

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

DATE: Monday, February 9, 2015

CASE NUMBER: C15-2014-0162

___Y___ Jeff Jack - Chair
___Y___ Michael Von Ohlen **Motion to PP to March 9, 2015**
___Y___ Melissa Whaley Hawthorne - Vice Chair
___-___ Sallie Burchett
___Y___ Ricardo De Camps
___Y___ Brian King
___Y___ Vincent Harding **2nd the Motion**
___-___ Will Schnier - Alternate
___Y___ Stuart Hampton - Alternate

APPLICANT: Jim Bennett

OWNER: William Reid

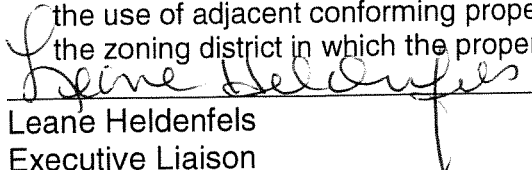
ADDRESS: 1301 29TH ST

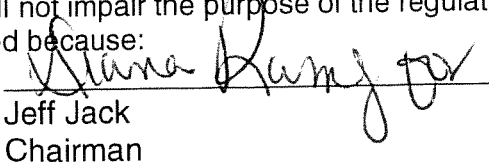
VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-492 (D) (Site Development Regulations) to increase the maximum impervious cover from 45% (required) to 50.15% (requested) in order to maintain existing single family home, drive and landscape components in an "SF-3-H-NP", Family 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**; 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**; Feb 9, 2015 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 9, 2015, Board Member Vincent Harding second on a 7-0 vote; **POSTPONE TO MARCH 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



EASE 2008024742
9 PGS

9

JOINT USE ACCESS EASEMENT

Date:

February 6th, 2008

Owner:

Wooldridge Partners, LLC,
a Texas limited liability company

Owner's

Main Address:

3500 Jefferson St., Suite 305
Austin, Texas 78731

Property:

Lots 1A and 2A, Amended Plat of WOOLDRIDGE DRIVE
ADDITION, a subdivision in Travis County, Texas, according to
map or plat recorded in Document No. 200700149 of the
Official Public Records of Travis County, Texas.

Benefited Property:

Lots 3A, Amended Plat of WOOLDRIDGE DRIVE ADDITION, a
subdivision in Travis County, Texas, according to the map or plat
recorded in Document No. 200700149 of the Official Public
Records of Travis County, Texas.

Each owner declares that the Property must be held, sold, and conveyed subject to the
following easements and restrictions to assure access to and from the Benefited Property
for pedestrian and vehicular traffic.

I. DEFINITIONS

- 1.01 "Owner" or "Owners" means the record owner, whether one or more persons or
entities, his, her or its heirs, successors and assigns of any right, title, or interest in
or to the Property or any part thereof.
- 1.02 "Tract" or "Tracts" means the real property, or a part of the real property, defined
above as "Property."
- 1.03 "Access Tract" means that portion of the Property as depicted and described on
Exhibit "A" attached hereto and incorporated herein.
- 1.04 "Improvements" means all driveways; curbs and gutters, if any; drainage,
and all other access related improvements installed within the Access Tract.
- 1.05 "Association" means a condominium association created for the administration of
all or a portion of the Property which will be duly formed under the laws of the
State of Texas and in accordance with that certain condominium declaration filed of
record in the Official Public Records of Travis County, Texas.

II. AGREEMENT REGARDING ACCESS

2.01 The Access Tract is reserved for the nonexclusive right for vehicular and pedestrian ingress and egress (the "Access Easement") for the owners of the Property and the Benefited Property and their respective heirs, successors, assigns, tenants, employees, and invitees:

(1) to and from the adjacent right-of-way Wooldridge Drive;

across common boundaries across, between, and among the Tracts.

2.02 Each Owner must maintain that portion of the Access Tract and any Improvements located on the Tract to allow continuous free vehicular and pedestrian ingress and egress as set out in Section 2.01 of this Joint Use Access Agreement (this "Agreement"); provided, however, that if the Association is duly formed under the laws of the State of Oregon and a condominium declaration filed of record, then the Association shall maintain the Access Tract in accordance with the requirements of the City and in good and functioning condition. The portion of the Property on which the Access Tract is located may not be used for any purpose inconsistent with or detrimental to the proper operation of the Access Easement. The Association may levy assessments against each Owner of the Property to discharge the maintenance obligations set forth herein. Each Owner shall be jointly and severally liable for the maintenance of the Access Easement but only in the event the Association fails to discharge its obligations to maintain it. Notwithstanding the foregoing, if the owner of the Benefited Property causes any physical damage to the Access Tract in connection with the uses permitted herein, the owner of the Benefited Property must restore the Access Tract to its former condition at its sole cost and expense.

2.03 The Owners may use the Access Tract for all other lawful purposes provided that any such use does not unreasonably interfere with use of the Access Tract for vehicular and pedestrian access as described herein.

III. ENFORCEMENT

3.01 Any Owner or the owner of the Benefited Property may enforce, as a matter of law or in equity, including specific performance, the agreements and obligations set out in this Agreement. Failure to enforce any agreement or obligation herein does not waive the future right to do so.

IV. MISCELLANEOUS

4.01 Modifications. This Agreement may be modified, amended, or terminated only by the joint action of all of (a) the Director of the Watershed Protection and

Development Review Department of the City of Austin, or successor department, (b) the owner of the Benefited Property, and (c) all of the Owners of the Property (which may include all of the owners of the units within any condominium regime established on the Property) at the time of such modification, amendment, or termination. Such joint action only becomes effective after it is reduced to writing, signed by the owner of the Benefited Property, Owners and the Director of the Watershed Protection and Development Review Department of the City of Austin or its successor department and filed in the Official Public Records of Travis County.

- 4.02 Compliance with Laws. Nothing in this Agreement will be construed as requiring or permitting any person or entity to perform any act or omission that violates any local, state or federal law, regulation or requirement in effect at the time the act or omission would occur. Provisions in this Agreement that may require or permit such violation shall yield to the law, regulation or requirement.
- 4.03 Runs with the Land. Obligations of each Owner created in this Agreement run with the land defined in the Property.
- 4.04 Severability. If any part, or the application of this Agreement is for any reason held to be unconstitutional, invalid, or unenforceable, the validity of the remaining portions of this Agreement are not affected thereby. All provisions of this Agreement are severable and remain in full force and effect the remaining provisions of this Agreement.
- 4.05 No Public Dedication. This Agreement is not a conveyance of an interest in real property to the public or any governmental body.
- 4.06 No Merger. The Declaration shall not be subject to the doctrine of merger, even through the underlying fee ownership of the Property or any parts thereof, is vested in one party or entity.

[SIGNATURE PAGES TO FOLLOW]

Executed this 6th day of February, 2008.

OWNER

WOOLDRIDGE PARTNERS LLC., a Texas limited liability company

By: Jackie Marshall Durrett Jr.

Jackie Marshall Durrett Jr., Manager

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 6 day of Feb, 2008, by Jackie Marshall Durrett Jr., Manager of Wooldridge Partners, LLC., a Texas limited liability company, and he is the owner of said limited liability company.



Richard J. Botten
Notary Public, State of Texas

ACCEPTED: WATERSHED PROTECTION AND
DEVELOPMENT REVIEW DEPARTMENT

CITY OF AUSTIN

By: Jessica Kingetcharut Botten
Name: Jessica Kingetcharut Botten
Title: Planner Principal

APPROVED AS TO FORM:

By: Richard J. Botten
Assistant City Attorney

AFTER RECORDING, RETURN TO:

City of Austin
Department of Watershed Protection and Development Review Department
P.O. Box 1088
Austin, Texas 78767
Project Name: 1303 and 1305 West 29th Street
Attn: Jessica King
Building Permit No. ER 20-7-1203-2/FIR 20-7-1203-45

EXHIBIT "A"
Access Tract

Unofficial Copy

EXHIBIT "A"

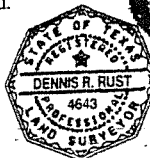
Driveway Easement
FIELD NOTES
10-29-2007

Being a tract or parcel of land situated in the City of Austin, Travis County, Texas, and being a 5335.20 square feet of land out of Lot 1A and Lot 2A, Amended Plat of WOOLDRIDGE DRIVE ADDITION, a recorded addition to said County, a plat of same being recorded in Document No. 200700149 Plat Records of Travis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found for corner at the southwest corner of Lot 1A, said corner being on the east right-of-way line of Wooldridge Drive;
THENCE N41°11'E and with the east right-of-way line of Wooldridge Drive a distance of 14.75 feet to a 1/2" iron rod set for corner;
THENCE N33°11'E and with the east right-of-way line of Wooldridge Drive a distance of 13.23 feet to a point for corner;
THENCE S59°43'00"E and through Lot 1A and Lot 2A a distance of 190.19 feet to a point for corner on the east line of Lot 2A and the west line of Lot 3A;
THENCE S30°13'12"W and with the east line of Lot 2A and the west line of Lot 3A a distance of 195 feet to a point for corner, corner being the southeast corner of Lot 2A and the southwest corner of Lot 3A;
THENCE N59°43'00"W and with the south line of Lot 2A a distance of 94.29 feet to a 1/2" iron rod set for corner, corner being the southeast corner of Lot 1A and the southwest corner of Lot 2A;
THENCE N59°43'00"W and with the south line of Lot 1A a distance of 97.09 feet to return to the Place of Beginning and containing 5335.20 square feet of land.

D. Rust

Dennis R. Rust













RPLS # 4643

Recorders Memorandum: At the time of recording this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

SCALE 1" = 60'

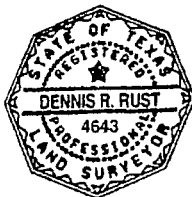
LEGEND

- | | |
|---|--------------------------|
|  | COTTON GIN SPINDLE POUND |
|  | 1/2" IRON PIPE POUND |
|  | CALCULATED POINT |
|  | 1/2" BAR SET |
|  | PUBLIC UTILITY EASEMT |
|  | RECORD INFORMATION |
|  | UTILITY POLE |
|  | OVERHEAD UTILITY LINE(S) |
|  | WATER METER |
|  | GAS METER |

[illegible]

DRIVEWAY EASEMENT
1301,1303,1305
WEST 29TH STREET
LOTS 1A, 2A AND 3A,
AMENDED PLAT OF LOTS 1, 2,
3, WOOLDRIDGE DRIVE
ADDITION
AUSTIN, TRAVIS
COUNTY, TEXAS
DOCUMENT 200700149

JONES & SEDWICK SUB.
BOOK 2, PG. 601



SURVEY DATE	OCTOBER 29, 2007	
FOB NO.	AJ025107	
CALC. BY	JEREMY WARREN	10-29-2007
DRAWN BY	JEREMY WARREN	10-29-2007
CHECKED BY	JEREMY WARREN	10-29-2007
RPLS CHECK	DENNIS RUST	10-29-2007

ALLSTAR
Inland Surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

Wesley R. Kent 10-29-07

LIENHOLDER CONSENT TO GRANT OF JOINT USE ACCESS EASEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

Recitals:

Wooldridge Partners, LLC, a Texas limited liability company, is the Owner (called "Owner", whether one or more) of the following property:

Lot 2A, Amended Plat of WOOLDRIDGE DRIVE ADDITION, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 200700149 of the Official Public Records of Travis County, Texas ("Property").

FRANKLIN BANK, SSB, a state savings bank ("Lienholder") holds a lien against the Property under the following described documents:

Deed of Trust dated October 22, 2007, from Wooldridge Partners, LLC to Anthony J. Nocella, Trustee, securing the payment of one promissory note of even date, the original principal amount of Two Million Five Hundred Sixty Thousand Dollars (\$2,560,000.00), payable to Franklin Bank SSB, of record in Document Number #200719123 of the Official Public Records of Travis County, Texas.

Owner has granted to the owner of Lot 3A, Amended Plat of WOOLDRIDGE DRIVE ADDITION, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 200700149 of the Official Public Records of Travis County, Texas, a Joint Use Access Easement against and running with a portion of the Property as more particularly described in the Joint Use Access Easement.

Agreement

In consideration of \$10, and other good and valuable consideration, receipt of which is acknowledged, the Lienholder agrees as follows:

1. FRANKLIN BANK, SSB, a state savings bank consents to the grant of a Joint Use Access Easement against and running with the Property, which is executed contemporaneously herewith.
2. FRANKLIN BANK, SSB, a state savings bank subordinates all of its liens on this Property to the Joint Use Access Easement, and agrees that any foreclosure of its liens will not extinguish the Joint Use Access Easement.

3. FRANKLIN BANK, SSB, a state savings bank affirms that the undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on January 30, 2007.

FRANKLIN BANK, SSB, a state savings bank

By: [Signature]
Name: Dennis Zulkowski
Title: Senior Vice President

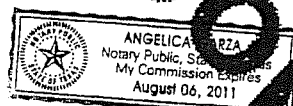
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me Angelica Arza (Notary name), Notary Public, on this day personally appeared Dennis Zulkowski (signer's name), Senior Vice President of FRANKLIN BANK, SSB, a state savings bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that [insert letter 's' in front word 'he' if person signing is female] executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this thirty day of JANUARY, 2008

[Signature]
Notary Public, State of TEXAS



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

[Signature]

2008 Feb 19 03:04 PM 2008024742

GONZALES \$48.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



Application for Certificate of Appropriateness
for a City Landmark or Local Historic District

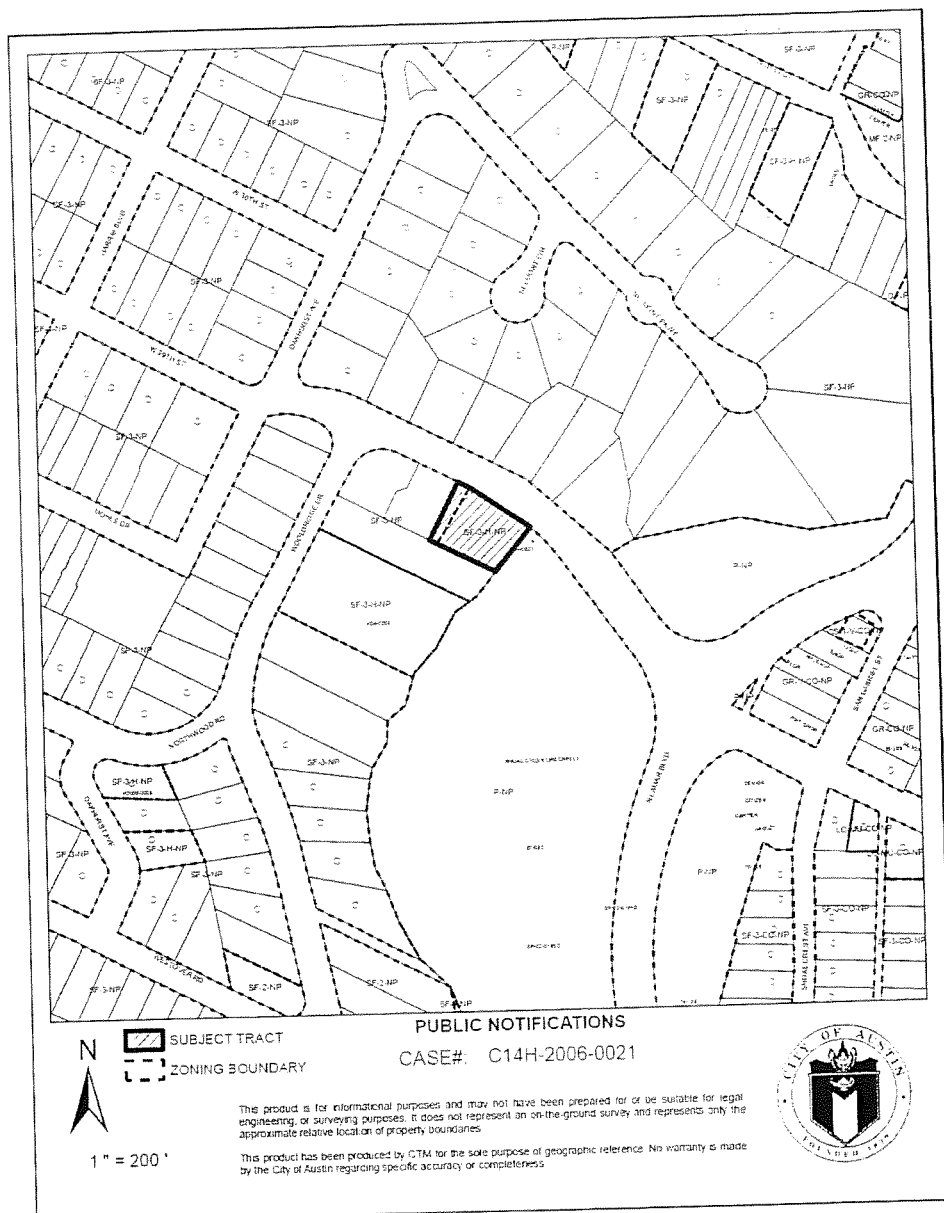
Adopted December 2012

DATE OF SUBMISSION:

JUL 02 2013
NPZDCHPU

For Office Use Only	Permit Information	
	BP- <u>614H/LHD - 2010-0021</u>	PR- _____
	Property Name or LHD: <u>Herbert & Alice Bohn House</u> Contributing/Non-contributing	
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input checked="" type="checkbox"/> HLC REVIEW FEE PAID: \$ <u>4212.45</u>	
HISTORIC PRESERVATION OFFICE		DATE: _____
Property Information		
Address: <u>1301 W. 29th ST. - AUSTIN, TX</u>		
Scope of Work		
<u>REMODEL INTERIOR OF EXISTING HOUSE; ADDITION OF 2-STORY GARAGE/BEDROOM WING ON WEST SIDE OF HOUSE; ADDITION OF BACK YARD SWIMMING POOL; FENCE IN ENTIRE PROPERTY.</u>		
Applicant		
Name: <u>KEVIN GALLAGHER - DICK CLARK + ASSOCIATES</u>		
Address: <u>201 W. 4th ST.</u>		
City/Zip: <u>AUSTIN, TX 78701</u>		
Phone: <u>512.472.4980</u>		
Email: _____		
APPROVED BY HISTORIC LANDMARK COMMISSION		
DATE: <u>7-22-13</u>		
BY: <u>[Signature]</u> for HLC Chair		
Owner		
Name: <u>WILLIAM T. REID</u>		
Address: <u>9508 PRINCE WILLIAM</u>		
City/Zip: <u>AUSTIN, TX 78730</u>		
Phone: <u>512.771.5205</u>		
Email: <u>wreid@tctlegal.com</u>		
Architect or Contractor Information		
Company: <u>DICK CLARK + ASSOCIATES</u>		
Address: <u>201 W. 4th ST.</u>		
City/Zip: <u>AUSTIN, TX 78701</u>		
Phone: <u>512.472.4980</u>		

<u>[Signature]</u>	7/2/13	<u>[Signature]</u>	7.1.13
Owner's Signature	Date	Applicant's Signature	Date



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 - 2nd the Motion
☒ Y _____ Vincent Harding

APPLICANT: Jim Bennett

OWNER: William Reid

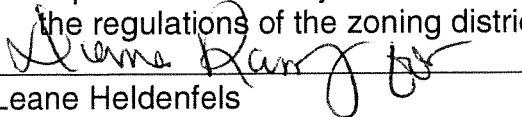
ADDRESS: 1301 29TH ST

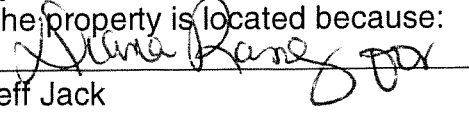
VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2-492 (D) (Site Development Regulations) to increase the maximum impervious cover from 45% (required) to 50.15% (requested) in order to maintain existing single family home, drive and landscape components in an "SF-3-H-NP", Family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

City of Austin Residential Permit Application

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

For Departmental Use Only	PR #	13-096621	BP #	13-111325
	Assigned:		Due Date:	
	Review Date:		Issue Date:	
	Reviewed/Approved:		Issued:	

Project Information

Project Address:	1301 W 29th	Tax Parcel ID:	0217000423
Legal Description:	Lot 3A Wooldridge Drive Addition Amended Plat of Lots 1, 2, 3		
Zoning District or PUD:	SF-3-H-NP	Lot Size (square feet):	16578
Neighborhood Plan Area (if applicable):	WINDSOR ROAD	Historic District (if applicable):	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.			
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			
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.			
Does this site have or will it have an auxiliary water source? <input checked="" type="radio"/> Y <input type="radio"/> N If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)			
Does this site have a septic system? <input checked="" type="radio"/> Y <input type="radio"/> N If yes, submit a copy of approved septic permit to construct			
Does this site require a cut or fill in excess of four (4) feet? If yes, contact the Development Assistance Center for a Site Plan Exemption.			
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 checked="" type="radio"/> Y <input type="radio"/> N			
Does this site have a Board of Adjustment (BOA) variance? <input checked="" type="radio"/> Y <input type="radio"/> N Case # (if applicable)			
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.			
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Y <input checked="" type="radio"/> N <input type="radio"/> Note: If yes, application for a tree permit with the City Arborist may be required.			
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Note: Proximity to a floodplain may require additional review time.			

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:	1	# of bedrooms proposed:	4	# of baths existing:	1.5
# of baths proposed:	3 1/2	Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N			
Note: Removal of all or part of a structure requires a demolition permit.					
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)					
Construct NEW POOL, PATIO, COVERED PATIO, ROOFTOP DECK, DRIVEWAY					
ADD NEW GARAGE, 1st Floor bed/bathroom, mudroom, storage, 1/2 bath					
ADD 2nd Floor 1/3 bedroom, 2 bath, study, patio. Permit expired					
REMODEL - ENTIRE BUILDING					
Plumbing Permit 12-08-0580					
Trades Permits Required:	<u>electric</u>	<u>plumbing</u>	<u>mechanical (HVAC)</u>	<u>concrete (right-of-way)</u>	

Job Valuation

Total Job Valuation: \$102,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$112,000	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$81,000
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: \$112,000	Elec: \$2,000
	Plmbg: \$2,000	Mech: \$3,000
	Primary Structure:	\$
	Accessory Structure:	\$
	Bldg: \$75,000	Elec: \$2,000
	Plmbg: \$2,000	Mech: \$2,000

16,578

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 st floor conditioned area	1761	739	2500
b) 2 nd floor conditioned area	1452	1634	3086
c) 3 rd floor conditioned area	77	-	-
d) Basement	593	-	593
e) Covered Parking (garage or carport) $\frac{11}{312} \times \frac{E}{223}$	535	970	970
f) Covered Patio, Deck or Porch $\frac{369}{312} \times \frac{E}{223}$	535	369	904
g) Balcony	-	-	-
h) Other	2296	3712.2078	4374
Total Building Coverage (exclude b, c & d from total)	355	902	1257
i) Driveway	66	24	90
j) Sidewalks	79	254	333
k) Uncovered Patio	-	-	-
l) Uncovered Wood Deck (counts at 50%)	-	-	-
m) AC pads	534	C-86+W-77=163	697
n) Other (Pool Coping, Retaining Walls)	1034	1373	2377
Total Site Coverage	1034	578	1612
o) Pool	-	-	-
p) Spa	-	-	-

Site Development Information	
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Existing Building Coverage (sq ft): <u>2296</u>	% of lot size: <u>13.9</u>
Proposed Building Coverage (sq ft): <u>4374</u>	% of lot size: <u>26.4</u>
Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)	
Existing Impervious Cover (sq ft): <u>3300</u>	% of lot size: <u>20.1</u>
Proposed Impervious Cover (sq ft): <u>6781</u>	% of lot size: <u>40.7</u>
Setbacks 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) <input checked="" type="radio"/> Y Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec 2.3) <input checked="" type="radio"/> Y	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>29.8</u> ft Number of Floors: <u>2</u> # of spaces required: <u>2</u> # of spaces provided: <u>2</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input checked="" type="radio"/> Y *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): <u>16</u> 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? <input checked="" type="radio"/> Y	

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 st Floor	1761	739		2500
2 nd Floor	1452	1634		3086
3 rd Floor	77			77
Basement	843		843	0
Attic				
Garage (attached)		970	200	770
(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 Ruiz
Mailing Address	10315 Capitol of Texas	Mailing Address	1008 South L... ..
Phone	512-647-6100	Phone	791-0517
Email		Email	hector@consulting6
Fax		Fax	
General Contractor	Rafael Acuna	Design Professional	Dick Clark + Assoc
Mailing Address		Mailing Address	Kevin Gullausner 207 West 4th St
Phone		Phone	477-4980
Email	rgacuna@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 Ruiz</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 29th Street
Austin, Texas 78703

via Email
wreid@rctlegal.com

**Re: Single-Family Residence at 1301 West 29th 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 29th 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.

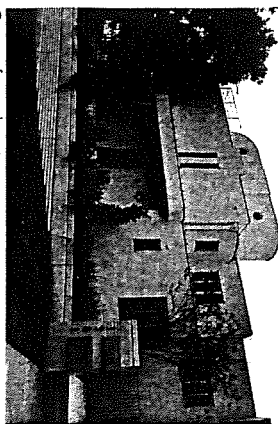
Should you have any questions about the opinions expressed in this letter, or if you need any additional information, please feel free to contact me.

Sincerely,

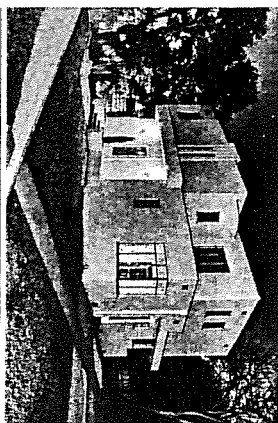


Michael A. Rivera, P.E.
President
Rivera Engineering
TX PE Firm Reg. No. F-11492

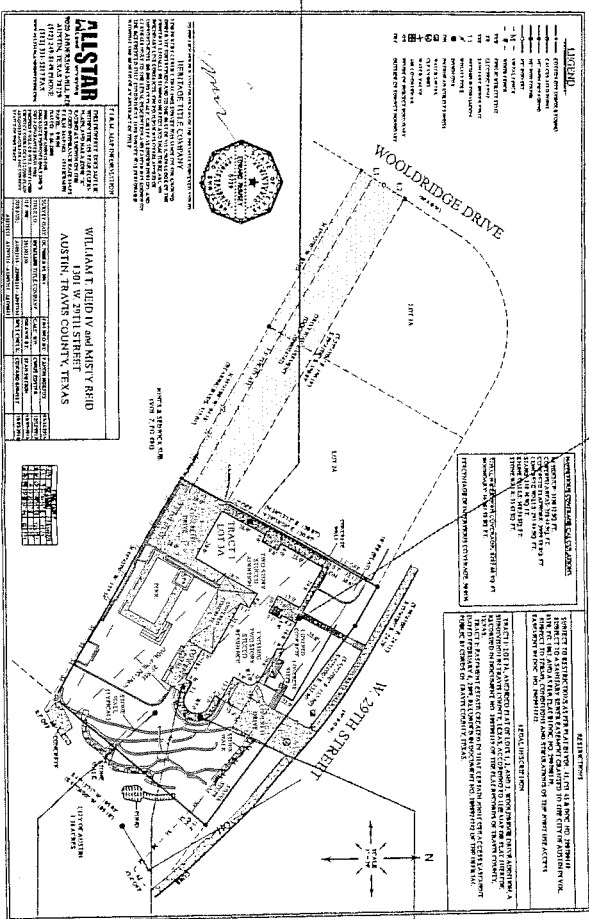
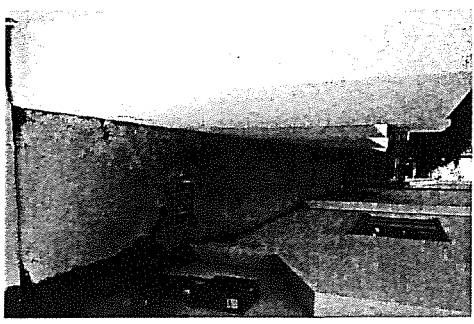
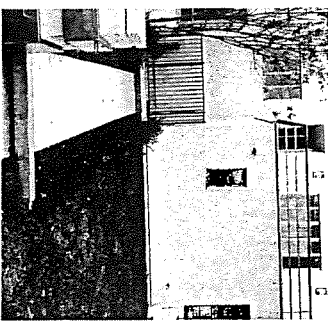
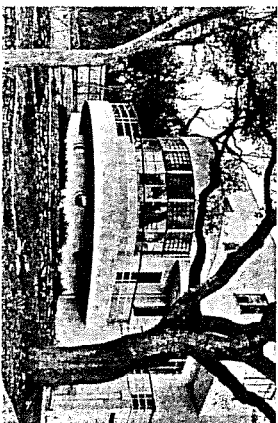




Current front elevation



Historic photos
<http://galeries.stations.com/gallery/Austolek%20house%201812/>



Date:

12 January 2015

Image Name:

Survey + site photos



Project Name:

1301 W 29th St

12" CATCH BASIN SERIES

Part No.	Description	Qty.	Std. Price	Material	Weight
12001	12" x 12" Catch Basin 12" Deep	1	4.25	303 SS	12.00
12002	12" x 12" Catch Basin 12" Deep	1	4.25	303 SS	12.00
12003	12" x 12" Catch Basin 12" Deep	1	4.25	303 SS	12.00
12004	12" x 12" Catch Basin 12" Deep	1	4.25	303 SS	12.00
12" x 12" Catch Basin 12" Deep 12" x 12" Catch Basin					

Part No.	Description	Qty.	Part No.	Description	Qty.	Part No.	Description
1	1/2" Round Pipe	10	1	1/2" Round Pipe	10	1	1/2" Round Pipe
2	1/2" Round Pipe	10	2	1/2" Round Pipe	10	2	1/2" Round Pipe
3	1/2" Round Pipe	10	3	1/2" Round Pipe	10	3	1/2" Round Pipe
4	1/2" Round Pipe	10	4	1/2" Round Pipe	10	4	1/2" Round Pipe
5	1/2" Round Pipe	10	5	1/2" Round Pipe	10	5	1/2" Round Pipe
6	1/2" Round Pipe	10	6	1/2" Round Pipe	10	6	1/2" Round Pipe
7	1/2" Round Pipe	10	7	1/2" Round Pipe	10	7	1/2" Round Pipe
8	1/2" Round Pipe	10	8	1/2" Round Pipe	10	8	1/2" Round Pipe
9	1/2" Round Pipe	10	9	1/2" Round Pipe	10	9	1/2" Round Pipe
10	1/2" Round Pipe	10	10	1/2" Round Pipe	10	10	1/2" Round Pipe
11	1/2" Round Pipe	10	11	1/2" Round Pipe	10	11	1/2" Round Pipe
12	1/2" Round Pipe	10	12	1/2" Round Pipe	10	12	1/2" Round Pipe
13	1/2" Round Pipe	10	13	1/2" Round Pipe	10	13	1/2" Round Pipe
14	1/2" Round Pipe	10	14	1/2" Round Pipe	10	14	1/2" Round Pipe
15	1/2" Round Pipe	10	15	1/2" Round Pipe	10	15	1/2" Round Pipe
16	1/2" Round Pipe	10	16	1/2" Round Pipe	10	16	1/2" Round Pipe
17	1/2" Round Pipe	10	17	1/2" Round Pipe	10	17	1/2" Round Pipe
18	1/2" Round Pipe	10	18	1/2" Round Pipe	10	18	1/2" Round Pipe
19	1/2" Round Pipe	10	19	1/2" Round Pipe	10	19	1/2" Round Pipe
20	1/2" Round Pipe	10	20	1/2" Round Pipe	10	20	1/2" Round Pipe
21	1/2" Round Pipe	10	21	1/2" Round Pipe	10	21	1/2" Round Pipe
22	1/2" Round Pipe	10	22	1/2" Round Pipe	10	22	1/2" Round Pipe
23	1/2" Round Pipe	10	23	1/2" Round Pipe	10	23	1/2" Round Pipe
24	1/2" Round Pipe	10	24	1/2" Round Pipe	10	24	1/2" Round Pipe
25	1/2" Round Pipe	10	25	1/2" Round Pipe	10	25	1/2" Round Pipe
26	1/2" Round Pipe	10	26	1/2" Round Pipe	10	26	1/2" Round Pipe
27	1/2" Round Pipe	10	27	1/2" Round Pipe	10	27	1/2" Round Pipe
28	1/2" Round Pipe	10	28	1/2" Round Pipe	10	28	1/2" Round Pipe
29	1/2" Round Pipe	10	29	1/2" Round Pipe	10	29	1/2" Round Pipe
30	1/2" Round Pipe	10	30	1/2" Round Pipe	10	30	1/2" Round Pipe
31	1/2" Round Pipe	10	31	1/2" Round Pipe	10	31	1/2" Round Pipe
32	1/2" Round Pipe	10	32	1/2" Round Pipe	10	32	1/2" Round Pipe
33	1/2" Round Pipe	10	33	1/2" Round Pipe	10	33	1/2" Round Pipe
34	1/2" Round Pipe	10	34	1/2" Round Pipe	10	34	1/2" Round Pipe
35	1/2" Round Pipe	10	35	1/2" Round Pipe	10	35	1/2" Round Pipe
36	1/2" Round Pipe	10	36	1/2" Round Pipe	10	36	1/2" Round Pipe
37	1/2" Round Pipe	10	37	1/2" Round Pipe	10	37	1/2" Round Pipe
38	1/2" Round Pipe	10	38	1/2" Round Pipe	10	38	1/2" Round Pipe
39	1/2" Round Pipe	10	39	1/2" Round Pipe	10	39	1/2" Round Pipe
40	1/2" Round Pipe	10	40	1/2" Round Pipe	10	40	1/2" Round Pipe
41	1/2" Round Pipe	10	41	1/2" Round Pipe	10	41	1/2" Round Pipe
42	1/2" Round Pipe	10	42	1/2" Round Pipe	10	42	1/2" Round Pipe
43	1/2" Round Pipe	10	43	1/2" Round Pipe	10	43	1/2" Round Pipe
44	1/2" Round Pipe	10	44	1/2" Round Pipe	10	44	1/2" Round Pipe
45	1/2" Round Pipe	10	45	1/2" Round Pipe	10	45	1/2" Round Pipe
46	1/2" Round Pipe	10	46	1/2" Round Pipe	10	46	1/2" Round Pipe
47	1/2" Round Pipe	10	47	1/2" Round Pipe	10	47	1/2" Round Pipe
48	1/2" Round Pipe	10	48	1/2" Round Pipe	10	48	1/2" Round Pipe
49	1/2" Round Pipe	10	49	1/2" Round Pipe	10	49	1/2" Round Pipe
50	1/2" Round Pipe	10	50	1/2" Round Pipe	10	50	1/2" Round Pipe
51	1/2" Round Pipe	10	51	1/2" Round Pipe	10	51	1/2" Round Pipe
52	1/2" Round Pipe	10	52	1/2" Round Pipe	10	52	1/2" Round Pipe
53	1/2" Round Pipe	10	53	1/2" Round Pipe	10	53	1/2" Round Pipe
54	1/2" Round Pipe	10	54	1/2" Round Pipe	10	54	1/2" Round Pipe
55	1/2" Round Pipe	10	55	1/2" Round Pipe	10	55	1/2" Round Pipe
56	1/2" Round Pipe	10	56	1/2" Round Pipe	10	56	1/2" Round Pipe
57	1/2" Round Pipe	10	57	1/2" Round Pipe	10	57	1/2" Round Pipe
58	1/2" Round Pipe	10	58	1/2" Round Pipe	10	58	1/2" Round Pipe
59	1/2" Round Pipe	10	59	1/2" Round Pipe	10	59	1/2" Round Pipe
60	1/2" Round Pipe	10	60	1/2" Round Pipe	10	60	1/2" Round Pipe
61	1/2" Round Pipe	10	61	1/2" Round Pipe	10	61	1/2" Round Pipe
62	1/2" Round Pipe	10	62	1/2" Round Pipe	10	62	1/2" Round Pipe
63	1/2" Round Pipe	10	63	1/2" Round Pipe	10	63	1/2" Round Pipe
64	1/2" Round Pipe	10	64	1/2" Round Pipe	10	64	1/2" Round Pipe
65	1/2" Round Pipe	10	65	1/2" Round Pipe	10	65	1/2" Round Pipe
66	1/2" Round Pipe	10	66	1/2" Round Pipe	10	66	1/2" Round Pipe
67	1/2" Round Pipe	10	67	1/2" Round Pipe	10	67	1/2" Round Pipe
68	1/2" Round Pipe	10	68	1/2" Round Pipe	10	68	1/2" Round Pipe
69	1/2" Round Pipe	10	69	1/2" Round Pipe	10	69	1/2" Round Pipe
70	1/2" Round Pipe	10	70	1/2" Round Pipe	10	70	1/2" Round Pipe
71	1/2" Round Pipe	10	71	1/2" Round Pipe	10	71	1/2" Round Pipe
72	1/2" Round Pipe	10	72	1/2" Round Pipe	10	72	1/2" Round Pipe
73	1/2" Round Pipe	10	73	1/2" Round Pipe	10	73	1/2" Round Pipe
74	1/2" Round Pipe	10	74	1/2" Round Pipe	10	74	1/2" Round Pipe
75	1/2" Round Pipe	10	75	1/2" Round Pipe	10	75	1/2" Round Pipe
76	1/2" Round Pipe	10	76	1/2" Round Pipe	10	76	1/2" Round Pipe
77	1/2" Round Pipe	10	77	1/2" Round Pipe	10	77	1/2" Round Pipe
78	1/2" Round Pipe	10	78	1/2" Round Pipe	10	78	1/2" Round Pipe
79	1/2" Round Pipe	10	79	1/2" Round Pipe	10	79	1/2" Round Pipe
80	1/2" Round Pipe	10	80	1/2" Round Pipe	10	80	1/2" Round Pipe
81	1/2" Round Pipe	10	81	1/2" Round Pipe	10	81	1/2" Round Pipe
82	1/2" Round Pipe	10	82	1/2" Round Pipe	10	82	1/2" Round Pipe
83	1/2" Round Pipe	10	83	1/2" Round Pipe	10	83	1/2" Round Pipe
84	1/2" Round Pipe	10	84	1/2" Round Pipe	10	84	1/2" Round Pipe
85	1/2" Round Pipe	10	85	1/2" Round Pipe	10	85	1/2" Round Pipe
86	1/2" Round Pipe	10	86	1/2" Round Pipe	10	86	1/2" Round Pipe
87	1/2" Round Pipe	10	87	1/2" Round Pipe	10	87	1/2" Round Pipe
88	1/2" Round Pipe	10	88	1/2" Round Pipe	10	88	1/2" Round Pipe
89	1/2" Round Pipe	10	89	1/2" Round Pipe	10	89	1/2" Round Pipe
90	1/2" Round Pipe	10	90	1/2" Round Pipe	10	90	1/2" Round Pipe
91	1/2" Round Pipe	10	91	1/2" Round Pipe	10	91	1/2" Round Pipe
92	1/2" Round Pipe	10	92	1/2" Round Pipe	10	92	1/2" Round Pipe
93	1/2" Round Pipe	10	93	1/2" Round Pipe	10	93	1/2" Round Pipe
94	1/2" Round Pipe	10	94	1/2" Round Pipe	10	94	1/2" Round Pipe
95	1/2" Round Pipe	10	95	1/2" Round Pipe	10	95	1/2" Round Pipe
96	1/2" Round Pipe	10	96	1/2" Round Pipe	10	96	1/2" Round Pipe
97	1/2" Round Pipe	10	97	1/2" Round Pipe	10	97	1/2" Round Pipe
98	1/2" Round Pipe	10	98	1/2" Round Pipe	10	98	1/2" Round Pipe
99	1/2" Round Pipe	10	99	1/2" Round Pipe	10	99	1/2" Round Pipe
100	1/2" Round Pipe	10	100	1/2" Round Pipe	10	100	1/2" Round Pipe

10" Dia.

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

2 1/2"

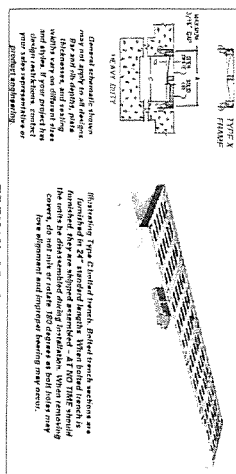
2 1/2"

2 1/2"

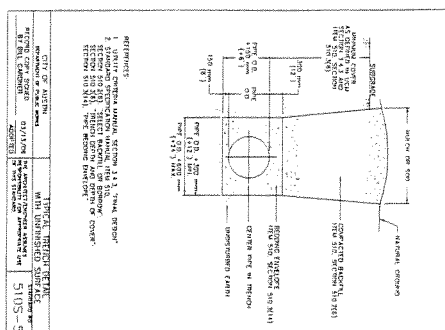
2 1/2"

2 1/2"

2



TRENCH DRAIN
DETAIL
M.T.S.



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 **2nd the Motion**
☐ N ☐ Will Schnier - Alternate
☐ N ☐ Stuart Hampton - Alternate

APPLICANT: Jim Bennett

OWNER: William Reid

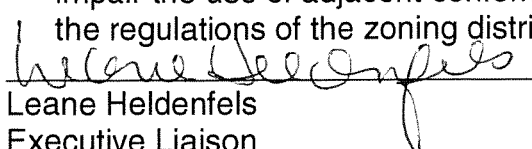
ADDRESS: 1301 29TH ST

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

VARIANCE PETITION

1301 W 29th ST

I live in the Pemberton Heights neighborhood in close proximity to 1301 W. 29th (the "Bohn House"). I am pleased to see the restoration of the Bohn House and support the final site plan, which I understand has included as much of the house's rich history as possible. I have reviewed the survey and the fact that the impervious cover is approximately 50% rather than 45% (or approximately 800 square feet over the 45% limit). I support the current owners' request for a variance.

NAME

ADDRESS

SIGNATURE

①

Trif Falto

1303 B W. 29th St.

Trif Falto

②

Anne Crawford

2815 Wooldridge Rd

Anne Crawford

③

Jennifer Skillman

1204 W 29th St.

Jennifer Skillman

④

Jeff Berger

2022 W. Wooldridge Dr.

Jeff Berger

⑤

TOM GENTRY

2817 HARRIS BLVD

TOM GENTRY

⑥

Kirsten Fisher

1408 W. 29th St.

Kirsten Fisher

⑦

Wendy Albrecht

2817 Wooldridge Dr.

Wendy Albrecht

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.

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. 29th Street

Contact: Leane Heldenfels, 512-974-2202, 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

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.

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. 29th Street

Contact: Leane Heldenfels, 512-974-2202, 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

Fred Falbo

Signature

Date

11-27-2014

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 BONN 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

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.

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. 29th Street

Contact: Leane Heldenfels, 512-974-2202, 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 BOHN 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

/

CASE # C10-2014-0162
ROW 11248067
Roll 0217000423
(TCAD ✓) ↑

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

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

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

STREET ADDRESS: 1301 West 29th 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 Jim R. Bennett 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 Jim Bennett 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 WR Mail Address 1301 West 29th
City, State & Zip Austin, TX 78748

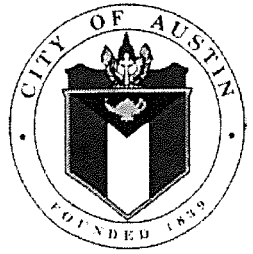
Printed Phone Date

William Reid - 512-344-5205



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



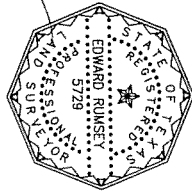
1" = 200'

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 GRN SPINDLE FOUND
- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- M — METAL FENCE
- PUBLIC UTILITY ESMF
- 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



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 OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR ELEVATION OF IMPROVEMENTS OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTAIN ONLY TO THE LEGAL DESCRIPTION AND EASEMENT GRANTED HEREON. THIS SURVEY WAS MADE AND THE SURVEYOR'S NAME WAS RECORDED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

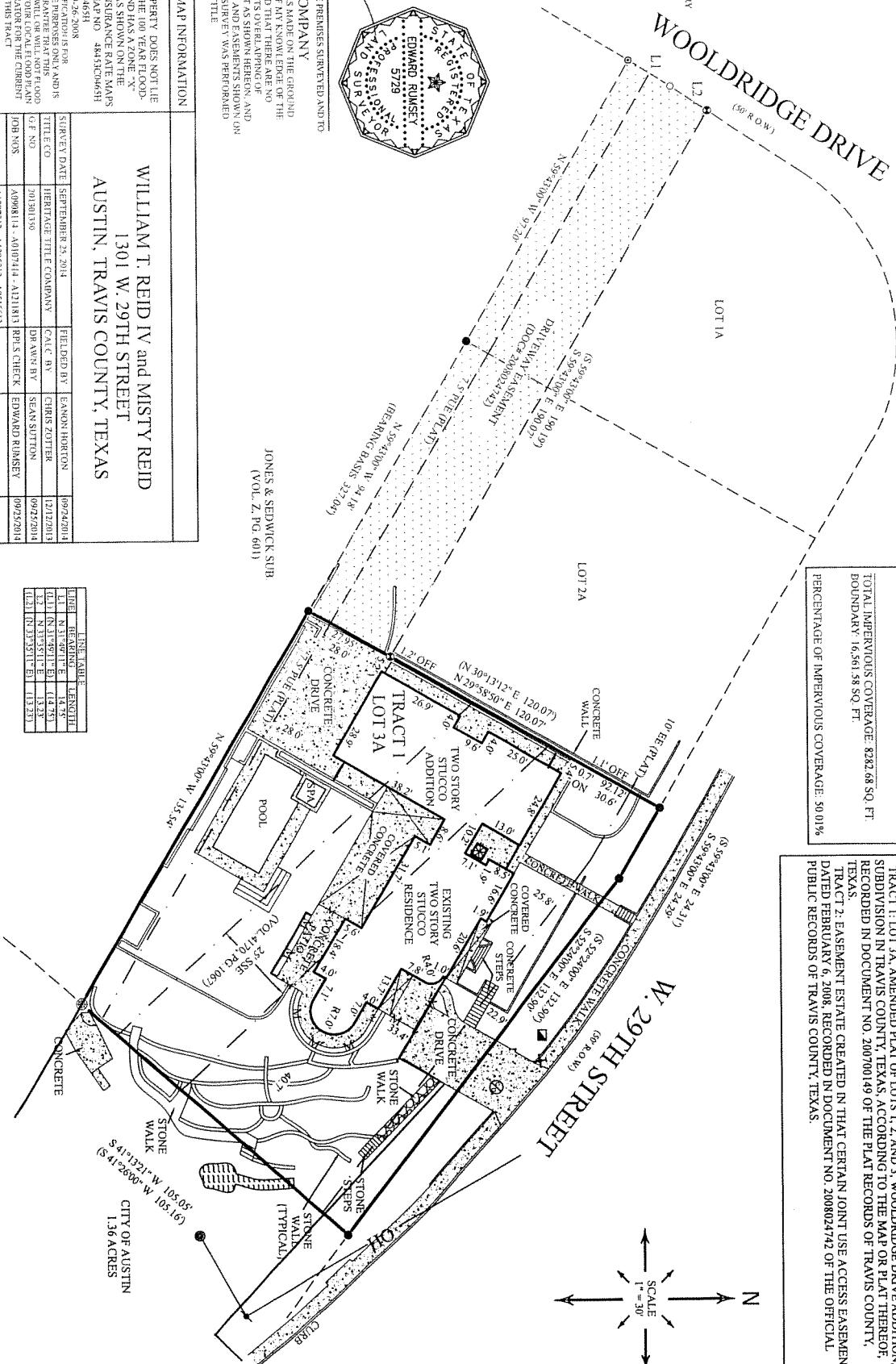
ALSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALSTARLANDSURVEYING.COM

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND HAS A ZONE "X" FLOOD INSURANCE RATE MAPS ELEM MAP NO. 48430045H PANEL 9-26-2008
THIS CERTIFICATION IS FOR THE SURVEY OF THE PROPERTY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD CONTACT YOUR LOCAL FLOODPLAIN MANAGEMENT AGENCY FOR THE STATUS OF THIS TRACT

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

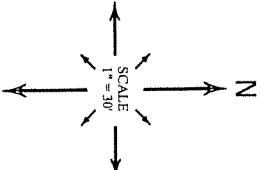
STREET DATE	SEPTEMBER 25, 2014	FIELD BY	EANON HORTON	DATE	09/24/2014
TITLE CO	HERITAGE TITLE COMPANY	CALC BY	CHRIS ZOTTER	DATE	12/12/2013
DATE	09/25/2014	DR. ADV BY	SEAN SUTTON	DATE	09/25/2014
DATE	09/25/2014	DR. S. CHECK	EDWARD RUMSEY	DATE	09/25/2014

LINE	BEARING	LENGTH
1	N 1°47'1" E	14.75
2	N 1°47'1" E	14.75
3	N 1°47'1" E	14.75
4	N 1°47'1" E	14.75
5	N 1°47'1" E	14.75



IMPERVIOUS COVERAGE CALCULATIONS
RESIDENCE 3430 12 SQ. FT.
COVERED AREAS 758.44 SQ. FT.
CONCRETE DRIVEWORK 3099.59 SQ. FT.
CONCRETE WALLS 291.84 SQ. FT.
STAIRS 248.48 SQ. FT.
STONE WALLS 380.54 SQ. FT.
STONE WALK 73.67 SQ. FT.
TOTAL IMPERVIOUS COVERAGE: 8282.68 SQ. FT.
BOUNDARY 16,561.58 SQ. FT.
PERCENTAGE OF IMPERVIOUS COVERAGE: 50.01%

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. 29th Street
Austin, Texas 78703

Re: Bohn House, 1301 W. 29th Street

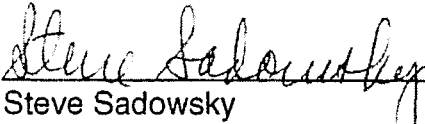
Dear Mr. Reid:

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