

C15-2014-0163

Heldenfels, Leane

From: Steve Smith ~~ssmith@pegasusconstruction.net~~
Sent: Tuesday, November 25, 2014 3:48 PM
To: Heldenfels, Leane
Subject: Re: 1303 E 2nd St

Leane,
I will postpone and do the RDCC in January.

Thanks

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On Tue, Nov 25, 2014 at 9:33 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Steve – sorry for my delayed response.

You can proceed to BOA 12/8, but you are asking for less than 25% FAR variance, so your case could also go to the RDCC (Residential Design Compatibility Commission), and they generally have lower standards for passing/approving the requests that come to them.

Or, you can postpone this case until you go to RDCC in Jan and see if the request gets approved by them 1st then go to the Board if you're not successful at RDCC.

The difference between the Board's is you have to make an argument for physical hardship for the Board, but just design issues for RDCC. I don't know for sure that RDCC will grant, but I think the Board will ask if you went to them first.

Sorry I didn't see that you were less than 25% until I started to work on the notices, should have advised you to go to RDCC first back when you applied if I recognized it was less than 25% - I think the cover sheet just said FAR increase but I didn't investigate further and should have.

Daniel Word and Elaine Ramirez in Residential Review can get you and RDCC application packet (it may also be online at austintexas.gov if you click on development then search for that application).

If you want to proceed to Board 12/08 we have sent notices, posted signs and can do so – I just don't want it to feel like a long evening w/ a surprise at the end if the Board postpones you until you go to RDCC.

Leane

From: Steve Smith [mailto:ssmith@pegasusconstruction.net]
Sent: Thursday, November 20, 2014 8:04 AM