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updates

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CASE # _____
PLAN REVIEW # _____

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

GENERAL MODIFICATION WAIVER

APPLICANT: Kelly and Stan Martin

AUTHORIZED AGENT (if applicable): N/A

STREET ADDRESS: 1104 Lorrain Street

LEGAL DESCRIPTION: Subdivision – SHELLEY HEIGHTS NO 2.

Lot(s) 13 Block 3 Outlot _____ Division _____

ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3-NP / Old West Austin

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

REQUEST: 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 briefly and thoroughly

We are requesting an increase in our allowed FAR of 485 SF (21.1%)
in order to build an accessory apartment for our aging parents
and still have enough room for a family and home offices in the
main (existing) areas of the house.

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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1. Are there any recommendations from the neighborhood plan team for this development?

Yes. We have recommendations from both the neighborhood plan team (OWANA Steering Committee) and many neighbors:

1. After presenting the design in January, 2014 we have unanimous support for our proposal from the OWANA Steering Committee. The committee submitted a letter of support directly to the RDCC prior to the March meeting.
2. We have support for our proposal from numerous neighbors and have collected 23 letters of support in agreement with the development in their neighborhood (see support section in the application binder.)

2. Does the development:

a. Comply with the neighborhood design guidelines, if any

Yes. The proposed accessory apartment, used specifically for family members 60 years or older, is consistent with OWANA's neighborhood design guidelines for the following reasons:

1. Promotes diversity of architectural styles but also preserves the integrity of the original structure and those structures surrounding it. The design has been fully approved by the Historic Review Department in relation to size, scale, style, and materiality.
2. Promotes density and diversity within the neighborhood
3. Maintains consistent massing and scale with the structures surrounding it
4. Maintains historic land use patterns by developing a "back-building" like structure towards the rear of the lot. Our new structure will conform to all setbacks while the existing garage structure (to be torn down) does not conform to either the side yard or rear yard setbacks required.
5. Parking will remain on the side of structure, rather than the front, and the curb cut size minimized to protect the street scape of the neighborhood
6. Existing garage door is removed from street view which is preferred in the neighborhood plan.

In addition, OWANA has also adopted the use of special infill options found in the Neighborhood Plan Combining District (NPCD) including:

1. Secondary apartments are allowed, and promoted, for increased diversity within the area.
2. Small lot amnesty was granted for lots under 5,750 sq. ft. allowing unusually small lots, such as ours at 5,264 SF, the same option of a secondary unit / garage apartment.

Our proposal asks for an increase of 485 SF above the 0.40 limit for a total of 2,785 SF (52.9% total FAR) which is 21.1% above the 2,300 SF allowed for our size lot.

Our proposal is in line with an average size lot in our neighborhood. Properties within a 500' radius of our lot (106 samples) have an average size of 6,840 SF and would allow for 2,737 SF of development. We would like to be able to develop our lot to a similar level of FAR as our average neighbor's lot.

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Precedent has been set in our neighborhood to allow for FAR above the zoning limit, 25% of the homes within a 500' radius of our lot are over their 40% FAR maximum.

Secondary dwellings are also very common in our neighborhood, 21% of the properties within a 500' radius of our lot have these types of structures.

We did not develop a secondary dwelling / apartment for these reasons:

1. It is critical that our parents are able to easily access all areas of their apartment from grade and still be internally connected to the existing structure. Secondary apartments do not allow this type of configuration and must be fully separated per code or requires a Board of Adjustment Variance.
2. With our small lot size, the separation requirement for secondary apartment would promote a much longer driveway, and higher impervious cover, using almost all of the existing green space which is important to our family and children. In addition, we would like to place the accessory apartment in the same general vicinity and arrangement as the garage to disturb as little of the lot as possible.

b. Provide consistency with the streetscape of the properties in the vicinity?

Yes, for the following reasons:

1. The immediate area of Old West Austin is very eclectic in both design and scale, especially along 12th street where apartments, condos, and duplex buildings co-exist with single family structures. Our home is 3 houses away from 12th street and several homes within the block have secondary units.
2. The proposed addition is only visible from the street when viewed directly down our driveway and is less visible than the original garage structure. You cannot see this addition when driving north/south on Lorrain Street, the existing structures and existing trees block all site lines.

c. Provide consistency with massing, scale, and proximity of structures located on either side of or behind the development?

The proposed addition will nullify non-conforming setback encroachments of the existing garage, both side and rear yard setbacks.

Special attention was paid to the rooflines which are designed to pitch towards the southern neighbor and to reduce the scale of the structure as much as possible at the setback line.

The proposed addition is shorter in overall height than the existing structure and the existing adjacent 2-story structures to the north and south.

d. Impact the privacy of adjacent rear yards?

No. Special attention was paid to reduce or block site lines to and from the accessory apartment in order to protect privacy for the lots directly to the north, south, and west. All windows on the addition were carefully located high on the walls of the structure to block any views to, and from, these neighboring yards. The addition is a single level building.

In addition, we plan to plant additional tree screening on the south side of the addition to reduce the small increase in massing for our southern neighbors and to provide shading from southern exposure.

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d. Impact the topography or lot shape?

No. The design will have no impact of on topography and existing drainage conditions will be improved after construction is complete.

2. For a development of an entire block, will the development have a negative impact on the adjacent property?

No. This question is not applicable for this project.

Project Info

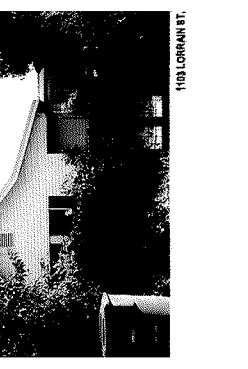
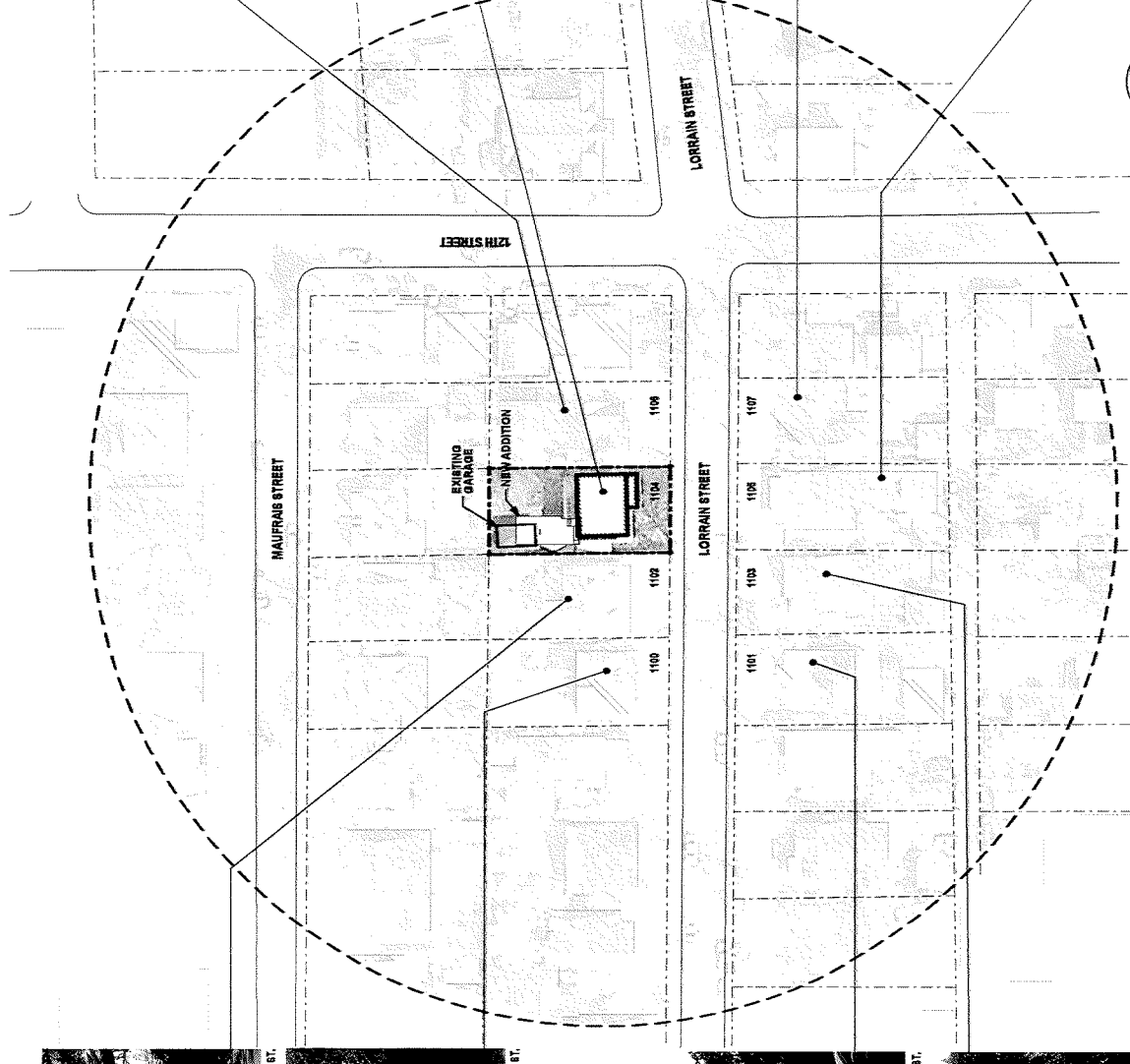
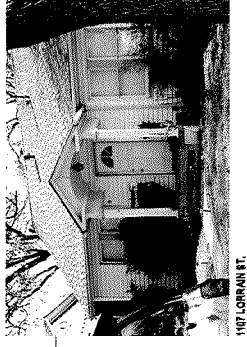
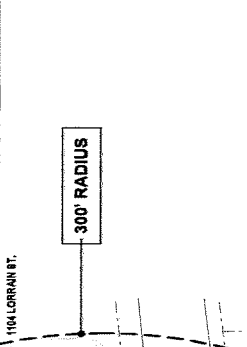
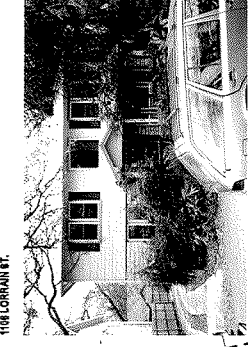
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Address:	1104 LORRAIN STREET
City:	AUSTIN, TEXAS 78704
County:	TRAVIS COUNTY
Owner:	1104 LORRAIN STREET
Architect:	ARIS HUGHES DESIGN
Project No.:	1104 LORRAIN STREET
Project Date:	1104 LORRAIN STREET
Project Status:	1104 LORRAIN STREET

Phase Info

Phase:	PHASE 1
Phase Description:	PHASE 1
Phase Date:	PHASE 1
Phase Status:	PHASE 1



NOTES:
 1. THESE PLANS AND SPECIFICATIONS
 MAY NOT BE USED FOR
 ANY OTHER PROJECT WITHOUT
 THE WRITTEN PERMISSION OF
 THE ARCHITECT.



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DRAWING SHEET INDEX

GENERAL

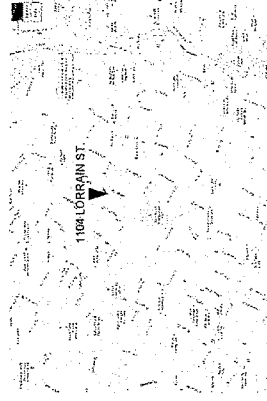
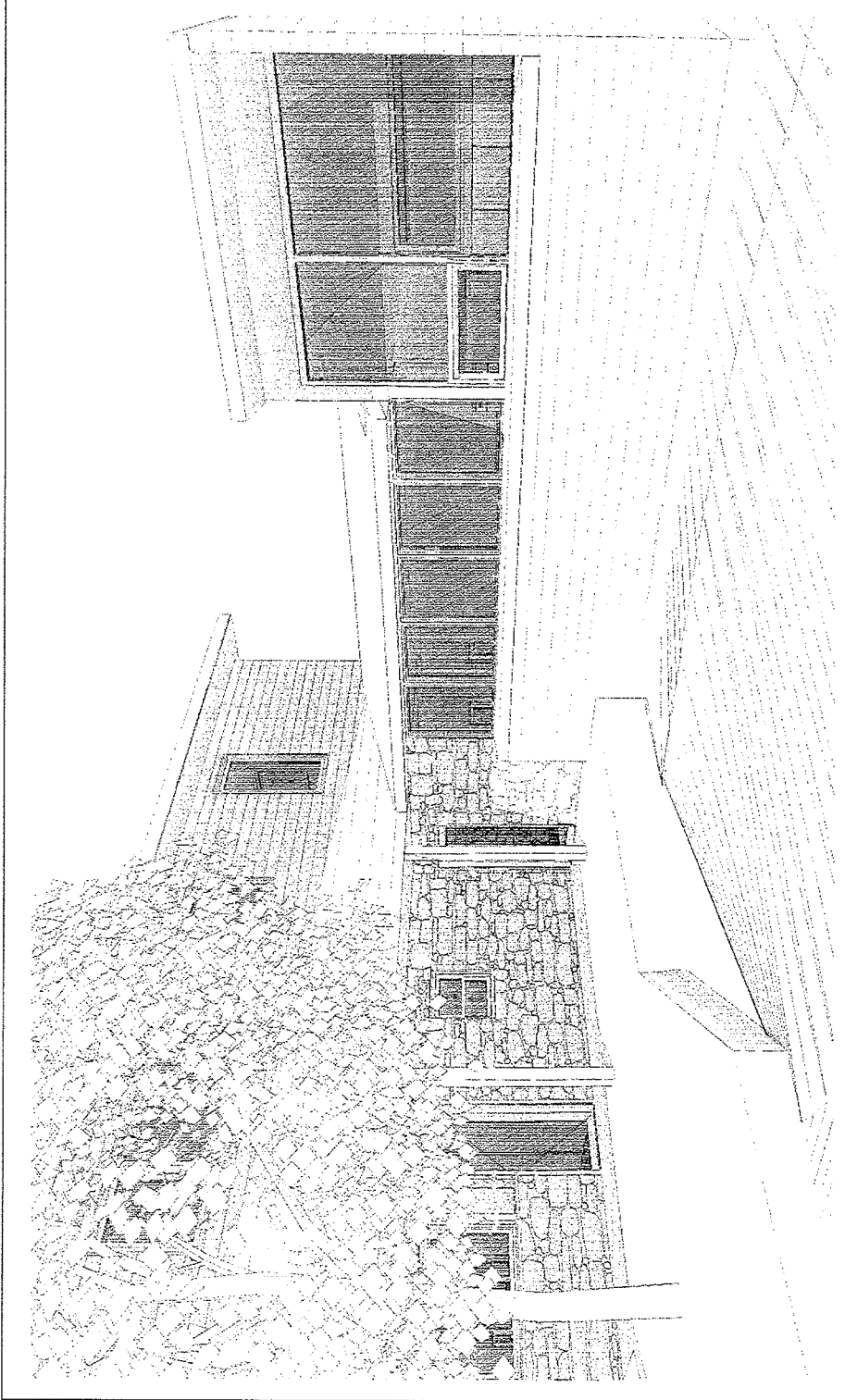
- 000 COVER SHEET
- 001 GENERAL NOTES
- 002 PROJECT RENDERINGS

PLANS

- A-101 PLANS: SITE & CALCULATIONS
- A-102 SITE CONTEXT MAP
- A-104 PLANS: FLOOR PLANS
- A-105 PLANS: ROOF PLAN
- A-201 EAST & SOUTH ELEVATIONS
- A-202 WEST & NORTH ELEVATIONS
- A-301 NOT USED
- A-401 NOT USED
- A-501 NOT USED
- A-601 NOT USED

STRUCTURAL

TO BE SUBMITTED AFTER PLAN REVIEW AND APPROVAL



LORRAIN STREET RESIDENCE

OWNER	PROJECT LOCATION	GENERAL CONTRACTOR	ARCHITECT	STRUCTURAL ENGINEER
Sam and Kelly Martin 1104 Lorrain Street Austin, Texas 78703 512.282.7190	1104 Lorrain Street Austin, Texas 78703	David Wilson Builders 5450 Bee Cave Road West Lake Hills, Texas 78716 512.328.9488	Arbib Hughey Design 2235 E. 8th Street #104 Austin, Texas 78703 412.780.4397	LEAF Structures Attn: Ted Kimbrell 1000 East Cesar Chavez St., #201 Austin, Texas 78702 512.288.3993

RDCC APPLICATION REVISION SET
SUBMIT DATE: MARCH 17TH, 2014

ARBIB HUGHEY DESIGN

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ARBIS HUGHEY DESIGN
4704 REE CREE ROAD AUSTIN, TX 78745

project info:	owner: MAGNIN RESIDENCE
location: 1904 LOREHAN STREET AUSTIN TEXAS 78761	architect: Gensert and Kory, Austin, Texas; Gensert Architects, Austin, TX 78702 512.425.2189
description: 5650 Saw Creek Road West Lake Hills, Texas, 76791 512.326.8888	contractor: Tess Sargent D&B STRUCTURES Austin, Texas 78702 512.256.9399

DATE: 2016.03.17
NAME: [REDACTED]
ADDRESS: [REDACTED]
CITY: [REDACTED]
STATE: [REDACTED]
ZIP: [REDACTED]
PHONE: [REDACTED]
FAX: [REDACTED]
E-MAIL: [REDACTED]
WWW: [REDACTED]
REMARKS: [REDACTED]



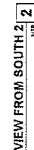
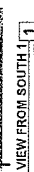
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PERMITTING OR CONSTRUCTION

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PROJECT RENDERINGS

G-002

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ARBIB HUGHEY DESIGN
4107 BEE CAVE ROAD AUSTIN, TX 78746

subject name:	WALTER H. SCHUBERT
production:	THE LOUISIANA STREET AUGUST 1965-5 2900
city:	San Jose Kelly Street 1000 Loma Verde San Jose, CA 95128 512/262-1195
reference:	Edward Wilson & Sons 512/262-1195 512/262-5916 512/262-7675
report:	1965 E. Canal Street, #201 Austin, Texas 78721 512/262-3939

please info

ATTN: HODGE APPLICATION REVIEW SET

date submitted: 2014.03.17

Subject:



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REGULATORY APPROVAL.

drawing info:
SITE CONTEXT
MAP

A-102

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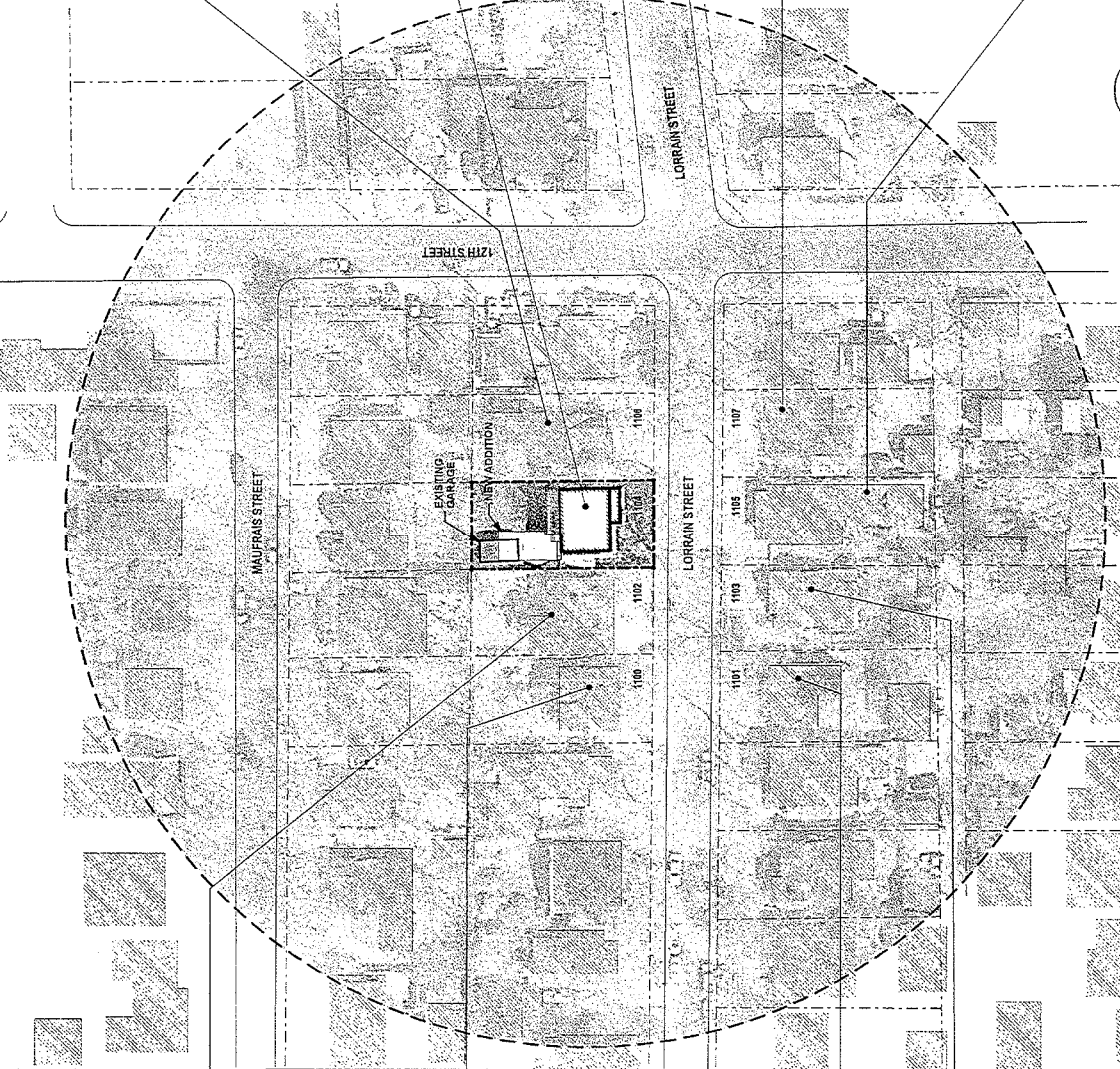

1108 LORRAINE ST.



1104 LORRAIN ST.

4407 LOBBAIN ST
212-08507544 2024-03-22

1105 LOBBAIN ST



1102 LORRAIN ST.



1100 LORRAIN ST.



1101 LOBBAIN ST

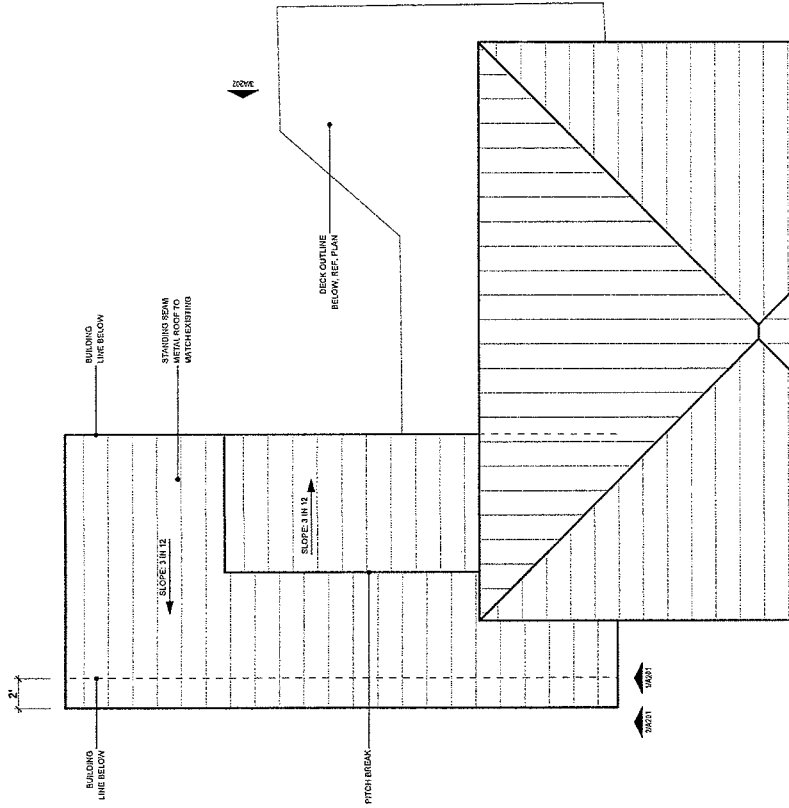


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ARBIB HUGHEY DESIGN
400 JEFFERSON ROAD SUITE 100
ALBUQUERQUE, NM 87102



project info:

owner: MATHIN RESIDENCE
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102
owner: MATHIN RESIDENCE
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102
contract: 1501 LORRAINE STREET
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102
contract: 1501 LORRAINE STREET
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102
contract: 1501 LORRAINE STREET
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102

phase info:

phase: 1501 LORRAINE STREET
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102
contract: 1501 LORRAINE STREET
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102
contract: 1501 LORRAINE STREET
address: 1501 LORRAINE STREET
ALBUQUERQUE, NM 87102



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drawing info:

ROOF PLAN

A-105

B-1A
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ROOF PLAN 1

