

H05/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2018-0040

LOCATION: 4913 AVENUE G



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 250'



## CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

### Board of Adjustment General/Parking Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

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: 4913 Avenue G, Austin TX 78751

Subdivision Legal Description:

LOT 20-21 BLK 53 HIGHLANDS THE

Lot(s): 20-21 Block(s): 53

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: Highlands, The

I/We Jeffrey Ragsdale on behalf of myself/ourselves as  
authorized agent for \_\_\_\_\_ affirm that on

Month August, Day 17, Year Select, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☒ Complete ☐ Remodel ☐ Maintain ☒ Other: \_\_\_\_\_

Type of Structure: Garage Apartment Addition

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

North Hyde Park Conservation Combining District

## Section 2: Variance 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.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

See additional notes at end of document

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

See additional notes at end of document

b) The hardship is not general to the area in which the property is located because:

See additional notes at end of document

## Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

There are many homes with garage apartment additions in the immediate area

## Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

Parking is provided

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Parking is provided

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

Parking is provided

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

**Section 3: Applicant 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:  Date: 08/17/2018

Applicant Name (typed or printed): Jeffrey Ragsdale

Applicant Mailing Address: 4908 Avenue G

City: Austin State: TX Zip: 78751

Phone (will be public information): (512) 945-4895

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

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 08/17/2018

Owner Name (typed or printed): Jeffrey Ragsdale

Owner Mailing Address: 4908 Avenue G

City: Austin State: TX Zip: 78751

Phone (will be public information): (512) 945-4895

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

**Section 5: Agent Information**

Agent Name: N/A

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).

We are not applying for a typical variance. We are not requesting an exception to any regulation or code in advance. We had plans drawn up for a second story single bedroom and loft addition to the main house structure, and also, a fully detached garage addition with a one-bedroom apartment (second level, above parking area). We communicated with the city and were told we exceeded



## Additional Space (continued)

FAR requirements for our lot size. We were told we would meet the FAR requirement with just the garage addition, and without the second story addition to the main structure. We had new plans drawn up by our architect, and after a series of submissions, and various back and forth interactions with the city, we received an approved permit in January of 2018. At the end of June, the main house rehab was complete, and we were just a few weeks away from the garage unit being done. The project had already been fully funded. In anticipation of the home being listed for sale on July 16th, we had the main house staged by Blanton Staging (initial cost \$2500, with a \$2000 payment due each month thereafter). On June 29th we received a call from Susan Barr with the city of Austin indicating we did not meet current requirements, and that she would be placing a SWO on the project with immediate effect. Apparently another party had applied for a permit for a similar structure, and had been denied due to a North Hyde Park code that requires a minimum lot size of 7000 square feet for any structure with a garage apartment. This party referenced our project. Apparently our permit had been issued in error. Ms. Barr was apologetic, and said the person who issued our permit was inexperienced, and had made a mistake. We were slightly over 300 square feet shy of the 7000 sq' minimum. I explained to Ms. Barr that we had been willing to abide by any and every requirement from the outset. We had revised our initial plans based on input from the city. We hired an architect. We hired a contractor, who in turn hired an outside service to submit the permit applications on his behalf. We met with the city and did everything they asked of us. They issued a permit and work on the project began. There are numerous reasons why this variance should be granted:

1. We depended on the advice of numerous professionals, and city staff, and acted accordingly. We received an approved permit almost 6 months prior to the SWO. We did everything that numerous city staff and inspectors asked of us during that timeframe.
2. We are just 300 square feet shy of the 7000 square foot lot requirement.
3. Our existing home had one of the smallest imprints in the area. Even with the garage addition, we are at just 34% FAR. We were at 26% FAR prior to addition.
4. The area where the garage was built simply covered up an existing gravel parking area (see photos). There is an 80 foot long side yard that was not touched, or altered in any way.
5. No trees were removed in order to build the garage. Oak, fig, peach and all other trees remain.
6. There are three parking spaces as required by the city, all accessible from the alleyway. No street parking is required.
7. Avenue G is the westernmost street in the area with an alleyway behind homes. Garage unit will only be accessed through the alleyway.
8. Economic factors are generally not considered when reviewing variance applications, nor should they be. But in this case, the owner is being asked to get a variance after-the-fact. The project had been fully funded and over \$150,000 spent. The budget had been based on being able to sell the home with a rental unit attached. The project would have been designed differently otherwise. Selling as an accessory unit, without a kitchen sink, is not a viable option at this late stage.

<b>SAVE</b>
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August 27, 2018

Board of Adjustment  
City of Austin

Dear Board Member:

My name is Jeffrey Ragsdale. I am applying for a variance for a property located at 4913 Avenue G (my late parents' former residence). But first, allow me to apologize for the length of this letter, but I felt it was necessary to present all the relevant facts so you might come away with a fuller understanding of our predicament.

You may have been familiar with my mother, Janet Ragsdale. She was a well-known and beloved figure in the local community, and over the course of her long life, owned over 100 central Austin properties (primarily Hyde Park and adjacent neighborhoods, but also Travis Heights, French Place, Cherrywood, Crestview, and a handful of other nearby areas). About half of these properties were rentals, some owned for as long as five decades, and others for various lengths of time during that span. As a business, and family, we have always attempted to do everything the right way. We love our neighborhood. As noted, we renovated many existing homes, beginning in the early 1970's. Over almost 50 years working in the Hyde Park area, we did not engage in tear downs or add-ons, and always strove to make our neighborhoods better in any way possible. When we did work that required permits, we got them. Any revision or change the city asked of us, we gladly complied with. Not surprisingly, in the early days, it wasn't uncommon for various city officials to approach my mother and ask for advice, or questions about various issues in the Hyde Park area. She knew as much or more than anyone about the neighborhood, and drove every nook and cranny on an almost daily basis. She accumulated many properties during these so-called drive-bys. If she came across a home in particularly bad shape, it wasn't uncommon for her to stop the car and approach the owner, and ask if they wanted to sell. I'm still amazed just how often she came away with a new property to add to the portfolio.

You may also be familiar with my father; noted author, historian and bandleader Kenneth Ragsdale. He was one of seven named finalists when the city decided to re-name the former Robert E. Lee Elementary School in 2016. My father died in 2015, and my mother just last year, in 2017.

My mother was a polio survivor, with a permanent brace and cane and one leg 8 inches shorter than the other, she still did a large portion of the work on each home herself. She was a remarkable woman. A women's rights, and rights for the disabled activist, as well as a founder of the Humane Society, she spent her life helping others in ways too numerous to count. This included keeping many of her tenants at artificially low rates so that they could remain in their homes, as rental prices in the area sky rocketed. We have one current tenant on Avenue G who has had one moderate increase since moving in 15 years ago. Another long-term tenant in Travis Heights remained for 10 years (just moved two months ago), without a single rent increase over that entire time span. Rents in the area more than doubled during her tenancy, yet she was paying same amount this year that she was a decade ago. I should also point out that I own a home, and live nearby with my partner Edith Frost, at 4908 Avenue G. Edith's mother, Susan Toomey Frost, is a well-known and longtime neighborhood activist.

The problem we are facing, and reason for our variance request, is a bit of a headscratcher. I should clarify this isn't a standard variance application. Typically, a variance is requested

when someone is looking for an exception to a specific regulation, or code or permit requirement, and they ask the board to rule in their favor in advance of whatever endeavor or project they have in mind. Our case is quite different, and it took a while for all parties to even agree that the BOA was the proper next step for us to take. A bit more background might be helpful.

My sister, Dr. Keith Ellen Ragsdale, and I made a commitment to keep our parents in their own home until the end of their respective lives. My father lived until 97 and my mother until age 92, so this proved to be an expensive proposition. Nonetheless we were always clear that our mother's hard work and business acumen should benefit her and my father before anyone else, and with that in mind we liquidated approximately 70% of their properties over the course of many years to provide for their care. This included four full-time caregivers, and a half-dozen others who worked part-time in various capacities. Had our parents lived longer and we had been required to sell everything to keep them at home, we would have done so. At this point a handful of properties remain, most of which we intend to keep; these will provide my sister and I with a small monthly income going forward.

4913 Avenue G was our parent's residence, and also their final gift to us; they wanted us to sell their home so that we could pay off remaining expenses, and recoup a small part of what had been spent on their care over the years. Given the current price of homes in Hyde Park, we decided to do an addition to the home prior to selling. We did everything we thought we were supposed to. We hired an architect. We hired a contractor, who in turn hired an outside service to handle permit applications on his behalf. Our initial plans for a main house addition (small living room and one more bedroom upstairs - existing home was single level, 1750 square feet and just two bedrooms) plus a garage apartment addition, were subsequently modified after numerous meetings with the city. However, the plans slightly exceeded FAR, and rather than attempt to force both additions, the city said if we scrapped the main house addition, and stuck with just the garage, we would be fine. I believe our final square footage is right at 2200, well below the FAR requirements. Our first plans were drawn in June of 2017, and we ultimately received an approved permit from the city in January of this year. We proceeded with work up until June 29th, almost 6 months later.

In late June the main house refresh was done, and the garage apartment just a few weeks away from completion. The project had been fully funded. We staged the main house in anticipation of the property being listed on July 16th. We paid Blanton Staging an initial fee of \$2500, with \$2000 due every month thereafter. Without warning, on June 29th the contractor received a call from the city of Austin, indicating an SWO (Stop Work Order) was being placed on the project. A neighbor had applied for a permit for a garage apartment (a bit different scenario - he had an existing structure, whereas our garage had been built from the ground up). He was told that anyone with a garage rental unit must have a minimum lot size of 7000 square feet. He referenced our project, and the city went back and checked, and realized we did not meet that same requirement. They said this was not a general requirement, but only applied to our specific area. They were very apologetic, and said an inexperienced staff person had made a mistake. We were later told a staff architect had issued our permit, and that many others at the city (including a senior manager, due to something missing on a survey) had also reviewed our file during the preceding year. And countless inspectors had been to the job site (at least a dozen trips) and reviewed the project during the same timeframe. Not one person at the city had been aware of this requirement until a different individual denied the neighbor's permit eight weeks ago.

Obviously, we were stunned, and to be honest, didn't fully understand what was going on, or what our next step should be. It all basically boils down to this one simple fact: The city issued us a permit 6 months ago to undertake a project that it now says we are not permitted



to complete. In other words, like Alice through the looking glass, a permit can also mean NO permission.

The city did say there was a senior staff person that had the ability to lift the order, and allow us to proceed, but we would need to come for a meeting the following Tuesday, July 3rd. In the interim we reached out to as many people as we could, given the short notice, to see if we could get additional context, or better understand what had transpired. Without exception all felt the SWO would be lifted once we met with the city. All said given the fact we'd been operating under a valid permit for six months, and in particular as the project was near completion, and the money already spent, no other outcome seemed viable. We attended the meeting, and a separate staff person immediately offered us the option of continuing the project if we would agree to remove either the kitchen sink, or the shower. We would then be able to sell the home with an accessory unit, or additional living space for the eventual owners, but must disclose that the unit was not a rental unit, or separate living quarters. Clearly this was not a viable solution.

We responded that the project had been budgeted, and money already spent based on the ability to sell the home with a garage apartment. We would have gladly done things differently from the outset had we been directed to do so. There is no 7000 square foot lot requirement for a second story addition, so long as other conditions including FAR are met, which they were. We could have simply amended the main structure, and planned and budgeted differently. But it isn't possible to reverse course after the fact. Since removing the sink or altering the purpose of the structure wasn't a viable option for us, the person conducting the meeting indicated he would check with the legal department (since the project been fully funded - and large expenses accruing every day the house sat there with a SWO in place) to see if we could proceed without going to the BOA. In the meantime, our local city council person was informed of the situation, and her staff filed something called a CAF (citizen action form) on our behalf. It was our understanding that additional parties would review the case to see what could be done short of going to the BOA. Instead of getting back to us in two days, it was 12 days later that we heard back from the city indicating that the legal department felt it would be best for us to apply for a variance, albeit after-the-fact. The CAF form was still pending; when we did get a response to that three weeks later, no other parties had been contacted. We simply received a recap of what had transpired, prepared by the same folks we had already met with. By now eight weeks had passed since the SWO, which brings us to the current day. I should also point out that my sister and I are hearing impaired, but are able to read lips, and can participate fully in meetings. However, on many occasions we do have others take phone calls on our behalf, so that we don't miss out on important details and information.

At the point we finally appear before the BOA in September, the (fully staged) project will have been at a standstill for 2 ½ months. The city acknowledges that much of what has transpired this past two months with the SWO in place could have been expedited, or even eliminated, allowing us to have gone before the BOA much sooner. Whatever the case, that's where we are at today.

There are a few final facts I hope will help you understand our request for a variance a bit better. Aside from the approved permit, and stage of the project and money already spent, it is important to note that the structure we put in place simply covered up an existing gravel area already used for parking. The city said to make sure and highlight this in our application, which we have done. An 80-foot side yard remains as it has always been, no yard area or other usable space was taken for this structure (see attached photos). In addition, we are close to meeting the 7000 square foot minimum - I believe we are just over 300 square feet shy. In addition, we have an alleyway behind our home. The city informed us we are the westernmost street in the neighborhood with an alleyway - the staff person indicated without

the alleyway we would meet the lot requirement. In addition, we have three parking spaces (the main house is just a two bedroom, or more accurately, a one bedroom plus office space that can be a second BR if needed). No street parking will be required.

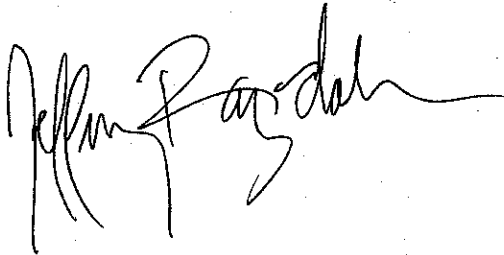
We did have our stop work order lifted this past week as we agreed to remove the sink pending the outcome of the BOA meeting. If our variance request is granted, we can simply add the sink at that time. A counter, fridge and oven/stove will already be in place.

Given all of the facts, including the approved permit and late state of the project, along with the significant support we have in the neighborhood, we would greatly appreciate if you would grant our variance request, so that we can immediately complete our kitchen, and get our property on the market.

Thank you for your patience.

Kind regards,

Jeffrey Ragsdale

A handwritten signature in black ink, appearing to read "Jeffrey Ragsdale". The signature is fluid and cursive, with a long horizontal stroke at the end.

H05/11

FROM A 1/2" REBAR FOUND AT THE PROPERTY CORNER, A 1/2" REBAR FOUND BEARS N 02°03'43" W, 0.09'.

20' Alley

20' 0 20'

FROM A MAG NAIL FOUND AT THE PROPERTY CORNER, A 1/2" REBAR FOUND BEARS S 49°09'33" E, 0.77'.

LOT 19

LOT 22

ASSUMED BEARING BASIS  
S 60°00'00" E 125.06' (125')

LOTS 20 & 21  
BLK. 53

FROM A CAPPED 1/2" REBAR FOUND AT THE PROPERTY CORNER, A 1/2" REBAR FOUND BEARS S 31°03'38" W, 1.41' AND ANOTHER 1/2" REBAR FOUND BEARS S 65°41'41" W, 1.72'.

FROM A 1/2" REBAR FOUND AT THE PROPERTY CORNER, A CAPPED 1/2" REBAR FOUND BEARS S 78°03'39" W, 2.19'.

# LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- MAG NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- [ ] CALCULATED FROM RECORD DATA
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- T.B.M. TEMPORARY BENCHMARK
- OH OVERHEAD UTILITY LINE
- AP POWER POLE
- AC AIR CONDITIONER

AVENUE G

(PLATTED AS HEIGHT AVENUE)  
(50' R.O.W.)

## IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setbacks, lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building Dimensions are rounded and are not to be used for design.

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED



STREET ADDRESS: 4913 AVENUE G (PLATTED AS HEIGHT AVENUE) CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

LOTS: 20 & 21 BLOCK: 53 SUBDIVISION: THE HIGHLANDS VOL. 3 PG. 55 PLAT RECORDS

REFERENCE NAME: JEFF RAGSDALE



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEYING.COM

1404 West North Loop Blvd.

Austin, Texas 78756

Office 512-458-6969

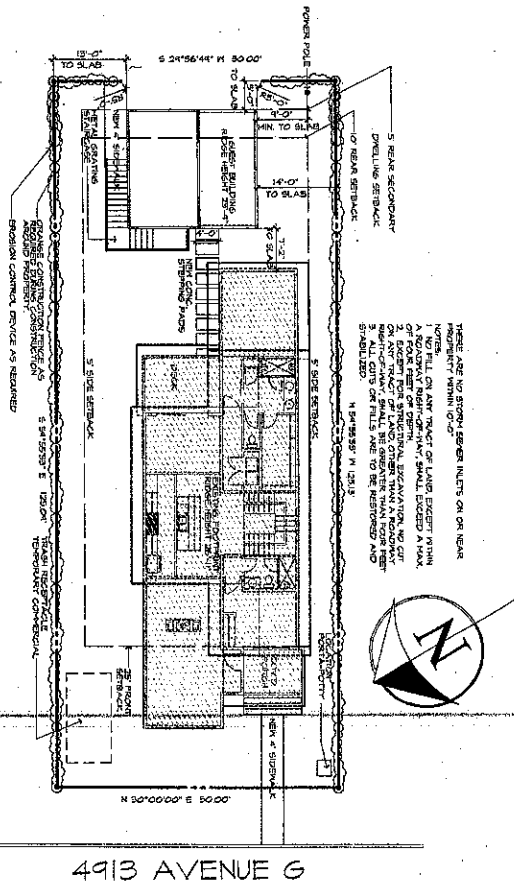
FIELD WORK BY	CHRIS	02/16/18
CALC'D BY	VS	02/21/18
DRAFTED BY	GF	02/22/18
CHECKED BY	ML	02/22/18

JOB #: B0210318\_TA

DATE: 02/22/18

SCALE: 1"= 20'

Site



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[illegible]

## MASONRY CALCULATION

STOCK:	2	12.00
SPIN:	1	0.00
PERCENTAGE MAJORITY:	1	100%

**IMPERVIOUS COVER**

TOTAL LOT AREA:	64800
BUILDING:	1065.4
DECK, PORCH:	68.4
DRIVEWAY, WALKS:	403.9
STEPPING PADS:	46.3
DRIVEWAYS, WALKS:	40.1
A/C PADS:	280.8
TOTAL IMPERVIOUS COVER:	2809.9







LOT 20-21  
Block 53

I, JEFFREY PASTERNAK, am applying for a variance from the Board of Adjustment regarding Section 10 of the Land Development Code. The variance would allow me the ability to INSTALL A KITCHEN SINK IN THE

ACCESSORY STRUCTURE IN THE BACK OF 4913 AVE. G

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Dana Springs	4911 Avenue G	Dana Springs
Joe Majers	3811 Ave G	Joe C Majers
Cynthia Lyon	3811 Ave G	Cynthia Lyon
Justin McCoy	4915 Ave G	Justin McCoy
Kari Sullivan	4910 Ave G	Kari Sullivan
DAVID GERRARD	5712 Ave G	David Gerrard
Andrea Dalhouse	4900 Ave G	Andrea Dalhouse







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## 4913 Avenue G BOA Case # 2018-000040 BA

David Conner <[REDACTED]>  
To: LeaneHeldenfels <leane.heldenfels@austintexas.gov>, Jeff Ragsdale <[REDACTED]>

Fri, Aug 24, 2018 at 1:25 PM

Hello Ms. Heldenfels, BOA

I am supporting the variance request for Mr. Ragsdale and his family to complete the new garage and one bedroom apartment (ADU) at 4913 Avenue G. The new garage and dwelling unit sits off an alley and cannot be seen from the Avenue G street front. The lot is 6700+- square feet.

License professionals such as architects and contractors should know the North Hyde Park NCCD rules such as the 7000 square foot lot requirements for a two-family dwelling unit. City permit reviewers and their senior management should be aware of this requirement, this is nothing new. However, city staff do make mistakes and based on my personal assessment of this item, I am supporting this variance request for this owner.

The Hyde Park Development Review Committee (DRC), a development review support committee made up of neighborhood volunteers, did not review or was made aware of this permit. In addition, the owner was not aware of the existence of the Hyde Park development review committee at the time permits and plans were developed and submitted for city staff approval. The DRC does not support errors nor will the DRC perform the duties that these paid professionals and city staff are supposed to perform.

I viewed the unfinished garage apartment today with Mr. Ragsdale as I was concerned about parking for the units. The parking appears to address my concern and meets the minimum requirements.

I am supporting the variance as a resident of Hyde Park and not the chair of the DRC. Also, removing the "kitchen sink" to address the dwelling issue is ridiculous. I am sure it will come up in the BOA discussions.

If you have any questions, please do not hesitate in contacting me.

---

David Conner  
3820 Avenue F



August 22, 2018

Greetings,

I am writing to convey my support for the Ragsdale family in their request for a variance to complete their renovation/addition project at 4913 Avenue G, as it was previously approved and permitted by the City of Austin, including the addition of a kitchen sink in the now nearly completed garage apartment.

I am a nearly 40-year resident of central Austin. For the last 12 years, I have lived at 4303 Avenue G, in a charming, small Hyde Park home that I rent from the Ragsdales. When I moved in I was in the middle of reinventing my life, doing graduate work in playwriting at UT. Janet Ragsdale and I shared an immediate connection. She was happy to have an older than average student tenant who takes care of the house and yard. I was happy to have a landlord who felt it important to keep creative types in Hyde Park and the central city, even as it changed dramatically around us.

The Ragsdales have essentially only increased my rent once in those 12 years—keeping the rent below market at Janet's request to help ensure that I can continue to live here. She could have made a lot more money, but that wasn't her goal. She once joked that it was her way of contributing to the Austin theatre community. She may have said it with a big laugh, but I seriously don't think she was joking.

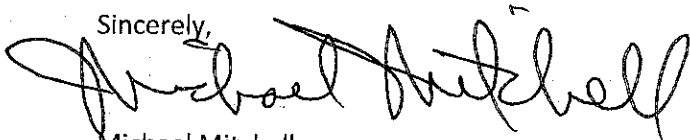
Janet also once relayed that a neighbor had mentioned to her that they were very happy with me as her tenant. She knew Hyde Park benefits from having a stable, long-term tenant who cares about the neighborhood.

I know many of my neighbors, have watched their houses when they're gone, watered their yards, have helped neighbor kids grow up, and I have volunteered many times as the barker for the fishing booth for the Fire Station Festival. I enjoyed running into Janet and Kenneth in the past, and now their son Jeff, at Julio's and Fresh Plus and Mother's Café. It's truly a rare experience in today's Austin, having old Austin landlords who become friends and neighbors, and who consciously decide that one way they can make a difference is helping other long-time Austinites like me be able to stay in Central Austin.

I'm sure that's the spirit in which the Ragsdales planned a garage apartment for their current renovation project, and I strongly believe they should be able to complete it as previously permitted. I believe it benefits Hyde Park to have a diverse population with various income levels. Whatever the ultimate decision on garage apartments for central Austin is, I think this one, almost completed and done so by following the rules and obtaining approvals and a permit, should be allowed to be finished and occupied.

Thank you.

Sincerely,



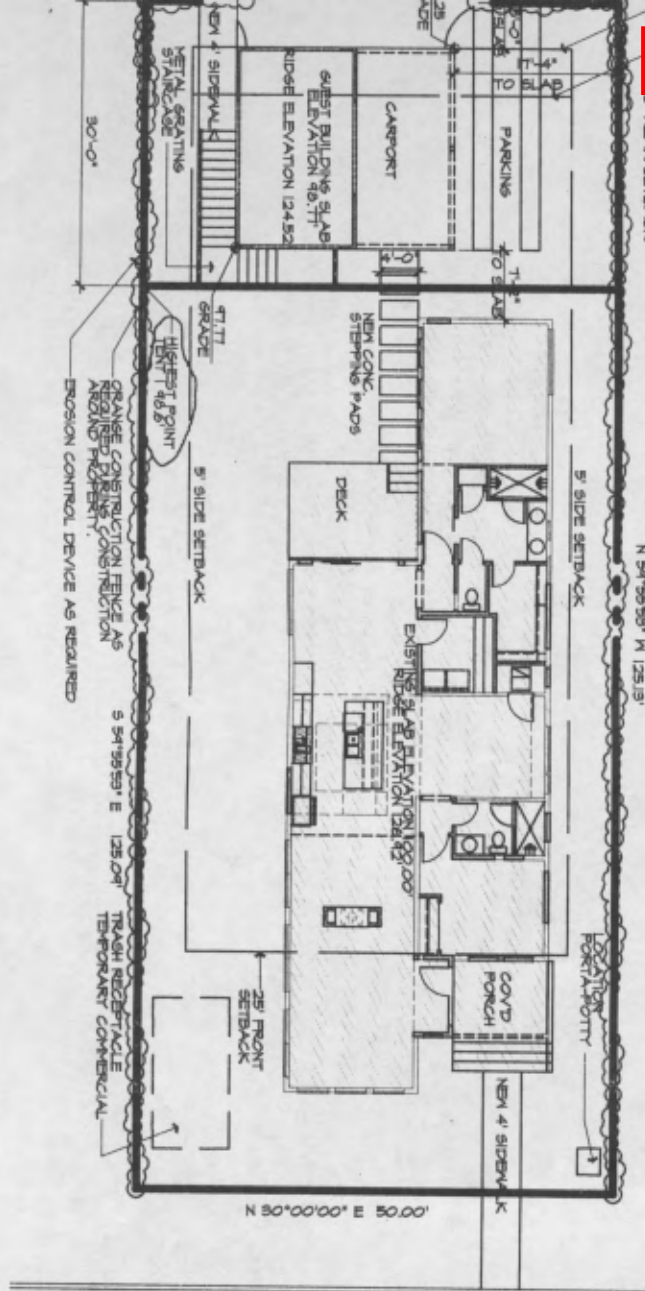
Michael Mitchell  
4303 Avenue G  
Austin, TX 78751

H05/18

THERE ARE NO STORM SEWER INLETS ON OR NEAR PROPERTY WITHIN 10'-0".

NOTES:

1. NO FILL ON ANY TRACT OF LAND EXCEPT WITHIN A ROADWAY RIGHT-OF-WAY. SHALL EXCEED A MAX. OF FOUR FEET OF DEPTH.
2. EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY TRACT OF LAND OTHER THAN A ROADWAY RIGHT-OF-WAY. SHALL BE GREATER THAN FOUR FEET.
3. ALL CUTS OR FILLS ARE TO BE RESTORED AND STABILIZED.



4913 AVENUE G

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A-3	SECOND FLOOR PLAN	S-21	FRAMING PLAN
A-4	EXISTING ELEVATIONS	S-22	FRAMING NOTES PARTER
A-5	EXISTING ELEVATIONS	S-23	FRAMING NOTES PARTER
A-6	EXISTING ELEVATIONS	S-24	FRAMING NOTES PARTER
A-7	EXISTING ELEVATIONS	S-25	FRAMING NOTES PARTER
A-8	EXISTING ELEVATIONS	S-26	FRAMING NOTES PARTER
A-9	EXISTING ELEVATIONS	S-27	FRAMING NOTES PARTER
A-10	EXISTING ELEVATIONS	S-28	FRAMING NOTES PARTER
A-11	EXISTING ELEVATIONS	S-29	FRAMING NOTES PARTER
A-12	EXISTING ELEVATIONS	S-30	FRAMING NOTES PARTER
A-13	EXISTING ELEVATIONS	S-31	FRAMING NOTES PARTER
A-14	EXISTING ELEVATIONS	S-32	FRAMING NOTES PARTER
A-15	EXISTING ELEVATIONS	S-33	FRAMING NOTES PARTER
A-16	EXISTING ELEVATIONS	S-34	FRAMING NOTES PARTER
A-17	EXISTING ELEVATIONS	S-35	FRAMING NOTES PARTER
A-18	EXISTING ELEVATIONS	S-36	FRAMING NOTES PARTER
A-19	EXISTING ELEVATIONS	S-37	FRAMING NOTES PARTER
A-20	EXISTING ELEVATIONS	S-38	FRAMING NOTES PARTER
A-21	EXISTING ELEVATIONS	S-39	FRAMING NOTES PARTER
A-22	EXISTING ELEVATIONS	S-40	FRAMING NOTES PARTER
A-23	EXISTING ELEVATIONS	S-41	FRAMING NOTES PARTER
A-24	EXISTING ELEVATIONS	S-42	FRAMING NOTES PARTER
A-25	EXISTING ELEVATIONS	S-43	FRAMING NOTES PARTER
A-26	EXISTING ELEVATIONS	S-44	FRAMING NOTES PARTER
A-27	EXISTING ELEVATIONS	S-45	FRAMING NOTES PARTER
A-28	EXISTING ELEVATIONS	S-46	FRAMING NOTES PARTER
A-29	EXISTING ELEVATIONS	S-47	FRAMING NOTES PARTER
A-30	EXISTING ELEVATIONS	S-48	FRAMING NOTES PARTER
A-31	EXISTING ELEVATIONS	S-49	FRAMING NOTES PARTER
A-32	EXISTING ELEVATIONS	S-50	FRAMING NOTES PARTER
A-33	EXISTING ELEVATIONS	S-51	FRAMING NOTES PARTER
A-34	EXISTING ELEVATIONS	S-52	FRAMING NOTES PARTER
A-35	EXISTING ELEVATIONS	S-53	FRAMING NOTES PARTER
A-36	EXISTING ELEVATIONS	S-54	FRAMING NOTES PARTER
A-37	EXISTING ELEVATIONS	S-55	FRAMING NOTES PARTER
A-38	EXISTING ELEVATIONS	S-56	FRAMING NOTES PARTER
A-39	EXISTING ELEVATIONS	S-57	FRAMING NOTES PARTER
A-40	EXISTING ELEVATIONS	S-58	FRAMING NOTES PARTER
A-41	EXISTING ELEVATIONS	S-59	FRAMING NOTES PARTER
A-42	EXISTING ELEVATIONS	S-60	FRAMING NOTES PARTER
A-43	EXISTING ELEVATIONS	S-61	FRAMING NOTES PARTER
A-44	EXISTING ELEVATIONS	S-62	FRAMING NOTES PARTER
A-45	EXISTING ELEVATIONS	S-63	FRAMING NOTES PARTER
A-46	EXISTING ELEVATIONS	S-64	FRAMING NOTES PARTER
A-47	EXISTING ELEVATIONS	S-65	FRAMING NOTES PARTER
A-48	EXISTING ELEVATIONS	S-66	FRAMING NOTES PARTER
A-49	EXISTING ELEVATIONS	S-67	FRAMING NOTES PARTER
A-50	EXISTING ELEVATIONS	S-68	FRAMING NOTES PARTER
A-51	EXISTING ELEVATIONS	S-69	FRAMING NOTES PARTER
A-52	EXISTING ELEVATIONS	S-70	FRAMING NOTES PARTER
A-53	EXISTING ELEVATIONS	S-71	FRAMING NOTES PARTER
A-54	EXISTING ELEVATIONS	S-72	FRAMING NOTES PARTER
A-55	EXISTING ELEVATIONS	S-73	FRAMING NOTES PARTER
A-56	EXISTING ELEVATIONS	S-74	FRAMING NOTES PARTER
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A-58	EXISTING ELEVATIONS	S-76	FRAMING NOTES PARTER
A-59	EXISTING ELEVATIONS	S-77	FRAMING NOTES PARTER
A-60	EXISTING ELEVATIONS	S-78	FRAMING NOTES PARTER
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A-64	EXISTING ELEVATIONS	S-82	FRAMING NOTES PARTER
A-65	EXISTING ELEVATIONS	S-83	FRAMING NOTES PARTER
A-66	EXISTING ELEVATIONS	S-84	FRAMING NOTES PARTER
A-67	EXISTING ELEVATIONS	S-85	FRAMING NOTES PARTER
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A-71	EXISTING ELEVATIONS	S-89	FRAMING NOTES PARTER
A-72	EXISTING ELEVATIONS	S-90	FRAMING NOTES PARTER
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A-74	EXISTING ELEVATIONS	S-92	FRAMING NOTES PARTER
A-75	EXISTING ELEVATIONS	S-93	FRAMING NOTES PARTER
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A-80	EXISTING ELEVATIONS	S-98	FRAMING NOTES PARTER
A-81	EXISTING ELEVATIONS	S-99	FRAMING NOTES PARTER
A-82	EXISTING ELEVATIONS	S-100	FRAMING NOTES PARTER

MASONRY CALCULATION

STUCCO:	35%
SIDING:	65%
PERCENTAGE MASONRY:	35%

IMPERVIOUS

TOTAL LOT AREA:	10,000
IMPERVIOUS AREA:	3,500
% IMPERVIOUS:	35%

Handwritten signature or initials.



ALL PROJECTS MUST BE DESIGNED BY A REGISTERED ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROJECT:

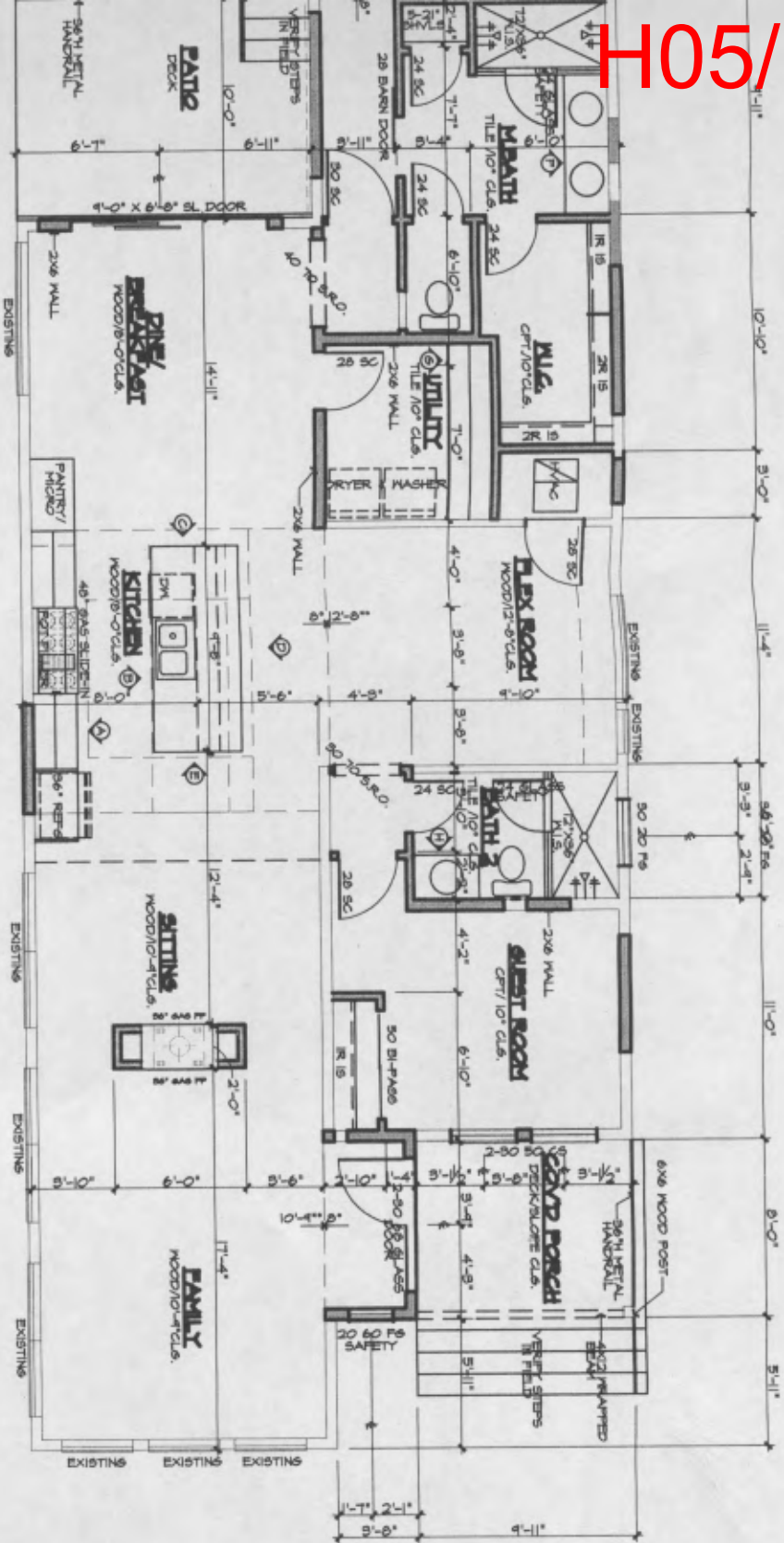
A CUSTOM RESIDENCE FOR J. K. PASADALE PROPERTIES 4913 AVENUE G AUSTIN, TX 78751

V4-1518S  
Dec 18, 2017 - 7:18am

SITE PLAN  
SCALE: 1" = 20'-0"

SP-1

H05/19



# FIRST FLOOR PLAN

## WALL SCHEDULE

NEW CONVENTIONAL  
2 X 4 FRAMING

DECK OF EXISTING  
FRAMING

### REMODEL NOTES

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ONSET OF CONSTRUCTION.

2. INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH THE WORK.

3. ALL DIMENSIONS BASED ON EXISTING CONDITIONS ARE PLUS-OR-MINUS, AND SHALL BE ALIGNED WITH EXISTING CONDITIONS.

4. ALL PLATE HEIGHTS TO ALIGN WITH EXISTING UNO.

5. WINDOW HEADERS TO ALIGN WITH EXISTING UNO.

6. MATCH EXISTING MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.

7. REPAIR OR RESTORE EXISTING

### PROJECT:

A CUSTOM  
REMODEL FOR

JK RASDALE PROPERTIES  
4415 AVENUE G  
AUSTIN, TX 78751



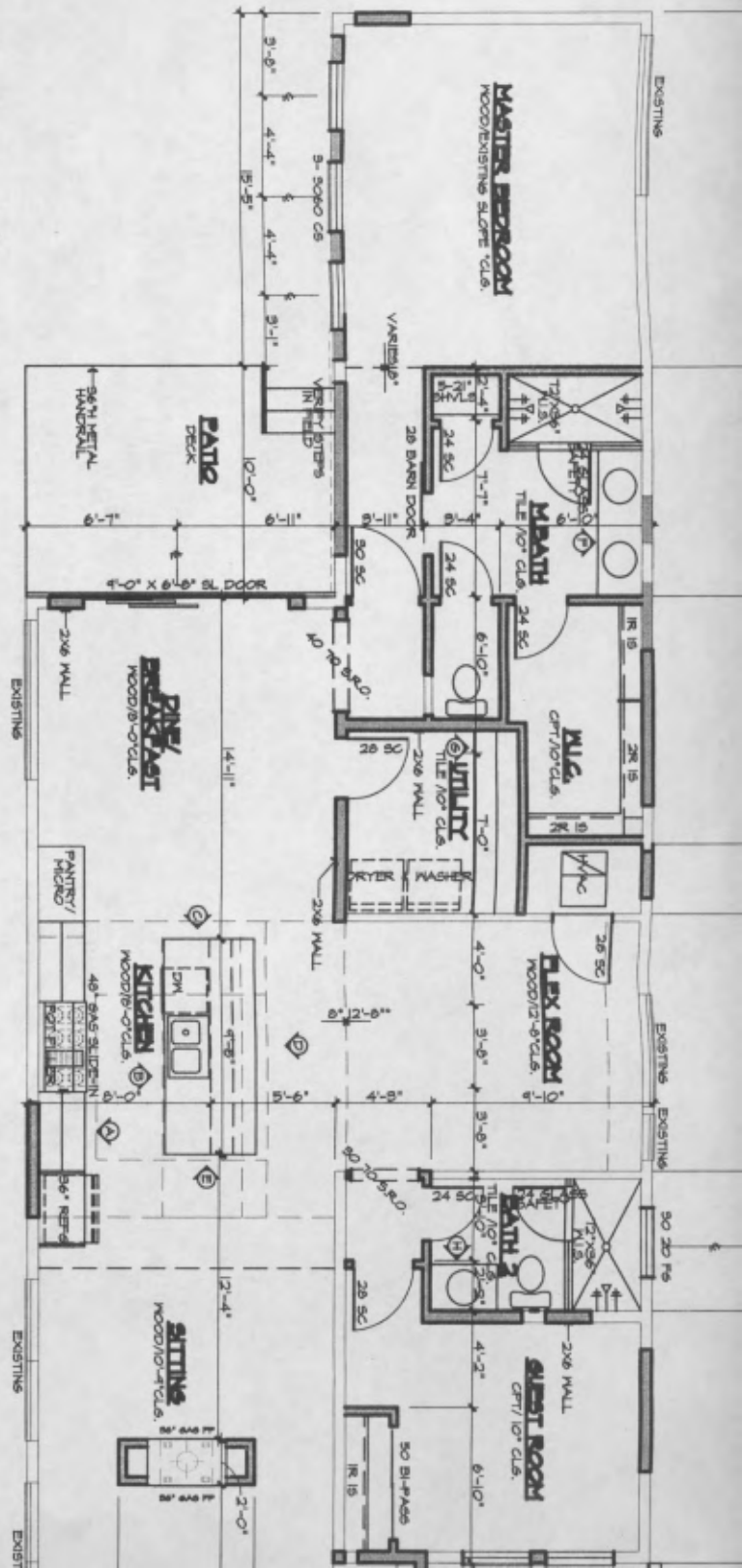
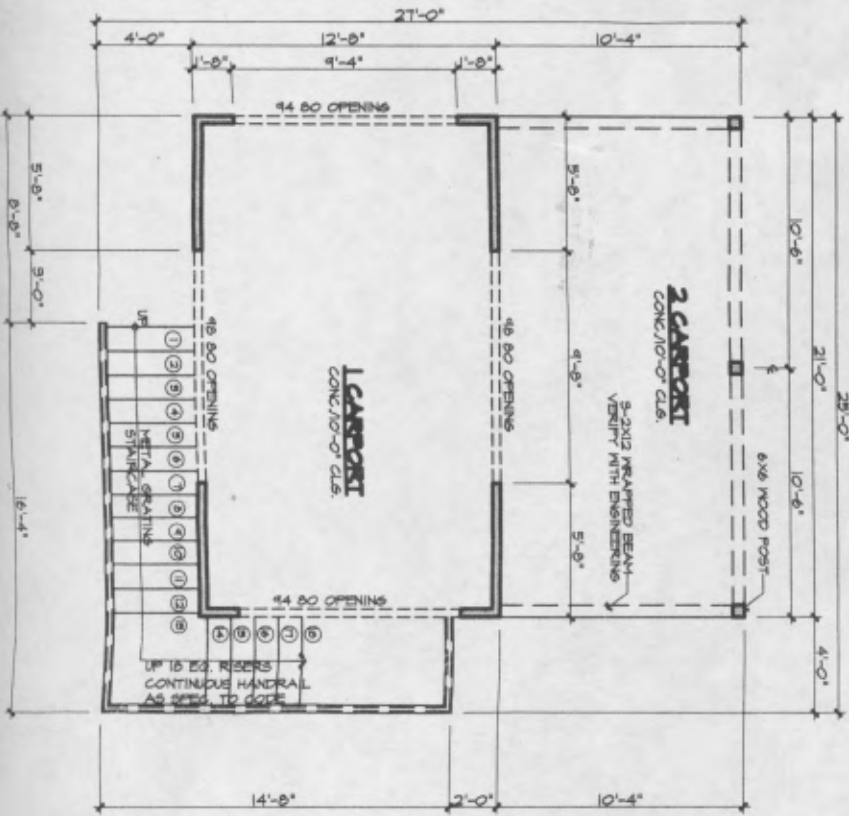
VENTURE FOUR  
ARCHITECTS  
3821 Juniper Trace  
Suite 105  
Bee Cave, Texas 78738  
Phone: 512-328-8581  
Fax: 512-263-2821  
www.venturefour.com

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BUILDER:

612-8080  
944





## ▶ FIRST FLOOR PLAN

## WALL SCHEDULE

**NEW CONVENTIONAL  
2 X 4 FRAMING**

## DEMO OF EDS TRAINING

## EXISTING TRAINING

ARE FOOTAGE

	EXISTING	NEW	TOTAL
FIRST FLOOR	1716	29	1745
GUEST HOUSE	0	483	483
TOTAL HEATED	1716	512	2228
DECK PATIO	245	(-110)	135
COV. PORCH	162	(-42)	120
2 CARPORT	0	483	483

NOTES:

\* ALL PLATE HEIGHTS ARE 10'-1 1/2" UNO.  
5'-1 1/2" FOR SECOND FLOOR UNO.

1

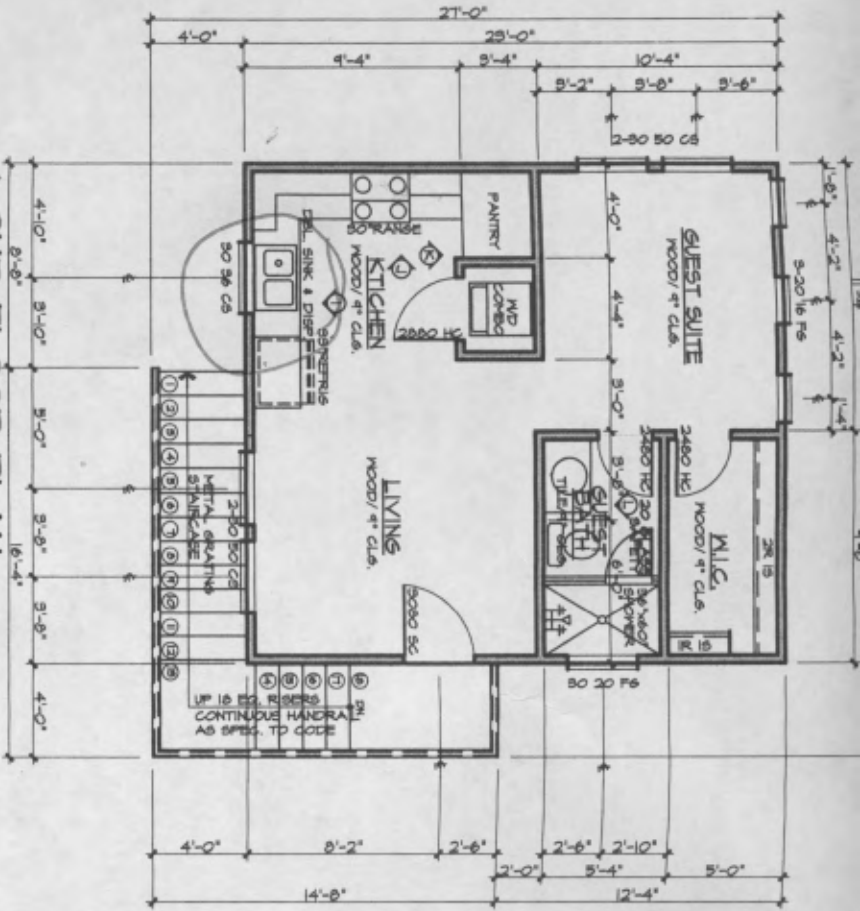
1

1

1



2ND FLOOR PLAN



NOTES:

- ALL PLATE HEIGHTS ARE 10'-1 1/8" UNO.
- 9'-1 1/8" FOR SECOND FLOOR UNO.
- FIRST FLOOR WINDOW HEADERS TO BE 8'-0" UNO. SECOND FLOOR WINDOW HEADERS TO BE 7'-0" UNO.
- PROVIDE ONE 3" NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.
- SAFETY GLASS PER CODE.
- FUR DOWN AND DOUBLE FRAMED WALLS TO BE FIREBLOCKED PER CODE.
- THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2005 INTERNATIONAL RESIDENTIAL CODE.

SQUARE FOOTAGE

	EXISTING	NEW	TOTAL
FIRST FLOOR	1716	24	1745
GUEST HOUSE	0	483	483
TOTAL HEATED	1716	512	2228
DECK PATIO	245	(-110)	135
COV. PORCH	162	(-42)	120
2 CARPORT	0	483	483
TOTAL S.F.	2173	813	2986

WALL SCHEDULE

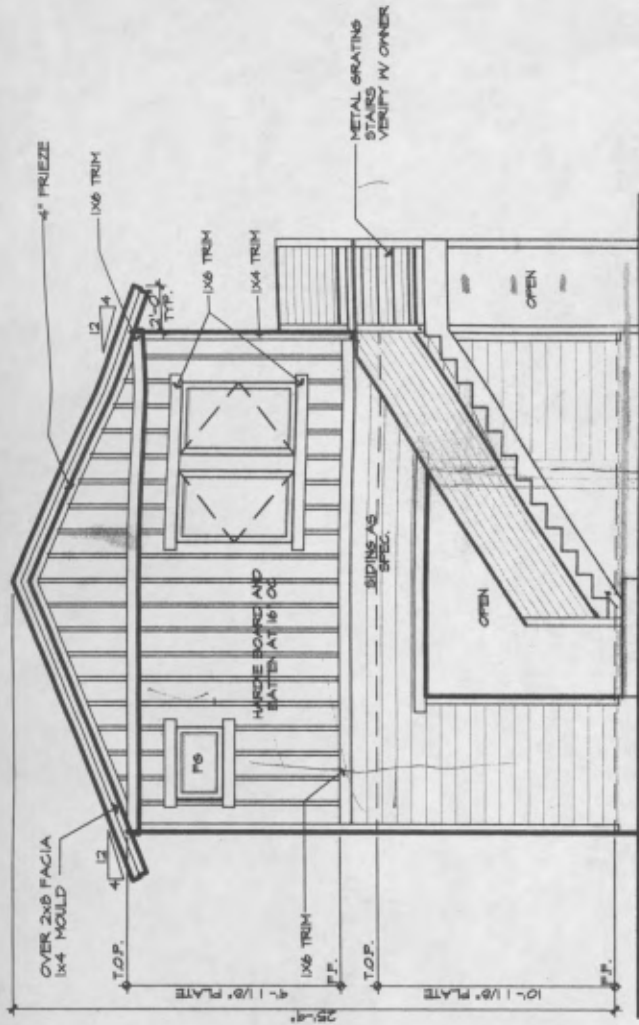
- NEW CONVENTIONAL 2 X 4 FRAMING
- REPAIR OF EXISTING FRAMING
- EXISTING FRAMING

REMODEL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ONSET OF CONSTRUCTION.
- INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS BASED ON EXISTING CONDITIONS ARE PLUS OR MINUS AND SHALL BE ALIGNED WITH EXISTING CONDITIONS.
- ALL PLATE HEIGHTS TO ALIGN WITH EXISTING UNO.
- WINDOW HEADERS TO ALIGN WITH EXISTING UNO.
- MATCH EXISTING MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
- REPAIR OR RESTORE EXISTING MATERIALS AND SURFACES DAMAGED OR OTHERWISE AFFECTED BY THE WORK.
- REPLACE ROOFING AS NEEDED ON ALL SURFACES WITH COMPOSITION ROOFING AND METAL ROOFS. RE-USE EXISTING TILE WHERE POSSIBLE. USE NEW ROOFING ON COMPLETE SURFACES. MATCH EXISTING ROOFING MATERIAL.
- ALL DOORS, HARDWARE, TRIM, FIXTURES, FANS, AND OTHER SALVAGEABLE ITEMS SHALL BE CAREFULLY REMOVED AND SALVAGED DURING DEMOLITION AND TURNED OVER TO THE OWNER.

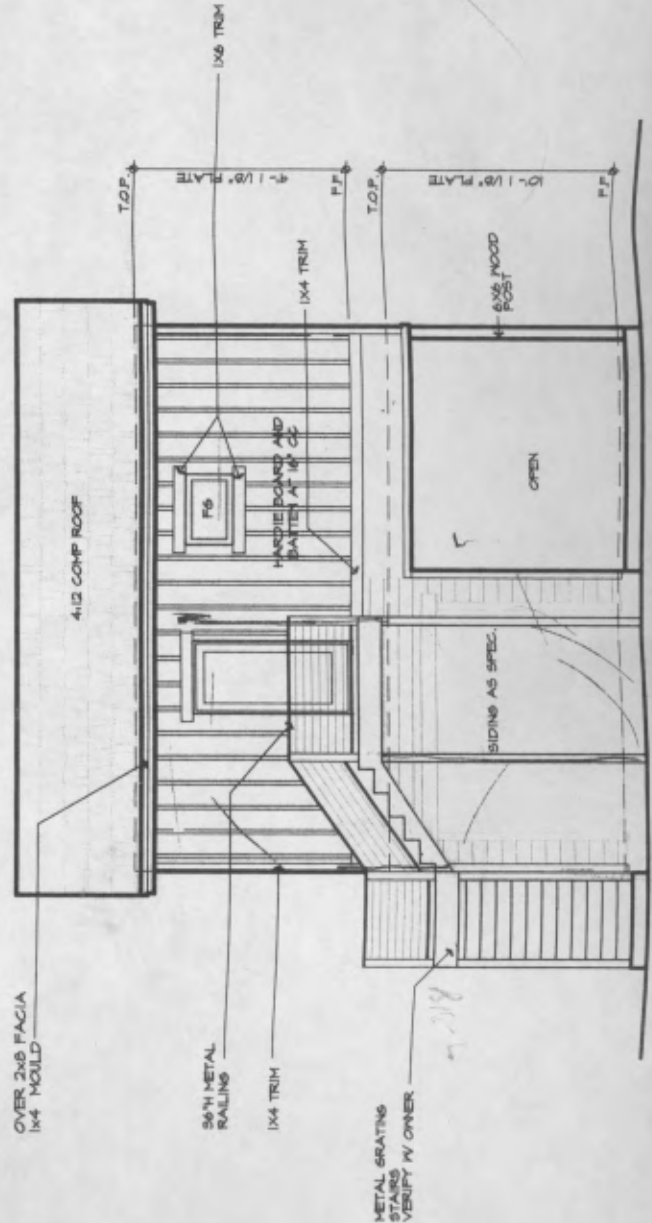






## LEFT SIDE ELEVATION

GUEST HOUSE



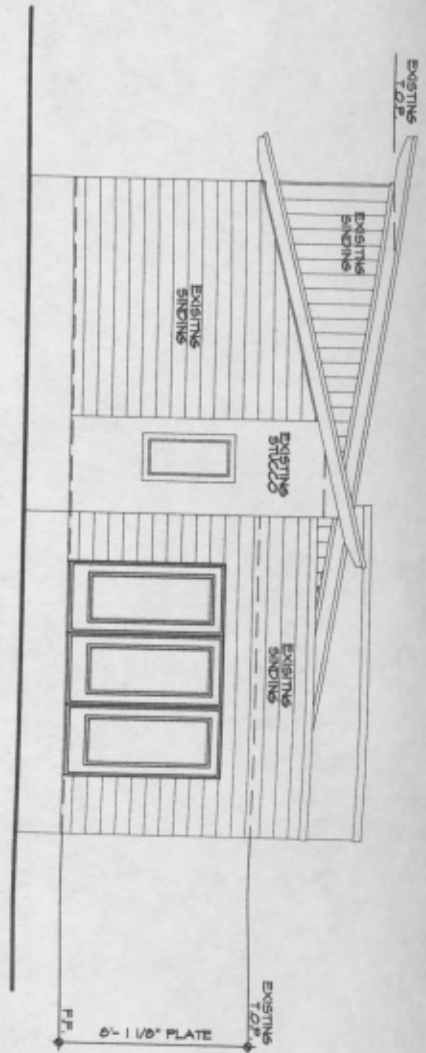
### REMODEL NOTES

- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ONSET OF CONSTRUCTION.
- INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS BASED ON EXISTING CONDITIONS ARE PLUS-OR-MINUS, AND SHALL BE ALIGNED WITH EXISTING CONDITIONS.
- ALL PLATE HEIGHTS TO ALIGN WITH EXISTING UNO.
- WINDOW HEADERS TO ALIGN WITH EXISTING UNO.
- MATCH EXISTING MATERIALS AND FINISHES UNLESS NOTED OTHERWISE.
- REPAIR OR RESTORE EXISTING MATERIALS AND SURFACES DAMAGED OR OTHERWISE AFFECTED BY THE WORK.
- REPLACE ROOFING AS NEEDED ON FULL SURFACES WITH COMPOSITION ROOFING.
- ALL METAL ROOFS, REUSE EXISTING TILES WHERE PRACTICABLE, MATCH EXISTING ROOFING MATERIAL.
- ALL DOORS, HANDWARE, TRIM, SHELVE, ACCESSORIES, LIGHTING, FIXTURES, FANS, AND OTHER EQUIPMENT SHALL BE PRESERVED DURING DEMOLITION AND TURNED OVER TO THE OWNER.

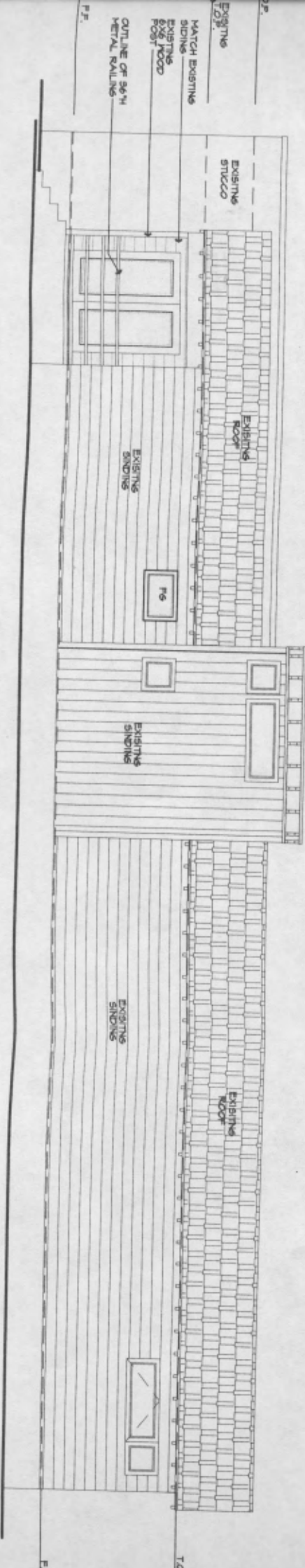
### NOTES:

- ALL PLATE HEIGHTS ARE 10'-1 1/8" UNO.
- 9'-1 1/8" FOR SECOND FLOOR UNO.
- FIRST FLOOR WINDOW HEADERS TO BE 9'-0" UNO, SECOND FLOOR WINDOW HEADERS TO BE 7'-0" UNO.
- PROVIDE ONE S.F. NET AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
- BLOCK FOR CEILING FANS IN ALL BEDROOMS, LIVING, FAMILY, AND BREAKFAST ROOMS.
- SAFETY GLASS PER CODE.
- FURR DOWNS AND DOUBLE FRAMED WALLS TO BE FIREBLOCKED PER CODE.
- THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- DRG. BRICK LEDGE SO AS NOT TO

H05/24

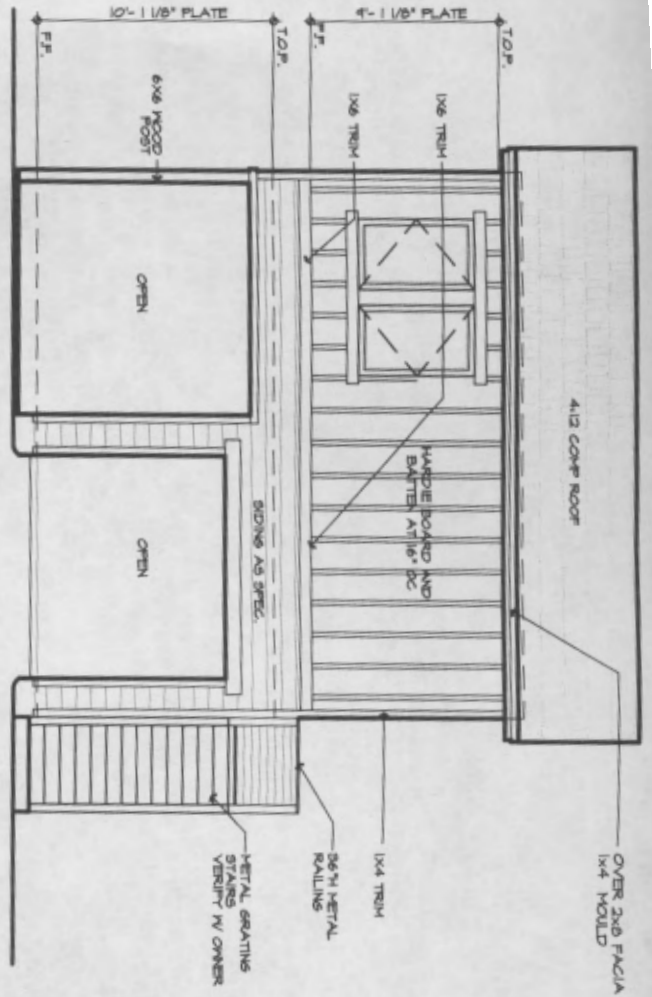


Ⓒ REAR ELEVATION

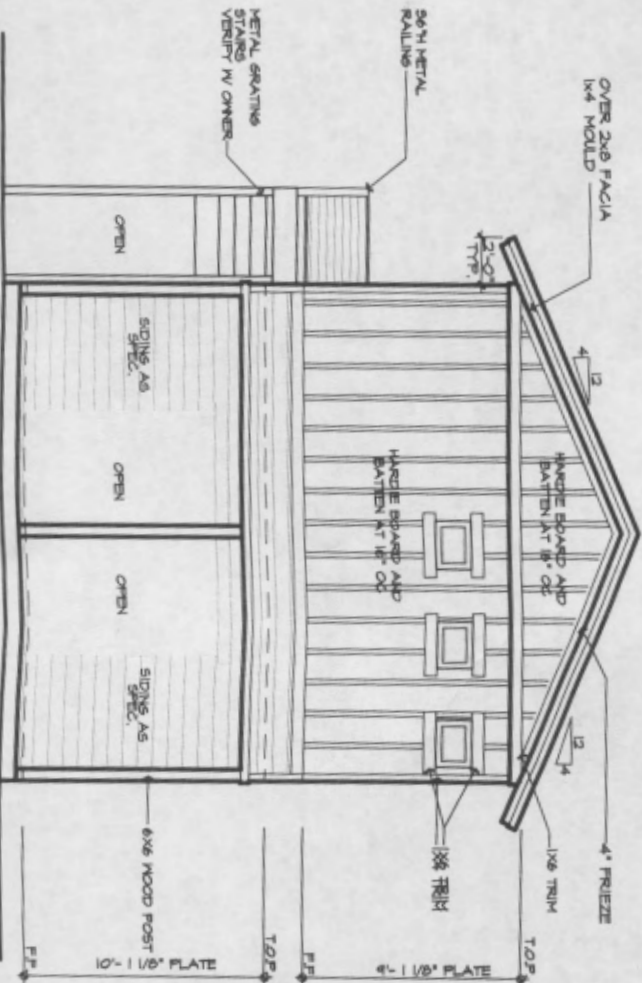


Ⓑ RIGHT SIDE ELEVATION





**REAR ELEVATION**  
GUEST HOUSE



**RIGHT SIDE ELEVATION**  
GUEST HOUSE

## REMODEL NOTES

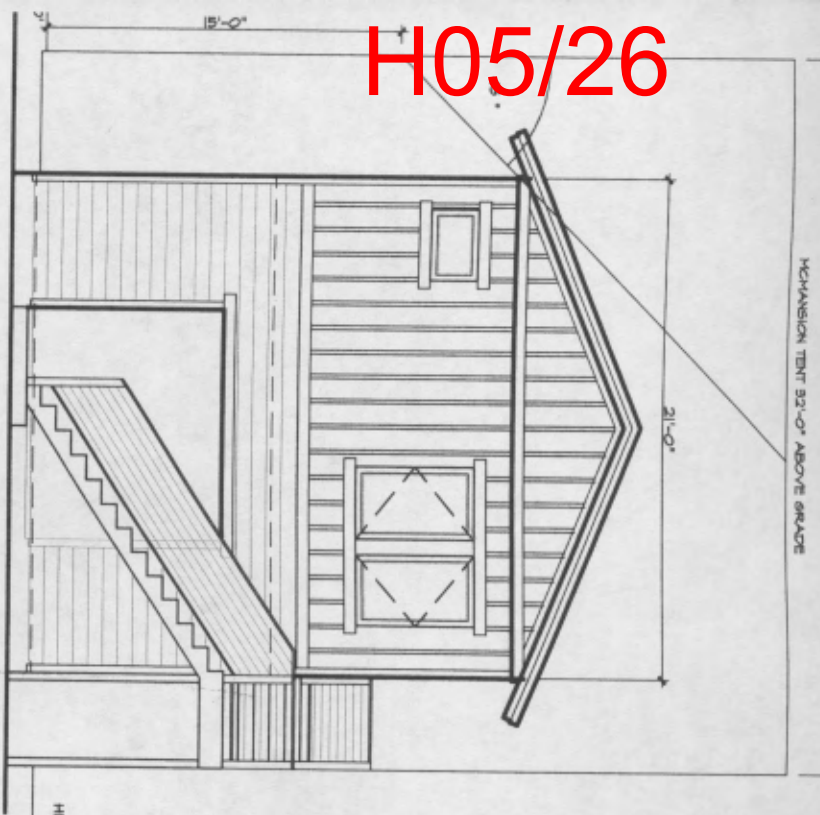
- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION.
- REPAIR OR REPLACE ANY DAMAGED OR MISSING MATERIALS AND SURFACES DAMAGED OR OTHERWISE AFFECTED BY THE WORK.
- REPLACE ROOFING AS NEEDED ON ALL SURFACES WITH COMPOSITION ROOFING AND METAL ROOFS. RE-USE EXISTING TILE WHERE POSSIBLE. USE NEW ROOFING MATERIALS TO MATCH EXISTING ROOFING MATERIAL.
- ALL DOORS, HANDICAP TRIM, SHELVEAS, ACCESSORIES, LIGHTING FIXTURES, FANS, AND OTHER SALVAGEABLE ITEMS SHALL BE CAREFULLY REMOVED AND SALVAGED FOR REUSE OR DESTROYED AND TURNED OVER TO THE OWNER.
- ALL EXISTING MATERIALS AND FINISHES SHALL BE NOTED OTHERWISE.
- REPAIR OR REPLACE ANY DAMAGED OR MISSING MATERIALS AND SURFACES DAMAGED OR OTHERWISE AFFECTED BY THE WORK.
- REPLACE ROOFING AS NEEDED ON ALL SURFACES WITH COMPOSITION ROOFING AND METAL ROOFS. RE-USE EXISTING TILE WHERE POSSIBLE. USE NEW ROOFING MATERIALS TO MATCH EXISTING ROOFING MATERIAL.
- ALL DOORS, HANDICAP TRIM, SHELVEAS, ACCESSORIES, LIGHTING FIXTURES, FANS, AND OTHER SALVAGEABLE ITEMS SHALL BE CAREFULLY REMOVED AND SALVAGED FOR REUSE OR DESTROYED AND TURNED OVER TO THE OWNER.

## NOTES

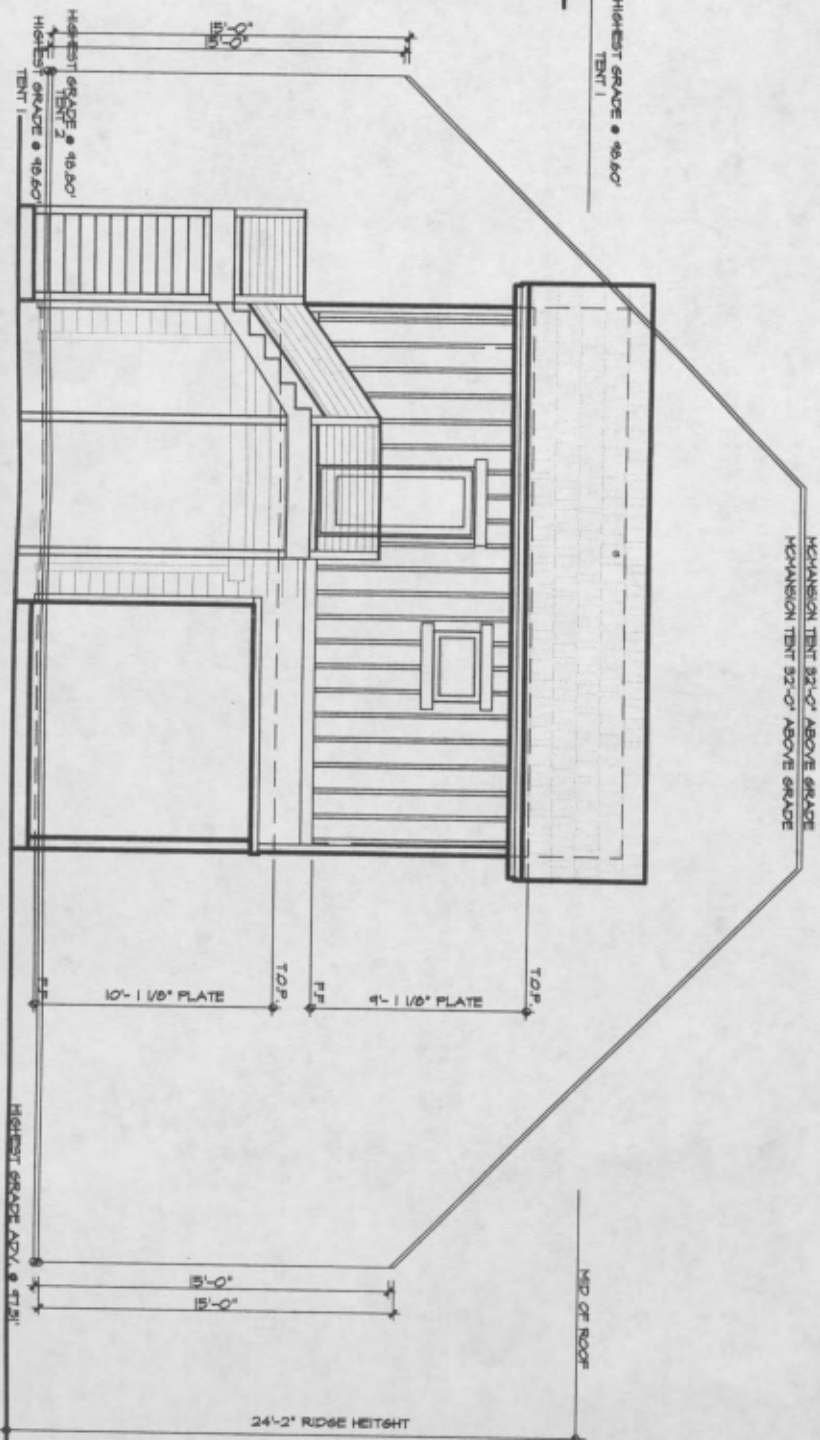
- ALL PLATE HEIGHTS ARE 10'-0\"/>

H05/26

**d LEFT SIDE ELEVATION**  
GUEST HOUSE



**c FRONT ELEVATION**  
GUEST HOUSE





H05/27



This is area where garage addition was added. Just put on top of existing gravel area (used only for parking).

Apologies - this was an art project, and only photos I had of area as it used to be.

August 23, 2018

Board of Adjustment  
City of Austin

Dear Board Members:

Because of the short timeline, the Hyde Park Neighborhood Association and Hyde Park Contact Team were unable to weigh in on the proposed variance for 4913 Avenue B. However, I, as a Hyde Park resident, want to offer my support for the applicant.

First, I want to express my frustration with the City of Austin. It is the responsibility of the Development Department to be aware of the requirements and constraints that apply to various parts of the city. For the Hyde Park neighborhood north of 45<sup>th</sup> Street, these requirements and constraints are stipulated in a combination of documents: the North Hyde Park NCCD, the McMansion ordinance, and City of Austin Land Development Code. The applicant, despite extensive efforts to adhere to all zoning requirements, was misinformed by the Development Department, leading to wasted time and resources.

I urge you to grant the necessary variance to the applicant. It is not reasonable that the applicant should have to pay for the mistakes of the city. The applicant has acted in good faith and should be treated accordingly.

Sincerely yours,

Lorre Weidlich  
4313 Avenue F



[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED] (email  
and attachment) - add in after the last of the drawings but before the pic and NA letter

**Date:** Monday, September 03, 2018 2:47:29 PM

**Attachments:** [v4-1518s SP-1 1.pdf](#)

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**From:** [REDACTED]

**Sent:** Wednesday, November 8, 2017 11:16 AM

**To:** teddy

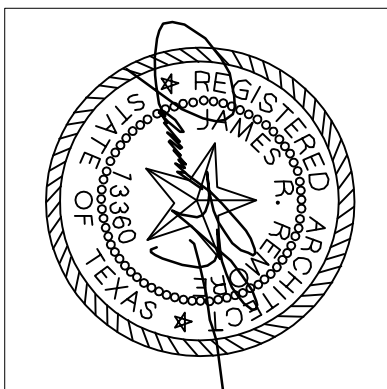
**Subject:** Final Updated Site Plan

The final updated site is attached.

Ken Smith Assoc. AIA  
Senior Associate

**Venture Four Architects**

3821 Juniper Trace, Suite 105  
Bee Caves, Tx 78738  
512-656-1599-Cell, 512-328-8581-Office  
[www.venturefour.com](http://www.venturefour.com)



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CONSULT OR VENTUREFOUR ARCHITECTS, INC.

**PROJECT:**

**A CUSTOM  
RESIDENCE FOR:  
J&K PASADALE PROPERTIES  
425 PASADALE DRIVE  
AUSTIN, TX 78751**

**BUILDER:**

Property ID Number: 221551  
Ref ID2 Number: 0223040506  
**LEGAL  
DESCRIPTION:**  
LOT  
BLOCK: 50-21  
SUBDIVISION: THE HIGHLANDS  
COUNTY: TRAVIS

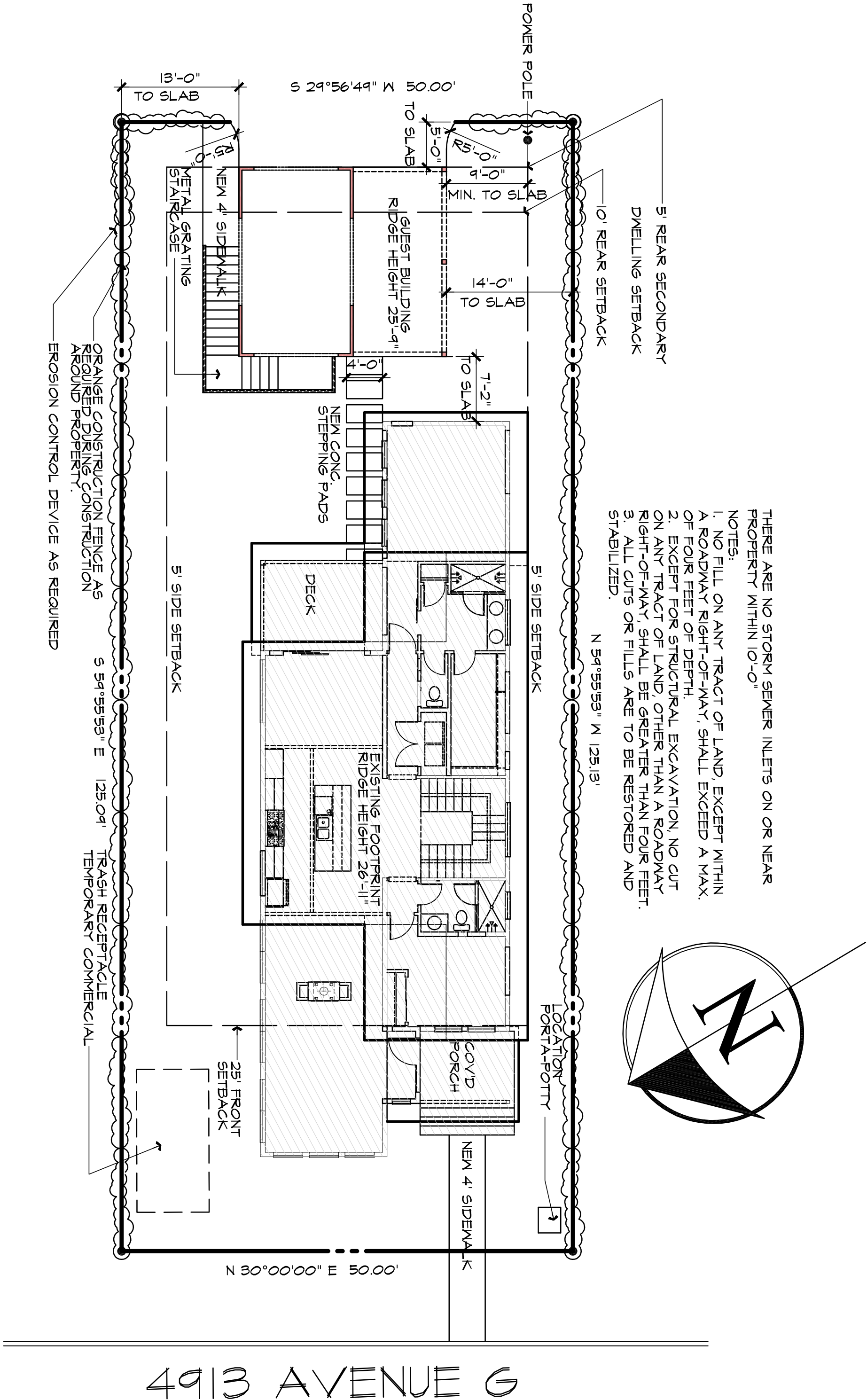
**RELEASE DATES:**  
APPROVAL SET:  
OWNER REVIEW SET:  
FINAL SET:  
CONSTRUCTION DOCUMENTS 9-28-17

ANY DISCREPANCIES WITH THE PLANS  
SHALL BE IMMEDIATELY BROUGHT TO THE  
ATTENTION OF THE ARCHITECT

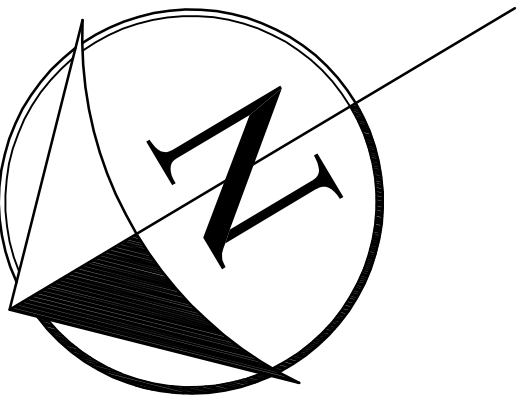
**V4-1518S**  
Nov 08, 2017 - 11:12am

**SITE PLAN**  
SCALE: 1" = 10'-0"

**SP-1.1**



- THERE ARE NO STORM SEWER INLETS ON OR NEAR  
PROPERTY WITHIN 10'-0"
- NOTES:
1. NO FILL ON ANY TRACT OF LAND EXCEPT WITHIN  
A ROADWAY RIGHT-OF-WAY, SHALL EXCEED A MAX.  
OF FOUR FEET OF DEPTH.
  2. EXCEPT FOR STRUCTURAL EXCAVATION NO CUT  
ON ANY ROAD OR OTHER THAN ROADWAY  
RIGHT-OF-WAY SHALL BE GREATER THAN FOUR FEET.
  3. ALL CUTS OR FILLS ARE TO BE RESTORED AND  
STABILIZED.



**TABLE OF CONTENTS**

SP-1.1	SITE PLAN	A-2.1GH	EXTERIOR ELEVATIONS
A-1.1E	PROPOSED EXISTING	A-2.2GH	EXTERIOR ELEVATIONS
A-1.1E	PROPOSED EXISTING	A-2.3GH	EXTERIOR ELEVATIONS
A-1.1	FIRST FLOOR PLAN	A-3.1	INTERIOR ELEVATIONS
A-1.2E	EXISTING EXTERIOR	M-1.1	SECOND FLOOR PLAN
A-2.1E	EXISTING ELEVATIONS	M-1.2	SECOND FLOOR PLAN
A-2.2	EXTERIOR ELEVATIONS		

**MASONRY CALCULATION**

STUCCO SIDING:	~	35%
PERCENTAGE MASONRY:	~	100%

**IMPERVIOUS COVER**

TOTAL LOT AREA:	6563 s.f.
BUILDING:	1665 s.f.
DRIVEWAYS:	403 s.f.
STEPPING PADS:	64 s.f.
DRIVEWAYS, WALKS:	370 s.f.
TOTAL IMPERVIOUS COVER:	2805 s.f.
% IMPERVIOUS COVER:	43%
% FAR:	40%