

B1
1

CITY OF AUSTIN
ROW # 10790906

CASE # 2012 - 066340R
TCAD # 04001001120000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2904 Rae Dell Ave

LEGAL DESCRIPTION: Subdivision - Barton Hills Sect. 1

Lot(s) 17 Block B Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We JEFF OVERMAN on behalf of myself/ourselves as authorized agent for
ALICIA LYN & KEVIN KASPRZAK affirm that on 4-11, 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).

WAIVER REQUEST FOR A 2 STORY w/ ATTIC
NEW CONSTRUCTION S.F. RES. FROM THE ALLOWABLE
3901.6^{sq} 40% FAR TO 4641^{sq} 47.5% FAR
FOR THE CONSTRUCTION OF THE ATTIC DUE TO PREVIOUS
ATTIC EXEMPTION ALLOWANCE
in a SF3 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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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:

^{DESIGN}
THIS PROJECT STARTED 6/2011 WITH ATTIC EXEMPTION
UNDER THE "THEN" ALLOWABLE ATTIC EXEMPTION. THIS BOA HAS
SINCE DISALLOWED THE EXEMPTION (1-11-12 IN EFFECT)
BASED ON AN INTERPRETATION AND ENFORCED BY
REQUEST: RESIDENTIAL REVIEW

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

I ORIGINALLY MET W/ REVIEWER FOR A PRE-
RESIDENTIAL REVIEW AND THE ATTIC EXEMPTION
WAS APPROVED IN THAT REVIEW IN WHICH
I THEN STARTED DESIGNING THE PLANS BASED
ON THAT APPROVAL.
AREA CHARACTER:

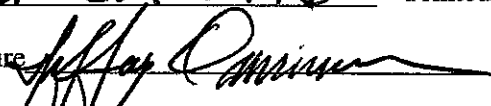
3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THE ATTIC BUILD-OUT WILL NOT CHANGE
THE APPEARANCE OF THE ELEVATION AND WILL
NOT ADD TO THE MASS OF THE STRUCTURE.
AND WILL NOT AFFECT THE THE CHARACTER OF
THE SURROUNDING PROPERTIES

B/
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 11512 TRINITY HILL DR
City, State AUSTIN TX Zip 78753
Phone 512 627 0746 Printed Name JEFFREY OVERMAN
Signature  Date 4-11-12

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 3311 Galesburg Dr.
City, State Austin, TX Zip 78745
Phone 773-398-3707 Printed Name Alicia Lyn Kasprzak
Signature  Date 4/11/12

Row - 10790906

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City of Austin Residential Permit Application

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

For Departmental Use Only	PR#	12-066340-R	BP#	
	Assigned Date	7-12-2012	Due Date	7-12-2012
	Review Date	7-12-12	Issue Date	
	Reviewed/Approved		Issued	

Project Information	
Project Address: 2904 RAE DELL AVENUE	Tax Parcel ID: 040010012
Legal Description: LOT 17, BLOCK B, BARTON HILLS SECTION 1	
Zoning: R-823	Lot Size (square feet): 9754
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code. (Y) N	
Does this site currently have water availability? (Y) N wastewater availability? (Y) 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? (Y) (N) If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y (N) If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? (Y) N Is this site adjacent to a paved alley? Y (N)	
Does this site have a Board of Adjustment (BOA) variance? Y (N) Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y (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. (Y) 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 (N) Note: Proximity to a floodplain may require additional review time.	

Description of Work				
Existing Use:	vacant	<u>single-family residential</u>	duplex residential	two-family residential other
Proposed Use:	vacant	<u>single-family residential</u>	duplex residential	two-family residential other
Project Type:	<u>new construction</u>	addition	addition/remodel	remodel/repair other REMOVE EXISTING HOUSE
# of bedrooms existing:	3	# of bedrooms proposed:	4	# of baths existing:
		2	# of baths proposed:	5
Will (all) or part of an existing exterior wall be removed as part of the project? (Y) 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)				
BUILD NEW 2 STORY + ATTIC FINISH OUT (3RD FLOOR) AND DETACHED GARAGE W/ GAME ROOM ABOVE				
Trades Permits Required: <u>electric</u> <u>plumbing</u> <u>mechanical (HVAC)</u> <u>concrete (right-of-way)</u> 3				

Job Valuation		
Total Job Valuation: \$ 750,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 750,000	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 0
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: \$500,000 Accessory Structure: \$15,000	Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____

① TP needed

② Demo permits needed

③ Must label HP/LP of grade (appears to be taken from 4 corners)

④ Note: all of the above

⑤ Qualify attic exemption

⑥ Dormer exception max is 15'

TCAD ✓

GIS ✓

Amnicat ✓

Trees ✓

81/5

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): 266 % of lot size: _____
 Proposed Building Coverage (sq ft): 2604 % of lot size: 26.70 ✓

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): _____ % of lot size: _____
 Proposed Impervious Cover (sq ft): 3840 % of lot size: 39.37 ✓

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: 31'-10" Number of Floors: 3 (INC. ATTIC FINISH-OUT) # 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): 12' ft Distance from intersection (for corner lots only): _____ 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		<u>1460</u>	<u>1460</u>
2 nd floor conditioned area		<u>1444 + 550</u>	<u>1994</u>
3 rd floor conditioned area <u>ATTIC FINISH-OUT</u>		<u>797</u>	<u>797</u>
Basement		<u>-</u>	<u>-</u>
Covered Parking (garage or carport)		<u>601</u>	<u>601</u>
Covered Patio, Deck or Porch <u>52 / 357 / 32</u>		<u>441</u>	<u>441</u>
Balcony		<u>-</u>	<u>-</u>
Other <u>EXTERIOR STAIRS</u>		<u>102</u>	<u>102</u>
Total Building Coverage			
Driveway <u>756 + 305</u>		<u>1061</u>	<u>1061</u>
Sidewalks		<u>115</u>	<u>115</u>
Uncovered Patio <u>/</u>		<u>-</u>	<u>-</u>
Uncovered Wood Deck (counts at 50%)		<u>-</u>	<u>-</u>
AC pads		<u>60</u>	<u>60</u>
Other (Pool Coping, Retaining Walls)		<u>-</u>	<u>-</u>
Total Site Coverage			
Pool		<u>-</u>	<u>-</u>
Spa		<u>-</u>	<u>-</u>

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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		1460		1460
2 nd Floor		1994		1994
ATTIC FINISH - OUT 3 rd Floor				0
Basement		-		-
Attic		797	797	0
Garage (attached)				
(detached)		601	450	151
Carport (attached)				
(detached)				
Accessory building(s) (detached)				
TOTAL GROSS FLOOR AREA				3605

(Total Gross Floor Area /lot size) x 100 = 36.96 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.

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Contract Information			
Owner	KEVIN & ALCIA LYN KASPRZAK	Applicant or Agent	JEFF OVERMAN
Mailing Address	3311 GALESBURG DR. 78745	Mailing Address	11512 TRINITY HILL DR, AUSTIN 78753
Phone	773 398 3707	Phone	512 472 0975
Email	AKASPRZAK@HOTMAIL.COM	Email	JOVERMAN@AUSTIN-RR.COM
Fax		Fax	512 491 0975
General Contractor	KEVIN & ALCIA LYN KASPRZAK	Design Professional	OVERMAN CUSTOM DESIGN JEFF OVERMAN CPBD
Mailing Address	SAME	Mailing Address	SAME
Phone			
Email			
Fax			

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y ☒ N
I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property. I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. I 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. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. 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. Erosion and Sedimentation Controls are required per Section 25-8-181. 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. 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.	
Applicant's signature: _____	Date: _____



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

JEFF OVERMAN (Please Print or Type)

Customer Name: ALICIA LYNN KASPARZAK Phone: 627 0746 Alternate Phone: 472 0975

Service Address: 2904 RAE DELL

Lot: 17 Block: B Subdivision/Land Status: BARTON HILLS SEC 1 Tax Parcel ID No.: _____

Existing Use: vacant ☐ single-family res. ☒ duplex ☐ garage apartment ☐ other _____
(Circle one)

Proposed Use: vacant ☐ single-family res. ☒ duplex ☐ garage apartment ☐ other DETACHED GAME ROOM
(Circle one)

Number of existing bathrooms: 2 Number of proposed bathrooms: 5

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ☒ No ☐

City of Austin Office Use

Water Main size: 6" Service stub size: 1" Service stub upgrade required? N New stub size: _____

Existing Meter number: 24797 Existing Meter size: 3/8" Upgrade required? Y New size: 3/4"

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System ☒ WW Main size: _____

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: ☐ Yes (see attached approved documents) ☐ 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 7/2/12 Phone 972-0000

AWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ 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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Page 1 of 2

REVIEWED

JUL 02 2012

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

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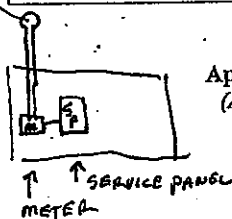
One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



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		JEFF OVERMAN AUCIA LYNN KASPRZAK	
Email		JOVERMAN@AUSTIN.AE.COM Fax 512-491-0915 Phone 627-0746	
☒ Residential	☐ Commercial	☒ New Construction	☐ Remodeling
Project Address		2904 RAE DELL, AUSTIN TX OR	
Legal Description		BARTON HILLS SECTION 1 LOT 17 BLOCK B Lot 17 Block B	
Who is your electrical provider?		☒ AE ☐ Other	
☒ Overhead Service	☐ Underground Service	☐ Single-phase (1Ø)	☐ Three-phase (3Ø)
Location of meter		BACK REAR RIGHT REAR CORNER of HOUSE (FACING HOUSE)	
Number of existing meters on gutter		1 (show all existing meters on riser diagram)	
Expired permit #			
Comments		New Construction (2) Story House Garage & Game Room (2nd Floor)	
BSPA Completed by (Signature & Print Name)		Date	Phone
AE Representative		Approved ☐ Yes ☐ No	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.

AE APPROVED
JUL 02 2012
184-206
JGM

Kasprzak Residence
1904 Roe Dell AVENUE
Austin, TX

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REVIEWED

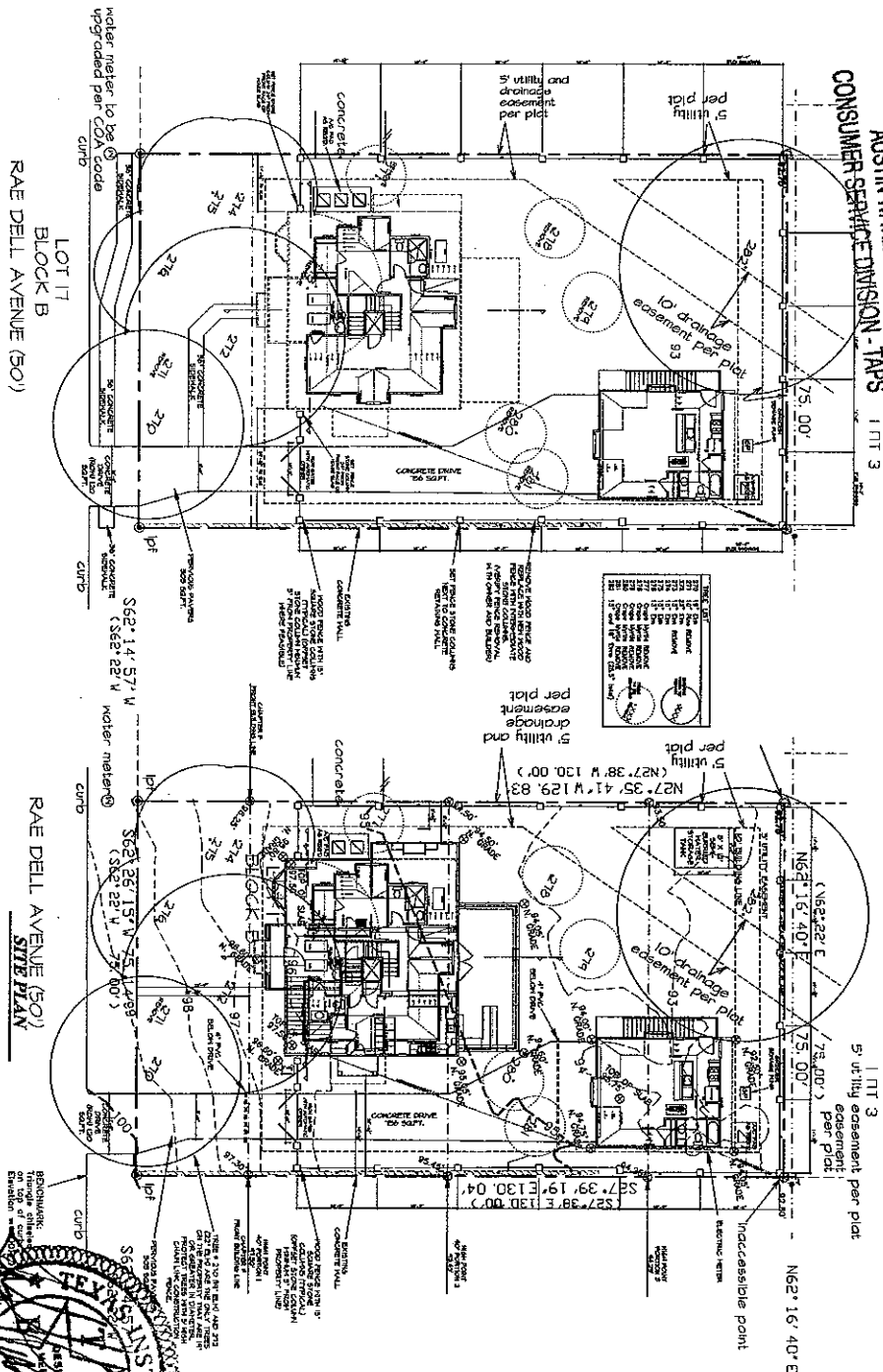
JUL 02 2012

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

AE APPROVED

JUL 02 2012
184-206
JGM

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS INT 3



1" = 30'



JEFFREY D. OVERMAN #452



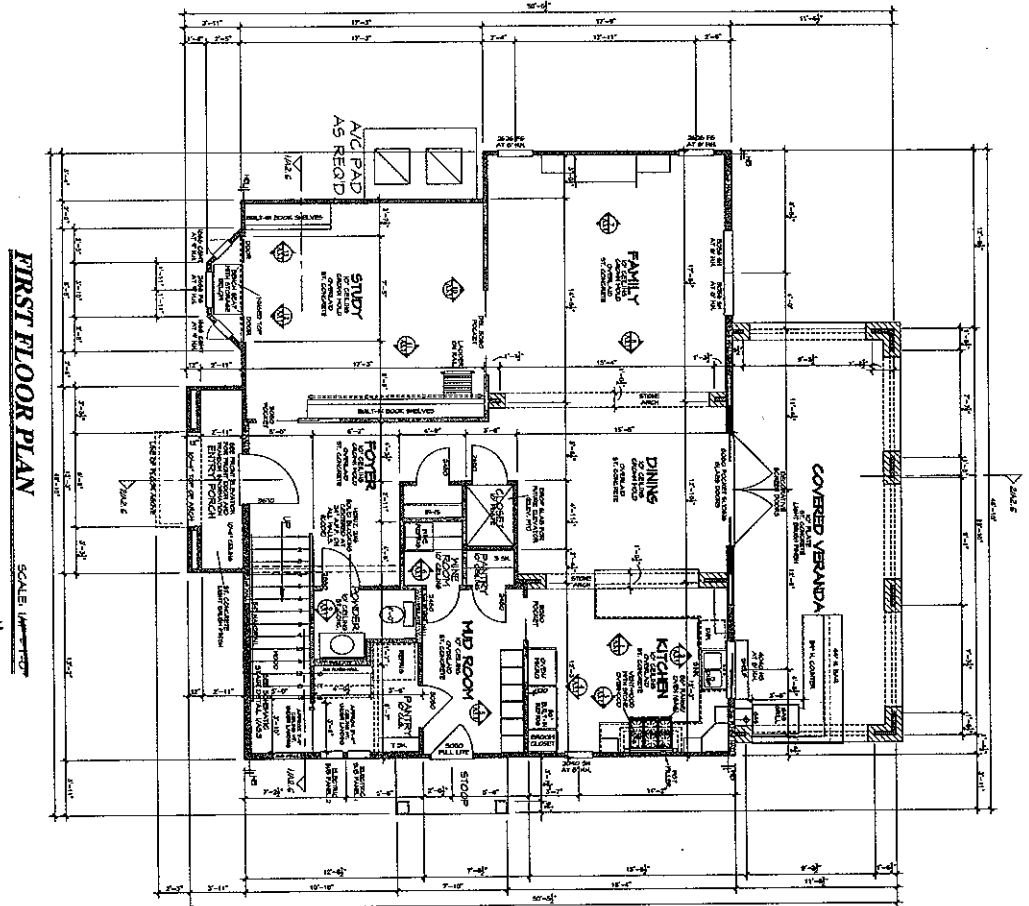
OvermanCustomDesign.Com

Jeff Overman CPBD
15112 Trinity Hill Drive
Austin, Texas 78735
(512) 472-9772

Kasprzak Residence
2904 RAE DELL AVENUE
Austin, TX

131/12

- OUTDOOR GRILL
- WATER HEATER - CIRCULATION PUMP
- SOLAR HEAT/ ELECTRIC BACKUP
- SOLAR WATER HEATER
- COLLECTORS
- VERIFY LOCATIONS
- GAS WATER LOCATION
- PHONE BOX
- CABLE BOX
- SPECIFICATION SHEET/ ROOM FINISH
- SCHEMATIC
- TERMI-WEISH
- RADIANT BARRIER
- INSULATION SPRAY - BLOWN
- BORIC ACID TERMITTE SPRAY
- FIBER JOINT STUDS
- LIGHT ORANGE PEEL TEXTURE
- SQUARE CORNERS
- 1 1/2" COX TIG PLYWOOD SHELFLOOR
- 2ND AND 3RD FLOORS



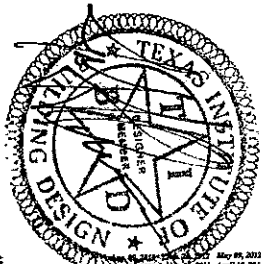
FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

1" = 3/32"

GENERAL NOTES:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS BUILDING CODE.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS ELECTRICAL CODE.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS MECHANICAL CODE.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS PLUMBING CODE.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS FIRE PROTECTION CODE.
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS HEALTH CARE CODE.
7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS ENVIRONMENTAL CODE.
8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS TRANSPORTATION CODE.
9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS AGRICULTURE CODE.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS MARITIME CODE.
11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS AEROSPACE CODE.
12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS ENERGY CODE.
13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS INFRASTRUCTURE CODE.
14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS COMMUNICATIONS CODE.
15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS DEFENSE CODE.
16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS SPACE CODE.
17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS NUCLEAR CODE.
18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS BIOTECHNOLOGY CODE.
19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS NANOTECHNOLOGY CODE.
20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2009 TEXAS ADDITIVE MANUFACTURING CODE.



JEFFREY D. OVERMAN #452

Review dates: May 05, 2012; April 15, 2012; Feb. 22, 2012; June 25, 2012

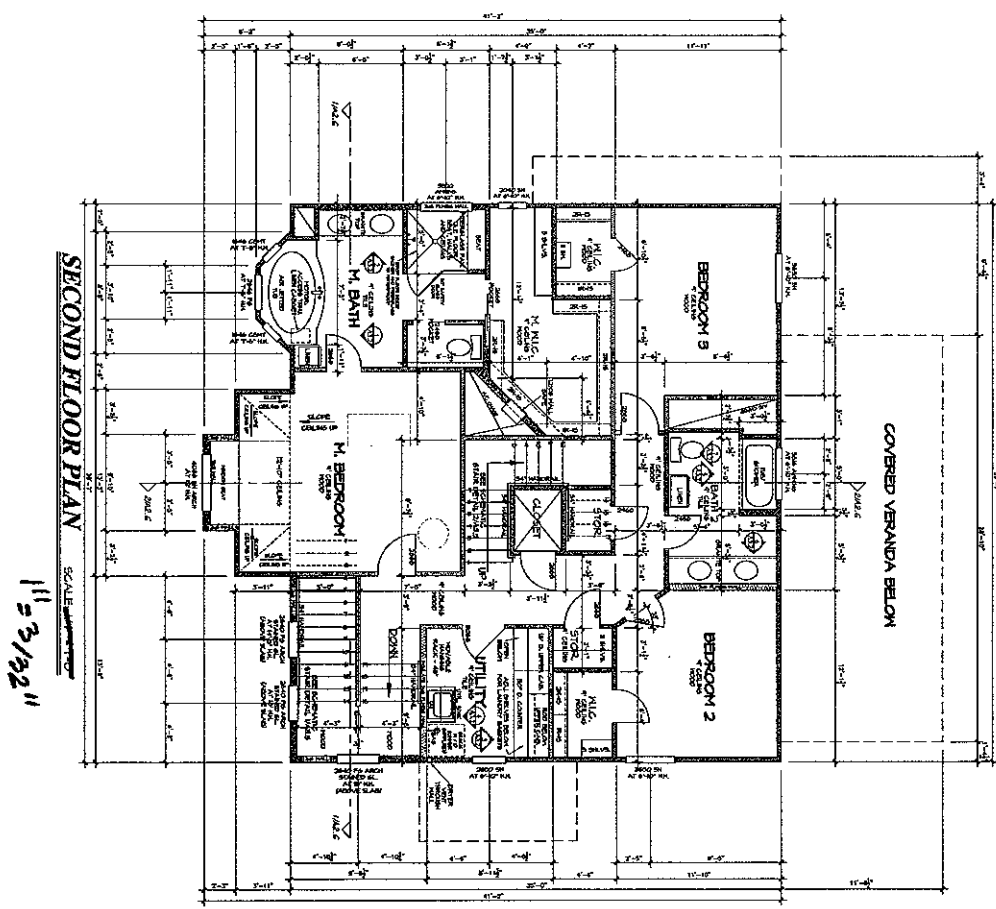


Jeff Overman CPBD
11553 Trinity Elm Drive
Austin, Texas 78733
(512) 472-9715

Kasprzak Residence
2904 Rae Dell Avenue
Austin, TX

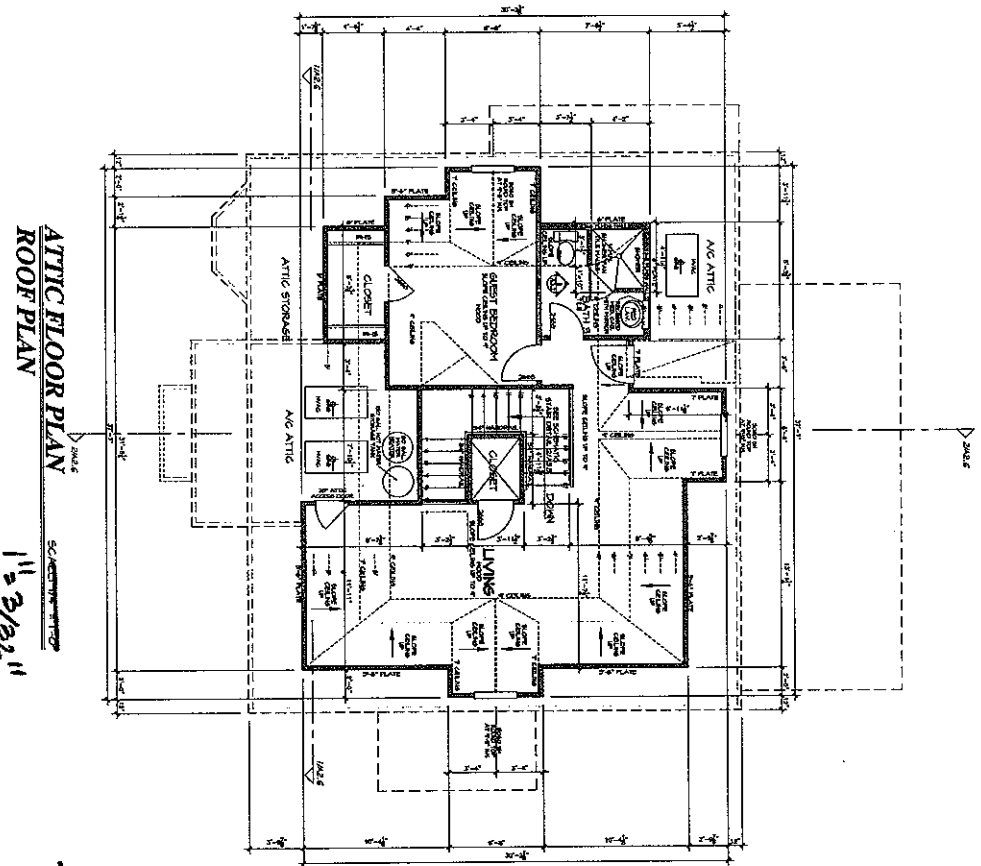
THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE DESIGNER.
DATE: June 25, 2012
PROJECT: 1106-1039-2619
SHEET: A1.1

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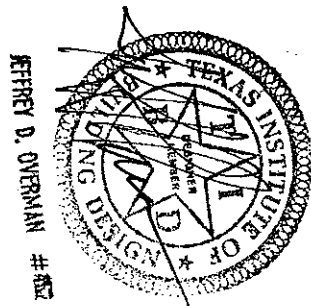
Review dates: July 28, 2011 Oct 19, 2011 Feb 21, 2012 June 25, 2012	DATE: June 25, 2012 SCALE: 1/8" = 1'-0" PROJECT NO.: 1106-1039-2619 DRAWING NO.: A1.2	JEFFREY D. OVERMAN, CDR ARCHITECT OVERMAN CUSTOM DESIGN, INC. 11512 Trinity Hill Drive Austin, Texas 78753 (512) 472-8975	OvermanCustomDesign.Com	Kasprzak Residence 2904 Rae Dell AVENUE Austin, TX
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ATTIC FLOOR PLAN
ROOF PLAN

1" = 3/32"



Review dates: Aug 09, 2011; Jan 26, 2012; May 09, 2012; Aug 09, 2011; May 11, 2012; April 03, 2012; July 23, 2011; Oct 15, 2011; Feb 21, 2012; June 25, 2012

THIS PLAN IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED. NO OTHER USES OR MODIFICATIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF OVERMAN CUSTOM DESIGN.

June 25, 2012

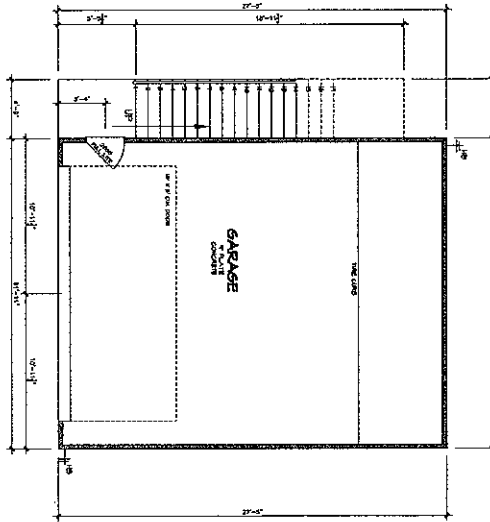
OvermanCustomDesign.Com



Jeff Overman CPBD
11512 Trinity Hill Drive
Austin, Texas 78755
(512) 473-8975

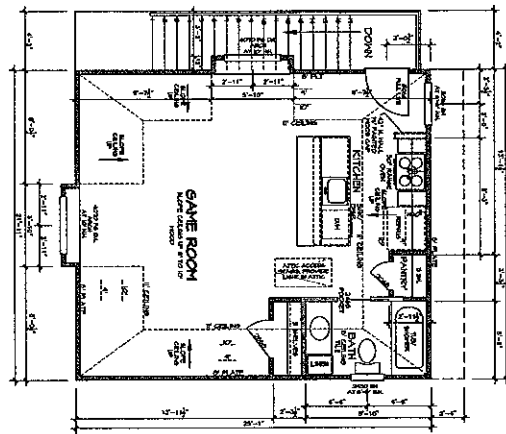
Kasprzak Residence
2904 Rac Dell Avenue
Austin, TX

B1
15



FIRST FLOOR PLAN
DETACHED GARAGE

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

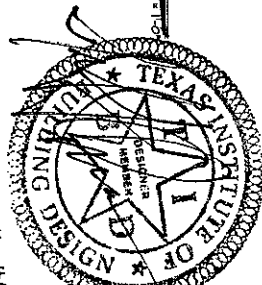


SECOND FLOOR PLAN
GAME ROOM

1" = 3/32"

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

JEFFREY D. OVERMAN #452



Aug 08, 2011 Jun 25, 2012 May 05, 2012
Aug 08, 2011 Nov 11, 2011 April 15, 2011
July 25, 2011 Oct 25, 2011 Feb 25, 2012 June 25, 2012

Revision dates:

1106-1039-2619
© 2013 Jeffrey D. Overman
All Rights Reserved
Drawn by:
A14

June 25, 2012
CONCEPTUAL DRAWING
FOR CONSTRUCTION
ON MOOREHEAD

THIS PLAN IS NOT TO BE
USED FOR CONSTRUCTION
ON MOOREHEAD

OvermanCustomDesign.Com

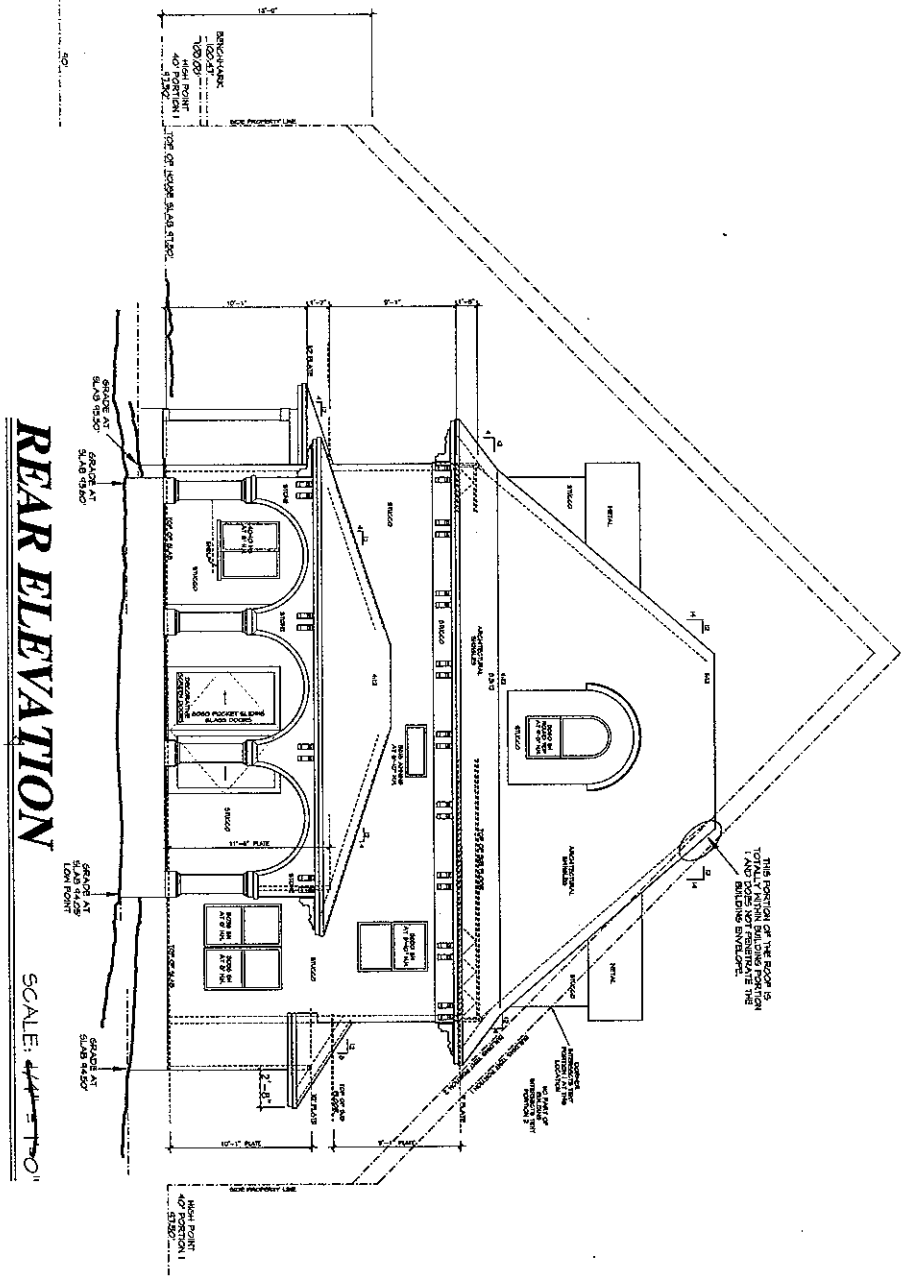


Jeff Overman CTRD
11512 Tridley Hill Drive
Austin, Texas 78753
(512) 472-4973

Kasprzak Residence
2904 Rae Dell AVENUE
Austin, TX

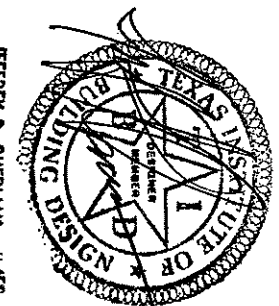
2904 Rac Dell AVENUE
Austin, TX

B1
17



REAR ELEVATION

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



JEFFREY D. OVERMAN #452

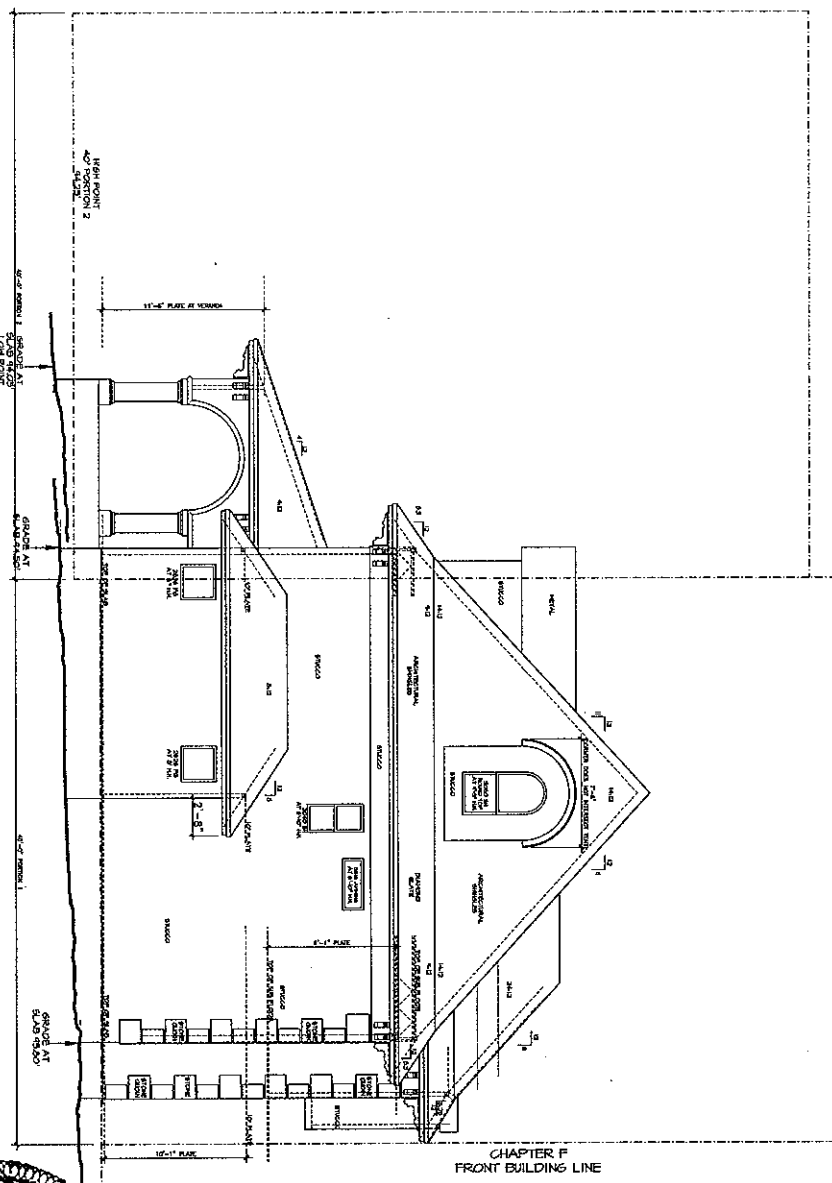
Review dates: Aug. 07, 2012 Aug. 08, 2012 Aug. 09, 2012 Aug. 10, 2012 Aug. 11, 2012 Aug. 12, 2012 Aug. 13, 2012 Aug. 14, 2012 Aug. 15, 2012 Aug. 16, 2012 Aug. 17, 2012 Aug. 18, 2012 Aug. 19, 2012 Aug. 20, 2012 Aug. 21, 2012 Aug. 22, 2012 Aug. 23, 2012 Aug. 24, 2012 Aug. 25, 2012 Aug. 26, 2012 Aug. 27, 2012 Aug. 28, 2012 Aug. 29, 2012 Aug. 30, 2012 Aug. 31, 2012 Aug. 32, 2012 Aug. 33, 2012 Aug. 34, 2012 Aug. 35, 2012 Aug. 36, 2012 Aug. 37, 2012 Aug. 38, 2012 Aug. 39, 2012 Aug. 40, 2012 Aug. 41, 2012 Aug. 42, 2012 Aug. 43, 2012 Aug. 44, 2012 Aug. 45, 2012 Aug. 46, 2012 Aug. 47, 2012 Aug. 48, 2012 Aug. 49, 2012 Aug. 50, 2012 Aug. 51, 2012 Aug. 52, 2012 Aug. 53, 2012 Aug. 54, 2012 Aug. 55, 2012 Aug. 56, 2012 Aug. 57, 2012 Aug. 58, 2012 Aug. 59, 2012 Aug. 60, 2012 Aug. 61, 2012 Aug. 62, 2012 Aug. 63, 2012 Aug. 64, 2012 Aug. 65, 2012 Aug. 66, 2012 Aug. 67, 2012 Aug. 68, 2012 Aug. 69, 2012 Aug. 70, 2012 Aug. 71, 2012 Aug. 72, 2012 Aug. 73, 2012 Aug. 74, 2012 Aug. 75, 2012 Aug. 76, 2012 Aug. 77, 2012 Aug. 78, 2012 Aug. 79, 2012 Aug. 80, 2012 Aug. 81, 2012 Aug. 82, 2012 Aug. 83, 2012 Aug. 84, 2012 Aug. 85, 2012 Aug. 86, 2012 Aug. 87, 2012 Aug. 88, 2012 Aug. 89, 2012 Aug. 90, 2012 Aug. 91, 2012 Aug. 92, 2012 Aug. 93, 2012 Aug. 94, 2012 Aug. 95, 2012 Aug. 96, 2012 Aug. 97, 2012 Aug. 98, 2012 Aug. 99, 2012 Aug. 100, 2012	DATE: July 18, 2012 SCALE: 1/32" = 1'-0" PROJECT: 1106-1039-4619 OWNER: Jeff Overman DESIGNER: Jeffrey D. Overman CONTRACTOR: Overman Custom Design	Jeff Overman CPED 11512 Trinity Hill Drive Austin, Texas 78753 (512) 472-9972 OvermanCustomDesign.Com	Kasprzak Residence 2904 Rae Dell AVENUE Austin, TX
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B1
18

LEFT ELEVATION

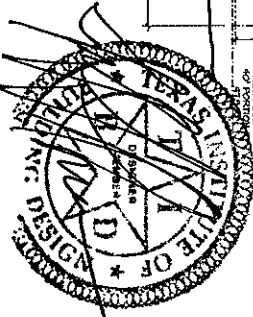
SCALE: 1/4" = 1'-0"

1/32" = 1'-0"



CHAPTER F
FRONT BUILDING LINE

JEFFREY D. OVERMAN #432



Revision dates: 1/18/12, 2/18/12, 3/18/12, 4/18/12, 5/18/12, 6/18/12, 7/18/12, 8/18/12, 9/18/12, 10/18/12, 11/18/12, 12/18/12

1106-1059-4619
A2.3

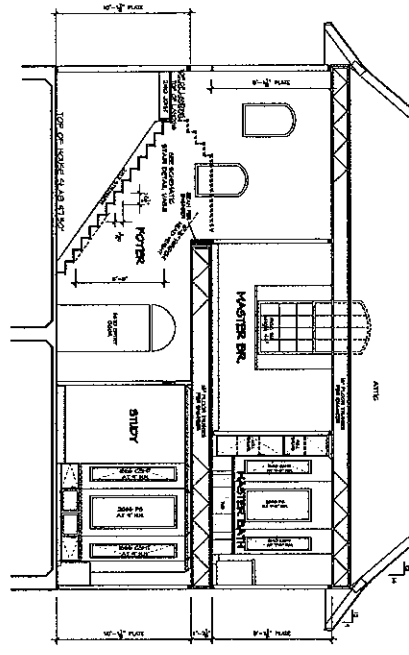


Jeff Overman CPED
11512 Trinity Hill Drive
Austin, Texas 78750
(512) 478-9975

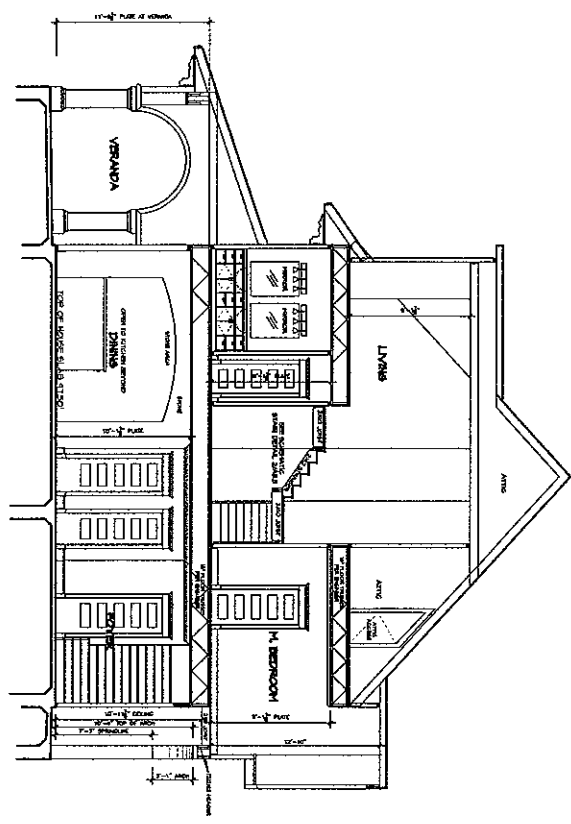
Kasprzak Residence
2904 Rac Dell AVENUE
Austin, TX

Kasprzak Residence
2904 Rac Dell AVENUE
Austin, TX

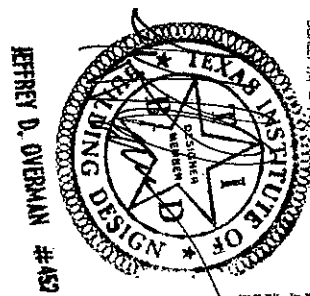
B/
21



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



JEFFREY D. OVERMAN #452

Aug 07, 2011	Jan 29, 2012	May 05, 2012
Aug 04, 2011	Aug 15, 2011	Aug 15, 2011
Aug 26, 2011	Oct 15, 2011	Nov 15, 2011
June 25, 2012		
Scale: 1/4" = 1'-0"		
Sheet No. A2.6		
Project No. 1105-039-2619		
Client: Jeffrey D. Overman		
Address: 1105-039-2619		
City: Austin, TX		
State: TX		
Zip: 78701		



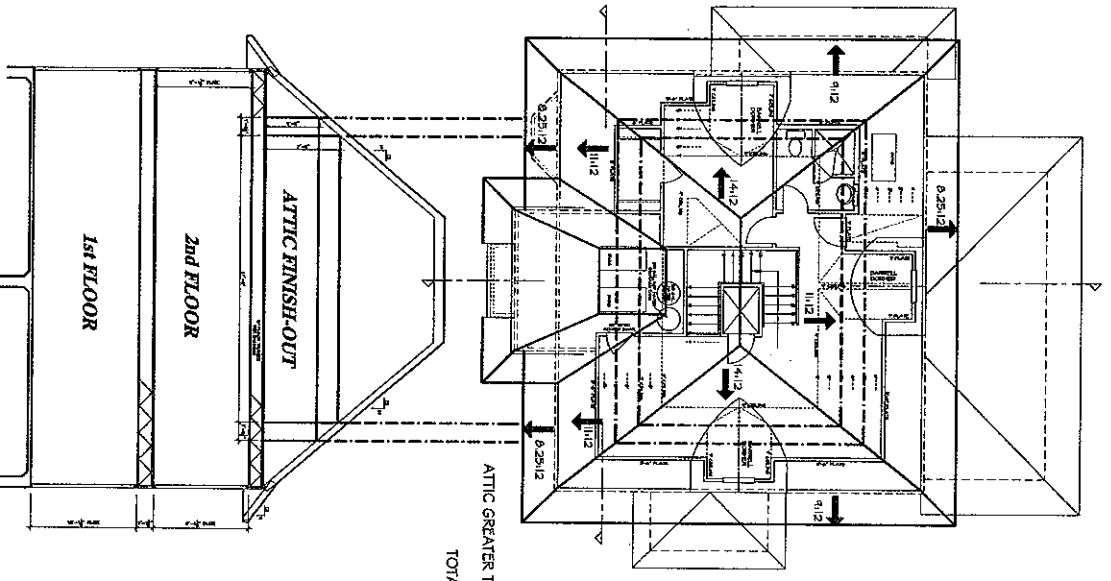
OvermanCustomDesign.Com

Jeff Overman CPED
11012 Trinity Hill Drive
Austin, Texas 78735
(512) 472-8975

Kasprzak Residence
2904 Rae Dell AVENUE
Austin, TX

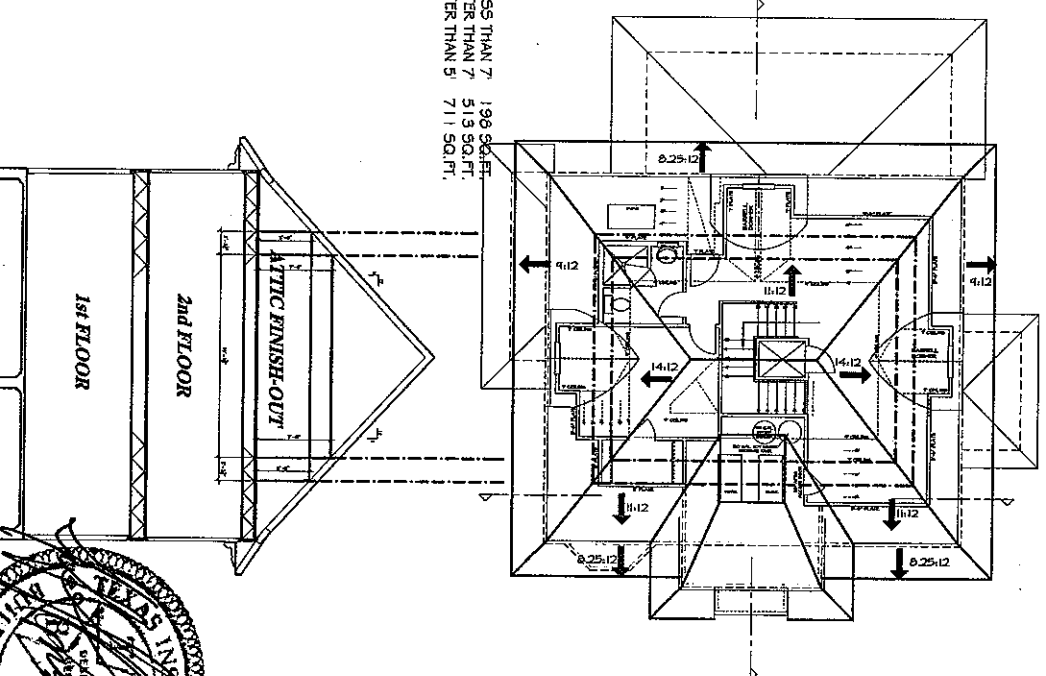
B1/22

1 ATTIC EXEMPTION SECTION SCHEMATIC
SCALE: 3/16" = 1'-0"



ATTIC GREATER THAN 5' AND LESS THAN 7' 136 SQ. FT.
ATTIC GREATER THAN 7' 513 SQ. FT.
TOTAL ATTIC GREATER THAN 5' 711 SQ. FT.

2 ATTIC EXEMPTION SECTION SCHEMATIC
SCALE: 3/16" = 1'-0"



Review dates: Aug 05, 2011; Aug 06, 2011; Aug 11, 2011; Aug 12, 2011; Aug 13, 2011; Aug 14, 2011; Aug 15, 2011; Aug 16, 2011; Aug 17, 2011; Aug 18, 2011; Aug 19, 2011; Aug 20, 2011; Aug 21, 2011; Aug 22, 2011; Aug 23, 2011; Aug 24, 2011; Aug 25, 2011; Aug 26, 2011; Aug 27, 2011; Aug 28, 2011; Aug 29, 2011; Aug 30, 2011; Aug 31, 2011; Sep 01, 2011; Sep 02, 2011; Sep 03, 2011; Sep 04, 2011; Sep 05, 2011; Sep 06, 2011; Sep 07, 2011; Sep 08, 2011; Sep 09, 2011; Sep 10, 2011; Sep 11, 2011; Sep 12, 2011; Sep 13, 2011; Sep 14, 2011; Sep 15, 2011; Sep 16, 2011; Sep 17, 2011; Sep 18, 2011; Sep 19, 2011; Sep 20, 2011; Sep 21, 2011; Sep 22, 2011; Sep 23, 2011; Sep 24, 2011; Sep 25, 2011; Sep 26, 2011; Sep 27, 2011; Sep 28, 2011; Sep 29, 2011; Sep 30, 2011; Oct 01, 2011; Oct 02, 2011; Oct 03, 2011; Oct 04, 2011; Oct 05, 2011; Oct 06, 2011; Oct 07, 2011; Oct 08, 2011; Oct 09, 2011; Oct 10, 2011; Oct 11, 2011; Oct 12, 2011; Oct 13, 2011; Oct 14, 2011; Oct 15, 2011; Oct 16, 2011; Oct 17, 2011; Oct 18, 2011; Oct 19, 2011; Oct 20, 2011; Oct 21, 2011; Oct 22, 2011; Oct 23, 2011; Oct 24, 2011; Oct 25, 2011; Oct 26, 2011; Oct 27, 2011; Oct 28, 2011; Oct 29, 2011; Oct 30, 2011; Oct 31, 2011; Nov 01, 2011; Nov 02, 2011; Nov 03, 2011; Nov 04, 2011; Nov 05, 2011; Nov 06, 2011; Nov 07, 2011; Nov 08, 2011; Nov 09, 2011; Nov 10, 2011; Nov 11, 2011; Nov 12, 2011; Nov 13, 2011; Nov 14, 2011; Nov 15, 2011; Nov 16, 2011; Nov 17, 2011; Nov 18, 2011; Nov 19, 2011; Nov 20, 2011; Nov 21, 2011; Nov 22, 2011; Nov 23, 2011; Nov 24, 2011; Nov 25, 2011; Nov 26, 2011; Nov 27, 2011; Nov 28, 2011; Nov 29, 2011; Nov 30, 2011; Dec 01, 2011; Dec 02, 2011; Dec 03, 2011; Dec 04, 2011; Dec 05, 2011; Dec 06, 2011; Dec 07, 2011; Dec 08, 2011; Dec 09, 2011; Dec 10, 2011; Dec 11, 2011; Dec 12, 2011; Dec 13, 2011; Dec 14, 2011; Dec 15, 2011; Dec 16, 2011; Dec 17, 2011; Dec 18, 2011; Dec 19, 2011; Dec 20, 2011; Dec 21, 2011; Dec 22, 2011; Dec 23, 2011; Dec 24, 2011; Dec 25, 2011; Dec 26, 2011; Dec 27, 2011; Dec 28, 2011; Dec 29, 2011; Dec 30, 2011; Dec 31, 2011.

Scale: 1/4" = 1'-0"
Job No.: 1106-1039-2619
Owner: Jeffrey A. Overman
Architect: Jeffrey A. Overman
Date: July 18, 2012
Sheet: A2.7



Jeff Overman CBRI
11512 Trinity Hill Drive
Austin, Texas 78755
(512) 472-8975

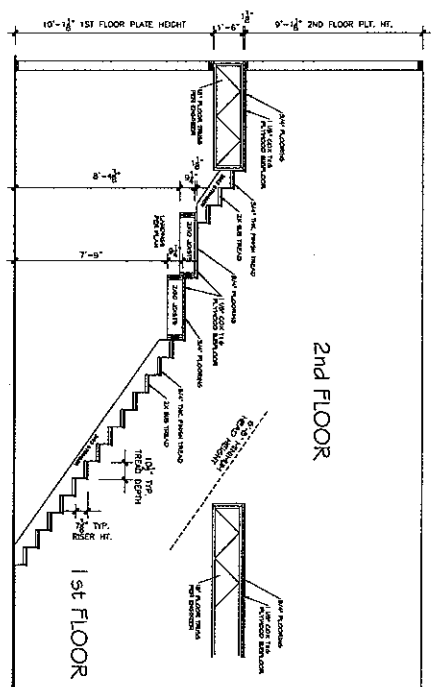
OvermanCustomDesign.Com

Kasprzak Residence
2904 Rae Dell Avenue
Austin, TX

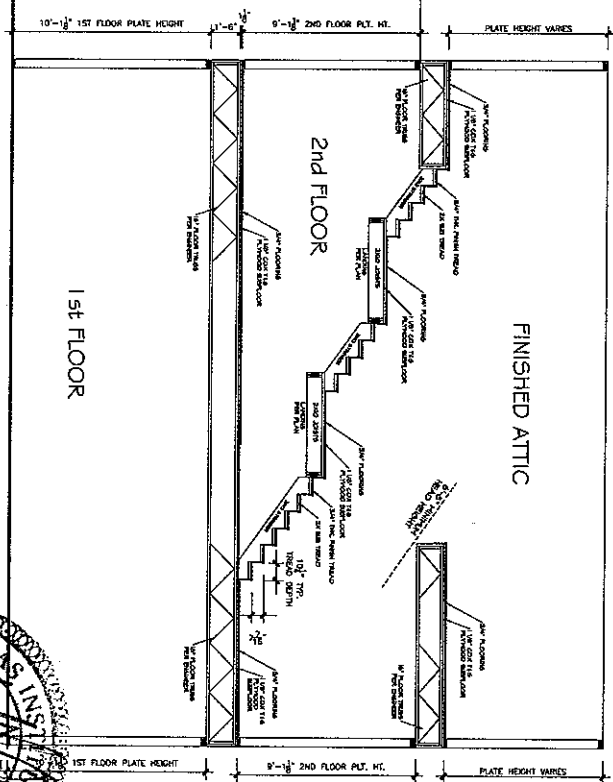
B1
23

SCHEMATIC STAIR SECTIONS

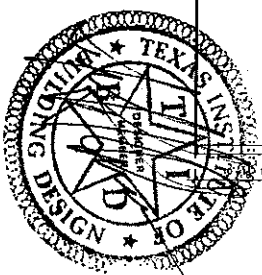
① 1st FLOOR STAIR DETAIL - SCHEMATIC
SCALE: 3/8" = 1'-0"



② 2nd FLOOR STAIR DETAIL - SCHEMATIC
SCALE: 3/8" = 1'-0"



JEFFREY D. OVERMAN #452



Review dates: May 06, 2011 Jun 20, 2012 May 06, 2012
 May 06, 2011 May 12, 2011 April 12, 2011
 May 25, 2011 May 12, 2011 May 25, 2011

Scale: 3/8" = 1'-0" DATE: June 25, 2012 PROJECT: 1106-1099-3619 OWNER: Jeff Overman DESIGNER: Jeff Overman	THIS PLAN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF OVERMAN CUSTOM DESIGN. CONCEPTUAL DRAWING OVERMAN CUSTOM DESIGN 1106-1099-3619 June 25, 2012 3/8" = 1'-0" A3.3	OvermanCustomDesign.Com	Jeff Overman CPED 11512 Trinity Hill Drive Austin, Texas 78732 (512) 472-4975		Kasprzak Residence 2904 Roe Dell AVENUE Austin, TX
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Review dates: July 25, 2011 Oct. 19, 2011 Feb. 22, 2012 June 25, 2012 A3.5 © 2011 Kathy L. Overman All Rights Reserved	NOT FOR SALE OR NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF OVERMAN CUSTOM DESIGN, INC. DATE: <u>June 25, 2012</u> SCALE: <u>3/4" = 1' - 0"</u> PROJECT: <u>1106-3609</u>	 Jeff Overman CYED 1512 Trinity Hill Drive Austin, Texas 78733 (512) 472-4975 OvermanCustomDesign.Com	Kasprzak Residence 2904 Rae Dell AVENUE Austin, TX
--	--	--	---

B1
25-

Jeff Sue

From: McDonald, John [John.McDonald@austintexas.gov]
Sent: Tuesday, February 07, 2012 12:30 PM
To: Jeff Overman
Cc: Cain, Darren; Janet L. Hobbs
Subject: RE: Subchapter F, Attic Exemption
Attachments: BOA attic exemption interpretation.pdf

Mr. Overman,

I have attached the BOA's interpretation on how to calculate the 50% area of ceiling height 7' or less. When the Board of Adjustments overturns the Director's interpretation of the zoning code, the BOA's interpretation becomes the prevailing rule.

I cannot think of a design for a habitable attic that would be exempt and meet building code requirements to be considered habitable. In addition, any finished attic space that meets building code requirements to be considered habitable would not be exempt from gross floor area calculations under the BOA's interpretation.

2006 International Residential Code: 50% ceiling height must be greater than or equal to 7'
BOA Interpretation: 50% ceiling height must be less than or equal to 7'
(no portion of the required floor area with a ceiling height of less than 5' is considered in either calculation)

It is an unfortunate situation for your client; however, neither me nor my staff have any administrative remedy.

Respectfully,
John M. McDonald
Development Services Manager
Residential Review/PDRD
974-2728 - Office
john.mcdonald@austintexas.gov

From: Jeff Overman [<mailto:joverman@austin.rr.com>]
Sent: Monday, February 06, 2012 6:54 PM
To: McDonald, John; Cain, Darren
Cc: 'Janet L. Hobbs'; 'Jeff Overman'
Subject: Subchapter F, Attic Exemption

Mr. McDonald,

Would you please send me a clarification to the attic exemption. I am being told there is no longer an exemption. Please explain what the new rule is and how to apply it. Is there any documentation that explains what is or is not allowed and how the IRC has any bearing on this action.

I have been designing a house, for a client, that has over 800 sq.ft. of "exempted attic", per Subchapter F, in the City Code. I started the project mid last year. At the time, my client was asking me to design some living space in the attic. At that time, I presented the preliminary plan to Darren Cain (City Planning Dept.), following the requirements for the attic exemption. Per Darren's verbal approval, I presented the design to my client and moved forward with the design.

For more than 6 months, my client has been counting on that space. Am I now to tell her that she cannot build into that pre-designed space, even though she has already paid my design fee for that space, and is expecting it to be built? The plan is in the final phases of the design process, so I have not submitted for permitting yet. This creates a serious issue for me and my client.

Your help in this matter is greatly appreciated.

Sincerely,

Jeff Overman
627-0746

B/
26

Jeff Overman, CPBD, AIBD
Sue Overman
Overman Custom Design
11512 Trinity Hill Drive
Austin, TX 78753
(512) 472-0975
(512) 491-0975 fax.

joverman@austin.rr.com

www.OvermanCustomDesign.com



City of Austin
Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

April 25, 2012

Mr. Harry Savio
Home Builders Association of Greater Austin
8140 Exchange Drive
Austin, TX 78754

SUBJECT: Attic Exemptions

Dear Mr. Savio:

Thank you for your March 14 2012 letter of concern regarding the City's interpretation of habitable attic space. I am responding to your letter on behalf of City Manager Marc Ott. The Board of Adjustment's (BOA) habitable attic interpretation was not intended and did not affect the adopted 2006 International Residential Code (IRC). My staff discussed the BOA's interpretation at great length and we determined there are no conflicts between the BOA interpretation and the application of Section R304 or R305 in the 2006 IRC.

The IRC requires 50% or more of "required floor area" to be at least 7 feet in height, which in most cases will mean a minimum 35 square feet. While it may present design challenges, it is not impossible to comply with this provision while still meeting the Subchapter F (McMansion) requirements for exempting habitable attic space. Designers utilizing the habitable attic exemption will be required to show a section and profile with 5' and 7' demarcation lines, along with the square footage calculations to determine if the attic qualifies as exempt from gross floor area calculations.

The language in Subchapter F, which states "50% or more of the area, has a ceiling height of seven feet or less" will be enforced as the governing provision. The conflicting language stating "less than seven feet" was not the intent of the BOA's interpretation and will not be enforced.

Finally, the Law Department has advised that the BOA had the legal authority to render a zoning interpretation of the application of Subchapter F under state law and City Code Section 25-2-475. Since that decision was not appealed to District Court, we regard it as a binding interpretation of current code. If you have any questions, please contact me at 512-974-2387 or by email at greg.guernsey@austintexas.gov.

Sincerely,

Gregory Guernsey, AICP, Director
Planning and Development Review Department

Cc: City Manager, Marc Ott
Assistant City Manager, Sue Edwards
Donald Birkner, Assistant Director
Leon Barba, Building Official and Assistant Director
Kathy Haight, Division Manager

B1
27

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28

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

CASE NUMBER: 2012-066340 PR
CASE MANAGER: Darren Cain PHONE #: 974-9113

PROJECT NAME: 2904 RAE DELL AVE
LOCATION: LOT 17 BLK B BARTON HILLS SEC 1

SUBMITTAL DATE: Monday, July 2, 2012
FINAL REPORT DATE: July 12, 2012



STAFF REPORT:

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

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

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

UPDATE SUBMITTALS: An update submittal is required

REVIEWERS:
Darren Cain

Residential Zoning Review - Darren Cain - 974-9113

1. A tree review will be needed from the city's arborist's department on the 4th floor.
2. Total demo permit for the existing residence will be needed. Turn in attached demo permit application to Bryan Walker on the 2nd floor between 8-11 am M-F
3. Please label the high and low point of adjacent natural grade along the perimeter of each structure. It appears that you have only taken the 4 corners into account for elevation points. Please note that the entire perimeter of the foundation needs to be considered, not just the corners. Consider that and then let me know what the final high point and low point of each structure is. If they change, you will need to update/change both the site plan and the elevations, respectively. I will need you to actually label "High Point" and "Low Point" on the site plan, don't just list a set of spot elevations. I just need two points here.
4. Please move in A/C pad in rear out of rear setback. A/C pads can only be into the setback up to 3 feet.
5. Please follow the attached example verbatim to qualify the attic exemption. It will need to explicitly meet all 6 points as outlined in Subchapter F. The exhibit that should be provided is attached as an example.
6. The side dormer exception is for a maximum of 15 feet, not 30. The 30 foot exception is a side gabled roof exception, not intended for a dormer. Measure only the dormer distance that comes out of the tent. From my rudimentary calculations, you should be just less than 15 feet. On pages A2.3 and A2.4, I will need you to update that dormer protrusion distance.

B1
29

Jeff_Sue

From: Cain, Darren [Darren.Cain@austintexas.gov]
Sent: Tuesday, July 31, 2012 10:46 AM
To: joverman@austin.rr.com
Subject: 2904 Rae Dell

Hi Jeff,

I had a look at your update, and overall, excellent submittal. Thank you.

As you will see below, there are still a couple of items needed. Let me know if you have any questions. As far as the attic exemption, I just don't think it will work as designed. There will need to be some changes in the roof heights in order to pass.

1. A tree review will be needed from the city's arborist's department on the 4th floor. ****STILL NEED. I WILL NEED APPROVAL BEFORE I CAN MOVE FORWARD AND APPROVE****
2. Total demo permit for the existing residence will be needed. Turn in attached demo permit application to Bryan Walker on the 2nd floor between 8-11 am M-F ****DONE, SENT TO B. WALKER ON 7-31-12- ALLOW UP TO 1 WEEK FOR APPROVAL OF DEMO PERMIT. I CANT APPROVE NEW BUILDING PERMIT UNTIL DEMO PERMIT HAS BEEN APPROVED****
3. Please label the high and low point of adjacent natural grade along the perimeter of each structure. It appears that you have only taken the 4 corners into account for elevation points. Please note that the entire perimeter of the foundation needs to be considered, not just the corners. Consider that and then let me know what the final high point and low point of each structure is. If they change, you will need to update/change both the site plan and the elevations, respectively. I will need you to actually label "High Point" and "Low Point" on the site plan, don't just list a set of spot elevations. I just need two points here. ****DONE****
4. Please move in A/C pad in rear out of rear setback. A/C pads can only be into the setback up to 3 feet. ****DONE****
5. Please follow the attached example verbatim to qualify the attic exemption. It will need to explicitly meet all 6 points as outlined in Subchapter F. The exhibit that should be provided is attached as an example. ****DOES NOT PASS - ATTIC SPACE BETWEEN 5' AND 7' FEET MUST BE GREATER THAN OR EQUAL TO ATTIC SPACE ABOVE 7'** PLEASE REVISE, OR COUNT ATTIC SPACE IN FAR (WHICH WILL REQUIRE AN RDCC VARIANCE REQUEST FOR EXCEEDING FAR LIMIT)**
6. The side dormer exception is for a maximum of 15 feet, not 30. The 30 foot exception is a side gabled roof exception, not intended for a dormer. Measure only the dormer distance that comes out of the tent. From my rudimentary calculations, you should be just less than 15 feet. On pages A2.3 and A2.4, I will need you to update that dormer protrusion distance. ****DONE****

Please submit all updates to the intake counter, like before.

Thanks

Darren Cain
Planner III
City of Austin - Planning and Development Review Dept.
(512) 974-9113
darren.cain@austintexas.gov
505 Barton Springs
Austin, TX 78704
2nd Floor

Kevin and Alicia Lyn Kasprzak

3311 Galesburg Drive * Austin, TX 78745 * akasprzak@hotmail.com * 773-398-3707

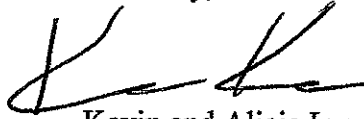
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30

April 12, 2011

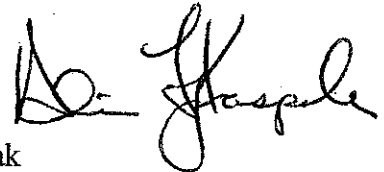
To Whom It May Concern:

We have hired Jeff Overman, of Overman Custom Design, as the draftsman/architect for our new home, which is to be built at 2904 Rae Dell, Austin, TX 78745 our "Permanent Home". Therefore, Jeff is our agent and has our permission to submit the necessary documents / plans / etc. pertaining to this project and also has the authority to discuss / investigate as necessary with the city, its agents and any other persons necessary to design, permit and build our Permanent Home. If you have any questions or concerns do not hesitate to contact us.

Sincerely,



Kevin and Alicia Lyn Kasprzak



B/1e

Property and Adjacent Property Information:

OWNER PROPERTY ID / REF ID#	PROPERTY ADDRESS / LOT LEGAL DESCRIPTION	LOT SIZE	LIVING/MASONRY	PARKING/STORAGE	EXEMPTION	F.A.R.	
35 KASPRZAK 302397 / 0400100112	2904 Rae Dell Ave, Austin, 78704 Lot 17, Blk B, Barton Hills Sec. 1	9,750	1870	200	200	1870	19.18%
36 HARRIS 302396 / 0400100111	2902 Rae Dell Ave, Austin, 78704 Lot 18, Blk B, Barton Hills Sec. 1	LOT SIZE 9,750	LIVING/MASONRY 2052	PARKING/STORAGE 48	EXEMPTION 0	F.A.R. 2100	21.54%
34 Andrew 302398 / 0400100113	2906 Rae Dell Ave, Austin, 78704 Lot 17, Blk B, Barton Hills Sec. 1	LOT SIZE 10,600	LIVING/MASONRY 2443	PARKING/STORAGE 40	EXEMPTION 0	F.A.R. 2483	23.42%

Opposite side of street:

21 OCHOA 302475 / 0400100602	2903 Rae Dell Ave, Austin, 78704 Lot 2, Blk A, Barton Hills Sec. 1	LOT SIZE 10,125	LIVING/MASONRY 2747	PARKING/STORAGE 176	EXEMPTION 176	F.A.R. 2747	27.13%
22 CARTER 302474 / 0400100601	2905 Rae Dell Ave, Austin, 78704 Lot 3, Blk A, Barton Hills Sec. 1	LOT SIZE 10,125	LIVING/MASONRY 2738	PARKING/STORAGE 361	EXEMPTION 200	F.A.R. 2899	28.63%
23 KENNEY 304153 / 0402110207	2907 Rae Dell Ave, Austin, 78704 Lot 4, Blk A, Barton Hills Sec. 1	LOT SIZE 10,125	LIVING/MASONRY 1796	PARKING/STORAGE 421	EXEMPTION 200	F.A.R. 2017	19.92%
24 KUTTRUFF 304153 / 0402110206	3001 Rae Dell Ave, Austin, 78704 Lot 5, Blk A, Barton Hills Sec. 1	LOT SIZE 10,960	LIVING/MASONRY 2330	PARKING/STORAGE 414	EXEMPTION 200	F.A.R. 2544	23.21%

18/32

14 Henderson 302505 / 0400100725	2806 Rae Dell Ave. Lot 25, Blk G, Barton Hills, Sec 1	LOT SIZE 14,763	LIVING/MASONRY 1624	PARKING/STORAGE 410	EXEMPTION 200	F.A.R. 1834	12.42%
15 Tuggey 302504 / 0400100724	2804 Rae Dell Ave. Lot 26, Blk G, Barton Hills, Sec 1	LOT SIZE 11,115	LIVING/MASONRY 1835	PARKING/STORAGE 627	EXEMPTION 200	F.A.R. 2262	20.35%
16 Medley 302503 / 0400100723	2802 Rae Dell Ave. Lot 23, Blk G, Barton Hills, Sec 1	LOT SIZE 11,550	LIVING/MASONRY 1628	PARKING/STORAGE 530	EXEMPTION 200	F.A.R. 1958	16.95%
17 Boulware 302578 / 0400101003	2805 Rae Dell Ave. Lot 3A, Blk H, Barton Hills, Sec 2 & resub - Lot 3, Blk A, B.H. SCS 1	LOT SIZE 11,008	LIVING/MASONRY 1845	PARKING/STORAGE 626	EXEMPTION 200	F.A.R. 2271	20.63%
18 Wagley 302577 / 0400101002	2807 Rae Dell Ave. Lot 2, Blk H, Barton Hills, Sec 1	LOT SIZE 9,752	LIVING/MASONRY 1731	PARKING/STORAGE 651	EXEMPTION 200	F.A.R. 2182	22.37%
19 Easterwood 302576 / 0400101001	2809 Rae Dell Ave. Lot 1, Blk H, Barton Hills, Sec 1	LOT SIZE 9,900	LIVING/MASONRY 1448	PARKING/STORAGE 567	EXEMPTION 200	F.A.R. 1815	18.33%
20 Young 302476 / 0400100603	2901 Rae Dell Ave. Lot 1, Blk A, Barton Hills, Sec 1	LOT SIZE 9,720	LIVING/MASONRY 1580	PARKING/STORAGE 665	EXEMPTION 200	F.A.R. 2045	21.04%
21 - 24 Information above							
25 Rainosek 304151 / 0402110205	3003 Rae Dell Ave. Lot 6, Blk A, Barton Hills, Sec 1	LOT SIZE 12,700	LIVING/MASONRY 1583	PARKING/STORAGE 468	EXEMPTION 200	F.A.R. 1851	14.57%
26 Putman 304150 / 0402110204	3005 Rae Dell Ave. Lot 7, Blk A, Barton Hills, Sec 1	LOT SIZE 13,770	LIVING/MASONRY 1629	PARKING/STORAGE 399	EXEMPTION 200	F.A.R. 1828	13.28%
27 Hester 304149 / 0102110203	3101 Crestvale Drive Lot 8, Blk A, Barton Hills, Sec 1	LOT SIZE 12,460	LIVING/MASONRY 1772	PARKING/STORAGE 1104	EXEMPTION 200	F.A.R. 2676	21.48%
28 Shannon 302404 / 0400100119	2404 Bluffview Drive Lot 10, less N Tri Blk B, BH sec 1	LOT SIZE 15,568	LIVING/MASONRY 2515	PARKING/STORAGE 685	EXEMPTION 200	F.A.R. 3000	19.27%
29 Itaya 302403 / 0400100118	2402 Bluffview Drive Lot 11, Blk B, Barton Hills, Sec 1	LOT SIZE 10,105	LIVING/MASONRY 1682	PARKING/STORAGE 622	EXEMPTION 200	F.A.R. 2104	20.82%

B/
33

30 Dittmore 302402 / 0400100117	3006 Rae Dell Ave. Lot 12, Blk B, Barton Hills, Sec 1	LOT SIZE 10,200	LIVING/MASONRY 1961	PARKING/STORAGE 780	EXEMPTION 200	F.A.R. 2541	24.91%
31 Ford 302401 / 0400100116	3004 Rae Dell Ave. Lot 13, Blk B, Barton Hills, Sec 1	LOT SIZE 10,440	LIVING/MASONRY 2792	PARKING/STORAGE 546	EXEMPTION 200	F.A.R. 3138	30.06%
32 Newman 302400 / 0400100115	3002 Dell Rae Ave. Lot 14, Blk B, Barton Hills, Sec. 1	LOT SIZE 10,220	LIVING/MASONRY 2531	PARKING/STORAGE 468	EXEMPTION 200	F.A.R. 2799	27.39%
33 Struhall 302399 / 0400100114	3000 Dell Rae Ave. Lot 15, Blk B, Barton Hills, Sec 1	LOT SIZE 9,590	LIVING/MASONRY 1532	PARKING/STORAGE 320	EXEMPTION 200	F.A.R. 1652	17.23%
34 - 36 Information above							
37 Borja 302395 / 0400100110	2900 Rae Dell Ave. Lot 19, Blk B, Barton Hills, Sec 1	LOT SIZE 9,490	LIVING/MASONRY 2256	PARKING/STORAGE 528	EXEMPTION 200	F.A.R. 2584	27.23%
38 McCormack 302394 / 0400100109	2901 Oakhaven Dr. Lot 1, Blk B, Barton Hills, Sec 1	LOT SIZE 10,640	LIVING/MASONRY 1613	PARKING/STORAGE 541	EXEMPTION 200	F.A.R. 1954	18.36%
39 McWhorter 302393 / 0400100108	2903 Oakhaven Dr. Lot 2, Block B Barton Hills, Sec 1	LOT SIZE 10,500	LIVING/MASONRY 1669	PARKING/STORAGE 420	EXEMPTION 200	F.A.R. 1889	17.99%
40 Rowland 302392 / 0400100107	2905 Oakhaven Dr. Lot 3, Block B, Barton Hills, Sec 1	LOT SIZE 10,725	LIVING/MASONRY 1973	PARKING/STORAGE 396	EXEMPTION 200	F.A.R. 2169	20.22%
41 Martinez 302391 / 0400100106	2907 Oakhaven Dr. Lot 4, Block B, Barton Hills, Sec 1	LOT SIZE 12,768	LIVING/MASONRY 2002	PARKING/STORAGE 0	EXEMPTION 0	F.A.R. 2002	15.68%
42 Dewitt 302390 / 0400100105	2909 Oakhaven Dr. Lot 5, Block B, Barton Hills, Sec 1	LOT SIZE 12,920	LIVING/MASONRY 3044	PARKING/STORAGE 528	EXEMPTION 200	F.A.R. 3372	26.10%
43 Barton 302389 / 0400100104	3001 Oakhaven Dr. Lot 6, Block B, Barton Hills, Sec 1	LOT SIZE 10,220	LIVING/MASONRY 2531	PARKING/STORAGE 468	EXEMPTION 200	F.A.R. 2799	27.39%
44 Hamilton 302388 / 0400100103	3003 Oakhaven Dr. Lot 7, Block B, Barton Hills, Sec 1	LOT SIZE 12,320	LIVING/MASONRY 1710	PARKING/STORAGE 460	EXEMPTION 200	F.A.R. 1970	15.99%
45 Tenjord 302387 / 0400100102	3005 Oakhaven Dr. Lot 8, Block B, Barton Hills, Sec 1	LOT SIZE 10,080	LIVING/MASONRY 1734	PARKING/STORAGE 400	EXEMPTION 200	F.A.R. 1934	19.19%

B/34

59 Leake 302409 / 0400100205	2905 Oak Park Dr. Lot 3, Block D, Barton Hills, Sec 1	LOT SIZE 12,056	LIVING/MASONRY 2066	PARKING/STORAGE 556	EXEMPTION 200	F.A.R. 2422	20.09%
60 Vickers 302408 / 0400100204	2907 Oak Park Dr. Lot 4, Block D, Barton Hills, Sec 1	LOT SIZE 12,060	LIVING/MASONRY 2652	PARKING/STORAGE 528	EXEMPTION 200	F.A.R. 2980	24.71%
61 Wortell 304148 / 0402110202	3103 Crestvale Dr Lot 9, Block A, Barton Hills, Sec 1	LOT SIZE 10,320	LIVING/MASONRY 2476	PARKING/STORAGE 806	EXEMPTION 200	F.A.R. 3082	29.86%
62 Gunter 302418 / 0400100214	3004 Oakhaven Dr. Lot 9, Block D, Barton Hills, Sec 1	LOT SIZE 9,720	LIVING/MASONRY 1608	PARKING/STORAGE 323	EXEMPTION 200	F.A.R. 1731	17.81%
63 Schaffer 302407 / 0400100203	3001 Oak Park Dr. Lot 5, Block D, Barton Hills, Sec 1	LOT SIZE 12,193	LIVING/MASONRY 3150	PARKING/STORAGE 12	EXEMPTION 0	F.A.R. 3162	25.93%
64 Boerner 304144 / 0402110105	2401 Bluffview Dr. Lot 1, Block C, Barton Hills, Sec 1	LOT SIZE 24,400	LIVING/MASONRY 1879	PARKING/STORAGE 944	EXEMPTION 200	F.A.R. 2623	10.75%
65 Powell 302586 / 0400101010	2401 Bluffview Dr. Lot 1, Block C, Barton Hills, Sec 1	LOT SIZE 10,164	LIVING/MASONRY 2134	PARKING/STORAGE 612	EXEMPTION 200	F.A.R. 2546	25.05%

B1/55

OAK PARK DR

OAK PARK DR

F

DR

BLUEVIEW DR

CRESTVIEW DR

OAKHAVEN PR

RAE DELL AVE

RAE DELL AVE

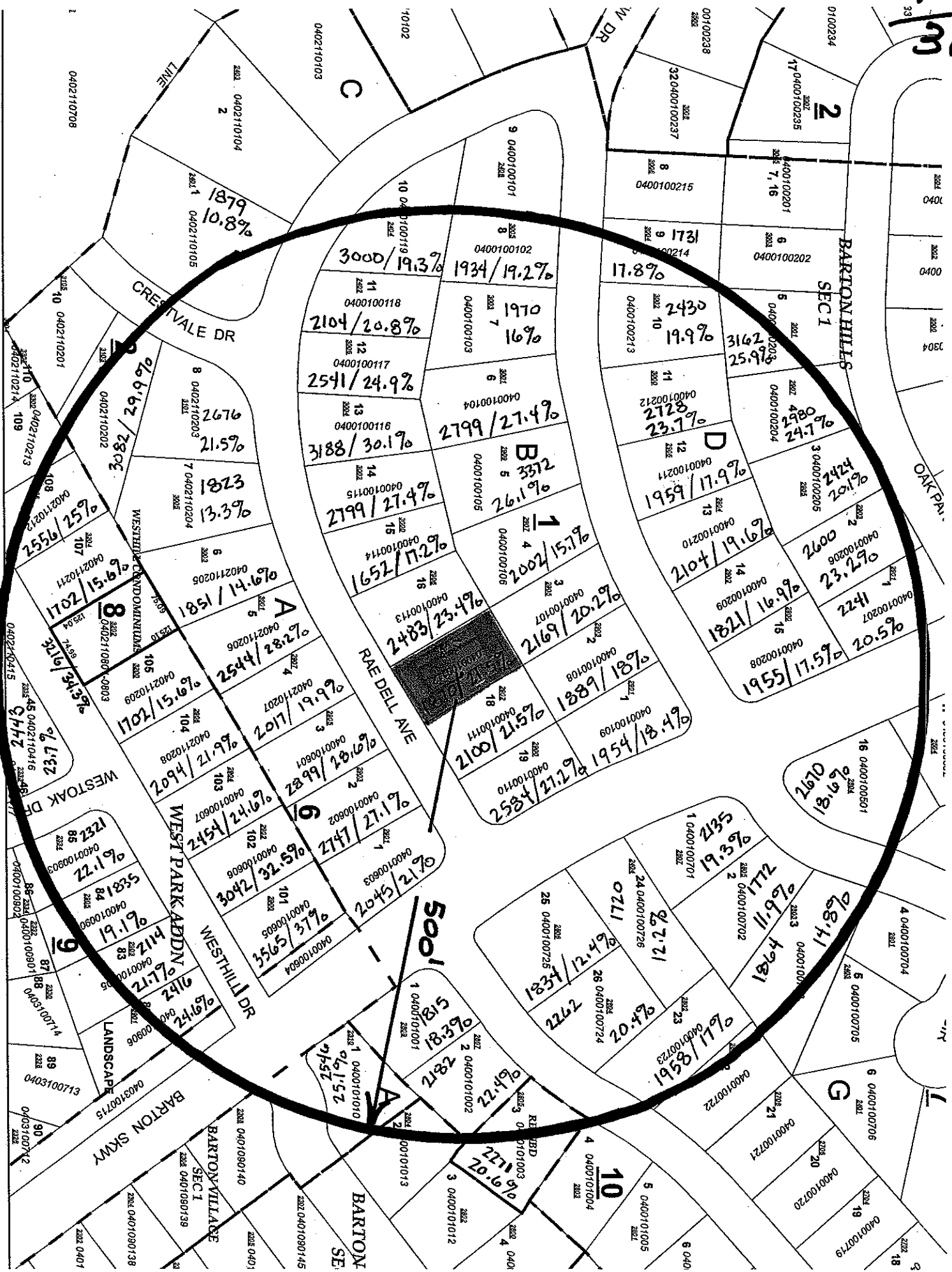
BARTON VILLAGE CR

WESTHILL DR

5001



B1
36





B1
38



2901 WESTHILL DRIVE

AUSTIN, TX 78704

LOT 82 WEST PARK ADDITION

LOT	=	9840	SQ.FT.
LIVING/MASONRY	=	2226	SQ.FT.
ATT. PARKING/STOR	=	390	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2416 SQ.FT.

24.55% F.A.R.

B/
39



2903 Westhill Drive

AUSTIN, TX 78704

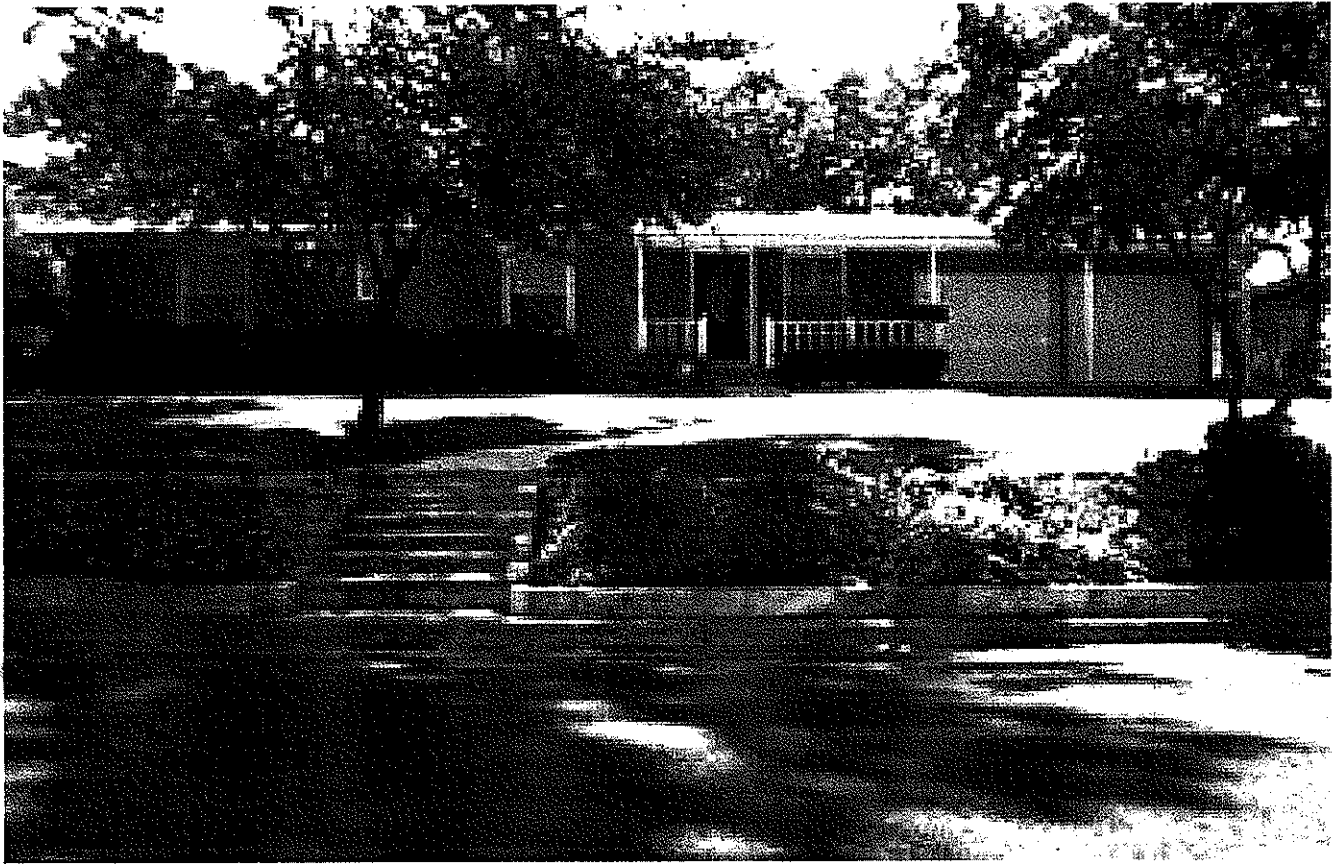
LOT 83 WEST PARK ADDITION

LOT	=	9750	SQ.FT.
LIVING/MASONRY	=	2026	SQ.FT.
ATT. PARKING/STOR	=	288	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	2114	SQ.FT.
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21.68% F.A.R.

B1
40



2905 Westhill Drive

AUSTIN, TX 78704

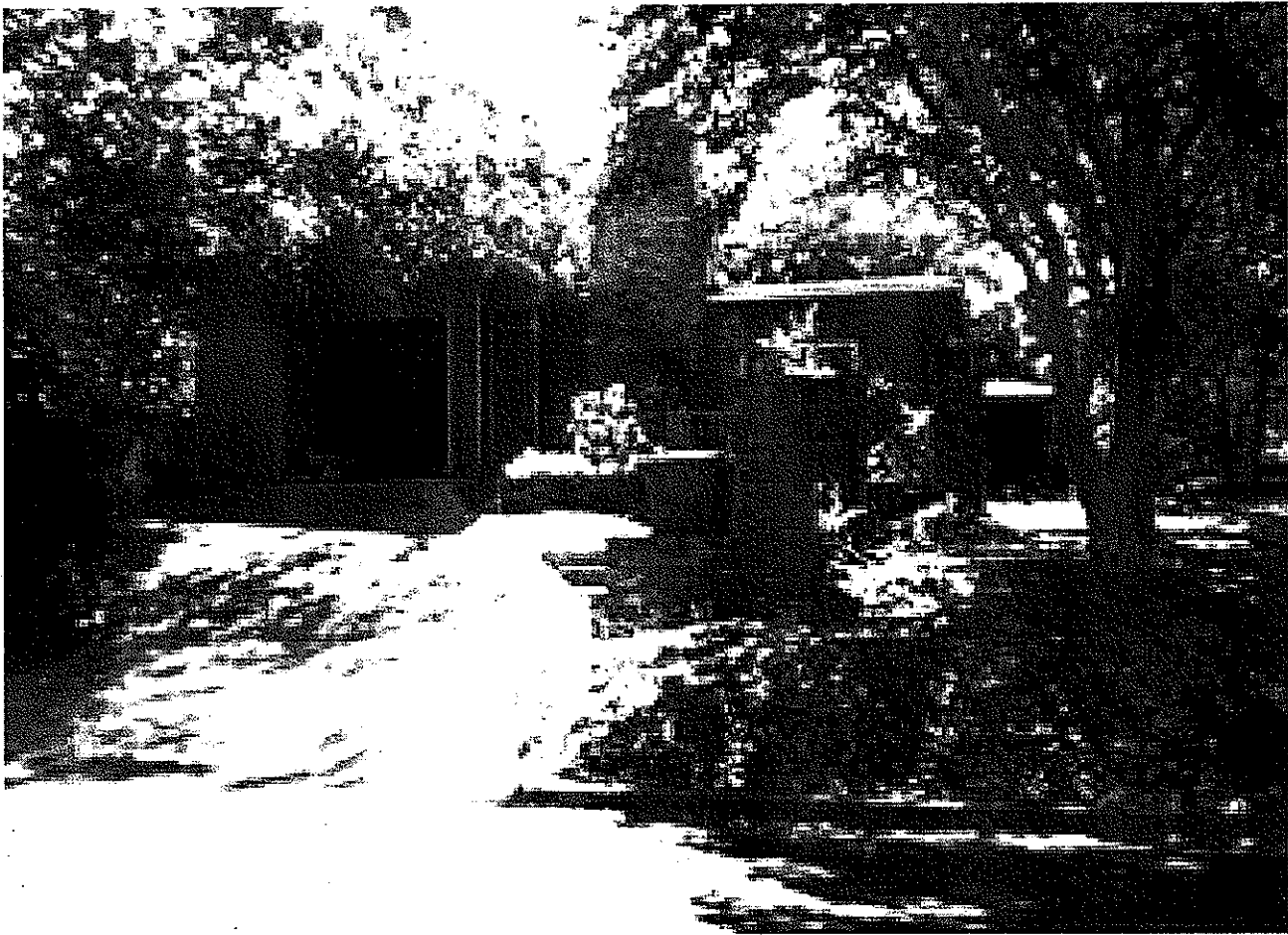
LOT 84 WEST PARK ADDITION

LOT	=	9590	SQ.FT.
LIVING	=	1585	SQ.FT.
ATT. PARKING/STOR	=	450	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1835	SQ.FT.
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19.13% F.A.R.

B/
4/



2334 Westoak Drive

AUSTIN, TX 78704

LOT 85 WEST PARK ADDITION

LOT	=	10,500	SQ.FT.
LIVING	=	2064	SQ.FT.
ATT. PARKING/STOR	=	457	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.
TOTAL F.A.R.	=	2321	SQ.FT.

22.10% F.A.R.

B1
42



3204 Westhill Drive

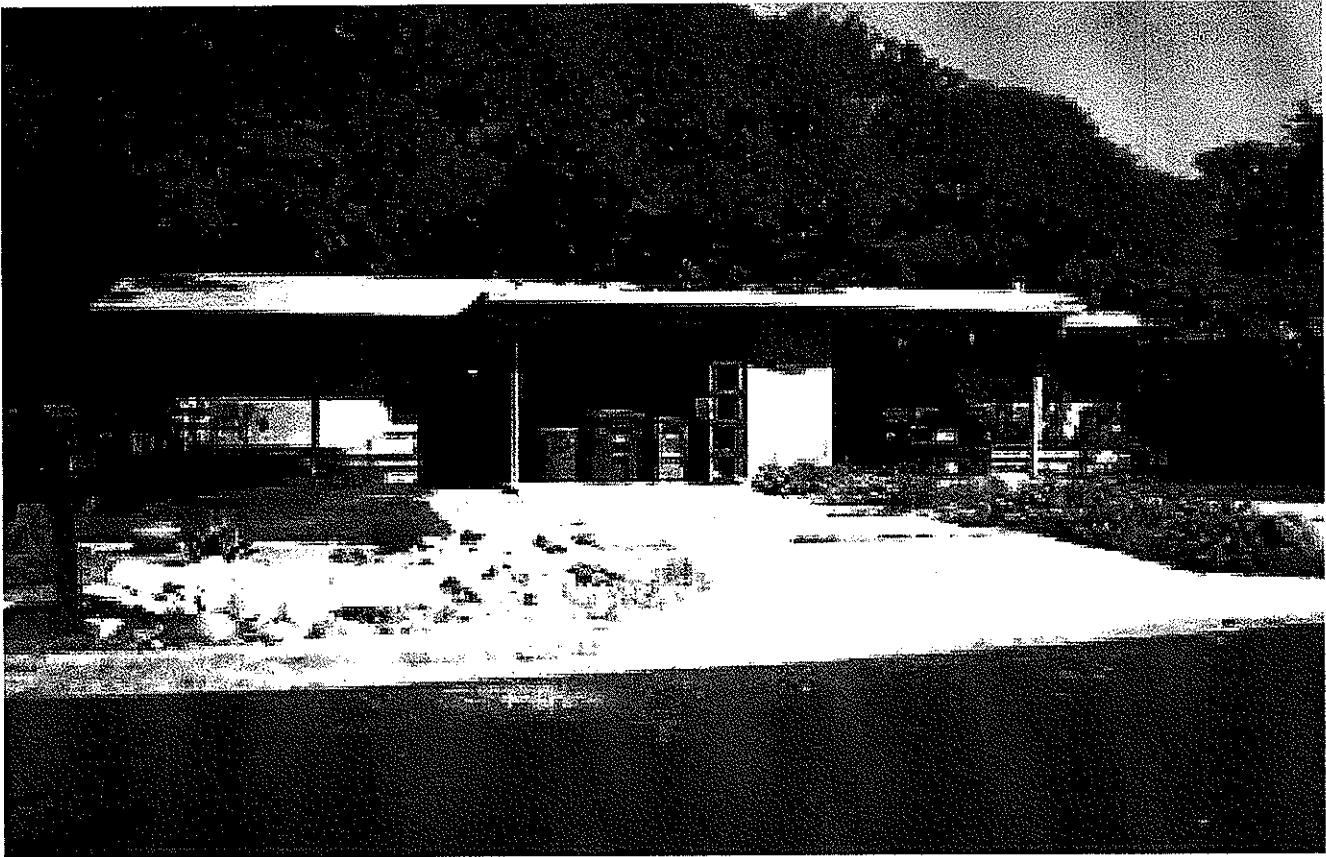
AUSTIN, TX 78704

LOT 107 WESTPARK ADDITION

LOT	=	10,931	SQ.FT.
LIVING	=	1490	SQ.FT.
ATT. PARKING/STOR	=	412	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.
 TOTAL F.A.R.	 =	 1702	 SQ.FT.

15.57% F.A.R.

B1
43



3202 A and B Westhill Drive

AUSTIN, TX 78704

LOT 106 WEST PARK ADDITION

LOT	=	9385	SQ.FT.
LIVING A	=	1344	SQ.FT.
LIVING B	=	1344	SQ.FT.
ATT. PARKING/STOR TOTAL	=	728	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.
TOTAL F.A.R.	=	3216	SQ.FT.

34.27% F.A.R.

B1
44



3200 Westhill Drive

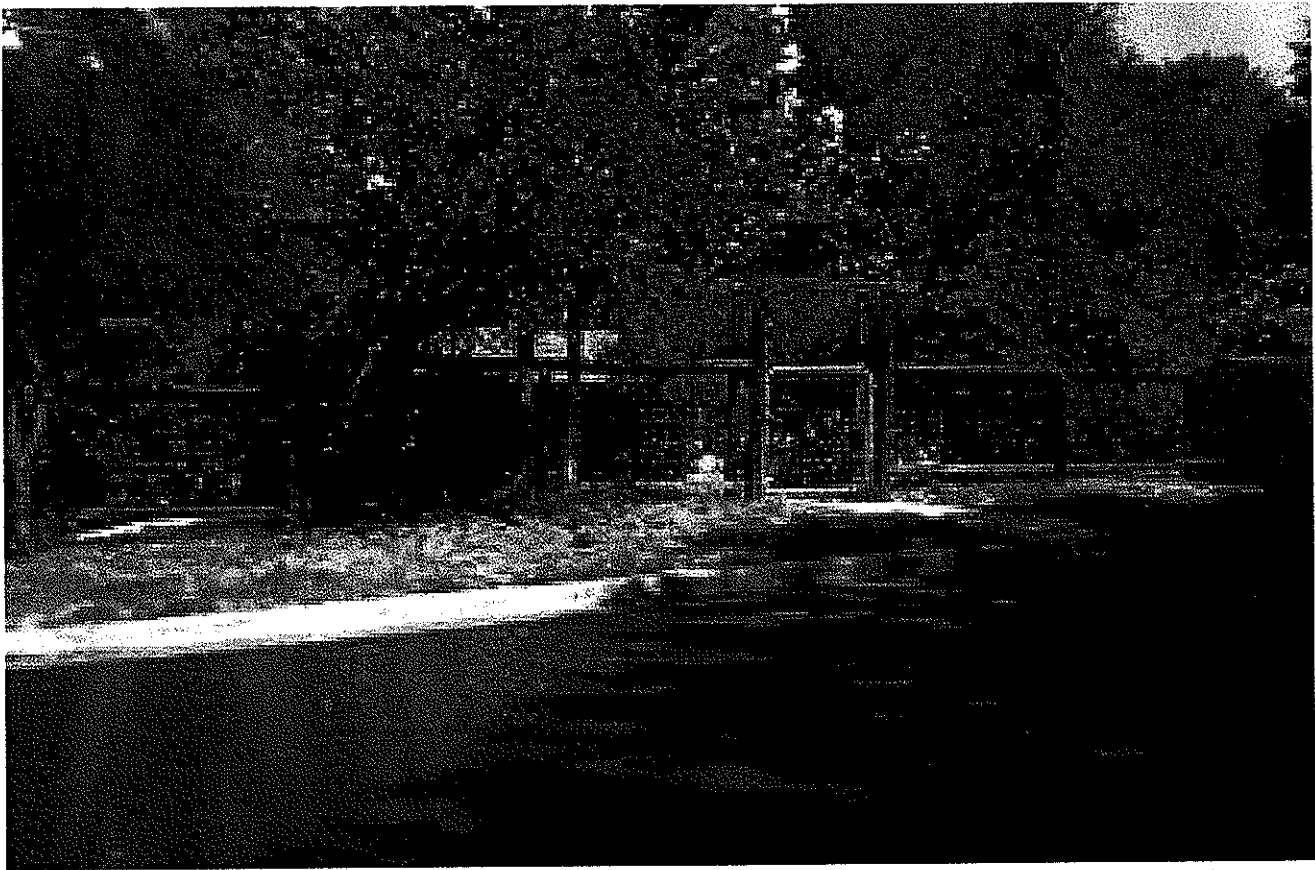
AUSTIN, TX 78704

LOT 105 WEST PARK ADDITION

LOT	=	9577	SQ.FT.
LIVING	=	1722	SQ.FT.
ATT. PARKING/STOR	=	572	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.
TOTAL F.A.R.	=	2094	SQ.FT.

21.86% F.A.R.

B1
45



2906 WESTHILL DRIVE

AUSTIN, TX 78704

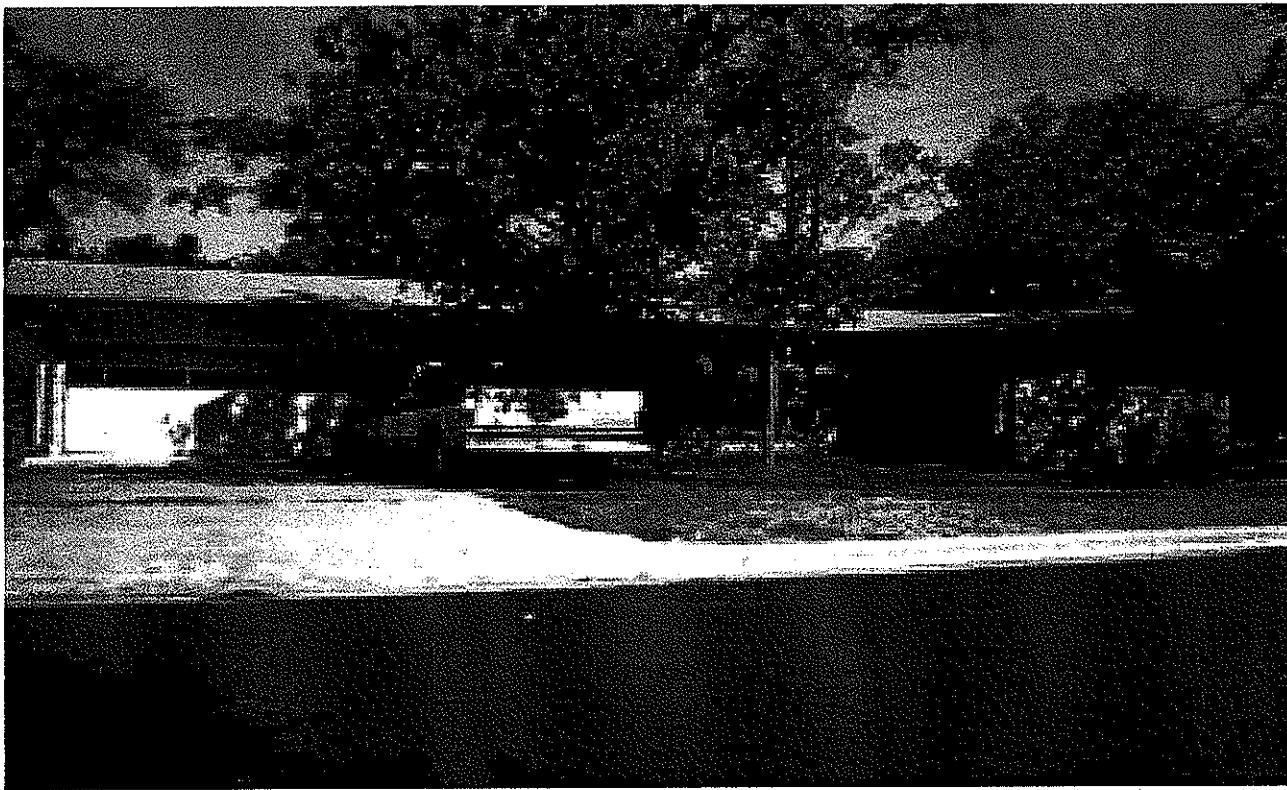
LOT 104 WEST PARK ADDITION

LOT	=	9990	SQ.FT.
LIVING/MASONRY	=	2056	SQ.FT.
ATT. PARKING/STOR	=	598	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2454 SQ.FT.

24.56% F.A.R.

B1
46



2900 WESTHILL DRIVE

AUSTIN, TX 78704

LOT 101 WEST PARK ADDITION

LOT	=	9625	SQ.FT.
LIVING/MASONRY	=	3285	SQ.FT.
ATT. PARKING/STOR	=	480	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	3565	SQ.FT.
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37.04% F.A.R.

31
47



2806 Rae Dell Avenue

AUSTIN, TX 78704

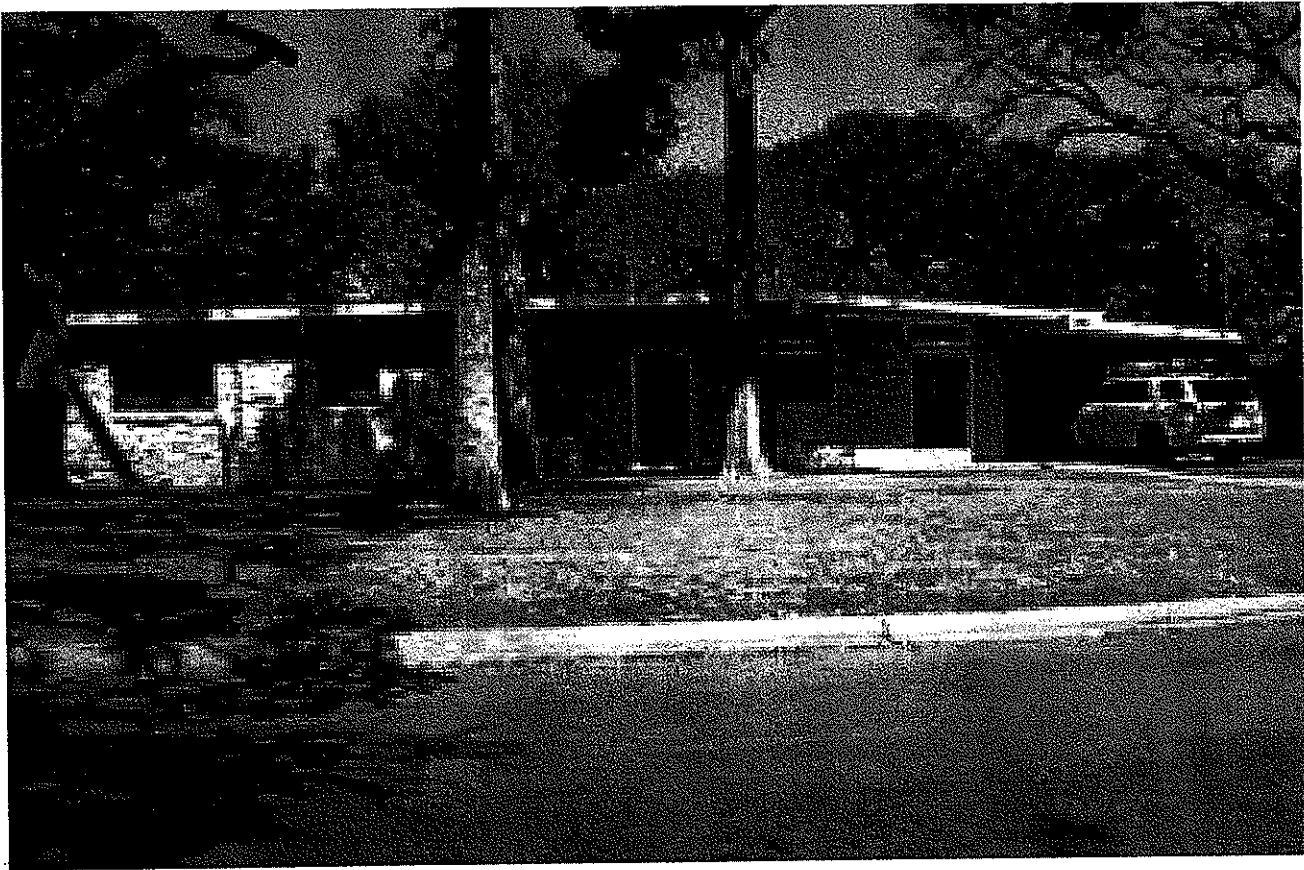
LOT 25 , BLOCK G, BARTON HILLS, SECTION 1

LOT	=	14,763	SQ.FT.
LIVING/MASONRY	=	1624	SQ.FT.
ATT. PARKING/STOR	=	410	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1834	SQ.FT.
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12.42% F.A.R.

B1
48



2804 Rae Dell Avenue

AUSTIN, TX 78704

LOT 26 , BLOCK G, BARTON HILLS, SECTION 1

LOT	=	11,115	SQ.FT.
LIVING/MASONRY	=	1835	SQ.FT.
ATT. PARKING/STOR	=	627	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2262 SQ.FT.

20.35% F.A.R.

B/
49



2807 Rae Dell Avenue

AUSTIN, TX 78704

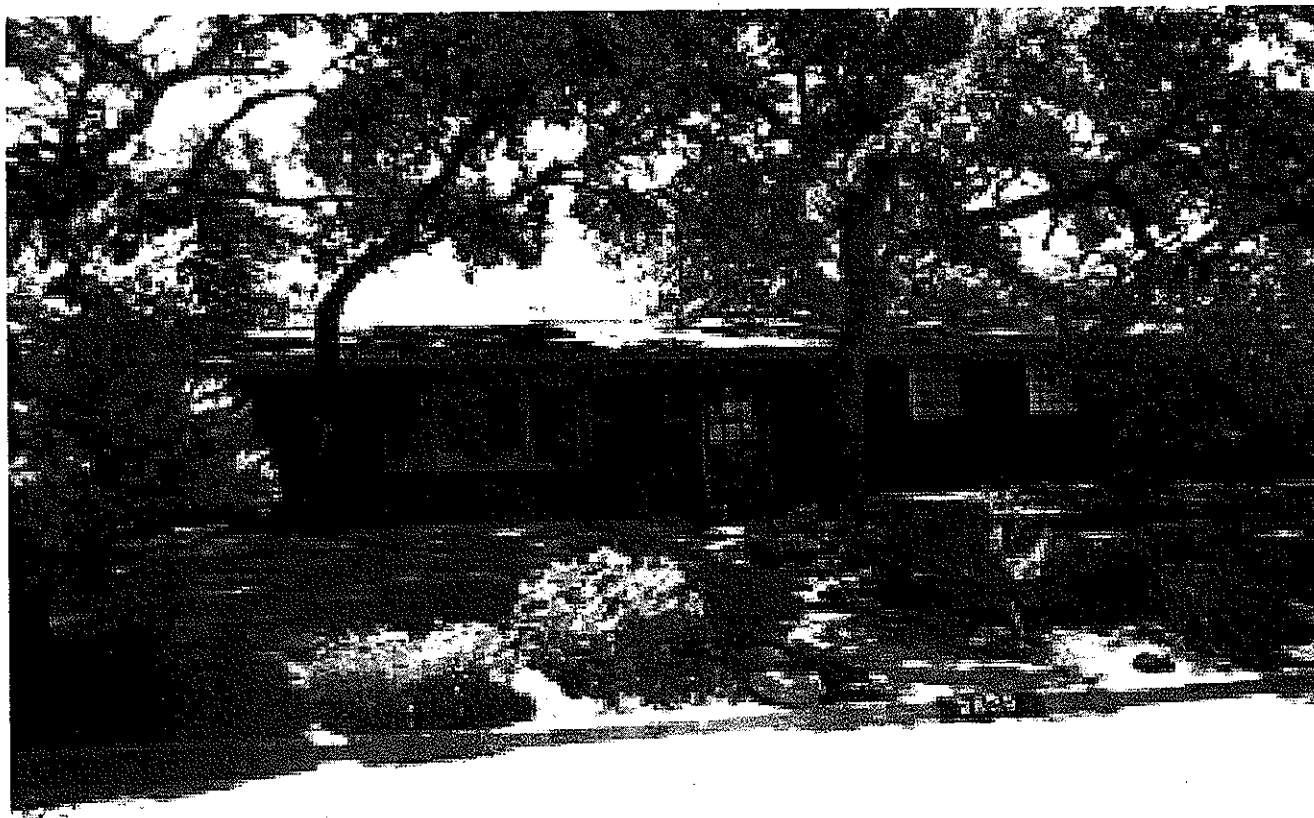
LOT 2, BLOCK H, BARTON HILLS, SECTION 1

LOT	=	9,752	SQ.FT.
LIVING/MASONRY	=	1731	SQ.FT.
ATT. PARKING/STOR	=	651	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	2182	SQ.FT.
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22.37% F.A.R.

B1
50



2809 Rae Dell Avenue

AUSTIN, TX 78704

LOT 1, BLOCK H, BARTON HILLS, SECTION 1

LOT	=	9,900	SQ.FT.
LIVING/MASONRY	=	1448	SQ.FT.
DET. PARKING/STOR	=	567	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1815	SQ.FT.
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18.33% F.A.R.

B/
51



2901 Rae Dell Avenue

AUSTIN, TX 78704

LOT 1 , BLOCK A, BARTON HILLS, SECTION 1

LOT	=	9,720	SQ.FT.
LIVING/MASONRY	=	1580	SQ.FT.
2ND FLOOR PORCH	=	95	SQ.FT.
ATT. PARKING/STOR	=	665	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2045 SQ.FT.

21.04% F.A.R.

B1
52



2903 Rae Dell Avenue

AUSTIN, TX 78704

LOT 2 , BLOCK A, BARTON HILLS, SECTION 1

LOT	=	10,125	SQ.FT.
LIVING/MASONRY	=	2747	SQ.FT.
ATT. PARKING/STOR	=	176	SQ.FT.
PARKING EXEMP.	=	176	SQ.FT.

TOTAL F.A.R. = 2747 SQ.FT.

27.13% F.A.R.

B1
53



2905 Rae Dell Avenue

AUSTIN, TX 78704

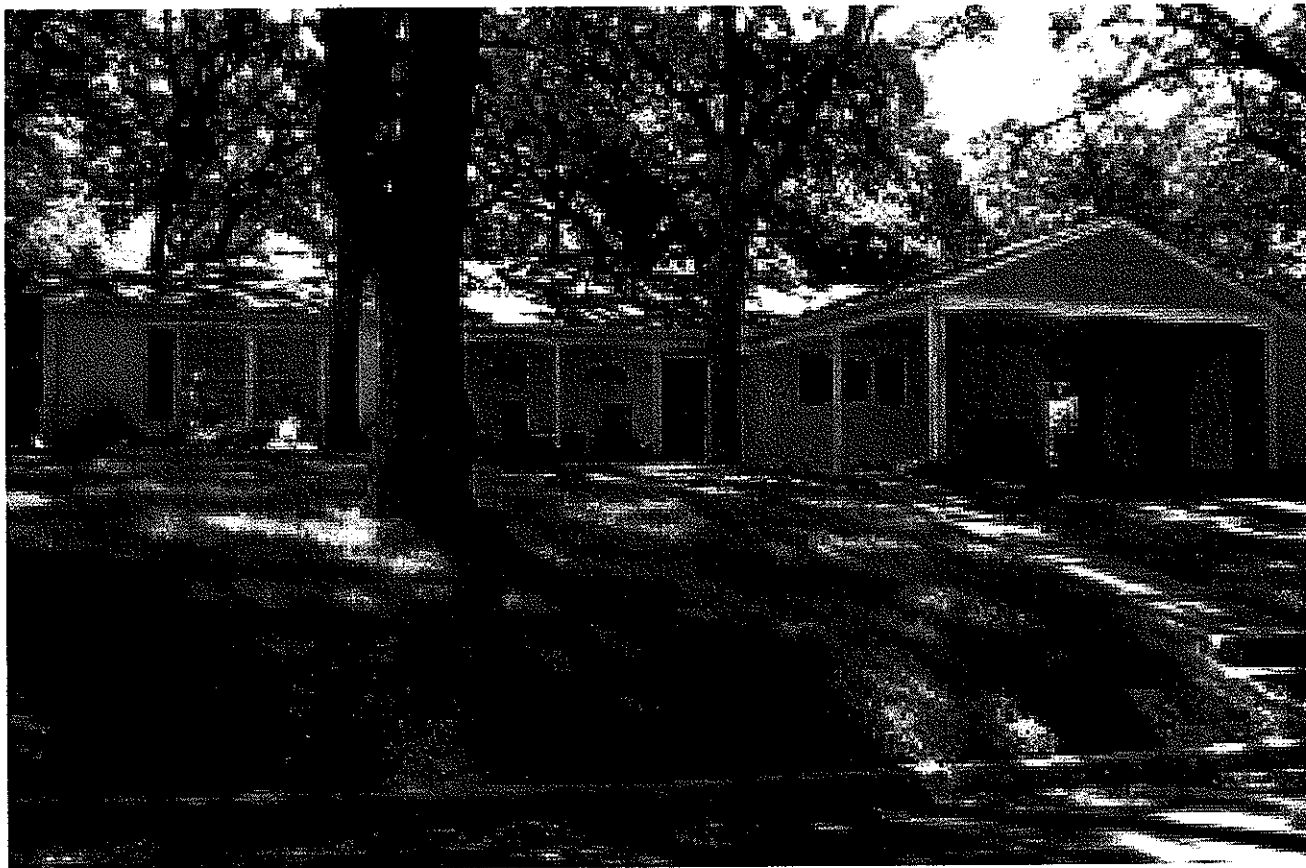
LOT 3 , BLOCK A, BARTON HILLS, SECTION 1

LOT	=	10,125	SQ.FT.
LIVING/MASONRY	=	2738	SQ.FT.
ATT. PARKING/STOR	=	361	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2899 SQ.FT.

28.63% F.A.R.

81
54



2907 Rae Dell Avenue

AUSTIN, TX 78704

LOT 4 , BLOCK A, BARTON HILLS, SECTION 1

LOT	=	10,125	SQ.FT.
LIVING/MASONRY	=	1796	SQ.FT.
ATT. PARKING/STOR	=	421	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2017 SQ.FT.

19.92% F.A.R.

B1
55



3003 Rae Dell Avenue

AUSTIN, TX 78704

LOT 6 , BLOCK A, BARTON HILLS, SECTION 1

LOT	=	12,700	SQ.FT.
LIVING/MASONRY	=	1583	SQ.FT.
ATT. PARKING/STOR	=	468	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1851	SQ.FT.
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14.57% F.A.R.

B1
56



3005 Rae Dell Avenue

AUSTIN, TX 78704

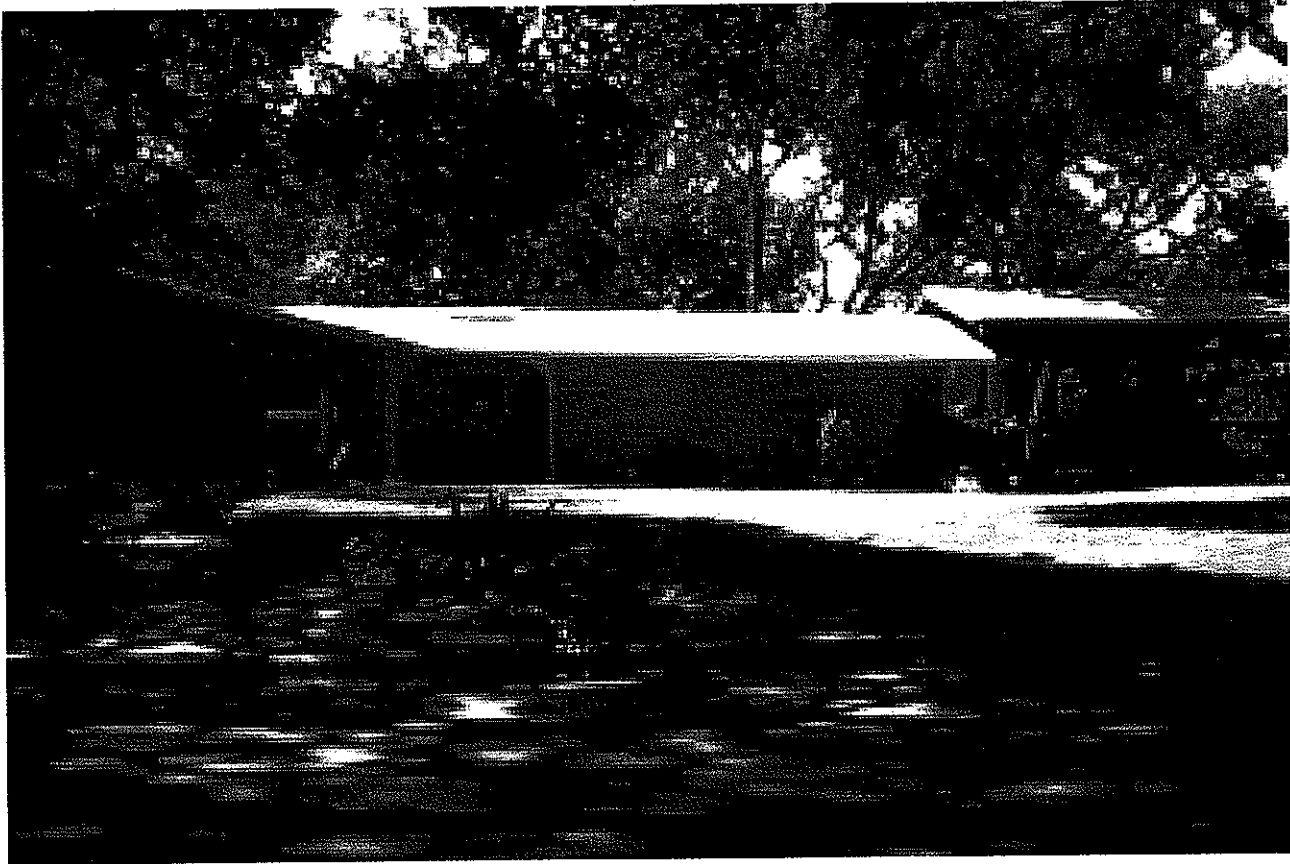
LOT 7, BLOCK A, BARTON HILLS, SECTION 1

LOT	=	13,770	SQ.FT.
LIVING/MASONRY	=	1629	SQ.FT.
ATT. PARKING/STOR	=	399	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 1828 SQ.FT.

13.28% F.A.R.

B1
57



3101 Crestvale Drive

AUSTIN, TX 78704

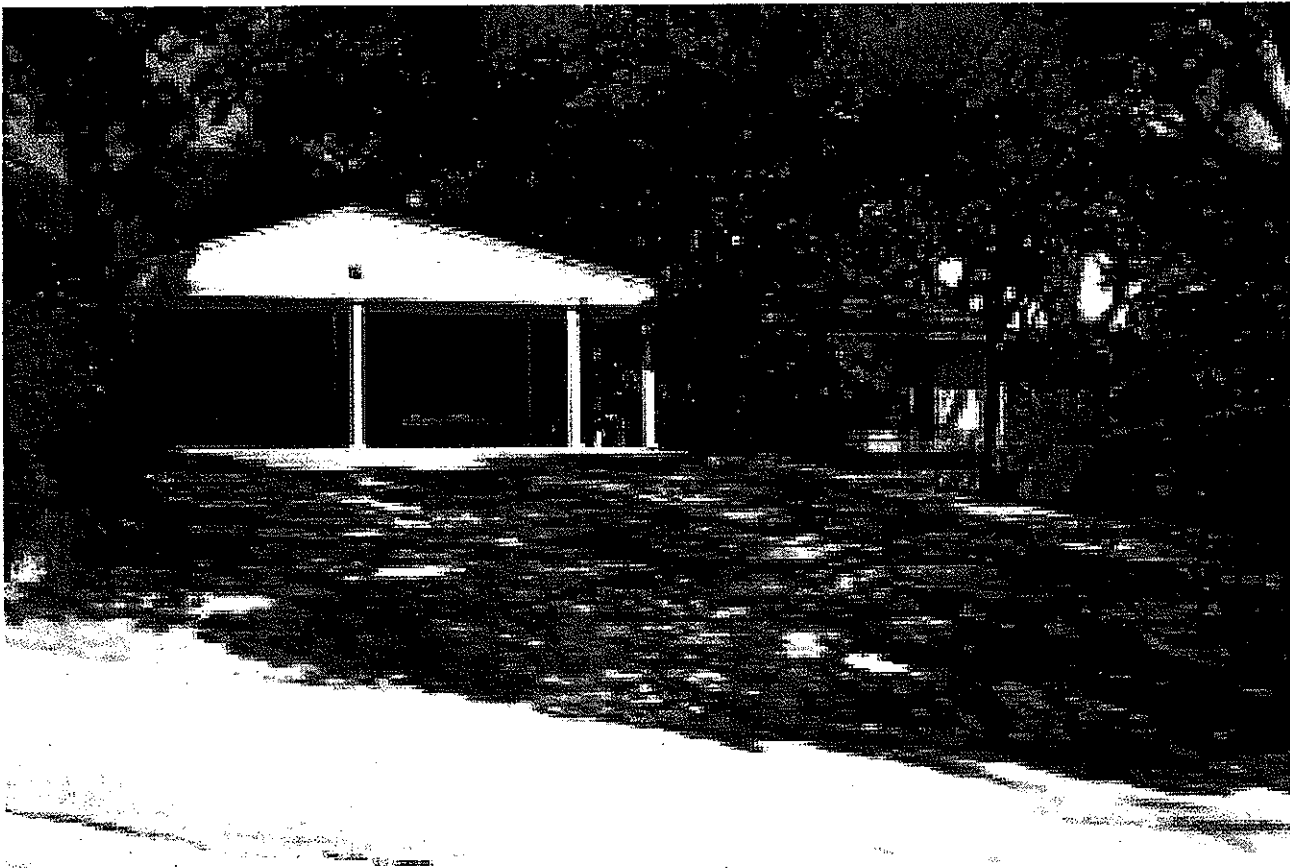
LOT 8, BLOCK A, BARTON HILLS, SECTION 1

LOT	=	12,460	SQ.FT.
LIVING/MASONRY	=	1772	SQ.FT.
ATT. PARKING/STOR	=	504	SQ.FT.
DET. PARKING/STOR	=	600	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2676 SQ.FT.

21.48% F.A.R.

B1
58



2402 Bluffview Drive

AUSTIN, TX 78704

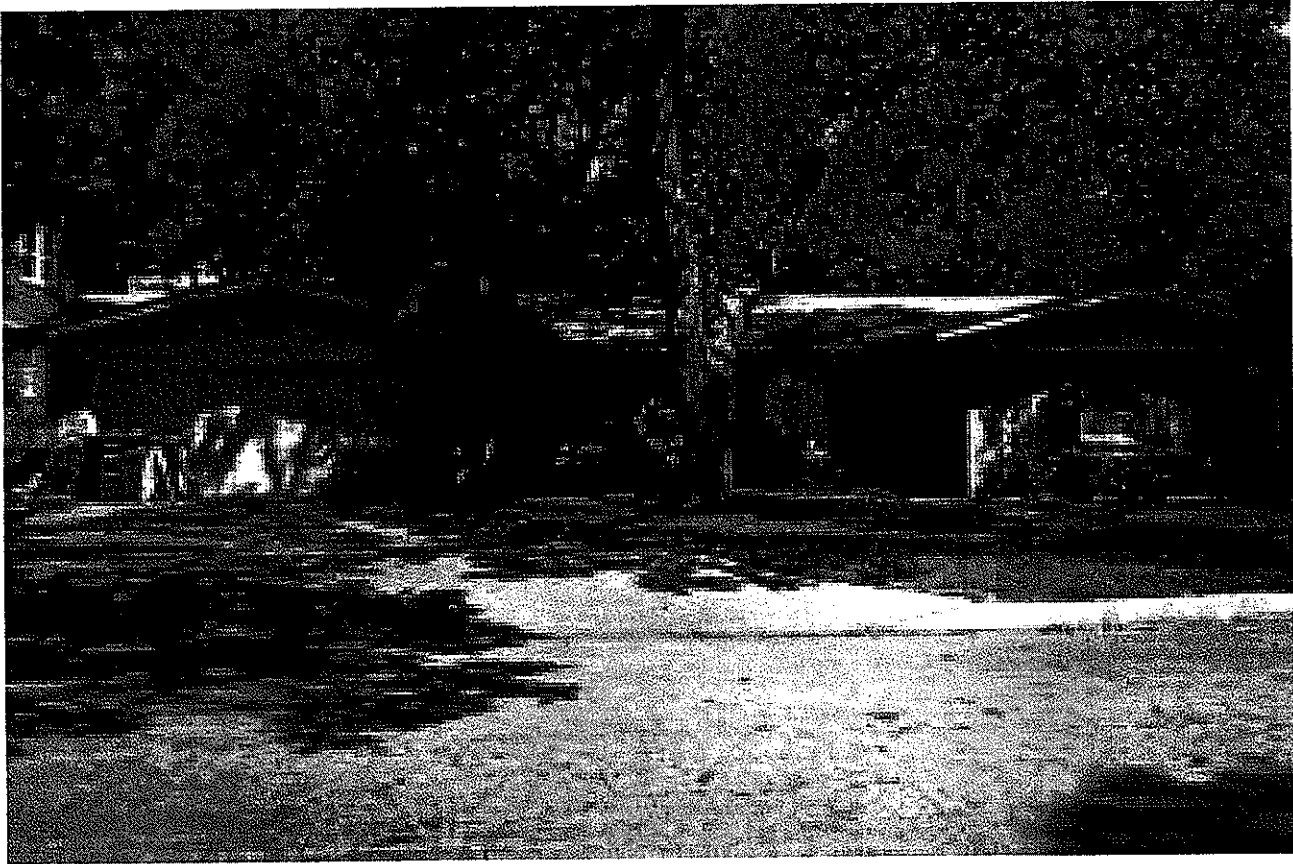
LOT 11, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	10,105	SQ.FT.
LIVING/MASONRY	=	1682	SQ.FT.
ATT. PARKING/STOR	=	622	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	2104	SQ.FT.
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20.82% F.A.R.

B1
59



3002 Rae Dell Avenue

AUSTIN, TX 78704

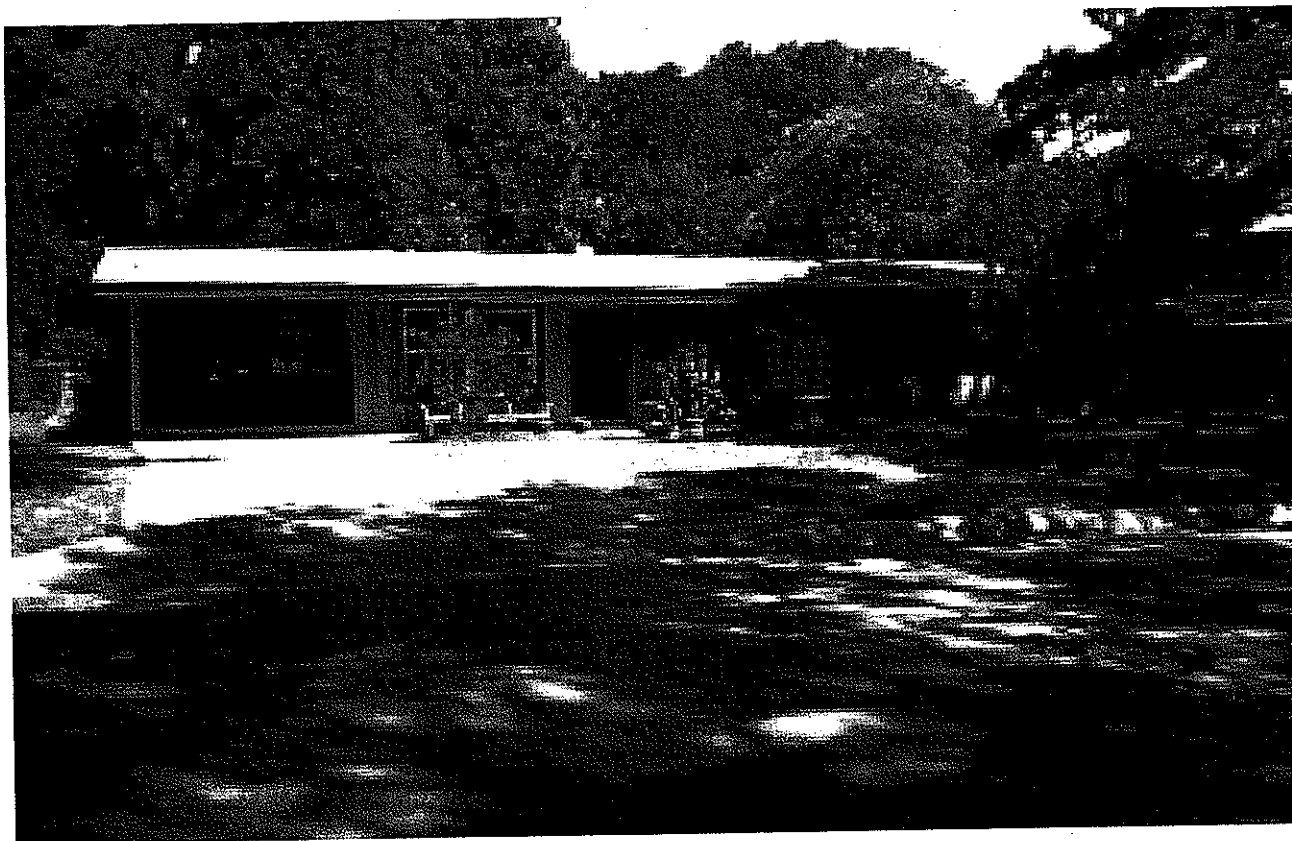
LOT 14, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	10,220	SQ.FT.
LIVING/MASONRY	=	2531	SQ.FT.
ATT. PARKING/STOR	=	468	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2799 SQ.FT.

27.39% F.A.R.

B1.
60



3000 Rae Dell Avenue

AUSTIN, TX 78704

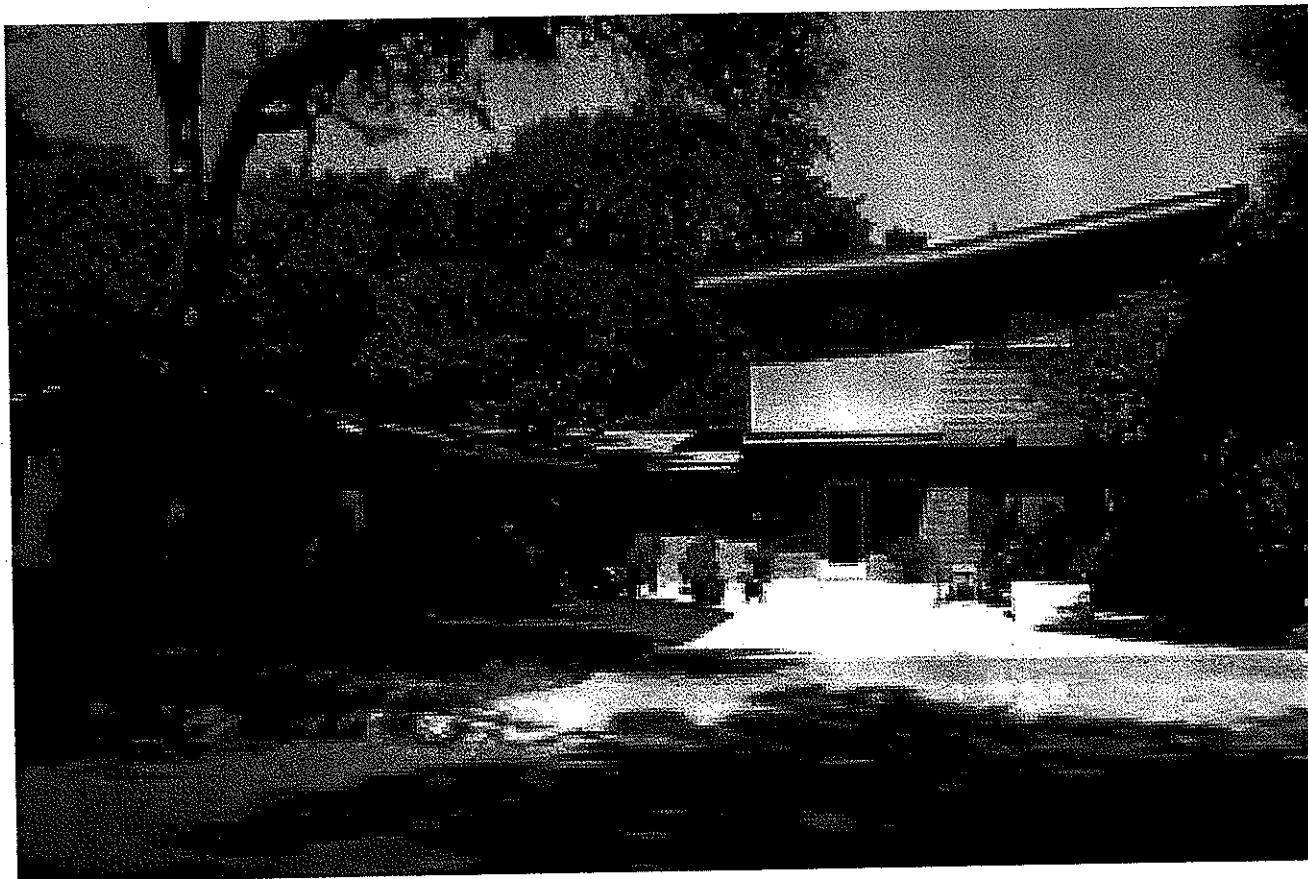
LOT 15, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	9,590	SQ.FT.
LIVING/MASONRY	=	1532	SQ.FT.
ATT. PARKING/STOR	=	320	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 1652 SQ.FT.

17.23% F.A.R.

B1
61



2906 Rae Dell Avenue

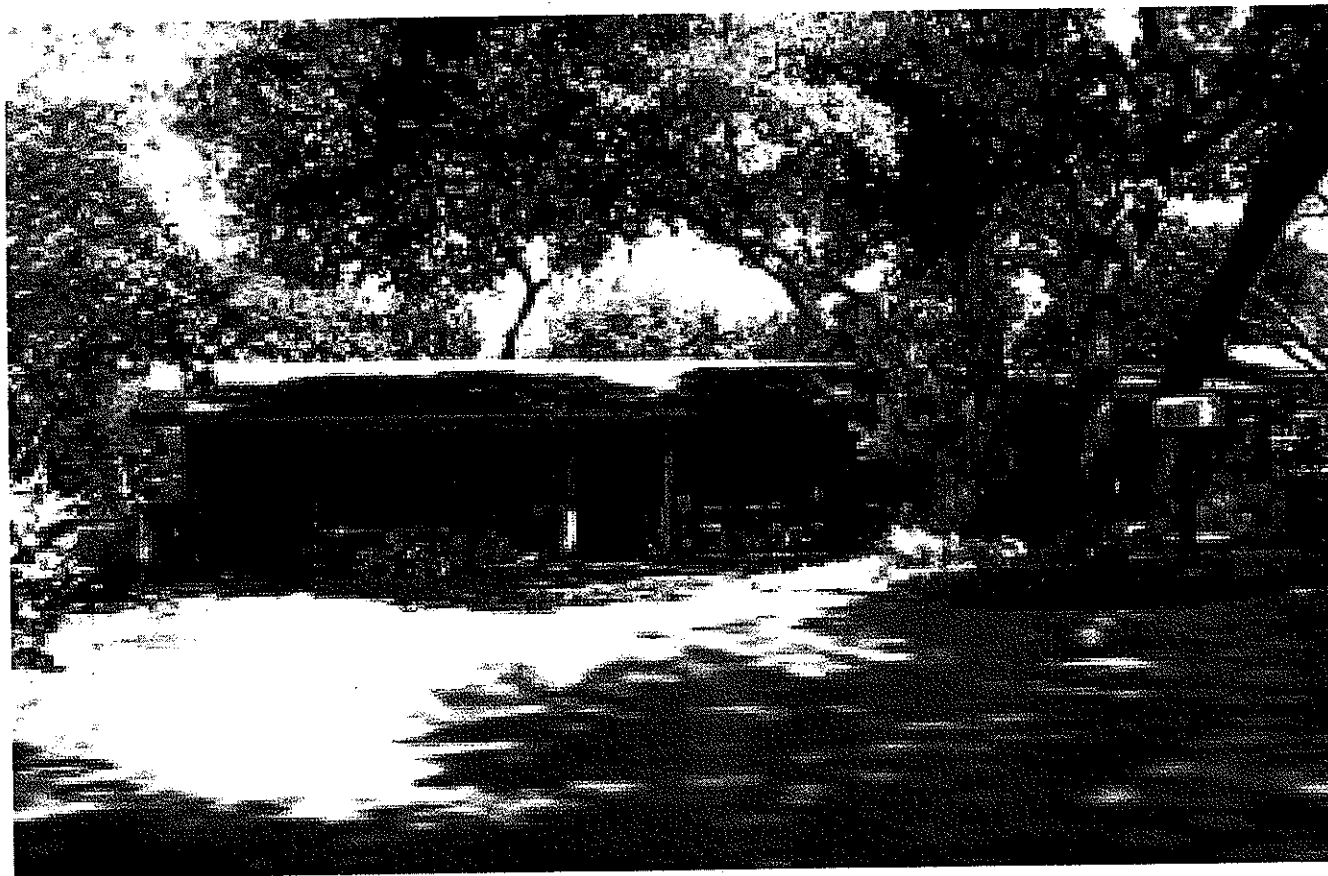
AUSTIN, TX 78704

LOT 16, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	10,660	SQ.FT.
LIVING/MASONRY	=	2443	SQ.FT.
ATT. PARKING/STOR	=	40	SQ.FT.
PARKING EXEMP.	=	0	SQ.FT.

TOTAL F.A.R. = 2483 SQ.FT.

23.29% F.A.R.



B1
62

2902 Rae Dell Avenue

AUSTIN, TX 78704

LOT 18, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	9,750	SQ.FT.
LIVING/MASONRY	=	2052	SQ.FT.
ATT. PARKING/STOR	=	48	SQ.FT.
PARKING EXEMP.	=	0	SQ.FT.

TOTAL F.A.R. = 2100 SQ.FT.

21.54% F.A.R.

B1
63



2900 Rae Dell Avenue

AUSTIN, TX 78704

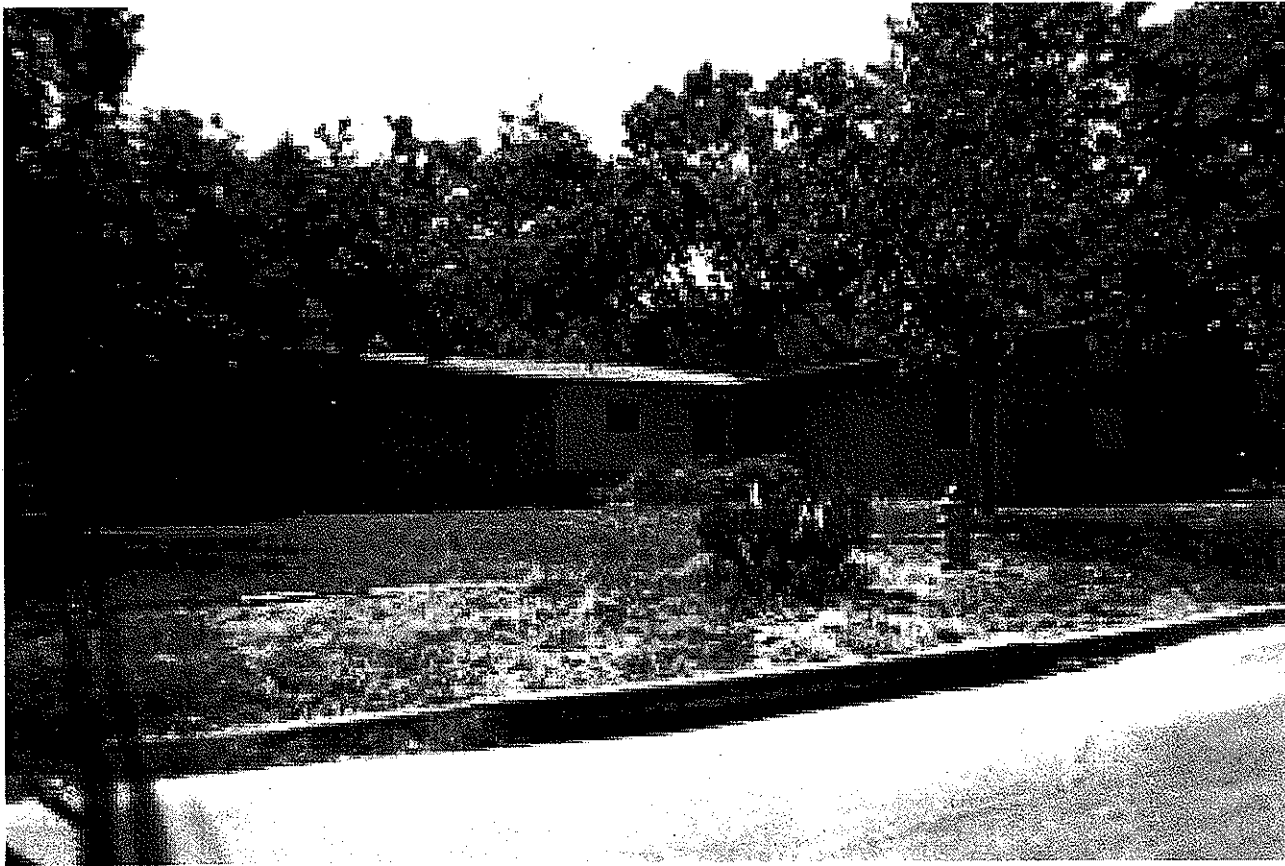
LOT 19, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	9,490	SQ.FT.
LIVING/MASONRY	=	2256	SQ.FT.
ATT. PARKING/STOR	=	528	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2584 SQ.FT.

27.23% F.A.R.

B/
64



2901 Oakhaven Drive

AUSTIN, TX 78704

LOT 1, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	10,640	SQ.FT.
LIVING/MASONRY	=	1613	SQ.FT.
ATT. PARKING/STOR	=	541	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 1954 SQ.FT.

18.36% F.A.R.

B1
45



2903 Oakhaven Drive

AUSTIN, TX 78704

LOT 2, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	10,500	SQ.FT.
LIVING/MASONRY	=	1669	SQ.FT.
ATT. PARKING/STOR	=	420	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1889	SQ.FT.
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17.99% F.A.R.

B/
66



2905 Oakhaven Drive

AUSTIN, TX 78704

LOT 3, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	10,725	SQ.FT.
LIVING/MASONRY	=	1973	SQ.FT.
ATT. PARKING/STOR	=	396	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2169 SQ.FT.

20.22% F.A.R.

131
67



2907 Oakhaven Drive

AUSTIN, TX 78704

LOT 4, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	12,768	SQ.FT.
LIVING/MASONRY	=	2002	SQ.FT.
ATT. PARKING/STOR	=	0	SQ.FT.
PARKING EXEMP.	=	0	SQ.FT.

TOTAL F.A.R. = 2002 SQ.FT.

15.68% F.A.R.

B/
68



2909 Oakhaven Drive

AUSTIN, TX 78704

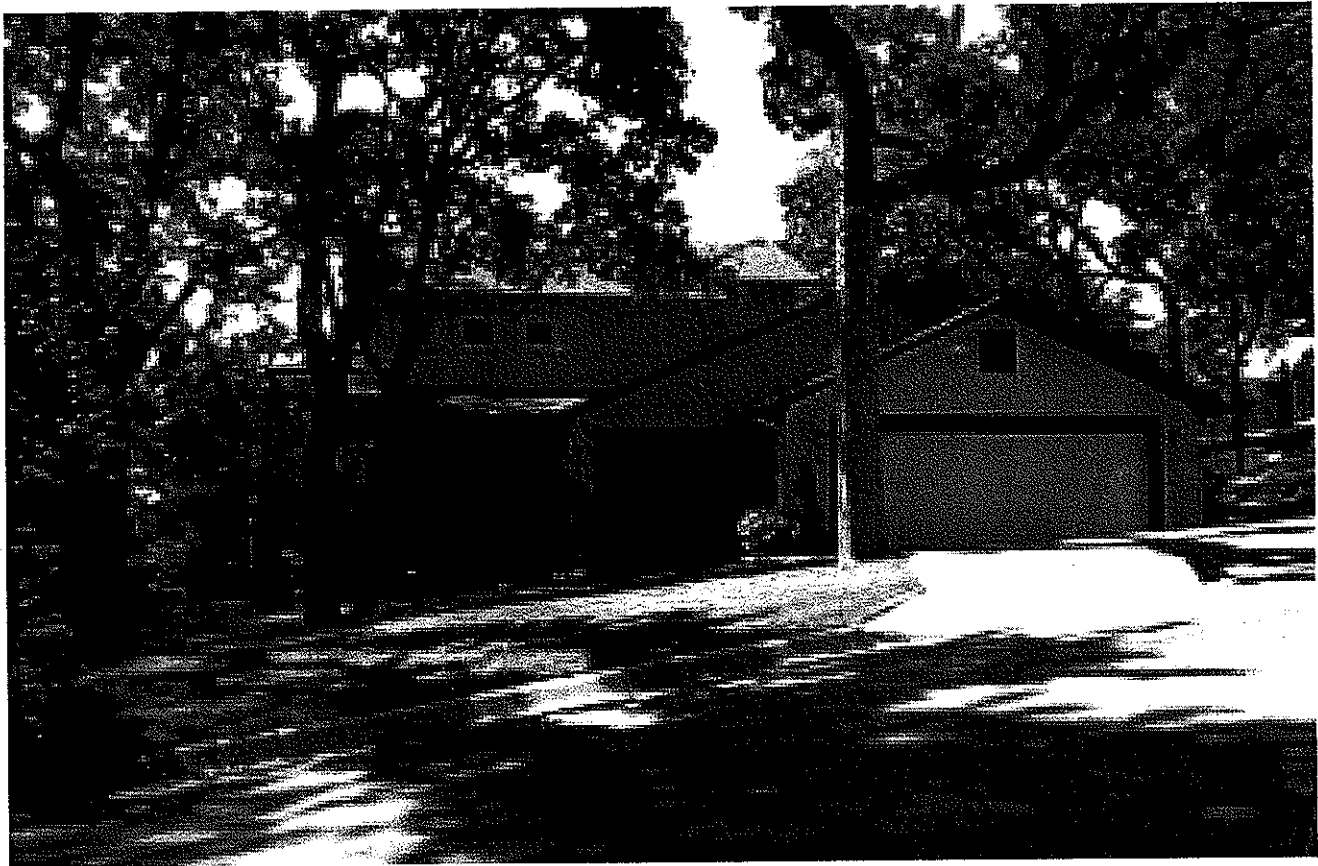
LOT 5, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	13,345	SQ.FT.
LIVING/MASONRY	=	2082	SQ.FT.
ATT. PARKING/STOR	=	360	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2242 SQ.FT.

16.80% F.A.R.

B1
69



3001 Oakhaven Drive

AUSTIN, TX 78704

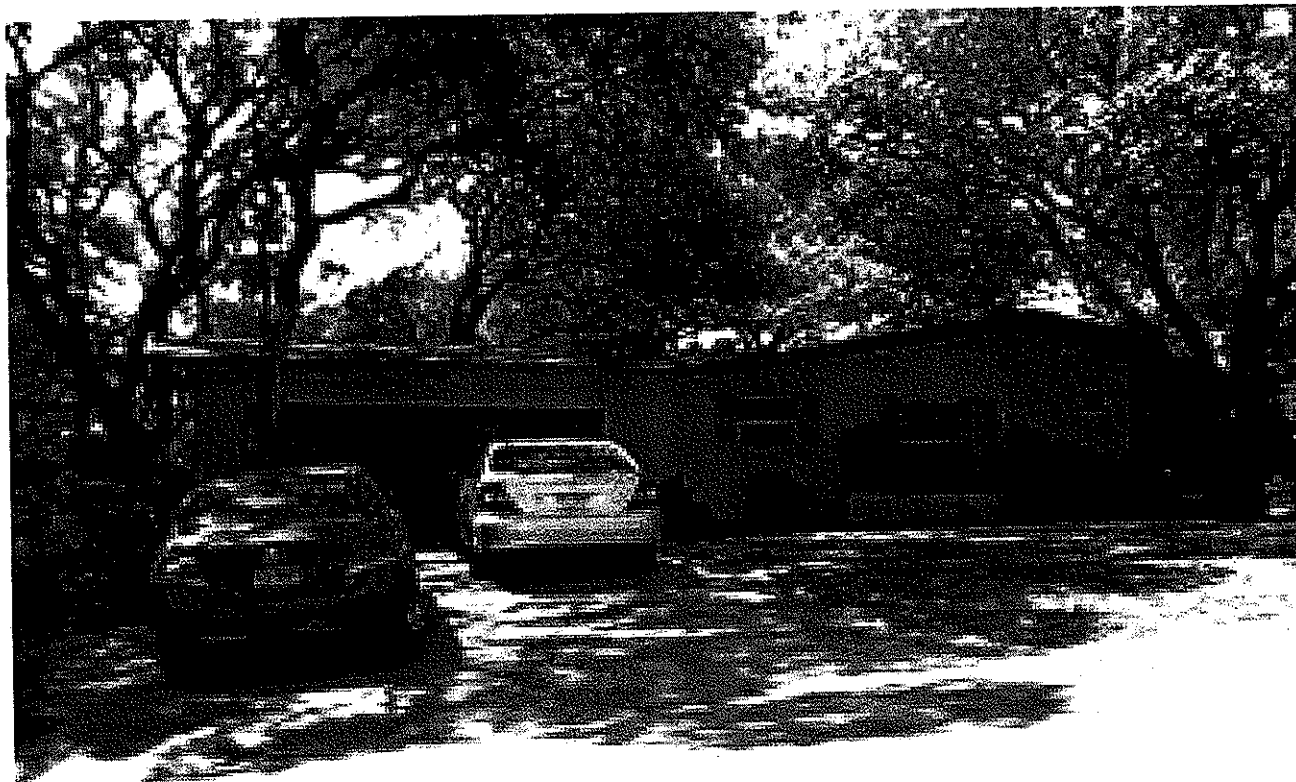
LOT 6, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	12,920	SQ.FT.
LIVING/MASONRY	=	2918	SQ.FT.
2nd FLOOR PORCH	=	126	SQ.FT.
ATT. PARKING/STOR	=	528	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 3372 SQ.FT.

26.10% F.A.R.

B1/70



3003 Oakhaven Drive

AUSTIN, TX 78704

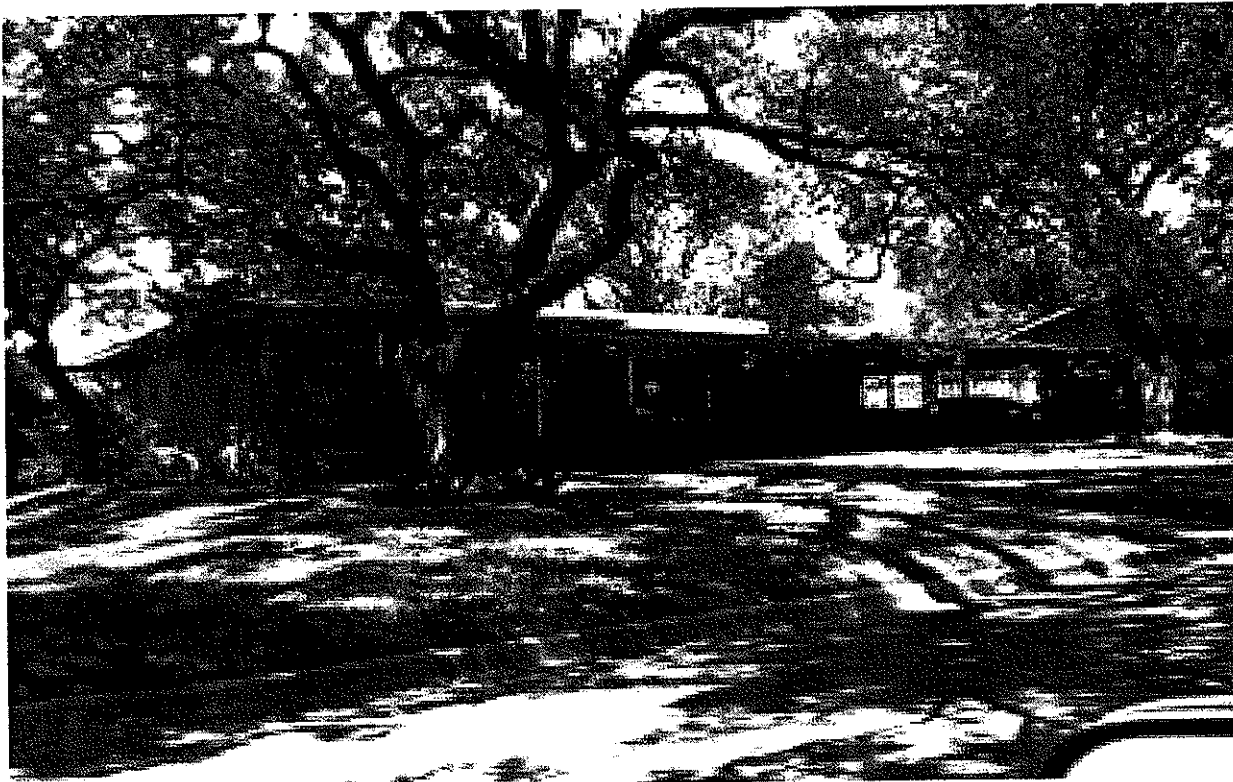
LOT 7, BLOCK B, BARTON HILLS, SECTION 1

LOT	=	12,320	SQ.FT.
LIVING/MASONRY	=	1710	SQ.FT.
ATT. PARKING/STOR	=	460	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1970	SQ.FT.
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15.99% F.A.R.

B/
71



3005 Oakhaven Drive

AUSTIN, TX 78704

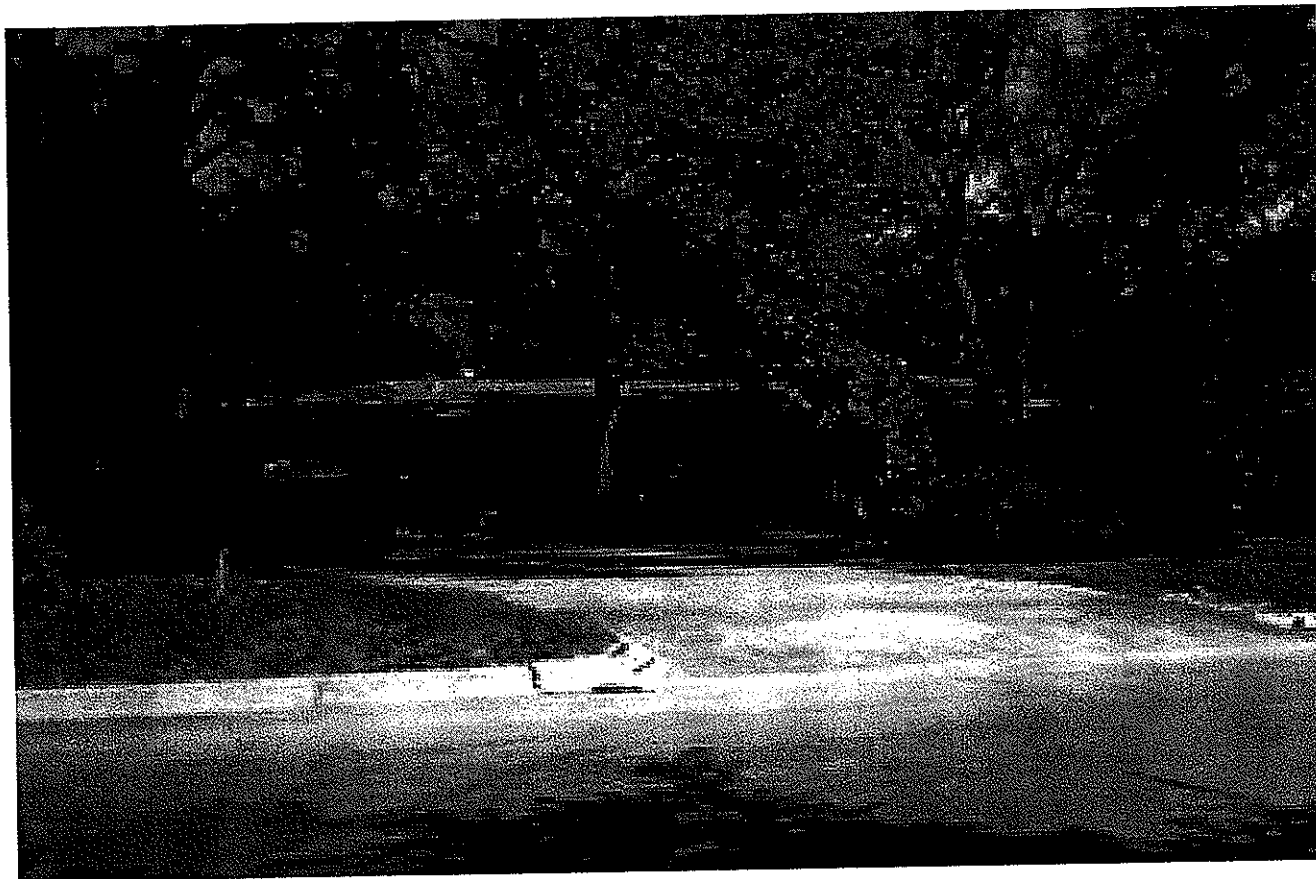
LOT 8, BLOCK B, BARTON HILLS, SECTION 1.

LOT	=	10,080	SQ.FT.
LIVING/MASONRY	=	1734	SQ.FT.
ATT. PARKING/STOR	=	400	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1934	SQ.FT.
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19.19% F.A.R.

B1
72



3002 Oakhaven Drive

AUSTIN, TX 78704

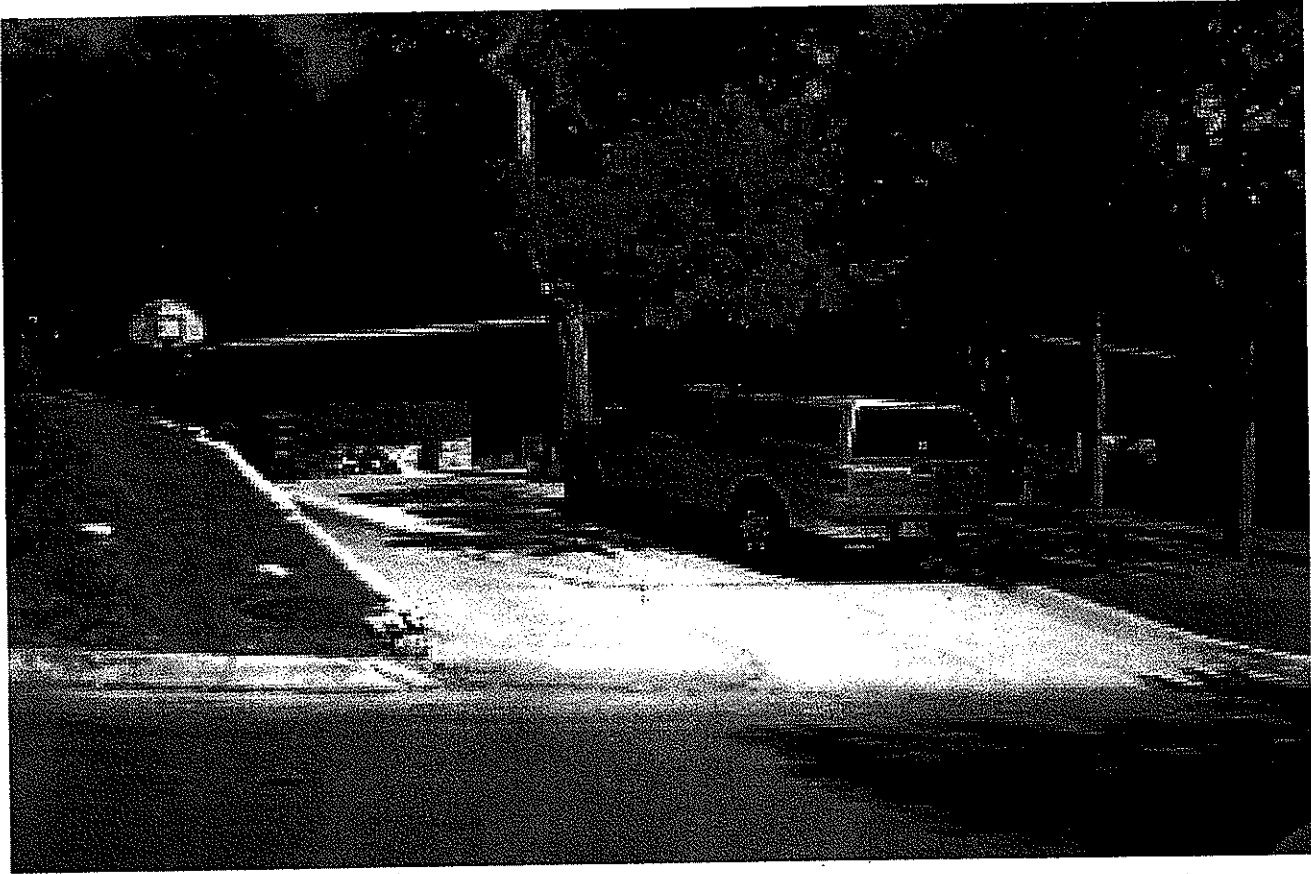
LOT 10, BLOCK D, BARTON HILLS, SECTION 1

LOT	=	12,232	SQ.FT.
LIVING/MASONRY	=	1484	SQ.FT.
ENCLOSED PORCH	=	210	SQ.FT.
ATT. PARKING/STOR	=	936	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	2430	SQ.FT.
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19.87% F.A.R.

B1
73



3000 Oakhaven Drive

AUSTIN, TX 78704

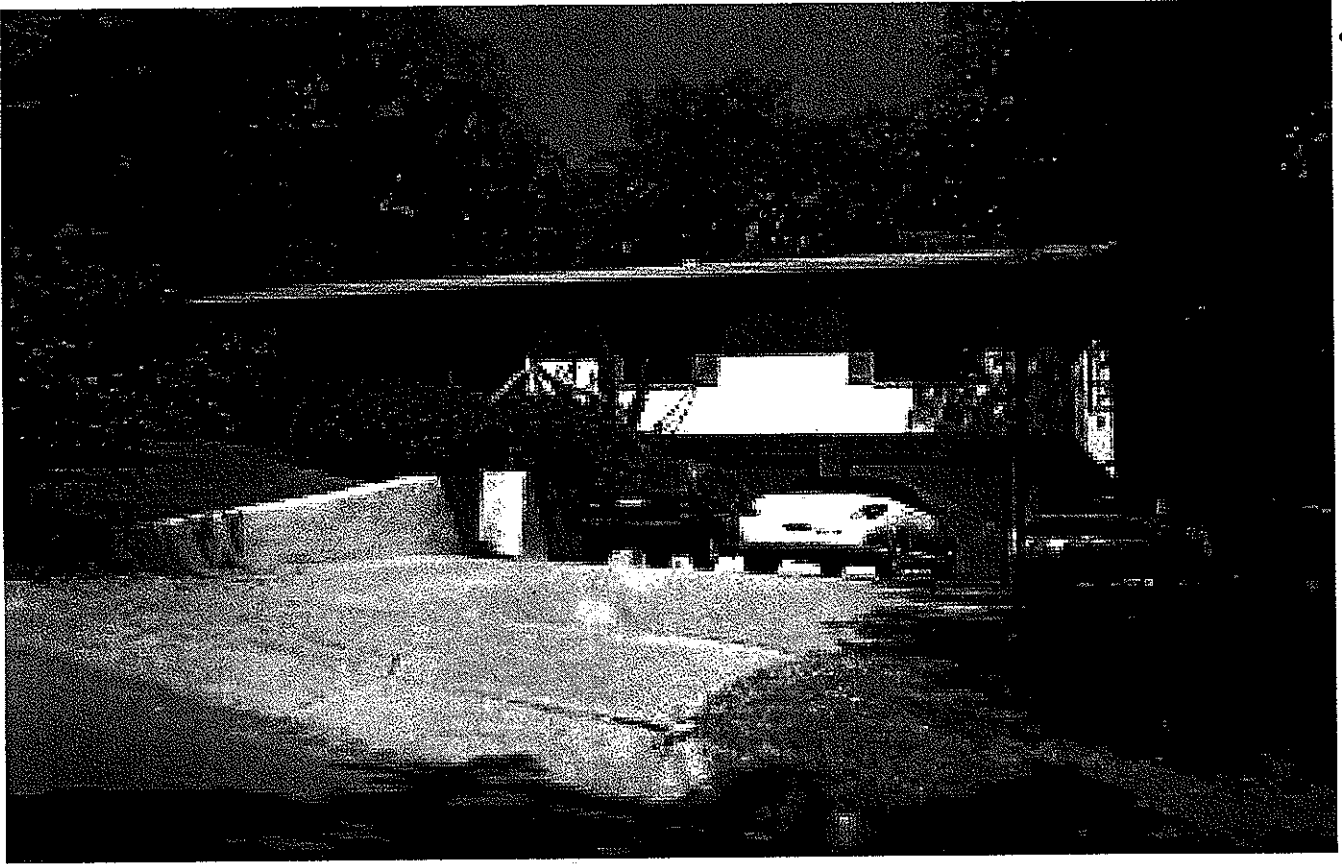
LOT 11, BLOCK D, BARTON HILLS, SECTION 1

LOT	=	11,537	SQ.FT.
LIVING/MASONRY	=	2320	SQ.FT.
ATT. PARKING/STOR	=	408	SQ.FT.
PARKING EXEMP.	=	0	SQ.FT.

TOTAL F.A.R. = 2728 SQ.FT.

23.65% F.A.R.

B1
74



2906 Oakhaven Drive

AUSTIN, TX 78704

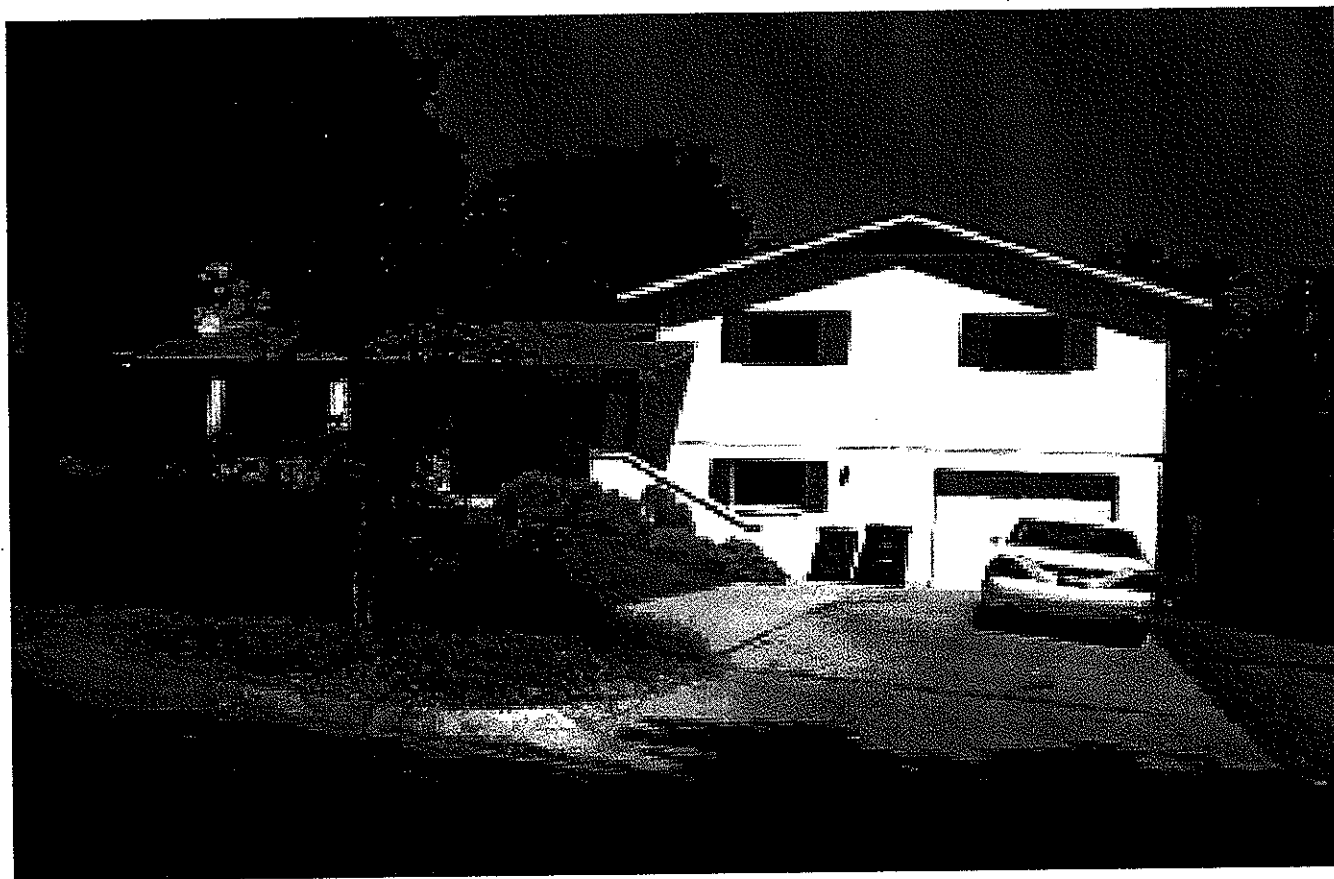
LOT 12, BLOCK D, BARTON HILLS, SECTION 1

LOT	=	10,920	SQ.FT.
LIVING/MASONRY	=	1656	SQ.FT.
ATT. PARKING/STOR	=	500	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	1956	SQ.FT.
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17.91% F.A.R.

B1
75



2904 Oakhaven Drive

AUSTIN, TX 78704

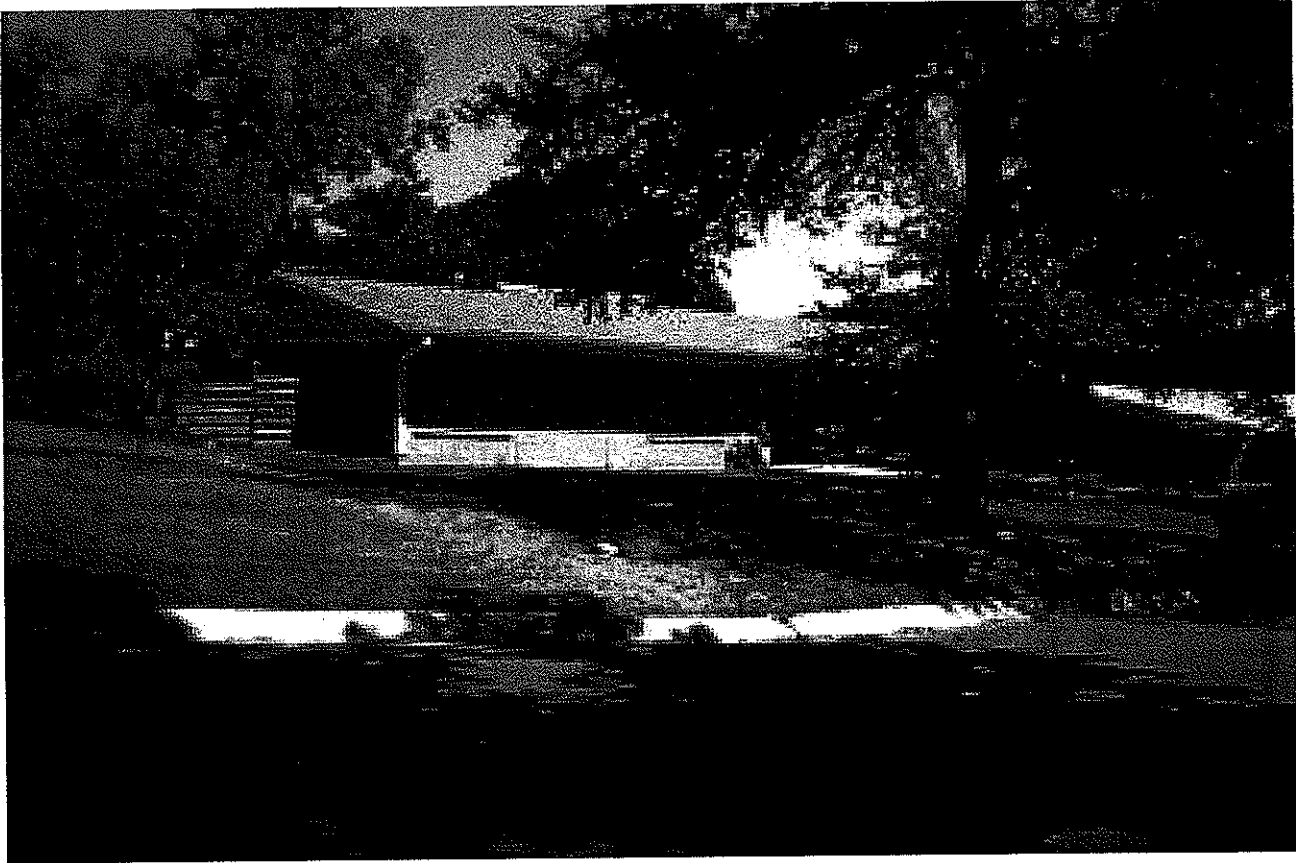
LOT 13, BLOCK D, BARTON HILLS, SECTION 1

LOT	=	10,764	SQ.FT.
LIVING/MASONRY	=	2010	SQ.FT.
ATT. PARKING/STOR	=	294	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 2104 SQ.FT.

19.55% F.A.R.

B1
74



2902 Oakhaven Drive

AUSTIN, TX 78704

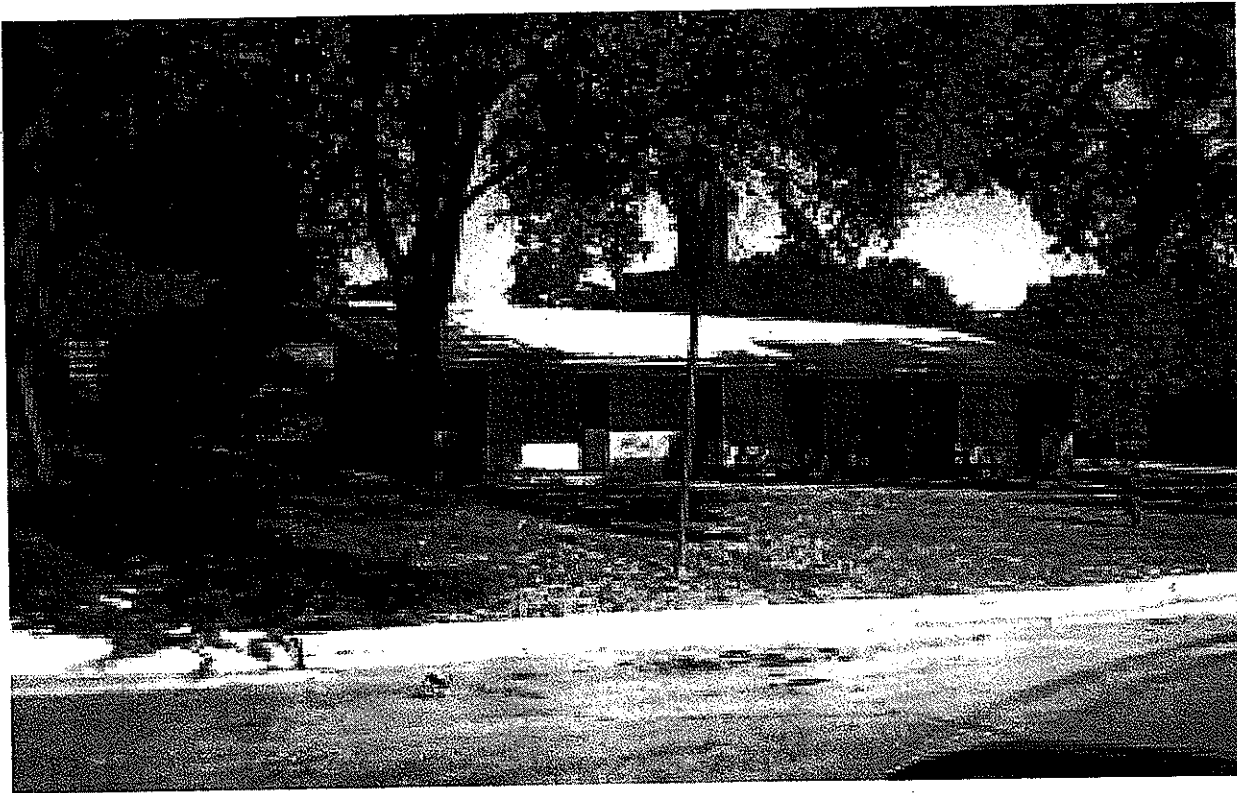
LOT 14, BLOCK D, BARTON HILLS, SECTION 1

LOT	=	10,800	SQ.FT.
LIVING/MASONRY	=	1713	SQ.FT.
ATT. PARKING/STOR	=	308	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 1821 SQ.FT.

16.86% F.A.R.

B1
/ 11



2900 Oakhaven Drive

AUSTIN, TX 78704

LOT 15, BLOCK D, BARTON HILLS, SECTION 1

LOT	=	11,205	SQ.FT.
LIVING/MASONRY	=	1955	SQ.FT.
ATT. PARKING/STOR	=	0	SQ.FT.
PARKING EXEMP.	=	0	SQ.FT.

TOTAL F.A.R. = 1955 SQ.FT.

17.45% F.A.R.

BJ
28



2805 Oakhaven Drive

AUSTIN, TX 78704

LOT 2, BLOCK G, BARTON HILLS, SECTION 1

LOT	=	12,628	SQ.FT.
LIVING/MASONRY	=	1536	SQ.FT.
ATT. PARKING/STOR	=	528	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 1864 SQ.FT.

14.76% F.A.R.

B1
79



2807 Oakhaven Drive

AUSTIN, TX 78704

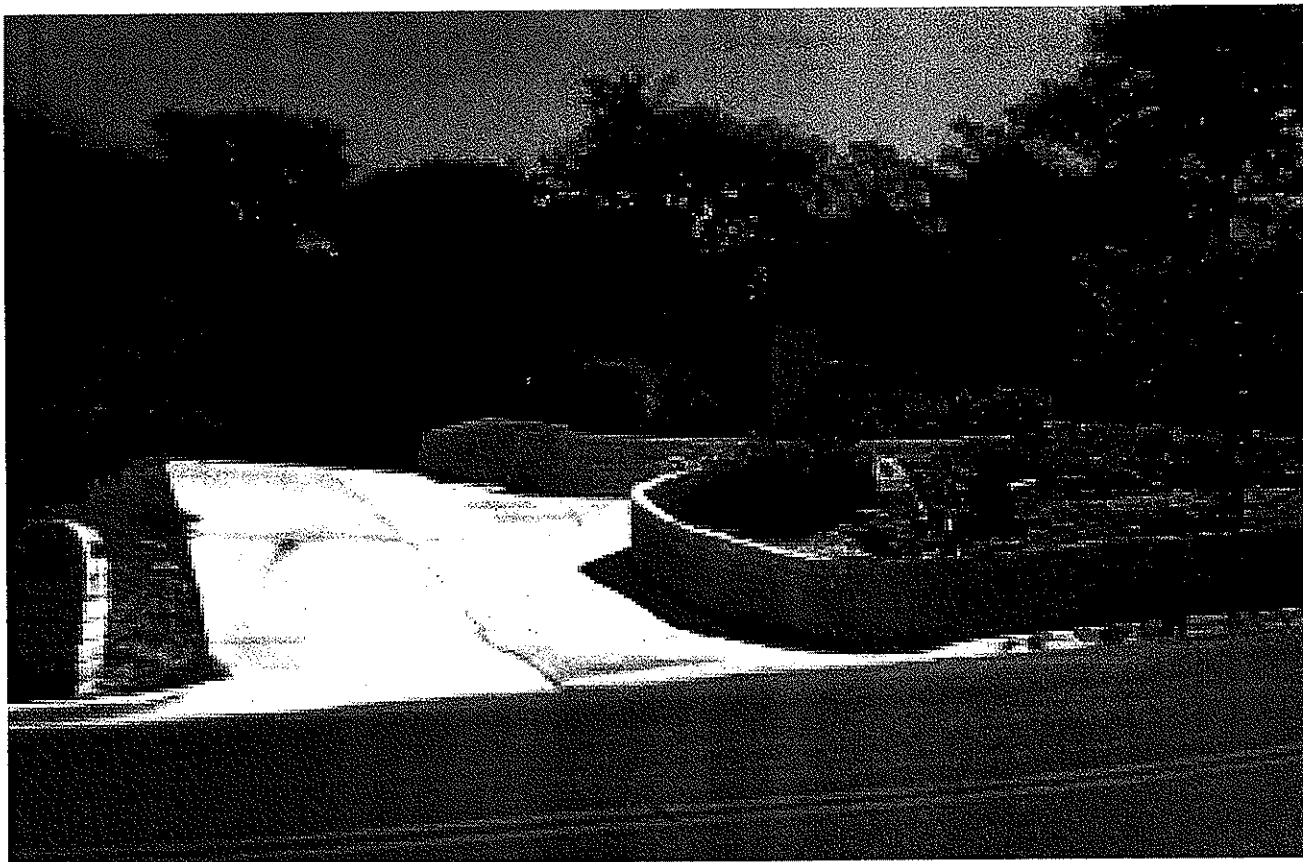
LOT 1, BLOCK 6, BARTON HILLS, SECTION 1

LOT	=	11,060	SQ.FT.
LIVING/MASONRY	=	1606	SQ.FT.
ATT. PARKING/STOR	=	729	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R.	=	2135	SQ.FT.
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19.30% F.A.R.

B/
80



2404 Barton Skyway

AUSTIN, TX 78704

LOT 24, BLOCK G, BARTON HILLS, SECTION 1

LOT	=	13,986	SQ.FT.
LIVING/MASONRY	=	1402	SQ.FT.
ATT. PARKING/STOR	=	500	SQ.FT.
PARKING EXEMP.	=	200	SQ.FT.

TOTAL F.A.R. = 1702 SQ.FT.

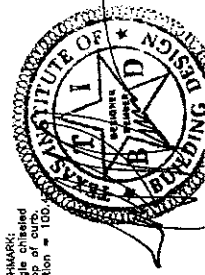
12.17% F.A.R.

LOT AREA	9754 SF	40%
F.A.R. ALLOWABLE	3901.6 SF	
FIRST FLOOR	1460 SF	
SECOND FLOOR	1444 SF	
HABITABLE ATTIC	717 SF	
TOTAL LIVING	3701 SF	
GARAGE	607 SF	
GAME ROOM	550 SF	
TOTAL AREA	1100 SF	
ENTRY PORCH	52 SF	
STOOP	32 SF	
COVERED VERANDA	357 SF	
OUTSIDE STAIRS AND LANDINGS	102 SF	
SUB TOTAL F.A.R.	4852 SF	
DETACHED GARAGE EXEMPTION	-450 SF	
ATTIC EXEMPTION	-717 SF	
TOTAL F.A.R.	3605 SF	36.96%
SQ.FT. UNDER F.A.R.	246.6 SF	
ALLOWABLE BUILDING COVER	3901.6 SF	40%
TOTAL ALLOWABLE INFIRVIOUS COVER	4394.3 SF	45%
FLATWORK (INC. 60 SF. A/C PAD) (RON)	1236 SF (120 SF)	
TOTAL BUILDING COVER	2604 SF	26.70%
TOTAL INFIRVIOUS COVER	3840 SF	39.37%

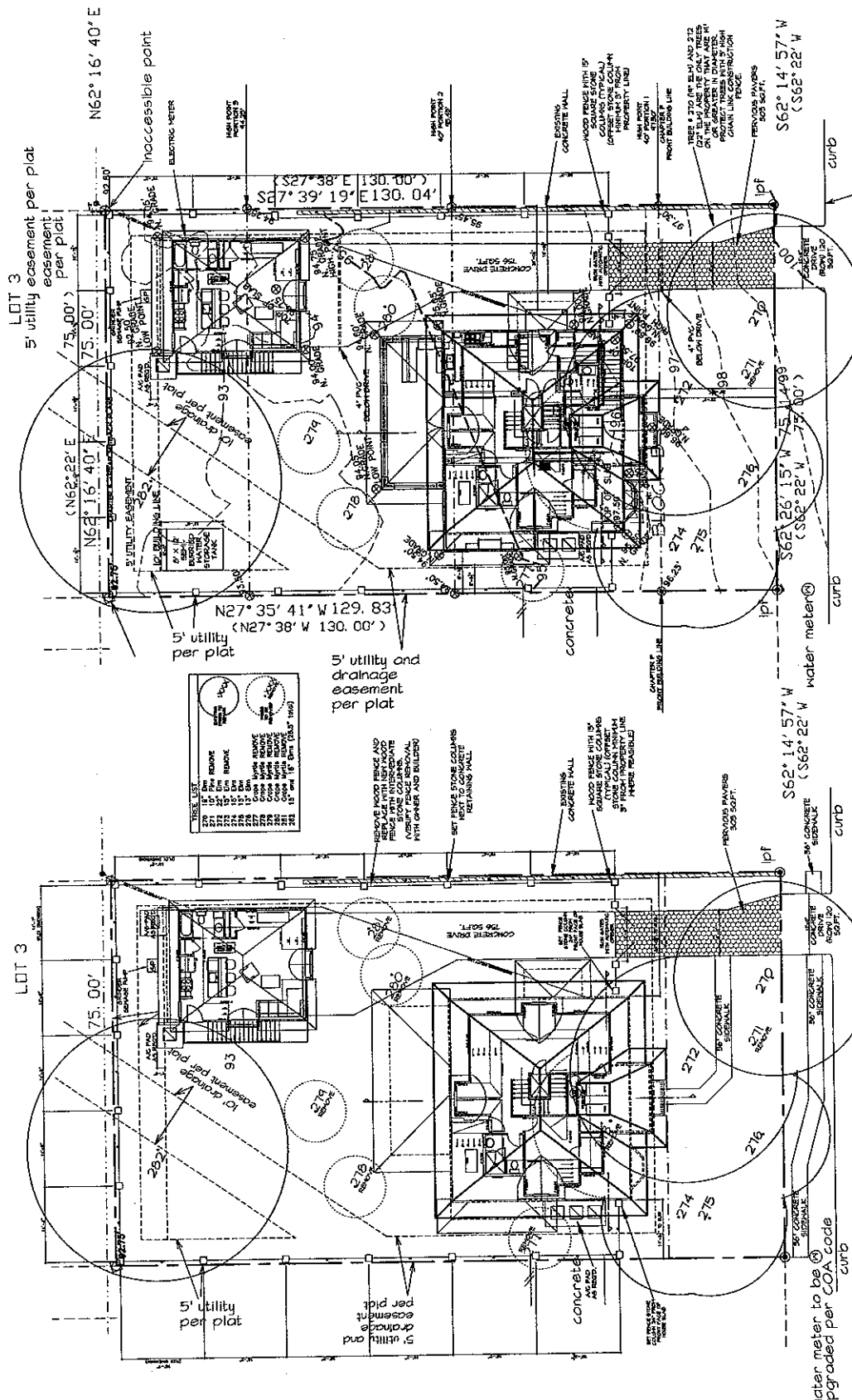
CITY OF AUSTIN ZONING, CHAPTER 25.2 SUBCHAPTER F, RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS. SECTION 33.3-C HABITABLE ATTIC. 50% OR MORE OF THE AREA HAS A CEILING HEIGHT OF 7' OR LESS.	ATTIC PERIMETER	1369 SF	100%
	ATTIC CEILING HEIGHT ABOVE 7' TALL	693 SF	46.3%
	ATTIC CEILING HEIGHT BELOW 7' TALL	735 SF	53.7%

ATTIC PERIMETER	1360 SF	100%
ATTIC CEILING HEIGHT ABOVE 7' TALL	633 SF	46.3%
ATTIC CEILING HEIGHT BELOW 7' TALL	735 SF	53.7%

B/
82



12/83



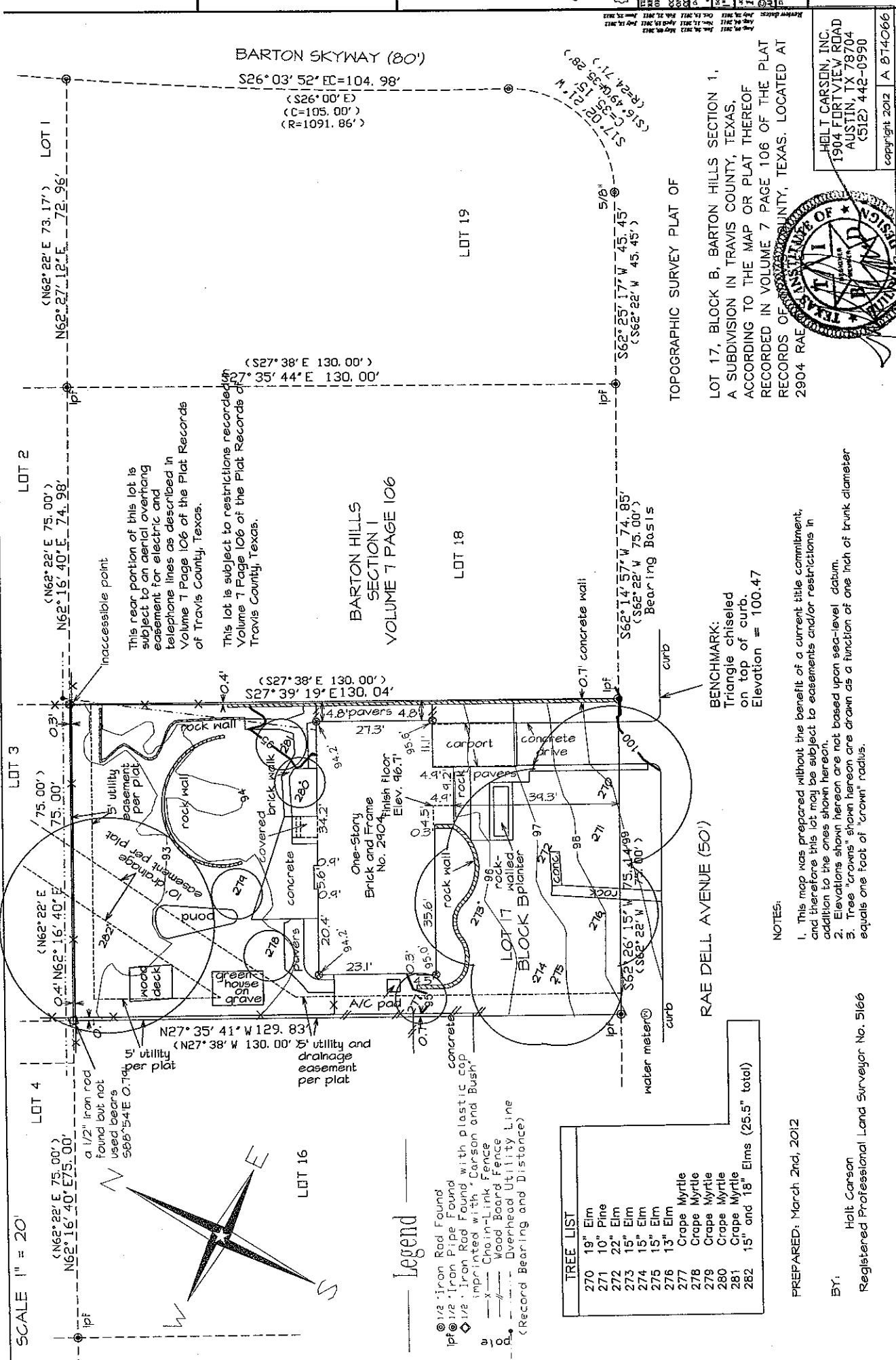
RAE DELL AVENUE (50')
SITE PLAN

LOT 17
BLOCK B
RAE DELL AVENUE (50')

water meter to be upgraded per COA code



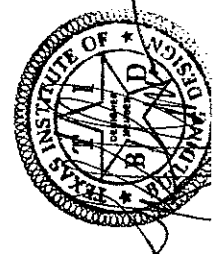
B1
84





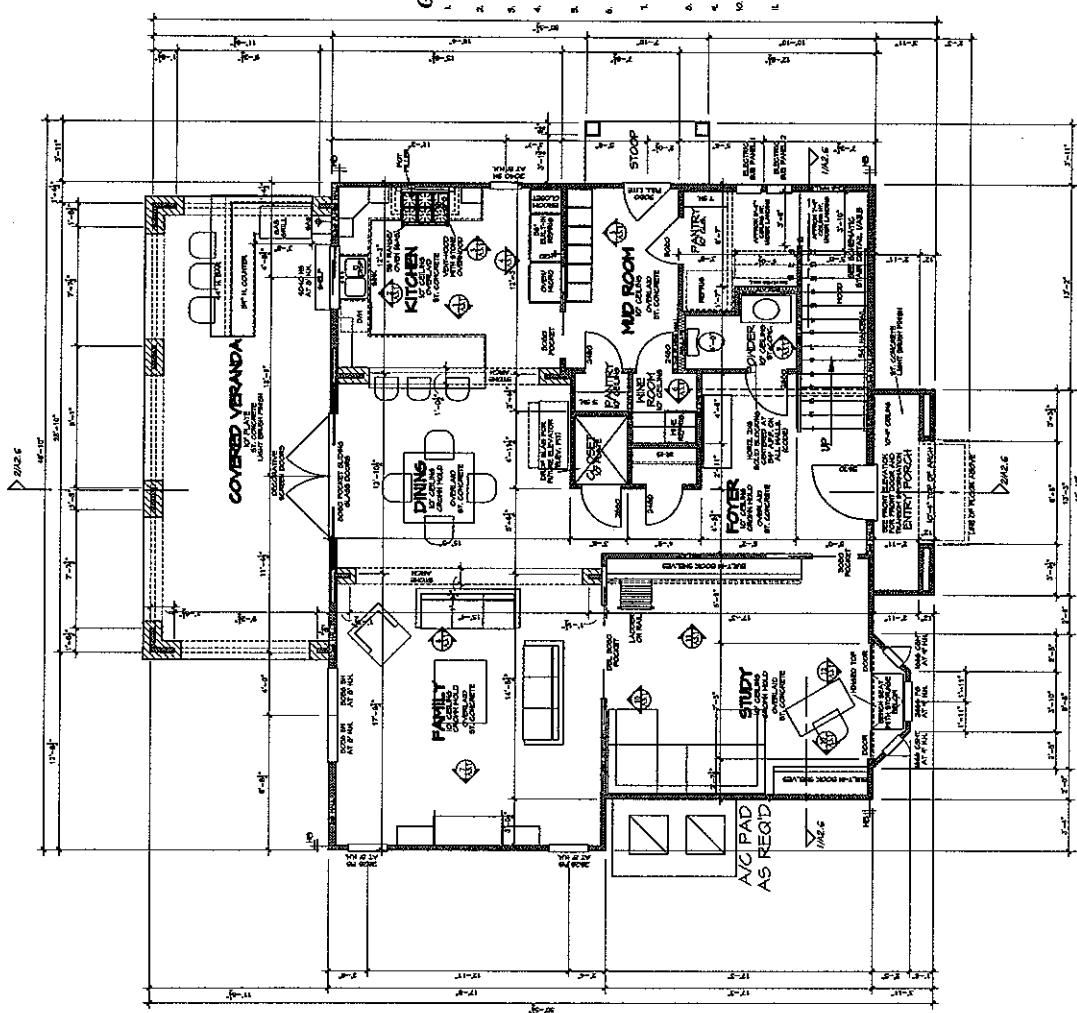
AL
1106-103
July 18, 2011
Professional Engineer
State of Texas
No. 1106-103
Exp. 07/18/2012

B1
85-



GENERAL NOTES:

1. SEAN RESOURCES TO BE USED FOR ALL MATERIALS AND FINISHES.
2. PROVIDE SLOPE DRAINAGE AT ALL ROOFS AND AT GARAGE DOOR OPENERS.
3. PROVIDE SLOPE DRAINAGE AT ALL ROOFS AND AT GARAGE DOOR OPENERS.
4. MARK ALL WINDOW REASERS WITH AN ARROW POINTING TO THE REASER.
5. LOCATE ALL STUDS IN WALLS AND FLOORS AS NOTED.
6. LOCATE ALL HATCH LINES TO BE REMOVED TO BE RELOCATED TO THE NEW LOCATION.
7. LOCATE ALL INTERIOR PARTITIONS TO BE REMOVED TO THE NEW LOCATION.
8. LOCATE ALL HATCH LINES TO BE REMOVED TO BE RELOCATED TO THE NEW LOCATION.
9. LOCATE ALL HATCH LINES TO BE REMOVED TO BE RELOCATED TO THE NEW LOCATION.
10. LOCATE ALL HATCH LINES TO BE REMOVED TO BE RELOCATED TO THE NEW LOCATION.
11. LOCATE ALL HATCH LINES TO BE REMOVED TO BE RELOCATED TO THE NEW LOCATION.
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19. LOCATE ALL HATCH LINES TO BE REMOVED TO BE RELOCATED TO THE NEW LOCATION.
20. LOCATE ALL HATCH LINES TO BE REMOVED TO BE RELOCATED TO THE NEW LOCATION.



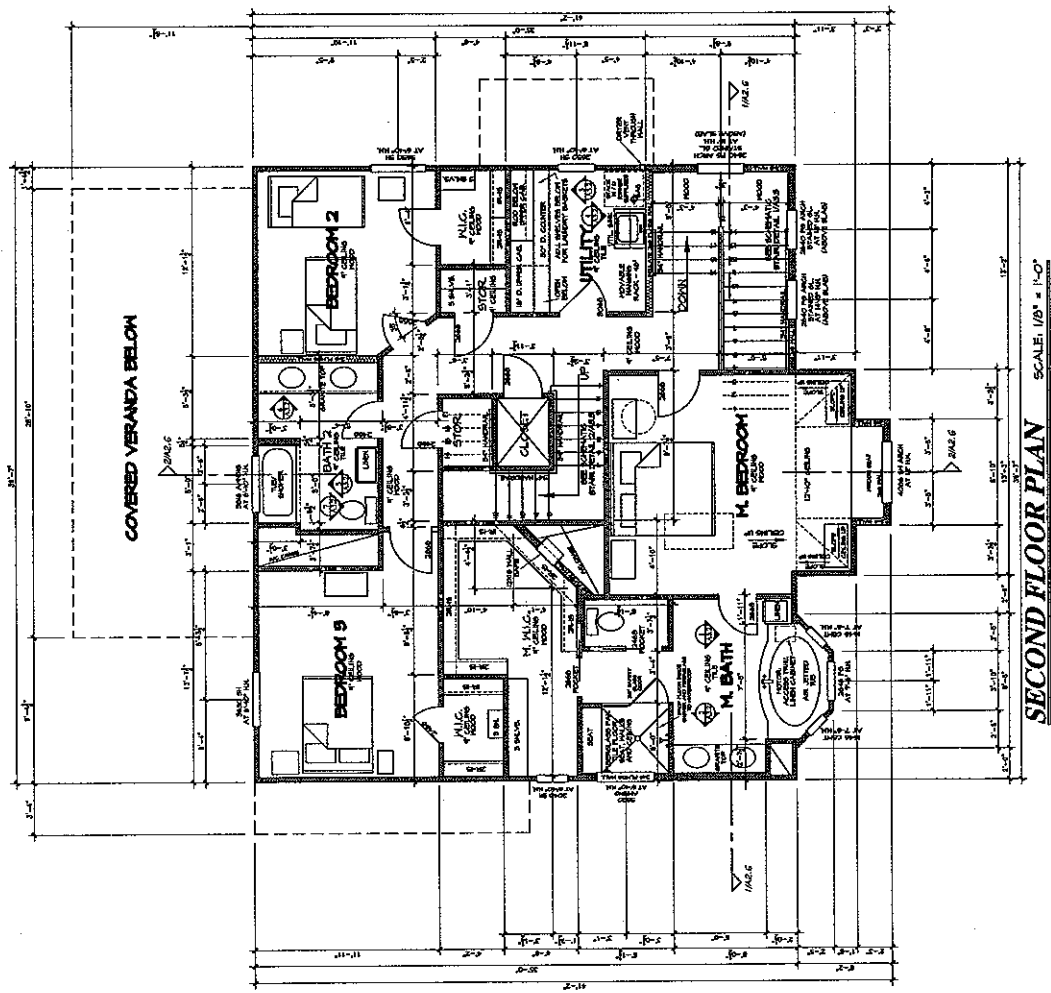
FIRST FLOOR PLAN

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

- OUTDOOR GRILL
- WATER HEATER - CIRCULATION RMP
- SOLAR HEAT/ELECTRIC BACKUP
- SOLAR WATER HEATER
- COLLECTORS
- VERIFY LOCATIONS:
- GAS METER LOCATION
- PHONE BOX
- CABLE BOX
- SPECIFICATION SHEET/ ROOM FINISH
- SCHEDULE
- TERMI-MESH
- RADIANT BARRIER
- INSULATION SPRAY - BLOWN
- BORIC ACID TERMITE SPRAY
- FINGER JOINT STUDS
- LIGHT ORANGE PEEL TEXTURE
- SQUARE CORNERS
- 1 1/8" CDX T&G PLYWOOD SUBFLOOR
- 2ND AND 3RD FLOORS

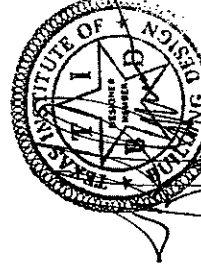


B1/98

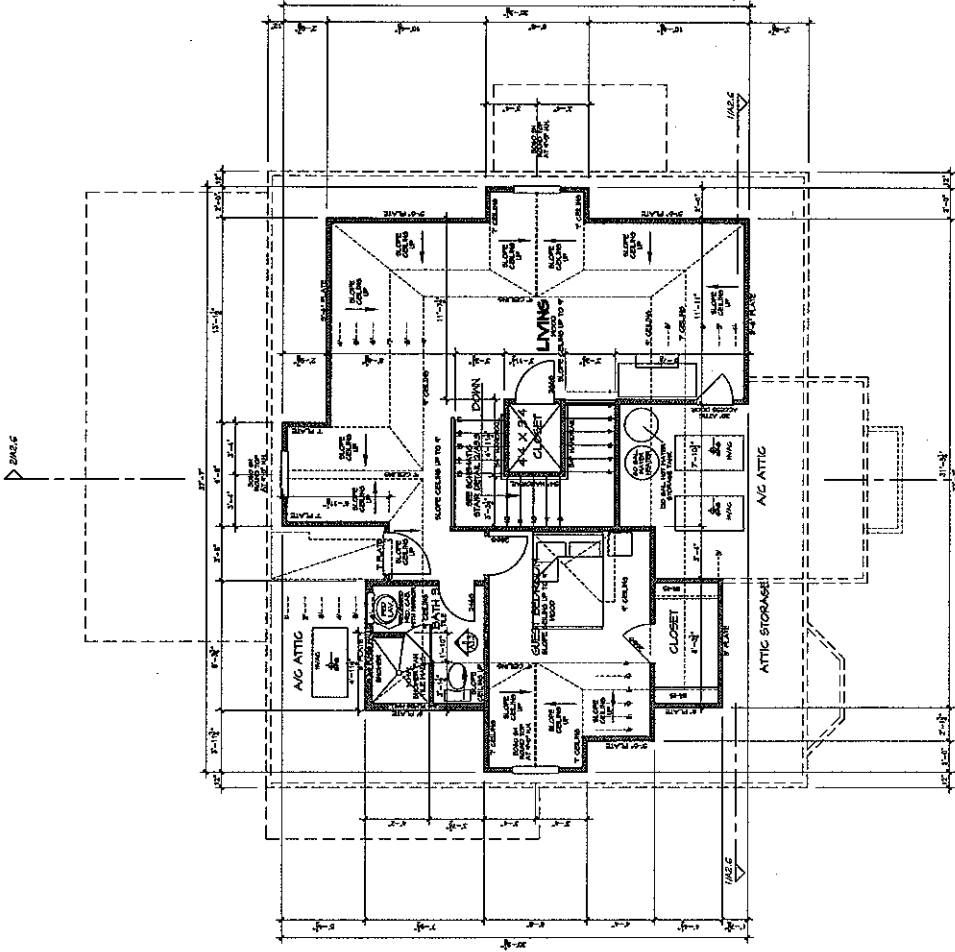




THIS PLAN IS TO BE USED FOR THE CONSTRUCTION OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	DATE: July 18	SCALE: 1/8" = 1'-0"	PROJECT NO.: 1106-103
REVISIONS:	DATE: July 18	SCALE: 1/8" = 1'-0"	PROJECT NO.: 1106-103
REVISIONS:	DATE: July 18	SCALE: 1/8" = 1'-0"	PROJECT NO.: 1106-103
REVISIONS:	DATE: July 18	SCALE: 1/8" = 1'-0"	PROJECT NO.: 1106-103
REVISIONS:	DATE: July 18	SCALE: 1/8" = 1'-0"	PROJECT NO.: 1106-103

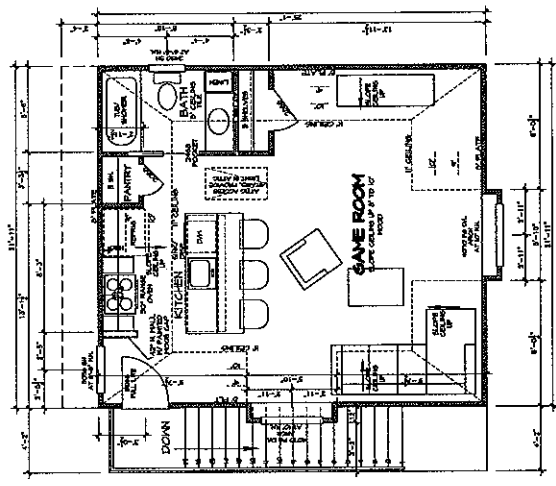
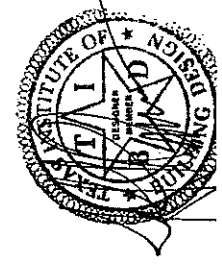


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8

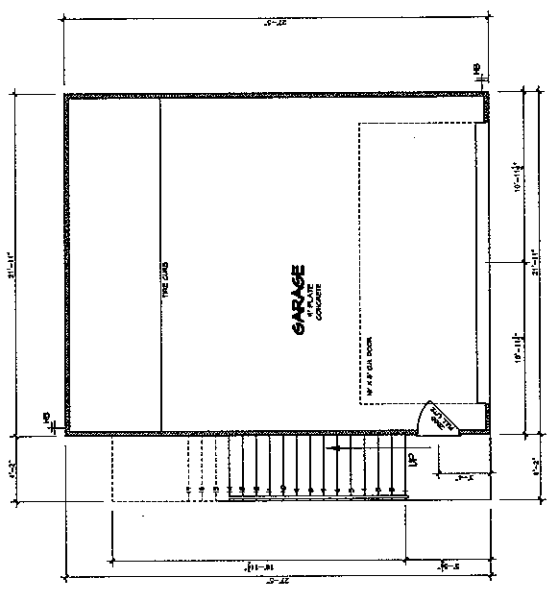


ATTIC FLOOR PLAN SCALE: 1/8" = 1'-0"

B1
88



SECOND FLOOR PLAN
GAME ROOM
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
DETACHED GARAGE
SCALE: 1/8" = 1'-0"

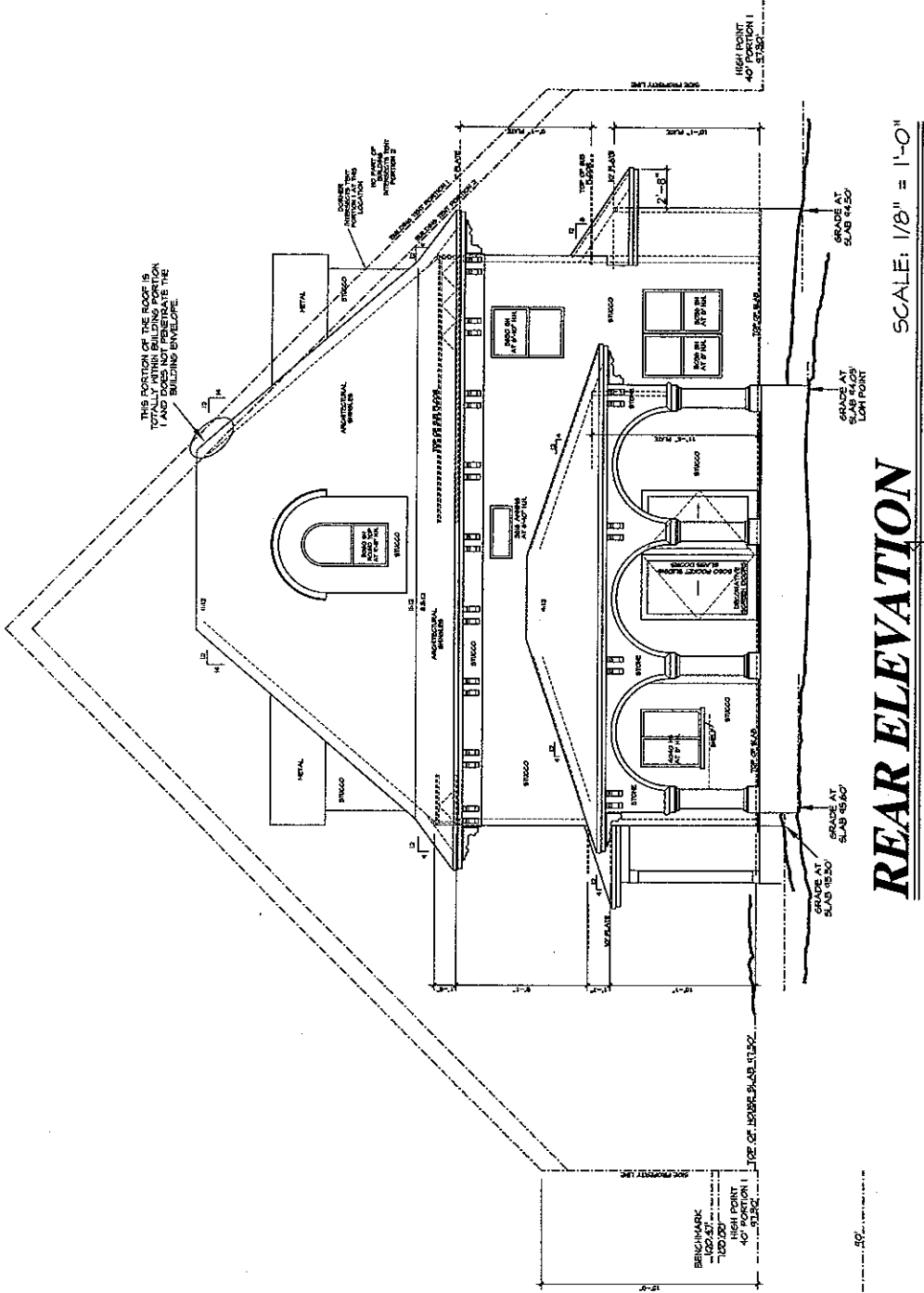
68
1/2



REVIEWED BY: [Signature]
 DATE: July 11, 2011
 SCALE: 1/8" = 1'-0"
 SHEET NO.: A2
 PROJECT NO.: 1106-10
 CLIENT: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

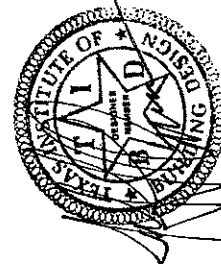
L&L Overman (P) Inc.
 11511 Trinity Hill Drive
 Austin, Texas 78735

Kasprzak Residence



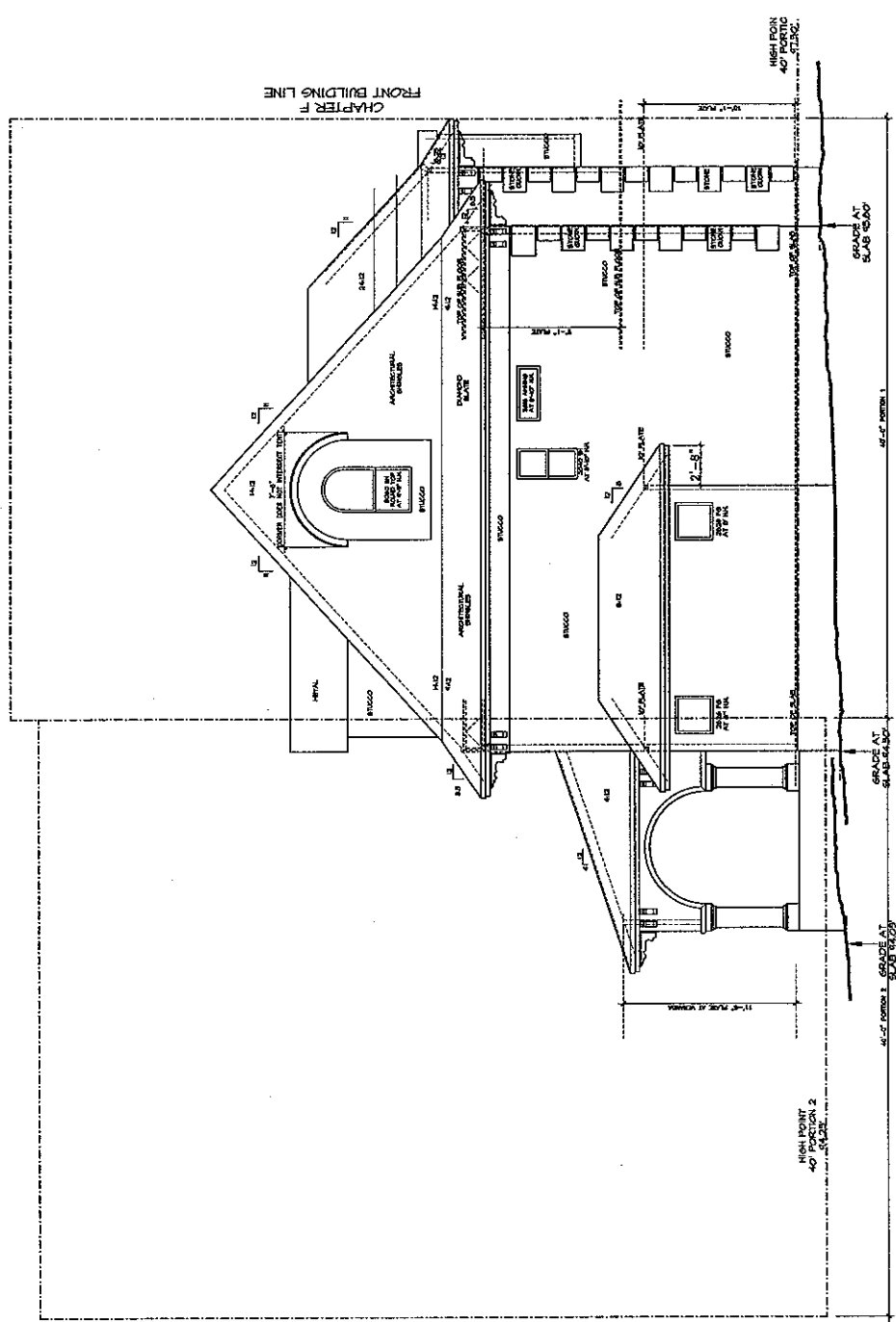
REAR ELEVATION

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



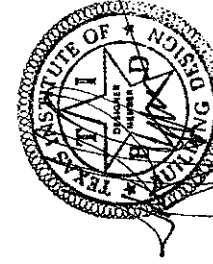
SCALE: 1/8" = 1'-0"

LEFT ELEVATION

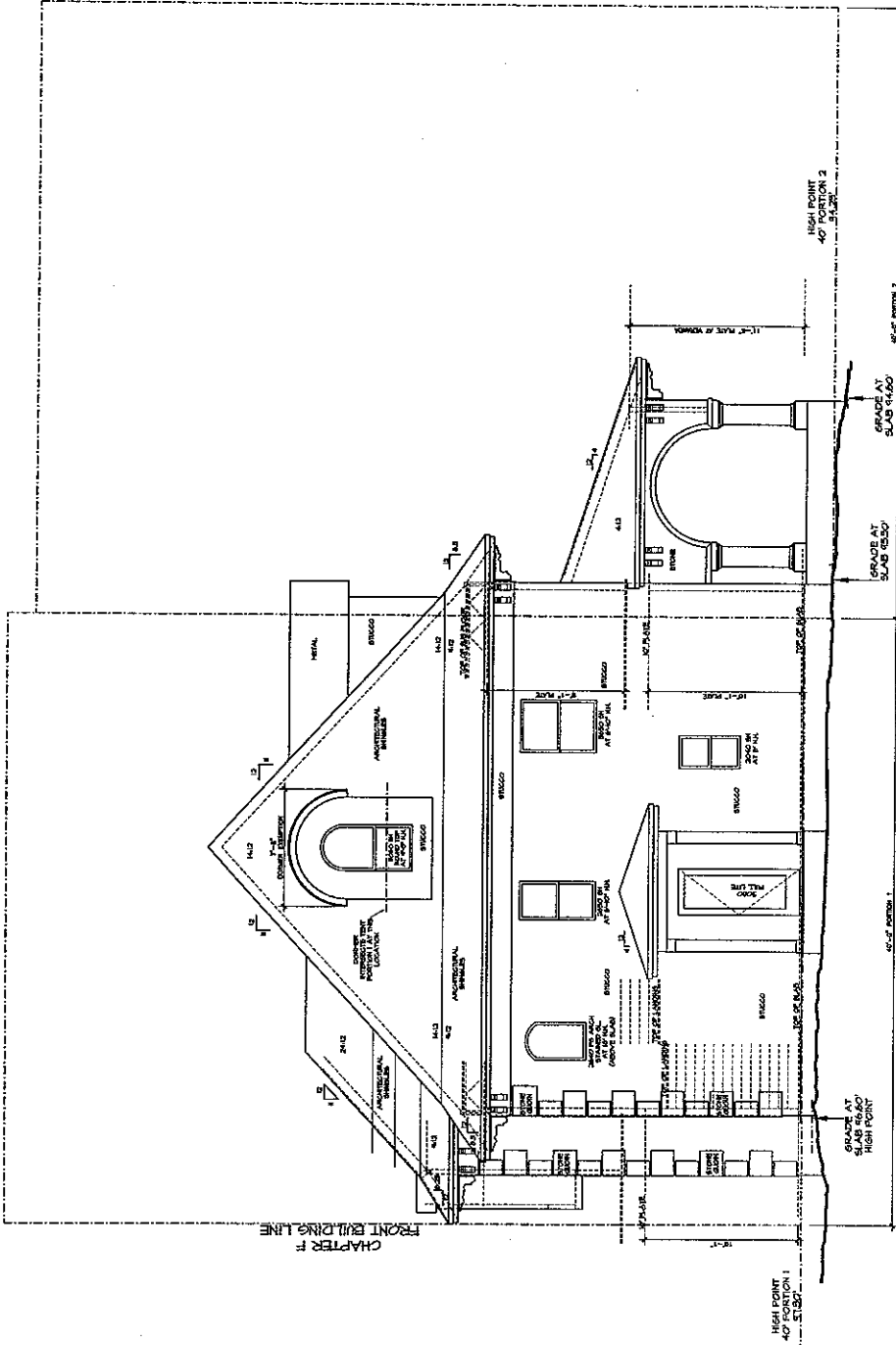




THIS PLAN
REPRODUCED
ONLY NOT
FOR CONSTRUCTION
DATE: July 1, 2013
CONCEPT/REVISIONS
DATE: July 1, 2013
11512-10
A2

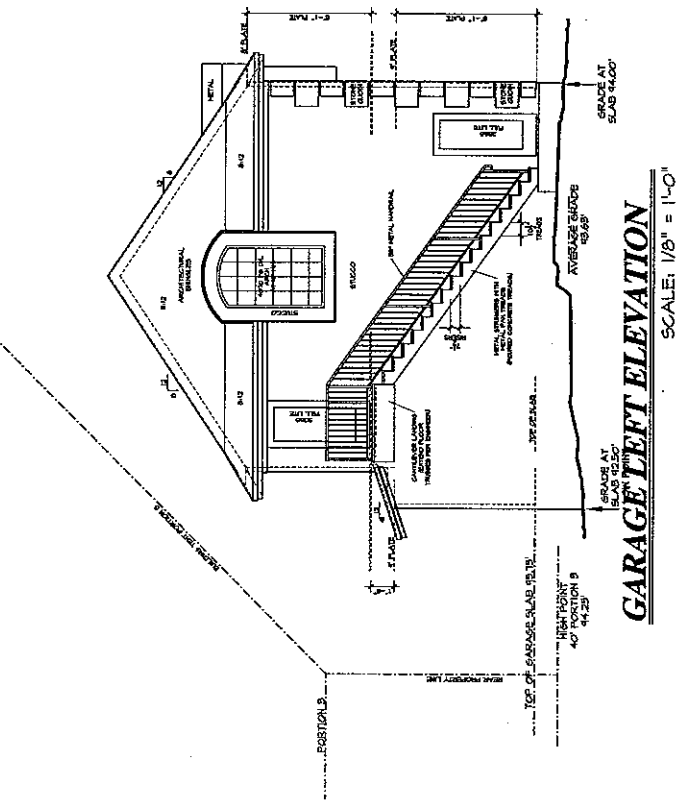
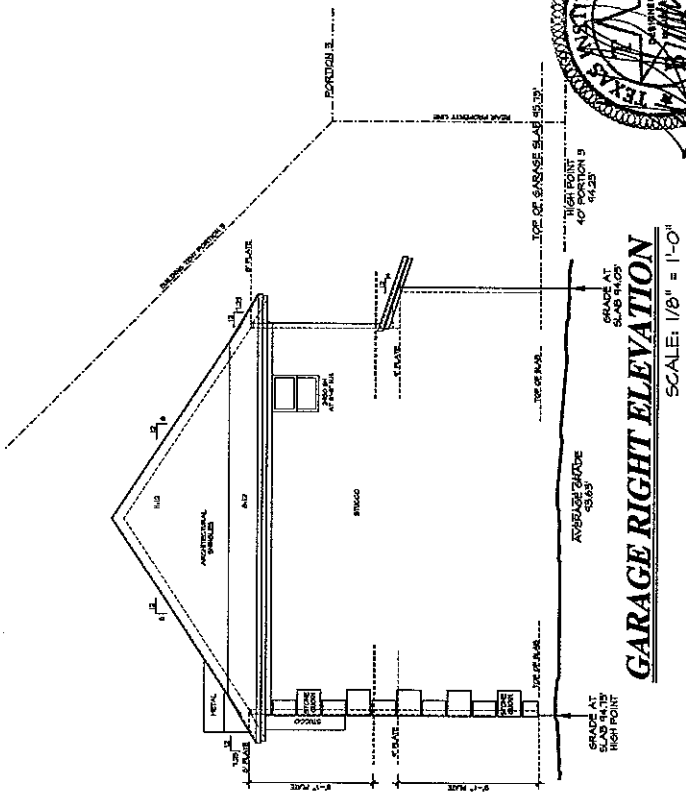


B1
92



RIGHT ELEVATION

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

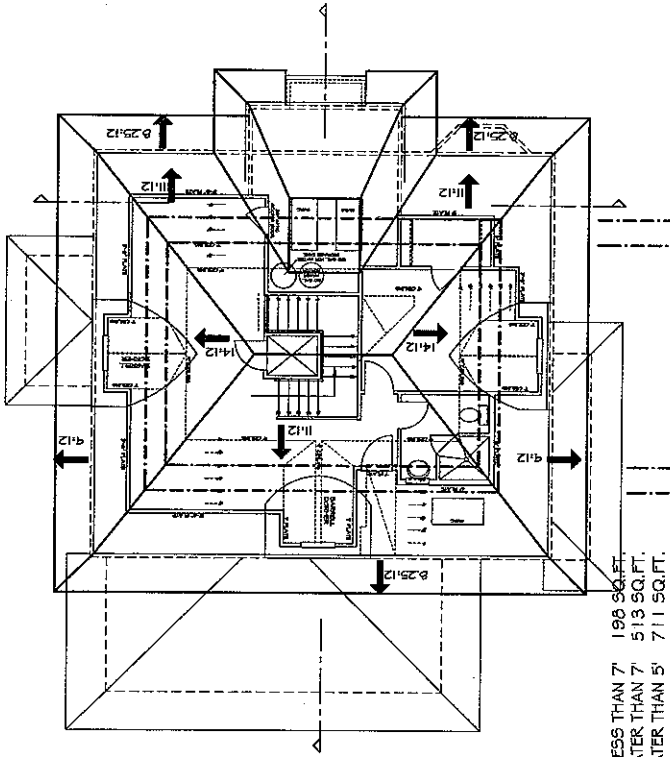




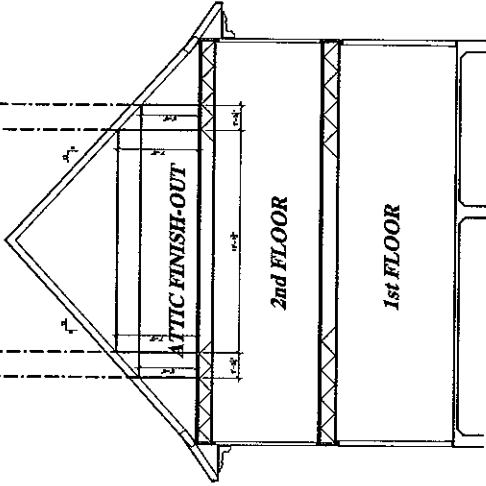
THIS PLAN HAS BEEN
REPRODUCED, COPIED,
OR MODIFIED
CONCEPTUAL FOR
ONLY. NOT FOR
CONSTRUCTION.
July 18, 2012
3/13/12
11066-0392
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A2.7



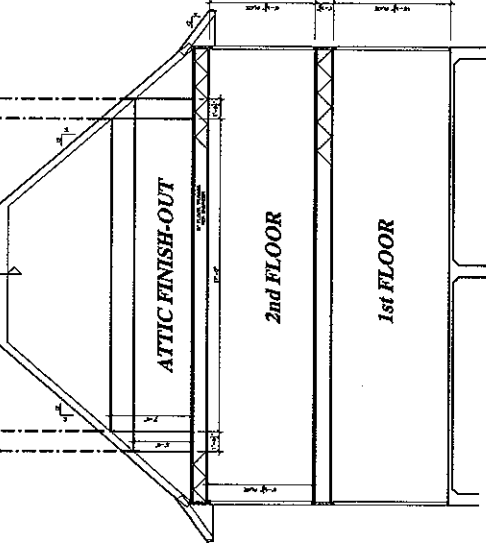
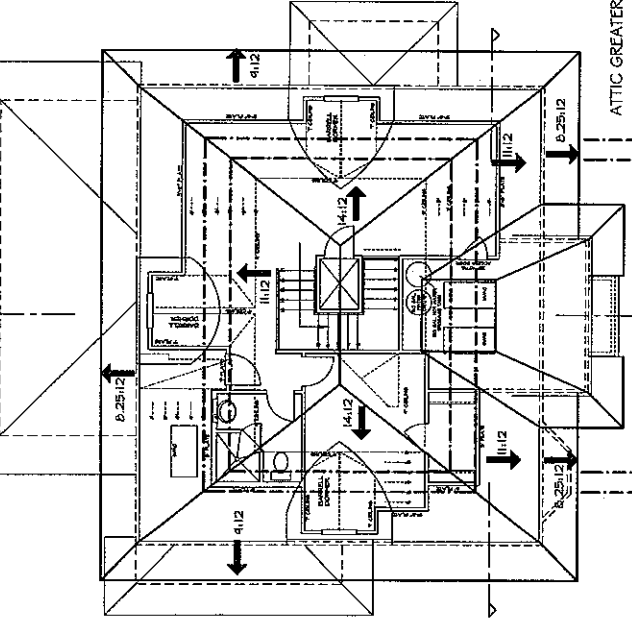
B1
96



ATTIC GREATER THAN 5' AND LESS THAN 7' 196 SQ. FT.
ATTIC GREATER THAN 7' 513 SQ. FT.
TOTAL ATTIC GREATER THAN 5' 711 SQ. FT.



② ATTIC EXEMPTION SECTION SCHEMATIC
SCALE: 3/8" = 1'-0"

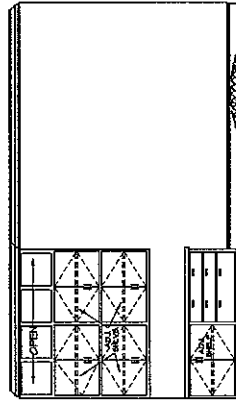


① ATTIC EXEMPTION SECTION SCHEMATIC
SCALE: 3/8" = 1'-0"

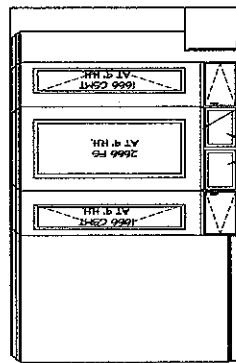
18/97



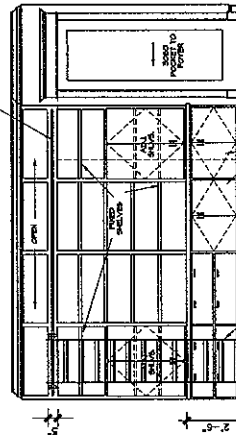
13 STUDY



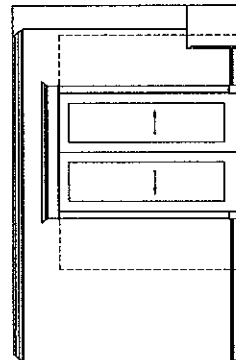
12 STUDY



11 STUDY

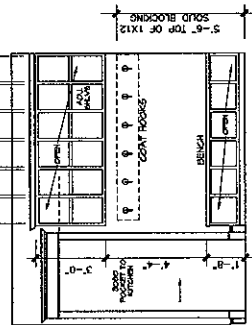


10 STUDY

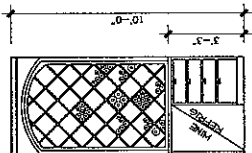


INTERIOR ELEVATIONS

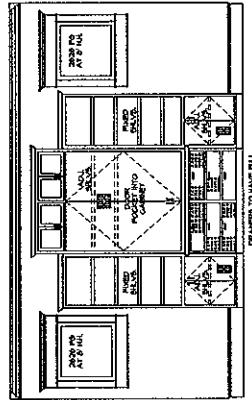
5 MUD ROOM



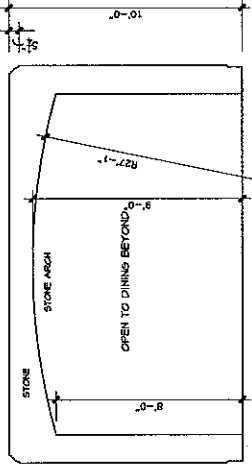
6 WINE



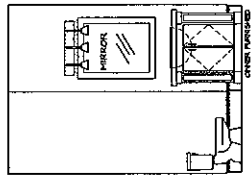
7 LIVING



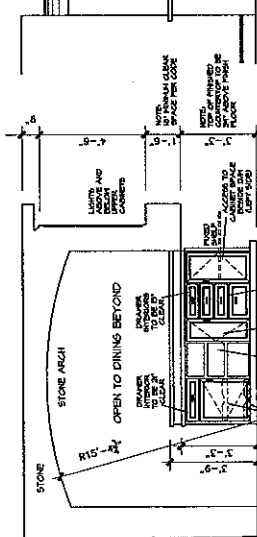
8 LIVING



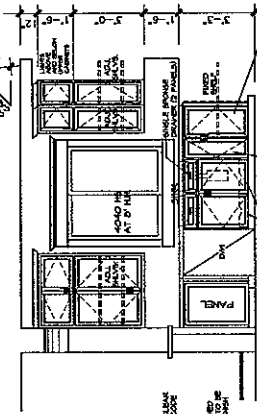
9 POWDER



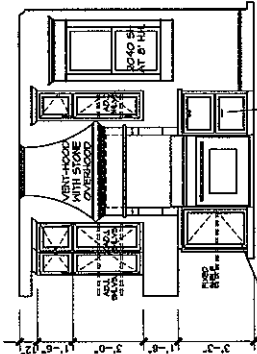
1 KITCHEN



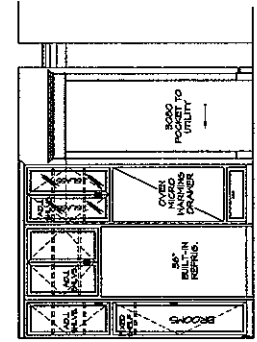
3 KITCHEN



3 KITCHEN

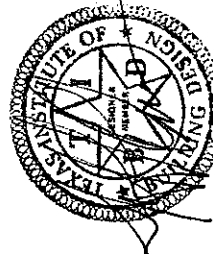


4 KITCHEN

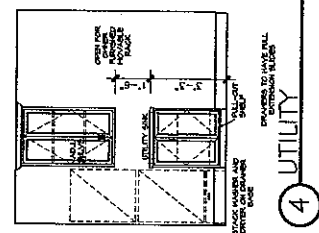




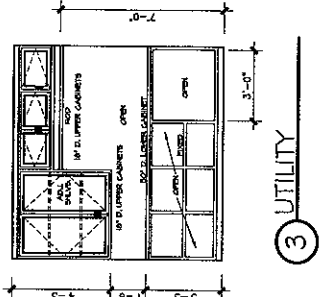
THIS PLAN	DATE	SCALE	PROJECT NO.	PROJECT NAME
PREPARED BY	DATE	SCALE	PROJECT NO.	PROJECT NAME
DESIGNED BY	DATE	SCALE	PROJECT NO.	PROJECT NAME
CHECKED BY	DATE	SCALE	PROJECT NO.	PROJECT NAME
APPROVED BY	DATE	SCALE	PROJECT NO.	PROJECT NAME
DATE	July 11	3/16"	11166-101	Kasprzak Residence
DATE	July 11	3/16"	11166-101	Kasprzak Residence
DATE	July 11	3/16"	11166-101	Kasprzak Residence
DATE	July 11	3/16"	11166-101	Kasprzak Residence
DATE	July 11	3/16"	11166-101	Kasprzak Residence



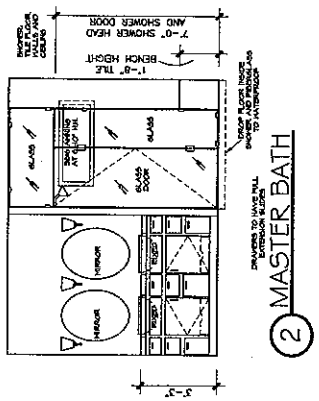
B1
98



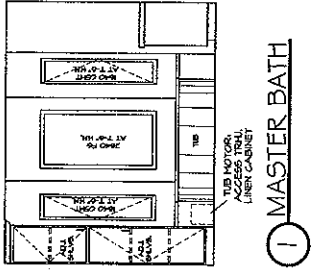
4 UTILITY



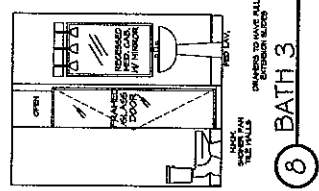
3 UTILITY



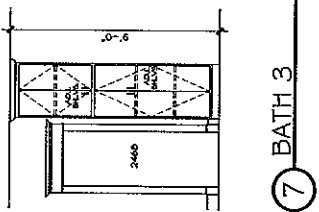
2 MASTER BATH



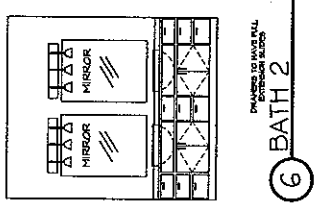
1 MASTER BATH



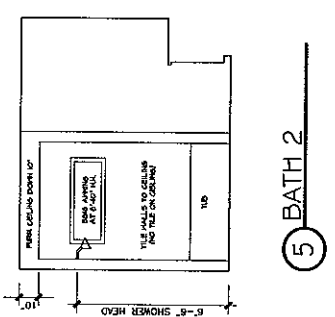
8 BATH 3



7 BATH 3

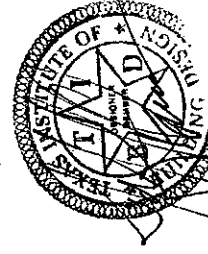


6 BATH 2

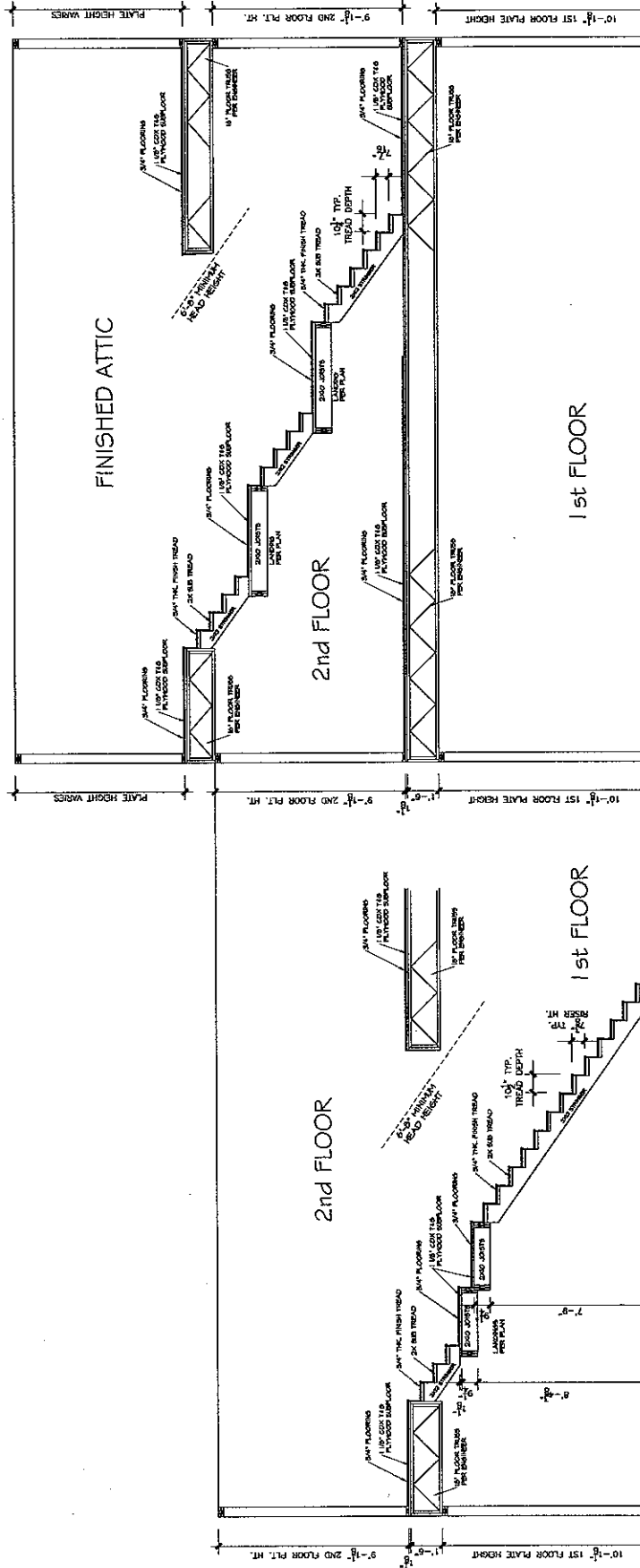


5 BATH 2

INTERIOR ELEVATIONS



18/69



2 2nd FLOOR STAIR DETAIL - SCHEMATIC

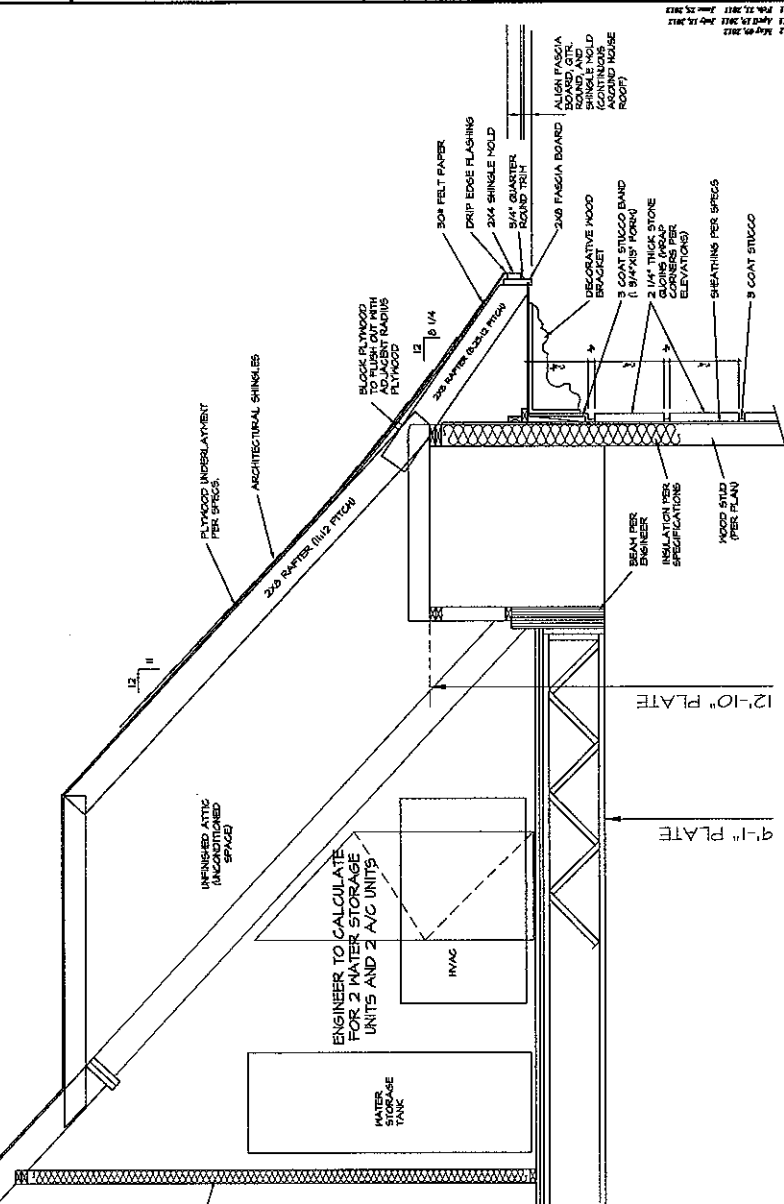
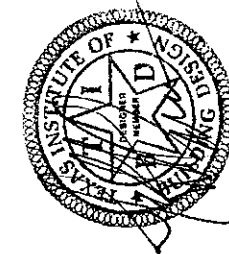
1 1st FLOOR STAIR DETAIL - SCHEMATIC

SCHEMATIC STAIR SECTIONS

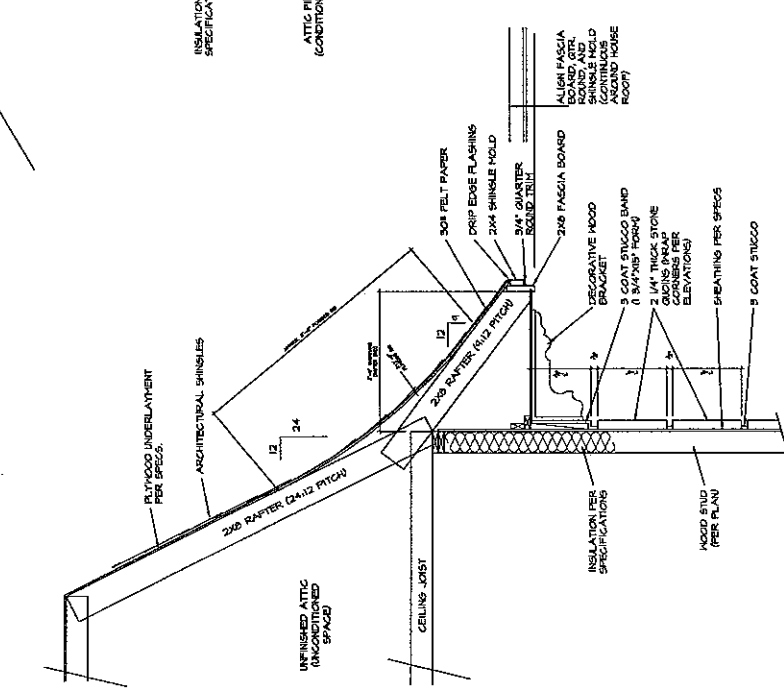
SCALE: 3/16" = 1'-0"



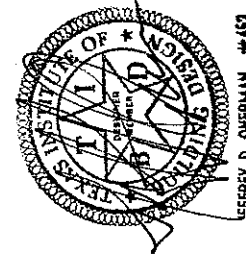
B1
150



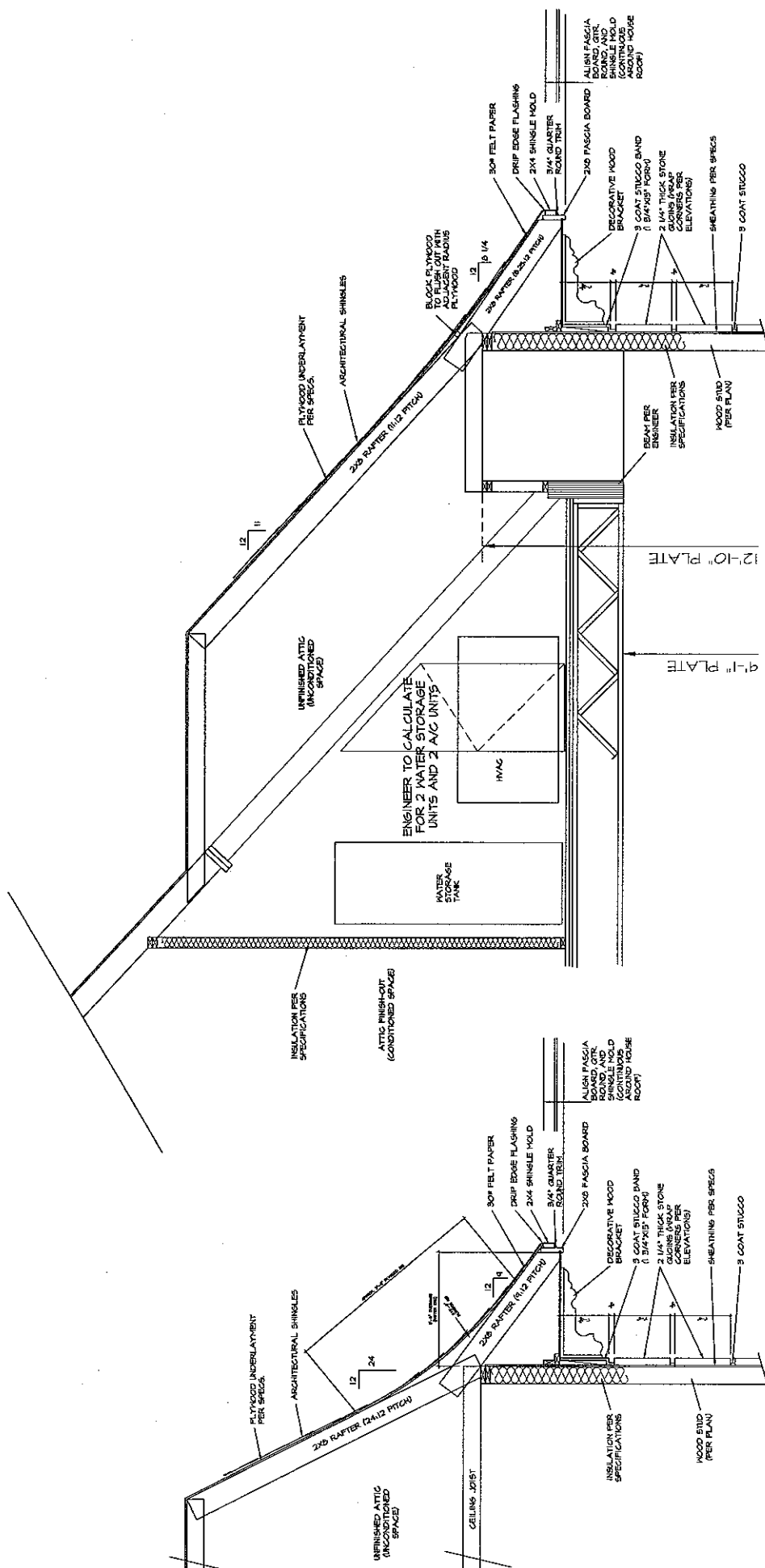
EAVE DETAIL
8.25:12 TO 1:12 MIXED PITCH
2
SCALE: 3/8" = 1'-0"



EAVE DETAIL
9:12 TO 24:12 MIXED PITCH
1
SCALE: 3/8" = 1'-0"

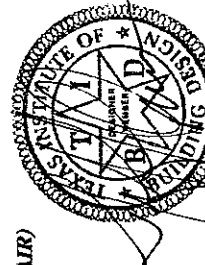


B1
101

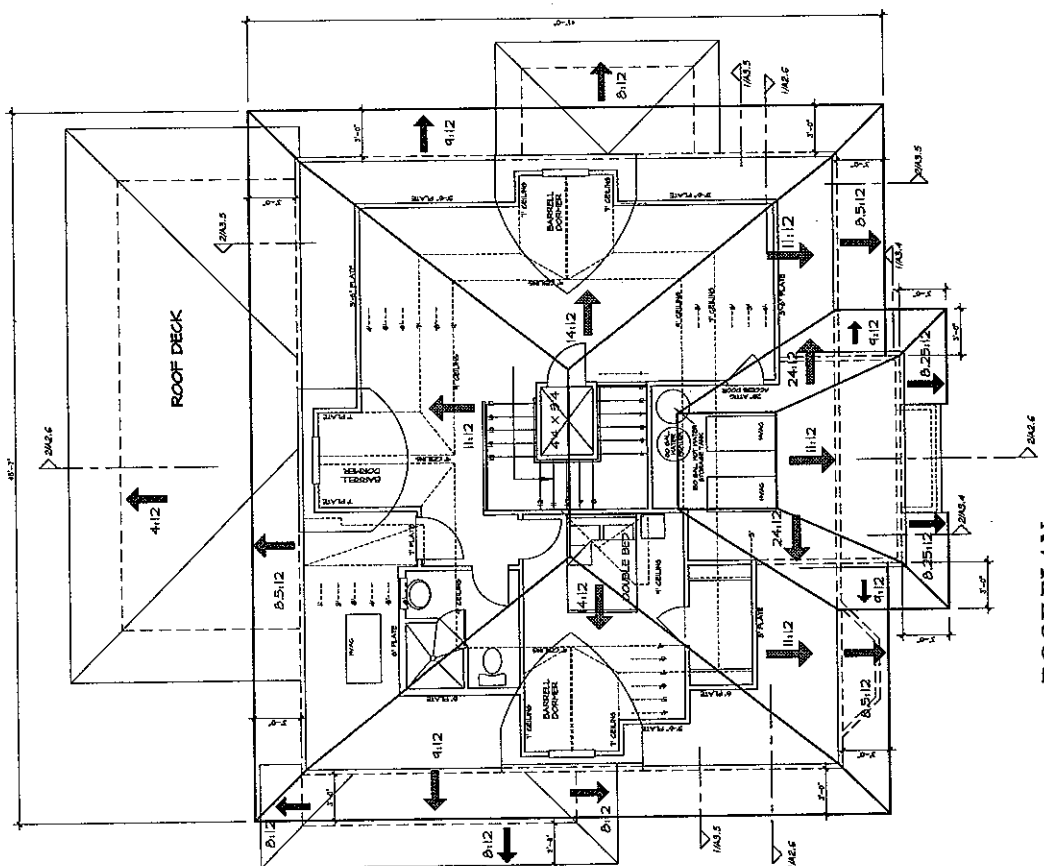


EAVE DETAIL
 8.25:12 TO 11:12 MIXED PITCH
 2

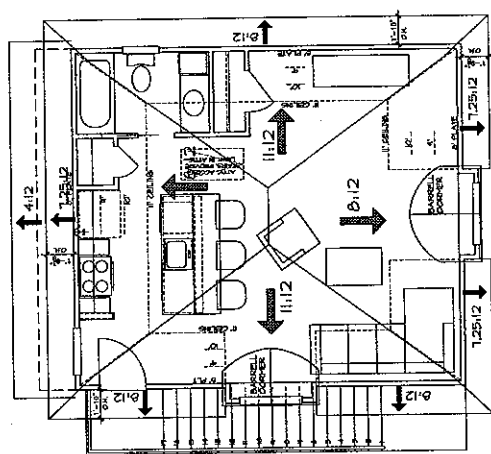
EAVE DETAIL
 9:12 TO 24:12 MIXED PITCH
 1



B/
102



ROOF PLAN
MAIN HOUSE
14:12 PITCH SIDE TO SIDE (W/ 9:12 FLAIR)
11:12 PITCH FRONT TO BACK (W/ 8.25:12 FLAIR)
UNLESS OTHERWISE NOTED

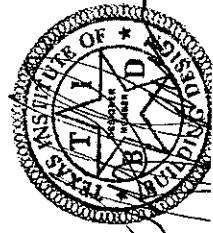


ROOF PLAN MIXED PITCH ROOF
GARAGE / GAME ROOM
SCALE: 1/8" = 1'-0"

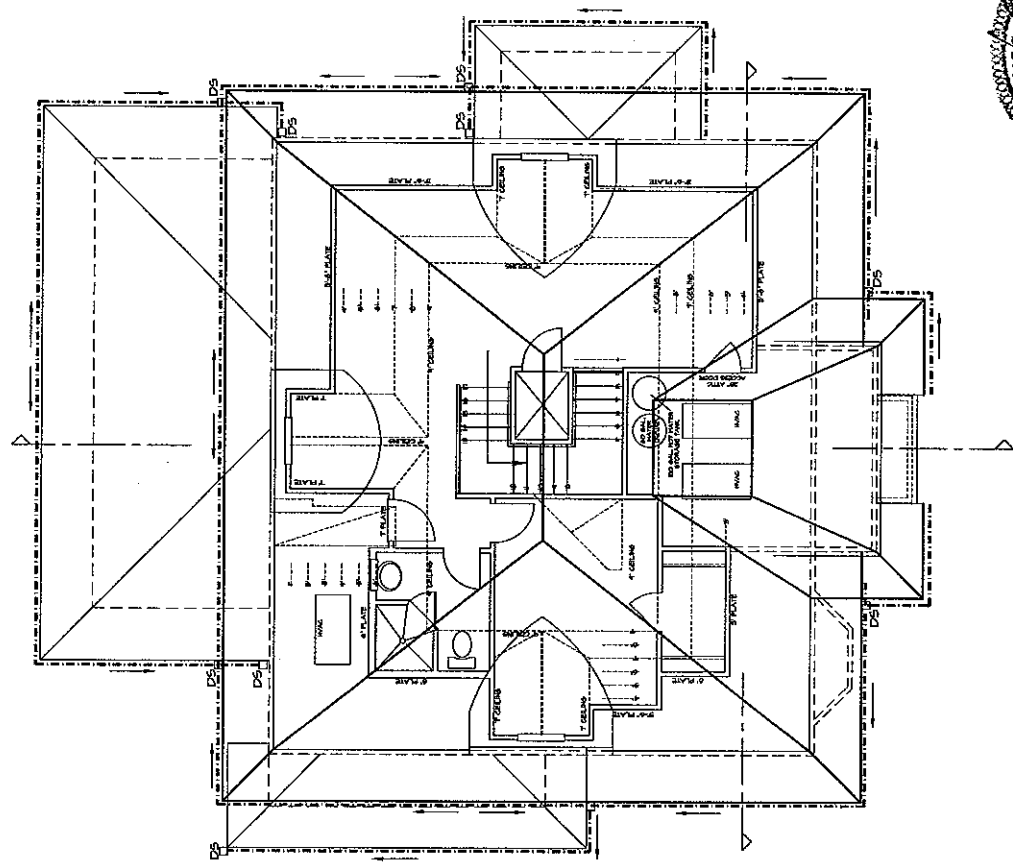


THIS PLAN IS
FOR THE
CONSTRUCTION
OF THE
GARAGE / GAME ROOM
AND
MAIN HOUSE
AND
ALL
OTHER
WORK
SHOWN
HEREON
IS
TO BE
CONSIDERED
AS
PART
OF
THE
ENTIRE
PROJECT
AND
NO
PART
SHALL
BE
CONSIDERED
AS
SEPARATE
FROM
THE
ENTIRE
PROJECT
UNLESS
SPECIFICALLY
NOTED
OTHERWISE
ON
THIS
DRAWING
DATE
JULY 18, 2013
BY
J. OVERMAN, AIA
11166-103
A4.

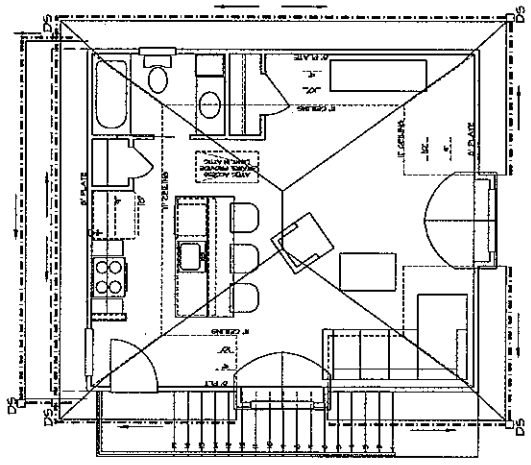
B1
103



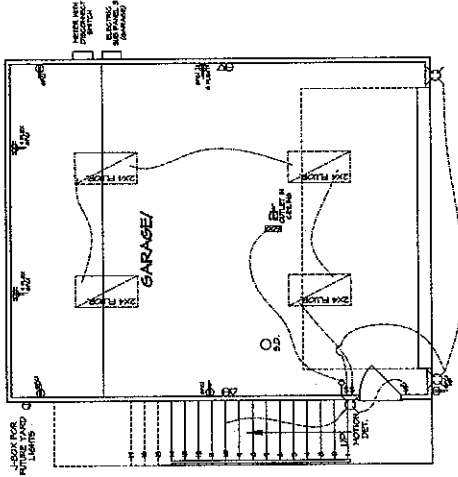
GUTTER PLAN
MAIN HOUSE
SCALE: 1/8" = 1'-0"



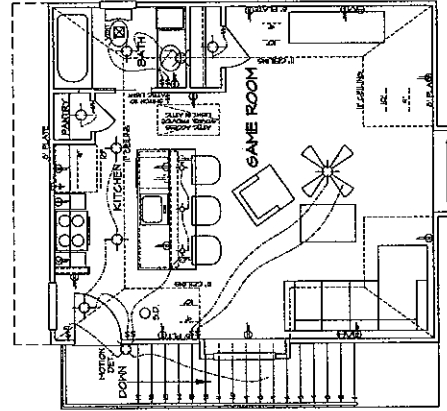
GUTTER PLAN
GARAGE / GAME ROOM
SCALE: 1/8" = 1'-0"



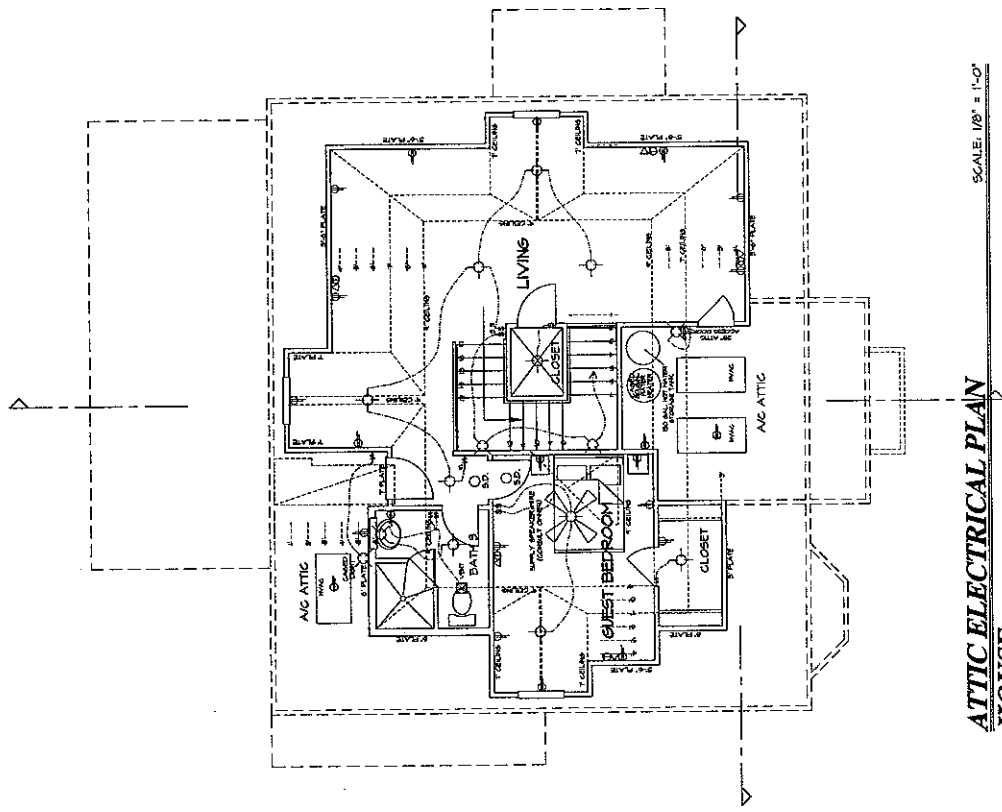
FIRST FLOOR ELECTRICAL PLAN



FIRST FLOOR ELECTRICAL PLAN
DETACHED GARAGE SCALE: 1/8" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN
GAME ROOM



ATTIC ELECTRICAL PLAN

Benavidez, Sylvia

B/
106

From: Lee Vickers <lvickers@mwvmlaw.com>
Sent: Monday, October 29, 2012 4:53 PM
To: Benavidez, Sylvia
Subject: RE: 2904 Rae Dell Ave

Thanks. I today sent you by mail a form filled out to express my objection to the application pending an answer to my questions. Your email response was very prompt. Thank you. Having read the application I would like to withdraw the objection and express approval to the owner's request.

Will this email suffice to change my vote (that you haven't even seen yet because it is in the mail), or is there another procedure?

Lee G. Vickers
MARTINEC, WINN, VICKERS & McELROY, P.C.
919 Congress Avenue, Suite 200
Austin, TX 78701
(512) 476-0750/FAX (512) 476-0753

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to this e-mail. Thank you.

From: Benavidez, Sylvia [<mailto:Sylvia.Benavidez@austintexas.gov>]
Sent: Monday, October 29, 2012 4:36 PM
To: Lee Vickers
Subject: 2904 Rae Dell Ave

Per your request attached is a copy of the RDCC application for the modification request.

From: OTC02Whitehouse@austintexas.gov [<mailto:OTC02Whitehouse@austintexas.gov>]
Sent: Monday, October 29, 2012 4:34 PM
To: Benavidez, Sylvia
Subject: Attached Image

Kevin and Alicia Lyn Kasprzak

3311 Galesburg Drive * Austin, TX 78745 * akasprzak@hotmail.com * 773-398-3707

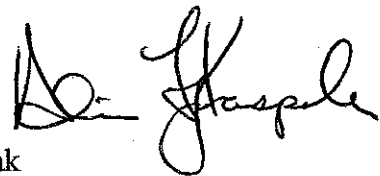
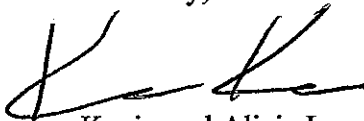
B/
107

April 12, 2011

To Whom It May Concern:

We have hired Jeff Overman, of Overman Custom Design, as the draftsman/architect for our new home, which is to be built at 2904 Rae Dell, Austin, TX 78745 our "Permanent Home". Therefore, Jeff is our agent and has our permission to submit the necessary documents / plans / etc. pertaining to this project and also has the authority to discuss / investigate as necessary with the city, its agents and any other persons necessary to design, permit and build our Permanent Home. If you have any questions or concerns do not hesitate to contact us.

Sincerely,



Kevin and Alicia Lyn Kasprzak

BL
108

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

Case Number: 2012-066340R

ADDRESS: 2904 Rae Dell Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: November 7, 2012

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

ROBERT T. HARRIS
Your Name (please print)

PH. # (512) 416 1467

2402 BLUFFVIEW DR. AUSTIN 78704
Your address(es) affected by this application

Tom M 10/29/12
Signature Date

Comments: I LIVE 6 HOUSES SOUTH OF 2904 RAE DELL.
THE HOUSE WHICH THEY HAVE PROPOSED IS APPROX.
TWICE THE SIZE OF ANY HOUSE ON THIS
BLOCK. I AM AMAZED THEY ARE ABLE TO
CONSTRUCT A 3900 SQ. FT. HOUSE WITHIN THE RULES
OF THE ORDINANCE. I STRONGLY OBJECT TO ANY
REQUEST FOR MORE SPACE IN THIS ALREADY OVERSIZED
STRUCTURE. IT IS TOTALLY OUT OF CHARACTER WITH
THE REST OF THE NEIGHBORHOOD.

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

B1
109

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

Case Number: 2012-066340R

ADDRESS: 2904 Rae Dell Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: November 7, 2012

Residential Design and Compatibility Commission



Lee Vickers

Your Name (please print)

2907 Oak Park Dr.

Your address(es) affected by this application

J. Vickers

Signature

10/28/12

Date

Comments: Is there a physical condition of the property requiring it to be built this size or does the owner feel they are unable to comfortably reside in 3901 sq. ft.?

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810