



**Photos of Garage and Relationship to Trees**



D-3/40



**Garage photos showing original framing, and relationship to property line.**

# **EXHIBIT**

# **"H"**

**E-Mail Notice from John Richards with  
Residential Plan Review, sent on 10/26/2020  
(work was stopped immediately upon  
receipt)**

**Paul Bielamowicz**

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**From:** Richards, John <John.Richards@austintexas.gov>  
**Sent:** Monday, October 26, 2020 1:35 PM  
**To:** Paul Bielamowicz  
**Cc:** Barr, Susan  
**Subject:** 2111 Wilson St; BP 2020-113967

Paul, it has been brought to my attention that this project should not have been approved due to section B4 of 25-2-963. This section states: "If a noncomplying portion of a structure is demolished, it loses its noncomplying status and may only be rebuilt in compliance with current code".

Unfortunately, a revision will need to be submitted and a variance requested for the structure to remain in the rear setback. Since this should have been caught during plan review, we will waive the revision fee. My apologies for not catching this during plan review. Let me know if you have any questions.

**John Richards**

*Planner Senior, Residential Review*  
 City of Austin Development Services Department  
 6310 Wilhelmina Delco Dr, Austin, Texas 78752  
**Office:** 512-974-9155



*Building a Better and Safer Austin Together*

Please contact my direct supervisor with any kudos or concerns at [susan.barr@austintexas.gov](mailto:susan.barr@austintexas.gov)

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**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

*Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)*

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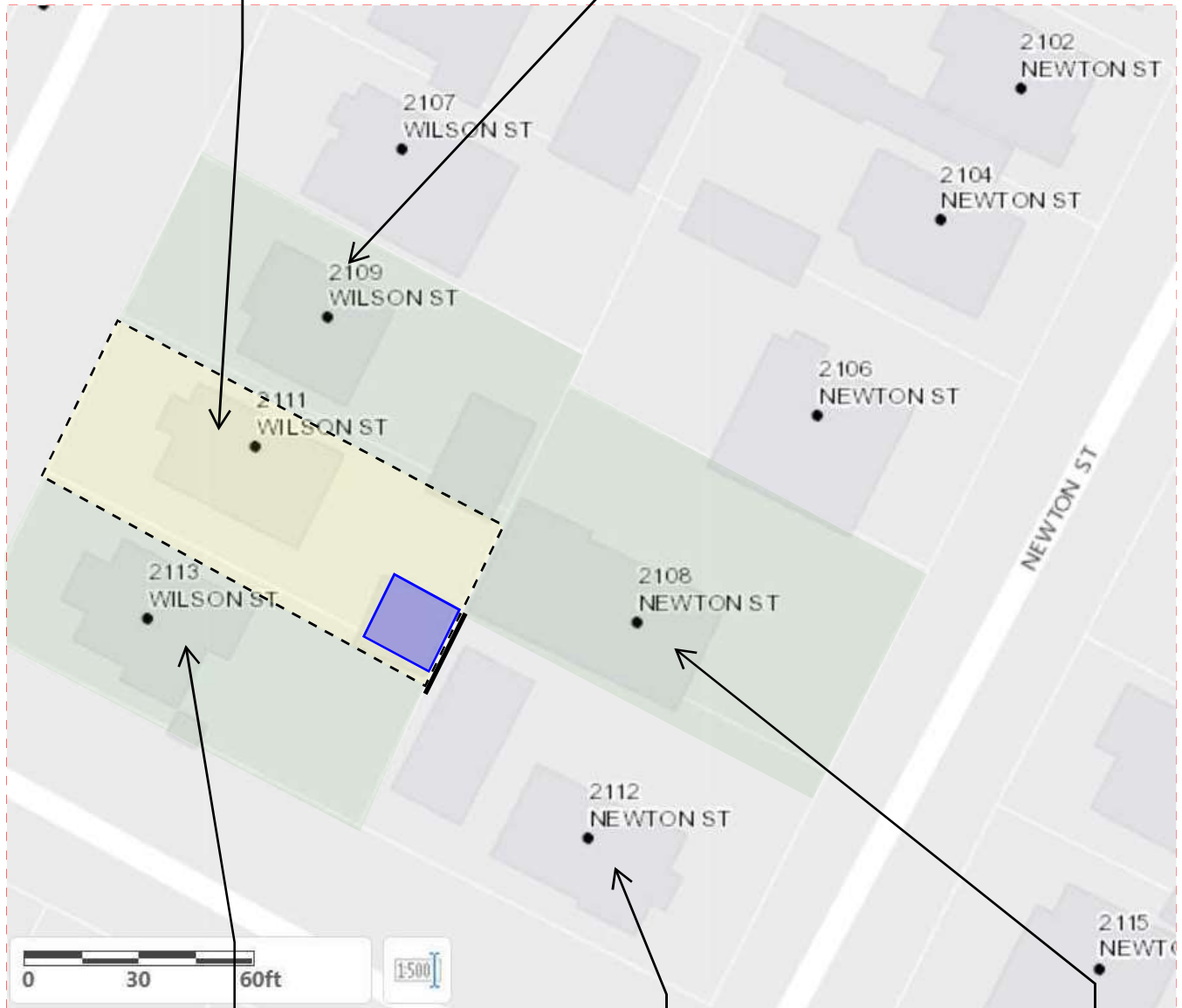
# **EXHIBIT**

**"I"**

**Letters of support from neighbors**

2111 Wilson St.  
Paul Bielamowicz  
APPLICANT  
(Garage shown in Blue)

2109 Wilson St.  
Maria Croyle &  
Stephen Schafer  
LETTER OF SUPPORT



2113 Wilson St.  
Dale Thompson  
LETTER OF SUPPORT

2112 Newton St.  
Joyce Feilke  
FENCE CONSTRUCTED

2108 Newton St.  
Debra and Michael Jones  
LETTER OF SUPPORT

## City of Austin GIS Map Showing Neighboring Properties




November 3, 2020

To Whom It May Concern,

I am writing in support of the current construction project of my neighbor Paul Bielamowicz at 2111 Wilson St. I and my husband, Stephen Schafer have known Paul since he moved into his house in 2008. We have gotten to know him quite well as we both moved to the neighborhood at the same time. Paul has been quite friendly and outgoing and has been excellent at communicating with us plans he has for work on his home. With regard to his current project, he let us know that work was planned prior to its start and encouraged us to let him know if we found any issue with regard to noise and the crew that would be working onsite throughout the project. This is standard practice for him as he had significant work done on the house in 2012. During that process, the work was performed without any damage to our property or interference in our daily routine. There was one small incident in which we did find nails from that project in our driveway but once we brought it to Paul's attention he was quick to act as, being an architect himself, he understood the need for a safe work environment.

During the current project, we have had no issue to date with the work currently ongoing on Paul's property with regard to disruptions to access to our property and in daily life (which is important these days given that most are working from home).

Sincerely,

A handwritten signature in black ink, appearing to read 'Maria Croyle', with a stylized, cursive script.

Maria Croyle  
2109 Wilson St

November 2, 2020

Board of Adjustments  
Austin, Texas 78704

Re: Variance request for Paul Bielamowicz – character reference

Dear Board Members:

I'm writing to support my next door neighbor, Paul Bielamowicz, in his request for a variance to complete his garage. Paul has been nothing but open and honest with his plans to re-side and move the perimeter of the garage within his property line. I certainly have no objection.

He held an informal meeting with all of the neighbors whose property might be touched several months ago. He gave me ample notice that some workers would be accessing my property to take down the old (very old and dilapidated) garage and to re-side it. I was elated because the old siding was seriously rotting on our side and the structure was attracting various critters.

Paul has been a great neighbor for 12 years, lending me tools, offering me good advice from his architectural background and being friendly and neighborly.

To my mind, this variance is needed and sensible to all parties. If you would like to contact me, please do at [REDACTED] or 512/576-9666.

Sincerely,



Dale Thompson  
2113 Wilson St.  
Austin, TX 78704



November 1, 2020

Board of Adjustments Committee  
City of Austin  
RE: Garage Project – Paul Bielamowicz, owner

To whom it may concern:

This is a letter of support for a project under review regarding a variance request. We reside behind Paul Bielamowicz's home and share a back fence line. We have owned our home for over 15 years and Paul has been our neighbor for the last 12 years. In 2018, Paul reached out to us in writing to describe his garage project, request our permission to remove and replace a small part of our fence, if necessary, and to allow construction workers on our lot when they were constructing the back walls of the garage. Paul also asked us to attend a joint meeting with the other neighbors who would be impacted to go over the entire project and to answer our questions.

We discussed the project with him at length (both separately and with the larger group of neighbors), all our questions were answered, had no problem with any of Paul's requests, and agreed to all the conditions without hesitation or concerns. Paul was extremely conscientious and thorough in how he presented the project to us, and did so well before any work began.

We support the completion of Paul's garage project and have no problems with how he has conducted himself in informing us and requesting our agreement to the conditions involved in its construction.

Thank you,

Debra and Michael Jones  
2108 Newton St.  
Austin, TX 78704

# **EXHIBIT**

## **"J"**

**Photos of Fence Constructed by Neighbor  
Behind Garage Structure**





**Photos of fence constructed by neighbor behind the garage**

# **EXHIBIT**

## **"K"**

**Revision to Garage Remodel Plans  
to change back wall to masonry  
due to access blocked by neighbor's fence**



# BIELAMOWICZ RESIDENCE GARAGE RENOVATION

2111 Wilson Street, Austin, Texas 78704

## SHEET INDEX

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A-101-B	PHASE "B" DEMOLITION AND FLOOR PLAN	6/19/2020	10/26/2020	1
A-102	CEILING PLAN AND ROOF PLAN	6/19/2020	10/26/2020	1
A-201	EXTERIOR ELEVATIONS	6/19/2020	10/26/2020	1
A-301	BUILDING SECTIONS	6/19/2020	10/26/2020	1
A-302	WALL SECTIONS	6/19/2020	6/19/2020	
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A-502	DOOR SCHEDULE AND DETAILS	6/19/2020	6/19/2020	
A-503	ROOF DETAILS	6/19/2020	6/19/2020	
A-601	FINISH PLAN AND FINISH LEGEND	6/19/2020	10/26/2020	1
A-701	ARCHITECTURAL SPECIFICATIONS	6/19/2020	6/19/2020	
A-702	ARCHITECTURAL SPECIFICATIONS	6/19/2020	6/19/2020	
E-101	ELECTRICAL PLAN AND SCHEDULES	6/19/2020	10/26/2020	1



10/26/2020

ARCHITECT: **PAUL A. BIELAMOWICZ, AIA, LEED AP** Texas Architect Reg. #19917 2111 Wilson Street, Austin, Texas 78704 (512) 484-3990

**ISSUED FOR REVISION #1 - OCTOBER 26, 2020**

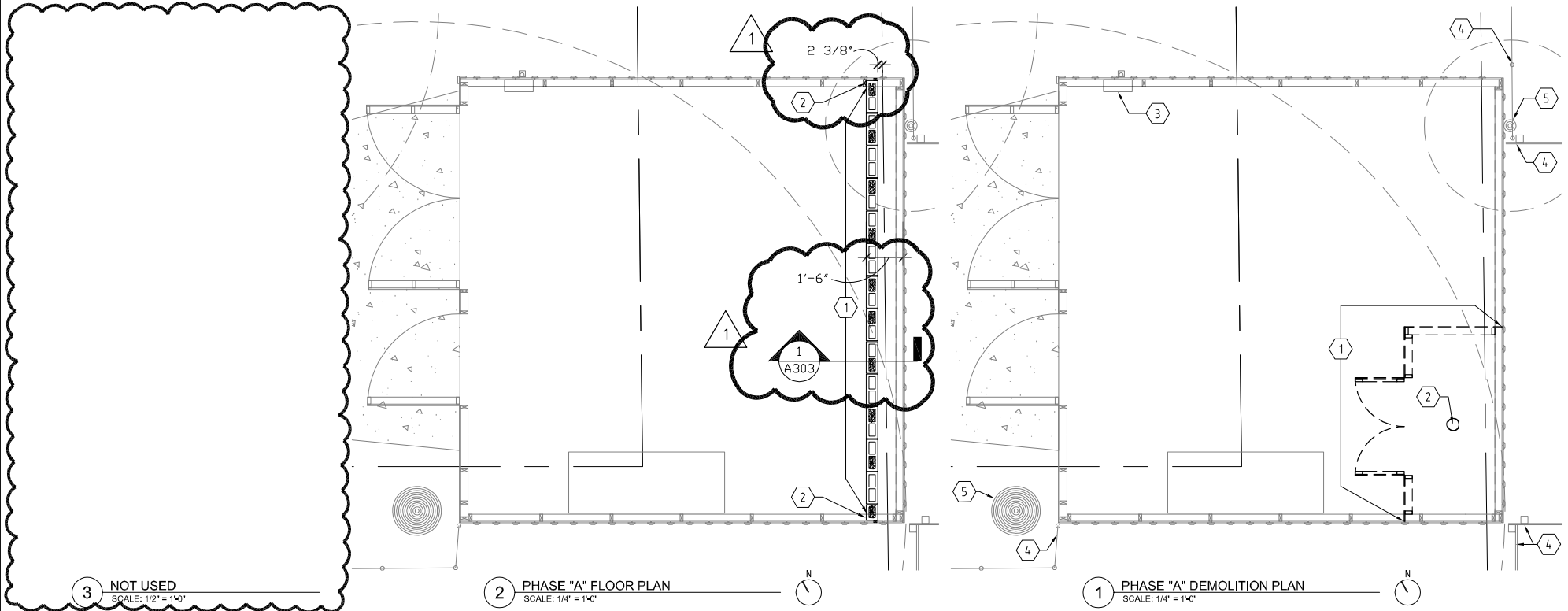


## PHASE "A" FLOOR PLAN KEYED NOTES

- ① NEW 6" CMU WALL. WALL TO BE MIN. 1-HR FIRE RATED PER UL U906. BLOCKS TO BE TYPE D2. GROUT EVERY 3RD CELL W/ #4 BAR.
- ② PROVIDE ADD'L 2x4 STUDS IN EXISTING WALL AS NEEDED. FASTEN NEW WALL TO EXISTING WALL PER IRC TABLE R602.3(1) FASTENING SCHEDULE, LINE 9.

## PHASE "A" DEMOLITION PLAN KEYED NOTES

- ① DEMO INTERIOR CLOSET AND CLOSET DOORS
- ② DEMO EXISTING CLOSET LIGHT. REMOVE WIRING BACK TO SUB-PANEL
- ③ SUB-PANEL TO REMAIN IN PHASE A
- ④ EXISTING FENCE TO REMAIN (TYP.)
- ⑤ EXISTING TREE TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
- GENERAL NOTE: ALL ITEMS SHOWN IN GREY ON THIS PAGE ARE "EXISTING TO REMAIN" IN PHASE "A"



ORIG. ISSUE DATE: 2020-06-19  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: PAB  
 FILE NAME: 2018-01-A101-A.dwg

**PAUL BIELAMOWICZ, AIA, LEED AP**  
 2111 Wilson Street  
 Austin, Texas 78704  
 (512) 484-3990

## REVISION HISTORY

REV.	DESCRIPTION	DATE
1	REVISION 01	10/26/2020

## GARAGE RENOVATION

Bielamowicz Residence  
 2111 Wilson Street  
 Austin, Texas 78704

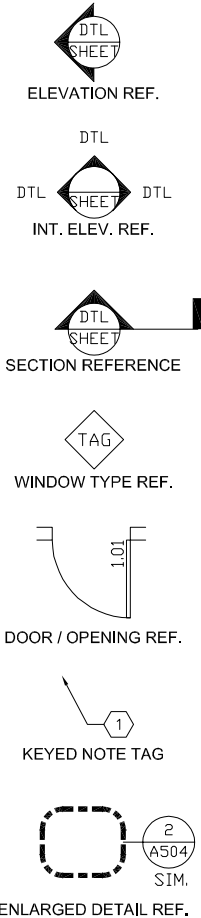


10/26/2020

## PHASE "A" DEMO AND FLOOR PLAN

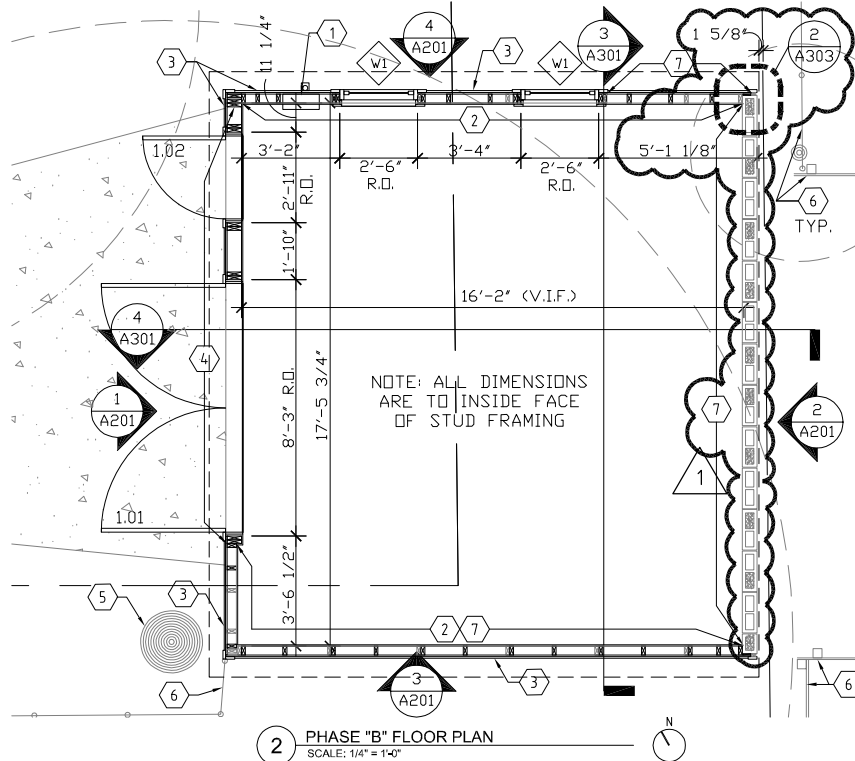
# A-101-A

## SYMBOL LEGEND



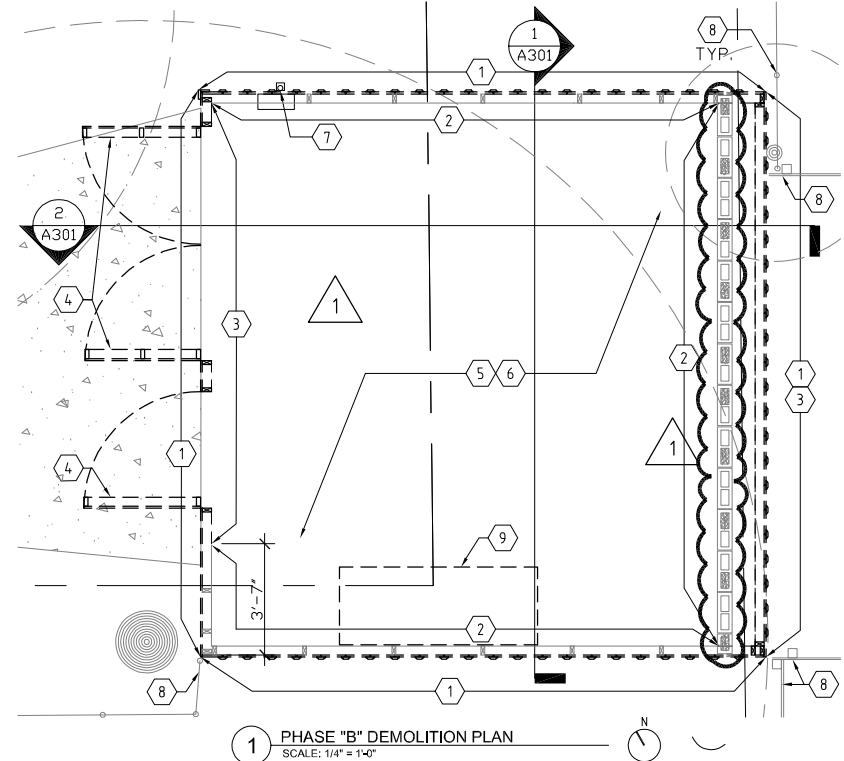
## PHASE "B" FLOOR PLAN KEYED NOTES

- ① NEW ELEC SUB-PANEL. RE: E-101
  - ② PROVIDE ADD'L 2x4 STUDS TO ACHIEVE SPACING OF 16" O.C. AND FRAME NEW OPENINGS, RE: FRAMING DETAIL 5/A501
  - ③ PROVIDE SHEATHING, HOUSE WRAP, LAP SIDING, AND STUCCO SKIRT, ALL 4 WALLS. RE: ELEVS ON A-201 & SECTIONS ON A-301.
  - ④ 2x6 STUD FRAMING, RE: DETAIL 6/A501
  - ⑤ PROTECT EXISTING OAK TREE FROM DAMAGE.
  - ⑥ EXISTING FENCE TO REMAIN
  - ⑦ WALLS WITHIN 5' OF PROPERTY LINE TO BE 1-HR FIRE RATED PER INTERTEK JH/FCS 60-04, OR UL U906 FOR CMU WALL.
- ALL WOOD FRAMING TO BE BUILT IN ACCORDANCE WITH THE PRESCRIPTIVE REQUIREMENTS OF THE 2015 IRC



## PHASE "B" DEMOLITION PLAN KEYED NOTES

- ① DEMO ALL EXTERIOR SIDING AND TRIM.
- ② EXISTING FRAMING AND CMU TO REMAIN
- ③ WALL FRAMING TO BE DEMO'ED
- ④ DEMO EXISTING DOORS AND FRAMES
- ⑤ DEMO ROOFING AND ROOF FRAMING. TOP PLATE OF EXTERIOR WALLS TO REMAIN. BRACE EXT WALLS PRIOR TO ROOF DEMO.
- ⑥ EXISTING CONC. FLOOR SLAB TO REMAIN.
- ⑦ EXISTING ELEC CONDUIT TO REMAIN. SUB-PANEL TO BE REMOVED AND REPLACED. RE: E-101 FOR ELEC WORK. TURN OFF MAIN AT HOUSE PRIOR TO START OF ELEC WORK.
- ⑧ EXISTING FENCE TO REMAIN
- ⑨ DEMO EXISTING WORKBENCH



ORIG. ISSUE DATE: 2020-06-19  
SCALE: 1/4" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A101-B.dwg

## REVISION HISTORY

REV.	DESCRIPTION	DATE
1	REVISION 01	10/26/2020

**PAUL BIELAMOWICZ, AIA, LEED AP**  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

## GARAGE RENOVATION

Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704

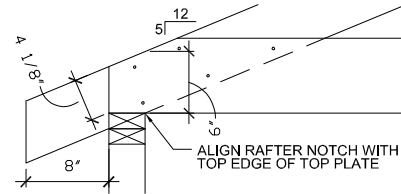


10/26/2020

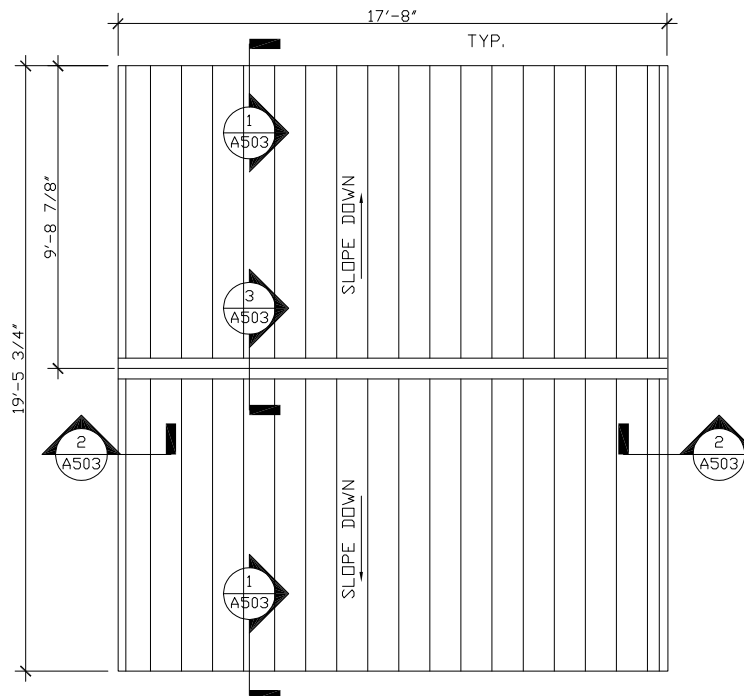
## PHASE "B" DEMO AND FLOOR PLAN

A-101-B





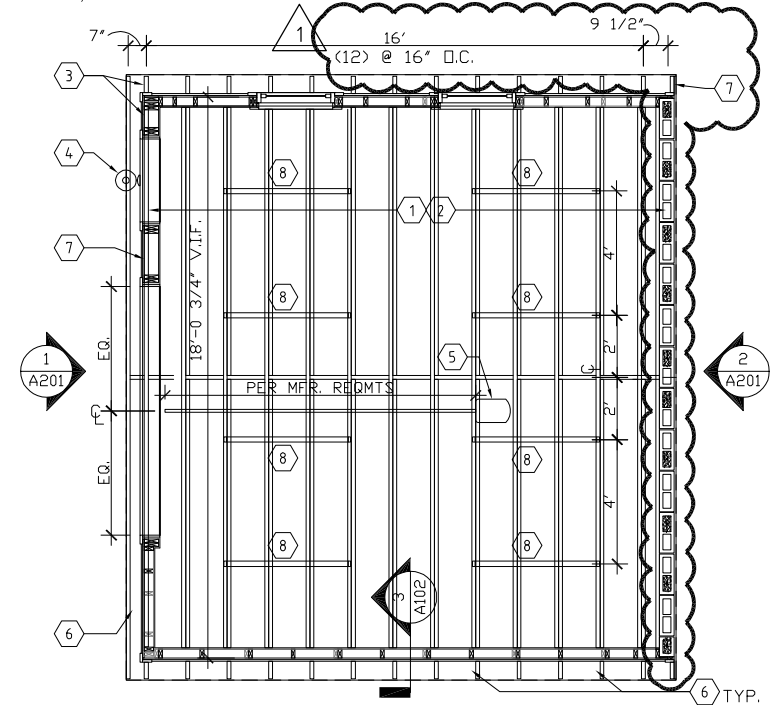
**3 RAFTER/JOIST BEARING DETAIL**  
SCALE: 1" = 1'-0"



**2 ROOF PLAN**  
SCALE: 1/4" = 1'-0"

## CEILING PLAN KEYED NOTES

- ① 2x8 CEILING JOISTS, NO.2 MIN., @ 16" O.C., PER IRC R802.4(1)
- ② 2x6 RAFTERS, NO.2 MIN., @ 16" O.C., PER IRC R802.5.1(1)
- ③ ALIGN FACE OF END RAFTER WITH FACE OF WALL FRAMING. RE: A-301
- ④ EXT. WALL SCONCE, RE: E-101 FOR PRODUCT, RE: A-201 FOR HEIGHT
- ⑤ ELEC. DOOR OPENER, RE: E-101. PROVIDE BLOCKING AS REQ'D.
- ⑥ PAINT RAFTER TAILS AND SOFFITS PT-2
- ⑦ 2x6 BLOCKING TO MATCH RAFTER TAILS, PT-2
- ⑧ LED STRIP LIGHTS, SURFACE MOUNT
- ⑧ UNDERSIDE OF TRUSSES, RE: E-101



**1 REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"

ORIG. ISSUE DATE: 2020-06-19  
SCALE: 1/4" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A102.dwg

## REVISION HISTORY

REV.	DESCRIPTION	DATE
1	REVISION 01	10/26/2020

**PAUL BIELAMOWICZ, AIA, LEED AP**  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

## GARAGE RENOVATION

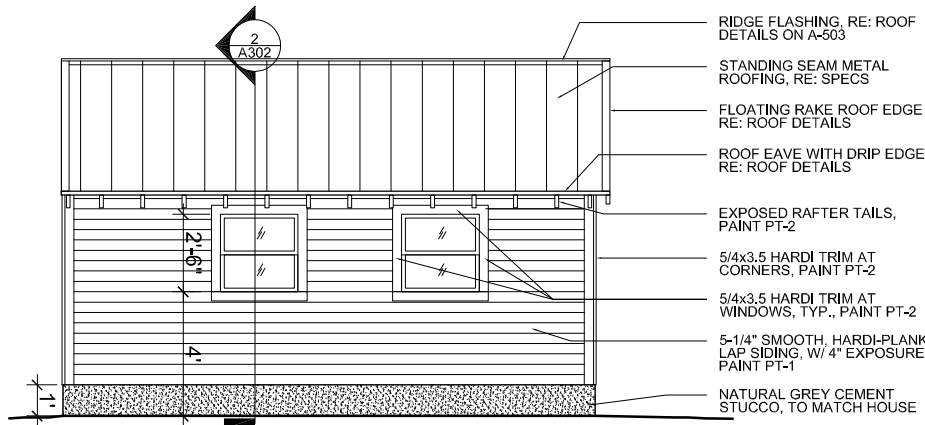
Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704



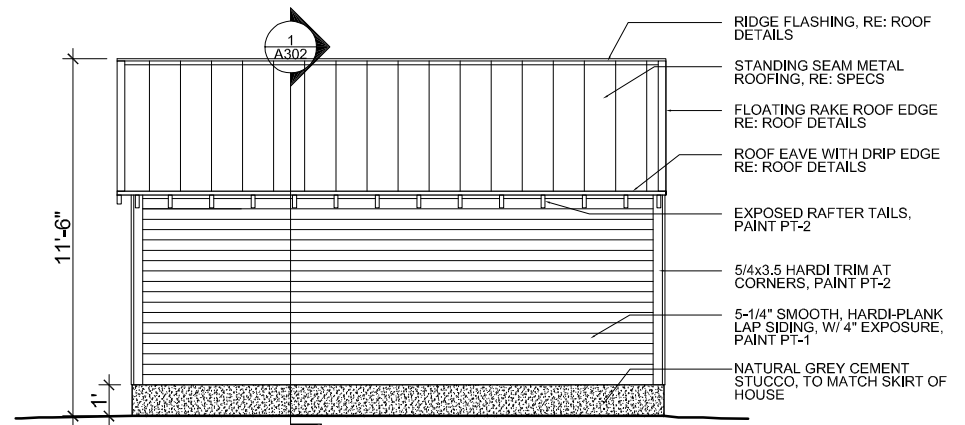
10/26/2020

## CEILING PLAN AND ROOF PLAN

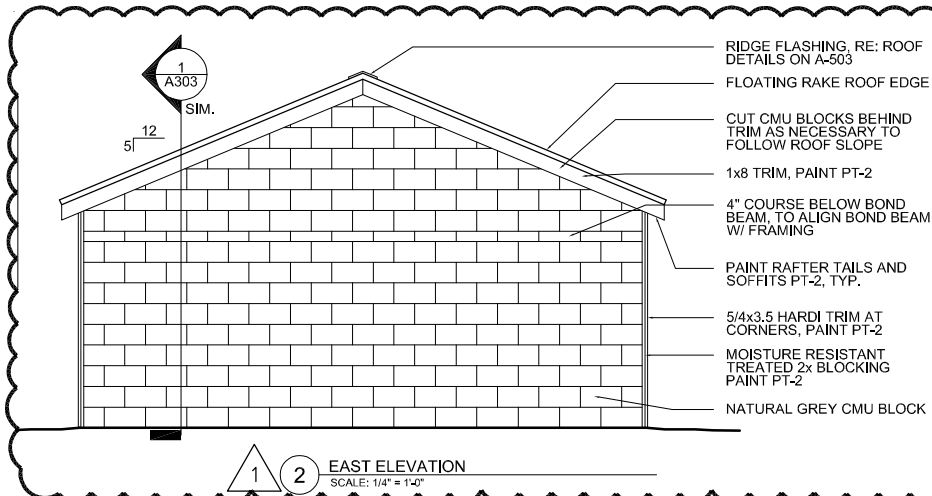
**A-102**



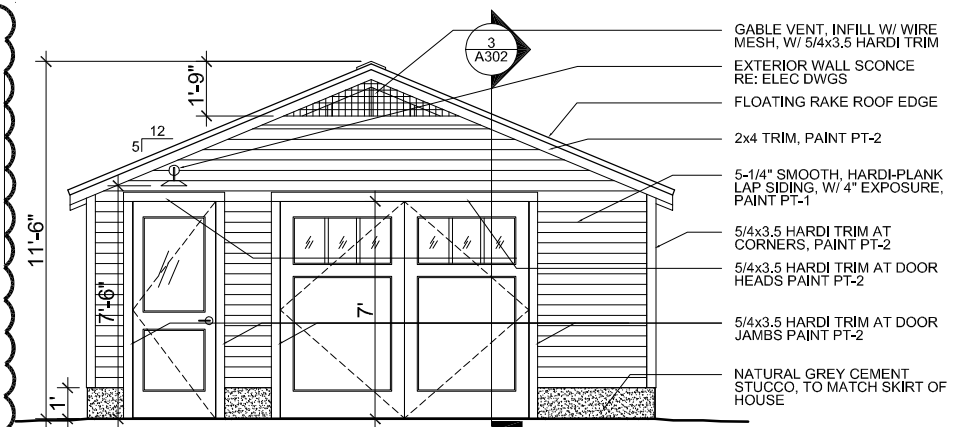
4 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

ORIG. ISSUE DATE: 2020-06-19  
SCALE: 1/8" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A201.dwg

**PAUL BIELAMOWICZ, AIA, LEED AP**  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

#### REVISION HISTORY

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1	REVISION 01	10/26/2020

## GARAGE RENOVATION

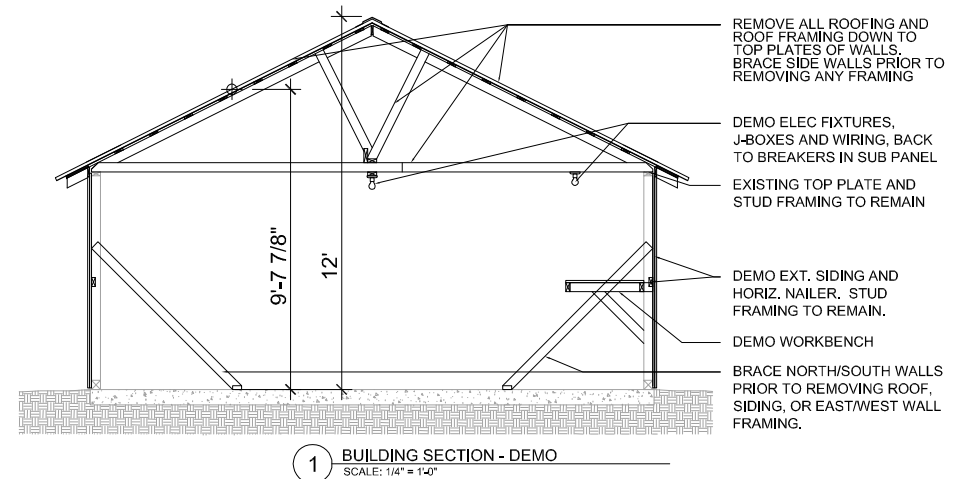
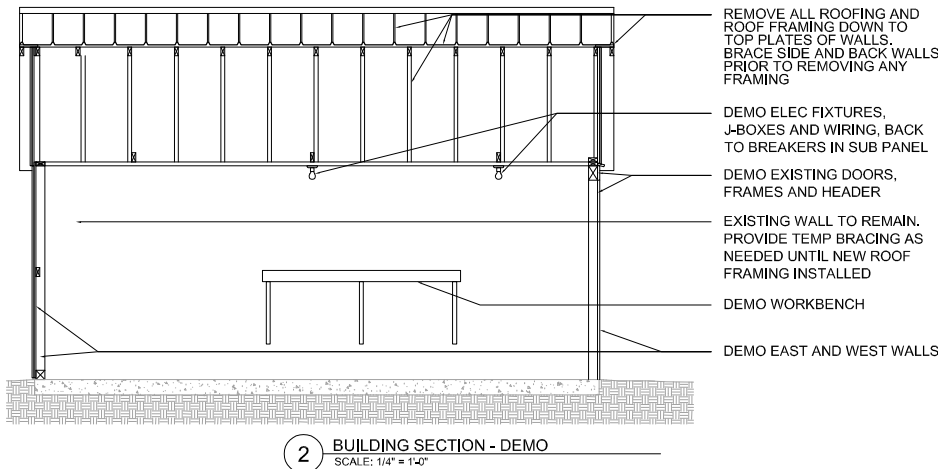
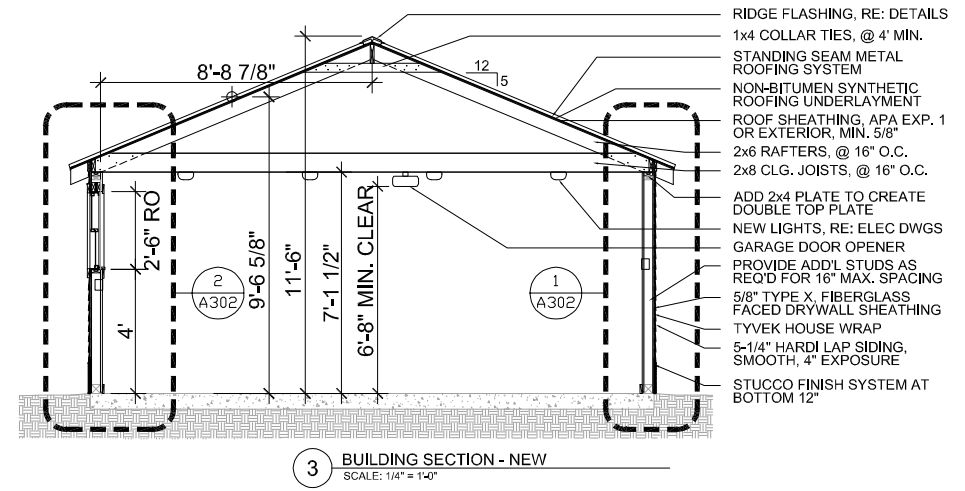
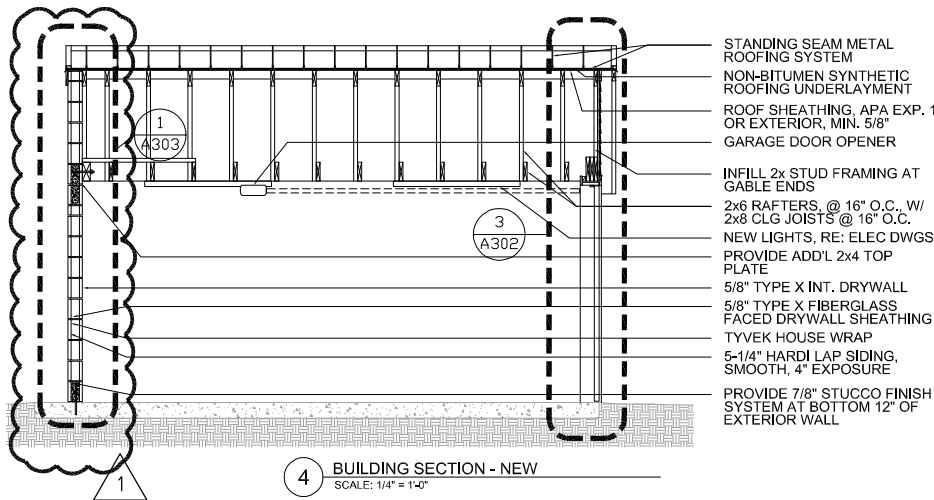
Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704



10/26/2020

## BUILDING ELEVATIONS

A-201



ORIG. ISSUE DATE: 2020-06-19  
SCALE: 1/4" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A301.dwg

**PAUL BIELAMOWICZ, AIA, LEED AP**  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

#### REVISION HISTORY

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1	REVISION 01	10/26/2020

## GARAGE RENOVATION

Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704

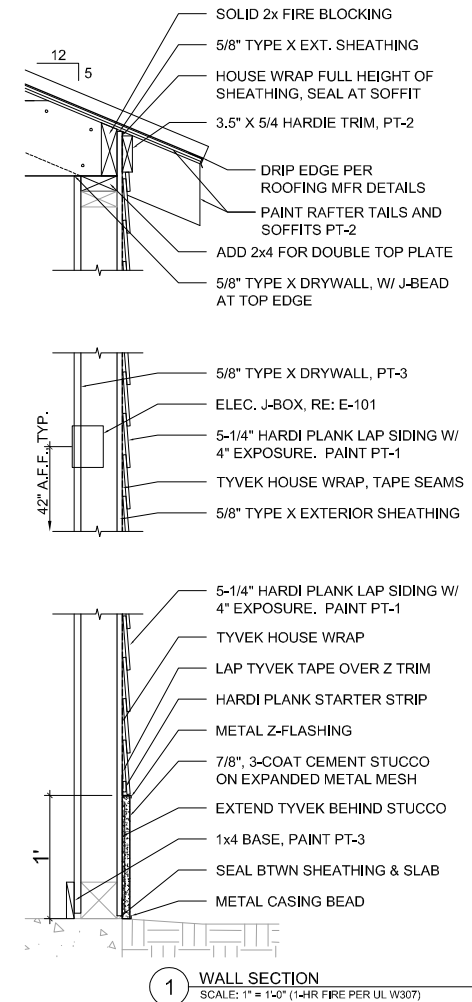
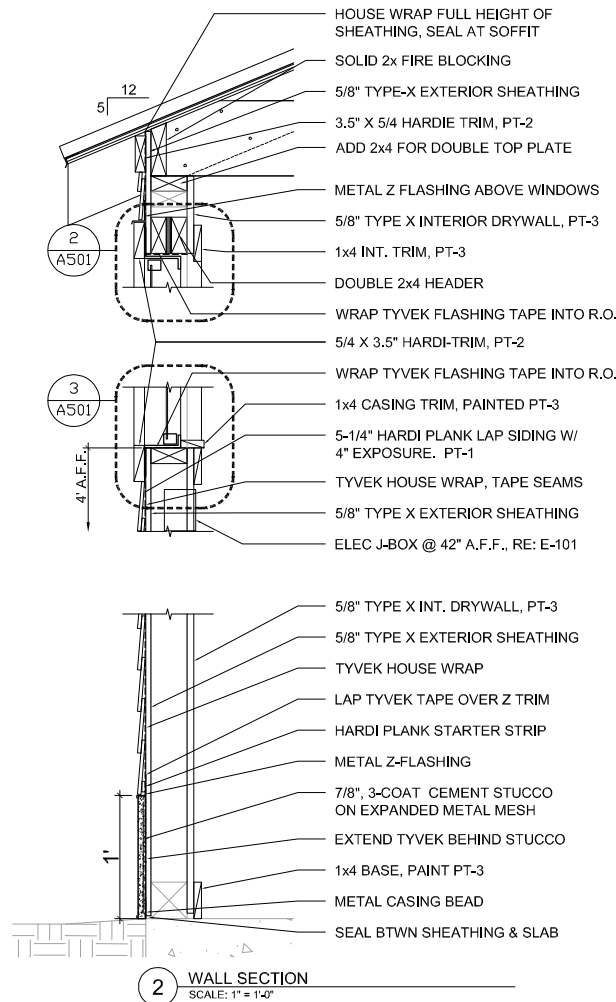
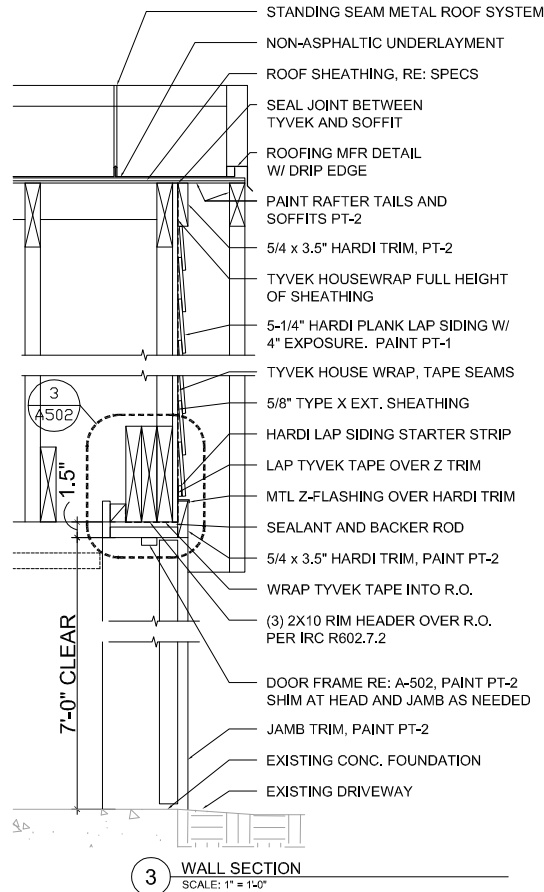


10/26/2020

## BUILDING SECTIONS

**A-301**

ALL EXTERIOR WALLS WITHIN 5' OF PROPERTY LINES ARE DESIGNED PER THE 1-HOUR UL TESTED ASSEMBLY UL W307, TESTED PER UL 263 WITH EXPOSURE FROM BOTH SIDES, MEETING IRC TABLE R302.1(1). THE DATA SHEET FOR UL W307 IS ATTACHED TO THE PERMIT APPLICATION.



ORIG. ISSUE DATE: 2020-06-19  
SCALE: 1" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A302.dwg

**PAUL BIELAMOWICZ, AIA, LEED AP**  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

#### REVISION HISTORY

REV.	DESCRIPTION	DATE

City of Austin  
REVIEWED FOR CODE COMPLIANCE

## GARAGE RENOVATION

Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704



## WALL SECTIONS

A-302



## MASONRY MATERIAL SPECIFICATIONS

### 1. CMU BLOCK

- TYPE D-2 FIRE RESISTIVE CMU, MEETING ASTM C90
- 6" WIDTH x 8" TALL x 16" LENGTH, NOMINAL, U.N.O.
- INSTALL USING RUNNING BOND PATTERN

### 2. MORTAR AND JOINTS

- TYPE N CEMENT MORTAR, PER TABLE IRC 606.2.8
- JOINTS TOOLED WITH CONCAVE JOINTS
- ALL HEAD AND BED JOINTS TO BE 3/8" THICK

### 3. GROUT

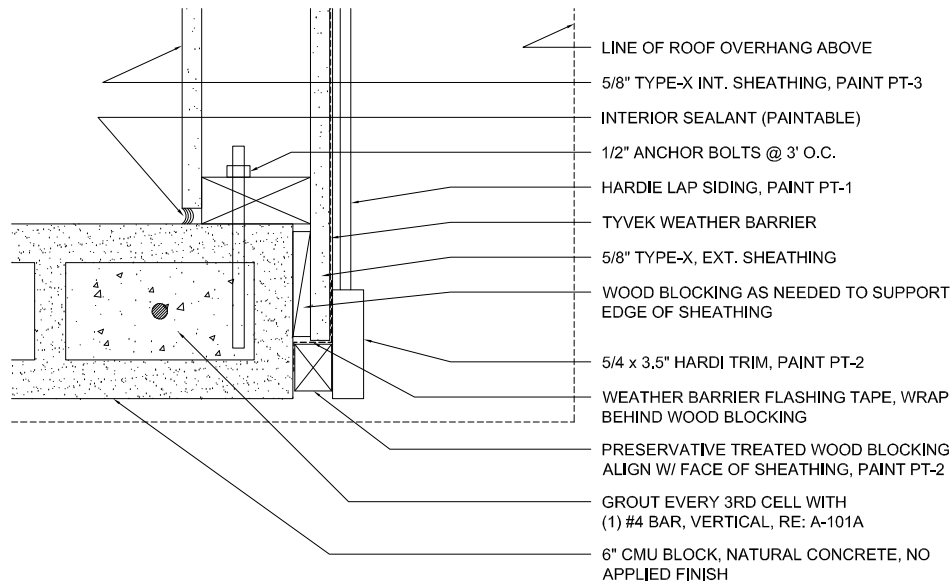
- GROUT TO COMPLY WITH ASTM C476 (MIN. 2,000 PSI)
- PROVIDE FINE GROUT, WITH MIN. 8" SLUMP
- GROUT IN LIFTS NO HIGHER THAN 5' PER LIFT

### 4. BED JOINT REINFORCEMENT

- PROVIDE LADDER TYPE, WITH WELDED 9 GA. WIRES
- JOINT REINFORCEMENT TO BE HOT-DIPPED GALVANIZED
- PLACE AT 16" O.C. VERTICALLY

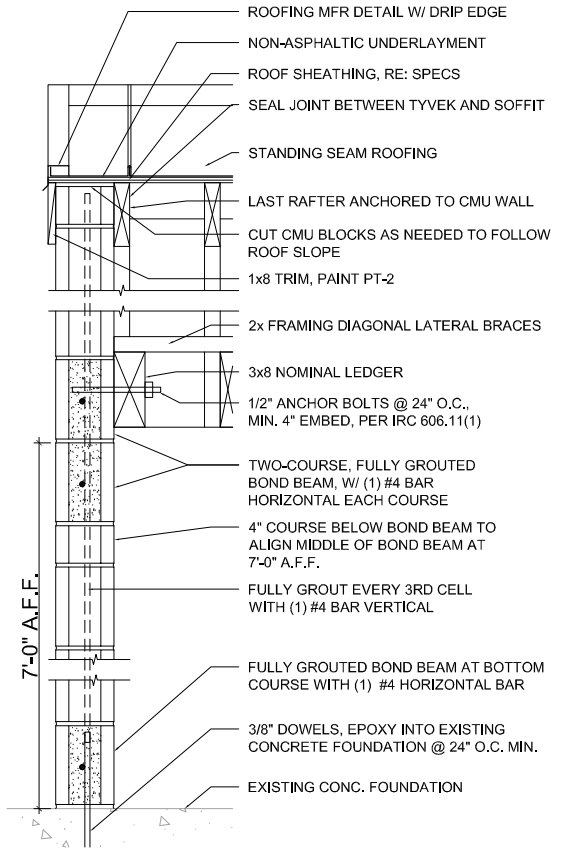
### 5. BOND BEAM AND VERITCAL CELL REINFORCEMENT

- ALL BARS TO BE MIN. #4, GRADE 40 BARS
- PROVIDE VERTICAL CELL REINFORCING AS FOLLOWS:
  - ONE #4 BAR, FULLY GROUTED, AT EACH END CELL
  - ONE #4 BAR, FULLY GROUTED, @ 24" O.C. MAX.
- PROVIDE HORIZONTAL BOND BEAMS AS FOLLOWS:
  - AT BASE OF WALL, (1) COURSE HIGH, W/ (1) #4 BAR
  - AT 7'-0", (2) COURSES HIGH, W/ (1) #4 BARS EA. COURSE



2 WALL SECTION  
SCALE: 3" = 1'-0"

CMU EXTERIOR WALLS WITHIN 5' OF PROPERTY LINES ARE DESIGNED PER UL TESTED ASSEMBLY UL U906, TESTED PER UL 263 WITH EXPOSURE FROM BOTH SIDES, TO ACHIEVE THE 1-HR RATING REQ'D PER IRC TABLE R302.1(1). THE DATA SHEET FOR UL U906 IS ATTACHED TO THE SUBMITTED PLANS.



1 WALL SECTION  
SCALE: 1" = 1'-0" (1-HR FIRE PER UL U906)

ORIG. ISSUE DATE: 2020-10-24  
SCALE: 1" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A303.dwg

### REVISION HISTORY

REV.	DESCRIPTION	DATE
1	REVISION 01	10/26/2020

**PAUL BIELAMOWICZ, AIA, LEED AP**  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

## GARAGE RENOVATION

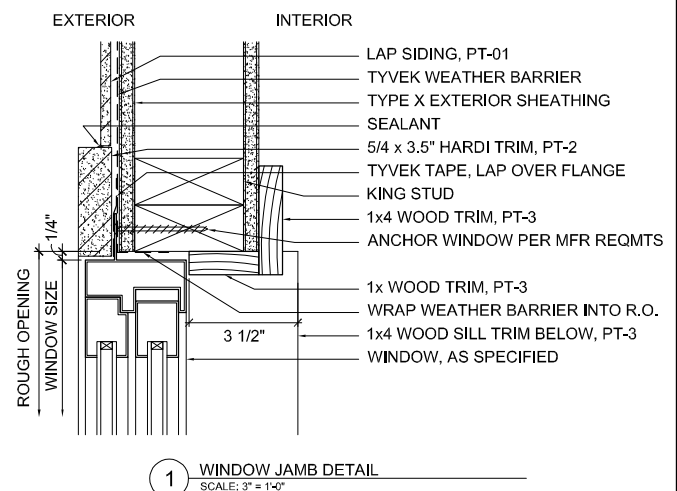
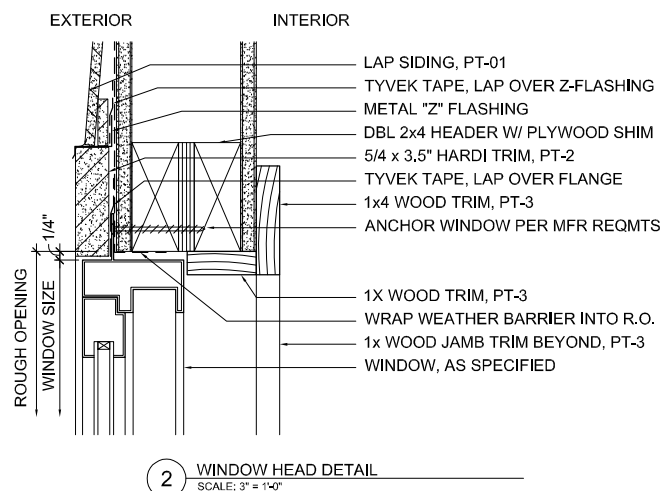
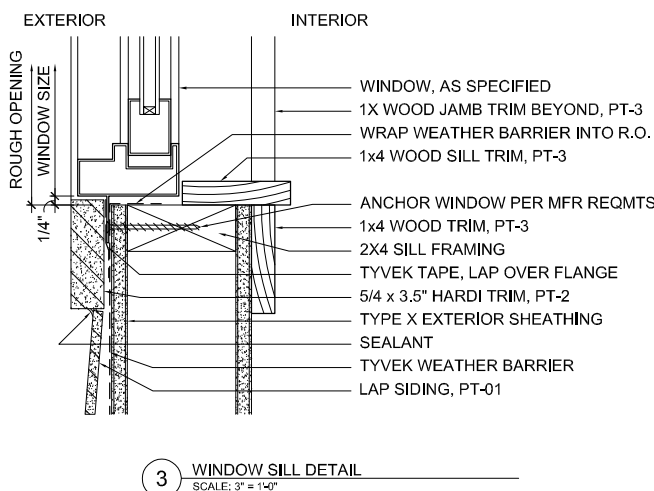
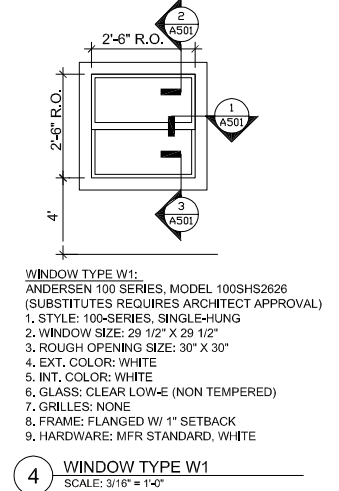
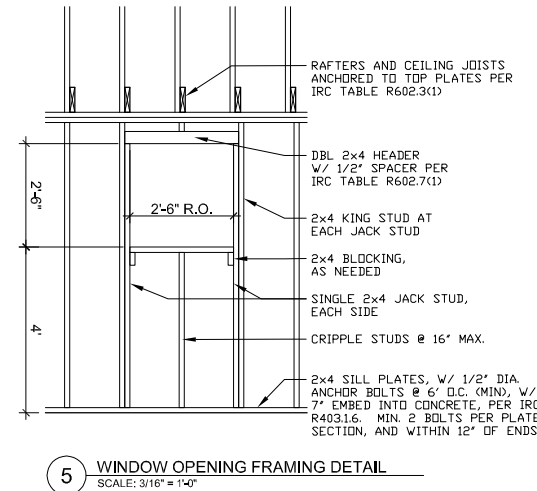
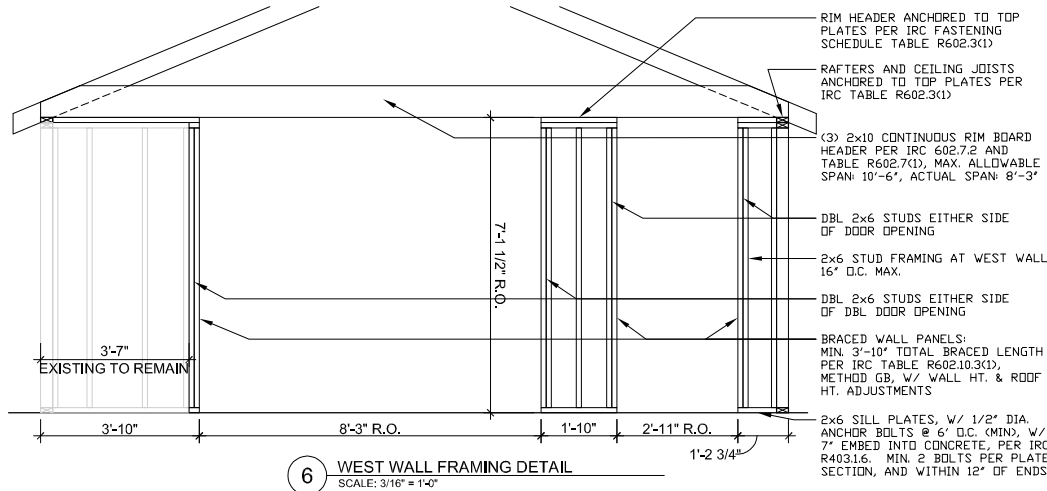
Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704



10/26/2020

## CMU WALL DETAILS





ORIG. ISSUE DATE: 2020-06-19  
SCALE: 3" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A501.dwg

PAUL BIELAMOWICZ, AIA, LEED AP  
2111 Wilson Street  
Austin, Texas 78704  
(512) 484-3990

REVISION HISTORY		
REV.	DESCRIPTION	DATE

City of Austin  
REVIEWED FOR CODE COMPLIANCE

## GARAGE RENOVATION

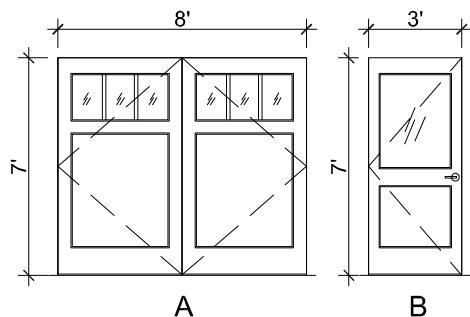
Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704



## WINDOW AND WALL FRAMING DETAILS

# A-501

## DOOR TYPES



## DOOR SCHEDULE, HARDWARE SETS, AND NOTES

DOOR NO.	DOOR					FRAME					HDWR. SET	FIRE LABEL
	TYPE	WIDTH	HEIGHT	THICK.	MATL.	MATL.	HEAD	JAMB	JAMB	SILL		
1.01	A	8'-0" PR	7'-0"	1-3/4"	WD	WD	3/A502	2/A502	2/A502 (SIM)	1/A502	HW-1	N/A
1.02	B	3'-0"	7'-0"	1-3/4"	WD	WD	3/A502	2/A502	2/A502 (SIM)	1/A502	HW-2	N/A

## HARDWARE SET #1 - OUTSWING CARRIAGE DOORS

QTY.	ITEM	MFR.	MODEL	FINISH	NOTES
8	HINGES	PBB	4B51-NRP	US32D	4.5"x4", SQUARE CORNERS
2	BOTTOM SEAL	PEMCO	313AN	GREY	FULLY MORTISED, 48"
1	WEATHERSTRIP	PEMCO	P-50W	WHITE	HEAD AND JAMBS
1	WEATHERSTRIP	PEMCO			ASTRAGAL
2	FLUSH BOLTS	HAGER	275D	S.S.	MOUNT AT HEAD

## HARDWARE SET #2 - EXTERIOR ENTRANCE DOOR

QTY.	ITEM	MFR.	MODEL	FINISH	NOTES
1	EXT. HANDLESET	KWIKSET	800SE	15	SHELburne, SATIN NICKLE
1	INT. TRIM	KWIKSET	966TNL	15	TUSTIN, SATIN NICKLE
4	HINGES	PBB	BB51-NRP	US32D	4"x4", SQUARE CORNERS
1	BOTTOM SEAL	PEMCO	313AN	GREY	FULLY MORTISED, 36"
1	WEATHERSTRIP	PEMCO	P-50W	WHITE	HEAD AND JAMBS
1	KICKPLATE	ROCKWOOD	K1050	630 SS	8"x34", SATIN STAINLESS STL.

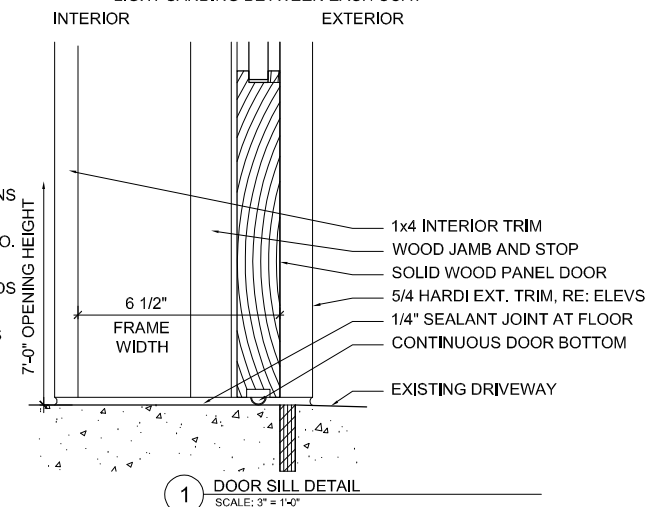
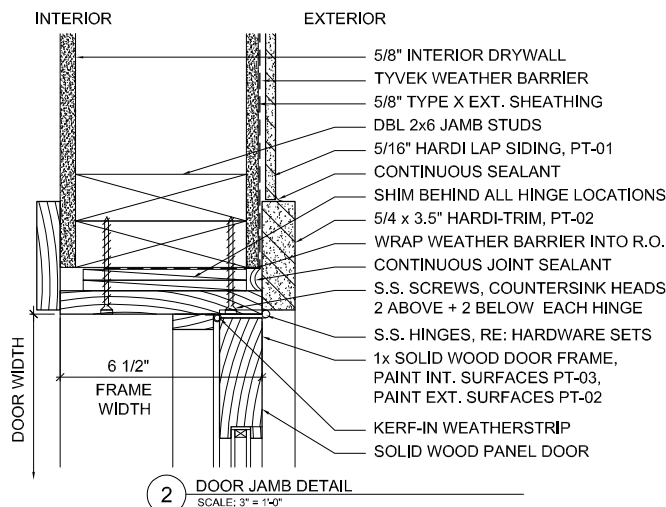
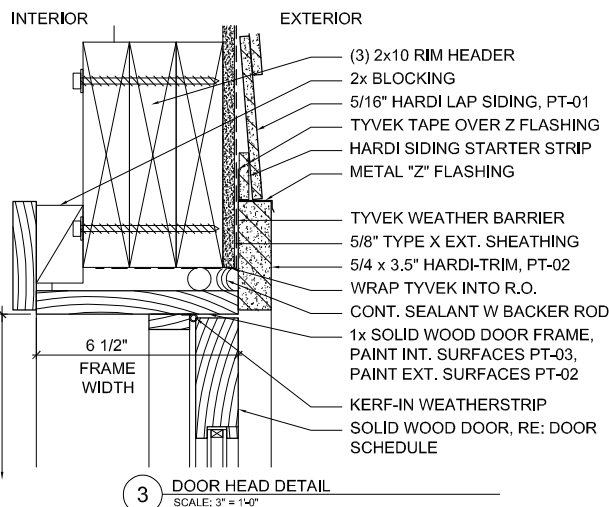
## DOOR SPECIFICATION NOTES

1. DOOR TYPE "A" TO BE PAIR OF DOORS, EACH LEAF TO BE SIMPSON #6813, 1-3/4" THICK EXT. GRADE WOOD DOORS, SINGLE PANEL/THREE LITE W/ CLEAR 3/4" INSULATED GLASS (TDL), SQUARE STICKING, IN STAIN GRADE DOUGLAS FIR. EQUAL DOORS BY OTHER MANUFACTURERS ACCEPTABLE WITH ARCHITECTS APPROVAL

2. DOOR TYPE "B" TO BE SIMPSON #7081, 1-3/4" THICK EXT. GRADE WOOD DOOR, HALF-LITE W/ CLEAR 3/4" INSULATED GLASS, SQUARE STICKING, IN STAIN GRADE DOUGLAS FIR. EQUAL DOORS BY OTHER MANUFACTURERS ACCEPTABLE WITH ARCHITECTS APPROVAL

3. WOOD DOOR FINISH TO BE AS FOLLOWS:

- ONE COAT WOOD CONDITIONER
- ONE COAT MINWAX ENGLISH CHESTNUT STAIN
- 3-COATS MINWAX CLEAR SATIN SPAR URETHANE, LIGHT SANDING BETWEEN EACH COAT



ORIG. ISSUE DATE: 2020-06-19  
SCALE: 3" = 1'-0"  
DRAWN BY: PAB  
FILE NAME: 2018-01-A502.dwg

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2111 Wilson Street  
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## REVISION HISTORY

REV.	DESCRIPTION	DATE

City of Austin  
REVIEWED FOR CODE COMPLIANCE

## GARAGE RENOVATION

Bielamowicz Residence  
2111 Wilson Street  
Austin, Texas 78704



## DOOR SCHEDULE AND DETAILS

A-502