

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, January 12, 2015**

**CASE NUMBER: C15-2014-0162**

☐ Y ☐ Jeff Jack - Chair  
☐ Y ☐ Michael Von Ohlen - Motion to PP to Feb 9, 2015  
☐ Y ☐ Melissa Whaley Hawthorne - Vice Chair  
☐ Y ☐ Sallie Burchett  
☐ Y ☐ Ricardo De Camps  
☐ Y ☐ Brian King - 2<sup>nd</sup> the Motion  
☐ Y ☐ Vincent Harding

**APPLICANT: Jim Bennett**  
**OWNER: William Reid**

**ADDRESS: 1301 29TH ST**

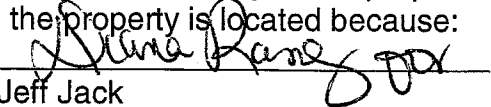
**VARIANCE REQUESTED:** The applicant has requested a variance from Section 25-2-492 (D) (Site Development Regulations) to increase the maximum impervious cover from 45% (required) to 50.15% (requested) in order to maintain existing single family home, drive and landscape components in an "SF-3-H-NP", Family Residence – Historic – Neighborhood Plan zoning district. (Windsor Road) The applicant has requested a variance from Section 25-2-492 (D) (*Site Development Regulations*) to increase the maximum impervious cover from 45% (required) to 50.15% (requested) in order to maintain existing single family home, drive and landscape components in an "SF-3-H-NP", Family Residence – Historic – Neighborhood Plan zoning district. (Windsor Road)

**BOARD'S DECISION:** The public hearing was closed on Board Member Ricardo De Camps motion to Postpone to January 12, 2015, Board Member Vincent Harding second on a 4-3 vote (Board members Melissa Hawthorne, Will Schnier, Stuart Hampton nay); **POSTPONED TO JANUARY 12, 2015;** Jan 12, 2015 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to February 9, 2015, Board Member Bryan King second on a 7-0 vote; **POSTPONED TO FEBRUARY 9, 2015.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance 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:

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman

<b>City of Austin</b> <b>Residential Permit Application</b> Residential Review, 2 <sup>nd</sup> floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	PR # <u>13-096621</u>	BP # <u>13-111326</u>
	Assigned:	Due Date:
	Review Date:	Issue Date:
	Reviewed/Approved:	Issued:

Project Information	
Project Address: <u>1301 W 29th</u>	Tax Parcel ID: <u>0217000423</u>
Legal Description: <u>Lot 3A Wooldridge Drive Addition Amended Plat of Lots 1, 2, 3</u>	
Zoning District or PUD: <u>SF-3-H-NP</u>	Lot Size (square feet): <u>16578</u>
Neighborhood Plan Area (if applicable): <u>Windsor Road</u>	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> 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? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> 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? <input checked="" type="radio"/> Y <input type="radio"/> N <small>If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)</small>	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N <small>If yes, submit a copy of approved septic permit to construct</small>	
Does this site require a cut or fill in excess of four (4) feet? <input type="radio"/> Y <input checked="" type="radio"/> N <small>If yes, contact the Development Assistance Center for a Site Plan Exemption.</small>	
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input type="radio"/> Y <input checked="" type="radio"/> N	
Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input checked="" type="radio"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="radio"/> Y <input checked="" type="radio"/> 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 checked="" type="radio"/> Y <input type="radio"/> 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="radio"/> Y <input checked="" type="radio"/> N <small>Note: Proximity to a floodplain may require additional review time.</small>	

Description of Work	
Existing Use: vacant <u>single-family residential</u> duplex residential two-family residential other _____	
Proposed Use: vacant <u>single-family residential</u> duplex residential two-family residential other _____	
Project Type: new construction addition <u>addition/remodel</u> remodel/repair other _____	
# of bedrooms existing: <u>1</u> # of bedrooms proposed: <u>4</u> # of baths existing: <u>1.5</u> # of baths proposed: <u>3 1/2</u>	
Will all or part of an existing exterior wall be removed as part of the project? <input type="radio"/> Y <input checked="" type="radio"/> 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) <u>Construct NEW POOL, PATIO, COVERED PATIO, ROOFTOP DECK, DRIVEWAY</u> <u>ADD NEW GARAGE, 1st Floor bed/bathroom, Mudroom, Storage, 1/2 bath</u> <u>ADD 2nd Floor 1/3 bedroom, 2 bath, STUDY, Patio Reperit expired</u> <u>REMODEL - ENTIRE Building</u> <small>Plumbing Permit 12-08-0580</small>	
Trades Permits Required: <u>electric</u> <u>plumbing</u> <u>mechanical (HVAC)</u> <u>concrete (right-of-way)</u>	

Job Valuation		
Total Job Valuation: \$ <u>112,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>112,000</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>81,000</u>
<small>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.</small>	Bldg: <u>\$2,000</u> Elec: <u>\$3,000</u>	Bldg: <u>\$75,000</u> Elec: <u>\$2,000</u>
	Plmbg: <u>\$3,000</u> Mech: <u>\$3,000</u>	Plmbg: <u>\$25,000</u> Mech: <u>\$2,000</u>
	Primary Structure: _____	
	Accessory Structure: _____	

16,578

Building and Site Area			
Area Description		Existing Sq Ft	New/Added 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		1761	739
b) 2 <sup>nd</sup> floor conditioned area		1452	1634
c) 3 <sup>rd</sup> floor conditioned area		77	-
d) Basement		593	-
e) Covered Parking (garage or carport)	N E	-	970
f) Covered Patio, Deck or Porch	369/312 / 223.1	535	369
g) Balcony		-	-
h) Other		-	-
Total Building Coverage (exclude b, c & d from total)		2296	3712
i) Driveway		355	902
j) Sidewalks		66	24
k) Uncovered Patio	1	79	254
l) Uncovered Wood Deck (counts at 50%)		-	-
m) AC pads		-	-
n) Other (Pool Coping, Retaining Walls)		534	C-86-W-77=163
Total Site Coverage		1634	1343
o) Pool		-	578
p) 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)	
Existing Building Coverage (sq ft):	2296 % of lot size: 13.9
Proposed Building Coverage (sq ft):	4374 % of lot size: 26.4
<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. (LDC 25-1-23)	
Existing Impervious Cover (sq ft):	3300 % of lot size: 20.1
Proposed Impervious Cover (sq ft):	6781 % of lot size: 40.7
<b>Setbacks</b> Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input checked="" type="radio"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input checked="" type="radio"/> G Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y <input checked="" type="radio"/> D	
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) <b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) Building Height: 23.8 ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2	
<b>Right-of-Way Information</b> Is a sidewalk required for the proposed construction? (LDC-6-353) Y <input checked="" type="radio"/> D *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? <input checked="" type="radio"/> N Width of approach (measured at property line): 16 ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="radio"/> D	

## 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.

	Existing	New	Exemption	Total
1 <sup>st</sup> Floor	<u>1761</u>	<u>739</u>		<u>2500</u>
2 <sup>nd</sup> Floor	<u>1452</u>	<u>1634</u>		<u>3086</u>
3 <sup>rd</sup> Floor	<u>77</u>			<u>77</u>
Basement	<u>893</u>		<u>893</u>	<u>0</u>
Attic				
Garage (attached)		<u>970</u>	<u>200</u>	<u>770</u>
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA 6433

(Total Gross Floor Area /lot size) x 100 = 38.8 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.

Contact Information			
Owner	William & Misty Reid	Applicant or Agent	Hector Avila
Mailing Address	10315 Capitol of Texas	Mailing Address	1008 South L. Carter
Phone	512-647-6100	Phone	791-0517
Email		Email	hector-consulting@
Fax		Fax	
General Contractor	Rafael Acuna	Design Professional	Dick Clark & Assoc
Mailing Address		Mailing Address	Kevin Gullavson 207 West 4th St
Phone		Phone	477-4880
Email	racuna@gmail.com	Email	
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input checked="" type="radio"/> N
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>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.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>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.</p> <p>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.</p>	
Applicant's signature: <u>Hector Avila</u>	Date: <u>9-13-13</u>

**RIVERA ENGINEERING TX PE FIRM REGISTRATION NO. F-11492**

P.O. Box 90485 – Austin, Texas 78709-0485 – Telephone (512) 899-3310 – Email: michaelriveraengineering@gmail.com

January 12, 2015

Mr. William T. Reid  
1301 West 29<sup>th</sup> Street  
Austin, Texas 78703

via Email  
wreid@rctlegal.com

Re: **Single-Family Residence at 1301 West 29<sup>th</sup> Street**  
**Engineer's Opinion Letter Regarding Site Impervious Cover**

Dear Mr. Reid:

I am writing to provide you with my engineer's opinion of the specific site impervious cover conditions of your property located at 1301 West 29<sup>th</sup> Street. As you are aware, the subject property contains a historic home which was required to be retained. The existing home was located on the lot such that the solutions to address the drainage conditions of the property were limited. In addition, stormwater runoff from the existing fully developed residential properties located immediately west of the site made it necessary to provide additional concrete for proper drainage of the lot. An elaborate surface concrete and inlet drainage system, along with underground storm sewer improvements were needed to provide appropriate drainage from the existing historic home and the adjacent properties.

The additional impervious cover that was required on the property should have no significant impact to the adjacent Shoal Creek waterway. The increase in impervious cover above the allowable amount is minimal. In my opinion, there will be no identifiable adverse impacts to downstream property owners with this additional impervious cover.

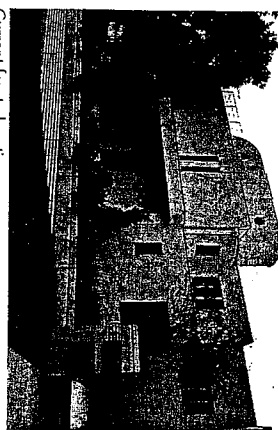
Should you have any questions about the opinions expressed in this letter, or if you need any additional information, please feel free to contact me.

Sincerely,

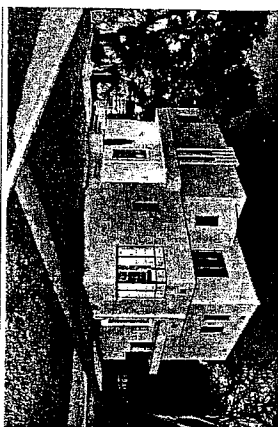


Michael A. Rivera, P.E.  
President  
Rivera Engineering  
TX PE Firm Reg. No. F-11492

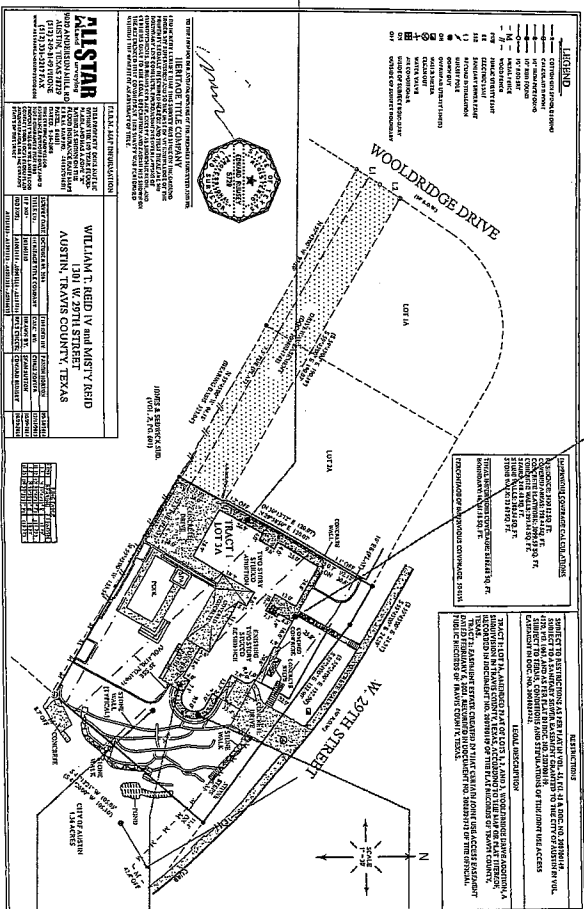
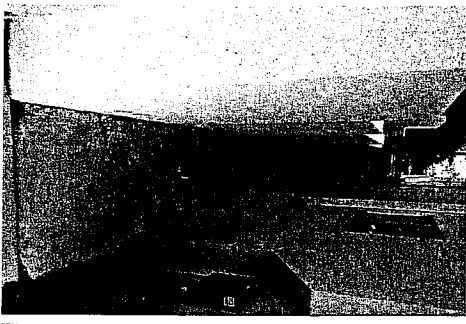
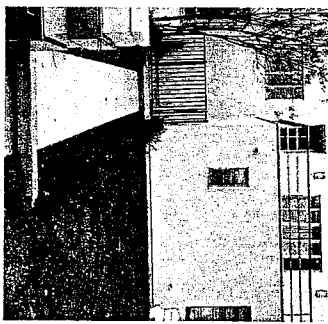
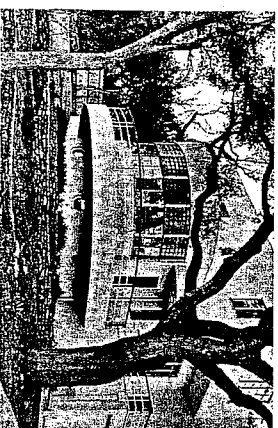
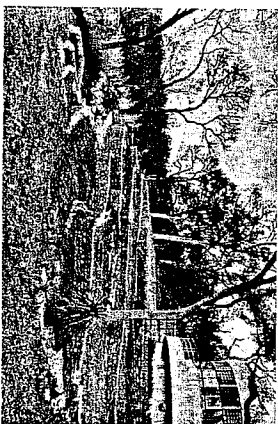




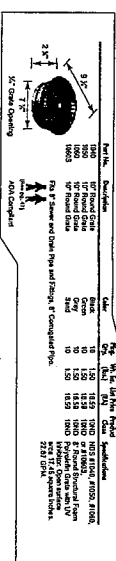
Current front elevation



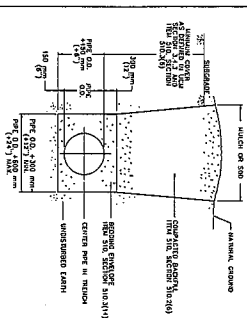
Historic photos  
<http://galeries.solan.com/gallery/historic/house031812/>



## 12" CATCH BASIN SERIES

1060,  
1061,  
1062,  
1063,  
1064,  
1065,  
1066,  
1067,  
1068,  
1069,  
1070,  
1071,  
1072,  
1073,  
1074,  
1075,  
1076,  
1077,  
1078,  
1079,  
1080,  
1081,  
1082,  
1083,  
1084,  
1085,  
1086,  
1087,  
1088,  
1089,  
1090,  
1091,  
1092,  
1093,  
1094,  
1095,  
1096,  
1097,  
1098,  
1099,  
1100,  
1101,  
1102,  
1103,  
1104,  
1105,  
1106,  
1107,  
1108,  
1109,  
1110,  
1111,  
1112,  
1113,  
1114,  
1115,  
1116,  
1117,  
1118,  
1119,  
1120,  
1121,  
1122,  
1123,  
1124,  
1125,  
1126,  
1127,  
1128,  
1129,  
1130,  
1131,  
1132,  
1133,  
1134,  
1135,  
1136,  
1137,  
1138,  
1139,  
1140,  
1141,  
1142,  
1143,  
1144,  
1145,  
1146,  
1147,  
1148,  
1149,  
1150,  
1151,  
1152,  
1153,  
1154,  
1155,  
1156,  
1157,  
1158,  
1159,  
1160,  
1161,  
1162,  
1163,  
1164,  
1165,  
1166,  
1167,  
1168,  
1169,  
1170,  
1171,  
1172,  
1173,  
1174,  
1175,  
1176,  
1177,  
1178,  
1179,  
1180,  
1181,  
1182,  
1183,  
1184,  
1185,  
1186,  
1187,  
1188,  
1189,  
1190,  
1191,  
1192,  
1193,  
1194,  
1195,  
1196,  
1197,  
1198,  
1199,  
1200,  
1201,  
1202,  
1203,  
1204,  
1205,  
1206,  
1207,  
1208,  
1209,  
1210,  
1211,  
1212,  
1213,  
1214,  
1215,  
1216,  
1217,  
1218,  
1219,  
1220,  
1221,  
1222,  
1223,  
1224,  
1225,  
1226,  
1227,  
1228,  
1229,  
1230,  
1231,  
1232,  
1233,  
1234,  
1235,  
1236,  
1237,  
1238,  
1239,  
1240,  
1241,  
1242,  
1243,  
1244,  
1245,  
1246,  
1247,  
1248,  
1249,  
1250,  
1251,  
1252,  
1253,  
1254,  
1255,  
1256,  
1257,  
1258,  
1259,  
1260,  
1261,  
1262,  
1263,  
1264,  
1265,  
1266,  
1267,  
1268,  
1269,  
1270,  
1271,  
1272,  
1273,  
1274,  
1275,  
1276,  
1277,  
1278,  
1279,  
1280,  
1281,  
1282,  
1283,  
1284,  
1285,  
1286,  
1287,  
1288,  
1289,  
1290,  
1291,  
1292,  
1293,  
1294,  
1295,  
1296,  
1297,  
1298,  
1299,  
1300,  
1301,  
1302,  
1303,  
1304,  
1305,  
1306,  
1307,  
1308,  
1309,  
1310,  
1311,  
1312,  
1313,  
1314,  
1315,  
1316,  
1317,  
1318,  
1319,  
1320,  
1321,  
1322,  
1323,  
1324,  
1325,  
1326,  
1327,  
1328,  
1329,  
1330,  
1331,  
1332,  
1333,  
1334,  
1335,  
1336,  
1337,  
1338,  
1339,  
1340,  
1341,  
1342,  
1343,  
1344,  
1345,  
1346,  
1347,  
1348,  
1349,  
1350,  
1351,  
1352,  
1353,  
1354,  
1355,  
1356,  
1357,  
1358,  
1359,  
1360,  
1361,  
1362,  
1363,  
1364,  
1365,  
1366,  
1367,  
1368,  
1369,  
1370,  
1371,  
1372,  
1373,  
1374,  
1375,  
1376,  
1377,  
1378,  
1379,  
1380,  
1381,  
1382,  
1383,  
1384,  
1385,  
1386,  
1387,  
1388,  
1389,  
1390,  
1391,  
1392,  
1393,  
1394,  
1395,  
1396,  
1397,  
1398,  
1399,  
1400,  
1401,  
1402,  
1403,  
1404,  
1405,  
1406,  
1407,  
1408,  
1409,  
1410,  
1411,  
1412,  
1413,  
1414,  
1415,  
1416,  
1417,  
1418,  
1419,  
1420,  
1421,  
1422,  
1423,  
1424,  
1425,  
1426,  
1427,  
1428,  
1429,  
1430,  
1431,  
1432,  
1433,  
1434,  
1435,  
1436,  
1437,  
1438,  
1439,  
1440,  
1441,  
1442,  
1443,  
1444,  
1445,  
1446,  
1447,  
1448,  
1449,  
1450,  
1451,  
1452,  
1453,  
1454,  
1455,  
1456,  
1457,  
1458,  
1459,  
1460,  
1461,  
1462,  
1463,  
1464,  
1465,  
1466,  
1467,  
1468,  
1469,  
1470,  
1471,  
1472,  
1473,  
1474,  
1475,  
1476,  
1477,  
1478,  
1479,  
1480,  
1481,  
1482,  
1483,  
1484,  
1485,  
1486,  
1487,  
1488,  
1489,  
1490,  
1491,  
1492,  
1493,  
1494,  
1495,  
1496,  
1497,  
1498,  
1499,  
1500,  
1501,  
1502,  
1503,  
1504,  
1505,  
1506,  
1507,  
1508,  
1509,  
1510,  
1511,  
1512,  
1513,  
1514,  
1515,  
1516,  
1517,  
1518,  
1519,  
1520,  
1521,  
1522,  
1523,  
1524,  
1525,  
1526,  
1527,  
1528,  
1529,  
1530,  
1531,  
1532,  
1533,  
1534,  
1535,  
1536,  
1537,  
1538,  
1539,  
1540,  
1541,  
1542,  
1543,  
1544,  
1545,  
1546,  
1547,  
1548,  
1549,  
1550,  
1551,  
1552,  
1553,  
1554,  
1555,  
1556,  
1557,  
1558,  
1559,  
1560,  
1561,  
1562,  
1563,  
1564,  
1565,  
1566,  
1567,  
1568,  
1569,  
1570,  
1571,  
1572,  
1573,  
1574,  
1575,  
1576,  
1577,  
1578,  
1579,  
1580,  
1581,  
1582,  
1583,  
1584,  
1585,  
1586,  
1587,  
1588,  
1589,  
1590,  
1591,  
1592,  
1593,  
1594,  
1595,  
1596,  
1597,  
1598,  
1599,  
1600,  
1601,  
1602,  
1603,  
1604,  
1605,  
1606,  
1607,  
1608,  
1609,  
1610,  
1611,  
1612,  
1613,  
1614,  
1615,  
1616,  
1617,  
1618,  
1619,  
1620,  
1621,  
1622,  
1623,  
1624,  
1625,  
1626,  
1627,  
1628,  
1629,  
1630,  
1631,  
1632,  
1633,  
1634,  
1635,  
1636,  
1637,  
1638,  
1639,  
1640,  
1641,  
1642,  
1643,  
1644,  
1

TRENCH DRAIN  
DETAIL  
N.T.S.

[illegible]



**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**

**DATE: Monday, December 8, 2014**

**CASE NUMBER: C15-2014-0162**

☐ Y ☐ Jeff Jack - Chair  
☐ - ☐ Michael Von Ohlen  
☐ N ☐ Melissa Whaley Hawthorne - Vice Chair  
☐ Y ☐ Sallie Burchett  
☐ Y ☐ Ricardo De Camps **Motion to PP to Jan 12, 2015**  
☐ - ☐ Brian King  
☐ Y ☐ Vincent Harding **2<sup>nd</sup> the Motion**  
☐ N ☐ Will Schnier - Alternate  
☐ N ☐ Stuart Hampton - Alternate

**APPLICANT: Jim Bennett**

**OWNER: William Reid**

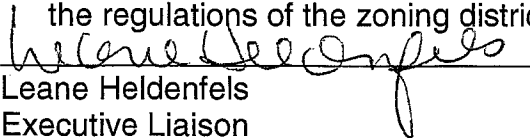
**ADDRESS: 1301 29TH ST**

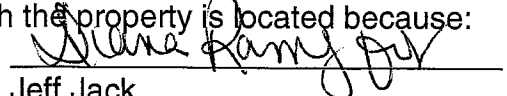
**VARIANCE REQUESTED:** The applicant has requested a variance from Section 25-2-492 (D) (Site Development Regulations) to increase the maximum impervious cover from 45% (required) to 50.15% (requested) in order to maintain existing single family home, drive and landscape components in an "SF-3-H-NP", Family Residence – Historic – Neighborhood Plan zoning district. (Windsor Road) The applicant has requested a variance from Section 25-2-492 (D) (*Site Development Regulations*) to increase the maximum impervious cover from 45% (required) to 50.15% (requested) in order to maintain existing single family home, drive and landscape components in an "SF-3-H-NP", Family Residence – Historic – Neighborhood Plan zoning district. (Windsor Road)

**BOARD'S DECISION:** The public hearing was closed on Board Member Ricardo De Camps motion to Postpone to January 12, 2015, Board Member Vincent Harding second on a 4-3 vote (Board members Melissa Hawthorne, Will Schnier, Stuart Hampton nay); **POSTPONED TO JANUARY 12, 2015.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
3. The variance 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:

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C15-2014-0162, 1301 W. 29<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, December 8th, 2014**

ANNA KNOTT

*Your Name (please print)*

1401 C.W. 29th ST

*Your address(es) affected by this application*

[Signature]

*Signature*

*Date*

Daytime Telephone: 828-337-5000

Comments: THE REID'S HAVE DONE AN AMAZING JOB OF PRESERVING THIS IMPORTANT PIECE OF ARCHITECTURE. WE ARE FULLY SUPPORTIVE OF THE VARIANCE THEY ARE SEEKING TO COMPLETE THEIR PROJECT.

Note: any comments received will become part of the public record of this case

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

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C15-2014-0162, 1301 W. 29<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, December 8th, 2014**

**FRED FALBO**

*Your Name (please print)*

**1303 B W. 29TH ST**

*Your address(es) affected by this application*

**Leane Heldenfels**

*Signature*

**11-27-2014**

*Date*

**Daytime Telephone: 512-560-0166**

**Comments: I AM THE NEXT DOOR**

**NEIGHBOR, AND BELIEVE THE**

**NEW OWNERS SHOULD BE GRANTED**

**THE VARIANCE SIMPLY BECAUSE**

**THEY HAD THE VISION + COURAGE**

**TO RESTORE THE HISTORIC BOHN HOUSE**

**IN A WAY THAT MADE THE MOST**

**SENSE TO ALL PARTIES INVOLVED WHICH**

**DROVE THE NEED FOR THE VARIANCE**

Note: any comments received will become part of the public record of this case

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

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/development](http://www.austintexas.gov/development).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C15-2014-0162, 1301 W. 29<sup>th</sup> Street**

**Contact:** Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, December 8th, 2014**

MARY E. FALBO

*Your Name (please print)*

1303 B WEST 29th St.

*Your address(es) affected by this application*

Mary E. Falbo

*Signature*

11/27/2014

*Date*

Daytime Telephone: 512-560-0166

Comments: I AM IN FAVOR OF GRANTING

THE VARIANCE BECAUSE I THINK THE  
REIDS HAVE DONE A BEAUTIFUL RENOVATION  
& RESTORATION OF THE BSHN HOUSE AND  
THE PERCENTAGE OF THE VARIANCE  
SEEMS QUITE SMALL TO ME.

Note: any comments received will become part of the public record of this case

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

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

CASE # C15-2014-0162

Row 11248067

Roll 02170004283

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

(TCAD ✓)

**WARNING: Filing of this appeal stops all affected construction activity.**

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 1301 West 29<sup>th</sup> Street

LEGAL DESCRIPTION: Subdivision – Amended plat of Lts 1,2,&3 Wooldridge

Lot(s) 3A Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I Jim Bennett as authorized agent for William Reid

\_\_\_\_\_ affirm that on 10/13/14 hereby apply for a hearing before the Board of

Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An existing residence providing a total impervious cover of 50.15

\_\_\_\_\_ in a SF-H-NP district.  
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:  
the ordinance does not give consideration of Historical structures and conditions that may warrant the preservation and continuing character.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

Due to the slope of the site and the necessity to install french drains and other infrastructure to direct the flow of the drainage away from the house and to preserve the landscape gardens on the site.

The hardship is not general to the area in which the property is located because:

The historical structure, the topography of the site, and the landscape gardens are not general to the area..

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The use of the site is residential and the improvement which were approved by The Historical Commission will insure the continuance of the area.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

\_\_\_\_\_

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

\_\_\_\_\_

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

\_\_\_\_\_

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

\_\_\_\_\_

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed  Mail Address 11505 Ridge Dr.

City Austin, State Texas, & Zip 78748

Printed : Jim R. Bennett Phone: (512) 282-3079 \_\_\_\_\_ Date:

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

✓ Signed \_\_\_\_\_ Mail Address \_\_\_\_\_

City, State & Zip \_\_\_\_\_

Printed \_\_\_\_\_ Phone \_\_\_\_\_ Date \_\_\_\_\_



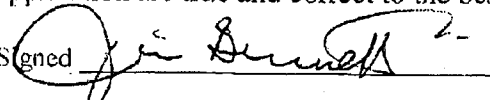
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

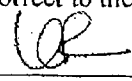
**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed  Mail Address 11505 Ridge Dr.  
City Austin, State Texas, & Zip 78748

Printed: Jim R. Bennett Phone: (512) 282-3079 Date:

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

✓ Signed  Mail Address 1301 West 29<sup>th</sup>  
City, State & Zip Austin, TX 78748

Printed Phone Date

William Reid - 512-344-5205



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0162  
Address: 1301 W 29TH STREET

1" = 200'

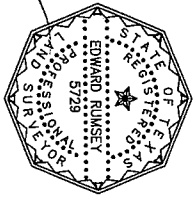
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



# LEGEND

- COTTON GIN SPINDLE FOUND
- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- METAL FENCE
- PUBLIC UTILITY ESMT
- ELECTRIC ESMT
- SANITARY SEWER ESMT
- RECORD INFORMATION
- UTILITY POLE
- DOWN GUY
- OVERHEAD UTILITY LINES
- WATER METER
- CLEAN OUT
- WATER VALVE
- AIR CONDITIONER
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- OFF



TO THE LEND HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO

## HERITAGE TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

## F.I.R.M. MAP INFORMATION

**ALLSTAR**  
Land Surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-3217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

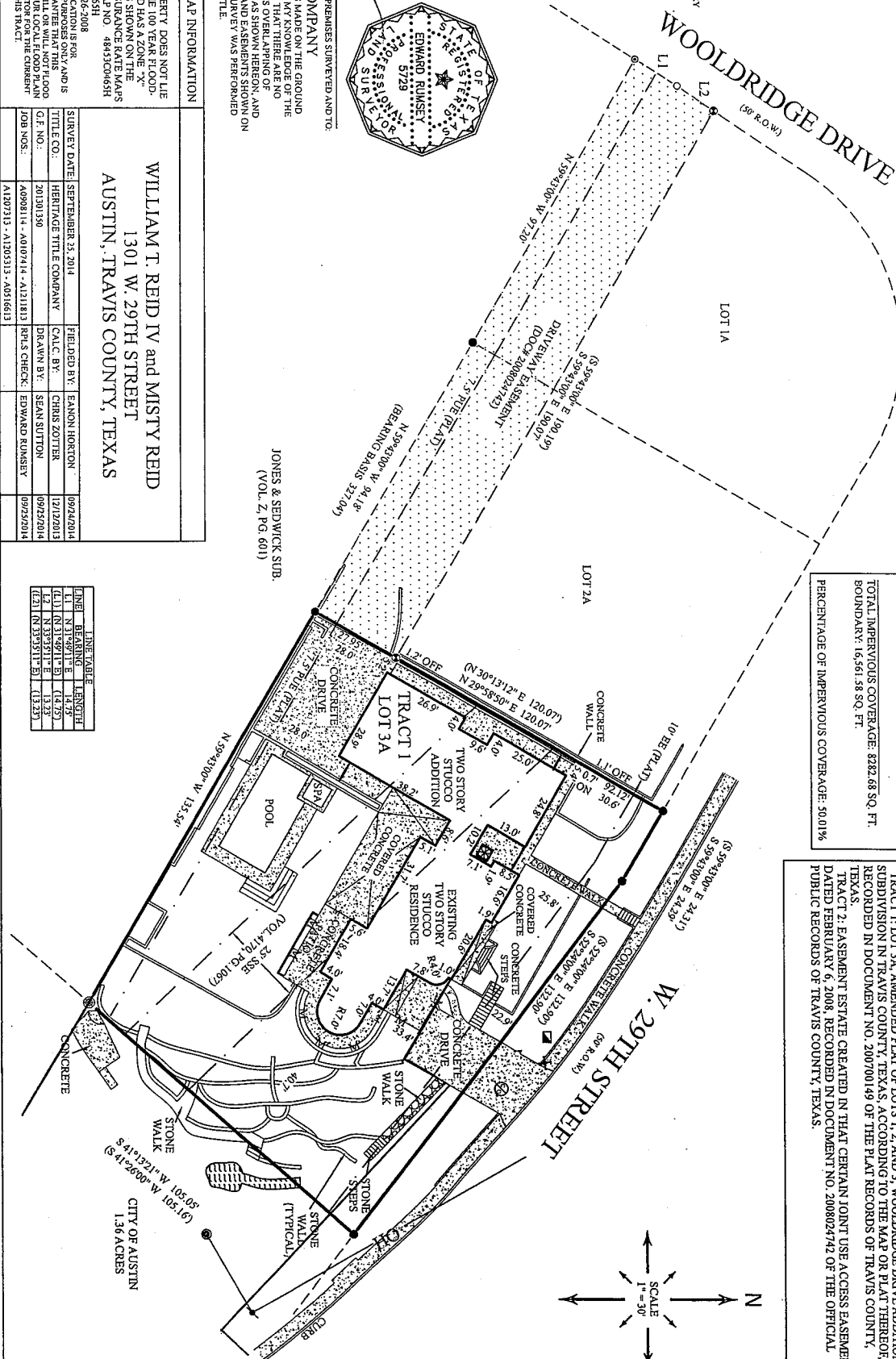
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS PLAIN, TEXAS 44530465H DATED: 8-26-2008  
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY, AND IS NOT A GUARANTEE OF THE PROPERTY WILL OR WILL NOT FLOOD. CONTRACTOR FOR THE CURRENT STATUS OF THIS TRACT.

**WILLIAM T. REID IV and MISTY REID**  
1301 W. 29TH STREET  
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE: SEPTEMBER 25, 2014	FILED BY: LEANOR HORTON	09/24/2014
TITLE CO.: HERITAGE TITLE COMPANY	CALC. BY: CHRIS ZOTTER	12/12/2013
G.E. NO.: 201301380	DRAWN BY: SEAN SUTTON	09/25/2014
JOB NOS.: A0088114 - A0107414 - A121813	RPLS CHECK: EDWARD RUNSEY	09/25/2014
A107313 - A120313 - A011603		

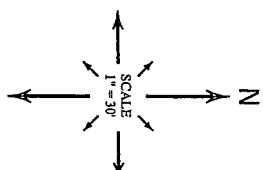
JONES & SEDWICK SUB.  
(VOL. 2, PG. 601)

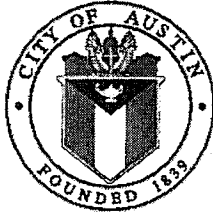
LINE	BEARING	LENGTH
L1	N 31° 13' 21" E	14.75
L2	N 33° 51' 11" E	13.73
L3	N 33° 51' 11" E	13.73
L4	N 33° 51' 11" E	13.73



**IMPERVIOUS COVERAGE CALCULATIONS**  
RESIDENCE: 3490.12 SQ. FT.  
COVERED AREAS: 738.44 SQ. FT.  
CONCRETE PLATWORK: 3989.59 SQ. FT.  
CONCRETE WALKS: 191.84 SQ. FT.  
STONE WALKS: 380.54 SQ. FT.  
STONE WALK: 73.67 SQ. FT.  
TOTAL IMPERVIOUS COVERAGE: 8232.66 SQ. FT.  
BOUNDARY: 16,561.58 SQ. FT.  
PERCENTAGE OF IMPERVIOUS COVERAGE: 50.01%

**RESTRICT. AS**  
SUBJECT TO RESTRICTIONS AS PER PLAT IN VOL. 45 PG. 45 & DOC. NO. 200700149, SUBJECT TO A SANITARY SEWER EASEMENT GRANTED TO THE CITY OF AUSTIN IN VOL. 4176 PG. 1067, AND AS PER PLAT IN DOC. NO. 200700149, SUBJECT TO TERMS, CONDITIONS AND SITULATIONS OF THE JOINT USE ACCESS EASEMENT IN DOC. NO. 2008024742.  
**LEGAL DESCRIPTION**  
TRACT 1, LOT 3A, AMENDED PLAT OF LOTS 1, 2, AND 3, WOOLDRIDGE DRIVE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200700149 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.  
TRACT 2, EASEMENT ESTATE CREATED IN THAT CERTAIN JOINT USE ACCESS EASEMENT DATED FEBRUARY 6, 2008, RECORDED IN DOCUMENT NO. 2008024742 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.





## City of Austin

Founded by Congress, Republic of Texas, 1839

Historic Preservation Office

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road

P.O. Box 1088, Austin, Texas 78767

October 27, 2014

William T. Reid, IV  
1301 W. 29<sup>th</sup> Street  
Austin, Texas 78703

Re: Bohn House, 1301 W. 29<sup>th</sup> Street


Dear Mr. Reid:

Thank you for contacting us about the preservation of the original, historic landscape features at the Bohn House, including the koi pond and walls, driveway, sidewalk and other historic features that are integral to the historic context and original appearance of the house and its grounds. It is very important to maintain and preserve all historic building and landscape features that were in place at the time the house was designated as a historic landmark, and it is especially important in the case of the Bohn House, which has a design and landscape plan integral to the style of architecture.

We truly appreciate your diligence in restoring the Bohn House and for your sensitive design for preserving the historic landscape.

Please let me know if you have any questions, or if we can assist in any other way.

Sincerely,

  
\_\_\_\_\_  
Steve Sadowsky  
Historic Preservation Officer