



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME Meritage Homes LP
STREET ADDRESS 406 Sue Peaks
CITY Dripping Springs STATE TX ZIP CODE 78620
PHONE 512-563-0024 EMAIL Travis.Schirpik@meritagehomes.com

APPLICANT NAME Travis Schirpik
COMPANY Meritage Homes
STREET ADDRESS 12301 Research Blvd, Bldg 4, Suite 400
CITY Ausitn STATE Tx ZIP CODE 78759
PHONE 5125630024 EMAIL travis.schirpik@meritagehomes.com

APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

PROPERTY INFORMATION

PROJECT NAME	Big Sky Ranch
PROPERTY ADDRESS	406 Sue Peaks
CURRENT LEGAL DESCRIPTION	Lot 9, Block 37, Phase 3
TAX ID#	65-1308131
LOCATED IN	<input checked="" type="checkbox"/> CITY LIMITS <input type="checkbox"/> EXTRATERRITORIAL JURISDICTION <input type="checkbox"/> HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:
 We are asking for a variance to the Planned Development District No. 10 Big Sky, Article II. Development Standards; 2.4.5, b which is the minimum side yard: Building setbacks shall be five (5) feet. See attached

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

Home was placed on the lot, surveyed and placed (poured) prior to lot lines being adjusted to the plat. Meritage Homes found the discrepancy once the home was completed, by receiving the final survey. We are asking for the variance in terms of allowing the home to remain in place, with alterations being made by Meritage Homes, to the standard of R302.1(1) of the International Residential Code~

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

Meritage Homes will make changes to the affected area in terms of adjusting the home, on the affected side, to a 1 hour fire-resistance application. This will result in a 1-hour tested in accordance with ASTM E119, UL 263 of the International Building Code allowing for a 0 feet separation limit on the wall and >2 feet of the roof projection into side building setback line.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Travis Schirpik is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. 171, Pg. 229.)

[Signature]
Name **Travis Schirpik**
VP of Operations

Title

STATE OF TEXAS §

§

COUNTY OF ~~HAYS~~ Travis §

This instrument was acknowledged before me on the 9 day of October,

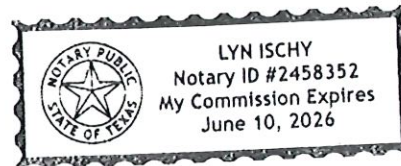
2018 by Travis Schirpik
24 VP of Operations

[Signature]
Notary Public, State of Texas

My Commission Expires: 6/10/2026

Travis Schirpik
VP of Operations

Name of Applicant



CHAPTER 3 BUILDING PLANNING

R302.1 Exterior walls.

Construction, projections, openings and penetrations of *exterior walls of dwellings* and accessory buildings shall comply with [Table R302.1\(1\)](#); or *dwellings* equipped throughout with an *automatic sprinkler system* installed in accordance with [Section P2904](#) shall comply with [Table R302.1\(2\)](#).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the *fire separation distance*.
2. [Walls of individual dwelling units and their accessory structures](#) located on the same *lot*.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the *lot*. Projections beyond the *exterior wall* shall not extend over the *lot line*.
4. Detached garages accessory to a *dwelling* located within 2 feet (610 mm) of a *lot line* are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.

**TABLE R302.1(1)
EXTERIOR WALLS**

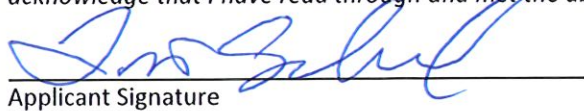
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Openings in walls	Not allowed	NA	< 3 feet
	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.

NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:


 Applicant Signature

10/16/2024
 Date

CHECKLIST

STAFF	APPLICANT	
<input type="checkbox"/>	<input type="checkbox"/>	Completed Application Form - including all required signatures and notarized
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (<i>refer to Fee Schedule</i>)
<input type="checkbox"/>	<input type="checkbox"/>	PDF/Digital Copies of all submitted documents When submitting digital files, a cover sheet must be included outlining what digital contents are included.
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Map/Site Plan/Plat
<input type="checkbox"/>	<input type="checkbox"/>	Architectural Elevations (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Description and reason for request (<i>attach extra sheets if necessary</i>)
<input type="checkbox"/>	<input type="checkbox"/>	Public Notice Sign - \$25
<input type="checkbox"/>	<input type="checkbox"/>	Proof of Property Ownership-Tax Certificate or Deed
<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Project Number: _____ - _____

Only filled out by staff

Date, initials



BILLING CONTACT FORM

Project Name: Big Sky RanchProject Address: 406 Sue PeaksProject Applicant Name: TRAVIS Schirpik

Billing Contact Information

Name: ~~TRAVIS~~ Kim KiddMailing Address: 12301 Research Blvd, Building 4, suite 400
Austin TX 78759Email: Kim.Kidd@meritagehomes.com Phone Number: 512-610-4868

Type of Project/Application (check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.

Signature of Applicant

Date