

B3  
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CITY OF AUSTIN  
ROW # 10841321

CASE # 2012-102730 PA

TCAD # 01150105190000

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)  
GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2421 JARRATT AVENUE

LEGAL DESCRIPTION: Subdivision - PEMBERTON HEIGHTS

Lot(s) 12 Block 1 Outlot \_\_\_\_\_ Division SEC 1

LAND STATUS DETERMINATION CASE NUMBER (if applicable) \_\_\_\_\_

I/We WILLIAM FARMER on behalf of myself/ourselves as authorized agent for

WILLIAM AND ELIZABETH FARMER affirm that on OCT 9th, 2012,

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:

- ☒ X 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).

FAR INCREASE FROM ALLOWABLE 40% (4,491 SF) TO 42.6% (4,786 SF) TO  
ENLARGE THE MASTER BEDROOM AND RAISE HEIGHT AT EXISTING  
SECOND STORY TO 8'-6" PLATE HEIGHT.

- EXISTING SINGLE FAMILY RESIDENCE

in a SF-3- -NP 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.**

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**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION**

**GENERAL MODIFICATION WAIVER**

**REASONABLE USE:**

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

The recorded lot size is overstated. When the home was purchased in 2002, TCAD reported the lot size as 12,211 sf. (and continues to as of 10/9/12). We relied on this when buying the home, and in developing our remodel plans. However, during the design process of this remodel/addition, an accurate survey determined that the lot size is actually 11,228 sf. Using the area as recorded TCAD, a variance is not required.

**REQUEST:**

2. The request for the modification is unique to the property in that:
  - a. In addition to the overstated lot size, the layout of the lot is very unusual. The front and side street property lines constitute a single sweeping curve; that fact coupled with a heritage oak tree limit the area in which the Addition can be constructed.
  - b. The current second story is within the existing attic, is finished-out, and is substandard due to very steep and narrow stairs and large portion of ceiling heights less than 7'-0". This remodel brings stairs to code and raises the existing roof in this area to create full height ceilings

**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:
  - a. The proposed design is similar in scale, massing, and style to many homes adjacent and in the nearby neighborhood of Pemberton Heights.
  - b. The character and proportion of the original windows will be maintained.
  - c. New materials will match existing materials of the residence.

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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 2421 JARRATT AVENUE  
City, State AUSTIN, TEXAS Zip 78703  
Phone 512.472.3364 Printed Name WILILAM FARMER  
Signature [Signature] Date 10/9/12

**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 2421 JARRATT AVENUE  
City, State AUSTIN, TEXAS Zip 78703  
Phone 512.472.3364 Printed Name WILLIAM AND ELIZABETH FARMER  
Signature [Signature] Date 10/9/12

# City of Austin

## Residential Permit Application

Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747

For Departmental Use Only	PR #	BP #
	Assigned	Due Date
	Review Date	Issue Date
	Reviewed/Approved	Issued

3012-102130 PA  
SLB  
10-10-12  
SLB

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Project Address: 2421 JARRATT AVENUE	Tax Parcel ID: 114385 - 0115010519
Legal Description: LOT 12 BLK 1 PEMBERTON HEIGHTS	
Zoning: SF-3-HD-NP	Lot Size (square feet): 11,228
Neighborhood Plan Area (if applicable):	Historic District (if applicable): OLD WEST AUSTIN
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Note: Proximity to a floodplain may require additional review time.	

Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other <input type="checkbox"/>
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other <input type="checkbox"/>
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair <input type="checkbox"/> other <input type="checkbox"/>
# of bedrooms existing: 4 # of bedrooms proposed: 4 # of baths existing: 4.5 # of baths proposed: 4.5
Will all or part of an existing exterior wall be removed as part of the project? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Note: Removal of all or part of a structure requires a demolition permit.
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)
Interior remodel of Kitchen, Stairwell, Bathroom, and enlarging the Master Bedroom.
Raise the ceiling height of the existing Second Floor to 8'-6" plate height.
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>

NRHD -  
RDS -  
SF3N/P - Old West Austin

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**Building Coverage Information** Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21) Existing Building Coverage (sq ft): 33.6 % of lot size: 11,228  
Proposed Building Coverage (sq ft): 32.4 % of lot size: 11,228

**Impervious Cover Information** Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23) Existing Impervious Cover (sq ft): 46 % of lot size: 11,228  
Proposed Impervious Cover (sq ft): 43.5 % of lot size: 11,228

**Setbacks** Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☐ N ☒  
(LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? Y ☐ N ☒  
(LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y ☐ N ☒

**Height Information** (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) **Parking** (LDC 25-6 Appendix A & 25-6-478)  
Building Height: \_\_\_\_\_ ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2

**Right-of-Way Information** Is a sidewalk required for the proposed construction? (LDC-6-353) Y ☐ N ☒  
**\*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.**  
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☐ N ☒  
Width of approach (measured at property line): \_\_\_\_\_ ft. Distance from intersection (for corner lots only): \_\_\_\_\_ ft.  
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒

Job Valuation		
Total Job Valuation: \$ <u>395,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>105,000</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>290,000</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: \$ <u>105,000</u>	Bldg: \$ <u>252,500</u> Elec: \$ <u>7,500</u>
	Accessory Structure: \$ _____	Plmbg: \$ <u>15,000</u> Mech: \$ <u>7,500</u>

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SITE: 11,228 SF		Building and Site Area		
Area Description	Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area		2794	DEM0	
2nd floor conditioned area		2869	75	265
3rd floor conditioned area		323	948	625
Basement		-	-	-
Covered Parking (garage or carport)		685	0	0
Covered Patio, Deck or Porch	/ /	93	223	132
Balcony		-	-	-
Other		3572	-	271
Total Building Coverage		3784	490	3843
Driveway		919	1142	223
Sidewalks		0	50	50
Uncovered Patio	/	0	0	30
Uncovered Wood Deck (counts at 50%)		0	142	142
AC pads		22	33	11
Other (Pool Coping, Retaining Walls)	CURBS, STONE LANDINGS	24	24	0
Total Site Coverage		4963	450	135
Pool		4537	24	400
Spa				4919

$$\frac{4,922}{11,228} = 43.8\%$$

$$\begin{array}{r} 3,846 \\ + 1,076 \\ \hline 4,922 \end{array}$$

**Gross Floor Area** This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	DEMO	NEW	Exemption	Total
1st Floor	2869	75	265	-	3059
2nd Floor	948	625	1032	113	1242
3rd Floor	-	-	-	-	-
Basement	-	-	-	-	-
Attic	-	-	-	-	-
Garage (attached)	685	0	0	200	485
(detached)					
Carport (attached)					
(detached)					
Accessory building(s)					
(detached)					

**TOTAL GROSS FLOOR AREA** 4786

(Total Gross Floor Area /lot size) x 100 = 42.6% Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3? Y ☐ N ☒  
 Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☐ N ☒  
 Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒  
 Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☒ N ☐  
 Is a sidewall articulation required for this project? Y ☐ N ☒  
 Does any portion of the structure extend beyond a setback plane? Y ☒ N ☐

max  
4491.2

## RDCC MODIFICATION WAIVER

40% ALLOWABLE FAR = 4,491

ASKING FOR INCREASE OF 295 SF

**Parking Area exemption:** Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

**Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It

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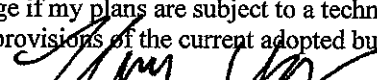
is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

Owner	WILLIAM AND ELIZABETH FARMER	Applicant or Agent	NORMA YANCEY
Mailing Address	2421 JARRATT AVENUE	Mailing Address	1001 E. 8TH STREET
Phone	512-472-3364	Phone	512-477-1727 EXT.204
Email	WJFARMER@GMAIL.COM	Email	NORMA@CLAYTONANDLITTLE.COM
Fax		Fax	
General Contractor	BURNISH & PLUMB	Design Professional	CLAYTON&LITTLE ARCHITECTS
Mailing Address	719 SAN MARCOS	Mailing Address	1001 E. 8TH STREET
Phone	512 -782-0207	Phone	512 - 477 - 1727
Email	PAUL@BURNISHANDPLUMB.COM	Email	
Fax		Fax	

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### Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☒ N ☐

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 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 and compliance with current code may be required.** I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. 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. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin. Applicant's signature:  Date: 10.9.12

Architects  
**Clayton&Little**  
1001 East 8th Street  
Austin Texas 78702  
512 477 1727

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## OWNER AGENT AUTHORIZATION


October 10, 2012

To Whom It May Concern,

Please be advised that Clayton&Little Architects is hereby authorized to act as our Owner Agent on all matters in reference to permitting for 2421 Jarratt Ave. in Austin, Texas. Please feel free to contact us should you have any additional questions: 512.472.3364.

Sincerely,

Owner

x 

DATE: 10/10/12

 William S. Farmer

NO 1000073

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Tina Morton  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

ACCOUNT NUMBER: 01-1501-0519-0000

PROPERTY OWNER:

FARMER WILLIAM & ELIZABETH J  
2421 JARRATT AVE  
AUSTIN, TX 78703-2430

PROPERTY DESCRIPTION:

LOT 12 BLK 1 PEMBERTON HEIGHTS SEC  
1

ACRES

.2803 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2421 JARRATT AVE

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
2011	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL	
*ALL PAID*	
*ALL PAID*	
*ALL PAID*	
*ALL PAID*	
*ALL PAID*	

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

*ALL PAID*	
* NONE *	
* NONE *	
* NONE *	
*ALL PAID*	

TAXES PAID FOR YEAR 2011 \$22,811.64

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 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 09/10/2012

Fee Paid: \$10.00

Tina Morton  
Tax Assessor-Collector

By: 

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One Stop Shop  
505 Barton Springs Rd  
(512) 974-2632 – phone  
(512) 974-9112 – phone  
(512) 974-9109 – fax  
(512) 974-9779 – fax

Austin Energy  
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only  
For use in One Stop Shop Only*

Responsible Person for Service Request NORMA YANCEY

Email norma@claytonandlittle.com Fax 477-9876 Phone 477-1727 ext. 204

☒ Residential ☐ Commercial ☐ New Construction ☒ Remodeling

Project Address 2421 JARRATT AVE OR

Legal Description PEMBERTON HEIGHTS Lot 12 Block 1

Who is your electrical provider? ☒ AE ☐ Other \_\_\_\_\_

☐ Overhead Service ☐ Underground Service ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)

Location of meter \_\_\_\_\_

Number of existing meters on gutter \_\_\_\_\_ (show all existing meters on riser diagram)

Expired permit # \_\_\_\_\_

Comments Roof Modification - Enlarge Master Bedroom  
& Closet Space

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BSPA Completed by (Signature & Print Name)	Date	Phone
_____	_____	_____

Approved ☐ Yes ☐ No

AE Representative	Date	Phone
_____	_____	_____

Application expires 180 days after the date of approval  
(Any change to the above information requires a new BSPA)  
All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.

AE APPROVED  
OCT 10 2012  
284-211  
JGM



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**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

(Please Print or Type)

Customer Name: <u>WILLIAM FARMER</u>		Phone: <u>512.472.3364</u>		Alternate Phone: _____	
Service Address: <u>2421 JARRATT AVENUE</u>					
Lot: <u>12</u>	Block: <u>1</u>	Subdivision/Land Status: <u>PEMBERTON HEIGHTS</u>		Tax Parcel ID No.: <u>114385</u>	
Existing Use: vacant <small>(Circle one)</small>		<u>single-family res.</u>	duplex	garage apartment	other _____
Proposed Use: vacant <small>(Circle one)</small>		<u>single-family res.</u>	duplex	garage apartment	other _____
Number of existing bathrooms: <u>4.5</u>		Number of proposed bathrooms: <u>4.5</u>			
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.)    Yes _____    No <u>X</u>					

**City of Austin Office Use**

Water Main size: <u>8" PVC</u>	Service stub size: <u>1 1/2"</u>	Service stub upgrade required? <u>NO</u>	New stub size: _____
Existing Meter number: <u>261706</u>	Existing Meter size: <u>1 1/2"</u>	Upgrade required? <u>NO</u>	New size: _____
WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System _____ WW Main size: _____			

**If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.**

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents)    ☐ No

**If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.**

W&WWSPV Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AWU Representative \_\_\_\_\_ Date 10-10-12 Phone 974-9722

Approved: ☐ Yes (see attached approved documents)    ☐ No

**NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.**

Verification expires 180 days after date of Submittal

**PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2**

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LEIGH STREET  
(60' R.O.W.)

LOT 11

LOT 10

LOT 13

LOT 12  
BLK. I

BENCHMARK: SET TRIANGLE ON  
CURB, ELEVATION=600.35'

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPED REBAR SET
- 1/2" IRON PIPE FOUND
- 800 MAIL FOUND
- CAPPED REBAR FOUND
- 7" SET IN CONCRETE
- 7" FOUND IN CONCRETE
- SPWOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- F.F. FINISHED FLOOR
- F.F.G. FINISHED FLOOR GARAGE
- C.M. FOR PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- O.H. OVERHEAD ELECTRIC
- P.F. POWER POLE

20' 0 20'

JARRATT AVENUE  
(60' R.O.W.)

BENCHMARK USED:  
WOOLRIDGE DRIVE AT HARDOUN AVENUE, "TRIANGLE" ON EAST CURB OF  
WOOLRIDGE DRIVE BETWEEN HOUSE NO.2421 AND 2431, ACROSS FROM  
MOST SOUTHEASTERLY END OF TRAFFIC ISLAND, CITY OF AUSTIN  
GRID-H-24; F.B.3935, P.66. ELEVATION=585.01 (NGVD 1929)



TO THE LIEHOLDERS AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A  
SPECIAL FLOOD HAZARD AREA PER FEMA'S  
FLOOD INSURANCE RATE MAP 0449H, DATED  
09/28/08. IT IS REPRESENTED AS IN ZONE  
"X". HOWEVER, AT THE PRESENT TIME, NO  
ELEVATIONS, DRAINAGE, OR FLOOD STUDIES  
HAVE BEEN PERFORMED AND INFORMATION  
IS BASED SOLELY UPON SAID MAP. THE  
SURVEYOR DOES NOT ASSUME  
RESPONSIBILITY AS TO ANY INFORMATION  
PROVIDED SAID MAP AND DOES NOT IMPLY  
THAT THE PROPERTY AND/OR THE  
STRUCTURES THEREON WILL BE FREE OF  
FLOOD DAMAGE. FOR FURTHER INFORMATION  
CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STREET ADDRESS: 2421 JARRATT AVENUE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS  
LOT: 12 BLOCK: 1 SUBDIVISION: PEMBERTON HEIGHTS VOL/CAB: 3 PG./SLD: 136 PLAT RECORDS:  
REFERENCE NAME: BETSY FARMER



B & G SURVEYING, INC.  
DEWEY H. BURRIS & ASSOCIATES, INC.  
Surveyed by: B & G Surveying, Inc.  
WWW.BANDGSURVEY.COM  
1404 West North Loop Blvd. Austin, Texas 78756  
Office 512\*458-8989, Fax 512\*458-9845

JOB #: B0504412\_TA  
DATE: 5-16-12  
SCALE: 1"= 20'

FIELD WORK BY	JESUS	5-14-12
CALCD BY	TON	5-16-12
DRAFTED BY	AW3	5-16-12
CHECKED BY	ML	5-16-12

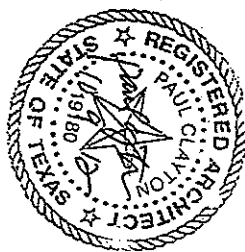
B3  
15

# FARMER RESIDENCE

2421 JARRATT AVENUE  
AUSTIN, TX 78703

## CODE ANALYSIS

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE - 2009
UNIFORM PLUMBING CODE - 2003
NATIONAL ELECTRICAL CODE - 2003
INTERNATIONAL ENERGY CONSERVATION CODE - 2006
BUILDING DESCRIPTION: 3-STORY FRAME AND BRICK RESIDENCE
LEGAL JURISDICTION: AUSTIN, TEXAS, TRAVIS COUNTY



ARCHITECT: CLAYTON AND LITTLE ARCHITECTS  
1001 EAST 8TH STREET  
AUSTIN, TEXAS 78702  
CONTACT: PAUL CLAYTON, AIA  
PHONE: (512) 472-1127  
FAX: (512) 472-9876

## OWNER INFORMATION

JOEY AND BERRY FARMER  
2421 JARRATT AVENUE  
AUSTIN, TX 78703

## LEGAL DESCRIPTION

LOT 12 BLK 1 FARMINGTON HEIGHTS SEC 1

## SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PREPARED  
BY B&G SURVEYING, INC., VICTOR M. GANZA,  
R.P.L.S., DATED 5.16.12

## ZONING INFORMATION

ZONING: SF-3-HD-HP  
NATIONAL REGISTER HISTORIC DISTRICT: OLD WEST AUSTIN  
NEIGHBORHOOD PLANNING AREA: OLD WEST AUSTIN

## INDEX OF DRAWINGS

- G1.00 COVER SHEET
- A1.00 FIRST FLOOR PLAN
- A1.10 SECOND FLOOR PLAN
- A1.20 ROOF PLAN
- A2.00 EXTERIOR ELEVATIONS
- A2.10 EXTERIOR ELEVATIONS
- A2.20 PARTIAL EXTERIOR ELEVATIONS

## AE APPROVED

OCT 10 2012  
284-211  
JGM

All structures etc. must maintain 7'5"  
clearance from AE energized power  
lines. Enforced by AE & NESC codes.

## IMPERVIOUS COVERAGE & BUILDING AREA SUMMARY

EXISTING CONSTRUCTION		PROPOSED CONSTRUCTION	
SITE AREA	EXISTING	PROPOSED	TOTAL
11,208.9 P.258 AC)	3,887	3,887	7,774
CONCRETE - 1ST FLOOR	3,887	3,887	7,774
CONCRETE - 2ND FLOOR	3,887	3,887	7,774
CONCRETE - 3RD FLOOR	3,887	3,887	7,774
CONCRETE - 4TH FLOOR	3,887	3,887	7,774
CONCRETE - 5TH FLOOR	3,887	3,887	7,774
CONCRETE - 6TH FLOOR	3,887	3,887	7,774
CONCRETE - 7TH FLOOR	3,887	3,887	7,774
CONCRETE - 8TH FLOOR	3,887	3,887	7,774
CONCRETE - 9TH FLOOR	3,887	3,887	7,774
CONCRETE - 10TH FLOOR	3,887	3,887	7,774
CONCRETE - 11TH FLOOR	3,887	3,887	7,774
CONCRETE - 12TH FLOOR	3,887	3,887	7,774
CONCRETE - 13TH FLOOR	3,887	3,887	7,774
CONCRETE - 14TH FLOOR	3,887	3,887	7,774
CONCRETE - 15TH FLOOR	3,887	3,887	7,774
CONCRETE - 16TH FLOOR	3,887	3,887	7,774
CONCRETE - 17TH FLOOR	3,887	3,887	7,774
CONCRETE - 18TH FLOOR	3,887	3,887	7,774
CONCRETE - 19TH FLOOR	3,887	3,887	7,774
CONCRETE - 20TH FLOOR	3,887	3,887	7,774
CONCRETE - 21ST FLOOR	3,887	3,887	7,774
CONCRETE - 22ND FLOOR	3,887	3,887	7,774
CONCRETE - 23RD FLOOR	3,887	3,887	7,774
CONCRETE - 24TH FLOOR	3,887	3,887	7,774
CONCRETE - 25TH FLOOR	3,887	3,887	7,774
CONCRETE - 26TH FLOOR	3,887	3,887	7,774
CONCRETE - 27TH FLOOR	3,887	3,887	7,774
CONCRETE - 28TH FLOOR	3,887	3,887	7,774
CONCRETE - 29TH FLOOR	3,887	3,887	7,774
CONCRETE - 30TH FLOOR	3,887	3,887	7,774
CONCRETE - 31ST FLOOR	3,887	3,887	7,774
CONCRETE - 32ND FLOOR	3,887	3,887	7,774
CONCRETE - 33RD FLOOR	3,887	3,887	7,774
CONCRETE - 34TH FLOOR	3,887	3,887	7,774
CONCRETE - 35TH FLOOR	3,887	3,887	7,774
CONCRETE - 36TH FLOOR	3,887	3,887	7,774
CONCRETE - 37TH FLOOR	3,887	3,887	7,774
CONCRETE - 38TH FLOOR	3,887	3,887	7,774
CONCRETE - 39TH FLOOR	3,887	3,887	7,774
CONCRETE - 40TH FLOOR	3,887	3,887	7,774
CONCRETE - 41ST FLOOR	3,887	3,887	7,774
CONCRETE - 42ND FLOOR	3,887	3,887	7,774
CONCRETE - 43RD FLOOR	3,887	3,887	7,774
CONCRETE - 44TH FLOOR	3,887	3,887	7,774
CONCRETE - 45TH FLOOR	3,887	3,887	7,774
CONCRETE - 46TH FLOOR	3,887	3,887	7,774
CONCRETE - 47TH FLOOR	3,887	3,887	7,774
CONCRETE - 48TH FLOOR	3,887	3,887	7,774
CONCRETE - 49TH FLOOR	3,887	3,887	7,774
CONCRETE - 50TH FLOOR	3,887	3,887	7,774
CONCRETE - 51ST FLOOR	3,887	3,887	7,774
CONCRETE - 52ND FLOOR	3,887	3,887	7,774
CONCRETE - 53RD FLOOR	3,887	3,887	7,774
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CONCRETE - 55TH FLOOR	3,887	3,887	7,774
CONCRETE - 56TH FLOOR	3,887	3,887	7,774
CONCRETE - 57TH FLOOR	3,887	3,887	7,774
CONCRETE - 58TH FLOOR	3,887	3,887	7,774
CONCRETE - 59TH FLOOR	3,887	3,887	7,774
CONCRETE - 60TH FLOOR	3,887	3,887	7,774
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CONCRETE - 67TH FLOOR	3,887	3,887	7,774
CONCRETE - 68TH FLOOR	3,887	3,887	7,774
CONCRETE - 69TH FLOOR	3,887	3,887	7,774
CONCRETE - 70TH FLOOR	3,887	3,887	7,774
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CONCRETE - 77TH FLOOR	3,887	3,887	7,774
CONCRETE - 78TH FLOOR	3,887	3,887	7,774
CONCRETE - 79TH FLOOR	3,887	3,887	7,774
CONCRETE - 80TH FLOOR	3,887	3,887	7,774
CONCRETE - 81ST FLOOR	3,887	3,887	7,774
CONCRETE - 82ND FLOOR	3,887	3,887	7,774
CONCRETE - 83RD FLOOR	3,887	3,887	7,774
CONCRETE - 84TH FLOOR	3,887	3,887	7,774
CONCRETE - 85TH FLOOR	3,887	3,887	7,774
CONCRETE - 86TH FLOOR	3,887	3,887	7,774
CONCRETE - 87TH FLOOR	3,887	3,887	7,774
CONCRETE - 88TH FLOOR	3,887	3,887	7,774
CONCRETE - 89TH FLOOR	3,887	3,887	7,774
CONCRETE - 90TH FLOOR	3,887	3,887	7,774
CONCRETE - 91ST FLOOR	3,887	3,887	7,774
CONCRETE - 92ND FLOOR	3,887	3,887	7,774
CONCRETE - 93RD FLOOR	3,887	3,887	7,774
CONCRETE - 94TH FLOOR	3,887	3,887	7,774
CONCRETE - 95TH FLOOR	3,887	3,887	7,774
CONCRETE - 96TH FLOOR	3,887	3,887	7,774
CONCRETE - 97TH FLOOR	3,887	3,887	7,774
CONCRETE - 98TH FLOOR	3,887	3,887	7,774
CONCRETE - 99TH FLOOR	3,887	3,887	7,774
CONCRETE - 100TH FLOOR	3,887	3,887	7,774

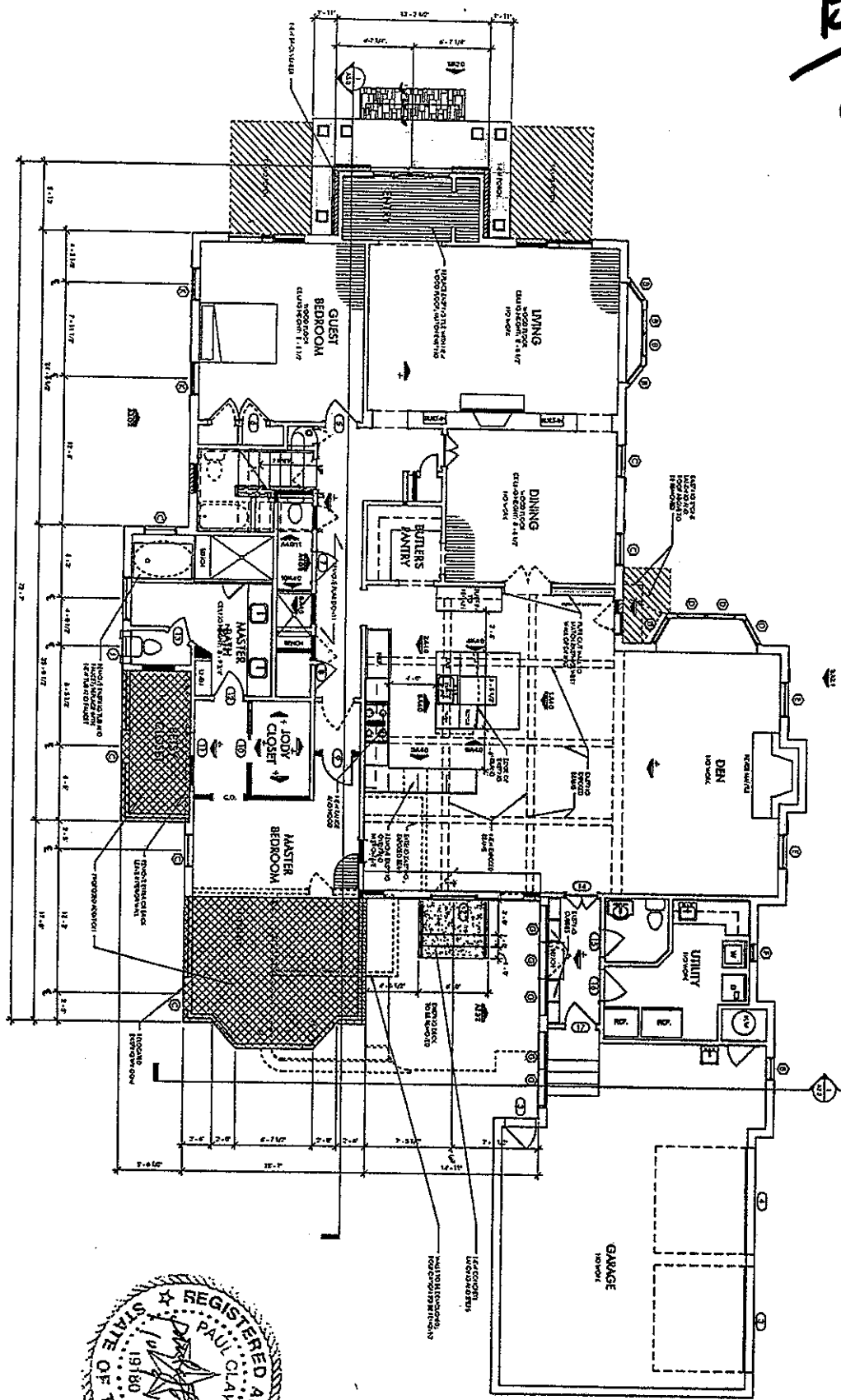
FLOOR TO AREA RATIO	EXISTING	PROPOSED	TOTAL
1ST FLOOR	2,887	2,887	5,774
2ND FLOOR	2,887	2,887	5,774
3RD FLOOR	2,887	2,887	5,774
4TH FLOOR	2,887	2,887	5,774
5TH FLOOR	2,887	2,887	5,774
6TH FLOOR	2,887	2,887	5,774
7TH FLOOR	2,887	2,887	5,774
8TH FLOOR	2,887	2,887	5,774
9TH FLOOR	2,887	2,887	5,774
10TH FLOOR	2,887	2,887	5,774
11TH FLOOR	2,887	2,887	5,774
12TH FLOOR	2,887	2,887	5,774
13TH FLOOR	2,887	2,887	5,774
14TH FLOOR	2,887	2,887	5,774
15TH FLOOR	2,887	2,887	5,774
16TH FLOOR	2,887	2,887	5,774
17TH FLOOR	2,887	2,887	5,774
18TH FLOOR	2,887	2,887	5,774
19TH FLOOR	2,887	2,887	5,774
20TH FLOOR	2,887	2,887	5,774
21ST FLOOR	2,887	2,887	5,774
22ND FLOOR	2,887	2,887	5,774
23RD FLOOR	2,887	2,887	5,774
24TH FLOOR	2,887	2,887	5,774
25TH FLOOR	2,887	2,887	5,774
26TH FLOOR	2,887	2,887	5,774
27TH FLOOR	2,887	2,887	5,774
28TH FLOOR	2,887	2,887	5,774
29TH FLOOR	2,887	2,887	5,774
30TH FLOOR	2,887	2,887	5,774
31ST FLOOR	2,887	2,887	5,774
32ND FLOOR	2,887	2,887	5,774
33RD FLOOR	2,887	2,887	5,774
34TH FLOOR	2,887	2,887	5,774
35TH FLOOR	2,887	2,887	5,774
36TH FLOOR	2,887	2,887	5,774
37TH FLOOR	2,887	2,887	5,774
38TH FLOOR	2,887	2,887	5,774
39TH FLOOR	2,887	2,887	5,774
40TH FLOOR	2,887	2,887	5,774
41ST FLOOR	2,887	2,887	5,774
42ND FLOOR	2,887	2,887	5,774
43RD FLOOR	2,887	2,887	5,774
44TH FLOOR	2,887	2,887	5,774
45TH FLOOR	2,887	2,887	5,774
46TH FLOOR	2,887	2,887	5,774
47TH FLOOR	2,887	2,887	5,774
48TH FLOOR	2,887	2,887	5,774
49TH FLOOR	2,887	2,887	5,774
50TH FLOOR	2,887	2,887	5,774
51ST FLOOR	2,887	2,887	5,774
52ND FLOOR	2,887	2,887	5,774
53RD FLOOR	2,887	2,887	5,774
54TH FLOOR	2,887	2,887	5,774
55TH FLOOR	2,887	2,887	5,774
56TH FLOOR	2,887	2,887	5,774
57TH FLOOR	2,887	2,887	5,774
58TH FLOOR	2,887	2,887	5,774
59TH FLOOR	2,887	2,887	5,774
60TH FLOOR	2,887	2,887	5,774
61ST FLOOR	2,887	2,887	5,774
62ND FLOOR	2,887	2,887	5,774
63RD FLOOR	2,887	2,887	5,774
64TH FLOOR	2,887	2,887	5,774
65TH FLOOR	2,887	2,887	5,774
66TH FLOOR	2,887	2,887	5,774
67TH FLOOR	2,887	2,887	5,774
68TH FLOOR	2,887	2,887	5,774
69TH FLOOR	2,887	2,887	5,774
70TH FLOOR	2,887	2,887	5,774
71ST FLOOR	2,887	2,887	5,774
72ND FLOOR	2,887	2,887	5,774
73RD FLOOR	2,887	2,887	5,774
74TH FLOOR	2,887	2,887	5,774
75TH FLOOR	2,887	2,887	5,774
76TH FLOOR	2,887	2,887	5,774
77TH FLOOR	2,887	2,887	5,774
78TH FLOOR	2,887	2,887	5,774
79TH FLOOR	2,887	2,887	5,774
80TH FLOOR	2,887	2,887	5,774
81ST FLOOR	2,887	2,887	5,774
82ND FLOOR	2,887	2,887	5,774
83RD FLOOR	2,887	2,887	5,774
84TH FLOOR	2,887	2,887	5,774
85TH FLOOR	2,887	2,887	5,774
86TH FLOOR	2,887	2,887	5,774
87TH FLOOR	2,887	2,887	5,774
88TH FLOOR	2,887	2,887	5,774
89TH FLOOR	2,887	2,887	5,774
90TH FLOOR	2,887	2,887	5,774
91ST FLOOR	2,887	2,887	5,774
92ND FLOOR	2,887	2,887	5,774
93RD FLOOR	2,887	2,887	5,774
94TH FLOOR	2,887	2,887	5,774
95TH FLOOR	2,887	2,887	5,774
96TH FLOOR	2,887	2,887	5,774
97TH FLOOR	2,887	2,887	5,774
98TH FLOOR	2,887	2,887	5,774
99TH FLOOR	2,887	2,887	5,774
100TH FLOOR	2,887	2,887	5,774

G1.0a

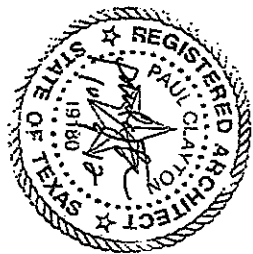
## FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

B3  
16



1  
3/32" = 1'-0"  
FIRST FLOOR PLAN



FARMER RESIDENCE

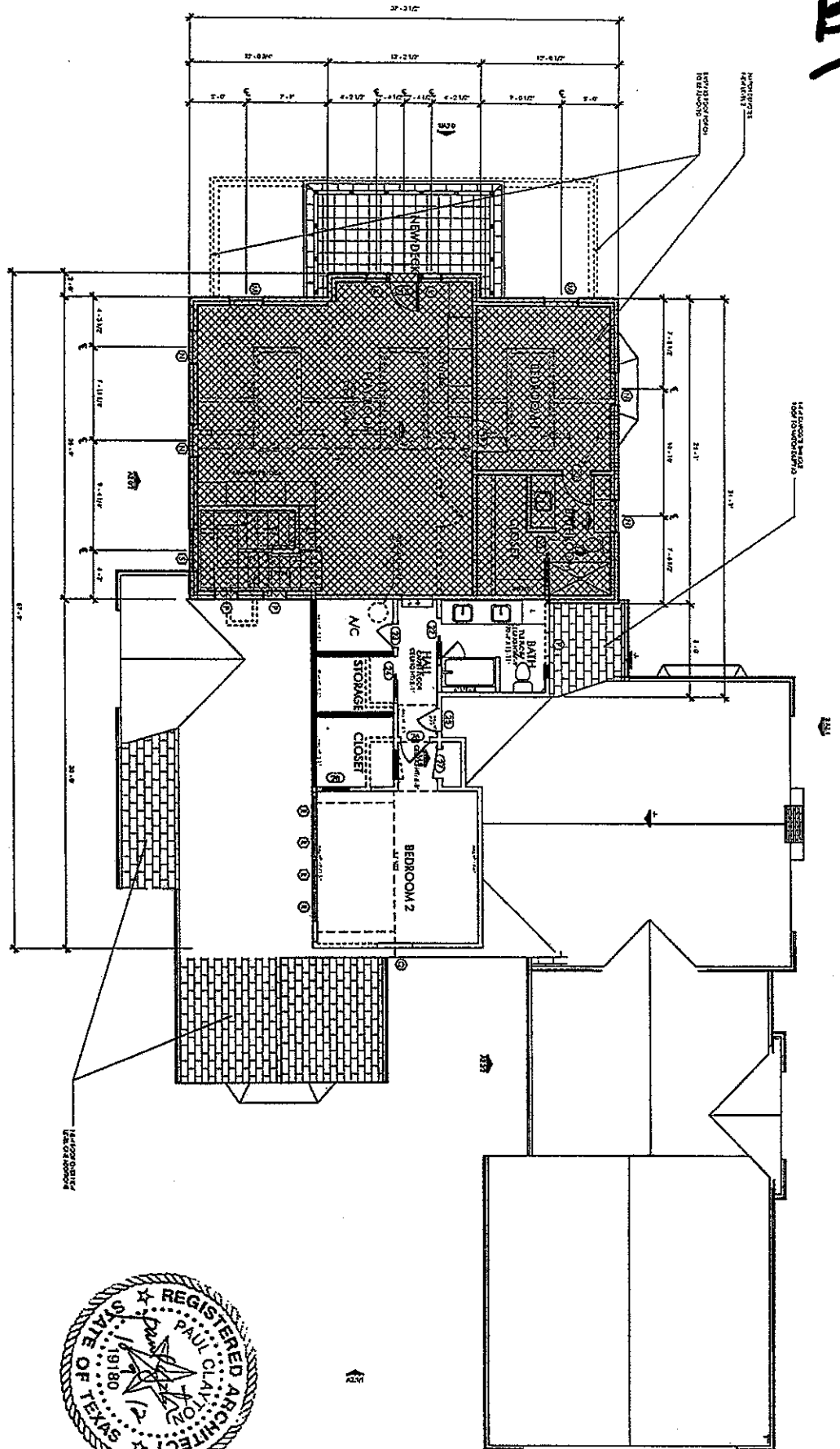
2421 Jarratt Avenue, Austin, Texas 78703

Al.oa

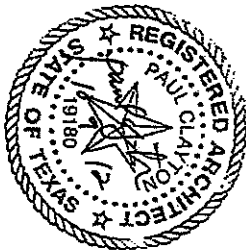
DATE	1/1/58
BY	PAUL CLAYTON
CHECKED	PAUL CLAYTON
APPROVED	PAUL CLAYTON
PROJECT NO.	100
DATE	1/1/58

THIS SET OF PLANS IS TO BE USED FOR THE CONSTRUCTION OF THE FARMER RESIDENCE, 2421 JARRATT AVENUE, AUSTIN, TEXAS 78703. ANY CHANGES TO THESE PLANS MUST BE MADE IN WRITING AND SIGNED BY THE ARCHITECT.

Architect  
Paul Clayton  
19180  
1/1/58



1 SECOND FLOOR PLAN  
3/32" = 1'-0"



FARMER RESIDENCE

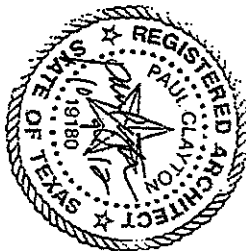
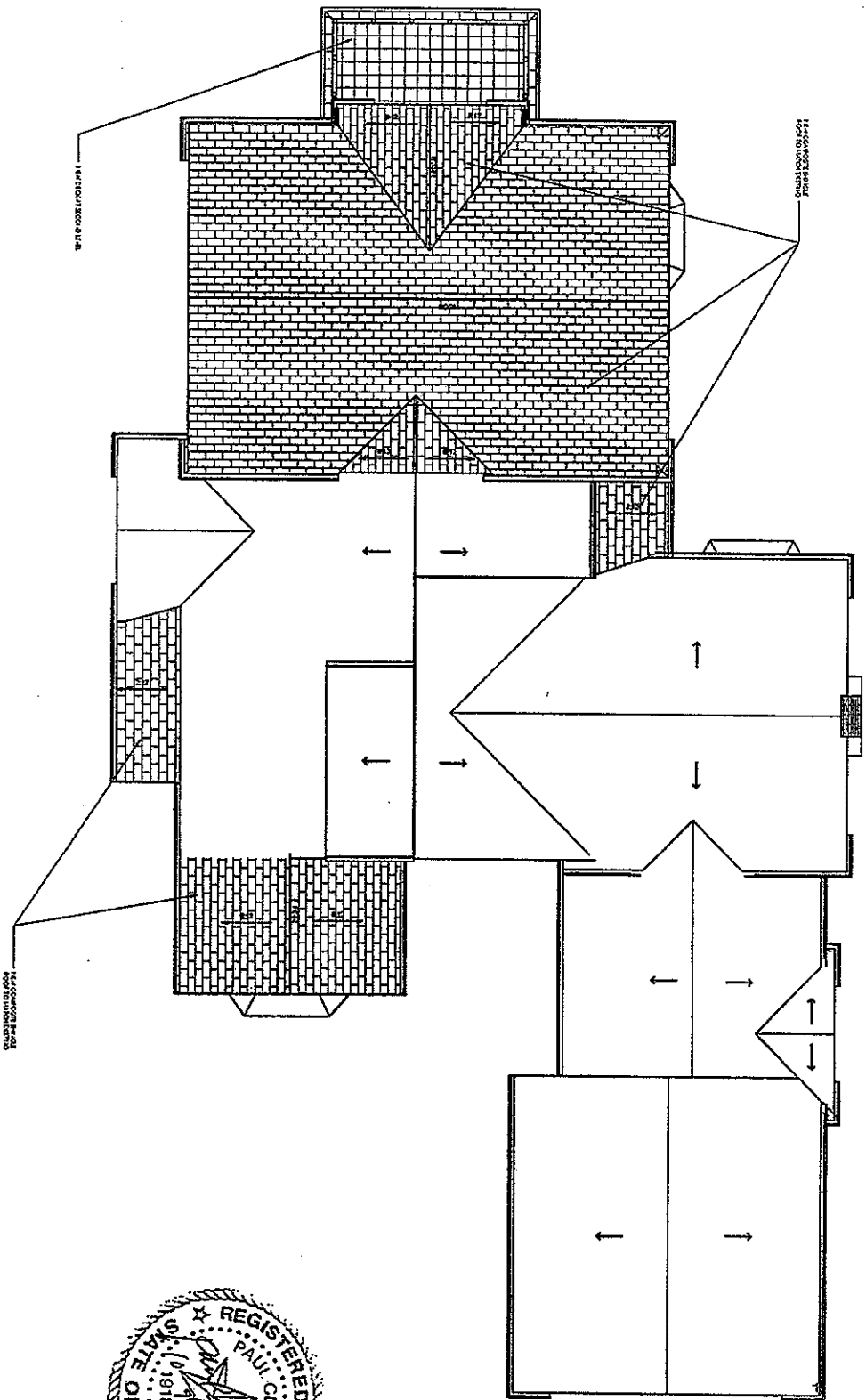
2421 Jarratt Avenue, Austin, Texas 78703

## A1.1a

**Architects**  
**Clayton Blida**  
198 Elm St. Boston  
MA 02114  
346-7000

[illegible]

B3  
18



1 ROOF PLAN  
3/32" = 1'-0"

# FARMER RESIDENCE

2421 Jarratt Avenue, Austin, Texas 78703

AL2a

4.07.11

Project: AL2a

Sheet: AL2a

Date: 4.07.11

By: [Signature]

Check: [Signature]

Scale: 3/32" = 1'-0"

Notes: [None]

Revisions: [None]

Comments: [None]

Drawn: [None]

Checked: [None]

Approved: [None]

Seal: [None]

Stamp: [None]

Signature: [None]

Date: [None]

Project: [None]

Sheet: [None]

Date: [None]

By: [None]

Check: [None]

Scale: [None]

Notes: [None]

Revisions: [None]

Comments: [None]

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Project: [None]

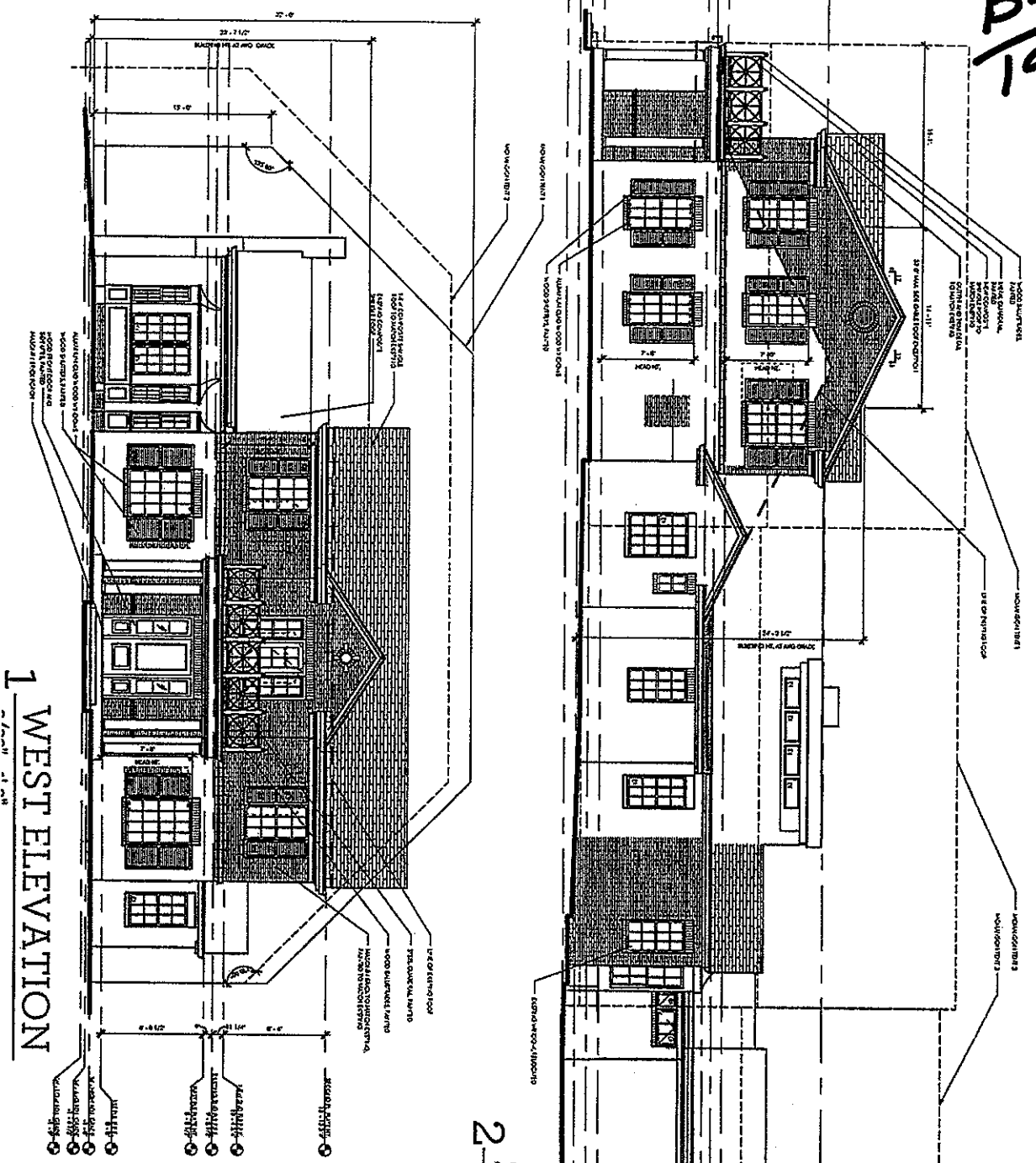
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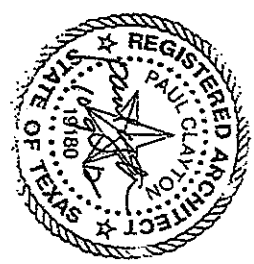
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Check: [None]

B3  
19



2 SOUTH ELEVATION  
3/32" = 1'-0"



A2.0a

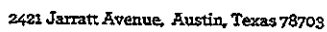
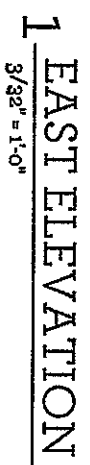
DATE	NOV 2014
FILE	131001
SCALE	1/8" = 1'-0"
PROJECT	FARMER RES
ARCHITECT	PAUL CLAYTON

**FARMER RESIDENCE**  
2421 Jerratt Avenue, Austin, Texas 78703

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

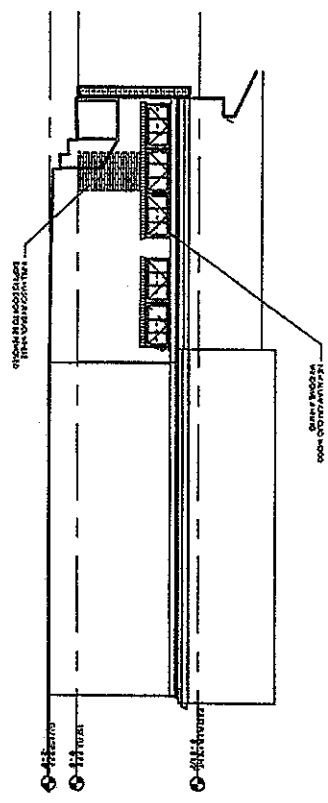
Architect  
Paul Clayton  
131001  
11/20/14

**WORKSHEET**

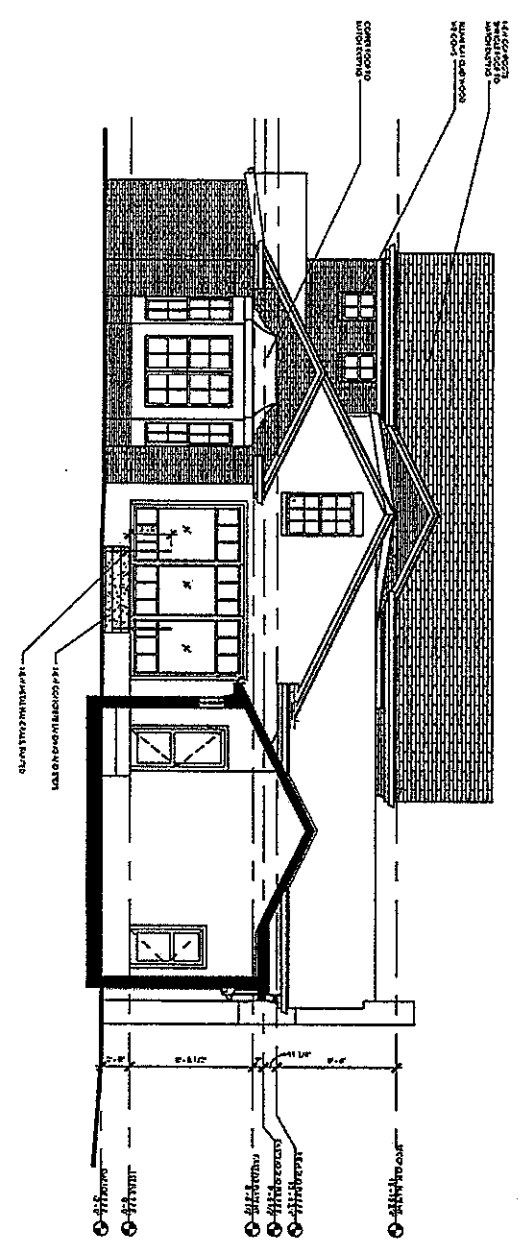
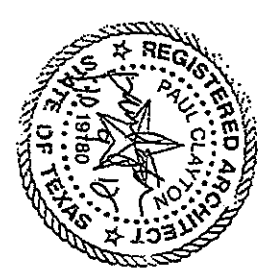

$$3/32" = 1'-0"$$


A2.1a

B3  
2



2 PARTIAL ELEVATION  
3/32" = 1'-0"



1 SECTION AT REAR  
3/32" = 1'-0"

**FARMER RESIDENCE**  
2421 Jarratt Avenue, Austin, Texas 78703

DATE: 12/1/78  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]  
A2.2a

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Architect  
City/State/Zip  
Scale: 1/8" = 1'-0"  
Date: 12/1/78  
Sheet: A2.2a



CITY OF AUSTIN  
Planning and Development Review Department  
RESIDENTIAL DEMOLITION PERMIT APPLICATION

B3  
32

BP- -	PR- -	NRD- -	HDP- -
REFERRED BY: _____		NRHD: _____	
<input type="checkbox"/> RELEASE PERMIT			Ca. _____
<input type="checkbox"/> DO NOT RELEASE PERMIT			
<input type="checkbox"/> PENDING HLC REVIEW- _____			
Historic Preservation Officer			Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Tri-plex  
or ☐ Other Located at: 2421 JARRATT AVENUE, AUSTIN TX 78703

**INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS**

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)  
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Applicant's Company Name:	Owner's Company Name:
Applicant: NORMA YANCEY	Owner's Name: WILLIAM AND ELIZABETH FARMER
Address: 1001 E. 8TH STREET	Address: 2421 JARRATT AVENUE
City: AUSTIN	City: AUSTIN
State: TX ZIP: 78702 -	State: TX ZIP: 78703 -
Phone: ( 512 ) 477- 1727 Fax: ( 512 ) 477- 9876	Phone: ( 512 ) 472 - 3364 Fax: ( ) -
E-mail: norma@claytonandlittle.com	E-mail: wjfarmer@gmail.com

Please submit the following to complete this application:

- ☒ **Site Plan or Survey** showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☒ **Certified Tax Certificates**-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473 Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☒ **Photographs** - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable
- ☒ See Current Fee Schedule for Applicable Fees

**IMPORTANT:** Verify with the Planning and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

# RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

1. ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Planning and Development Review located on the 8<sup>th</sup> floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
2. ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
3. ☒ No ☐ Yes - 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? "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/>

## CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☒ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

  
Owner's Signature

10/9/12

Date

  
Owner's Signature

10/9/12

Date

WILLIAM FARMER

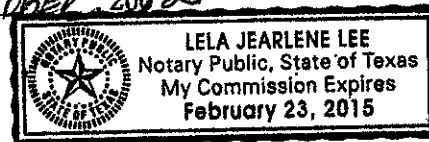
ELIZABETH FARMER

1<sup>st</sup> Owner's Printed Name

2<sup>nd</sup> Owner's Printed Name

Sworn and subscribed before me this 9<sup>th</sup> day of October, 2012

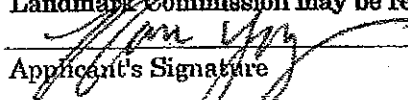
  
Notary Public in and for the State of Texas



My commission expires on: 2-23-2015

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

  
Applicant's Signature

10/9/12

Date

Tina Morton  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

B3  
24

ACCOUNT NUMBER: 01-1501-0519-0000

PROPERTY OWNER:

FARMER WILLIAM & ELIZABETH J  
2421 JARRATT AVE  
AUSTIN, TX 78703-2430

PROPERTY DESCRIPTION:

LOT 12 BLK 1 PEMBERTON HEIGHTS SEC  
1

ACRES

.2803 MIN%

.000000000000 TYPE

SITUS INFORMATION: 2421 JARRATT AVE

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
2011	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*
*ALL PAID*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

*ALL PAID*
* NONE *
* NONE *
* NONE *
*ALL PAID*

TAXES PAID FOR YEAR 2011 \$22,811.64

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 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 09/10/2012

Fee Paid: \$10.00

Tina Morton  
Tax Assessor-Collector

By: 

83  
25

Architects  
**Clayton&Little**  
1001 East 8th Street  
Austin Texas 78702  
512 477 1727

#### DESCRIPTION OF DEMOLITION:

Demolition will take place at the existing Second Floor; the roof will be removed in preparation for raising the plate height of the partial Second Floor. Please reference photos to see roof to be removed. Demolition will also occur at the rear of the residence (East Elevation) where a wall will be demolished to allow for the expansion of the Master Bedroom. New windows will be added to the current residence. Please reference sheets A1.0, A2.0, and A2.1 for all new window locations.

Interior demolition will include the demolition of an existing bathroom on the First Floor to make space for the relocated stairwell. Please reference sheet A1.0.

BB-24

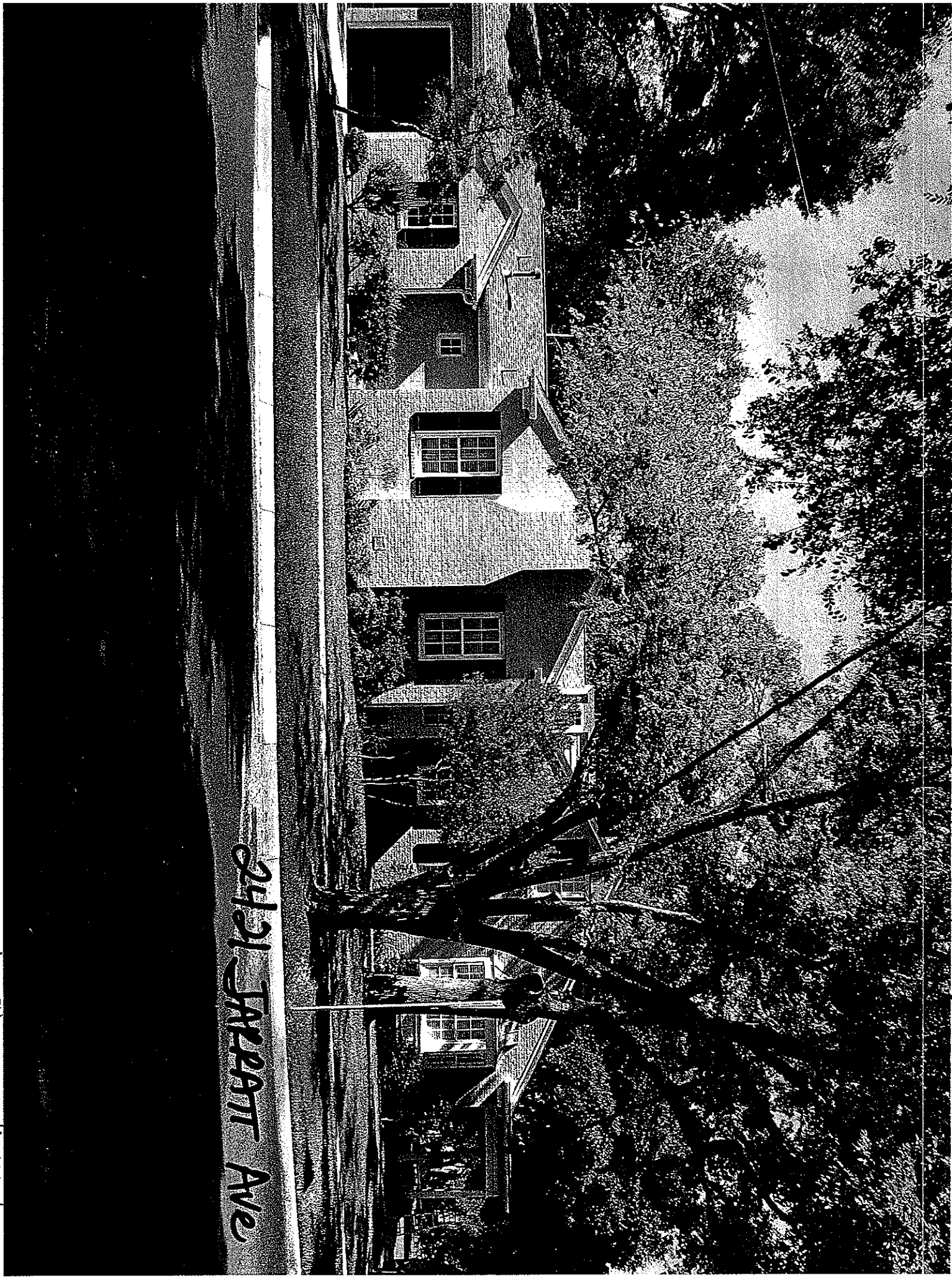
EXISTING ROOF TO BE DEMOLISHED

POUCH ROOF TO  
BE DEMOLISHED

7

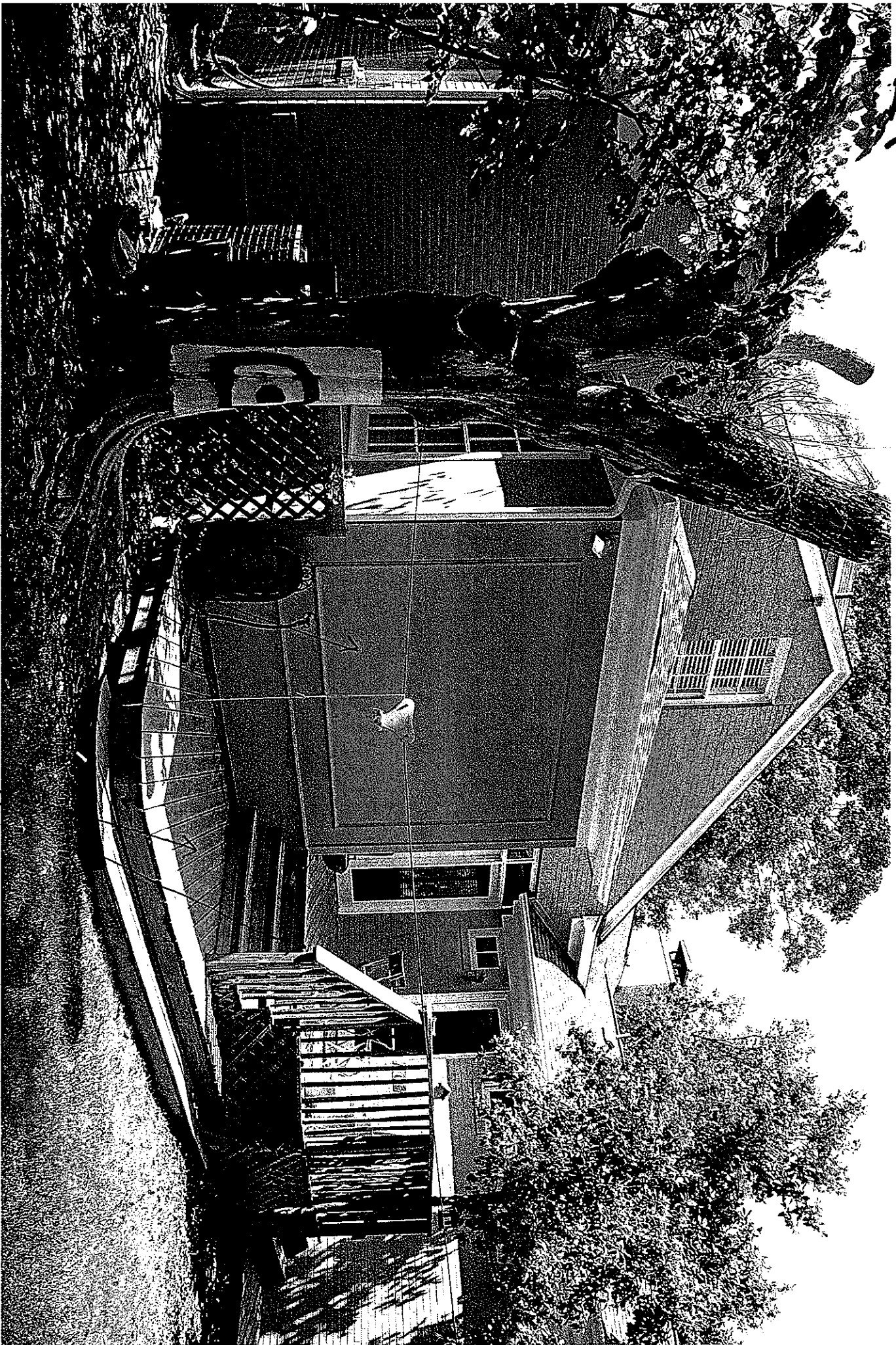
2421 JEFFERSON AVE

NOTED FOR ELEVATION



B3  
27

2421 JARRETT Ave.



BUMP OUT TO BE

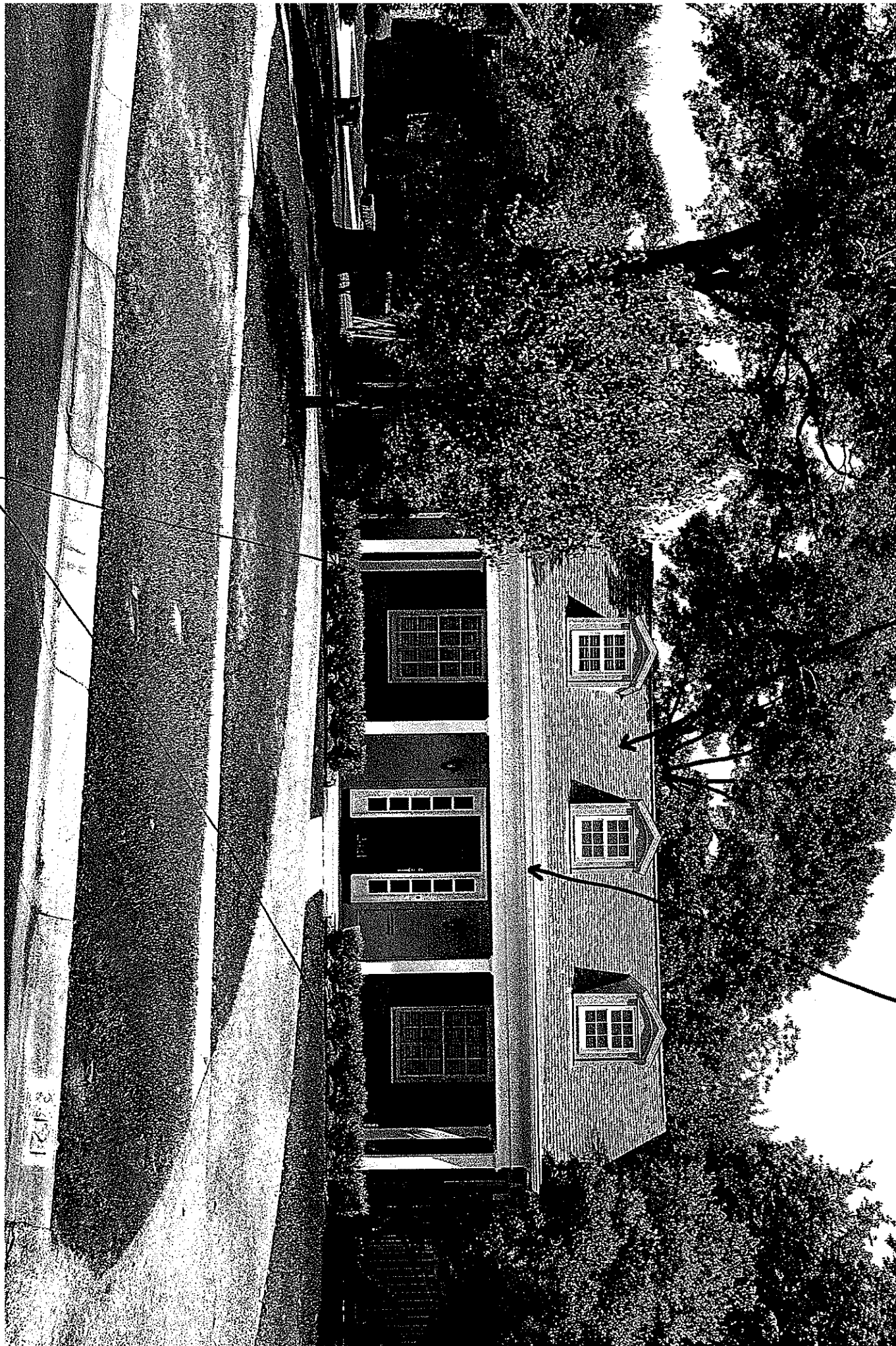
DECK TO

EAST ELEVATION

B3/28

EXISTING ROOF TO  
BE DEMOLISHED

POUCH ROOF TO BE  
DEMOLISHED



PORTION OF PORCH  
TO BE REMOVED

2421 JARROTT AVE.

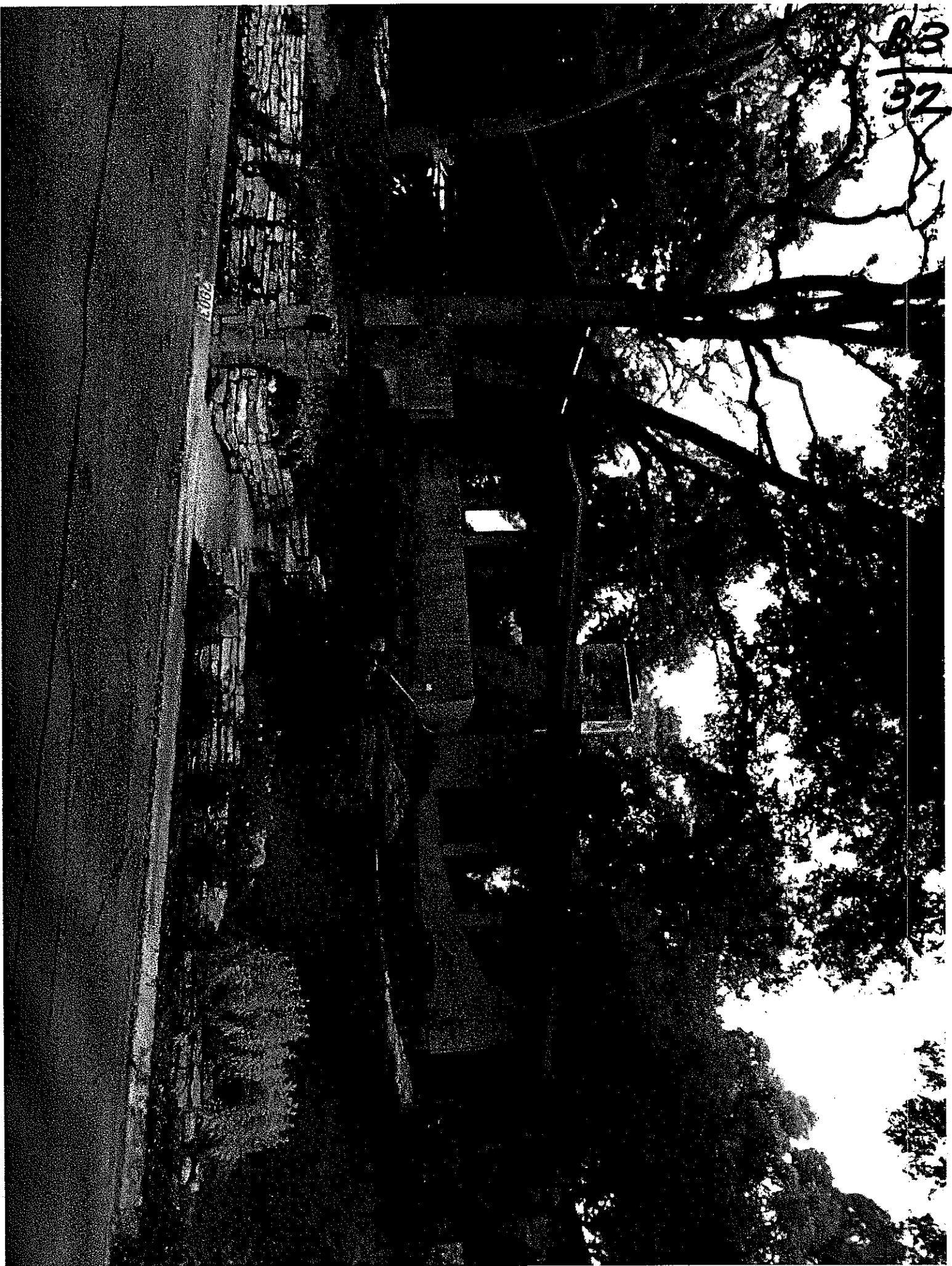
WEST ELEVATION

Architect  
City of Austin  
2010-2011  
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2014-2015  
2016-2017  
2018-2019  
2020-2021  
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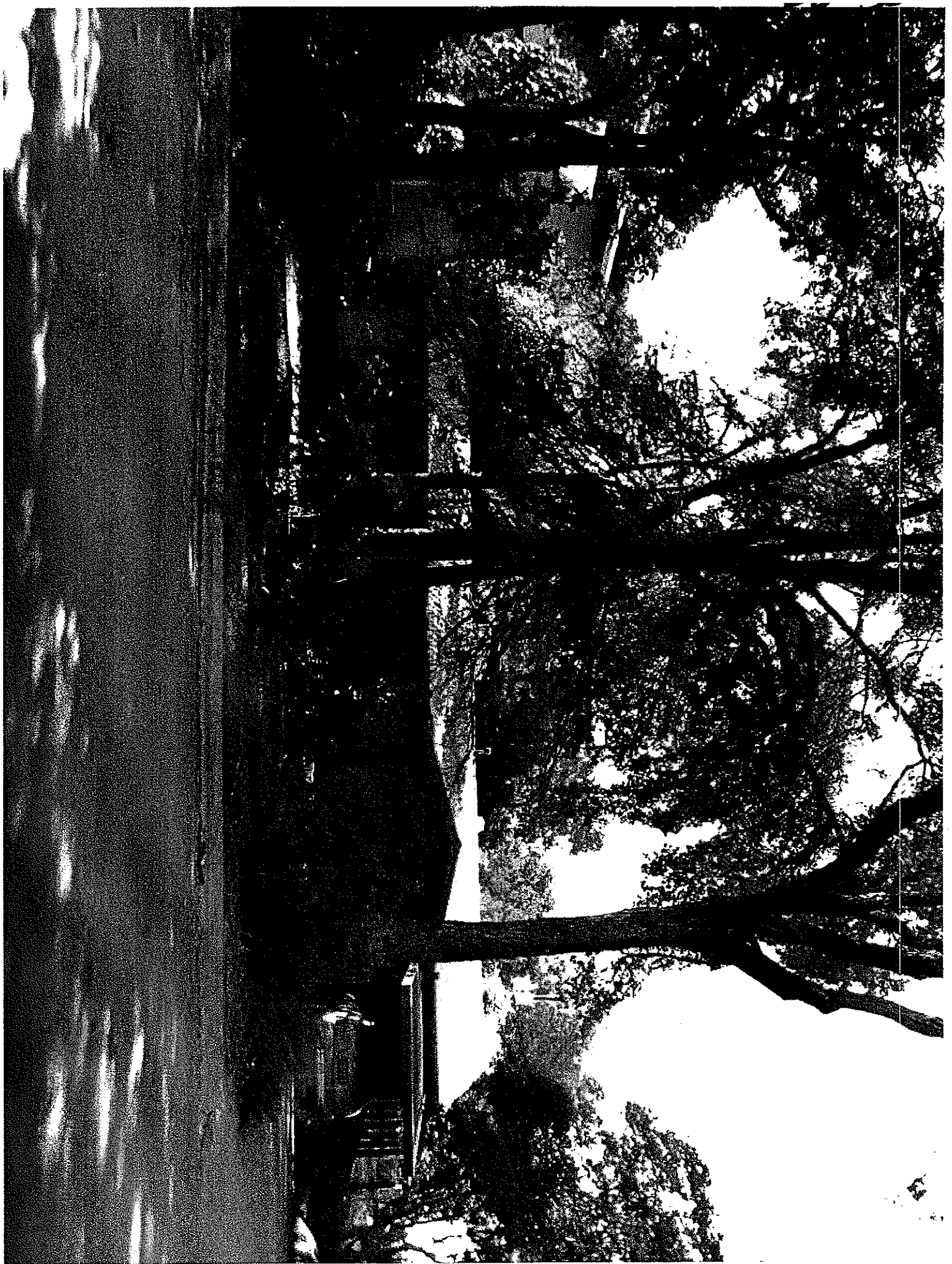


63  
32

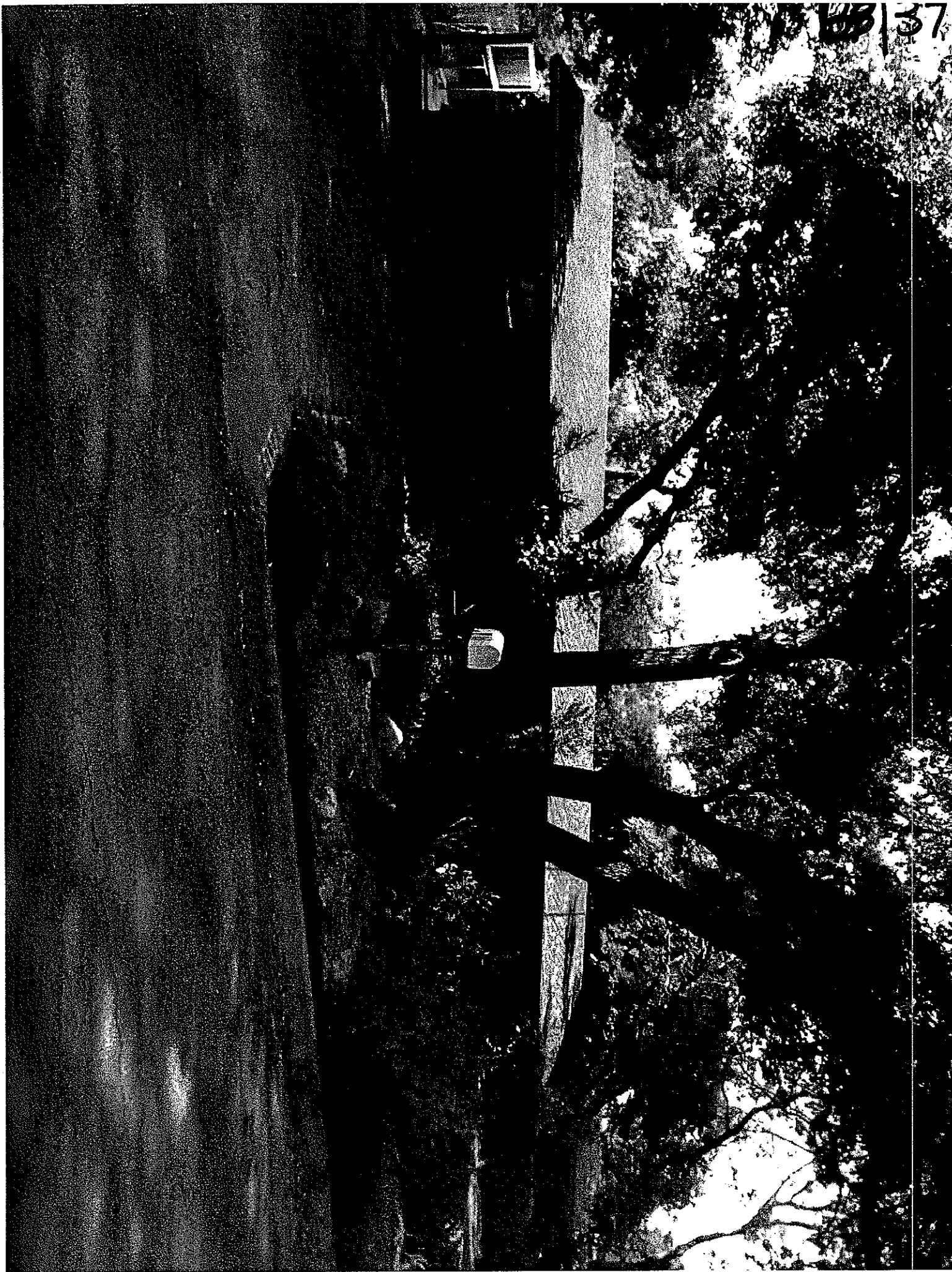


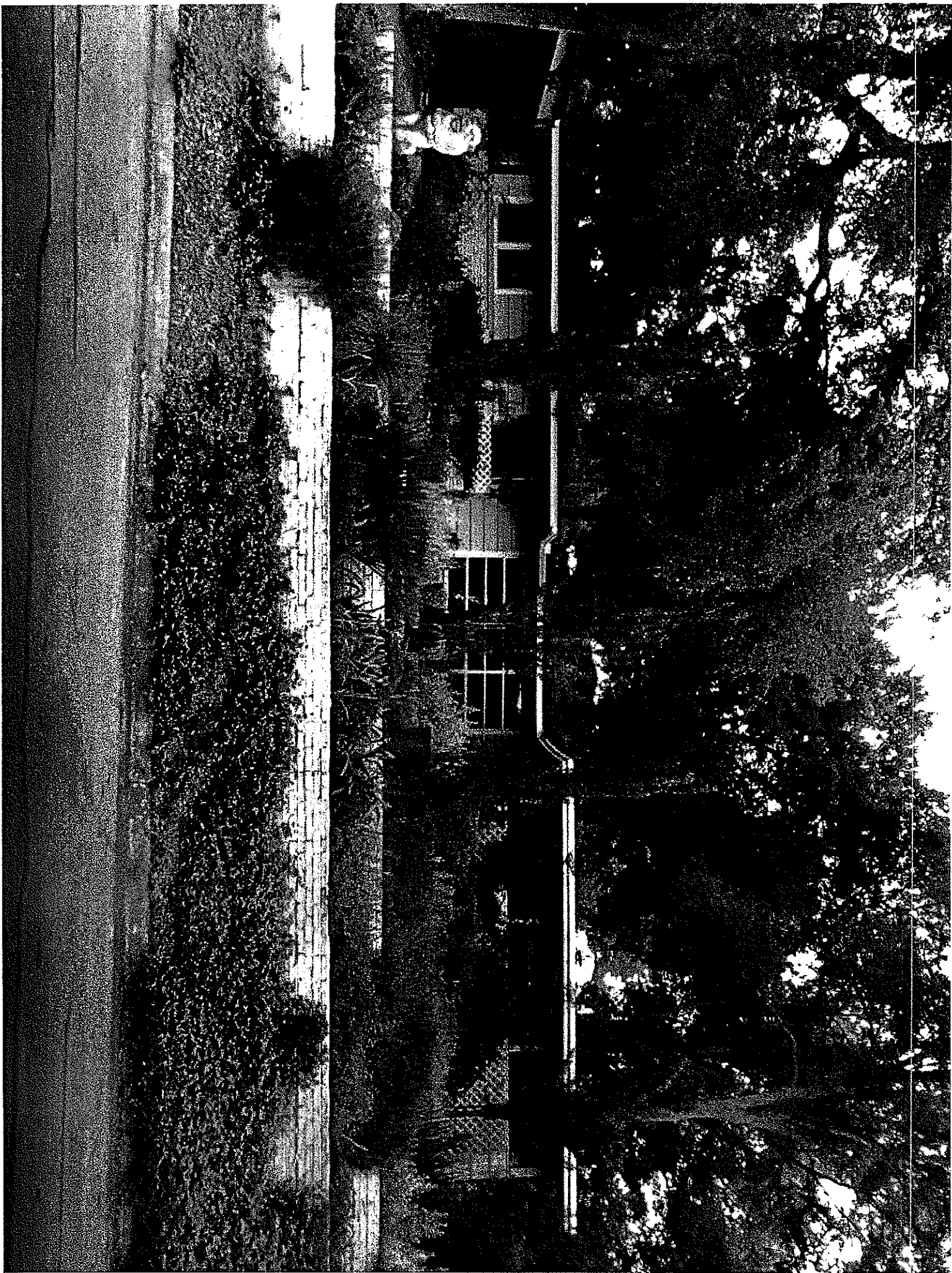












B3/39

## TaxNetUSA: Travis County Property Information

Property ID Number: 114385 Ref ID2 Number: 01150105190000

Owner's Name **FARMER WILLIAM & ELIZABETH J**

## Property Details

Mailing Address 2421 JARRATT AVE  
AUSTIN, TX 78703-2430

Location 2421 JARRATT AVE 78703

Legal LOT 12 BLK 1 PEMBERTON HEIGHTS SEC 1

Deed Date 12202002  
 Deed Volume 00000  
 Deed Page 00000  
 Exemptions HS  
 Freeze Exempt F  
 ARB Protest F  
 Agent Code 0  
 Land Acres 0.2803  
 Block 1  
 Tract or Lot 12  
 Docket No. 2002247878TR  
 Abstract Code S10593  
 Neighborhood Code Z7560

## Value Information

## 2012 Certified

Land Value 403,750.00  
 Improvement Value 633,551.00  
 AG Market Value 0.00  
 Timber Market Value 0.00  
 Market Value 1,037,301.00  
 AG Productivity Value 0.00  
 Timber Productivity Value 0.00  
 Appraised Value 1,037,301.00  
 10% Cap Loss 0.00  
 Assessed Value 1,037,301.00

Data up to date as of 2012-10-15

☐ AGRICULTURAL (1-D-1) ☐ APPOINTMENT OF AGENT FORM ☐ FREEPORT EXEMPTION ☐ HOMESTEAD EXEMPTION FORM  
☐ PRINTER FRIENDLY REPORT ☐ PROTEST FORM ☐ RELIGIOUS EXEMPTION FORM ☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,037,301.00	1,037,301.00	1,037,301.00	1,037,301.00
01	AUSTIN ISD	1.242000	1,037,301.00	1,022,301.00	1,037,301.00	1,037,301.00
02	CITY OF AUSTIN	0.481100	1,037,301.00	1,037,301.00	1,037,301.00	1,037,301.00
03	TRAVIS COUNTY	0.485500	1,037,301.00	829,841.00	1,037,301.00	1,037,301.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	1,037,301.00	829,841.00	1,037,301.00	1,037,301.00
68	AUSTIN COMM COLL DIST	0.094800	1,037,301.00	1,026,928.00	1,037,301.00	1,037,301.00

## Improvement Information

Improvement ID  
112103

## State Category

## Description

1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
112103	117411	1ST	1st Floor	WV5+	1940	2,664
112103	117412	2ND	2nd Floor	WV5+	1940	916
112103	429387	011	PORCH OPEN 1ST F	*5+	1940	224
112103	429389	095	HVAC RESIDENTIAL	**	1940	3,580
112103	429390	251	BATHROOM	**	1940	4
112103	429392	522	FIREPLACE	*5+	1940	1
112103	429393	512	DECK UNCOVERED	*5+	1940	295
112103	4130706	041	GARAGE ATT 1ST F	WV5+	2006	715
112103	4130707	435	FENCE IRON LF	A*	2006	100
112103	4398291	252	BEDROOMS	**	1940	4
112103	4398292	011	PORCH OPEN 1ST F	*5+	1940	10

Total Living Area 3,580

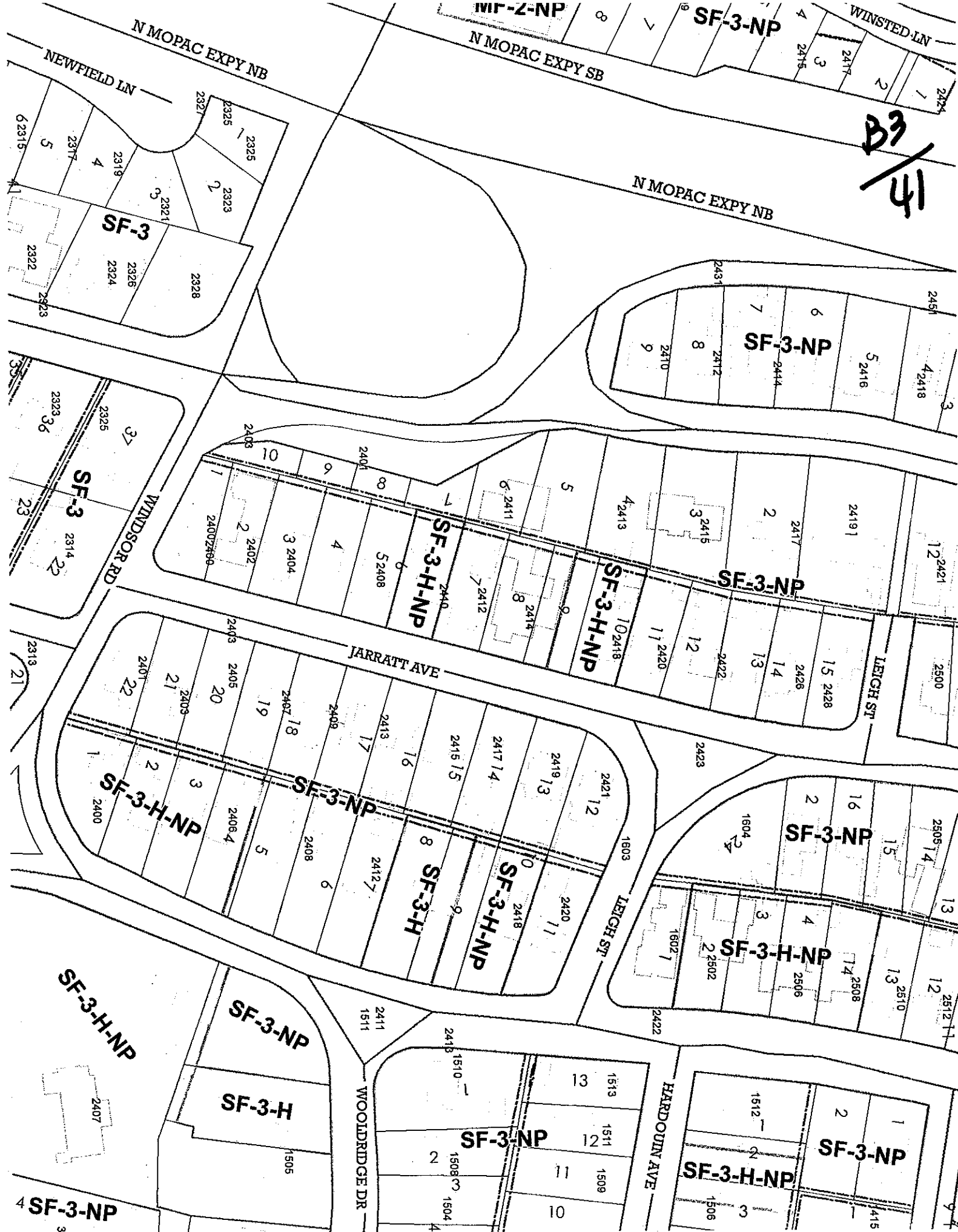
33  
46

# Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114103	LAND	A1	T	0.280	0	0	12,211

[show history](#)

B3  
41

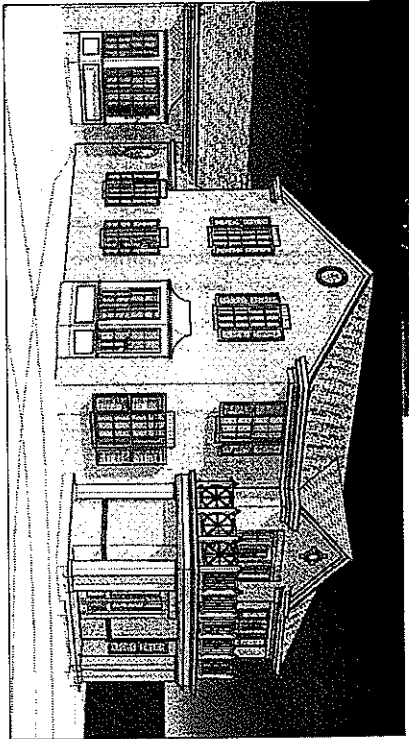
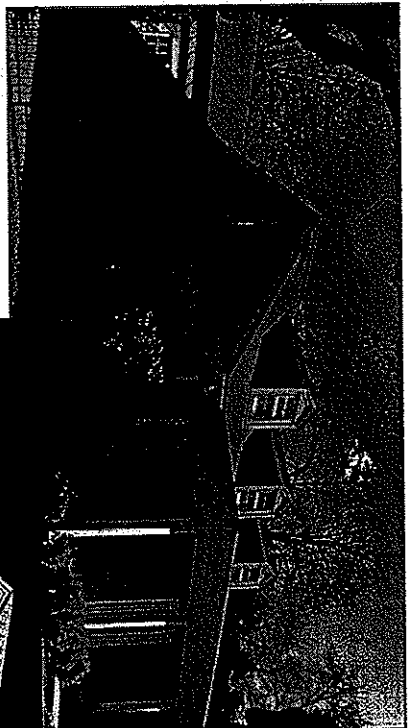




B3/43

**FAR Variance Request  
Farmer Residence**  
2421 Jarratt Ave.,  
Austin TX 78703-2430

**Remodel and Addition**  
**Case Number:**  
NRD-2012-0115  
**Property ID**  
114385  
**Ref ID 2**  
01150105190000  
**Lot:**  
Lot 12, Block 1, Sec 1  
Pemberton Heights

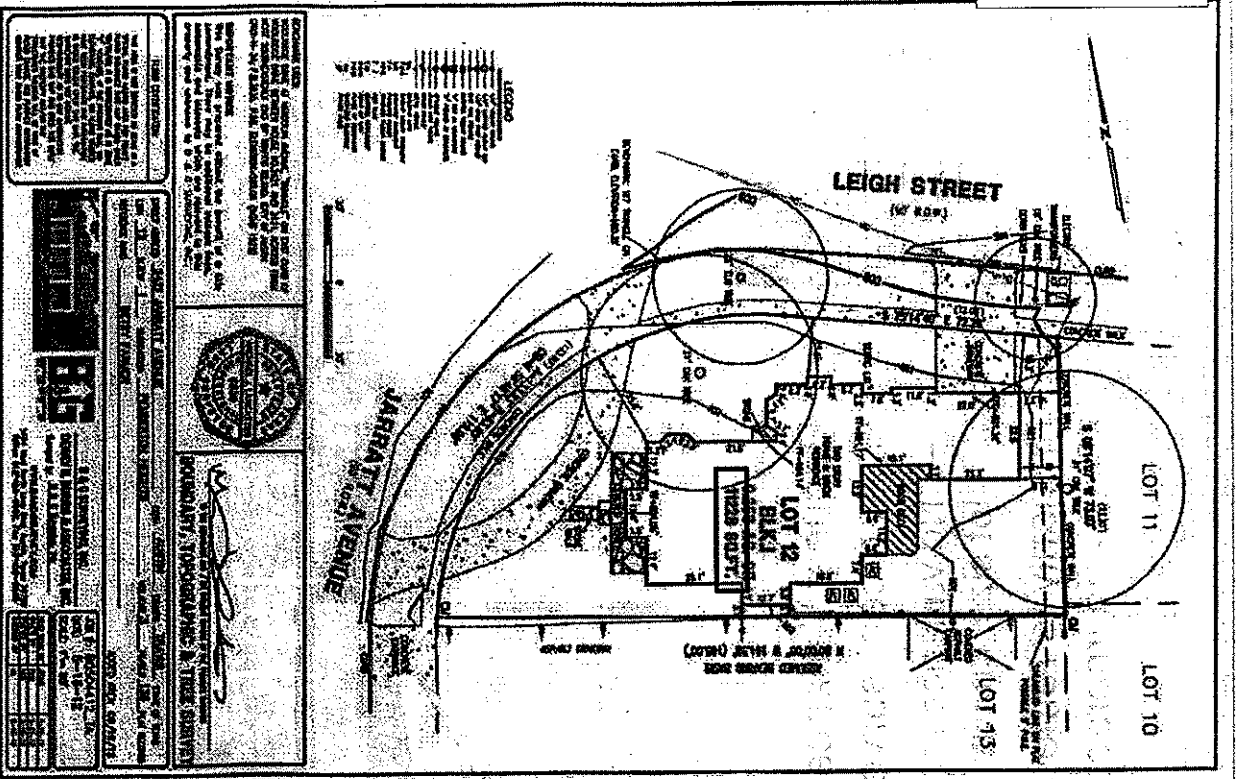


	TCAD 2002-Current	Survey Dtd 5/16/12
Lot Size sf	12,211	11,228
Existing Gross Floor Area sf*	4,302	4,302
Existing % Floor to Area Ratio	35.2%	38.3%
Planned Gross Floor Area sf*	4,786	4,786
Planned % Floor to Area Ratio	39.2%	42.6%
Requested Variance sf	-	295
Requested Variance %	-	2.6%

\* net of 200 sf attached garage exemption

- Request Variance of 2.6% or 295 sf., v. recent survey.
  - No variance required vs. recorded lot size, on which we relied.
- Primarily to remedy dangerous stairs and impractical second floor.

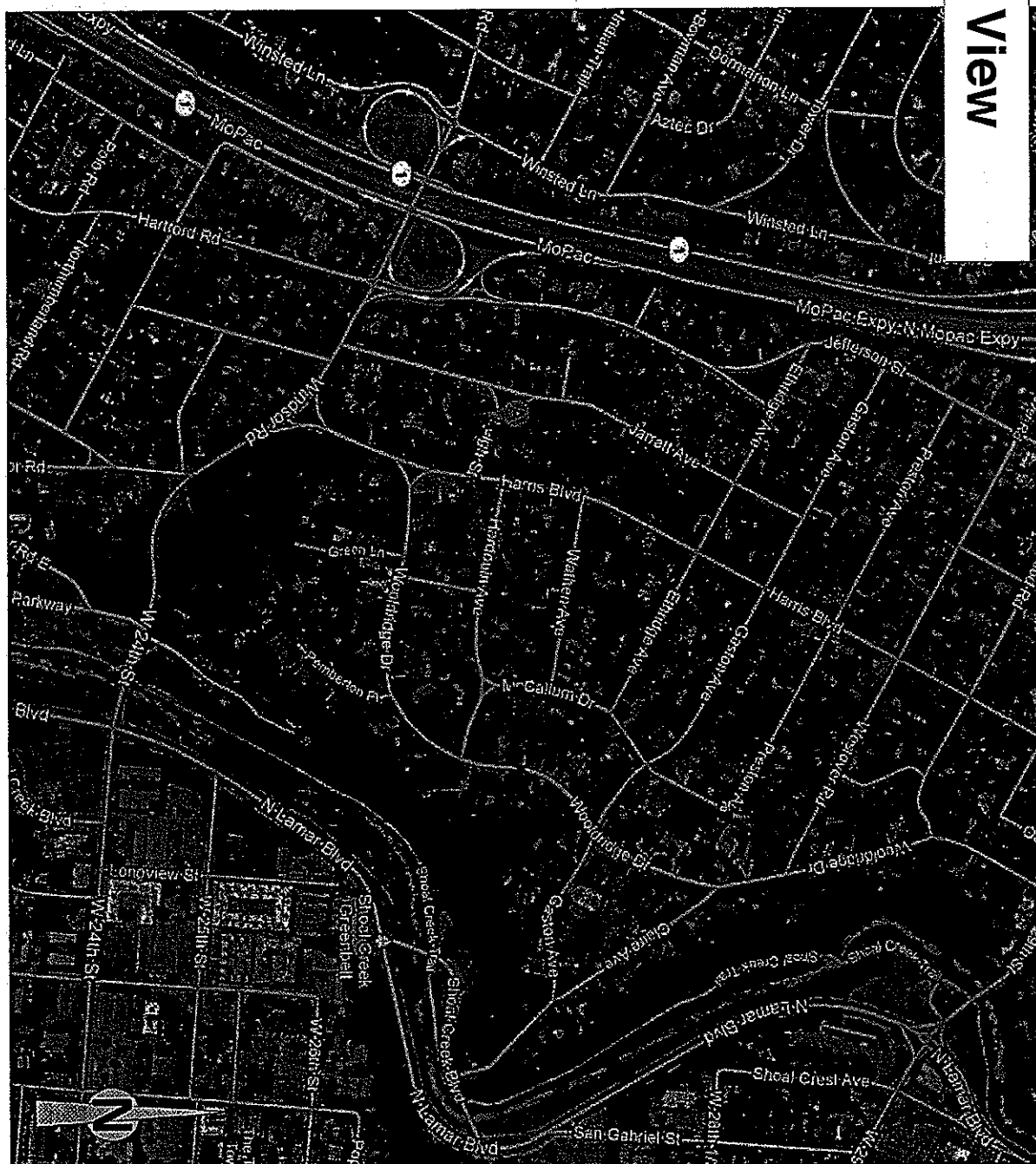
**Property Survey**  
Completed 5/16/12,  
lot size 11,228 sf.





B3  
46

# Aerial View



Farmer Residence 2421 Jarratt Ave.

B3  
47

# Aerial View Facing East

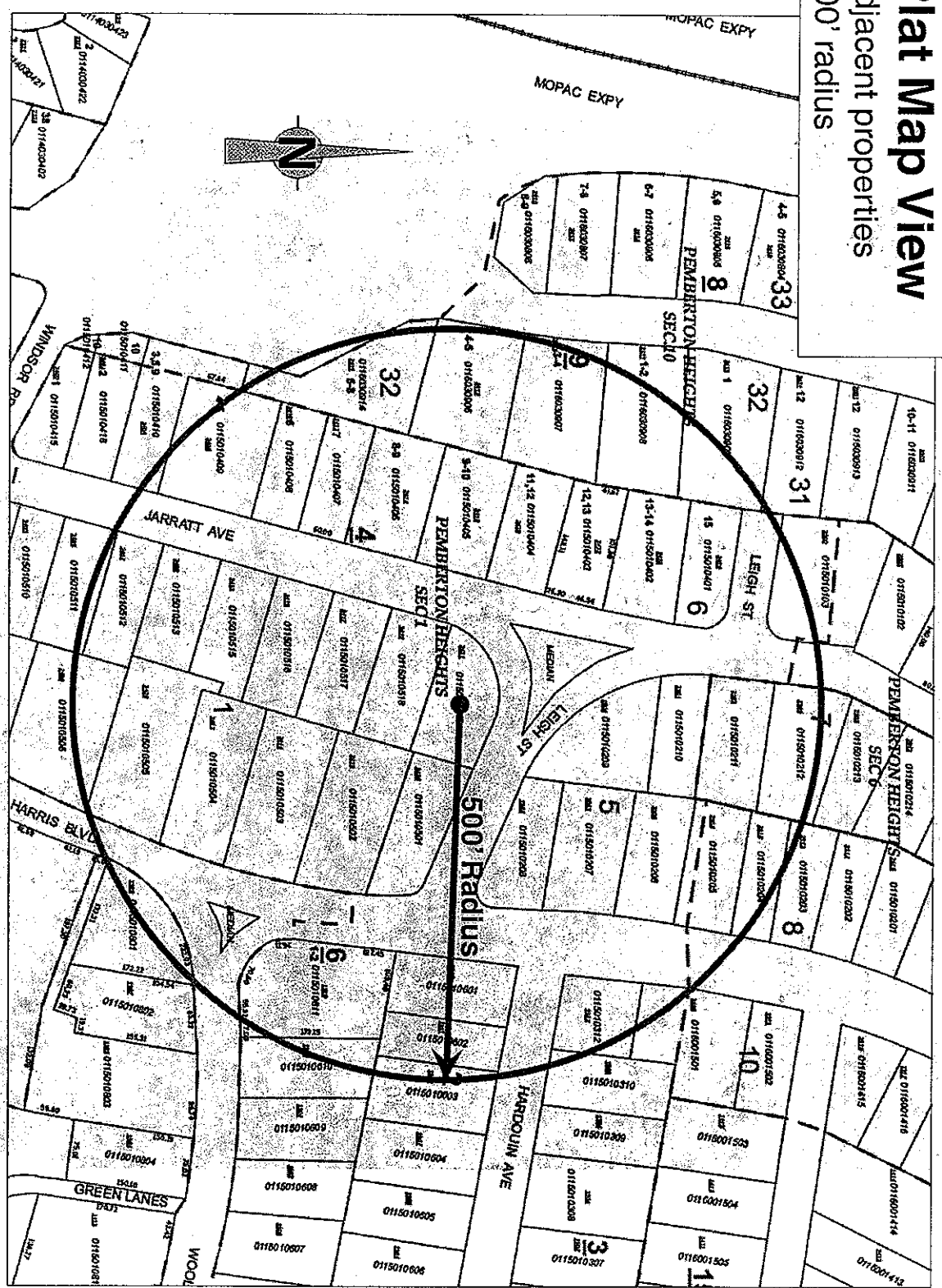


Farmer Residence 2421 Jarratt Ave.

B3  
48

# Plat Map View

Adjacent properties  
500' radius

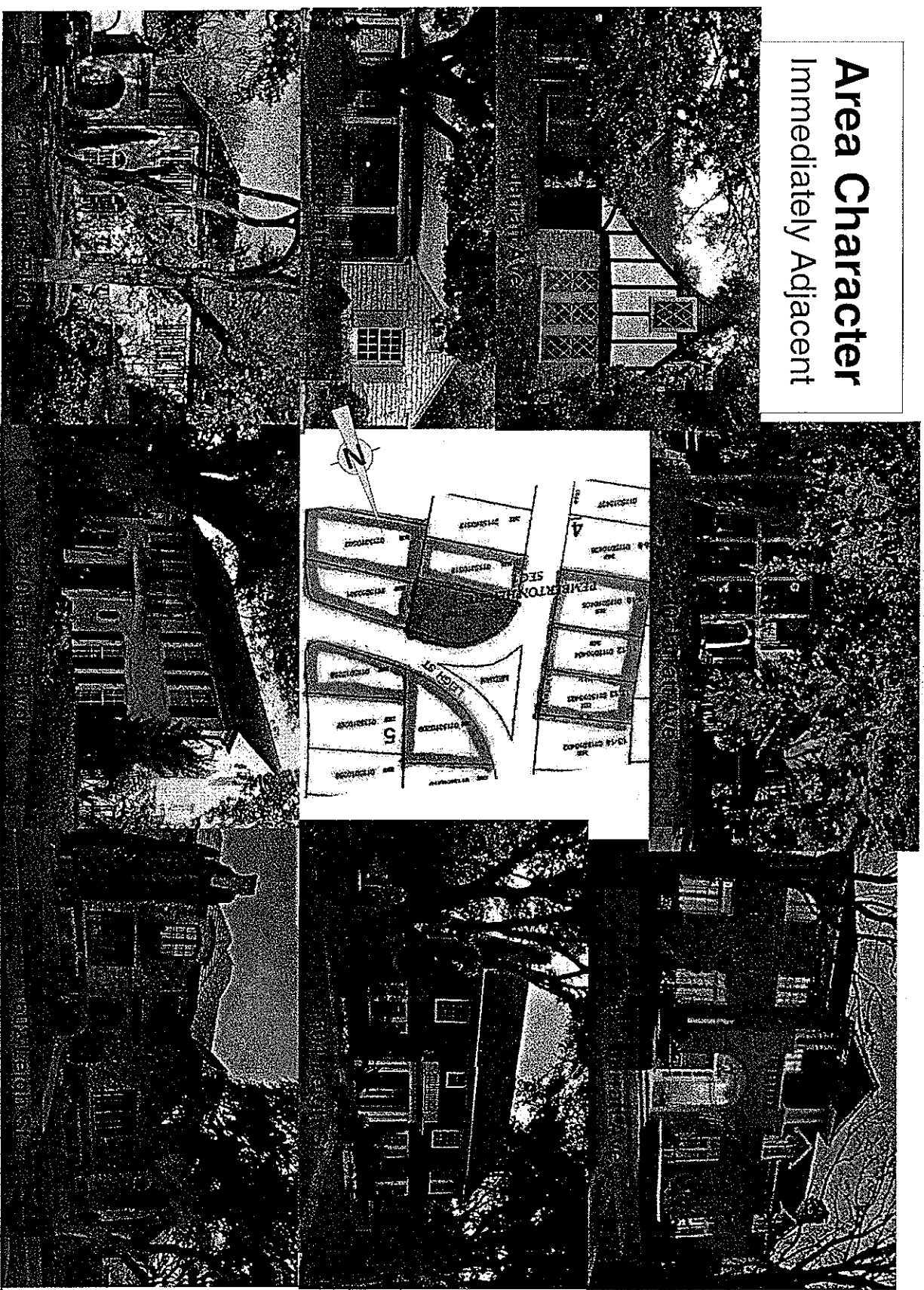


Farmer Residence 2421 Jarratt Ave.



B3  
50

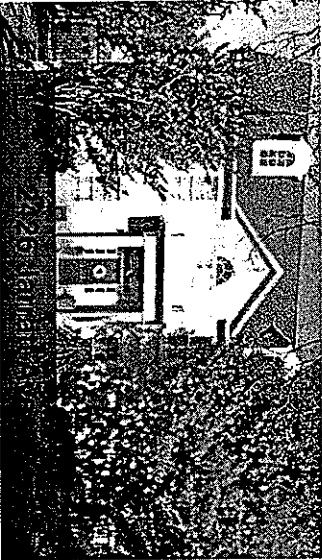
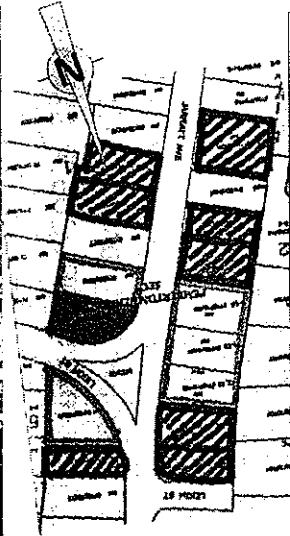
# Area Character Immediately Adjacent



Farmer Residence 2421 Jarratt Ave.

B3  
51

# Area Character Nearby on Jarrott Ave.



83/52

## FAR and SF Adjacent and 500'

Of 8 adjacent properties, 4 have FAR > 40%, based *only on living area recorded at TCAD (excludes garage areas)*

Planned living area of 4,301 sf is smaller than more than half of adjacent properties.

Note 1: 2418 Jarratt has requested permits to add approx 500 sf.

A number of properties within a 500' radius are larger or have FAR > 40%.

### Immediately Adjacent (8)

TCAD ID #	Address	SF	Lot Size	FAR
114333	1602 LEIGH ST	5,545	11,350	49%
114334	1604 LEIGH ST	4,486	14,863	30%
114355	2418 JARRATT (Note 1)	3,508	13,998	25%
114384	2419 JARRATT	2,454	12,289	20%
114363	2420 HARRIS	5,510	12,208	45%
114354	2420 JARRATT	5,080	11,961	43%
114353	2422 JARRATT	4,664	10,672	44%
114364	2418 HARRIS	4,190	17,906	23%

### Within 500' Radius (9)

TCAD ID #	Address	SF	Lot Size	FAR
114350	1512 HARDOUIN	3,822	9,148	42%
114357	2412 JARRATT	4,032	9,307	43%
114351	2428 JARRATT	4,303	9,622	45%
114352	2426 JARRATT	4,470	13,320	36%
114374	2405 JARRATT	4,659	10,497	44%
114396	1510 WOOLDRIDGE	4,952	21,039	24%
114356	2414 JARRATT	4,979	13,715	36%
114386	1513 HARDOUIN	5,550	10,938	51%
115836	2509 HARRIS	5,905	16,587	36%

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# Neighborhood Support

Additional support letters will be available at RDCC hearing

When necessary, must be submitted to the board or commission for the proposed project listed on the subject property or its public hearing. For the proposed project listed on the subject property or its public hearing, the individual must be a resident of the City of Austin, Texas, and the City Number and the county person listed on the subject property.

Case Number: N2012-0112  
Case Name: N2012-0112  
Case Address: 2412 Jarratt Ave.  
Case City: Austin, TX 78701-4810  
Case County: Travis  
Case State: Texas  
Case Zip: 78701-4810  
Case Phone: (512) 774-9104  
Case Fax: (512) 774-9104  
Case Email: jarratt@cityofaustin.gov

City of Austin  
Planning and Development Review Department  
P.O. Box 1088  
Austin, TX 78701-4810  
Fax Number: (512) 774-9104

Comments:

When necessary, must be submitted to the board or commission for the proposed project listed on the subject property or its public hearing. For the proposed project listed on the subject property or its public hearing, the individual must be a resident of the City of Austin, Texas, and the City Number and the county person listed on the subject property.

Case Number: N2012-0112  
Case Name: N2012-0112  
Case Address: 2420 Jarratt Ave.  
Case City: Austin, TX 78701-4810  
Case County: Travis  
Case State: Texas  
Case Zip: 78701-4810  
Case Phone: (512) 774-9104  
Case Fax: (512) 774-9104  
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Case Number: N2012-0112  
Case Name: N2012-0112  
Case Address: 2422 Jarratt Ave.  
Case City: Austin, TX 78701-4810  
Case County: Travis  
Case State: Texas  
Case Zip: 78701-4810  
Case Phone: (512) 774-9104  
Case Fax: (512) 774-9104  
Case Email: jarratt@cityofaustin.gov

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Case Number: N2012-0112  
Case Name: N2012-0112  
Case Address: 1604 Leigh St  
Case City: Austin, TX 78701-4810  
Case County: Travis  
Case State: Texas  
Case Zip: 78701-4810  
Case Phone: (512) 774-9104  
Case Fax: (512) 774-9104  
Case Email: jarratt@cityofaustin.gov

City of Austin  
Planning and Development Review Department  
P.O. Box 1088  
Austin, TX 78701-4810  
Fax Number: (512) 774-9104

Comments:

2412 Jarratt Ave

2420 Jarratt Ave

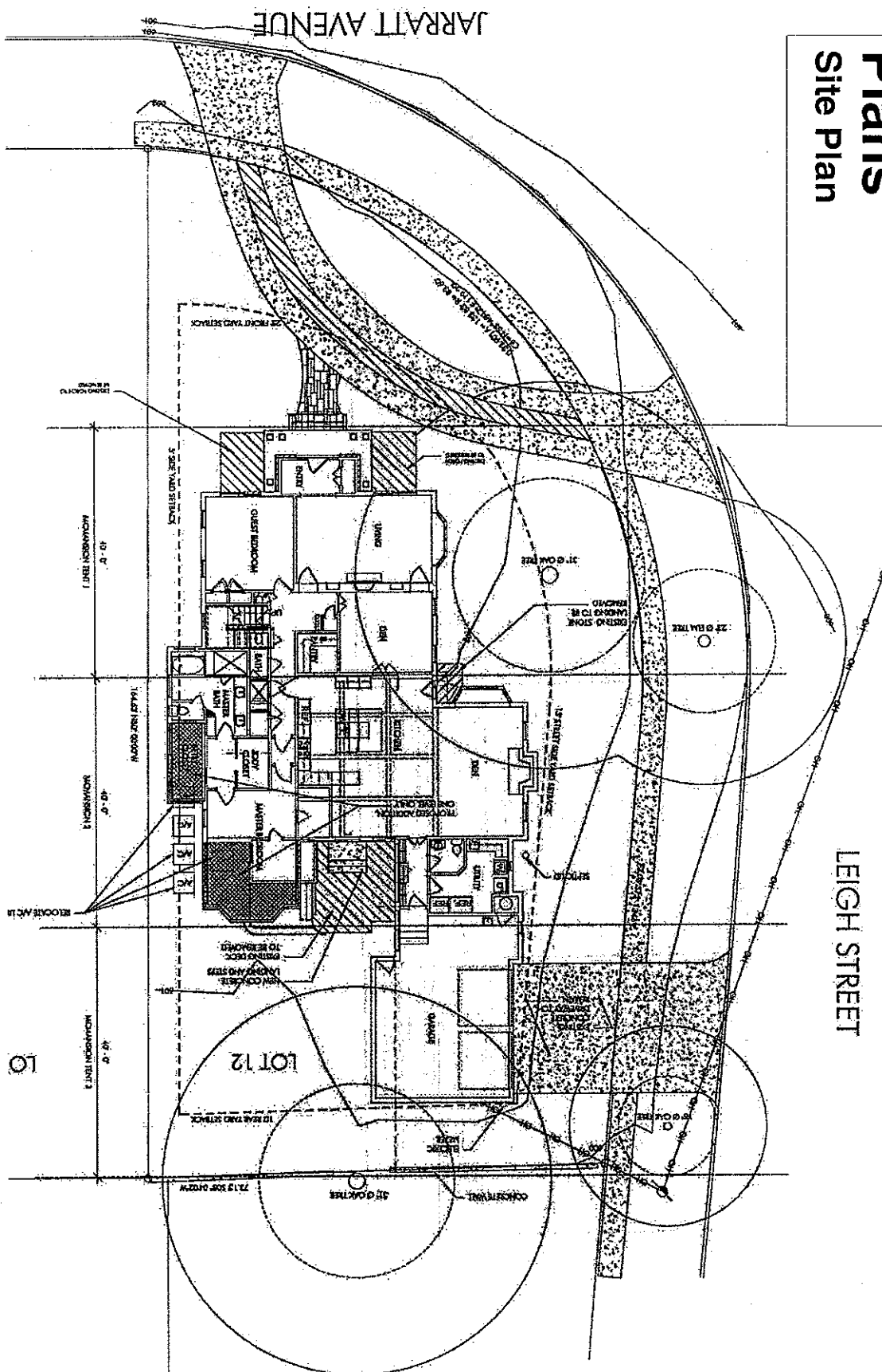
2422 Jarratt Ave

1604 Leigh St

Farmer Residence 2421 Jarratt Ave.

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# Plans Site Plan

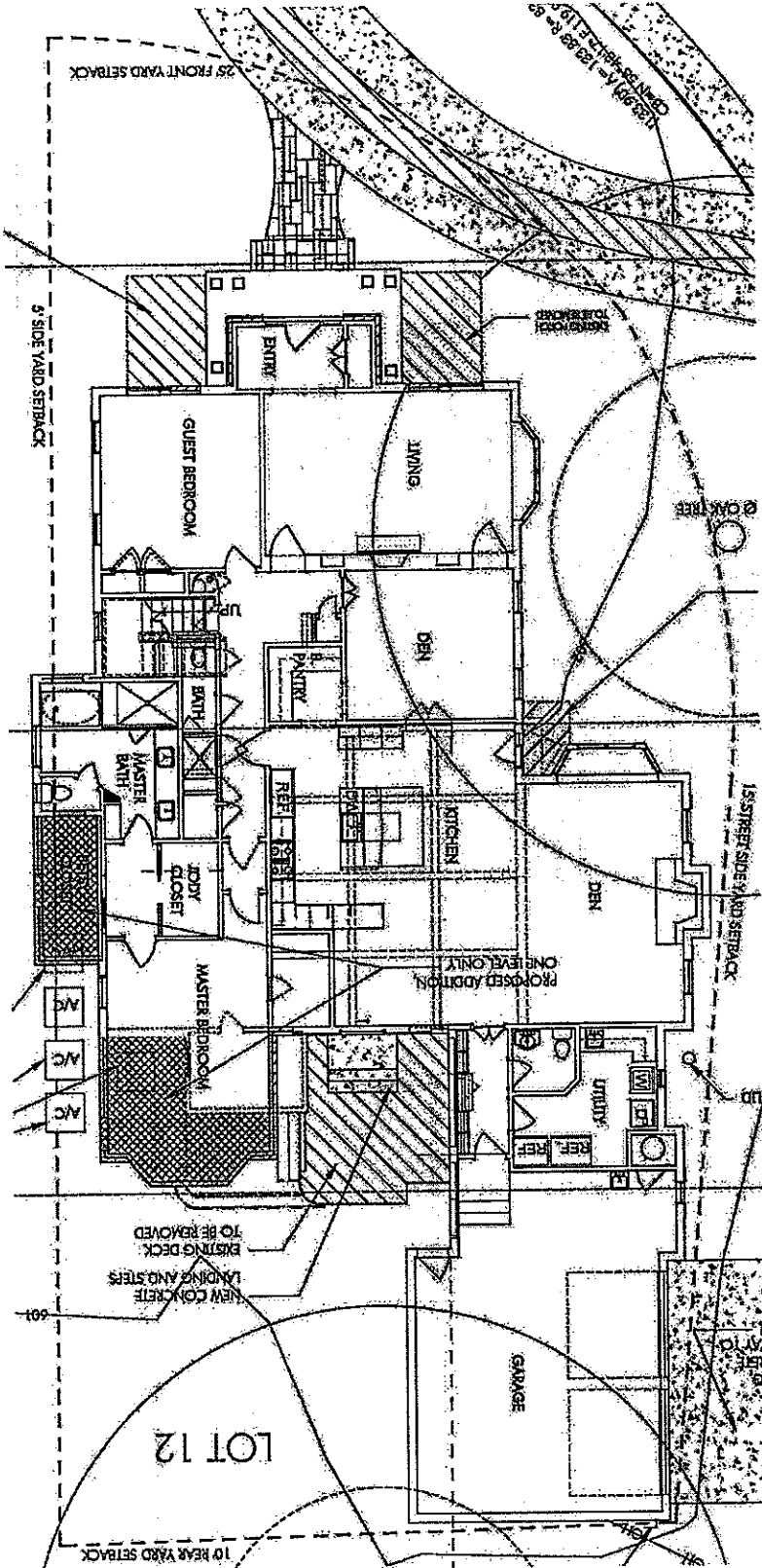


Farmer Residence 2421 Jarratt Ave.

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# Plans

## 1st Floor



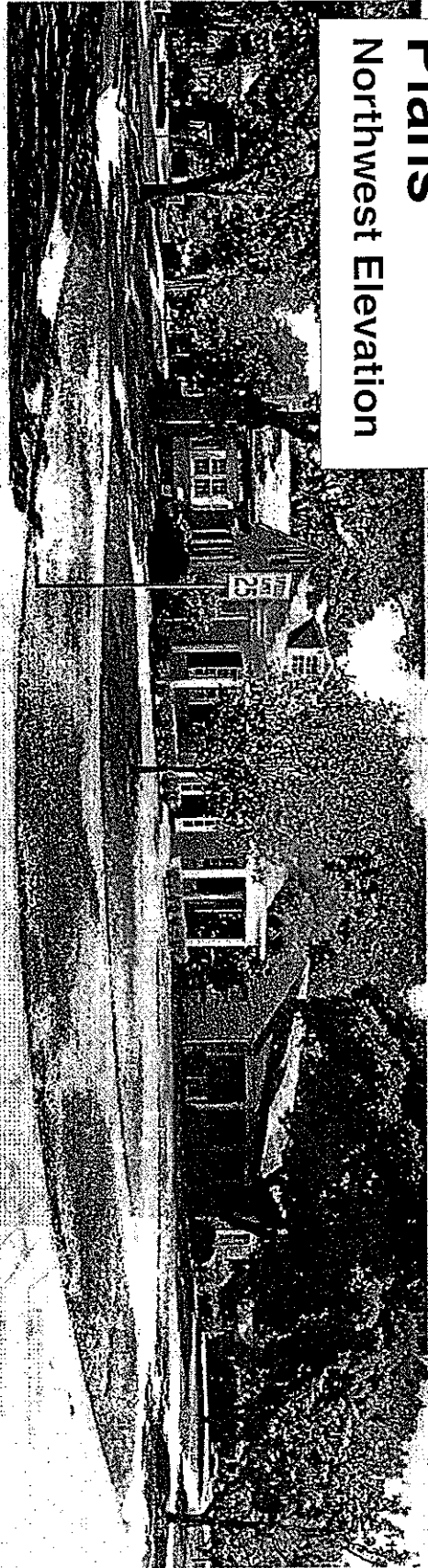
Farmer Residence 2421 Jarratt Ave.



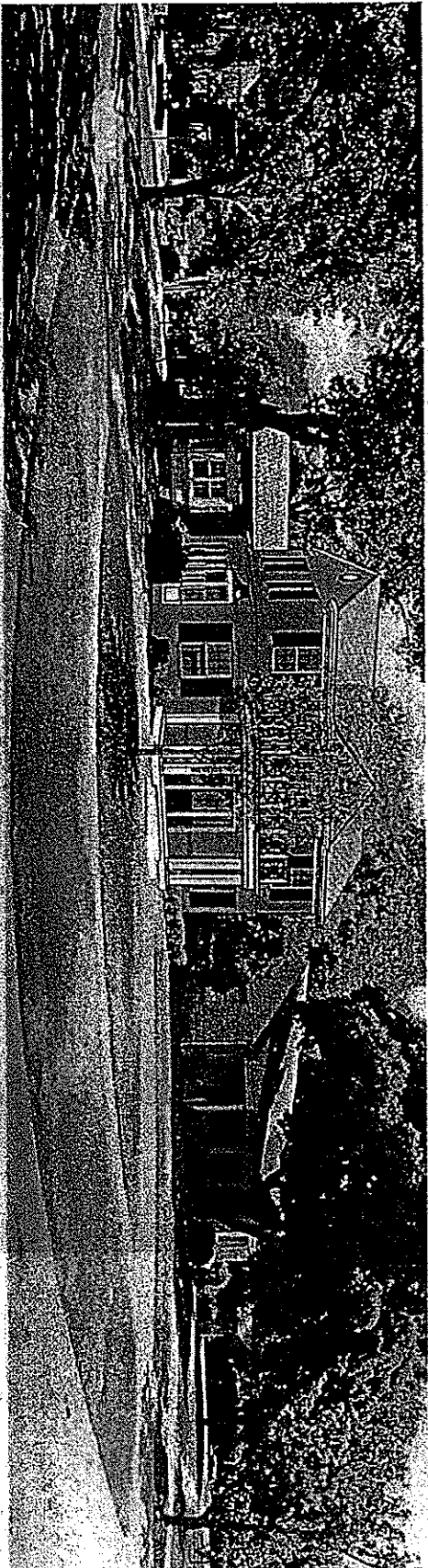
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# Plans

## Northwest Elevation



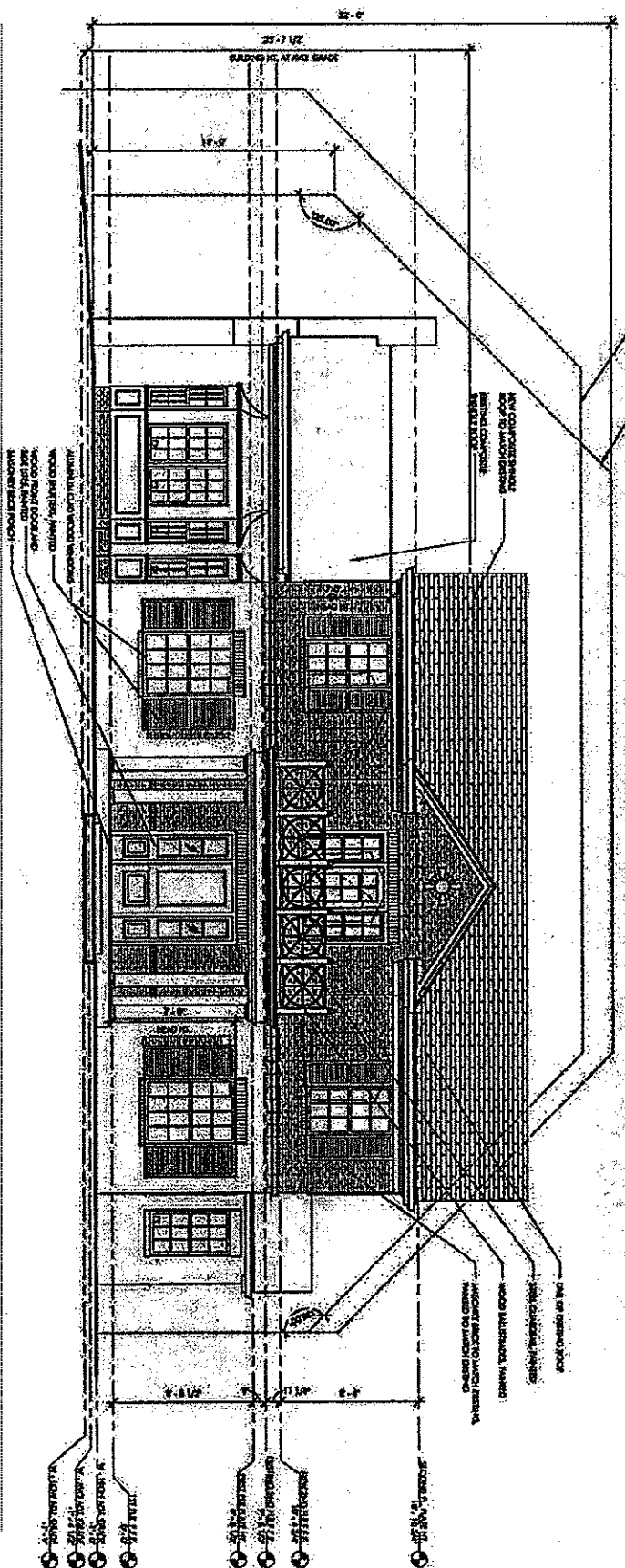
NORTHWEST CORNER - EXISTING



NORTHWEST CORNER - PROPOSED

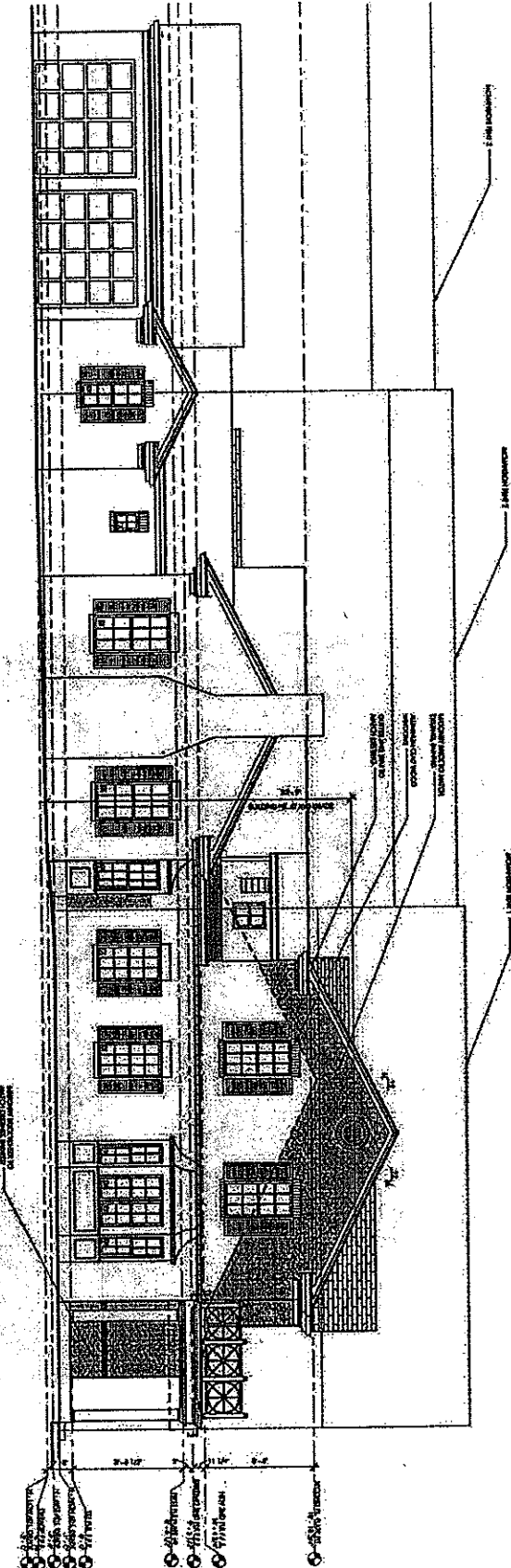
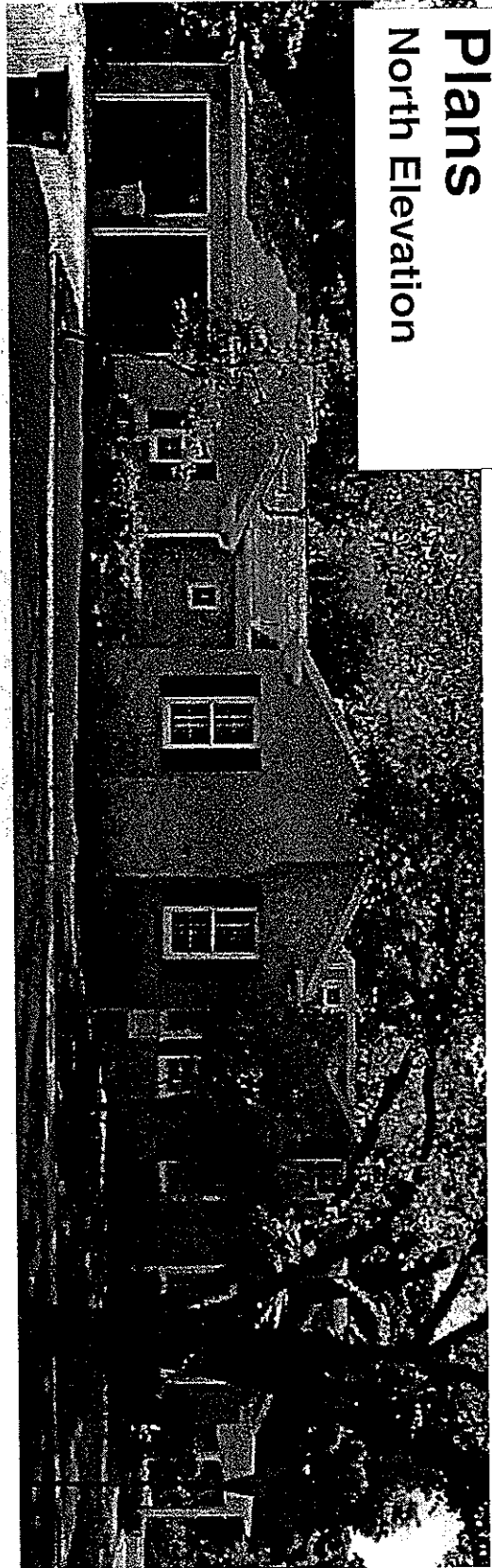
## Plans

### West (Front) Elevation



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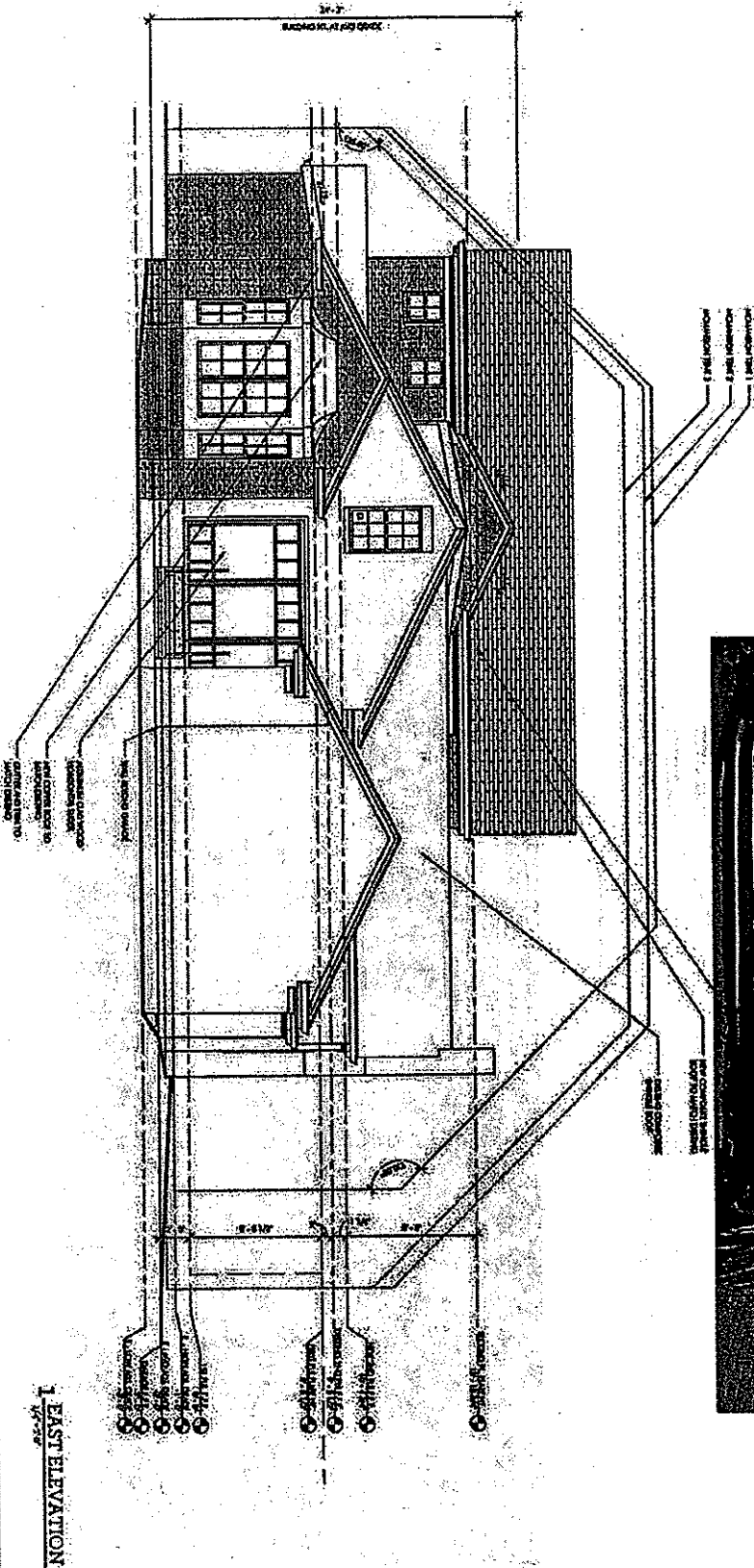
# Plans North Elevation



Farmer Residence 2421 Jarratt Ave.

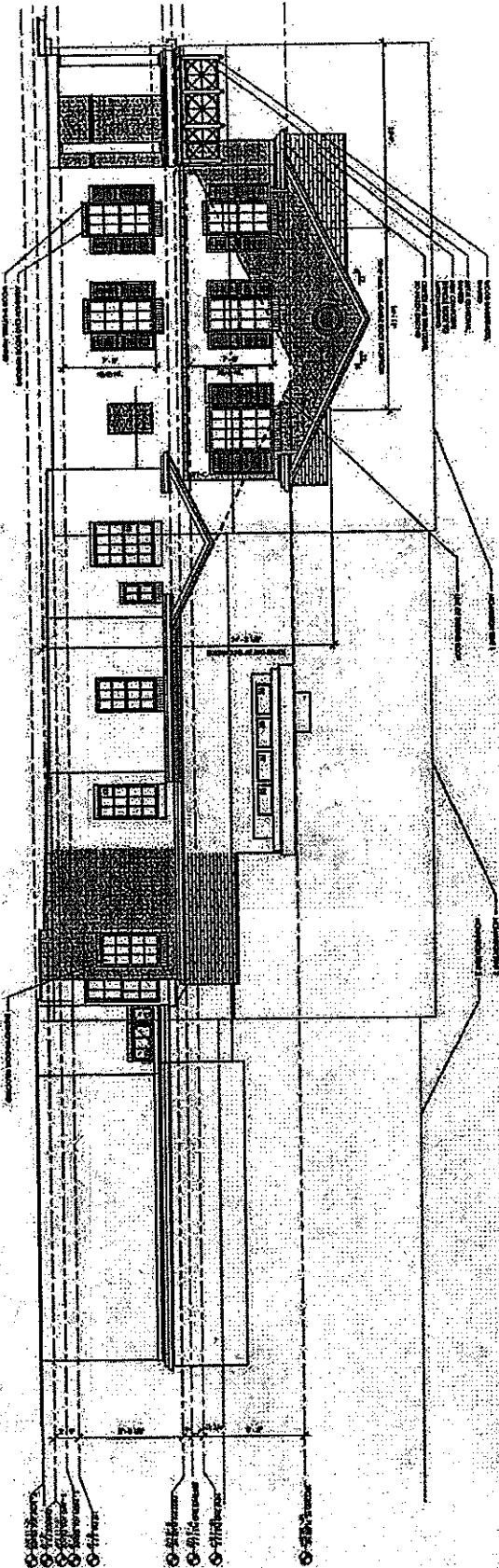
## Plans

### East (Rear) Elevation



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# Plans South Elevation

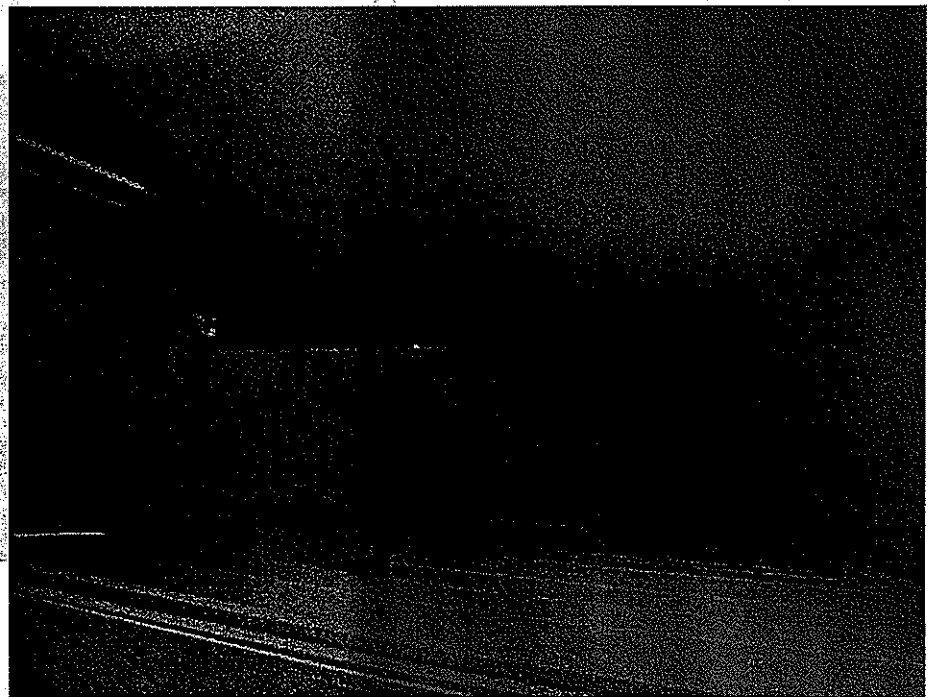
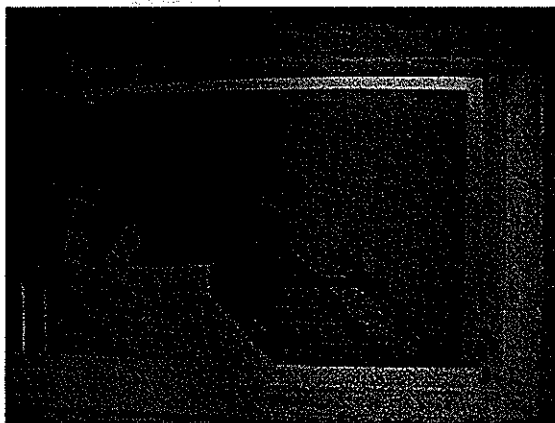
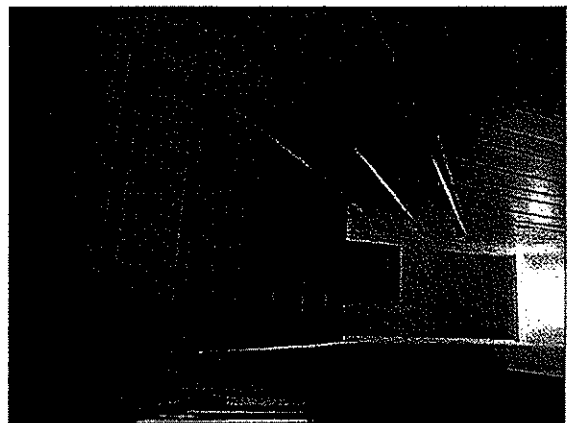
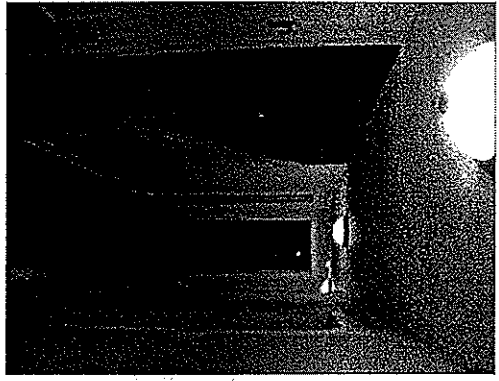


Farmer Residence 2421 Jarratt Ave.

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## Stairs

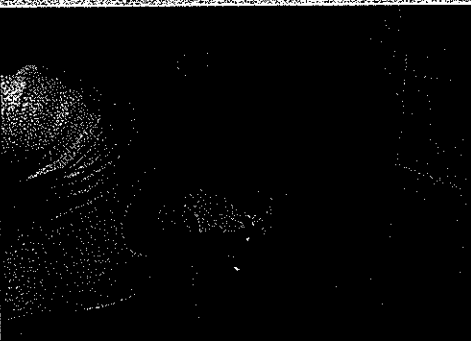
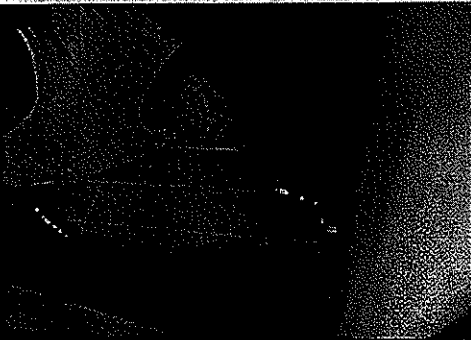
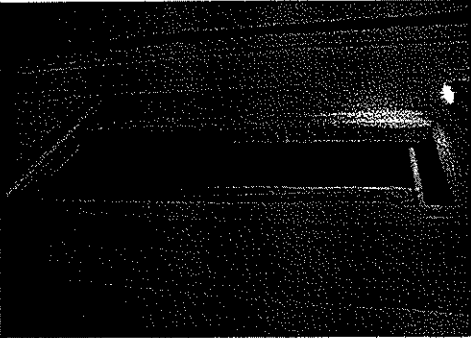
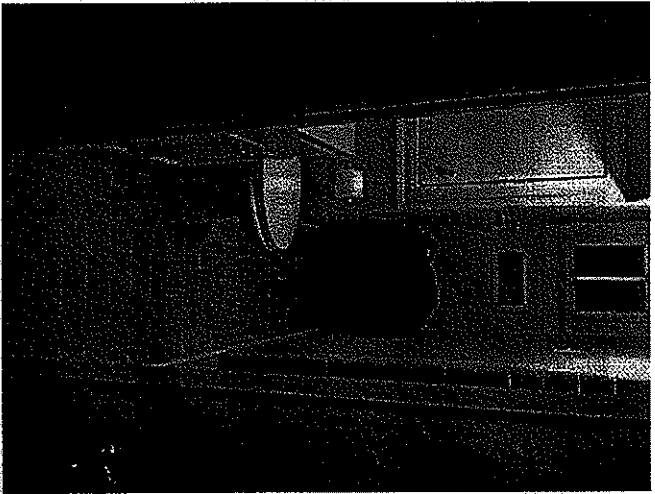
Stairs are steep and narrow.  
Note sharp turn and low ceiling at entrance.  
Note second rail added for children's safety.



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## Bath

Original upstairs bath is unusually small and impractical for family use.  
Poorly ventilated, poorly lit, with poor water pressure.



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## 2nd Floor

Ceiling is 7'5" at flat,  
angling to 5' at wall.  
Poorly insulated and  
ventilated.  
Limited storage.

