



## CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com)

# ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): \_\_\_\_\_ - \_\_\_\_\_

### CONTACT INFORMATION

---

PROPERTY OWNER NAME David Chodniewicz  
STREET ADDRESS 424 Reataway  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 202-420-0169 EMAIL davechod@gmail.com

---

APPLICANT NAME David Chodniewicz  
COMPANY \_\_\_\_\_  
STREET ADDRESS 424 Reataway  
CITY Dripping Springs STATE TX ZIP CODE 78620  
PHONE 202-420-0169 EMAIL davechod@gmail.com

### APPLICATION TYPE

ALTERNATIVE STANDARD

VARIANCE

SPECIAL EXCEPTION

WAIVER

## PROPERTY INFORMATION

PROJECT NAME	Poolhouse
PROPERTY ADDRESS	424 Reataway, Dripping Springs, TX 78620
CURRENT LEGAL DESCRIPTION	Bunker Ranch Phase 1, Block 4, Lot 6, Acres 0.75
TAX ID#	R154449
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:  
1) Requesting WAIVER as to size of pool house from the 700 SF allowed to 835 Heated SF (905 DF overall).  
2) Requesting WAIVER for the distance from existing house to pool house from the allowed 10' to 6'3" due to limited space on side of property.

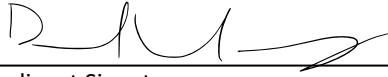
- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

We have a diagnosed special needs child requiring additional space for professionals to provide the appropriate care and education.

- 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:

We will take any necessary precautions as required to mitigate effects of requested waiver.

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

4/5/2024

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 <b>When submitting digital files, a cover sheet must be included outlining what digital contents are included.</b>
<input type="checkbox"/>	<input type="checkbox"/>	Billing Contact Form
<input checked="" 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)

Received on/by: \_\_\_\_\_

Project Number: \_\_\_\_\_ - \_\_\_\_\_

Only filled out by staff

Date, initials



## BILLING CONTACT FORM

Project Name: Poolhouse

Project Address: 424 Reataway, Dripping Springs, TX 78620

Project Applicant Name: David Chodniewicz

### Billing Contact Information

Name: David Chodniewicz

Mailing Address: 424 Reataway, Dripping Springs, TX 78620

Email: davechod@gmail.com Phone Number: 202-420-0169

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

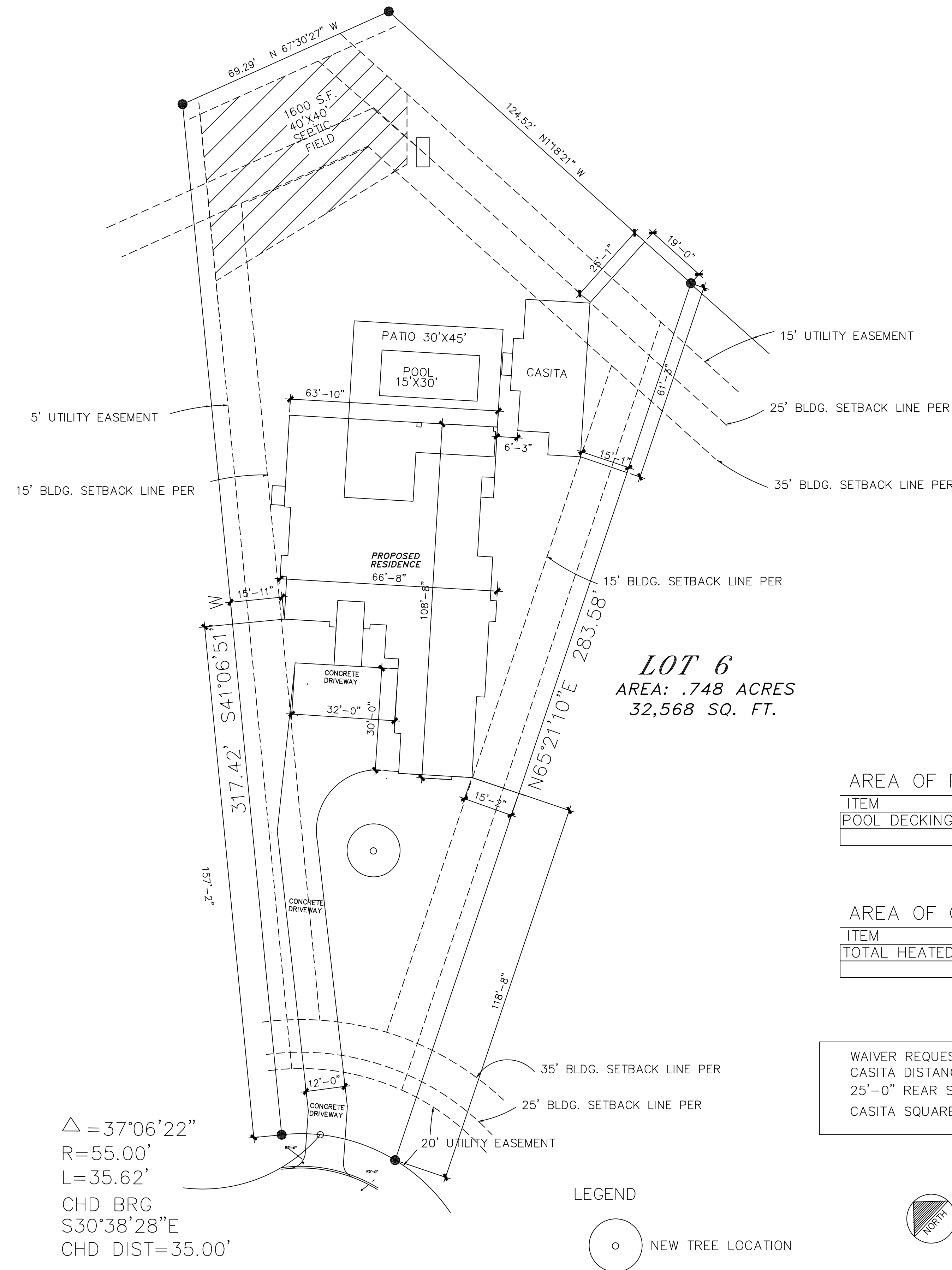
- |   |  |
|---|--|
| <input type="checkbox"/> Alternative Standard           | <input type="checkbox"/> Special Exception     |
| <input type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit         | <input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

04/05/2024

Date



**LOT 6**  
 AREA: .748 ACRES  
 32,568 SQ. FT.

$\Delta = 37^{\circ}06'22''$   
 R=55.00'  
 L=35.62'  
 CHD BRG  
 S30°38'28"E  
 CHD DIST=35.00'

LEGEND  
 NEW TREE LOCATION

NOTE: TREE SHALL BE IN THE FRONT OF A RESIDENTIAL LOT, INCLUDING, AT LEAST ONE (1) REQUIRED TREE PLANTED IN THE FRONT YARD.

**NOTES:**

- Allow for 1% drainage at all sides of structure
- Finish floor to be 8" above the highest finish grade
- Slope at driveway from property line not to exceed 14%
- Builder to install sidewalk as per city or subdivision requirements
- Final location of the structure to be determined by the builder

**AREA OF POOL**

ITEM	SQUARE FT.
POOL DECKING	900

**AREA OF CASITA**

ITEM	SQUARE FT.
TOTAL HEATED	905

WAIVER REQUEST  
 CASITA DISTANCE FROM MAIN HOUSE 6'-3"  
 25'-0" REAR SETBACK  
 CASITA SQUARE FOOTAGE EXCEEDS 700 S.F.

**MAIN HOUSE AND DRIVEWAY  
 CASITA AND POOL  
 EXISTING IMPERVIOUS COVER CALC.**

PERVIOUS COVER	22,855 S.F.	70.00%
IMPERVIOUS COVER	9,713 S.F.	30.00%
TOTAL COVER	32,568 S.F.	100.00%

**MAIN HOUSE AND DRIVEWAY  
 EXISTING IMPERVIOUS COVER CALC.**

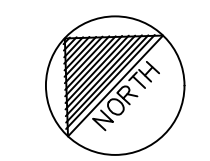
PERVIOUS COVER	24,662 S.F.	76.00%
IMPERVIOUS COVER	7,906 S.F.	24.00%
TOTAL COVER	32,568 S.F.	100.00%

**LEGAL DESCRIPTION:**

ADDRESS: 424 REATAWAY  
 SUBDIVISION NAME: BUNKER RANCH  
 PHASE: 1  
 LOT: 6 . BLOCK 4  
 HAYS COUNTY, TEXAS

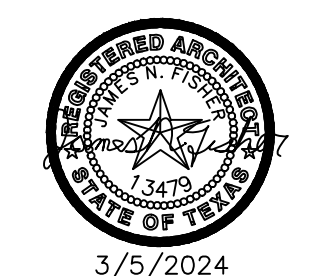
● PLAN SHEET LEGEND

- AS1 SITE PLAN
- A1 FLOOR PLAN
- ELECTRICAL FLOOR PLAN
- A2 BUILDING ELEVATIONS
- ROOF PLAN



**SITE PLAN**

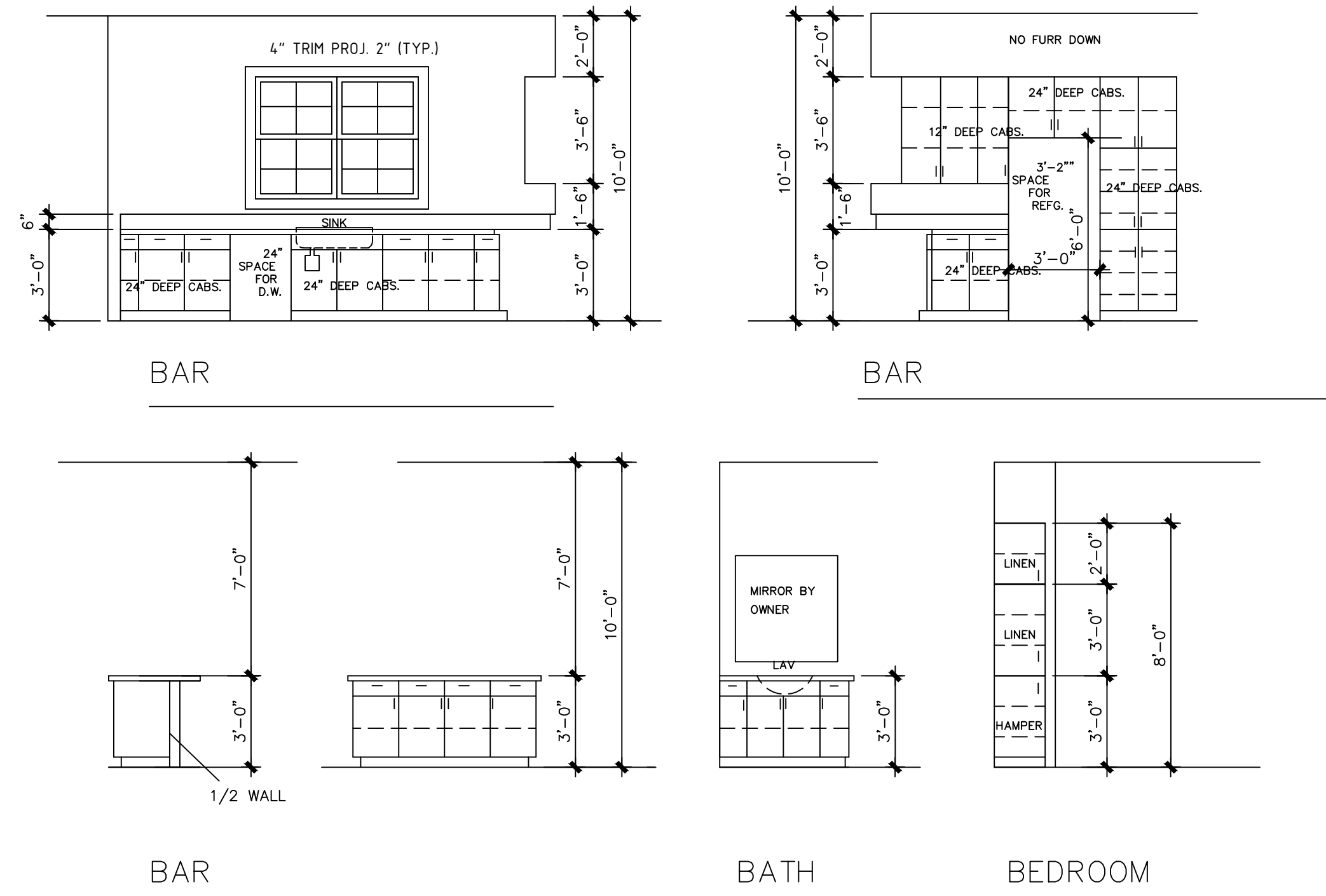
SCALE: 1"=20'-0"



REVISION 4-4-2024  
 DATE 3-5-2024  
 DRAWN STAFF  
 JOB NO. 24002

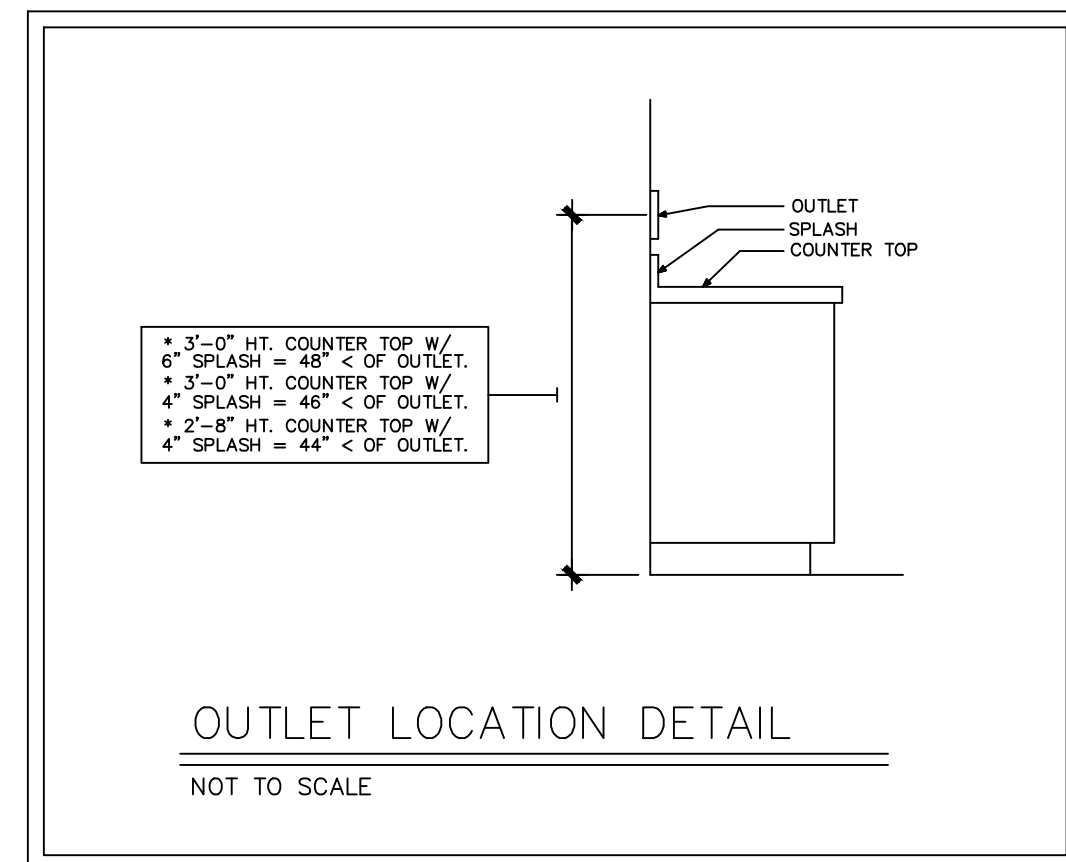


AS-1  
 SHEET  
 OF 3

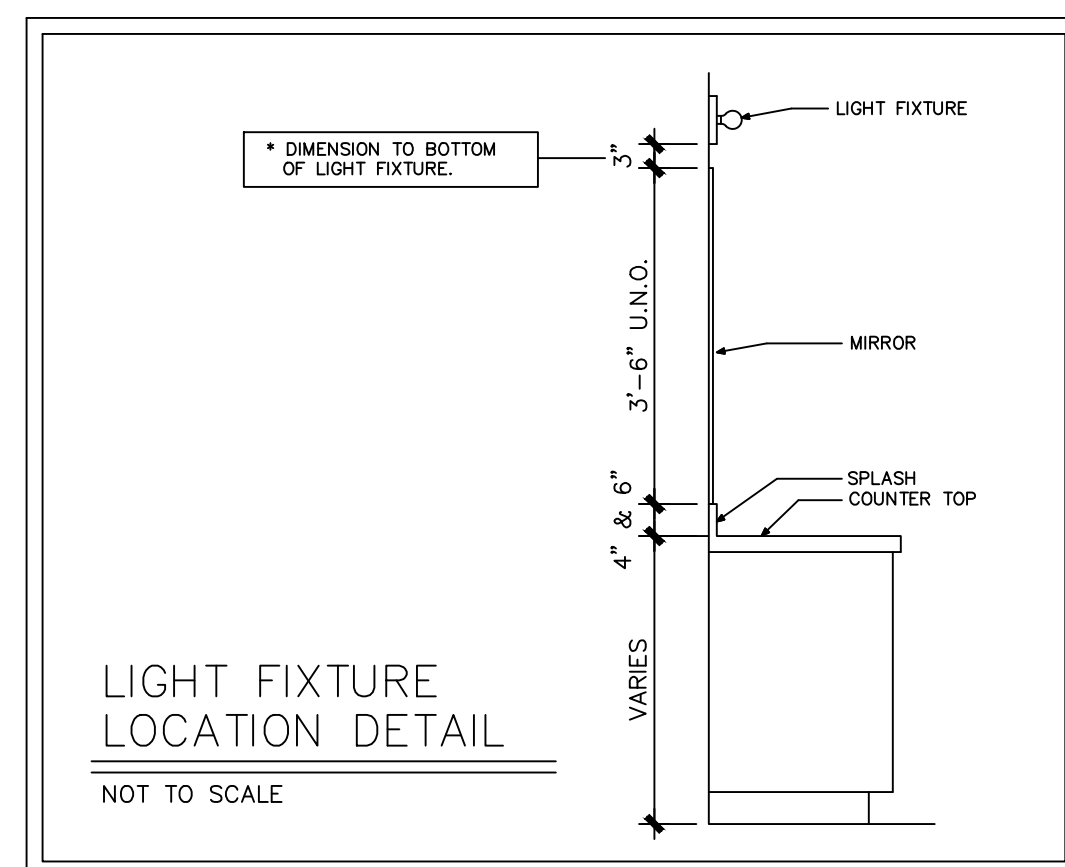


### CABINETS ELEVATIONS

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



**OUTLET LOCATION DETAIL**  
NOT TO SCALE

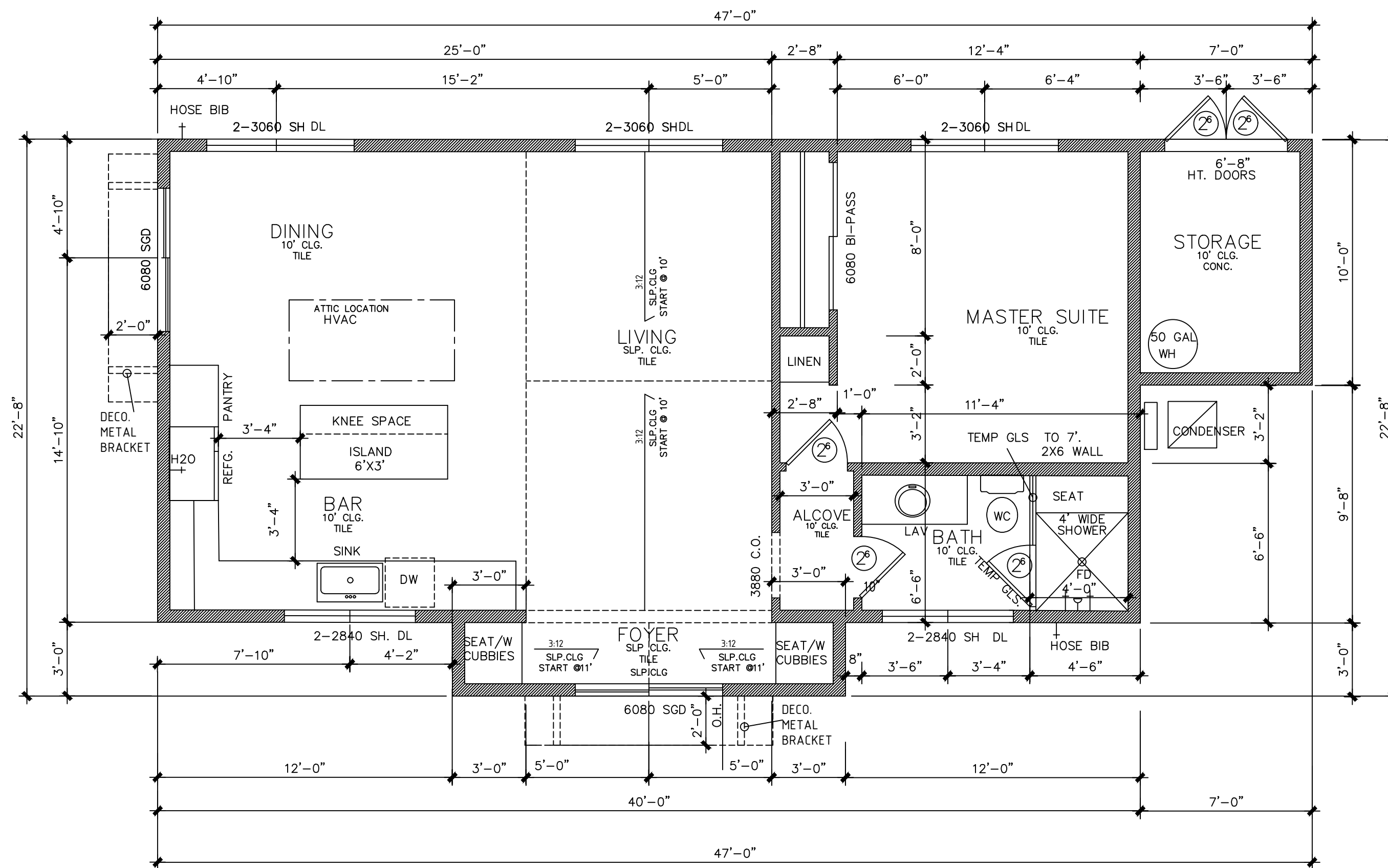


**LIGHT FIXTURE LOCATION DETAIL**  
NOT TO SCALE

### ELECTRICAL NOTES:

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

- ⊙ SMOKE DETECTOR
- ⊖ SINGLE POLE SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- ⊖ DIMMER SWITCH
- ⊖ ELECTRICAL JUNCTION BOX
- ⊖ WALL OUTLET
- ⊖ 4 PLEX WALL OUTLET
- ⊖ FP FLOOR PLUG
- ⊖ WATER PROOF OUTLET
- ⊖ 220V OUTLET
- ⊖ SPEAKER
- ⊖ HALOGEN LIGHT
- ⊖ SURFACE MOUNT LIGHT
- ⊖ WALL MOUNT LIGHT
- ⊖ RECESSED LIGHT
- ⊖ RECESSED EYEBALL LIGHT
- ⊖ VENT WITH LIGHT
- ⊖ UNDER COUNTER LIGHT
- ⊖ FLUOR. BOX FIXTURE
- ⊖ FLUOR. STRIP
- ⊖ DOUBLE FLOOD LIGHTS
- ⊖ WALL MTD. PHONE OUTLET
- ⊖ WALL MTD. CABLE T.V. OUTLET
- ⊖ STEREO SPEAKER JACK (WIRE ONLY)
- ⊖ INTERCOM SYSTEM
- ⊖ COMPUTER DATA TERMINAL
- ⊖ DOOR BELL
- ⊖ DOOR CHIME



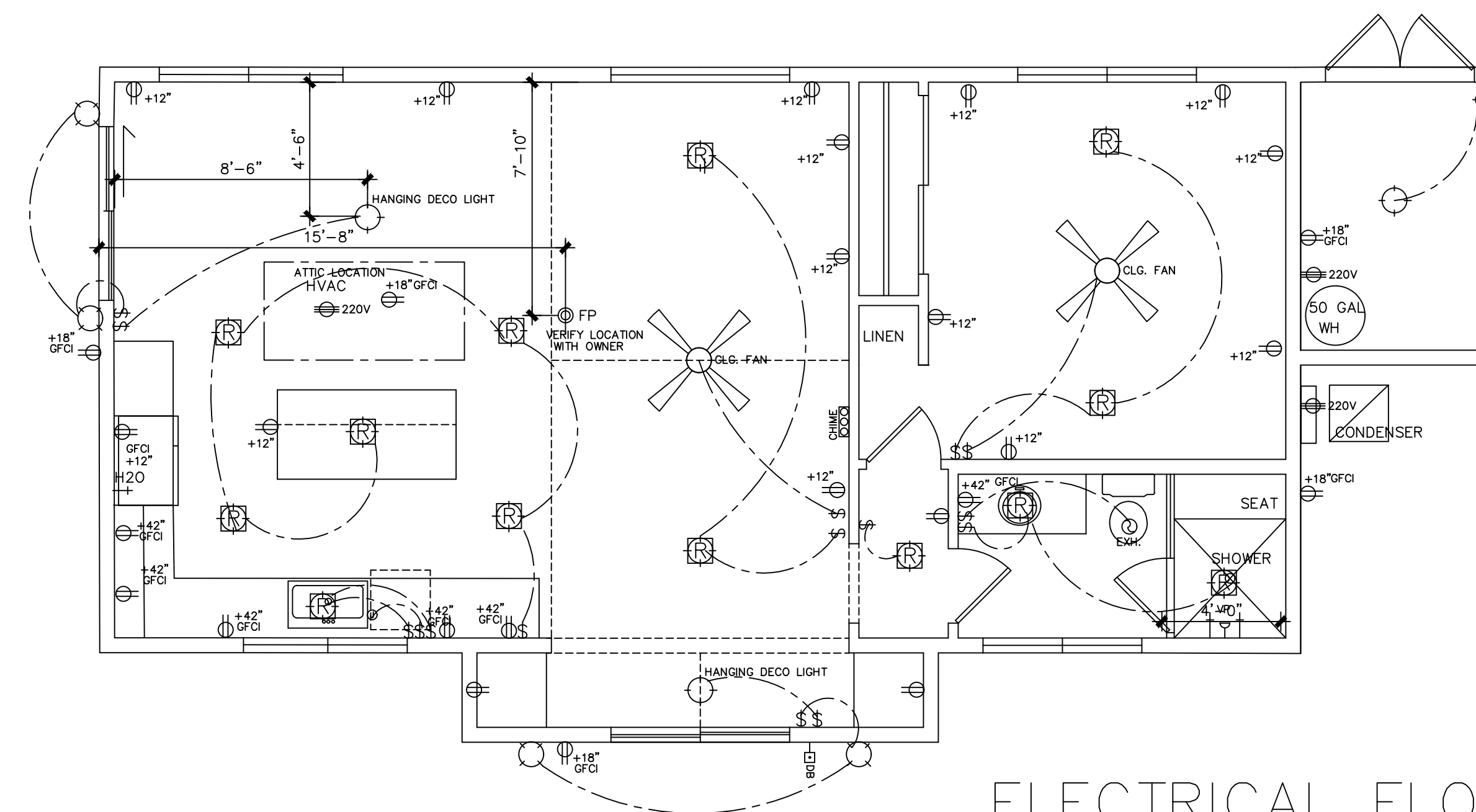
### AREAS

ITEM	SQUARE FT.
TOTAL HEATED	835
STORAGE	70
TOTAL FRAME	905

### FLOOR PLAN

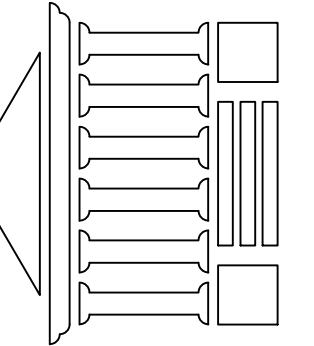
SCALE: 1/4"=1'-0"

**GENERAL NOTE:**  
ALL DOOR TO BE 8' HEIGHT U.N.O.  
ALL WINDOWS TO BE 8' HEADER  
ALL INTERIOR WALLS TO BE 2X4'S  
ALL PLUMBING WALLS TO BE 2X6'S  
ALL EXTERIOR WALLS TO BE 2X6'S



### ELECTRICAL FLOOR PLAN

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



**Impact Design & Architecture Group, Inc.**  
10120 RIMSTONE TRAIL  
AUSTIN, TEXAS 78736  
(512) 947-3818

DRIPPING SPRINGS CONSTRUCTION, LLC  
424 REATAWAY  
DRIPPING SPRINGS, TEXAS

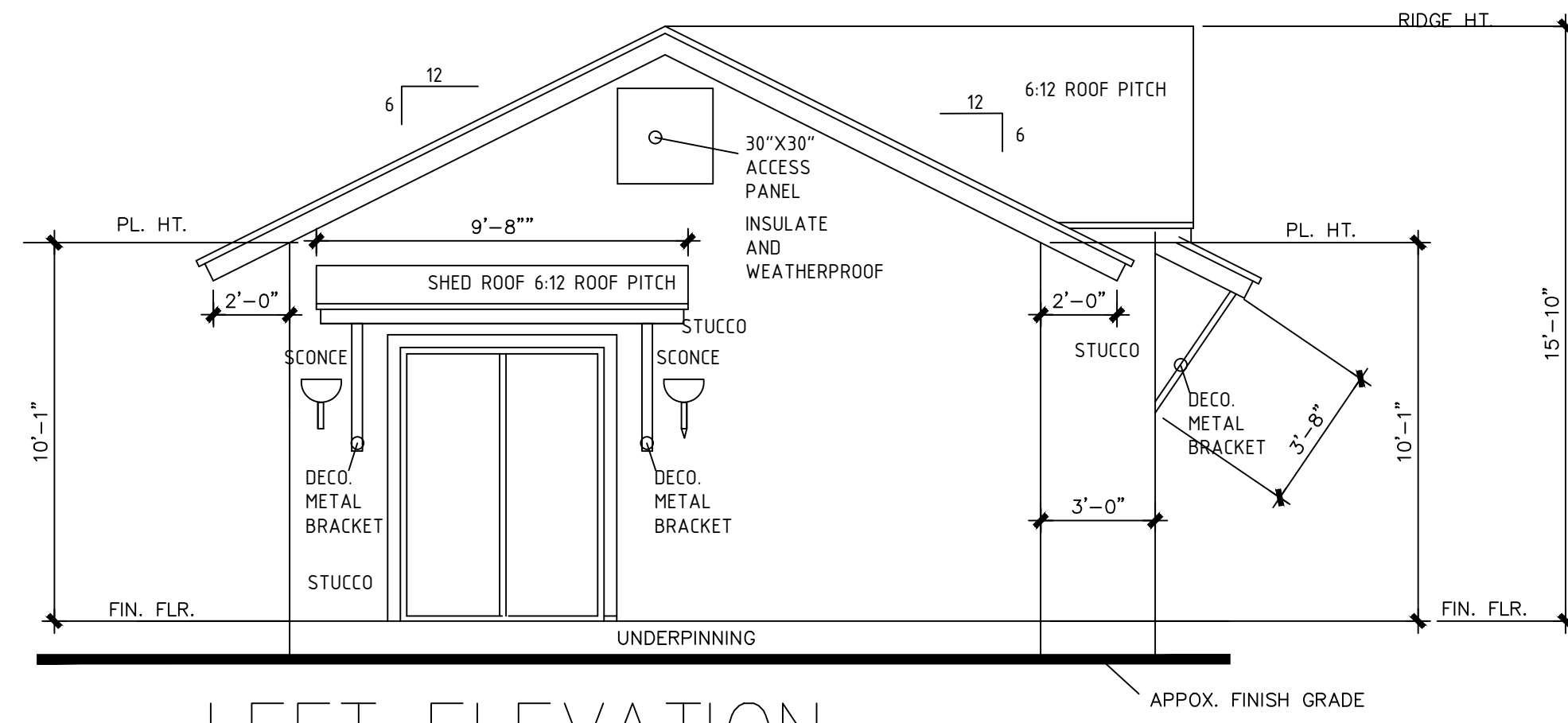


3/5/2024

REVISION 4-4-2024  
DATE 3-5-2024  
DRAWN STAFF  
JOB NO. 24002

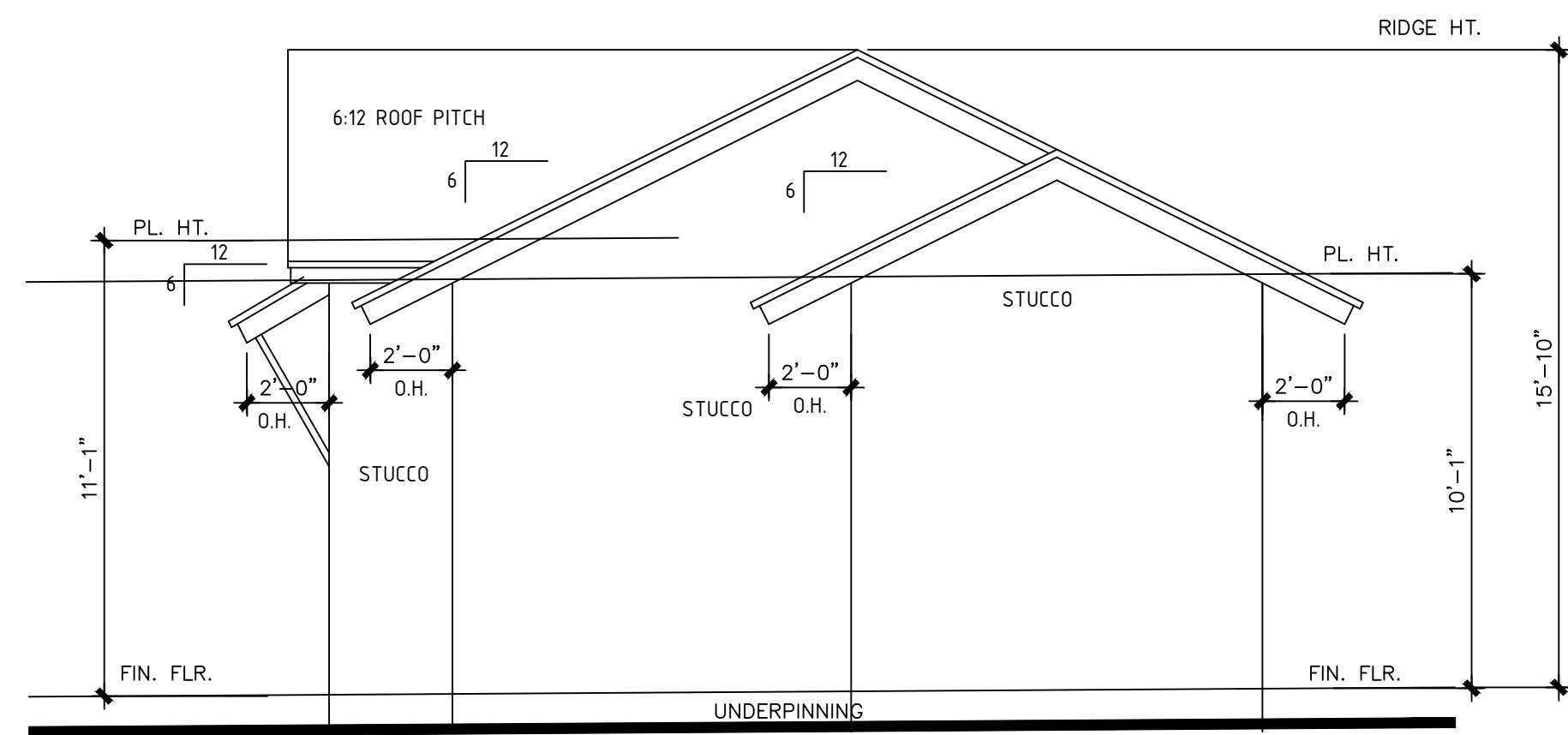


A-1  
SHEET  
OF 3



LEFT ELEVATION

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

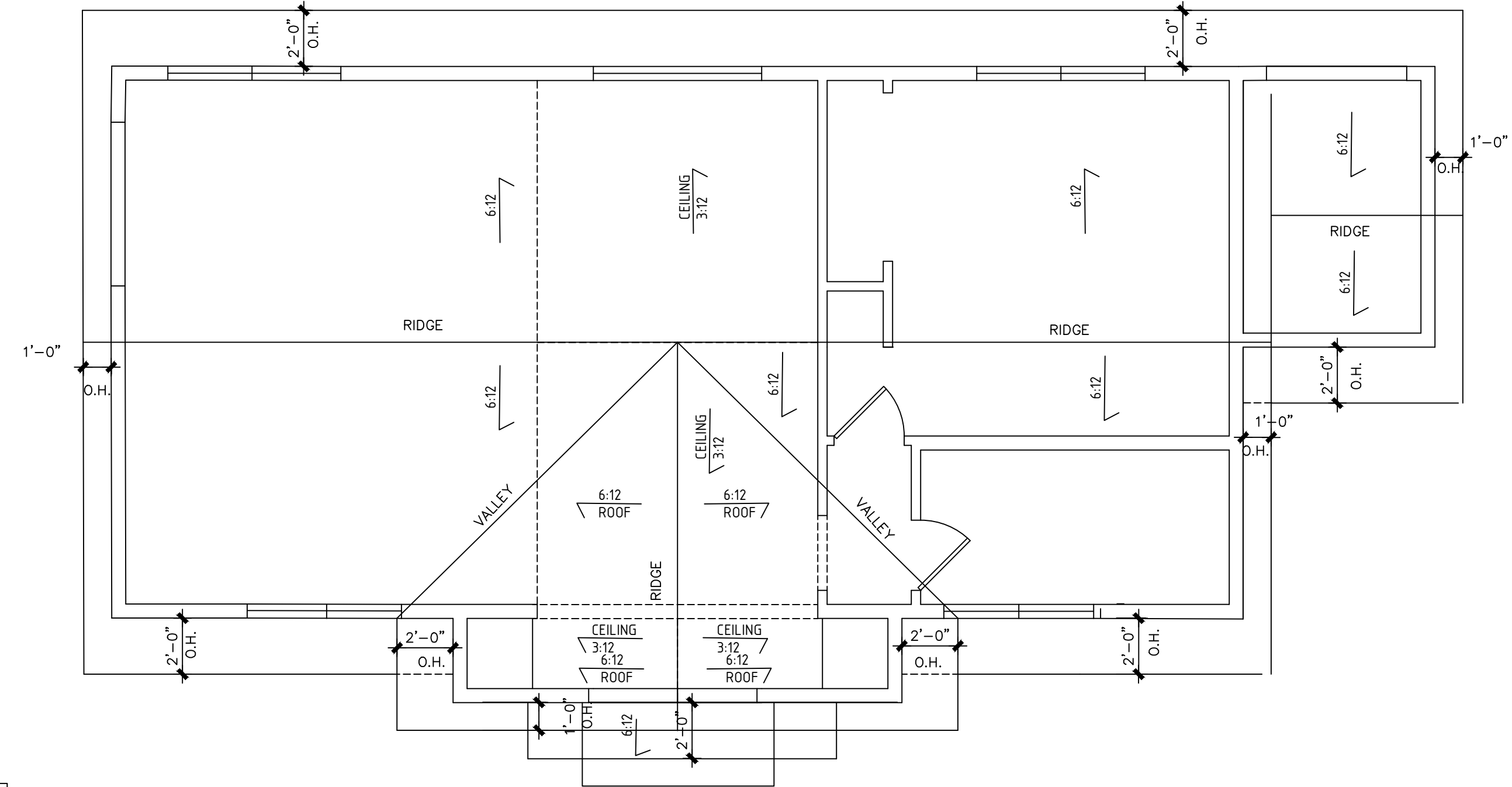


RIGHT ELEVATION

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

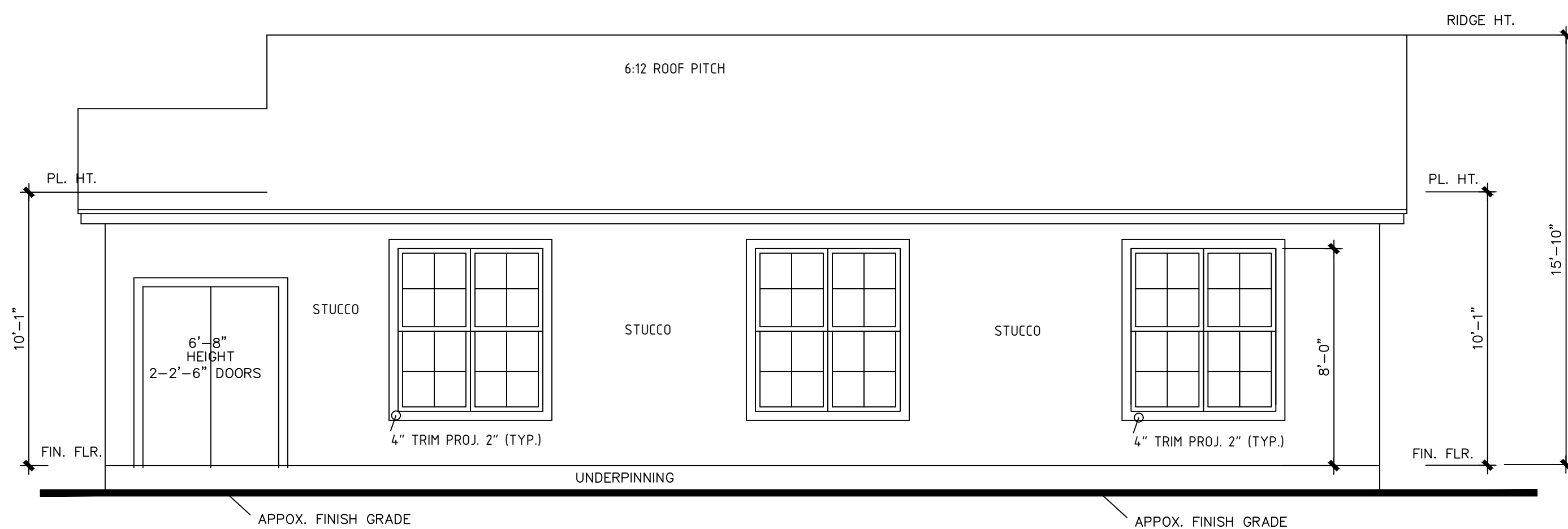
15'-10" FROM FINISH FLOOR

INSULATING NOTE:  
 5" OF SPRAY FOAM INSULATION  
 WALLS AND ROOF RAFTERS  
 NO RIDGE VENTS OR SOFFIT VENTS  
 SPRAY FOAM DOES NOT REQUIRE  
 ATTIC VENTILATION



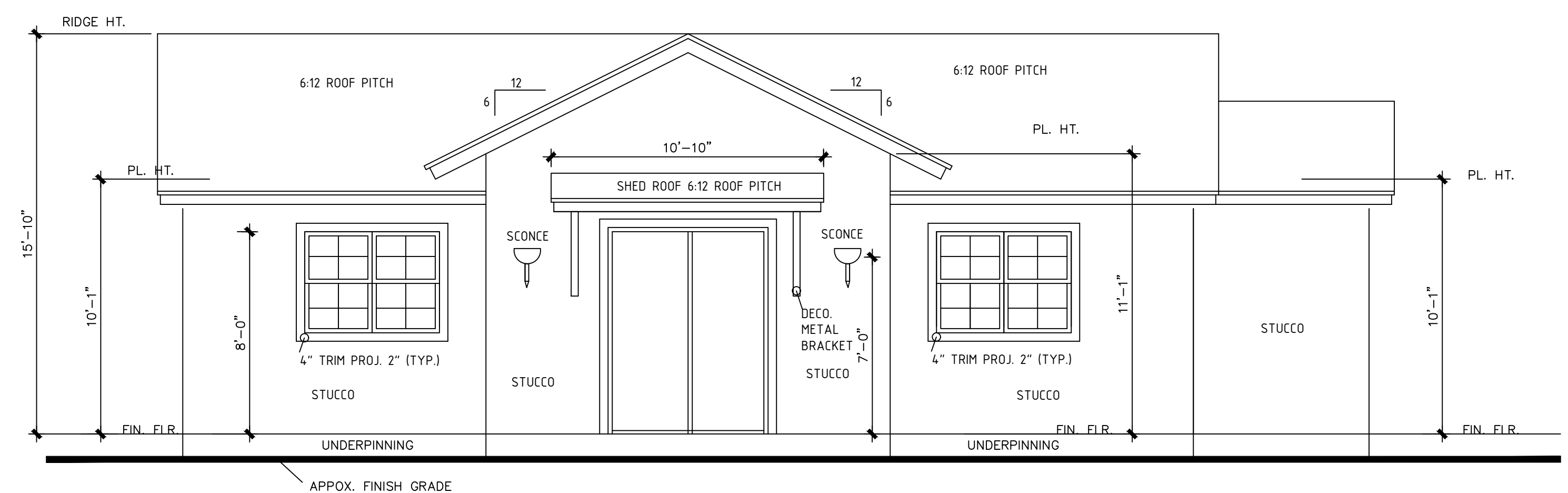
ROOF PLAN

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



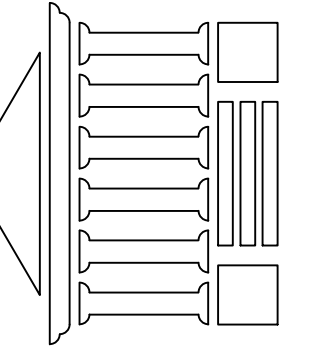
REAR ELEVATION

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



FRONT ELEVATION

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



Impact Design &  
 Architecture Group, Inc.  
 10120 RIMSTONE TRAIL  
 AUSTIN, TEXAS 78736

DRIPPING SPRINGS CONSTRUCTION, LLC  
 424 REATAWAY  
 DRIPPING SPRINGS, TEXAS



REVISION 4-4-2024  
 DATE 3-5-2024  
 DRAWN STAFF  
 JOB NO. 24002

Impact  
 A-2  
 SHEET  
 OF 3







