

**2822 Wooldridge Dr**

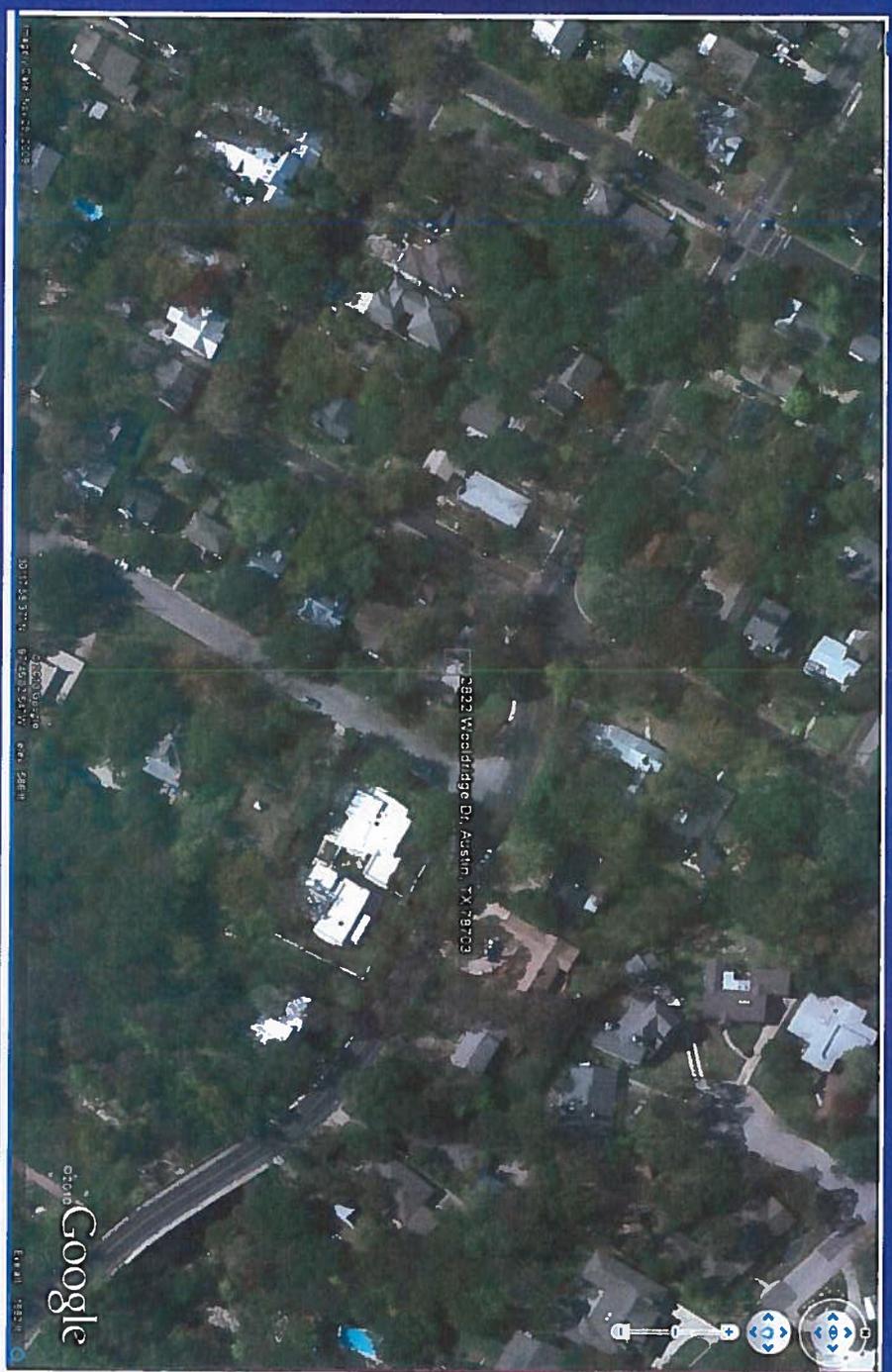
**City of Austin**

**Residential Design and  
Compatibility Commission**

**Hearing**

**April 2011**

# Existing Neighborhood 2822 Wooldridge Dr





# Existing Structure Photographs

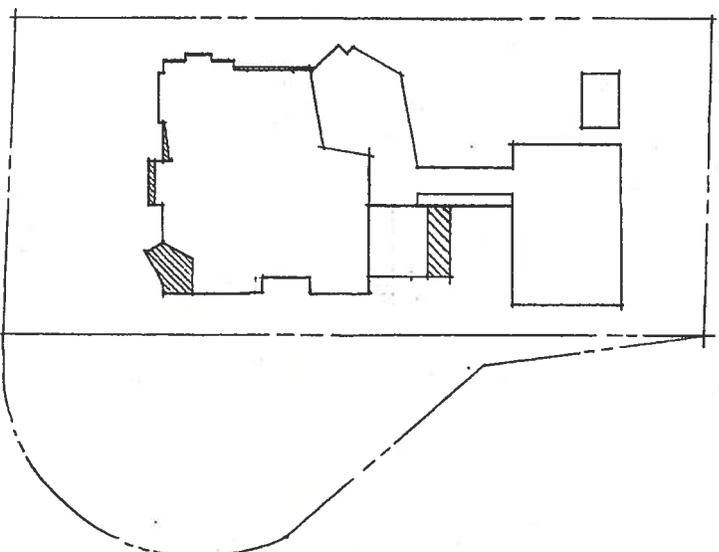


## Variance Request: FAR Increase

- # 1958 Permit: 2 story storage bldg w garage: 900 sf.
- # 1964 Permit: 2920 sf
- # Permitted construction: 3820 sf
  - FAR: + 45 %
- # Allowable McMansion construction: 3120 sf
  - FAR: 40%
- # Requested construction: 3600 sf
  - FAR: 45%

# No impact on three sides

- # Main increases would face adjacent vacant parcel and streets where there are no neighbors
- # Open area faces only neighbor

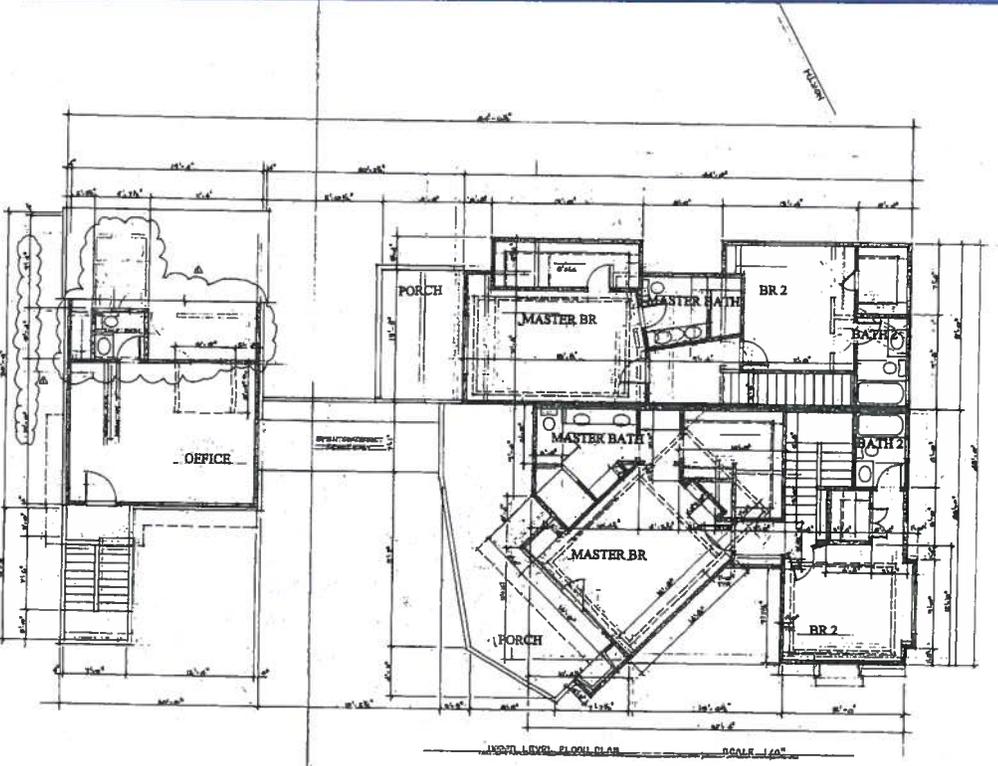
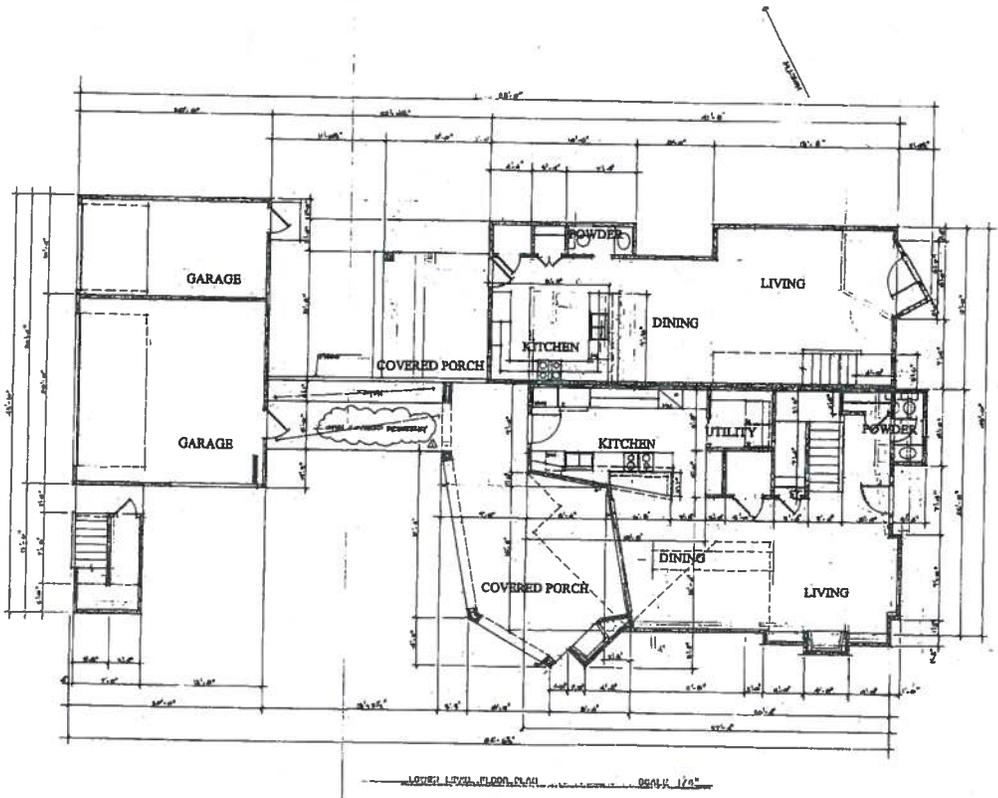


# Photographs of Parcel

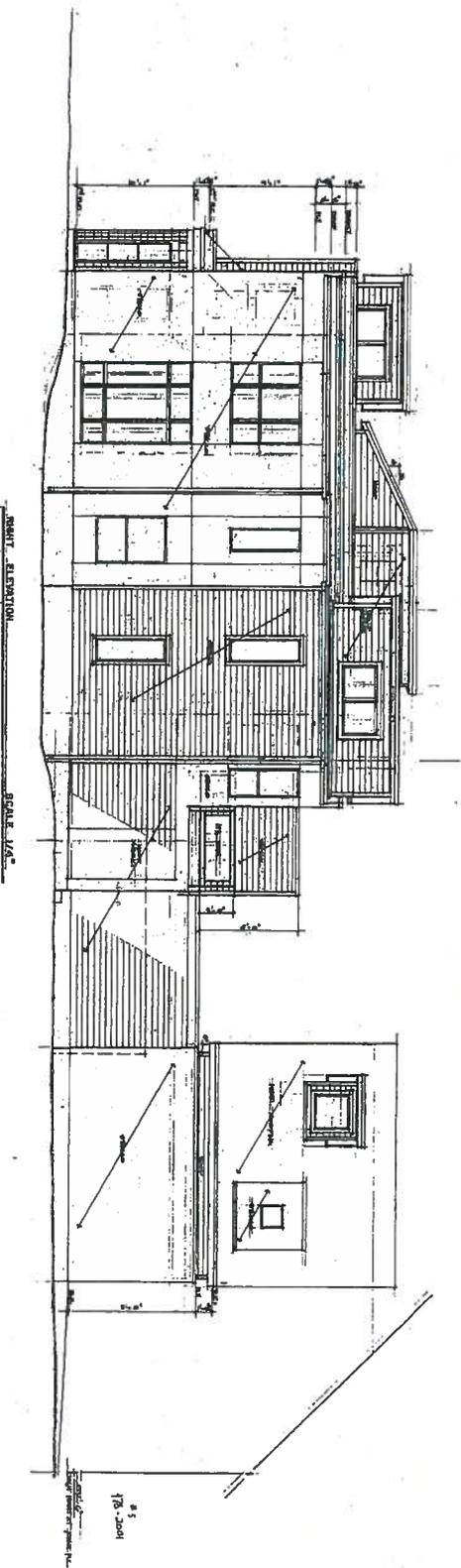
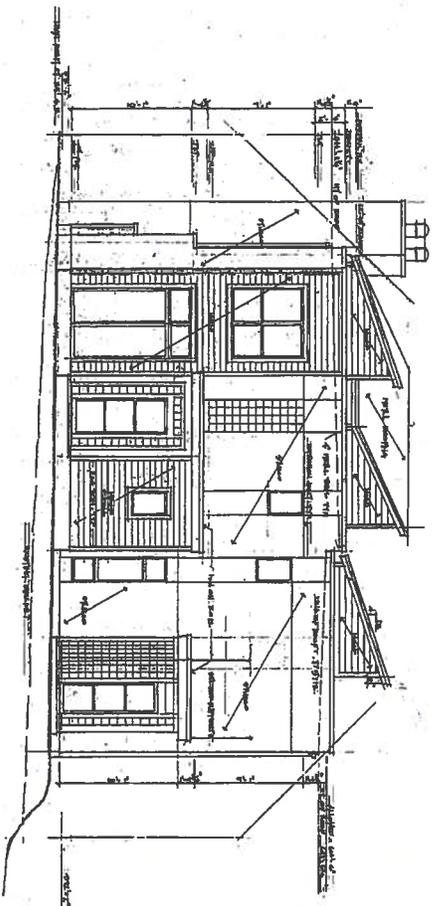




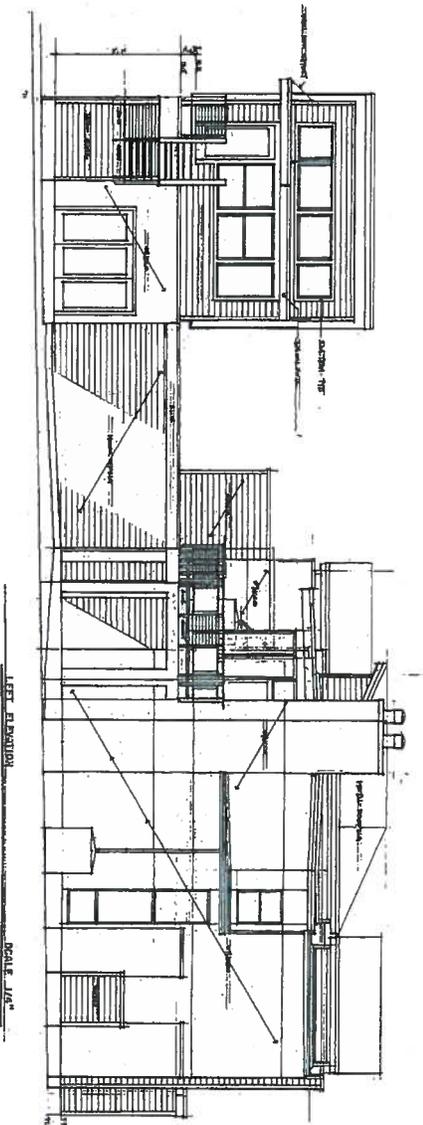
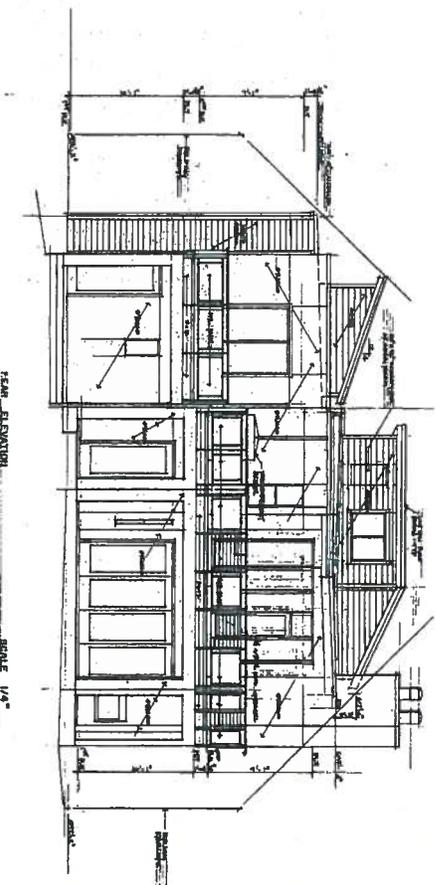
# Proposed First Floor Plan



# Proposed Wooldridge and 29th Street Elevations

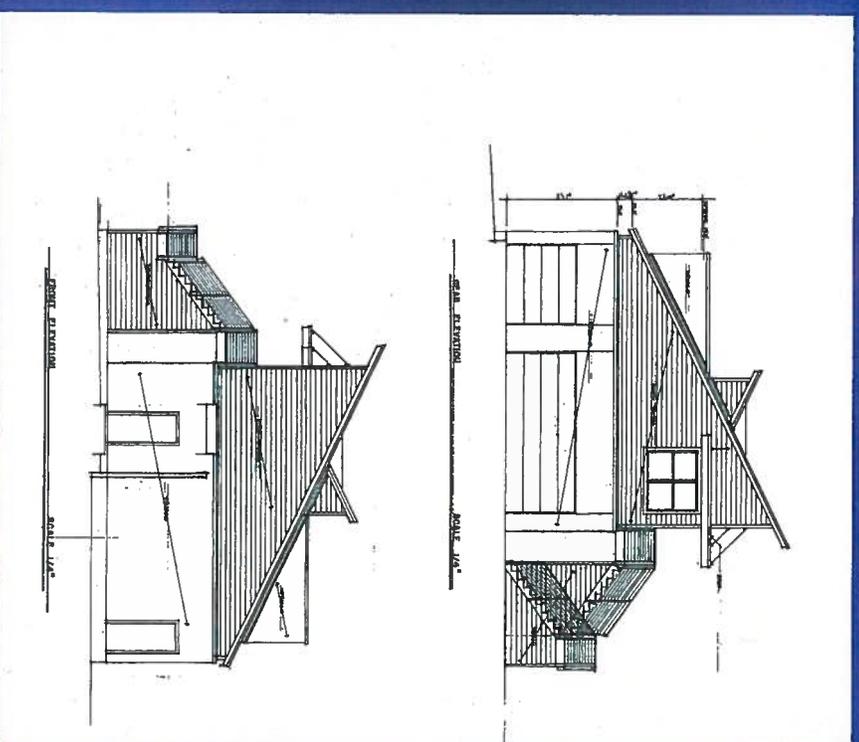


# Proposed Oakhurst and South Elevations



# Proposed Garage Elevations

- # McMansion Issues:
- # Front Setback: Met
- # Side Setback: Met
- # Envelope: Met
- # Articulation: Met
- # Overall Height: Met



# No negative impact on adjacent homes

# Lower than surrounding homes

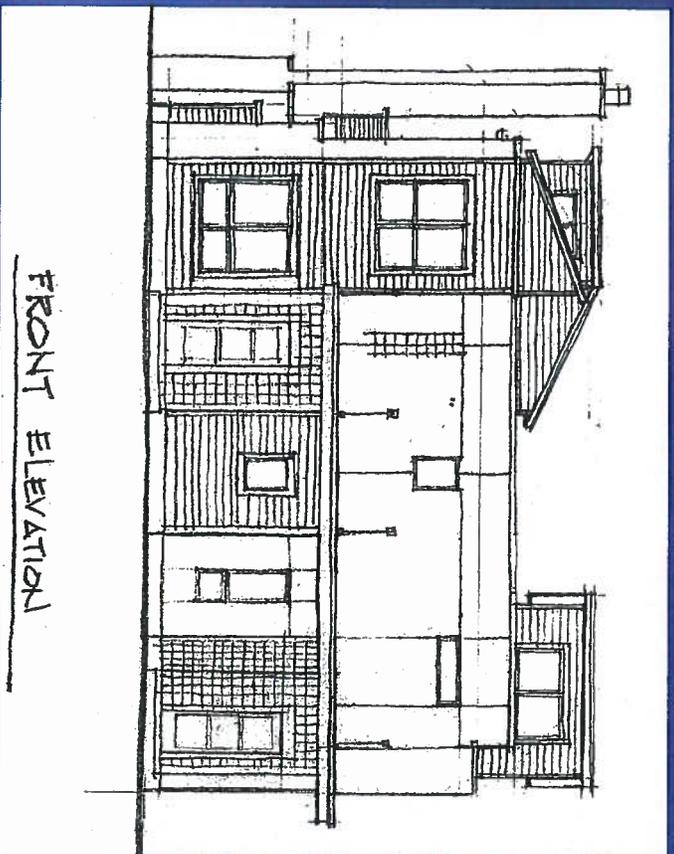


# Consistent with Previous Construction

# Previous



Proposed



## Consistent with FAR increases to date

- # 48.9% 1403 Wathen (368sf)
- # 47.6% 1512 Hardouin Ave (695.8sf)
- # 43.49% 1301 W 29<sup>th</sup> St
- # 43.49 1303 W 29<sup>th</sup> St
- # 42% 3002 Kerbey

# Consistent with Adjacent Structures

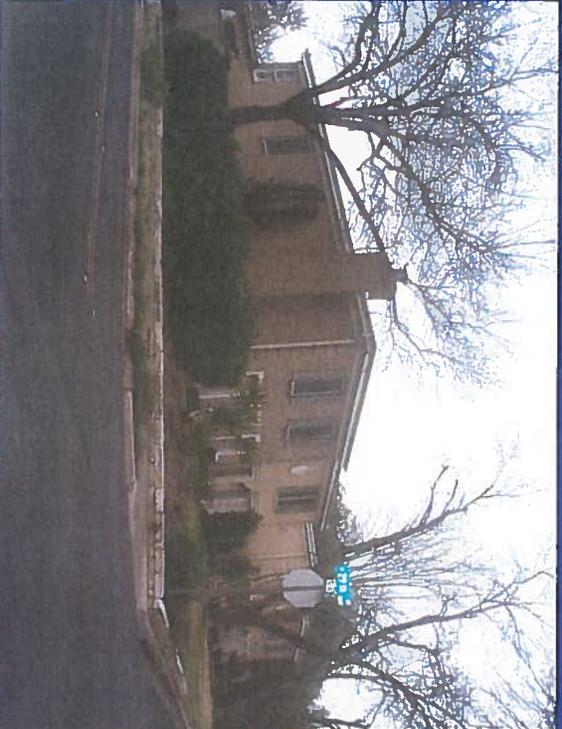
- # Recent Construction in Neighborhood
- # Granted .4349 FAR – 47% FAR



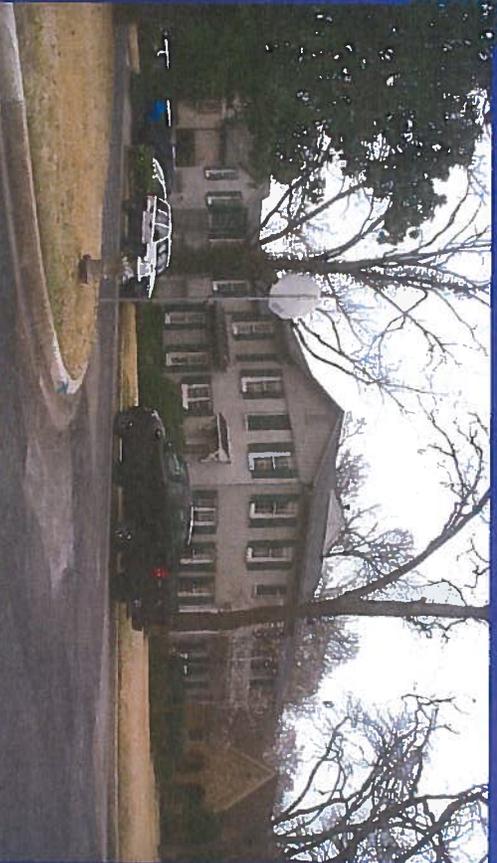
# Consistent with Adjacent Structures



# Consistent with Adjacent Structures



# Consistent with Adjacent Structures



# Consistent with Adjacent Structures



# Consistent with Adjacent Modernist Construction

# Historic 1939 Moderne Bohm House



# Consistent with Adjacent Modernist Construction

# 1941 International Style  
House



# 1942 International Style  
House



# Consistent with Adjacent Modernist Construction

# Modernist House

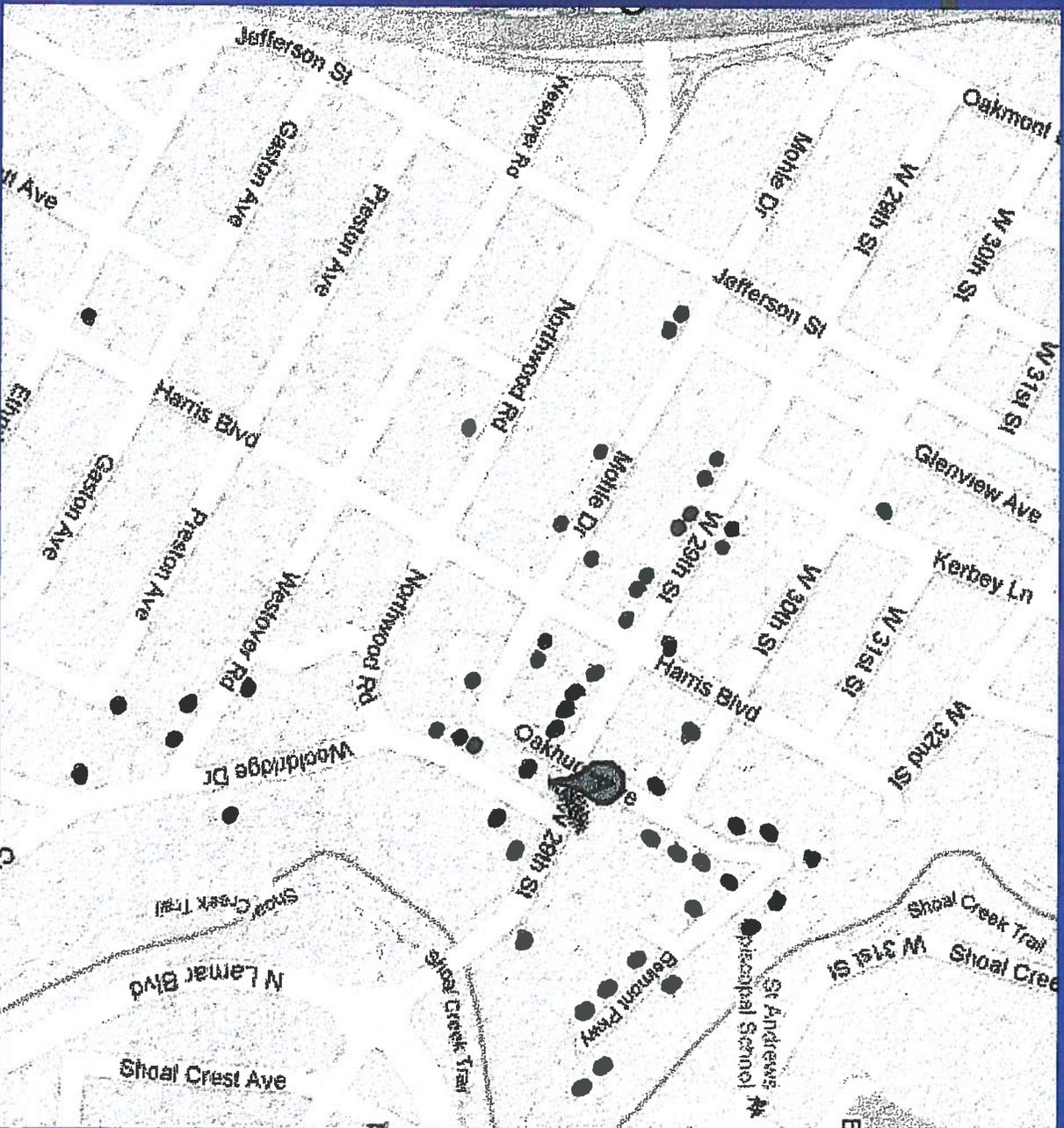


# Modernist House



# Neighbor Response

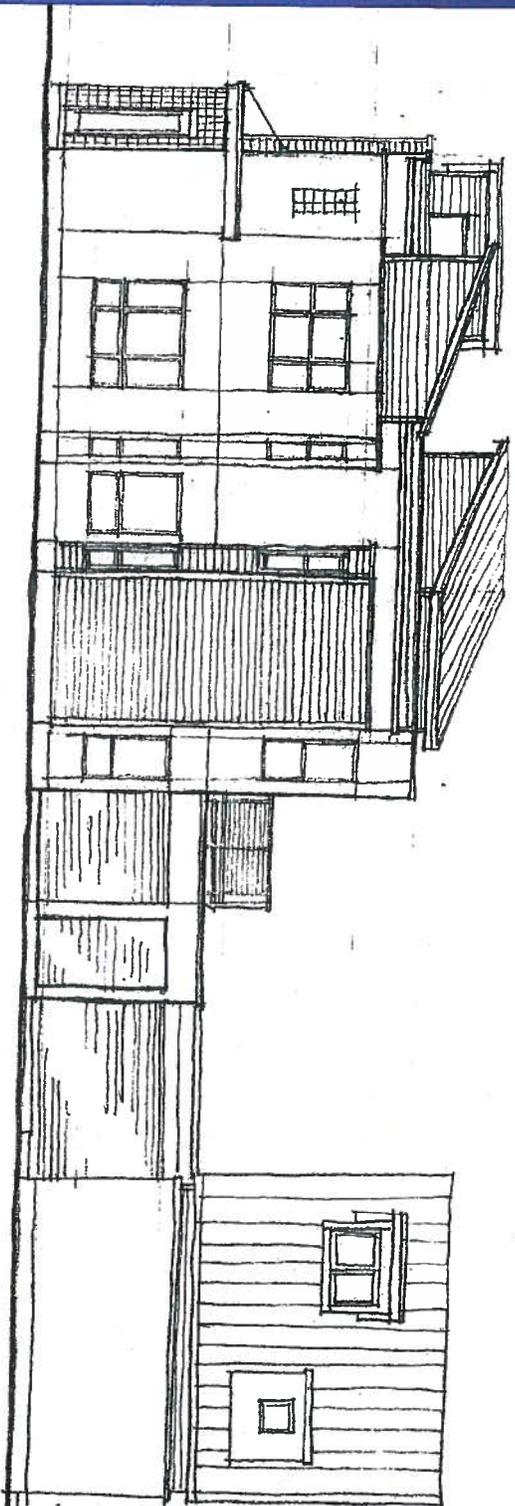
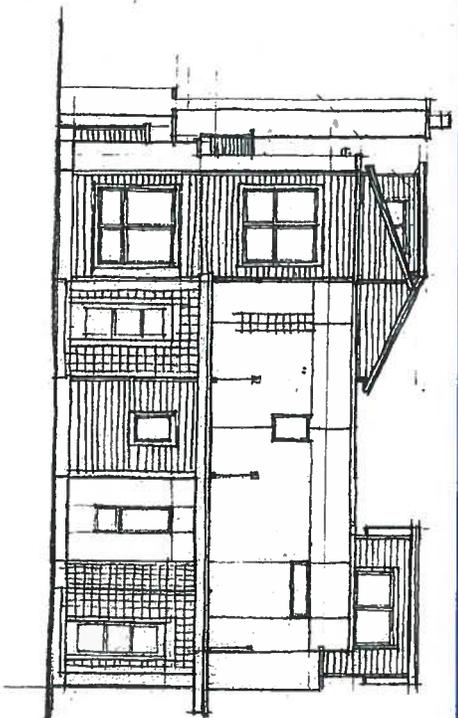
Neighbors  
who signed a  
letter of no  
objection



## **Meets Board Requirements for Increase**

- No Impact on Neighbors
- No Topography Impact
- Consistent with Neighboring Scale and Mass

# Proposed Smaller Front and North Elevations



## McDonald, John

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**From:** Betty Trent [betty-archplus@swbell.net]  
**Sent:** Tuesday, April 12, 2011 6:58 PM  
**To:** Benavidez, Sylvia; McDonald, John  
**Subject:** Appeal of RDCC decision 4/6/2100 on Case D-s 11-002992R

Dear Sylvia,

We are formally requesting appeal of the decision by the RDCC for our case. at 2822 Wooldridge Drive  
We find that the decision was arbitrary, capricious and did not fully adhere to the ordinance criteria for rejection.

Several points:

We find that other cases in the same or adjacent neighborhoods were granted FAR increases ( some larger than our request) without the same supporting criteria.

We find that FAR increases have been granted with similar opposition from neighborhood associations that was referred to as "generic".

We find that no consideration was given for the extent of our 79 letters of no objection from neighbors.

We find that no consideration was made for the fact that our increase had no impact on adjacent property.

We find that contrary to the board's criteria, style and material not massing or scale, was a primary consideration in the boards deliberation.

We find that contrary to the board's criteria, the massing of adjacent property consistent with our project was not considered.

We find that contrary to the board's criteria that no consideration was given to topography of our site.

We find that drawings required from us for the board's review were not consistently requested by other applicants.

We find that staff indicated incorrectly to the board that our application was not consistent with our FAR request and that confusion about the application was prejudicial to our case.

We find that despite this project replacing an existing modern style duplex that prejudice against duplexes was a factor in the board's decision.

We request that we be scheduled on the next available council agenda for appeal to the council.

Betty Trent, AIA  
ARCHITECTURE PLUS  
1907 N. Lamar Blvd # 260  
Austin Texas 78705  
V (512)478-0970  
F (512) 478-0920  
[betty-archplus@swbell.net](mailto:betty-archplus@swbell.net)







**Residential Design and Compatibility Commission**  
**March 2, 2011, 6:00 PM**  
**City Hall, Board and Commission Room**  
**301 West 2<sup>nd</sup> Street**  
**Austin, Texas**

<input type="checkbox"/> William Burkhardt (Chair)	<input type="checkbox"/> Keith Jackson
<input type="checkbox"/> Karen McGraw (Vice-Chair)	<input type="checkbox"/> Chuck Mains
<input type="checkbox"/> Jean Stevens	<input type="checkbox"/> Lucy Katz
<input type="checkbox"/> Beth Engelland	

**AGENDA**

**CALL TO ORDER**

**A. CITIZEN COMMUNICATION: GENERAL**

The first 4 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES (January 5, 2011)**

**C. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD POSTPONEMENT**

**C-1 10-104084RA Leslie Hoard**  
**4212 Ramsey Avenue**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (2700 sq ft) to 46.1% (3110 sq ft) to allow a two story 410 square foot addition to an existing two story single family residence in a SF3 zoning district.

*Denied*

**D. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD PUBLIC HEARING**

**D-1 10-098821R Marie Case**  
**1606 East Side Drive**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable

*Denied*

40%(3554 sq ft) to 45% (4036.95 sq ft) to allow the construction of a new 3 story single family residence and maintain an existing 1 story accessory structure in a SF3-N/P zoning district.

**D-2 10-110001RM Blake Rue  
3002 Kerbey Lane**

*Granted*

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40%(2623 sq ft) to 42% (2795 sq ft) to convert a portion of the existing attached garage to create a bedroom/bath for an existing single family residence in a SF3-N/P zoning district.

**D-3 11-002992R Jeff Barger and Betty Trent  
2822 Wooldridge Drive**

*Postponed  
see 4/6/11  
attached*

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3132 sq ft) to 45% (3600 sq ft) to construct a new 2 story duplex in a SF3-N/P zoning district.

**D-4 11-01001279RA Mike Collins for Walter Servicing Corporation  
2102 East 13<sup>th</sup> Street**

The applicant is requesting a modification to allow a F.A.R increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from allowable 40% (3116 sq ft) to the maximum allowed per waiver request at 3895 sq ft in order to re permit an existing 2 sty duplex in a SF3 N/P zoning district.

**D-5 11-010926R Tom Hurt for Jon Ludwig and Erin Foster  
504 East Annie Street**

*Postponed*

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (2400 sq ft) to 46.1% (2770 sq ft) to allow new construction of a two story single family home in a SF3-N/P zoning district. .

**D-6 11-009353RA James Holland for Matthew Kreislie  
1512 Hardouin Avenue**

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable

*Granted*

40%(3659.2 sq ft) to 47.6% (4355 sq ft) to allow a first and second story addition of 695.8 square feet to an existing single family residence in a SF-3-N/P zoning district.

**D-7 11-010989R Nathan Stephens  
4200 Valley View**

The applicant is requesting a future modification to discuss and review lot boundaries and how they specifically work toward defining the tent requirement in the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.6 Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder single family duplex lots in a SF3 zoning district.

**D-8 11-009015PR Kevin M Flanive for Adam Boenig  
3730 Cima Serena Drive**

The applicant is requesting a future modification to allow an increase of up to 25% in the maximum floor to area ratio or maximum square footage of gross floor area; Maximum linear feet of gables or dormers protruding from the setback plane; or waive or modify the side wall articulation requirement from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A & B Subchapter F: Residential Design and Compatibility Standards to allow new construction of single family homes in an urban infill 26 lot subdivision that would be compatible in scale and bulk with structures in the vicinity of the development in a SF3 zoning district.

#### **E. DISCUSSION ITEM**

To discuss the reschedule date for the work session

#### **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Sylvia Benavidez at Planning and Development Review Department, at 512-974-2522, [sylvia.benavidez@ci.austin.tx.us](mailto:sylvia.benavidez@ci.austin.tx.us), for additional information; TTY users route through Relay Texas at 711.



**Residential Design and Compatibility Commission**  
**April 6, 2011, 6:00 PM**  
**City Hall, Board and Commission Room**  
**301 West 2<sup>nd</sup> Street**  
**Austin, Texas**

**William Burkhardt (Chair)**  
 **Karen McGraw (Vice-Chair)**  
 **Jean Stevens**  
 **Beth Engelland**

**Keith Jackson**  
 **Chuck Mains**  
 **Lucy Katz**

**AGENDA**

**CALL TO ORDER**

**A. CITIZEN COMMUNICATION: GENERAL**

The first 4 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES (January 5, 2011 and March 2, 2011)**

**C. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD POSTPONEMENT**

**C-1 11-010989R Nathan Stephens**  
**4200 Valley View**

The applicant is requesting a future modification to discuss and review lot boundaries and how they specifically work toward defining the tent requirement in the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.6 Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder single family duplex lots in a SF3 zoning district.

**WITHDRAWN BY APPLICANT**

**C-2 11-002992R Jeff Barger and Betty Trent**  
**2822 Wooldridge Drive**

*Denied.*

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3132 sq ft) to 45% (3600 sq ft) to construct a new 2 story duplex in a SF3-N/P zoning district.

**C-3 11-010926R**

**Tom Hurt for Jon Ludwig and Erin Foster  
504 East Annie Street**

*granted*

The applicant is requesting a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (2400 sq ft) to 46.1% (2770 sq ft) to allow new construction of a two story single family home in a SF3-N/P zoning district. .

**D. CONSIDERATION AND ACTION**

**D-1 Approval of Revised Residential Design Compatibility Commission Bylaws**

**D-2 Meeting Schedule for 2011**

**E. DISCUSSION ITEM**

**E-1 Revise Residential Design Compatibility Commission Checklist**

**ADJOURNMENT**

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**FOLDER DETAILS**

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire you will be required to submit a new application & pay new fees.

Permit/Case File Name	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2008-018075 BP	2008-018075 BP	New 2 story duplex (2 bdrm, 2.5 bath each unit), att 2 car garage, att 2 car carport on rear. Covd 1st floor side entry porch (both units). 2 Water Meters will be required	R- 103 Two Family Bldgs	New	1303 W 29TH ST	Final	Mar 14, 2008	Mar 14, 2008	Aug 6, 2009

Related Folders: [Yes](#)

**FOLDER INFO**

Information Description	Value
Smart Housing	No
Total New/Addition Bldg Square Footage	5546
Total Job Valuation	400000
TRCC registration required for Owner/GC?	Yes
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	Yes
Plumbing Inspection	Yes
Energy Inspection	Yes
Driveway Inspection	No
Sidewalks Inspection	No
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	Yes
Water Tap Inspection	Yes
Sewer Tap Inspection	Yes
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Current Zoning for Building	SF-3
Name of Neighborhood Plan	WINDSOR ROAD
Floor Area Ratio (FAR)	.434948492941625333842045020984357115605
Is this property in MUD ?	No
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	3
Number of Floors	2
Number of Units	2
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	No
Proposed Use	new 2 story duplex
Square Footage of Lot	10484
Total Building Coverage on lot Sq. Ft.	3154
Total Building Coverage Percent, of Lot	30
Total Impervious Coverage Square Footage	4684
Total Impervious Coverage Percent of Lot	44.7
Certificate of Occupancy to be Issued	Yes
Code Year	2000
Code Type	International Residential Code
Hazardous Pipeline Review Required	No
Public or Private	Private
Usage Category	103

**PROPERTY DETAILS**

Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
1303	W	29TH	STREET				AUSTIN	TX	78703	Lot: 2A Block: Subdivision: WOOLDRIDGE DRIVE ADDITION, AMENDED PLAT OF LOTS 1, 2, AND 3

Lot: 2A Block: Subdivision: WOOLDRIDGE DRIVE ADDITION, AMENDED PLAT OF LOTS 1, 2, AND 3

**PEOPLE DETAILS**

Desc.	Organization Name	Address	City	State	Postal	Phone1
General Contractor	Durrett Interests Llc	3500 JEFFERSON ST SUITE 305	AUSTIN	TX	78731	(512)472-3100

**FOLDER FEE**

Fee Description	Fee Amount	Balance
Building Permit Fee	\$452.00	\$0.00

**Motion:** Postponement of the modification to allow a F.A.R increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, ARTICLE 2: DEVELOPMENT STANDARDS.

Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the Allowable 40% (3835 square feet) to 49% (4662 square feet) in order to build a new 2(two) story duplex with attached garages. The additional modification request is 827 square feet.

**Ayes:** Burkhardt, McGraw, Stevens, Katz, Engelland, Jackson, Mains

**Nays:** none

**Abstain:** none

**Absent:** none

**Motion:** POSTPONED TO MARCH 3, 2010; 7-0

**C. Residential Design and Compatibility Standard Public Hearings**

1. **10-001337PR Part A, 10-001337PR Part B, 10-001337PR Part C**  
**Lindsay Hunter for Daphne Kuykendall**  
**1403 Wathen Avenue**

The applicant has requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (4108 square feet) to 48.9% (4476 square feet) for a rear 2<sup>nd</sup> floor addition. The additional modification request is 368 square feet.

**Motion by:** Commissioner Stevens

**Seconded by:** Commissioner Engelland

**Motion:** Approval of the modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (4108 square feet) to 48.9% (4476 square feet) for a rear 2<sup>nd</sup> floor addition. The additional modification request is 368 square feet.

**Ayes:** McGraw, Stevens, Katz, Engelland, Jackson, Mains

**Nays:** none

**Abstain:** Burkhardt

**Absent:** none

**Motion:** GRANTED 6-1

**D. DISCUSSION AND POSSIBLE ACTION**

1. The Commission will discuss the status of the Residential Remodel definition.

**5. LHD-2011-0002 – 4308 Avenue F (Hyde Park)**

**Proposal:** Construct a two-story addition  
**Applicant:** Erik Ulland, H+UO Architects  
**City Staff:** Steve Sadowsky, Historic Preservation Office, 974-6454  
**Committee Recommendation:** Approve as proposed after discussions.  
**Staff Recommendation:** Approve as proposed.

**COMMISSION ACTION:**

No speakers (passed on consent). The public hearing was closed (Kleon/Hansen). Vote: 4-0 (Arriaga and Rosato absent; Myers off-dais).

**MOTION:** (Kleon/Hansen)

Approve the Certificate of Appropriateness for the new plans with greater verticality to the windows in the addition.

**VOTE:** 4-0 (Arriaga and Rosato absent; Myers off-dais).

**6. C14-2010-0186 – Robertson Building, 416 Congress Avenue – INITIAL CONCEPTUAL PROPOSAL REVIEWED FAVORABLY BY THE COMMITTEE WITH THE RECOMMENDATION TO CONTINUE DEVELOPING PLANS FOR FULL REVIEW BY THE COMMITTEE AND COMMISSION AT A LATER DATE.**

**Proposal:** Construct a new hotel addition and modifications to the façade.  
**Applicant:** 3-BR-416 Congress, LLC  
**City Staff:** Steve Sadowsky, Historic Preservation Office, 974-6454  
**Staff Recommendation:** Pending

**C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**

**1. NRD-2010-0148**

**2822 Wooldridge Drive (Old West Austin)**

**Proposal:** Construct a new duplex on a vacant lot  
**Applicant:** Jeff Barger, architect  
**City Staff:** Steve Sadowsky, Historic Preservation Office, 974-6454  
**Staff Recommendation:** Release the building permit as proposed.

**COMMISSION ACTION:**

Betty Trent, applicant spoke in favor and gave the rebuttal. Joyce Basciano, Candace Volz, and Keith Tanaguchi spoke in opposition. The public hearing was closed (Leary/Kleon). Vote: 4-0 (Arriaga and Rosato absent; Hansen off-dais).

**COMMISSION RECOMMENDATIONS:**

1. The second set of plans, which show the plans if the variance requested for additional FAR is not granted, is the preferable set, as the roof composition, form, and pitch are more in keeping with the neighborhood character.
2. If the applicant is trying to evoke the International Style, then the roof projections shown on the applicant's first set of plans (which will require a variance for additional FAR) are out of character with that style.
3. Concerns about the roof, which appears to be very aggressive. Modernism is a more refined and simple style, not with diagonals as shown in the first set of plans (which will require a variance for additional FAR). The first set of plans show an industrial-looking roof; the applicants should try to mitigate that and still have solar collectors. The roof as

*Historic Landmark Commission Minutes.*

proposed is jarring. The west elevation of the proposed duplex is much more fitting because it is simple.

4. Simplify the exterior elements and soften the roofline.
5. If solar collectors are driving the design, then try putting the collectors on the roof of the garage rather than on the roof of the main building so that the roofline can be modified.
6. Try to simplify the roof and think about flat monitors rather than the proposed clerestory for additional light in the duplex.
7. The proposed design is out of character with the neighborhood, and a lot of the problem is the proposed roofline. Consider a hipped roof instead of the proposed design.
8. Relate the duplex to the rest of the neighborhood in terms of materials.
9. The McMansion ordinance is intended to require a level of compatibility with the neighborhood in terms of materials and form.
10. The roofline, materials, and windows make the proposed building look too busy.
11. Simplify the mix of materials – use more of one and less of the other, whether it is stucco or wood.

**2. NRD-2011-0009 – 1608 Wethersfield Road (Old West Austin)**

Proposal: Construct a rear addition.  
Applicant: Larry Anderson Construction, Inc.  
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454  
Staff Recommendation: Release the permit as proposed.

**COMMISSION ACTION:**

No speakers (passed on consent). The public hearing was closed (Kleon/Hansen). Vote: 4-0 (Arriaga and Rosato absent; Myers off-dais).

**MOTION: (Kleon/Hansen)**

**Release the building permit as proposed.**

**VOTE: 4-0 (Arriaga and Rosato absent; Myers off-dais).**

**IV. COMMITTEE REPORTS**

**A. SPECIAL CERTIFICATES OF APPROPRIATENESS REVIEW COMMITTEE**

Commissioner Myers reported that the Committee had reviewed the two cases from the Hyde Park Local Historic District on tonight's agenda.

**B. OPERATIONS COMMITTEE**

Commissioner Limbacher reported that the Committee continues to meet.

**C. GRANTS COMMITTEE**

Commissioner Hansen reported that the Committee will meet again in March, 2011.

**D. PRESERVATION PLAN COMMITTEE**

Commissioner Kleon reported that the Committee will be setting a date for their next meeting.

**V. NEW BUSINESS**

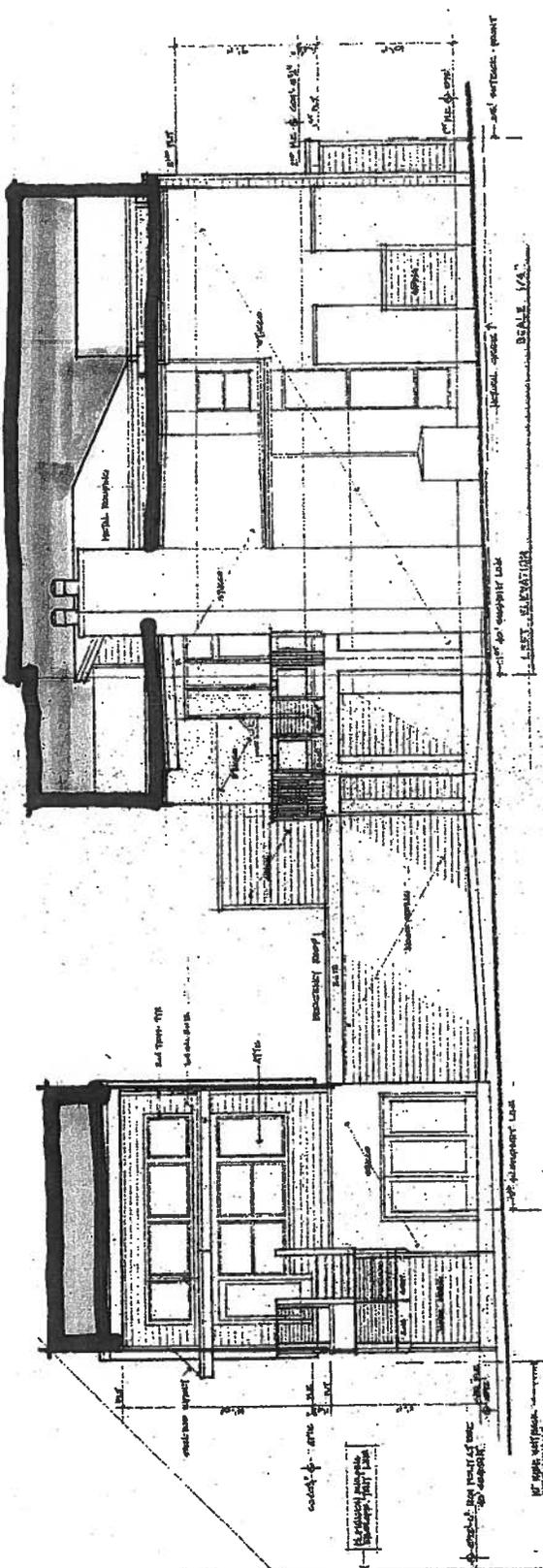
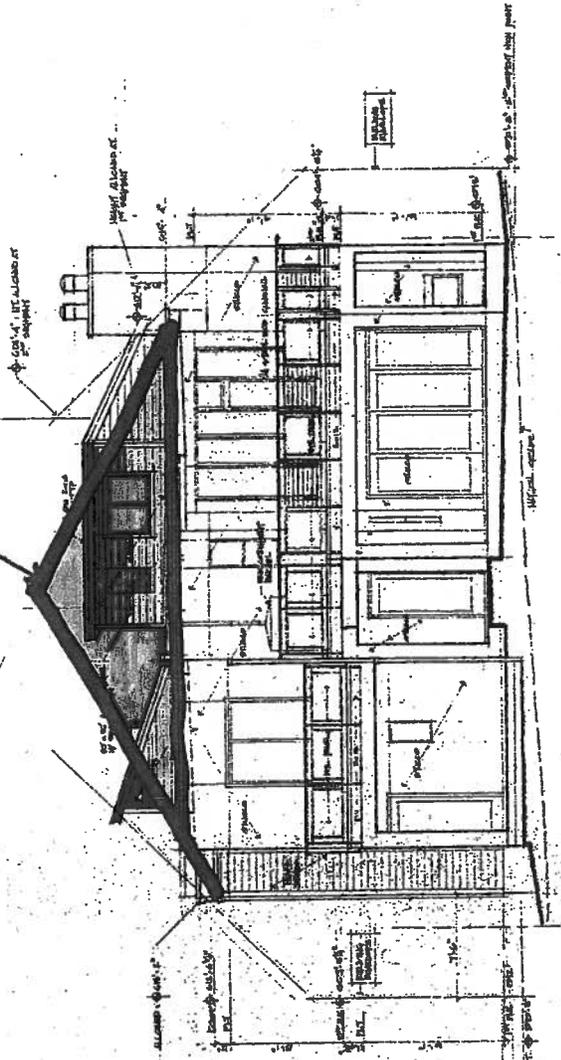
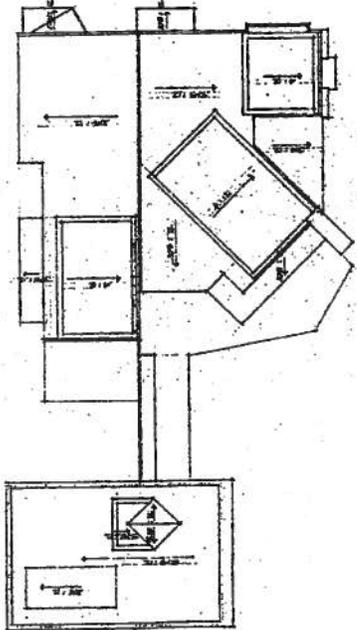
**A. ITEMS FROM COMMISSIONERS**

No report.

**B. ITEMS FROM STAFF**

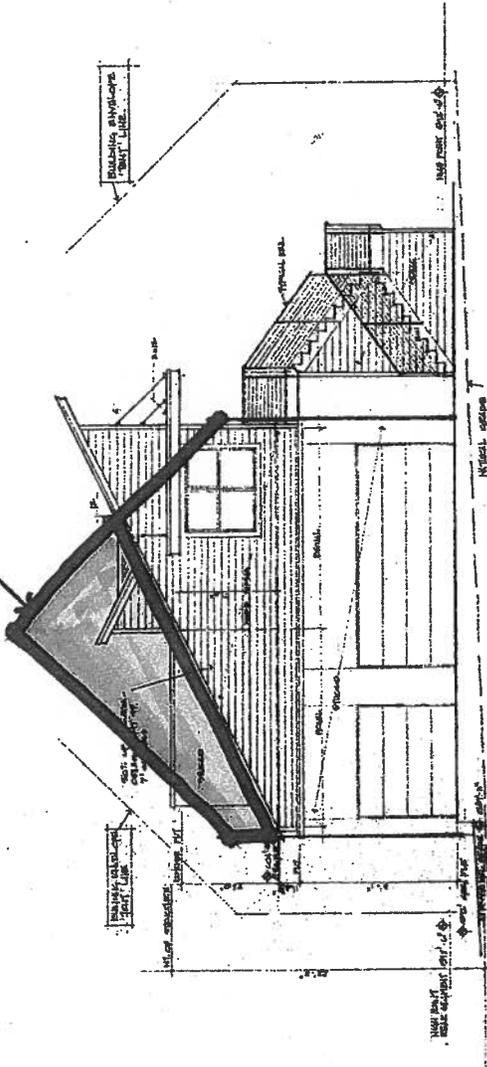
No report.

LINE OF ALLOWED BUILDING WITH GABLE ROOF

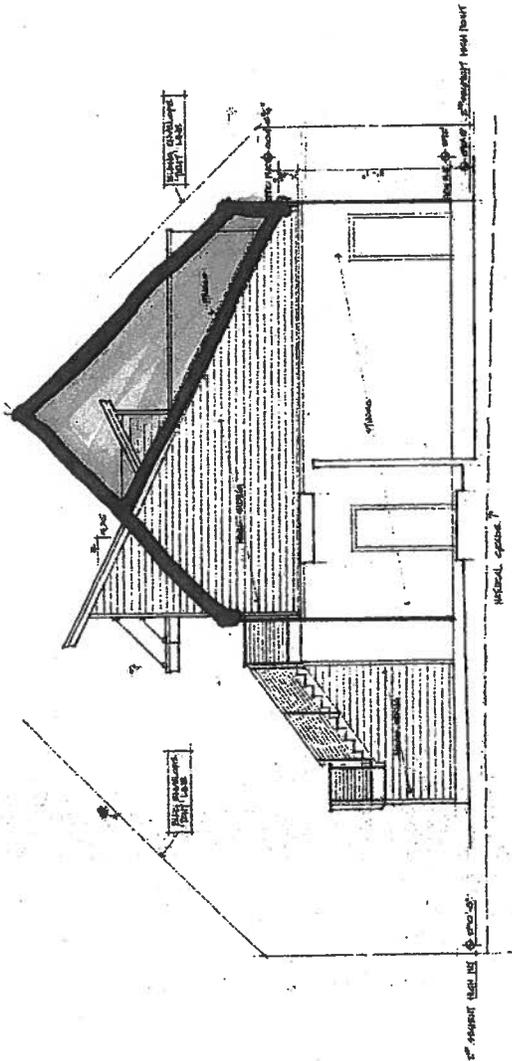


	BARGER - TRENT RESIDENCE 2822 WOOLDRIDGE DR. EL PASO, TEXAS	SHEET NO. 4
		DATE: 10-21-11

LINE OF ALLOWED  
BUILDING WITH GABLE  
ROOF.



REAR ELEVATION SCALE 1/8"



FRONT ELEVATION SCALE 1/8"

	222 WOODBRIDGE DR. BARGER - TRENT RESIDENCE	DATE: 11/15/24	SHEET NO: 5
		DRAWN BY: JLS	CHECKED BY: RST







Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Daniel Kaderka  
2820 Wooldridge Dr.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-002992R  
ADDRESS 2822 Wooldridge Drive  
Contact: Sylvia Benavidez, 974-2522  
Public Hearing: February 2, 2011  
Residential Design and Compatibility Commission

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

Marshall Durrett

Your Name (please print)

1305 West 29<sup>th</sup> Street, Unit B

Your address(es) affected by this application

Marshall Durrett

Signature

01-27-2011

Date

Comments: Busy corner with no  
adverse effect on neighboring  
properties. Previous use was  
duplex & single family would  
not be marketable at this  
location. My hope is that the  
driveway(s) and parking will  
be accessed from the alley  
instead of Wooldridge or 29<sup>th</sup>.

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

City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

✓

As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Alan Holt - Alan Holt

Address 1519 Mohle Dr.

✓

As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Janet Stein

Address 1611 Mohr Drive

✓

As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Michelle Goleg

Address 1109 Maple Drive

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed



David Shrum

2906 Oakhurst

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Lin Trahan

3001 OAKHURST

Good luck!

That corner could use some new life!

✓  
As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Christine Elizabeth Meyer

Address 3003 Oakhurst Ave. Austin tx 78703

✓

As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed James Scott

Address 3008 Oakhurst Ave



✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Lyle Koen

Jalene Koen

3012 OAKHURST AVE

AUSTIN TX 78703

Best of Luck.

✓  
As a neighbor of Betty Trent and Jeffrey Barger, I have been informed of their plans to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years.

I understand they are requesting an increase in FAR, from the allowable 40% (3100 sf) to 45% (3600 sf).

I have no objection to their request.

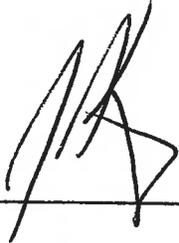
Signed Tommy O'Neil

1304 Belmont Parkway  
Austin, Texas 78703

✓

As a neighbor of Betty Trent and Jeffrey Barger, I have been informed of their plans to rebuild their duplex at 2822 Wooldridge Dr. This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf). I have no objection to their request.

Signed



J. Keith Walhaterley / Megan Walhaterley

1301 Belmont Pkwy.  
Austin, TX 78703



Brykerwoods

As a resident of the ~~Pemberton~~ neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Carolee Smith

Address 1303 BELLONT PKWY

✓  
As a resident of the <sup>Brykerwoods</sup> ~~Pemberton~~ neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Carol & Bill Barnett  
Address 1302 Belmont Pkwy., Austin, Tx 78703

✓

As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed



---

LANCE MORRIS  
1201 Belmont Pkwy  
Austin, TX 78703

✓  
As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Harriet Rutland

Address 1200 Belmont Parkway

✓  
As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Karena Drew & Barbara Ward

Address 1105 Belmont Pkwy. Austin, Tx 78703

As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Patricia Cavemelli

Address 1103 Belmont Place Austin 78703



As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed William A. Wolf

Address 1102 and 1104 Belmont Pkwy 78703



As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

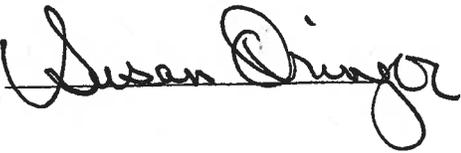
Signed Sarah Goodfriend

---

Dear Board of Adjustment,

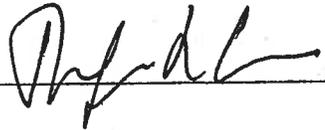
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink that reads "Susan Dinger". The signature is written in a cursive style with a large, looping initial "S".

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed  \_\_\_\_\_

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink, appearing to read "Ray Jones", written over a horizontal line.

Dear Board of Adjustment,

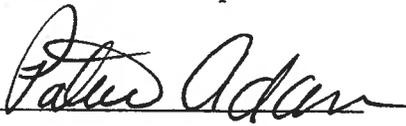
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed C. Albarr

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink, appearing to read "Peter Adam", written over a horizontal line.

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Andrea Jenkins-Suarez

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed   
Mark Hartel

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink, appearing to be 'A. R. Yi', written over a horizontal line.

832-466-2454

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Lupe Iley

Dear Board of Adjustment,

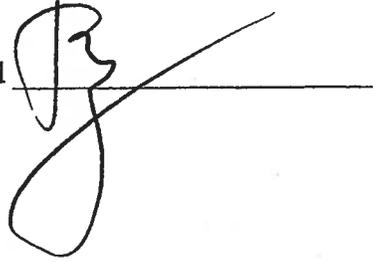
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed           A. R. Hill

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink, consisting of a large, stylized letter 'B' with a long horizontal stroke extending to the right, crossing over the vertical stem of the 'B'.

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Ernie Dodd

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Jim Carlwright

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed 

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed 

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Susan Cinger

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Jay Mergent

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

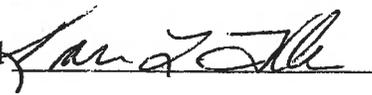
*Mark Bish*

1907 W. 30th

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

A handwritten signature in black ink, appearing to read "Sam Zelle", written over a horizontal line.

As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed

Suzanne Bryant  
1500 W. 24<sup>th</sup> St.

I have lived in Rosedale for over 30 years and, as an architect, I have taken great interest in my neighborhood as well as Pemberton and Brykerwoods, where my kids went to school.

I am familiar with the redevelopment proposed by Betty Trent and Jeffrey Barger to rebuild their duplex at 2822 Wooldridge Dr.

In my opinion, what they have proposed is in keeping with the neighborhood and a distinct improvement over what was there before.

I have no objection to their request for an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf) and would recommend this project be built as designed.

Signed



---

MAC RAGSDALE, AIA  
4308 Shoalwood Ave.

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Al Sheffield  
1305 Northwood Rd

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Wendy Albright  
2817 Wooldridge



As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed Ms. Fred W. Day  
Address 2707 WOOLDRIDGE DR.



As a neighbor of Betty Trent and Jeffrey Barger, I have been informed of their plans to rebuild their duplex at 2822 Wooldridge Dr. This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf). I have no objection to their request.

Signed

  
2612 Wooldridge

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Car J.

1410 Maple Drive

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Jack Collins  
Nancy Collins  
1408 Hobbe

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

  
\_\_\_\_\_

Andrew Koch

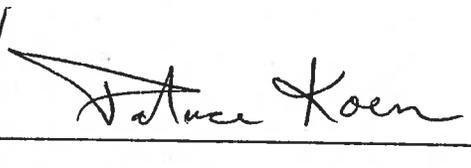
1504 Mohle Dr



As a resident of the <sup>Brykerwoods</sup> ~~Pemberton~~ neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

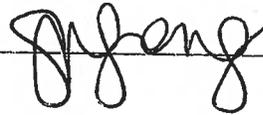
I have no objection to their request.

Signed  / 

Address 302 OAKhurst Ave  
AUSTIN TX 78703

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

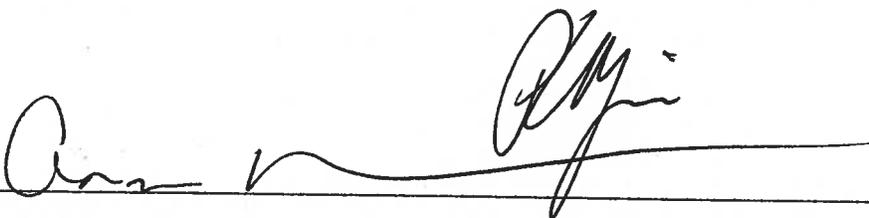
Signed \_\_\_\_\_ 

Sheldon Long  
1403 W 30<sup>th</sup>

As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% (3100 sf) to 45% (3600 sf).

I have no objection to their request.

Signed 

Address 1303B West 29th Street, Austin 78703

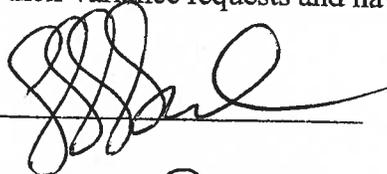
Ann & Phil

✓

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

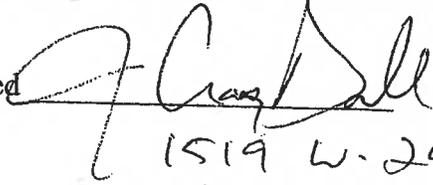
A handwritten signature in black ink, appearing to read 'Todd Sorrel', written over a horizontal line.

TODD SORREL  
1515 W. 29th  
AUSTIN, TX 78703

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed



1519 W. 29th

Austin TX 78703

512 472-6354

✓  
As a neighbor of Betty Trent and Jeffrey Barger, I have been informed of their plans to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed

*Bel Puliti*

1521 W. 29<sup>th</sup> St.



Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Carolyn Keelen  
1514 W. 29<sup>th</sup> Street

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Ben-Jakar

Adela Ben-Jakar

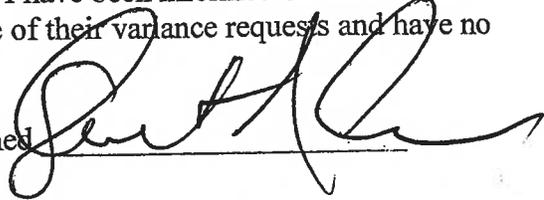
1512, 29th St

---

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

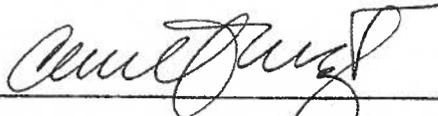
A handwritten signature in black ink, appearing to be "J. Barger", written over a horizontal line.

✓

As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed 

Address 1507 W. 29<sup>th</sup> St AUSTIN TX 78703

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed \_\_\_\_\_



Leif Johnson

No objections on my part

Leif Johnson  
1505 West 29th st.  
Austin, TX 78703



Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Agnes Ho  
1501 W. 29th

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed C. Lyle Atalis  
1500 W. 29th Street

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Simon Stayton

1411 West 29th  
Street

Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Willa Cabell  
1403 A W 29th St

Hi - Have been out of country for a month & just read your request & see it may be too late but in case you still need this I send it ahead - I had similar trouble getting an OK to put my bay window on the house -

Good luck Willa Cabell

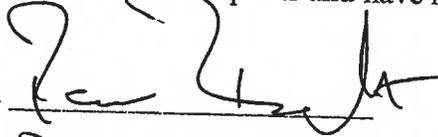
PS - I can resign if you need one without scribbles!

Also This is a great location!

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed



10/2/10

Paul Tervelt

1106 W. 29th

Austin TX 78703

✓  
As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% (3100 sf) to 45% (3600 sf).

✓ I have no objection to their request.

Signed           *Jelessa Boney*           Oakhurst,  
(neighbor @ 29th )  
Address           1401-B W. 29th           ~~78703~~ 78703

✓  
As a resident of the Brykerwoods neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% (3100 sf) to 45% (3600 sf).

I have no objection to their request. *I don't have a dog in this race as this project is several blocks away from my home. I think adjacent property owners and their voice should carry the most weight.*

Signed Blah R

Address 3002 Kerbey Lane

✓  
To Whom it May Concern:

I am a Pemberton resident. I understand Betty Trent and Jeffrey Barger will be adding an increase in FAR from 40% to 45% at 2822 Wooldridge Drive. I have no objection to this request.

*Amy Malish*

Amy Malish

2600 Harris Blvd.

Austin, Tx 78703

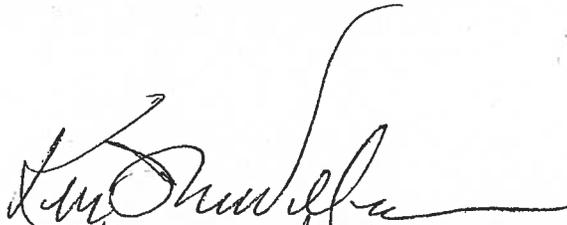
3/4/11

As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed



---

Ken McWilliams

Address

2514 Harvies Blvd.

---

✓  
As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% (3100 sf) to 45% (3600 sf).

I have no objection to their request.

Signed Reagan & Chip Rives  
1400 Preston Ave.



✓

As a resident of the Pemberton neighborhood, I have been informed of the plans that Betty Trent and Jeffrey Barger have to rebuild their duplex at 2822 Wooldridge Dr.

This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% ( 3100 sf) to 45% ( 3600 sf).

I have no objection to their request.

Signed

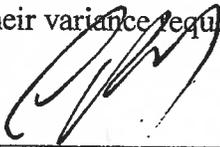
E. W. B. D. M. Ham

1307 Westover.



✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed 

CRAIG MADDIGRA  
2804 WOOLDRIDGE

Good luck!

P.

✓  
Dear Board of Adjustment,

As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

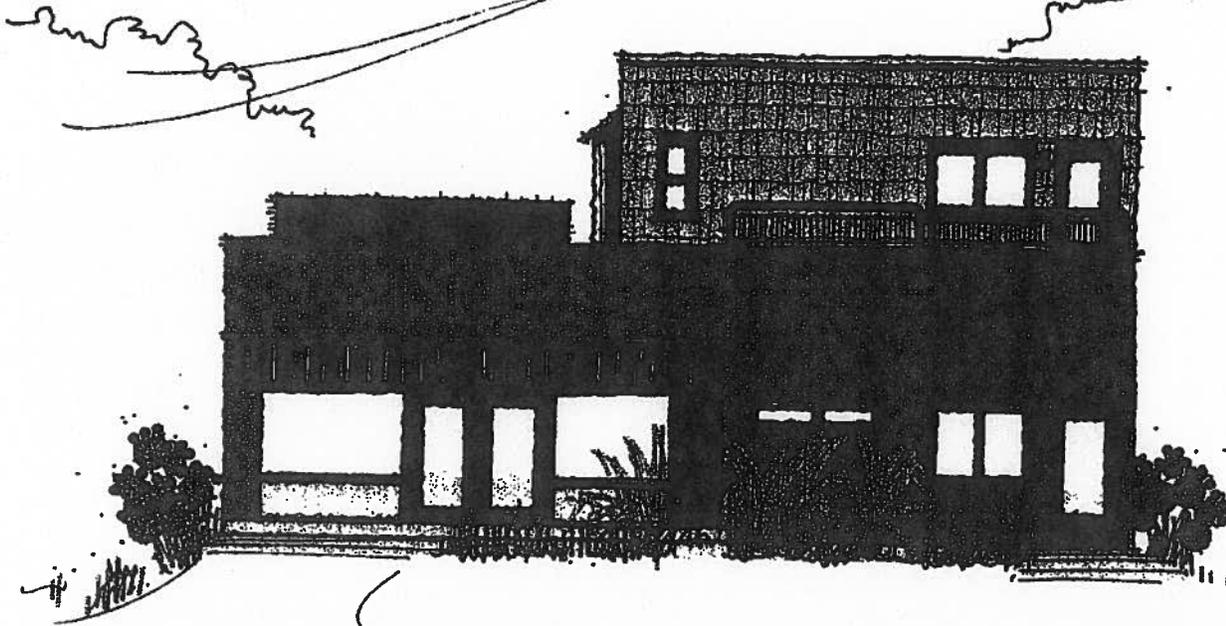
Signed

*Anne Gannaway*  
*2808 A Wooldridge Dr.*



lot \$235,000 -  
House \$495,000 -

The House Height  
+ 2300 sq ft is OK  
RW



2 of 3

### Specifications for New Construction:

- All green / sustainable construction with exclusive LEED certification for homes
- 2300 SF two-story home with partial city views from second floor
- Three bedrooms with three full bathrooms, gourmet kitchen with commercial appliance package and oversize master suite
- Extensive deck at first floor and private deck at second floor
- Structural insulated slab-on-void for zero impact to Heritage Tree
- 10'6" clear ceiling heights on first and second floor, with natural day-lighting through skylights
- Extended depth framing with green sprayed insulation for walls and ceilings
- Flat Green Roof with rainwater collection, and solar panels (solar designed for 100% of home electrical requirements)
- Smart Home integrated energy management and reporting system. Access and adjust via your iphone or remotely via the internet
- High efficiency heating and cooling systems. Bosch premium on-demand water heater
- Xeric low water landscaping with architectural fence for screening at street
- High efficiency, premium door and windows
- Recycled glass and resin premium counter-tops throughout
- Locally sourced materials and labor throughout

# 54 ANNIE



Chad Goldwasser

512-470-2277

[www.GoldwasserRealEstate.com](http://www.GoldwasserRealEstate.com)

All information is deemed reliable but not guaranteed.

From: 1705 Newning - Attachment

PEAK HIGH POINT 592'-6"

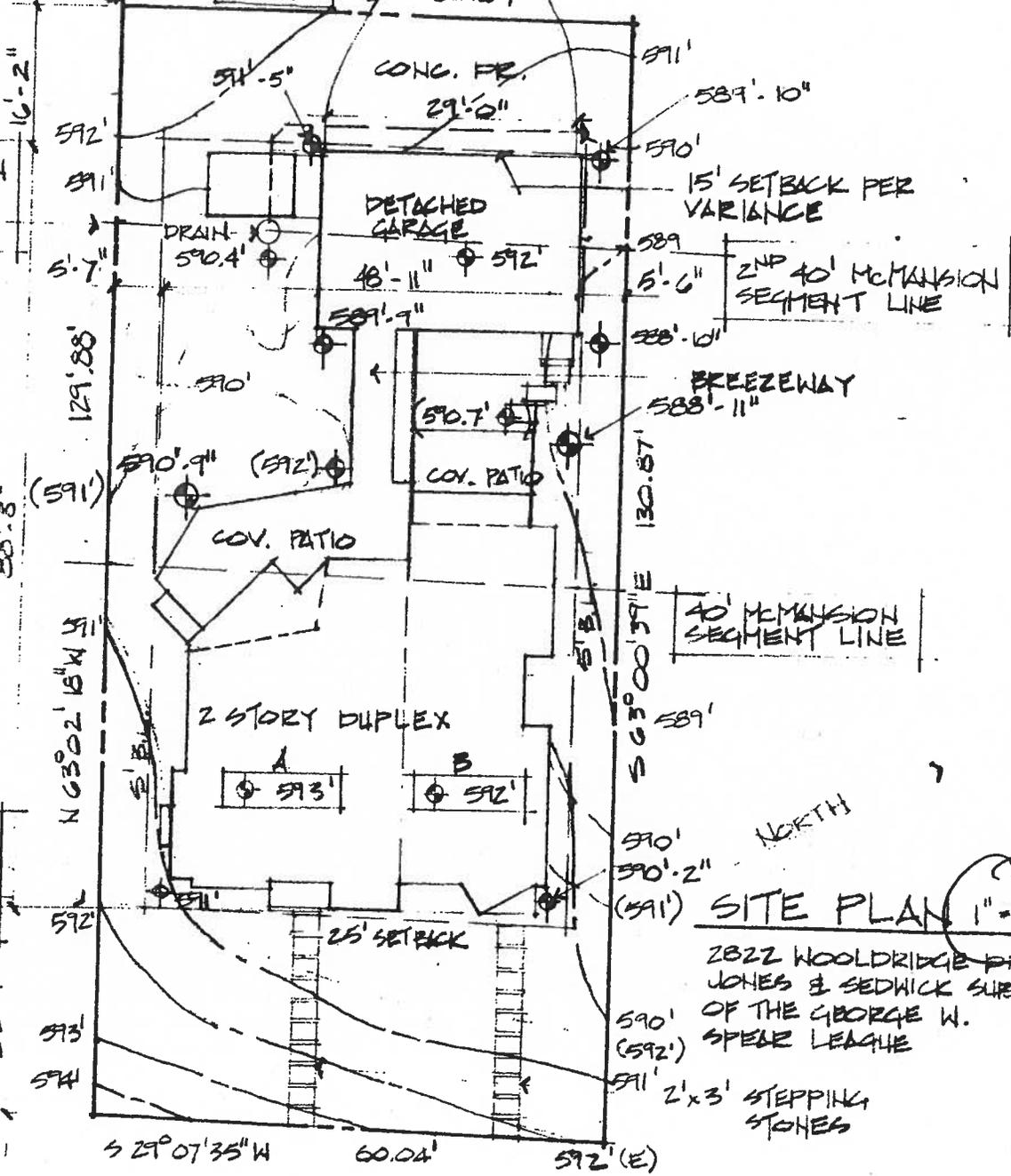
OAKHURST AVE

STORM DRAIN

EX. CONC. PAD

N 28° 0' 48" E 60.07'

2ND 40' McMANSION SEGMENT HIGH POINT 590'-3"



15' SETBACK PER VARIANCE

2ND 40' McMANSION SEGMENT LINE

BREEZEWAY

40' McMANSION SEGMENT LINE

HIGH POINT 40' McMANSION SEGMENT LINE 592'-2"

SITE PLAN 1"=20'

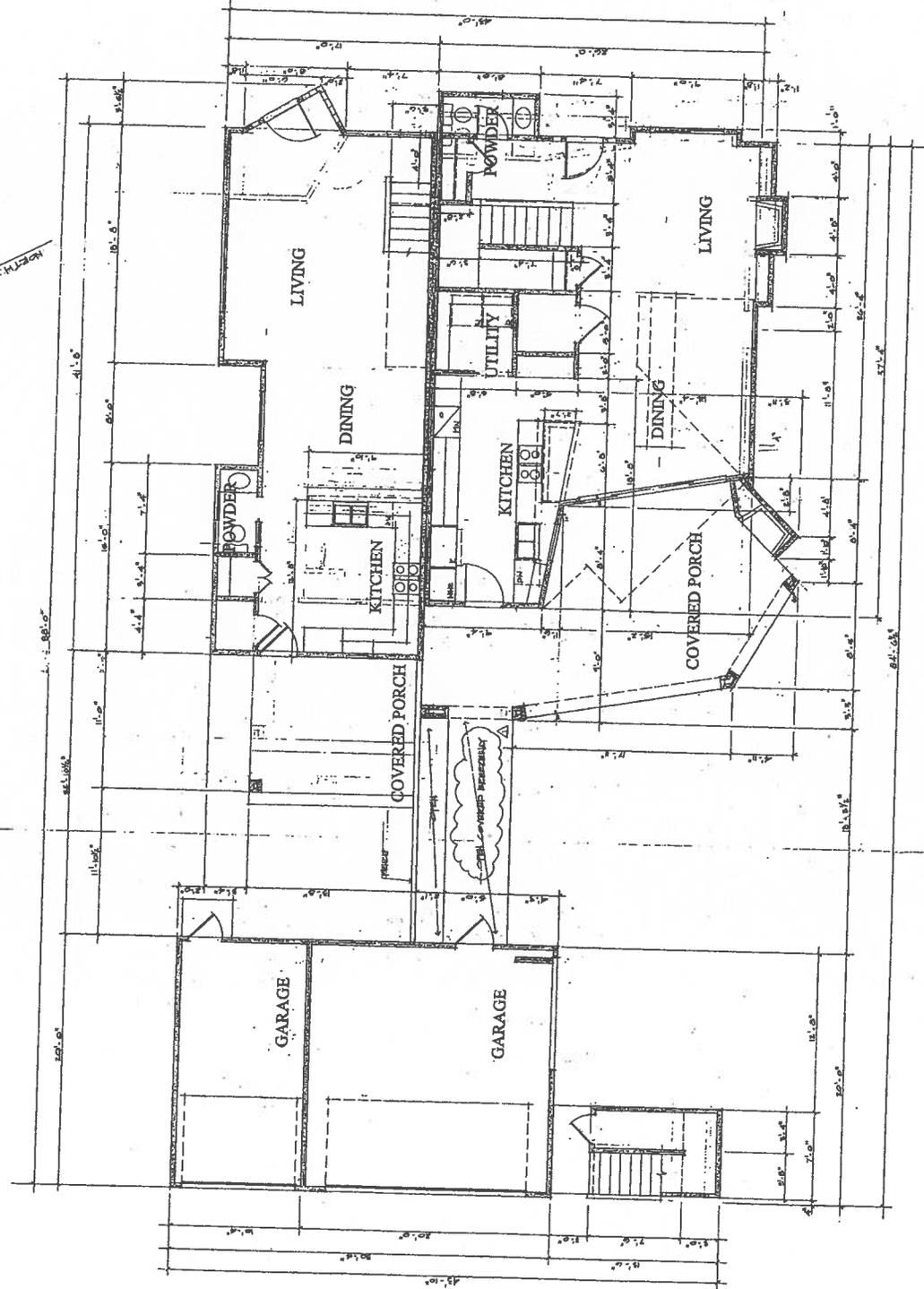
2822 WOOLDRIDGE DR  
JONES & SEDWICK SURV.  
OF THE GEORGE W.  
SPEAR LEAGUE

2'x3' STEPPING STONES

TBM IN CURB 594.33'

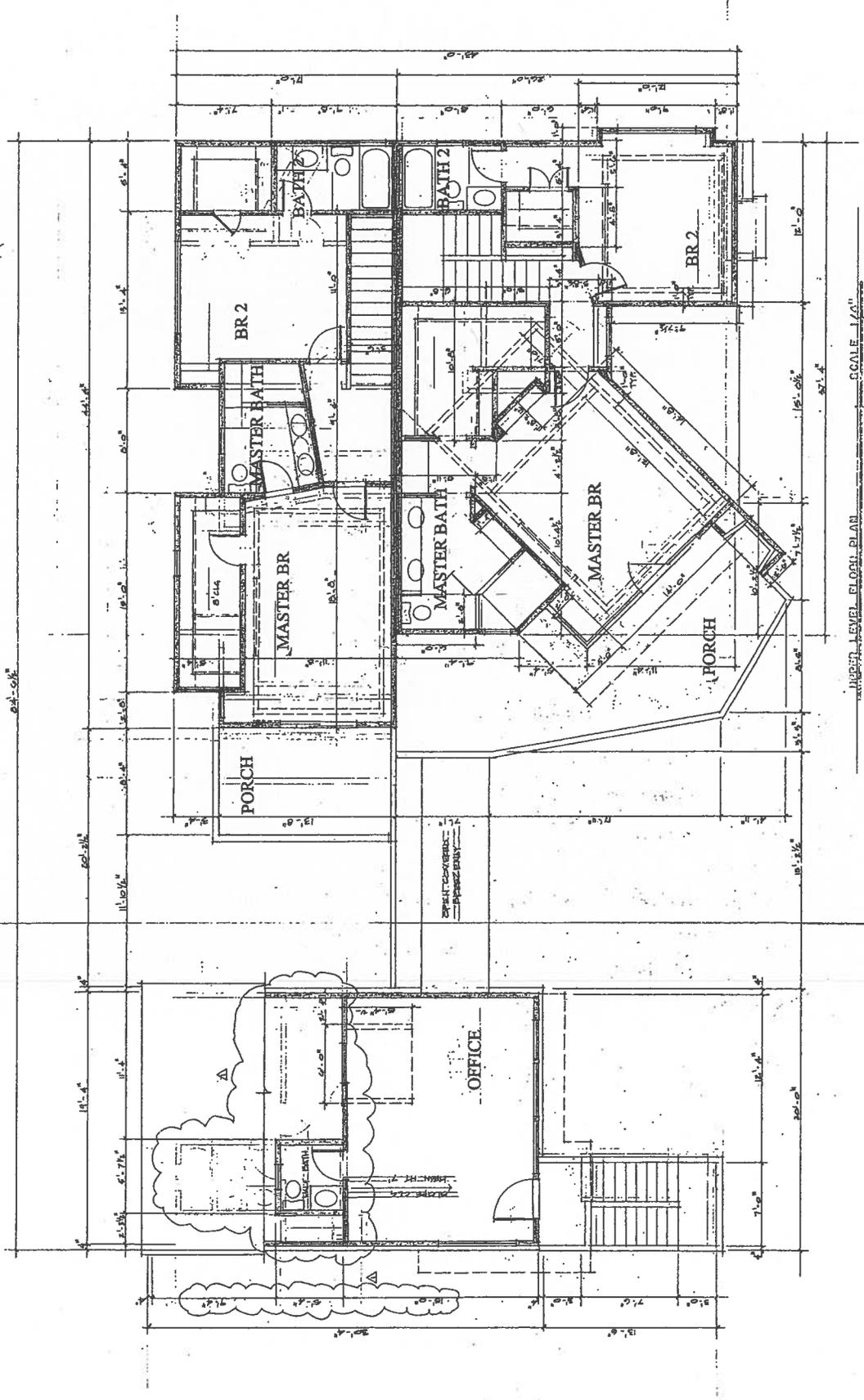
WOOLDRIDGE DR

	<b>FLOOR PLAN</b> <b>BARGER - TRENT RESIDENCE</b> <b>2822 WOOLDRIDGE DR</b>		SHEET NO. <b>1</b> DATE <b>3/11/11</b> DRAWN BY <b>JLS</b> CHECKED BY <b>EST</b>
	PROJECT NO. _____ CLIENT _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____		

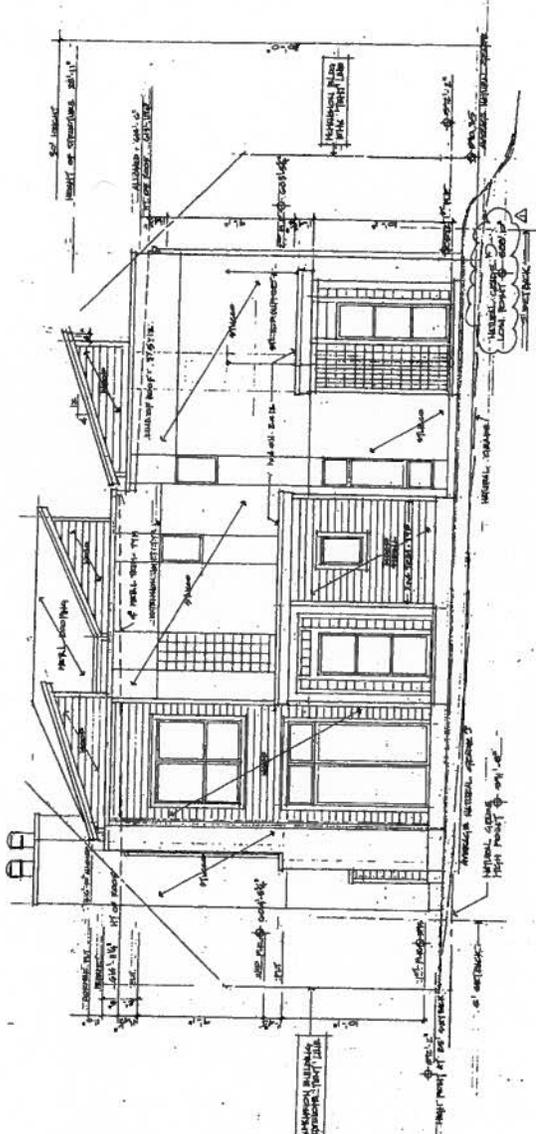


LOWER LEVEL FLOOR PLAN SCALE 1/8" = 1'-0"

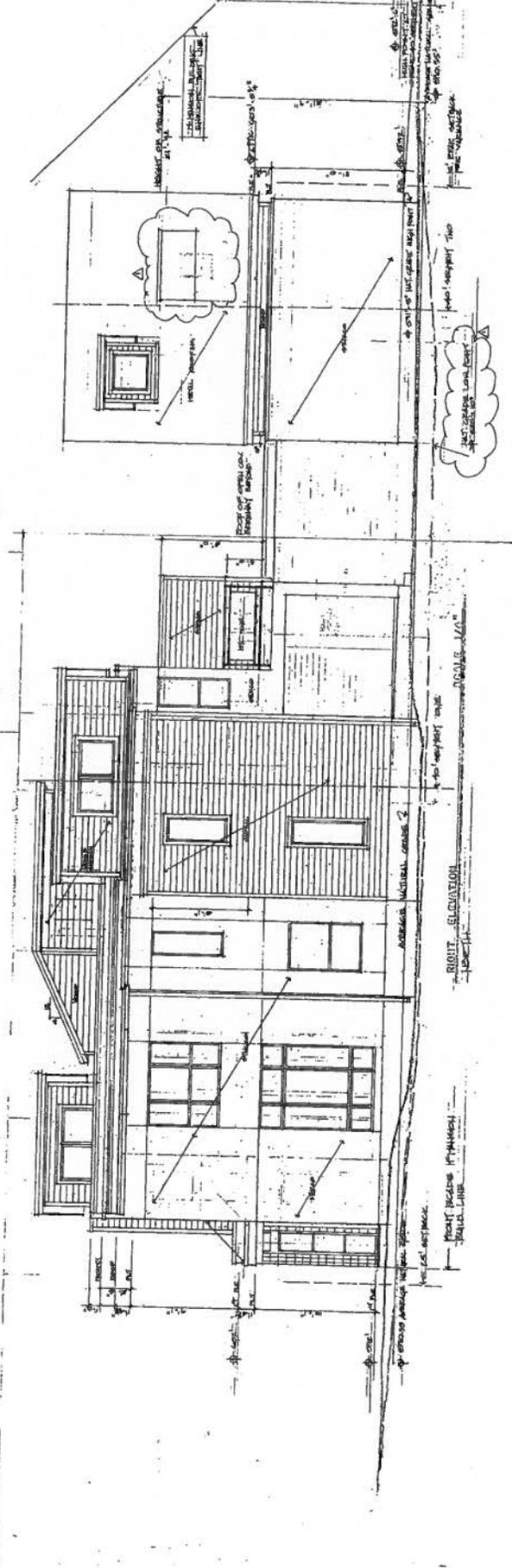
NORTH



FIRST LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"



FRONT ELEVATION SCALE 1/8" = 1'-0"



RIGHT ELEVATION SCALE 1/8" = 1'-0"

**FLOOR AREA RATIO INFORMATION**

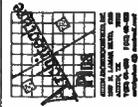
NET FLOOR AREA	1600.4	SQ. FT.
GROSS FLOOR AREA	1940.9	SQ. FT.
NET FLOOR AREA	600.6	SQ. FT.
GROSS FLOOR AREA	480.0	SQ. FT.
NET COVERED AREA	1550.0	SQ. FT.
GROSS COVERED AREA	1870.0	SQ. FT.
FLOOR AREA RATIO	10.0%	
GROSS FLOOR AREA RATIO	12.5%	

**BUILDING COVERAGE**

NET FLOOR COVERAGE	1600.4	SQ. FT.
GROSS FLOOR COVERAGE	1940.9	SQ. FT.
NET FLOOR COVERAGE	600.6	SQ. FT.
GROSS FLOOR COVERAGE	480.0	SQ. FT.
FLOOR COVERAGE RATIO	10.0%	
GROSS FLOOR COVERAGE RATIO	12.5%	

**INTERIORS COVERAGE**

NET FLOOR COVERAGE	1600.4	SQ. FT.
GROSS FLOOR COVERAGE	1940.9	SQ. FT.
NET FLOOR COVERAGE	600.6	SQ. FT.
GROSS FLOOR COVERAGE	480.0	SQ. FT.
FLOOR COVERAGE RATIO	10.0%	
GROSS FLOOR COVERAGE RATIO	12.5%	

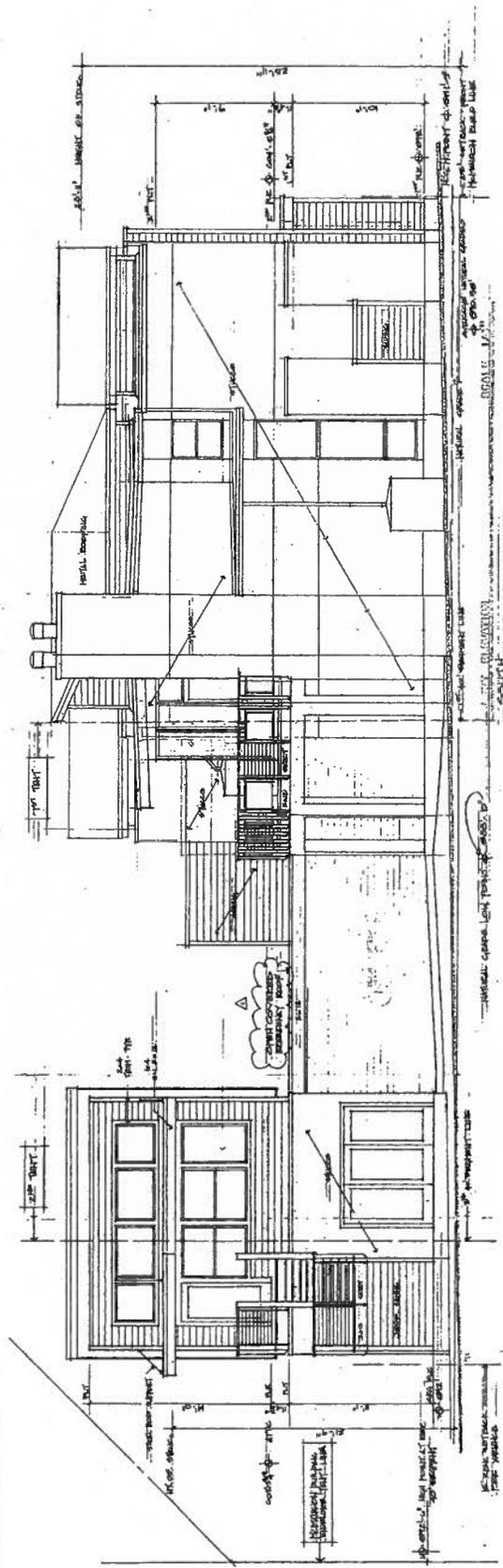
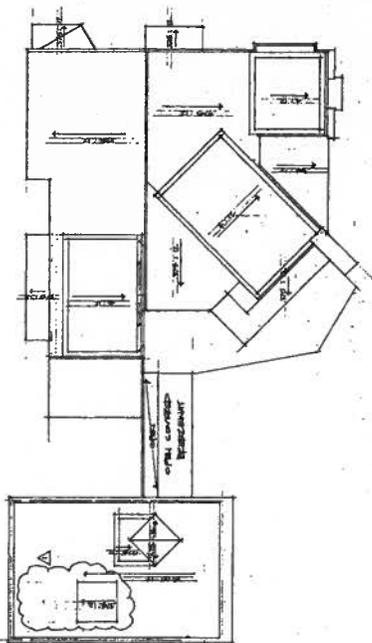
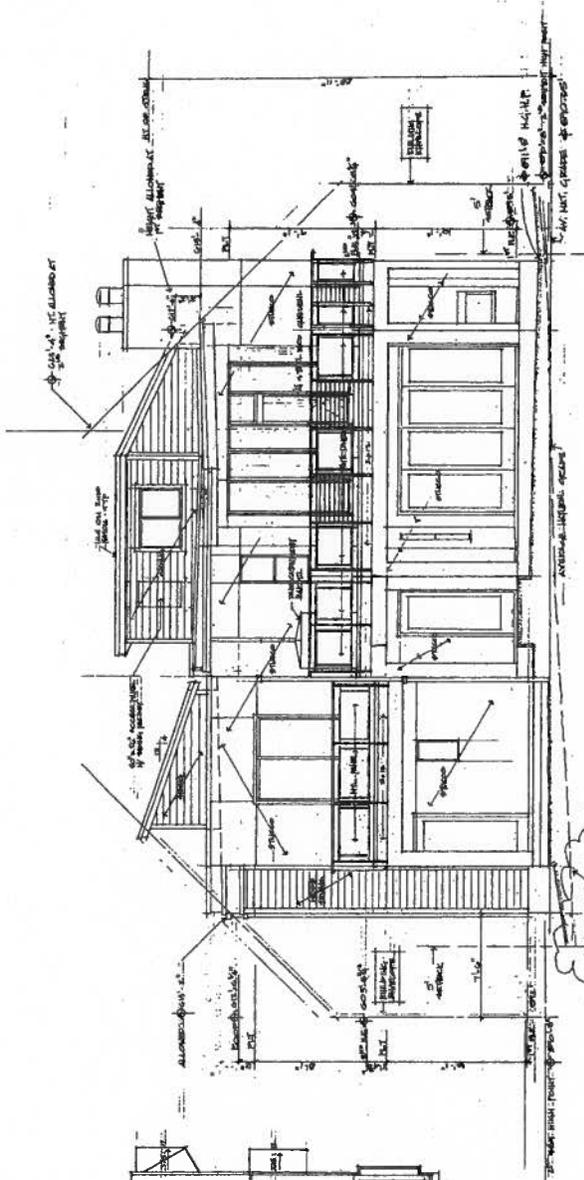


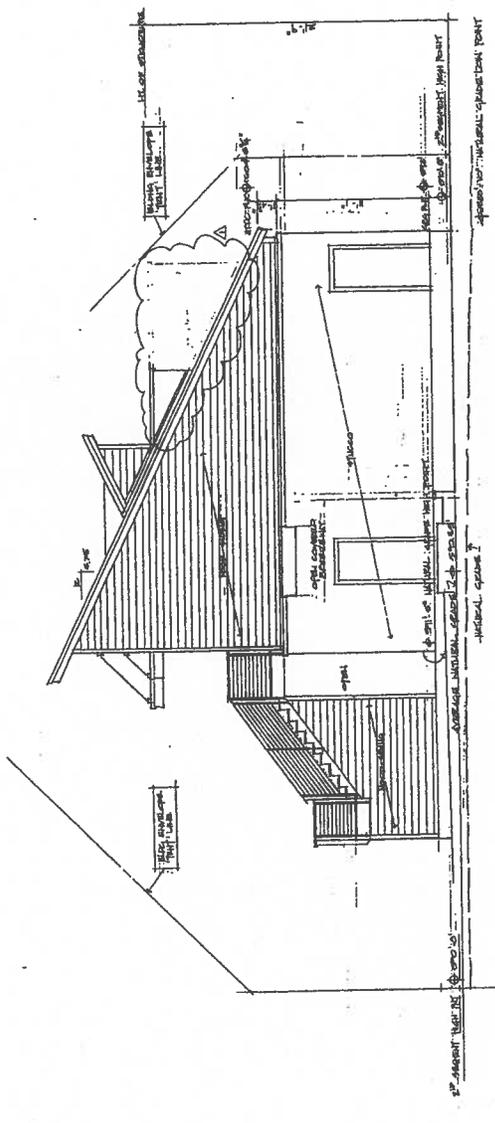
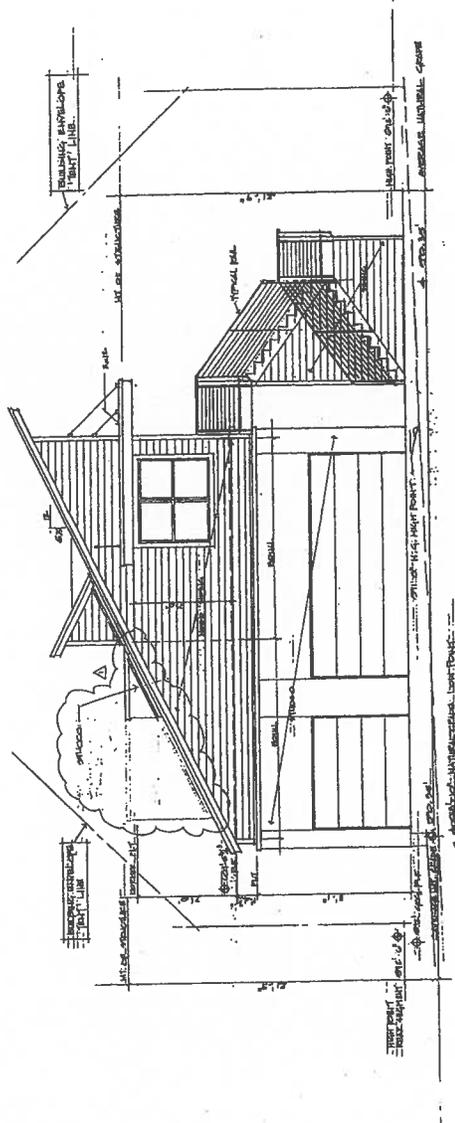
BARGER - TRENT RESIDENCE  
2822 WOOLDRIDGE DR.

ELEVATIONS

DATE	12/11
PROJECT NO.	12345
OWNER	BOY
SCALE	1/4" = 1'-0"
PROJECT	12345
DATE	12/11
PROJECT NO.	12345
OWNER	BOY
SCALE	1/4" = 1'-0"
PROJECT	12345
DATE	12/11
PROJECT NO.	12345
OWNER	BOY
SCALE	1/4" = 1'-0"
PROJECT	12345

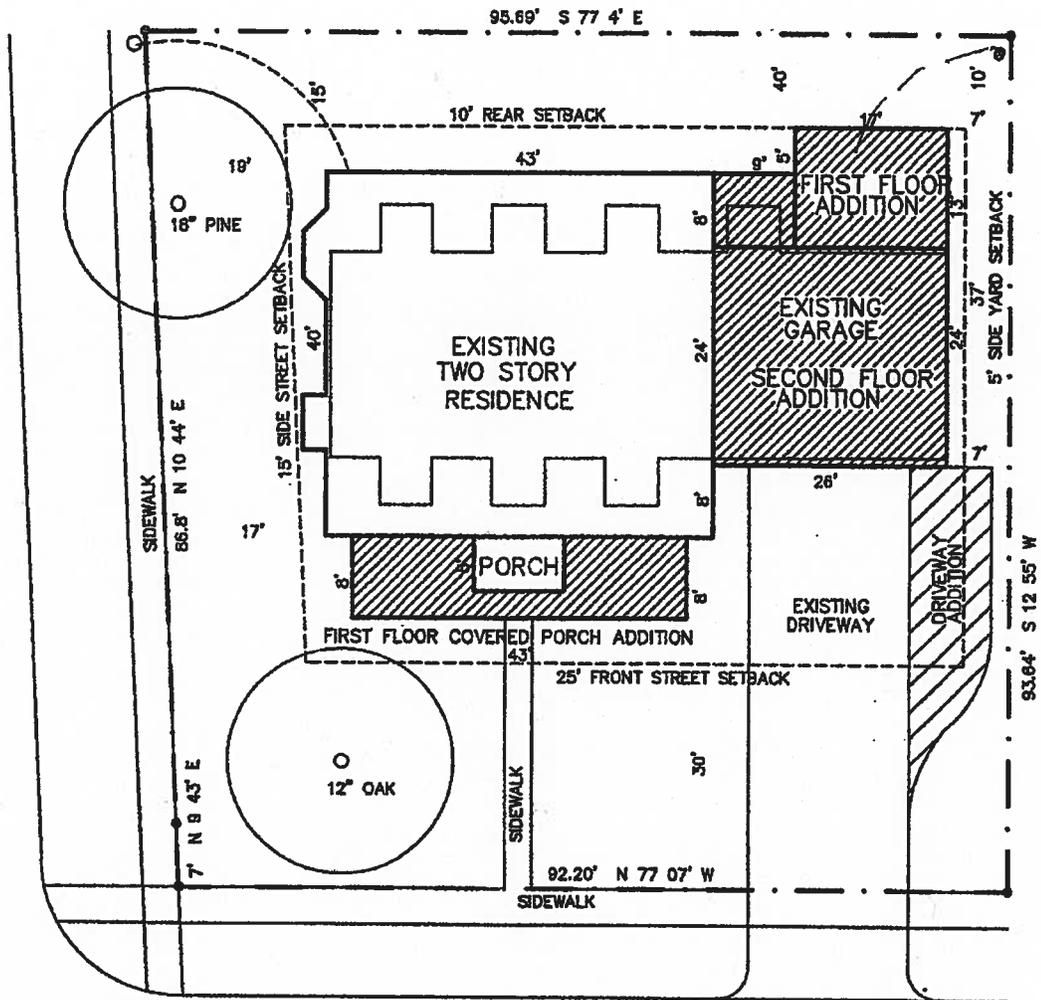
4





SCALE: 1/4" = 1'-0"  
 DRAWN BY: JLS  
 CHECKED BY: BJT

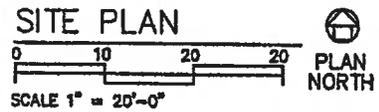
HARRIS BLVD.



All structures etc. must maintain 75' clearance from AE energized power lines. Enforced by AE & NESC codes.

HARDOUIN AVE.

**AE APPROVED**  
**OCT 22 2010**  
 RLS 295-20



S 93.7' LOT 1 AND W 20' LOT 2 BLK 4 PEMBERTON HEIGHTS SEC 1  
SITE ACRES 0.210 = 9,148 SF

*Justin Williams*  
 ARCHITECT  
 STATE OF TEXAS

**H**  
**HOLLAND ARCHITECTURAL**  
 1413 PRESTON AVE  
 AUSTIN, TEXAS 78703  
 512-478-6554

**KREISLE RESIDENCE**  
 REODEL AND ADDITION  
 1512 HARDOUIN  
 AUSTIN, TEXAS 78703

SHEET NO.  
**A1.0**  
 OCT. 20, 2010  
 ESPA

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

**TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.**

Service Address \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.**

	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq.ft.	1,796 sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	122 sq.ft.
c. TOTAL (add a and b above)	_____ sq.ft.	1,918 sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	852 sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	N/A sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	852 sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area See note <sup>1</sup> below</b>		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	N/A sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	N/A sq.ft.
<b>V. Garage</b>		
k. _____ attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	N/A sq.ft.
l. _____ detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.ft.
<b>VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)</b>		
	_____ sq.ft.	_____ sq.ft.
<b>VII. TOTAL</b>	_____ sq.ft.	2,770 sq.ft.

<b>TOTAL GROSS FLOOR AREA (add existing and new from VII above)</b>	2,770 sq. ft.
<b>GROSS AREA OF LOT</b>	6,000 sq. ft.
<b>FLOOR AREA RATIO (gross floor area / gross area of lot)</b>	.4616 sq.

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

Case D-5 11-010926R  
504 E. Annie  
Included in  
March 2 backup

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION**

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<b>VII. TOTAL</b>	_____ sq.ft.	<b>2,770 sq.ft.</b>

<b>TOTAL GROSS FLOOR AREA (add existing and new from VII above)</b>	2,770 sq. ft.
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Case D5 11-010926R  
504 E Annie  
Included in  
April 6 backup.



