

B1-1

CITY OF AUSTIN
ROW # 10605591

CASE # 2011-052048R

TCAD # 0212120622

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2205 Curtis Avenue

LEGAL DESCRIPTION: Subdivision - Resub of Lots 748, Blk 3, Austin Heights

Lot(s) 2 Block 3 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I, Jim Bennett on behalf of myself/ourselves as authorized agent for

Ron Horve affirm that on 6/14/2011

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq. ft.
- _____ Maximum Linear feet of Gables protruding from setback plane
- _____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

_____ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

To erect a Duplex Residential Building
Providing a F.A.R. of 0.5 (3504 sq ft)

in a SF-3NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

B1-2

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The Residential units are being designed for larger families with children, which requires a greater floor space to accommodate the family.

REQUEST:

2. The request for the modification is unique to the property in that:

The location of the units are sensitive to the locations of the trees. The units are designed to protect and retain as many trees as possible.

AREA CHARACTER:

3. The modification 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 compatibility standards are designed to protect neighborhoods & properties in the area. The Rosewood Neighborhood Contact team as well as adjoining neighbors support this request.

B1-3

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 11505 Ridge Dr
City, State Austin TX Zip 78748
Phone 282-3089 Printed Name Jim Bennett
Signature Jim Bennett Date 6/14/11

OWNER'S CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2800 E. 22nd St
City, State AUSTIN TX Zip 78722
Phone (512) 474-2065 Printed Name DAVID L. HEPPE
Signature David L. Heppel Date 6/14/11

B1-4

60 Feet

40

20

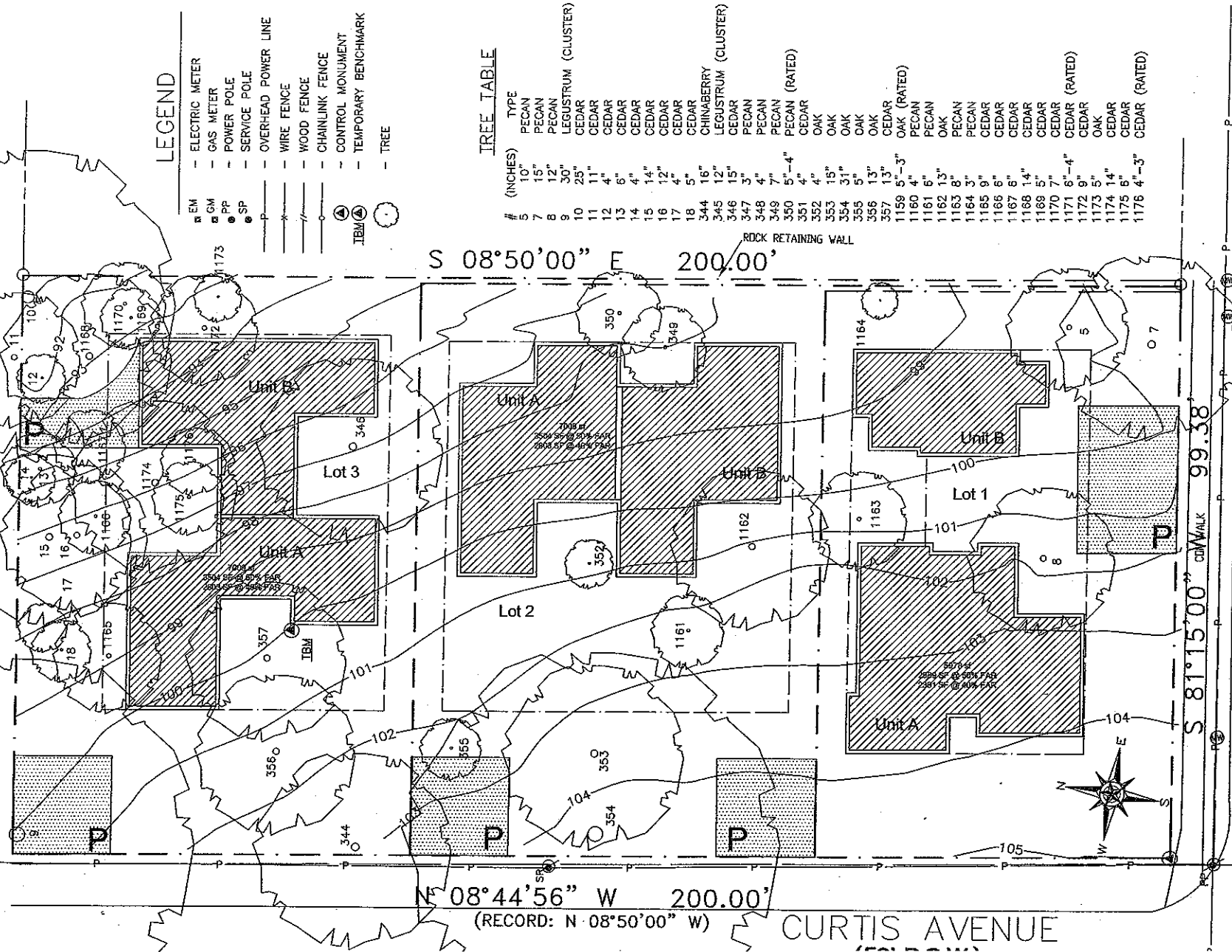
0

ALLEY (20' R.O.W.) (RECORD: 100.00')

ASPHALT

N 81°15'00" E 99.09'

20.00'



LEGEND

- EM - ELECTRIC METER
- GM - GAS METER
- PP - POWER POLE
- SP - SERVICE POLE
- P - OVERHEAD POWER LINE
- W - WIRE FENCE
- WF - WOOD FENCE
- CL - CHAINLINK FENCE
- CM - CONTROL MONUMENT
- TM - TEMPORARY BENCHMARK
- T - TREE

TREE TABLE

#	(INCHES)	TYPE
5	10"	PECAN
7	15"	PECAN
8	12"	PECAN
9	30"	LEGUSTRUM (CLUSTER)
10	25"	CEDAR
11	11"	CEDAR
12	4"	CEDAR
13	6"	CEDAR
14	4"	CEDAR
15	14"	CEDAR
16	12"	CEDAR
17	4"	CEDAR
18	5"	CEDAR
344	16"	CHINABERRY
345	12"	LEGUSTRUM (CLUSTER)
346	15"	CEDAR
347	3"	PECAN
348	4"	PECAN
349	7"	PECAN
350	5"-4"	PECAN (RATED)
351	4"	PECAN
352	4"	OAK
353	15"	OAK
354	31"	OAK
355	5"	OAK
356	13"	OAK
357	13"	OAK
1159	5"-3"	CEDAR (RATED)
1160	4"	PECAN
1161	6"	PECAN
1162	13"	OAK
1163	8"	PECAN
1164	3"	PECAN
1165	9"	CEDAR
1166	6"	CEDAR
1167	6"	CEDAR
1168	14"	CEDAR
1169	5"	CEDAR
1170	7"	CEDAR
1171	6"-4"	CEDAR (RATED)
1172	9"	CEDAR
1173	5"	OAK
1174	14"	CEDAR
1175	6"	CEDAR
1176	4"-3"	CEDAR (RATED)

EAST 22ND STREET (RECORD: 100.00') (50' R.O.W.)

CURTIS AVENUE

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

PRIMARY PROJECT DATA

Service Address 2205 Curris Ave, Austin TX Tax Parcel No. 0212120622
 Legal Description
 Lot 2 Block 3 Subdivision Resubdivision of lots 7 and 8, Ashm Heights 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 ☐

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

- Height of Principal building 28.1 ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____

- 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 \$ _____
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway/ Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7008 sq.ft.
 Job Valuation - Principal Building \$ 300,000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ 30,000
 (Labor and materials)

TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 330,000
 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER Name R. L. Horne Trust Telephone (h) _____
 (w) _____
 BUILDER Company Name Penco Trucking Inc. Telephone 979 877 8804
 Contact/Applicant's Name Daniel Horne Pager _____
 Contractor Telephone _____
 CERTIFICATE OF Name Daniel Horne Telephone _____
 OCCUPANCY Address 2200 E-22nd Str. City Austin ST TX ZIP 78722

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

_____ telephone

☒ e-mail: daniel.horne@utexas.edu

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

B1-5

BP Number 2011-052048R
 Building Permit No. _____
 Plat No. Victor Villareal Date 6-11-11
 Reviewer _____

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE



DATE

6.24.11

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction)

Rejection Notes/Additional Comments (for office use only):

A ✓

- Days for 2500 Contingency

T ✓

- By Applied for. After

G ✓

- DAKOTA @ 10:00 AM

- UNCLARIFIED PLOT IN SCHEDULE

- TARE PLOTTING

- 512-974-1876 McNamee Building

Service Address



Applicant's Signature

Date

6/24/11

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New / Addition
a. 1 st floor conditioned area	sq.ft. 1411	sq.ft. 1733
b. 2 nd floor conditioned area	sq.ft.	sq.ft.
c. 3 rd floor conditioned area	sq.ft.	sq.ft.
d. Basement	sq.ft.	sq.ft.
e. Garage / Carport	sq.ft.	sq.ft.
___ attached	sq.ft.	sq.ft.
___ detached	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	sq.ft.	sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.	sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify	sq.ft.	sq.ft.

TOTAL BUILDING AREA (add a. through l.)

sq.ft. 3769

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

sq.ft. 1986.5
% of lot 28.4

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	sq.ft. 1986.5
b. Driveway area on private property	sq.ft. 580
c. Sidewalk / walkways on private property	sq.ft. 142
d. Uncovered patios	sq.ft. 0
e. Uncovered wood decks [may be counted at 50%]	sq.ft. 114
f. Air conditioner pads	sq.ft. 32
g. Concrete decks	sq.ft. 0
h. Other (specify) <u>Walls, landscape</u>	sq.ft. 64

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

sq.ft. 2969
% of lot 42.4

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

B1-8

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address

2205 CURTIS AVE. AUSTIN TX 78722

Applicant's Signature



Date

6.24.11

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

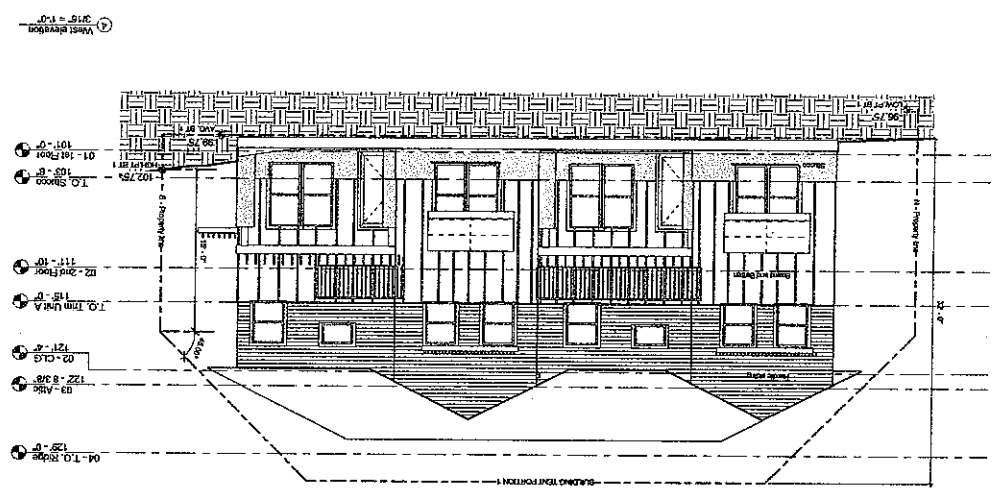
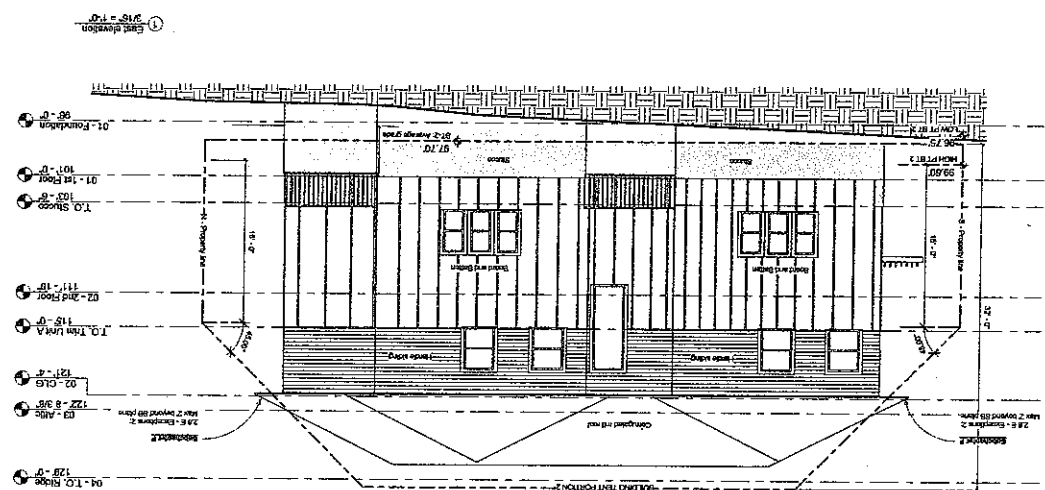
	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq. ft.	sq. ft.
b. 1 st floor area with ceiling height over 15 feet.	sq. ft.	sq. ft.
c. TOTAL (add a and b above)	sq. ft.	sq. ft.
		1711
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq. ft.	sq. ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq. ft.	sq. ft.
f. TOTAL (add d and e above)	sq. ft.	sq. ft.
		1783
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq. ft.	sq. ft.
h. 3 rd floor area with ceiling height > 15 feet	sq. ft.	sq. ft.
i. TOTAL (add g and h above)	sq. ft.	sq. ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq. ft.	sq. ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq. ft.	sq. ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq. ft.	sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq. ft.	sq. ft.
VII. TOTAL	sq. ft.	sq. ft.
Nov 2003.2 TOTAL GROSS FLOOR AREA (add existing and new from VII above) 3494 sq. ft.		
GROSS AREA OF LOT 7008 sq. ft.		
(690.8) FLOOR AREA RATIO (gross floor area / gross area of lot) 49.9 sq. ft.		
2590 Maximum Waiver Request 700.8		

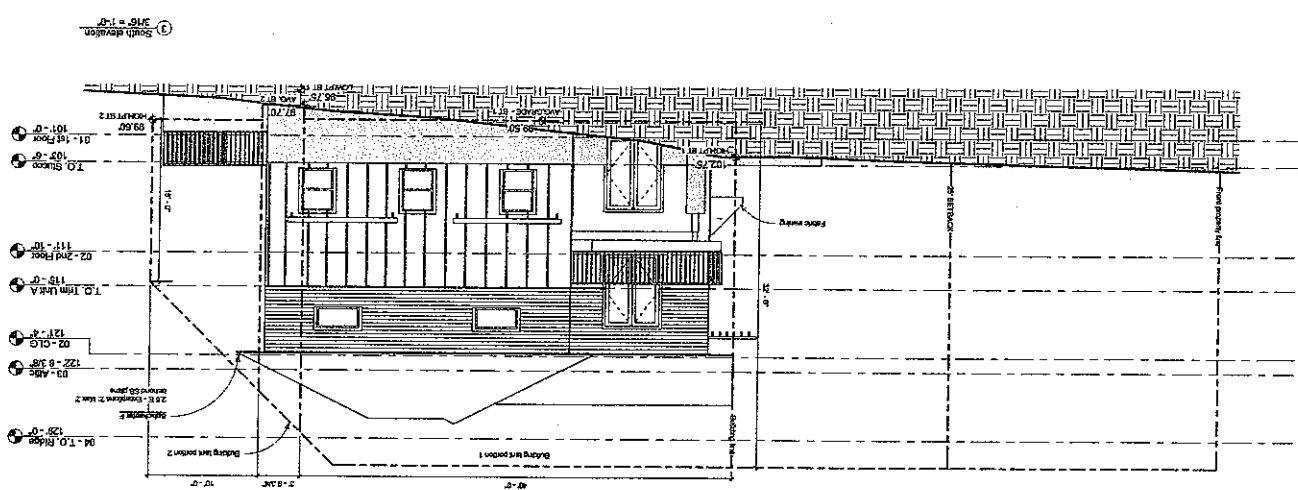
¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

$$\frac{0}{15}$$

R. L. Horne Trust
2205 Curtis Ave, Austin TX, 78722



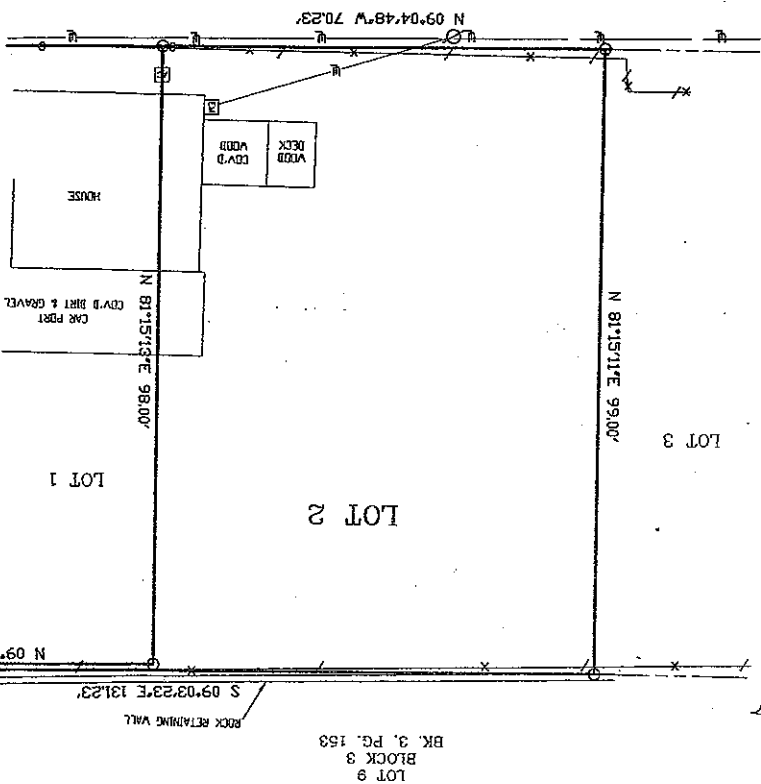




SCALE: 1"=20'

ALL POINTS SURVEYING
1714 FORVIEW ROAD - SUITE 200
AUSTIN TX 78704
TEL: (512) 440-0071 - FAX: (512) 440-0199

2205
CURTIS AVENUE
(50' R.O.W.)



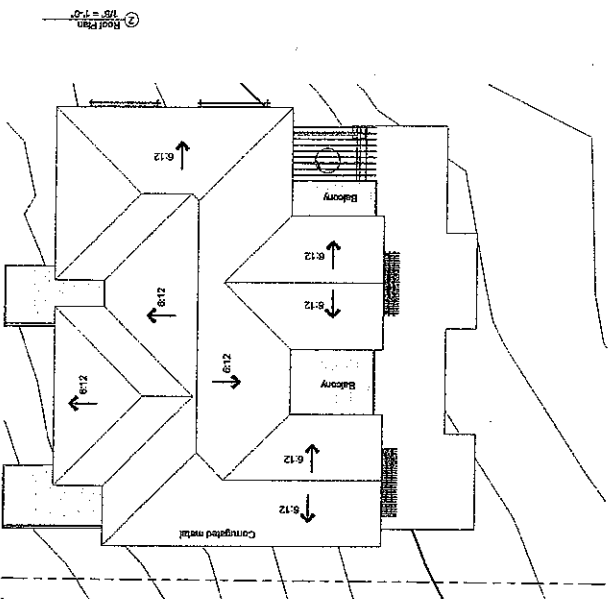
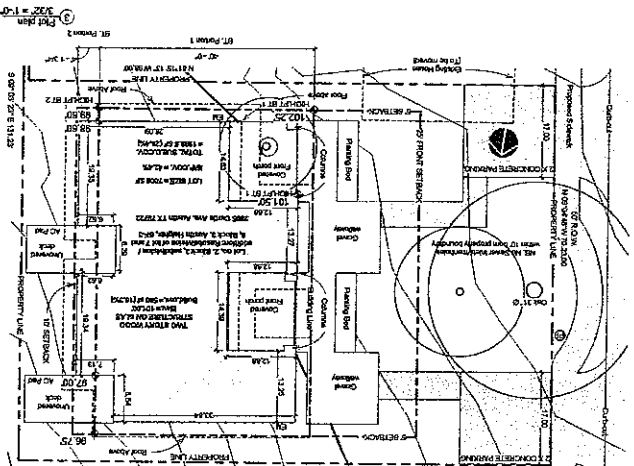
*** IMPORTANT NOTICE ***
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPOTS ONLY THOSE BOUNDARIES EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARIES, EASEMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 2.
SURVEYOR'S NOTES
() DENOTES RECORD INFORMATION
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

DATE: 4-7-11
FIELD WORK: JA
DRAWING: JS
SHEET: 1 OF 1
SCALE: 1"=20'



LEGEND
IRON ROD FND. (circle with dot)
1/2" IRON ROD W/ PLASTIC CAP STAMPED (circle with cross)
PIPE FND. (circle with horizontal line)
WOOD FENCE (double line)
CHAIN LINK FENCE (line with 'X' marks)
UTILITY LINE (line with 'U' marks)
A/C UNIT (square with 'A/C')
ELEC. METER (square with 'E')
GAS METER (square with 'G')
WATER METER (square with 'W')
UTILITY POLE (circle with cross)

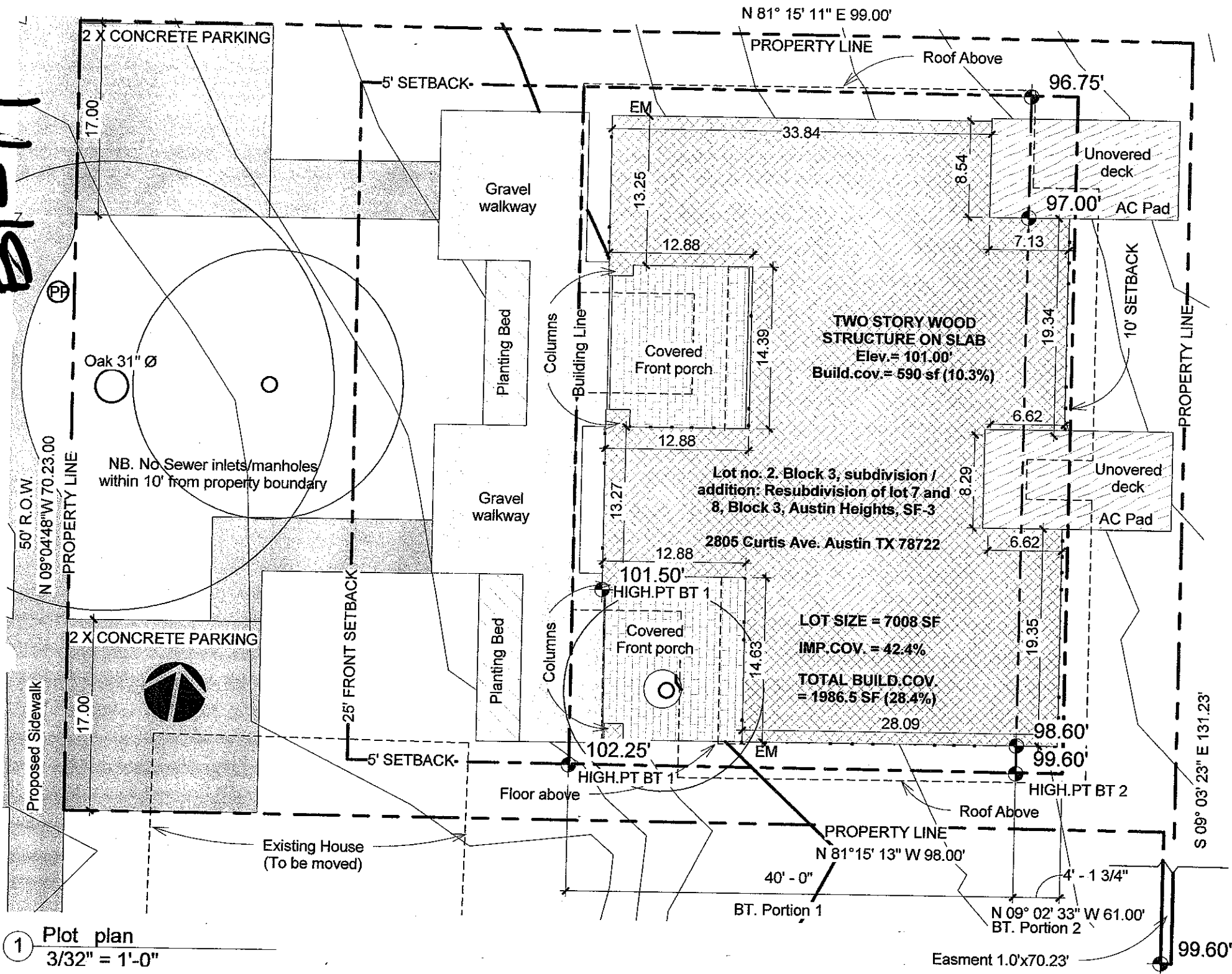
B1-12

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P1

Info

B1-17



1 Plot plan
3/32" = 1'-0"

[illegible]

The image displays two floor plans for a 12' x 12' house, labeled '1st' and '2nd'.

Top Floor Plan (1st Floor):

- Overall dimensions: 12' - 10' 1/2" (width) by 12' - 11' 1/2" (depth).
- Rooms include: Study (7' 4" C.L.G. Wood), Bathroom (8' 4" C.L.G. Wood), Living, Dining, Kitchen, and a Covered porch.
- Features: A covered deck on the right side, a central common wall, and a staircase.

Bottom Floor Plan (2nd Floor):

- Overall dimensions: 12' - 10' 1/2" (width) by 12' - 11' 1/2" (depth).
- Rooms include: Study (10' 1" 8' 4" C.L.G. V1 - 1st Floor Wood), Bathroom (7' 0" 5' 4" C.L.G. V1 - 1st Floor Wood), Living, Dining, Kitchen, and a Covered porch.
- Features: An uncovered deck on the right side, a central common wall, and a staircase.

isARK

S
T
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O

[illegible]Scale $3/16" = 1'-0"$

