

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet
D-1**

DATE: Monday January 11, 2021

CASE NUMBER: C15-2020-0025

☐ - ☐ Brooke Bailey OUT
☐ Y ☐ Jessica Cohen
☐ Y ☐ Ada Corral
☐ Y ☐ Melissa Hawthorne
☐ - ☐ VACANT
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ - ☐ Veronica Rivera OUT
☐ Y ☐ Yasmine Smith
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ Vacant (Alternate)
☐ - ☐ Donny Hamilton (Alternate) NOT AVAIL

APPLICANT: David Cancialosi

OWNER: John A Riley

ADDRESS: 3707 RIVERCREST DR

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code:

(a) 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 40 feet (required) to 10 feet 5 inches (requested for stairs), and 20 feet (requested for new garage). No structure currently existing.

(b) Section 25-2-551 (*Lake Austin District Regulations*) (E) (2) to increase maximum impervious cover on a slope gradient more than 35 percent from 0 (zero) percent (not allowed) to 11.5 percent (requested) in order to erect a Single-Family Residence in a "LA", Lake Austin zoning district.

Note: LDC Section 25-2-551 (E) (2) On a slope with a gradient of more than 35 percent, development is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs.

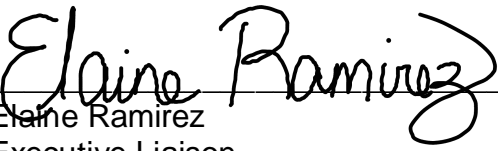
BOARD'S DECISION: Jan 11, 2021 **Board Member Jessica Cohen motions to postpone to February 8, 2021 due to technical difficulties, Board member Michael Von**

Ohlen seconds on a 9-0 vote; POSTPONED TO February 8, 2021 DUE TO TECHNICAL DIFFICULTIES.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
3. 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:



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0025

BOA DATE: January 11th, 2021

ADDRESS: 3707 Rivercrest Dr

COUNCIL DISTRICT: 10

OWNER: John Riley

AGENT: David Cancialosi

ZONING: LA

LEGAL DESCRIPTION: LOT 21A BLK D * RESUB OF LT 66 BLK A & LT 21 BLK D RIVERCREST ADDN SEC 2

VARIANCE REQUEST: reduce front setback from 40 ft. 10.5 ft. and increase I.C on a slope gradient of more than 35 percent to 11.5 percent

SUMMARY: erect single-family structure + associated improvements

ISSUES: LA zoning category was assigned to properties regardless of their compliance

	ZONING	LAND USES
<i>Site</i>	LA	Single-family
<i>North</i>	LA	Lake Austin
<i>South</i>	PUD	Planned Unit Development
<i>East</i>	LA	Single-family
<i>West</i>	LA	Single-family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

BRNA Association Inc.

Bike Austin

City of Rollingwood

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

Save Our Springs Alliance

Sierra Club, Austin Regional Group

TNR BCP - Travis County Natural Resources

The Creek at Riverbend Neighborhood Association



January 7, 2021

Lila Nelson
3707 Rivercrest Dr
Austin TX, 78746

Property Description: LOT 21A BLK D * RESUB OF LT 66 BLK A & LT 21 BLK D RIVERCREST ADDN SEC 2

Re: C15-2020-0025

Dear Lila,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following sections from the Land Development Code

(a) 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum front yard setback from 40 feet (required) to 10 feet 5 inches (requested for stairs), and 20 feet (requested for new garage). No structure currently existing.

(b) Section 25-2-551 (Lake Austin District Regulations) (E) (2) to increase maximum impervious cover on a slope gradient more than 35 percent from 0 (zero) percent (not allowed) to 11.5 percent (requested); In order to erect a Single-Family Residence in a "LA", Lake Austin zoning district.

Austin Energy does not oppose the above variance request provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office.

Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0025
LOCATION: 3707 RIVERCREST DRIVE



1" = 241'

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.



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 3707 Rivercrest Dr

Subdivision Legal Description:

Lot 21A sub lot 66 Blk A and lot 21 A Blk D Rivercrest Addition Sec. 2

Lot(s): 32 Block(s): _____

Outlot: _____ Division: _____

Zoning District: LA – Lake Austin

I/We David C. Cancialosi on behalf of myself/ourselves as
authorized agent for _____ affirm that on _____

John Riley

Month December, Day 1, Year 2020, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: ERECT (REPLACE)

Type of Structure: single-family structure + associated improvements including pool & decking

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

- 1) LDC 25-2-551-E-2 requiring prohibiting certain development on a slope category greater than 35% in order to erect a single family residence and associated improvements to allow 11.5% impervious coverage in the 35%+ slope.
- 2) LDC 25-2-492-D requiring a 40' front setback in a Lake Austin zoning category to allow a 10' 5" front setback for a portion of proposed home's front façade (stairs). Remainder of front facade proposed at 20' setback for new garage and 40' front setback for remainder of proposed facade. Existing structure's current front setback is 0' and building is located within the electrical easement with overhead powerlines above the structure.

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:

The LA zoning category was created via ordinance No. 840913-S and effectively amended zoning Chapter 13-2 by capturing all land 500' landward of the 504.9' contour line. The Ordinance either newly zoned or rezoned most parcels to Lake Austin (LA) zoning category. This Ordinance was signed into effect 9/13/1984. The regulations were passed in 1984, then written into code using language that backdated the regulations several years prior to arbitrarily capture parcels along the lake and separate them into two development categories – mainly these being pre and post 1982 standards. The LA zoning category was assigned to properties regardless of their compliance with LA zoning site requirements such as 100' of lot width being present or not, or whether a lot or tract was a minimum of one acre in size as also required by the LA zoning site performance standards. Some of those lots that could not comply were zoned SF-2 and remain as such today; thus, the vast majority of lake front (and non lake front) properties were zoned from "A" First Height and Residential District under zoning code Chapter 13-1 to the currently applicable 25-2-551, Lake Austin Zoning. The ordinance has been in effect almost 40 years as of now.

The current site has a small, dilapidated residence which needs to be demolished. It is not occupied. The power had to be disconnected due to a structure fire. And the original, permitted septic system is actually underneath the structure. The house sits within the 10' easement

underneath the overhead powerlines. And the current front setback is 0.0'

The site is not compliant with LA zoning standards (in terms of current lot width being ~90', which is less than the required 100' width) or lot size (current being 19,831 SF / .46 acres, which is less than the required 43,560 SF / 1 acre size requirement), the owner desires to replace the existing structure with a new, safe structure which is built to current code with the exception of the aforementioned IC and setback variances. Notwithstanding, over 80% of the lot has slope in excess of 35%. This renders the lot unbuildable without a variance. And any structure which could be built in the current footprint is not a reasonable use of the property as intended when the original plat and subsequent zoning were approved and applied to the site by the City.

The remainder site slope is a mix of 0-35% slope. No impervious cover variances are being sought in 0-35% slope. Because the slope is so extreme and the house was constructed under zoning chapter 13-2 when slope category was not contemplated, and because Section 2 of Rivercrest Subdivision was platted in the 1960's under City zoning Chapter 44, it is completely reasonable to allow the site a replacement residence with typical single-family accessory uses such as pool, deck, garage, and so forth. The applicant requests the Board consider this application and approve it as a reasonable request necessary to redevelop the site.

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

There is no other lot in the area which has been encumbered in this manner via slope, safety concerns, and non-compliance to this degree.

b) Hardship:

The site was platted under Rivercrest section 2 in the mid 1960's. No slope category or site regulations existed in the manner in which they do today under The Land Development Code, specifically section 25-2-551 Lake Austin zoning category. This zoning change from "A" to "LA" by the city is a hardship in that the site was automatically undevelopable without a variance from certain regulations.

The current residence was constructed in 1980 prior to adoption of LA zoning. It has not been occupied for more than five years. It has been deemed an unsafe and non-compliant structure. Please note the attached 3rd party inspection report stating as much.

Over 81% of the .45 acre site is in excess of 35% slope, which the code expressly prohibits construction on certain kinds. The current structure has a 0' setback within the 40' required setback. The new home proposes to reduce the non-compliance to a 10'5" front setback. The remainder of the front façade will maintain a compliant 20' front setback for the garage and 40' front setback for the primary façade of the house. The house cannot move further up the hill due to steepness of it and without compromising the environmental controls and safety of the site as a whole. Retaining walls and a pool are planned behind the house in order to stabilize the hill more so than it currently is.

The remainder slope categories propose very minimal impervious coverage. The 0-15% slope proposes 4.21%. There is 0% proposed in 15-25% and less than 1% proposed in 25-35% slope category. The variance request is to allow 11.5% impervious cover in the 35%+ slope category. Overall, the site proposes 4,737 SF @ 23.89% IC when calculated on a gross lot area for the half acre site.

This gross lot area calculation is how the impervious coverage was contemplated as part of the intended single-family development when the mid-1960's Rivercrest subdivision was approved by Travis county and / or city of Austin.

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:

The proposed replacement structure will reduce the degree of non-compliance which has existed for forty years. A substantial portion of the lots and residences on them within the Rivercrest neighborhood are non-compliant, or have received variance approval to allow redevelopment of a substandard lot or non-compliant footprint and, as such, most neighbors can appreciate the unfortunate situation they all share with regard to non-compliance with the applicable zoning regulations. A vast number of neighbors support this request. Please see attached letters of support.

A new, replacement residence will ensure a proper septic system, safe and updated building materials compliant with current International Residential Code (IRC), removal from the electrical easement, will stabilize the hill - which towers over the cul-de-sac with zero controls nearly 200' below, and ultimately contribute to reducing the neighborhood's high degree of zoning non-compliance by substantially reducing this site's degree of non-compliance in accordance with the applicable jurisdictional zoning and building code requirements.

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:

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:

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

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

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: 09/15/2020

Applicant Name (typed or printed): David C. Cancialosi

Applicant Mailing Address: 300 E. Highland Mall Blvd #207

City: Austin State: TX Zip: 78751

Phone (will be public information): (512) 593-5361

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: 12/1/2020

Owner Name (typed or printed): John Riley

Owner Mailing Address: 3206 El Toro Cove

City: Austin State: TX Zip: 78751

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Agent is applicant

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

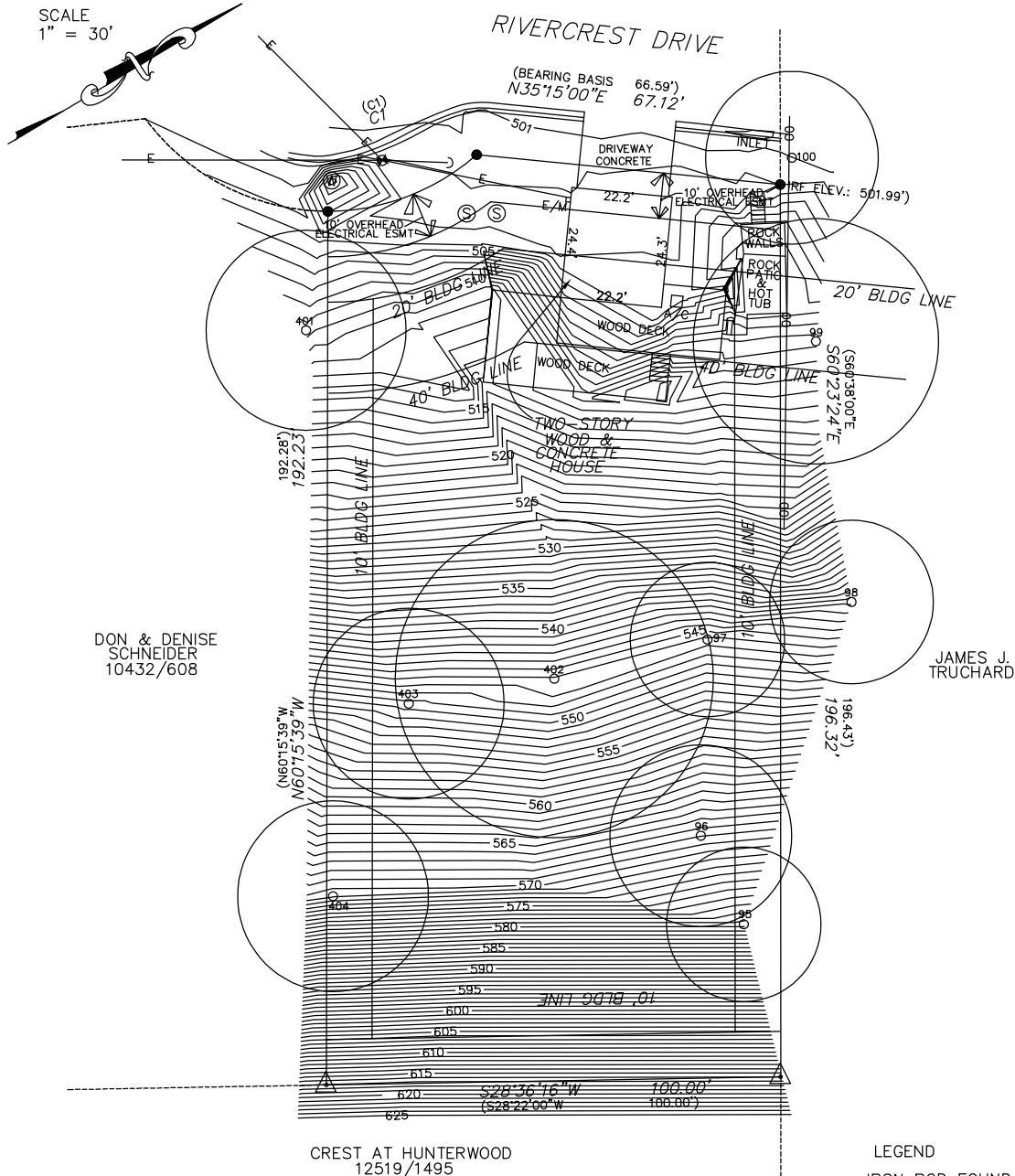
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

REG. # 10193975
TEL: 830-214-5109
FAX: 866-571-8323

SURVEY PLAT

301 MAIN PLAZA - SUITE 387
NEW BRAUNFELS, TEXAS 78130
eddie@celcosurveying.com

SCALE
1" = 30'











THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT AND A
TITLE EXAMINATION WAS NOT REQUESTED NOR
WAS ONE PERFORMED.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.80	50.00	35.04	N08°48'21"E
(C1)	36.30	50.00	35.52	N08°34'00"E

TREE LIST:

95	ELM	17.0"
96	ELM	20.0"
97	ELM	17.0"
98	ELM	18.0"
99	ELM	27.0"
100	HACKBERRY	19.0"
401	ELM	22.0"
402	LIVE OAK	35.0"
403	ELM	21.0"
404	ELM	21.0"

LEGEND

-  = IRON ROD FOUND
 = CALC. PROP. COR.
 = RECORD PER PLAT
 = CHAIN LINK FENCE
A/C = AIR CONDITIONER
E/M = ELECTRIC METER
 = WATER METER
 = SEPTIC TANK LIDS
 = POWER POLE
 = GUY WIRE ANCHOR
—E— = O/H POWERLINE

ADDRESS: 3707 RIVERCREST DRIVE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 21A, RESUBDIVISION OF LOT 66, BLOCK A, AND LOT 21, BLOCK D, RIVERCREST ADDITION, SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 29, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

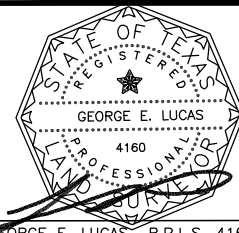
BUYER: N/A
TITLE CO: N/A
G.F.#: N/A

LENDER: N/A

PLAN No.: 2020-0507

SURVEY DATE:

MARCH 4, 2020

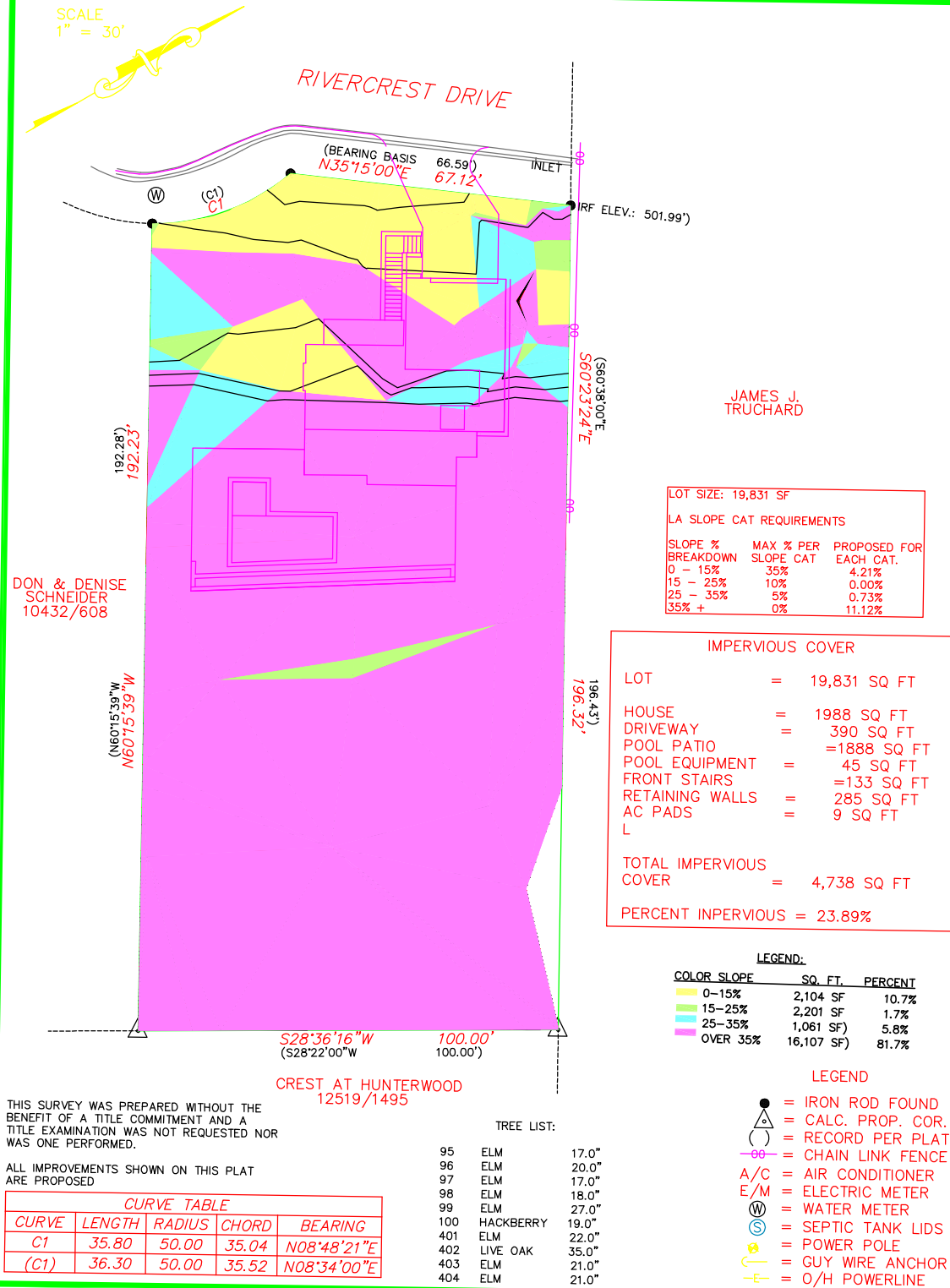


GEORGE E. LUCAS R.P.L.S. 4160

CELCO SURVEYING
 REG. # 10193975
 TEL: 830-214-5109
 FAX: 866-571-8323

PLOT PLAN

301 MAIN PLAZA - SUITE 387
 NEW BRAUNFELS, TEXAS 78130
 eddie@celcosurveying.com



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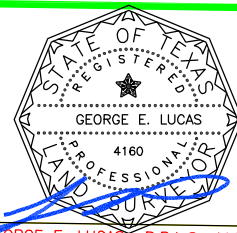
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LENDER: N/A

PLAN No.: 2020-0507

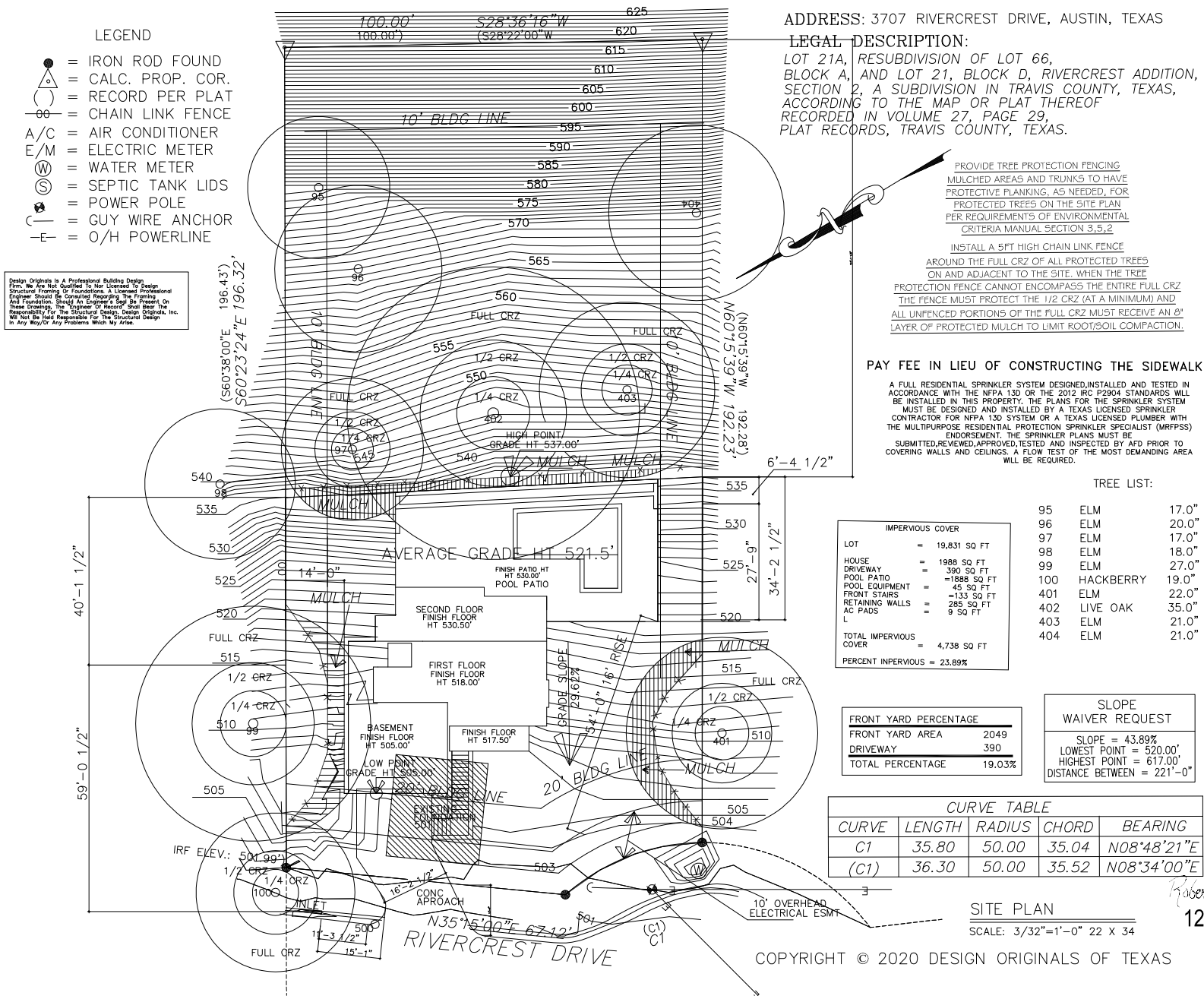
SURVEY DATE:

MAY 08, 2020



GEORGE E. LUCAS R.P.L.S. 4160





VERDE BUILDERS GROUP

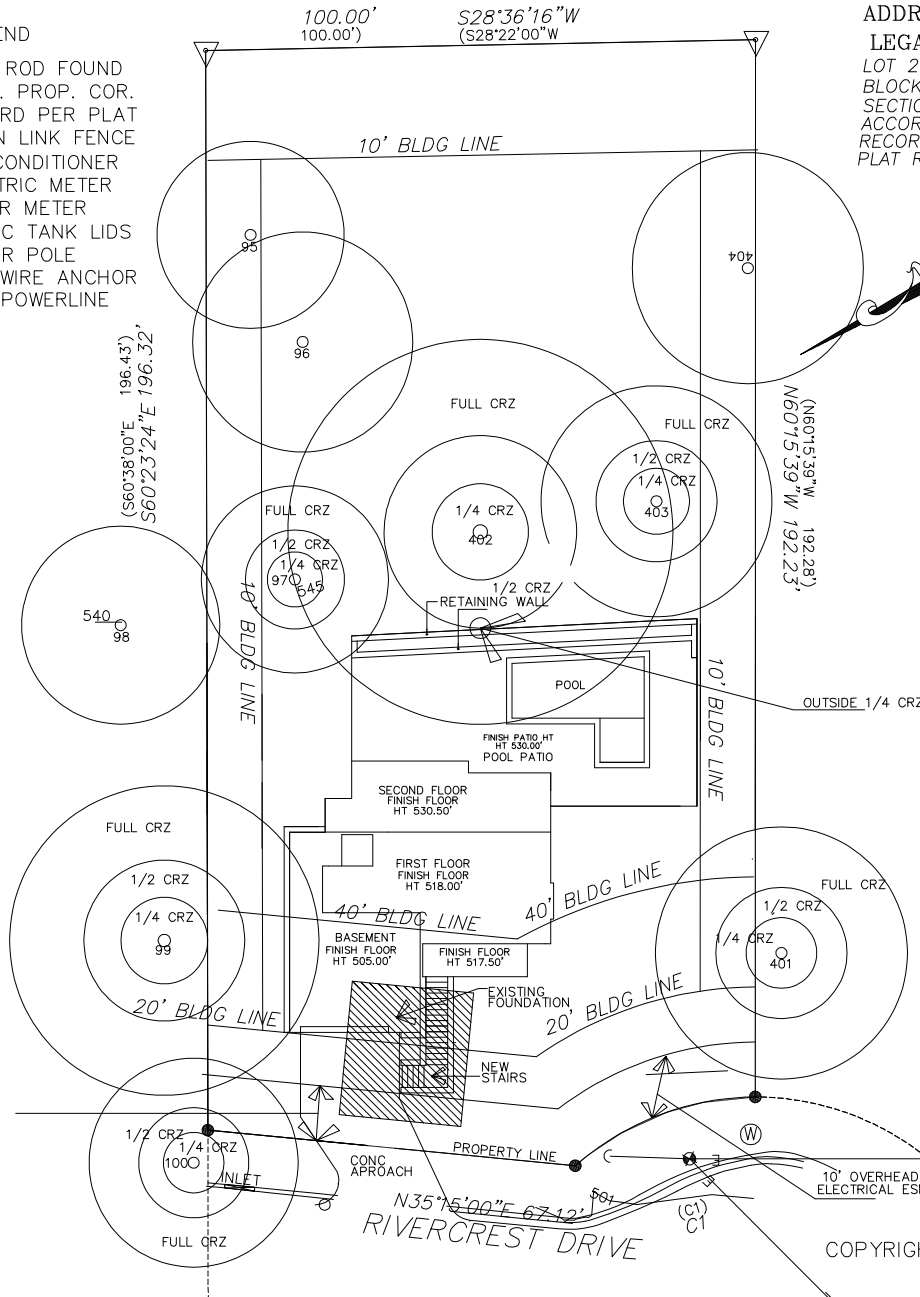
DESIGN ORIGINALS of Texas
 home design center

3707 RIVERCREST DRIVE

JOB # A10278
 DATE: 08-07-20
 REVISIONS: 1-2020-20
 DRAWN BY: JCD/TMD

N.C.B.-D.C.
 NATIONAL CERTIFIED DESIGN CENTER
 Robert A. Foster
 12/09/20
 1 OF 18

- LEGEND
- = IRON ROD FOUND
 - △ = CALC. PROP. COR.
 - () = RECORD PER PLAT
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PROVIDE TREE PROTECTION FENCING MULCHED AREAS AND TRUNKS TO HAVE PROTECTIVE PLANKING, AS NEEDED, FOR PROTECTED TREES ON THE SITE PLAN PER REQUIREMENTS OF ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2

INSTALL A 5FT HIGH CHAIN LINK FENCE AROUND THE FULL CRZ OF ALL PROTECTED TREES ON AND ADJACENT TO THE SITE. WHEN THE TREE PROTECTION FENCE CANNOT ENCOMPASS THE ENTIRE FULL CRZ THE FENCE MUST PROTECT THE 1/2 CRZ (AT A MINIMUM) AND ALL UNFENCED PORTIONS OF THE FULL CRZ MUST RECEIVE AN 8" LAYER OF PROTECTED MULCH TO LIMIT ROOT/SOIL COMPACTION.

PAY FEE IN LIEU OF CONSTRUCTING THE SIDEWALK

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2012 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEM OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL PROTECTION SPRINKLER SPECIALIST (MRPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

TREE LIST:

95	ELM	17.0"
96	ELM	20.0"
97	ELM	17.0"
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Design Originals is a Professional Building Design Firm. We are not qualified to our license to design Structural Framing or Foundations. A Licensed Professional Engineer should be consulted regarding the Framing and Foundation. Should An Engineer's Seal be Present, On These Drawings, the "Engineer of Record" shall bear the Responsibility for the Structural Design. Design Originals, Inc. will not be held responsible for the Structural Design in Any Way/On Any Drawings Which We Arise.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.80	50.00	35.04	N08°48'21"E
(C1)	36.30	50.00	35.52	N08°34'00"E

SITE PLAN-TREES

SCALE: 3/32"=1'-0" 22 X 34

COPYRIGHT © 2020 DESIGN ORIGINALS OF TEXAS












VERDE BUILDERS GROUP

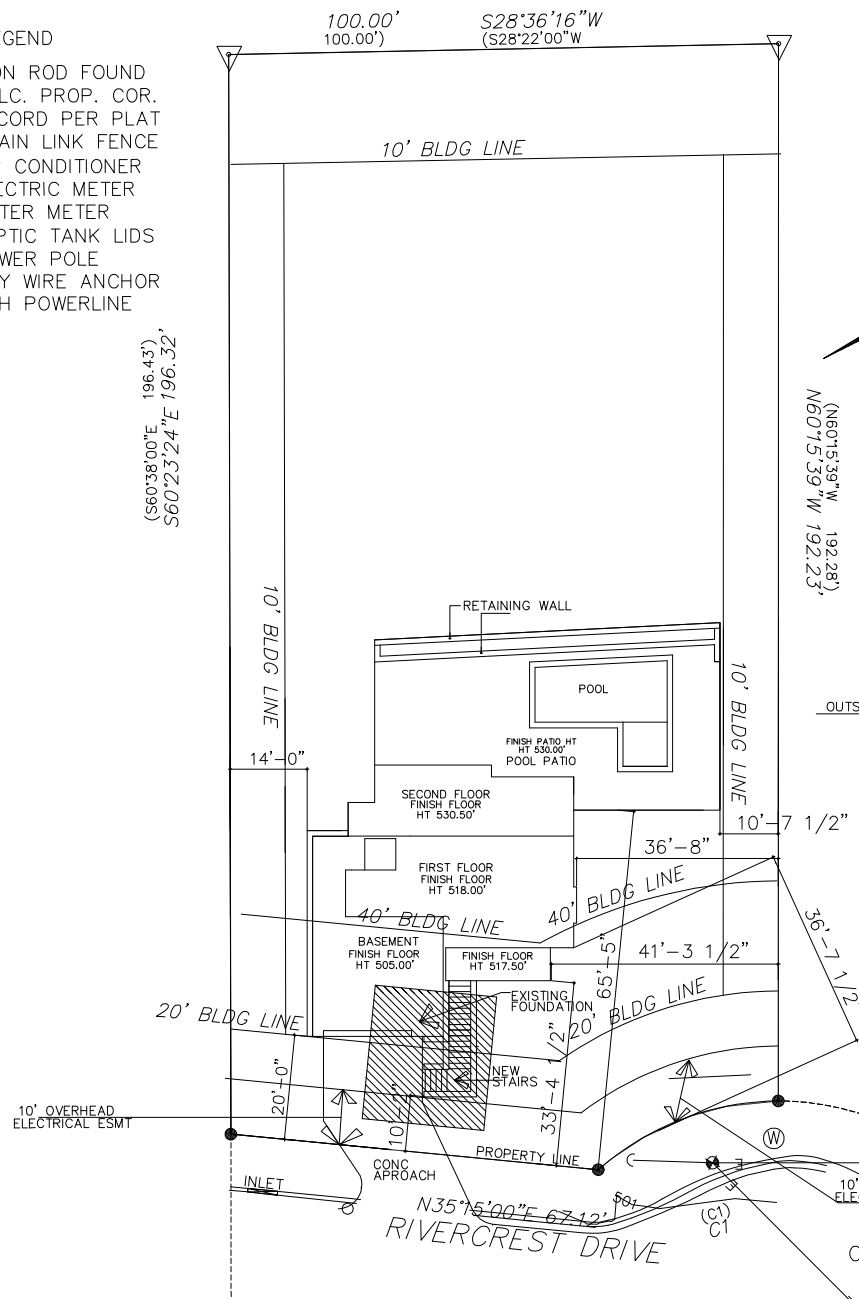
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3707 RIVERCREST DRIVE

JOB # A10278
DATE: 08-07-20
REVISIONS: 12-09-20
DRAWN BY: JCD/TMD

N.C.B.D.C.
NATURAL COUNCIL OF BUILDERS
Robert A. Frost
Professional Engineer
No. 44179
12/09/20
2 OF 18

- LEGEND
- | | |
|---|--------------------|
|  | = IRON ROD FOUND |
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98	ELM	18.0"
99	ELM	27.0"
100	HACKBERRY	19.0"
401	ELM	22.0"
402	LIVE OAK	35.0"
403	ELM	21.0"
404	ELM	21.0"

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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.80	50.00	35.04	N08°48'21"E
(C1)	36.30	50.00	35.52	N08°34'00"E

SITE PLAN DIMENSIONS

SCALE: 3/32"=1'-0" 22 X 34

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3707
RIVERCREST DRIVE

JOB # A10278

DATE: 06-07-20

REVISIONS:12-09-20

DRAWN BY: JCD/TMD

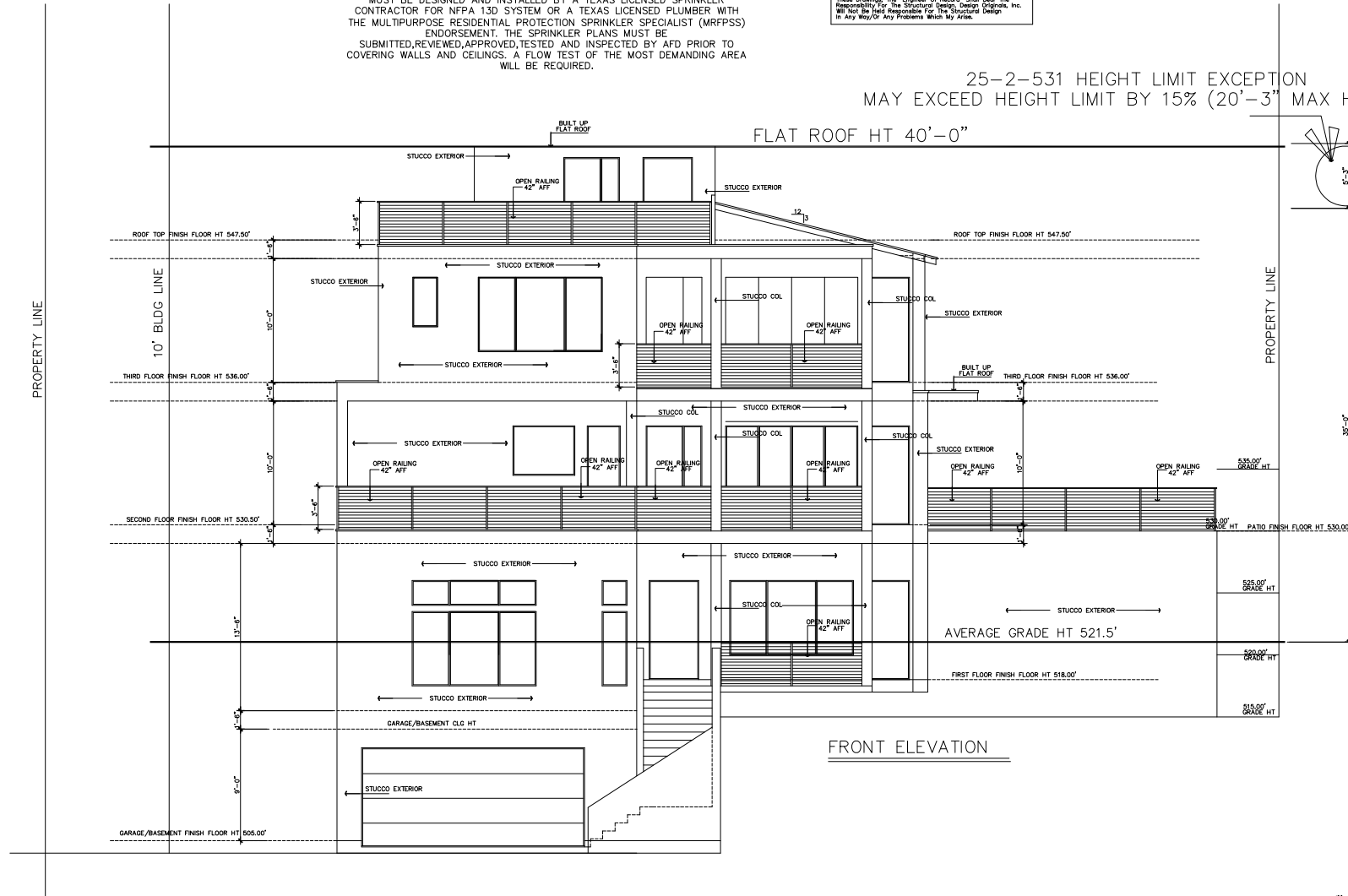


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25-2-531 HEIGHT LIMIT EXCEPTION
MAY EXCEED HEIGHT LIMIT BY 15% (20'-3" MAX HT)



FRONT ELEVATION

FRONT ELEVATION

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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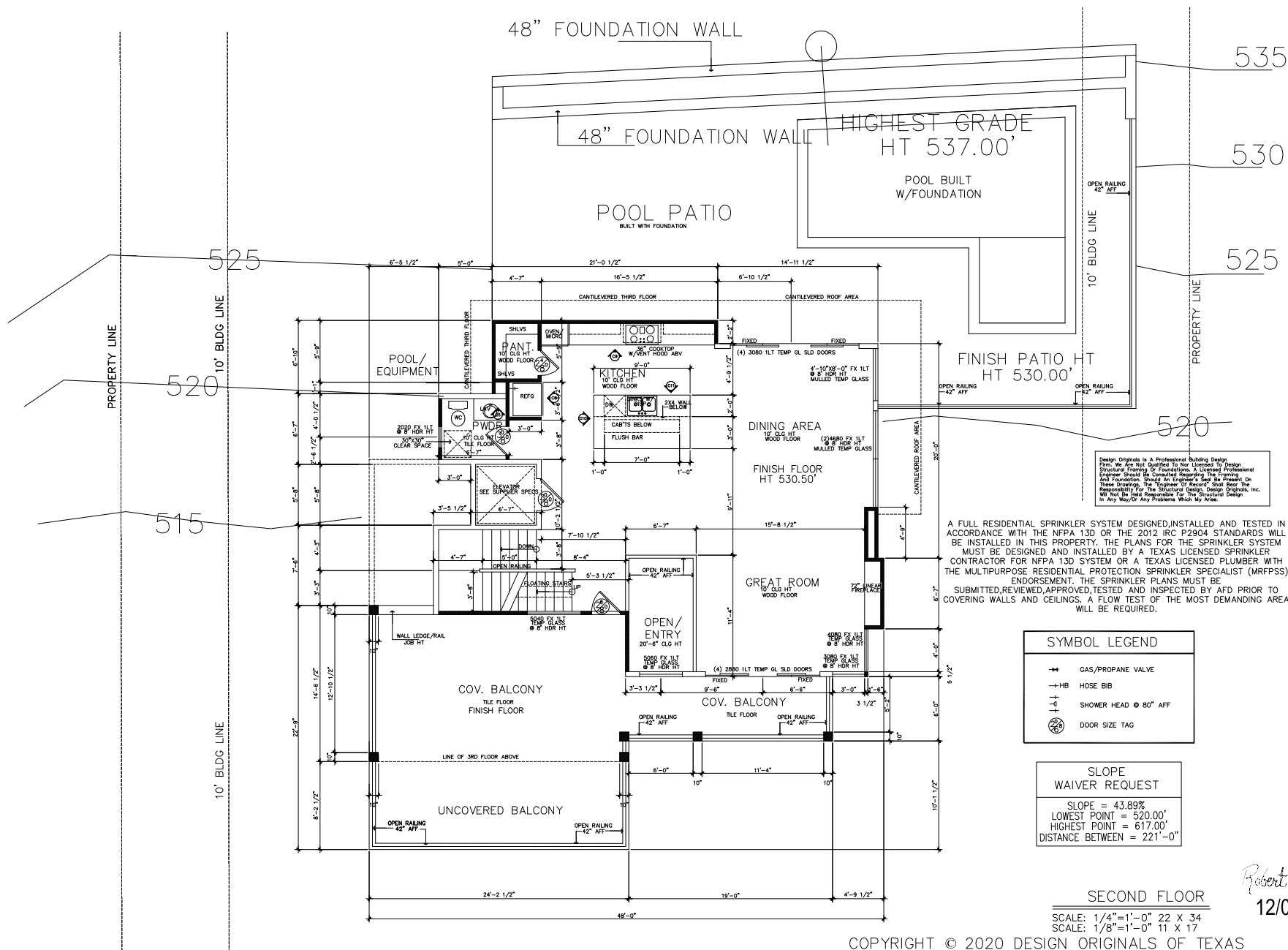
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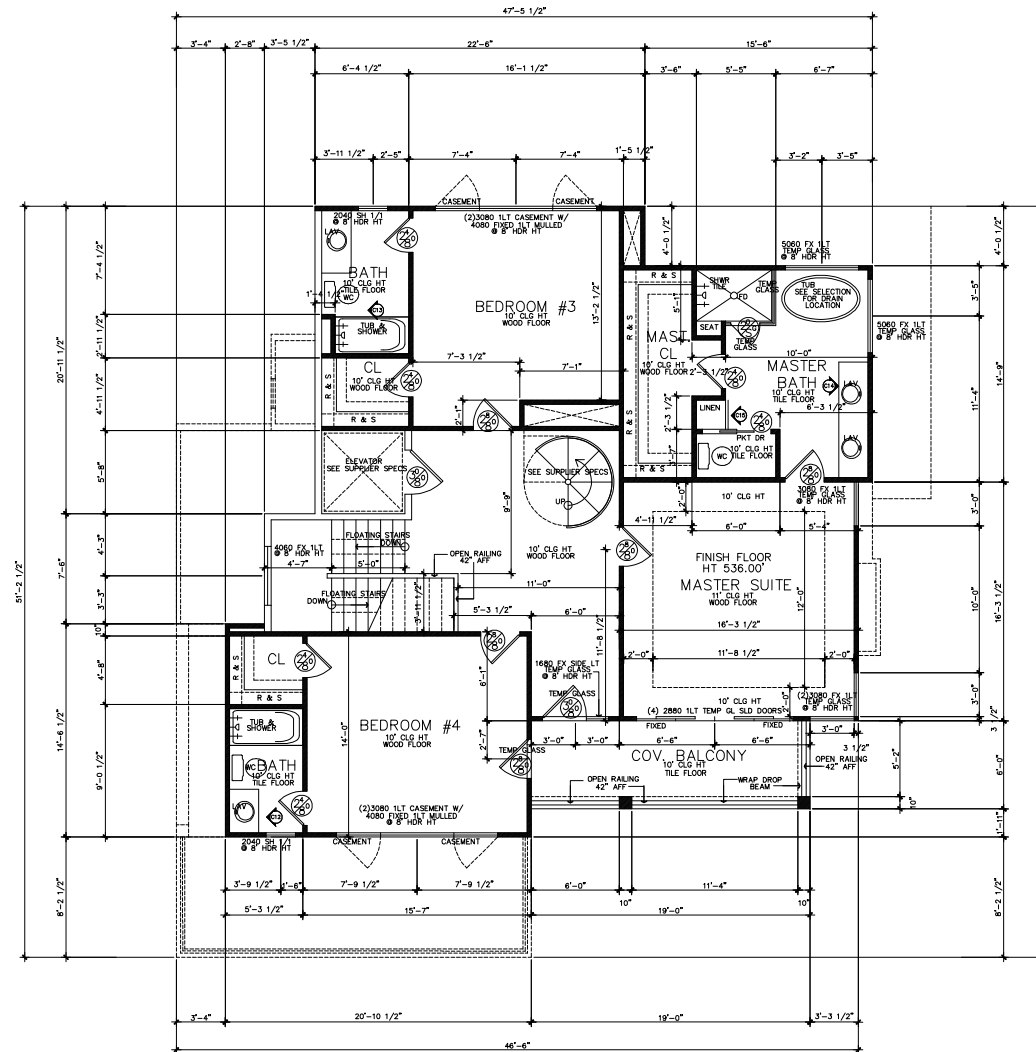
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Robert J. Foust
CERTIFICATION NO. 44-725

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THIRD FLOOR

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

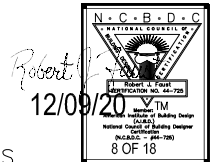
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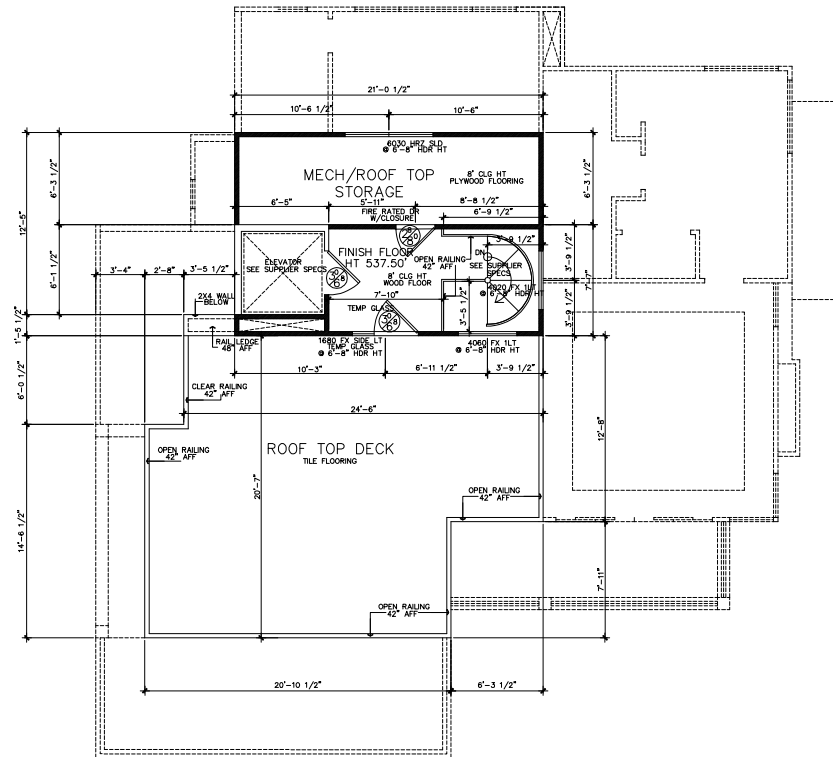
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G-1/22



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ROOF TOP
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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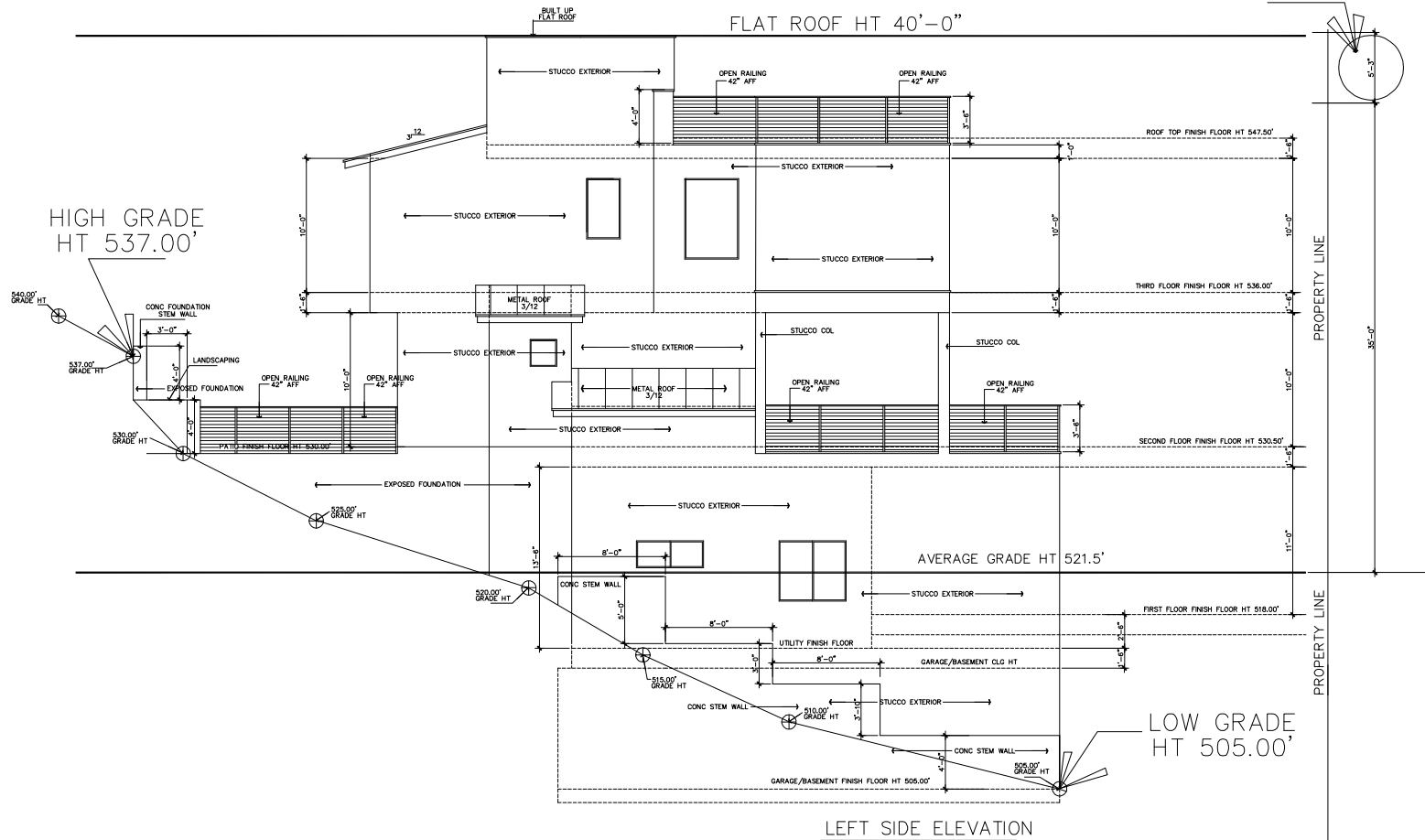
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JOB # A10278
DATE: 08-06-20
REVISIONS: 12-08-20
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LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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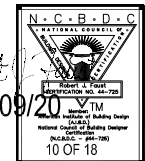
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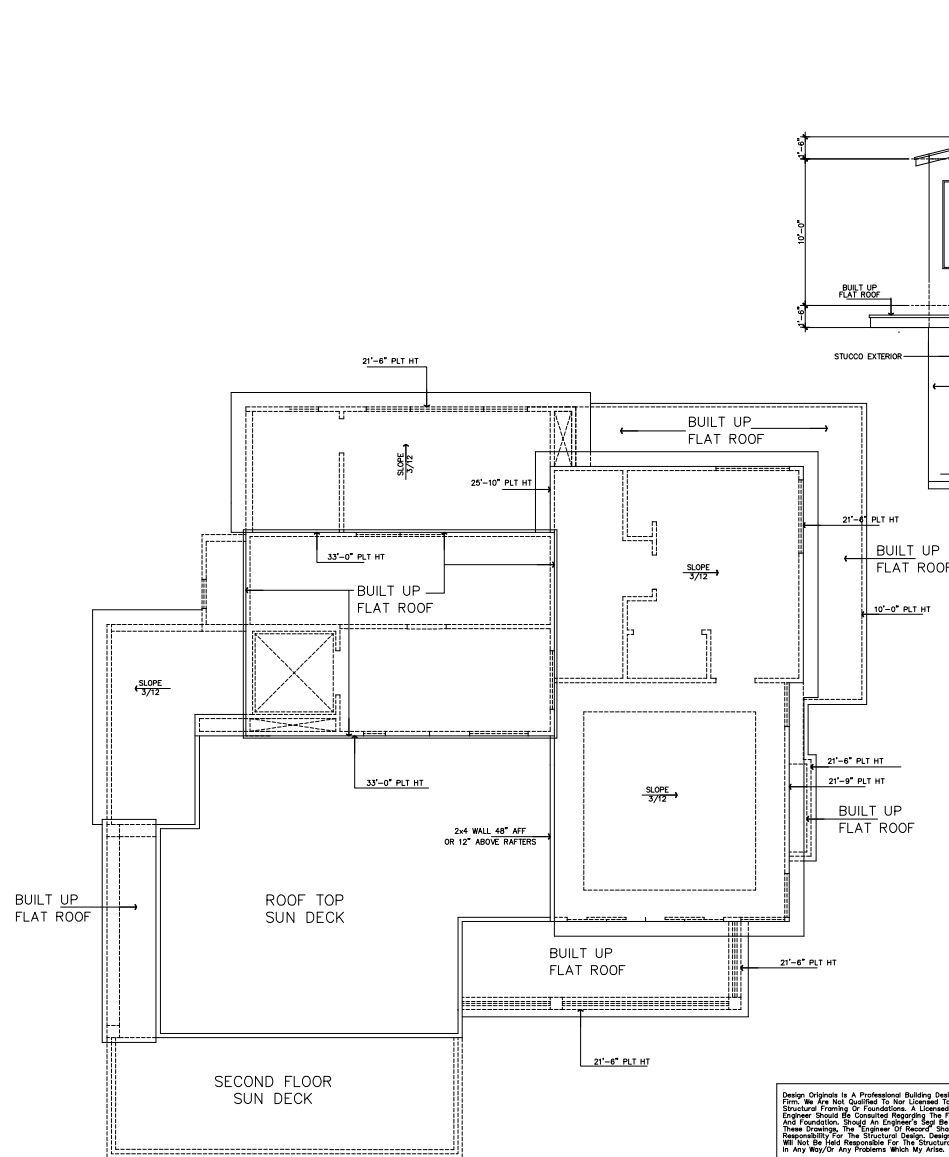
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REAR ELEVATION/ROOF PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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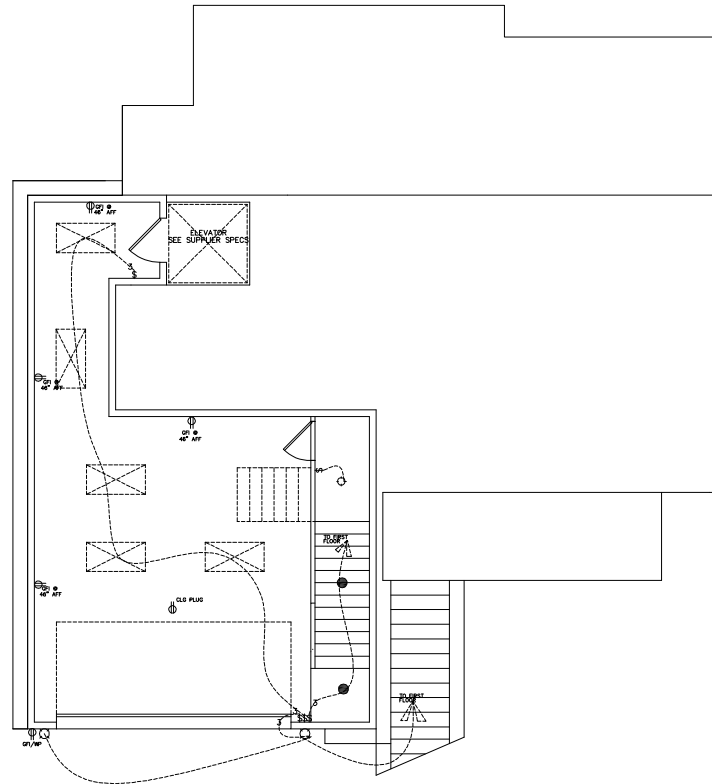
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12 OF 18



ELECTRICAL NOTES:

Provide smoke detectors per code.
 Provide for security system as spec.
 Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit
 Center light over pedestal
 10x, where shown.
 Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
 Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
 Provide light near HVAC unit(s) in attic
 Any discrepancies in plans are to be brought to the attention of the designer immediately.

ELECTRICAL SYMBOL LEGEND

SD	SMOKE DETECTOR	RL	RECESSED LIGHT
SW	SMOKE FREE SWITCH	REL	RECESSED EYEBALL LIGHT
3SW	3 WAY SWITCH	VO	VENT
4SW	4 WAY SWITCH	UCL	UNDER COUNTER LIGHT
OWS	OWNER SWITCH	FB	FLOOR BOX FIXTURE
EJ	ELECTRICAL JUNCTION BOX	FS	4" FLOOR STRIP
WO	WALL OUTLET	DFL	DOUBLE FLOOR LIGHTS
4WO	4 FLY WALL OUTLET	MWO	WALL MTD. PHONE OUTLET
FP	FLOOR PLUG	MWD	WALL MTD. CABLE TV OUTLET
WPO	WATER PROOF OUTLET	SSJ	STEREO SPEAKER JACK (WIRE ONLY)
220WO	220V OUTLET	INTS	INTERCOM SYSTEM
SPK	SPEAKER	CS	COMPUTER DATA TERMINAL
HL	HALOGEN LIGHT	DB	DOOR BELL
SL	SURFACE MOUNT LIGHT	DO	DOOR CHIME
HL	HANGING LIGHT	HD	HEAT DETECTOR
WML	WALL MOUNT LIGHT		
CMO	CARBON MONOXIDE DETECTOR		

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BASEMENT ELECTRICAL

SCALE: 1/4"=1'-0" 22 X 34
 SCALE: 1/8"=1'-0" 11 X 17

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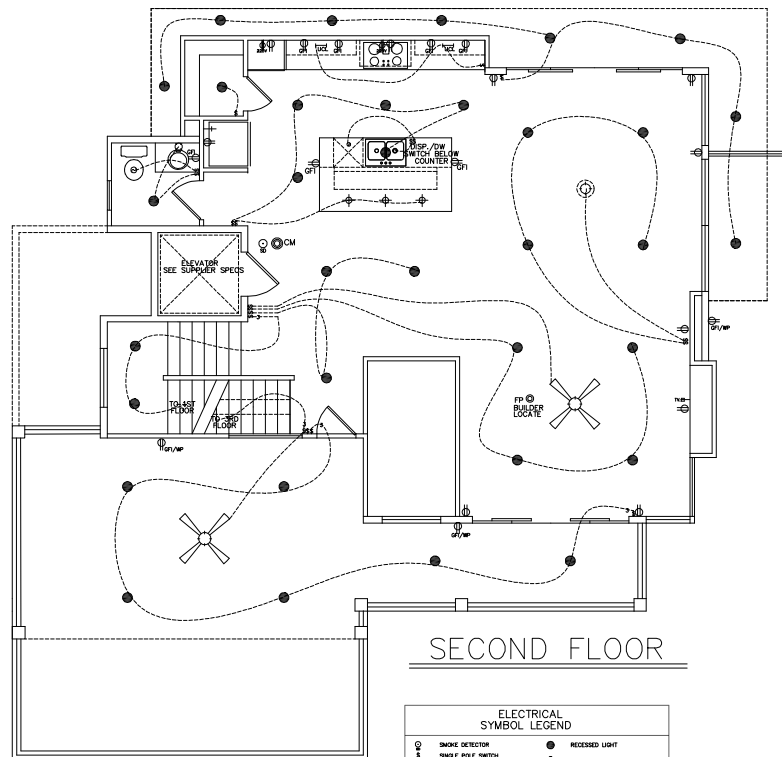
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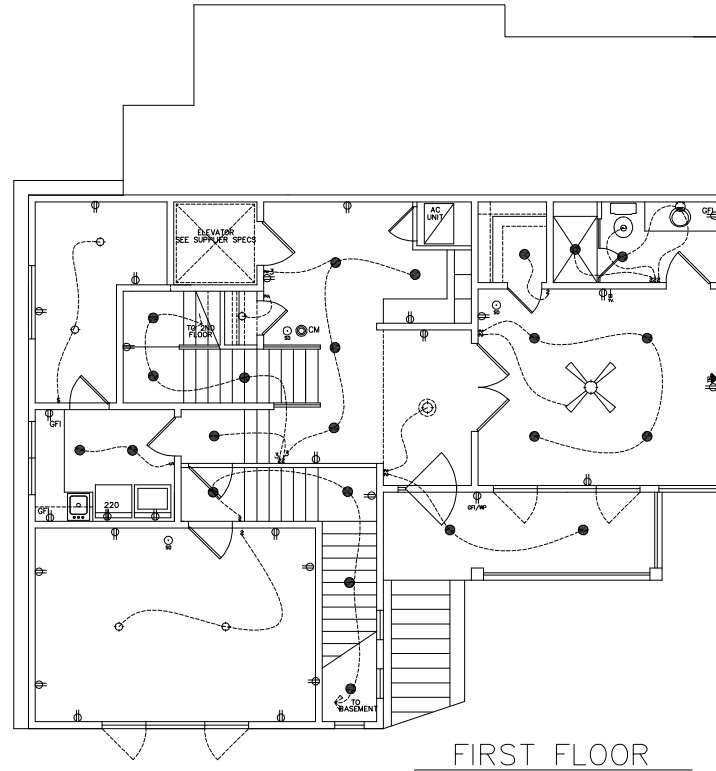
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SECOND FLOOR



FIRST FLOOR

ELECTRICAL SYMBOL LEGEND			
⊙	SMOKE DETECTOR	⊙	RECESSED LIGHT
⊙	SINGLE POLE SWITCH	⊙	RECESSED EYEBALL LIGHT
⊙	3 WAY SWITCH	⊙	EXIT
⊙	4 WAY SWITCH	⊙	UNDER COUNTER LIGHT
⊙	DIMMER SWITCH	⊙	FLOOR BOX FUTURE
⊙	ELECTRICAL JUNCTION BOX	⊙	4" FLOOR STEP
⊙	WALL OUTLET	⊙	SHOULDER FLOOR LIGHTS
⊙	4 PLEX WALL OUTLET	⊙	WALL MTD. PHONE OUTLET
⊙	FLOOR PLUG	⊙	WALL MTD. CABLE T.V. OUTLET
⊙	WATER PROOF OUTLET	⊙	STEREO SPEAKER JACK
⊙	220V OUTLET	⊙	WIRE (W/C)
⊙	SPEAKER	⊙	INTERCOM SYSTEM
⊙	HALOGEN LIGHT	⊙	COMPUTER DATA TERMINAL
⊙	SURFACE MOUNT LIGHT	⊙	DOOR BELL
⊙	HANGING LIGHT	⊙	DOOR CHIME
⊙	WALL MOUNT LIGHT	⊙	HEAT DETECTOR
⊙	CARBON MONOXIDE DETECTOR		

ELECTRICAL NOTES:
 Provide smoke detectors per code.
 Provide for security system as spec.
 Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit.
 Center light over pedestal low, where shown.
 Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
 Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs).
 Provide light near HVAC unit(s) in attic.
 Any discrepancies in plans are to be brought to the attention of the designer immediately.

FIRST/SECOND FLOOR ELECTRICAL PLANS

SCALE: 1/4"=1'-0" 22 X 34
 SCALE: 1/8"=1'-0" 11 X 17

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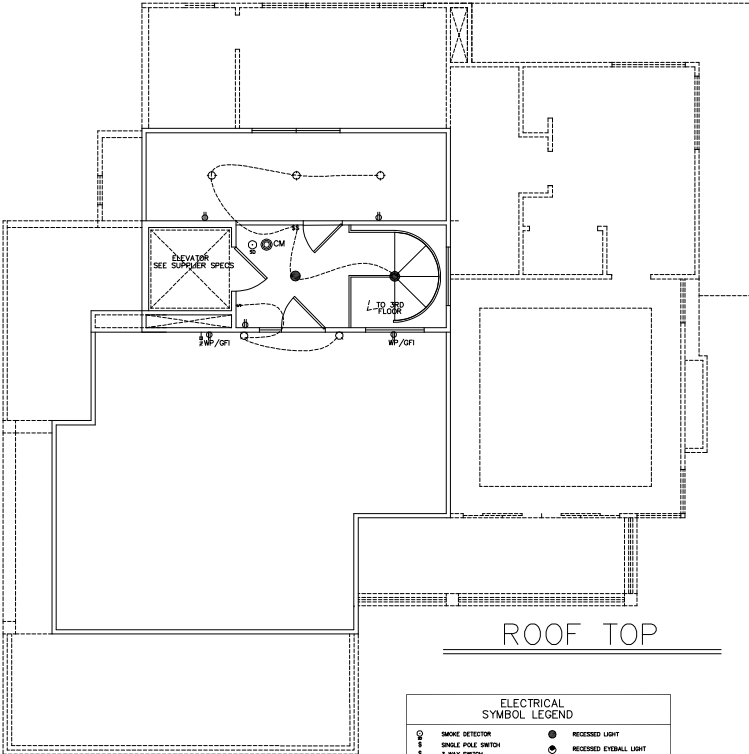
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Robert [Signature]

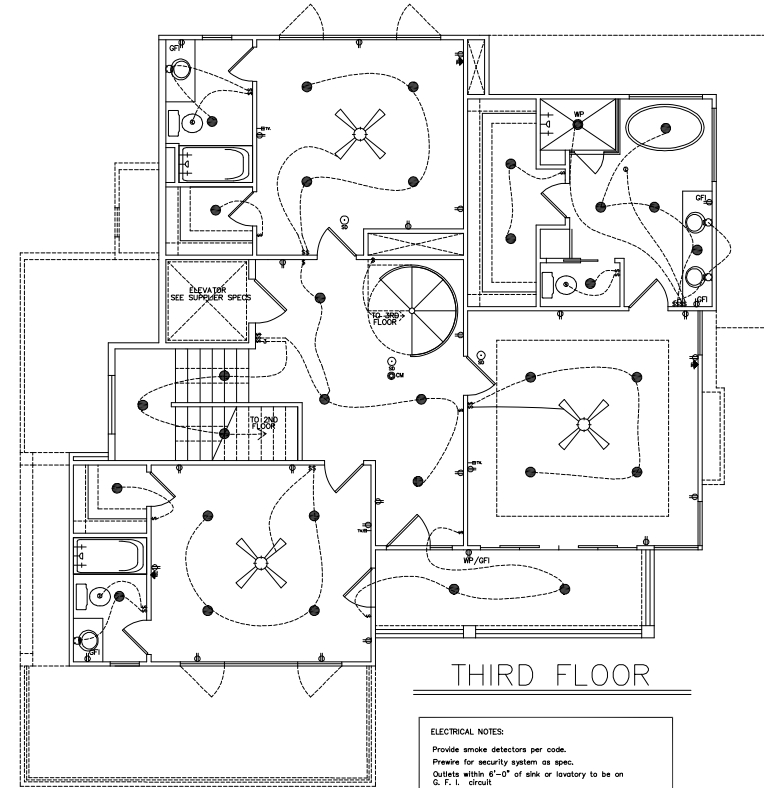
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 PROFESSIONAL BUILDING DESIGNER
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ELECTRICAL SYMBOL LEGEND	
⊙	SMOKE DETECTOR
⊙	SMOKE FREE SWITCH
⊙	3 WAY SWITCH
⊙	4 WAY SWITCH
⊙	OWNER SWITCH
⊙	ELECTRICAL JUNCTION BOX
⊙	WALL OUTLET
⊙	4 PCK WALL OUTLET
⊙	FLOOR PLUG
⊙	WATER PROOF OUTLET
⊙	220V OUTLET
⊙	SPEAKER
⊙	HALLGEN LIGHT
⊙	SURFACE MOUNT LIGHT
⊙	HANGING LIGHT
⊙	WALL MOUNT LIGHT
⊙	CARBON MONOXIDE DETECTOR
⊙	RECESSED LIGHT
⊙	RECESSED EXTERNAL LIGHT
⊙	VENT
⊙	UNDER COUNTER LIGHT
⊙	FLOOR BOU FUTURE
⊙	4" FLOOR STRIP
⊙	DOUBLE FLOOR LIGHTS
⊙	WALL W/IN PHONE OUTLET
⊙	WALL W/IN CABLE TV OUTLET
⊙	STEREO SPEAKER JACK (ONE OR TWO)
⊙	INTERCOM SYSTEM
⊙	COMPUTER DATA TERMINAL
⊙	DOOR BELL
⊙	DOOR CHIME
⊙	HEAT DETECTOR

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Center light over pedestal lav. where shown.
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Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs)
Provide light near HVAC unit(s) in attic
Any discrepancies in plans are to be brought to the attention of the designer immediately.

THIRD/ROOF FLOOR ELECTRICAL PLANS

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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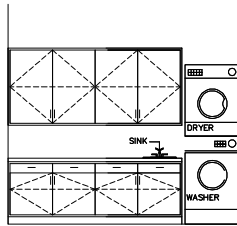
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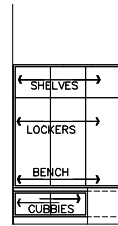
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JOB # A10278
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REVISIONS: 12-08-20
DRAWN BY: JCD/TMD

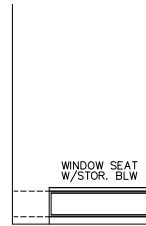
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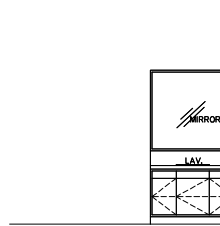
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C 2 MUD RM



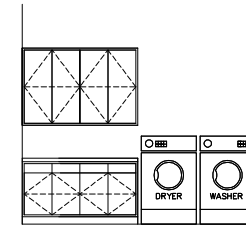
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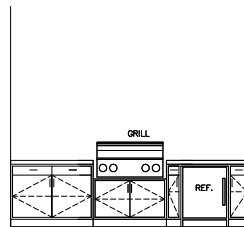
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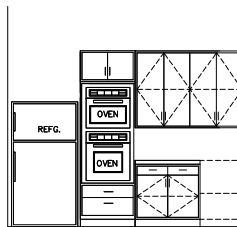
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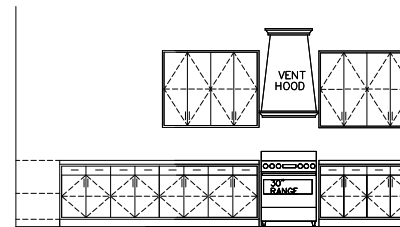
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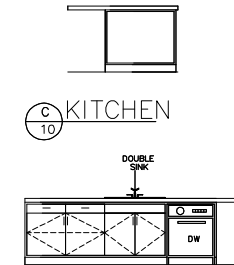
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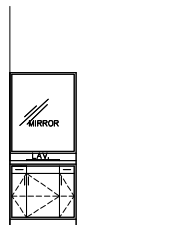
C 8 KITCHEN



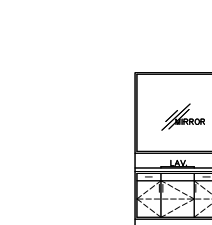
C 9 KITCHEN



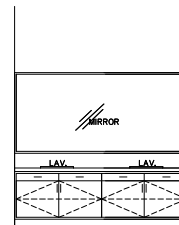
C 11 KITCHEN



C 12 BATH



C 13 BATH



C 14 MAST.BATH



C 15 MAST.BATH

- GENERAL NOTES**
- 1.0 WITH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.
 - 2.0 STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT STILE PLACEMENT & WIDTH.
 - 3.0 STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT DOOR & DRAWER FRONTS & PULLS.
 - 4.0 SHELVES ARE SPACED EQUALLY UNLESS NOTED.
 - 5.0 ALL HEIGHTS OF MIRRORS ARE STANDARD. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
 - 6.0 LAVATORIES AND SINKS SHOWN DO NOT REPRESENT ACTUAL CONFIGURATION. CHECK WITH BUILDER FOR EXACT SIZE AND SHAPE.
 - 7.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

Design Originals is a Professional Building Design Firm. We are Not Qualified To Not Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The Engineer Or Architect Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way/Or Any Problems Which May Arise.

CABINET ELEVATIONS
SCALE: 3/8"=1'-0" 22 X 34
SCALE: 3/16"=1'-0" 11 X 17

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VERDE BUILDERS
GROUP

DESIGN ORIGINALS of Texas
home design center

3707
RIVERCREST DRIVE

JOB # A10278
DATE: 06-06-20
REVISIONS: 12-28-20
DRAWN BY: JCD/TMD

N · C · B · D · C
Robert J. J...
12/09/20
16 OF 18



[illegible]



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ENERGY REQUIREMENTS

1. BULKHEAD PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2015 IRC/2015 EEC. A CERTIFICATE OR STUDY MUST BE PROVIDED AT THE SES PANEL AND WILL BE REVIEWED AT THE FINAL INSPECTION OF THE BUILDING.
2. AIR LEAKAGE
 - a. ALL SPRINKLERS IN BUILDING ENVELOPE MUST BE SEALED.
 - b. REDUCED LOSS TYPE C RATED GIST FLOW CORAL & 5" FROM INSULATION
 - c. HEAT GAIN COEFFICIENTS
3. MATERIALS AND ISOLATION INFORMATION
 - a. MATERIALS & R-VALUE MUST BE MET PER MANUF. INSTRUCTIONS
 - b. BULKHEAD SHALL MEET MANUF. MANUFACT. FOR HVAC & SERVICE WATER HEATING EQUIP.
 - c. INSULATION VALUES: R7, R4, R11, R14, R26, R30, R48, R49, R52, R53, R50
 - d. GLAZING U-FACTORS: .61
 - e. DOOR U-FACTORS: .15
 - f. HEATING & COOLING EQUIP. EFFICIENCY MUST BE REQUIRED PERIOD TO PERFORM OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION.
4. DUCT ISOLATION
 - a. SUPPLY DUCTS - INSULATION R-VALUE = 8
 - b. RETURN-AIR DUCTS - INSULATION R-VALUE = 8
 - c. PLUMBING - INSULATION R-VALUE = 8
 - d. DUCT CONNECTIONS
 - e. ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH NAILS, SCREWS, NUTS, BOLTS, PLUGS, GROMMETS, HUBS, OR TIES (DO NOT USE ANY FORMS OF ADHESIVE)
 - f. DUCTS MUST BE SUPPORTED EVERY 10 FEET BY THE MANUF. SPECS.
 - g. COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR BARRIER.
 - h. AIR FLOW REQUIREMENTS IN ROOMS
 - i. HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS.
5. THERMOSTAT REQUIREMENTS
 - a. THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS:
 - HEATING ONLY - 50 DEGREES F TO 70 DEGREES F
 - COOLING ONLY - 70 DEGREES F TO 78 DEGREES F
 - HEATING & COOLING - 50 DEGREES F TO 78 DEGREES F
 - b. PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC IN/OUT TO EACH FLOOR OR ZONE.
 - c. HEAT PUMP THERMOSTAT MUST PROVIDE BACK-UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE.
 - d. HVAC ZONE ISOLATION
 - e. REQUIRED IN UNOCCUPIED SPACES EXCESSIVE HEAT FLUXES ABOVE 100 DEGREES F OR CHILLED FLUIDS AT LESS THAN 50 DEGREES F MUST BE ISOLATED.
6. SERVICE WATER HEATING
 - a. WATER HEATING WITH VERTICAL PIPES REQUIRING MUST HAVE HEAT TRAPS ON BOTH INLET & OUTLET
 - b. INSURE WATER HEATER HAS INTERNAL HEAT TRAP OR PART OF CIRCULATING SYSTEM.
 - c. CIRCULATING HOT WATER SYSTEM MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PIPES MUST BE ISOLATED.

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GENERAL NOTES

	JOB # A10278 DATE: 08-08-20 REVISIONS: 12-09-20 DRAWN BY: JCD/TMD
3707 RIVERCREST DRIVE	
	
VERDE BUILDERS GROUP	

Re: C15-2020-0025 / 3707 Rivercrest Dr

david canciasi [REDACTED]

Mon 12/14/2020 3:43 PM

To: Lloyd, Brent <brent.lloyd@austintexas.gov>; [REDACTED]
[REDACTED]

Thank you for the email Brent.

Elaine,

I'm fairly certain the application packet calls out:

- 1) the existing 0% IC in the 35% slope to a requested proposed amount of 11.5% IC in 35%+ slope, and
- 2) the existing 0.0' front setback to the proposed front setback of 10' 5" when measured from the front the front property line.

However, if you need the above information typed and inserted in a specific location on any document whatsoever, then please specify where and we will make it so ASAP.

From: Lloyd, Brent <brent.lloyd@austintexas.gov>

Sent: Monday, December 14, 2020 1:30 PM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Hi David –

Elaine is correct that the Board can't grant variances from an absolute legislative prohibition on particular uses, such as allowing a use that's not permitted in a particular zone. After further review, however, we agree that a variance can be sought from the applicable slope gradient restriction in this case just as variances can be sought reducing setbacks or other numeric development standards above which development is limited.

So please work with Elaine to amend your application, so that it specifies the extent to which you're requesting to exceed the 35% gradient cap. The variance must be requested to that restriction, not to the general prohibition itself.

Finally, while an earlier iteration of this application was submitted several months ago, that applicant chose not to move forward with it and at no time did they request a variance related to construction slopes. So DSD's response appears timely to me.

Thanks,

Brent D. Lloyd

Development Officer

[City of Austin Development Services Department](#)

Office: 512-974-2974



Genesis 1 Engineering Company
(T.B.P.E. Registered Firm # F-2565)
George A. Gonzalez, Jr., PE
Consulting Engineer
6104 South First Street, Suite 105
Austin, Texas 78745-4052
(512) 899-2246 (Office), (512) 899-2203 Fax
E-mail: [REDACTED]

ENGINEERS REPORT

December 10, 2020

Permit Partners, LLC
C/O Mr. David Cancialosi
300 E. Highland Mall Boulevard, Suite 207
Austin, Texas 78752
(512) 593-5361 Office

**Subject: Evaluation of Structural Framing of Residential Structure @ 3707
Rivercrest Drive, Austin, Texas 78746
Legal Description: Lot 21A-Block D, Resub of Lot 66, Block A & Lot
21, Block D, Rivercrest Subdivision, Section 2**

Existing Residential Wood Frame Structure Evaluation:

I visited the jobsite on November 05, 2020 and December 09, 2020 at the request of Mr. Daniel Reeves, Project Manager. After arriving at the site, I reconnoitered the area of the two-story structure, and here are my observations:

1. The property has a City of Austin Zoning Classification of Lake Austin (LA), and according to public records, the structure does not meet the LA Zoning building setback requirements
2. The single-story wood frame structure was built circa 1980, and it has approximate living area of 1,056.0 square feet
3. The existing On-Site Sewerage (OSSF), as permitted by the City of Austin, has its OSSF drain field components installed underneath the foundation of the existing residence. Texas Commission on Environmental Quality (TCEQ) Chapter 285-OSSF Rules, does not permit the installation of the OSSF drain field within five (5) feet of the existing structure, and much less underneath the concrete foundation of the residential structure. The existence of the subterranean drain field underneath the foundation is of concern due to the fact the excess effluent moisture would affect adversely the performance of the structure's concrete foundation
4. At the north exterior wall there is evidence of damage of moisture penetration at the upper western portion of this wall


Existing Residential Structural Framing Evaluation
December 10, 2020
Page 2 of 2

5. There is considerable damage and decay to the upper wooden deck assembly at the rear landscaped area of the residence
6. I did not evaluate other areas of the property or structure

Conclusion:

1. The zoning and OSSF non-compliance factors are not in compliance with the TCEQ Chapter 285 OSSF Rules and the City of Austin adopted 2015 Edition of the International Residential Code, and it would not be feasible to retrofit the wooden framed structure to make it code compliant. Therefore, it is the opinion of this evaluator that the wooden framed structure should be removed and lawfully dispose off-site.

This report was prepared by:


George A. Gonzalez Jr., PE
Tx. Registration No. 78329
Genesis 1 Engineering
Austin, Texas
TBPE Firm Reg. #F-2565



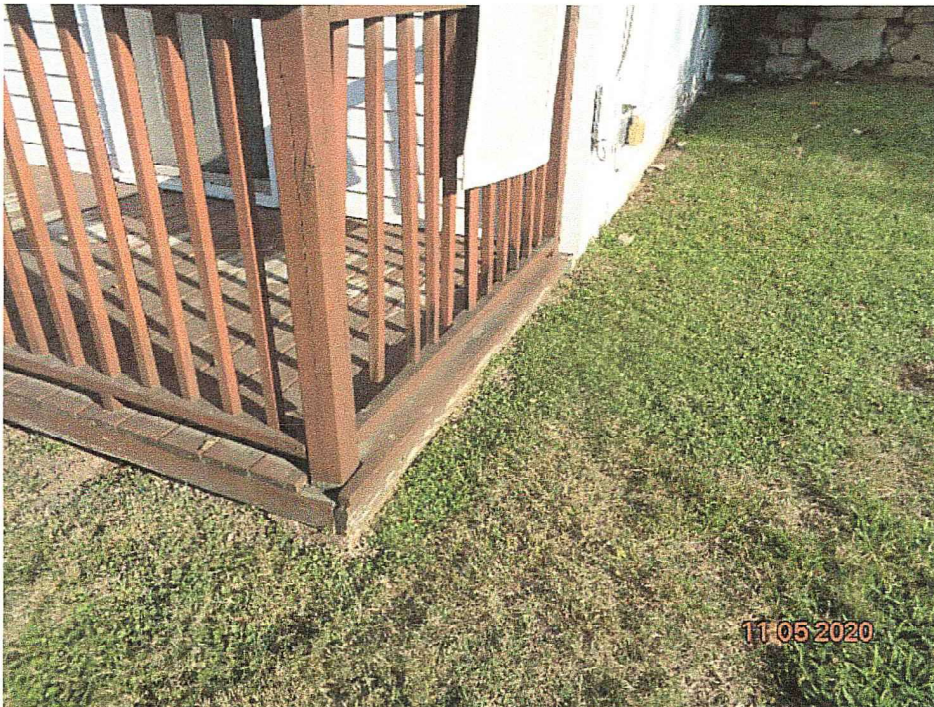
12/10/20

APPENDIX 1.0

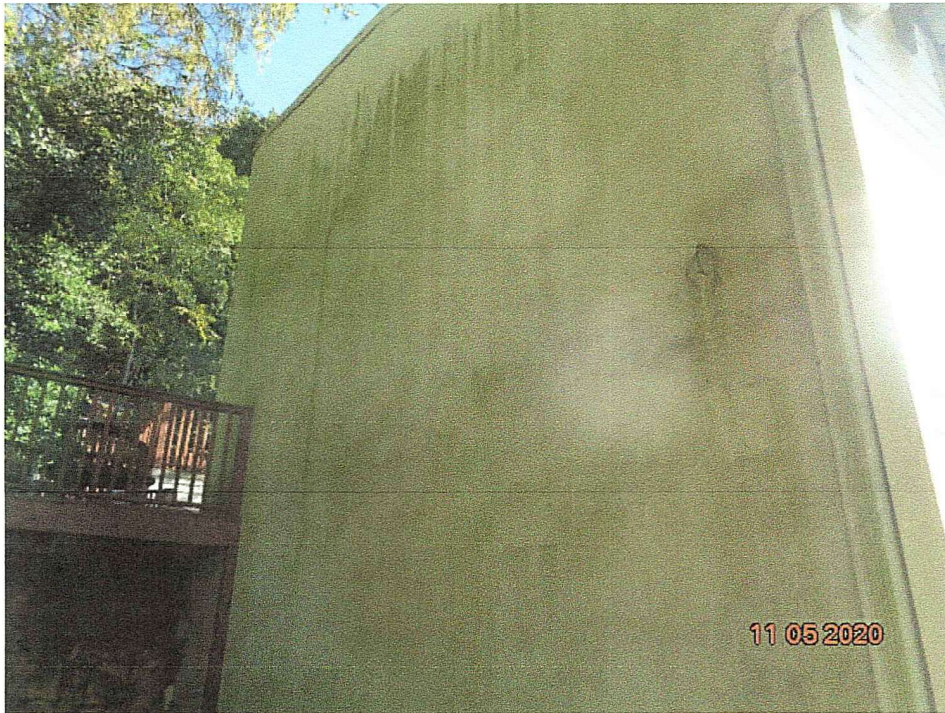
PHOTO LOG OF SELECTED PHOTOGRAPHS



Photograph No. 01-view looking in a northeast direction at front of the existing residence. Note damage guard rail at left side of photograph



Photograph No. 02-View looking downward in a northeasterly direction at the damage front porch deck. Photograph denotes damage to the wooden handrail and exposed deck elements



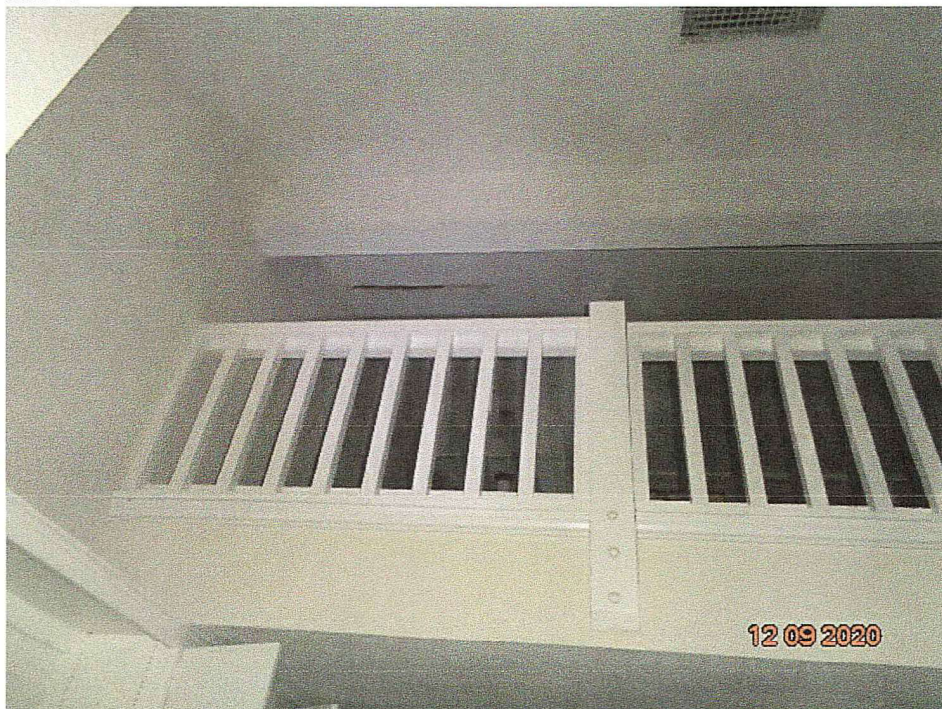
Photograph No. 03-view looking upward in a southeasterly direction at the two-story masonry constructed exterior north wall of the residence, Surface of façade shows extensive mold and mildew buildup and apparent wall penetration at center right of photograph



Photograph No. 04-view looking downward in an easterly direction of the upper level wooden exposed deck, Note damage to floor surface decking at center of photograph

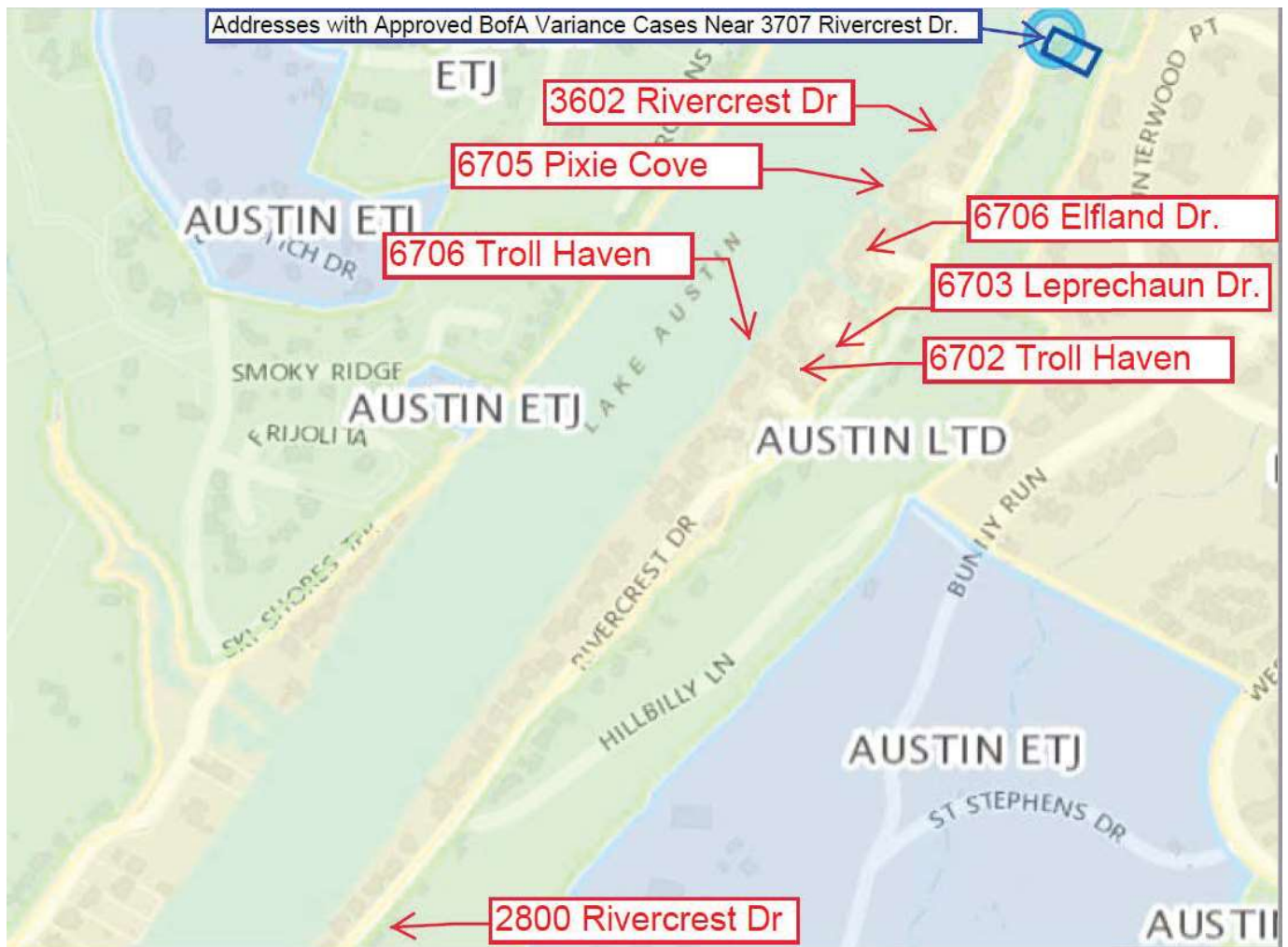


Photograph No. 05-View looking in a northwesterly direction at interior portion the exterior wall at the upper level where the water intrusion was noted in Photograph No. 03 above



Photograph No. 06-view looking upper at second level loft at rear side of residence where it appears to have roof moisture leak at ceiling at center of photograph

Approved BoA Cases Nearby					
	Permit/Case No	Address	Requested Variance	Granted	Date of Approval
1	2019-000023 BA	2800 Rivercrest Dr	25-2-551(C)(3)(a)	Yes	5/13/2019
2	2017-000047 BA	3602 Rivercrest Dr	25-2-1176(a)(1)	Yes	5/13/2019
3	2015-069435 BA	6706 Elfland Dr Bldg BD	25-2-1176(a)((A)(5)	Yes	11/9/2015
4			25-2-893(G)(4)	Yes	11/9/2015
5	2018-000006 BA	6705 Pixie Cove	25-2-551(C)(3)(a)	Yes	7/9/2018
6			25-2-551 (B)(1)(b)	Yes	7/9/2018
7	2010-000118 BA	6706 Troll Haven	25-2-551(D)(1)(B)	Yes	11/8/2010
8	2008-000074 BA	6702 Troll Haven	25-2-551(D)(3)(a)	Yes	6/9/2008
9			25-2-551(2)	Yes	6/9/2008
10	2013-000027 BA	6703 Leprechaun Dr	25-2-551(D)(3)(a)	Yes	5/13/2013



**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday May 13, 2019

CASE NUMBER: C15-2019-0026

<input checked="" type="checkbox"/>	Y	Ada Corral
<input checked="" type="checkbox"/>	Y	William Burkhardt
<input checked="" type="checkbox"/>	Y	Darryl Pruett
<input checked="" type="checkbox"/>	Y	Eric Goff
<input checked="" type="checkbox"/>	Y	Melissa Hawthorne
<input checked="" type="checkbox"/>	Y	Yasmine Smith
<input checked="" type="checkbox"/>	Y	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Y	Rahm McDaniel
<input type="checkbox"/>	-	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Y	Veronica Rivera
<input checked="" type="checkbox"/>	Y	Jessica Cohen
<input checked="" type="checkbox"/>	Y	Michael Von Ohlen
<input type="checkbox"/>	-	Kelly Blume (Alternate)
<input type="checkbox"/>	-	Alternate (Vacant)

APPLICANT: Jay Dupont

OWNER: Melissa Wise

ADDRESS: 2800 RIVERCREST DR

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-551 (Lake Austin District Regulations) (C) (3) (a) to increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (required, permitted) to 41 percent (requested) in order to remodel and provide an addition to a single family residence in a "LA", Lake Austin zoning district.

Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or on a tract that is not required to be platted.

BOARD'S DECISION: MAY 13, 2019 BOA MEETING The public hearing was closed by Chair William Burkhardt, Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED.**

EXPIRATION DATE: May 13, 2020

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the tract is zoned LA and can be developed under section 25-2-551, this is an irregular shaped, small lot and does not meet the minimum lot size for LA zoning,