

C-3 PRESENTATION/1



3612 GOVALLE AVE

DROPHOUSE DESIGN

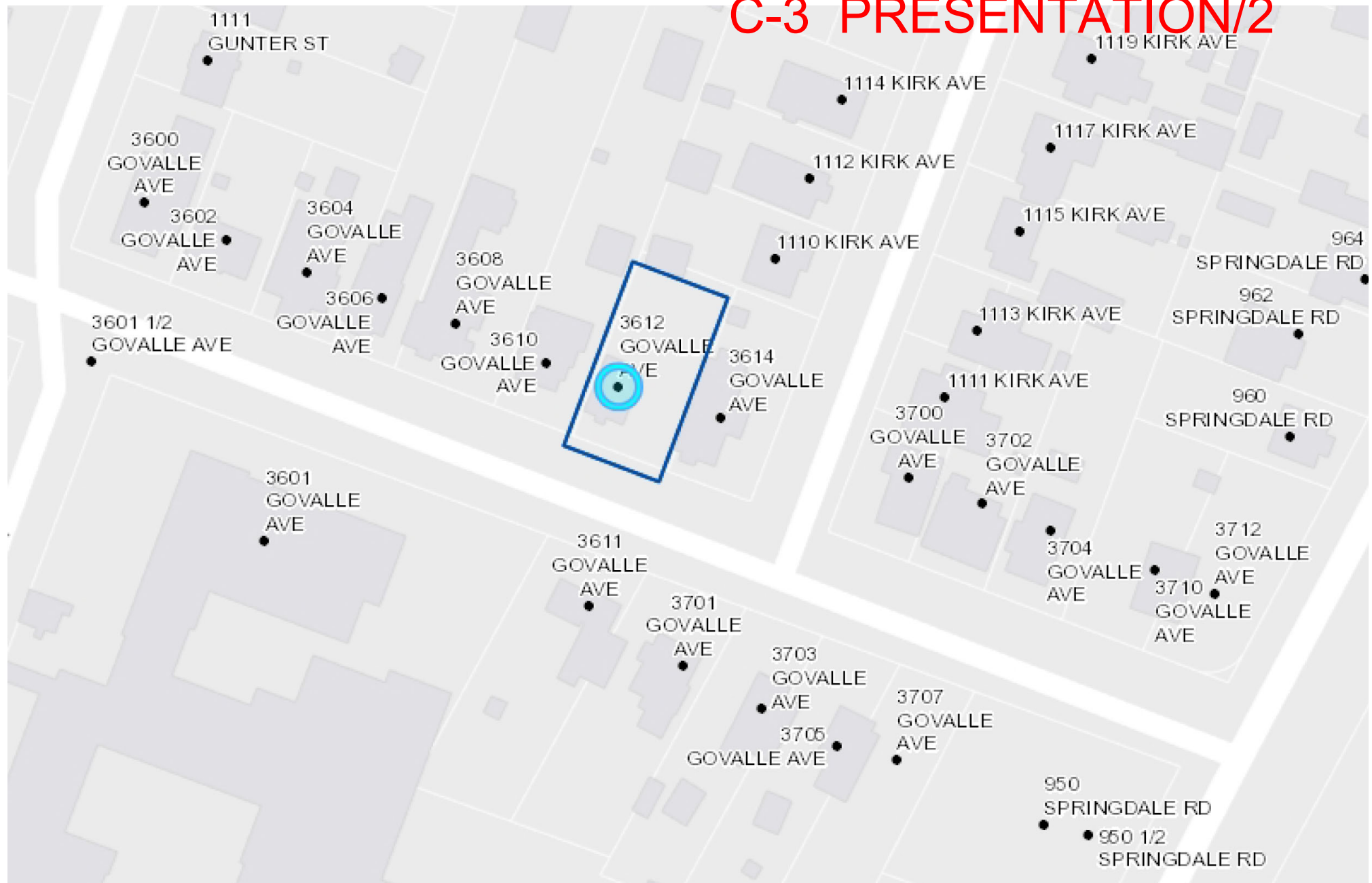


444 E ST ELMO UNIT A2
AUSTIN, TX 78741
512.425.0024

3612 GOVALLE AVE: VARIANCE REQUEST

COVER SHEET
V-000
08/17/20

C-3 PRESENTATION/2



DROPHOUSE DESIGN

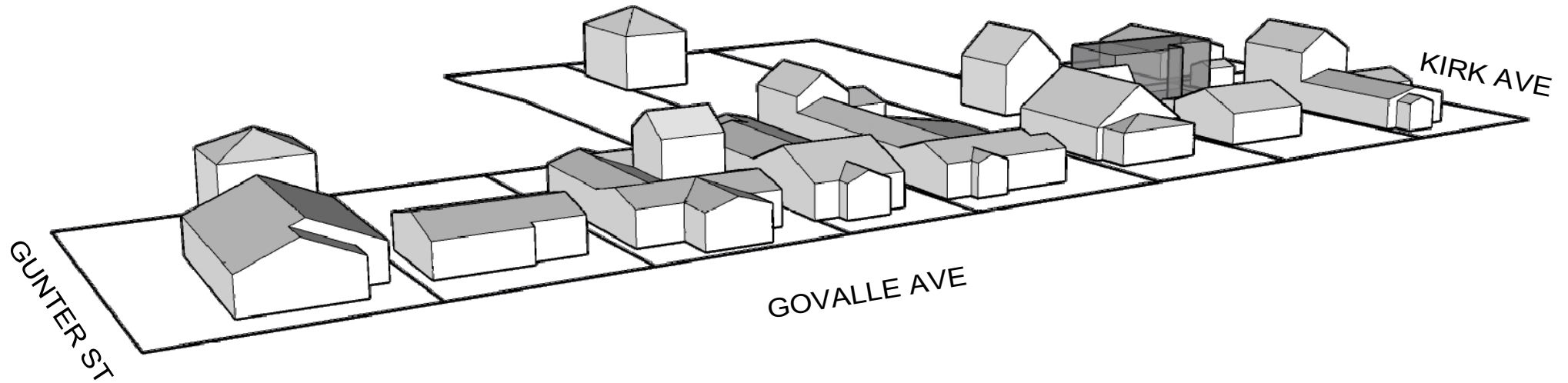
3612 GOVALLE AVE: VARIANCE REQUEST



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512.425.0024

NEIGHBORHOOD PLAN
V-001
08/17/20

C-3 PRESENTATION/3



NEIGHBORHOOD CONTEXT: 3600 BLOCK OF GOVALLE AVE.

PER STEVE SADOWSKY:

"THE GOVALLE NEIGHBORHOOD IS UNIQUE IN AUSTIN IN THAT IT DEVELOPED OUT OF A LARGE AGRICULTURAL TRACT WATERED BY BOGGY CREEK AND THE COLORADO RIVER. MANY HOUSES DATING FROM THE 1930s, SUCH AS THIS ONE, REFLECT THE EARLY AGRICULTURAL WORKING CLASS HISTORY OF THE NEIGHBORHOOD. RESIDENTS WORKED AT AREA FARMS OR AT BLUE COLLAR OCCUPATIONS IN NEARBY AUSTIN. WHILE THIS HOUSE MAY NOT QUALIFY AS AN INDIVIDUAL HISTORIC LANDMARK, ITS PRESERVATION IS IMPORTANT TO REFLECT THE HISTORY AND HERITAGE OF THE NEIGHBORHOOD, AND WOULD BE CONTRIBUTING TO A POTENTIAL GOVALLE HISTORIC DISTRICT."



DROPHOUSE DESIGN

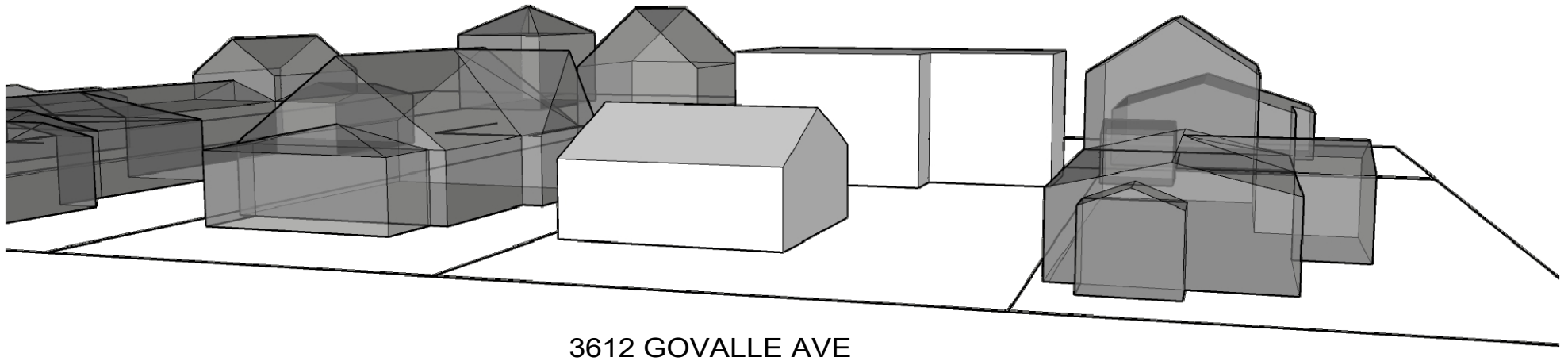
3612 GOVALLE AVE: VARIANCE REQUEST



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NEIGHBORHOOD CONTEXT
V-002
08/17/20

C-3 PRESENTATION/4



VARIANCE REQUEST:

IN ORDER TO PRESERVE THE EXISTING 1937 COTTAGE WHICH SITES AT THE STREETFRONT ON 3612 GOVALLE AVE, THE OWNER IS REQUESTING AN INCREASE IN ADU SQUARE FOOTAGE.

SPECIFICALLY, A VARIANCE FROM

25-2-774-C-5-a: "SECOND DWELLING UNIT MAY NOT EXCEED: 1,100 TOTAL SQFT OR A FAR OF 0.15, WHICHEVER IS SMALLER"

- MAX ALLOWED: 1,100 SQFT - THE OWNER IS REQUESTING 2,000 SQFT;

25-2-774-C-5-b: SECOND DWELLING UNIT MAY NOT EXCEED 550 SQFT ON THE SECOND STORY."

- MAX ALLOWABLE: 550 SQFT - THE OWNER IS REQUESTING 1,100 SQFT.

FIRST FLOOR: 900 SQFT

SECOND FLOOR: 1,100 SQFT





3600 GOVALLE AVE



3600 GOVALLE





3602 GOVALLE AVE





3604 GOVALLE AVE



3604 GOVALLE





3606 GOVALLE AVE





3608 GOVALLE AVE



3610 GOVALLE AVE





3612 GOVALLE AVE





3614 GOVALLE AVE



C-3 PRESENTATION/13



FRONT OF 3612 GOVALLE AVE.

DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



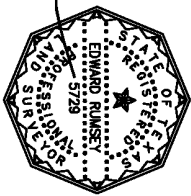
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512.425.0024

EXISTING PHOTOS
V-100
08/17/20

BENITO JOHN BRAJKOVICH
THOMAS G. BRAJKOVICH
MARY K. HARRINGTON
0.33 ACRES
(DOC. 2015104427)

CAITLIN MAE INTRATOR
0.15 ACRES

TREE LIST	
688	22.5" PECAN (P)
69	23.5" PECAN (P)
686	17.75" PECAN
697	15.5" CHINA BERRY
692	10" CREPE MYRTLE
695	10.5" CEDAR ELM
698	20.5" CEDAR ELM (P)
697	21.75" CEDAR ELM
699	17.5" LIGUSTRUM (M)



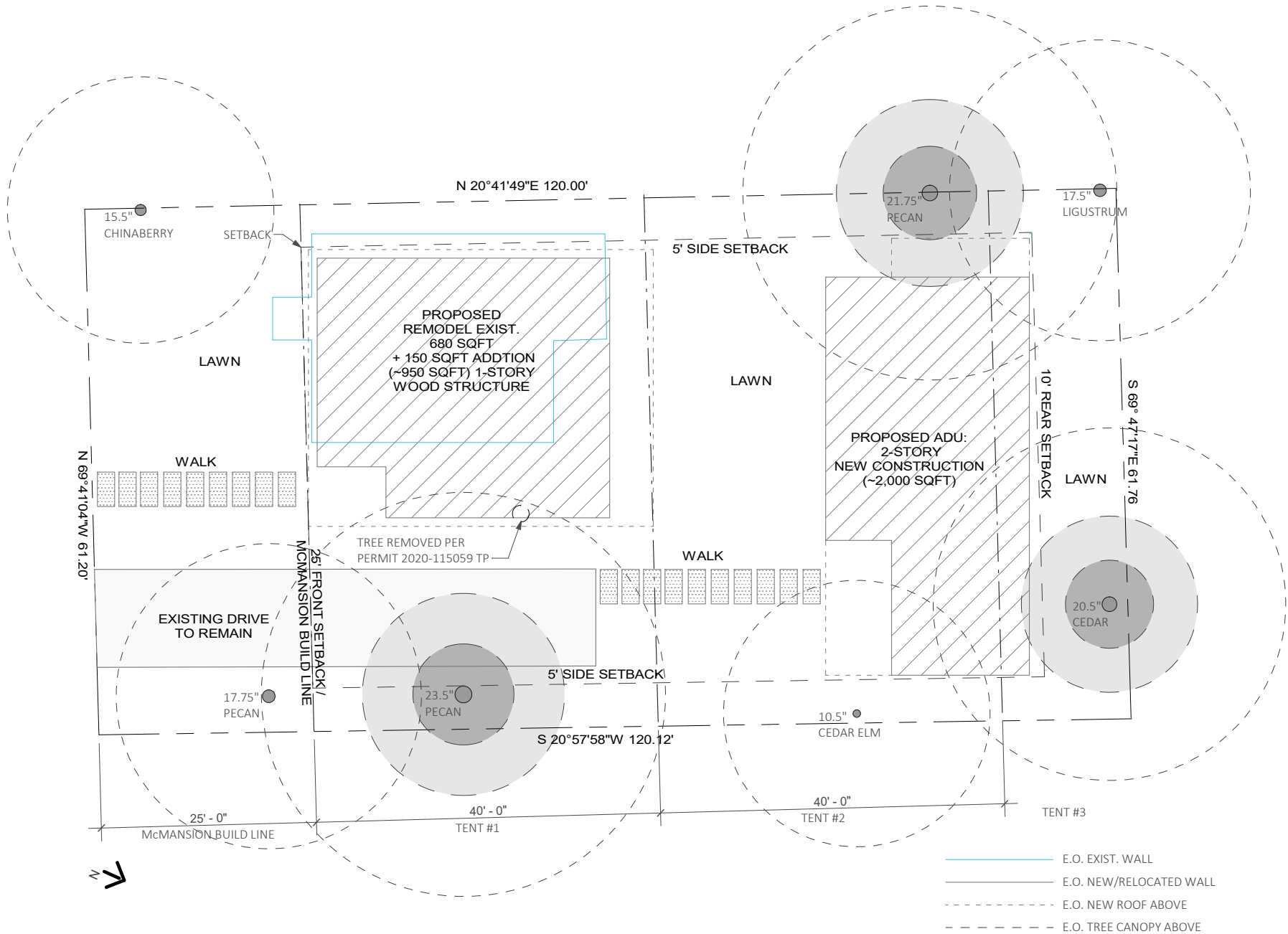
TO THE BENEFIT OF THE REMAINDER SURVIVED
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO
BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS
PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

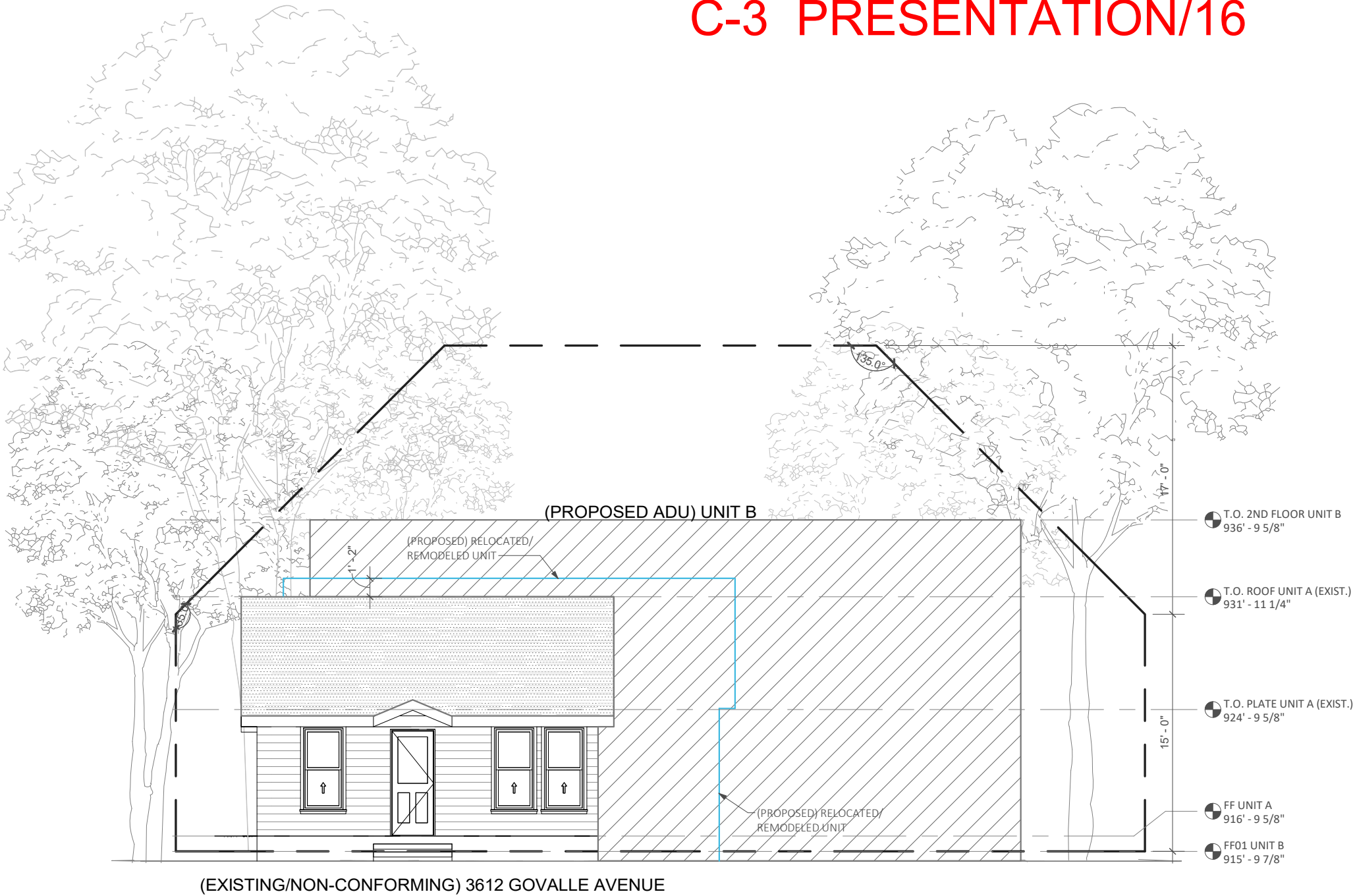
BEING 0.17 ACRES OF OUT OF COUTL OF 48. DIVISION "A" IN THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN MARIA PEEBLES TRACT, RECORDED IN VOL UME 4542, PAGE 143, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.17 ACRES OF LAND TO BE MORE PARTICULARLY DE-
 TECTED AND BOUNDS IN EXHIBIT, "A" ATTACHED HERETO AND MADE A PART HEREOF.

		ALLSTAR Land Surveying 9020 ANDERSON MILL RD AUSTIN, TEXAS 78729 (512) 249-8149 PHONE (512) 331-5217 FAX TELEFAXING 10135000	
F.I.R.M. MAP INFORMATION		THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AND HAS A FLOOD RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS. F.I.R.M. MAP NO. 484340C0651 PANEL: 06451 DATE: 01/06/2016 THE CEECHER-KORNSBERG FIRM, INC. (CEECHER-KORNSBERG AND) IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD AND THE CEECHER-KORNSBERG FIRM, INC. ASSUMES NO LIABILITY FOR THE STATUS OF THIS TRACT.	
ADDRESS		MARIA PEREZ ESTRADA 3216 GOVALLLE AVENUE AUSTIN, TRAVIS COUNTY, TEXAS.	
SUBREY DATE	MAY 3, 2009	FILMED BY:	MARIO RODRIGUEZ
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER
GLE NO.:	-	DRAWN BY:	ABRIEL LOPEZ
JOB NO.:	40017019	DGS CHECK:	EDWARD KORNBERG
			05/02/2019
			05/02/2019
			05/02/2019
			05/02/2019

C-3 PRESENTATION/15



C-3 PRESENTATION/16



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



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FRONT ELEVATION
V-201
08/17/20

C-3 PRESENTATION/17



3610 GOVALLE AVE



3614 GOVALLE AVE



DROPHOUSE DESIGN

3612 GOVALLE AVE: VARIANCE REQUEST



444 E ST ELMO UNIT A2
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NEIGHBORING YARDS
V-202
10/05/20

C-3 PRESENTATION/18

GOVALLE NEIGHBORHOOD ASSOCIATION

www.govalle.org

July 18, 2020

Re: 3612 Govalle Ave

The Govalle Neighborhood Association supports the variance at 3612 Govalle Ave. Maintaining the house in the front helps maintain the character of the neighborhood which is rapidly being whipped away by developers. In fact, the Land Development Code revision that was proposed last year had a provision wherein if a developer maintained the front facade of the house then greater density could be built on the lot. Applicant is not asking for greater density or an increase in the allowable permeable cover, rather applicant is asking to maintain the house in the front and build a larger house in the back, a reverse of the typical large house in front and ADU in the back. Additionally, the surrounding lots also have similar density in the back. For these reasons the Govalle Neighborhood Association supports this variance.

Sincerely,

/Jessica L. Eley/

Jessica L. Eley

Co-Chair GNA

/Candace Fox/

Candace Fox

Co-Chair



3612 Govalle Ave

Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>

Mon, Aug 31, 2020 at 4:48 PM

To: Matt Satter <matt@drophousedesign.com>, "Rice, Andrew" <Andrew.Rice@austintexas.gov>, Craig Hoverman <craig@dig-a.com>, Mari Russ <mari@drophousedesign.com>

Dear Mr. Hoverman:

We are happy to support your application for a variance that will preserve the existing 1930s house at [3612 Govalle Avenue](#). The Govalle neighborhood is unique in Austin in that it developed out of a large agricultural tract watered by Boggy Creek and the Colorado River. Many houses dating from the 1930s, such as this one, reflect the early agricultural working class history of the neighborhood. Residents worked at area farms or at blue collar occupations in nearby Austin. While this house may not qualify as an individual historic landmark, its preservation is important to reflect the history and heritage of the neighborhood, and would be contributing to a potential Govalle historic district. Your proposal to preserve the existing house appears to meet two important goals – preserving the historic streetscape that could easily be decimated by large-scale development, and the resulting loss of the history and context of this neighborhood, while still providing an opportunity to add housing units to this vibrant neighborhood. We believe that your proposal is very sensitive to the context and character of historic Govalle, and presents a unique circumstance because of the commitment to preserve a historic house when no other protections are in place to accomplish that goal. Preservation of this house also presents a hardship to the property owner in limiting the amount of redevelopment on this site, such that the continued existence of the historic-age building on the street, while offering the benefits described above, also reduces the amount of land open for redevelopment on this site. We appreciate your diligence in presenting this very sensitive approach to preserving the history of Govalle, and with it, the heritage of Austin.

Steve Sadowsky

Historic Preservation Officer

City of Austin, Texas

974-6454

