

A M E N D E D

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
INTERPRETATIONS
PART I: APPLICANT'S STATEMENT
(Please type)**

C15-2013-0087

ROW-10980638

TP-0400100112

RECEIVED

JUN 14 2013

CITY OF AUSTIN

A2
1

STREET ADDRESS: 2904 Rae Dell Avenue, Austin, TX 78704

LEGAL DESCRIPTION: Subdivision –

Barton Hills, Section 1

Lot (s) 17 Block B Outlot Division

ZONING DISTRICT: SF 3

I/WE Alma Kuttruff on behalf of myself/ourselves as
authorized

Agent for affirm that on 10th

Day of June, 2013, hereby apply for an interpretation hearing before the Board of
Adjustment.

Re: 2012 066340 PR

Planning and Development Review Department interpretation is:

1. The roof style of this proposed residence is a "pitched or hipped" roof and the calculation of the roof height is therefore subject to roof-height averaging (Subchapter F, Article 3.4.1(C)).
2. The height of the barrel-vaulted dormers can be calculated using roof-height averaging.
3. The front-facing flat roof protrusion of the main roof does not have to be included in height determination.
4. This structure conforms to the guidelines for Gross Floor Area as defined in Article 3.3.1 of Subchapter F.

A2
2

I feel the correct interpretation is:

1. The roof of this proposed residence falls into the category of an "other" roof style and height calculation is therefore subject to Subchapter F, Article 3.4.1 (D) ("other roof styles"). As specified in this Article, the height of this residence should be measured "at the highest point of the building."
2. The roof height of the barrel-vaulted dormers cannot be "averaged" and should be treated as an "other" roof style and calculated at the highest point per Subchapter F, Article 3.4.1 (D).
3. The front-facing flat roof is a component of the main roof structure and therefore must be included in the building height determination. The height of this flat protrusion should be calculated as prescribed by Subchapter F, Article 3.4.1 (A) at "the highest part of the coping."
4. This structure does not conform to the guidelines for Gross Floor Area as defined in Article 3.3.1 of Subchapter F.

NOTE: The board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable findings statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:

There are three areas in the interpretation that raise reasonable doubt:

- A. The incorrect roof style was used in calculating the height of the proposed residence so the structure exceeds the maximum height of 32 feet specified by Subchapter F, Article 2.2.

The incorporation of multiple styles, planes, and protrusions to the main roof structure make this a compound or "other" roof and therefore subject to the height measurement specified in Subchapter F, Article 3.4.1 (D) (the highest point of the building). The highest ridge of this roof rises to 40' 2" above average grade.

Roof-height averaging is a practice in architecture and residential building code for hipped and gabled roofs because their mass diminishes at a predictable rate. The exaggerated pitch, the varied styles (barrel, flat roof, half-turret), and added volumes on every face of the roof of this proposed residence instead *increase* the overall bulk and mass of the roof structure. This multi-styled roof does not have the diminishing and

receding mass of a pitched or hipped roof, so roof-height averaging is not applicable to this particular design.

B. Even if it were determined that this roof is to be treated as a pitched roof, the structure exceeds the maximum allowable height of 32 feet.

An outside technical review of the dimensioned plans by a licensed Texas architect indicated that the dormers and other protrusions of the main roof structure exceed the allowable height:

(i) The height of the three barrel dormers is 33' 11" above average grade.

As the roof of a barrel-vaulted dormer does not diminish in mass like a pitched or hipped roof, the height calculation of these dormers should be measured at the highest point.

(ii) The height of the street-facing flat roof is 34' 6" above average grade.

This flat-roof protrusion was not included in the height determination for the building permit. Since this flat roof extrudes directly from the main roof structure and encloses a portion of the third-floor attic, it is part of the main roof and must be considered in roof-height calculations. The height of *all* dormers and protrusions must be included in height determination, so the applicable Code is not being applied consistently in this case.

C. This structure does not meet all six requirements and the intent of Subchapter F, Article 3.3.3 (C):

(i) The extreme height and added volumes on each face of the roof of this proposed structure "add additional mass" in violation of Article 3.3.3 (C) 5; and

(ii) The attic is "not fully contained within the roof structure" as required by Article 3.3.3 (C) 2, because the attic space created by the flat-roof protrusion "is not completely contained between the underside of the roof rafters and the top of the floor joist."

The Code is clear that if a space is not exempted, it must be counted; therefore, all enclosed space of the third floor attic, "regardless of its dimensions," must be considered in calculating the gross floor area per Article 3.3.1.

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because:

We are not appealing the use of the structure. We are appealing the basis and methodology used for determining the height and overall volume of the structure.

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that:

The interpretations being appealed in this application grant a special privilege to the property owners over other properties in the neighborhood in that they allow the owners to construct a brand new, non-conforming structure in violation of several Articles of Subchapter F of the Land Development Code: (i) the structure exceeds the maximum allowable height of 32 feet; (ii) it adds unnecessary mass and bulk; and (iii) it does not follow the codified Gross Floor Area guidelines.

In addition, the exaggerated roof pitch and extruded volumes on every face of this roof serve to create a full third story on the structure. Although labeled an "unfinished attic" on the drawings, it can easily be transformed into habitable space since it has the requisite height, it is accessed by a full-sized, permanent stairway, the operable dormer windows meet egress requirements, a load-bearing truss is specified, and future elevator access is indicated.

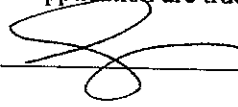
This Barton Hills neighborhood is comprised of one- and (the occasional) two-story homes. The proposed 40-foot, three-story residence would be precedent-setting and the height and mass inconsistent with existing homes in the neighborhood.

Although deed restrictions are not within the purview of the Board of Adjustment, this obvious three-story structure violates the deed restrictions in this section of Barton Hills which limit structures to two stories and contradicts the applicant's attestation on the Permit Application to comply with any applicable deed restrictions.

At the November 7, 2012 meeting of the Residential Design and Compatibility Commission, the owners of this property petitioned for a waiver to increase the FAR. The request was unanimously denied by the Commission, and even though it was not the subject of the waiver request, the Commission challenged the height measurement of this structure. (This hearing can be viewed in its entirety at <http://austintx.swagit.com/play/11092012-501/#2>). Even though several revisions have been made to the plans since they were reviewed by the RDCC, the height and mass of this structure remain unchanged from the original submission.

A2
5

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

Signed  Printed Alma Kuttruff
Mailing Address 3001 Rae Dell Avenue, Austin, TX 78704
City, State & Zip Austin, TX 78704 Phone 512-663-7903

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.

Signed _____ Printed _____
Mailing Address _____
City, State & Zip _____ Phone _____

RECEIVED

JUN 10 2013

CITY OF AUSTIN

AZ
6

3001 Rae Dell Avenue

Austin, TX 78704

June 7, 2013

Ms. Susan Walker
Senior Planner
City of Austin
Planning & Development Review Department
505 Barton Springs Road, 1st Floor
Austin, TX 78704

Re: 2012-066340 PR

Dear Ms. Walker:

Enclosed please find a completed Interpretation Application to the Board of Adjustments in regards to the above-referenced case, a letter stating my Standing to Appeal Status, and a check for \$360.00 to cover the application fee.

I will submit supporting documents related to this Application in the upcoming weeks.

Thank you.

Sincerely,



Alma Kuttruff

/enclosures (3)

A2
7

3001 Rae Dell Avenue
Austin, TX 78704
June 7, 2013

Ms. Susan Walker
Senior Planner
City of Austin
Planning & Development Review Department
505 Barton Springs Road, 1st Floor
Austin, TX 78704

Re: 2904 Rae Dell Avenue, 2012-066340 PR

Dear Ms. Walker:

I am a qualified interested party in the above-referenced case. Over the past seven months, I have communicated my interest in this matter in emails, letters, and meetings with various City Staff. I own and occupy as my primary residence the property located at 3001 Rae Dell Avenue, which is within 500 feet of the site of this proposed development.

Thank you.

Sincerely,



Alma Kuttruff

AZ
8

3001 Rae Dell Avenue
Austin, TX 78704
May 24, 2013

Mr. Leon Barba
Building Official
City of Austin
P.O. Box 1088
Austin, TX 78767

Re: Administrative Appeal of 2904 Rae Dell, 2012-066340 PR


Dear Mr. Barba:

On behalf of myself, Katerina Dittmore, Peter Hess – who chairs the Committee for Area Development for the Barton Hills Neighborhood Association - and other qualified interested parties, I am submitting an appeal of the staff decision to grant a building permit for 2904 Rae Dell Avenue, 2012-066340 PR.

The completed appeal form is enclosed, along with a model that helps clarify the roof style used in determining height. I am also enclosing overlays of the proposed residence on representative one- and two-story houses in the same block of Rae Dell Avenue, which illustrate the height and mass of the roof planned for this structure.

Thank you for your consideration of our appeal.

Sincerely,



Alma Kuttruff

/enclosures (4)

/via hand delivery and email

A2
9

NOTICE OF APPEAL INFORMATION

Austin City Code ARTICLE 7. APPEALS, VARIANCES, SPECIAL EXCEPTIONS, AND ADJUSTMENTS.

Division 1. Appeals

(see page 2 of 2 for appeal process)



Planning and Development Review Department

Address of Property In Question

2904 Rae Dell Avenue, Austin, TX 78704

Permit Number

2012-066340 PR

Appellant Filing Appeal

Alma Kuttruff

Relationship to Property

Interested party

Appellant's status as Interested Party

I am a homeowner within 500 feet of the proposed residence

Appellant Contact Information

Name

Alma Kuttruff

Street

3001 Rae Dell Avenue

City

Austin, TX 78704

State

Zip

Telephone

512-663-7903 (cell)

E-Mail

ajkuttruff@earthlink.net

Date of Decision Being Appealed:

May 7, 2013

Permit Holder Contact Information

Name

Kevin & Alicia Lyn Kasprzak

Street

3311 Galesburg Drive

City

Austin, TX 78745

State

Zip

Telephone

773-398-3707

E-Mail

Date Appeal is Filed:

May 24, 2013

Decision being appealed: (use additional paper as required)

The height of the main structure and protrusions, and the roof style classification used in determining the height.

Reason the appellant believes the decision does not comply with the requirements of the Land Development Code (Title 25)

Please see attached page.

BELOW FOR CITY USE ONLY

Hearing Date:

Board or Commission:

Action on Appeal:

Date of Action

Form Bldg 101 Page 1 of 2

The applicant must complete page 2 of 2 and sign before this application of appeal is complete. The application will not be processed unless the applicant reads and signs page 2 of 2.

Appeal of Permit No. 2012-066340 PR

Reason the appellant believes the decision does not comply with the requirements of the Land Development Code(Title 25)

Our appeal is based on two issues; either one should be grounds to deny approval of this project.

(1) The incorrect roof style was used in calculating the height of the proposed residence so the structure exceeds the allowable height. Because of the multiple styles, planes, and protrusions of the main roof structure, which also includes a flat-roofed protrusion in the front, it should be more accurately classified as an "other" roof style and therefore subject to the height measurement specified in Subchapter F, Article 3.4.1.D (the highest point of the building). This compound roof style is readily apparent in the attached CAD model, which was developed from the Permit Holder's drawings submitted to the City for review.

The many dormers and protrusions of this roof increase the bulk of the roof and overall structure. This compound-style roof does not have the diminishing mass of a true hipped or gabled roof, so the roof-height averaging used by Staff in its review is not applicable to this particular design.

(2) An outside technical review of the dimensioned plans indicated that the height measurements depicted on the plans are not accurate. Each component of this compound roof exceeds the allowable height: (i) The height of the street-facing flat roof is 34' 6" above average grade (the fact that it is a flat roof has not been considered in the height calculations); (ii) the height of the three barrel dormers is 33' 11" above average grade (as a barrel-vaulted dormer does not diminish in mass like a hipped or gabled roof, the height calculation of these dormers should be measured at the highest point); (iii) the highest ridge of the roof rises to 40' 2" above average grade. Even if averaging were applicable, our outside technical review indicates that the averages exceed the allowable heights.

AZ
11

Page 2 of 2

Appeal Process

You may appeal by following the following Land Development Code requirements. You must complete the form with all information required as listed below.

ARTICLE 7. APPEALS, VARIANCES, SPECIAL EXCEPTIONS, AND ADJUSTMENTS.

Division 1. Appeals.

§ 25-1-181 STANDING TO APPEAL.

- (A) A person has standing to appeal a decision if:
 - (1) the person is an interested party; and
 - (2) a provision of this title identifies the decision as one that may be appealed by that person.
- (B) A body holding a public hearing on an appeal shall determine whether a person has standing to appeal the decision.

Source: Section 13-1-250; Ord. 990225-70; Ord. 030828-65; Ord. 031211-11.

§ 25-1-182 INITIATING AN APPEAL.

An interested party may initiate an appeal by filing a notice of appeal with the responsible director or building official, as applicable, not later than:

- (1) the 14th day after the date of the decision of a board or commission; or
- (2) the 20th day after an administrative decision.

Source: Section 13-1-251(a); Ord. 990225-70; Ord. 031211-11.

§ 25-1-183 INFORMATION REQUIRED IN NOTICE OF APPEAL.

The notice of appeal must be on a form prescribed by the responsible director or building official and must include:

- (1) the name, address, and telephone number of the appellant;
- (2) the name of the applicant, if the appellant is not the applicant;
- (3) the decision being appealed;
- (4) the date of the decision;
- (5) a description of the appellant's status as an interested party; and
- (6) the reasons the appellant believes the decision does not comply with the requirements of this title.

Source: Section 13-1-251(a); Ord. 990225-70; Ord. 010329-18; Ord. 031211-11.

By signing this document, I attest to having read and understand my rights as granted by the Land Development Code for the process for appealing a stop work order, remove or restore order, revocation, or suspension.

5/22/13

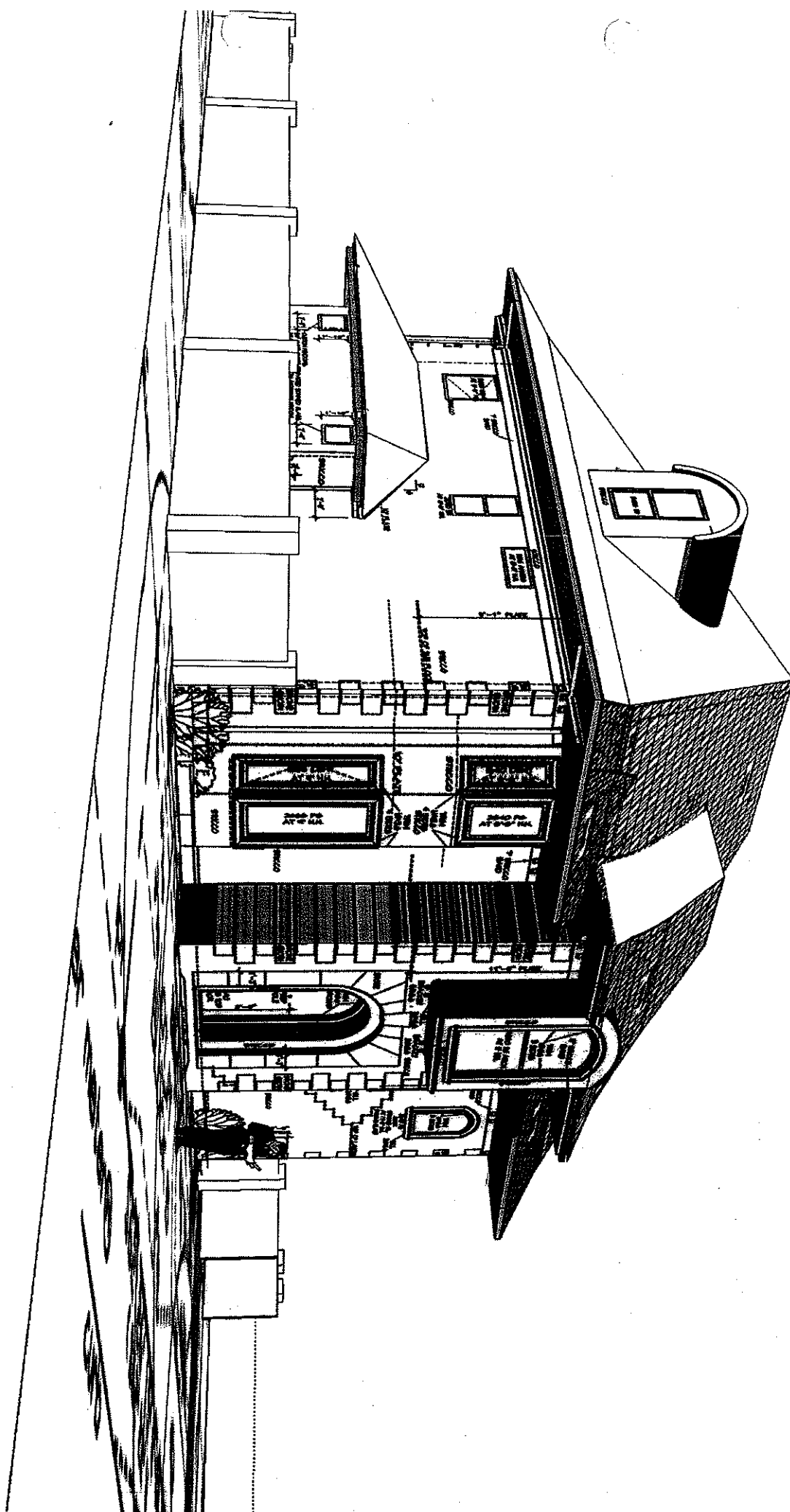
Alma Kuttruff

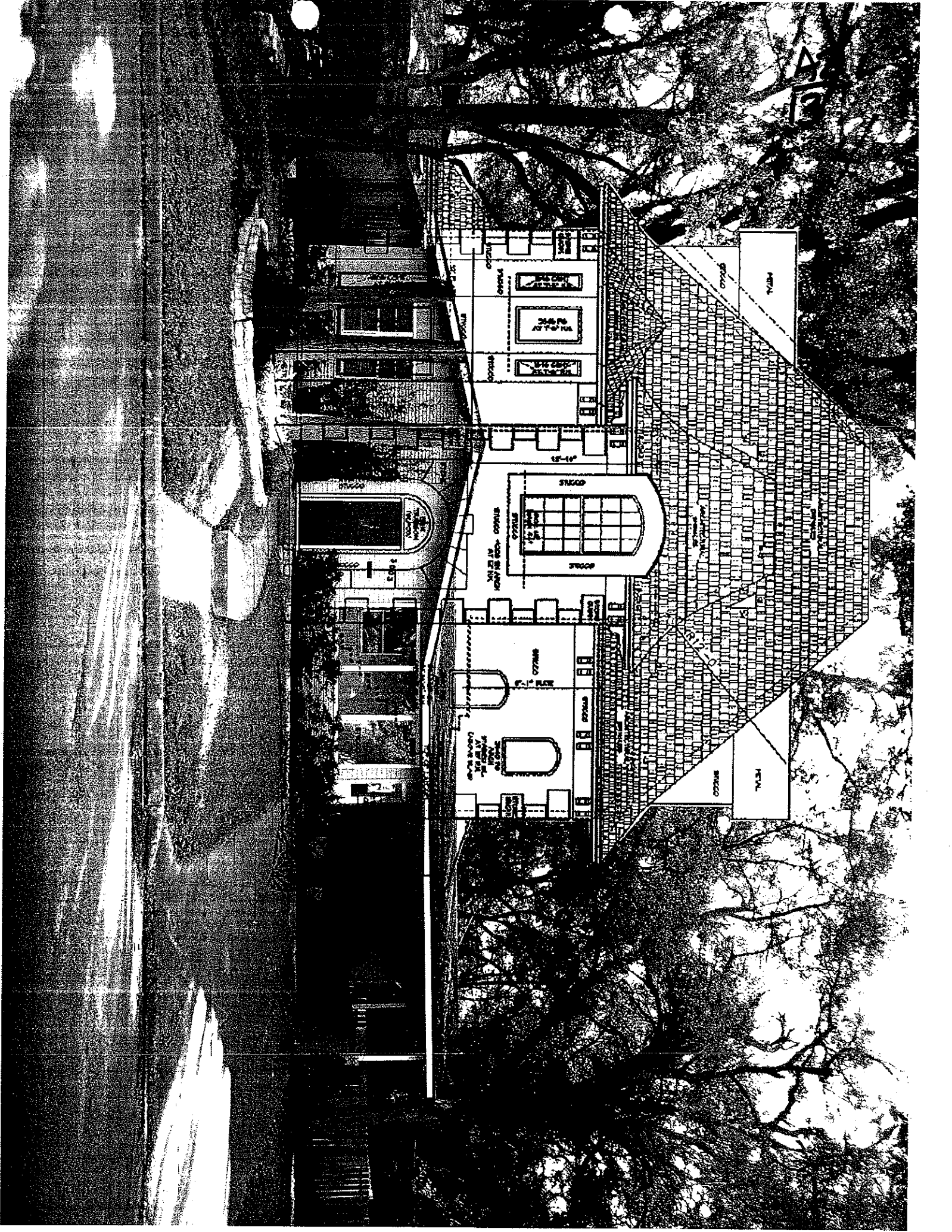
Date:

Printed Name:

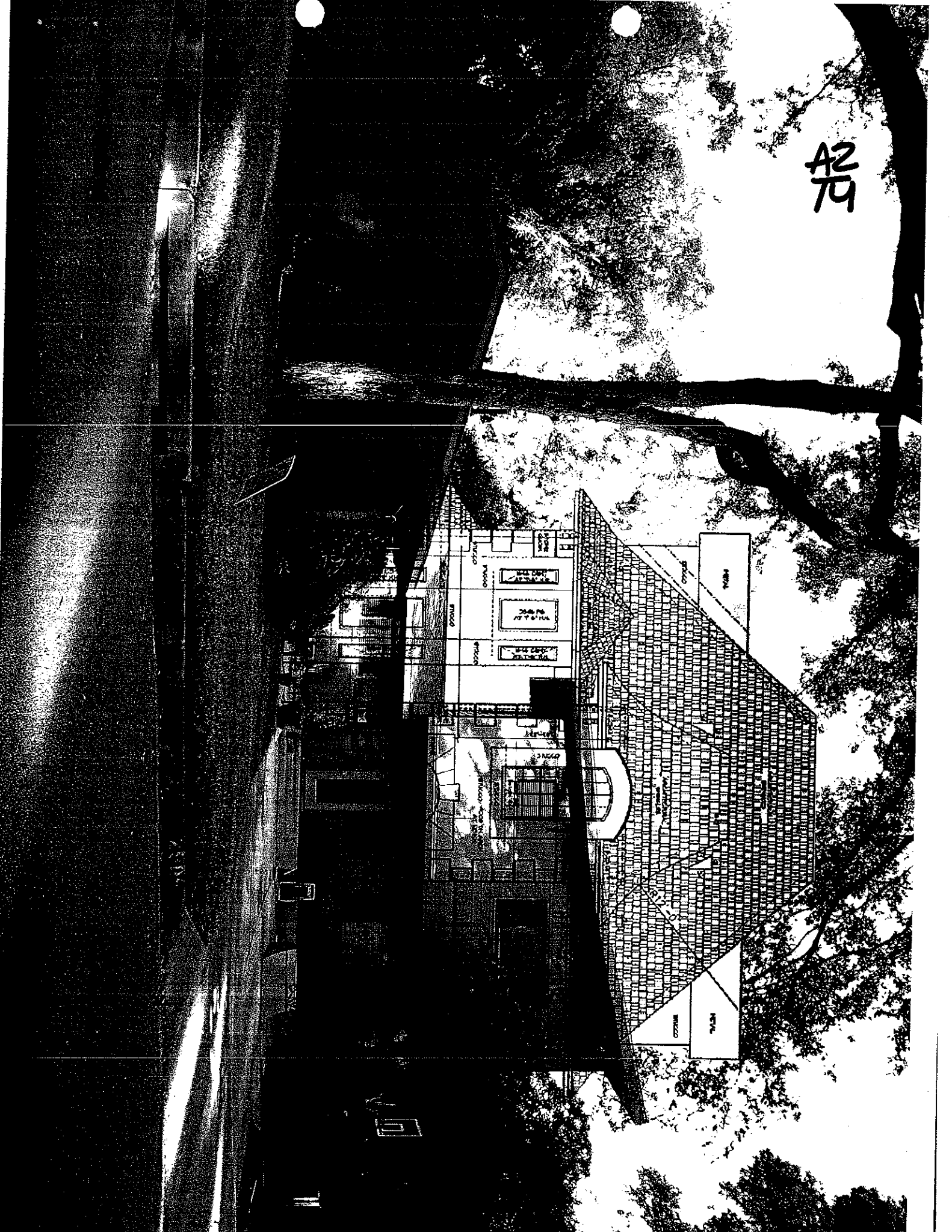
Signature:

AZ
T2





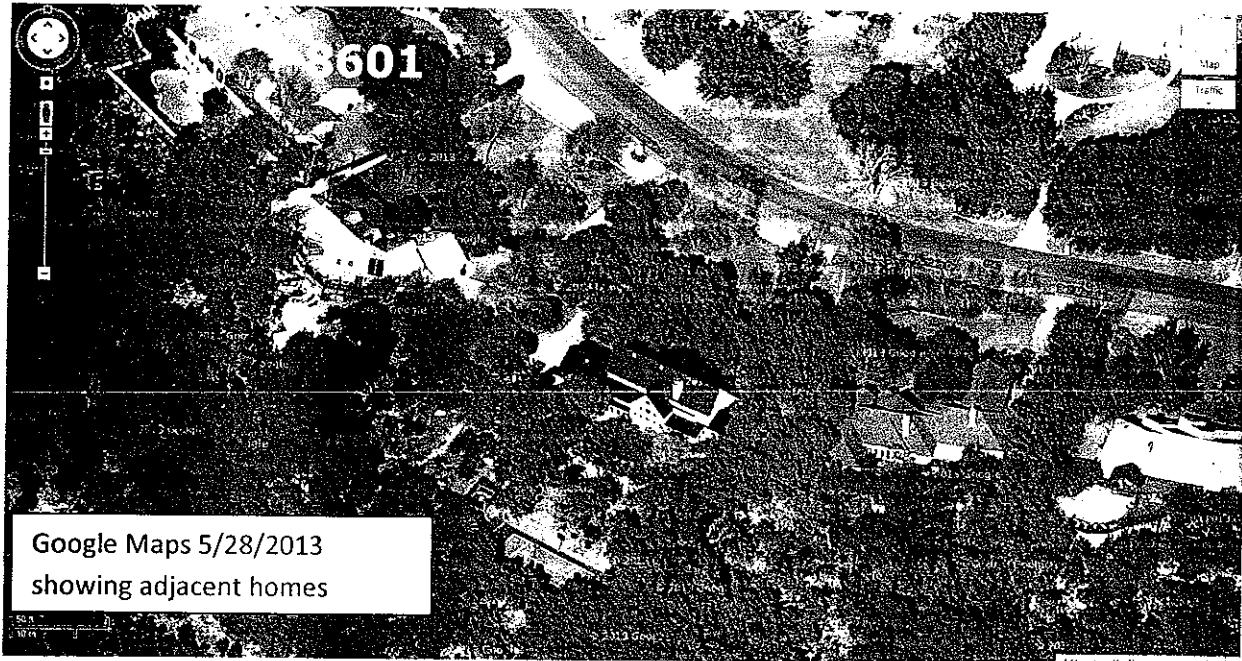
42
79



AZ
15

I would like to address directly each of the assertions made in response to the request for a variance by David Paratore for the property located at 8601 Bell Mountain Drive.

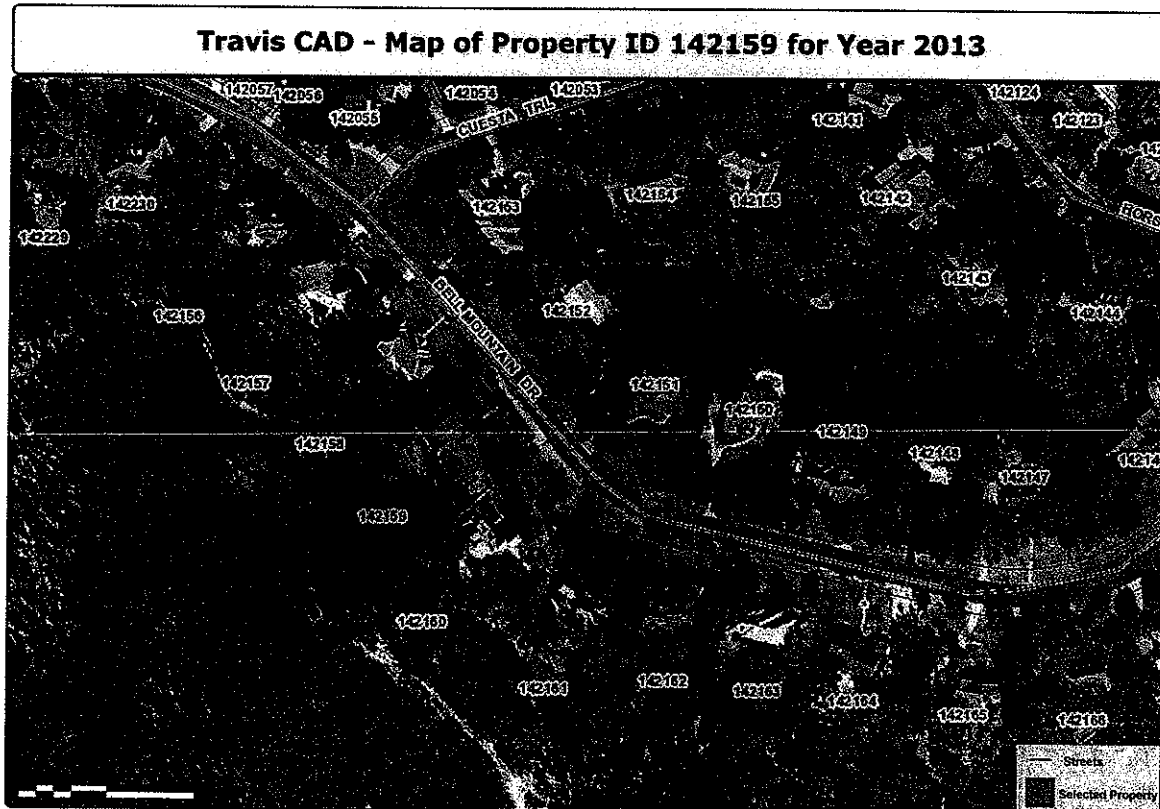
1. First of all the zoning regulations do allow for the use of the property regardless of the steep and



“boulderous” terrain. This is aptly demonstrated by the dozens of homes along this canyon which have not only swimming pools but sports courts built on the canyon side of the street. Each property has a ten foot side setback. These lots average 2 acres each with a wide frontage. There is ample space for

A2
T6

construction within the originally plated lots.



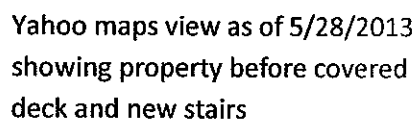
Property Details	
Account	Property ID: 142159 Geo ID: 0142270504 Type: Real Legal Description: LOT 13 BLK C LONG CANYON PHS 1-B
Location	Situs Address: 8601 BELL MOUNTAIN DR TX 78730 Neighborhood: U2610 Mapsc: 493T Jurisdictions: 0A, 01, 03, 21, 57, 68, 69
Owner	Owner Name: PARATORE DAVID Mailing Address: , 8601 BELL MOUNTAIN DR, , AUSTIN, TX 78730-2833
Property	Appraised Value: \$654,785.00

<http://propaccess.traviscad.org/Map/View/Map/1/142159/2013>

powered by
PropertyACCESS

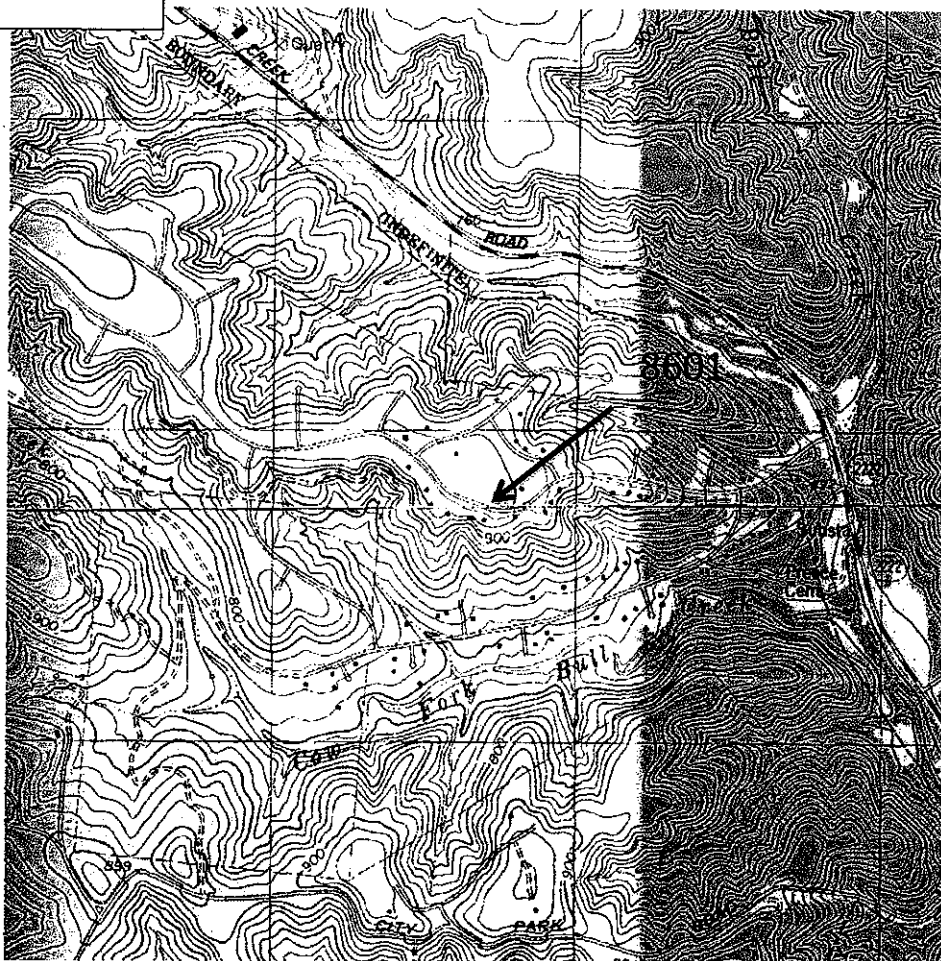
Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Prior to the removal and replacement of the deck on this property in 2010 a bank of stairs descended from a deck immediately behind the house to the pool located several feet below on this property. This configuration worked for previous owners.

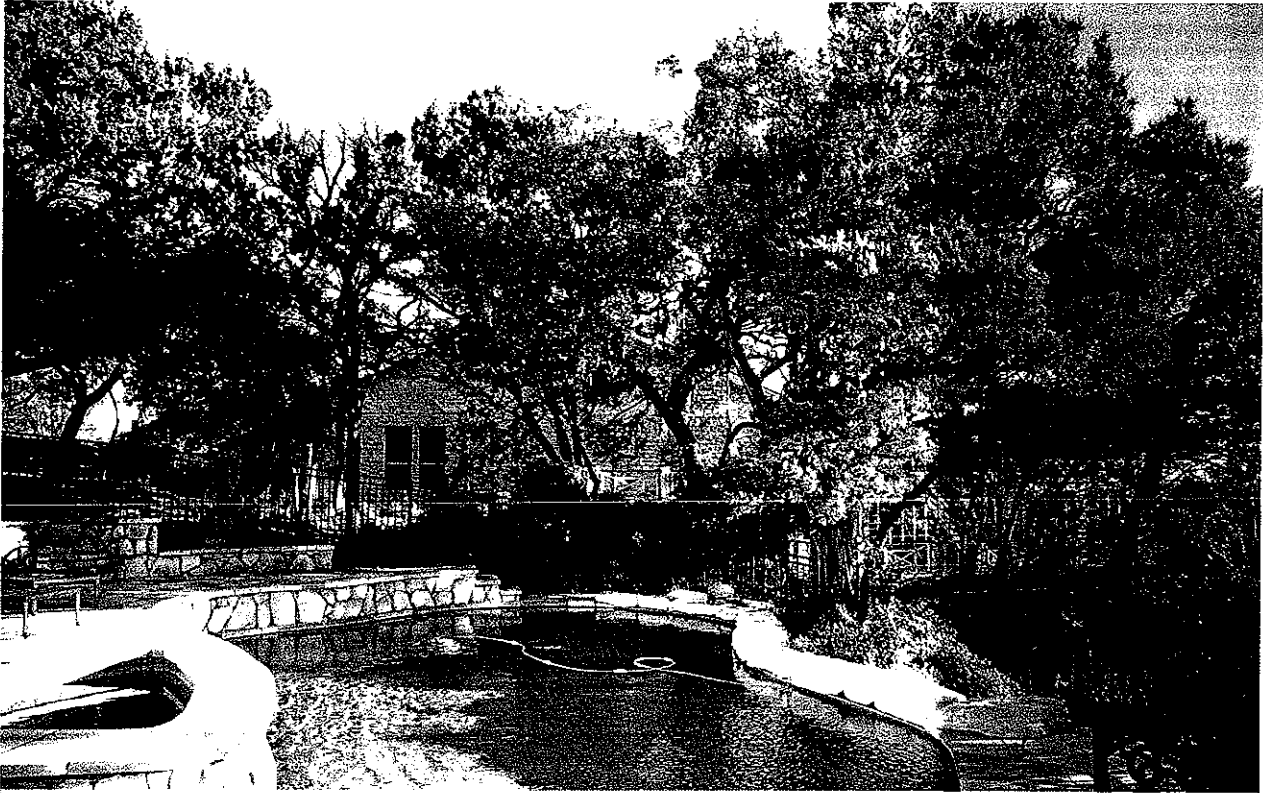


2. and ledges are a common denominator of the lots on this side of Bell Mountain Drive.

(b) The hardship is general to the area. Each of the adjacent properties has the same terrain. The topological map of the area clearly demonstrates this.



3. The expansion of this deck and the rerouting of the stairs destroyed a vegetation buffer that has been



Current view with unpermitted deck with no vegetation buffering the view

in place since the homes were built. The effect of the looming deck and enclosed storage space below is similar to the erecting of a two story home in a block of bungalows. The new structure towers over the adjacent property diminishing privacy at the pool and reducing property value. The site survey provided as part of this variance request shows that there was ample room south of the pool to erect an additional deck and stairway without building in the setback.



Vegetation buffer when pool at 8607 Bell Mountain was constructed

A2
T9

Included in this variance request is an assertion that the adjacent property is non-conforming. The pool at 8607 Bell Mountain Drive was built with city permits and inspected for compliance by the city. It met all requirements in place at the time. A survey done by the owner of this property in May, 2012 verified that the pool was built within the specified setback area. In December, 2012 John Easty acting as a member of the Home Owner's Association Architectural Control Committee, measured the pool located at 8607 Bell Mountain Drive to be eleven feet inside the line determined by the survey stakes placed in May of 2012. These stakes were removed illegally in 2013 when the property at 8601 Bell Mountain was surveyed. The stakes placed in May, 2012 do not appear in any of the photos submitted with this application.

Variance application photo notes.

Page four of the application shows a rough board barrier attached to trees at the right of the photo. These boards are nailed to trees that are on the adjacent property. These were placed as a safety measure when Mr. Paratore decided not to construct additional steps alongside the new deck to access the rear of his property. The arrow indicates the survey marker adjacent to the footer shown in the other two photos. Both of the survey markers shown in these photos were removed before the photos that accompany this package were taken. They were not removed by the property owner at 8607 Bell Mountain Drive who had them set.

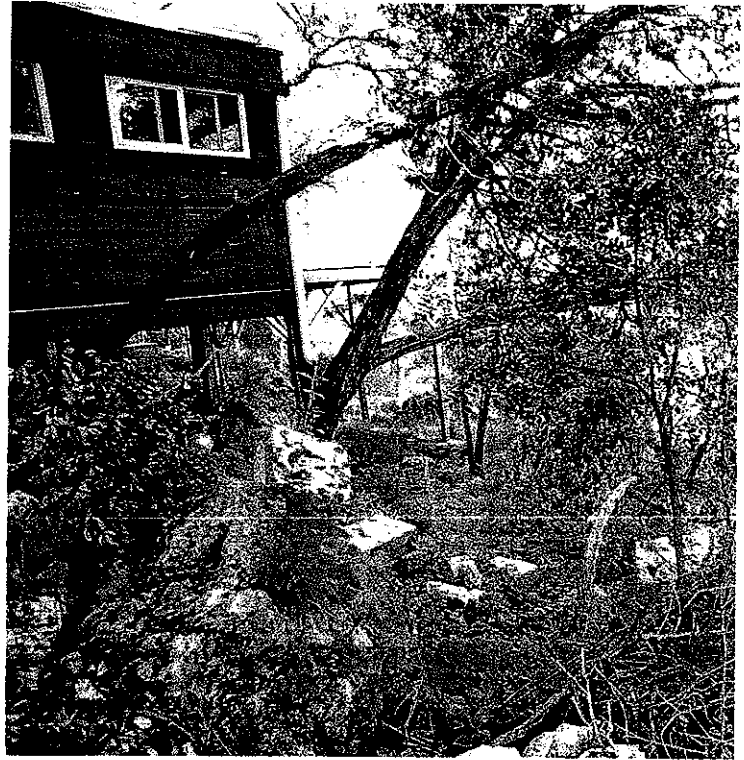
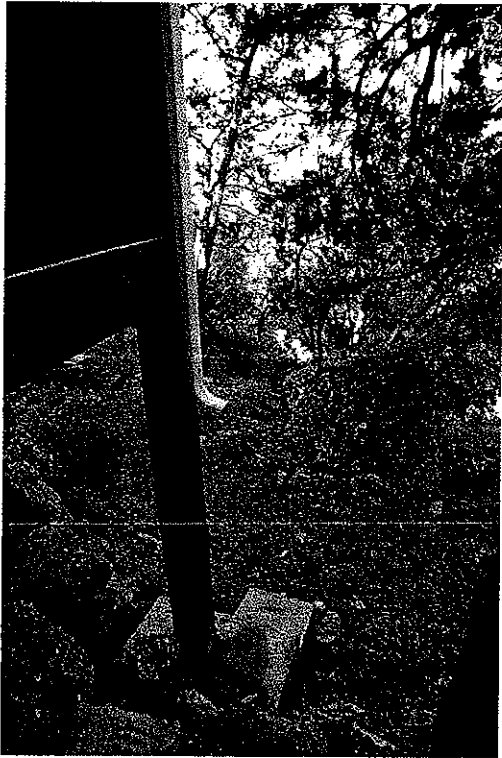
On page five the tree on the right is on 8607 Bell Mountain Drive.

Page eight shows that a post was set behind the large boulder well inside the ten foot side line setback. Note the downspout which is discharging water onto 8607 Bell Mountain Drive.



Since no permit was requested and no tree survey was done prior to this construction, any claim that the building was designed to protect existing trees cannot be verified.

A2
20



A2
25

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

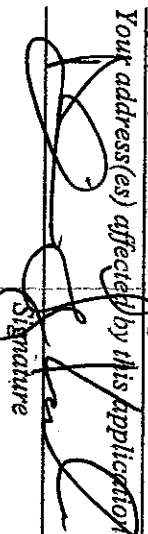
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2013-0087 - 2904 Rae Dell Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, July 31, 2013

Alicia Lynn Karpman
Your Name (please print)

☒ I am in favor
☐ I object

2904 Rae Dell
Your address(es) affected by this application


Signature

7/23/13
Date

Daytime Telephone: 773-398-3707

Comments: The development is widely permitted. Appellant has no substance to her argument that it is against city code and is merely trying to delay building of the residence. And appeal is mad about the remodel next to her house and at 2906 Rae Dell.

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

42
122

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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

Case Number: C15-2013-0087 - 2904 Rae Dell Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, July 31, 2013

Sue Luter

Your Name (please print)

☒ I am in favor
☐ I object

2905 Rae Dell Ave., Austin, TX 78784

Your address(es) affected by this application

Sue Luter

Signature

7/20/13

Date

Daytime Telephone: 512 447 7241

Comments: I have reviewed the application filed by Alma Kutraff, and I believe the points raised have merit.

The builder at 2904 Rae Dell Ave. has pressed every advantage in order to circumvent the intent of the McManis ordinance.

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

City of Austin-Planning & Development Review Department/ 1st Floor

Susan Walker

P. O. Box 1088

Austin, TX 78767-1088

42
23

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747		For Departmental Use Only PP# 2012-066340R Assigned 2/10 Review Date 3/11/13 Reviewed/Approved 3/11/13	BP# Due Date Issue Date Issued
---	--	--	---

Project Information	
Project Address: 2904 RAE DELL AVE	Tax Parcel ID: 0400100112
Legal Description: LOT 17 BUCK B BARTON HILLS SEC 1 TRAVIS CO.	
Zoning District or PUD: SF2	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? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
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 <input type="checkbox"/> N <input checked="" type="checkbox"/> 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 <input type="checkbox"/> N <input checked="" type="checkbox"/>	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # 2012-066340R (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Denied Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
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 includes canopy and/or critical root zone impacts to nearby trees. Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
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 <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: Proximity to a floodplain may require additional review time. Drainage Appr'd - Jay Baker	

Description of Work	
Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other <input type="checkbox"/>	
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other <input type="checkbox"/>	
Project Type: new construction <input checked="" type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair <input type="checkbox"/> other <input type="checkbox"/>	
# of bedrooms existing: # of bedrooms proposed: 4 # of baths existing: # of baths proposed: 5	
Will all or part of an existing exterior wall be removed as part of the project? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
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) TEAR DOWN EXISTING HOUSE & BUILD NEW 2 STORY HOUSE AND DETACHED GARAGE	
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>	

Job Valuation		
Total Job Valuation: \$ 750,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Bldg: \$	Elec: \$
	Plmbg: \$	Mech: \$
	Primary Structure: \$600,000	
	Accessory Structure: \$150,000	

ESPA - ✓ Tree - ✓
 PAR: Y Sidewalk -
 Historical Demo - ✓
 Residential Permit Application Extension Request - ✓