

A10	Setback Dates - Left/Right	
	Seas 3' or 1'	072520D
Edie Sanderson 612 Eastport Terrace Arlin, TX	R. Scherer, "Baker Pro Rigco" Representative 1015 W. Main Street Boulder, CO 80501	

S U P P O R T

L E T T E R S

I/we are the owners of the house at 808 Edgelyff Austin, TX.

☒ The proposed remodel and addition at 812 Edgelyff Ter. is acceptable to me. I do not believe it will adversely affect the enjoyment or use of my property. I accept Mr. Rolke's argument that he has made an earnest effort to meet the existing zoning standards but is hampered by owning a small lot on a street that is dominated by significantly larger houses.

☐ The proposed remodel and addition at 812 Edgelyff is NOT acceptable to me for these reasons:

Signed: Joe W. Kiven

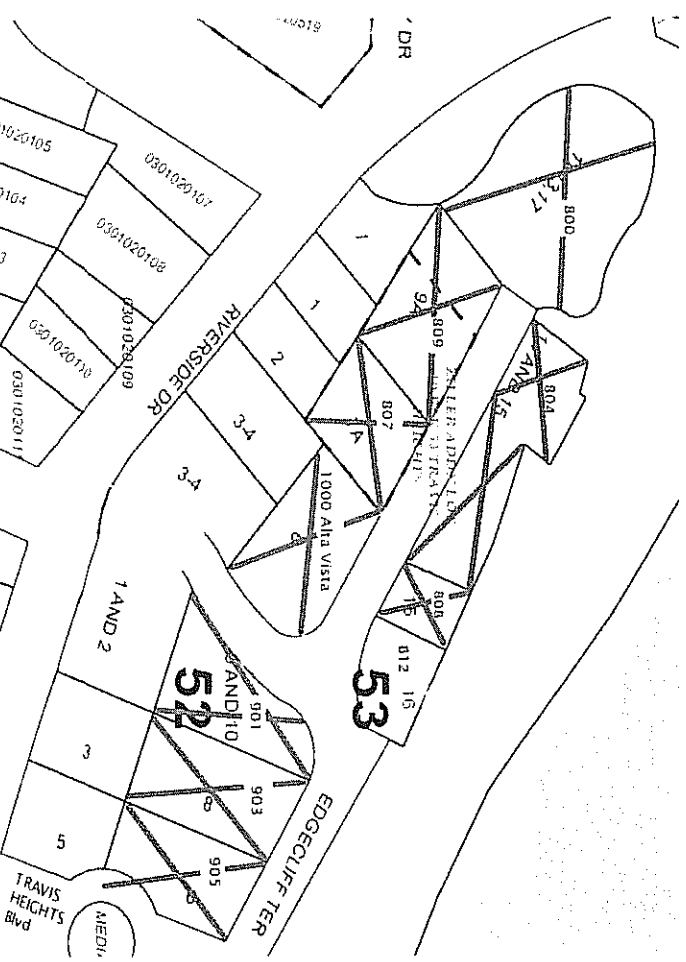
Print Name: Joe W. Kiven

Date: March 23, 2010

Signed: Gloria E. Kiven

Print Name: Gloria E. Kiven

Neighbors Approving of Variances



☒ Approve of Plans

☒ Disapprove

812 Edgecliff

Ramirez, Diana

From: Benavidez, Sylvia
Sent: Tuesday, July 27, 2010 1:16 AM
To: Ramirez, Diana
Subject: FW: C15-2010-0009 address: 812-Edgecliff Terrace
Follow Up Flag: Follow up
Flag Status: Flagged
Attachments: 808 Kervin SIGN OFF YELLOW..jpg

ase print and add to the folder for the RDCC attachments,

m: Paul Rolke [mailto:prolke@earthlink.net]
it: Sunday, July 25, 2010 5:57 PM
 Benavidez, Sylvia
 Rory Salance
ject: RE: C15-2010-0009 address: 812-Edgecliff Terrace

ia –

t, based on the time of your e-mail, your working too hard/long. But I'm thankful your working on my case.

sign off sheet I used for the BOA support letters should work for the RDCC. It makes no specific mention of the BOA. It does lose details of all the nonconforming aspects of the proposed house, including ones for which no variance is sought (e.g. 14' back). I did this on purpose to show that the neighbors were fully informed before they were asked for their approval. The only upside to using the existing forms is that it gives the commission extra info which could provide a platform to chase after issues and the FAR waiver. But all of these issues could be considered relevant to the issue of compatibility. I would prefer to use the existing letters and take my chances.

There are two reasons for asking you to copy the letters from the BOA file. My copies are scans, some of which are not great quality. And I got a couple of them just before the BOA meeting and did not make copies before I gave them to Susan. I also have a copy of an e-mail that I think I received after the BOA meeting which is probably not in the BOA file; I'll bring it Tuesday.

Paul Rolke
 Edgecliff Ter.
 Austin TX 78704
 (512) 992-0472

m: Benavidez, Sylvia [mailto:sylvia.benavidez@ci.austin.tx.us]
it: Friday, July 23, 2010 8:12 PM
 Paul Rolke
ject: RE: C15-2010-0009 address: 812-Edgecliff Terrace

should not use the support letters in the BOA file because they were specific to BOA case and not the waiver request from RDCC.
 If you have support letters specific to RDCC please submit.

m: Paul Rolke [mailto:prolke@earthlink.net]
it: Friday, July 23, 2010 10:12 AM
 Benavidez, Sylvia
ject: RE: C15-2010-0009 address: 812-Edgecliff Terrace

ia –

812 Edge cliff

fect. I'll see you Tuesday 11:00.

d notice that the letters from neighbors were not in the file. We talked about copying them from the BOA file and you sent an and Diana an e-mail asking for the letters or the file(which happens to be at the very bottom of this e-mail). You may need to d them a reminder.

inks,

l Rolke
Edgecliff Ter.
tin TX 78704
2) 992-0472

m: Benavidez, Sylvia [mailto:sylvia.benavidez@ci.austin.tx.us]

it: Friday, July 23, 2010 1:17 AM

Paul Rolke
Rory Salance; Benjamin Salance

ject: RE: C15-2010-0009 address: 812-Edgecliff Terrace

ologize but I was under a time constraint for the notice, I hope you were able to review the file when you came in we are eduled to meet nest week and hope we can finalize last minute details.

appointment is at 11am please make note as my day is completely full back to back. I also sent you a meeting notice for firmation.

m: Paul Rolke [mailto:prolke@earthlink.net]

it: Thursday, July 22, 2010 11:04 AM

Benavidez, Sylvia
Rory Salance; 'Benjamin Salance'

ject: RE: C15-2010-0009 address: 812-Edgecliff Terrace

ia -

e is my e-mail. I didn't fully understand your phone message. I think you were proposing a meeting Tuesday at 11:00 for a final mission of my supplemental info and to review the submission for completeness. That works for me.

I come by your office during the noon hour today to verify what supplemental materials I have already given you. I can bring in tever additional supplemental info I want to include in the package tomorrow - Friday, if you need it before Monday.

exception to that is that my digital version of the plans does not include an updated version of the McMansion tent drawings as a discussed with us. I will try to get that updated by tomorrow. If I do not, I'll need to bring it in Tuesday. Is a PDF on a USB mb drive a workable format for you to transfer to your computer?

aks for the follow up.

l Rolke
Edgecliff Ter.
tin TX 78704
!) 992-0472

m: Benavidez, Sylvia [mailto:sylvia.benavidez@ci.austin.tx.us]

t: Tuesday, July 13, 2010 2:47 PM

Ramirez, Diana
Paul Rolke; Walker, Susan

ject: C15-2010-0009 address: 812-Edgecliff Terrace

ortance: High

file in not up here, could you please provide me the file or copies of the support letters for the RDCC submittal.

812 Edgecliff

Paul Rolke has described to me his plans for a remodel and addition at 812 Edgecliff Ter. That description included the following items:

1. Reviewing the elevations, site plan, and floor plan for the proposed remodel and addition.
2. Reviewing lot size, house size, and floor to area ratio for other houses on Edgecliff.
3. The existing house is approximately 2509 sq.ft. on a 5681 sq.ft. lot, resulting in a floor to area ratio of approximately 44%.
4. The addition would increase the house to 2794 ft.² with a floor area ratio of approximately 49%, which exceeds what the McMansion ordinance allows by approximately 494 sq.ft.
5. The footprint of the existing house will actually be decreased slightly, except that a front porch will be added. That porch will encroach into the 25 foot front setback by approx. 5 ft. which is allowed under the McMansion Ordinance.
6. The plans will maintain the existing 14 foot front setback at the southeast corner of the house and the existing covered porch on the east side of the house which will be trimmed back so as not to encroach off the property but will not meet the 5 foot side building setback line.
7. The plans also call for maintaining an existing two-story section at the rear of the house which is approximately 15 feet wide and which protrudes into the 10 foot rear setback line four feet.
8. The plans also maintain a portion of the existing wooden deck at the rear of the property which encroaches on all 10 feet of the rear building setback line.
9. Presently, the impervious coverage on the property is 63% or 1040 sq.ft. over the 45% prescribed limit. The proposed remodel and addition would reduce the impervious coverage to approximately 49% or 215 sq.ft. over the limit.
10. The front façade of a somewhat unsightly two-story addition done in 1998 will be reduced in bulk and better fitted with the remainder of the house. The redbrick ranch-style exterior of the house will be changed to stonework or a product that simulates stonework.
11. The addition will all happen on the second story (excepting the front porch), and will all happen on the back half of the house (give or take a couple of feet).

I/we are the owners of the house at 808 Edgecliff Austin, TX.

☒ The proposed remodel and addition at 812 Edgecliff Ter. is acceptable to me. I do not believe it will adversely affect the enjoyment or use of my property. I accept Mr. Rolke's argument that he has made an earnest effort to meet the existing zoning standards but is hampered by owning a small lot on a street that is dominated by significantly larger houses.

☐ The proposed remodel and addition at 812 Edgecliff is NOT acceptable to me for these reasons:

Signed: Joe W. Kirven
Print Name: Joe W. Kirven

Date: March 23, 2010

Signed: Gloria E. Kirven
Print Name: Gloria E. Kirven

April 15th, 2010

Re: 812 Edgecliff Board of Adjustment hearing

Paul,

After having reviewed the plans for your remodel/addition, the owners of 901 Edgecliff approve of the plans you have submitted in regards to your property at 812 Edgecliff.

We look forward to seeing your project come to fruition.

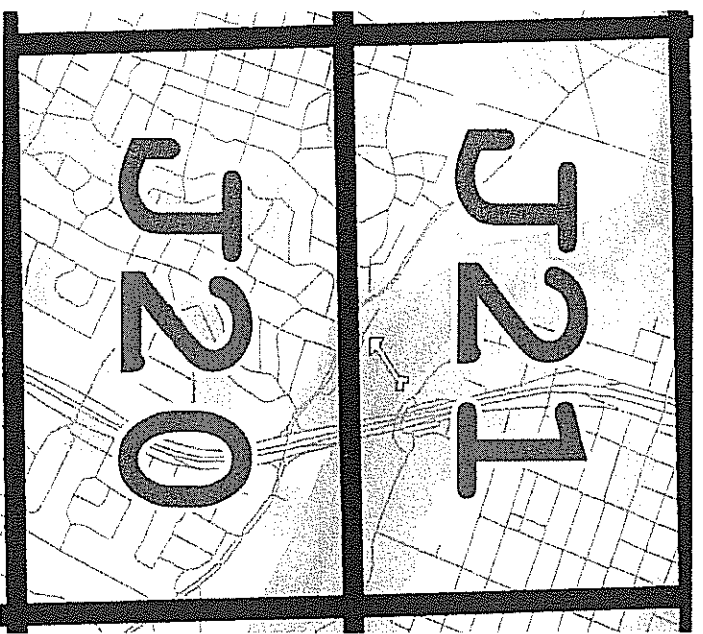
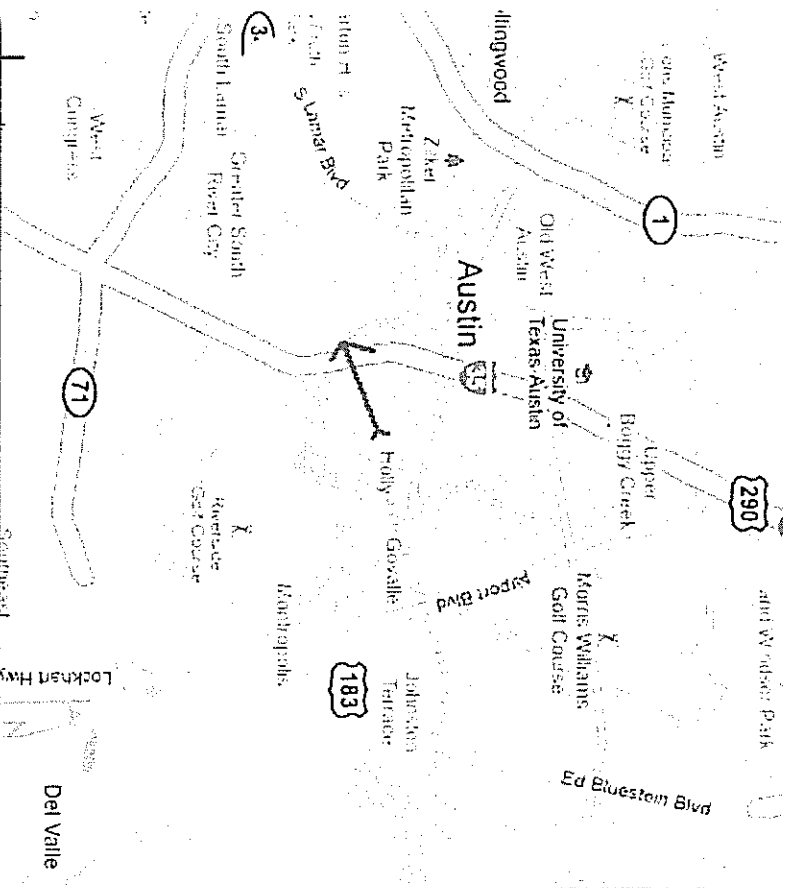
Thanks,

Paul Dennison

Partner/Investor – 901 Edgecliff

812 Edgecliff Terrace H1

- ☐ West of I-35
- ☐ Between Riverside and Lady Bird Lake
- ☐ The Very Northern Edge of Travis Heights
- ☐ Other End of Edgecliff from Dog Park and The Norwood House, at Riverside and I-35



812 Edgecliff

From across the street

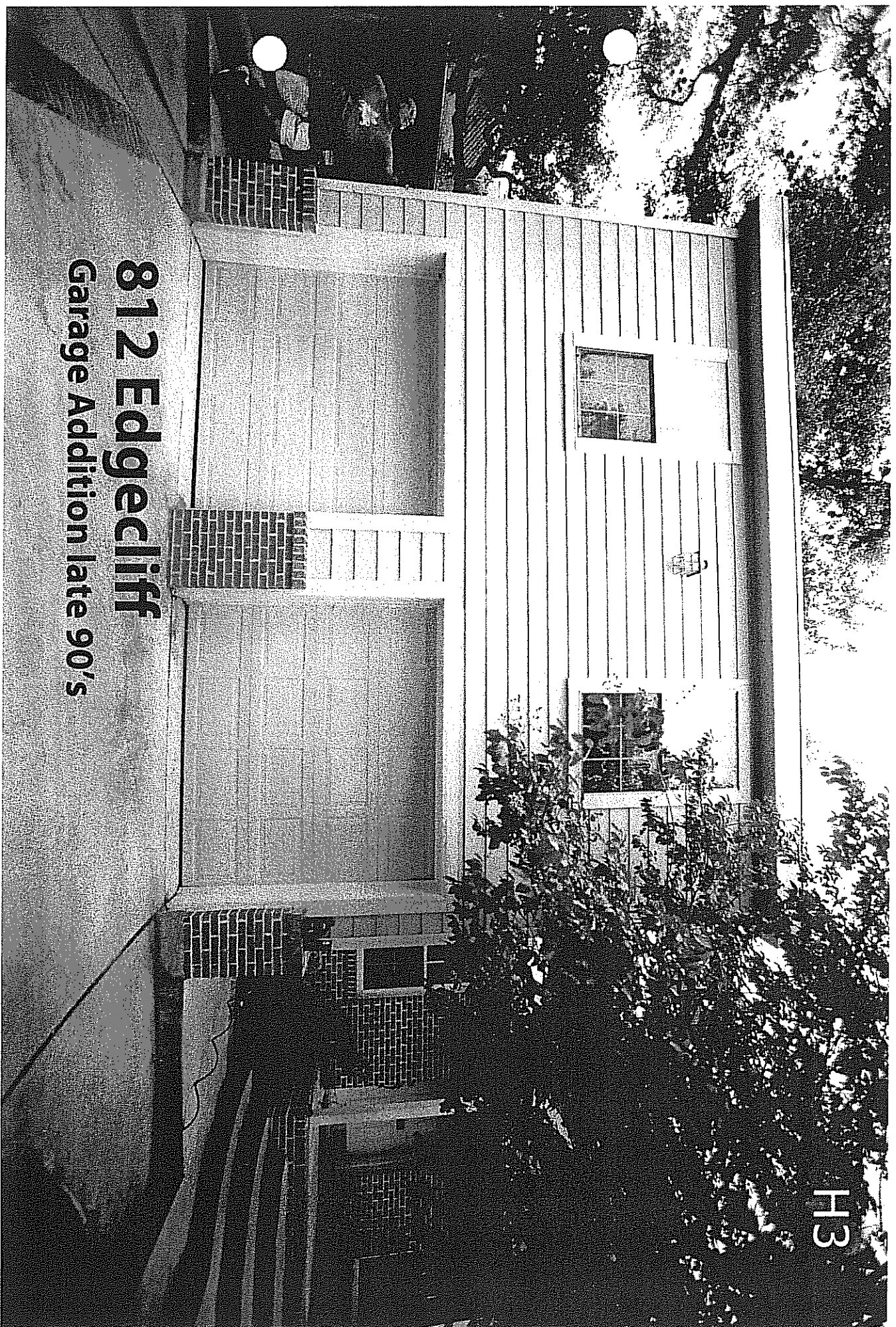
H2



H3

812 Edgecliff

Garage Addition late 90's

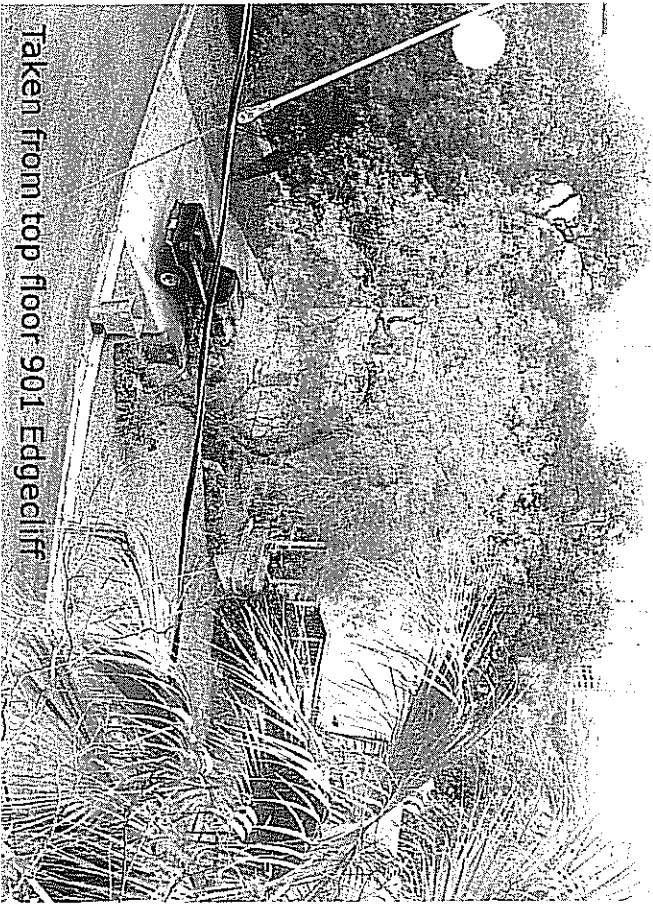




Subject Property

812 Edgecliff

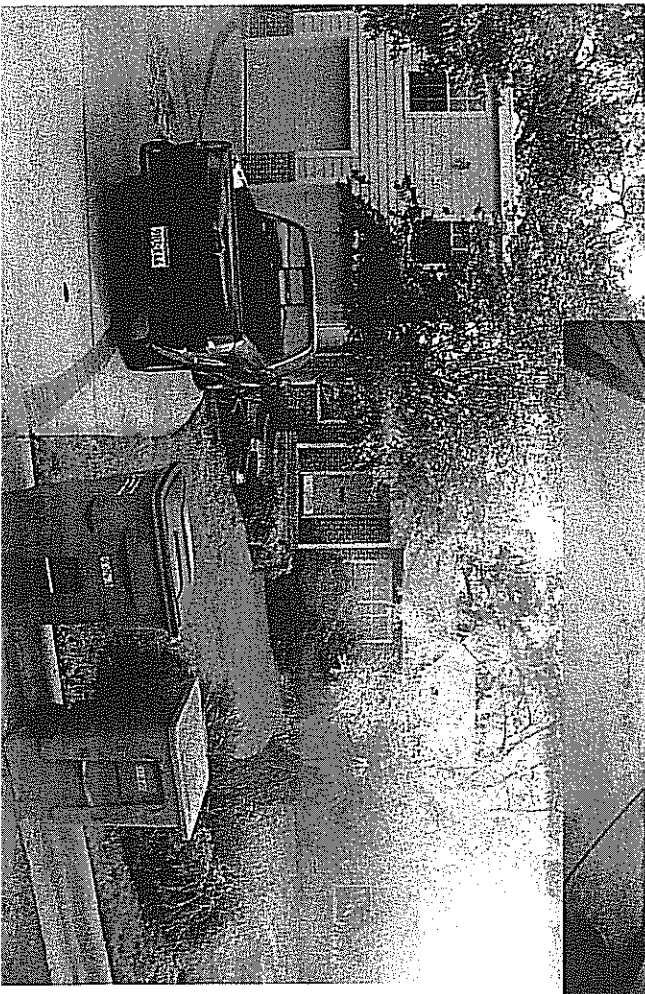
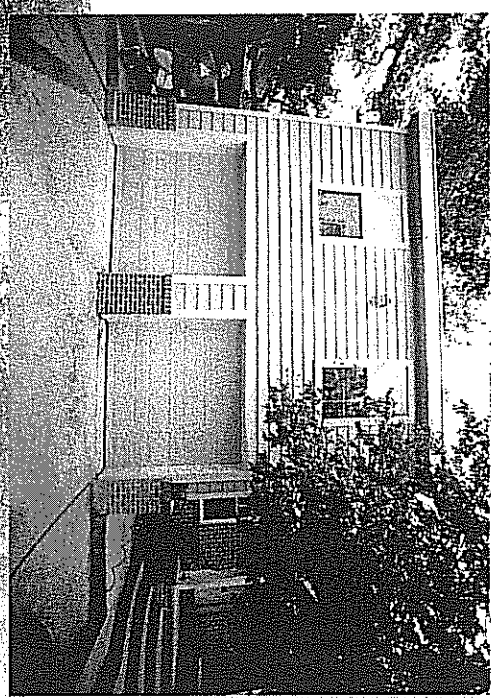
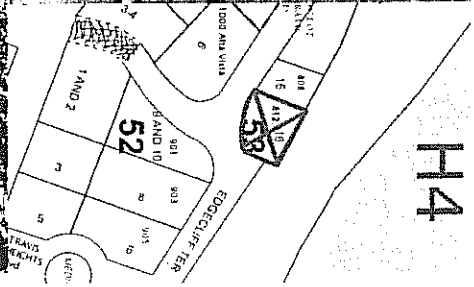
Existing: LOT: 5,681; House: 2,509; FAR: 44%
 Proposed: House: 2,794; FAR: 49%

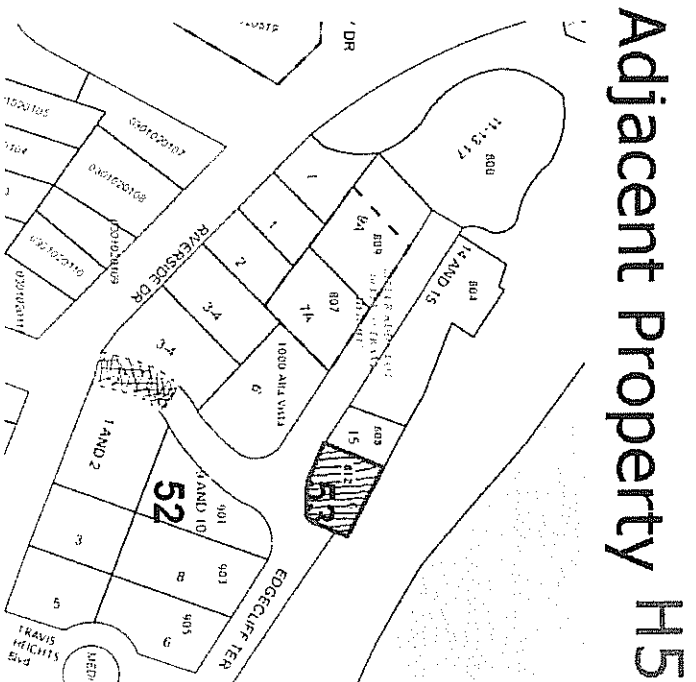
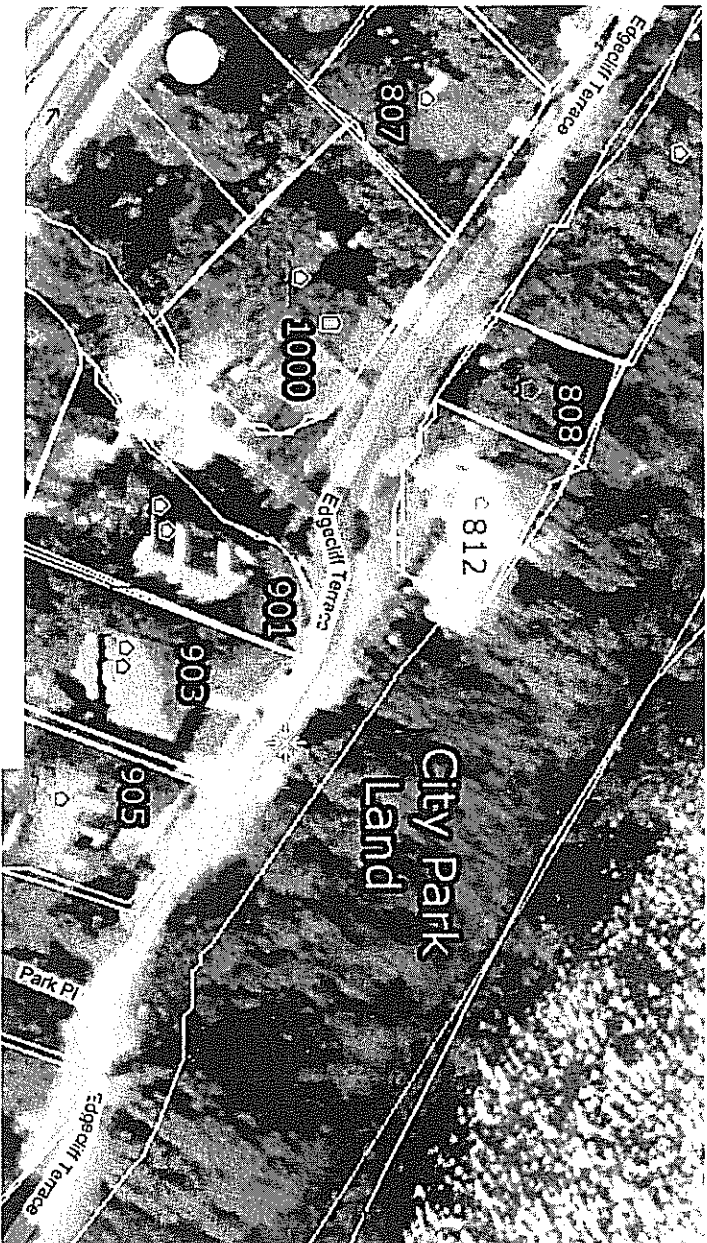


Taken from top floor 901 Edgecliff



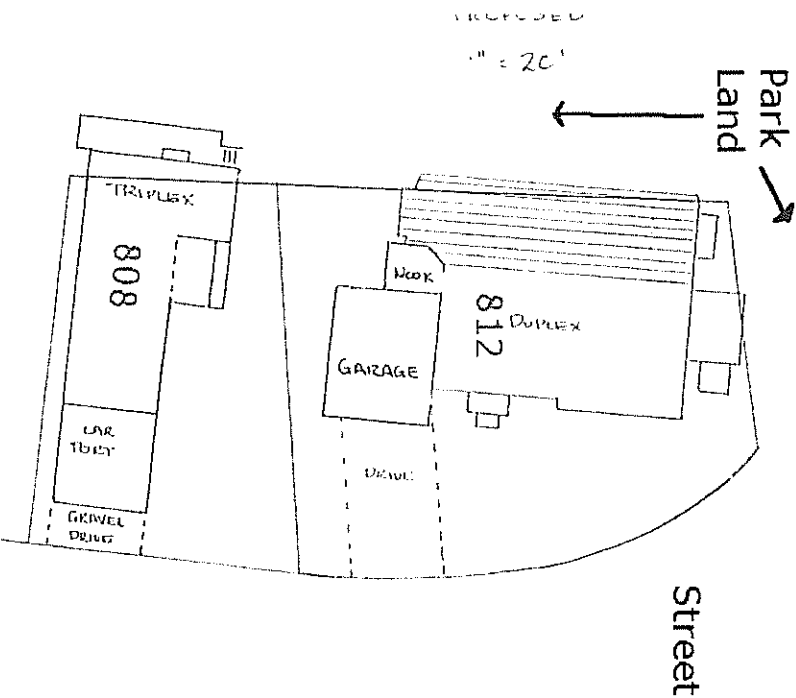
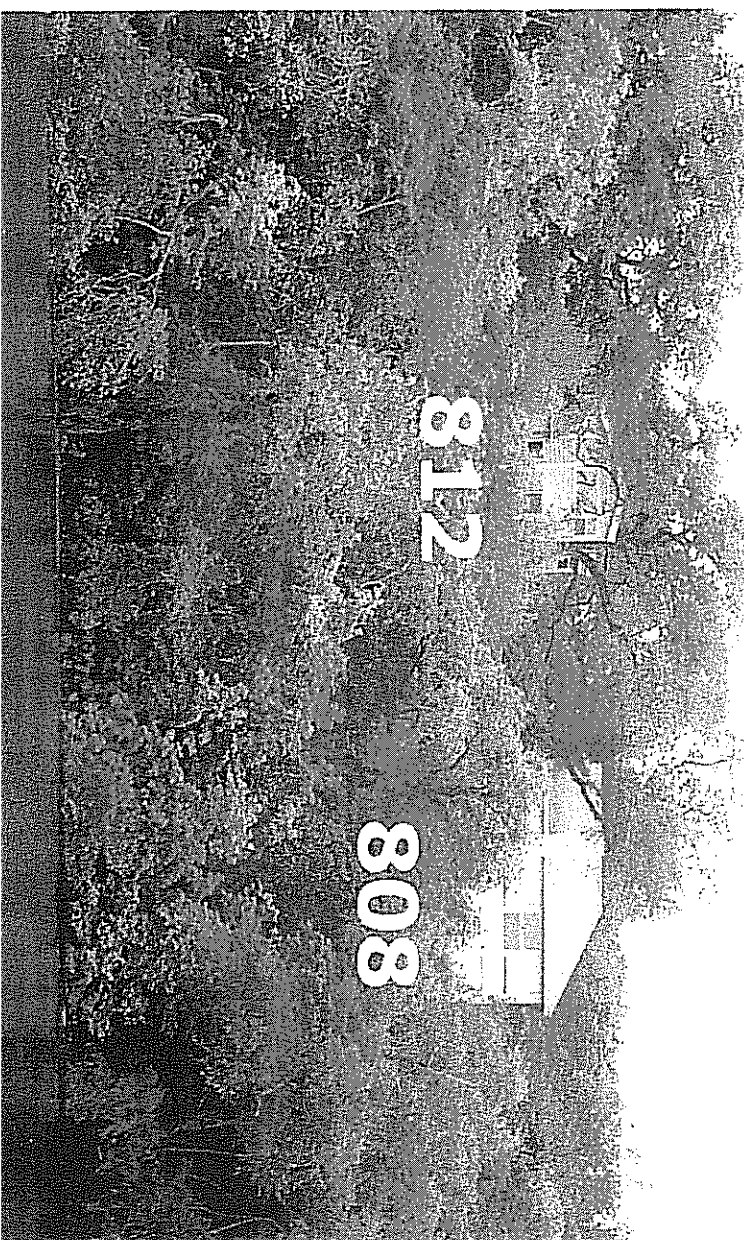
H4





Adjacent Property H5

View from Boat Ramp near I-35 Across Lake



901 Edgecliff



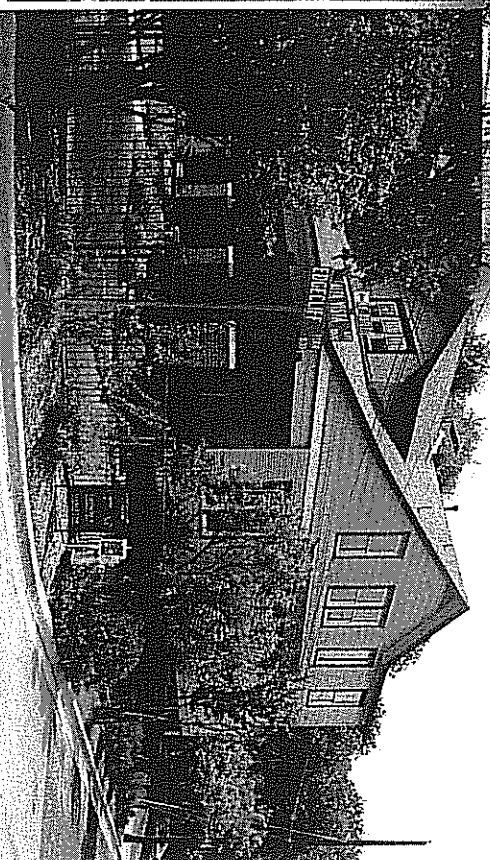
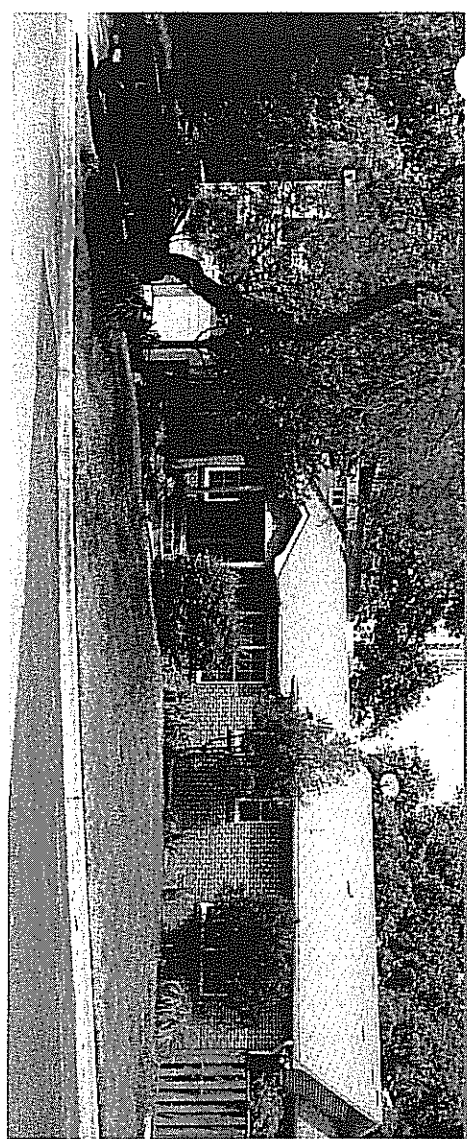
812 Edgecliff

.norama
taken at
Intersection of
Edgecliff x
Alta Vista



1000 Alta Vista

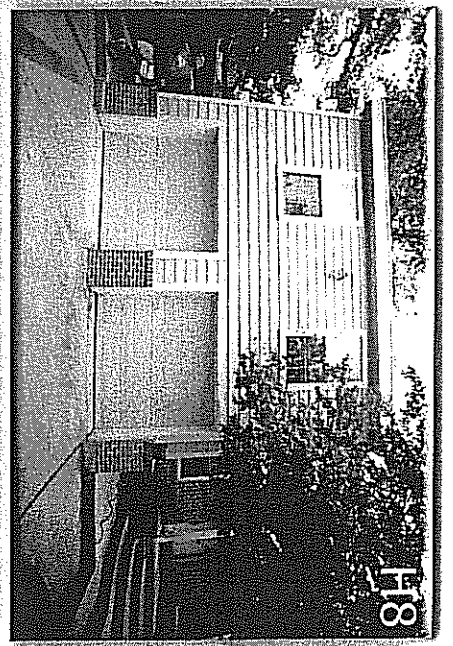
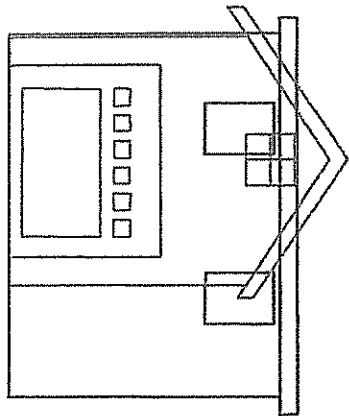
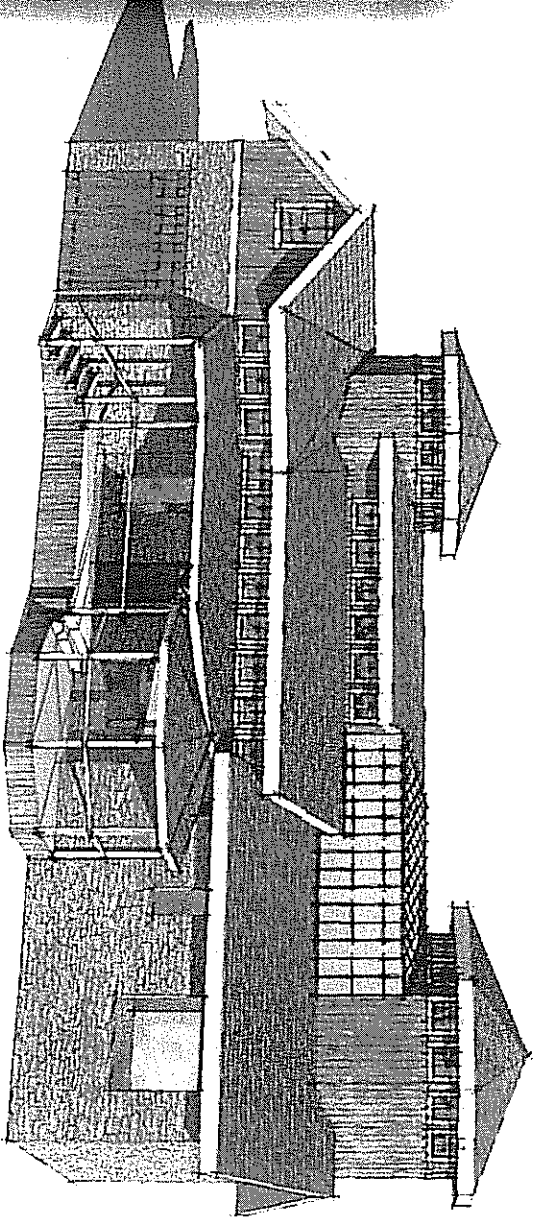
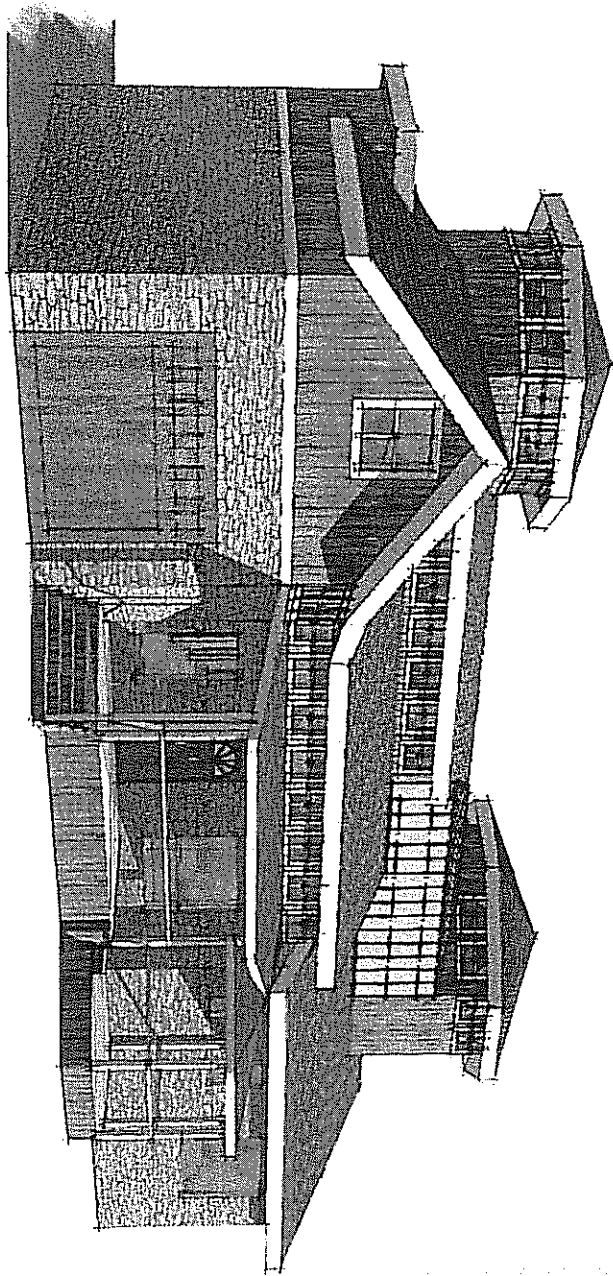
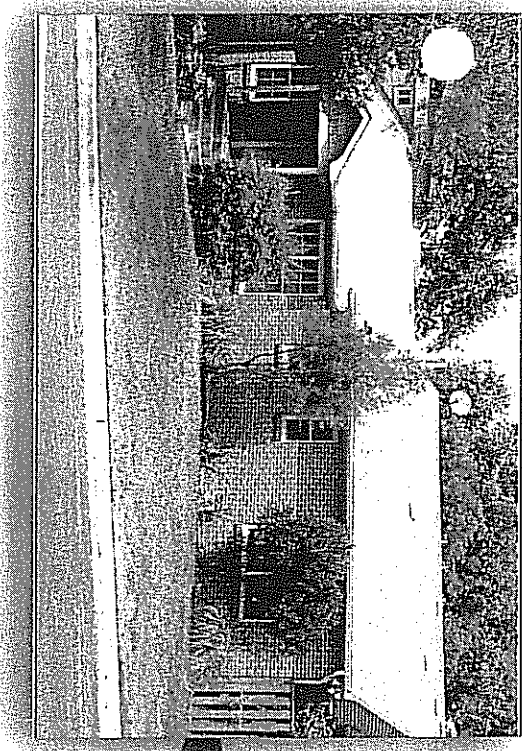
1000 Alta Vista



NEW
SUPERIMPOSED
ONTO
EXISTING

Perspective not
identical, but
nearly so

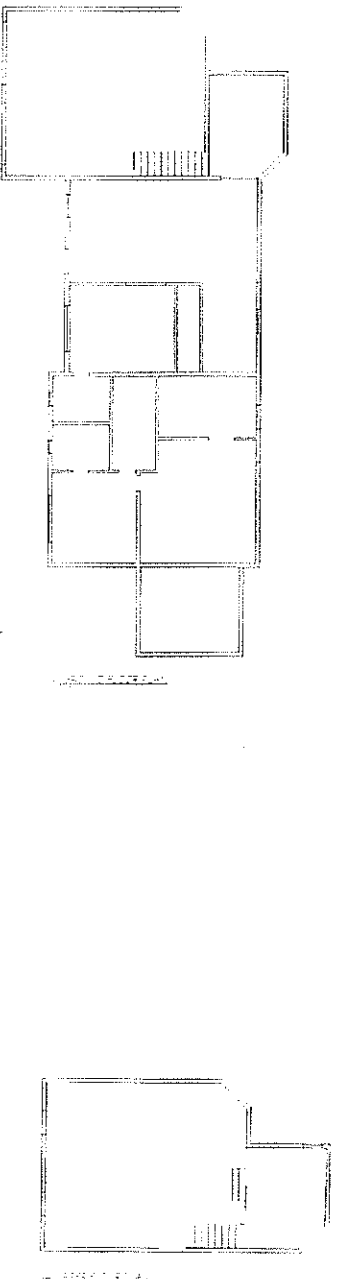






H10

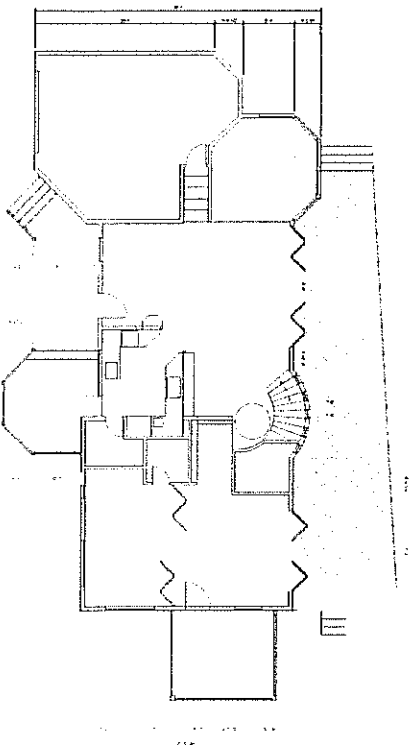
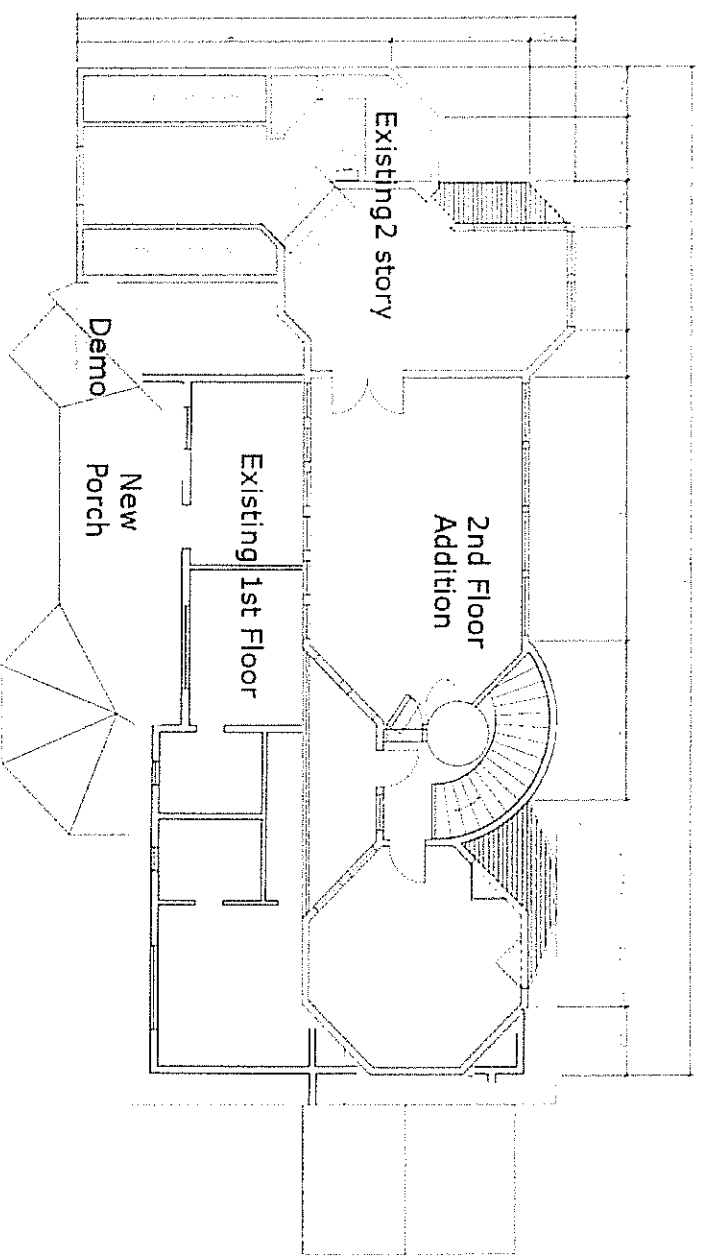
As built
2nd Floor



As built 1st Floor

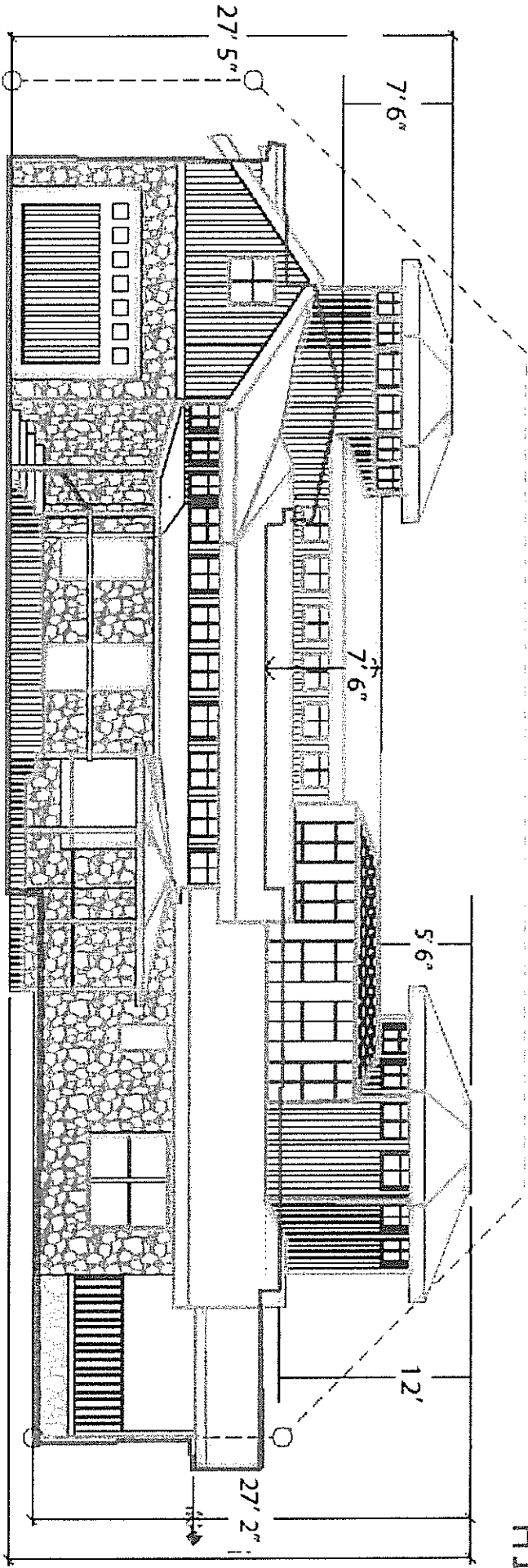
Demo
Addition

Proposed
1st Floor



Proposed 2nd floor

H11



ROOF HEIGHTS EXISTING vs. ADDITION

H12

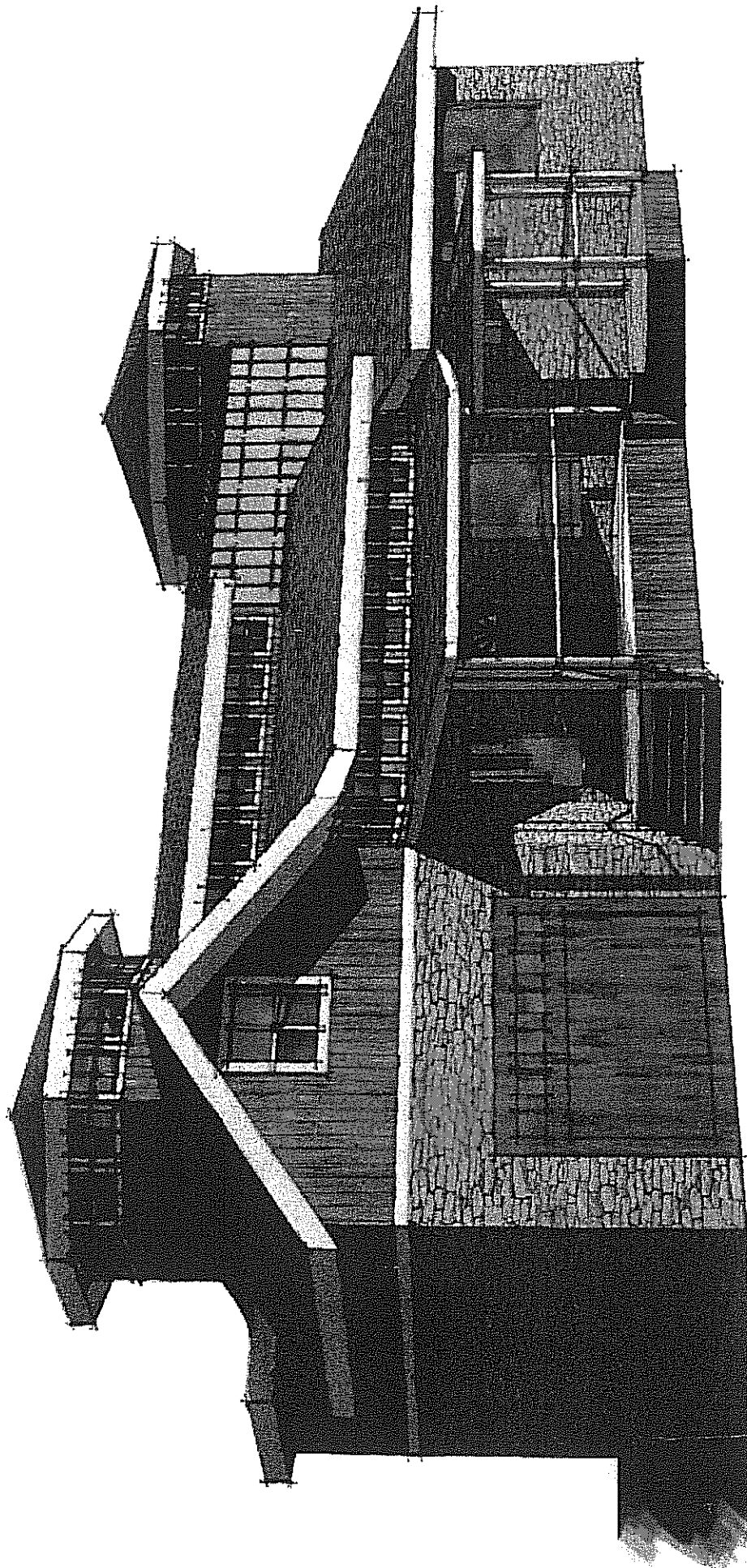
Addition
Nested in Tree
+/- 15 ft. setback

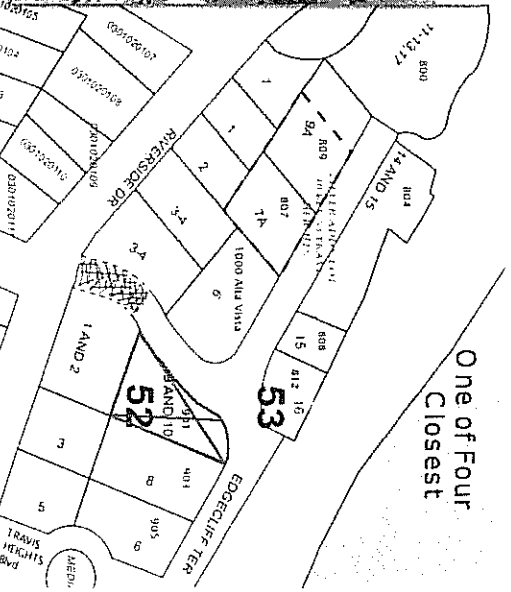
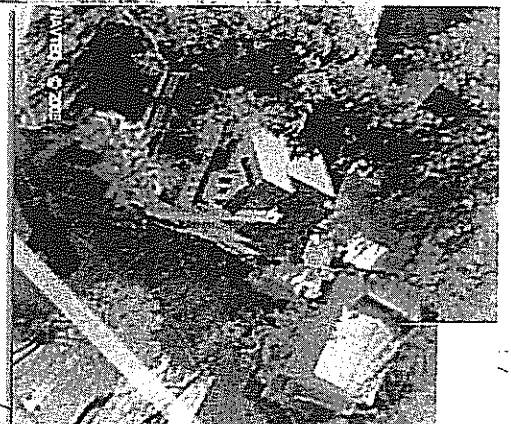
To be Demnoed -
Replaced with
Pitched Roof

Demnoed and
Moved back
+/- 5 ft

View From
Side Porch
808 Edgecliff







901 Edgecliff

LOT: 9,969; House: **5,223**; FAR: 52%

View from Alta Vista

