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Word, Daniel

From: ~~Gregory Ramirez, Jr. [REDACTED]~~
Sent: Monday, September 29, 2014 9:16 PM
To: Ramirez, Elaine; Word, Daniel
Subject: Re: 905 Columbus RDCC Hearing

Hi Elaine,

Per Kevin Lewis's (President of Bouldin Creek's Neighborhood Association) request, I would like to postpone our RDCC hearing to the November date.

Kevin has emailed Barbara from code enforcement directly asking for more time since the BNCA Steering Committee will not meet until 10/6 to decide a position for the neighborhood.

I have given Barbara your and Daniel's contact info so she can let you know if the request is approved. Please let me know if you need anything else from me. Thanks.

-Greg

On Mon, Sep 29, 2014 at 2:11 PM, Ramirez, Elaine <Elaine.Ramirez@austintexas.gov> wrote:

They haven't contacted me but I am pretty sure it is going to be up to Code Enforcement if they want to push it back to November.

Elaine Ramirez

Planner II, Residential Zoning (2nd FL) -OTC

City Of Austin -Planning & Development Review Dept

ph: [\(512\) 974-2778](tel:(512)974-2778)

fax: [\(512\) 974-6536](tel:(512)974-6536)

elaine.ramirez@austintexas.gov

General Information walk-in, Express, & Total Demo hours: Monday, Wednesday, Friday 8 a.m. - 11 a.m.

Residential Application & Plan Intake Hours: Mon, Wed, or Fri mornings 8a.m. - 11a.m. or Wed afternoon 1p.m. - 3p.m.



To: Ramirez, Elaine; Word, Daniel
Subject: Re: Hours Today

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Hi Elaine. I just dropped 7 copies (1 extra) at the reception desk for you. Thanks and let me know if you need anything else.

-Greg

On Thursday, September 25, 2014, Gregory Bow <[REDACTED]> wrote:

Hi Elaine,

I will be there in about 20 min to drop everything off. Thanks.

-Greg

On Wed, Sep 24, 2014 at 3:45 PM, Gregory Bow <[REDACTED]> wrote:

ok great. my wife is coming from the airport but hopefully will get there before it closes. Thanks.

-Greg

On Wed, Sep 24, 2014 at 3:40 PM, Ramirez, Elaine <Elaine.Ramirez@austintexas.gov> wrote:

Yes...the reception desk is open until 4:45p.m.

Elaine Ramirez

Planner II, Residential Zoning (2nd FL) -OTC

City Of Austin -Planning & Development Review Dept

ph: (512) 974-2778

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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: 2014-079972 PR
ADDRESS: 905 Columbus Street
Contact: Daniel Word, 974-3341
Public Hearing: October 1, 2014
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

PHILIP KEN

Your Name (please print)

912 CHRISTOPHER ST.

Your address(es) affected by this application

[Signature]
Signature

21 SEPT. 2014
Date

Comments: ① THIS IS NEW CONSTRUCTION, THE OWNERS HAVE DEMONSTRATED NO HARDSHIP THAT WOULD NECESSITATE BUILDING A LARGER HOUSE THAN THE LOT ALLOWS. FAR EXCEEDS .40 BY A WIDE MARGIN.
② AUTOMOBILE-CENTRIC DESIGN WITH WIDE DRIVEWAY AND DOUBLE-GARAGE DOORS FACING THE STREET IS DIRECTLY OPPOSED TO THE RESIDENTIAL DESIGN GUIDELINES ADOPTED BY BOWLIN NEIGHBORHOOD. (SEE GUIDELINE 1.4)
③ I HAVE REVIEWED THE SQUARE FOOTAGE TAKEOFF OF THE ORIGINAL, EXISTING HOUSE, AND DETERMINED THAT THE APPLICANT

If you use this form to comment, it may be returned to:
City of Austin
Daniel Word
P.O. Box 1088
Austin, TX 78767-8810

FAILED TO COUNT THE DOUBLE-HEIGHT SPACE OF THE FRONT ENTRY / STAIRWELL, WHICH WOULD INCREASE THE EXISTING HOUSE

AREA BY APPROXIMATELY 220-240 SF., IN ADDITION TO THE GARAGE MODIFICATION REQUESTED.

④ THE BUILDER, ROBERT BUCHANAN OF "PRIDE OF AUSTIN HOMES", HAS INCORRECTLY/INACCURATELY REPRESENTED SQUARE FOOTAGE ON OTHER HOMES BUILT IN THE NEIGHBORHOOD, RESULTING IN OVER-SIZED, OUT-OF-SCALE CONSTRUCTION, AND SHOULD NOT BE ENCOURAGED OR ALLOWED TO CONTINUE HIS RECEIPTFUL PRACTICE IN THE NEIGHBORHOOD. (ORIGINAL PERMIT # 2012-093731 PR)

- A. A ground floor porch, including a screened porch;
- B. A habitable portion of a building that is below grade if:
 - 1. It does not extend beyond the first-story footprint; and
 - 2. 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; and
- C. A habitable portion of an attic, 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; and
 - 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

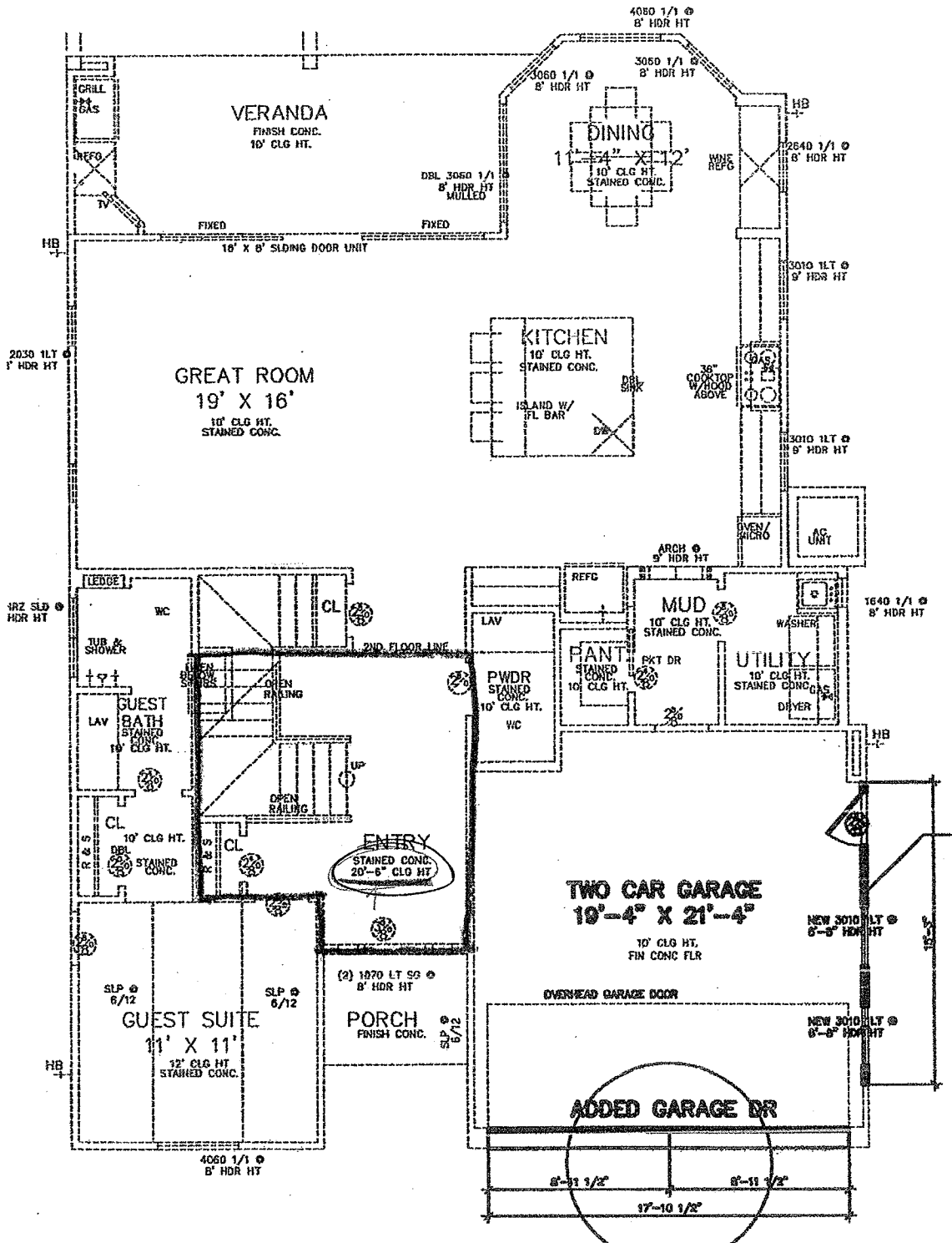
3.3.3. An area with a ceiling height greater than 15 feet is counted twice.

3.4. HEIGHT

For purposes of this Subchapter, the HEIGHT of a building or setback plane shall be measured as follows:

- 3.4.1.** Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to:
 - A. For a flat roof, the highest point of the coping;
 - B. For a mansard roof, the deck line;
 - C. For a pitched or hip roof, the average height of the highest gable; or
 - D. For other roof styles, the highest point of the building.
- 3.4.2.** The grade used in the measurement of height for a building or setback plane shall be the lower of natural grade or finished grade, except height shall be measured from finished grade if:
 - A. The site's grade is modified to elevate it out of the 100-year floodplain; or
 - B. The site is located on the approximately 698.7 acres of land known as the Mueller Planned Unit Development, which was zoned as a planned unit development (PUD) district by Ordinance Number 040826-61.
- 3.4.3.** For a stepped or terraced building, the height of each segment is determined individually.

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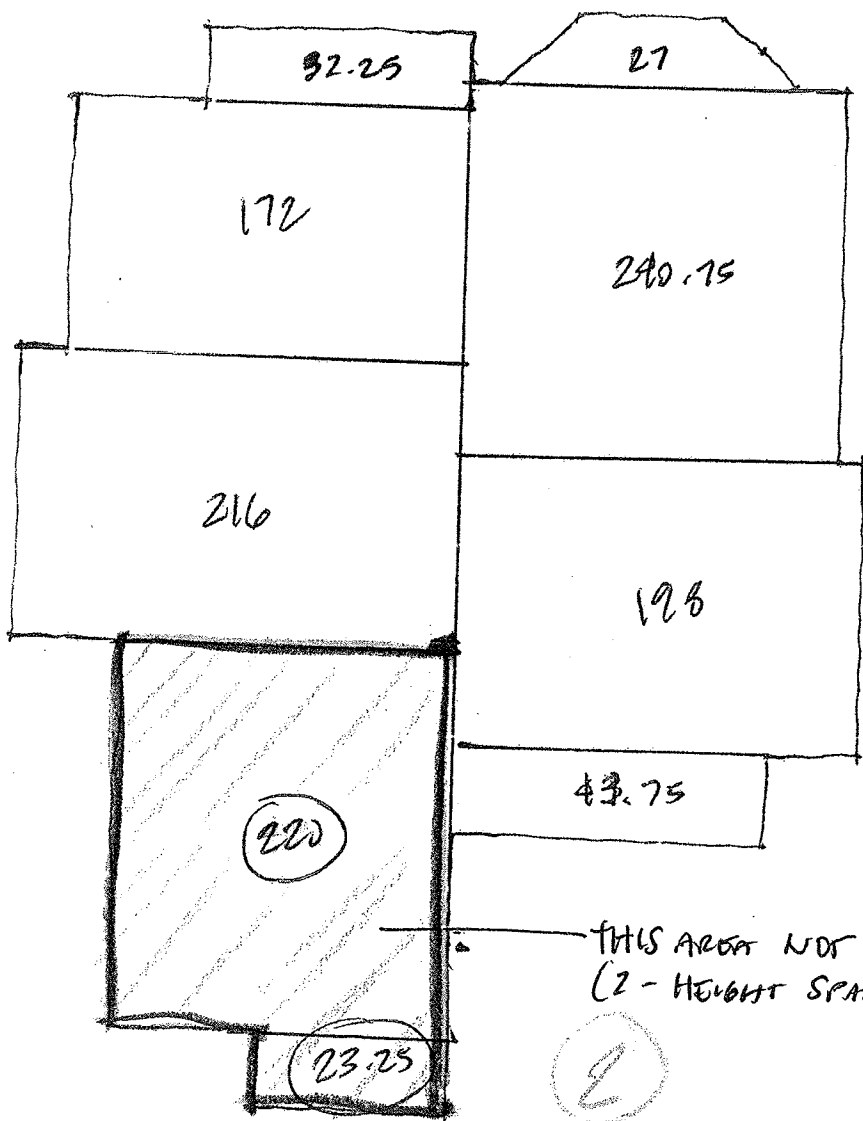


AREA IN RED SHOULD BE COUNTED 2X
(CEILING OVER 15' TALL)

> THIS AREA WAS NOT COUNTED IN SQUARE
FOOTAGE OF ORIGINAL PERMIT APPLICATION.

[illegible] $\frac{1}{3}$

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1,065

(845)

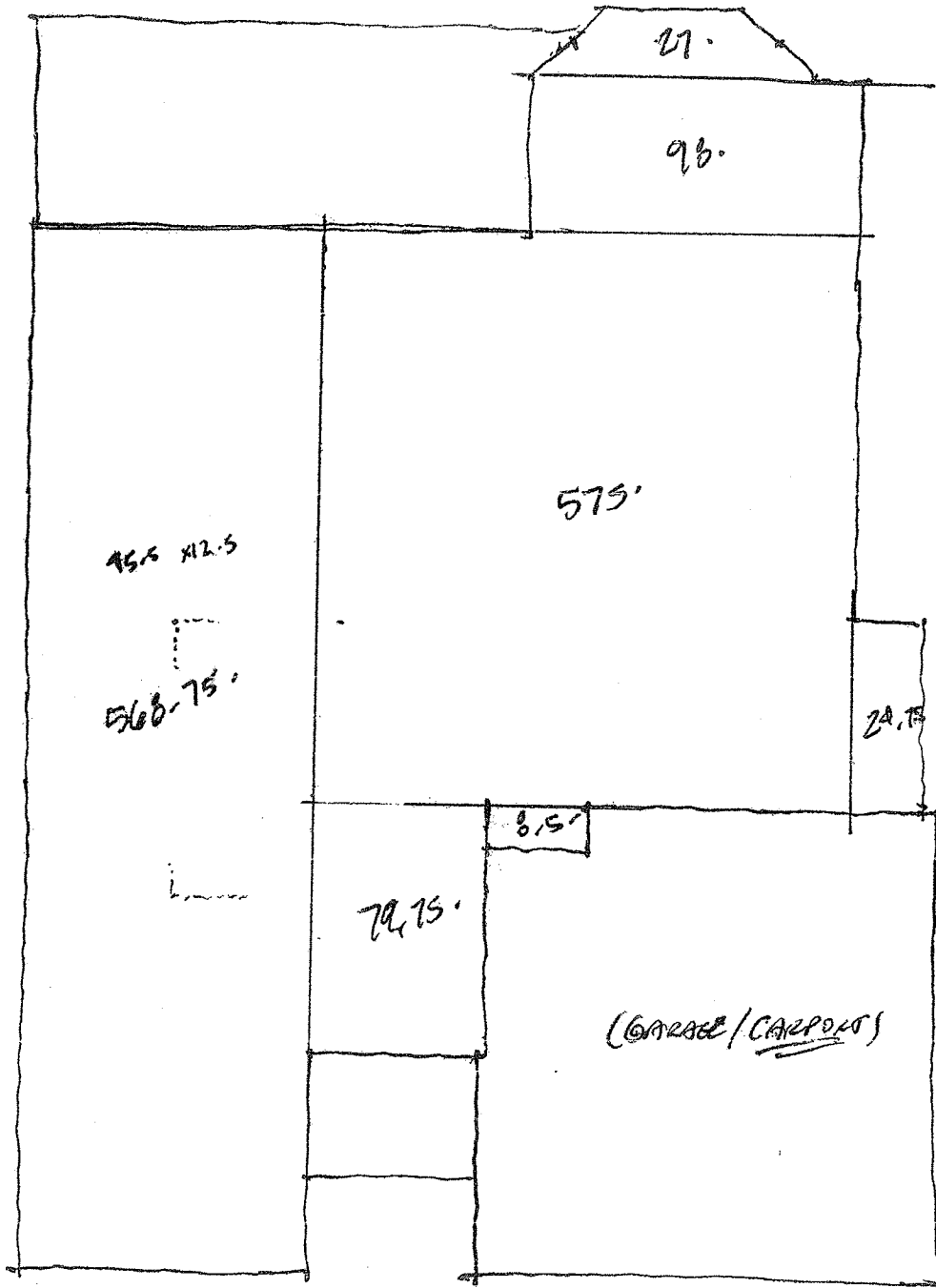
MG 899.75 (845)
+ 243.25 (220)
1143 (1073)

1073

$\frac{1}{8}'' = 1'-0''$

B1
60

27
98



me him
1381 1355
(1.02)



$\frac{1}{8}'' = 1'-0''$

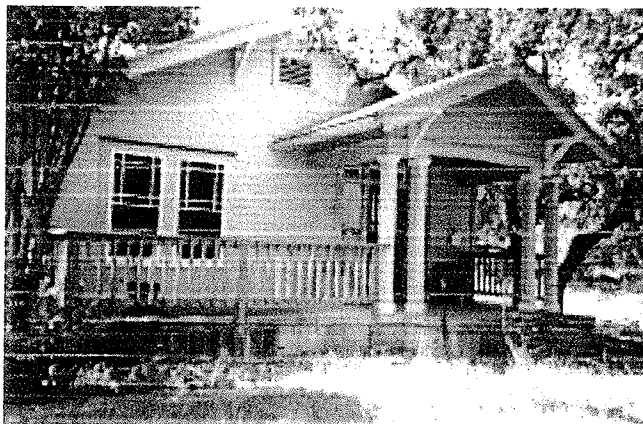
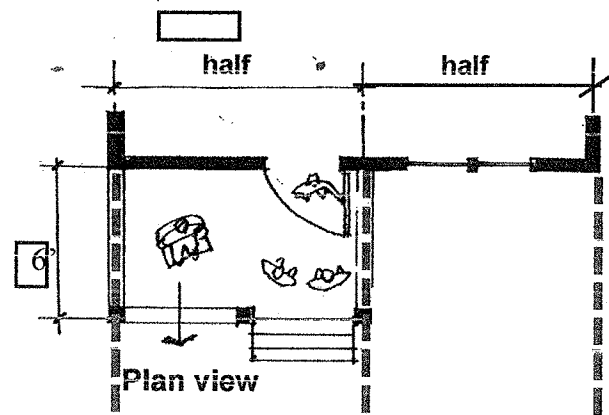
RESIDENTIAL DESIGN GUIDELINES

MAINTAINING THE SINGLE-FAMILY CHARACTER OF THE INTERIOR OF THE NEIGHBORHOOD.

Guideline 1.4: Garages or carports are not common in the neighborhood but where they exist, they are detached and located at the rear of the lot. If an attached garage is desired, setting it back at least 10 feet from the front facade of the house will help to preserve the people-oriented character of the streetscape. Garages are typically designed to resemble the house in shape, material and color.



Modest houses have half the front space to sit



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

12-093731-K

Assigned: ~~XXXXXXXXXX~~

Due Date:

9-25-2012

Review Date: 10/30/12

Issue Date:

Reviewed/Approved: *[Signature]*

Issued:

11/9/12

905

Project Address: 905 Columbus ST	Tax Parcel ID: 0102020507
Legal Description: Lot 3 Block 1 Capital Heights Plus 1/2 Capital ADJ Vac Alley	
Zoning: SF3 NP	Lot Size (square feet): 5500
Neighborhood Plan Area (if applicable): Bouldin Creek	Historic District (if applicable): NO
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"/>	
Note: 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 checked="" type="checkbox"/> Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? 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 would include canopy and/or critical root zone? Y <input type="checkbox"/> N <input checked="" 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.	

Existing Use: vacant <input checked="" type="checkbox"/>	single-family residential <input 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: 0	# of bedrooms proposed: 4	# of baths existing: 0	# of baths proposed: 3.5	
Will all or part of an existing exterior wall be removed as part of the project? Y <input type="checkbox"/> N <input checked="" 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)				
SFR - 2 story w/ 2 car carport Front & Rear Porch				
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input checked="" type="checkbox"/>				

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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): 0 % of lot size: 0
Proposed Building Coverage (sq ft): 2033 % of lot size: 36.9

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): 0 % of lot size: 0
Proposed Impervious Cover (sq ft): 2349 % of lot size: 42.7

Setbacks

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

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

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y (N)

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 28'8" Number of Floors: 2

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

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) (Y) N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? (Y) N

Width of approach (measured at property line): 20 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>1355</u>	<u>1355</u>
2 nd floor conditioned area		<u>845</u>	
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)		<u>440</u>	<u>440</u>
Covered Patio, Deck or Porch	<u>1</u>	<u>238</u>	<u>238</u>
Balcony			
Other			
Total Building Coverage		<u>2878</u>	<u>2033</u>
Driveway		<u>300</u>	<u>300</u>
Sidewalks			
Uncovered Patio	<u>1</u>		
Uncovered Wood Deck (counts at 50%)			
AC pads		<u>16</u>	<u>16</u>
Other (Pool Coping, Retaining Walls)			
Total Site Coverage		<u>316</u>	<u>2349</u>
Pool			
Spa			

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		1355		1355
2 nd Floor		845		845
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)		440	440	0
(detached)				
Accessory building(s)				
(detached)				

TOTAL GROSS FLOOR AREA

2200

(Total Gross Floor Area /lot size) x 100 = 40% Floor-To-Area Ratio (FAR)

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

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.

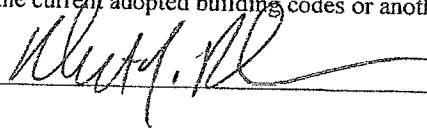
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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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Contact Information			
Owner		Applicant or Agent	Robert Buchanan
Mailing Address		Mailing Address	716 Post Oak
Phone		Phone	512 879-8473
Email		Email	rjb@prideofaustin.com
Fax		Fax	
General Contractor	Pride of Austin Homes	Design Professional	
Mailing Address	401 Congress Ave Suite 1540	Mailing Address	
Phone	512 879-8473	Phone	
Email		Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input checked="" type="radio"/> N
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: 	Date: 10-29-12

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Owner	Greg Bow & Simmi Mehta	Applicant or Agent	Robert Buchanan
Mailing Address	421 W. 3rd #1702 Austin TX	Mailing Address	Pride of Austin Homes, LLC
Phone		Phone	401 Congress Ave Suite 1540
Email		Email	512 879-8473
Fax		Fax	rb@prideofaustin.com
General Contractor		Design Professional	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? ☒ Y ☐ N ☒ J

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:

(Simmi Mehta)
(Greg Bow)

9/4/12
9/4/12

B1
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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: 2014-079972 PR
ADDRESS: 905 Columbus Street
Contact: Daniel Word, 974-3341
Public Hearing: October 1, 2014
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

STACY L. MILLER
Your Name (please print)

912 CHRISTOPHER ST.
Your address(es) affected by this application

Stacy L. Miller 9/23/14
Signature Date

Comments: ① ENCLOSED 2 CAR GARAGE AT FRONT OF PROPERTY IS IN DIRECT CONFLICT WITH THE BOULDER NEIGHBORHOOD PLAN.
② HOUSE WAS JUST BUILT WITHIN 45 MONTHS. IF THEY WANTED AN ENCLOSED GARAGE THEY SHOULD REDUCE THE OVERALL SQ. FOOTAGE OF THEIR HOUSE AND INCLUDE THE GARAGE IN THE SUBMITTED PLAN. WHERE IS THE HARDSHIP THAT NECESSITATES A VARIANCE?
THERE ISN'T ONE HERE,

If you use this form to comment, it may be returned to:
City of Austin
Daniel Word
P.O. Box 1088
Austin, TX 78767-8810

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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: 2014-079972 PR

ADDRESS: 905 Columbus Street

Contact: Daniel Word, 974-3341

Public Hearing: October 1, 2014

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

RITA L. EWING

Your Name (please print)

913 James St. W

Your address(es) affected by this application

Rita L. Ewing

Signature

9-27-2014

Date

Comments:

I object because the
garage was enclosed before
a permit to do so was gained.
I believe this is an attempt
to skirt the codes that limit
square footage of houses in this
neighborhood. It is precedent-
setting.

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

City of Austin

Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

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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.

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ADDRESS: 905 Columbus Street

Contact: Daniel Word, 974-3341

Public Hearing: October 1, 2014

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

NAM SZETO

Your Name (please print)

1108 S. 5TH ST, AUSTIN 78704

Your address(es) affected by this application

[Signature]

Signature

9-23-2014

Date

Comments: _____

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

City of Austin

Daniel Word

P.O. Box 1088

Austin, TX 78767-8810

B/
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Case Number: 2014-079972 PR

ADDRESS: 905 Columbus Street

Contact: Daniel Word, 974-3341

Public Hearing: October 1, 2014

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

KATHRYN MUELLER
Your Name (please print)

1000 BOWLING AVE AUSTIN TX 78704 AND
Your address(es) affected by this application

[Signature] 9/23/14
Signature Date

908
CHRISTOPHER ST
AUSTIN TX 78704

Comments:

I AM UNABLE TO MAKE THE MATH
WORK OUT, IT SEEMS THAT F.A.R. IS MUCH
HIGHER THAN CALCULATED. I ALSO OBJECT TO
THE IDEA THAT THE OWNER WOULD BE WILLING TO
DO THE GARAGE DOOR ADDITION FIRST BEFORE
GETTING PERMISSION FOR SUCH A VARIANCE. INDEED,
THE CHANGES TO THE STRUCTURE HAVE ALREADY HAPPENED,

If you use this form to comment, it may be returned to:
City of Austin
Daniel Word
P.O. Box 1088
Austin, TX 78767-8810

WHICH IS NOT RIGHT.

B1
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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.

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Larry Tredemeyer
Your Name (please print)

1000 ~~Bouldin Ave~~ 908 CHRISTOPHER ST
Your address(es) affected by this application AUSTIN TX 78704

[Signature]
Signature

9/21/14
Date

Comments: I object

Not enough dimensions on plan
to calculate true sq ft. of House
But by scale #'s do not add up!

The Gross Floor Area is showing 440 sq ft for a Conpt
that does not exist + Giving 200 sq
credit for a Garage that has already been completed

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This is already over
Revenor / Impervious
Calculations