

2822 Wooldridge Dr

City of Austin

**Residential Design and
Compatibility Commission**

Hearing

April 2011

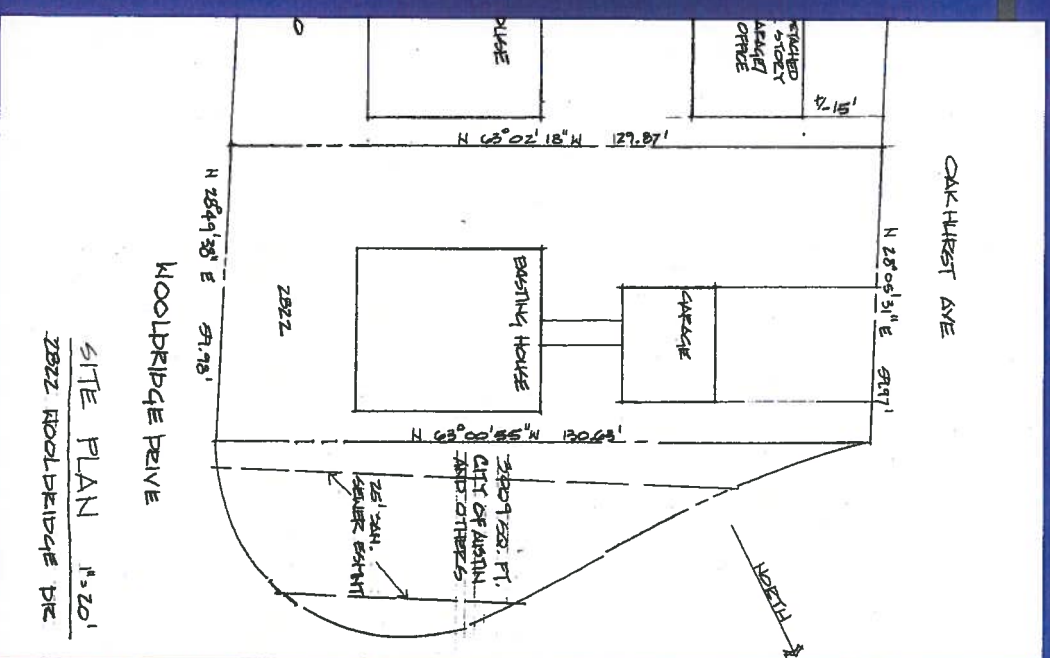
Existing Neighborhood

2822 Wooldridge Dr



Existing Site Plan 2822 Wooldridge Dr

- Existing Duplex Built approx 1964
- Lot approximately 7800 sq feet
- Through lot with Wooldridge on the east and Oakhurst on the west
- Unbuildable parcel to the north
- Single Family house to the south
- No immediate neighbors on three sides



Existing Structure Photographs

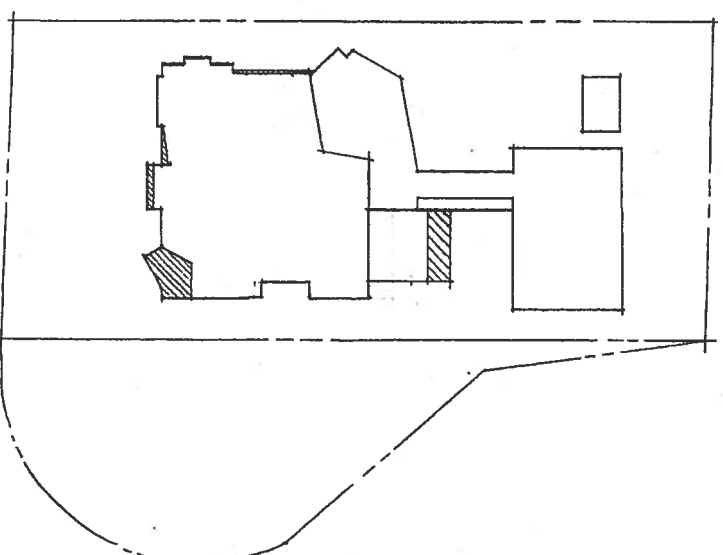


Variance Request: FAR Increase

- # 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



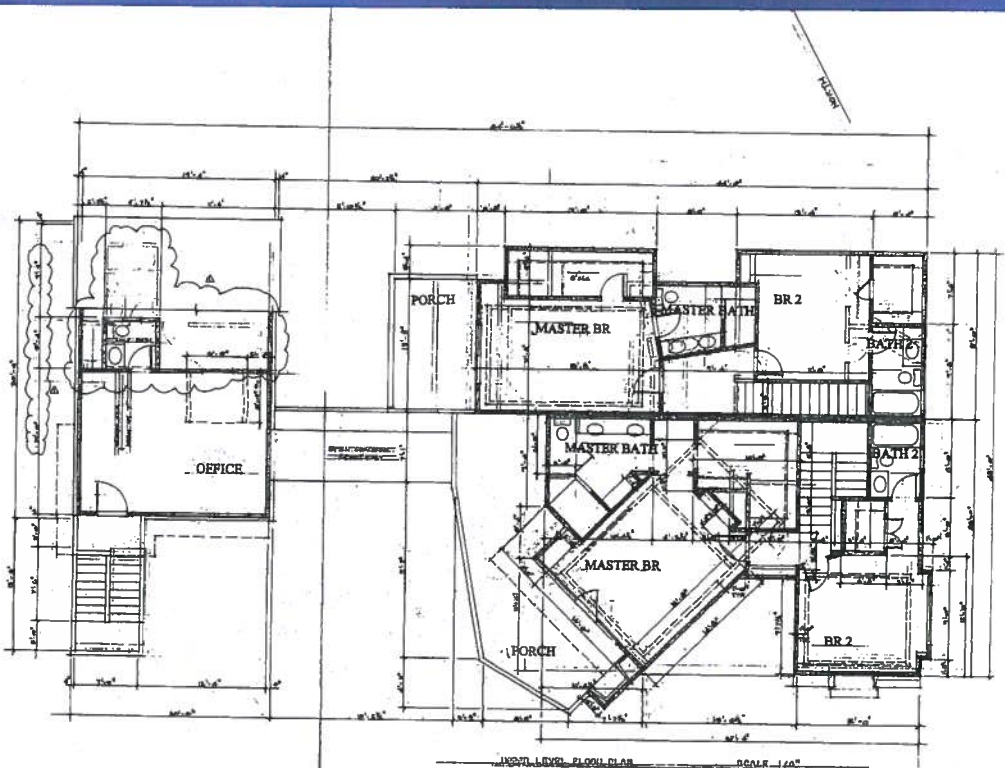
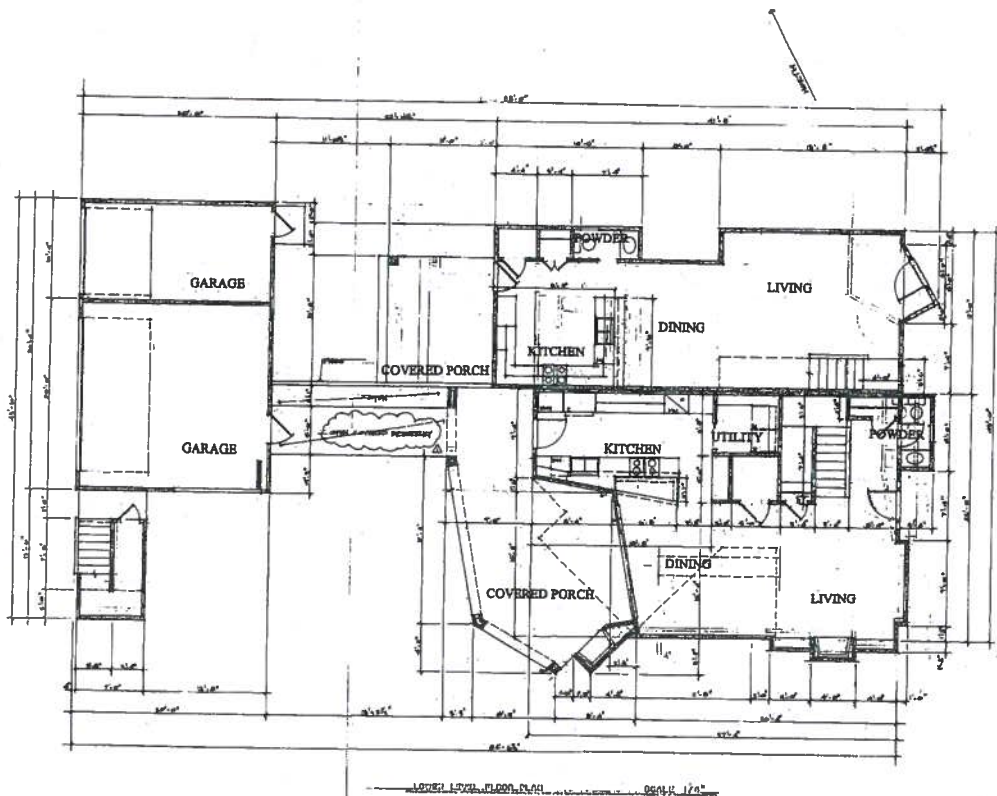
Photographs of Parcel



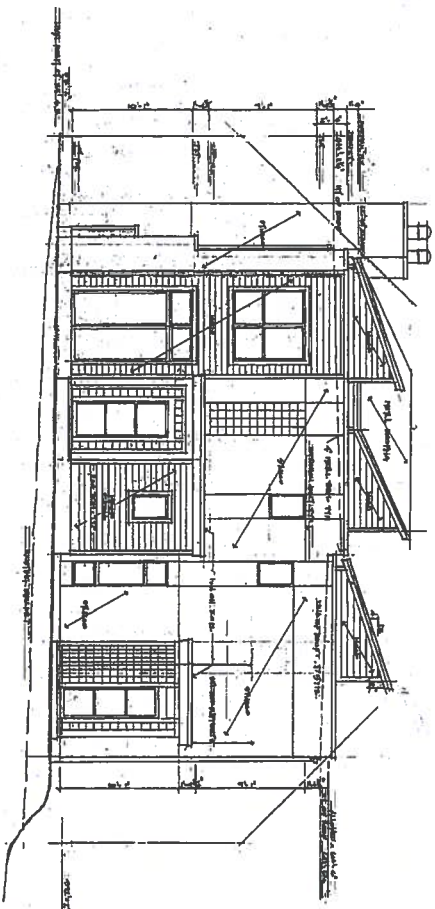
- McMansion Issues:
- Front Setback: Met
- Side Setback: Met
- Envelope: Met
- Articulation: Met
- Overall Height: Met



Proposed First Floor Plan

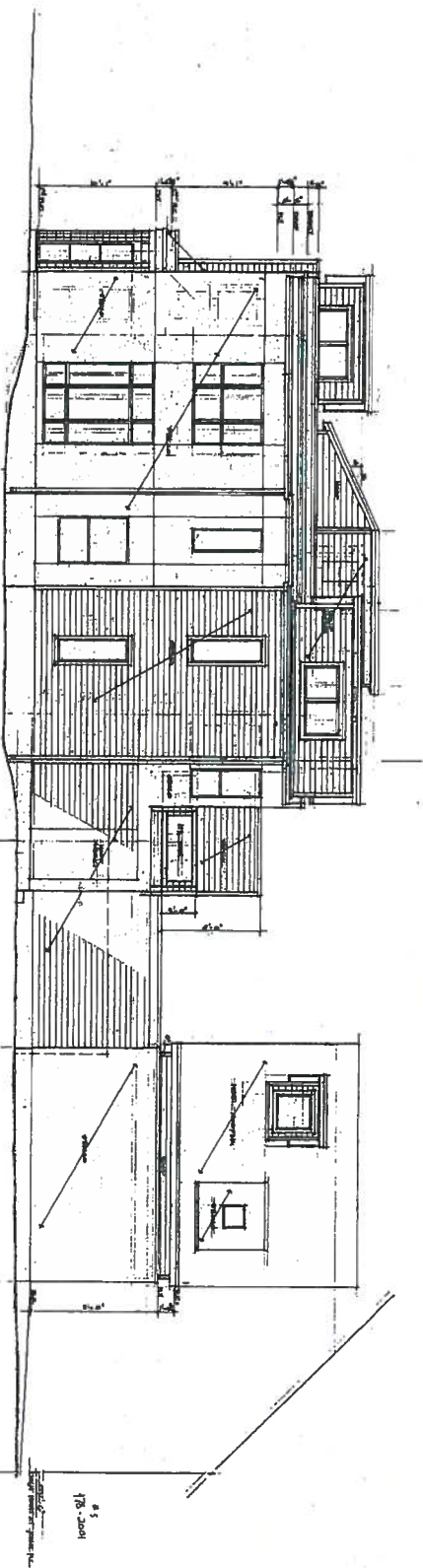


Proposed Wooldridge and 29th Street Elevations



FRONT ELEVATION

SCALE 1/8"

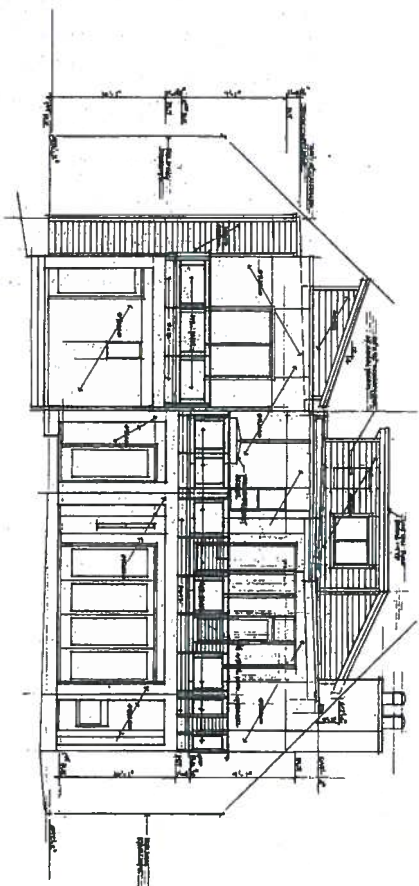


FRONT ELEVATION

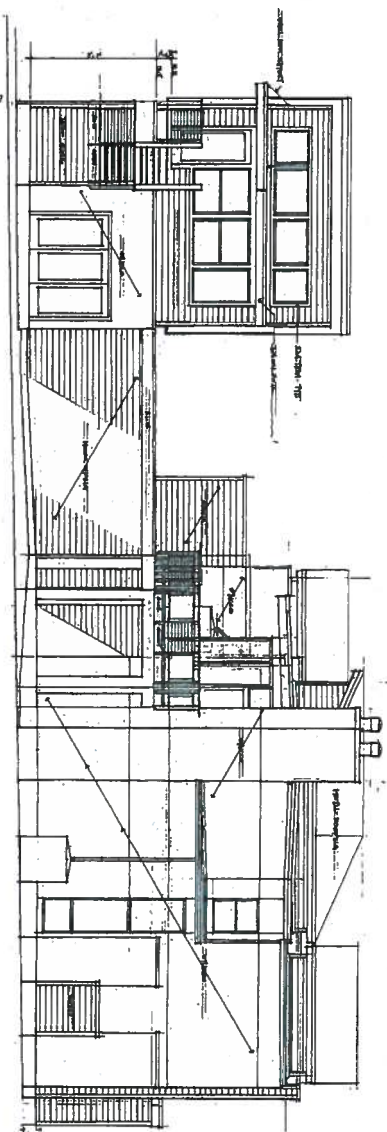
SCALE 1/8"

85
18-2001

Proposed Oakhurst and South Elevations



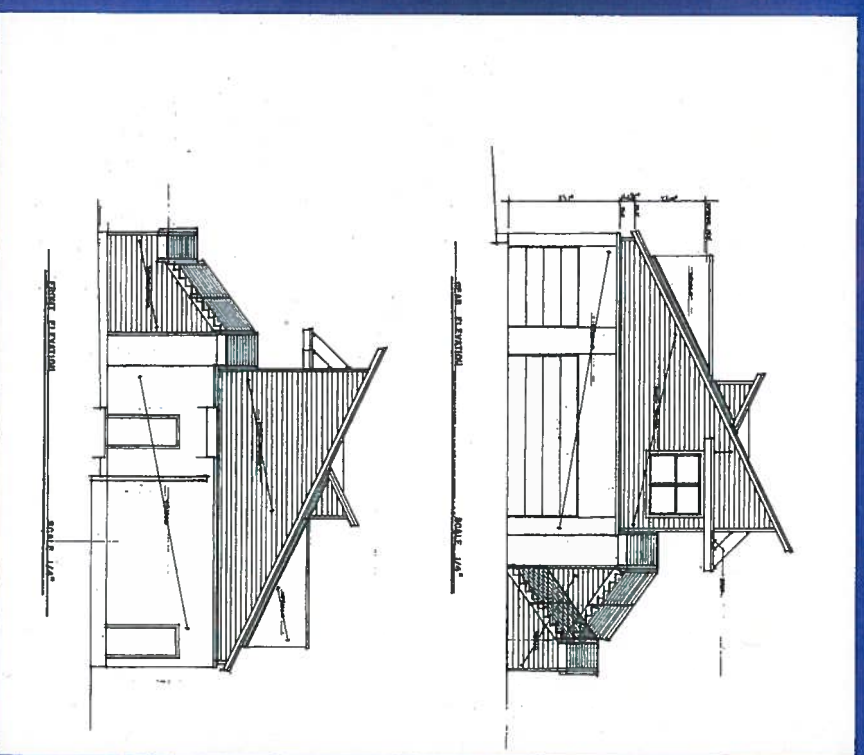
FRONT ELEVATION SCALE 1/4"



LEFT ELEVATION SCALE 1/8"

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

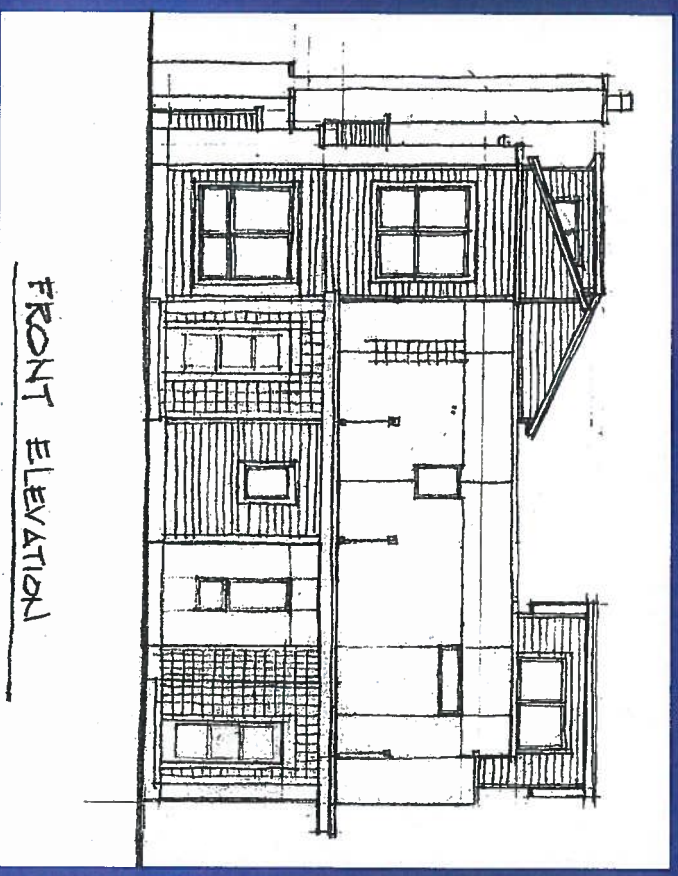


Consistent with Previous Construction

Previous



Proposed



Consistent with FAR increases to date

- # 48.9% 1403 Wathen (368sf)
- # 47.6 % 1512 Hardouin Ave (695.8sf)
- # 43.49% 1301 W 29th St
- # 43.49 1303 W 29th 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

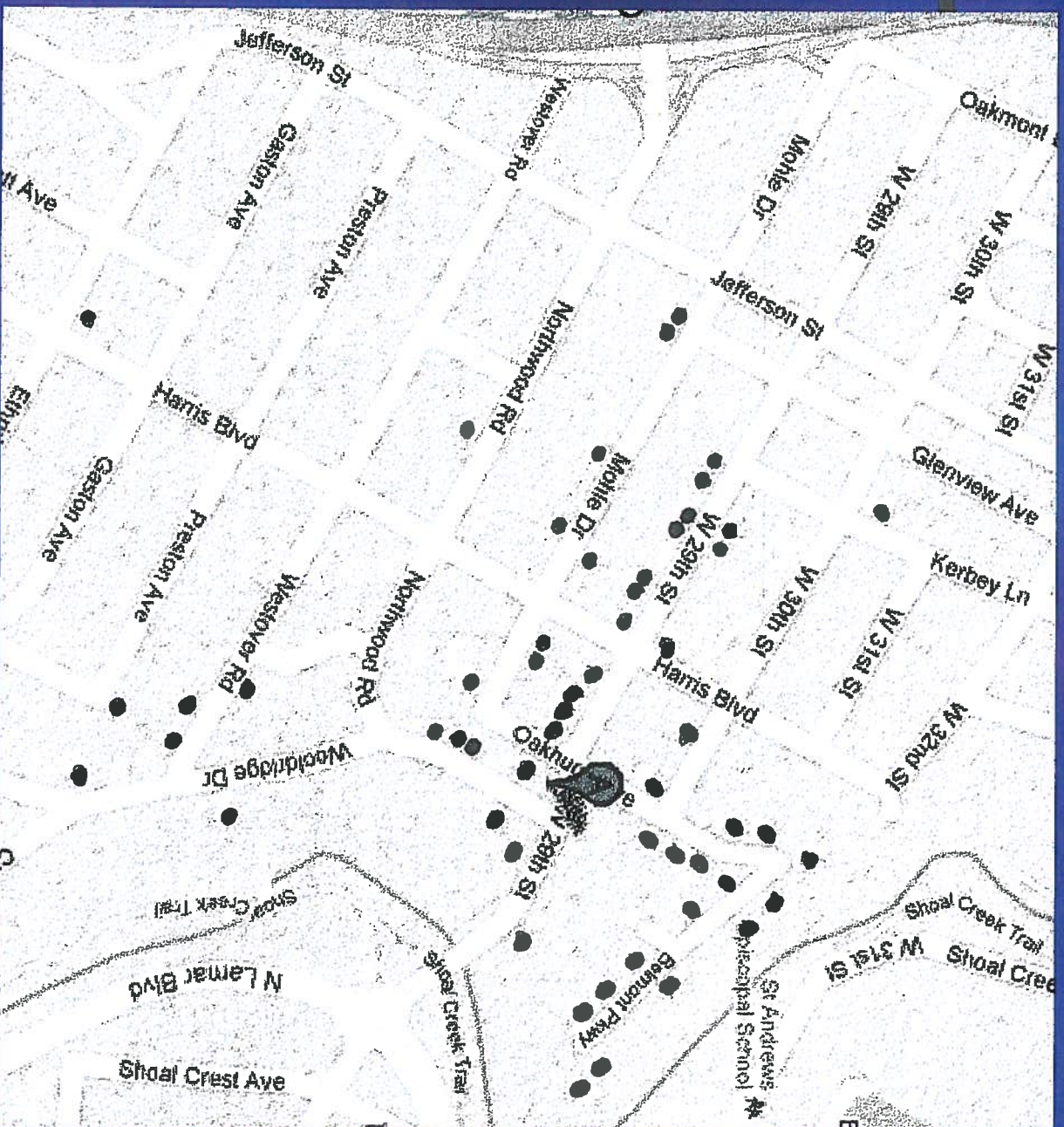


Modernist House



Neighbor Response

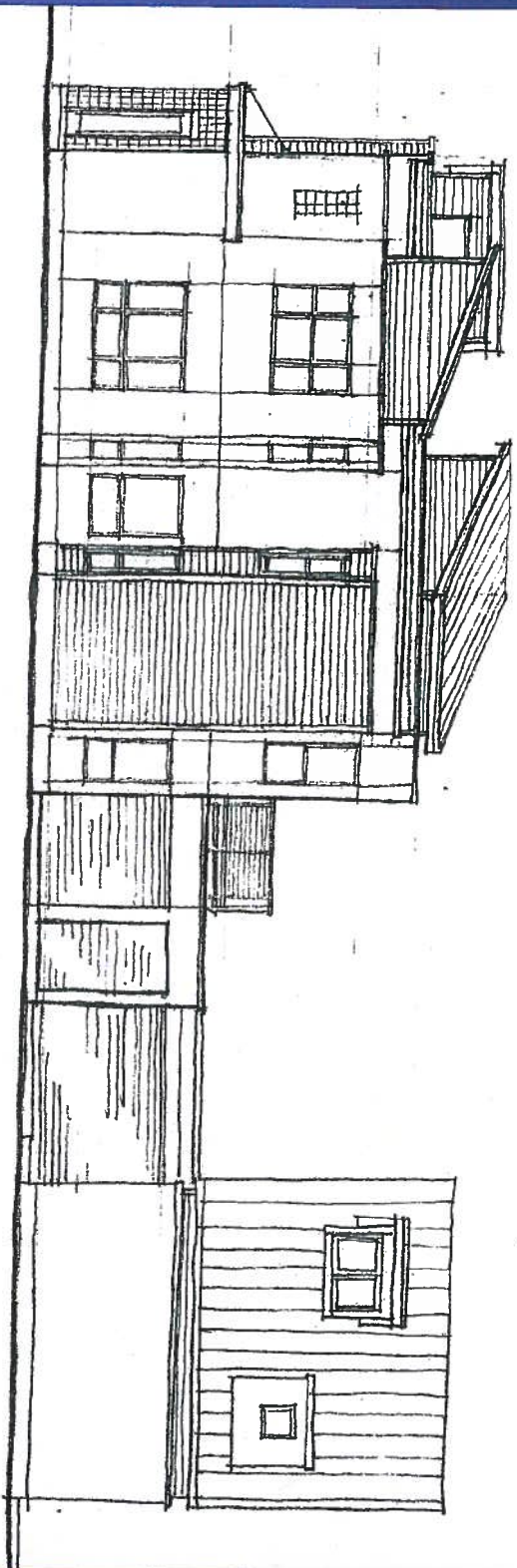
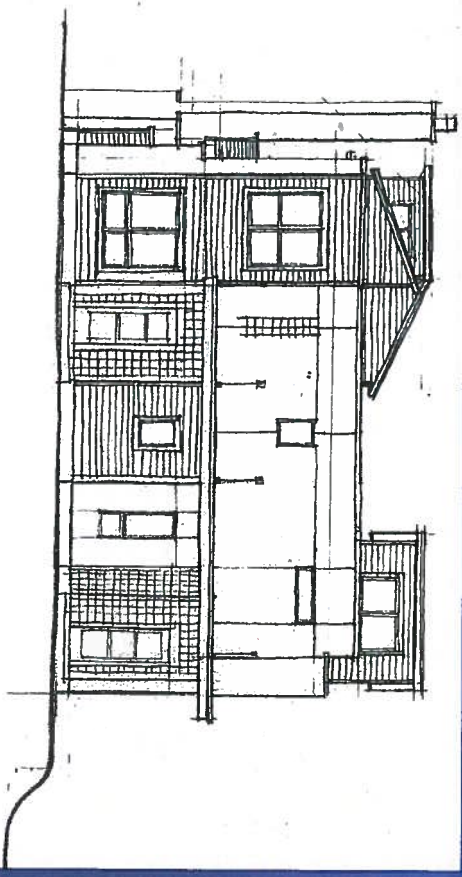
Neighbors
who signed a
letter of no
objection



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

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





Residential Design and Compatibility Commission
March 2, 2011, 6:00 PM
City Hall, Board and Commission Room
301 West 2nd 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)

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 13th 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, 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 2nd 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

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, for additional information; TTY users route through Relay Texas at 711.



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New Registration

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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	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 2nd 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 2nd 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

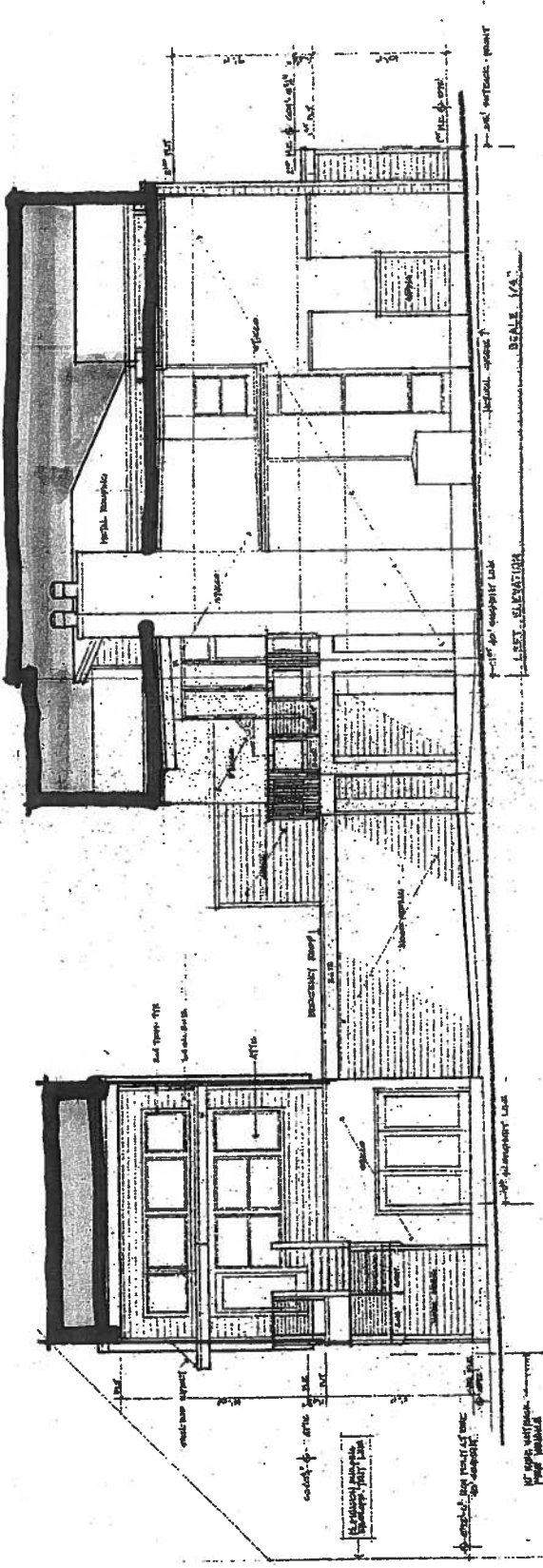
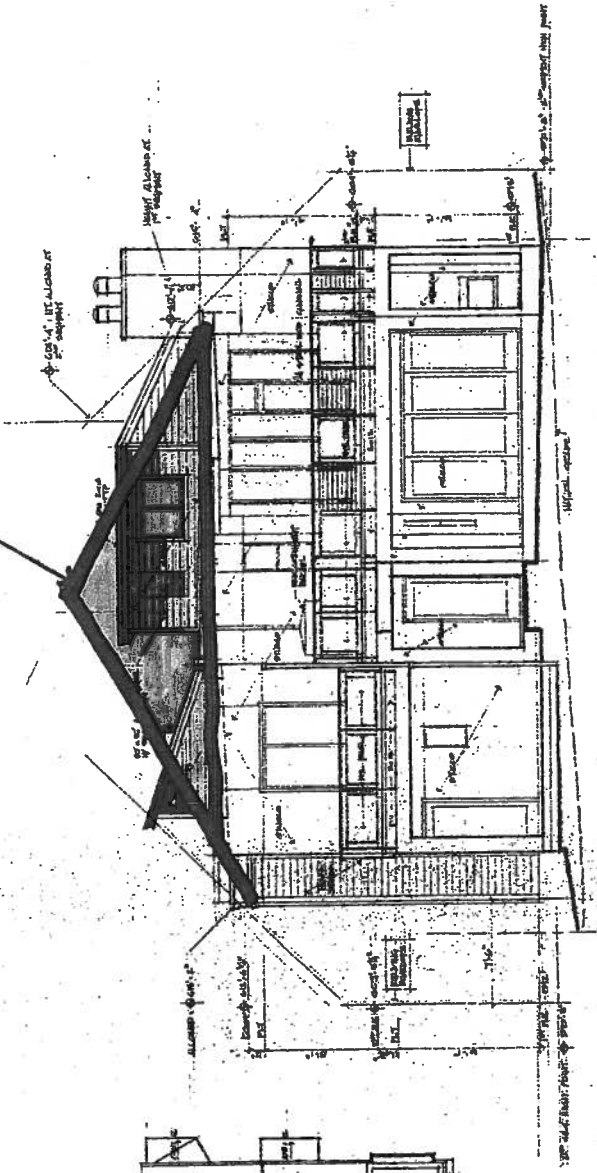
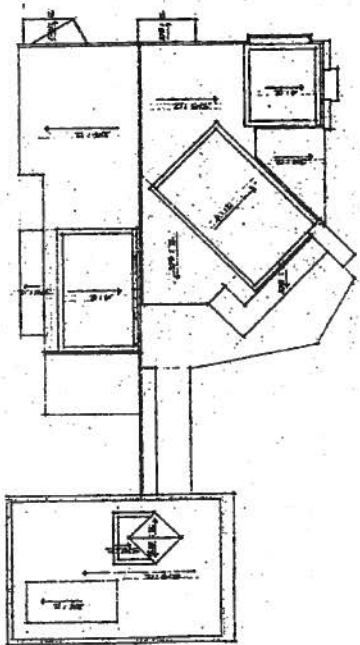
A. ITEMS FROM COMMISSIONERS

No report.

B. ITEMS FROM STAFF

No report.

LINE OF ALLOWED BUILDING
WITH GABLE ROOF



		ELABORATIONS BARGER - TRENT RESIDENCE 2822 WOOLDRIDGE DR.	
SHEET NO. 4	DATE 10/1/11	DRAWN BY J.S.	CHECKED BY J.S.
PROJECT NO. 101-100-00000			
SCALE 1/4" = 1'-0"			

DECLASSIFICATION

2:41.3 1/2"

BARGER - TRENT RESIDENCE
2822 WOOLDRIDGE DR.

FRONT, ELEVATION.

1948

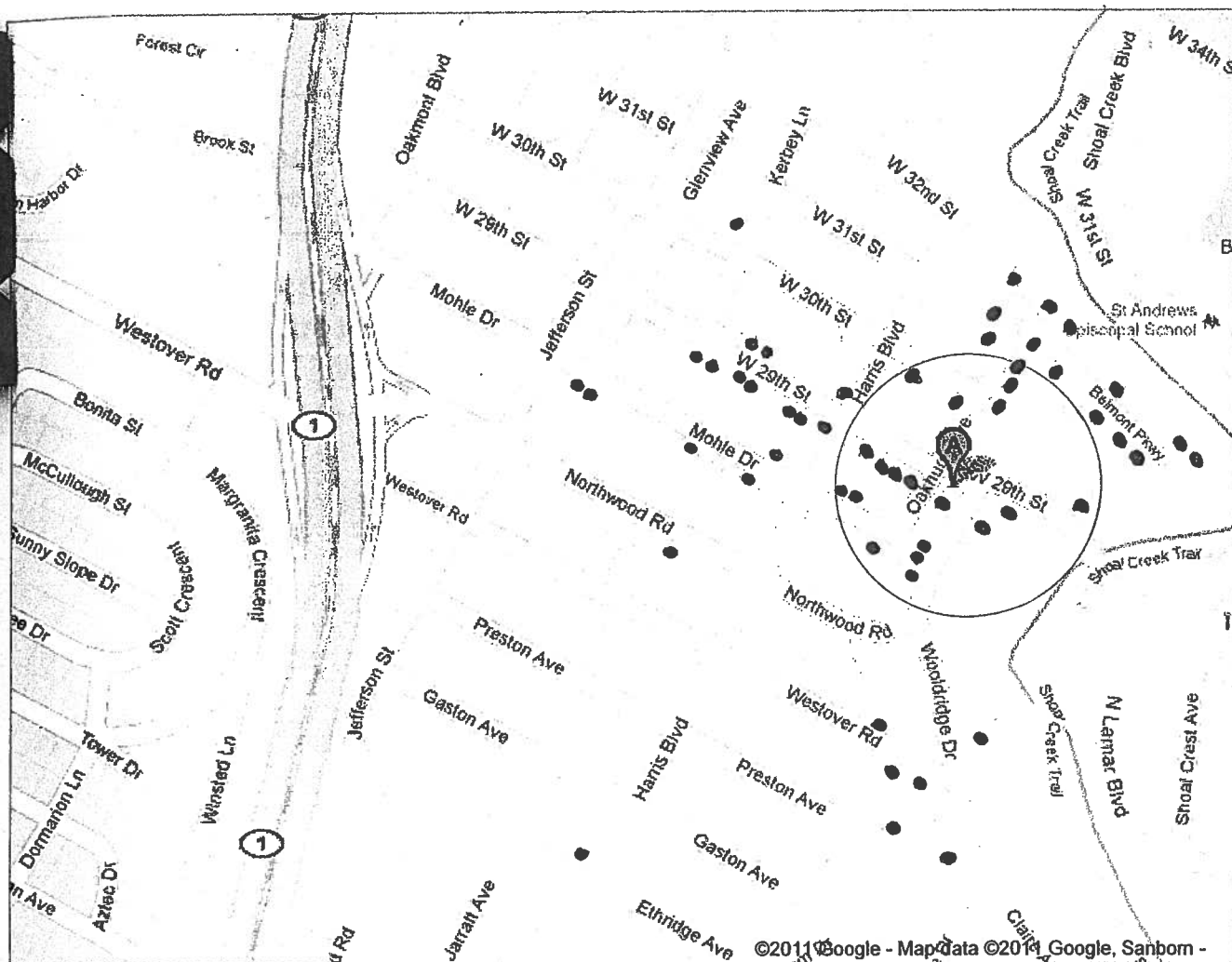
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To see all the details that are visible on the screen, use the "Print" link next to the map.



Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



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

Marshall Durrett

Your Name (please print)

1305 West 29th 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 29th.

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 Jennifer 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.

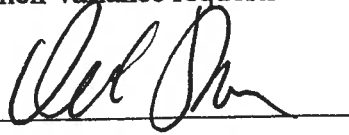
Signed Nichelle Goleff

Address 1609 Mohle 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

Liz 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 May

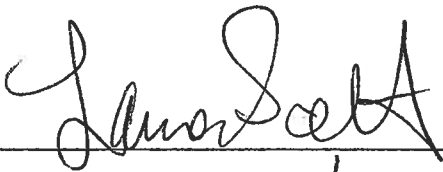
Address 3003 Oakhurst Ave. Austin tx 78703

✓
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.

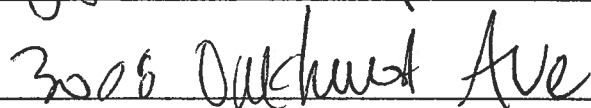
This project will replace the duplex that has been on this street for over 20 years. I understand they are requesting an increase in FAR, from the allowable 40% (3100 sf) to 45% (3600 sf).

I have no objection to their request.

Signed



Address



✓
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 Gray Huder

Address 3006 DAKHURST

✓
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

Jalnce 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'Leary

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 Walhatley / Megan Walhatley

1301 Belmont Pkwy.
Austin, TX 78703

✓
As a resident of the ^{Brykerwoods} ~~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 Carole Smith

Address 1303 BELMONT PKWY

✓
As a resident of the ^{Brykerwoods} ~~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.

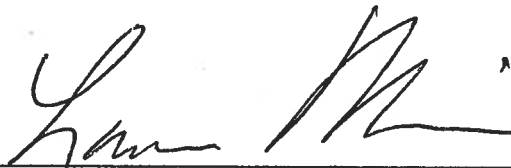
Signed Carol & Bill Barnett
Address 1302 Belmont Pkwy., Austin, Tx 78703

✓
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 Cavallone

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 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.

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).

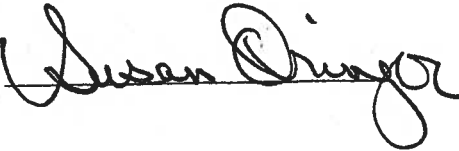
I have no objection to their request.

Signed Sarah Goodman

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 cursive script, appearing to read "Susan Dringer", 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 _____

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 dark ink, appearing to read "Fry Jones", written over a horizontal line.

Dear Board of Adjustment,

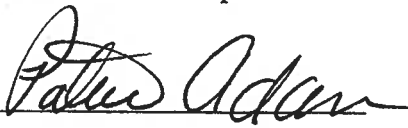
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

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

Peter Adam

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-Sunz

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 "Mark Hartel", written over a horizontal line.

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 "J. R. [unclear]", 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

Lucy Hley

Dear Board of Adjustment,

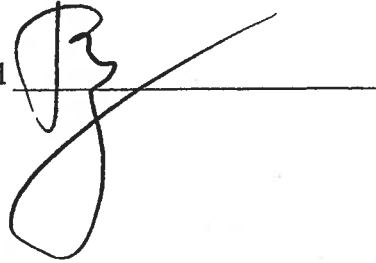
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed Ang 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, possibly reading "B. Trent", is written over a horizontal line. The signature is in black ink and is stylized.

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 cursive script, appearing to read "Sarah Dodd", written over a horizontal line.

Dear Board of Adjustment,

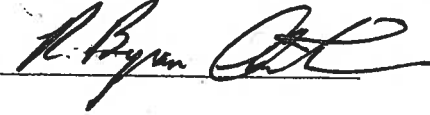
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed 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

A handwritten signature in black ink, appearing to read "R. Bryan", followed by a stylized flourish or second signature.

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 cursive script, appearing to read "Gary Hudson", 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 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 Mergert

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.

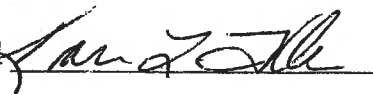
Signed

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 Zalk", 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. 24th 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.

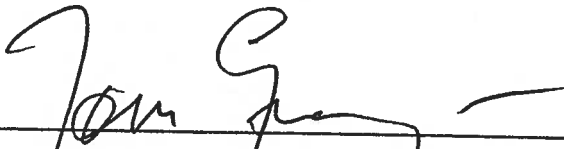
Signed Ms. Fred W. Day
Address 2707 WOOLDRIDGE DR.

✓
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

Carl J.
1410 Mohle 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.

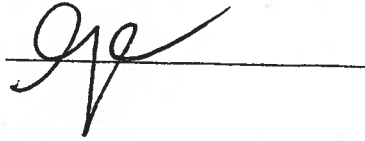
Signed

Jack Collins
Nancy Collins
1408 Noble

✓
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 ^{Brykerwoods} ~~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

[Signature]

[Signature]

Address

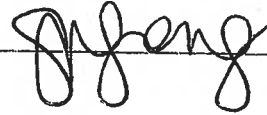
302 OAKhurst Ave

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 _____

A handwritten signature in cursive script, appearing to read 'Sheldon Long', written over a horizontal line.

Sheldon Long
1403 W 30th

✓

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 

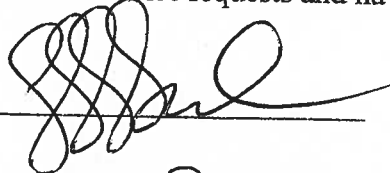
Address 1303B West 29th Street, Austin 78703

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

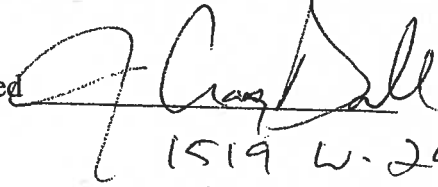
A handwritten signature in black ink, appearing to read 'Todd Sorrel', written over a horizontal line.

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

Bell Puliti

1521 W. 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

Carolyn Keelen
1514 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 Ben-Jakar

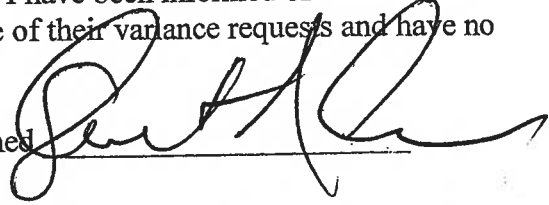
Adela Ben-Jakar

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. 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

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

Leif Johnson

No objections on my part

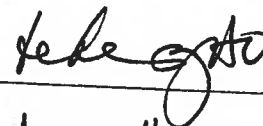
Leif Johnson
1505 West 29th st.
Austin, TX 78703

✓

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

A handwritten signature in dark ink, appearing to read 'Agnes Ho', written over a horizontal line.

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 Steven 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 C. Gable
1403 A W 29th St

Hi - Have been out of country for a month. I 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 C. Gable

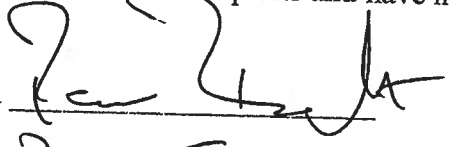
PS - I can resign if you need one without scribbles!

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

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).

Signed

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

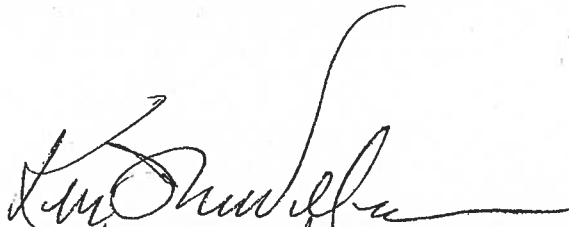
3/4/11

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 Harris 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 K.O.

Address 1314 WEST OUGER RD

✓
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.

✓

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.

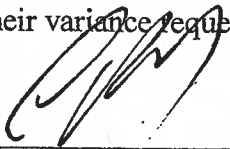
Signed

CM Miller 1303 WESTOVER RD
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


Craven Maddieoka
2804 Wooldridge

Good luck!

P.

✓
Dear Board of Adjustment,

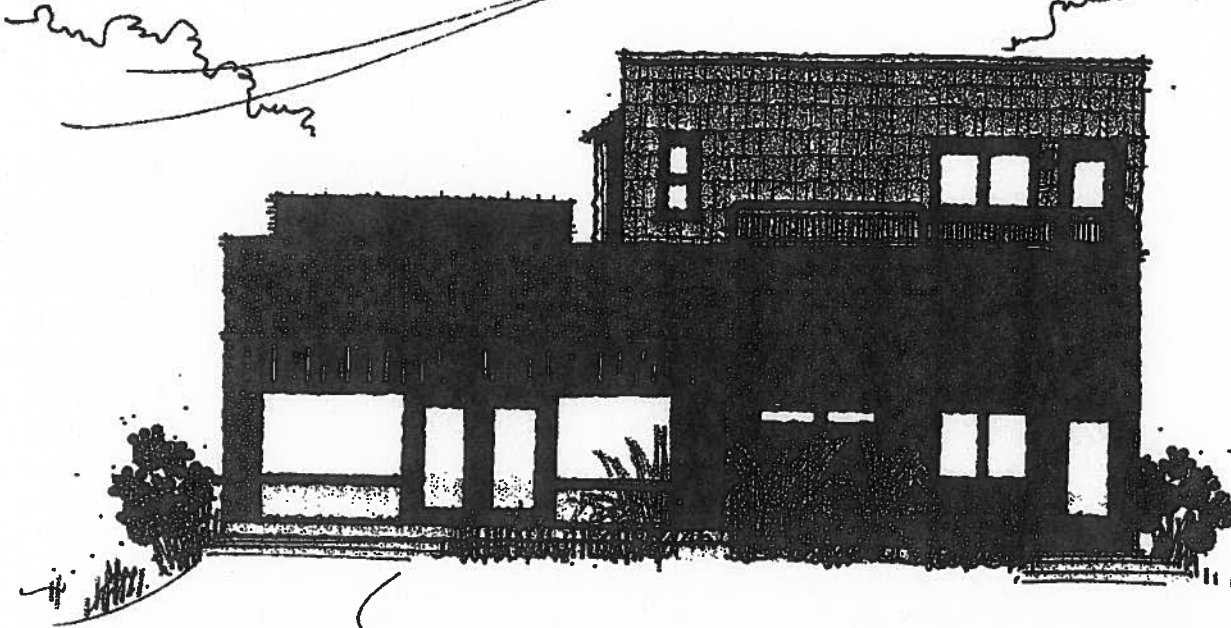
As a neighbor of Jeffrey Barger and Betty Trent, I have been informed of their intent to rebuild at 2822 Wooldridge Dr. and of the nature of their variance requests and have no objection to the granting of these two requests.

Signed

Anne Gannaway
2808 A Wooldridge Dr.

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

The House Height
+ 2300 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



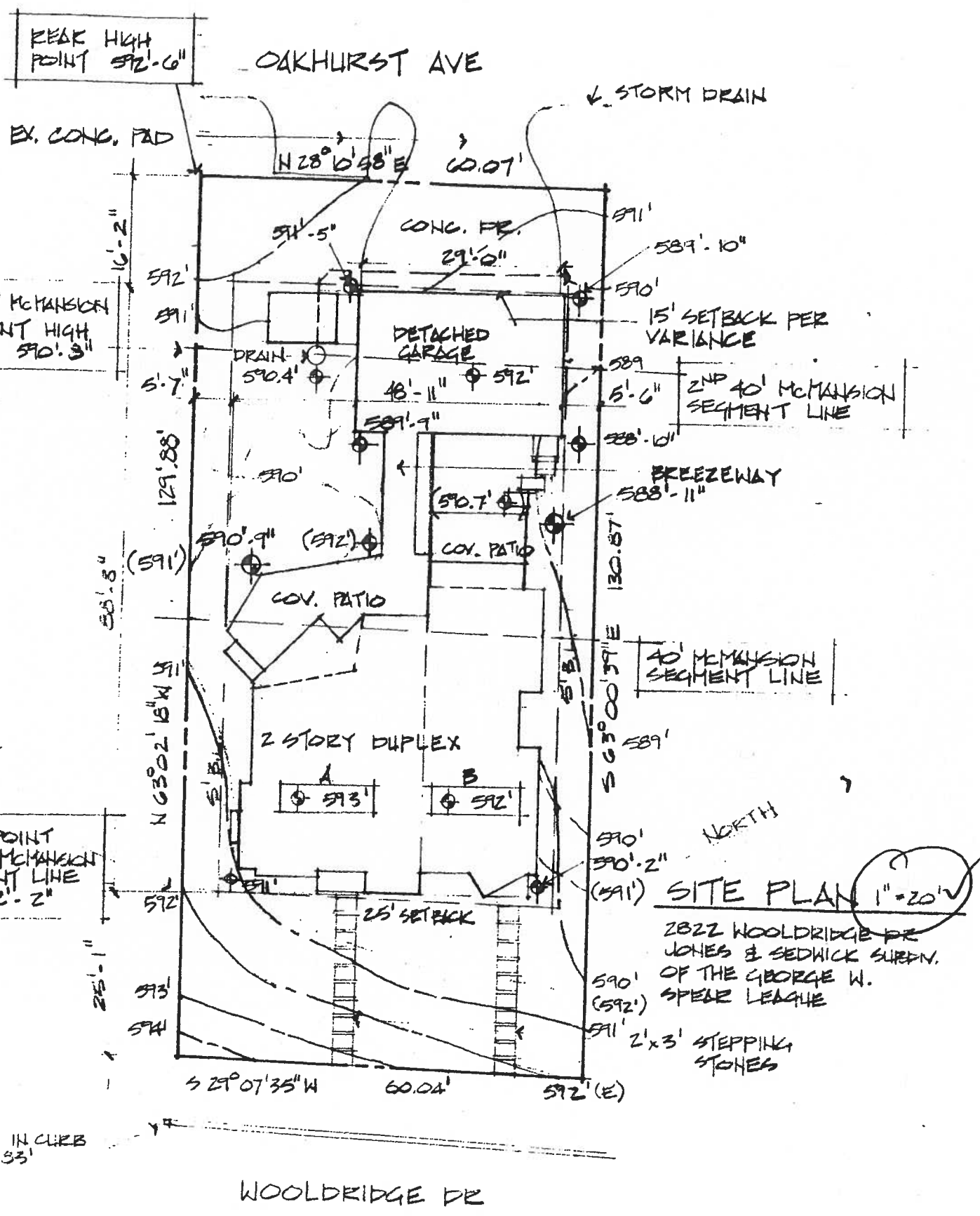
Chad Goldwasser


512-470-2277

www.GoldwasserRealEstate.com

All information is deemed reliable but not guaranteed.

From: 1705 Newning - Attachment





1

2822 WOOLDRIDGE DR

BARGER - TRENT RESIDENCE

FLOOR PLAN

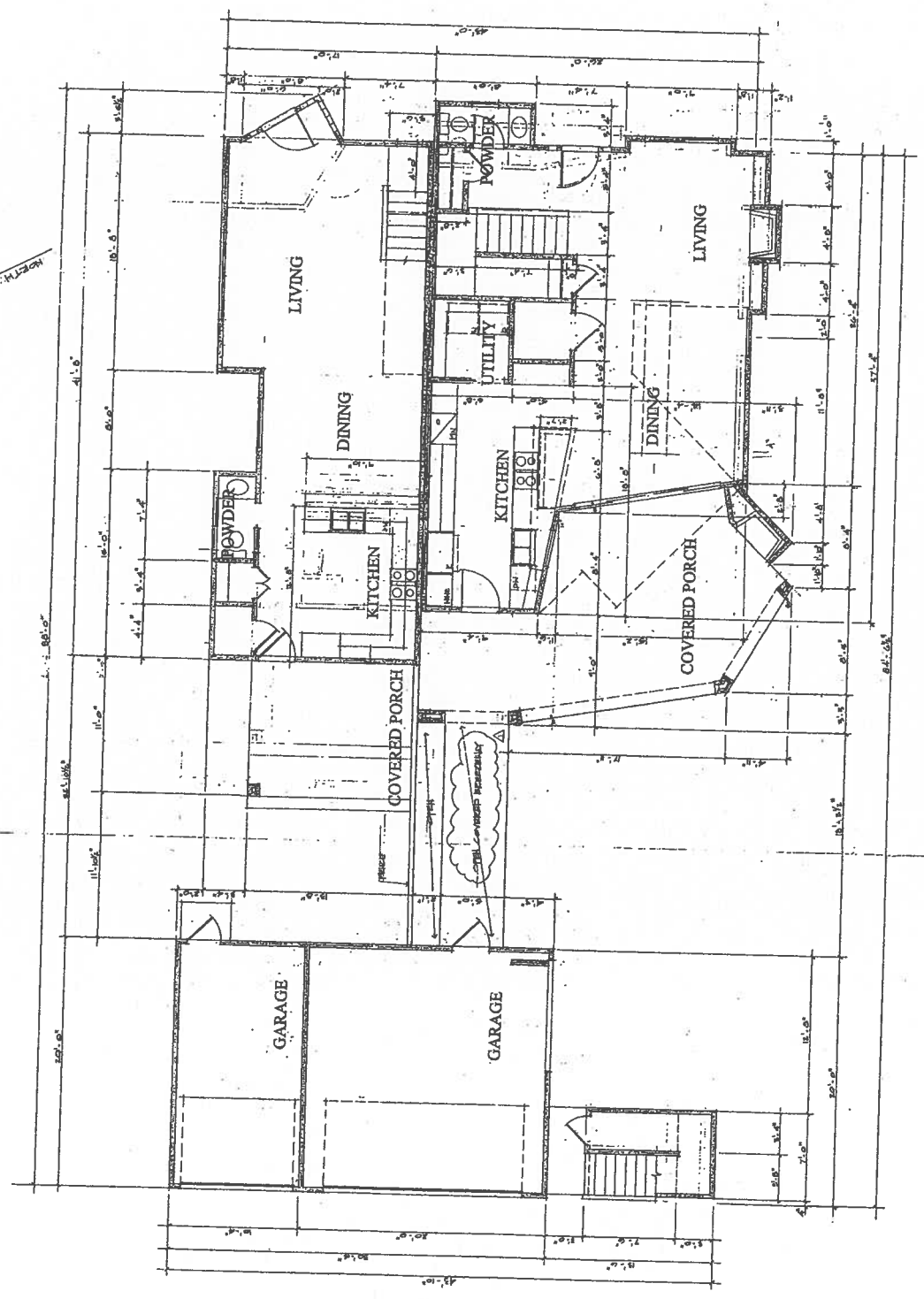
DATE: 3/11/11

DESIGNED BY: JLS

PROJECT NO: 112

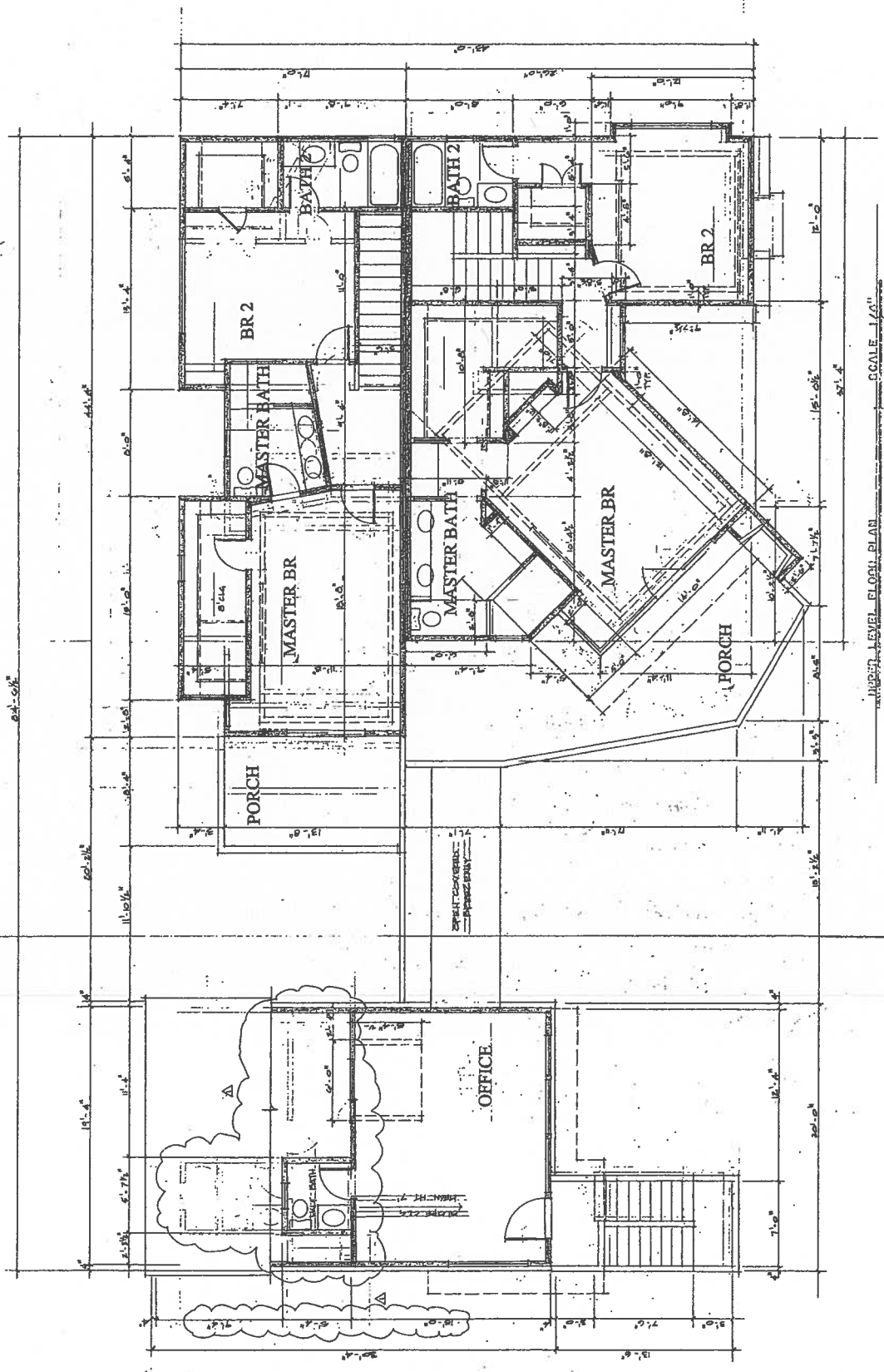
1.00' = 1/8" SCALE

1.00' = 1/8" SCALE



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

NORTH



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

FLOOR AREA RATIO INFORMATION


1 ST FLOOR AREA	1462.4
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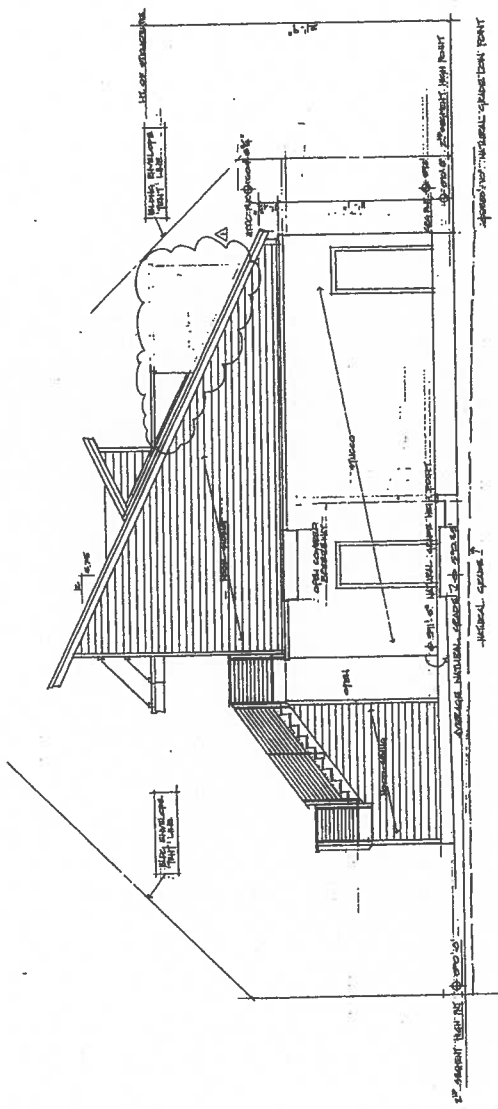
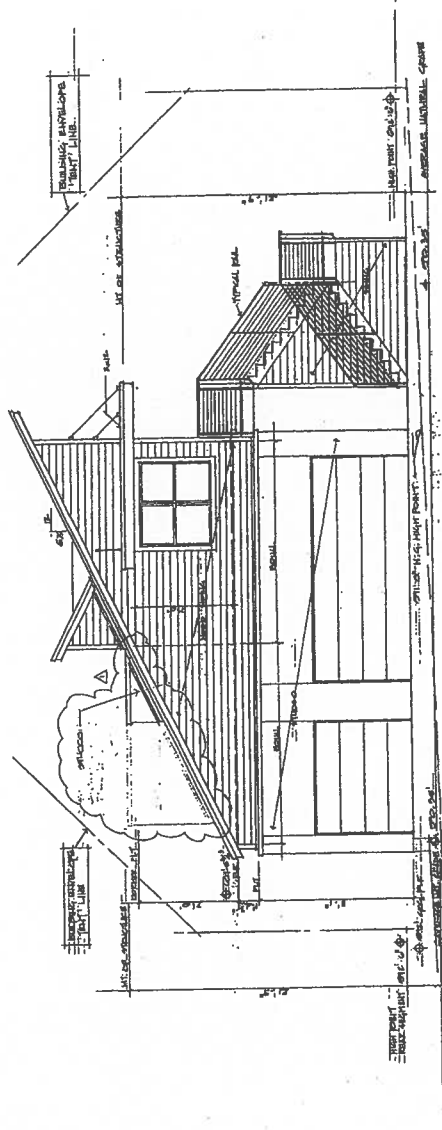
BUILDING COVERAGE

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IMPERVIOUS COVERAGE

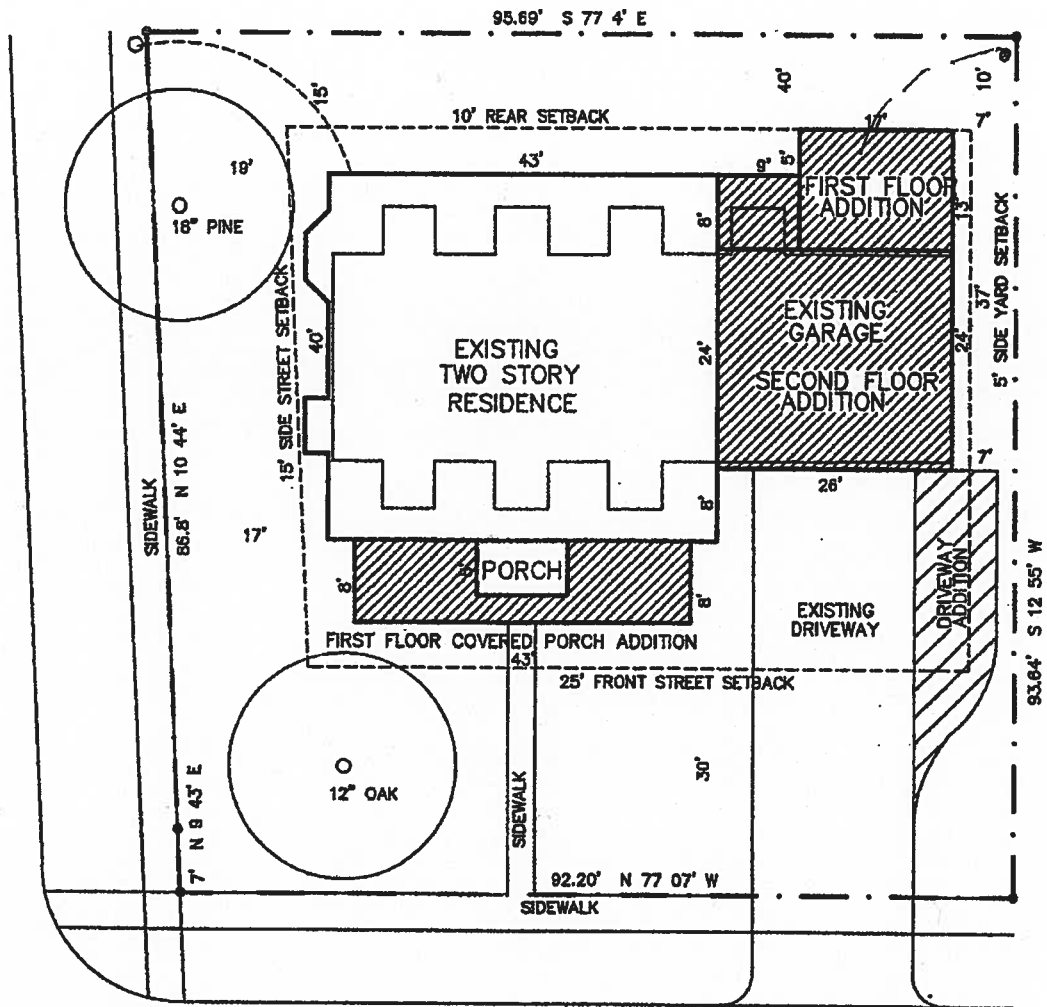
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		ELABORATIONS BARGER - TRENT RESIDENCE 2822 WOOLDRIDGE DR.	
SHEET NO. 5	DATE 11-15-11	DRAWN BY J.B.	CHECKED BY J.B.
PROJECT LOCATION 2822 WOOLDRIDGE DR.			



SCALE: 1/4" = 1'-0"

HARRIS BLVD.



All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

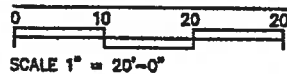
HARDOUIN AVE.

AE APPROVED

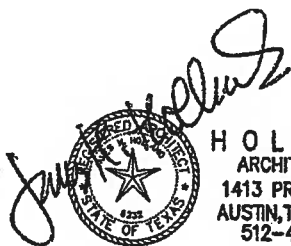
OCT 22 2010

RLS 295-20

SITE PLAN



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



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>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq.ft.	1,796 sq.ft.
b. 1 st 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.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	852 sq.ft.
e. 2 nd 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.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	N/A sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
IV. Basement Gross Area		
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.
V. Garage		
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.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.ft.
VII. TOTAL	_____ sq.ft.	2,770 sq.ft.

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

¹ 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.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- 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**

**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>
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	_____ sq.ft.	1,796 sq.ft.
b. 1 st 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.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	852 sq.ft.
e. 2 nd 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.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	N/A sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
IV. Basement Gross Area		
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.
V. Garage		
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.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	_____ sq.ft.	_____ sq.ft.
VII. TOTAL	_____ sq.ft.	2,770 sq.ft.

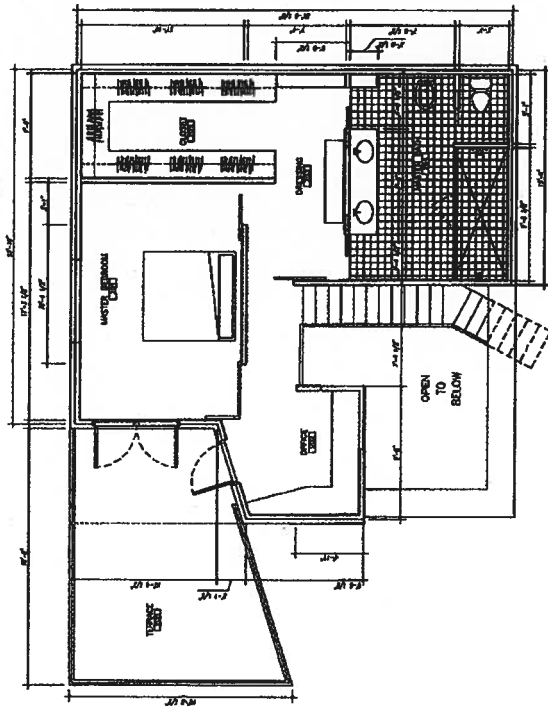
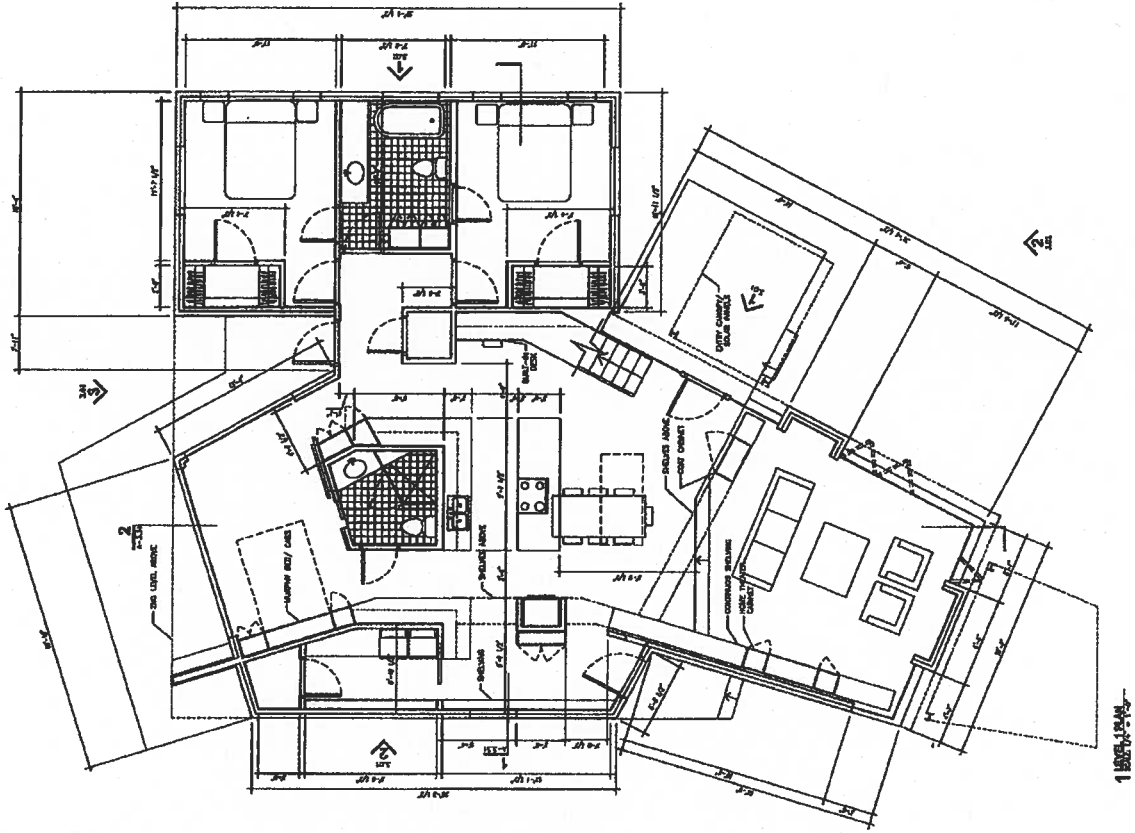
TOTAL GROSS FLOOR AREA (add existing and new from VII above)	2,770 sq. ft.
GROSS AREA OF LOT	6,000 sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	.4616 sq.

¹ 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.

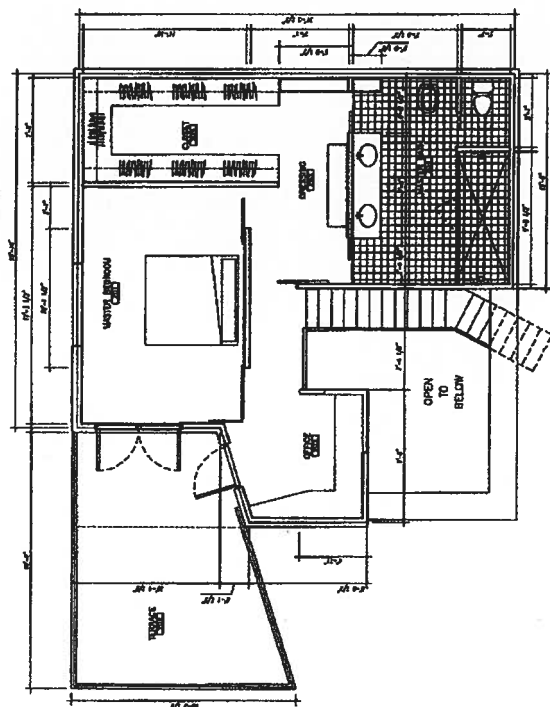
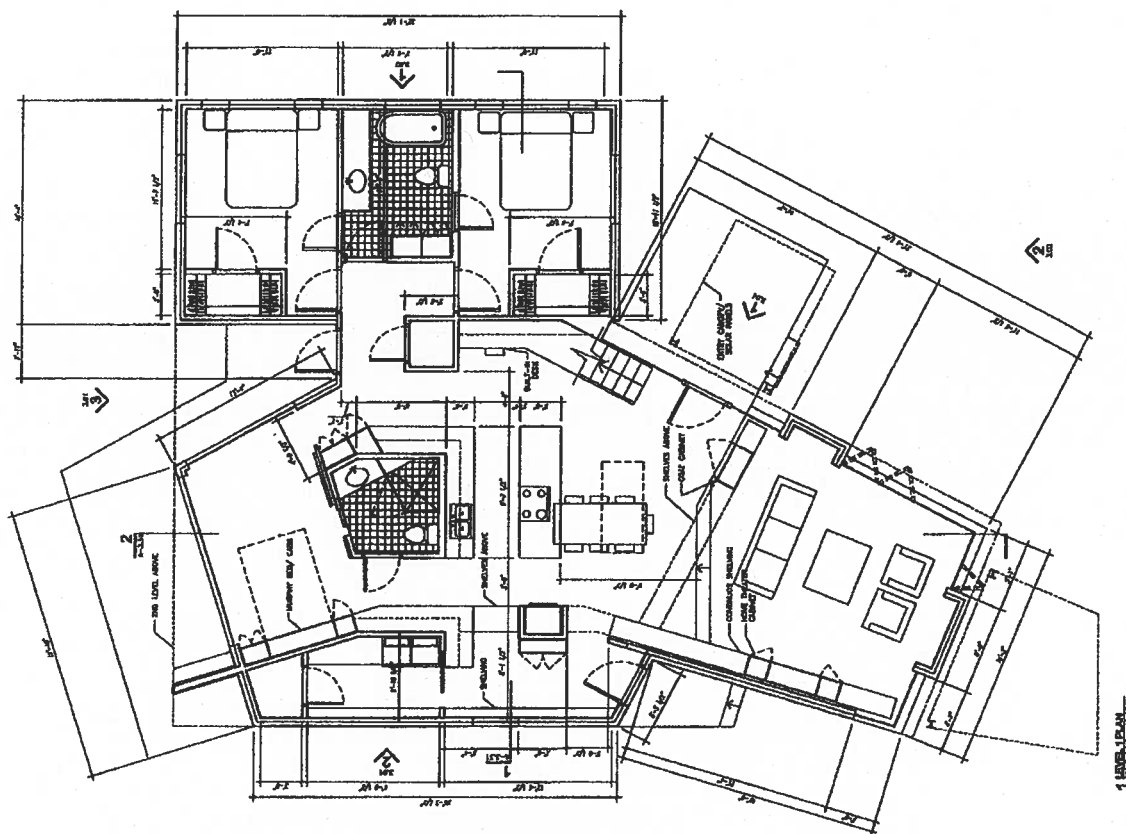
- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area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

Case D5 11-010926R
504 E Annie
Included in
April 6 backup.

PROJECT # 504 E. ANNIE ST. RESIDENCE 604 ANNIE STREET, AUSTIN, TX 78704		PROCESS PRINT 02.07.2011		NOTES:	
HURTT PARTNERS ARCHITECTS 604 E. ANNIE STREET AUSTIN, TX 78704 TEL: 512.477.1231 FAX: 512.477.1232		MINGUELL-MOQUARY ARCHITECTURE-DESIGN 1000 N. MOORE STREET AUSTIN, TX 78701 TEL: 512.477.1231 FAX: 512.477.1232		FLOOR PLANS A-2.01 DATE: 02.07.2011	
ISSUE 02.07.2011		DATE 02.07.2011		1	



2: Second floor plan



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