

**Stephens, Samantha**

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**From:** Gibbs, Carol  
**Sent:** Thursday, November 12, 2015 10:26 PM  
**To:** McDonald, John  
**Cc:** Bryan King [REDACTED]  
**Subject:** FW: SF Attached

John,

Will you be able to contact Bryan on Friday, regarding the questions he has about SF-Attached? This is about the email I had sent you.

I've copied him here, and his phone # is 325-248-3337.

Bryan, you might also try calling John directly, at 512-974-2728, especially if there are times you'll be out of cell phone range.

Thanks,

Carol

Carol Gibbs, Neighborhood Advisor  
Neighborhood Assistance Center  
Planning & Zoning Department  
512-974-7219

***Please click here to complete an anonymous Satisfaction Survey about the Neighborhood Assistance Center***

**Please note:** E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act

-----Original Message-----

From: Bryan [mailto:[REDACTED]]  
Sent: Thursday, November 12, 2015 7:41 PM  
To: Gibbs, Carol  
Subject: Sf attached

Carol,  
Wondering if you have made any headway on defining how the attachment must be made on SF ATTACHED.

I have not heard from anyone on this

Thanks

Bryan

## Stephens, Samantha

---

**From:** Bryan King <[REDACTED]>  
**Sent:** Monday, November 23, 2015 2:04 PM  
**To:** McDonald, John  
**Cc:** Gibbs, Carol  
**Subject:** Single Family Attached

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello John,

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I do find the following definition of the word "attached" in LDC 25-1-21- 7

*ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.*

All of the attachments defined above would indicate that they are covered. In as much., the attachment contributes building footprint and to impervious cover. It must must be evaluated as part of the footprint calculation on construction documents.

The terms in the above definition then begs the determination of the requirements of what constitutes a covered porch, loggia, or passageway. Are there minimum requirements of porches, passageways, or loggia that must be satisfied?

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§ 25-2-772 - SINGLE-FAMILY ATTACHED RESIDENTIAL USE.

(A) For a single-family attached residential use, the base zoning district regulations are superseded by the requirements of this section.

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(1) minimum site area is 7,000 square feet;

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(3) minimum lot width, for a distance of 25 feet measured from the front property line, is:

(a) 25 feet; or

(b) on a cul-de-sac or curved street, 20 feet.

(C) lot may not contain more than one dwelling unit.

**(D) A site must contain two attached dwelling units.**

(E) Building coverage may not exceed 40 percent of the site.

(F) Impervious cover may not exceed 45 percent of the site.

(G) For a dwelling unit with fewer than six bedrooms, at least two parking spaces are required. A driveway may be included as one of the required parking spaces. Not more than two parking spaces may be located in the front yard.

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(I) A fence is prohibited along the common lot line between attached single-family residential units for a distance of 25 feet measured from the front lot line.

(J) A single-family attached residential use is prohibited on property that is subject to a deed restriction that limits use of the property to single-family detached dwellings or that requires a minimum lot size that is larger than the minimum lot size required by this section.

Source: Section 13-2-253; Ord. 990225-70; Ord. 031211-11.

Please let me know your determination on the required attachment and determination of what is the minimum requirements of those actual attachments (porch, passageway, loggia).

Thanks in advance,

Bryan King

KiTY FM - The Oldies Station

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106.1 Burnet

101.3 Fredericksburg

KAJZ 106.5 Llano

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KoTY FM 95.7 Mason

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## Stephens, Samantha

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**From:** Bryan [REDACTED]  
**Sent:** Tuesday, November 24, 2015 9:37 PM  
**To:** McDonald, John  
**Cc:** Gibbs, Carol  
**Subject:** Re: Single Family Attached

Thanks.  
Look forward to hearing from you.

Bryan

Sent from my TRS-80 Model 1

On Nov 24, 2015, at 4:46 PM, McDonald, John <[John.McDonald@austintexas.gov](mailto:John.McDonald@austintexas.gov)> wrote:

Hi Bryan,  
I wanted to let you know I have your email and am working on a response. I could not get it completed today or yesterday, but I should have it out tomorrow.

Respectfully,  
John M. McDonald  
Development Services Manager  
Residential Plan Review/DSD  
974-2728 – Office  
[john.mcdonald@austintexas.gov](mailto:john.mcdonald@austintexas.gov)

---

**From:** Bryan King [mailto:[REDACTED]]  
**Sent:** Monday, November 23, 2015 2:04 PM  
**To:** McDonald, John  
**Cc:** Gibbs, Carol  
**Subject:** Single Family Attached

Hello John,

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Source: Section 13-2-253; Ord. 990225-70; Ord. 031211-11.

Please let me know your determination on the required attachment and determination of what is the minimum requirements of those actual attachments (porch, passageway, loggia).

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## Stephens, Samantha

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**From:** McDonald, John  
**Sent:** Thursday, December 03, 2015 5:21 PM  
**To:** Bryan King  
**Cc:** Rivera, Mayra; Word, Daniel; Wren, Carl; Roig, Jose G; Hernandez, Tony [PDRD]; Stilwell, Kelly  
**Subject:** RE: Single Family Attached

Hi Bryan,

Sorry for the delayed response. In analyzing the code there are two sections that provide guidance, and I have pasted them below.

§ 25-1-21 - DEFINITIONS.

(7) ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.

§ 25-2-3 - RESIDENTIAL USES DESCRIBED.

(B) Residential use classifications are described as follows:

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Under the code language pasted above, the attachment would need to be a covered porch at a minimum. This area would be counted as impervious cover and building coverage, respectively according to how much of the covered area is on either lot. Obviously, a carport or a garage would work for the attachment as well and would count towards impervious cover and building coverage.

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Development Services Manager  
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974-2728 – Office  
[john.mcdonald@austintexas.gov](mailto:john.mcdonald@austintexas.gov)

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**Sent:** Monday, November 23, 2015 2:04 PM  
**To:** McDonald, John  
**Cc:** Gibbs, Carol  
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## Stephens, Samantha

---

**From:** Bryan King <[REDACTED]>  
**Sent:** Friday, December 04, 2015 12:24 PM  
**To:** McDonald, John  
**Subject:** Re: Single Family Attached

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

John,

Thank you for the response.

Since past experience with SF-attachments being so minimal, the second part of my question in the original emails regarding such minimums of such approved attachments still begs an answer:

*Please let me know your determination on the required attachment and determination of what is the minimum requirements of those actual attachments (porch, passageway, loggia).*

I ask for your determination on such minimum acceptable specifications on the attaching porch, passageway, or loggia.

Thank you very much,  
Bryan King

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974-2728 – Office  
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**Subject:** Single Family Attached

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## Stephens, Samantha

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**From:** Gibbs, Carol  
**Sent:** Thursday, December 31, 2015 12:16 PM  
**To:** McDonald, John  
**Subject:** PC briefing on SF-Attached Jan 12th ?

John,

I was just watching PC's Nov. 10 meeting online, and at the very end, they requested that their Jan 12 agenda include a briefing on **SF-Attached**. I can only assume it's related to Bryan King's concerns with the "Lightsey 2" project at 1805 Lightsey.

Given your recent conversations with Bryan, I wanted to make sure you were aware it's coming up!  
Did you know about this? Are you planning to attend?

Here's the clip: <http://austintx.swagit.com/play/11102015-1021/11/>

It sounds like at least some of them are confusing "SF-3", "SF-Attached" & "SF4-A", thinking the "A" in SF4-A is for "Attached", and maybe even that "SF-Attached" is another Zoning Category like SF3 & SF4-A...

Andrew Rivera was the Admin. Staff at this PC meeting if you need to follow up with him. He may have been the only staff still there at that point in the meeting!

Thanks,

Carol

## Stephens, Samantha

---

**From:** McDonald, John  
**Sent:** Thursday, February 25, 2016 8:56 AM  
**To:** [REDACTED]  
**Subject:** RE: Single Family Attached

Hi Bryan,  
We haven't received anything yet. It looks like the plat was recorded, but it hasn't gone to 911Addressing to get individual physical addresses.

Respectfully,  
John M. McDonald  
Development Services Manager  
Residential Plan Review/DSD  
974-2728 – Office  
[john.mcdonald@austintexas.gov](mailto:john.mcdonald@austintexas.gov)

---

**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** Wednesday, February 24, 2016 8:11 PM  
**To:** McDonald, John  
**Subject:** Re: Single Family Attached

Hello John,

Just checking in with you to be sure the single family attached project next to me at 1805 Lightsey by PSW is getting proper review. Specifically, the attachment of units as being proposed complies with the determination you recently gave me on attachment requirements.

Thanks in advance and please advise me at your earliest convenience.

Regards,  
Bryan King

----- Original Message -----

**From:** McDonald, John  
**To:** Bryan King  
**Sent:** Tuesday, November 24, 2015 4:46 PM  
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**Subject:** Single Family Attached

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As a follow up to our conversation last week, I am writing you today regarding the attachment parameters of the designation "SF attached" and how the COA is insuring code requirements and moreover your requirements of construction.

As I mentioned, I believe the COA code has previously not been properly applied. I experienced this first hand over 10 years ago on a new subdivision on Village Oaks Court in my neighborhood. Again, this misapplication of code appeared on Corbin Lane number of years later. Both projects are in 78704.

At the time I became aware of the Corbin project, I contact Greg Gurnesy about the attachment concern. (I have previously sent you pictures of both of these developments) Greg informed me that there would need to be a project in play in order to analyze how determination would be applied. That brings us to the present. Although this has been a city wide concern of mine for many, many years, now such a project is being permitted and it just happens to be next door to me.

I believe this designation actually needs to be removed from the code entirely. It is a loop hole in my opinion. But the code is changed, the code should be strictly followed.

I can find no clear explanation of how the two dwellings of "SF - Attached" are to be physically attached. In absence of that, we look at code definitions or then to common definitions.

I do find the following definition of the word "attached" in LDC 25-1-21- 7

*ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.*

All of the attachments defined above would indicate that they are covered. In as much., the attachment contributes building footprint and to impervious cover. It must must be evaluated as part of the footprint calculation on construction documents.

The terms in the above definition then begs the determination of the requirements of what constitutes a covered porch, loggia, or passageway. Are there minimum requirements of porches, passageways, or loggia that must be satisfied? Previous attachments is past projects appear to have as minimal as a "grape arbor". Clearly this does not satisfy code requirements.

My concern is greater than just of the the attachmentment. The end result of Single Family Attached clearly results in a product that incompatible with traditional SF neighborhoods. SF attached allows for a lot size as small as **3000 sq. ft.** (see below 25-2-722) This would allow a building footprint of 1200 sq ft (40% of 3000) and FAR limited by McMansion of 2300 (two story structure). The results is a smaller lot than SF4. Changing SF-3 to small lot SF-4 requires a fully vetted zoning change case with public input.. SF3 attached does an end around.

*§ 25-2-772 - SINGLE-FAMILY ATTACHED RESIDENTIAL USE.*

*(A)For a single-family attached residential use, the base zoning district regulations are superseded by the requirements of this section.*

*(B)For a single-family residential use:*

*(1)minimum site area is 7,000 square feet;*

*(2)minimum lot area is 3,000 square feet; and*

*(3)minimum lot width, for a distance of 25 feet measured from the front property line, is:*

*(a)25 feet; or*

*(b)on a cul-de-sac or curved street, 20 feet.*

*(C) lot may not contain more than one dwelling unit.*

*(D)A site must contain two attached dwelling units.*

*(E)Building coverage may not exceed 40 percent of the site.*

*(F) Impervious cover may not exceed 45 percent of the site.*

*(G) For a dwelling unit with fewer than six bedrooms, at least two parking spaces are required. A driveway may be included as one of the required parking spaces. Not more than two parking spaces may be located in the front yard.*

*(H) For a dwelling unit with six or more bedrooms, at least one parking space for each bedroom is required. A driveway may be included as one or more of the required parking spaces, but not more than one parking space may be located behind another parking space. Not more than four parking spaces may be located in the front yard.*

*(I) A fence is prohibited along the common lot line between attached single-family residential units for a distance of 25 feet measured from the front lot line.*

*(J) A single-family attached residential use is prohibited on property that is subject to a deed restriction that limits use of the property to single-family detached dwellings or that requires a minimum lot size that is larger than the minimum lot size required by this section.*

Source: Section 13-2-253; Ord. 990225-70; Ord. 031211-11.

Please let me know your determination on the required attachment and determination of what is the minimum requirements of those actual attachments (porch, passageway, loggia).

Thanks in advance,

Bryan King

KiTY FM - The Oldies Station

102.9 Llano

106.1 Burnet

101.3 Fredericksburg

KAJZ 106.5 Llano

102.1 Burnet

KoTY FM 95.7 Mason

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The information transmitted herein is intended only for the person or entity to which it is addressed, and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender by hitting reply and destroy all copies of this document.

## Stephens, Samantha

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**From:** [REDACTED]  
**Sent:** Wednesday, February 24, 2016 8:11 PM  
**To:** McDonald, John  
**Subject:** Re: Single Family Attached

Hello John,

Just checking in with you to be sure the single family attached project next to me at 1805 Lightsey by PSW is getting proper review. Specifically, the attachment of units as being proposed complies with the determination you recently gave me on attachment requirements.

Thanks in advance and please advise me at your earliest convenience.

Regards,  
Bryan King

----- Original Message -----

**From:** McDonald, John  
**To:** Bryan King  
**Sent:** Tuesday, November 24, 2015 4:46 PM  
**Subject:** RE: Single Family Attached

Hi Bryan,

I wanted to let you know I have your email and am working on a response. I could not get it completed today or yesterday, but I should have it out tomorrow.

Respectfully,

John M. McDonald  
Development Services Manager  
Residential Plan Review/DSD  
974-2728 – Office  
[john.mcdonald@austintexas.gov](mailto:john.mcdonald@austintexas.gov)

---

**From:** Bryan King [mailto:[REDACTED]]  
**Sent:** Monday, November 23, 2015 2:04 PM  
**To:** McDonald, John  
**Cc:** Gibbs, Carol  
**Subject:** Single Family Attached

Hello John,

As a follow up to our conversation last week, I am writing you today regarding the attachment parameters of the designation "SF attached" and how the COA is insuring code requirements and moreover your requirements of construction.

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ATTACHED, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.

All of the attachments defined above would indicate that they are covered. In as much., the attachment contributes building footprint and to impervious cover. It must be evaluated as part of the footprint calculation on construction documents.

The terms in the above definition then begs the determination of the requirements of what constitutes a covered porch, loggia, or passageway. Are there minimum requirements of porches, passageways, or loggia that must be satisfied? Previous attachments in past projects appear to have as minimal as a "grape arbor". Clearly this does not satisfy code requirements.

My concern is greater than just of the the attachmentment. The end result of Single Family Attached clearly results in a product that is incompatible with traditional SF neighborhoods. SF attached allows for a lot size as small as 3000 sq. ft. (see below 25-2-722) This would allow a building footprint of 1200 sq ft (40% of 3000) and FAR limited by McMansion of 2300 (two story structure). The result is a smaller lot than SF4. Changing SF-3 to small lot SF-4 requires a fully vetted zoning change case with public input.. SF3 attached does an end around.

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Source: Section 13-2-253; Ord. 990225-70; Ord. 031211-11.

Please let me know your determination on the required attachment and determination of what is the minimum requirements of those actual attachments (porch, passageway, loggia).

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## Stephens, Samantha

---

**From:** Casey Giles [REDACTED]  
**Sent:** Monday, August 08, 2016 8:58 AM  
**To:** McDonald, John  
**Subject:** Single family attached

John,

Daniel Word made us aware of a likely neighborhood appeal to our building permits for our single family attached homes in our Lightsey 2 subdivision (Intersection of Lightsey road and Aldwyche).

Specifically, they are going to BOA to challenge the trellis component as to whether or not it meets the code for an "attachment". I haven't been able to figure out where this is coming from. Daniel said he heard about this from you, so I was wondering if you knew specifically who from the neighborhood approached the city and told them this?

My main concern (though there are many) is that if they challenge the permit and win, not only have we lost 8 weeks of time, but we also are no closer to knowing what DOES meet the code intent. We also don't know what the concern of the neighborhood is. Do they want the houses to look bigger? do they want the garages to be together facing the front of the home? That is what will likely happen if they win, and i'm not sure anyone will be any better off. I'd like to talk to them, find out what they would like to see, and hopefully come up with an agreement so that we can move forward. If we lose the appeal, then we redesign and go back in, and they will likely appeal again? And they could do this over and over until they finally lost an appeal and we'd know what DID meet this vague section of code.

Please get back to me when you have a chance and hopefully you can lead me towards the right person to have a constructive discussion with.

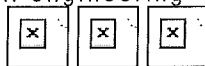
Thanks,  
Casey

--



**CASEY GILES, PE**  
director of civil engineering

512-294-3609



**From:** [Gibbs, Carol](#)  
**To:** [McDonald, John](#)  
**Cc:** [Word, Daniel](#)  
**Subject:** FW: SF-3 attached questions  
**Date:** Tuesday, November 10, 2015 9:34:58 PM  
**Attachments:** [SF-Attached Bouldin Meadows.jpg](#)  
[SF-Attached Village Oak Ct.jpg](#)  
**Importance:** High

---

John,

Thanks for the chat regarding this string of emails you were included in at the end - I should have followed up with you sooner.

So, here it is again (with a few edits to my Nov. 3<sup>rd</sup> msg). I would REALLY appreciate it if you could contact Bryan and let him know you're ready to hear his questions directly (rather than tell him answers to what I think his questions are). If you want to chat with me more before calling him, I'll be available this Thurs & Friday – just call me.

Bryan's phone # is 325-248-3337 and email is [REDACTED] I'll let him know you're the one that will contact him, but I won't commit to when that will be (but hopefully by the end of this week?).

Thanks!

Carol

Carol Gibbs, [Neighborhood Advisor](#)  
Neighborhood Assistance Center  
Planning & Zoning Department  
512-974-7219

---

**From:** Gibbs, Carol  
**Sent:** Tuesday, November 03, 2015 9:08 PM  
**To:** Guernsey, Greg; McDonald, John; Word, Daniel  
**Cc:** Zapalac, George  
**Subject:** RE: SF-3 attached questions

Greg,

Both projects were indeed built several years ago (you'll find PRs from 2004 on Village Oak Court & 2009 on Corbin Ln), but the photos were just captured from current Google Street View this month. I don't understand what you're saying about the photos being old.

John or Daniel, whichever one of you loses the coin toss, please give me a call at your convenience on Wednesday – I'm here all day.

Here is the standard Description & SubType that show up in Ext. AMANDA for all the PRs for both of the projects represented in the attached photos (but you'll notice the walkways were never built, and the houses were likely not designed for them to be there):

lots at last week's PC meeting.

Can provide more details upon request.

Thanks,  
Carol

Carol Gibbs, Neighborhood Advisor  
Neighborhood Assistance Center  
Planning & Zoning Department  
512-974-7219

---

**From:** Bryan King [mailto: [REDACTED]]  
**Sent:** Thursday, October 29, 2015 3:20 PM  
**To:** Gibbs, Carol  
**Subject:** SF-3 attached

Carol,

We have a subdivision going in my neighborhood.  
The proposed product is Single Family Attached.  
Can you tell me what constitutes the attachment?  
I see nothing in the code that spells out what the attachment must be.  
I did find in the code the definition of the word "attached" as:

§ 30-1-21 - DEFINITIONS.

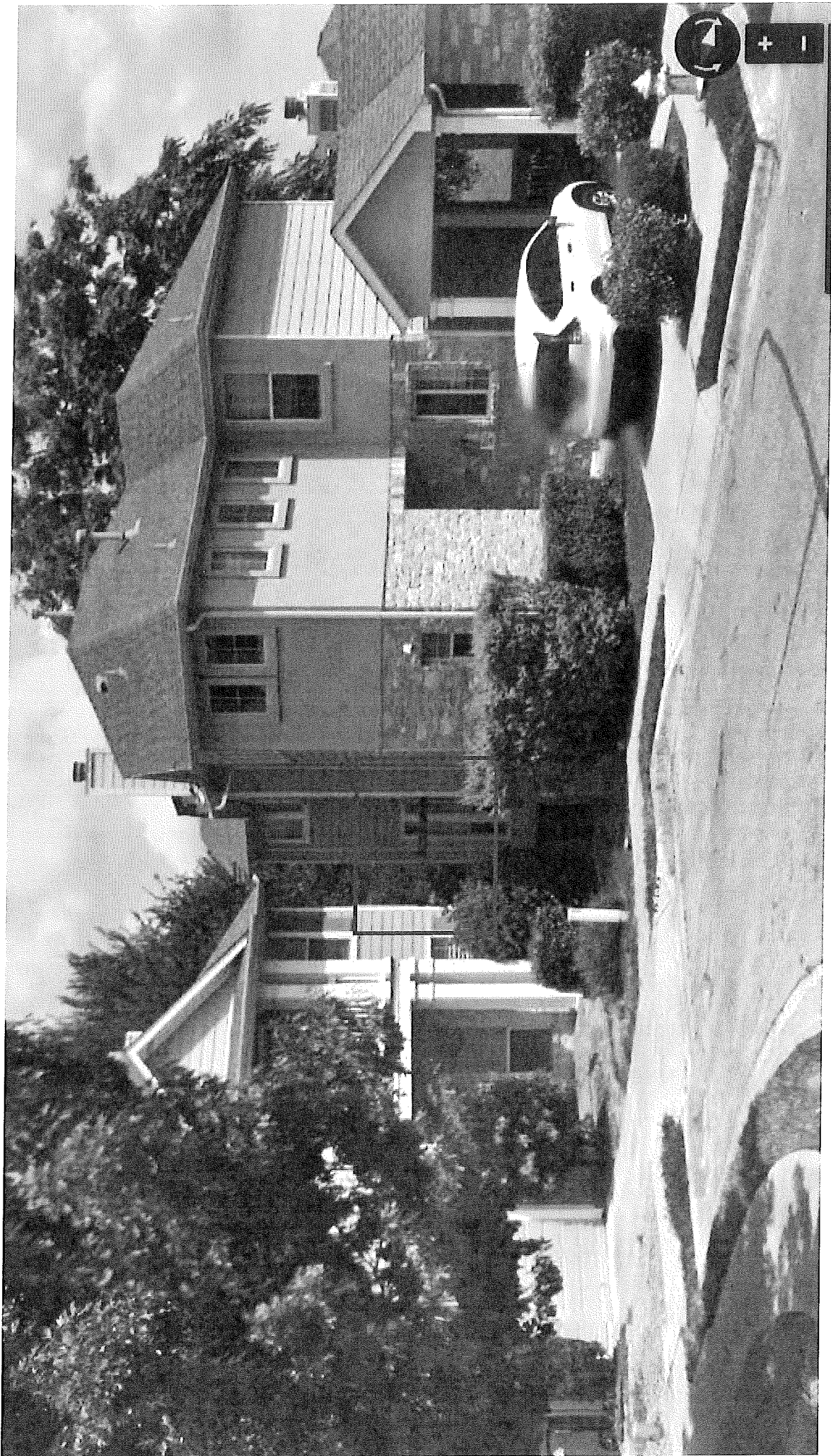
Unless a different definition is expressly provided, in this title:

- (2) ATTACHED, when used with reference to two or more buildings,  
means having one or more common walls or being joined by a  
covered porch, loggia, or passageway.

I have seen other SF3 Attached developments that clearly do not comply with  
that definition and therefore I need guidance in understanding how attachment  
is defined in code by the city of Austin.

Thanks in advance,

Bryan King



+ 1

I would ask John or Daniel about this inquiry. I believe the pictures Bryan forwarded are old.

Greg

---

**From:** Gibbs, Carol  
**Sent:** Tuesday, November 03, 2015 3:01 PM  
**To:** Zapalac, George; Guernsey, Greg  
**Cc:** Bryan King [REDACTED]  
**Subject:** FW: SF-3 attached questions

George & Greg,

Here's Bryan's inquiry, and 2 images that demonstrate recent application of SF-Attached in SF3 zoning.

This comes out of the recent Lightsey 2 case that resubdivided 16 lots into 30 lots at last week's PC meeting.

Can provide more details upon request.

Thanks,  
Carol

Carol Gibbs, Neighborhood Advisor  
Neighborhood Assistance Center  
Planning & Zoning Department  
512-974-7219

---

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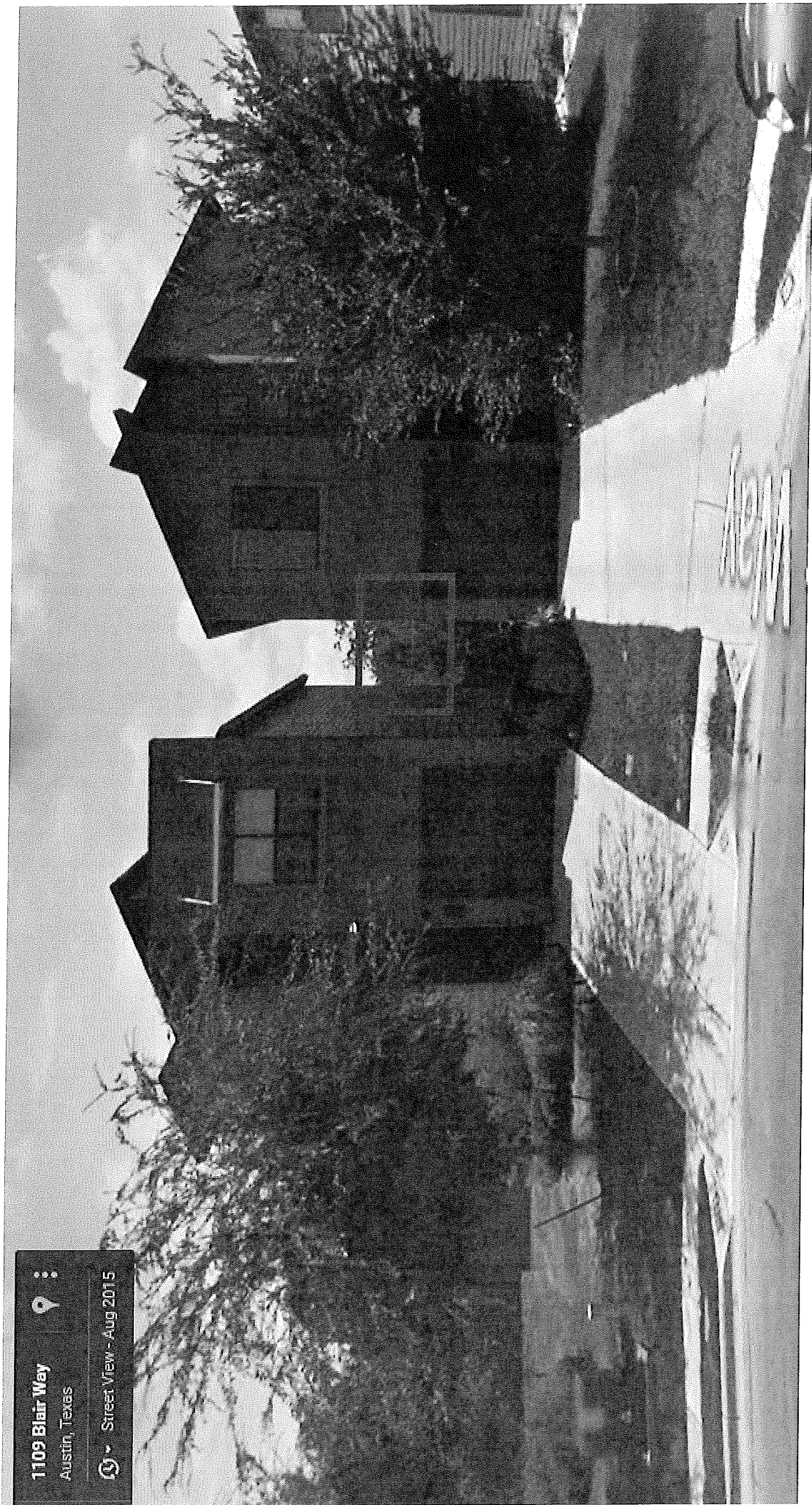
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1109 Blair Way  
Austin, Texas

📍 Street View - Aug 2015

**From:** Gibbs, Carol  
**To:** Guernsey, Greg; McDonald, John; Word, Daniel  
**Cc:** Zapalac, George  
**Subject:** RE: SF-3 attached questions  
**Date:** Tuesday, November 03, 2015 9:08:22 PM  
**Attachments:** SF-Attached Bouldin Meadows.jpg  
SF-Attached Village Oak Ct.jpg

---

Greg,

Both projects were indeed built several years ago (2004 & 2009), but the photos were just captured from current Google Street View. I don't understand what you're saying about the photos being old.

John or Daniel, whichever one of you loses the coin toss, please give me a call at your convenience on Wednesday – I'm here all day.

Here is the standard Description & SubType that show up in Ext. AMANDA for all the PRs for both of the projects represented in the attached photos:

New 2-story single-family-attached residence (LDC  
25-2-772), attached garage, covered porch, R- 101 Single Family  
covered walkway between the two units (each Houses  
with separate lot).

They refer to Ch. 25-2, which ties in to what George and I discussed Tuesday, regarding whether Bryan could ask BoA for an interpretation (since they only handle 25-2, Bryan's Ch. 30-1-21 citation was not BoA-relevant).

I did find the same definition of "Attached" in § 25-1-21 - DEFINITIONS., so does that now mean that BoA \*can\* interpret it? I also found another reference to "Attached" in Ch. 25: § 25-4-233 - SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION., so I will send these back to Bryan.

By the way – the above Case Descriptions called for "covered walkways" – which none of them have. ;-\\

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Thanks!

-  
Carol

-  
Carol Gibbs, Neighborhood Advisor  
Neighborhood Assistance Center  
Planning & Zoning Department  
512-974-7219

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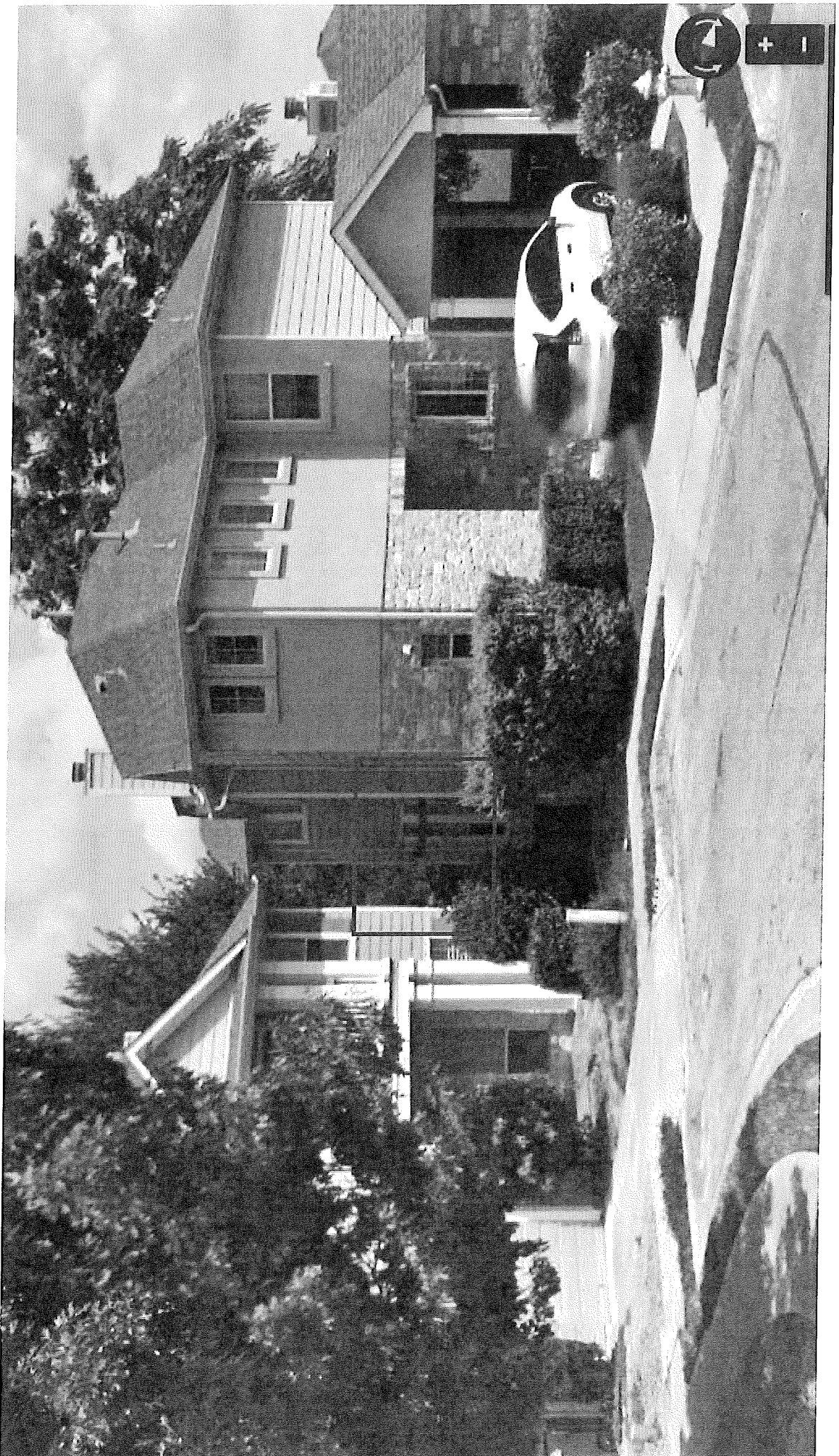
**From:** Guernsey, Greg  
**Sent:** Tuesday, November 03, 2015 3:21 PM  
**To:** Gibbs, Carol; Word, Daniel; McDonald, John  
**Cc:** Zapalac, George  
**Subject:** RE: SF-3 attached questions



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Thanks in advance,

Bryan King





## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

## Board of Adjustment Interpretations Application Appeal of an Administrative Decision

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 3206 & 3208 Aldwyche Drive

Subdivision Legal Description:

Lightsey 2

Lot(s): Lots 6A & 6B Block(s): Block A

Outlot: \_\_\_\_\_ Division: Lightsey 2 subdivision SF-3

Zoning District: SF-3

I/We Kim Johnson, president on behalf of myself/ourselves as  
authorized agent for South Lamar Neighborhood Association affirm that on  
Month September, Day 20, Year 2016, hereby apply for an interpretation  
hearing before the Board of Adjustment.

Development Services Department interpretation is:

see attached

I feel the correct interpretation is:

see attached

## Section 2: Findings

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 supporting documents.

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

see attached

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:

see attached

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

see attached

### Section 3: 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.

Applicant Signature: [Signature] Date: 09/20/2016

Applicant Name (typed or printed): Kim Johnson for South Lamar Neighborhood Association

Applicant Mailing Address: 2608 Del Curto #2

City: Austin, TX 78704 State: TX Zip: 78704

Phone (will be public information): (512) 657-0675

Email (optional – will be public information): \_\_\_\_\_

### Section 4: Owner Information

Owner Name: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

### Section 5: Agent Information

Agent Name: \_\_\_\_\_

Agent Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

### Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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## *Section 1: Applicant Statement*

*Development Services Department interpretation is:*

Single Family Attached buildings may qualify as such with only a superficial or decorative attachment such as trellis or grape arbor, and that such attachment somehow comprises a structural element.

*We feel the correct interpretation is:*

Single Family Attached requires a substantial structural element to form the attachment. Chapter 25-1-21 (8) defines "attached" as "having one or more common walls or being joined by a covered porch, loggia, or passageway." 25-2-3 (B) 11 requires connection of the two dwelling units, if not by "common or abutting walls," then "by a carport, garage, or other structural element", that is significant to the integrity of the buildings. )

A trellis or grape arbor is at best a decorative or landscape feature. It is clearly not a structural element, as the removal of such a non-integral feature would not compromise the structural integrity of either dwelling. It could easily be removed, post-construction, and have no effect on the remaining structures' integrity.

## *Section 2 Findings:*

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

Single Family Attached Residential allows for subdividing a 7000 sq ft or greater site into two lots, with one lot being as small as 3000 sq ft. The entire site must contain two buildings attached in a meaningful - not superficial - way, by using a structural element such as a common wall, covered porch, loggia, or passageway per the definition of "attached", per LDC Section 25-1-21(8). Section 25-2-3 B (11) which speaks to "connection... by a common wall, carport, garage, or other structural element". A grape arbor or trellis does not create the type of connection that rises to the level of a structural element between two single family dwellings.

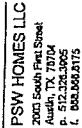
*2. An appeal of this interpretation would clearly permit a use which is in character with the uses enumerated for the various zones and with the objective of the zone in question because:*

A variety of acceptable structural attachment methods are available to all who choose to build Single Family Attached properties.

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

All properties would be subject to the same guidelines for "attachment", delineated in the Code definitions, as clarified by this interpretation.





STATION AHEAD 8102 0  
STATION AHEAD 8102 0

1. Use Landscape Architecture Drawing for all drawings, layout, plans, and site visit information.
2. Use Civil Drawings for all roadway drawings, and overall site grading information.
3. Use AEC2 for all Home 219 information, check drawings, and add additional layout info.

سید محمد

1	PROJECT NAME	
2	PROJECT NO.	
3	PROJECT LOCATION	
4	PROJECT DESCRIPTION	
5	PROJECT STATUS	
6	PROJECT START DATE	
7	PROJECT END DATE	
8	PROJECT BUDGET	
9	PROJECT COST	
10	PROJECT PROFIT	
11	PROJECT RISK	
12	PROJECT IMPACT	
13	PROJECT BENEFIT	
14	PROJECT CHALLENGE	
15	PROJECT OPPORTUNITY	
16	PROJECT CONCLUSION	

**LIGHTSEY RIDGE**  
**PROJECT NUMBER**

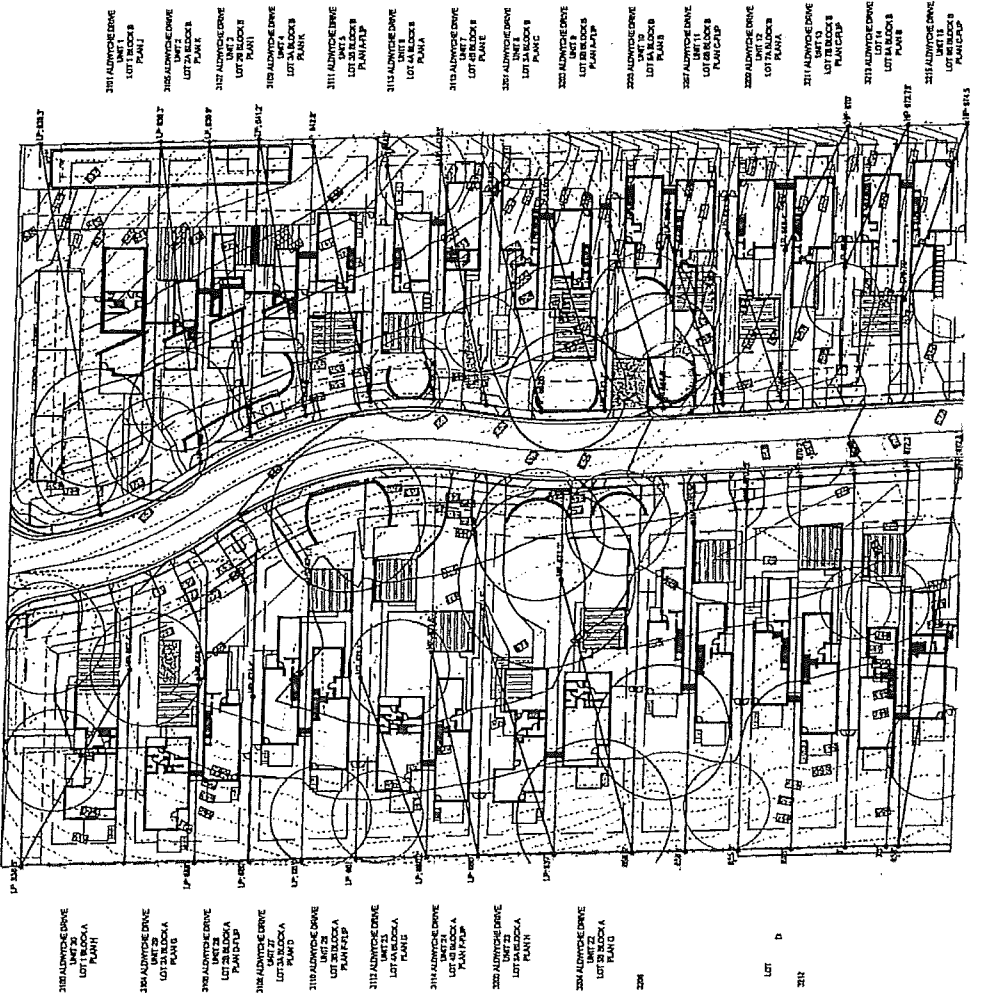
1305  
BIOGRAPHICAL MEMOIRS

12015 Lightsey Rd.  
Austin, TX 78704

SHEET NAME:  
VISITABLE PATH  
SLOPE WAIVER EXHIBIT  
SHEET NUMBER:



BLOCK	CITY LIGHTS	LUMEN/FT	Feet	Low Beam		Hwy Beam	Downs Roadway Illum	Color Coded	Sighting	Notes
				W	L					
B	2	1	1	42.5	50	18.5	20.7		11,145.00	Variable P/B Inboard
B	2A	2	1	42.5	50	18.5	20.7		11,145.00	Variable P/B Inboard
B	3	1	1	42.5	50	18.5	20.7		11,145.00	Variable P/B Inboard
B	3A	4	C	44.2	48.8	14.1	15.8		12,442.00	Variable P/B Inboard
B	4	4	C	44.2	48.8	14.1	15.8		12,442.00	Variable P/B Inboard
B	4A	4	C	44.2	48.8	14.1	15.8		12,442.00	Variable P/B Inboard
B	4B	7	C	45.6	46.1	17.1	17.3		12,442.00	Variable P/B Inboard
B	5	5	C	46.9	46.9	13.9	13.1		12,442.00	Variable P/B Inboard
B	5A	10	C	46.9	46.9	13.9	13.1		12,442.00	Variable P/B Inboard
B	5B	11	C	46.9	46.9	13.9	13.1		12,442.00	Variable P/B Inboard
B	6	12	C	47.5	45.7	19.1	21.1		13,427.00	Variable P/B Inboard
B	6A	14	B	48.8	47.5	19.7	21.6		13,427.00	Variable P/B Inboard
B	6B	14	B	48.8	47.5	19.7	21.6		13,427.00	Variable P/B Inboard
B	7	12	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	7A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	8	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	8A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	8B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	9	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	9A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	9B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	10	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	10A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	10B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	11	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	11A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	11B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	12	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	12A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	12B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	13	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	13A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	13B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	14	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	14A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	14B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	15	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	15A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	15B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	16	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	16A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	16B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	17	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	17A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	17B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	18	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	18A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	18B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	19	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	19A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	19B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	20	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	20A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	20B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	21	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	21A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	21B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	22	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	22A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	22B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	23	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	23A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	23B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	24	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	24A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	24B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	25	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	25A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	25B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	26	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	26A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	26B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	27	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	27A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	27B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	28	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	28A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	28B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	29	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	29A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	29B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	30	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	30A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	30B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	31	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	31A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	31B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	32	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	32A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	32B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	33	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	33A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	33B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	34	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	34A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	34B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	35	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	35A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	35B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	36	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	36A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	36B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	37	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	37A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	37B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	38	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	38A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	38B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	39	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	39A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	39B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	40	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	40A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	40B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	41	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	41A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	41B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	42	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	42A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	42B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	43	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	43A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	43B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	44	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	44A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	44B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	45	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	45A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	45B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	46	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	46A	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	46B	14	C	47.5	45.1	17.6	17.6		13,427.00	Variable P/B Inboard
B	47	14	C	47.5	45.1	17.6	1			



1 SITE PLAN 1:15

2/10/20





06.06.2016

ISSUE FOR: BUILDING PERMIT

LIGHTSEY RIDGE

PLAN TYPE: D UNIT: 21

3206 ALDWYCHE DRIVE, AUSTIN, TX 78704

PROJECT NUMBER: 1305.00



ARCHITECT:  
PSW HOMES LLC  
2003 S. 1st Street  
Austin, TX 78704  
P. 512.228.1313  
www.pswhomes.com

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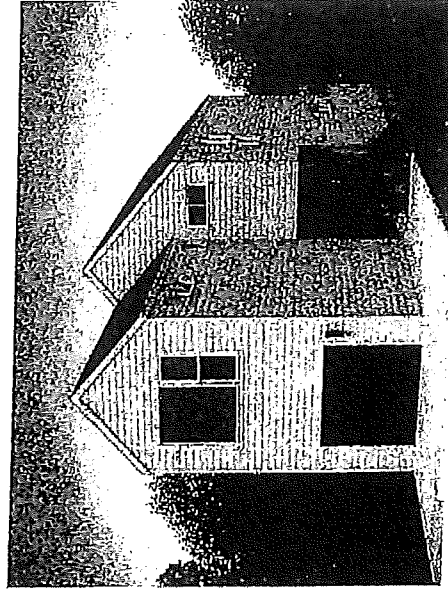
OWNER:  
Lightsey Ridge, LP  
2003 S. 1st Street, Austin, TX 78704  
P. 512.228.1305 (800.960.3805)

CONTRACTOR:  
PSW Homes, LLC  
2003 S. 1st Street, Austin, TX 78704  
P. 512.228.1305 (800.960.3805)

CIVIL ENGINEER:  
PSW Homes, LLC  
2003 S. 1st Street, Austin, TX 78704  
P. 512.228.1305 (800.960.3805)

STRUCTURAL ENGINEER:  
ATC Engineering  
4910 West Hwy, 205, Austin, TX 78735  
P. 512.228.0995 (512.228.0995)  
http://atc-engineers.com

LANDSCAPE ARCHITECT:  
Ecotone  
P.O. Box 160548 Austin, TX 78716  
http://ecotonegroup.com



PROJECT DESCRIPTION  
PROJECT ADDRESS: 3206 ALDWYCHE DRIVE, AUSTIN, TX 78704  
ZONING: SF-3A  
SITE PLAN PERMIT NUMBER: CR-2014-0213.1A  
SITE AREA: 4.015 ACRES ± 174893.4 SF NET  
LOT AREA: 4998 SF (LOT 6A BLOCK A) - 2018 SF (LOT 6B BLOCK A) - 10,017 SF LOT 8 TOTAL  
TOTAL GROSS FLOOR AREA: 1628 SF  
FIRST FLOOR GROSS AREA: 700 SF  
SECOND FLOOR GROSS AREA: 828 SF  
GARAGE AREA: 281 SF  
AC PAD AREA: 9 SF  
HEIGHT OF HOME: 25' - 5 1/2' (AV. GRADE TO HIGHEST ROOF MIDPOINT)

THIS CERTIFICATE OF OCCUPANCY CAN BE PROVIDED UNTIL THE COMPLETION OF THE PROJECT (CR-2013-0118.1B)

DRAWING LIST:

- G001 GENERAL NOTES & SPECIFICATIONS
- G002 PROJECT STANDARDS
- G003 STD. PENETRATION & FLASHING DETAILS
- EX-1 VISITABLE PATH SLOPE WALKER EXHIBIT
- EX-2 VISITABLE PATH - SURVEYOR GRADE POINTS
- EX-3.1 JOHANSON SETBACK EXHIBIT
- EX-3.2 JOHANSON SETBACK EXHIBIT
- A001 SITE PLAN
- A002 HOMESITE PLAN AND DETAILS
- A003 DECK PLAN & DETAILS
- A101 FOUNDATION AND 1ST FLOOR PLAN
- A102 STEPPED FOUNDATION AND 1ST FLOOR PLAN
- A201 2ND FLOOR PLAN AND ROOF PLAN
- A301 EXTERIOR ELEVATIONS

SCOPE DOCUMENT:

THIS SCOPE DOCUMENT IS A SUMMARY OF THE PROJECT'S SCOPE OF WORK. IT IS NOT A CONTRACT DOCUMENT. THE SCOPE OF WORK IS DEFINED BY THE PROJECT'S CONTRACT DOCUMENTS. THE SCOPE OF WORK IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SCOPE OF WORK IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN PERMISSION OF PSW HOMES LLC.

LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT:

THE ARCHITECT AND ALL CONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE PROJECT IS NOT DESIGNED OR CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECT'S WORK PRODUCT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT IF THE PROJECT IS NOT DESIGNED OR CONSTRUCTED IN ACCORDANCE WITH THE ARCHITECT'S WORK PRODUCT.



ISSUED FOR: BUILDING PERMIT

**Bryan King**

---

**From:** "Camou, Juan" <Juan.Camou@austintexas.gov>

**To:** [REDACTED]

**Sent:** Friday, September 02, 2016 2:54 PM

**Subject:** 3206+3208 ALDWYCHE DR

The residential permit application for the address listed above has been approved.

Juan P. Camou

Engineering Associate C

Development Services Department

[juan.camou@austintexas.gov](mailto:juan.camou@austintexas.gov)

(512)-974-2621 office



We want to hear from you. Please take a few minutes to complete our online customer survey:

[Commercial Plan Review - English Survey](#)

[Residential Plan Review - English Survey](#)

Nos gustaría escuchar de usted. Por favor, tome un momento para completar nuestra encuesta:

[Comerciales - Encuesta en Español](#)

[Residencial - Encuesta en Español](#)

9/20/2016

# NOTICE OF APPEAL INFORMATION

Austin City Code 25-1-461 (see page 2 of 2 for appeal process)



## Planning and Development Review Department

Address of Property in Question

3206 & 3208 Aldwyche

Permit Number

2016-107075 BP

Appellant Filing Appeal

South Lamar Neighborhood Association

Relationship to Property Listed

Community Registry NA

Appellant's status as Interested Party

PROPERTY within SLNA Boundaries

Appellant Contact Information

Permit Holder Contact Information

Name

Kim Johnson

Name

609 WEST LYNN LP (William Doerr)

Street

2608 Del Canto #2

Street

2003 51st

City

Austin

State

Zip

78704

City

Aus

State

Zip

78704

Telephone

(512) 657-0675

Telephone

512 762-4142

E

E-M

Date of Decision Being Appealed:

9/2/16

Date Appeal is Filed:

9/21/16

Decision being appealed: (use additional paper as required)

Challenge of Single Family attachment does not  
comply w/ code

see interpretation attachment

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

see interpretation attachment

### BELOW FOR CITY USE ONLY

Hearing Date:

Board or Commission:

Action on Appeal:

Date of Action

Form Bldg 100 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.

*Section 1: Applicant Statement*

*Development Services Department interpretation is:*

Single Family Attached buildings may qualify as such with only a superficial or decorative attachment such as trellis or grape arbor, and that such attachment somehow comprises a structural element.

*We feel the correct interpretation is:*

Single Family Attached requires a substantial structural element to form the attachment. Chapter 25-1-21 (8) defines "attached" as "having one or more common walls or being joined by a covered porch, loggia, or passageway." 25-2-3 (B) 11 requires connection of the two dwelling units, if not by "common or abutting walls," then "by a carport, garage, or other structural element", that is significant to the integrity of the buildings. )

A trellis or grape arbor is at best a decorative or landscape feature. It is clearly not a structural element, as the removal of such a non-integral feature would not compromise the structural integrity of either dwelling. It could easily be removed, post-construction, and have no effect on the remaining structures' integrity.

*Section 2 Findings:*

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

Single Family Attached Residential allows for subdividing a 7000 sq ft or greater site into two lots, with one lot being as small as 3000 sq ft. The entire site must contain two buildings attached in a meaningful - not superficial - way, by using a structural element such as a common wall, covered porch, loggia, or passageway per the definition of "attached", per LDC Section 25-1-21(8). Section 25-2-3 B (11) which speaks to "connection... by a common wall, carport, garage, or other structural element". A grape arbor or trellis does not create the type of connection that rises to the level of a structural element between two single family dwellings.

*2. An appeal of this interpretation would clearly permit a use which is in character with the uses enumerated for the various zones and with the objective of the zone in question because:*

A variety of acceptable structural attachment methods are available to all who choose to build Single Family Attached properties.

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

All properties would be subject to the same guidelines for "attachment", delineated in the Code definitions, as clarified by this interpretation.

## Appeal Process

You may appeal this "STOP WORK ORDER", "REMOVE OR RESTORE", "REVOCATION" or "SUSPENSION OF PERMIT" in accordance with Land Development Code section 25-1-461 by following these requirements:

### § 25-1-461 APPEAL.

- (A) A person may appeal a stop work order, remove or restore order, revocation, or suspension issued under this division by giving written notice to the accountable official not later than the third day after:
  - (1) the stop work order or remove or restore order is posted; or
  - (2) the person receives notice of the revocation or suspension.
- (B) The notice of appeal must contain:
  - (1) the name and address of the appellant;
  - (2) a statement of facts;
  - (3) the decision being appealed; and
  - (4) the reasons the decision should be set aside.
- (C) The accountable official shall hear the appeal not later than the third working day after the appeal is filed. The appellant, the appellant's expert, and the department may offer testimony to the accountable official.
- (D) The accountable official shall affirm or reverse the department's decision not later than the second working day after the hearing. The official shall give written notice of the decision and a statement of the reasons for the decision to the appellant.
- (E) The appellant may appeal the accountable official's decision to the Land Use Commission or appropriate technical board by giving written notice to the accountable official and the presiding officer of the Land Use Commission or appropriate technical board not later than the third working day after receiving notice of the decision. The notice of appeal must contain the information described in Subsection (B).
- (F) The Land Use Commission or appropriate technical board shall hear the appeal at the next regularly scheduled meeting following receipt of the notice of appeal. An appeal is automatically granted if the Land Use Commission or appropriate technical board does not hear the appeal before the 21st day following receipt of the notice of appeal.
- (G) A stop work order, remove or restore order, suspension, or revocation remains in effect during the pendency of an appeal under this section.

Source: Section 13-1-69; Ord. 990225-70; Ord. 010607-8; 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.

Date:

Printed Name:

Signature:

*Should  
- Can be  
signed by  
property owner  
if site but not  
needed by app?*

---

**From:** Casey Giles [REDACTED]  
**Sent:** Thursday, October 6, 2016 4:09 PM  
**To:** Ross Wilson; Matthew Welch; Greta Goldsby; Leah Bojo  
**Subject:** Fwd: Postponement request for interpretation appeal at 3206, 3208 Aldwyche/c15-2016-0115

----- Forwarded message -----

**From:** **Heldenfels, Leane** <[Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov)>  
**Date:** Thu, Oct 6, 2016 at 3:53 PM  
**Subject:** Postponement request for interpretation appeal at 3206, 3208 Aldwyche/c15-2016-0115  
**To:** "[REDACTED]"  
[REDACTED]  
**Cc:** "McDonald, John" <[John.McDonald@austintexas.gov](mailto:John.McDonald@austintexas.gov)>, "Word, Daniel" <[Daniel.Word@austintexas.gov](mailto:Daniel.Word@austintexas.gov)>, "Lloyd, Brent" <[brent.lloyd@austintexas.gov](mailto:brent.lloyd@austintexas.gov)>

See below request for postponement of the above matter to the 11/14 hearing.

You can reply and advise that you do not object to the request and then don't have to appear Monday; or you can be present at the beginning of the hearing to note your objection to the request (you can also reply to this email and advise why you do/don't object to the request and I can include that info in the Board's late back up packet along with the request below).

The Board will vote on whether or not to postpone shortly after 5:30.

FYI –

**Leane Heldenfels**

*Board of Adjustment Liaison*

City of Austin Development Services Department

One Texas Center, 1st Floor, Development Assistance Center

505 Barton Springs Road

Office: 512-974-2202



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---

**From:** Heldenfels, Leane  
**Sent:** Thursday, October 06, 2016 3:42 PM  
**To:** 'Bryan King'  
**Subject:** RE: Postponement request

Hi Bryan – I will include this request in the Board's late back up for their consideration at the beginning of the hearing. Thanks for the advance notice, I will forward the request to residential review staff and property owner representative in the event they have no objection to the postponement request they can let the Board know in advance via the late back up packet as well.

Take care –

**Leane Heldenfels**

*Board of Adjustment Liaison*

City of Austin Development Services Department

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---

**From:** Bryan King [REDACTED]  
**Sent:** Thursday, October 06, 2016 3:38 PM  
**To:** Heldenfels, Leane  
**Subject:** Postponement request

Leane,

I just realized the two regular board members will be unavailable for the 10/10 hearing.

Melissa Hawthorn announced at the September meeting that she would not be attending the October BOA meeting.

Since I will likely be presenting, we will then be two members short. We only have one alternate at present. Thus we would only have a panel of 10 members instead of 11.

Since this is an important code interpretation matter, the South Lamar Neighborhood Association believes it would be best for a full board hear the case.

Since Melissa is very sharp on code matters, it would be helpful to have her present.

In addition, our SLNA president, Kim Johnson had to leave town due to his mother going into the hospital.

Therefore we respectfully request a postponement until a full board is present to hear the case.

Thank you in advance,  
Bryan King  
for SLNA

-----  
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----- Original Message -----

**From:** Heldenfels, Leane

**To:** Doni Allen ; [REDACTED] ; Bryan King ; GNDC ; Teresa Elliott ; Teresa Elliott ; Susan Brewer ; crfunh ; newcastle homes ; Eric deYoung ; [REDACTED] ; Jay Otto ; Rye, Stephen ; Delia Meave ; Ryan, Janae ; Ron Thrower ; Beth Turner ; Jewels Nickells ; [REDACTED]

**Cc:** McDonald, John ; Word, Daniel ; Johnston, Liz ; Wren, Carl

**Sent:** Thursday, October 06, 2016 2:48 PM

**Subject:** FW: September 28 Board of Adjustment agenda, back up

Greetings 10/10 Board of Adjustment Applicants:

Please see attached meeting agenda and AE report.

If you would like to request to have your case postponed or withdrawn from the Board's agenda please reply to just me, not all, and advise.

Please print out a copy of the agenda for your use at Monday's hearing as we will not have paper copies at the hearing.

The agenda and case back up are also posted online at the Board's website:

[http://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/15\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm)

(If this link doesn't work go to [austintexas.gov](http://austintexas.gov), click on government tab near top of page, click on Boards and Commissions small tab near top of page, highlight Board of Adjustment and click view website, open agenda folder to left of page, see the July 11 meeting materials).

Also, do go to the site and take a look at the back up and if you see anything you've submitted is either missing or not legible and bring 15 sets of that info to Monday's hearing. You can also see the packet page numbers we've added to the evidence so you can know what page numbers the Board is referring to during the hearing.

And, remember to go back to the link **after 3pm on Monday** to see any late back up that has been added to your case. It will normally consist of replies received from our public notice mailing. Print out a copy of that late back up info for your reference and bring to the hearing in the event that the Board has questions about any of the replies received.

Remember you can bring a copy of all of your back up/evidence on a usb flash drive to the hearing and the AV staff person can help you project it and run thru the info as you speak on your case. He prefers that you label your flash drive w/ your agenda number and give the drive to him ahead of your case being called so he can make sure it's able to be projected correctly when your case is called.

If you add any new/additional information to your presentation, email me with a pdf of that new information after the hearing.

The proceedings of the hearing will be broadcast live via ATXN and a video of the broadcast will then be added to the Board's website after the meeting if you want to refer back to it after the meeting. If you're not able to be at the hearing when it starts at 5:30 it's a good idea to watch the beginning of the hearing and note any postponements as they can speed up the meeting.

Here's a link to ATXN:

<http://www.austintexas.gov/atxn>

We can validate your parking stub from the garage below City Hall, so try to remember to bring it up with you. The garage entrance is off of Guadalupe.

We will issue decision sheets from the meeting on our website page for searching case and permit info 2 weeks after the hearing, so Monday 10/24. Here's a link to that page:

[https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

(If this link doesn't work go to [austintexas.gov](http://austintexas.gov), click on development tab near top of page, then click on online tools and resources, then click on search case and permit info, then click on search information, then see below to retrieve decision sheet)

Once at this page you can input your case number or address, then click submit. Open the BA case and scroll down to attachments and see the final ds (decision sheet) there. You can print it out for use in a resubmittal for a permit, site plan or subdivision or email it to your code officer for any pending violation.

If your case gets denied or if you don't agree with any part of the Board's decision (like a condition imposed on a granted case) you have until TH 10/20 to request a reconsideration and provide new or clarified evidence to show how you feel the Board erred in it's decision (see attached rules, cost for sending out re-notification of a reconsidered case is \$582.40 – check will need to be dropped to my mailbox by close of lobby Fri 10/21).

If your case is postponed to the 11/14 hearing you'll have until end of day 10/31 to get me your revised, additional evidence to add to that meeting's advance packet.

I look forward to seeing you all on Monday – reply just to me, not to all, and advise if you have questions, concerns.

**Leane Heldenfels**

*Board of Adjustment Liaison*

City of Austin Development Services Department

One Texas Center, 1st Floor, Development Assistance Center

505 Barton Springs Road

Office: 512-974-2202



CITY OF AUSTIN  
**Development**  
SERVICES DEPARTMENT  
*Building A Better Austin Together*

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Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).



**CASEY GILES, PE**  
director of civil engineering

512-294-3609



---

**From:** Ross Wilson [REDACTED]  
**Sent:** Monday, November 14, 2016 1:58 PM  
**To:** Leah Bojo; Greta Goldsby  
**Subject:** Fwd: Postponement Request for 3206, 08 Aldwyche

fyi

Ross Wilson  
512 529 9097

----- Forwarded message -----

**From:** "Billy Doerr" [REDACTED]  
**Date:** Nov 14, 2016 1:20 PM  
**Subject:** Fwd: Postponement Request for 3206, 08 Aldwyche  
**To:** "No name" [REDACTED], "Michael - PSW" <[REDACTED]>  
**Cc:**

Billy Doerr  
PSW  
Sent from cellular device

Begin forwarded message:

**From:** "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>  
**Date:** November 14, 2016 at 11:14:03 AM CST  
**To:** Leah Bojo [REDACTED], [REDACTED]  
[REDACTED], "Wren, Carl" <Carl.Wren@austintexas.gov>, "Word, Daniel" <Daniel.Word@austintexas.gov>  
**Subject:** FW: Postponement Request for 3206, 08 Aldwyche

Please see below request for postponement of the above case from tonight's Board of Adjustment agenda.

Postponement requests are discussed then voted on at the beginning of the hearing, 5:30pm, City Hall Council Chambers.

FYI –

**Leane Heldenfels**

*Board of Adjustment Liaison*

City of Austin Development Services Department

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---

**From:** BRYAN [REDACTED]  
**Sent:** Monday, November 14, 2016 12:44 AM  
**To:** Heldenfels, Leane  
**Subject:** Postponement Request

Leane Heldenfels  
BOA

Postponement request

Dear Leane,

On Thursday I became aware that two regular board members will be unavailable for the 11/14 hearing. Board members Michael Von Ohlen and Rahm McDaniel will not be present.

Kim Johnson, president of SLNA is not expected to attend as he is out of town due to hospice care with his mother.  
Therefore I will be presenting for SLNA and also off the dais.

Thus the Board of Adjustment will have 3 of the 11 regular members absent.

Since this is an important code interpretation matter, the South Lamar Neighborhood Association believes it would be best for a full board to hear the case.  
The board typically grants a postponement for this cause.

Although this case was postponed at the October meeting due to different members being absent, we would look forward to a full board hearing of the case at the December meeting.

I live next door to the subject property and naturally monitor it on a daily basis. The site work has not paused.

This past week crews were working 6 days a week. Work continues on the site on a daily basis. It does not appear that this code interpretation appeal has prevented work on the bulk of the site.

Therefore we respectfully request a postponement until a full board is present to hear the case.

Thank you in advance,

Bryan King

for SLNA

Heldenfels, Leane wrote:

Greetings 11/14 Board of Adjustment Applicants and property owners/representatives/staff for interpretation appeal cases:



---

**From:** Ross Wilson [REDACTED]  
**Sent:** Tuesday, December 13, 2016 9:19 AM  
**To:**  
**Subject:** Fwd: Selections

Ross Wilson  
512 529 9097

----- Forwarded message -----

From: "Kelly Johnson Ilse" [REDACTED]  
Date: Dec 13, 2016 8:45 AM  
Subject: Fwd: Selections  
To: "ross" [REDACTED], "Danielle Reali"

SLNAZONE@yahoogroups.com wrote on 12/13/2016 12:17:17 AM:

> From: "Bryan [REDACTED] [SLNAZONE]" <SLNAZONE@yahoogroups.com>  
> To: SLNAZONE@yahoogroups.com, slnaexec@yahoogroups.com  
> Date: 12/13/2016 01:07 AM  
> Subject: [SLNAZONE] Boa results  
> Sent by: SLNAZONE@yahoogroups.com  
>  
>  
>  
> Well the vote was 8-3 in our favor.  
>  
> Unfortunately it takes 9 affirmative votes to over turn a staff  
> interpretation.  
>  
> The eight in our favor were pretty much outraged with SF attached,  
> as interpreted, in their comments I overheard in the break room  
>  
> The 3 opposing board members are the 2 new urbanist and the  
> developer engineering person.  
>  
> We have one more bite at the apple in requesting reconsideration.  
> I will request that tomorrow and be working on the additional  
> evidence that must be supplied within 10 days of tonight. Should be  
> heard at the January 9th meeting.  
>  
> As soon as the recording of the meeting is up on the web I will  
> forward a like.

>  
> Btw one board member not is in real estate and supported us told me  
> it the houses were really attached, the price point would be 15-20%  
> more affordable.  
>  
> Thanks to Bruce for leading the charge tonight!  
>  
> Bryan  
>  
> Ps. After any of you review the tape, please give feedback.  
>  
> Sent from my TRS-80 Model 1 that is about to catch fire!  
> \_\_\_\_\_.  
> Posted by: Bryan [REDACTED]  
>  
> Reply via web post

---

**From:** Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>  
**Sent:** Thursday, December 15, 2016 1:51 PM  
**To:** Leah Bojo  
**Subject:** RE: Stuctural drawing presented at hearing last night

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thanks for sending this.

Bryan King advised that the NA would be submitting a request for reconsideration, new/clarified evidence to support the request.

Not due to me until 12/21, he just said they were working on it –

Leane

---

**From:** Leah Bojo [REDACTED]  
**Sent:** Wednesday, December 14, 2016 10:02 AM  
**To:** Heldenfels, Leane  
**Subject:** RE: Stuctural drawing presented at hearing last night

Hi Leane,

The drawing is attached. How do you know that there will be a reconsideration if there is not yet new evidence?

**Leah M. Bojo, Sr Land Use & Policy Manager**  
**Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704**  
**512-807-2918 direct | 1-512-665-1570 cell | [REDACTED] | [www.drennergroupp.com](http://www.drennergroupp.com)**

**From:** Heldenfels, Leane [<mailto:Leane.Heldenfels@austintexas.gov>]  
**Sent:** Tuesday, December 13, 2016 3:37 PM  
**To:** Leah Bojo [REDACTED]  
**Subject:** Stuctural drawing presented at hearing last night

Hi Leah – can you send me a copy of the structural drawing presented last night so I can include in the file.

Also, most likely a request for reconsideration will be filed on the case (they have to submit why they feel the Board erred, what the correct decision would have been, and provide new/clarified evidence supporting their assertion – see attached) by end of day 12/21, and re-notification fee of \$582.40 paid.

I will advise when I receive it officially.

We don't issue a final decision sheet until after that deadline because of this 10 day "waiting period".

FYi –

Leane

BOA Reconsideration

12/21/2016

Chairman Burkhart and Board Members,

The South Lamar Neighborhood Association ("appellant") respectfully requests reconsideration of the code interpretation case on Single Family Attached.

Attached to this request, please find the \$582.40 fee check. To date SLNA has expended \$2222.00 on this appeal. Although these are steep fees for a neighborhood association, it is money well-spent for your consideration in resolving this issue for neighborhoods citywide. Numerous other neighborhoods have contributed to make this case possible. (Barton Oaks Neighborhood, Bouldin Creek Neighborhood, South River City Neighborhood, Zilker Neighborhood, and Austin Neighborhoods Council have all supported this appeal.)

The appellant offers new evidence and information that was not presented at the December hearing, which includes the following:

1. The 1984 ordinance that created the SF Attached category for Nash Phillips Copus duplexes. It speaks volumes to the original intent of the council-passed ordinance.
2. December 2016 Email from Janet Gallagher, former city official who wrote the 2003 opinion.
3. Board requested: Detailed legible drawings of the 6'6" wide by 30" deep trellis for the specific Aldwyche project being used for this appeal.
4. Additional photographs showing the form of attachment PSW is using today to scab an attachment between buildings: as-built pictures of the trellis and in-progress pictures before trellis is added prior to completion.
5. Additional information requested by Board Member McDaniel immediately after the last hearing.
6. Email from Chair of PC Codes and Ordinances Subcommittee, sharing her recollection of their November meeting where Staff recommended this issue go to BOA, adding that very few code amendments would be addressed prior to Code Next. See attached chart of current backlog of proposed code amendments.
7. The board may have erred in that the appellant is NOT asserting that staff did not follow precedent in making their most current determination, based on previous loosely worded code; rather that the BOA should produce a current interpretation that would be the guiding principle to clarify any application of code going forward.

The appellant believes the board erred in their opinion that a Code Amendment would be the appropriate vehicle for instant relief. The board should know that the appellant was following the specific instructions given by then Director Guernsey. Representatives of appellant contacted Director Guernsey in 2011 (after discovering the 2011 "home depot ladder" approval) and were instructed to use the BOA interpretation process for relief. However the appellant needed an approved "PR" (plan review), in

prior determination shows the Administration's desire to minimize the mistakes of the past.

Comparing what has been recently approved to Janet Gallagher's 2003 memo, the appellant sees a morphing of what has been deemed "acceptable" over time. This has happened at the expense of creating more affordable units, which was the intent of the original ordinance.

Clearly, most permits that have been issued do not even pass the 2:1 trellis ratio mandate. Even if you play word games with the width and length, past approved trellis do not even meet the 2:1 ratio; and this specific case at hand (dimensions of 30" x 78") does not pass, regardless of how you define width and length. Yet, it was approved! This plan should have been rejected on this point alone. The Gallagher letter no longer applies since its prescription has not been followed to date, so it should be moot.

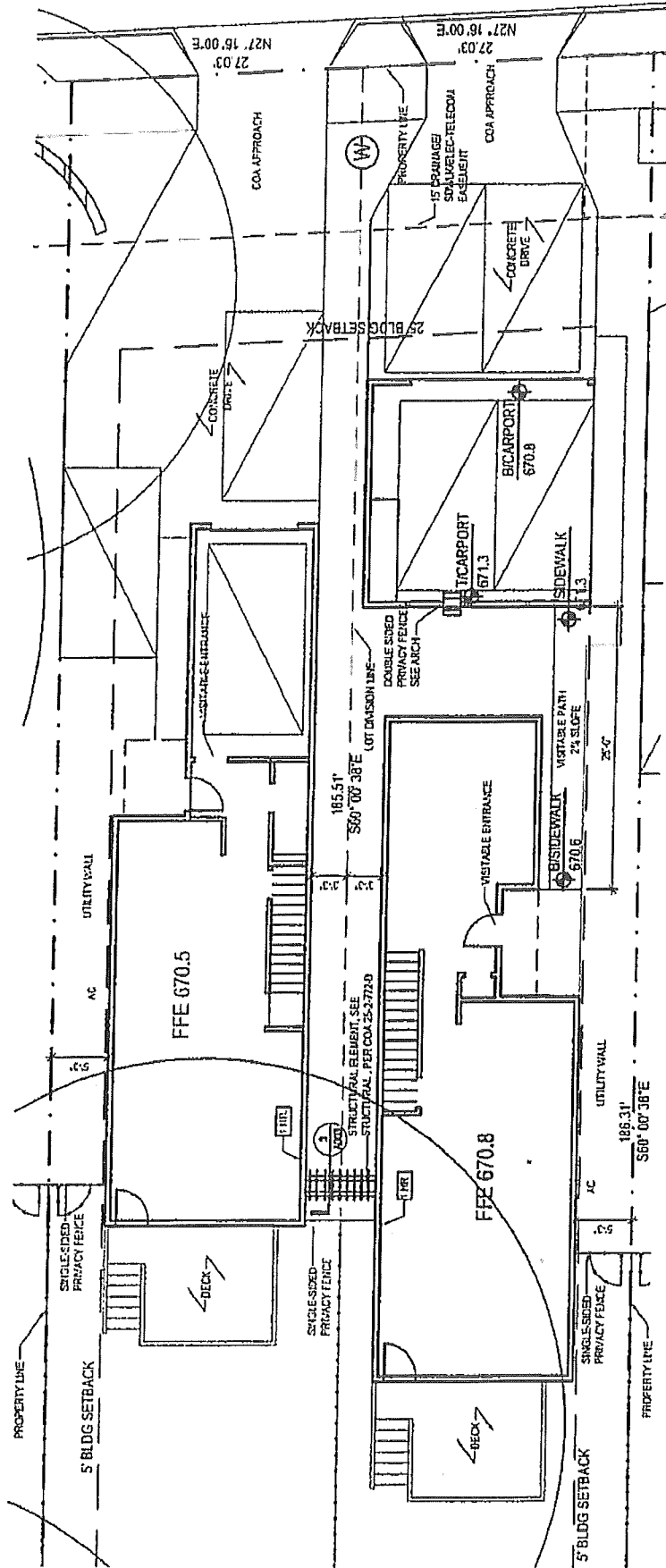
The appellant prays you support this appeal.

Thank you for your reconsideration,

Kim Johnson  
President  
South Lamar Neighborhood Association

THEODORE LOW HEIGHTS  
DOC.NO. 201600020

REAR VIEW - 13.0' WIDE



ALDWYCHE DRIVE

1 HOMESITE PLAN - LOT 6 BLOCK A  
1/8" = 1'-0" (1/16" = 1'-0" IF NOTED OTHERWISE)

<u>FEATURE</u>	<u>REGULATION</u>
Lot Width	Minimum lot width, 25 feet for a distance of 25 feet behind the front property line except on culs-de-sac or curved streets minimum width shall be 20 feet.
Residential Density	Not more than one dwelling unit per lot; each site shall be developed with two attached units.
Height	Maximum height, 35 feet
Front Yard	Minimum required setback, 25 feet
Street Side Yard	Minimum required setback, 15 feet
Interior Side Yard (Site)	Minimum required setback, 5 feet
Common Lot Line	No Side Yard setback required
Rear Yard	Minimum required setback, 10 feet
Building Coverage	Maximum coverage, 40 percent of the total site area
Impervious Coverage	Maximum coverage, 45 percent of the total site area
Parking	A minimum of 2 off-street parking spaces is required for each unit. The driveway may be included in the counting of the required minimum as one of the two spaces required for each unit.

(f) Restrictive Covenant

No plat of a single-family attached residential subdivision located in the extraterritorial jurisdiction of the City of Austin may be recorded unless a restrictive covenant prepared by a licensed attorney, is simultaneously recorded in the Deed Records of the County in which the attached single-family residential unit subdivision is situated. Such instrument shall be approved by the City prior to recording and the recording information shall be clearly referenced on the face of the plat. Such instrument shall contain statements that:

- (1) Development of the lots is restricted to one single-family attached residential unit per lot and is further restricted in accordance with the regulations contained in this section.

provided. Not more than 2 spaces may be located in the front yard.

6 or more bedrooms per lot

1 space per bedroom. Driveway and garage/carport area may be included in satisfying this requirement, provided, however, that not more than one space may be located behind another space per lot in the driveway. Not more than four spaces may be located in the front yard.

Fences

No fencing shall be permitted along the common lot line between attached single-family residential units for a distance of 25 ft. from the front property line.

**PART 4.** A new Section 13-2A-1557 is added to the Austin City Code of 1981, as amended, to read as follows:

**1557 SINGLE-FAMILY ATTACHED RESIDENTIAL**

The use of a site for two dwelling units constructed with common or abutting walls, or are connected by a carport, garage or other structural element, and where each is located on a separate lot. Any existing duplex which applies for subdivision must first conform to all current duplex requirements, including parking requirements.

**PART 5.** The final sentence of Section 13-2A-1246 of the Austin City Code of 1981 is amended to read as follows:

When a lot is used together with one or more contiguous lots for a single use or unified development, all of the lots so used, including any lots used for off-street parking, shall be considered a single lot for purposes of these Zoning Regulations, unless the lots are used for duplex residential use.

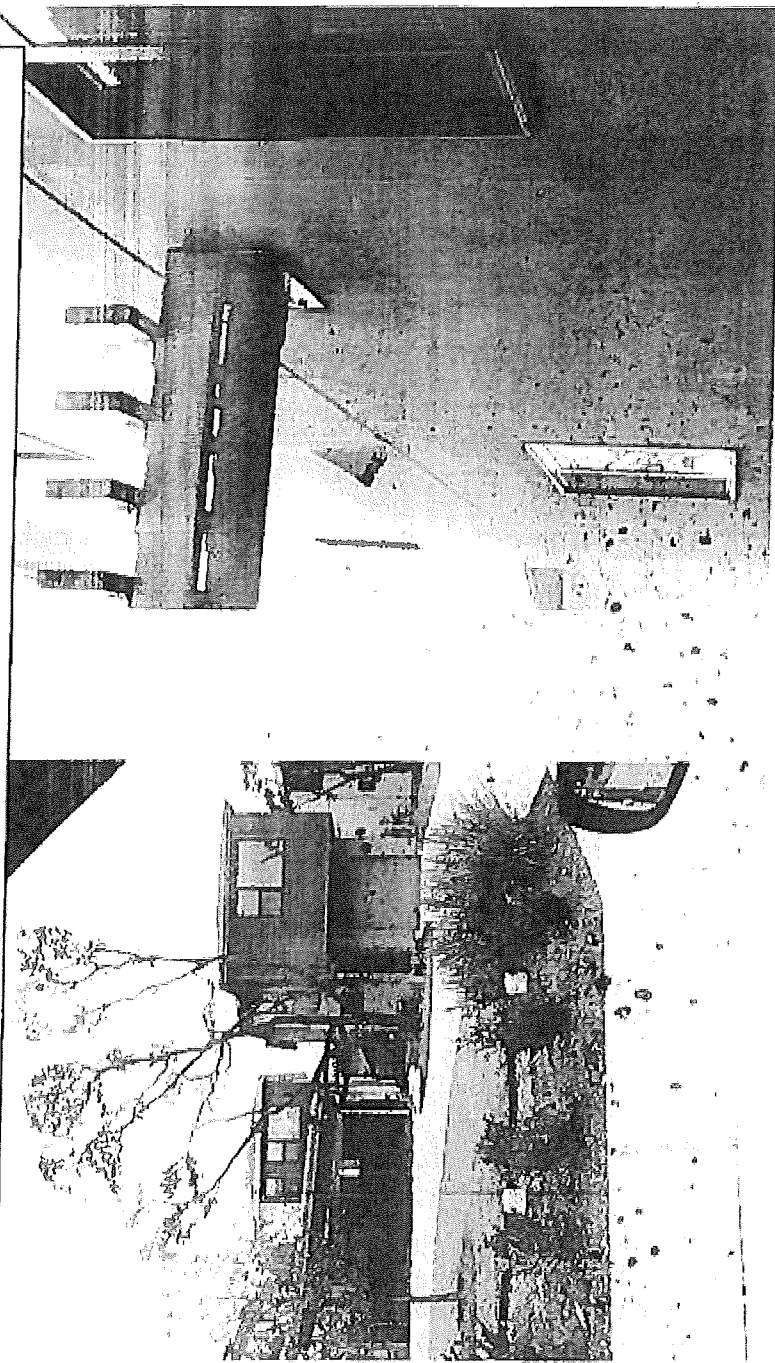
**PART 6.** Section 13-2A-1360 of the Austin City Code of 1981 is amended to read as follows:

**1560 DUPLEX RESIDENTIAL**

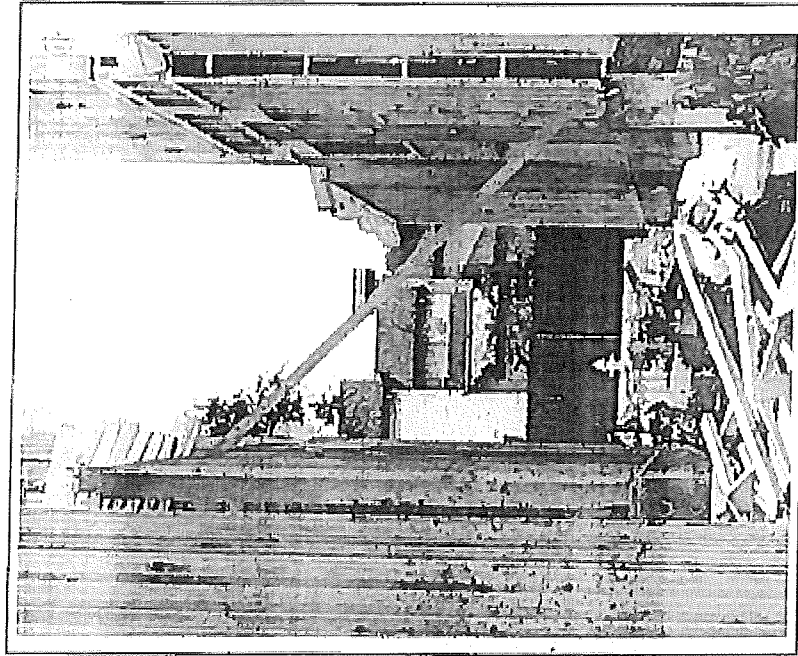
The use of a single legal lot or tract for two dwelling units, within a single building, other than a mobile home.



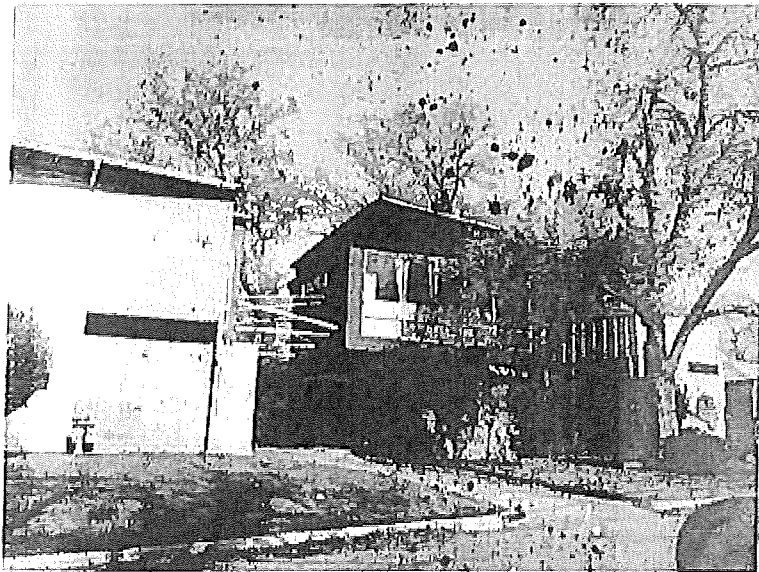
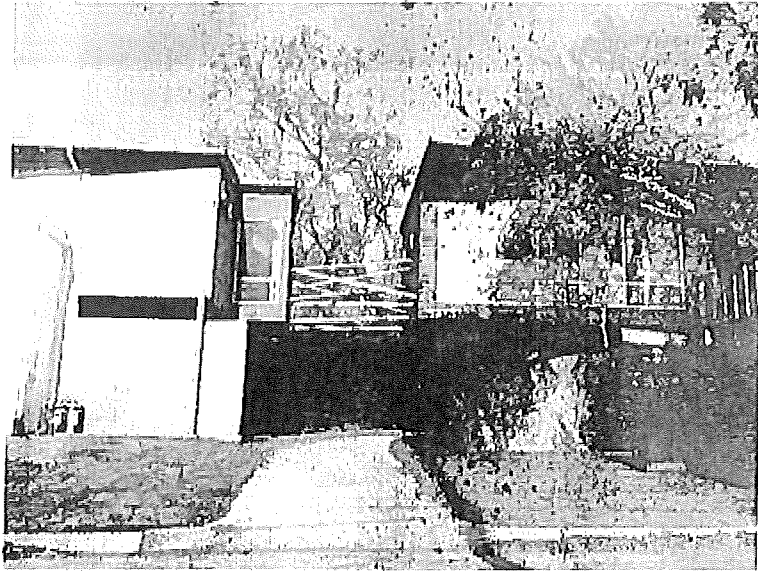
PSW Current connection via "other structural element": (visuals of the proposed attachment)  
These pictures were taken December 14<sup>th</sup>, 2016 at PSW project. Note: no siding would be  
required to remove this minimal feature.



Could this temporary brace, shown below, be a better "other structural element"?  
It actually is supporting something and it is tied into the framing, for now.



Acceptable connection between buildings?  
Seriously?  
Approved at 47<sup>th</sup> & Duval<sup>a</sup>



	CASE NUMBER	Name	Description	PC hearing date	Recommended by full PC to go to CC?	Council hearing date	Council action
10	C20-2014-25	Universal Recycling Ordinance	Suite of requirements for on-site recycling facilities	2017	TBD	TBD	TBD
11	C20-2016-007	Parkland Dedication Density Offset	Offsets affordability impacts of dedicating parkland on site, which may include site area calculation credits for the remaining developable site	2017	TBD	TBD	TBD
12	C20-2016-008	Barton Springs Zone Redevelopment Exception	Encourages redevelopment while providing environmental benefits in the Barton Springs Zone	2017	TBD	TBD	TBD
13	C20-2016-010	Findings of Fact	Simplification of the findings required for environmental variances granted at land use commission	2017	TBD	TBD	TBD
14	C20-2015-009	Complete Streets	Creates regulations to implement Council resolution on complete streets	2017	TBD	TBD	TBD
15	C20-2014-017	Outdoor Personal Improvement Services	Changes regulations for personal improvement services with outdoor component	TBD	TBD	TBD	TBD
16	C20-2016-003	Accessory Dwelling Unit Code Cleanup	Clarifies that an accessory dwelling unit is different from an accessory use	TBD	TBD	2016	TBD
17	C20-2016-013	MF Affordability	Changed development regulations for other MF zoning districts in return for affordable housing	TBD	TBD	TBD	TBD
18	C20-2016-017	Mobile Home Amenities	Requires amenities for mobile home parks	TBD	TBD	TBD	TBD

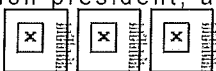
---

**From:** Ross Wilson [REDACTED]  
**Sent:** Monday, February 27, 2017 10:07 PM  
**To:**  
**Subject:** Fwd: Well... they may be at it again...



**ROSS WILSON, R.A., LEED AP**  
member, division president, austin/san antonio

512-529-9097



\*\*\*\*\*

SLNAZONE@yahoogroups.com wrote on 02/27/2017 12:49:23 PM:

> From: "'Bryan King' [REDACTED] [SLNAZONE]" <SLNAZONE@yahoogroups.com>  
> To: <slnazone@yahoogroups.com>  
> Cc: "Bruce Evans" [REDACTED], "Bruce Evans" [REDACTED]  
> Date: 02/27/2017 12:50 PM  
> Subject: [SLNAZONE] Fw: 3209,3211,3214,3216 ALDWYCHE DR  
> Sent by: SLNAZONE@yahoogroups.com

>  
>  
> Additional SF attached permits released. All are appealable. It  
> just take \$2300 now!

> FYI

> Bryan

> KiTY FM - The Oldies Station

> 102.9 Llano

> 106.1 Burnet

> 101.3 Fredericksburg

> KAJZ 106.5 Llano

> 102.1 Burnet

> KoTY FM 95.7 Mason

>

> -----

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> contact the sender by hitting reply and destroy all copies of this document.  
> ----- Original Message -----  
> From: Camou, Juan  
> To: Bryan King  
> Sent: Thursday, February 23, 2017 5:14 PM  
> Subject: RE: 3209,3211,3214,3216 ALDWYCHE DR  
>  
> Bryan,  
> Last day to file for a code interpretation is as noted below.  
> 3209 ALDWYCHE DR, 3211 ALDWYCHE DR = 3/9/2017  
> 3214 ALDWYCHE DR, 3216 ALDWYCHE DR = 3/10/2017  
> Respectfully,  
> Juan P Camou  
> Engineering Associate C  
> Residential/Commercial Plan Review  
> City of Austin Development Services Department  
> One Texas Center, 2nd Floor  
> 505 Barton Springs Rd  
> Office: 512-974-2621  
> [image removed]  
> Follow us on Facebook, Twitter & Instagram @DevelopmentATX  
> We want to hear from you! Please take a few minutes to complete our  
> online customer survey: Commercial / Residential  
> Nos gustaría escuchar de usted. Por favor, tome un momento para  
> completar nuestra encuesta: Comerciales / Residencial  
> From: Bryan King [REDACTED]  
> Sent: Thursday, February 23, 2017 4:58 PM  
> To: Camou, Juan  
> Subject: Re: 3209,3211,3214,3216 ALDWYCHE DR  
> Effective on what date, or better yet, what is the last day to file  
> for a code interpretation?  
> Thanks  
> Bryan King  
>  
> KiTY FM - The Oldies Station  
> 102.9 Llano  
> 106.1 Burnet  
> 101.3 Fredericksburg  
> KAJZ 106.5 Llano  
> 102.1 Burnet  
> KoTY FM 95.7 Mason  
> -----  
> The information transmitted herein is intended only for the person  
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> contact the sender by hitting reply and destroy all copies of this document.

> ----- Original Message -----  
> From: Camou, Juan  
> To: [REDACTED]  
> [REDACTED]  
> Sent: Thursday, February 23, 2017 4:50 PM  
> Subject: 3209,3211,3214,3216 ALDWYCHE DR  
> The residential permit application for the projects listed above  
> have been approved.  
> Juan P Camou  
> Engineering Associate C  
> Residential/Commercial Plan Review  
> City of Austin Development Services Department  
> One Texas Center, 2nd Floor  
> 505 Barton Springs Rd  
> Office: 512-974-2621  
> [image removed]  
> Follow us on Facebook, Twitter & Instagram @DevelopmentATX  
> We want to hear from you! Please take a few minutes to complete our  
> online customer survey: Commercial / Residential  
> Nos gustaría escuchar de usted. Por favor, tome un momento para  
> completar nuestra encuesta: Comerciales / Residencial  
> \_\_\_\_\_  
> Posted by: "Bryan King" [REDACTED]  
>  
> Reply via web post  
>  
> •  
>  
> Reply to sender  
>  
> •  
>  
> Reply to group  
>  
> •  
>  
> Start a New Topic  
>  
> •  
>  
> Messages in this topic (1)  
>  
> [image removed]  
> Have you tried the highest rated email app?  
> With 4.5 stars in iTunes, the Yahoo Mail app is the highest rated  
> email app on the market. What are you waiting for? Now you can  
> access all your inboxes (Gmail, Outlook, AOL and more) in one place.  
> Never delete an email again with 1000GB of free cloud storage.  
>  
> Visit Your Group  
> [image removed]

> • Privacy • Unsubscribe • Terms of Use

>

> .

> [image removed]

> [image removed]

> \_\_,\_.\_,\_\_

\*\*\*\*\*

> From: "Brian Chappell [REDACTED]" [SLNAZONE]"

> <[SLNAZONE@yahoogroups.com](mailto:SLNAZONE@yahoogroups.com)>

> To: [SLNAZONE@yahoogroups.com](mailto:SLNAZONE@yahoogroups.com)

> Cc: Bruce Evans [REDACTED], Bruce Evans [REDACTED]

> Date: 02/27/2017 12:57 PM

> Subject: Re: [SLNAZONE] Fw: 3209,3211,3214,3216 ALDWYCHE DR [2 Attachments]

> Sent by: [SLNAZONE@yahoogroups.com](mailto:SLNAZONE@yahoogroups.com)

>

>

> [Attachment(s) from Brian Chappell included below]

> If you really want to hinder that development just get Adwalche open

> to traffic.

>

[SLNAZONE@yahoogroups.com](mailto:SLNAZONE@yahoogroups.com) wrote on 02/27/2017 01:10:32 PM:

> From: "'Bryan King [REDACTED]" [SLNAZONE]" <[SLNAZONE@yahoogroups.com](mailto:SLNAZONE@yahoogroups.com)>

> To: <[SLNAZONE@yahoogroups.com](mailto:SLNAZONE@yahoogroups.com)>

> Cc: "Bruce Evans" [REDACTED], "Bruce Evans" [REDACTED]

> Date: 02/27/2017 01:11 PM

> Subject: Re: [SLNAZONE] Fw: 3209,3211,3214,3216 ALDWYCHE DR

> Sent by: [SLNAZONE@yahoogroups.com](mailto:SLNAZONE@yahoogroups.com)

>

>

>

> How would that hinder?

> Anyway, hinder is not the goal. Not trying to make it slow of difficult.

>

> The goal is to stop the city from doing admin approved small lot

> subdivisions. Which is what this is!

> All over the city - not just PSW and this specific project.

>

>

> BK

> BTW Greg Guernsey told me last Saturday at the Code Next event that

> the new code next will require a roof over any attachment between units.

\*\*\*\*\*



SLNAZONE@yahoogroups.com wrote on 02/27/2017 01:43:52 PM:

> From: "Brian Chappell [REDACTED]" [SLNAZONE]"  
> <SLNAZONE@yahoogroups.com>  
> To: SLNAZONE@yahoogroups.com  
> Cc: Bruce Evans [REDACTED], Bruce Evans [REDACTED]  
> Date: 02/27/2017 01:44 PM  
> Subject: Re: [SLNAZONE] Fw: 3209,3211,3214,3216 ALDWYCHE DR [2 Attachments]  
> Sent by: SLNAZONE@yahoogroups.com  
>  
>  
> [Attachment(s) from Brian Chappell included below]  
> I realize that and think it's ridiculous to attach using current mechanism.  
>  
> Do you feel that further appeal would bring about new action?  
> Perhaps other central neighborhood associations would join? I know  
> Rosedale has an active group lead by an architect I think.

\*\*\*\*\*

SLNAZONE@yahoogroups.com wrote on 02/27/2017 01:52:35 PM:

> From: "Bryan King [REDACTED]" [SLNAZONE]" <SLNAZONE@yahoogroups.com>  
> To: <SLNAZONE@yahoogroups.com>  
> Cc: "Bruce Evans" [REDACTED] "Bruce Evans" [REDACTED]  
> Date: 02/27/2017 01:53 PM  
> Subject: Re: [SLNAZONE] Fw: 3209,3211,3214,3216 ALDWYCHE DR  
> Sent by: SLNAZONE@yahoogroups.com  
>  
>  
>  
> I am researching that now.  
> I heard that Juan Camou was moved up to Daniel Words job and Daniel  
> was moved up to John McDonald's position at COA.  
> I have not spoken to them yet to see if there is any movement of opinion.  
>  
> Also - not all members of the BOA have been reappointed yet. Terms  
> expire tomorrow. Of course the current members hold over until a  
> new member replaces them.

--



**KELLY JOHNSON ILSE**  
sales consultant

512-484-3663

