

CITY OF AUSTIN

CASE # 2013-049230 RA
PLAN REVIEW # 10947593

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**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4104 Duval St.

LEGAL DESCRIPTION: Subdivision - Statesman Addition

Lot(s) 11-13 Block A Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Jeff Bridgewater on behalf of myself/ourselves as authorized agent for

Jeff Bridgewater affirm that on 5/13, 2013.

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).

I am requesting a modification from the
Allowable 40% (4043.2 sq ft) to 4,565.5 sq ft
which equals 45.2% to enclose Unit A's
& Unit B's covered patios into carports.
in a SF3-HD-NCCD-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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REASONABLE USE:

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

Prevents us from providing 2 additional
covered, secure, off-street parking
areas for this project.

REQUEST:

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

We are adding no additional constructed
space. Simply converting porches to
carports, as were initially approved by
all applicable historic boards, agencies, etc.

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:

Our requested change only returns
our project to its initial design, as
approved by and supported by adjacent
property owners, Hyde Park Development Review
committee, Historic Preservation office and
the Historical Landmark Commission.

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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 1805 Barton Parkway
City, State Austin, TX Zip 78704
Phone 512-801-9109 Printed Name Jeff Bridgewater
Signature Jeffrey D. Bridgewater Date 5-10-13

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 1805 Barton Parkway
City, State Austin, TX Zip 78704
Phone 512-801-9109 Printed Name Jeff Bridgewater
Signature Jeffrey D. Bridgewater Date 5-10-13

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	PRJ#	12-21-2013
	Assigned	
	Review Date	12/16/13
	Reviewed/Approved	
	TRP#	
	Date	
	Issue Date	
	Issued	

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Project Information

Project Address: 4104 Duval St.	Tax Parcel ID: 02200801110000
Legal Description: Lot 11-13 Block A Statesman Addition	
Zoning District or PUD: SF3-HD-NCCD-NP	Lot Size (square feet): 10,108
Neighborhood Plan Area (if applicable): Hyde Park	Historic District (if applicable): Hyde Park
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y ☒ N ☐ Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y ☒ N ☐	wastewater availability? Y ☒ N ☐
If no, contact Austin Water Utility to apply for water/wastewater taps or sewer extension request.	
Does this site have or will it have an auxiliary water source? Y ☒ N ☐ If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? Y ☐ N ☒ 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 ☐ N ☒ If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y ☒ N ☐	Is this site adjacent to a paved alley? Y ☒ N ☐
Does this site have a Board of Adjustment (BOA) variance? Y ☐ N ☒ Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ N ☒ 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 includes canopy and/or critical root zone impacts to nearby trees. Y ☐ N ☒ 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 ☐ N ☒ Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use:	vacant ☐	single-family residential ☐	duplex residential ☒	two-family residential ☐	other ☐
Proposed Use:	vacant ☐	single-family residential ☐	duplex residential ☒	two-family residential ☐	other ☐
Project Type:	new construction ☒	addition ☐	addition/remodel ☐	remodel/repair ☐	other ☐
# of bedrooms existing:	6	# of bedrooms proposed:	6	# of baths existing:	6
# of baths proposed: 6					
Will all or part of an existing exterior wall be removed as part of the project? Y ☐ N ☒ 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)					
Convert existing covered patio at Unit A and Unit B to carports.					
Trades Permits Required: electric ☐ plumbing ☐ mechanical (HVAC) ☐ concrete (right-of-way) ☐					

Job Valuation

Total Job Valuation: \$ 1000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 1000
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.	Bldg: \$	Elec: \$
	Plmbg: \$	Mech: \$
	Primary Structure: \$	Bldg: \$ 1000
	Accessory Structure: \$	Plmbg: \$

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Duplex Building and Site			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1,169/1,169		2,338
b) 2 nd floor conditioned area	849/849		1,698
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport) 292 527 20 466	263.5/263.5		527
f) Covered Patio, Deck or Porch 466 # Convert to Carport	136.5/136.5	(466)*	739
g) Balcony			
h) Other 118 Breezeways			118
Total Building Coverage (exclude h & d from total)			3,122
i) Driveway	286/286		572
j) Sidewalks	163		163
k) Uncovered Patio			
l) Uncovered Wood Deck (counts at 50%)			
m) AC pads	18		18
n) Other (Pool Coping, Retaining Walls)			
Total Site Coverage			4,475
o) Pool			
p) Spa			

*** Convert Detached Covered Patio to Carport**

Site Development Information	
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): <u>3,772</u>	% of lot size: <u>37.3</u>
Proposed Building Coverage (sq ft): <u>3,772</u>	% of lot size: <u>37.3</u>
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): <u>4,475</u>	% of lot size: <u>44.3</u>
Proposed Impervious Cover (sq ft): <u>4,475</u>	% of lot size: <u>44.3</u>
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y ☐ N ☒	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☐ N ☒	
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: <u>27'</u> ft Number of Floors: <u>2</u>	# of spaces required: <u>6</u> # of spaces provided: <u>8</u>
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): <u>9'</u> ft Distance from intersection (for corner lots only): <u>N/A</u> ft	
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒	

max 4090

max 5090
 REP ORD # 02031-20

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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	New	Exemption	Total
1 st Floor	2,338			2,338
2 nd Floor	1,698			1,698
3 rd Floor				
Basement				
Attic				
Garage (attached)	263.5		-200	63.5
	263.5		-263.5	0
Porches to Carport (attached)		466		466
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA 4,565.5

Max
4043.2
(522.3)

(Total Gross Floor Area /lot size) x 100 = 45.2 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 ☒

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.

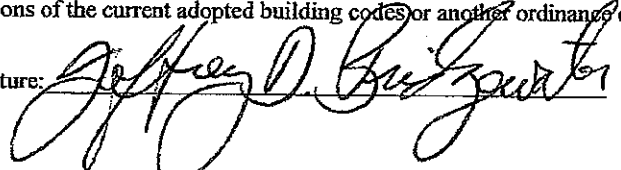
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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 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.

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Contact Information			
Owner	Bridgewater Custom Homes	Applicant or Agent	Jeff Bridgewater (owner)
Mailing Address	1805 Barton Parkway Austin, TX 78704	Mailing Address	1805 Barton Parkway Austin, TX 78704
Phone	512-801-9109	Phone	512-801-9109
Email	bridgewater.jeff@yahoo.com	Email	bridgewater.jeff@yahoo.com
Fax		Fax	
General Contractor	Bridgewater Custom Homes	Design Professional	T. McIntyre Associates, Inc. (Tim McIntyre)
Mailing Address	-same-	Mailing Address	6000 S. Congress Ave. #204
Phone		Phone	512-694-6277
Email		Email	tim@tmcintyre.com
Fax		Fax	512-514-0379

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, 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, 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 site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process. 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: 5-10-13

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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



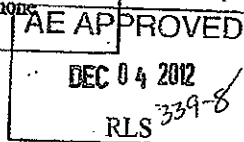
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

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 <u>Jeff Bridgewater</u>	
Email <u>jeff@yaho.com</u>	Phone <u>512-801-9107</u>
☒ Residential	☐ Commercial
☒ New Construction	☐ Remodeling
Project Address <u>4104 Duval St. Austin, TX 78751</u> OR	
Legal Description _____	Lot _____ Block _____
Who is your electrical provider? ☒ AE ☐ Other <u>JP</u>	
☒ Overhead Service	☐ Underground Service
☐ Single-phase (1Ø)	☐ Three-phase (3Ø)
Location of meter <u>RR / 20' off back pl</u>	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>Two story duplex</u>	
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)





Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704
Phone: (512) 974-1876 Fax: (512) 974-3010
Email: Michael.Embese@ci.austin.tx.us Website: www.ci.austin.tx.us/trees

ROW I.D.

Mapsco Pg#

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Application request* (specify all that apply):

- ☒ Tree removal
- ☐ Development exceeding allowable standards for encroachment in the tree's critical root zone;
- ☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 4104 Duval St, 78751

Name of owner or authorized agent: Keith Brown

Building permit number (if applicable): _____

Telephone #: 512-565-7164

Fax #: _____

E-mail: _____

Tree Species: american elm

Tree location on lot: left side

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) 32 35

General tree condition: ☐ Good / ☐ Fair / ☒ Poor / ☐ Dead

Reason for request: Over-mature and experiencing limb failure. Tree hangs over house.

Keith Brown

Digitally signed by Keith Brown
DN: cn=Keith Brown, o=Austin Tree Experts,
ou=Austin Tree Experts, email=keith@atreeexperts.com,
c=US
Date: 2012.10.25 09:56:15 -0500

10/25/2012

Owner/ Authorized Agent Signature

Date

- ☐ Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- ☐ This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination – To be completed by City Arborist Program Personnel

- ☒ Approved ☐ *Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments _____

☒ Heritage Tree(s)

☒ A heritage tree variance is required: ☒ Administrative / ☐ Land Use Commission

Conditions of Approval: ☒ None or ☐ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant _____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)
- ☐ Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.
- ☐ No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature

Date

[Signature]
City Arborist Signature

10/26/12
Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

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4. TREE DEFECTS - IDENTIFY ALL AREAS AND SEVERITY THAT APPLY TO EACH DEFECT

DEFECT TYPE	DEFECT AREA	DEFECT SEVERITY	NOTES	LEGEND
Poor taper				AREA T - Trunk(s) R - Root Flare L - Lateral Roots S - Scaffolds B - Branches SEVERITY Y S - Severe M - Moderate L - Low
Codominants/forks	trunk	severe		
Multiple attachments				
Included bark	scaffolds	severe		
Excessive end weight	branches	moderate		
Cracks/splits				
Hangers				
Girdling				
Wounds				
Decay	everywhere	moderate	known problem for old american elms	
Cavity				
Conks/mushrooms				
Bleeding				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls				
Previous failure	scaffolds	severe	tree already lost several very large limbs	

7. OTHER FEATURES

Lean: 20 degrees from vertical natural or unnatural Soil heaving: ☐ Y ☐ N

Decay in plane of lean: ☐ Y ☐ N Roots exposed: ☐ Y ☐ N Soil cracking: ☐ Y ☐ N

Lean severity: ☐ none ☐ small ☐ medium ☐ large Compounding factors: heavy canopy to side of lean

Suspect root rot: ☐ Y ☐ N Mushroom/conk present: ☐ Y ☐ N ID: _____

Exposed roots: ☐ none ☐ small ☐ medium ☐ large Undermined: ☐ none ☐ small ☐ medium ☐ large

Root pruned: _____ feet from trunk Root area affected: _____ % Buttress wounded: ☐ Y ☐ N

Restricted root area: ☐ none ☐ small ☐ medium ☐ large

Potential for root failure: ☐ none ☐ small ☐ medium ☐ large

6. TARGET AND ABATEMENT

Use under tree: ☐ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape

Occupancy: ☐ occasional use ☐ medium, intermittent use ☐ frequent use Can target be moved: ☐ Y ☐ N

RISK ABATEMENT

Action: ☐ prune ☐ remove ☐ other Comments: Tree is very hazardous and has already began process of falling apart.

7. COMMENTS OR OTHER RISK FACTORS

House is currently unoccupied, but a group of animal rescue visits the site several times a week to care for stray cats living under the house.

8. TREE RISK (SEE THE ADDITIONAL RISK ASSESSMENT GUIDELINES)

RATING: Risk rating:

Failure potential: ☐ 1 ☐ 2 ☐ 3 ☐ 4

Size of Part: ☐ 1 ☐ 2 ☐ 3

Target: ☐ 1 ☐ 2 ☐ 3

Other Risk Factors: ☐ 0 ☐ 1 ☐ 2

Risk rating: Low: ☐ 3 ☐ 4

Moderate: ☐ 5 ☐ 6

High: ☐ 7 ☐ 8 ☐ 9

Extremely high: ☐ 10 ☐ 11 ☐ 12

19. This section applies to a restaurant use at 4300 Speedway that provides outdoor seating.

a. The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 6, Subsection 2.g. of this ordinance and is not used to determine the parking requirement if:

1. the outdoor seating does not exceed 40 percent of the total seating; and
2. not more than 10 tables are located outside.

b. The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and shall be used to determine the parking requirement.

PART 10. DUVAL DISTRICT: The following provisions apply in the Duval District.

1. Site Development Standards Table. Except as otherwise modified in this part, the following site development regulations apply in the Duval District.

DUVAL DISTRICT		
	SITE DEVELOPMENT STANDARDS	
	SP-3 Zoning District	Multifamily & Commercial Zoning Districts
Minimum lot size	5750	8000
Minimum lot width	50	50
Maximum FAR		0.5 to 1
Maximum building coverage	40%	50%
Maximum impervious cover	50%	60% MF 80% commercial
Maximum height	30	30

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APPENDIX A. TABLES OF OFF-STREET PARKING AND LOADING REQUIREMENTS.

PART 1 - MOTOR VEHICLES

Use Classification	Minimum Off-Street Parking Requirement	Off-Street Loading Requirement
Residential Uses		
Cottage special use Mobile home residential Secondary apartment special use Single-family residential Small lot single-family residential Townhouse residential Two-family residential Urban home special use	2 spaces for each dwelling unit	None
Accessory apartment Condominium residential Multifamily residential	Efficiency dwelling unit: 1 space 1 bedroom dwelling unit: 1.5 spaces Dwelling unit larger than 1 bedroom: 1.5 spaces plus 0.5 space for each additional bedroom	None
Duplex residential Single-family attached residential - Standard - If larger than 4,000 sq. ft. or more than 6 bedrooms	4 spaces 4 spaces or 1 space for each bedroom, whichever is greater	None
Bed and breakfast residential	1 space plus 1 space for each rental unit	None
Group residential	1 space plus 1 space for each 2 lodgers or tenants	Schedule C
Retirement housing	80% of the parking otherwise required by this table for the residential use classification	Schedule C
Commercial Uses		
Agricultural sales and service	Schedule A	Schedule C
Art gallery	1 space for each 500 sq. ft.	None
Art workshop	Schedule B	None
Automotive rentals	Schedule A	Schedule B
Automotive repair service	1 space for each 275 sq. ft.	Schedule C
Automotive sales	Schedule A	Schedule C
Automotive washing - Automatic (full service) - Manual (coin-operated)	1 space for each 2 employees plus 6 queue spaces for each queue line 3 queue spaces for each queue line	None

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§ 3.3. GROSS FLOOR AREA.

In this Subchapter, GROSS FLOOR AREA has the meaning assigned by Section 25-1-21 (*Definitions*), with the following modifications:

3.3.1. In this Subchapter, GROSS FLOOR AREA means all enclosed space, regardless of its dimensions, that is not exempted under subsections 3.3.2, 3.3.3, or 3.3.4.

3.3.2. Subject to the limitations in paragraph C below, the following parking areas and structures are excluded from gross floor area for purposes of this Subchapter:

A. Up to 450 square feet of:

1. A detached rear parking area that is separated from the principal structure by not less than 10 feet;
2. A rear parking area that is 10 feet or more from the principal structure, provided that the parking area is either:
 - a. detached from the principal structure; or
 - b. 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
3. A parking area that is open on two or more sides, if:
 - i. it does not have habitable space above it; and
 - ii. 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.

B. Up to 200 square feet of:

1. An attached parking area if it used to meet the minimum parking requirement; or
2. A garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either:

B1
14

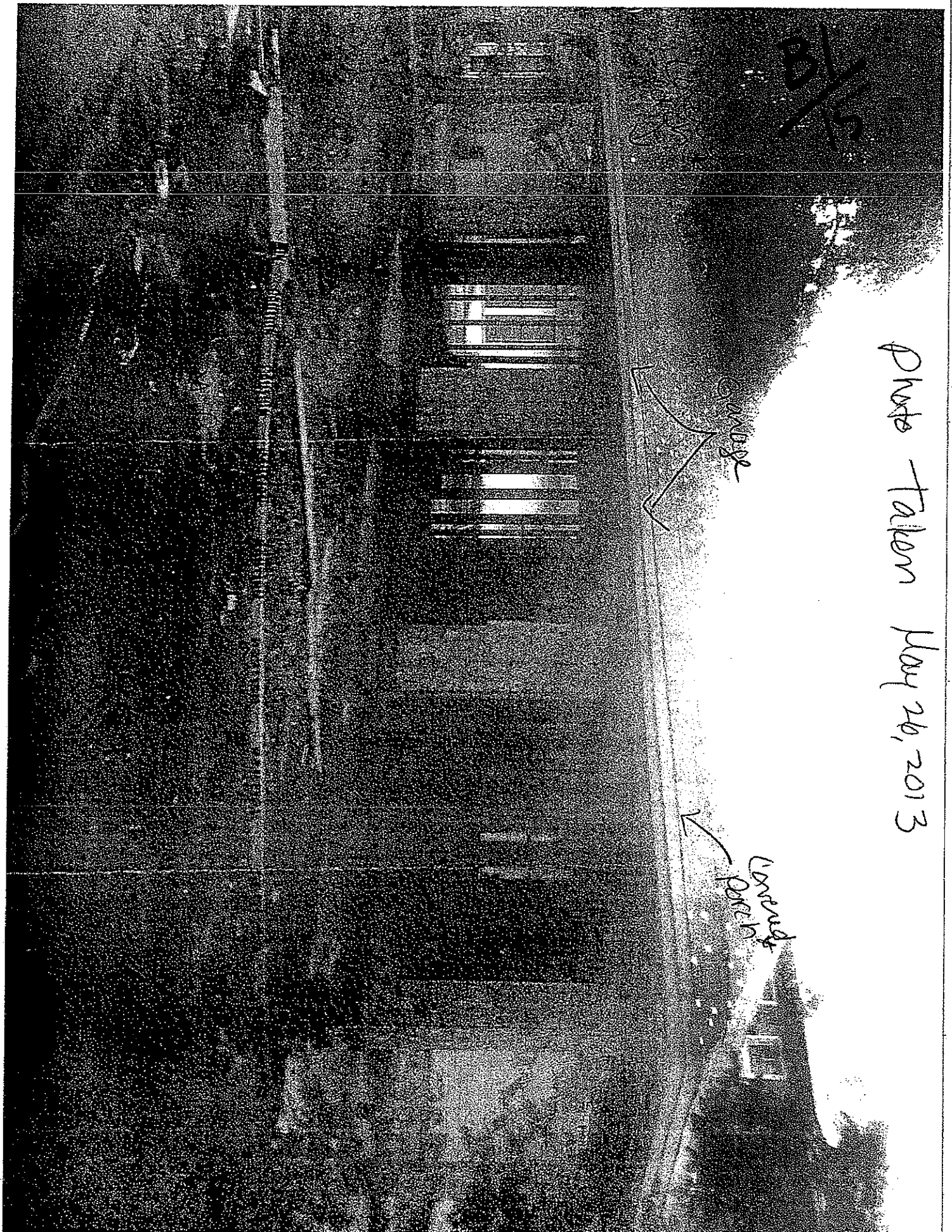
- a. detached from the principal structure; or
 - b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width.
- C. An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements.

Photo Taken May 26, 2013

B1
15

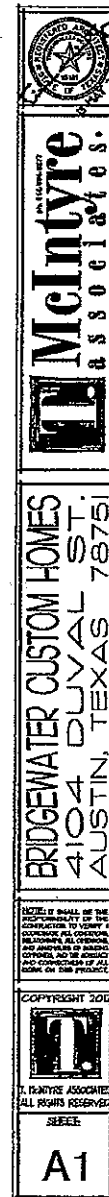
Gravel

Gravel
Pavement

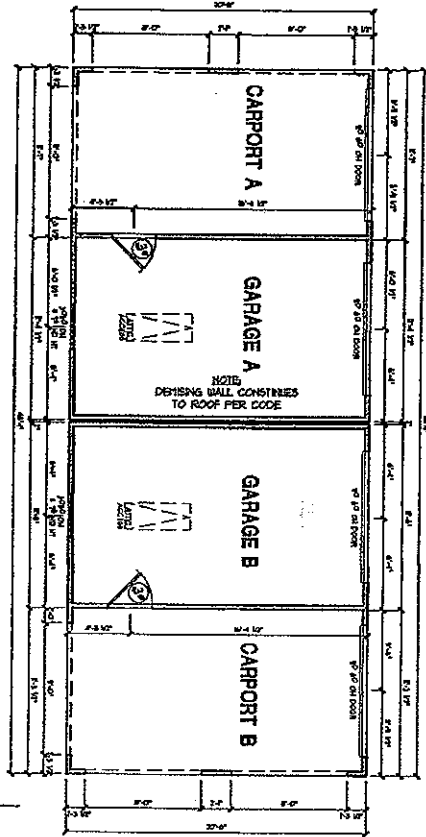




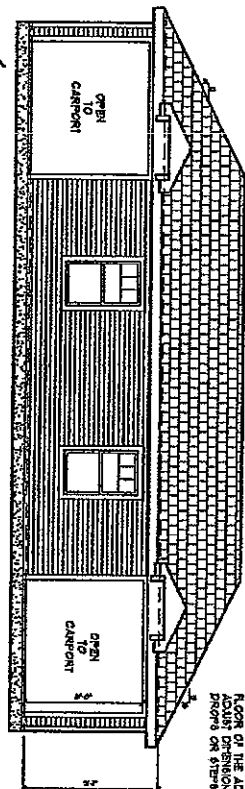
SITE PLAN
SCALE: 1" = 20'



B1
17



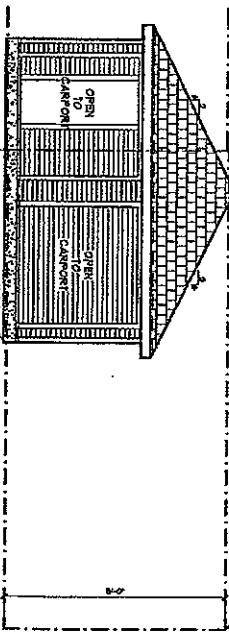
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



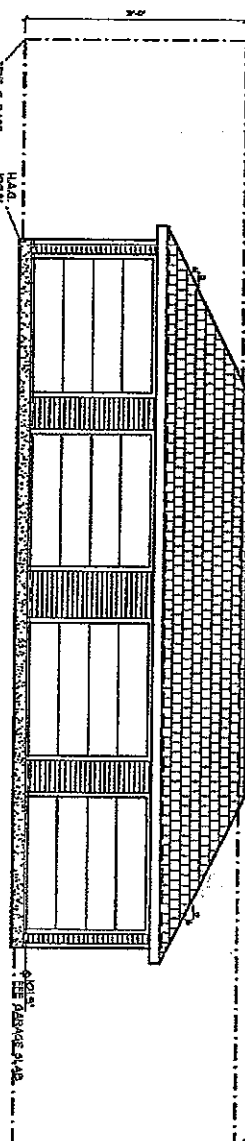
FRONT (YARD) ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
ALL GARAGE MATERIALS
AND DETAILS TO MATCH
MAIN HOUSE MATERIALS

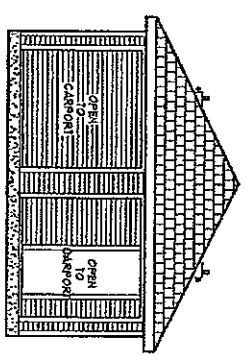
NOTE:
VERTICAL DIMENSIONS & EXTERIOR PORCHES
AND A GARAGE ARE GIVEN FROM FINISHED
GRADE. DIMENSIONS TO THE TOP OF THE
ROOF OR STEPS IN FLOOR LEVEL.



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR (ALLEY) ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"





Certificate of Appropriateness Application

Review for City Historic Landmarks and properties within a Local Historic District (LHD)

Planning and Development Review Department
Historic Preservation Office

BL
18

Address of Property: 4104 Duval St., Austin, Tx. 78751

Building Name or LHD: Hyde Park

Case No: LHD-2012-0032

APPLICANT

Name: Jeff Bridgewater of Bridgewater Custom Homes
Mailing Address: 1805 Barton Parkway Telephone: 512 801-9109
City: Austin Zip: 78704 E-mail: bridgewater.jeff@yahoo.com

OWNER

Name: BARBARA HATCHER
Mailing Address: 3915 N. Hills Drive Telephone: 512-557-3067
City: Austin Zip: 78731 E-mail: bh01@txstate.edu

ARCHITECT (if applicable)

Name: Tim McIntyre
Mailing Address: 6000 S. Congress Ave. #204 Telephone: 512 694-6277
City: Austin Zip: 78745 E-mail: timme@timcintyre.com

CONTRACTOR (if applicable)

Name: _____
Mailing Address: _____ Telephone: () _____
City: _____ Zip: _____ E-mail: _____

Brief description of proposed work: New construction of single family structure ie. a duplex.

Owner's Signature (Required)

See demo App. for sig.
Date _____

Applicant's Signature (Required)

Jeffrey D. Bridgewater
Date _____

For City Use Only:

Application review date: _____
Reviewer: _____

Application Complete: Y/N (If no: Date applicant contacted: _____)
Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)
Date Application Completed: _____

APPROVED BY

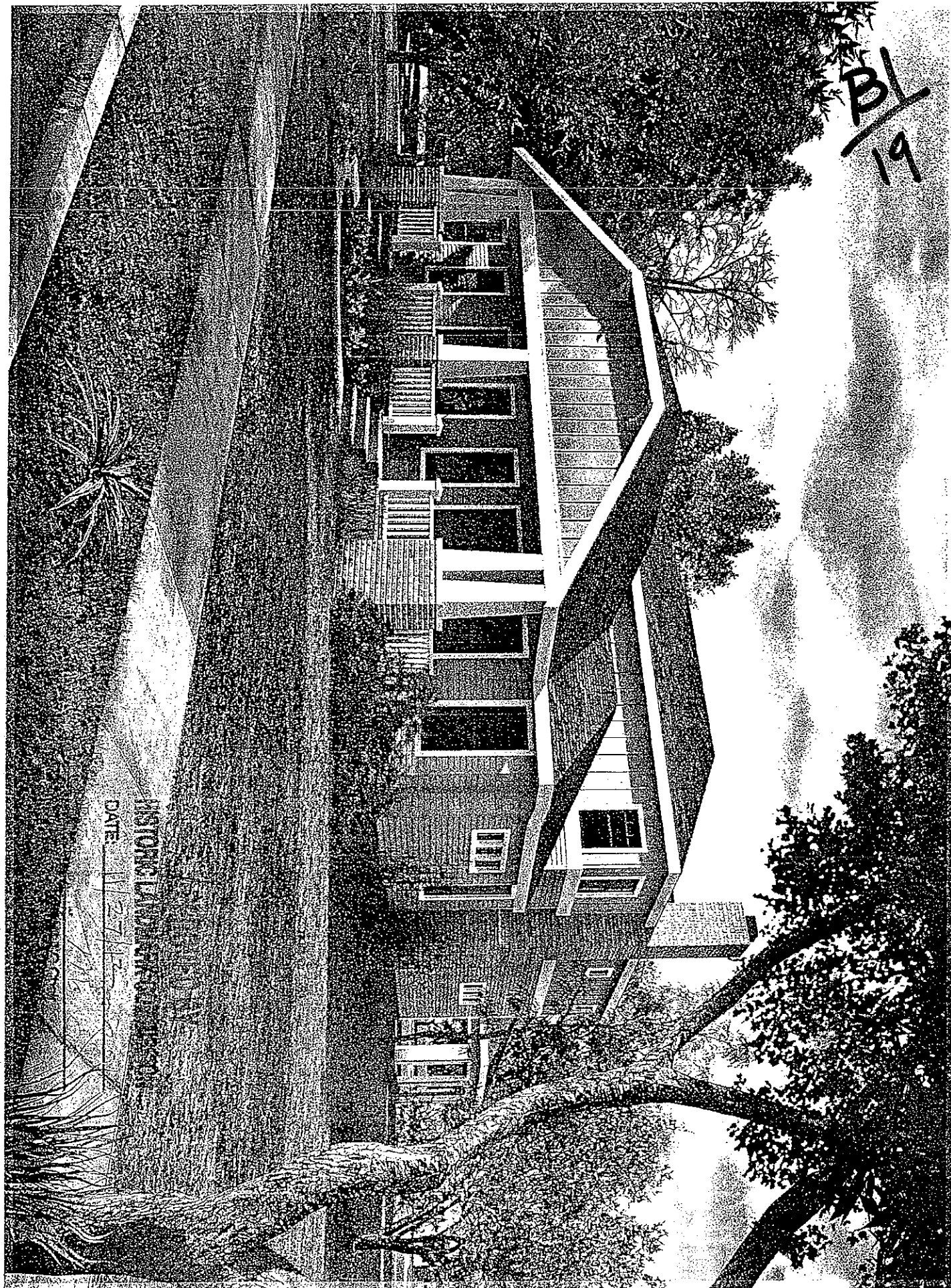
HISTORIC LANDMARK COMMISSION

DATE: 11/27/12

BY: [Signature]
for HLC Chair

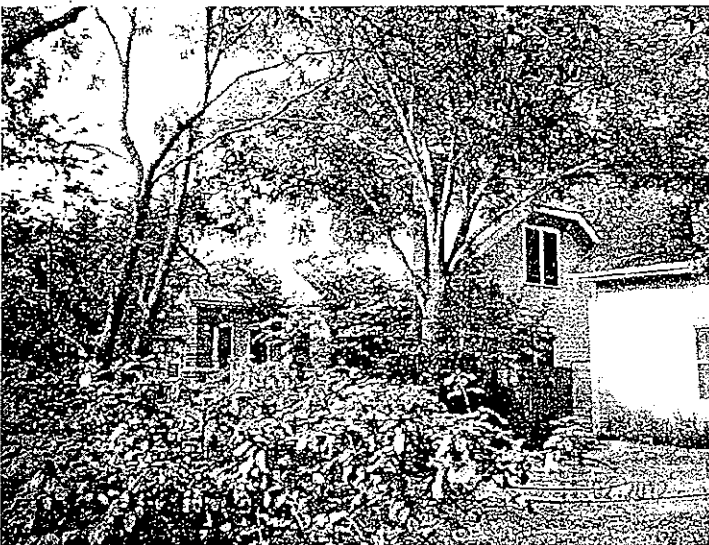
~~\$140.00~~
\$241.00
\$100.00
\$341.00

BL
19



MSIOHCLAND, APRIL 1930
DATE 12/15

BL
20



4016 Duval Street, Contributing Structure, Duplex

B1
21



4106 Duval St. Contributing Property. Adjacent property to the north of 4104 Duval St

BL
22



4110 Duval Street. Contributing Property. Triplex.





McIntyre
ASSOCIATES

BRIDGEWATER CUSTOM HOMES
4104 DUYAL ST.
AUSTIN, TEXAS 78751

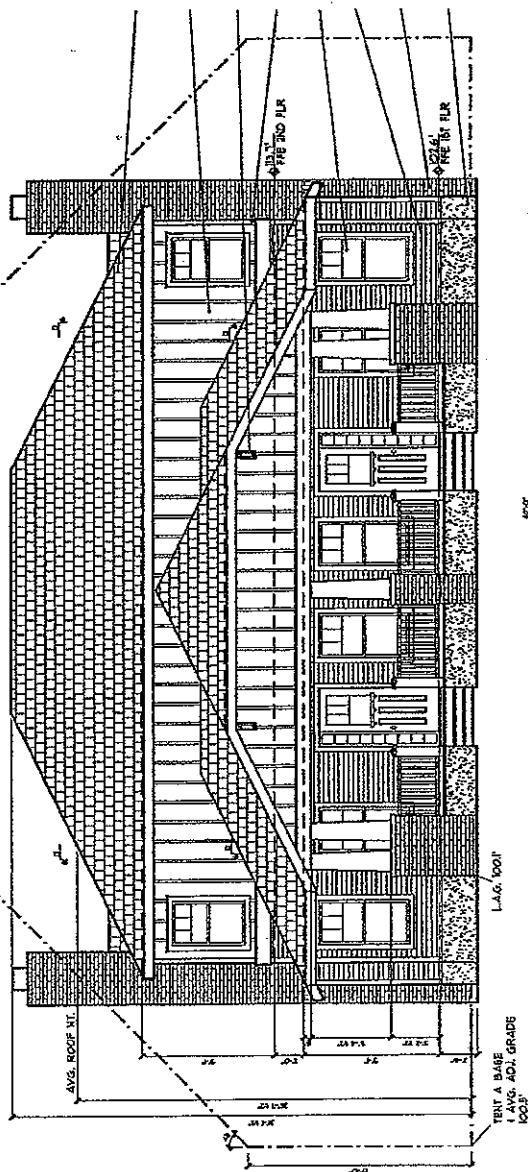
A4

ALL RIGHTS RESERVED
BY
A4

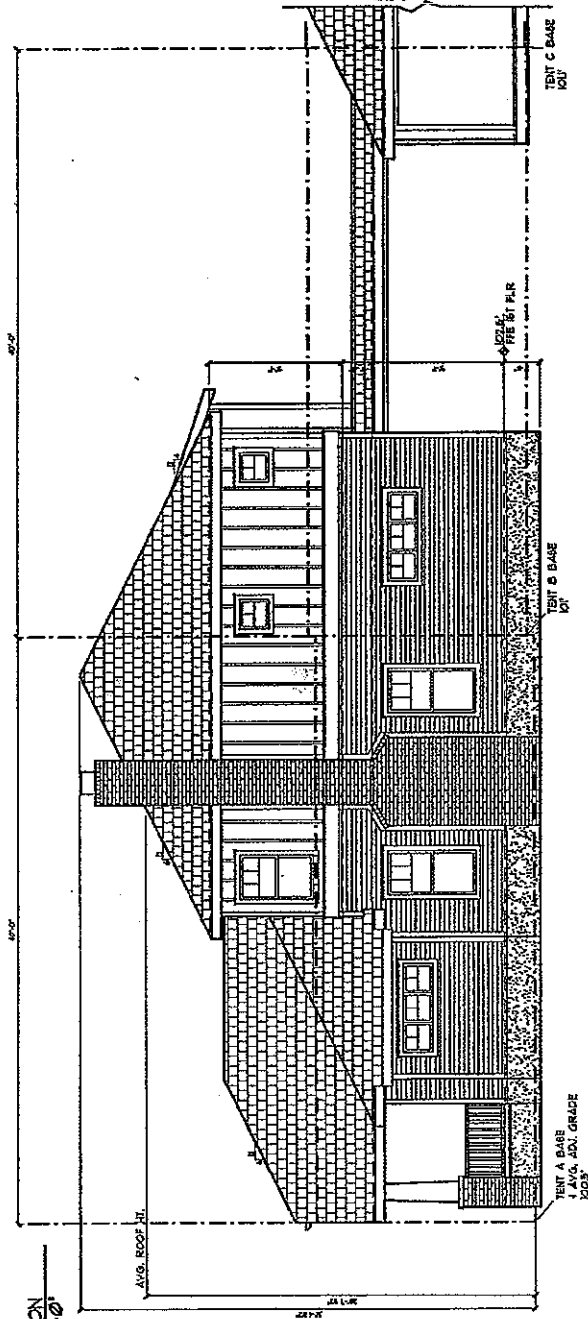
B1
23

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/14/73
BY: [Signature]
[Signature]

- PROPOSITION
- SHINGLE ROOF
- BOARDS (AND LATHING PANELS)
- AND BATTEN SIDING
- (1 1/2" BATTENS x 1/2" x 2")
- DECORATIVE
- WOOD CORBELS
- 2x4 CORNER BOARDS
- (REF. SIDE BOARD TO EOI)
- DOUBLE GLASS
- WOOD WINDOWS
- LAP SIDING (SMOOTH HARDWOOD BRD)
- 4" EXPOSURE
- BRICK
- COLUMN BASES
- AND CHIMNEY
- CEMENT
- UNDERPINNING



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



NOTE:
ALL MATERIALS, CONSTRUCTION, & EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
ADJUST DIMENSION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVELS.

B1
24



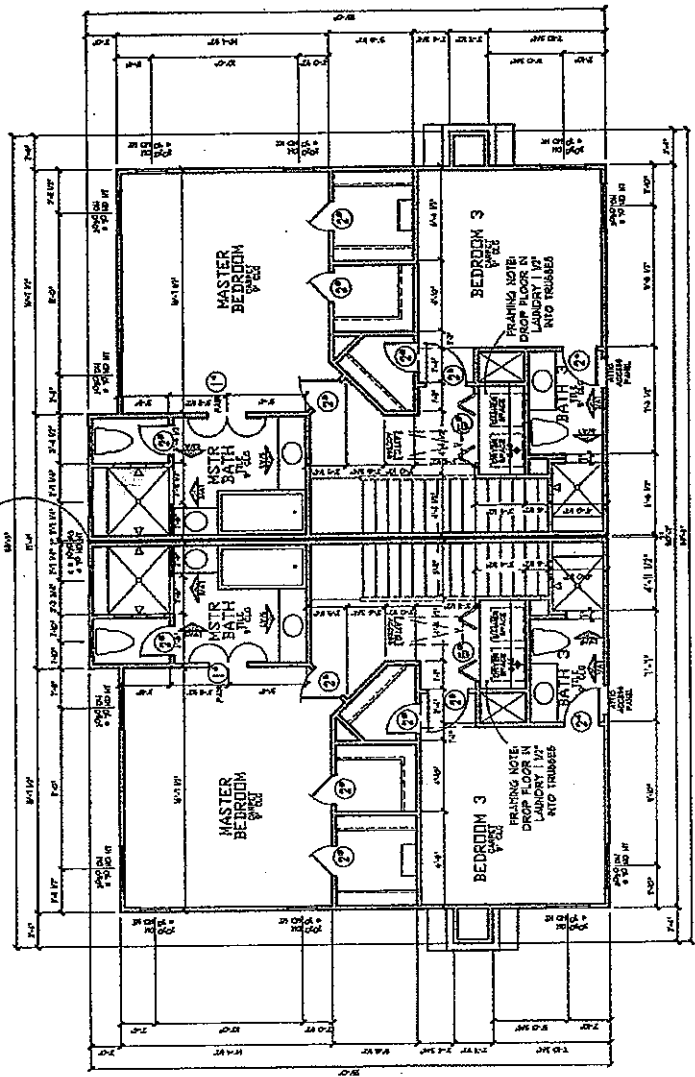
McIntyre
Associates

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

A3

CONTRACT NO. 17-10-01

ALL RIGHTS RESERVED

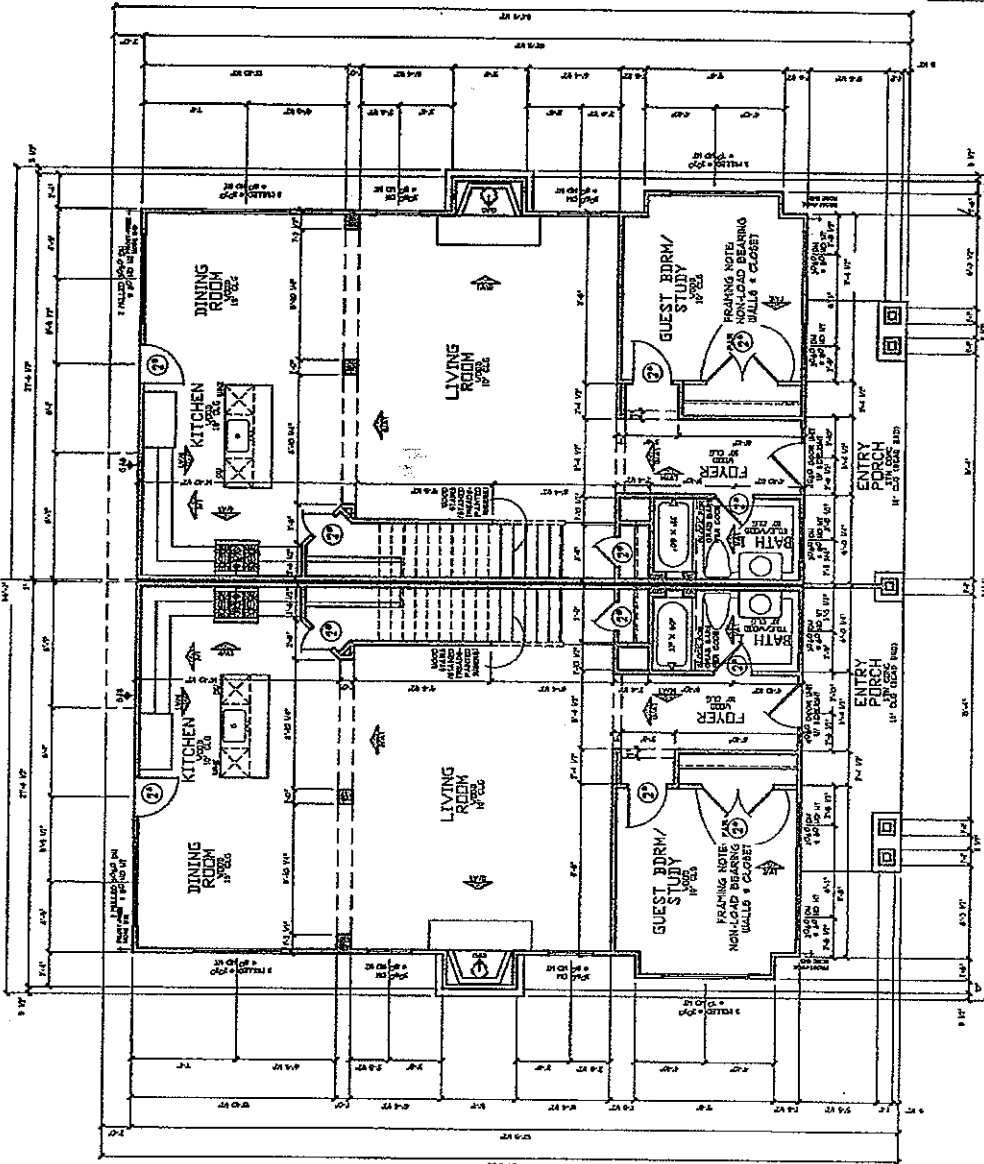


NOTE:
OPENING WALL COORDINATES
TO ROOF PER CODE

2nd FLOOR PLAN NOTE:
SCALE: 1/8" = 1'-0"
ALL DOORS TO BE TO RT
UNLESS NOTED OTHERWISE



UNIT A * UNIT B



1st FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: ALL DOORS TO BE 80 IN UNLESS NOTED OTHERWISE

SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	2,800 SF
SECOND FLOOR HEATED	4,800 SF
TOTAL HEATED	7,600 SF
ENTRY PORCH	773 SF
CARPORT/APPAR	954 SF
TOTAL UNHEATED	1,727 SF
TOTAL GLAS	2,800 SF
TOTAL CONSTRUCTION	9,327 SF

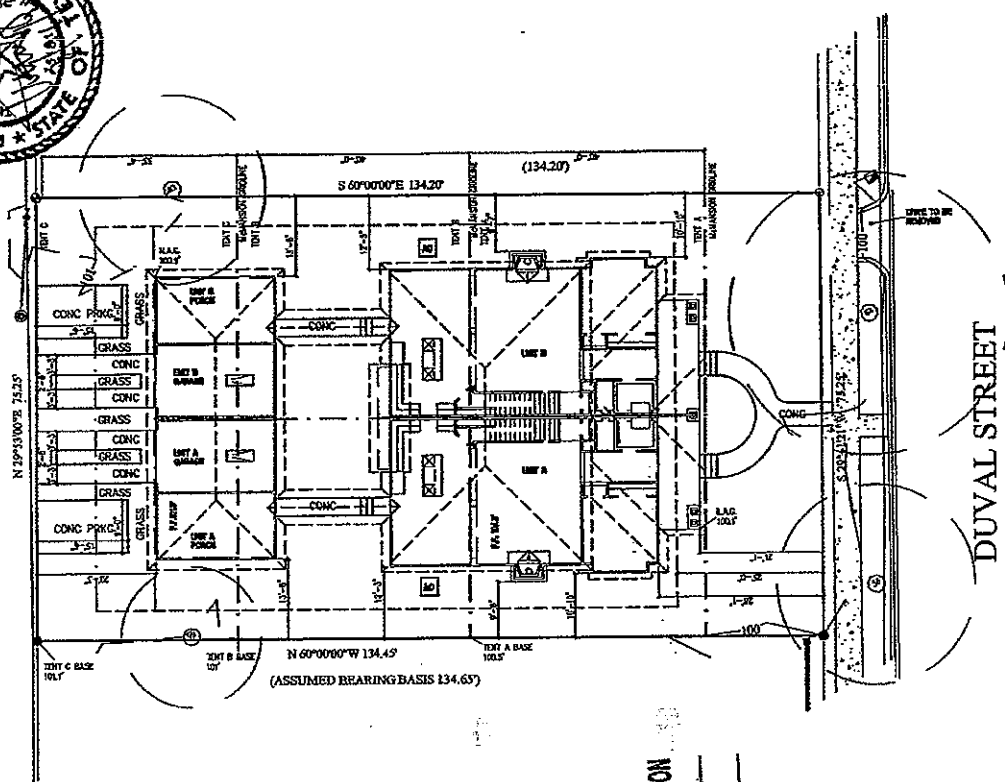
McIntyre Associates
 4104 DUYAL ST.
 AUSTIN, TEXAS 78751

A2

1. FUTURE ASSOCIATED
 2. ALL RIGHTS RESERVED

BL/25

15' GRAVEL ALLEY



SITE PLAN
SCALE: 1" = 20'

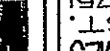
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/1/83
BY: [Signature] for HLC Chair



ALLEN MCINTYRE
REGISTERED ARCHITECT
STATE OF TEXAS



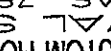
McIntyre
& ASSOCIATES



McIntyre
& ASSOCIATES

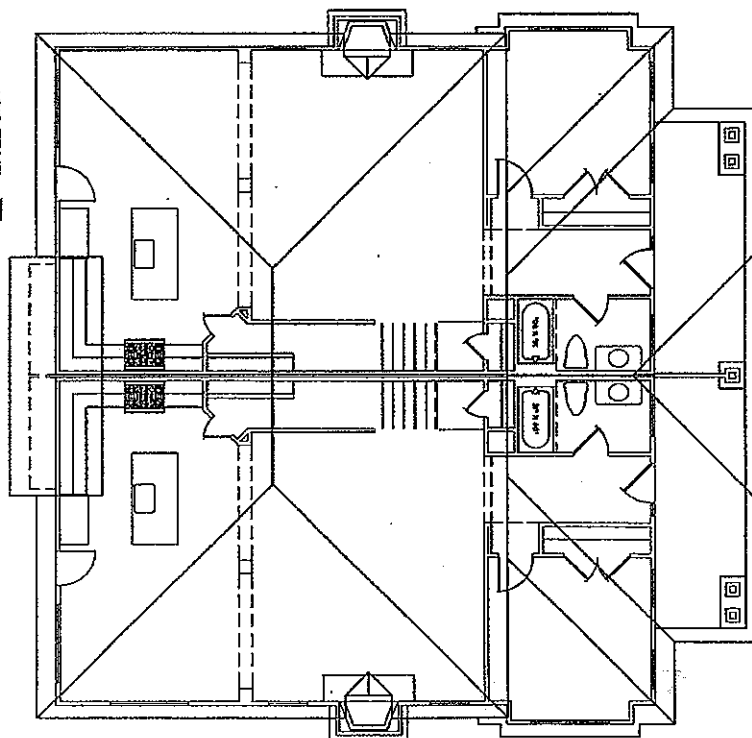
BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

MODEL & SCALE: 1/8" = 1'-0"
CONSTRUCTION: 1/8" = 1'-0"
CONSTRUCTION: 1/8" = 1'-0"
CONSTRUCTION: 1/8" = 1'-0"
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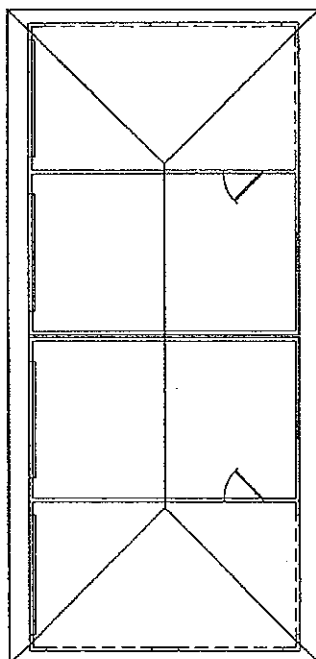


McIntyre
& ASSOCIATES

ALL RIGHTS RESERVED
A1



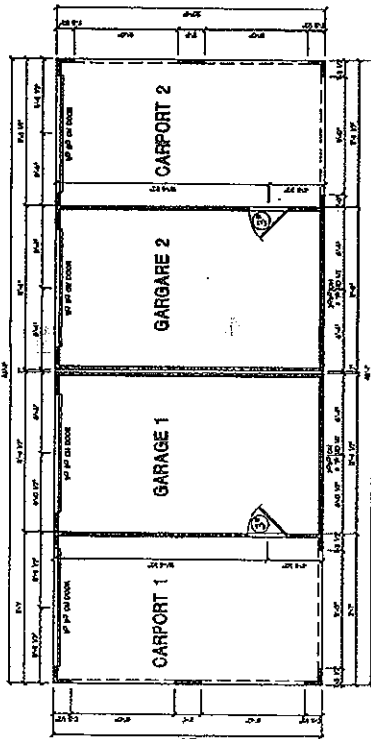
ROOF PLAN
SCALE: 1/4" = 1'-0"



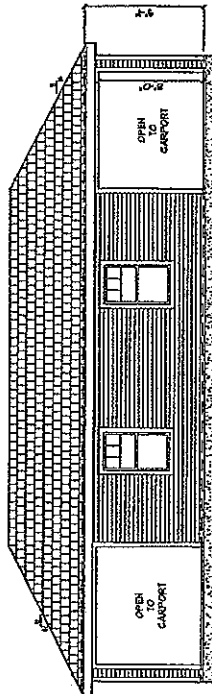
GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

B1/88

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/23/12
BY: *[Signature]*
FOR HLO Chair



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

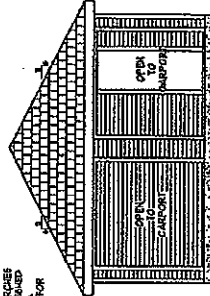


FRONT (YARD) ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALL GARAGE MATERIALS
AND DETAILS TO MATCH
MAIN HOUSE MATERIALS

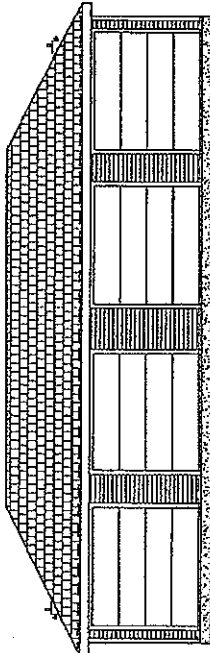
NOTE:
VERTICAL DIMENSION & EXTERIOR PORCHES
SHOULD BE MATCHED TO THE EXISTING
FLOOR OF THE ADJACENT LIVING AREA.
ADJUST DIMENSION IF NEEDED TO ALLOW FOR
DROPS OR RISERS IN FLOOR LEVEL.

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



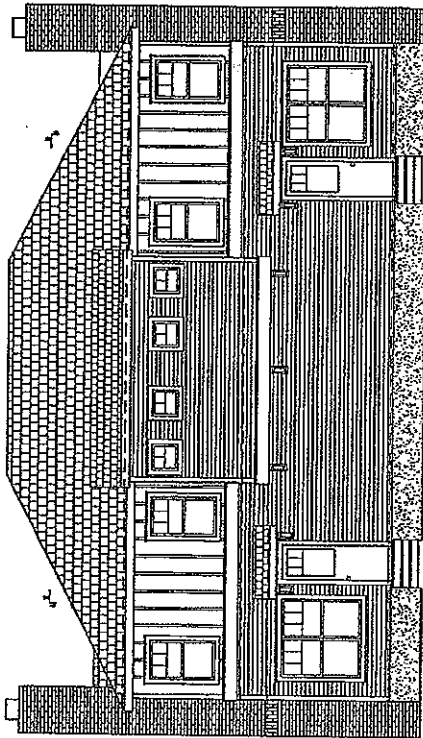
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REAR (ALLEY) ELEVATION
SCALE: 1/4" = 1'-0"



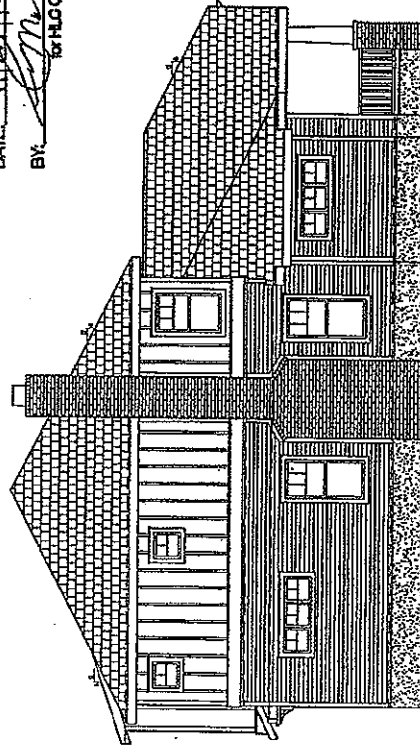
B1
29

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/27/12
BY: *[Signature]*
FOR HLG CHUR



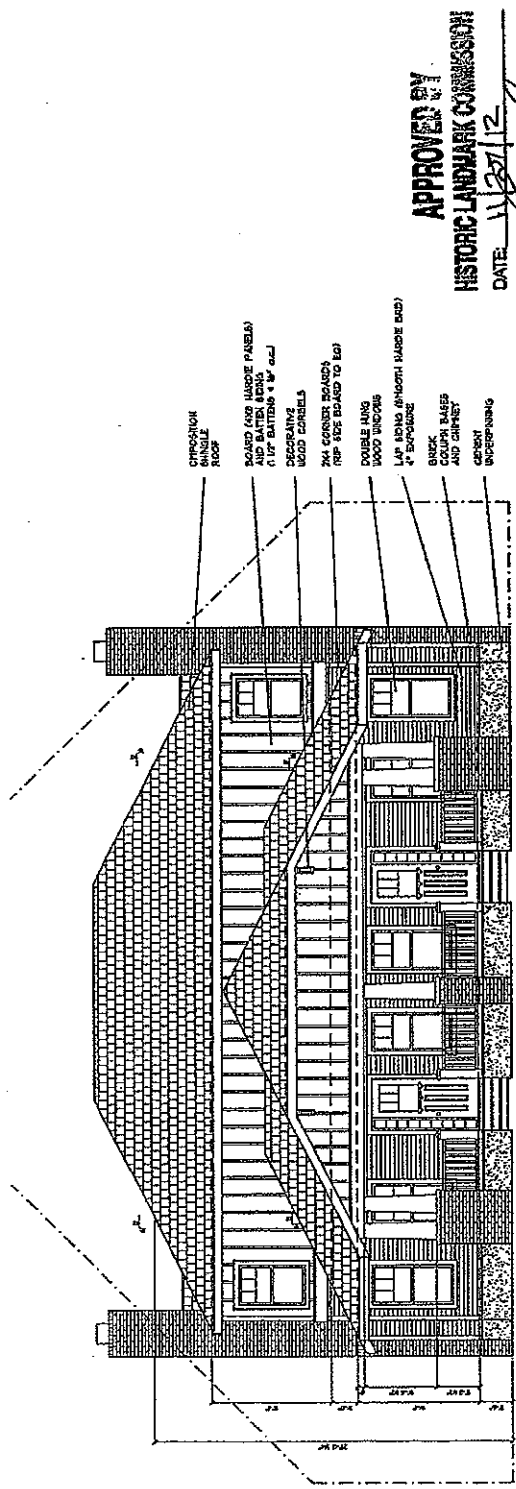
REAR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: ALL OPENINGS & EXTERIOR ROOFS AND AT GARAGE ARE GIVEN FROM FINISHED FLOOR OF THE ADJACENT LIVING AREA. EXTERIOR ROOFS ARE GIVEN FROM FINISHED FLOOR OF THE ADJACENT LIVING AREA.



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

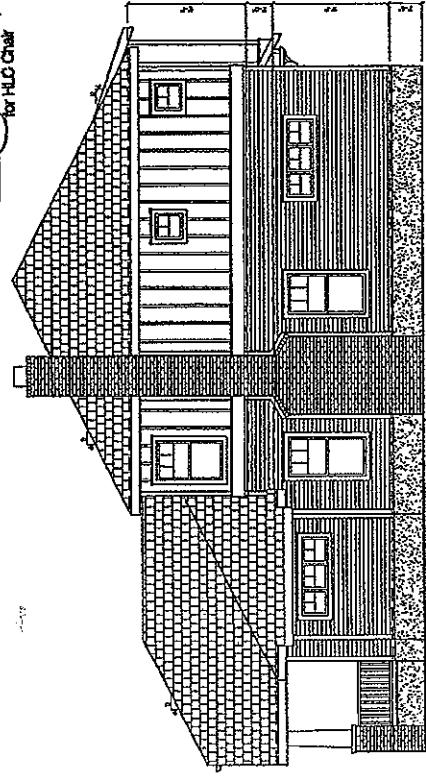
B1/30



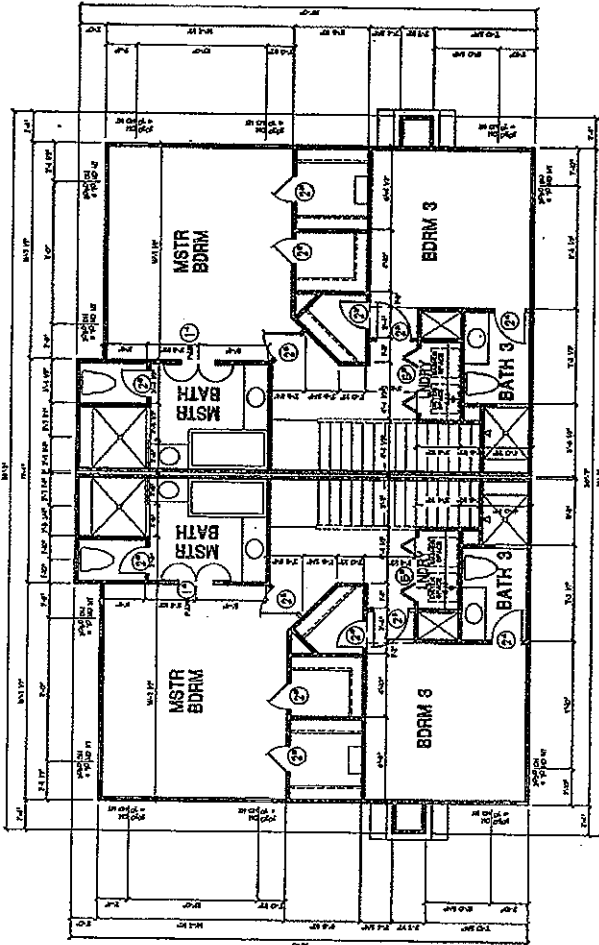
APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 11/27/12
 BY: *[Signature]*
 FOR H.L.G. CHAIR

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

NOTE:
ALL PORCHES, PATIOS, DECKS, AND AT GARAGE ARE GIVEN PROPOSED
FLOOR OF THE ADJACENT LIVING AREA.
ALL PORCHES, PATIOS, DECKS, AND AT GARAGE
DROPS ON STEPS IN FLOOR LEVEL.



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
UNLESS NOTED OTHERWISE

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/27/12
BY: *[Signature]*
FOR: HLO CRIS

B1
31



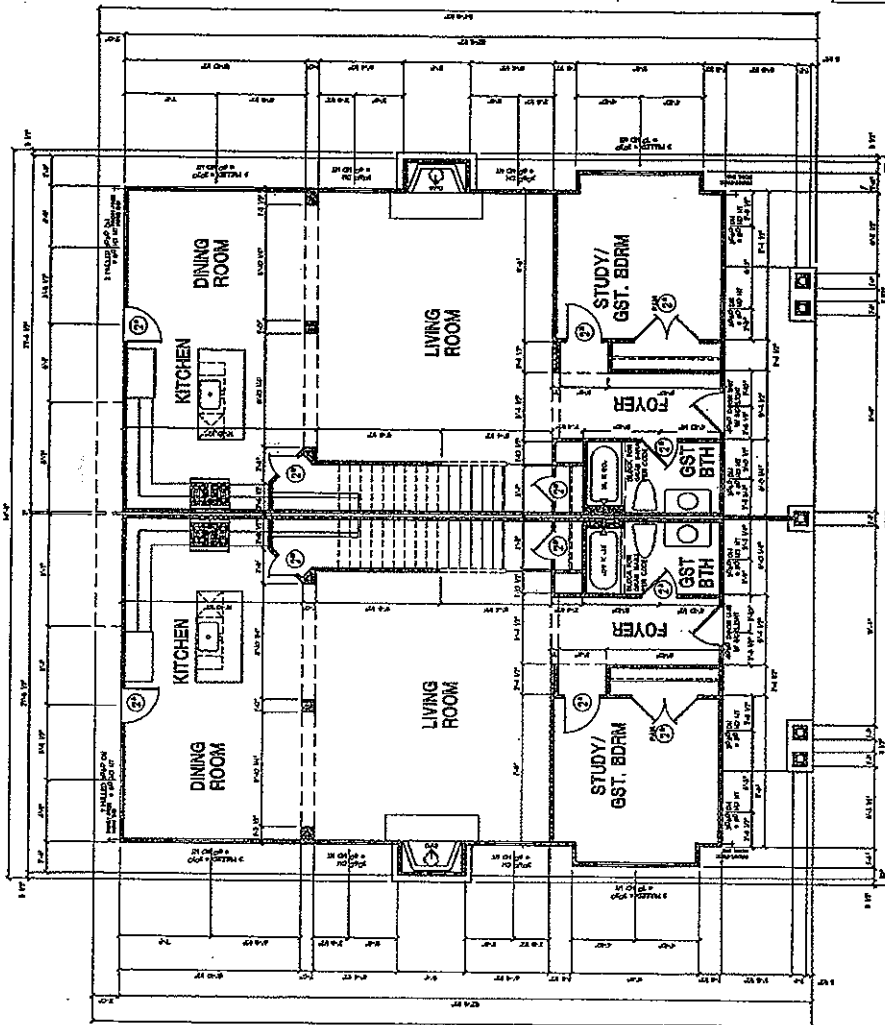
McIntyre
ASSOCIATES

BRIDGEWATER CUSTOM HOMES
4104 DUYAL ST.
AUSTIN, TEXAS 78751



A2

B1
32

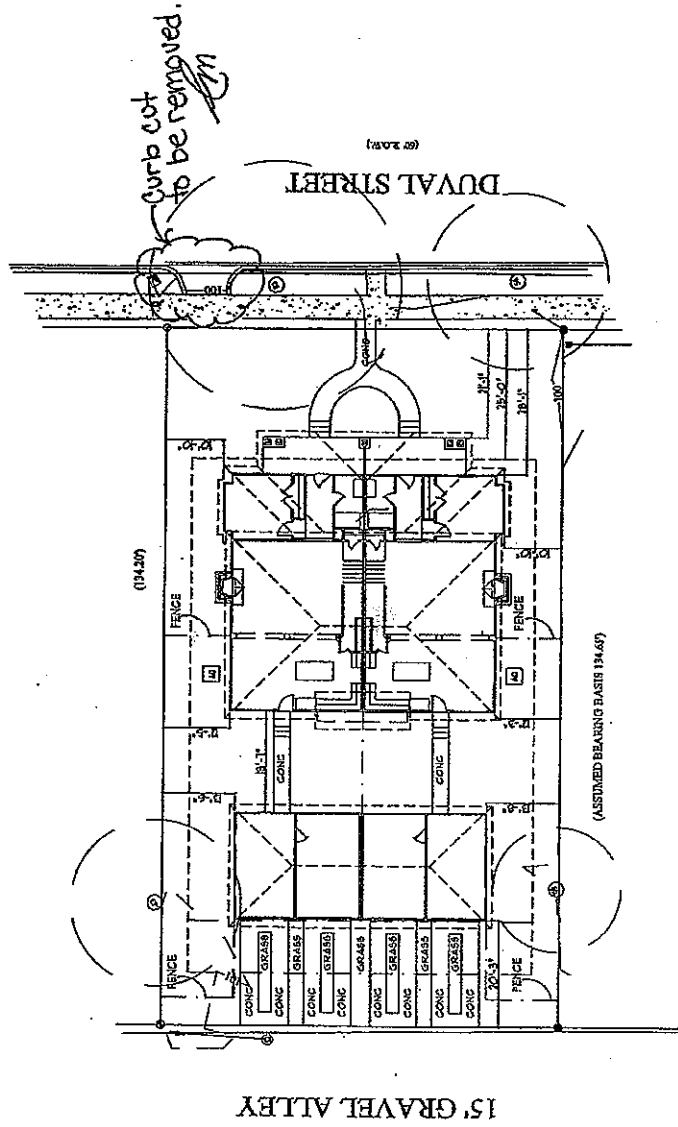


SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	3331 SF
SECOND FLOOR HEATED	1078 SF
UNHEATED	1078 SF
GRAND TOTAL	5487 SF
NET AREA	5487 SF
NET UNHEATED	1078 SF
TOTAL G.R.P.	3331 SF
TOTAL CONSTRUCTION	3331 SF

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 11/27/13
BY: [Signature]
FOR: [Signature]

1st FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS TO BE AS SHOWN UNLESS NOTED OTHERWISE



APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/27/12
BY: *[Signature]*
for H.G. Clark

■ SITE PLAN
SCALE: 1" = 10'

B1
33

FAR Variance Request

**Bridgewater
Custom Homes Inc**



New Construction

Case Number:
4104 Duval Street
Austin TX 78751

Lot: 11-13

Block: A

Neighborhood:
Old Hyde Park



B1
34

TCAD Record For 4104 Duval Street

Property

Account: 215968
 Property ID: 022008011
 Geographic ID: 022008011
 Type: Real
 Property Use Code: 4104 DUVAL ST
 Location: 4104 DUVAL ST
 Address: TX 78751
 Neighborhood: OLD HYDE PARK (SPR)
 Neighborhood CD: 26508
 Owner: BRIDGEWATER CUSTOM HOMES INC
 Mailing Address: 1005 BARTON PRVY
 Austin, TX 78704-3208
 Legal Description: LOT 11-13 BLK A STATESMAN ADDN
 Agent Code: 5550
 Map ID: 021891
 Owner ID: 155993
 % Ownership: 100.000000000%

Values

(*) Improvement Homestead Value: \$0
 (-) Improvement Non-Homestead Value: \$58,703
 (-) Land Homestead Value: \$0
 (-) Land Non-Homestead Value: \$323,278 Ag / Timber Use Value
 (-) Agricultural Market Valuation: \$0
 (-) Timber Market Valuation: \$0
 (*) Market Value: \$359,981
 (-) Ag or Timber Use Value Reduction: \$0
 (*) Appraised Value: \$359,981
 (-) HS Cap: \$0
 (*) Assessed Value: \$359,981

Improvements / Building

Improvement #1: 1 FARM DWELLING
 State Code: A1 Living Area: 1678.0 sq ft Value: \$36,703

Type	Description	Class CD	Exterior Wall	Year Built	SOFT
1	1st Floor	WA-4	WA-4	1927	1678.0
2	PORCH OPEN 1ST F	WA-4	WA-4	1927	120.0
3	GARAGE DET 1ST F	WA-4	WA-4	1927	396.0
4	HVAC RESIDENTIAL	WA-4	WA-4	1927	1678.0
5	BATHROOM	WA-4	WA-4	1927	2.0
6	TERRACE UNCOVERD	WA-4	WA-4	1927	32.0
7	BEDROOMS	WA-4	WA-4	1927	3.0

Land

Type	Description	Acres	Sqft	Est Front	Est Depth	Market Value	Prod. Value
1	LAND	0.2274	9907.24	75.00	134.50	\$323,278	\$0

Taxes w/o Exemptions: \$8,708.11

Land

#	Type	Description	Acres	Sqft	Est Front	Est Depth	Market Value	Prod. Value
1	LAND	Land	0.2274	9907.24	75.00	134.50	\$323,278	\$0

Roll Value History

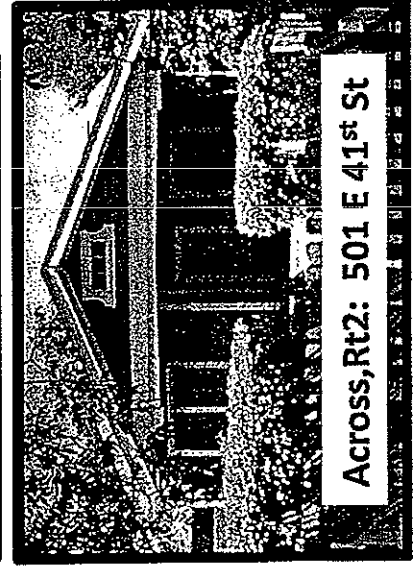
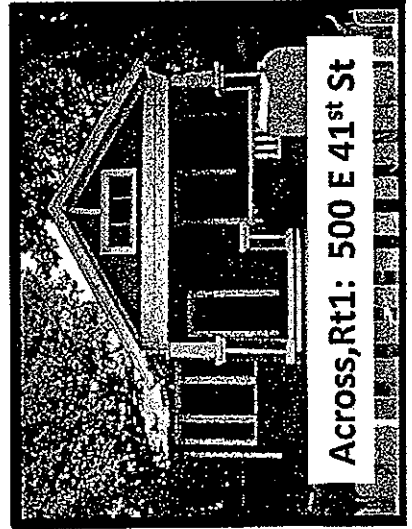
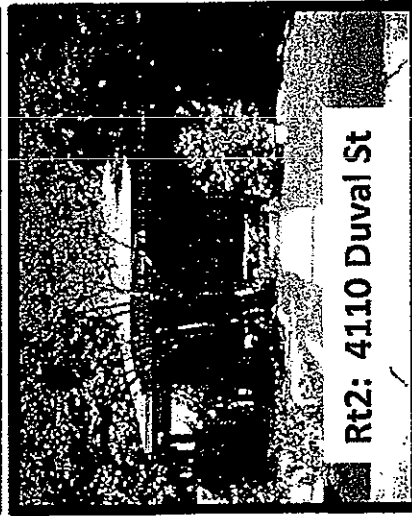
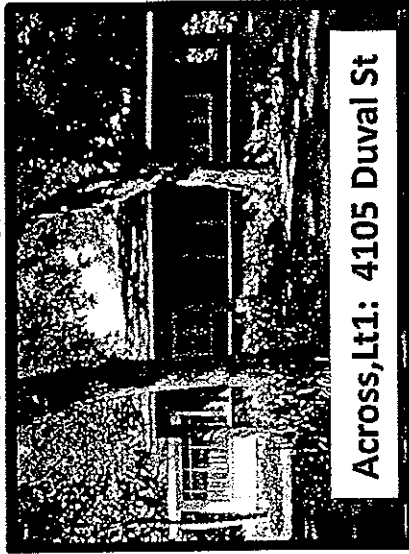
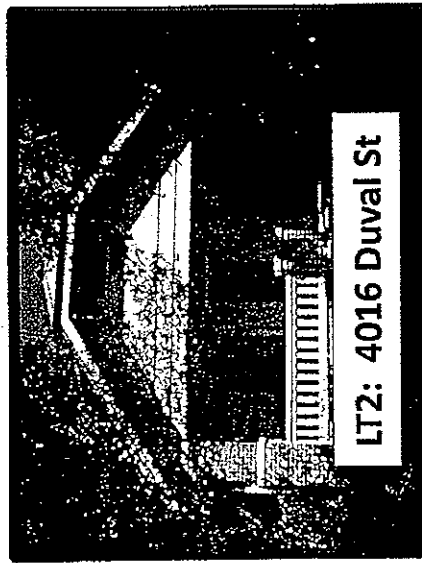
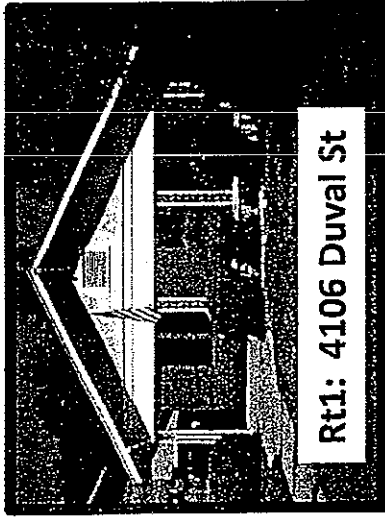
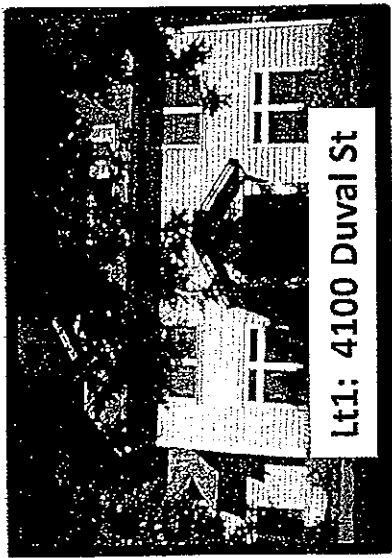
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	\$36,703	\$323,278	\$0	\$359,981	\$0	\$359,981
2012	\$62,857	\$315,000	\$0	\$377,857	\$0	\$377,857
2011	\$39,196	\$315,000	\$0	\$354,196	\$0	\$354,196
2010	\$20,977	\$315,000	\$0	\$335,977	\$0	\$335,977
2009	\$52,677	\$315,000	\$0	\$367,677	\$0	\$367,677
2008	\$62,252	\$315,000	\$0	\$377,252	\$0	\$377,252

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/30/2012	WD	WARRANTY DEED	WATTS TAUHLEE & BRIDGEWATER CUSTOM HOMES INC	WATTS TAUHLEE & BRIDGEWATER CUSTOM HOMES INC	201220230818		
2	12/31/1994	SW	SPECIAL WARRANTY DEED	WATTS TAUHLEE & WATTS TAUHLEE & WATTS TAUHLEE	WATTS TAUHLEE & WATTS TAUHLEE	12354	00734	
3	1/20/1994	WD	WARRANTY DEED	WATTS W P	WATTS TAUHLEE	03641	02267	

B/
35

Immediate Neighbors (Lt, Rt, Across)



B1/36

**Property Footprints
500' Radius**



**BL
37**

B1/38

List of Properties in 500' Radius

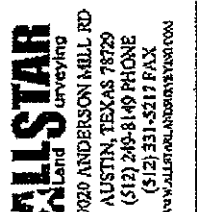
TCAD ID	Address	Legal	Owner	Appr Val	Land	HVAC	Garage	Storage	other	Total	FAR	FAR >40%
Duval St												
213178	4002 DUVAL ST TX 78751	ABS 310 SUI GEREAU A	\$595,719	8668	2983			150		318	3133	36%
213243	4003 DUVAL ST TX 78751	LOT 1-3 BLK WAGNER	\$506,745	10977	2796		396			953	3192	29%
359165	4003 DUVAL ST TX 78751	IMP ONLY C WAGNER	\$110,332	0	0		0			0	0	
213177	4004 DUVAL ST TX 78751	75X135.85F ANDERSO	\$480,734	10353	2082		516			144	2598	25%
213176	4006 DUVAL ST TX 78751	ABS 310 SUI FERGUSON	\$357,998	5959	1274		240	80		500	1594	27%
213244	4007 DUVAL ST TX 78751	556.36FT OI LOPEZ RO	\$264,327	4429	1260		432			56	1692	38%
213175	4008 DUVAL ST TX	ABS 310 SUI BLAIR ALL	\$336,333	5881	1274					308	1274	22%
545865	4012 DUVAL ST TX 78751	UNIT 1-BID WESTPARK	\$519,356	3746	1960		465			185	2275	65%
545865	4012 DUVAL ST TX 78751	UNIT 1-BID WESTPARK	\$519,356	3746	1960		465			185	2275	65%
545867	4014 DUVAL ST TX 78751	UNIT 1-BID WESTON	\$539,237	3746	2035		462			358	2497	67%
545868	4014 DUVAL ST TX 78751	UNIT 1-BID YOUNGKIN	\$516,249	3746	1940		470			185	2410	64%
213173	4016 DUVAL ST TX 78751	ABS 310 SUI VO NHAT	\$377,756	8102	1844		320			296	2164	27%
215966	4104 DUVAL ST TX 78751	LOT 11-13 B BRIDGEM	\$359,981	0	0		0			0	0	??
359176	4105 DUVAL ST AUSTIN, TX 78751	LOT 1&2 BL STRONG S	\$35,701	13097	2452					784	2452	19%
216005	4105 DUVAL ST TX 78751	LOT 1&2 BL STRONG S	\$611,250		620		360				980	
215965	4106 DUVAL ST TX	LOT 8-10 BL KRAUSE LN	\$441,701	9926	1410		324			312	1734	17%
215964	4110 DUVAL ST TX 78751	LOT 5-7 BLK BARR CLIF	\$779,537	9839	3831			84		464	3915	40%
215963	4112 DUVAL ST TX 78751	Holder	\$597,788	13335	3842					493	3842	29%
215982	4200 DUVAL ST TX 78751	LOT 15-16 B MCFARLAN	\$438,395	6385	1316		300			375	1736	27%
215981	4202 DUVAL ST TX 78751	LOT 12-14 B KIRK LAUR	\$463,712	9626	1477		352			890	1829	19%
216028	4203 DUVAL ST TX 78751	N52FT OF LISPANN SC	\$274,951	2601	1572		256			24	1828	70%
215980	4204 DUVAL ST AUSTIN, TX 78751	LOT 10-11 B BERRY JEN	\$479,199	6402	2159					288	2159	34%
216017	4205 DUVAL ST TX	S43FT OF LC SINGLETO	\$187,948	3237	882		220			108	1102	34%

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TCAD ID	Address	Legal	Owner	Appr Val	Land	HVAC	Garage	Storage	other	Total	FAR	FAR >40%
213123	4011 AVENUE G AUSTIN, TX 7	LOT 1-3 BLK PENNING	\$631,896		9864	2160	190			376	2350	24%
215915	4101 AVENUE G TX	LOT 14-16 B BEDELL W/	\$738,516		9890	2106		500		896	2606	26%
215916	4103 AVENUE G TX 78751	LOT 12&13 B EDNAR C	\$420,115		6511	1730	320			255	2050	31%
215918	4105 1/2 AVENUE G TX 78751	LOT 7&8 BL THOMPSON	\$340,085		6601	1600	356				1956	30%
215917	4105 AVENUE G TX 78751	LOT 9-11 BL THOMPSON	\$415,865		9850	1648		323	2566	1971	20%	
215919	4107 AVENUE G TX 78751	LOT 13-16 BL WARRIOR	\$532,555		6521	3199	231			457	3430	53%
215920	4109 AVENUE G TX	LOT 14-18 BL GONZALEZ	#####		13123	4799	481	209		1292	5492	49%
213127	4004 AVENUE H TX 78751	LOT 22-24 B BURNHAM	\$508,935		9401	1536				287	1536	16%
213172	4005 AVENUE H TX 78751	LOT 9-11 BL PERKINS P	\$487,416		9435	1138	288			272	1426	15%
213126	4008 AVENUE H TX 78751	LOT 25-26 * CRAVOTT	\$572,071		7526	1576				228	1576	21%
213181	4009 AVENUE H TX 78751	LOT 4 ALTEH HENLEY JE	\$579,002		6310	2786	576			230	3362	53%
213125	4010 AVENUE H TX 78751	LOT 28-29 * MARTINEZ	\$435,900		8169	1420	324			78	1744	21%
213124	4014 AVENUE H TX 78751	LOT 30-32 B YORK DON	\$626,517		9510	1360	384	264		510	2008	21%
213185	4015 AVENUE H TX 78751	LOT 3 ALTEH HENLEY JE	\$628,372		6388	2327	504			931	3345	55%
213180	4017 AVENUE H TX 78751	LOT 1&2 AL WATSON I	\$994,988		12513	4012	576			3766	4588	37%
215928	4100 AVENUE H TX 78751	LOT 17&18 I HAFFER EM	\$618,792		6282	1950	400	112		40	2462	39%
215968	4101 1/2 AVENUE H TX 78751	LOT 13-14 B BARLOW I	\$393,508		6303	1401	441	0		436	1842	29%
215956	4101 AVENUE H TX 78751	LOT 15&16 I GRISWOLD	\$546,798		6227	2074	242			470	2316	37%
215957	4103 AVENUE H TX 78751	LOT 12 * & I FRANTZ S	\$433,548		4987	1488				121	1488	30%
215924	4104 AVENUE H TX 78751	LOT 22 * N ELLISON D	\$570,921		6242	2516	300			592	2616	42%
215958	4105 AVENUE H TX 78751	LOT 10 * & I GILMAN D	\$642,061		4410	2184				276	2184	50%
215959	4107 AVENUE H TX 78751	LOT 7-9 BLK FEDER TOI	\$575,059		9440	2179	476	0		473	2655	28%
215923	4108 AVENUE H TX 78751	LOT 24-28 * DUBACH N	\$714,866		17090	3384				1178	3384	20%
215960	4109 AVENUE H TX 78751	LOT 5-6 BLK CUNY EUG	\$423,932		6319	1725	360			360	2085	33%
215961	4111 AVENUE H TX 78751	LOT 3-4 BLK KENNEDY	\$388,720		6209	1286	242			202	1528	25%
215922	4112 AVENUE H TX 78751	LOT 28-30 B HANSON R	\$446,569		6369	2004	600			496	2604	48%
215921	4114 AVENUE H TX 78751	LOT 31&32 I HOHENG A	\$593,184		6375	2121	120			363	2241	35%
215962	4115 AVENUE H TX 78751	LOT 18-22 BL GRESHAM	\$712,036		6350	2525	576			742	2901	48%
215939	4200 AVENUE H TX 78751	LOT 17-19 B MANNIX E	\$569,255		9352	2046	336			146	2382	25%
215969	4201 AVENUE H TX 78751	LOT 14-16 B MANNIX E	\$503,532		9424	2090	408			504	2498	27%
215970	4203 AVENUE H TX 78751	LOT 12-13 B MANNIX E	\$336,174		6383	1096	180			128	1276	20%
215938	4204 AVENUE H TX 78751	LOT 20-22 B MANNIX E	\$459,694		9411	1626				200	1626	17%
215971	4205 AVENUE H TX 78751	LOT 10-11 B WUKASCH	\$296,336		6278	480	480			32	960	15%

B/
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~~B1~~
~~42~~



Site Plan

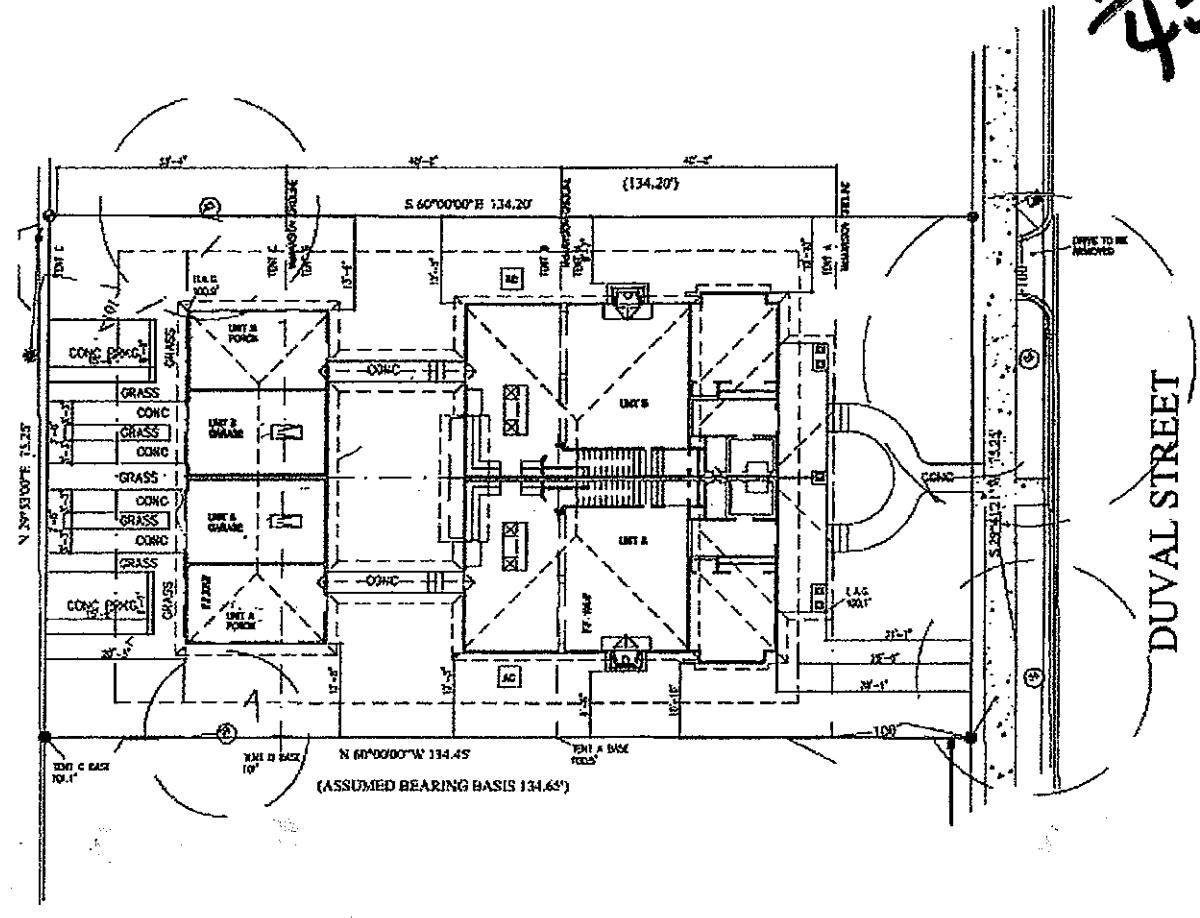
4014 Duval Street

Lot Area 9907 sf
(TCAD)

Lot: 11-13
Block: A
Statesman Addn

B1
43

15' GRAVEL ALLEY



DUVAL STREET

B1
44



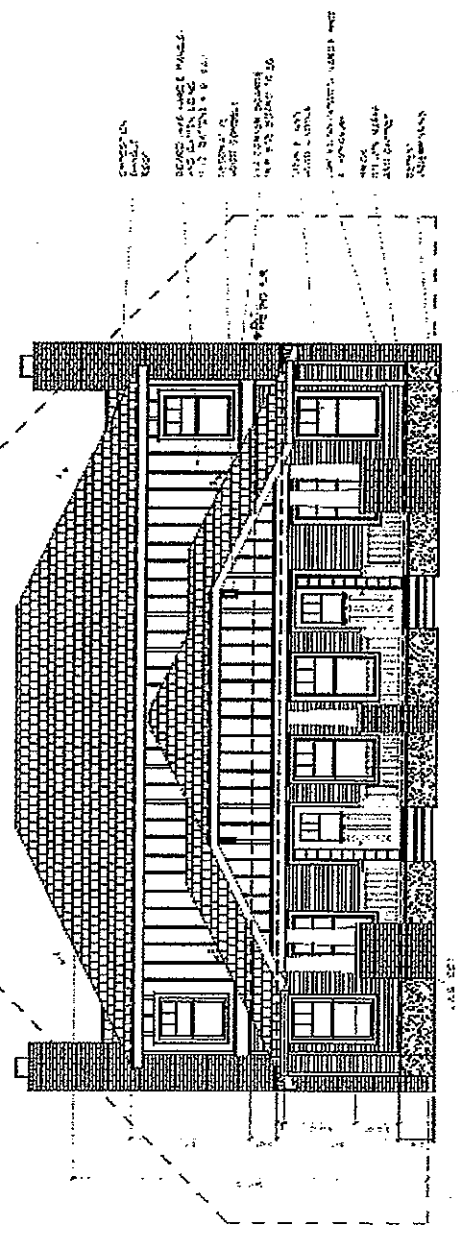
McIntyre
ASSOCIATES

BRIDGEWATER CUSTOM HOMES
4104 CRYSTAL
AUSTIN, TEXAS 78751

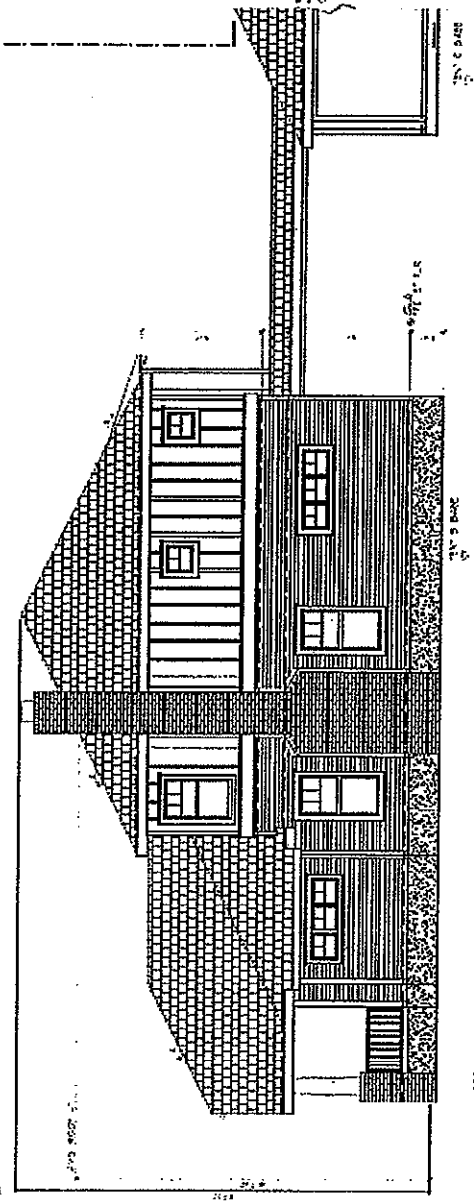


A4

Front & Right Side Elevations

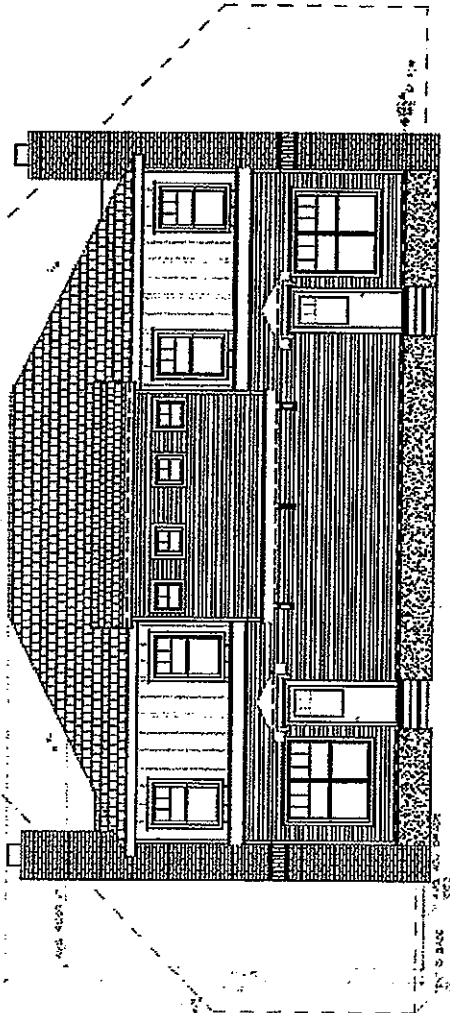


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

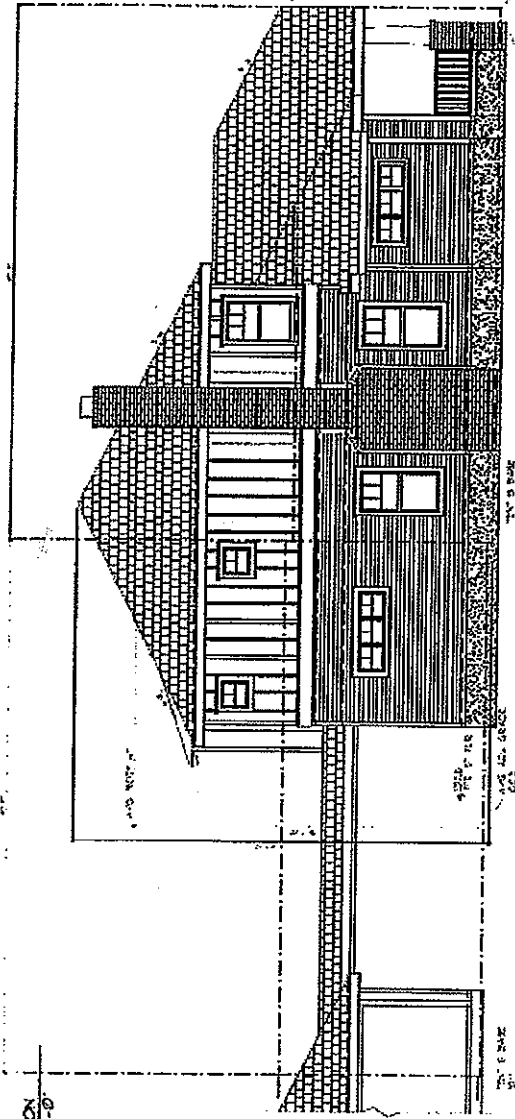


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

Rear & Left Side Elevations



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN IN FEET AND INCHES. DIMENSIONS ARE GIVEN IN FEET AND INCHES. DIMENSIONS ARE GIVEN IN FEET AND INCHES.

McIntyre
ASSOCIATES

BRIDGEWATER CUSTOM HOMES
ALBUQUERQUE, N.M.
1975

A5

B1/45

B1/46

Garage Elevation (Rear)

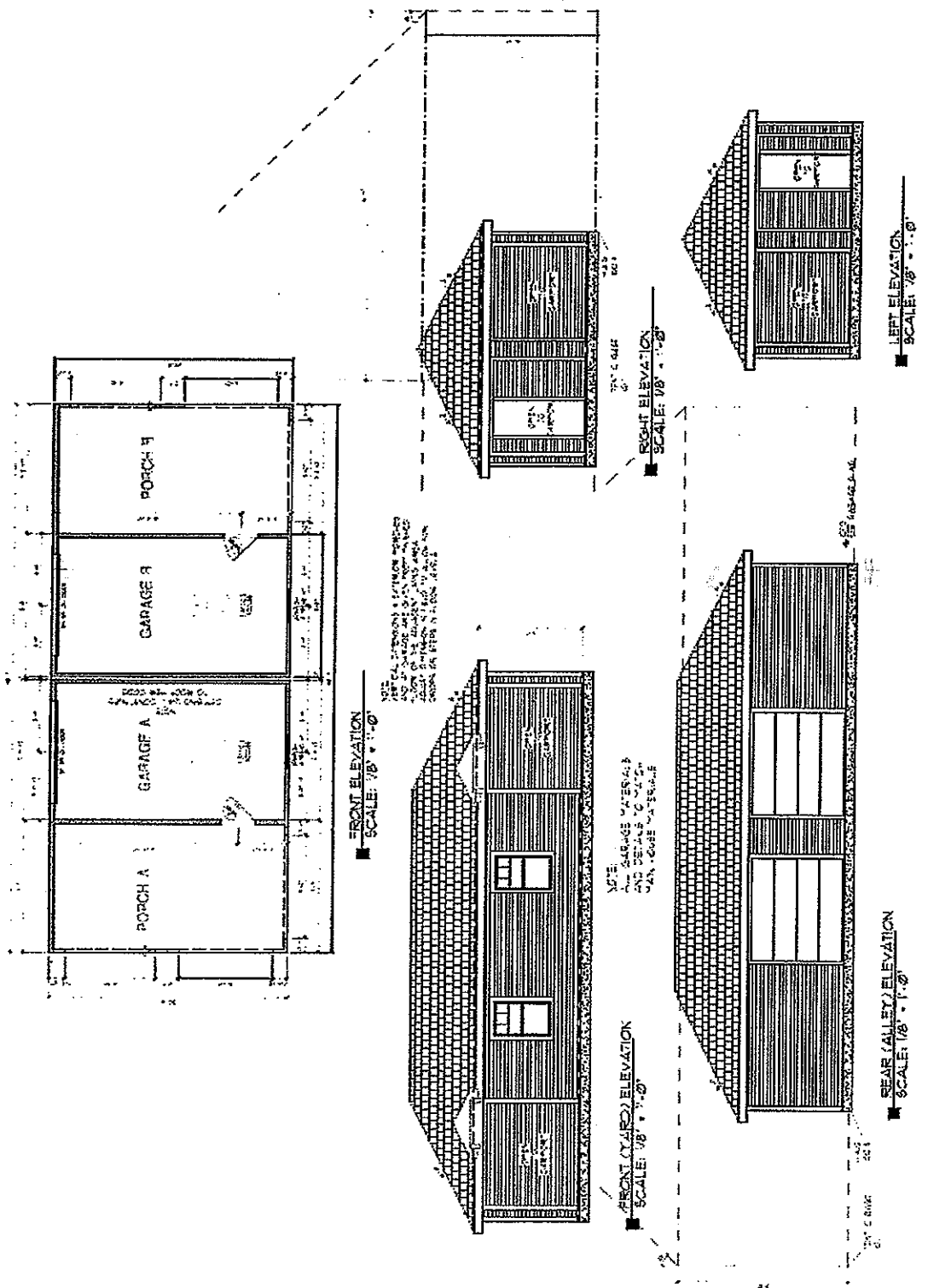


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BRIDGEWATER CUSTOM HOMES
1104 DALLAS ST
AUSTIN, TEXAS 78701

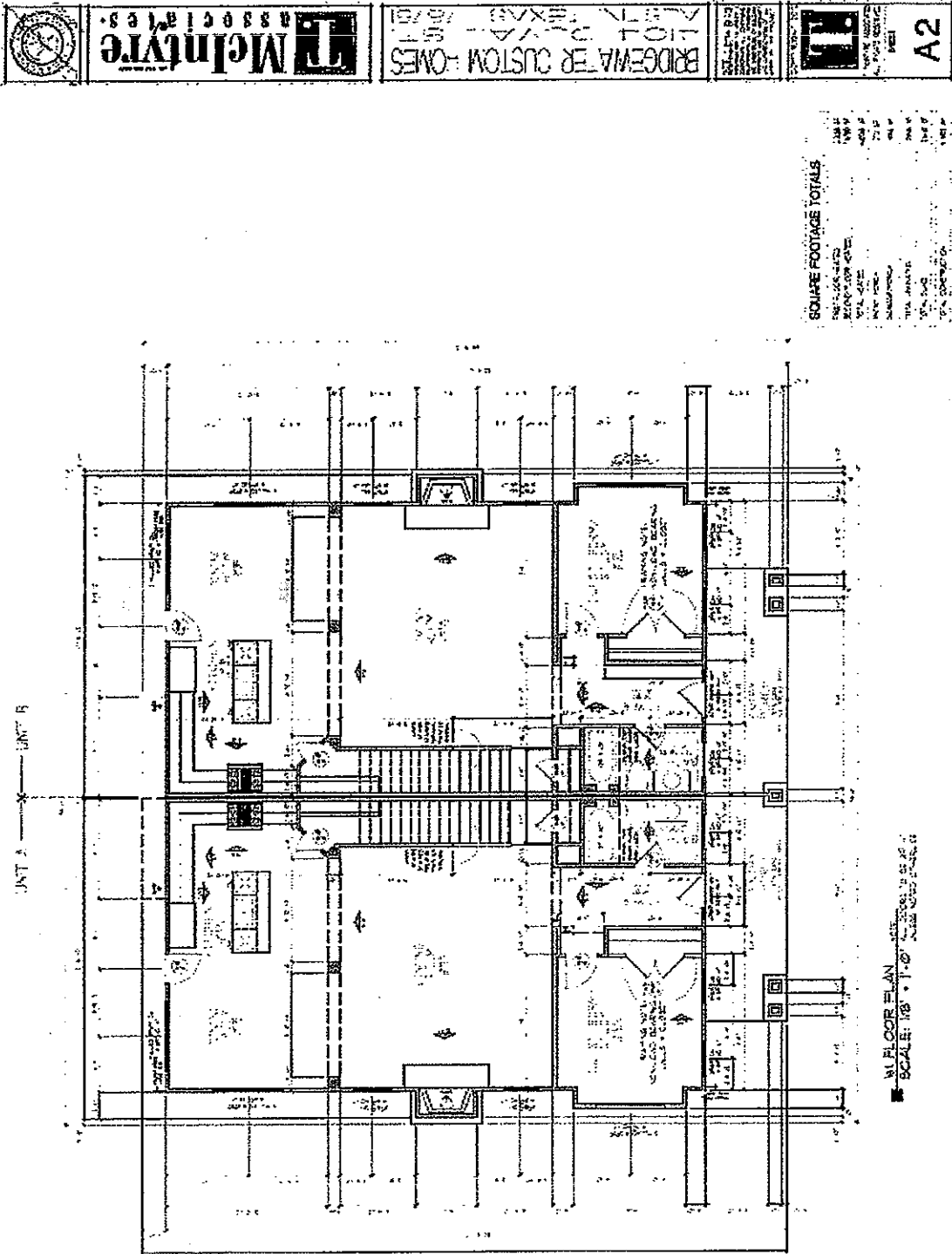
A6

1/8" = 1'-0"

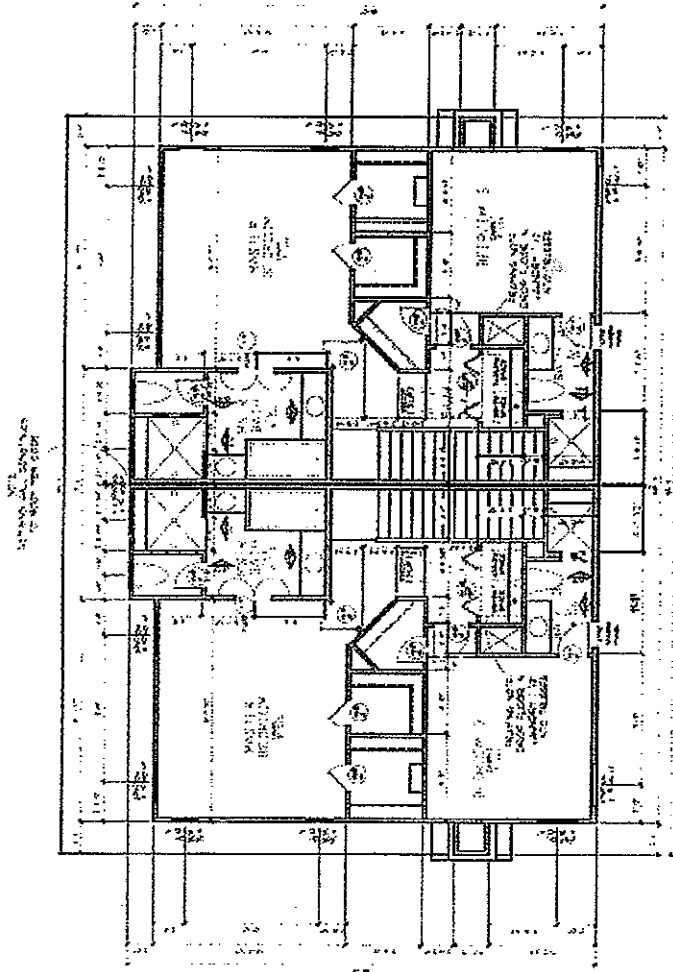


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1st Floor Plan



2nd Floor Plan



2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

 McIntyre ASSOCIATES	BRIDGEWATER CUSTOM HOMES 1104 DAVALL ST. AUSTIN, TEXAS 78701	 A3
	1104 DAVALL ST. AUSTIN, TEXAS 78701	

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PROPOSED



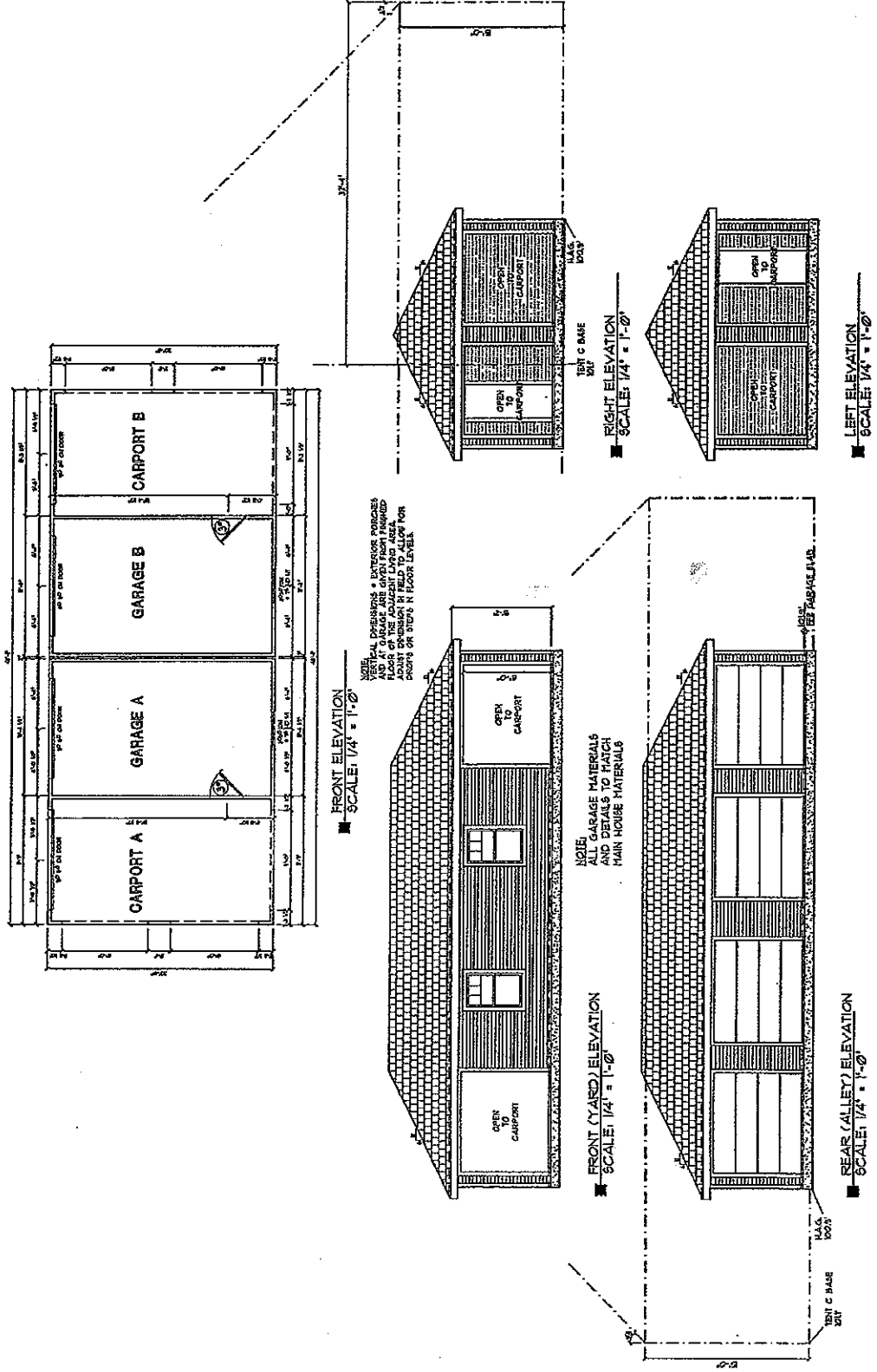
McIntyre
ASSOCIATES

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

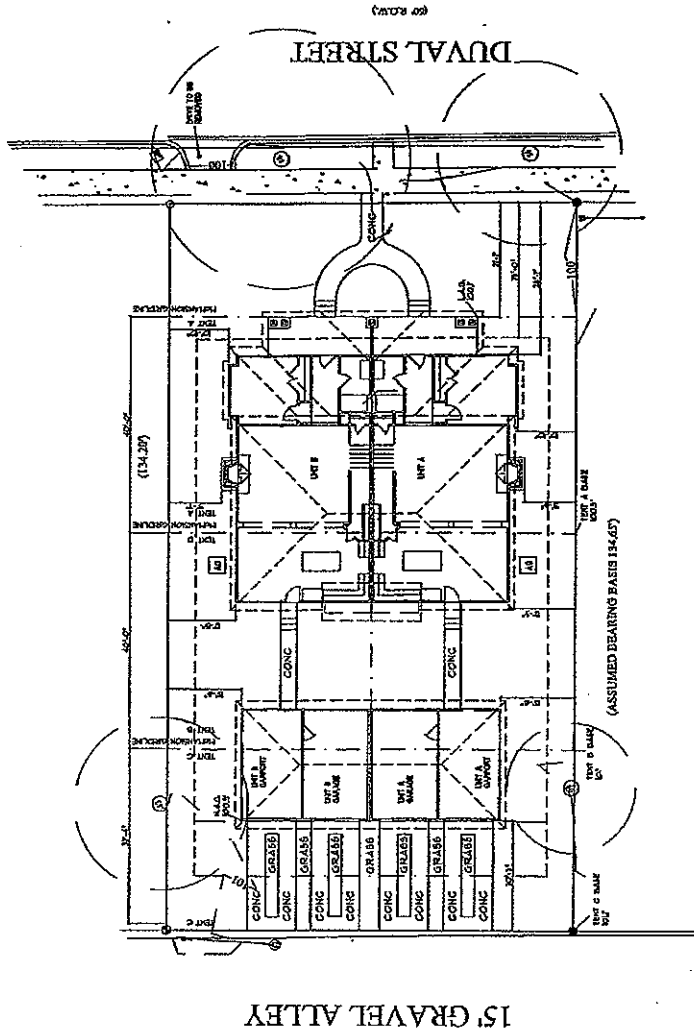
A6

ALL DIMENSIONS IN FEET AND INCHES
UNLESS OTHERWISE NOTED

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PROPOSED



■ SITE PLAN
SCALE: 1" = 10'



McIntyre & Associates
ARCHITECTS

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

A1

CONTRACT NO. 100
SHEET NO. 100
ALL RIGHTS RESERVED
NO PART OF THIS DOCUMENT
SHALL BE REPRODUCED OR
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OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
THE ARCHITECT.

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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: 2013-049230RA
ADDRESS: 4104 Duval Street
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 3, 2013
Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Jessica Salinas
Your Name (please print)

4108 Avenue H
Your address (es) affected by this application

Jessica Salinas 6/24/13
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

B1/52

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: 2013-049230RA

ADDRESS: 4104 Duval Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 3, 2013

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Jeff Bridgewater

Your Name (please print)

4104 Duval Street

Your address (es) affected by this application

Jeff Bridgewater

Signature

6-26-13

Date

Comments:

This VARIANCE request does not request any additional impervious coverage size to the existing structure, etc. It provides needed additional parking on the property instead of the public street which is supported by all adjacent neighbors. Only adding garage door to covered porch to create floor space of covered porch / carport.

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