December 3, 2012

Re: 3305 Lafayette Avenue/78722
C15 – 2012 – 0092

To: Board of Adjustment

Enclosed please find on five (5) separate pages our redesign for your consideration. The design here reflects the compromise reached at the Board-ordered meeting of October 29 between the CNA task force and our design team.

All figures on the site plan have been updated to be in accordance with the new design. This site plan shows us in compliance with the infill option 25-2-1603 and also the "Mc Mansion Ordinance" regarding impervious cover and its FAR requirement. Further the site plan shows the location of the new design's arbors. In addition, the site plan now includes a slope design for the driveway to address the neighborhood's concerns on that issue.

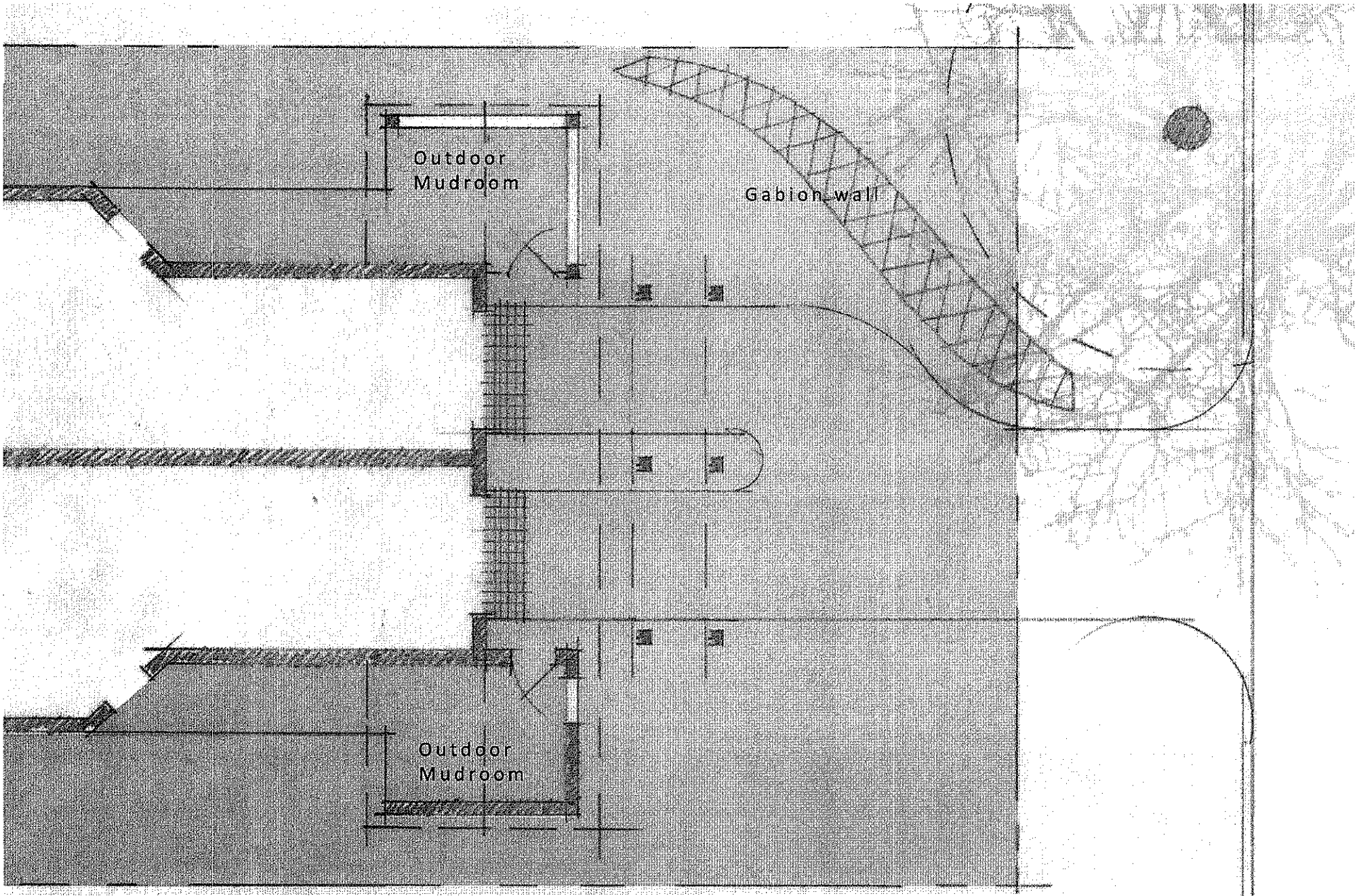
The three exterior elevations at the top of the site plan have not yet been changed to reflect the agreement reached at the meeting on October 29 and this new design. The redesign has no effect upon the "envelope" shown in those diagrams. If the Board approves the redesign described in the five (5) separate pages submitted, we will update those drawings along with the slight changes to the floor plan and to the framing necessary to accommodate the upstairs exterior porches. Those updated drawings will be the ones we take back to the permitting department.

A great deal of time and attention and expense have been invested by the Board, the CNA and by us. We want the Board to know that we very much appreciate its time and attention and its impetus that seems finally to be moving this matter along toward a fair, considered and equitable compromise and conclusion.

Please let us know if the Board will require more information from us at or before the meeting on Monday, December 10.

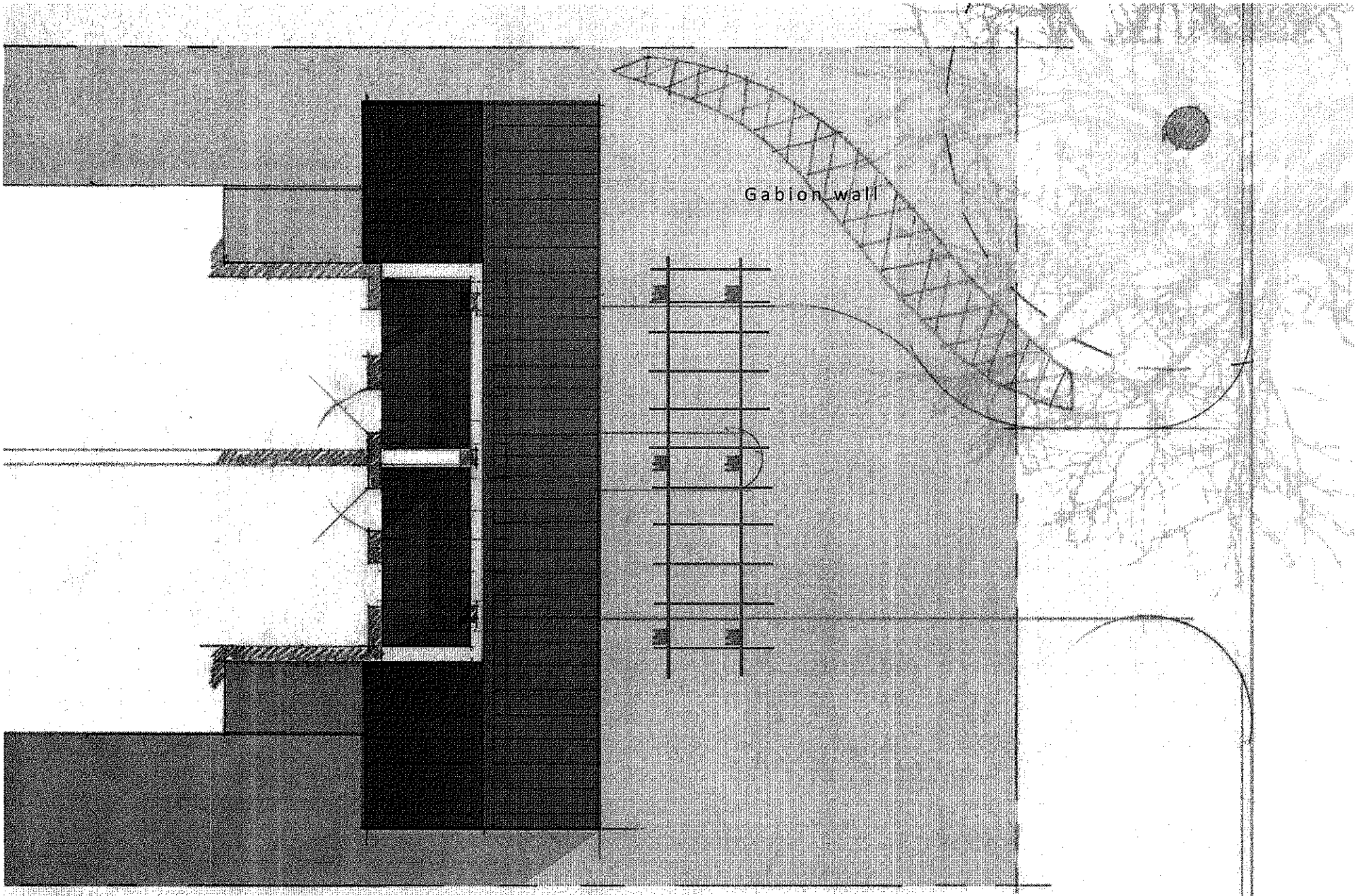
Teddy L. Kinney, Mgr.
Kinney Real Estate, LLC – 3305 Series

Cc: Camille Jobe
Andrew Logan
James H. Stephens
James R. Nolan
Chris Lewis
(design team)



3305 LAFAYETTE AVENUE

12.03.12

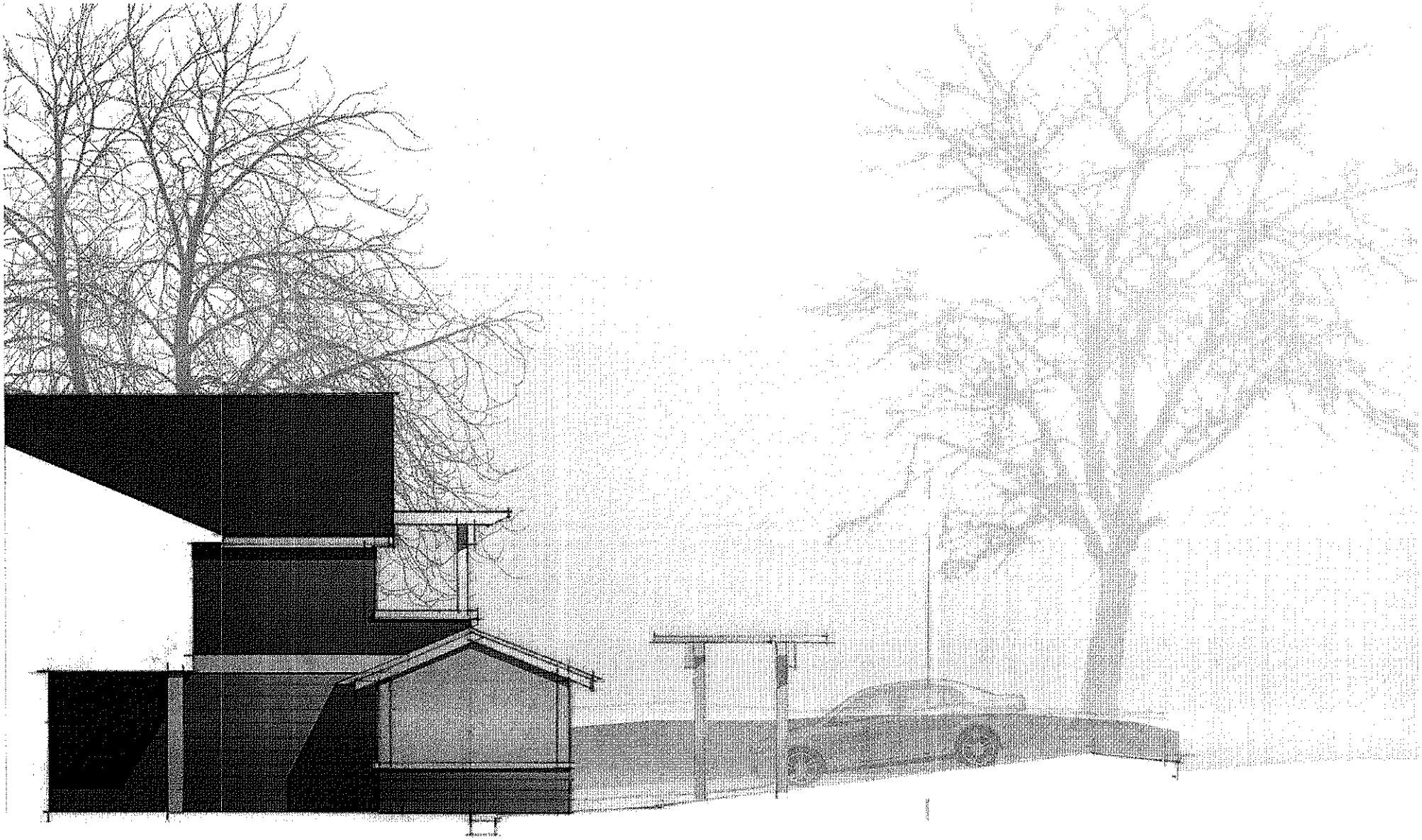


3305 Lafayette Avenue

12.03.12

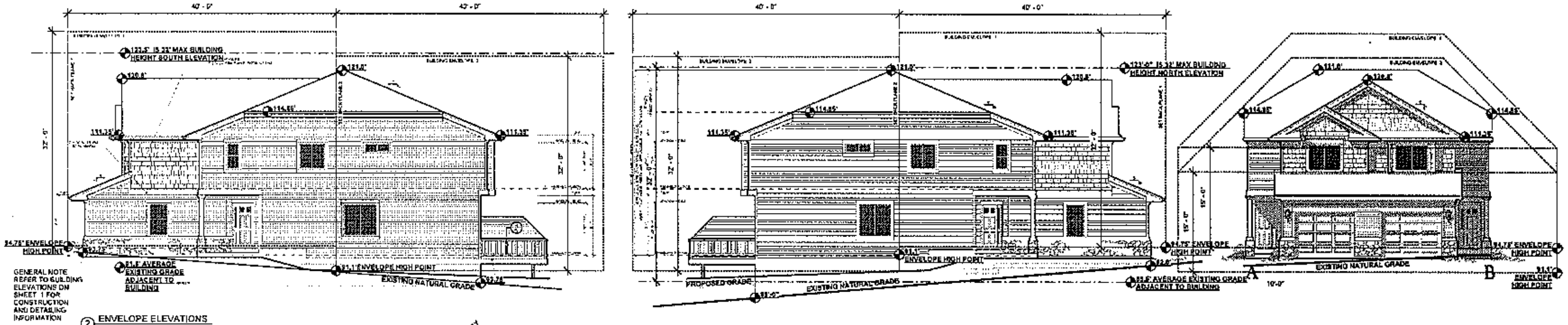
3305 LAFAYETTE AVENUE

12.03.12

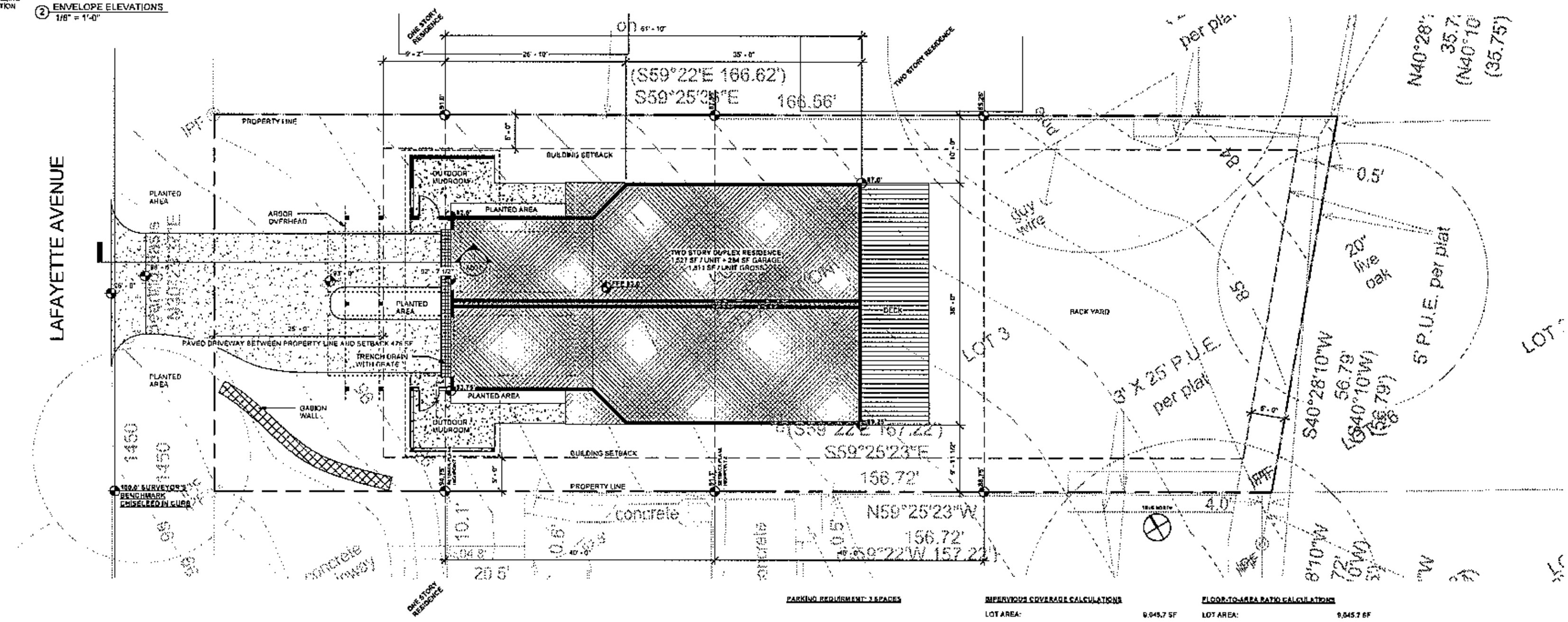


3305 LAFAYETTE AVENUE

12.03.12



② ENVELOPE ELEVATIONS
1/8" = 1'-0"



① SITE PLAN
1/8" = 1'-0"

PARKING REQUIREMENT: 3 SPACES

IMPERVIOUS COVERAGE CALCULATIONS

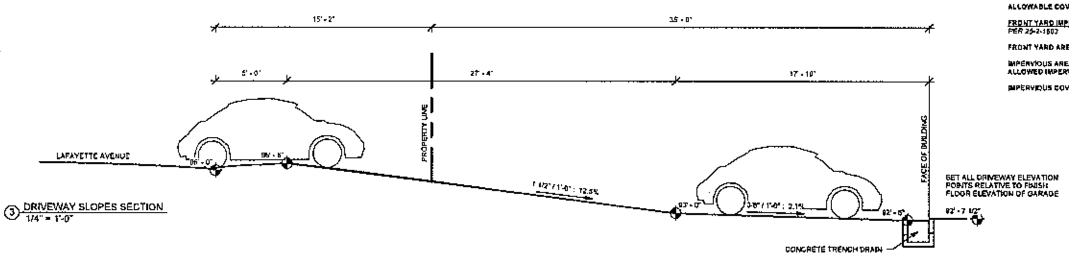
LOT AREA:		9,045.7 SF
DUPLEX FOOTPRINT :		1,954 SF
PARKING, SIDEWALK & ARBORS :		1,017 SF
DECK	50% OF 360 SF =	180 SF
	3151 SF / 9,045.7 SF = 0.3483	
IMPERVIOUS COVERAGE:		34.8%
ALLOWABLE COVERAGE:		45%

FRONT YARD IMPERVIOUS CALCULATIONS
PER 25-2-1603

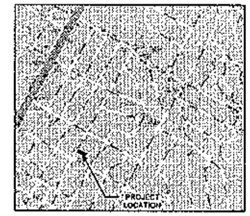
FRONT YARD AREA (PROPERTY LINE BACK 25'):		1,400 SF
IMPERVIOUS AREA FROM STREET TO 25':		476 SF
ALLOWED IMPERVIOUS COVER	40%:	560 SF
IMPERVIOUS COVERAGE:		34%

FLOOR-TO-AREA RATIO CALCULATIONS

LOT AREA:	9,045.7 SF
DUPLEX GROSS FLOOR AREA:	3,770 SF
GARAGE FOR ROD PARKING:	-200SF
ADJUSTED GROSS FLOOR AREA:	3,570 SF
FLOOR-TO-AREA RATIO:	0.38 : 1.00
ALLOWABLE FLOOR-TO-AREA RATIO:	0.40 : 1.00



③ DRIVEWAY SLOPES SECTION
1/4" = 1'-0"



3305 Lafayette Avenue

Owner:
Teddy Kinney
1010 Ceston
Austin, TX 78703
512.476.2805
TeddyKinney@SBCglobal.com

Architect:
Chris Lewis
1214 West 6th, Ste 209
Austin, TX 78701
512.474.8134

Teddy Kinney
Kinney Duplex
SITE PLAN & ENVELOPE

Project number	12KD1
Date	12.02.12
Drawn by	AL
Checked by	Checker

A001

Scale: As indicated