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CASE #

PLAN REVIEW #

2014-069676 PR

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Clay Duckworth

AUTHORIZED AGENT (if applicable): Ken Johnson

STREET ADDRESS: 919 W. 29th

LEGAL DESCRIPTION: Subdivision – Shoal Crest Addition

Lot(s) <sup>.133 AC of Lot 13</sup> 2 Block 71 Outlot D Division D

ZONING DISTRICT AND NEIGHBORHOOD PLAN: \_\_\_\_\_

LAND STATUS DETERMINATION CASE NUMBER (if applicable) SF-3-CO-NP

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*

I am proposing to relocate and subsequently restore a ca. 1910  
house to my lot and I am requesting these increases to preserve the  
original footprint and roof design of the house. These elements are significant  
to the design and will contribute to the house's presence in the neighborhood.

**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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APPLICATION TO THE RESIDENTIAL DESIGN  
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GENERAL MODIFICATION WAIVER

DESIGN GUIDELINE CONSIDERATIONS:

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

The neighborhood association is excited to see an old house moved to a lot that has been vacant for years.

2. Does the development:

- a. Comply with the neighborhood design guidelines, if any

Yes, Guideline 1.1- setbacks; the proposed house rectifies the opaque fence currently on site that is not in compliance with Guideline 1.3; Guideline 1.4 - green front yard; Guidelines 1.5 and 1.7 - open side yards free of equipment; Guideline 4.1 - front porch;

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

Yes, the house has a large front porch and is proposed to be set close to the front lot line, in keeping with the adjacent properties along 29th.

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

Yes, since the house was built ca. 1910, the massing is compatible with the age of the adjacent houses. Though it is a 2-story house, it is on the downhill slope of 29th and is set close to grade so that it's height is similar to the tall rooflines of the adjacent houses.

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d. Impact the privacy of adjacent rear yards

No, the house is proposed to sit close the the front lot line,  
providing additional privacy to the house to the rear.

e. Impact the topography or lot shape

No, the topography will remain as is.

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


n/a

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION

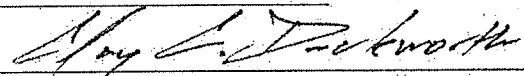
GENERAL MODIFICATION WAIVER

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**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 2414 Harris Blvd  
City, State Austin, TX Zip 78703  
Phone 512-771-9808 Printed Name Clay Duckworth  
Signature  Date 6/28/2014

**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 2414 Harris Blvd  
City, State Austin, TX Zip 78703  
Phone 512-771-9808 Printed Name Clay Duckworth  
Signature  Date 6/28/2014

**GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO  
THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**

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(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

**SUBMITTAL DEADLINE IS THE 2<sup>ND</sup> TUESDAY OF EACH MONTH**

**Confirm with RDCC liaison for any scheduled changes**

**SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application. An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300500-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee.
4. Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

**Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.**

**Residential Design and Compatibility Commission Liaison contact information:  
974-2522 office 974-6536 fax**

**Planning and Development Review Department  
One Texas Center  
505 Barton Springs Road, 2<sup>nd</sup> Floor**

**Mailing Address:  
P. O. Box 1088  
Austin, TX 78767-1088**

# City of Austin Residential Permit Application

Residential Review, 2<sup>nd</sup> floor, One Texas Center  
505 Barton Springs, Austin, TX 78704  
(512) 978-4000

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## Project Information

Project Address: <b>919 W. 29th St, Austin, TX 78705</b>		Tax Parcel ID: <b>831095</b>	
Legal Description: <b>.133 A OF LOT13 BLK 2 OLT 71 DIV D SHOAL CREST ADDN</b>			
Zoning District or PUD: <b>SF-3-NP</b>		Lot Size (square feet): <b>5793</b>	
Neighborhood Plan Area (if applicable): <b>NA</b>		Historic District (if applicable): <b>NA</b>	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area?			<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
<small>Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.</small>			
Does this site currently have water availability?		wastewater availability?	
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
<small>If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.</small>			
Does this site have or will it have an auxiliary water source?		If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
Does this site have a septic system?		If yes, submit a copy of approved septic permit to construct	
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
Does this site require a cut or fill in excess of four (4) feet?			<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
<small>If yes, contact the Development Assistance Center for a Site Plan Exemption.</small>			
Does this site front a paved street?		Is this site adjacent to a paved alley?	
<input checked="" type="checkbox"/> Y <input type="checkbox"/> N		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site have a Board of Adjustment (BOA) variance?		Case # _____ (if applicable)	
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver?			<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
<small>If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.</small>			
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees.			
<input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
<small>Note: If yes, application for a tree permit with the City Arborist may be required.</small>			
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain?			<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
<small>Note: Proximity to a floodplain may require additional review time.</small>			

## Description of Work

Existing Use: <input checked="" type="checkbox"/> vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other <u>RELOCATION</u>			
# of existing bedrooms: <b>0</b>	# of bedrooms upon completion: <b>3</b>	# of existing baths: <b>0</b>	# of baths upon completion: <b>2</b>
Will all or part of an existing exterior wall be removed as part of the project? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N			
<small>Note: Removal of all or part of a structure requires a demolition permit.</small>			
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) RELOCATION OF OLD HOUSE FROM WICHITA FALLS, TX TO THIS VACANT LOT IN AUSTIN. ONCE RELOCATED, HOUSE WILL BE RESTORED WITH 3 BEDS AND 2 BATHS. THE HOUSE WILL HAVE A FULL BASEMENT. ALL EXISTING WINDOWS TO REMAIN AND BE REPAIRED IN PLACE. KITCHEN TO BE COMPLETELY UPDATED. NEW CARPORT.			
Trades Permits Required: <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way)			
<small>(circle all that apply)</small>			

## Job Valuation

Total Job Valuation: \$ <b>200000</b>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <b>200000</b>
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: \$ _____	Bldg: \$ <b>140000</b> Elec: \$ <b>20000</b>
	Plmbg: \$ _____ Mech: \$ _____	Plmbg: \$ <b>20000</b> Mech: \$ <b>20000</b>
	Primary Structure: \$ _____	
	Accessory Structure: \$ _____	

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Building and Site Area			
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 <sup>st</sup> floor conditioned area		1412	1412
b) 2 <sup>nd</sup> floor conditioned area		1369	1369
c) 3 <sup>rd</sup> floor conditioned area			
d) Basement		1412	1412
e) Covered Parking (garage or carport)		360	360
f) Covered Patio, Deck or Porch		258	258
g) Balcony		101	101
h) Other			
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)			
j) Pool			
k) Spa			

Site Development Information	
<b>Building Coverage Information</b> 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)	
Total Building Coverage (sq ft): <u>2030</u> % of lot size: <u>35.0</u>	
<b>Impervious Cover Information</b> 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. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>2403</u> % of lot size: <u>41.5</u>	
<b>Setbacks</b> Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span>	
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: _____ ft    Number of Floors: <u>2</u>	<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>
<b>Right-of-Way Information</b> Is a sidewalk required for the proposed construction? (LDC-6-353) <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> <b>*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.</b> Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span> 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? <span style="float: right;"><input type="checkbox"/> Y <input checked="" type="checkbox"/> N</span>	

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## Subchapter F – 'McMansion'

### 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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 <sup>st</sup> Floor		1412		1412
2 <sup>nd</sup> Floor		1369		1369
3 <sup>rd</sup> Floor				
Basement		1412	1412	0
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)		360	360	0
Accessory building(s) (detached)				
Ceilings over 15 ft		19		19
<b>TOTAL GROSS FLOOR AREA</b>				<b>2800</b>

(Total Gross Floor Area /lot size) = 48.33 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
- Are any ceilings over 15 feet in height? ☒ 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	Clay Duckworth	Applicant or Agent	Ken Johnson
Mailing Address	2414 Harris Blvd	Mailing Address	1806 Holly
Phone	512-771-9808	Phone	210-710-2013
Email	clay@duckworthaustin.com	Email	texaskenjohnson@gmail.com
Fax		Fax	
General Contractor	Duckworth Properties	Design Professional	Ken Johnson
Mailing Address	2414 Harris Blvd	Mailing Address	1806 Holly
Phone	512-771-9808	Phone	210-710-2013
Email	clay@duckworthaustin.com	Email	texaskenjohnson@gmail.com
Fax		Fax	

Acknowledgments
Is this site registered as the owner's homestead for the current tax year with the appraisal district? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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.
<b>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.</b>
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: _____
Design Professional's signature: _____ Date: _____

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## OWNER'S AUTHORIZATION LETTER

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.

Alay C. Duckworth  
Owner's Signature

6/30/2014  
Date

Mollie H. Duckworth  
Owner's Signature

6/30/2014  
Date

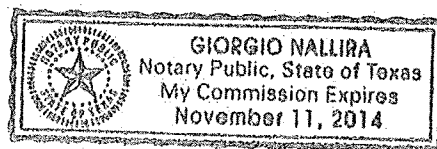
Alay C. Duckworth  
1<sup>st</sup> Owner's Printed Name

Mollie H. Duckworth  
2<sup>nd</sup> Owner's Printed Name

Sworn and subscribed before me this 30 day of JUNE, 20 14

Giorgio Nallira  
Notary Public in and for the State of Texas

My commission expires on: 11/11/14





# Building Relocation Application

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## Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page  
**OR a NOTARIZED** letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Floor plan of structure to be moved
- ☐ 3. Dimensioned site plan of proposed location showing all required setbacks (not required if leaving City jurisdiction)
- ☐ 4. Certified tax certificate of current location from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 5. Certified tax certificate for proposed location (not required if structure is leaving the City of Austin jurisdiction)
- ☐ 6. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 7. Review Fee (see fee schedule for applicable fees)
- ☐ 8. **Add'l requirements for COMMERCIAL**— An approved, red stamped Site Plan, or a Site Plan Exemption/Determination form

## Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. Relocating a residential or commercial building to a new location within the City of Austin's jurisdiction requires a building review for the remodeling work and a building permit from Residential Review Division or the Commercial Review Division of the Planning and Development Review Department located on the 2nd floor at One Texas Center. A relocation permit will not be issued without the approval of the remodeling application and/or building application. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.
3. The moving contractor selected must be bonded and insured in accordance with City rules. Call the City of Austin Permitting Center at 512-974-2380 to verify.
4. If the structure to be relocated is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
5. If the proposed work will require the removal of any tree protected by ordinance a protected size tree or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A) City of Austin tree protection ordinance, a Tree Ordinance Review Application is required must be approved by the City Arborist prior to any such activity. Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or [city-arborist@austintexas.gov](mailto:city-arborist@austintexas.gov).
6. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center, 512-974-7180.
7. If the proposed relocation route will require removal of vegetation (e.g. shrubs, trees, or branches within the ROW or on a city owned property) a Public Tree Care Permit (<http://austintexas.gov/sites/default/files/files/Parks/Forestry/publictreecarepermit.pdf>) is required from the Parks & Recreation Department (Urban Forestry). Contact the Urban Forestry Program at (512) 974-9500.
8. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is 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 and additional fees may be assessed.**

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☒ As owner(s) of the property described in this application, 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.

Signature of Applicant: \_\_\_\_\_  
(if different from owner)

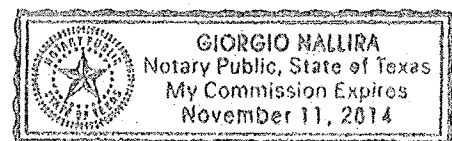
Date: \_\_\_\_\_

Signature of Owner: Ray A. Drakworth

Date: 6/30/2014

Sworn and subscribed before me this 30 day of JUNE, 20 14

Giorgio Mallura  
Signature of Public Notary



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# FAR Variance Request

## Duckworth House Relocation

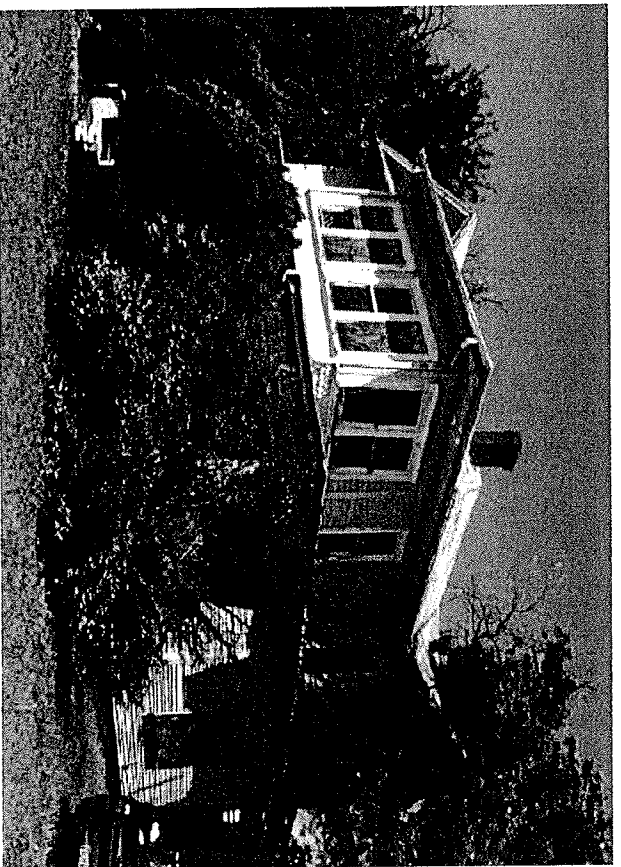
919 W. 29th

Austin, TX 78705

Relocation of ca. 1910 house to vacant lot

Variances required to maintain existing house footprint:

- Increase FAR allowed to 2800 sf (48.33%) from 2317 sf (40.00%), an increase of 20.8%.
- Increase allowed dormer penetration through tent.



Existing house prior to move



Rendering of house on W. 29th site

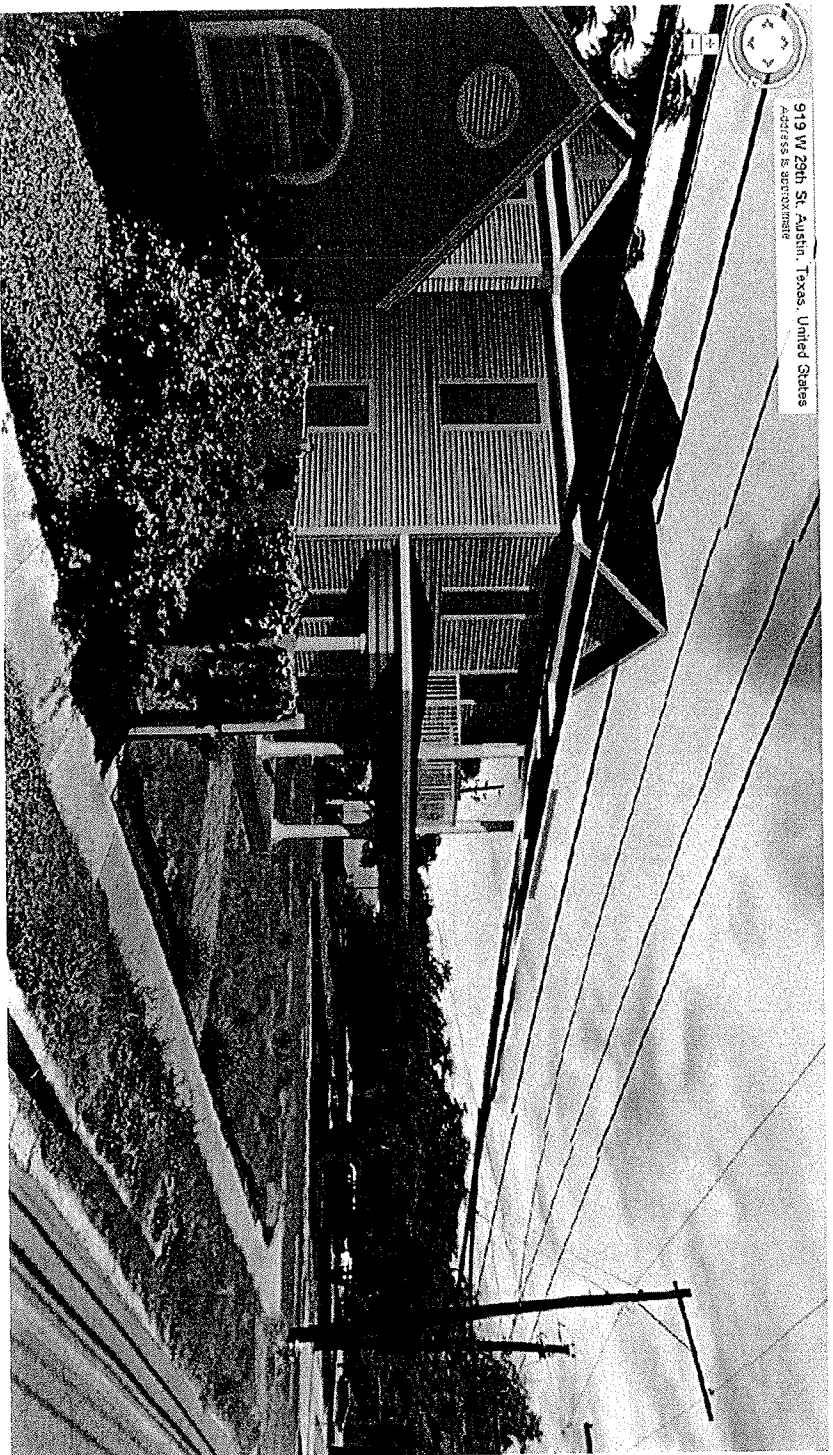
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FAR Variance Request

## Duckworth House Relocation

919 W. 29th

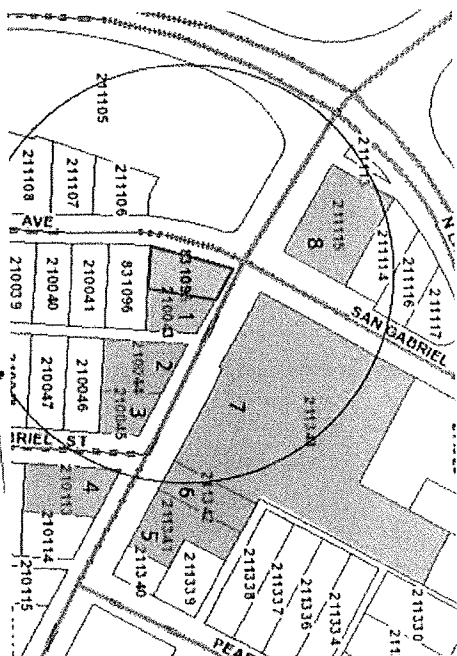
Austin, TX 78705



Rendering of  
house on W.  
29th site

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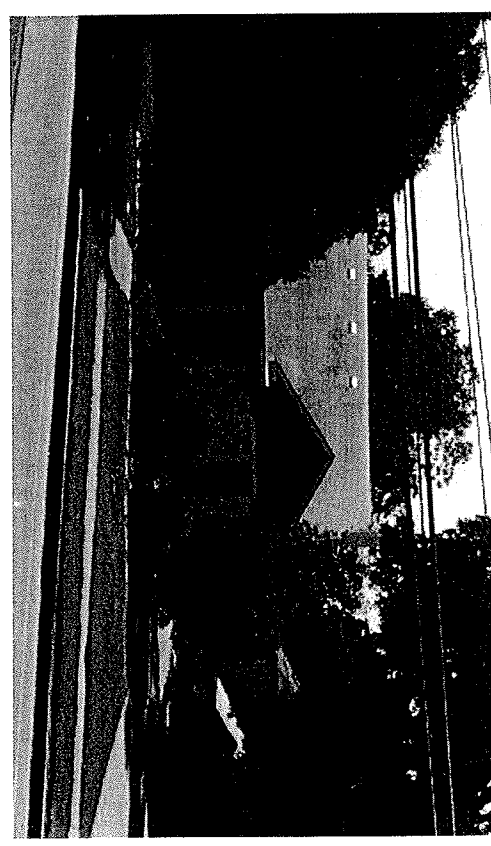
FAR Variance Request  
 Duckworth House Relocation  
 919 W. 29th  
 Austin, TX 78705



- 1 - 917 W. 29th
- 2 - 915 W. 29th
- 3 - 913 W. 29th
- 4 - 911 W. 29th



1



2



3



4





## FAR Variance Request

## Duckworth House Relocation

919 W. 29th  
Austin, TX 78705

## Adjacent property footprints





## FAR Variance Request

## Duckworth House Relocation

919 W. 29th

Austin, TX 78705

Lot size - 5,793sf

## Property

Account	831095	Legal Description:	0.133 A OF LOT 13 BLK 2 QLT 71 DV D SHOL CREST ADDN
Property ID	0216010528	Agent Code:	
Geographic ID	Real		
Type			
Property Use Code			
Property Use Description			
Location	919 W 29 ST	Mapsec:	559W
Address:	TX 78705		
Neighborhood	WEST UNIVERSITY SPR NGHD	Map ID	021001
Neighborhood CD	Z4000		
Owner	DUCKWORTH PROPERTY HOLDINGS LLC Owner ID: 1577787		
Name:	2414 HA RMS BLVD	% Ownership:	100.000000000000%
Mailing Address:	AUSTIN, TX 78703	Exemptions:	

## Values

(+) Improvement Homestead Value:	+	\$0
(+) Improvement Non-Homestead Value:	+	\$6,044
(+) Land Homestead Value:	+	\$0
(+) Land Non-Homestead Value:	+	\$320,000 Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0
(+) Timber Market Valuation:	+	\$0
(-) Market Value:	=	\$326,044
(-) Ag or Timber Use Value Reduction:	=	\$0
(*) Appraised Value:	=	\$326,044
	=	\$0
	=	\$326,044

Type	Description	Class CD	Exterior Wall	Year Built	SOFT
1ST	1st Floor	D55 - 1		1931	1.0
031	GARAGE DET 1ST F	WV - 4		1931	288.0

PROPERTY HOLDINGS LLC

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
LAND	Land	0.1330	5793.48	0.00	0.00	\$320,000	

Total Tax Rate:

2.463200

Taxes w/Current Exemptions: \$8,031.12

Taxes w/o Exemptions: \$8,031.12

## Improvement / Building

Improvement #:	Detail Only	State Code:	A3	Living Area:	1.0 sqft	Value:	\$6,044
Type	Description	Class CD	Exterior Wall	Year Built	SOFT		
1ST	1st Floor	D55 - 1		1931	1.0		
031	GARAGE DET 1ST F	WV - 4		1931	288.0		

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1330	5793.48	0.00	0.00	\$320,000	\$0

## Roll Value History

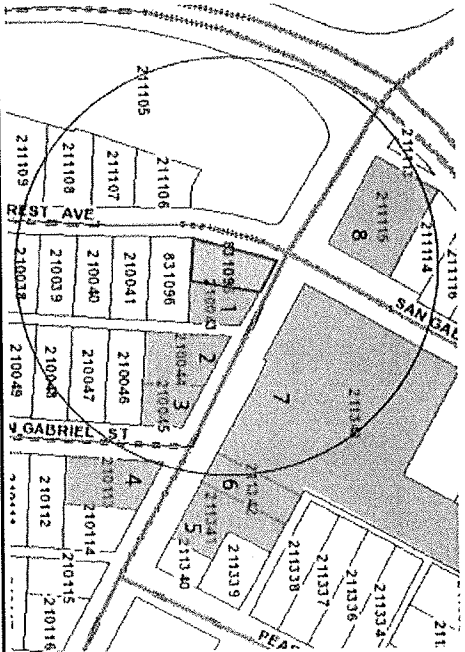
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		\$6,044	\$320,000	0	\$26,044	\$0

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/4/2013	CD	CORRECTION DEED SHULTZ MARIEA	DUCKWORTH PROPERTY HOLDINGS LLC	DUCKWORTH PROPERTY HOLDINGS LLC	203183404TR		

FAR Variance Request  
**Duckworth House Relocation**  
 919 W. 29th  
 Austin, TX 78705

Adjacent property FAR comparison



- 1 - 917 W. 29th
- 2 - 915 W. 29th
- 3 - 913 W. 29th
- 4 - 911 W. 29th
- 5 - 904 W. 29th
- 6 - 906 W. 29th
- 7 - 2905 San Gabriel
- 8 - 2901 N. Lamar Blvd

ADJACENT PROPERTIES (8)			
TCAD ID#	ADDRESS	LIVING AREA (sf)	LOT SIZE (sf)
FAR%			

210043	917 W. 29 ST	1438	4510	0.32
210044	915 W. 29 ST	1339	6175	0.22
210045	913 W. 29 ST	952	4225	0.23
210113	911 W. 29 ST	2205	7225	0.31
211341	904 W. 29 ST	1840	8775	0.21
211342	906 W. 29 ST	1586	5899	0.27
211343	2905 SAN GABRIEL ST	44365	76090	0.58
211115	2901 N. LAMAR BLVD	9918	14000	0.71

WITHIN 300' RADIUS (15)				
TCAD ID#	ADDRESS	LIVING AREA (sf)	LOT SIZE (sf)	FAR%
211106	2848 SHOAL CREST AVE	1540	6889	0.22
211107	2844 SHOAL CREST AVE	1052	6252	0.17
211108	2842 SHOAL CREST AVE	2035	6900	0.29
831096	2847 SHOAL CREST AVE	1365	5671	0.24
210041	2845 SHOAL CREST AVE	2080	5820	0.36
210039	2841 SHOAL CREST AVE	1196	5580	0.21
210038	2839 SHOAL CREST AVE	1794	5500	0.33
210046	2846 SAN GABRIEL ST	2883	6500	0.44
210047	2844 SAN GABRIEL ST	2736	6500	0.42
210048	2842 SAN GABRIEL ST	1544	6500	0.24
210049	2840 SAN GABRIEL ST	1539	5850	0.26
211114	2904 SAN GABRIEL ST	0	6500	0.00
211116	2906 SAN GABRIEL ST	1120	5450	0.21

1/9  
B-1

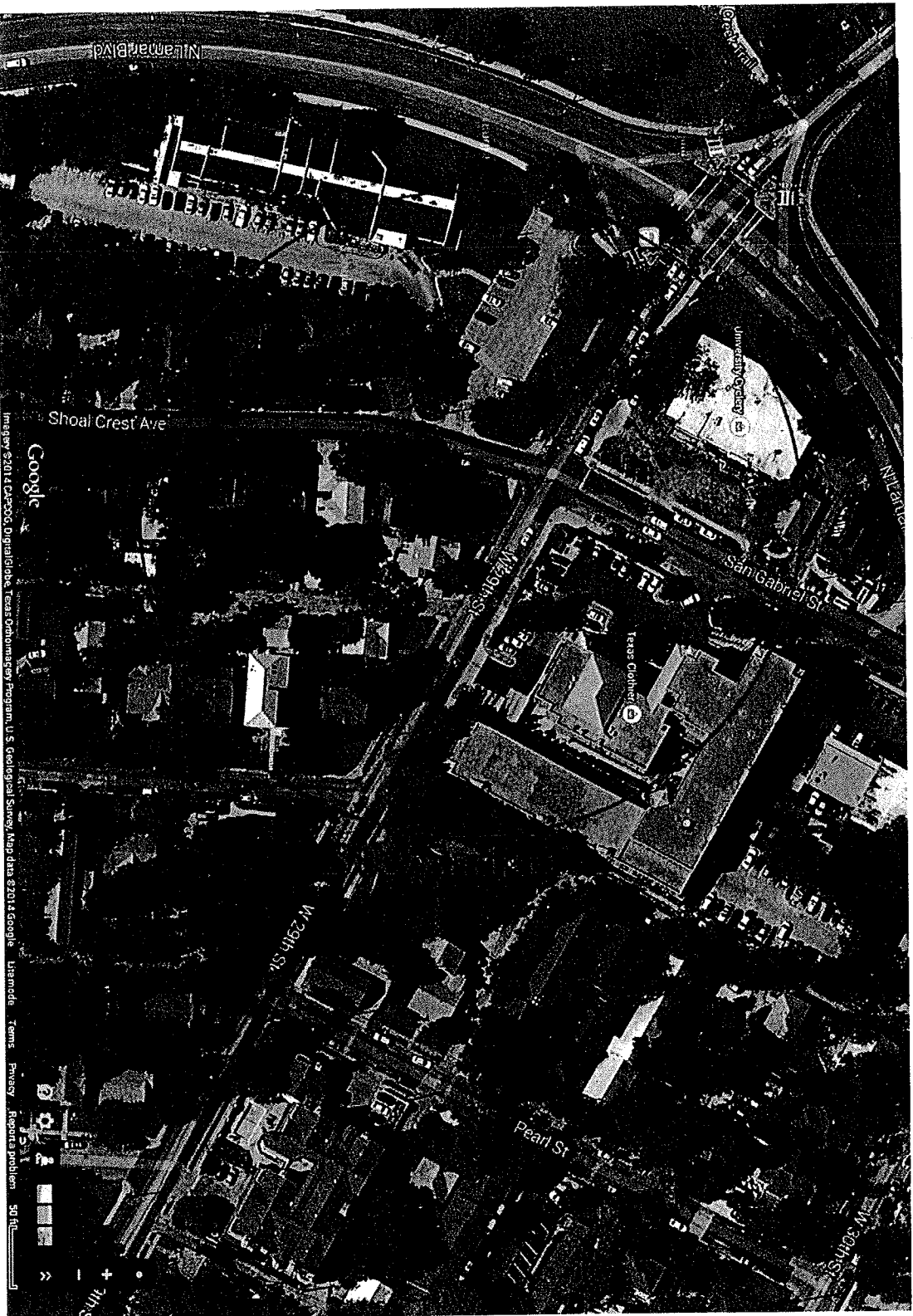
FAR Variance Request

# Duckworth House Relocation

919 W. 29th

Austin, TX 78705

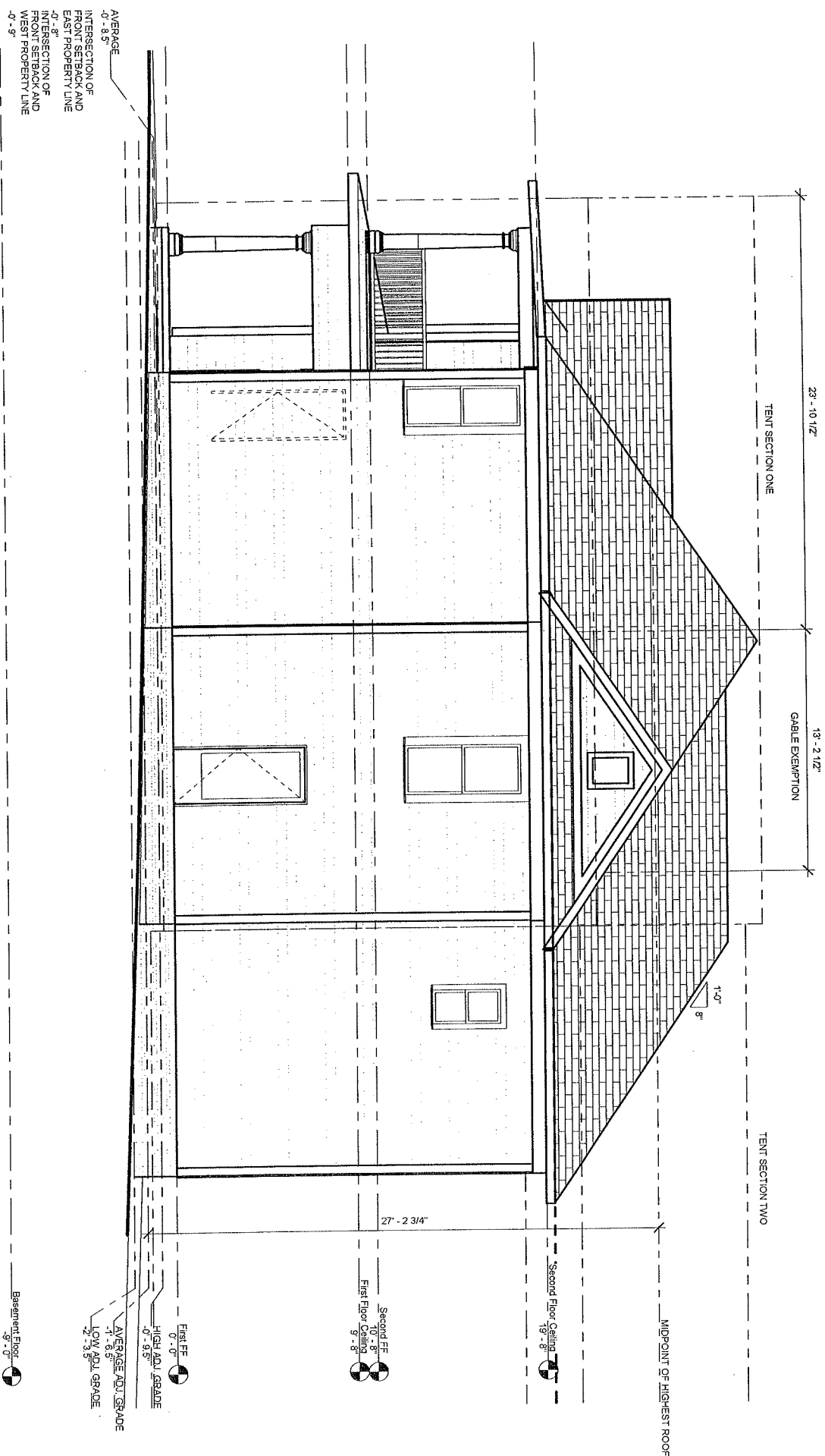
Aerial photo with 300' radius



B/C

FAR Variance Request  
Duckworth House Relocation  
919 W. 29th  
Austin, TX 78705

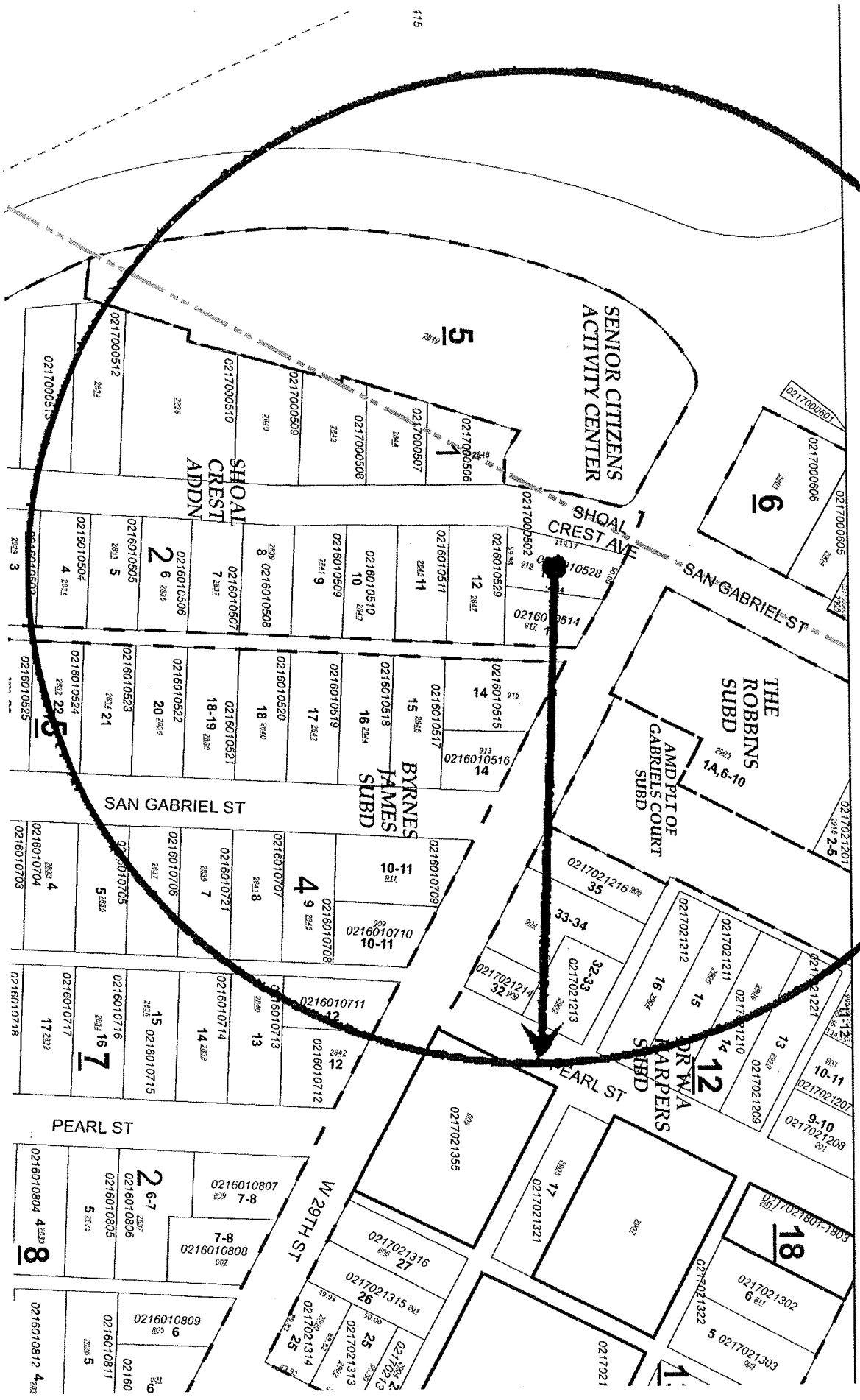
Elevation showing building height -  
West Elevation 1/8"=1'-0"



1-1/2  
B-1

FAR Variance Request  
**Duckworth House Relocation**  
919 W. 29th  
Austin, TX 78705

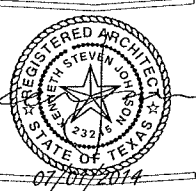
Tax map with 500' radius



B1  
22

Sidetracked

1806 Holly Street  
Austin, Texas 78702  
210 710 2013



FIELD INSPECTION REQUIRED  
Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

# House Relocation

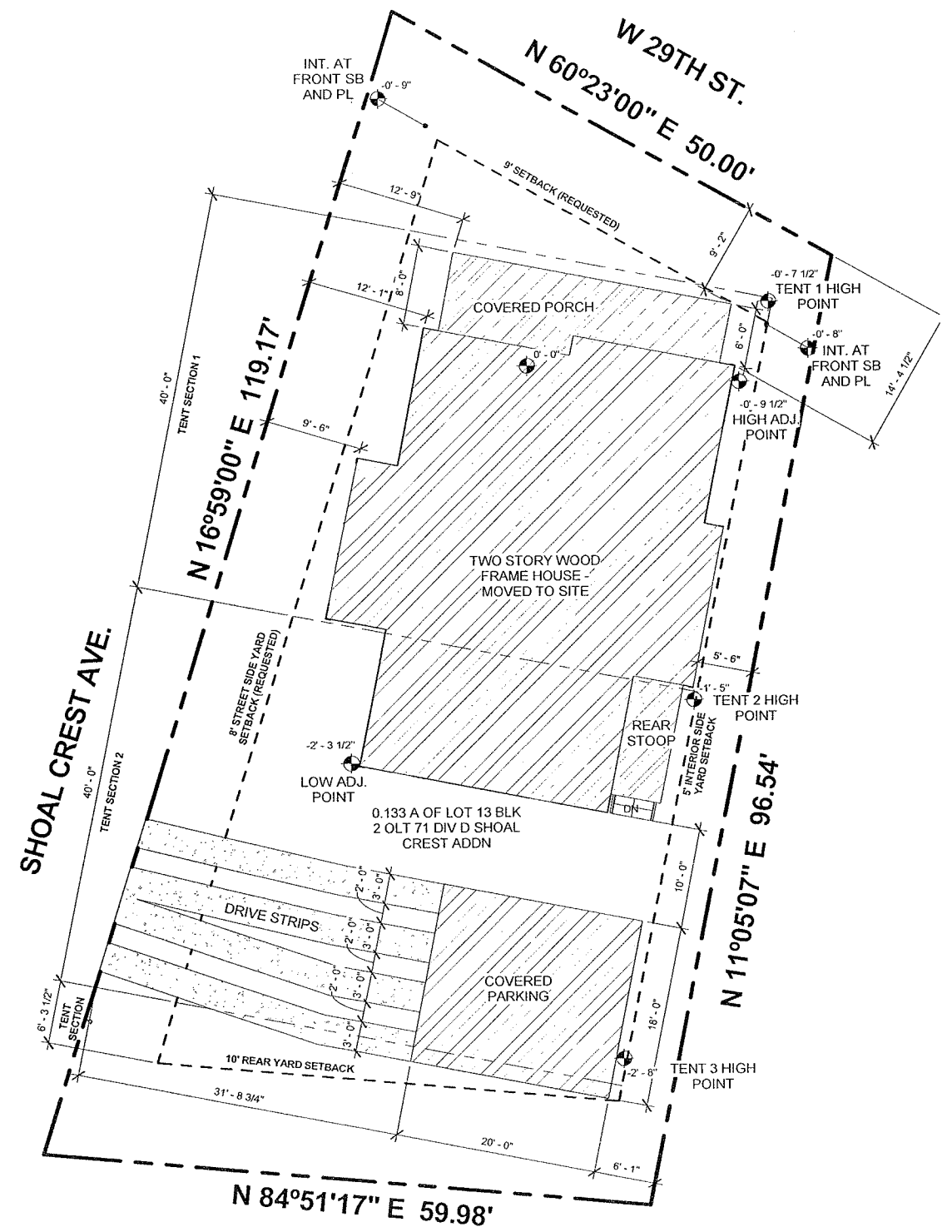
919 W. 29th Austin, TX 78705

DATE	ISSUED FOR
07.01.14	Residential Permit

PROJECT NUMBER: 1401

SITE PLAN

AS1



1 Site Plan - Relocation  
1/16" = 1'-0"

B1/23

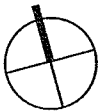
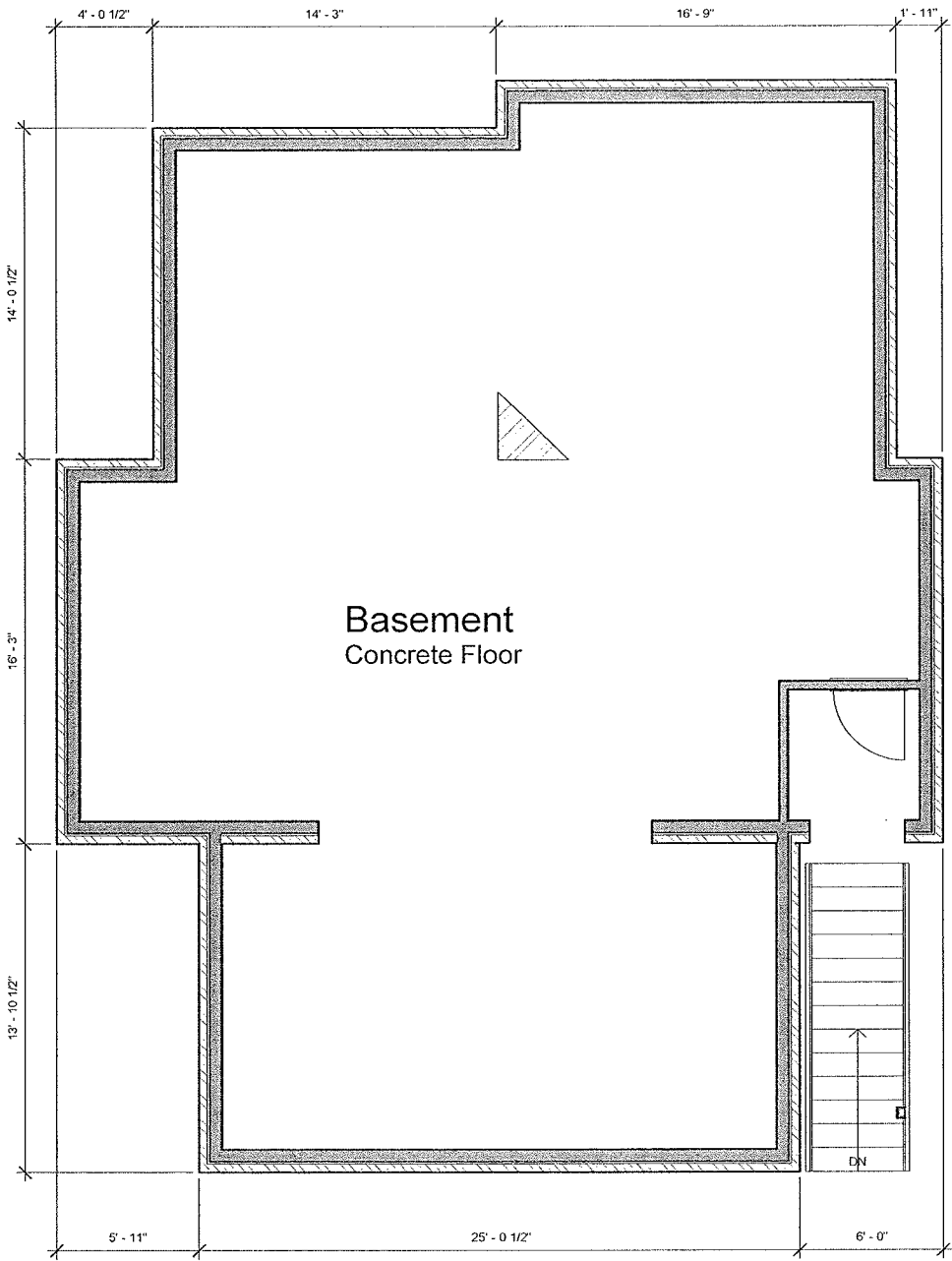
Sidetracked

1806 Holly Street  
Austin, Texas 78702  
210 710 2013



FIELD INSPECTION REQUIRED

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1 Basement Floor Plan  
1/8" = 1'-0"

# House Relocation

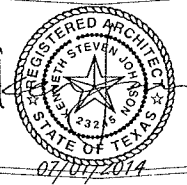
919 W. 29th Austin, TX 78705

DATE ISSUED FOR  
07.01.14 Residential Permit

PROJECT NUMBER: 1401

BASEMENT FLOOR PLAN

A1.0



FIELD INSPECTION REQUIRED

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# House Relocation

919 W. 29th Austin, TX 78705

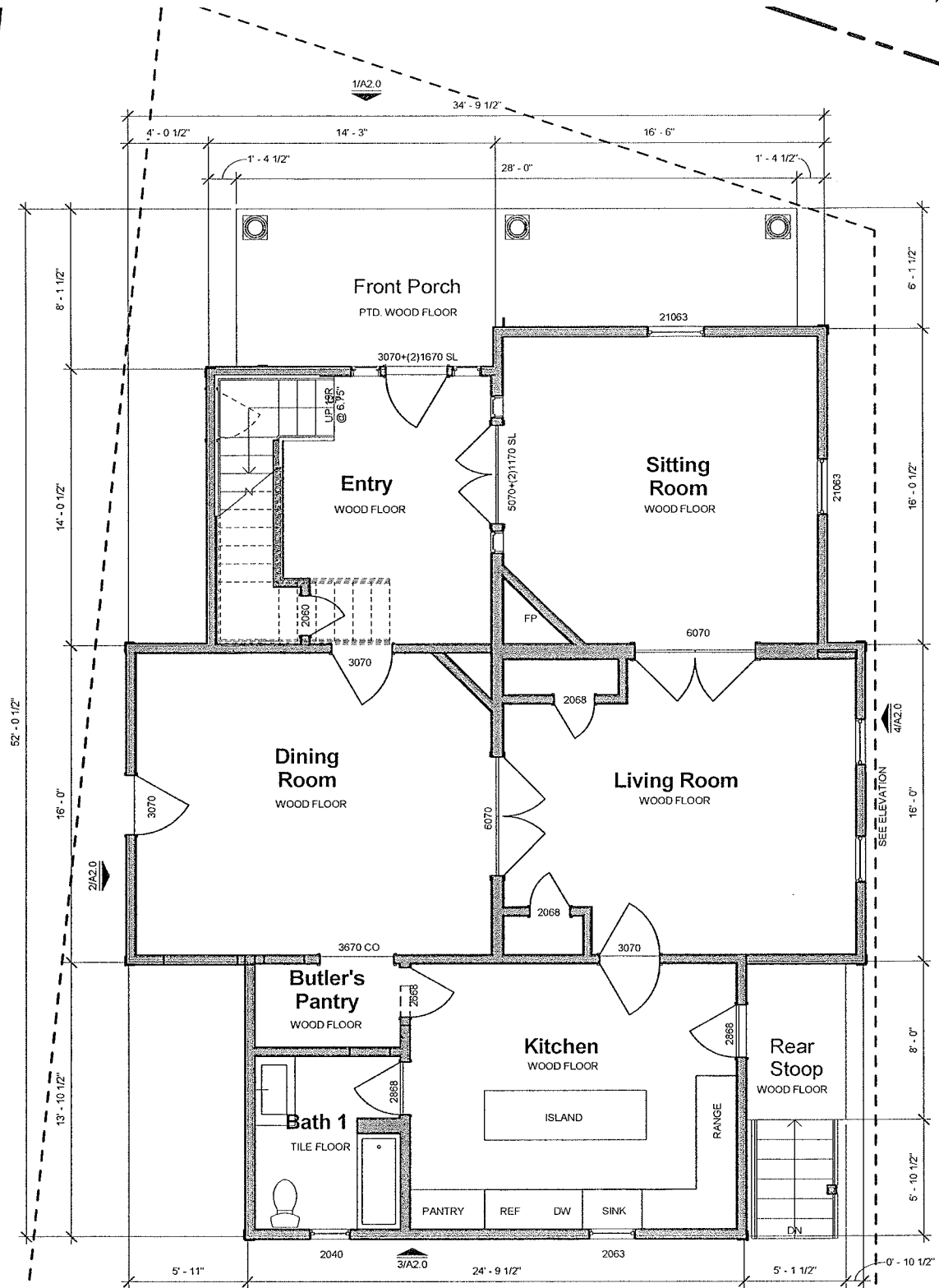
DATE 07.01.14 ISSUED FOR Residential Permit

PROJECT NUMBER: 1401

FIRST FLOOR PLAN

# A1.1

B1/24



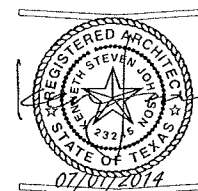
1 First Floor Plan  
1/8" = 1'-0"



B1/G  
2/5

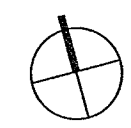
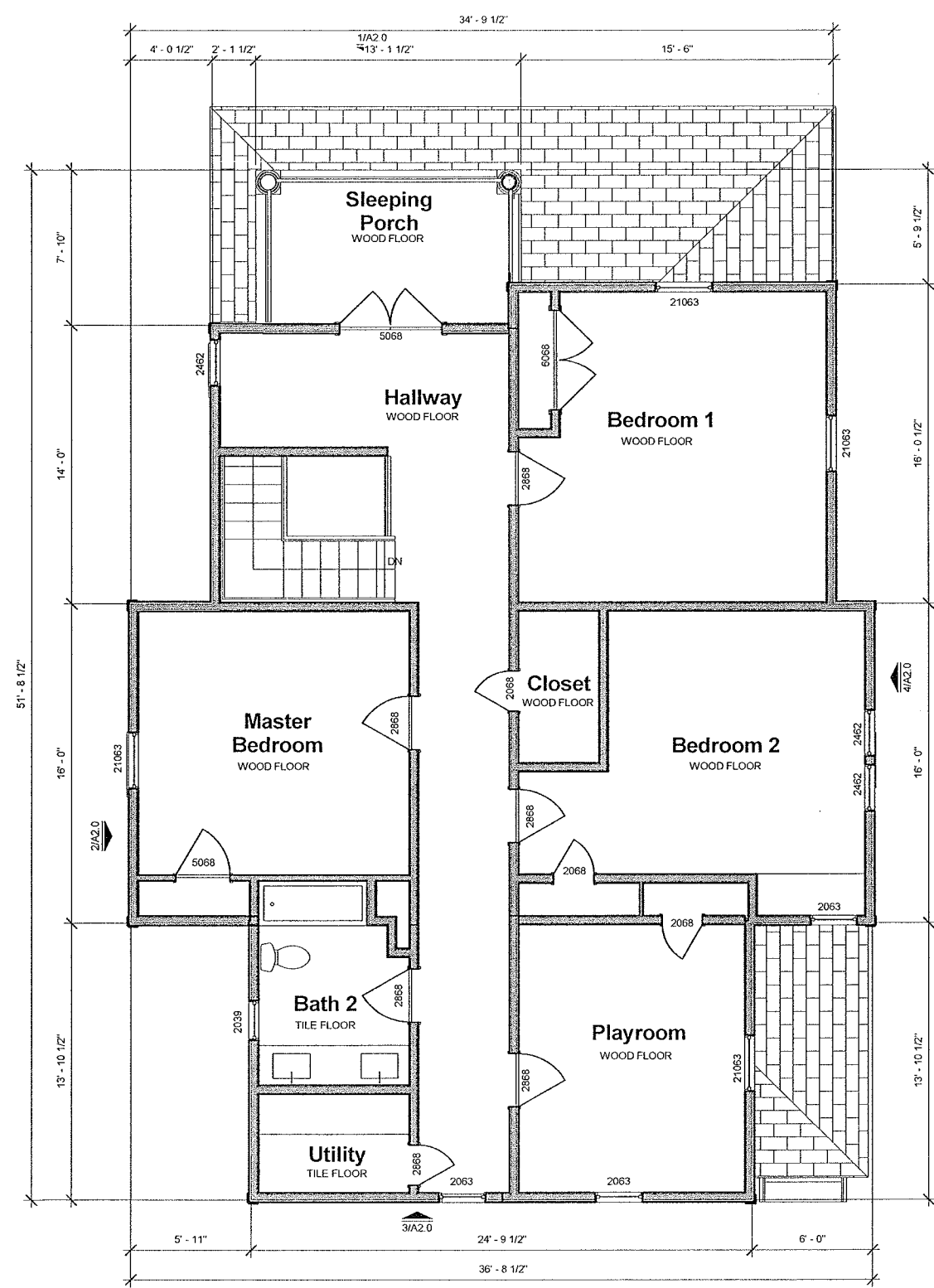
Sidetracked

1806 Holly Street  
Austin, Texas 78702  
210 710 2013



FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



1 Second Floor Plan  
1/8" = 1'-0"

# House Relocation

919 W. 29th Austin, TX 78705

DATE 07.01.14 ISSUED FOR Residential Permit

PROJECT NUMBER: 1401

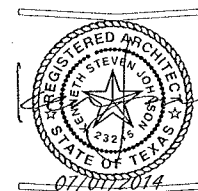
SECOND FLOOR PLAN

# A1.2

B1  
26

Sidetracked

1806 Holly Street  
Austin, Texas 78702  
210 710 2013



FIELD INSPECTION REQUIRED

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# House Relocation

919 W. 29th Austin, TX 78705

DATE 07.01.14 ISSUED FOR Residential Permit

PROJECT NUMBER: 1401

EXTERIOR ELEVATIONS

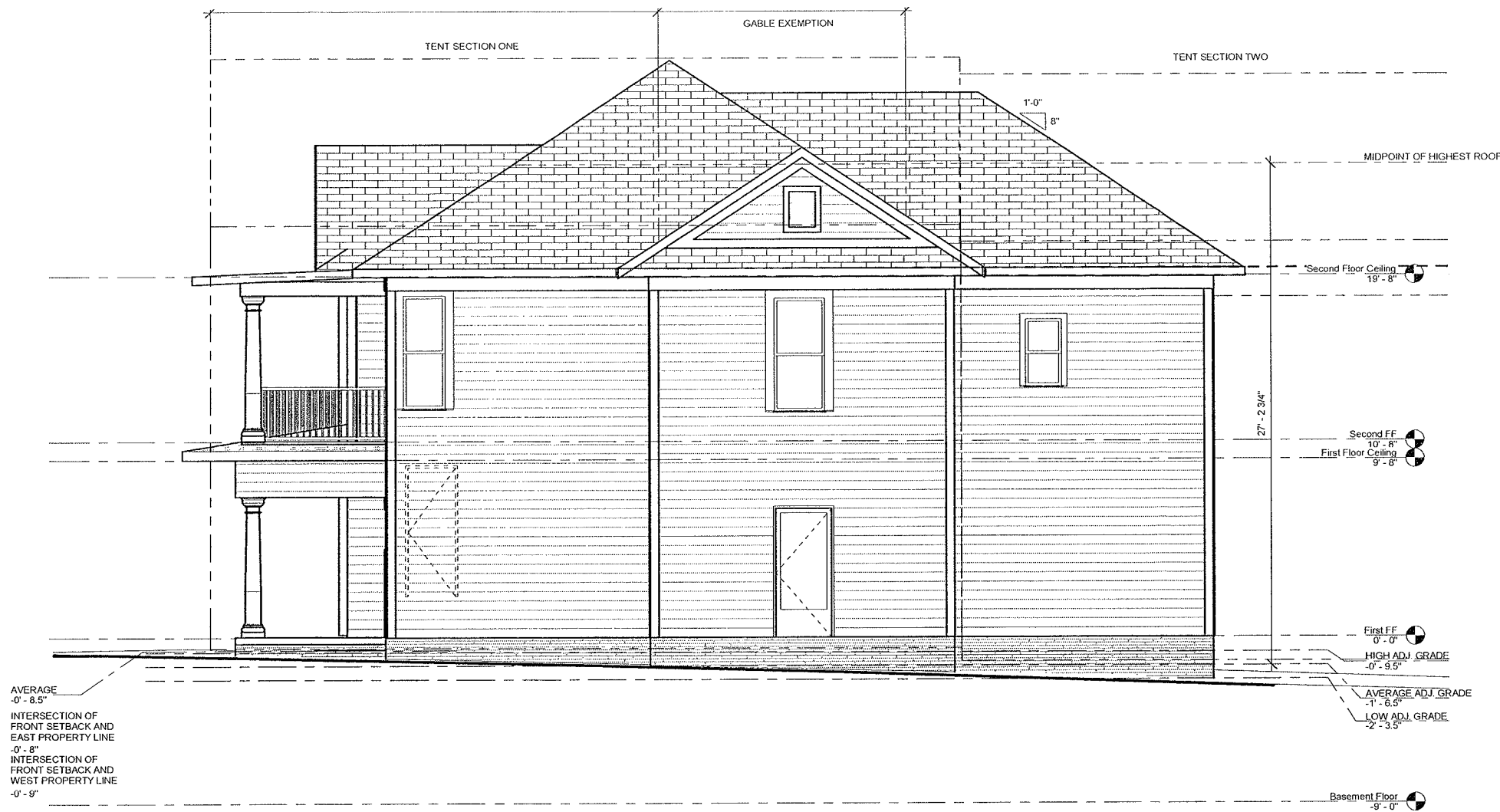
# A3.0



2 East Elevation  
1/8" = 1'-0"



1 North Elevation  
1/8" = 1'-0"



2 West Elevation  
1/8" = 1'-0"

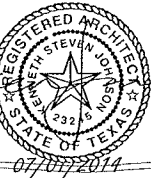


1 South Elevation  
1/8" = 1'-0"

BL  
27

Sidetracker

1806 Holly Street  
Austin, Texas 78702  
210 710 2013



FIELD INSPECTION REQUIRED

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# House Relocation

919 W. 29th Austin, TX 78705

DATE ISSUED FOR  
07.01.14 Residential Permit

PROJECT NUMBER: 1401

EXTERIOR ELEVATIONS

A3.0

B1  
28

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: 2014-069676 PR

ADDRESS: 919 W 29<sup>th</sup> Street

Contact: Daniel Word, 974-3341

Public Hearing: August 6, 2014

Residential Design and Compatibility Commission

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

A. Arco Smith, PhD  
Your Name (please print)

909 W 29th St  
Your address(es) affected by this application

[Signature]      7.29.14  
Signature      Date

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

City of Austin  
Daniel Word  
P.O. Box 1088  
Austin, TX 78767-8810