

HLC

PACKET

Sans loc For
dest. Prop

PR-10-11600-RR



CITY OF AUSTIN
HISTORIC PRESERVATION
OFFICE

C14H - _____ NRD - _____ HDP - 10-004

Review of Application for: Relocation Permit

Daniel Brown - House mo

Received:

FEB 11 2010

2010-014315

NPZD/CHPO

5+ days _____

45+ days _____

6261 2/20/10

Current Address:

2318 W. 8th 78703

Proposed Address:

Outside the city

Staff Comments:

Ca. _____ SF Res Duplex Triplex or Structure

Release Permit: _____

Do Not Release Permit: _____

National Register District: _____

Survey Priority:

_____ in:

CRS

Chestnut

East Austin

Not In A Survey: _____

HLC Agenda Date: _____

Applicant Notified:

John Hallack

Name: _____

Mailing Address: _____

City of Austin, State Zip: _____

Telephone Number: _____

FAX Number: _____

E-mail: _____

Steve Salowsky
Historic Preservation Officer

2-22-10
Date

For additional information, please contact the City Historic Preservation Office, 974-2890

Last printed 7/23/2009 3:16:00 PM



CITY OF AUSTIN
NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT
One Texas Center, 505 Barton Springs Road

RESIDENTIAL RELOCATION PERMIT APPLICATION

I, JOHN HALLOCK hereby apply

for a permit to **RELOCATE** the structure currently located at:

2318 WEST 8th STREET, AUSTIN, TX 78703

The new location will be: OUTSIDE CITY OF AUSTIN

Will the proposed work require use of City right-of-way: YES ☒ NO ☐

If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>.

Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? YES ☐ NO ☒

If "YES" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center, 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>.

PERMIT SUBMITTAL REQUIREMENTS:

MOVING A HOUSE OUTSIDE THE CITY OF AUSTIN:

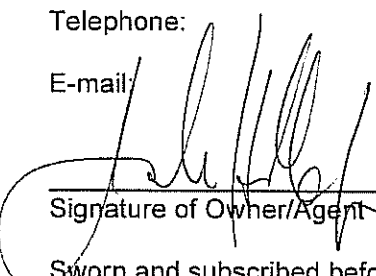
A relocation permit will not be issued without the approval of the Historic Preservation Office. Once application is approved your permit must be obtained in the Permit Center and additional fees will be assessed.

1. **Floor plan** of the structure, showing exterior dimensions, on paper no larger than 8 ½ x 14.
2. **Certified tax certificate** for the property on which the structure is located from the Travis County Tax Assessor's Office (473-9473). NOTE: Copies are NOT accepted.
3. **Proof of ownership** of the structure, or proof of permission from the owner of the structure to obtain a relocation permit on behalf of the owner.
4. **Name, address and phone number of the authorized Moving Contractor** (must have up-to-date insurance requirements on file with the Permit Center).
5. **Photograph** clearly showing the structure to be moved. A digital photograph is acceptable.

Moving Contractor: DANIEL BROWN HOUSE MOVERS
Address: _____
Telephone: 554-8510 Fax: _____
E-mail: _____

A person receiving a permit to move a building along a public right-of-way in the City is responsible for contacting Austin Police Department for a uniformed police escort. If the building exceeds 17 feet 6 inches in height when loaded you are responsible for contacting Austin Energy for an escort.

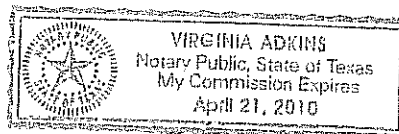
Name of Owner/Agent: JOHN HALLOCK, Dick Clark Architecture
Address of Owner/Agent: 207 WEST 4th ST.
AUSTIN, TX 78701
Telephone: 512-472-4980 Fax: 512-472-4991
E-mail: HALLOCK@DCARCH.COM


Signature of Owner/Agent

Sworn and subscribed before me this 11 day of February, 2010

N. C. Virginia Adkins
Notary Public in and for the State of Texas

My commission expires: 4/21/2010



February 2nd, 2010

Eric and Kristi Wilkerson
2318 West 8th St.
Austin, TX 78703
512.748.9039

RE: Proposed House Relocation @ 2318 West 8th St.

To Whom It May Concern:

We, Eric and Kristi Wilkerson, owners of the property @ 2318 West 8th street, are aware of and approve all proposed relocation/construction on the 8th street site.

Sincerely,

Handwritten signatures of Eric and Kristi Wilkerson. The signature on the left is a stylized 'E' for Eric, and the signature on the right is a stylized 'K' for Kristi, followed by a large oval flourish.

Eric and Kristi Wilkerson

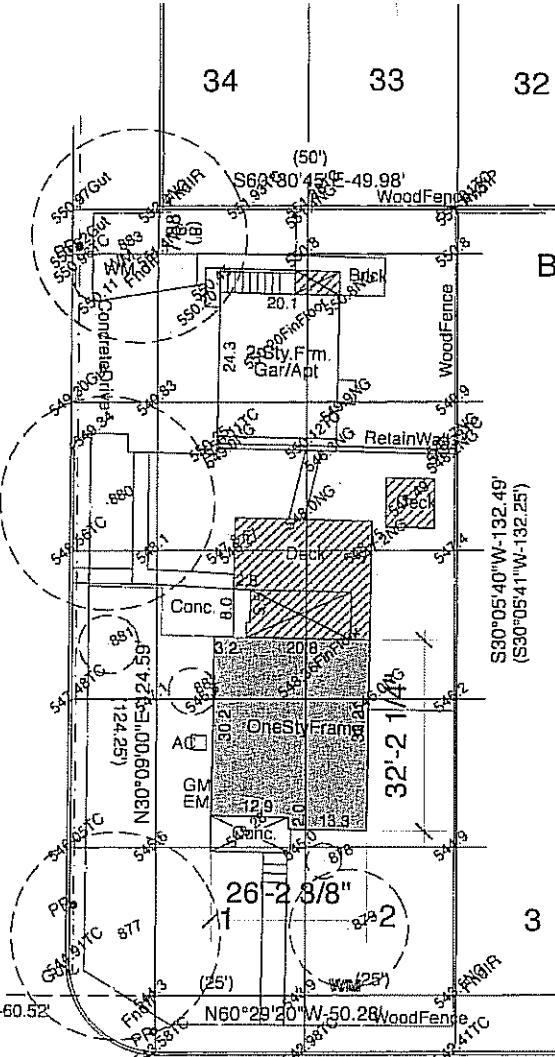


(CENTRE STREET per plat)
(60'R.O.W.)
POSSUM TROT

S59°56'25"E-60.52'

WEST 8th STREET
(60'R.O.W.)

BLOCK "4"



ENCL. 1 - FOUND IRON ROD 12" IRON PIPE CM-CONCRETE MONUMENT "X" - SCRIBED MARK "X" - CALL BEARING DISTANCE 000000-VOLU
A-ARC RADIUS C-CHORD D-DELTA N-S-E-W-NORTH-SOUTH-EAST-WEST PLU-PUBLIC UTILITY EASEMENT D-E-DRAINAGE EASEMENT
C.D.R.-COUNTY DEED RECORDS P.R.-PLAT RECORDS R.P.R.-REAL PROPERTY RECORDS O.P.R.-OFFICIAL PUBLIC RECORDS E-ELEWELL

TREE LEGEND

TREE NO.	NO./DIA. TRUNK	TREE TYPE
877	9", 7", 6", 4"	WILLOW
878	3"	CHINESE TALLOW
879	10-1"	CREPE MYRTLE
880	10", 8", 6"	ARIZONA ASH
881	5"	MIMOSA
882	3", 2"	HACKBERRY
883	18"	LIVE OAK

BENCHMARK

Triangle on South curb at SW end of bridge
12th Street @ Possum Trot
ELEVATION = 511.78
(COA Book 2296/7)

NOTES

REV. NO.	DESCRIPTION	DATE	APPR.
G • E • O A GEOGRAPHICAL LAND SERVICES CO. 4412 SPICEWOOD SPRINGS ROAD SUITE 1002 AUSTIN, TEXAS 78759 (512) 343-9GEO			
LOTS 1 & 2, BLOCK 4, BOULEVARD HEIGHTS. Travis County, Texas.			
DRAWN BY:	RMS	SCALE:	1"=30'-0"
CHECKED BY:	HA	DATE:	10-16-09
ADDRESS:		2318 WEST 8th STREET	
		JOB NO.:	0913061

TAX CERTIFICATE
Nelda Wells Spears
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1042780

ACCOUNT NUMBER: 01-1006-0912-0000

PROPERTY OWNER:

WILKERSON ERIC R & KRISTI A HA
KRISTI A HARRISON
2318 W 8TH ST
AUSTIN, TX 78703-4319

PROPERTY DESCRIPTION:

LOT 1-2 BLK 4 BOULEVARD HEIGHTS PL
US ADJ 1/2 VAC ALLEY

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 2318 W 8 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2009	AUSTIN ISD	3,821.58
	CITY OF AUSTIN (TRAV)	1,401.32
	TRAVIS COUNTY	1,122.66
	TRAVIS COUNTY HEALTHCARE DISTRICT	179.52
	ACC (TRAVIS)	310.23
TOTAL SEQUENCE 0		6,835.31
TOTAL TAX:		6,835.31
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		6,835.31

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

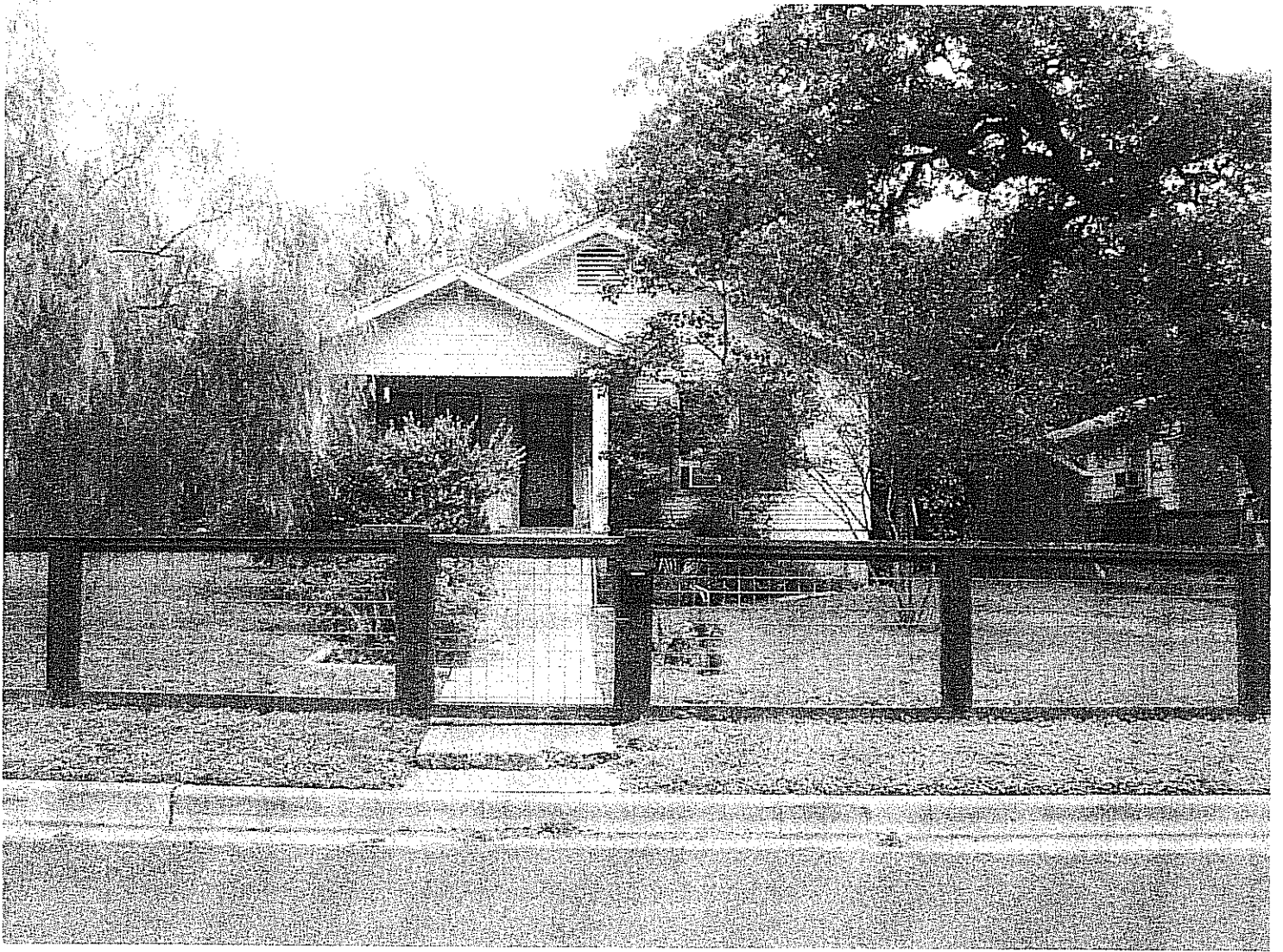
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/08/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 



To whom it may concern:

I, ERIC WILKERSON (please print)

(Name of person authorizing the project) authorize the relocation by

JERRY EDDETT / DAZZ CITY STRUCTURAL SERVICES (person's name who authorization is assigned to),

2 GROWN MOVING COMPANY (Company name if any), of

(Address of structure) 2318 WEST 8TH STREET, AUSTIN, TX, 78703

to 7351 MT. SHARPO RD., WIMPERLEY, TX 78676 (Proposed Address of structure).

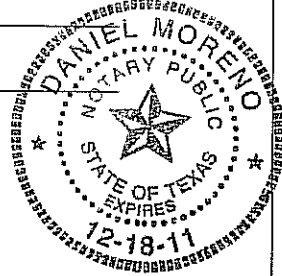
Owner's signature [Signature]

2nd Owner's signature, etc. listed if any [Signature]

Sworn and subscribed before me this 19th day of February, 2010

[Signature]
Notary Public in and for the State of Texas

My commission expires: 12-18-2011



Each person listed on the Certified Tax Certificate needs to sign the Letter of Authorization; in addition to that, if a company listed as the owner by TCAD then we will need a person's name and connecting documents associated with the project.

Dear Neighbor,

I am writing to inform you that we are requesting a modification from the Residential Design Compatibility Commission to allow Eric and Kristi Wilkerson to build a two story 2,147 square foot home and keep the existing 480 square foot detached garage apartment in it's current location. We are requesting this variance to keep from moving the existing detached garage any closer to the rear property line and to avoid encroaching on the root zone of a significant live oak that is situated on the north side of the property.

The total square footage of the project, counting the garage as detached, as defined by the City Code of the City of Austin, Texas, Chapter 25-2 Zoning, Subchapter F, Residential Design and Compatibility Standards is 2,657 square feet. The allowable square footage is 2,657 square feet.

Currently, the existing detached garage is six and a half feet from the new house, which, by the zoning definition, classifies the garage as an attached garage and requires us to deduct only 200 square feet from the allowable square footage rather than the 450 square foot deduction allowed for a detached garage. By classifying the garage as attached, the building square footage is 2,907 square feet. For this we are requesting that a modification be granted to allow for an increase in the allowable total floor area.

The RDCC can approve an increase of up to 25% in the allowable square footage. We are requesting an increase of 9%. We have designed the project to meet all applicable codes and design intentions of City of Austin Code Chapter 25-2, Subchapter F. We believe that the new house with the existing garage in its current location is keeping the project in the scale and proportions of the neighborhood. With the approval of the modification the existing garage will remain in its current location approximately 14 feet off of the rear property line and will create an even greater buffer to the neighbors.

Very Respectfully,

John Hallock
Dick Clark Architecture



DICK CLARK
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

S U P P O R T I N G
D O C U M E N T S

Benavidez, Sylvia

10-055014PR

From: John Hallock [hallock@dcarch.com]
Sent: Tuesday, August 03, 2010 9:35 AM
To: Benavidez, Sylvia
Subject: Re: 2318 W. 8th-AKA 803 Possum Trot
Importance: High

you postponed our RDCC case until september correct?

we got a mixed response from the neighborhood board. We have agreed to meet them again at the next meeting before we go to the RDCC. We had gained a lot of support from our surrounding neighbors and WANG said they usually support projects if the surrounding neighbors do, Although their was some opposition, I think we can come to an agreement and get WANG to make a decision at the next meeting before we go to the RDCC in September.

We also discussed the fence with the neighborhood last night. I feel that is an issue we can resolve with them without holding the final inspection for a 10 year old existing fence.

thank you for all your help

JOHN HALLOCK, LEED AP
hallock@dcarch.com

DICK CLARK ARCHITECTURE
 207 WEST 4th ST | AUSTIN TX 78701
 512.472.4060 | WWW.DCARCH.COM

On Aug 2, 2010, at 10:28 PM, Benavidez, Sylvia wrote:

The fence will not be part of the RDCC case, but, it was brought to my attention and I will let you know that the active permits will have a HOLD that is only placed to make sure the vacation or license agreement is approved before receiving a FINAL on the permits, the Hold does not have any impacts on calling inspections it will only prevent the FINAL until the easement encroachment is resolved.

As for the RDCC case, will you be presenting your case on Wednesday? To my understanding you were withdrawing the case from a previous email. Has that now changed?

What was the outcome of the meeting tonight with the neighborhood?

From: John Hallock [<mailto:hallock@dcarch.com>]
Sent: Monday, August 02, 2010 12:29 PM
To: Benavidez, Sylvia
Subject: Re: 2318 W. 8th-AKA 803 Possum Trot

great, we are meeting with the neighborhood group tonight to discuss our modification request. The fence is an old existing fence that we are discussing options for, I spoke with Andy Helm last week about it. We don't need the RDCC to rule on the fence so there is no need to complicate the case. We can pursue a licensing agreement from the city separate

10-05-014PR

from RDCC so I don't think we should add that part to our RDCC case.

I have attached our revised application sheet showing our 3.7% FAR request along with a diagram showing the garage location.

thanks

JOHN HALLOCK, LEED AP
hallock@dcarch.com

DICK CLARK ARCHITECTURE
207 WEST 4th ST | AUSTIN TX 78701
512.472.4980 | WWW.DCARCH.COM

10-055014PR

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-055014PR
ADDRESS 2318 West 8th St #B,
(aka 803 Possum Trot)
Contact: Sylvia Benavidez, 974-2522
Public Hearing: Aug 4, 2010
Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your Name (please print)

J. Kost

Your address(es) affected by this application

J. Kost

Signature

7.26.10

Date

Comments:

Assuming applicant & owner were aware
of ^{existing} codes & regulations, house & garage
apt. designs should stay within
these limits.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

10-055014PR

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Case Number: 10-055014PR
ADDRESS 2318 West 8th St #B,
(aka 803 Possum Trot)
Contact: Sylvia Benavidez, 974-2522
Public Hearing: Aug 4, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

ROBERT MERCADO
Your Name (please print)

2414 WEST 8TH ST
Your address(es) affected by this application

[Signature] 7/23/10
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

10-055014PR

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Case Number: 10-055014PR
ADDRESS 2318 West 8th St #B,
(aka 803 Possum Trot)
Contact: Sylvia Benavidez, 974-2522
Public Hearing: Aug 4, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Your Name *(please print)*

DIANNE HYDE & MELVYN HYDE
Your address(es) affected by this application 2306 PRUETT ST.

Dianne Hyde Murphy
Signature Date 7-26-10

Comments:

Please allow this variance!

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Benavidez, Sylvia

10-055014PR

From: John Hallock [hallock@dcarch.com]
Sent: Friday, July 30, 2010 9:23 AM
To: Benavidez, Sylvia
Subject: Re: 2318 W. 8th-AKA 803 Possum Trot
Importance: High

thank you, sorry for the confusion, can we postpone the RDCC hearing until September to clarify the documents and allow us to come to agreement with the neighborhood group. It has been very confusing for many of the neighbors trying to explain the discrepancy between 450 sf and 250 sf and I feel we need more time to accommodate their concerns. We are meeting with West Austin Neighborhood Group on Monday to try and explain what is happening.

thank you

JOHN HALLOCK, LEED AP
hallock@dcarch.com

DICK CLARK ARCHITECTURE
207 WEST 4th ST | AUSTIN TX 78701
512.472.4980 | WWW.DCARCH.COM

Austin Tree Experts

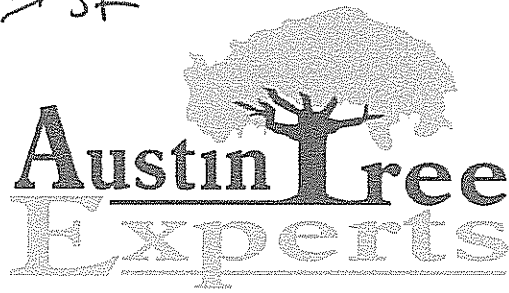
Professional Arborist Services

996-9100

Keith's mobile phone: (512) 565-7164

Keith@AustinTreeExperts.com

Fax: (512) 996-9116



July 23, 2010

2318 West 8th St.

Arborist Report Construction Impact Opinion

Summary

Kristi Wilkerson has been a customer; Austin Tree Experts has been maintaining the trees on this site for several years. She asked me to give an opinion on the potential impacts to the trees near the garage should construction require the building be moved a small distance.

Site Analysis

There are a few protected sized trees that have critical root zones within the area of the garage. There are also power lines that limit the canopy growing area.

Tree Condition

The trees are in fair condition over all. I'd say they are doing better than expected considering the tight growing quarters.

Recommendations

Construction to move the structure would have a significantly bad impact on the adjacent trees. I would recommend against any construction in the area if possible.

Keith Brown

Board Certified Master Arborist TX-0985BT

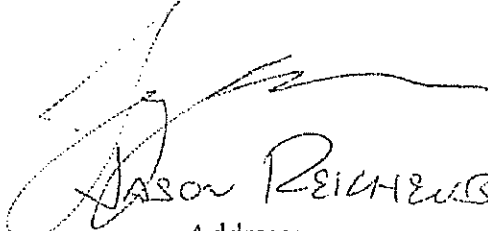
Austin Tree Experts

2318 W 8th

Dear RDCC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,


JASON REICHENBERG
Address:
2405 West 8th St

Jana Magruder
2407 W. 8th

Dear RDCC Commission Members, 2318 W. 8th

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

Christi Burger
BdB

Address:

2408 W. 8th

Dear RDCC Commission Members,

2318 W. 8th

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

Lucien & Lynn Bone

Address:

1103 wayside Dr.
Austin, Tx 78703

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Case Number: 10-055014PR

**ADDRESS 2318 West 8th St #B,
(aka 803 Possum Trot)**

Contact: Sylvia Benavidez, 974-2522

Public Hearing: Sept 1, 2010

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

DAVE LAVERTY

Your Name (please print)

2306 W 8TH ST

Your address(es) affected by this application

Dave Lavery

Signature

9/20/10

Date

Comments: I ask the Commission to find in favor
of the applicant to allow a FAR increase as
described - this house fits nicely into the confines of
the lot, does not dominate the corner, and adds
greatly to the "street scene" along West 8th &
Possum Trot - We, as close neighbors, greatly
look forward to the expedient completion of this very
nice project -

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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ADDRESS 2318 West 8th St #B,
(aka 803 Possum Trot)

Contact: Sylvia Benavidez, 974-2522

Public Hearing: Sept 1, 2010

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Your Name (please print)

Joni Kost 2316 W. 9th St.

Your address(es) affected by this application

Joni Kost

Signature

8.23.2010

Date

Comments: Since the front/main house was built from the ground up - weren't the current regulations in place & shouldn't the design for the main house or re-do of the garage apt be in keeping with the current regulations?

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Case Number: 10-055014PR

ADDRESS 2318 West 8th St #B,

(aka 803 Possum Trot)

Contact: Sylvia Benavidez, 974-2522

Public Hearing: Sept 1, 2010

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

AMY ROBERTS

Your Name (please print)

2307 W. 8th St. AUSTIN TX 78703

Your address(es) affected by this application

Amy Roberts

Signature

8/22/10

Date

Comments:

I AM VERY MUCH IN FAVOR OF
THIS PROJECT - CASE # 10-055014PR
PLEASE ALLOW THEM TO BUILD
AS REQUESTED. THIS NEW HOME
IS WONDERFUL & A BEAUTIFUL
ADDITION TO OUR NEIGHBORHOOD.

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City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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ADDRESS 2318 West 8th St #B,

(aka 803 Possum Trot)

Contact: Sylvia Benavidez, 974-2522

Public Hearing: Sept 1, 2010

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Lester Germanio

Your Name (please print)

2404 West Ninth Street

Your address(es) affected by this application

[Signature]

Signature

8-20-10

Date

Comments: this property has a fence that is on
the City right of way without a permit or
license agreement. (both on possum trot and
west 8th). I am curious how the building
inspector doing a layout inspection could miss
such a major violation.

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City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

I am in favor of the modification requested because
I personally enjoy watching the board's and commissions
fumble for a spin on their findings to help do their
part to keep government timely arbitrary at all levels.

If the south wall of the detached garage was shifted back
the four feet and the resultant space opened up to create
an open three sided porch, they would not need to
request this modification. The rest of the existing garage
apartment could remain in the existing location.



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Case Number: 10-055014PR

ADDRESS 2318 West 8th St #B,

(aka 803 Possum Trot)

Contact: Sylvia Benavidez, 974-2522

Public Hearing: Aug 4, 2010

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

CHRIS ALGUIRE

Your Name (please print)

2405 TRUST ST. 78703

Your address(es) affected by this application

[Signature]

Signature

8/4/2010

Date

Comments: NEW BUILD SHOULD HAVE ALLOWED
FOR APT. TO REMAIN IN LOCATION IN THE
FIRST PLACE. EVIDENTLY KNEW IT WOULD
HAVE TO MOVE AND IGNORED IT.

ALREADY TOO MUCH PRESSURE ON
FAR HERE - MULTIPLE CARPORT PERMITS
LATER BECOME ENCLOSED GARAGES AND
CODE COMPLIANCE WON'T FIX (SEE
2307 W. 8th - permit allowed w/o RDCC hearing!)

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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(aka 803 Possum Trot)
Contact: Sylvia Benavidez, 974-2522
Public Hearing: Sept 1, 2010
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Richard Paddock
Your Name (please print)

2403 W. 8th
Your address(es) affected by this application

[Signature] 8-21
Signature Date

Comments: THE REMODELED HOUSE ADDS TO
CHARACTER AND QUALITY OF THE
NEIGHBORHOOD. I HAVE NO PROBLEM WITH
THE ADDITIONAL SQUARE FOOTAGE ESPECIALLY
IF THEY DON'T HAVE TO MOVE THE GARAGE.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Ramirez, Diana

2318 W. 8th St | 83 Posum
1-7

From: Benavidez, Sylvia
Sent: Friday, July 23, 2010 1:32 AM
To: Ramirez, Diana
Subject: FW: 2318 West 8th st-AKA 83 posum Trot RDCC case
Importance: High
Attachments: RDCC Letters.pdf; ATT885857.htm

Please add to the folder of add ons so we don't forget to attach them to the file thanks.....

From: John Hallock [mailto:hallock@dcarch.com]
Sent: Thursday, July 22, 2010 3:41 PM
To: Benavidez, Sylvia
Subject: 2318 West 8th st-AKA 83 posum Trot RDCC case

Sylvia,

Attached are some signed neighborhood support letters for our case, I will send additional information as I get it in. The clients are busy gathering additional signatures and talking with the neighborhood group. Please let me know if you think of anything else that would benefit our case.

Please also let me know when you are planning on sending the packet to the RDCC and send me a copy of your notification letter to review.

Thank you

John

JOHN HALLOCK, LEED AP
hallock@dcarch.com

JOHN CLARK ARCHITECTURE
107 WEST 4th ST | AUSTIN TX 78701
(512) 472-4980 | WWW.DCARCH.COM

7/27/2010

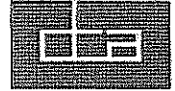
Dear RDCC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

[Handwritten signature]
Joni Spalding

Address: 2319 W 9TH ST.
AUSTIN, TX 78703



DICK CLARK
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

7-15-2010 (2)

Dear RDCC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

Pal R. Pearson

Address:

2303 West 12th St.
Austin, TX 78703

(3)

Dear RDCC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

For Stanley


Address:

1111 10th St. SW
Tomball, TX 77375

(4)

Dear RDCC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

Thomas H. Caskey



Address:

2390 W. 8th,
78703

FAX

TO: JOHN H.

THANKS!

472-4871

DICK CLARK
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

Dear RDCC Commission Members,

(5)

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

RICHARD RADDICK



Address:

2403 W. 8th ST

D C C L A S S
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

(6)

Dear RDCU Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I support the RDCU modification to add 9th to the total floor area at 2318 West 8th Street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,

John Wilkerson

*John Wilkerson
2318 West 8th Street
San Antonio, TX 78205*

Address

2318 West 8th Street

San Antonio, TX 78205

7/21/17

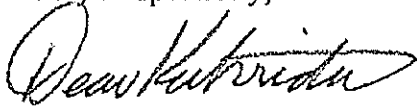


ARCHITECTURE
COMMUNITY DEVELOPMENT
CITY OF SAN ANTONIO
1100 N. MEYER ROAD
SAN ANTONIO, TEXAS 78205

Dear RDCC Commission Members,

As a neighbor to Eric and Kristi Wilkerson, I/we support the RDCC modification to add 9% to the total floor area at 2318 West 8th street. The modification will allow the existing 480 square foot detached garage apartment to remain where it is currently located and protect the root zone of a significant live oak tree.

Very Respectfully,


DEAN KAKRIDAS



Address:

2321 W 9TH ST. (NEXT DOOR NEIGHBOR)

DICK CLARK
ARCHITECTURE
207 WEST 4TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

Neighborhood Plan Recommendations:

West Austin Neighborhood Group

Preserving and Protecting West Austin



[Home](#) [Contact](#) [Neighborhood Plan Recommendations](#) [Parks](#) [Sponsors/Supporters](#)
[Support Local Businesses](#) [The Brackenridge Tract](#) [About](#) [Join WANG](#) [Green Building](#)
[Topics](#) [Links](#) **Neighborhood Plan Recommendations**

The Central West Austin Combined Neighborhood Plan and related rezoning requests will be considered by the Planning Commission on Tuesday, May 25, 2010 (beginning at 6 pm) as Items 4-6.

The rezoning requests will include various “infill” and “density” recommendations made by the City Staff **over neighborhood objections** to promote affordable housing in West Austin. These recommendations from City Staff include recommendations concerning the Elm Terrace Property at the Austin State School. In addition, City Staff is recommending that “the zoning of lots currently under dispute be changed to allow for higher density residential” and that the “plan should allow for infill options, giving individual property owners the chance to build higher density on their lots, and thus, create potential for affordability and multi-family zoning. [The plan] should also allow, where appropriate, for more opportunities for higher density single family or multi-family zoning throughout the neighborhood.”

Neighborhood stakeholders are meeting this weekend and Monday to formulate a response to the contested recommendations. A significant concern here is that the planning process failed to include planning for the Brackenridge Tract or Austin State School properties in any meaningful way, even though the likely development at these large tracts in the near future will be the perfect location for achieving infill, density and affordable housing in West Austin.

Our recommendations will be circulated by email and through the WANG website (www.westaustinng.com)

• Search WANG

To search, type and hit enter

• Upcoming Events

« May  Jul »

June 2010

M T W T F S S

1 2 3 4 5 6
7 8 9 10 11 12 13
14 15 16 17 18 19 20
21 22 23 24 25 26 27
28 29 30

• Recent Posts

2318 West 8th Street # B-AKA-803 Possum Trot
RDCC Application

Case Number: 2010-055014 PR

Supporting Documentation:

Modifications/Variances granted to nearby properties:



arch

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Permit/Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2007-105908 PR	2007-105908 PR	New three story sf res w/ cov'd porches & 2nd story balconies & detached garage w/ finished garage habitable space above the garage. Revised plans to lower exterior roofline of 3rd floor attic along the left elevation in order to comply w/ Subchapter F: 3.3.2.C and lower side gable along right elevation in order to comply with the max allowable building height of 32 ft. Revised 3/3/08 MHH. BOA Variance granted 6/27/08 for building height of 36ft and increase FAR to 46.8% ir 3193.53 SF.	R- 101 Single Family Houses	New	2309 W 9TH ST	Revision Approved	Mar 14, 2007	Mar 4, 2008	Sep 2, 2008

Related Folders: [Yes](#)**FOLDER INFO**

Information Description	Value
Is this over a Landfill ?	No
Smart Housing	No
Is this property in MUD ?	No
Current Zoning for Building	SF-3
Name of Neighborhood Plan	WEST AUSTIN NEIGHBORHOOD GROUP
Subdistrict	NONE
Status	PLANNING UNDERWAY OR BEGIN 2007
Is Historical Review Required?	No
Is this a Legal Lot ?	Yes
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	2
Number of Bathrooms	4
Size of Water Meter	3/4
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	No
Does property access a paved street?	Yes
Current Use	vacant lot
Proposed Use	Sf res w/ detached garage
Square Footage of Lot	6632.7
Trees greater than 19'	Yes
New/Addn 1st Flr Area Sq. Ft	1142
New/Addn 2nd Flr Area Sq. Ft	1355.9
New/Addn 3rd Flr Area Sq. Ft	632
New/Addn Basement Sq. Ft	0
New/Addn Attached Garage/Carport Sq. Ft	0
New/Addn Detached Garage/Carport Sq. Ft	0
New/Addn Wood Decks Sq. Ft	0
New/Addn Breezeways Sq. Ft	0
New/Addn Covered Patios Sq. Ft	416.9
New/Addn Covered Porches Sq. Ft	153.9
New/Addn Balconies Sq. Ft	0
New/Addn Swimming Pool(s) Sq. Ft	0
New/Addn Spa Sq. Ft	0
New/Addn Other Bldg/Covered Areas Sq.Ft	0
Total New/Addition Bldg Square Footage	3700.7
Total Building Coverage on lot Sq. Ft.	2652.2
Total Building Coverage Percent, of Lot	39.99
Driveway area on Private Property	650
Sidewalk/Walkways on Private Property	91.8
Uncovered Patios	0
Uncovered Wood Decks	0
AC Pads	27
Concrete Decks	0
Other	54.5
Total Impervious Coverage Square Footage	3475.5
Total Impervious Coverage Percent of Lot	42.71
Max. Bldg. Cov. Sq. Ft. Allowed	2653.08

Max. Impervious Cover	2984.71
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	Yes
Plumbing Inspection	Yes
Energy Inspection	Yes
Driveway Inspection	Yes
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	Yes
Water Tap Inspection	Yes
Sewer Tap Inspection	Yes
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Usage Category	101
Hazardous Pipeline Review Required	No
Electric Service Planning Application?	Yes
ESPA Application Number	71-103
ESPA Approval Date	Mar 12, 2007
Site has Water availability?	Yes
Site has Waste Water availability?	Yes
Site has a septic system?	No
Subject to RD&C Requirements	RESIDENTIAL DESIGN STANDARDS
Maximum FAR allowed	2653.08
Existing 1 Fl Area	0
Existing 1 Fl Area-Ceiling Ht over 15'	0
Existing 1 Fl Area-Ceiling Ht 15' or less	0
Existing Total 1 Fl Gross Area	0
Existing 2 Fl Area	0
Existing 2 Fl Area-Ceiling Ht over 15'	0
Existing 2 Fl Area-Ceiling Ht 15' or less	0
Existing Total 2 Fl Gross Area	0
Existing 3rd Fl Area	0
Existing 3 Fl Area-Ceiling Ht over 15'	0
Existing 3 Fl Area-Ceiling Ht 15' or less	0
Existing Total 3rd Fl Gross Area	0
Existing Basement Gross Area	0
Existing Garage attached	0
Existing Garage detached	0
Existing Carport	0
Existing Total Sq Ft	0
New/Addn 1 Fl Area	1142
New/Addn 1 Fl Area-Ceiling Ht over 15'	0
New/Addn 1 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 1 Fl Gross Area	1142
New/Addn 2 Fl Area	1509.8
New/Addn 2 Fl Area-Ceiling Ht over 15'	0
New/Addn 2 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 2 Fl Gross Area	1509.8
New/Addn 3 Fl Area	0
New/Addn 3 Fl Area-Ceiling Ht over 15'	0
New/Addn 3 Fl Area-Ceiling Ht 15' or less	0
New/Addn Total 3 Fl Gross Area	0
New/Addition Basement Gross Area	0
New/Addition Garage attached	0
New/Addition Garage detached	.4
New/Addition Carport	0
New/Addition Total Sq Ft	2652.2
Total Number of Driveways	1
Driveway Width 1	12
Total Number of Sidewalks	0
Certificate of Occupancy to be Issued	Yes

PROPERTY DETAILS

Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
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PEOPLE DETAILS

Desc	Organization Name	Address	City	State	Postal	Phone1
Applicant	Dabney Homes	143 SCHOOL HOUSE RD.	Driftwood	TX	78619	(512)426-4400

PROCESSES AND NOTES

Process Description	Status	Schedule Date	Start Date	End Date	Assigned Staff	# of Attempts
Residential Intake	Closed	Mar 14, 2007	Mar 14, 2007	Mar 14, 2007	Tarrah Adams	1
Residential Admin	Open				Residential Zoning Reviewers	0
Residential Zoning Review	Approved	Mar 12, 2007	Mar 27, 2007	Apr 25, 2007	Margaret C Howard-Heretakis	4
Residential Revision After Issuance	Approved	Mar 4, 2008	Mar 4, 2008	Mar 4, 2008	Margaret C Howard-Heretakis	2
Residential Revision After Issuance	Open	Mar 4, 2008				0

FOLDER ATTACHMENT

Description	Detail
APPLICATION	View Attachment
EXHIBIT	View Attachment
REVISED PLANS	View Attachment

[Back](#)[Austin City Connection](#) - The Official Web site of the City of AustinFor permit questions/issues: [Send_email](#) or (512) 974-6370For technical issues with the website: [Send_email](#) or (512) 974-4357.[Legal Notices](#) | [Privacy Statement](#)

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P.O. Box 1088,
Austin, TX 78767
(512) 974-2000

CITY OF AUSTIN 2.20.08

RESIDENTIAL PERMIT APPLICATION "A"

2008-011437 SBR.

BP Number 08-011429 RA
 Building Permit No. 2008011436
 Plat No. _____ Date 2.20.08
 Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 2315 W. 9th Tax Parcel No. 109502
 Legal Description E 1/2 of 1st 28
 Lot 26-27 Block 4 Subdivision Boulevard Heights plus adj 1/2 vacated alley Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence
☐ Duplex
☐ Garage attached ☐ detached
☒ Carport attached ☒ detached
☐ Pool

☒ Remodel (specify) Remove sky lights; replace w/ vaulted ceilings; replace sewer line, change out HVAC, remodel.
☒ Addition (specify) enlarge cov'd porch, add 2nd cov'd patio, 3 bedrooms, 2 baths, cov'd balcony
☒ Other (specify) new detached carport

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 30.9 ft. # of floors 2 Height of Other structure(s) 10 ft. # of floors 1

- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☒ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ 25,000.
 Electrical \$ 500.
 Mechanical \$ 6000.
 Plumbing \$ 6000.
 Driveway/
 Sidewalk \$ _____
 TOTAL \$ 37,500.
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 8242 sq. ft.
 Job Valuation - Principal Building \$ 200,000.
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ 12,500.
 (Labor and materials)

TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 250,000.
 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>105,000.00</u>	\$ <u>1165</u> = <u>343</u>
Electrical	\$ <u>79</u>	\$ <u>23</u> = <u>102</u>
Mechanical	\$ <u>56</u>	\$ <u>53</u> = <u>111</u>
Plumbing	\$ <u>69</u>	\$ <u>55</u> = <u>224</u>
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

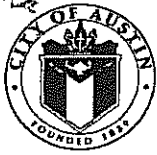
OWNER / BUILDER INFORMATION

OWNER	Name <u>Sharon Albrecht</u>	Telephone (h) <u>350-2287</u> (w) _____
BUILDER	Company Name <u>BDH Const. Inc</u>	Telephone _____
	Contact/Applicant's Name <u>Marzia Volpe</u>	Pager _____
DRIVEWAY/ SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____ City _____ ST _____ ZIP _____	

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☐ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/nierivr.htm



City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
P.O. Box 1088, Austin, Texas 78767

February 13, 2008

Jim Bennett
11505 Ridge Drive
Austin, TX 78748

Subject: C15-2008-0026
2315 West 9th Street

Dear: Mr. Bennett

Please be advised that on Monday, February 11, 2008, the Board of Adjustment granted two variances.

A variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet 4 inches in order to erect a second floor addition to an existing single-family residence in an "SF-3", Family Residence zoning district.

A variance from Section 25-2; Subchapter F; Article 2; Subsection 2.7 in order to not provide a side wall articulation when adding a second floor addition to an existing single-family residence in an "SF-3", Family Residence zoning district. The Land Development Code states that a side wall of a building that is more than 15 feet high and is an average distance of 15 feet or less from an interior lot line may not extend in an unbroken plane for more than 32 feet along a side lot line. To break the plane, a perpendicular wall articulation of not less than four feet, for a distance along the side property line of not less than 10 feet, is required.

If you have any further questions, please contact me at 974-2241.

Sincerely,

Diana Ramirez
Board of Adjustment/Sign Review Board Secretary
City of Austin