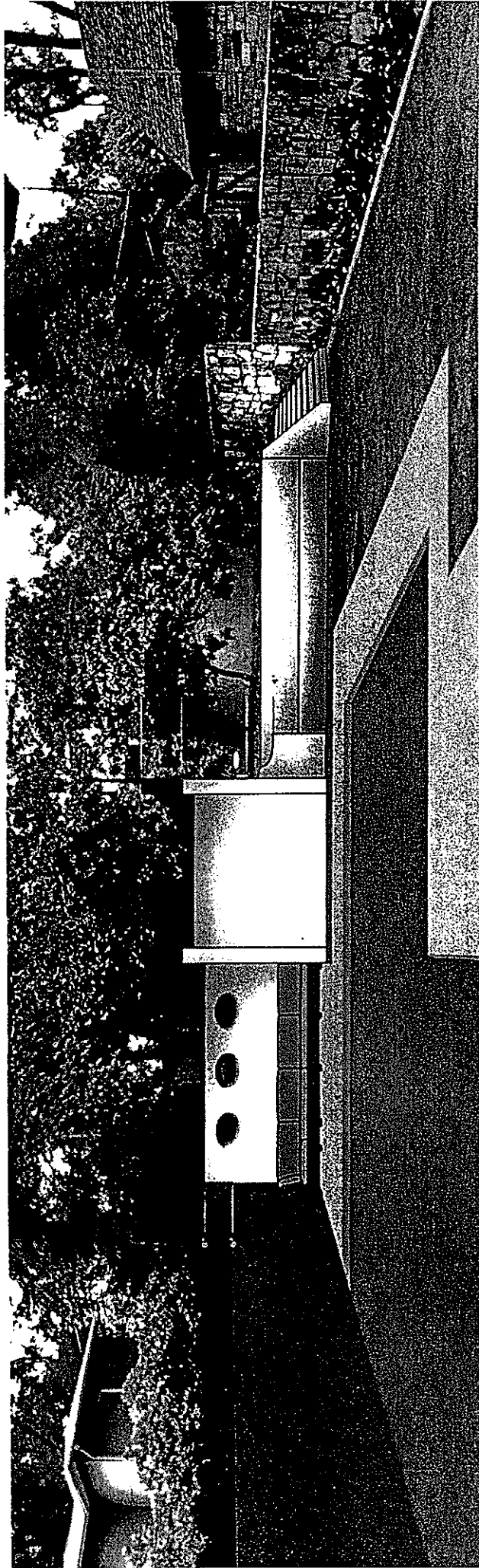
## Backyard Pool, Retaining Walls, Patio and Bathroom/Pool Storage



B1  
45

OVERHEAD ELECT. LINE/

RENDERING OF POOL, RETAINING WALLS, PATIO AND BATHROOM/POOL STORAGE



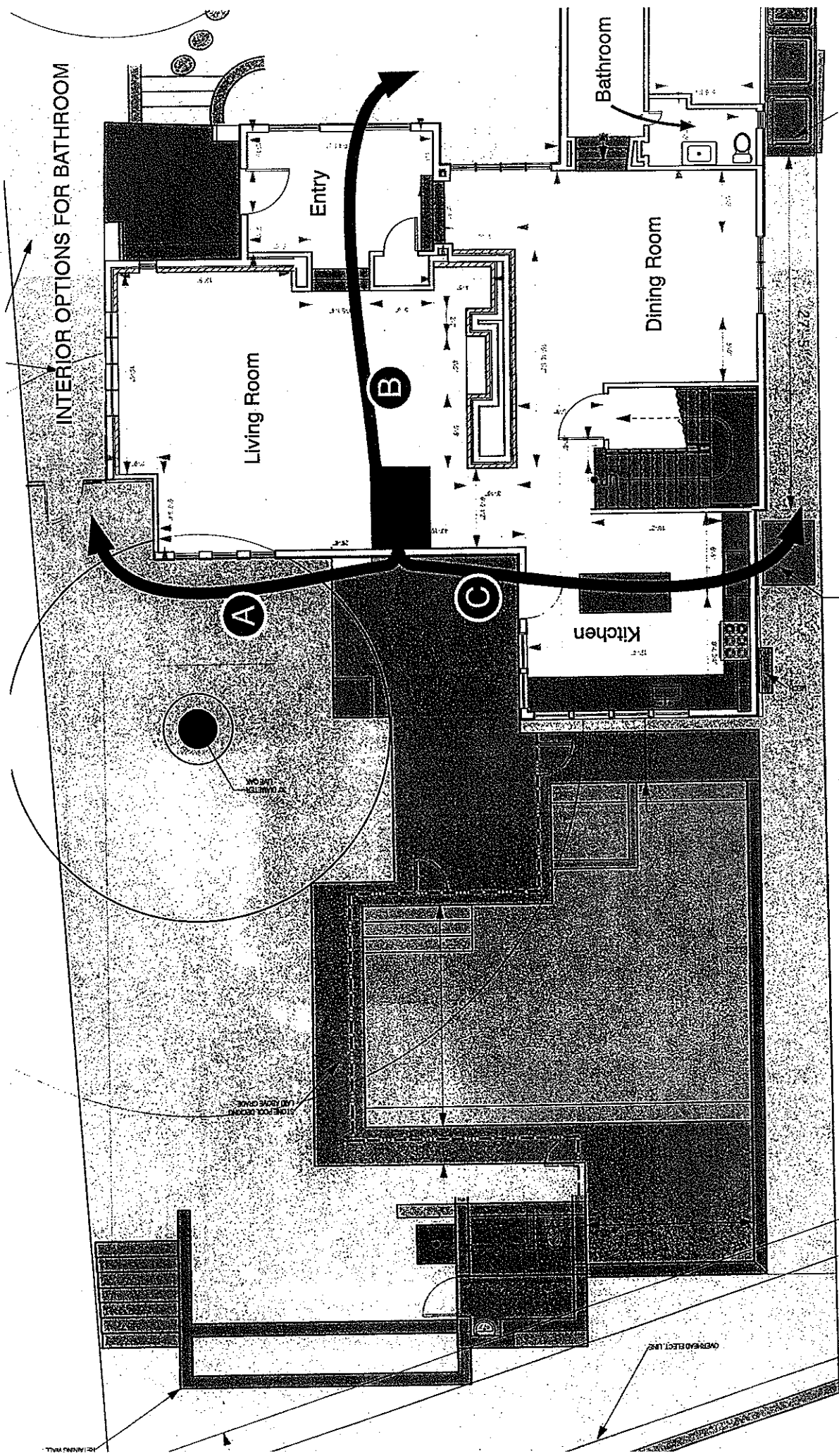
## INTERIOR BATHROOM LIMITATIONS

If a pool-accessable bathroom were located inside the existing house:

- A** The bathroom sewer line would have to go through the Half Critical Root Zone of the Heritage Live Oak Tree in the backyard and through the CRZ of the Heritage Magnolia Tree in the front. The City Arborist approved routing the sewer line along the north side of the house, bypassing both trees' CRZs. He strongly discouraged running the sewer line through the CRZs.
- B** The sewer line, routed through the house would require breaking through the slab and structural beams. This is not recommended by the architect. This would compromise the structural integrity of the foundation.
- C** There is not sufficient drop in elevation to route the line to the North side of the house. The proposed accessory structure/bathroom is elevated on a one foot slab.

B  
47





INTERIOR OPTIONS FOR BATHROOM

Living Room

Entry

Dining Room

Kitchen

Bathroom

B

A

C

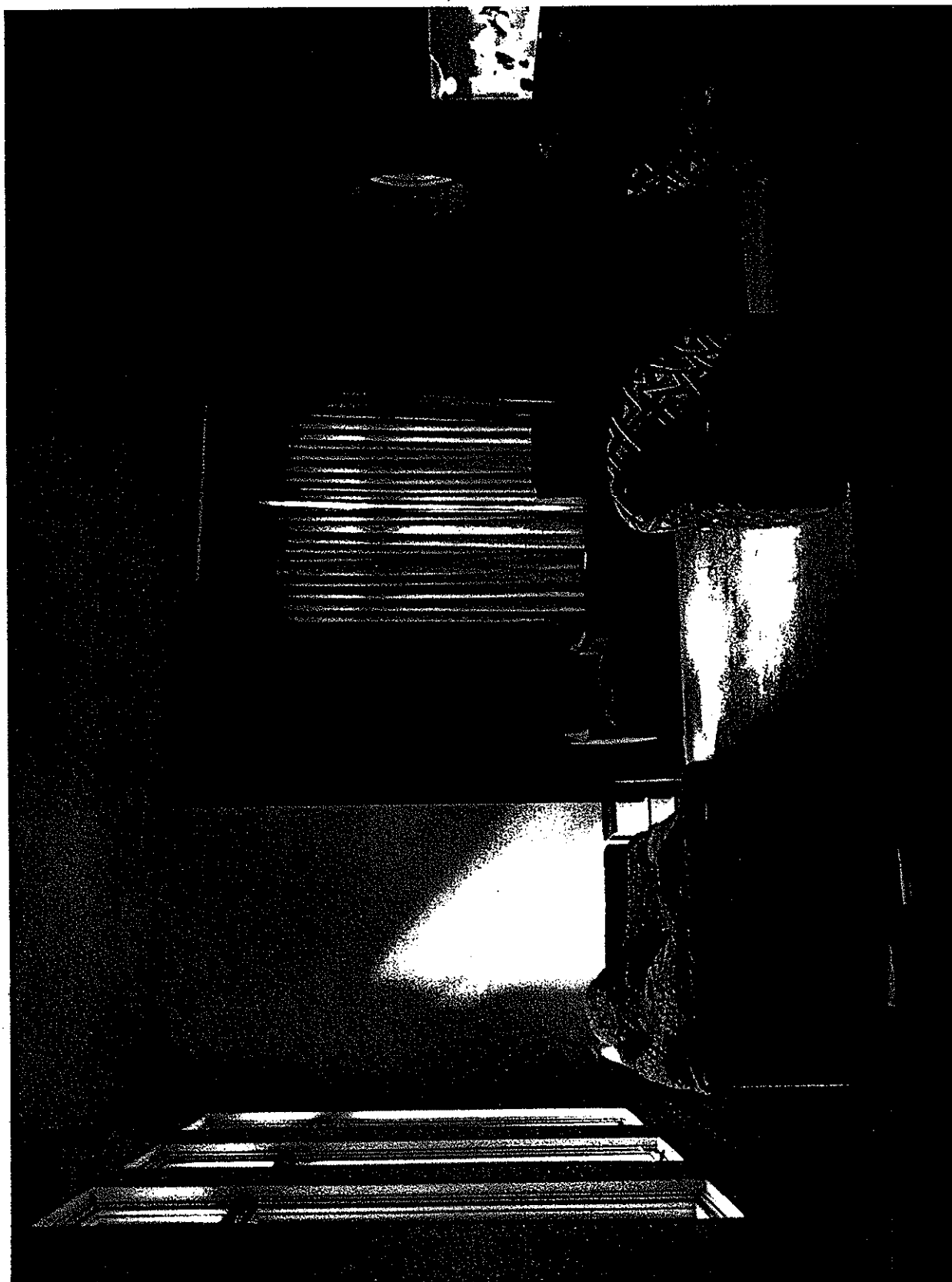
B1  
48



LIVING ROOM

12

B1  
49



LIVING ROOM

13

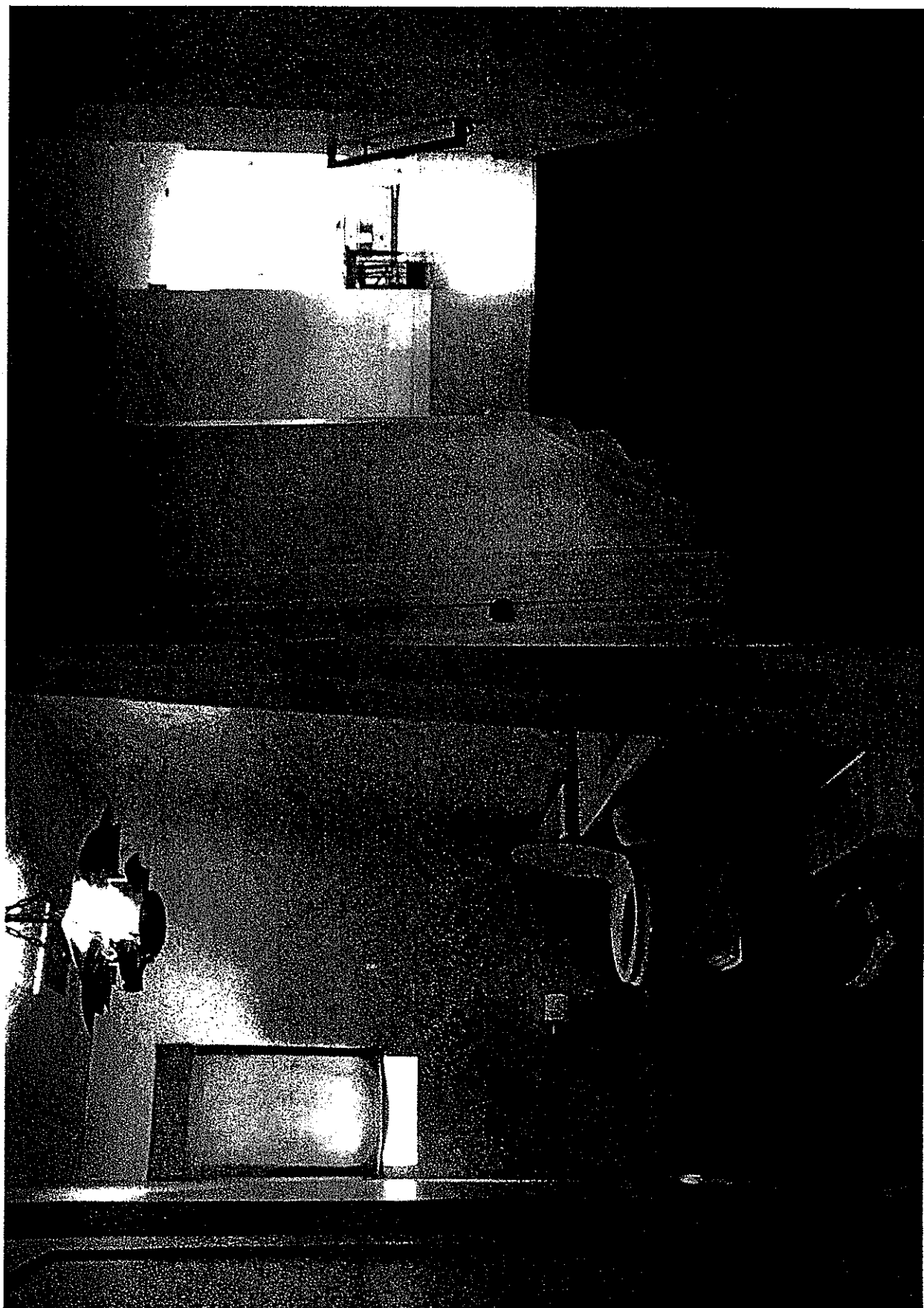
BL  
50



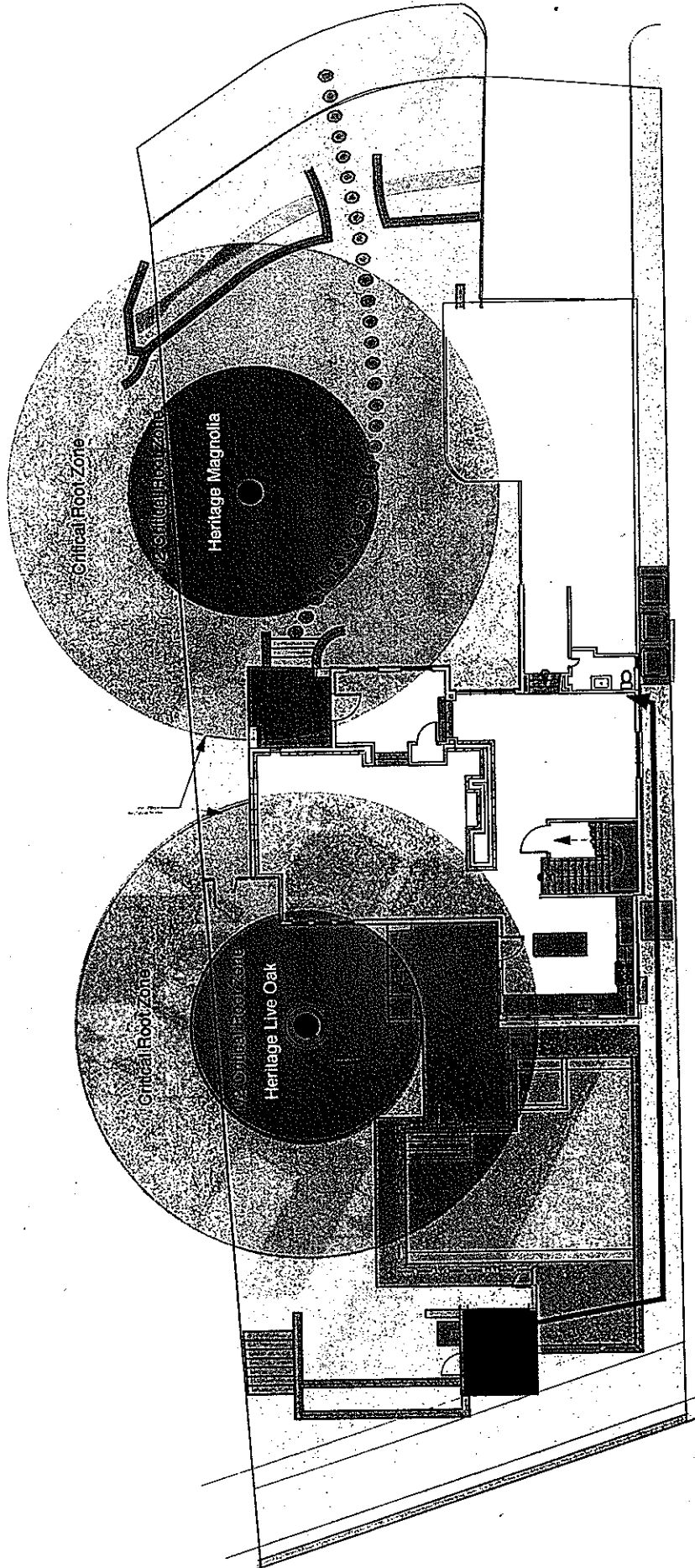
BATHROOM/  
VIEW TO  
BACK DOOR

14

B1  
51



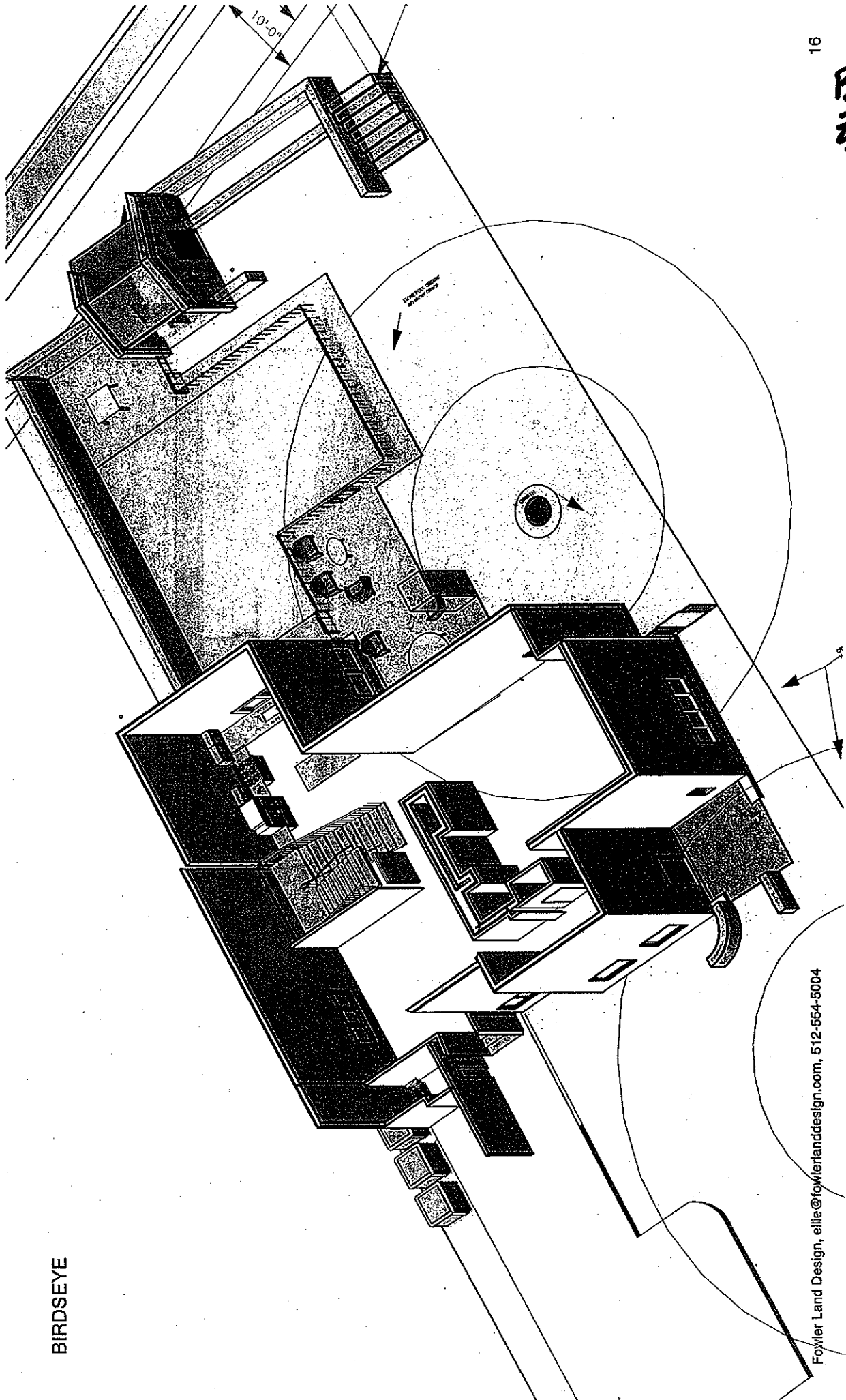
PROPOSED LOCATION OF BATHROOM AND SEWER LINE  
 Approved by The City Arborist



Scale: 1/16" = 1'-0"

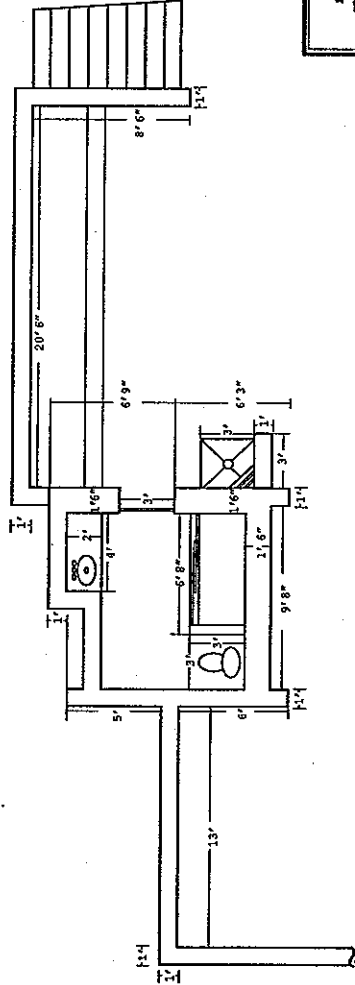
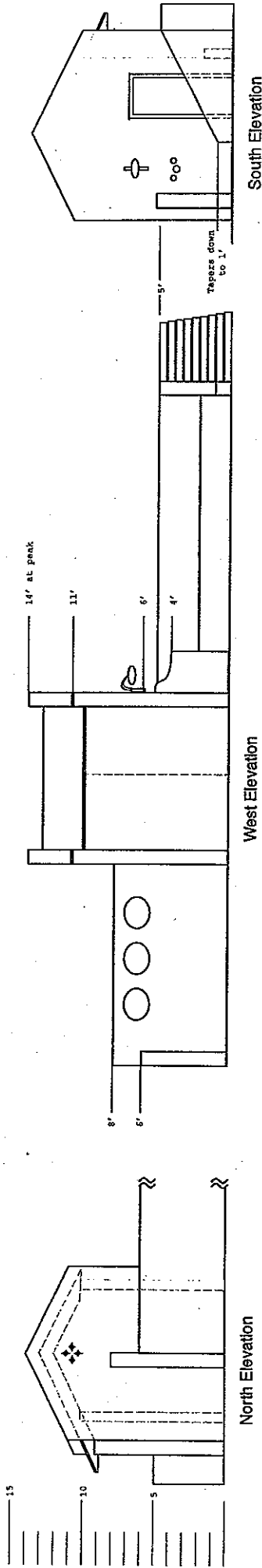
B1  
 52


BIRDSEYE

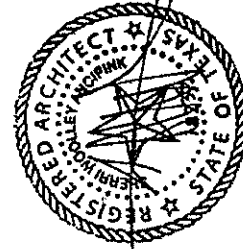


Fowler Land Design, [ellie@fowlerlanddesign.com](mailto:ellie@fowlerlanddesign.com), 512-554-5004

# BATHROOM/STORAGE BUILDING: PLAN AND ELEVATIONS

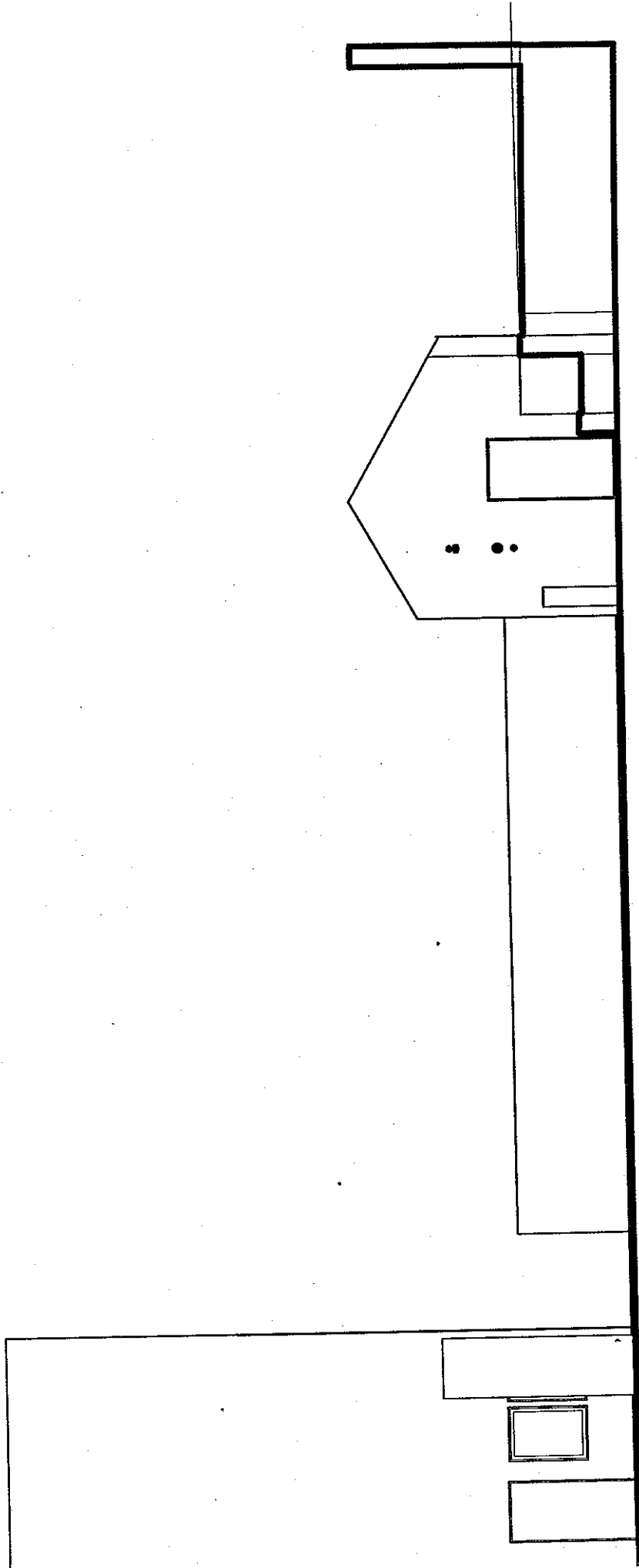


 <p>Fowler Land Design LLC 2208 Trail of the Madrones Austin, TX 78746 ellie@fowlerlanddesign.com 512.554.5004</p>	<p><b>STOVALL</b> <b>LANDSCAPE</b> <b>BACKYARD CONCEPT</b> <b>Plan and Elevations</b> Scale 1/8" = 1'-0"</p>
<p>ARCHITECT 512.554.5004 STOVALL ARCHITECTS AUSTIN, TEXAS 78704 STOVALLARCHITECTS.COM</p>	<p>STOVALL ARCHITECTS AUSTIN, TEXAS 78704 STOVALLARCHITECTS.COM</p>



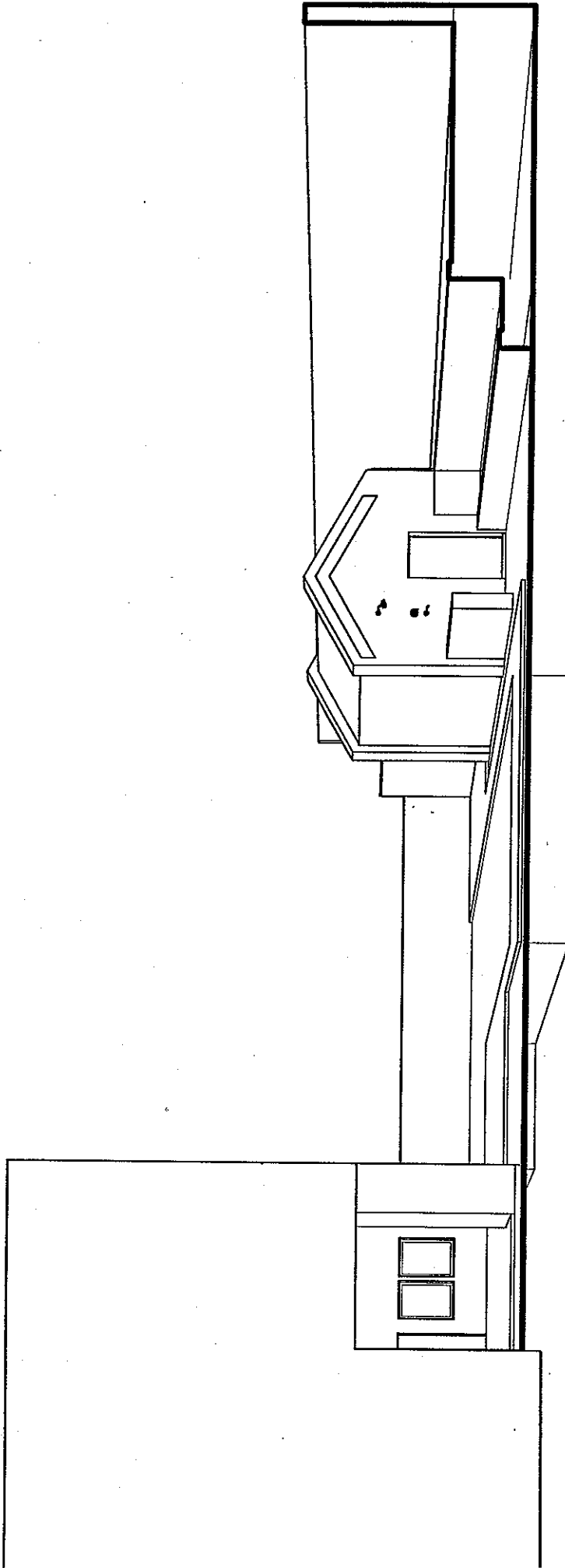
B/L  
54

ELEVATION AND GRADES



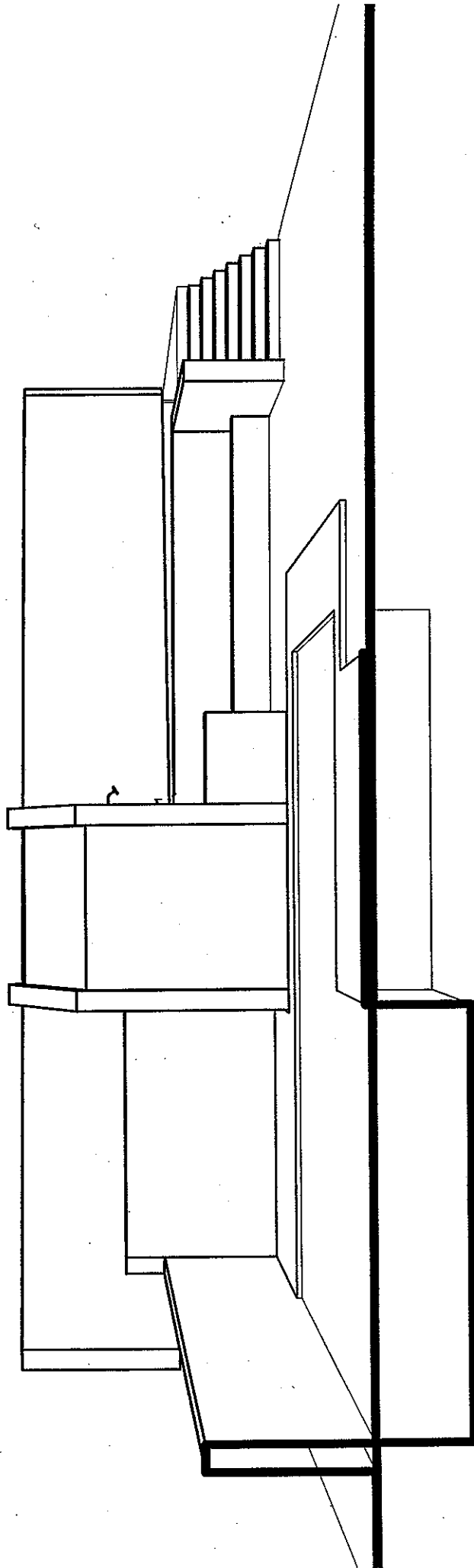
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55

PERSPECTIVE





PERSPECTIVE



B1  
57

B1  
50



500 FEET  
Properties  
Exceeding  
.4 FAR

Street	Address	HVAC	Garage	Lot	FAR
EXPOSITION	1903A	2834	552	7135	0.475
	1903B	2834	552	7135	0.475
FOREST TRAIL	1802	5460	360	14462	0.402
	1808	4766	800	13265	0.420
	2007	3001	0	7074	0.424
STAMFORD LANE	1907	2800	400	7186	0.445
	1807	4774	621	11064	0.488
	1805	3668	525	3178	0.490
	1803	4004	513	10468	0.432
	1801	3883	690	9598	0.476



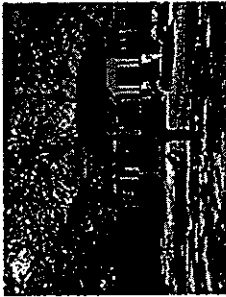
B1  
59

# SURROUNDING PROPERTIES

1701 Stamford



1708 Stamford



1801 Stamford



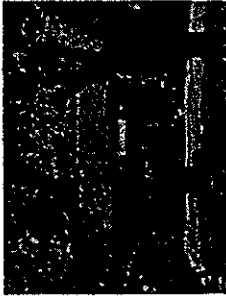
1802 Stamford



1803 Stamford



1804 Stamford



1805 Stamford



1806 Stamford



1900 Stamford



1901 Stamford



1902 Stamford



1903 Stamford



1905 Stamford



1907 Stamford



2000 Stamford



1903A Exposition



1903B Exposition



1802 Forest Trail



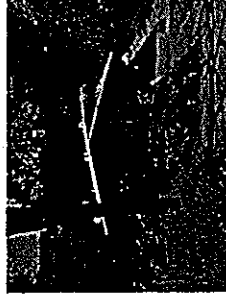
1808 Forest Trail



1900 Forest Trail



1902 Forest Trail



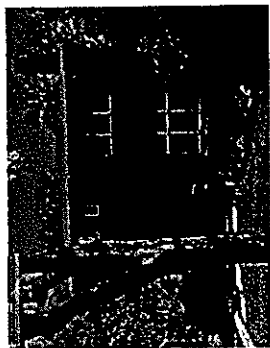
# PHOTOS OF ADJACENT PROPERTIES

## SAME SIDE

1903 Stamford



1901 Stamford



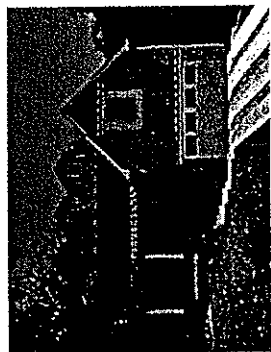
1807 Stamford



1805 Stamford



1803 Stamford



## OPPOSITE SIDE OF THE STREET

1902 Stamford



1900 Stamford



1806 Stamford



1804 Stamford



1802 Stamford



61/131

PROJECT LOCATION IN BACKYARD  
Before Construction

East (Rear) Elevation of House

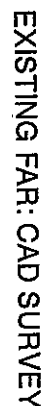


Facing NORTH (1901 Stamford)

Facing EAST (Rear of Property)

Facing SOUTH (1805 Stamford)





AREA	SQ.FT.
<u>1st floor</u>	
bound (includes garage 621)	2780
outdoor storage	-80
staircase area	-200
	<u>2500</u>
<u>2nd floor</u>	2895
TOTAL	5395
Lot	11064
FAR (existing)	.4876

1164

Tarrant/ISA: Travis County Property ID Number: 114714 Sub ID Number: 012506050000

TCAD APPRAISAL ROLL

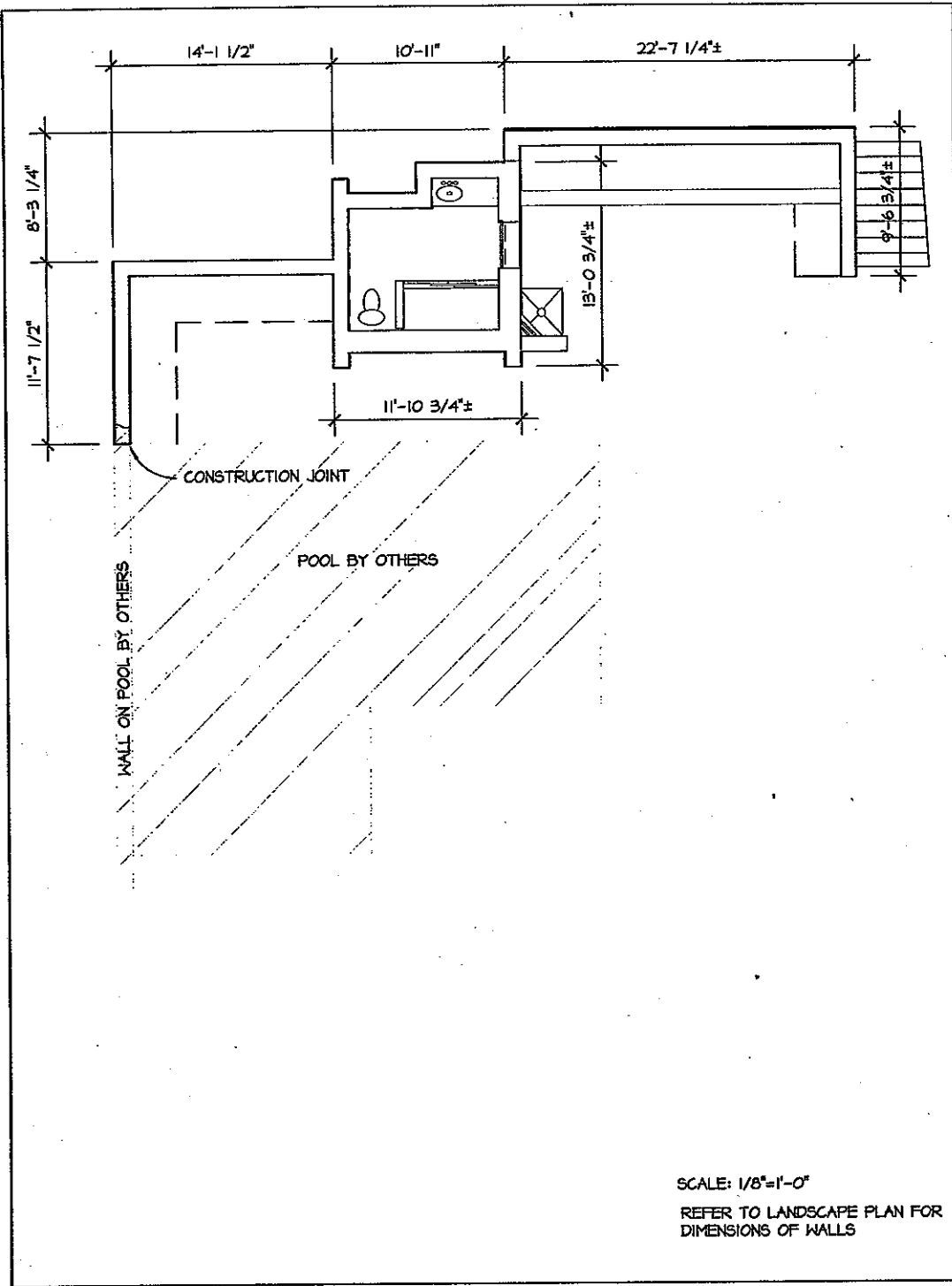
Owner Name: STOVALL, RICHARD		Property Details	
Address: 1607 STAMFORD LN AUSTIN, TX 78703-2838	Parcel No: 12102010	Map Sheet: 18-19	Section: 20101000077R
Location: 1607 STAMFORD LN 7703	Block: 02540	Subsection: 51912	Neighborhood Code: X7000
Legal: LOT 18 & PART OF LOT 19 R&B OF PT OF LT 7 BLK 18 & PT OF LT 8 BLK 17 WESTFIELD A.	Area: 0.2540	Acres: 0.2540	
Value Information			
Land Value: 370,500.00	Improvement Value: 922,400.00	Assessed Value: 1,292,900.00	Market Value: 1,292,900.00
AD Value: 0.00	AD Property Value: 0.00	Timber Value: 0.00	Timber Property Value: 0.00
10% Cap Value: 0.00	10% Cap Value: 0.00	10% Cap Value: 0.00	10% Cap Value: 0.00
Total Value: 1,292,900.00	Total Value: 1,292,900.00	Total Value: 1,292,900.00	Total Value: 1,292,900.00
Date up to date as of 2012-03-05			
Value By Jurisdiction			
Entity Code: 0A	Entity Name: TRAVIS CENTRAL APP DIST	2011 Tax Rate: 1.29290000	Assessed Value: 1,292,900.00
Entity Code: 01	Entity Name: AUSTIN ISD	2011 Tax Rate: 1.29290000	Assessed Value: 1,292,900.00
Entity Code: 02	Entity Name: CITY OF AUSTIN	2011 Tax Rate: 1.29290000	Assessed Value: 1,292,900.00
Entity Code: 03	Entity Name: TRAVIS COUNTY	2011 Tax Rate: 1.29290000	Assessed Value: 1,292,900.00
Entity Code: 21	Entity Name: TRAVIS COUNTY HEALTHCARE DISTRICT	2011 Tax Rate: 0.070000	Assessed Value: 1,292,900.00
Entity Code: 68	Entity Name: AUSTIN COMM COLL DIST	2011 Tax Rate: 0.004800	Assessed Value: 1,292,900.00
Improvement Information			
Improvement ID: 424638	State Category: 1 FAM DWELLING	Description: 1 FAM DWELLING	
Segment Information			
Imp ID: 424638	Seg ID: 2889767	Type Code: 1ST	Description: 1st Floor
424638	2889768	2ND	2nd Floor
424638	3000054	011	PORCH OPEN 1ST F
424638	3000055	011	PORCH OPEN 1ST F
424638	3000056	012	PORCH OPEN 2ND F
424638	3000057	041	GARAGE ATT 1ST F
424638	3000058	095	HVAC RESIDENTIAL
424638	3000059	251	BATHROOM
424638	3000060	522	FIREPLACE
Total Living Area 5,068			
Land Information			
Land ID: 114423	Type Code: LAND	SPTB Code: A1	Homestead: T
		Size-Acres: 0.254	Front Depth: 0
			Size-Sqft: 11,064

Segment Information					
Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built Area
424638	2889767	1ST	1st Floor	WP7-	2004 2,173
424638	2889768	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	3000058	095	HVAC RESIDENTIAL	**	2004 5,068
424638	3000059	251	BATHROOM	**	2004 4
424638	3000060	522	FIREPLACE	7-	2004 1
Total Living Area 5,068					
Land Information					
Land ID	Type Code	SPTB Code	Homestead	Size-Acres	Front Depth Size-Sqft
114423	LAND	A1	T	0.254	0 0 11,064

612



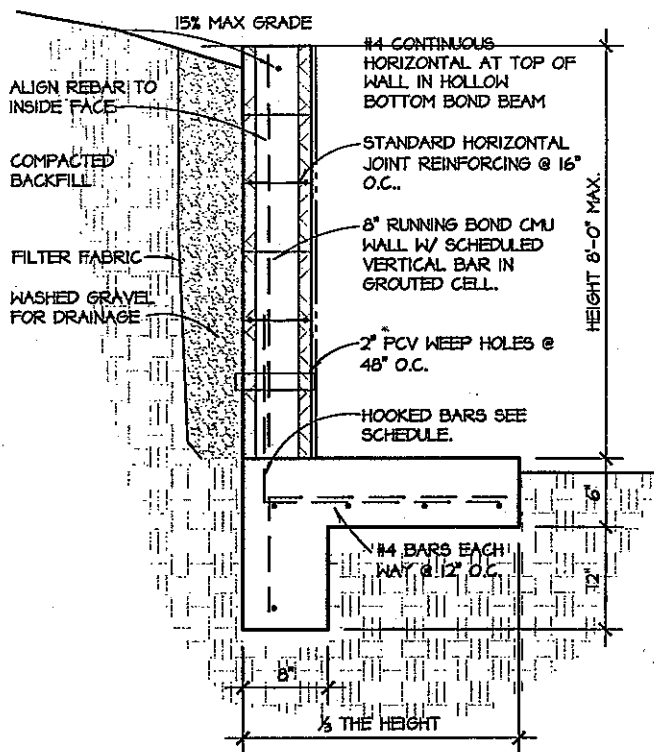
B1  
65



ENGINEERING PLANS

B1  
65

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66

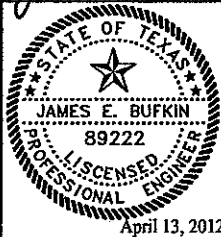


**SITE RETAINING WALL**

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

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

*James E. Bufkin*



**Site Retaining Wall**



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

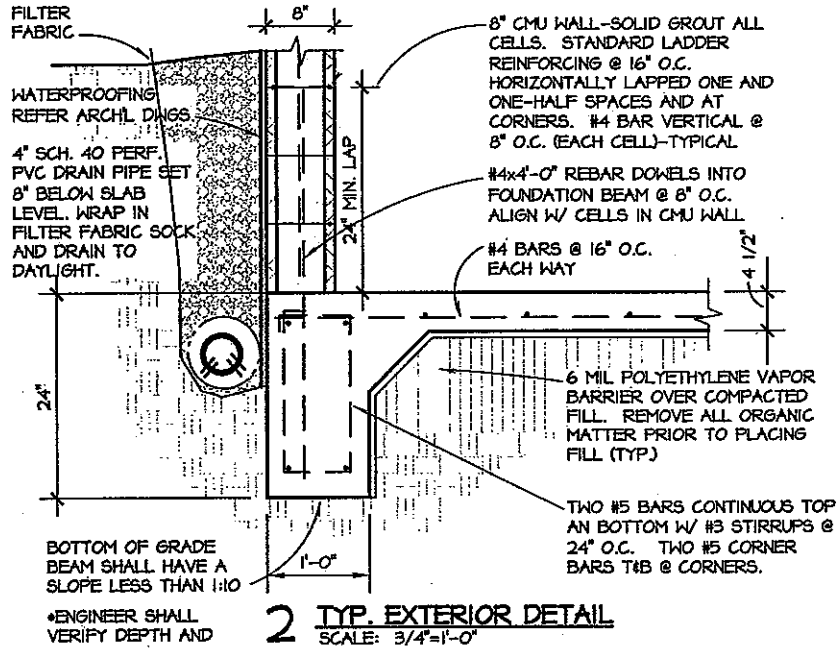
PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet  
**S2**

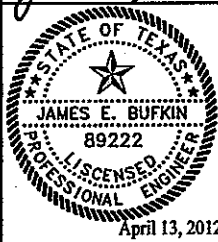
ENGINEERING PLANS

Bl  
66

BL  
67



*James E. Bufkin*



### Site Retaining Wall

**BDE, Inc.**  
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 sheet
CHECKED BY	JEB
REVISIONS	

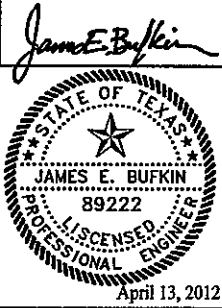
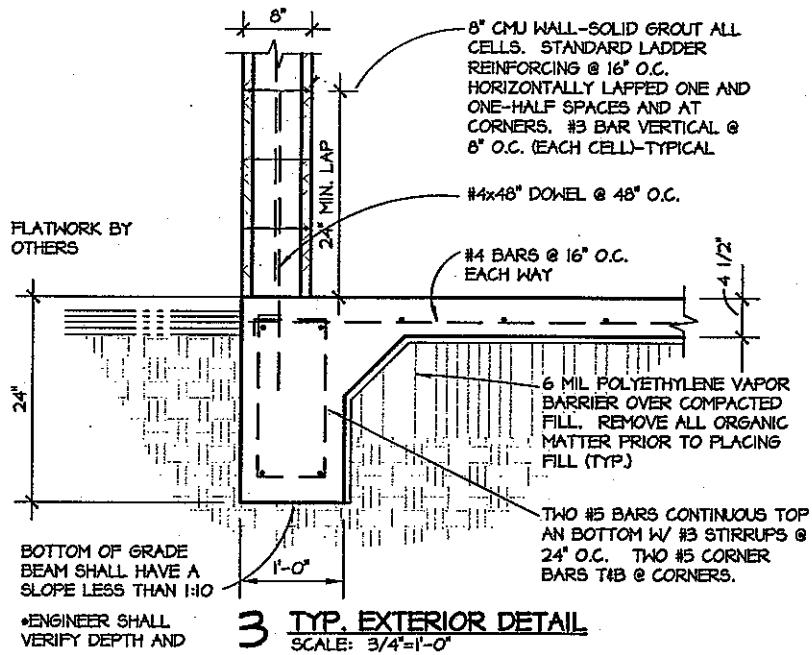
**S3**

ENGINEERING PLANS

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67

B1  
68

Fowler Land Design, elle@fowlerlanddesign.com, 512-564-5004



Site Retaining Wall

**BDE, Inc.**  
 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	
<b>S4</b>	

ENGINEERING PLANS

B1  
68

B1  
69

## 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=35 PCF

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

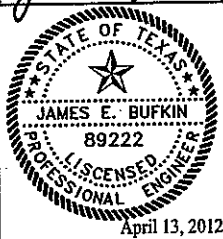
ANGLE OF WALL FRICTION=17°

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



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	

ENGINEERING PLANS

6/18



2309 West 8th Street  
Austin, Texas 78703  
Ph: (512) 236-8920  
Fax: (512) 489-3924  
Cell: (512) 914-2639  
Email: james@bufkin.com

B1  
70

May 1, 2012

Max Reshetnikov  
1807 Stamford Ln.  
Austin, TX 78703

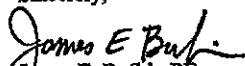
RE: Prepour Inspection - Site Retaining Walls & Detached Pool Bathroom  
Reshetnikov Residence  
1807 Stamford Ln.  
Austin, TX 78703

Dear Max,

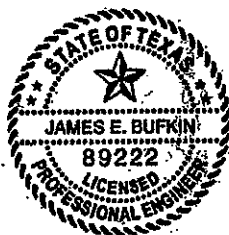
As per your request, I have inspected the excavations and reinforcement for the site retaining walls and the detached pool bathroom at the above address. The retaining walls and the bathroom will be adequate to carry the loads of the residence as specified by the International Residential Code.

If you have any questions with the information in this report please feel free to contact me.

Sincerely,

  
James E. Bufkin PE  
Bufkin Engineering, Inc.  
Firm #9955

5-1-2012



B1  
70

ENGINEERING  
PREPOUR INSPECTION

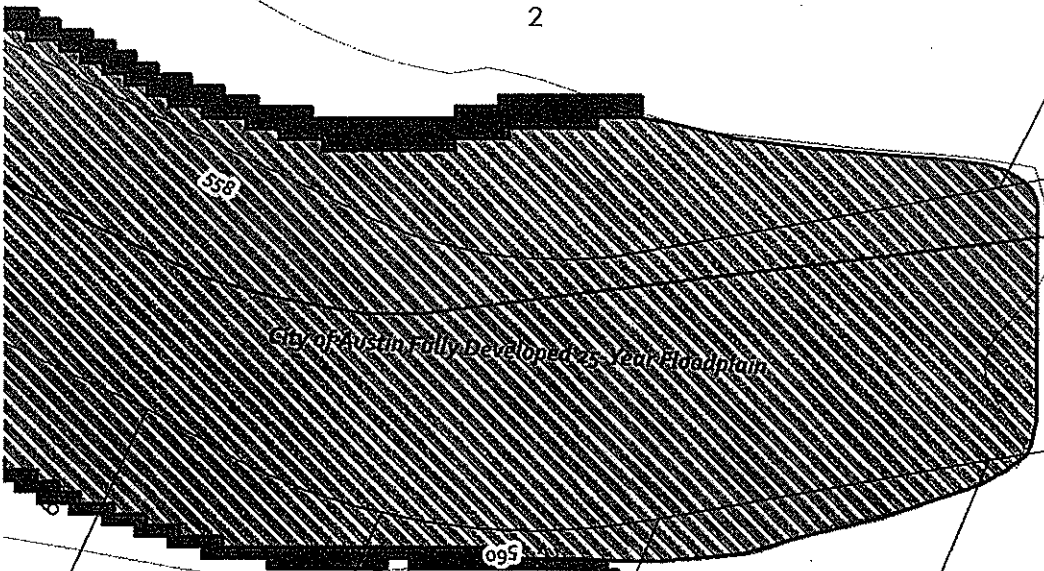
568

566  
3  
B1

564

562

2



City of Austin Fully Developed 25 Year Floodplain

