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CITY OF AUSTIN
ROW # 10920093

CASE # 2013-030573

TCAD # 199677
0210001101

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1517 PARKWAY, AUSTIN, TX 78703

LEGAL DESCRIPTION: Subdivision - LOT 2, 5425' OF E N 30' OF CT 3 W 15' OF N 100.9' AV
RESERVE 16' RESERVE 0 ALT 648 DIV 2 ENFIELD X
(C81-2013-0089)

Lot(s) _____ Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/we BRAN LYM on behalf of myself/ourselves as authorized agent for
ROBERT & KATHERINE AGNOR affirm that on 4-10-2013, I

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
Maximum Linear feet of Gables protruding from setback plane
Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

PARTIAL DEMOLITION OF EXISTING NON-COMPLYING ATTACHED
GARAGE AND REBUILD AND ADD 138 SQUARE FEET. THE
ALLOWABLE FAR AT 40% (3095.6 sqft) REQUESTING 44.9%
(3473 sqft).

in a MF3 zoning district. (SF3)

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

THE EXISTING HOUSE, INITIALLY BUILT IN 1939, CURRENTLY EXCEEDS MAXIMUM ALLOWABLE FAR ACCORDING TO LOC SUBCHAPTER F. WE ARE ONLY REQUESTING THE ABILITY TO REBUILD AND SLIGHTLY EXPAND THE EXISTING GARAGE WITHOUT INCREASING THE AMOUNT OF CONDITIONED LIVING SPACE.

REQUEST:

2. The request for the modification is unique to the property in that:

THIS PROPERTY IS A FLAG LOT ADJACENT AND NORTH OF THE ELEVATED EMPLOYER ROAD BRIDGE. IF THE FULL YARD IS CALCULATED IN THE LOT SIZE, THE ADDITIONAL 2800 SF WOULD ALLOW FOR AN ADDITIONAL 1120 SF OF GROSS FLOOR AREA AND THE PROPOSED GARAGE EXPANSION WOULD NOT EXCEED FAR LIMITATIONS

AREA CHARACTER:

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

THE SOUTH SIDE OF THE LOT FACES A BRIDGE STRUCTURE AND THE EAST SIDE IS AGAINST HEAVILY WOODED SHOAL CREEK. THE EXISTING GARAGE WILL BE EXTENDED 2 FEET TO THE SOUTH AND 4-10 FEET TO THE EAST AND WILL REMAIN THE EXISTING MASSING AND LOOK AS EXISTING. WHILE THE REAR PORCH WILL BE COVERED, NONE OF THE CHANGES WILL BE VISIBLE TO NEIGHBORS.

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**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

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

Mailing Address 610 BRAZOS ST. SUITE 110
City, State AUSTIN, TX Zip 78701
Phone (512) 476-7001 Printed Name BRYAN LYNN
Signature [Signature] Date 4/10/2013

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

Mailing Address 1517 PARKWAY
City, State AUSTIN TX Zip 78703
Phone (512) 474-2234 Printed Name ROBERT AGNOR
Signature [Signature] Date 4-10-2013

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	For Departmental Use Only	PR#: 2013-0305730A Assigned: Paul Yardo Review Date: 4/10/13 Reviewed/Approved:	Due Date: Issue Date: Issued:

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Project Information	
Project Address: 1517 Parkway, Austin, TX 78703	Tax Parcel ID: 0210001101
Legal Description: Lt 2's 25' of & N30' of Lt3 W15' of N100.0' Av Reserve A & Cen 16' Reserve C OLT 6&8 Div Z Enfield X	
Zoning District or PUD: Old Enfield MF3 (SF3)	Lot Size (square feet): 7,739 SF (OF 8,645 SF FLAG LOT)
Neighborhood Plan Area (if applicable): N/A	Historic District (if applicable): Old West Austin
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> <small>Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.</small>	
Does this site currently have water availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> <small>If no, contact Austin Water Utility to apply for water/wastewater taps or sewer extension request.</small>	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> <small>If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)</small>	
Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>If yes, submit a copy of approved septic permit to construct</small>	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>If yes, contact the Development Assistance Center for a Site Plan Exemption.</small>	
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.</small>	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <small>Note: If yes, application for a tree permit with the City Arborist may be required.</small>	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> <small>Note: Proximity to a floodplain may require additional review time.</small>	

Description of Work	
Existing Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Proposed Use: vacant <input type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other _____	
Project Type: new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input checked="" type="checkbox"/> remodel/repair <input type="checkbox"/> other _____	
# of bedrooms existing: 4 # of bedrooms proposed: 0 # of baths existing: 3 # of baths proposed: 0	
Will all or part of an existing exterior wall be removed as part of the project? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> <small>Note: Removal of all or part of a structure requires a demolition permit.</small>	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) Partial demolition of the existing attached garage and replacement with an expanded wood-frame attached garage. Raise and expand the rear stone patio to provide a new rear covered porch. Install a new concrete driveway over part of the existing gravel and decomposed asphalt rear property access. The existing two-story house and all living and conditioned space will remain unaffected by the work.	
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>	

Job Valuation		
Total Job Valuation: \$ 60,000.00 (est)	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 60,000 Bldg: \$ 50,000 Elec: \$ 8,000 Plmbg: \$ 2,000 Mech: \$ 0 Primary Structure: \$ 60,000 Accessory Structure: \$ 0	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
<small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>		

LDC-25-2-771 - MF to SF3

NRHD - Appud - 4-2-13 Alyson Megeer

RDS - (McMansion) -

Floodplain - Jay Baker Req'd!

ESPA - 1st fl.

Tree - 4th fl.

AWU - 1st fl.

SW-DW -

pd \$2200

RDEC

FAR

Request

LSD - Cg - 2013-0089

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Building and Site Area

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 st floor conditioned area	1,592	0	1,592
b) 2 nd floor conditioned area	1,543	0	1,543
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport)	400	138	538
f) Covered Patio, Deck or Porch / /	121 (front)	339 (rear)	460
g) Balcony			
h) Other			
Total Building Coverage (exclude b, c & d from total)	2,113	477	2,590
i) Driveway	667	77	744
j) Sidewalks	106		106
k) Uncovered Patio /	321	-321 (demo)	0
l) Uncovered Wood Deck (counts at 50%)			
m) AC pads	18	0	18
n) Other (Pool Coping, Retaining Walls)	0	28	28
Total Site Coverage	1,112	-216	896
o) Pool			
p) Spa			

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 2,113 SF % of lot size: 27.3%

Proposed Building Coverage (sq ft): 2,589 SF % of lot size: 33.5%

max 3095.6

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 3,225 SF % of lot size: 41.7%

Proposed Impervious Cover (sq ft): 3,486 SF % of lot size: 45.0%

max 3482.5

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513)

Y ☒ N ☐

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)

Y ☒ N ☐

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3)

Y ☐ N ☒

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 31.2' ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 4

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353)

Y ☐ N ☒

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?

Y ☐ N ☒

Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor	1,592 SF	0		1,592 SF
2 nd Floor	1,543 SF	0		1,543 SF
3 rd Floor				
Basement				
Attic				
Garage (attached)	400 SF	138 SF	200 SF	338 SF
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				
TOTAL GROSS FLOOR AREA				3,473 SF

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net 3095.6
(377.44)

(Total Gross Floor Area /lot size) x 100 = 44.9% Floor-To-Area Ratio (FAR)

Is this project claiming a "parking area" exemption as described under Article 3? Y ☐ N ☒
 Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☐ N ☒
 Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒
 Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☐ N ☒
 Is a sidewall articulation required for this project? Y ☐ N ☒
 Does any portion of the structure extend beyond a setback plane? Y ☒ N ☐


Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

Contact Information			
Owner	Robert and Katherine Agnor	Applicant or Agent	Bryan Lym
Mailing Address	1517 Parkway, Austin TX 78703	Mailing Address	610 Brazos Street, Suite 110, Austin, TX 78701
Phone	512-474-2234	Phone	512-476-7001
Email	orangeblood@hornfans.com	Email	blym@lymarchitecture.com
Fax		Fax	512-476-7002
General Contractor	TBD	Design Professional	Bryan Lym AIA / Lym Architecture PLLC
Mailing Address		Mailing Address	610 Brazos Street, Suite 110, Austin, TX 78701
Phone		Phone	512-476-7001
Email		Email	blym@lymarchitecture.com
Fax		Fax	512-476-7002

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: 	Date: 3/27/2013

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8**Demolition Application**

Adopted December 2012

Application type: Commercial ☐Residential ☒

Fee paid: \$

Permit Information	
FOR OFFICE USE ONLY	BP- _____ PR- <u>13-030573</u> LHD_NRD_HDP - _____ Ca. _____
	REFERRED BY: <u>PAUL YADRO</u> NRHD/LHD: _____
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW— _____
	HISTORIC PRESERVATION OFFICE _____ DATE _____
Property Information	
Address: <u>1517 PARKWAY</u> City/Zip: <u>AUSTIN, TX 78703</u> Current use: <u>SINGLE FAMILY RESIDENTIAL</u>	
Demolition Type	
<input type="checkbox"/> Total <input checked="" type="checkbox"/> Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished. <u>PARTIAL DEMOLITION OF</u> <u>EXISTING ATTACHED GARAGE</u>	
Applicant	
Name: <u>BRYAN LYM</u> Address: <u>610 BRAZOS ST. SUITE 110</u> City/Zip: <u>AUSTIN, TX 78701</u> Phone: <u>512-476-7001</u> Email: <u>blym@lymarchitectre.com</u>	
Owner	
Name: <u>ROBERT & KATHARINE AGNOR</u> Address: <u>1517 PARKWAY</u> City/Zip: <u>AUSTIN TX 78703</u> Phone: <u>512-474-2234</u> Email: <u>orangeblood@honnfans.com</u>	
Demolition Contractor Information	
Company: _____ Address: _____ City/Zip: _____ Phone: _____	
Structural Information	
Square Feet: <u>400 SF ATTACHED GARAGE</u> Building Materials: <u>WOOD FRAME</u> Foundation Type: <u>SLAB</u> Estimated cost of demolition: <u>\$2000</u>	

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

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Demolition Application

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Submittal Requirements

- ☒ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
OR a NOTARIZED letter of authorization from the owner giving the applicant permission to apply.
- ☒ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☒ 3. Certified tax certificate(s) from Travis Central Appraisal District, 512-854-9473
- ☒ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to <http://www.austintexas.gov/department/right-way-management>
6. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: _____
(if different from owner)

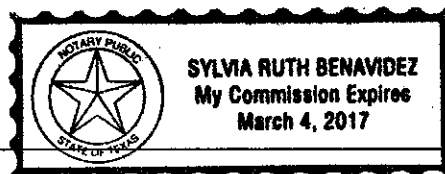
Date: 3/27/2013

Signature of Owner: _____

Date: 3/27/2013

Sworn and subscribed before me this 27 day of March, 2013

Signature of Public Notary



TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1322970

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ACCOUNT NUMBER: 02-1000-1101-0000

PROPERTY OWNER:

AGNOR ROBERT E & KATHERINE B
KATHERINE B AGNOR
1517 PARKWAY
AUSTIN, TX 78703-4134

PROPERTY DESCRIPTION:

LOT 2 *S 25' OF & N30' OF LT 3 W 15
' OF N 100.9' AV RESERVE A & CEN 16
' RESERVE C OLT 6&8 DIV Z ENFIELD
X

ACRES

.1985 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1517 PARKWAY

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2012	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2012 \$10,302.09

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2012 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/19/2013

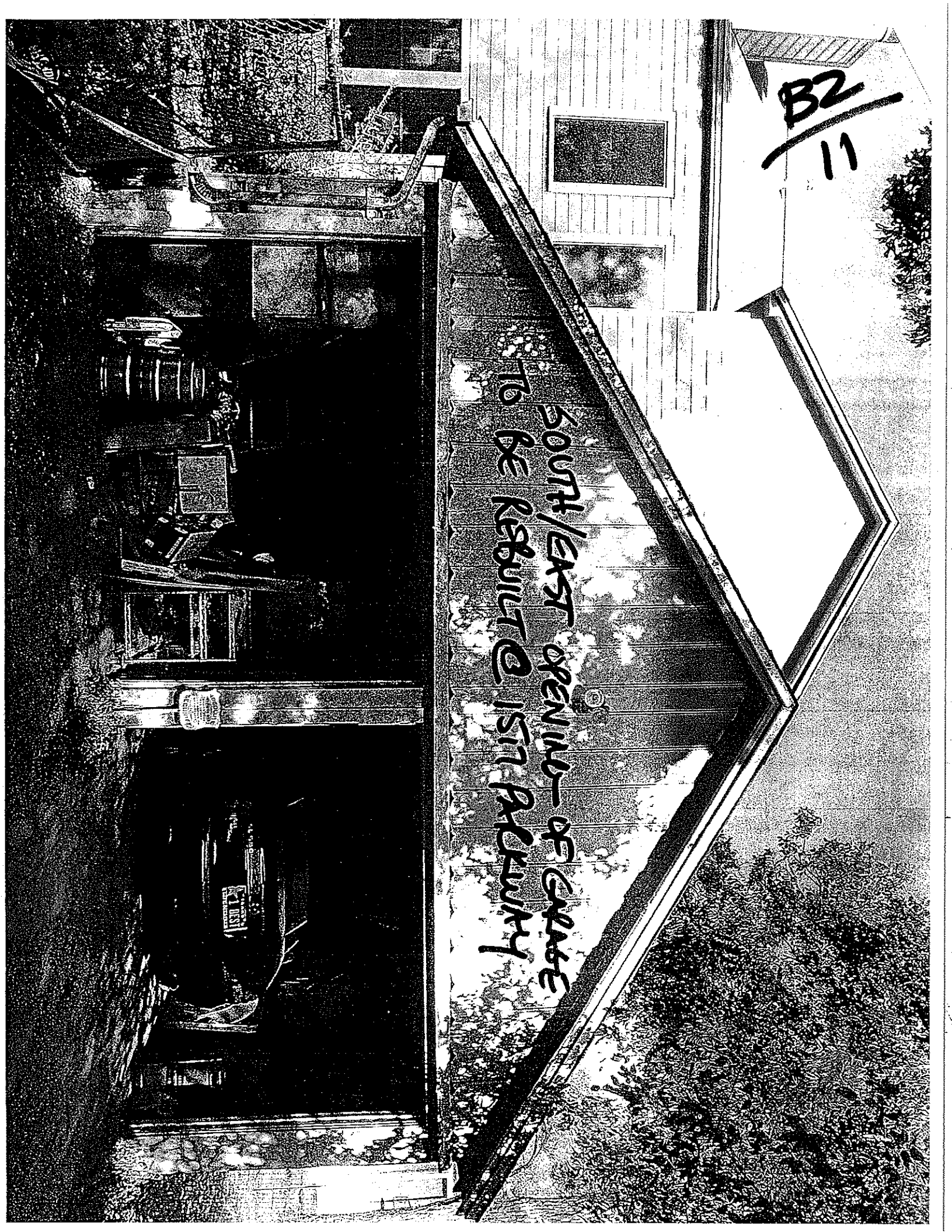
Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

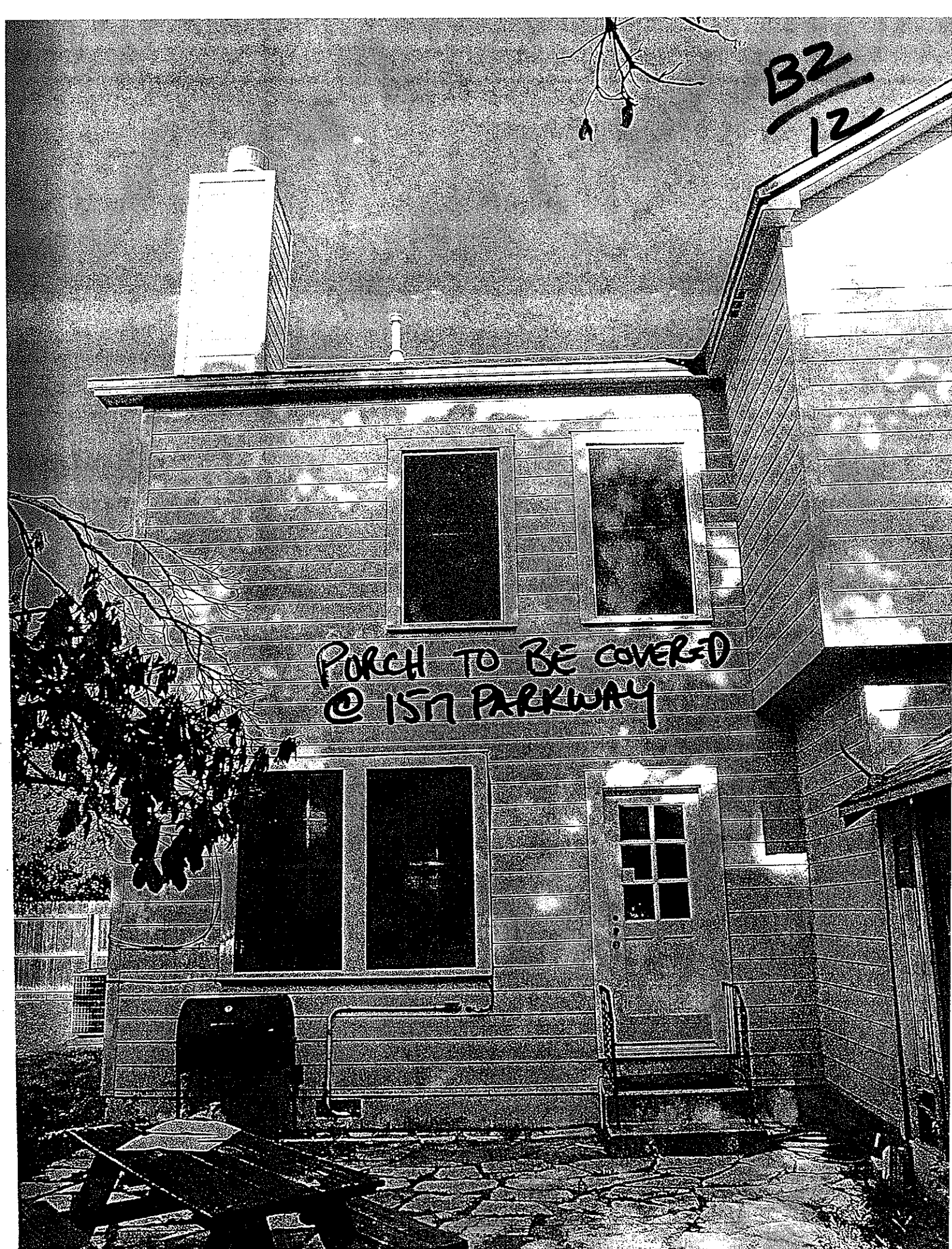
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SOUTH/EAST OPENING OF GARAGE
TO BE REBUILT @ 1577 PARKWAY

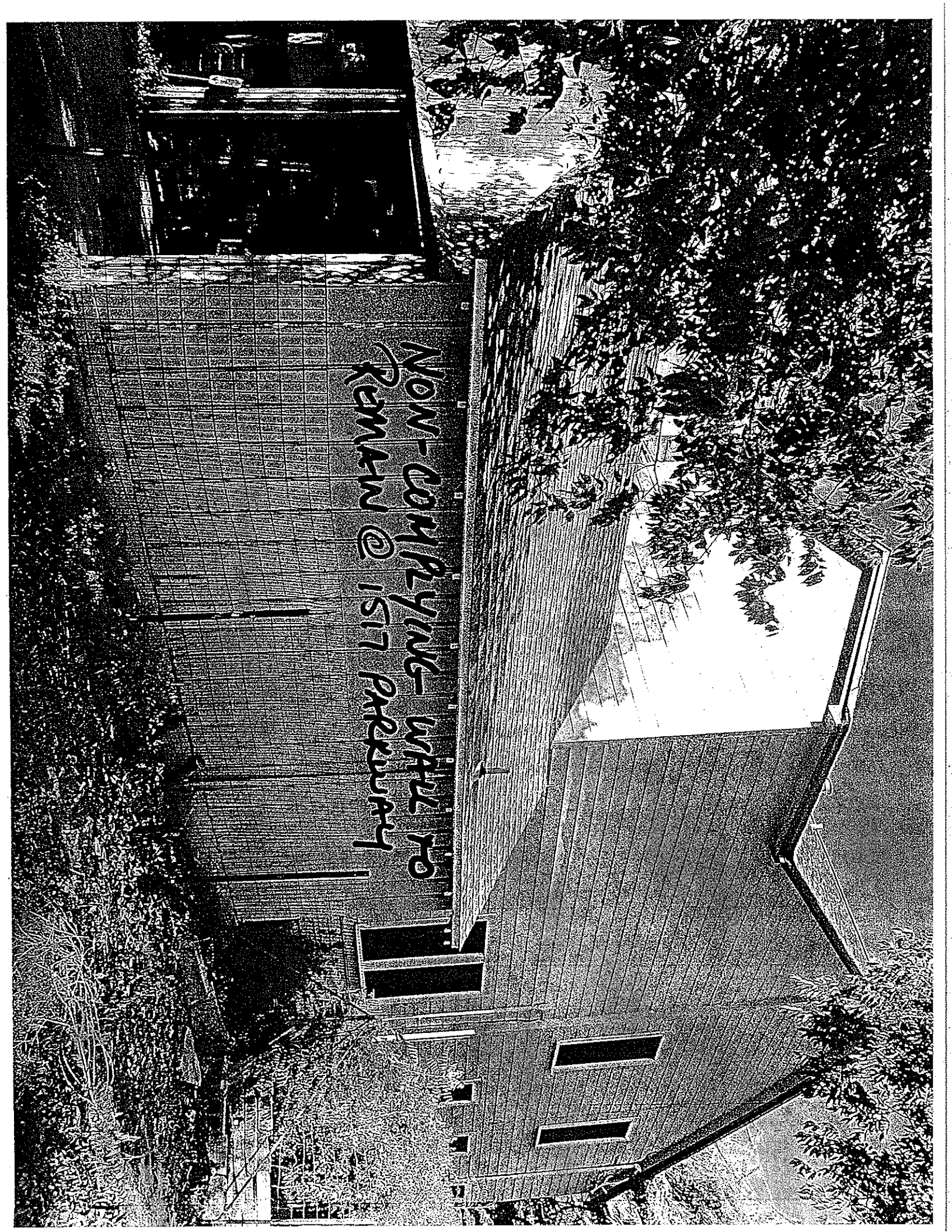


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PORCH TO BE COVERED
@ 1577 PARKWAY



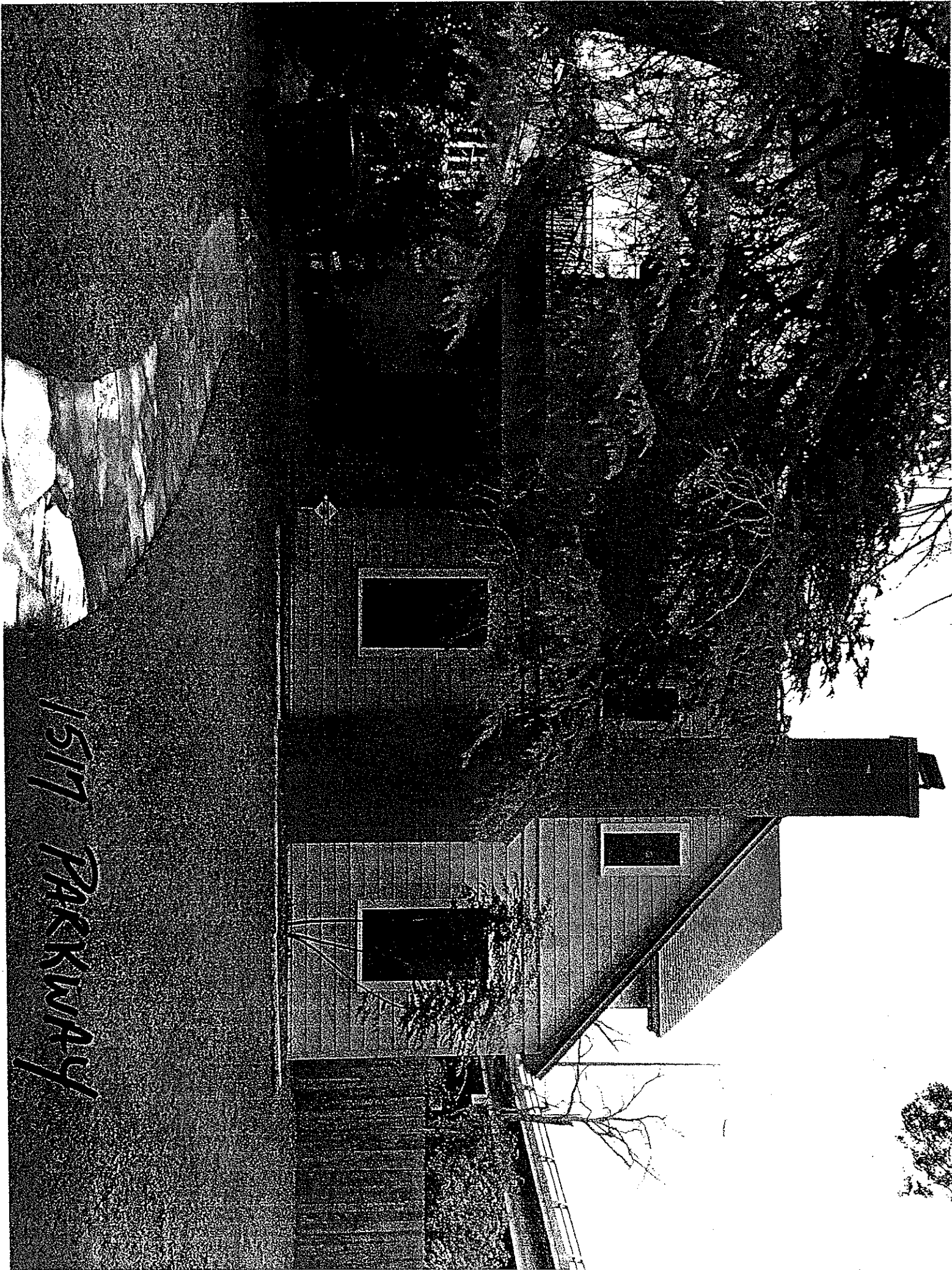
NON-COMPLYING WALL NO
REMAIN @ 1517 PARKWAY



BZ
14

GARAGE TO BE REMOVED
1517 PARKWAY





1517 PARKWAY



B2
14

**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

March 18, 2013

File Number: C8I-2013-0089

Address: 1517 PARKWAY

Tax Parcel I.D. #02100011010000 Tax Map Date: 06/07/2012

The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the **South 25 feet of Lot 2, the North 30 feet of lot 3, the West 15 feet of the North 100.00 feet average of reserve "A" and the center 16 feet of reserve "C" of Enfield "X"** in the current deed, recorded on **Jul 17, 1997**, in **Volume 12853, Page 01758, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Jun 17, 1991**, in **Volume 11459, Page 01271, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Dec 08, 1933**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas

**Michelle Casillas, Representative of the Director
Planning and Development Review Department**

B2
17



CGI-2013-0089

<p>21000</p>	<p>0 120 Feet</p> <p>Revision Date: 6/7/2012</p>	<p>NAD_1983_StatePlane Texas_Central_FIPS_4203_Feet Projection: Lambert_Conformal_Conic</p>	<p>This map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, warranties or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.</p>	<p>Travis Central Appraisal District 8314 Cross Park Drive Austin, Texas 78754 P.O. Box 149012 Austin, Texas 78714 Internet Address: www.traviscad.org Main Telephone Number: (512) 834-8317 Appraisal Information: (512) 834-9318 TDD: (512) 836-3328</p>
--------------	--	---	---	--

Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

B2
18

ACCOUNT NUMBER: 02-1000-1101-0000

PROPERTY OWNER:

AGNOR ROBERT E & KATHERINE B
KATHERINE B AGNOR
1517 PARKWAY
AUSTIN, TX 78703-4134

PROPERTY DESCRIPTION:

LOT 2 *S 25' OF & N30' OF LT 3 W 15
' OF N 100.9' AV RESERVE A & CEN 16
' RESERVE C OLT 6&8 DIV Z ENFIELD
X

ACRES

.1985 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1517 PARKWAY

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2012	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2012 \$10,302.09

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2012 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

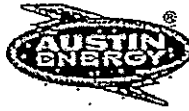
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/19/2013

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



Austin Energy
Building Service Planning Application (BSPA)

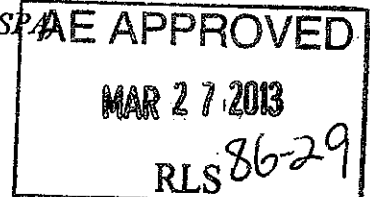
B2
19

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>RYAN LYM</u>	
Email <u>lym@lymarchitect.com</u>	Fax _____ Phone <u>512.476.7001</u>
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1517 PARKWAY</u> OR _____	
Legal Description _____	Lot _____ Block _____
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input checked="" type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Location of meter <u>LF</u>	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>Addition covered patio / Move garage over</u>	
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____	
Approved <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
AE Representative _____	Date _____ Phone _____

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

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



B2
30



C&I-2013-0089

21000

Revision Date:
6/7/2012

0 120 Feet

NAD 1983 StatePlane
Texas Central FIPS 4203 Feet
Projection: Lambert Conformal Conic

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

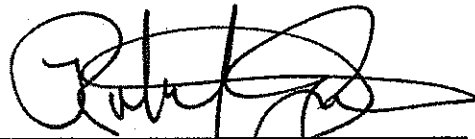
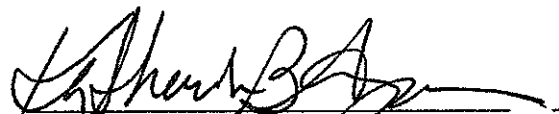
Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-8317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

Law Office of Robert Agnor
1517 Parkway
Austin, TX 78703

BZ
21

March 12, 2013

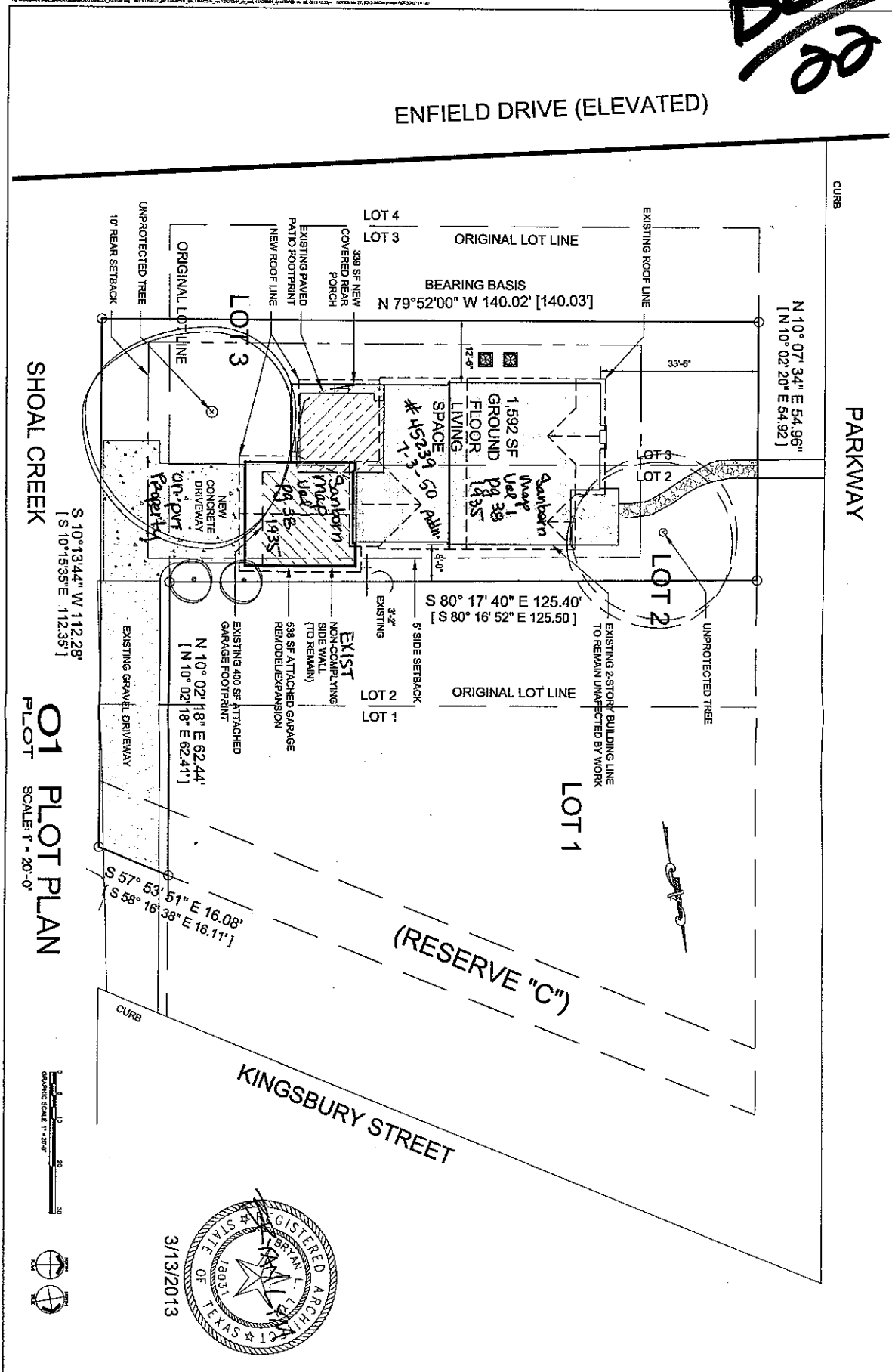
We the undersigned, Robert and Katherine Agnor are the owners of the property and improvements located at 1517 Parkway, Austin, Travis County, Texas. This property is more accurately identified with the Property ID of 199677 and the Geographic ID of 0210001101 at the Travis County Appraisal District. As of the date referenced above, we have appointed our architect Brian Lym to be our agent and to be able to represent us in all matters before the City of Austin for the six months subsequent to the date of this letter.


Robert E. Agnor
Katherine B. Agnor

AGNOR RESIDENCE RENOVATION - PLOT PLAN

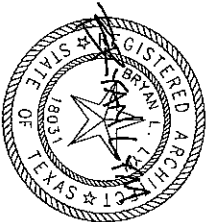
1517 PARKWAY, AUSTIN, TEXAS 78703

LEGAL DESCRIPTION:
 0.188 ACRE OF LAND MORE OR LESS BEING IN A PORTION OF LOT 2, LOT 3, RESERVE A AND RESERVE B OF ENFIELD, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, RECORDED IN BOOK 3, PAGE 244 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.188 ACRE TRACT BEING THAT SAME TRACT OF LAND COVERED BY ROBERT E. AND MARTHA E. AGNOR IN 1983, PART OF THE REAL PROPERTY RECORDED IN TRAVIS COUNTY, TEXAS, SUNDAY PREPARED BY MICHAEL J. LANDAUER IN 1983.

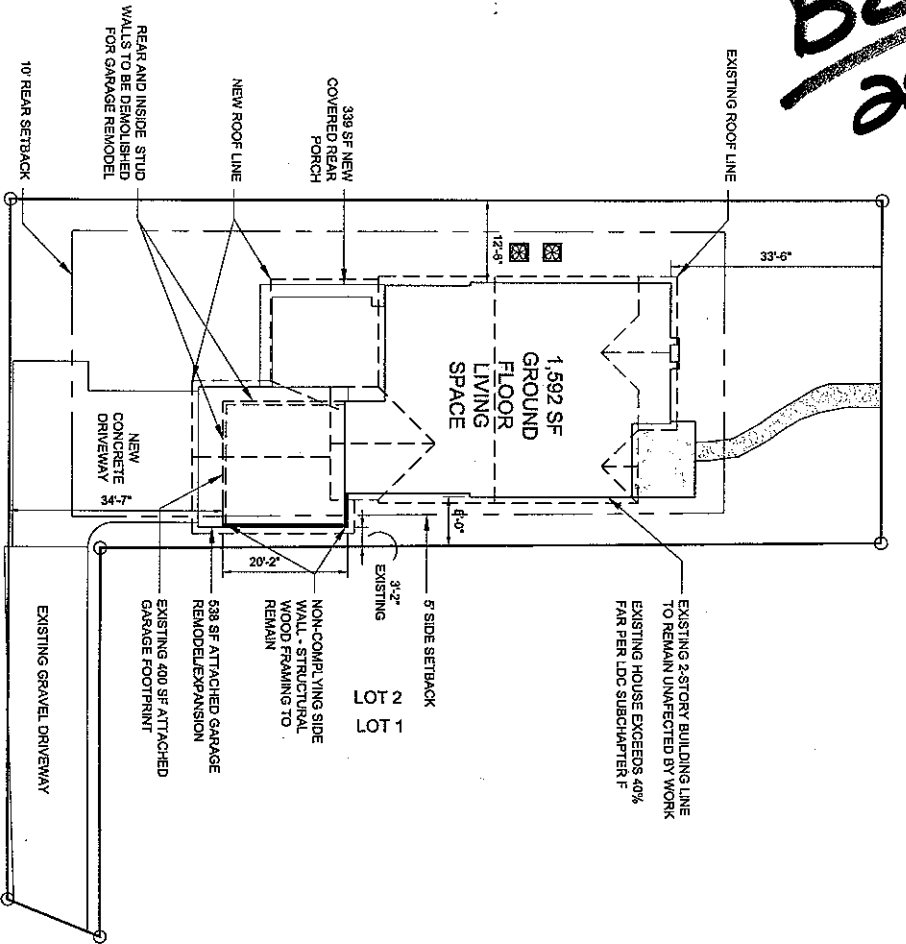


B2/00

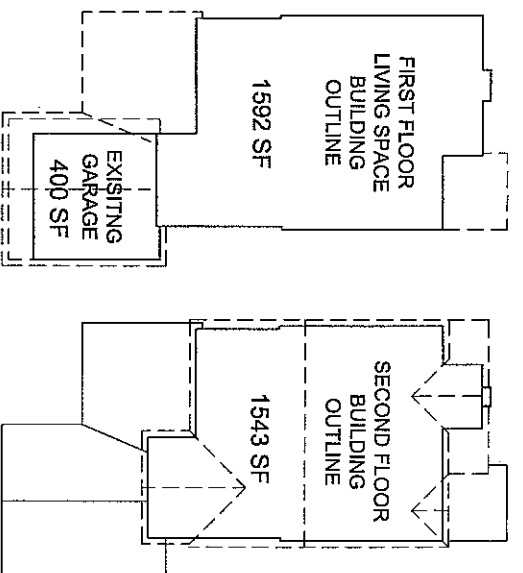
O1 PLOT PLAN
 SCALE: 1" = 20'-0"



B2/24



FAR CALCULATION DIAGRAM



REMODEL WILL INCREASE
GARAGE AREA TO 538 SF

EXISTING FLAG LOT SITE = 8,645 SF

DEDUCT POLE AREA:

TOTAL LOT AREA FOR FLOOR AREA RATIO = 7,739 SF

EXISTING FLOOR AREA RATIO:

1592 + 1543 + 400 (LESS 200 SF GARAGE DEDUCT) = 3,335 SF

3,335 / 7,739 = 43.1%

PROPOSED FLOOR AREA RATIO:

1592 + 1543 + 538 (LESS 200 SF GARAGE DEDUCT) = 3,473 SF

3,473 / 7,739 = 44.8%



3/13/2013



610 Brazos, Ste. 110
Austin, Texas 78701
512-476-7001 (tel)
512-476-7002 (fax)



NON-COMPLYING STRUCTURES EXHIBIT AGNOR RESIDENCE RENOVATION 15117 PARKWAY, AUSTIN, TEXAS 78703

BZ
25



TOTAL LOST TOBACCO AREA		TOTAL LOST AREA FOR JOB SUBMITTER + DISCOUNTS :	
IMPERVIOUS COVER:	EXISTING	1,593 SF	1,593 SF
	PROPOSED	1,593 SF	NO CHANGE
LIVING AREA	EXISTING	410 SF	410 SF
ATTACHED GARAGE (EXPANSION)	EXISTING	538 SF	538 SF
FITCHED COVERED PORCH	EXISTING	131 SF	NO CHANGE
REAR STONE FINISHING (NEW)	EXISTING	320 SF	320 SF
REAR STONE FINISHING (NEW)	EXISTING	0 SF	0 SF
CONCRETE DRIVEWAY (NEW)	EXISTING	744 SF	744 SF
CONCRETE DRIVEWAY (NEW)	EXISTING	697 SF	697 SF
AC PAVES (2)	EXISTING	16 SF	16 SF
	PROPOSED	16 SF	NO CHANGE
TOTAL (M ²) X = MAX 85% IMPERVIOUS COVER		3,225 SF = 41.7%	3,468 SF = 45.0%

ARCHITECTURAL

GENERAL NOTES

1. STRUCTURAL DESIGN, INCLUDING FOUNDATION ENGINEERING AND FRAMING DESIGN IS NOT THE RESPONSIBILITY OF LVM ARCHITECTURE AND WILL BE PROVIDED BY OTHERS.
2. HVAC, ELECTRICAL AND PLUMBING DESIGN IS NOT THE RESPONSIBILITY OF LVM ARCHITECTURE AND WILL BE PROVIDED BY OTHERS.
3. ALL DIMENSIONS ARE TO FACE OF STUDS AND CENTERLINE OF DOORS AND WINDOWS UNLESS OTHERWISE NOTED.

LEGEND

45' WOVEN CYCLOPHE FENCE



3/20/2013

PLAY NOTE:

1. LEGAL DESCRIPTION: 0.193 ACRE OF LAND MORE OR LESS BEING IN A PORTION OF LOT 2, LOT 3, RESERVE A AND RESERVE B OF ENFIELD X, A SUBDIVISION IN THE CITY OF AUSTIN RECORDED IN BOOK 3, PAGE 204 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.193 ACRE TRACT BEING THAT SAID TRACT OF LAND CONVEYED TO ROBERT E. LAND KATHARINE LANDOR IN V.12653, P.1758 OF THE REAL PROPERTY RECORD OF TRAVIS COUNTY, TEXAS. SURVEY PREPARED BY MICHAEL J. LANCASTER P.P.S. #5528

GRAPHIC SCALE: 1" = 20'-0"

AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS

STRUCTURAL ENGINEERING
STRUCTURAL

LYM ARCHITECTURE PLLC
610 Brazos, Suite 110
Austin, TX 78701
tel:512.476.7001
fax:512.476.7002
www.lymarchitecture.com



Erweit. Mo
A0

COVER SHEET

VERSION 1.2 3/20/2011

12/4/2015 3/13/2013

DEMOLITION NOTES

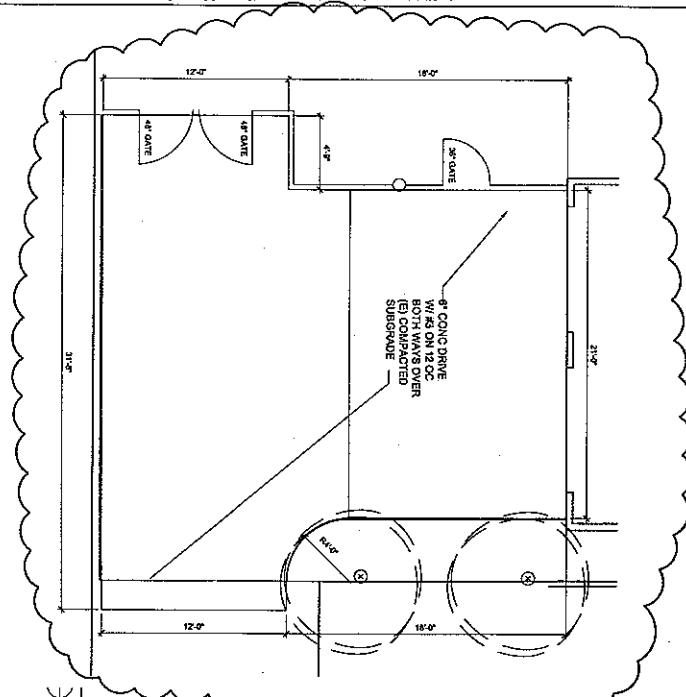
1. CONTRACTOR SHALL MAINTAIN BUILDING ENVELOPE INTEGRITY THROUGHOUT ALL PHASES OF THE PROJECT. BUILDING ENVELOPE, IF OPENED, SHALL BE TEMPORARILY DRIED IN IF THE WORK IS TO CONTINUE INTO THE NEXT DAY.
2. MEP RELATED SYSTEMS SUBJECT TO DEMOLITION OR MODIFICATION SHALL CONFORM TO PREVALUING CODE.
3. ALL DEMOLISHED MATERIALS SHALL BE RESPONSIBLY DISPOSED OF OFF-SITE. OWNER HAS RIGHT OF FIRST REFUSAL ON ALL SALVAGEABLE MATERIALS AND SYSTEMS.
4. UPON COMPLETION OF THE WORK, LANDSCAPE SHALL BE RESTORED TO ORIGINAL CONDITION.
5. REMOVE (E) DRIVEWAY AS REQUIRED TO PROVIDE FOR THE INSTALLATION OF THE NEW CONCRETE DRIVE.

(E) NORTH AND WEST WALL OF GARAGE WITH EXISTING SYSTEMS SHALL BE RETAINED AND MANAGED TO BE INCORPORATED INTO THE WORK. EXTERIOR CLADDING SHALL BE REMOVED AND PREPARED TO ACCEPT CLADDING TO MATCH THE NEW PORTIONS OF THE WORK.

B2
26

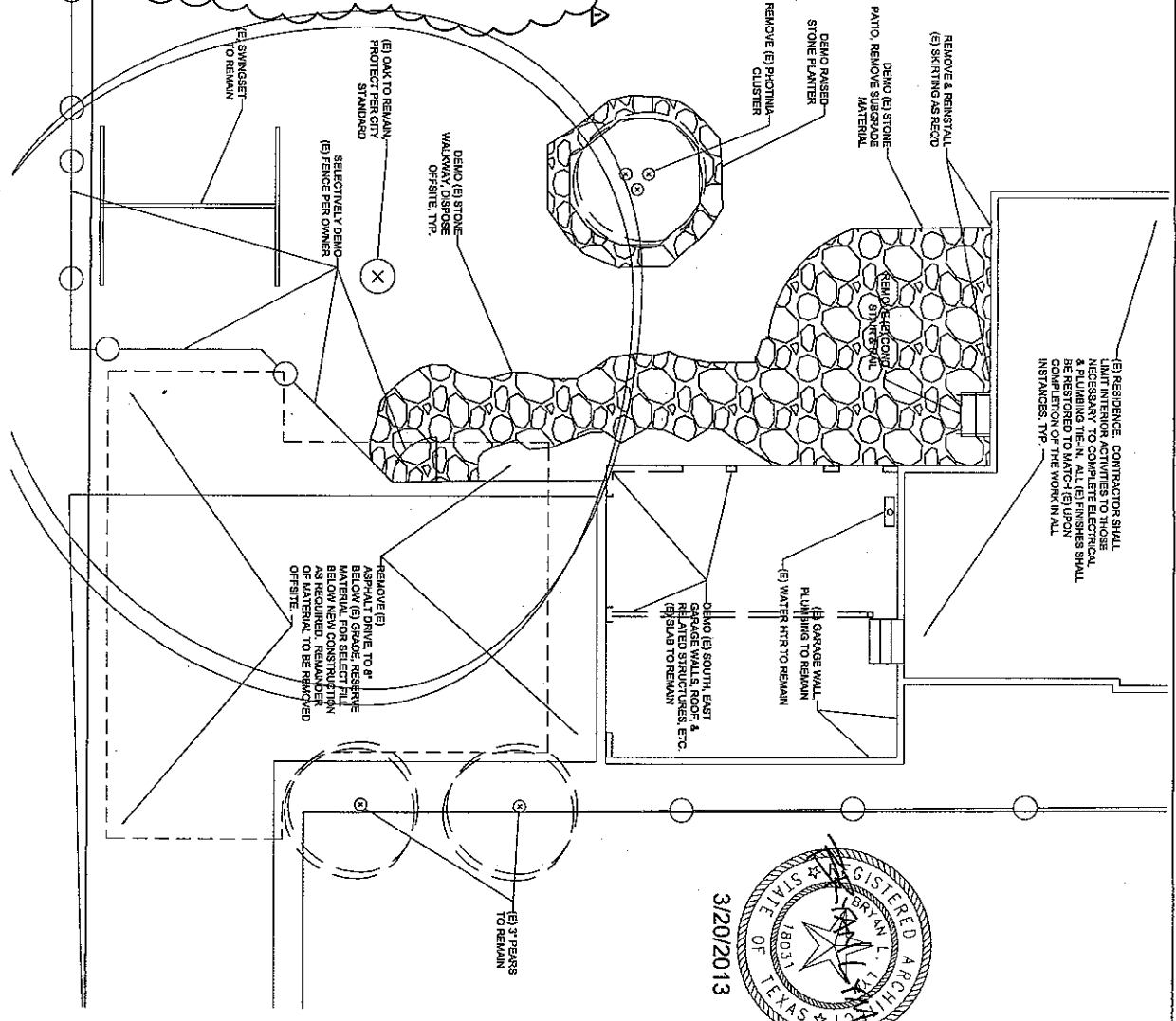
O2 PARTIAL SITE PLAN - NEW DRIVEWAY

A1 SCALE 1/8" = 1'-0"

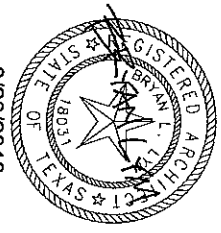


O1 DEMOLITION PLAN

A1 SCALE 1/8" = 1'-0"



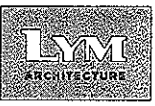
3/20/2013



AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

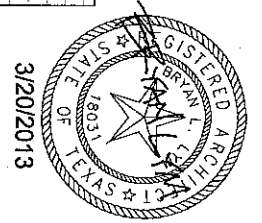
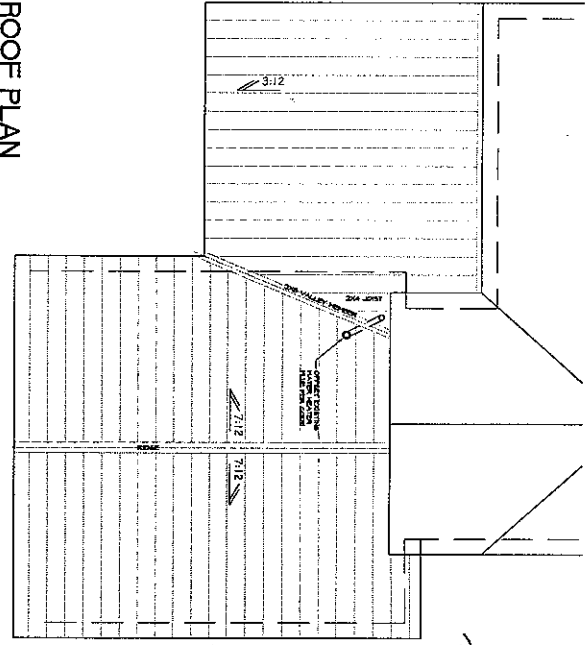
LYM ARCHITECTURE PLLC
610 S. BRASS, 5th FLOOR
AUSTIN, TX 78701
tel: 512.476.7001
fax: 512.476.7002
www.lymarchitecture.com



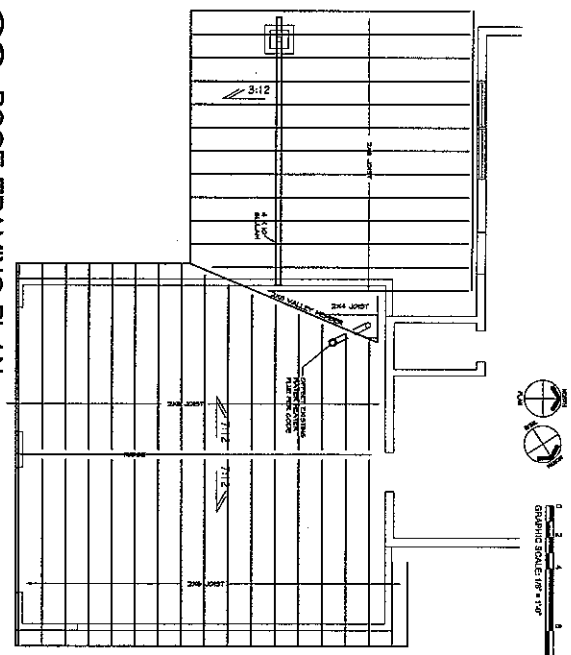
DESIGNED BY	3/13/2013
CHECKED BY	3/13/2013
DATE	3/13/2013
PROJECT	AGNOR RESIDENCE RENOVATION
PLAN	O2 PARTIAL SITE PLAN - NEW DRIVEWAY
SCALE	1/8" = 1'-0"
BY	LYM ARCHITECTURE

B2
27

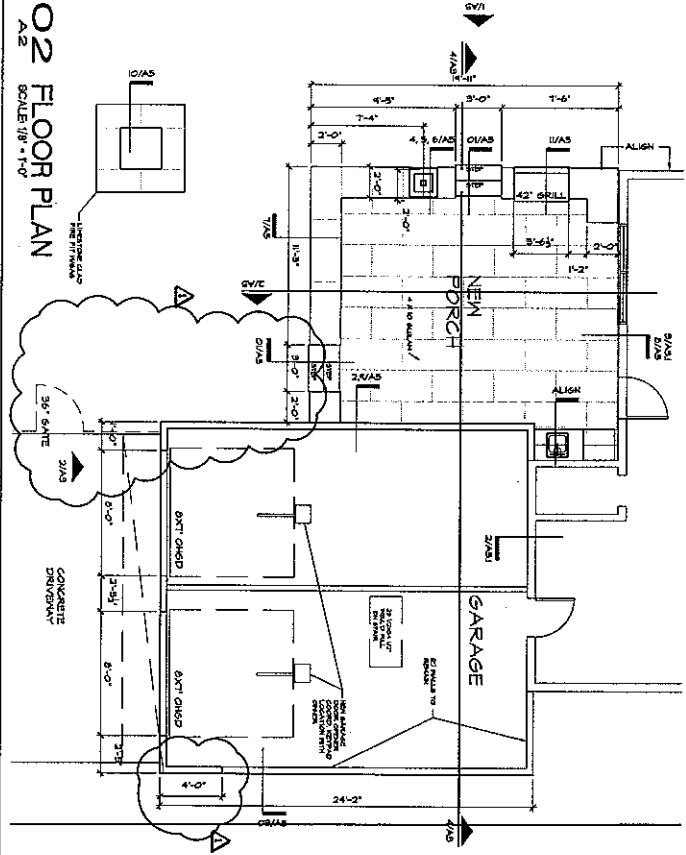
O4 ROOF PLAN
SCALE 1/8" = 1'-0"



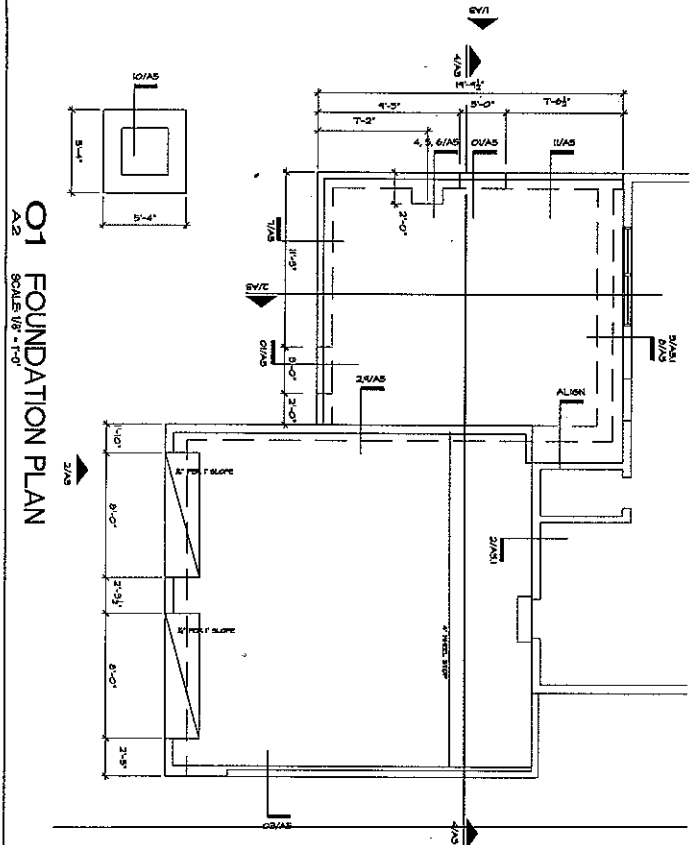
O3 ROOF FRAMING PLAN
SCALE 1/8" = 1'-0"



O2 FLOOR PLAN
SCALE 1/8" = 1'-0"



O1 FOUNDATION PLAN
SCALE 1/8" = 1'-0"



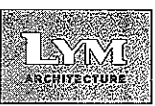
Sheet No.
A2

PROJECT
AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703
DATE: 3/13/2013
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

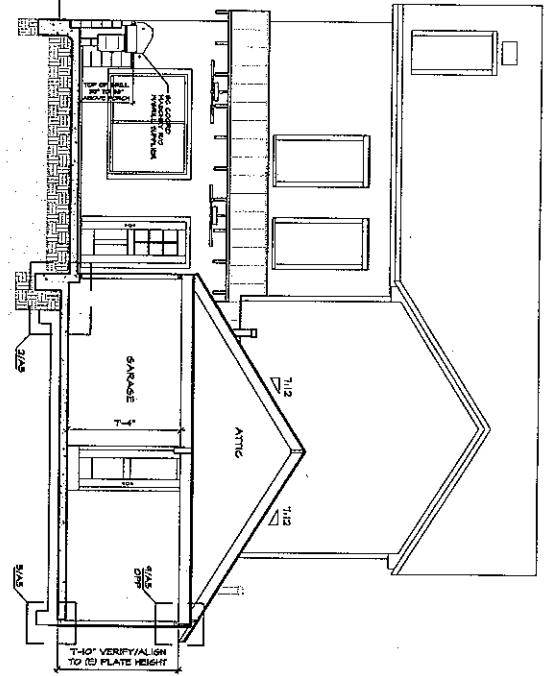
AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

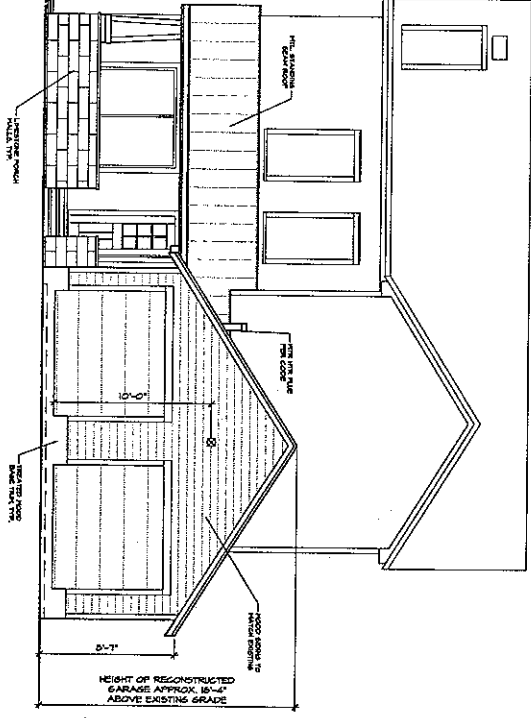
LYM ARCHITECTURE PLLC
610 Brazos, Suite 110
Austin, TX 78701
512.476.7001
512.476.7002
www.lymarchitecture.com



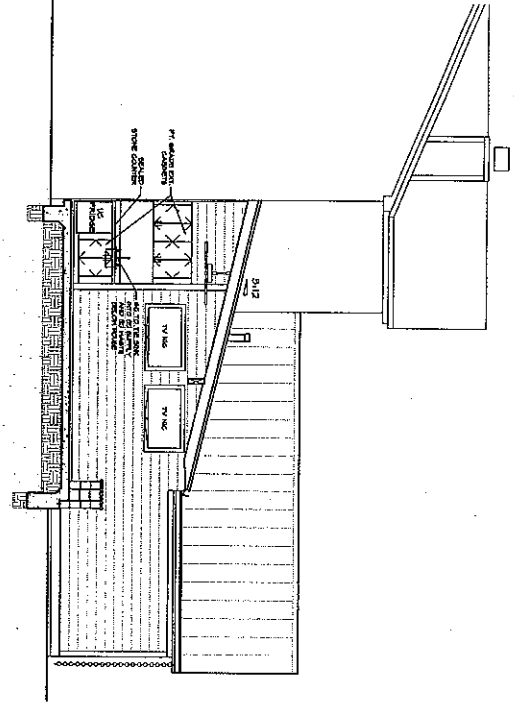
B2
28



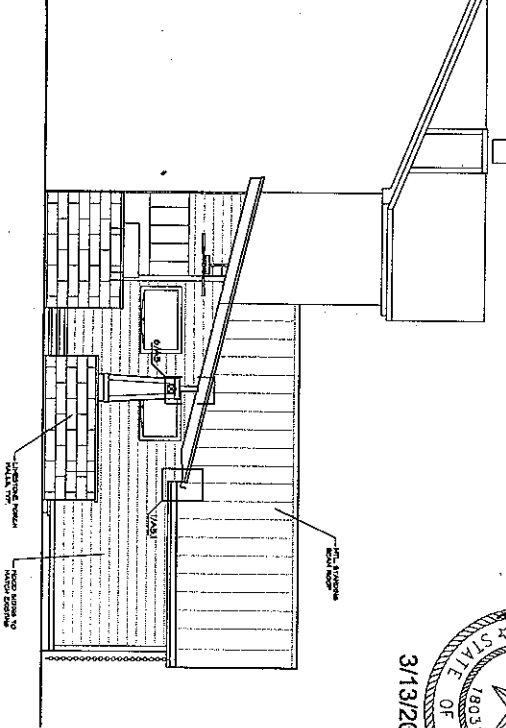
O4 SECTION
AS
SCALE 1/8" = 1'-0"



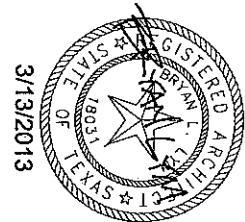
O2 EAST ELEVATION
AS
SCALE 1/8" = 1'-0"



O2 SECTION
AS
SCALE 1/8" = 1'-0"



O1 SOUTH ELEVATION
AS
SCALE 1/8" = 1'-0"



3/13/2013

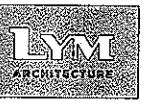
Sheet No.
A3

3: JAD/ESB
3/13/2013
REVISION
DATE
DRAWN: ESB
CHECKED: JAD
FLOOR PLAN

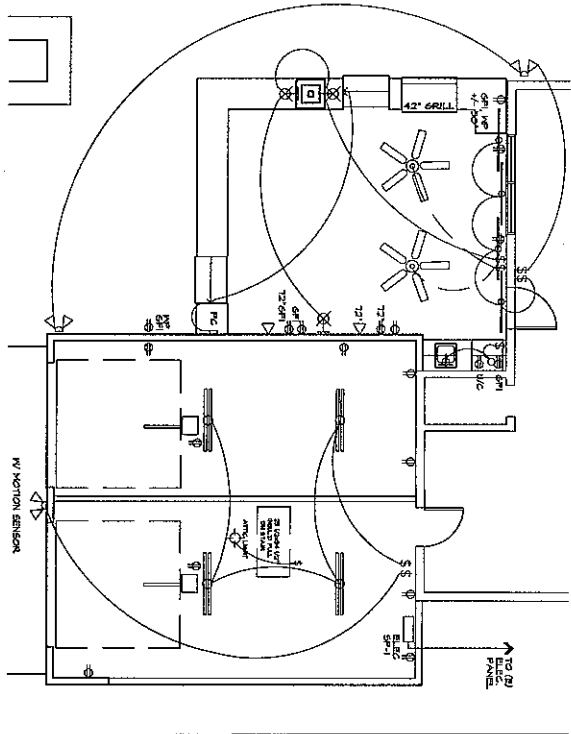
AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

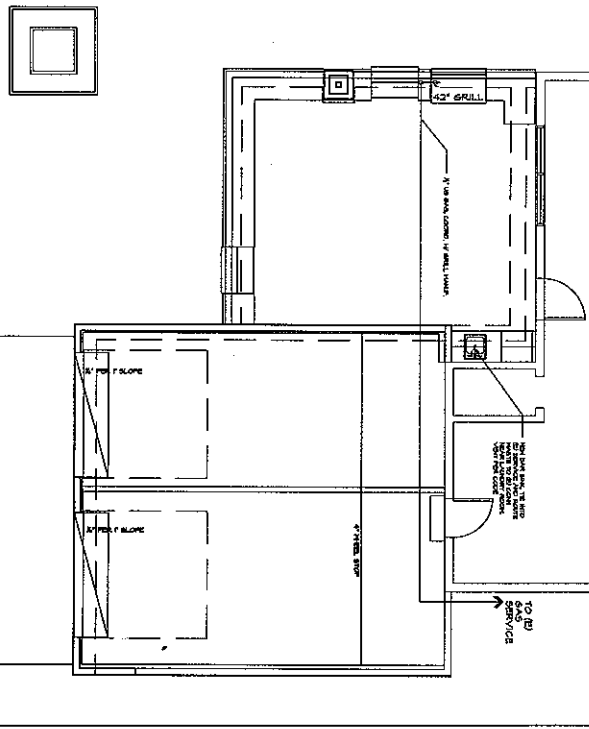
LYM ARCHITECTURE PLLC
610 Brazos, Suite 110
Austin, TX 78701
tel: 512.476.7001
fax: 512.476.7002
www.lymarchitecture.com



B2/29



O2 ELECTRICAL FLOOR PLAN
A4 SCALE 1/8" = 1'-0"



O1 PLUMBING PLAN
A4 SCALE 1/8" = 1'-0"

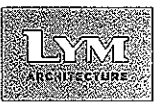
- CEILING FAN (NIC)
- STEP FLUORESCENT
- UP NEMA BR 120V OUTLET
- GROUND FAULT PROT 120V OUTLET
- GFI
- GAS/SAFE DOOR OPERATOR, SC TO COORD POWER, PROVIDE TWO POINTS OF CONTROL, MIN.
- 120V WALL OUTLET
- 120V WALL OUTLET
- 220
- QUAD 120V OUTLET
- PHONE/DATA COMBO
- DATA OUTLET
- DOOR BELL BUTTON
- EXT. WALL SCONCE
- FLUSH STAIR LIGHT
- RECESSED LT FIXT
- UTILITY LIGHT
- NEMA BR DISCONNECT
- WALL SWITCH
- 2 POSITION WALL SWITCH
- 3 POLE WALL SWITCH
- TV CABLE OUTLET
- SURFACE LIC MOUNTED LT FIXT
- JUNCTION BOX
- WALL MOUNTED LT BAR
- EXHAUST FAN
- THERMOSTAT
- CARBON MONOXIDE DET
- SMOKE DETECTOR
- DOOR BELL CHIME
- CONV LIGHT/EXHAUST
- EXT. DUAL FLOOD FIXT
- 5/8\"/>



AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

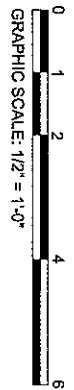
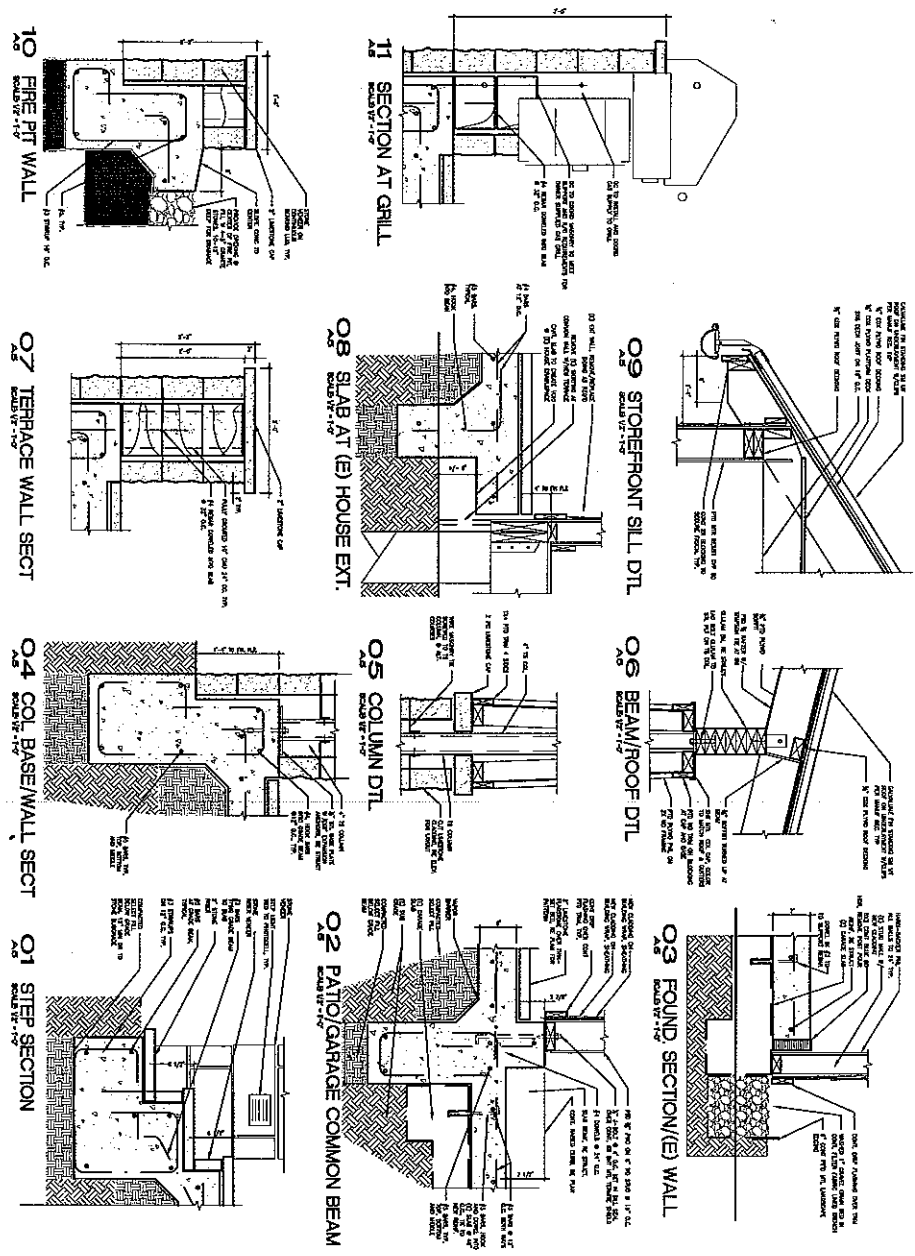
LYM ARCHITECTURE PLLC
610 Brazos, Suite 110
Austin, TX 78701
tel: 512.476.7001
fax: 512.476.7002
www.lymarchitecture.com



Sheet No.
A4
3/13/2013

DESIGNED BY	3/13/2013
CHECKED BY	3/13/2013
DATE	3/13/2013
PROJECT	AGNOR RESIDENCE RENOVATION
PLANS	

B2
30



3/13/2013



AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

LYM ARCHITECTURE PLLC
6100 Bransford, Suite 110
Austin, TX 78701
tel: 512.476.7001
fax: 512.476.7002
www.lymarchitecture.com



3/13/2013
DRAWING NO.
PROJECT NO.
SHEET NO.
A5

B2
32

CITY OF AUSTIN
APPLICATION FOR REVIEW OF A PERMIT
WITHIN A NATIONAL REGISTER HISTORIC DISTRICT

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form. Signature by the property owner is required.

Address of Property: 1517 PARKWAY, AUSTIN, TX 78703
Proposed Use: SINGLE FAMILY RESIDENTIAL

APPLICANT

Name: BRYAN LYM
Mailing Address: 610 BRAZOS ST. SUITE 110 Telephone: (512) 476-7001
City: AUSTIN Zip: 78701 Fax: (512) 476-7002

OWNER

Name: ROBERT AGNOR
Mailing Address: 1517 PARKWAY Telephone: (512) 474-2234
City: AUSTIN Zip: 78703 Fax: () SAME

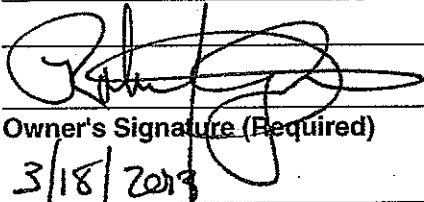
ARCHITECT (if applicable)

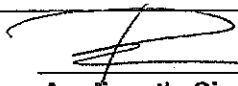
Name: BRYAN LYM AIA / LYM ARCHITECTURE P.L.L.C.
Mailing Address: 610 BRAZOS ST. SUITE 110 Telephone: (512) 476-7001
City: AUSTIN Zip: 78701 Fax: (512) 476-7002

CONTRACTOR (if applicable)

Name: _____
Mailing Address: _____ Telephone: () _____
City: _____ Zip: _____ Fax: () _____

Brief description of proposed work: _____


Owner's Signature (Required)
3/18/2013
Date


Applicant's Signature (Required)
3/27/2013
Date

For City Use Only:	
Application review date: _____	Application Complete: Y/N (If no: Date applicant contacted: _____)
Reviewer: _____	Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)
	Date Application Completed: _____

B2
33

GENERAL DESIGN REVIEW GUIDELINES

In the absence of district-specific design guidelines, the Historic Landmark Commission uses the following guidelines in performing design reviews in National Register Historic Districts:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

B2
34

CITY OF AUSTIN
INFORMATION REQUIRED FOR HISTORIC LANDMARK COMMISSION
CONSIDERATION OF PERMITS WITHIN NATIONAL REGISTER HISTORIC DISTRICTS

OVERVIEW:

The Historic Landmark Commission reviews proposed exterior building, demolition, and relocation permits within National Register Historic Districts. The purpose of these reviews is to help retain the historic integrity and defining architectural characteristics of the City's designated historic areas. When a project is reviewed and approved by the Historic Landmark Commission, the applicant will receive a stamped copy of the approved plans; the applicant must bring the stamped plans to the City Permit Center to obtain a building, demolition, or relocation permit.

The Historic Landmark Commission has adopted a general set of design review guidelines to evaluate individual permit applications. Projects in the Hyde Park National Register Historic District should comply with the Hyde Park Design Guidelines and the Hyde Park Neighborhood Conservation Combining District (NCCD). Projects in the Sixth Street National Register Historic District should comply with the Sixth Street Architectural Design Guidelines. These documents are available by request from the City Historic Preservation Office. In addition, neighborhood plans may have specific design guidelines for projects within the neighborhood planning areas. Contact the City Historic Preservation Office at (512) 974-2890 for information on the applicable design guidelines for your project.

Prior to applying for Historic Landmark Commission approval of a proposal, the applicant **must apply for a City building permit**. Applicants file city permit applications on the 2nd Floor of One Texas Center, 505 Barton Springs Road. City permit applications are available at One Texas Center, or on the City website (<http://www.ci.austin.tx.us/development/onestop/packets.htm>).

SIGNS WITHIN A NATIONAL REGISTER HISTORIC DISTRICT:

Signs within a National Register Historic District require a separate application for each sign. Applications are available from the City Historic Preservation Office (512) 974-2890.

ADMINISTRATIVE APPROVALS:

The City Historic Preservation Office may administratively approve "minor projects" – small rear additions, changes to outbuildings, minor building alterations, and site construction work – if the project complies with the applicable design guidelines. All other permits require review by the Historic Landmark Commission.

PROCESS IF A CITY BUILDING, DEMOLITION OR RELOCATION PERMIT IS REQUIRED:

Some applications will also require a City Building, Demolition or Relocation permit. **If a City Building, Demolition or Relocation permit is required, the applicant must apply for this permit prior to submitting an application to the Historic Landmark Commission.** The Relocation permit application may be submitted to the City Historic Preservation Office on the 5th floor. Applicants for residential projects file city permit applications on the 2nd Floor of One Texas Center, 505 Barton Springs Road as well as applicants for commercial projects file city permit applications (Commercial Demolitions and Relocations get submitted to the City Historic Preservation Office). City permit applications are available at One Texas Center, 505 Barton Springs Road or on the City website (www.ci.austin.texas.us/development).

SUBMITTAL PROCESS:

The application and all required submittal materials are due to the City Historic Preservation Office, 5th Floor of One Texas Center, 505 Barton Springs Road, by noon Friday, **twenty-one (21) days** prior to a scheduled Historic Landmark Commission meeting. The application must be complete by the deadline for the City Historic Preservation Office to place the application on the Historic Landmark Commission agenda for that month. **A Historic Review Fee of \$100.00 is due upon receipt.**

HISTORIC LANDMARK COMMISSION MEETINGS:

The Historic Landmark Commission reviews applications for permits within National Register Historic Districts at its monthly meetings (usually held the fourth Monday of each month). The applicant must be present at the Historic Landmark Commission meeting to answer any questions that may arise and to provide supplemental information to the Commission as needed. Within ten (10) days after the meeting, the City Historic Preservation Office will mail the applicant a copy of the Historic Landmark Commission's decision on the application for a permit within a National Register Historic District.

NRHD - 2013-0024

CITY OF AUSTIN
APPLICATION FOR REVIEW OF A PERMIT
WITHIN A NATIONAL REGISTER HISTORIC DISTRICTB2
35
RECEIVED
MAR 28 2013
NPZD/CHPO

A complete application form, including all submittal materials, is required for the City Historic Preservation Office to accept your application form. Signature by the property owner is required.

Address of Property: 1517 PARKWAY, AUSTIN, TX 78703Proposed Use: SINGLE FAMILY RESIDENTIAL CWA-NO

APPLICANT

Name: BRYAN LYMMailing Address: 610 BRAZOS ST. SUITE 110Telephone: (512) 476-7001City: AUSTIN Zip: 78701Fax: (512) 476-7002

OWNER

Name: ROBERT AGNORMailing Address: 1517 PARKWAYTelephone: (512) 474-2234City: AUSTIN Zip: 78703Fax: () SAME

ARCHITECT (if applicable)

Name: BRYAN LYM AIA / LYM ARCHITECTURE P.L.L.C.Mailing Address: 610 BRAZOS ST. SUITE 110Telephone: (512) 476-7001City: AUSTIN Zip: 78701Fax: (512) 476-7002

CONTRACTOR (if applicable)

Name: _____

Mailing Address: _____

Telephone: _____

City: _____

Zip: _____

Fax: _____

APPROVED BY
HISTORIC LANDMARK COMMISSIONDATE: 4/2/13BY: [Signature]

for HLC Chair

Brief description of proposed work: _____

Owner's Signature (Required)

Date

3/18/2013

Applicant's Signature (Required)

Date

3/27/2013

For City Use Only:

Application review date: _____

Reviewer: _____

Application Complete: Y/N (If no: Date applicant contacted: _____)

Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)

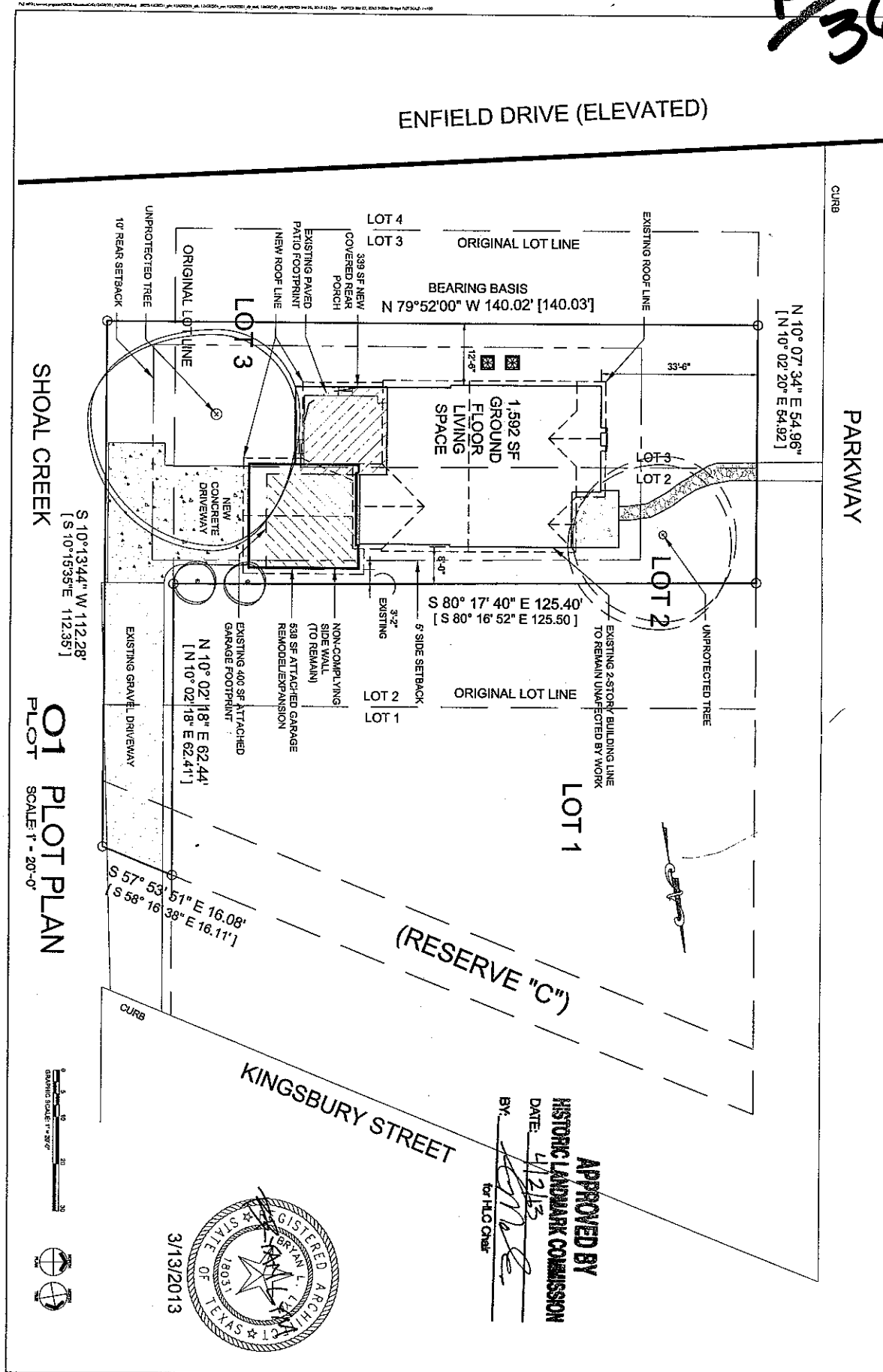
Date Application Completed: _____

B2
36

AGNOR RESIDENCE RENOVATION - PLOT PLAN

1517 PARKWAY, AUSTIN, TEXAS 78703

LEGAL DESCRIPTION:
 0.185 ACRES OF LAND MORE OR LESS BEING A PORTION OF LOT 2, LOT 3, RESERVE A AND RESERVE B OF ENFIELD, A SUBDIVISION IN THE CITY OF AUSTIN, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO ROBERT E. AND KATHERINE B. AGNOR IN V.1283, P.1738 OF THE REAL PROPERTY RECORD OF TRAVIS COUNTY, TEXAS. SURVEY PREPARED BY MICHAEL J. LANCASTER M.P.S. 8529



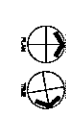
01 PLOT PLAN
SCALE: 1" = 20'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 4/21/13
 BY: [Signature]
 for HLC Chair



3/13/2013

GRAPHIC SCALE: 1" = 20'-0"



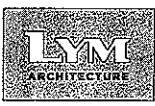
Plot
COVER SHEET

DATE: 3/13/2013
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 REVISIONS:

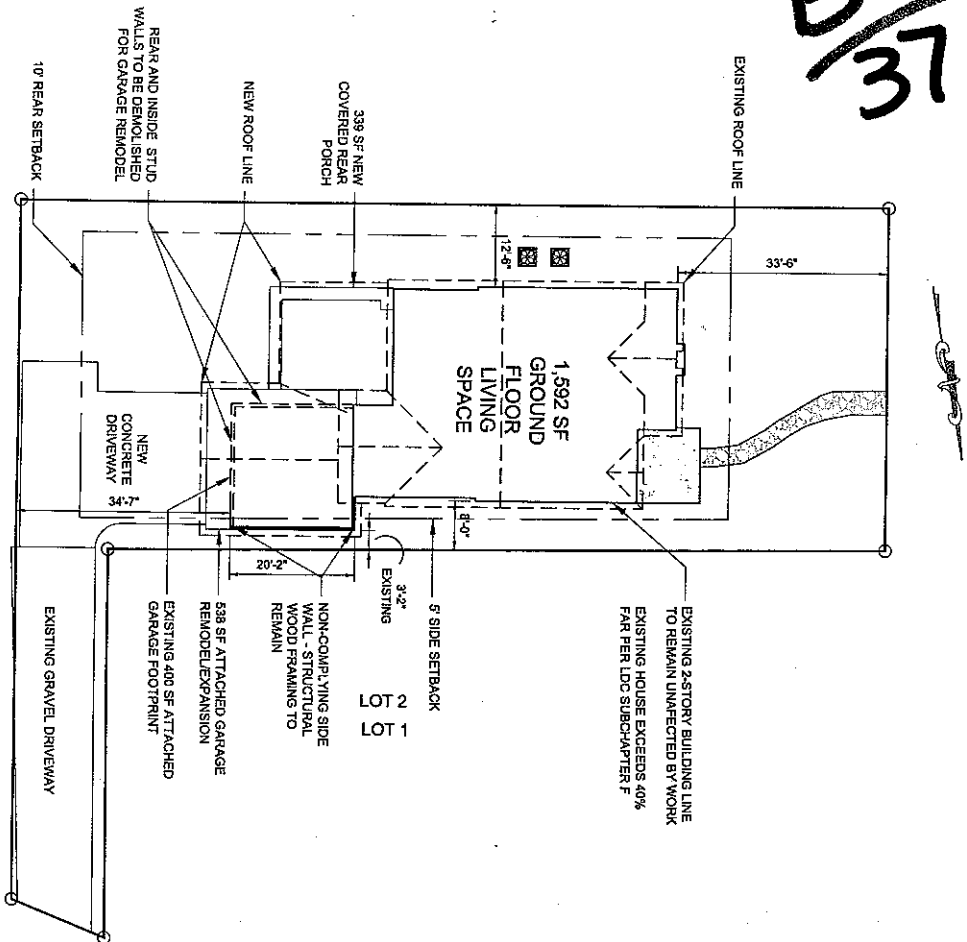
AGNOR RESIDENCE RENOVATION
 1517 PARKWAY
 AUSTIN, TEXAS 78703

MEP ENGINEERING:
 BY OTHERS
 STRUCTURAL ENGINEERING:
 STRUCTURES

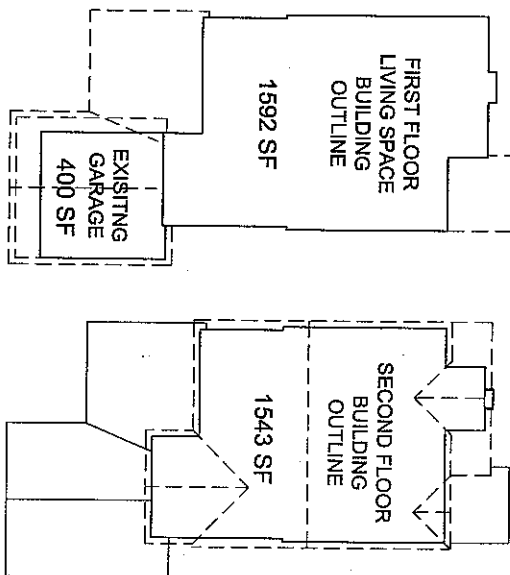
LYM ARCHITECTURE PLLC
 610 Brazos, Suite 110
 Austin, TX 78701
 tel: 512.476.7001
 fax: 512.476.7002
 www.lymarchitecture.com



B2/37



FAR CALCULATION DIAGRAM



APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE 4/24/13

BY [Signature] FOR FLC Chair

REMODEL WILL INCREASE GARAGE AREA TO 538 SF
EXISTING FLAG LOT SITE = 8,646 SF

DEDUCT 'POLE' AREA:

TOTAL LOT AREA FOR FLOOR AREA RATIO = 7,739 SF

EXISTING FLOOR AREA RATIO:

1592 + 1543 + 400 (LESS 200 SF GARAGE DEDUCT) = 3,335 SF

3,335 / 7,739 = 43.1%

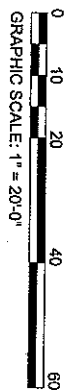
PROPOSED FLOOR AREA RATIO:

1592 + 1543 + 538 (LESS 200 SF GARAGE DEDUCT) = 3,473 SF

3,473 / 7,739 = 44.8%



3/13/2013



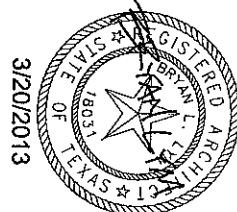
610 Brazos, Ste. 110
Austin, Texas 78701
512-476-7001 (tel)
512-476-7002 (fax)



NON-COMPLYING STRUCTURES EXHIBIT AGNOR RESIDENCE RENOVATION 1517 PARKWAY, AUSTIN, TEXAS 78703

B2
39

- (E) RESIDENCE. CONTRACTOR SHALL LIMIT INTERIOR ACTIVITIES TO THOSE NECESSARY TO COMPLETE ELECTRICAL & PLUMBING TIE-IN. ALL (E) FINISHES SHALL BE RESTORED TO MATCH (E) UPON COMPLETION OF THE WORK IN ALL INSTANCES, TYP. —



APPROVED BY

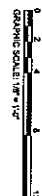
HISTORIC LANDMARK COMMISSION

DATE _____

For HLC Check

02 PARTIAL SITE PLAN - NEW DRIVEWAY
A1 SCALE: 1/8" = 1'-0"

01 DEMOLITION PLAN



MEP ENGINEERING:
BY OTHERS

STRUCTURAL ENGINEERING:
STRUCTURES

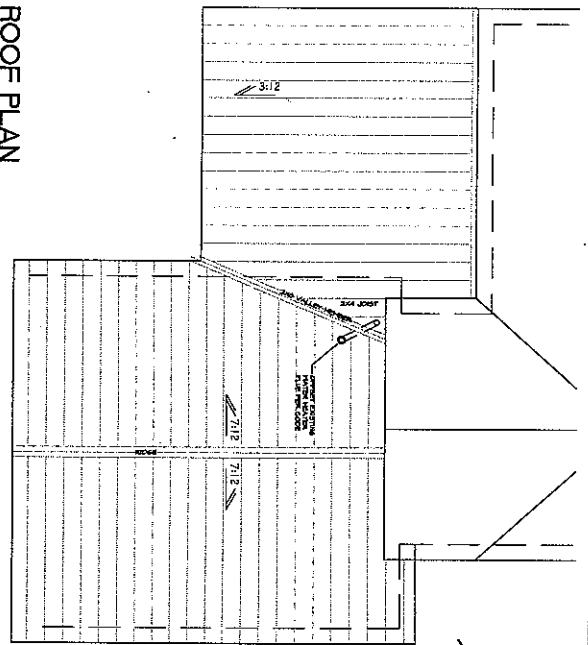
LYM ARCHITECTURE PLLC
510 Brazos, Suite 110
Austin, TX 78701
tel: 512.476.7001
fax: 512.476.7002
www.lymarchitecture.com



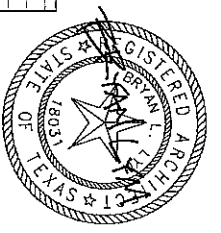
12-ADP-EE-01
3/13/2013
GOLF PRO
COURTESY
DEMOLITION
AND NEW
DRIVEWAY
PLAN

B2/40

04 ROOF PLAN
SCALE 1/8" = 1'-0"

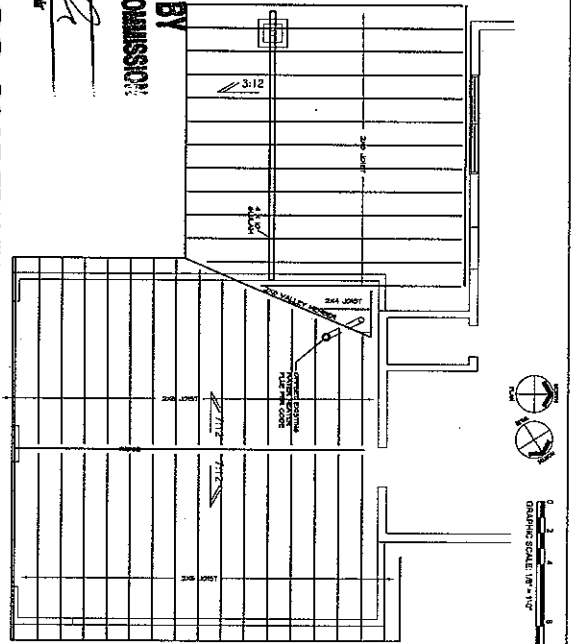


3/20/2013

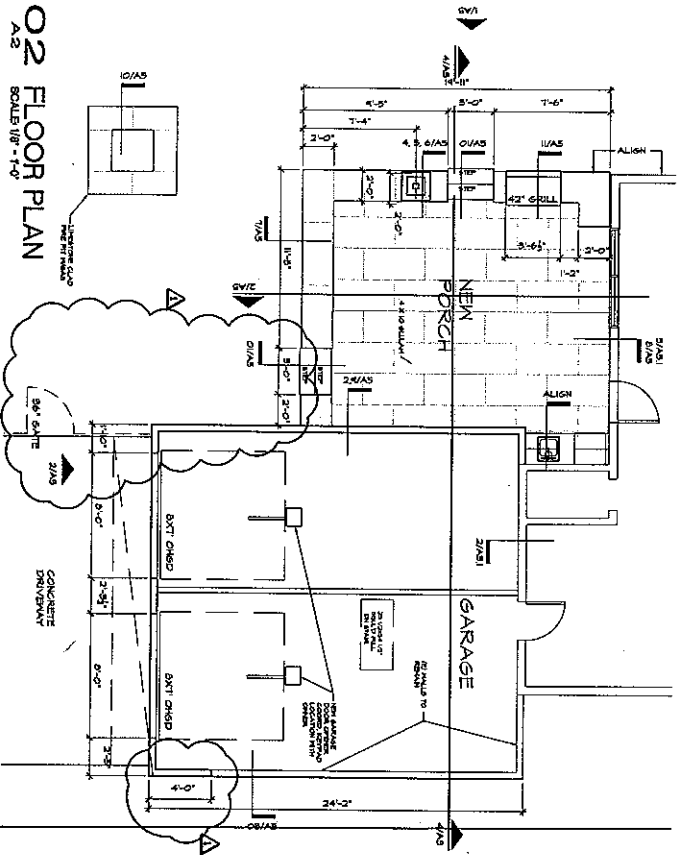


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 11/21/13
BY [Signature]
for H.L.C. Chair

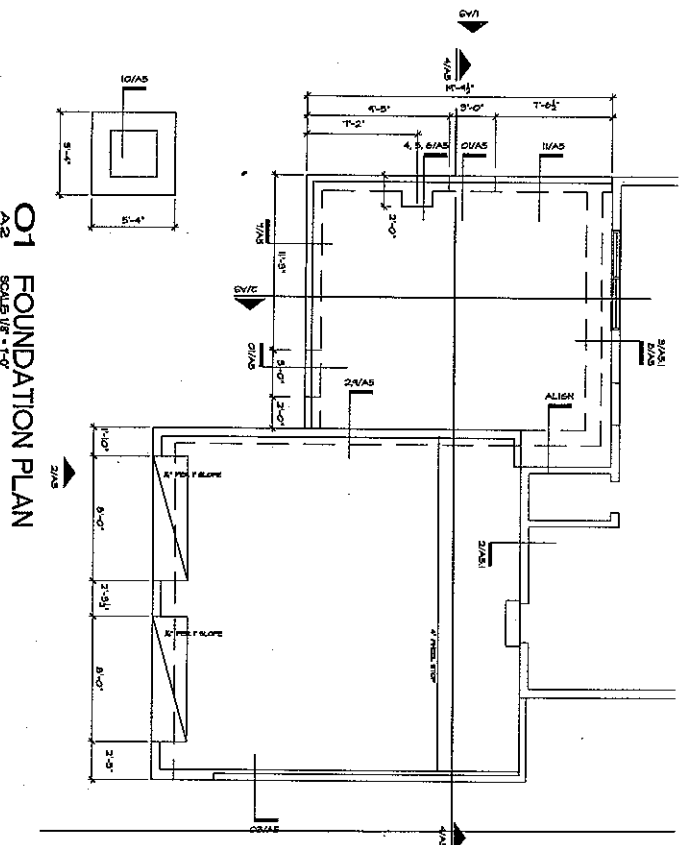
03 ROOF FRAMING PLAN
SCALE 1/8" = 1'-0"



02 FLOOR PLAN
SCALE 1/8" = 1'-0"



01 FOUNDATION PLAN
SCALE 1/8" = 1'-0"



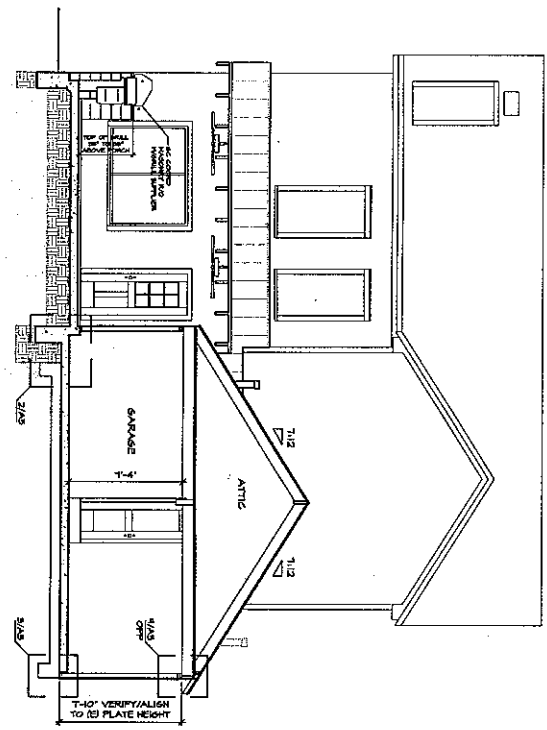
AGNOR RESIDENCE RENOVATION
157 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

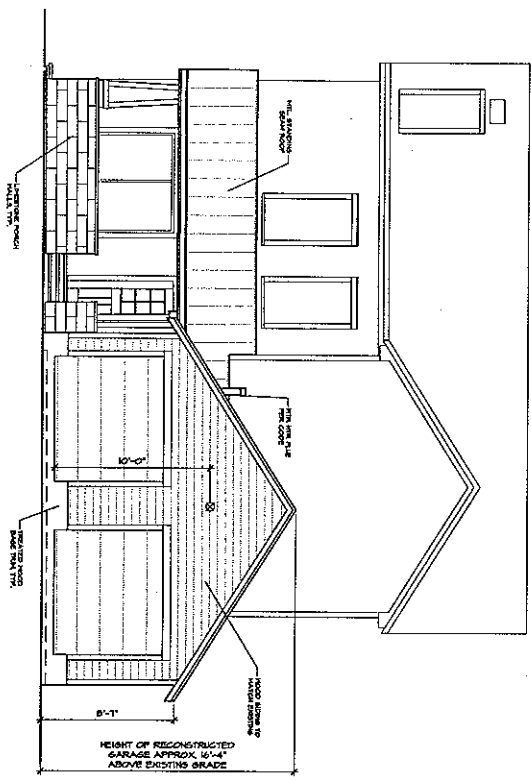
LYM ARCHITECTURE PLLC
610 Brazos, Suite 110
Austin, TX 78701
tel: 512.476.7001
fax: 512.476.7002
www.lymarchitecture.com



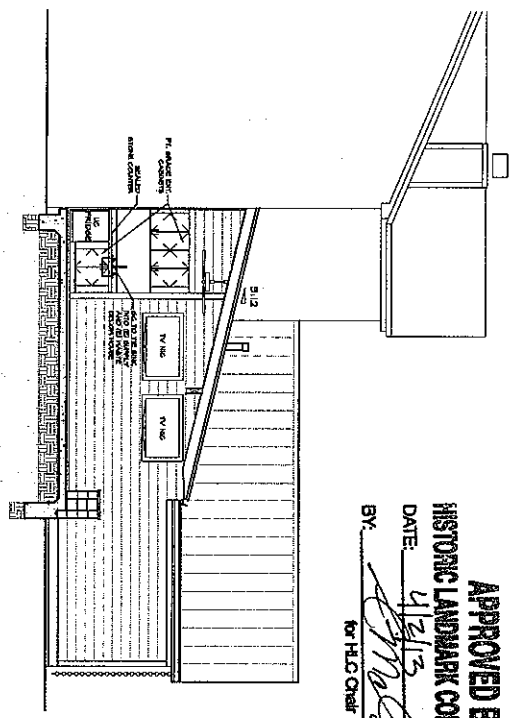
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Revisions:	
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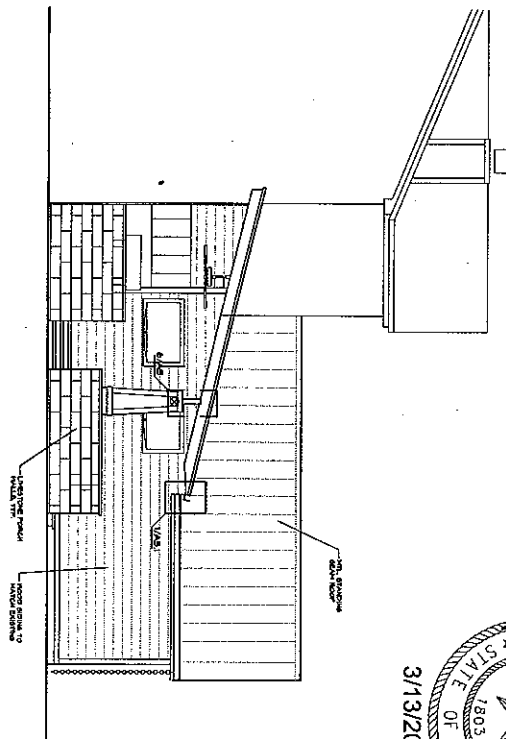
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O2 EAST ELEVATION
A3 SCALE: 1/8" = 1'-0"

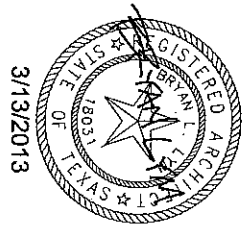


02 SECTION
A3 SCALE 1/8" = 1'-0"



01 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"

APPROVED BY _____
HISTORIC LANDMARK COMMISSION
DATE: 4/21/13
BY: [Signature]
for H.L.C. Chair

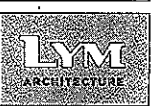


AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS

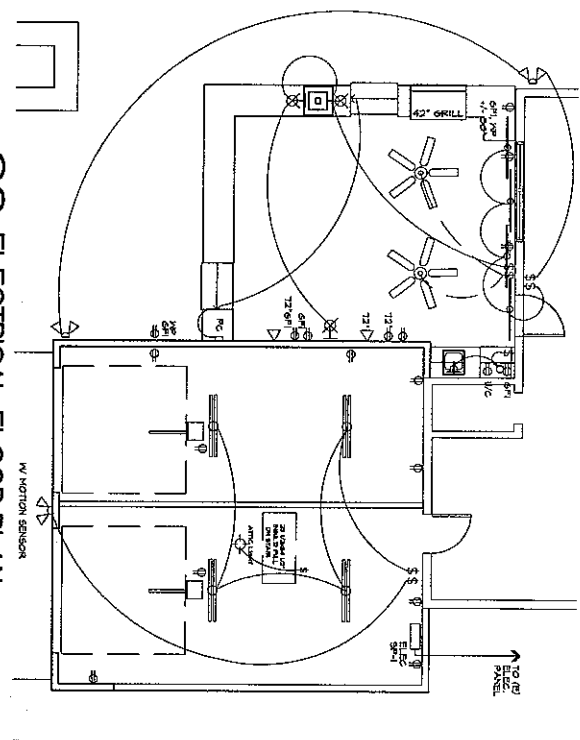
STRUCTURAL ENGINEERING:
STRUCTURES

LYN ARCHITECTURE PLLC
610 Brazos, Suite 110
Austin, TX 78701
tel:512.476.7001
fax:512.476.7002
www.lynarchitecture.com

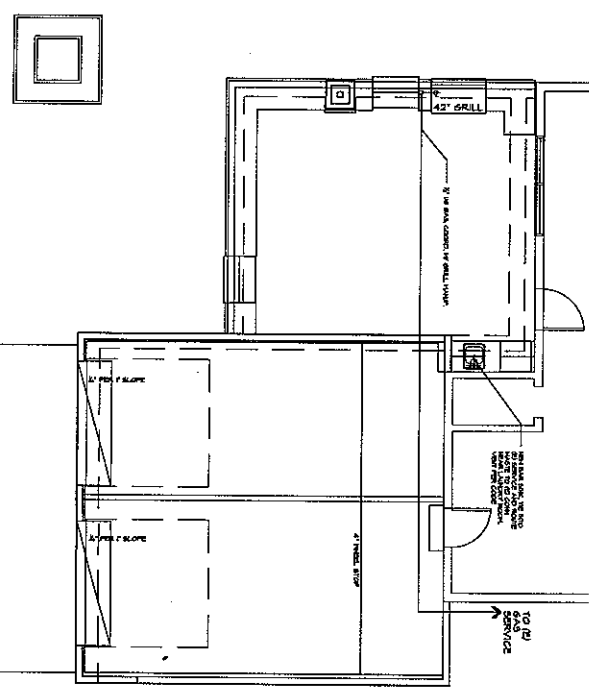


12-NOV-2011
 3/13/2013
 Dept No.
 CDR/CDR/CDR
 KINSONS

B2
42



O2 ELECTRICAL FLOOR PLAN
SCALE 1/8" = 1'-0"



O1 PLUMBING PLAN
SCALE 1/8" = 1'-0"

- CEILING FAN (NIC)
- STRIP FLUORESCENT
- UP NEMA 3R 120V OUTLET
- GFI GROUND FAULT PROT 120V OUTLET
- GARAGE DOOR OPENER, AC OPERATING POWER, PROVIDE TWO POINTS OF CONTROL, MIN.
- 120V WALL OUTLET
- 120V WALL OUTLET
- 120V WALL OUTLET
- 120V WALL OUTLET
- 120V WALL OUTLET
- DATA OUTLET
- DOOR BELL BUTTON
- EXT. WALL SCONCE
- FLUSH STAIR LIGHT
- RECESSED LT FIXT
- UTILITY LIGHT
- NEMA 3R DISCONNECT
- WALL SWITCH
- 2 POSITION WALL SWITCH
- 3 POLE WALL SWITCH
- TV CABLE OUTLET
- SURFACE WIC MOUNTED LT FIXT
- JUNCTION BOX
- WALL MOUNTED LT BAR
- EXHAUST FAN
- THERMOSTAT
- CARBON MONOXIDE DET
- SMOKE DETECTOR
- DOOR BELL CHIME
- CORB LIGHT/EXHAUST
- EXT. DIAL FLOOD FIXT
- 6IN HUBBELL SEALED UNIT



AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703


MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

LYM ARCHITECTURE PLLC
510 Brazos, Suite 110
Austin, TX 78701
Tel: 512.476.2001
Fax: 512.476.2002
www.lymarchitecture.com



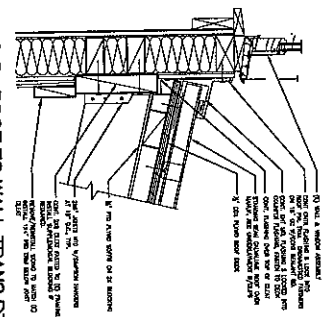
Sheet No.
A4

DATE: 3/13/2013
DRAWN BY: [Name]
CHECKED BY: [Name]
PLANS

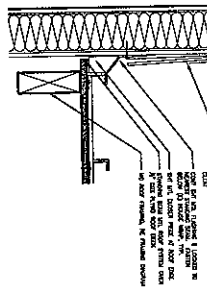


LYM
ARCHITECTURE

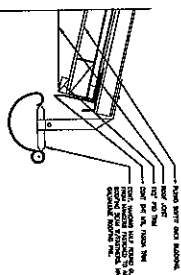
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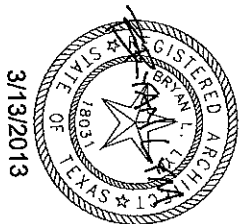
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02 GARAGE ROOF TO WALL
SCALE: 1/4" = 1'-0"



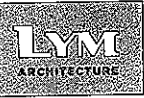
01 HALF ROUND GUTTER DTL
SCALE: 1/4" = 1'-0"



AGNOR RESIDENCE RENOVATION
1517 PARKWAY
AUSTIN, TEXAS 78703

MEP ENGINEERING:
BY OTHERS
STRUCTURAL ENGINEERING:
STRUCTURES

LYM ARCHITECTURE PLLC
610 Brazos, Suite 110
Austin, TX 78701
Tel: 512.476.7001
Fax: 512.476.7002
www.lymarchitecture.com



DATE: 3/13/2013	BY: [Signature]
PROJECT: AGNOR RESIDENCE RENOVATION	
DESCRIPTION: EXTERIOR ELEVATIONS	
SCALE: 1/4" = 1'-0"	
CHECKED: [Signature]	
DATE: 3/13/2013	
BY: [Signature]	

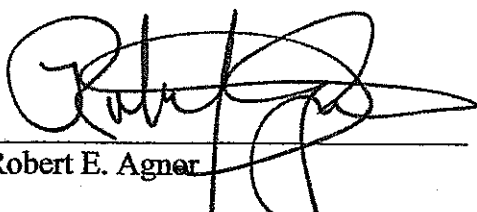
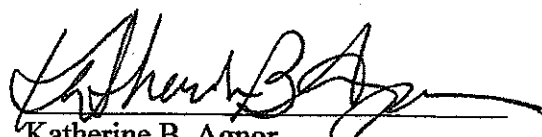
Sheet No.
A5.1

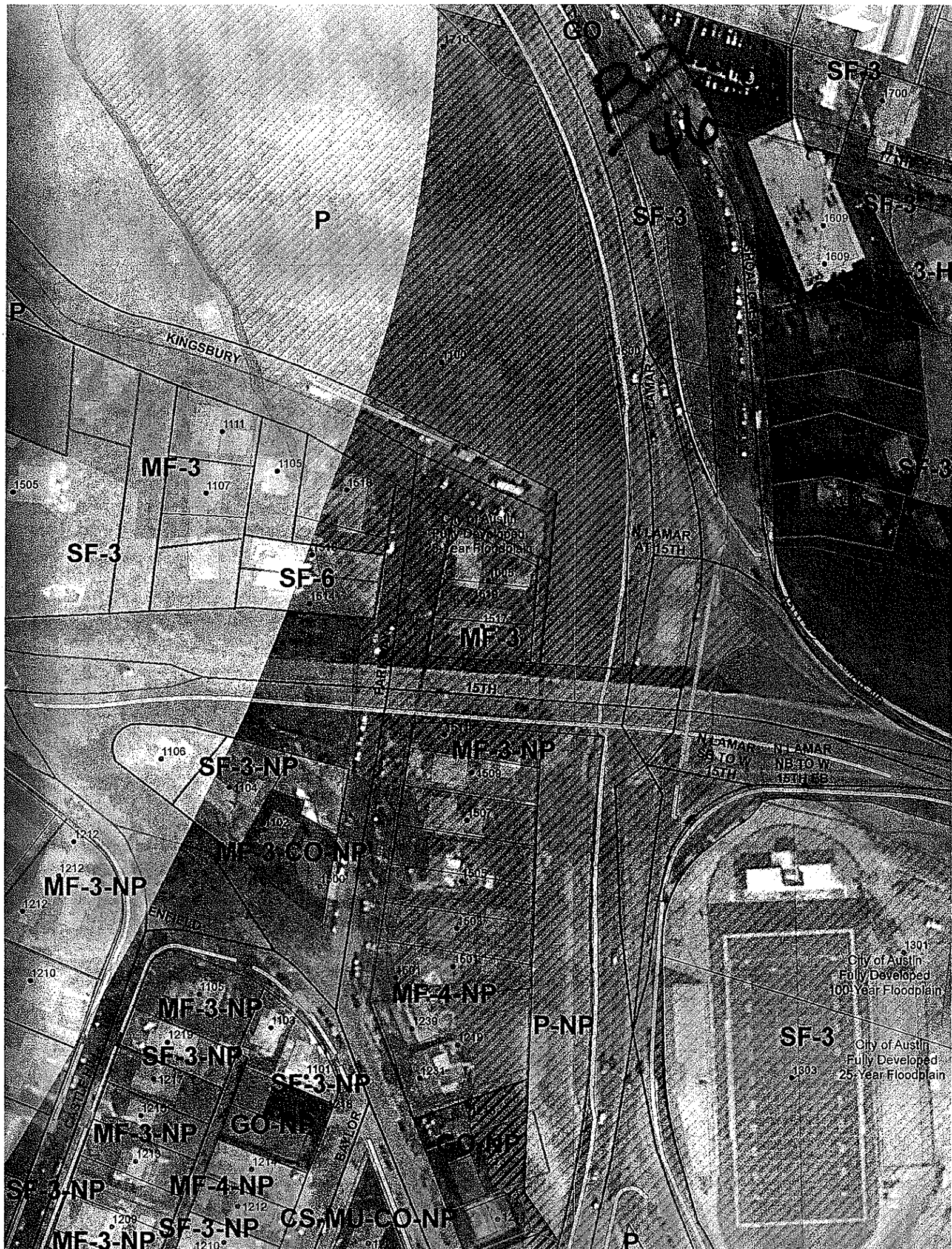
B2
45

Law Office of Robert Agnor
1517 Parkway
Austin, TX 78703

March 12, 2013

We the undersigned, Robert and Katherine Agnor are the owners of the property and improvements located at 1517 Parkway, Austin, Travis County, Texas. This property is more accurately identified with the Property ID of 199677 and the Geographic ID of 0210001101 at the Travis County Appraisal District. As of the date referenced above, we have appointed our architect Brian Lym to be our agent and to be able to represent us in all matters before the City of Austin for the six months subsequent to the date of this letter.


Robert E. Agnor
Katherine B. Agnor



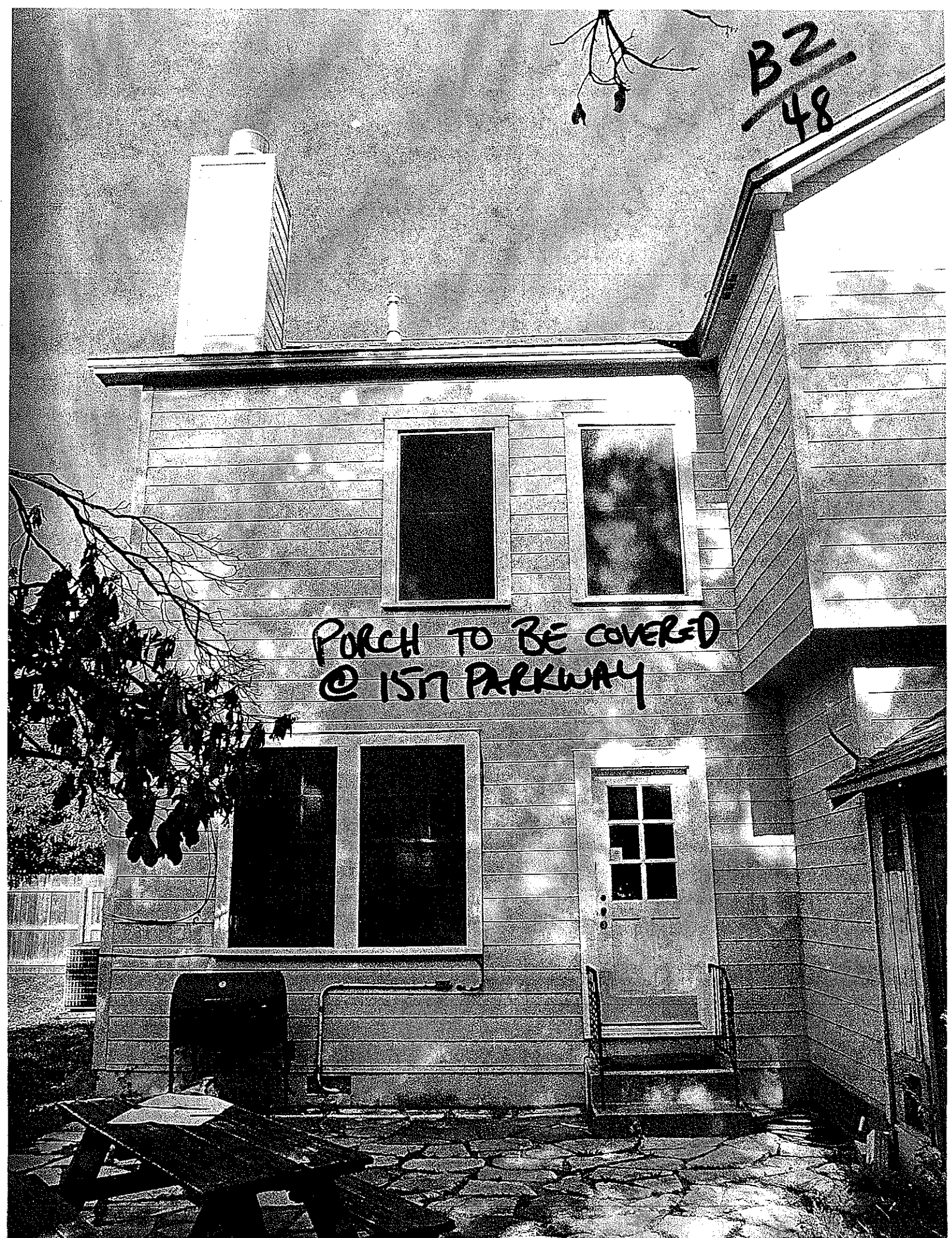
B2
47

SOUTH/EAST OPENING OF GARAGE
TO BE REBUILT @ 1517 PARKWAY



B2
48

PORCH TO BE COVERED
@ 1517 PARKWAY



NON-COMPLYING- WILL NO
REMAIN @ 1517 PARKWAY

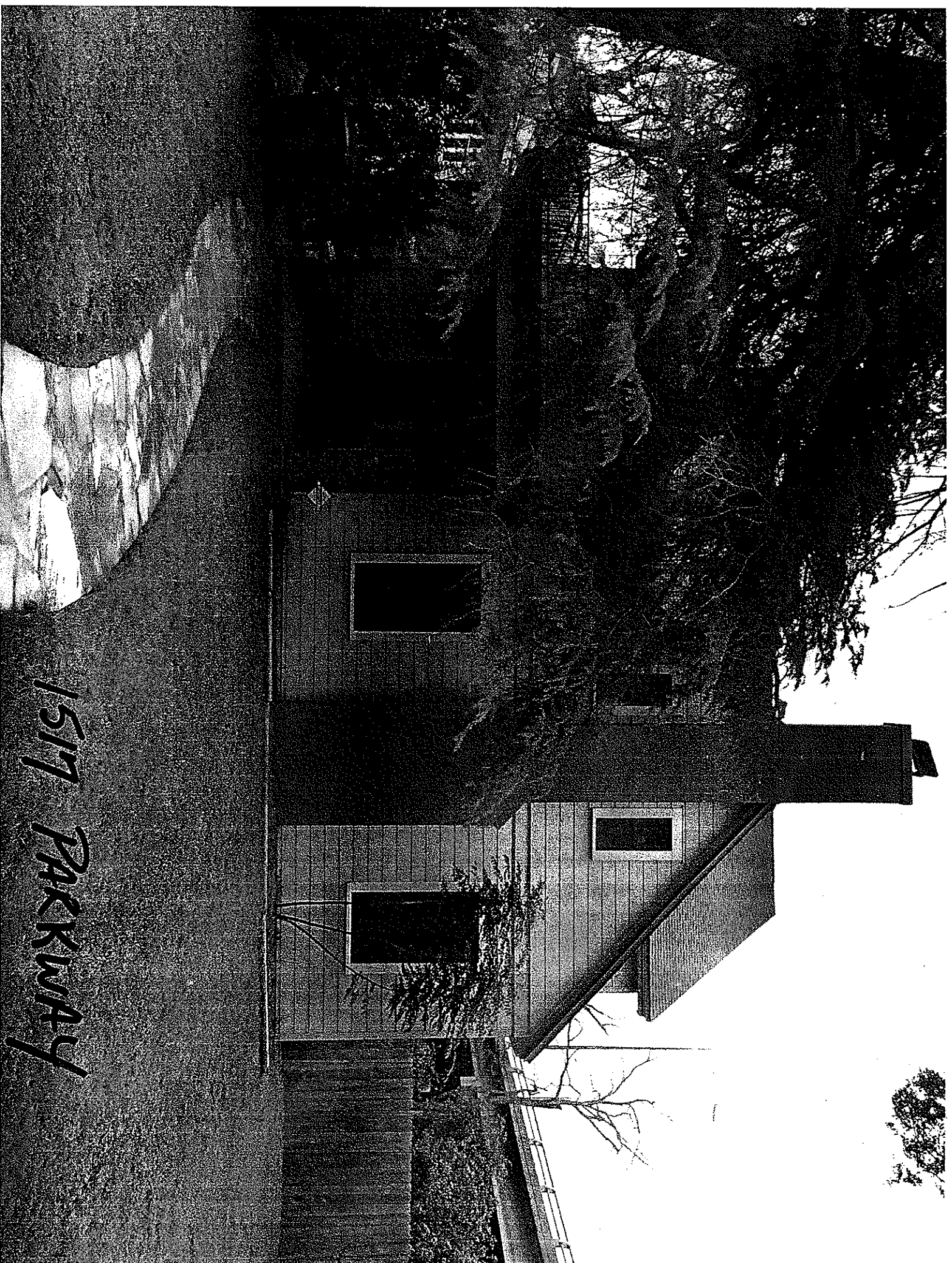


B2/50



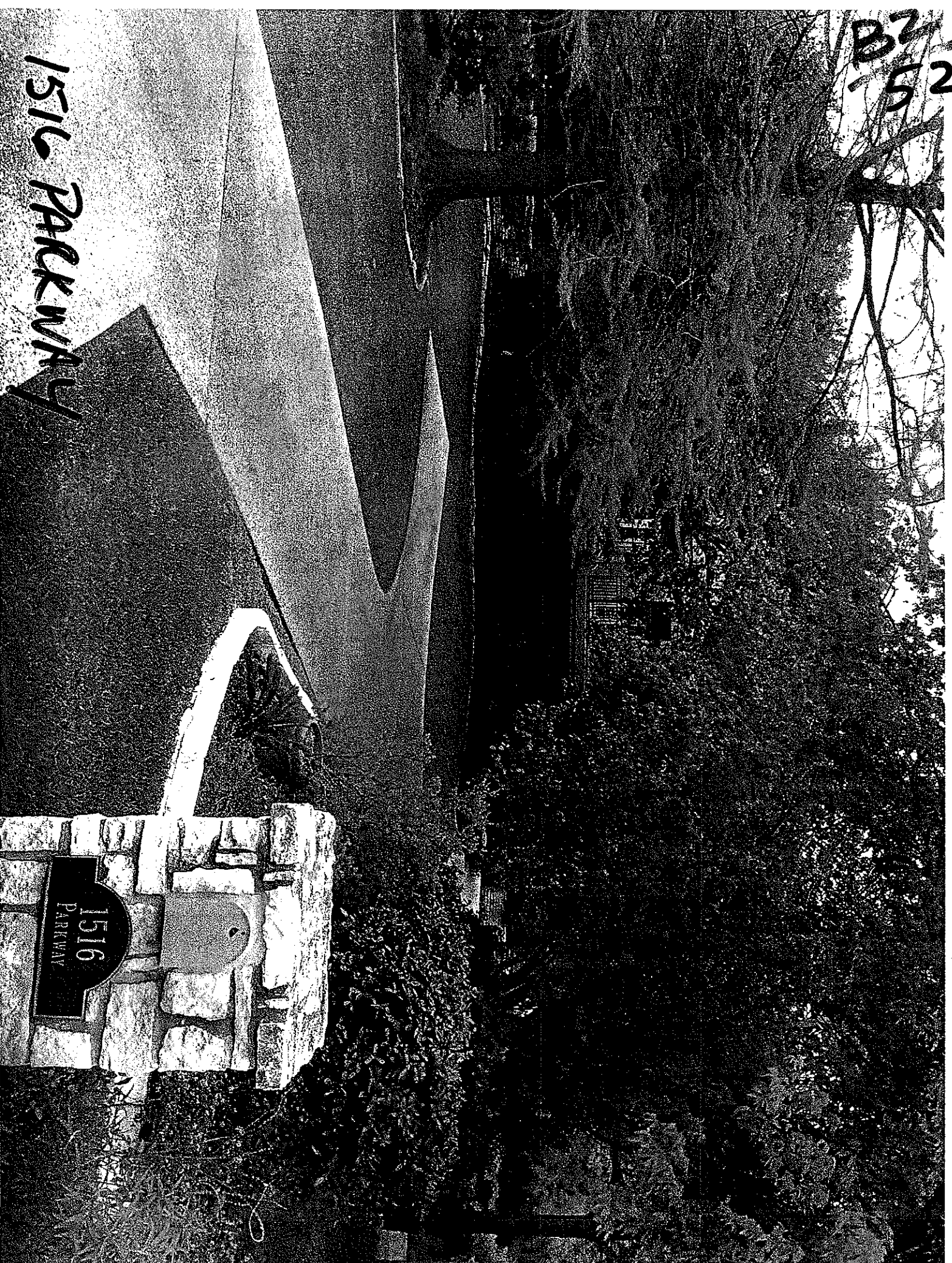
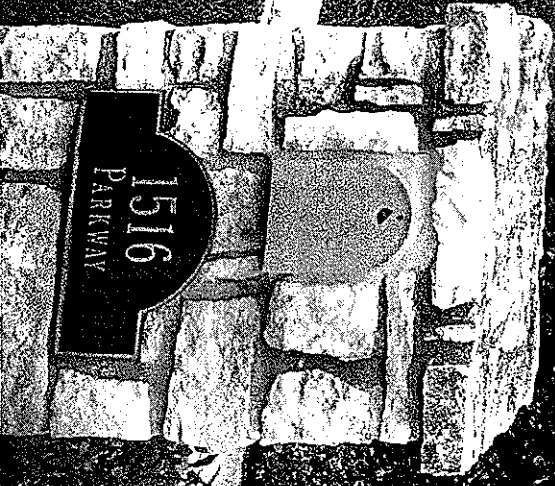
GARAGE TO BE REMOVED
1517 PARKWAY

1517 Parkway



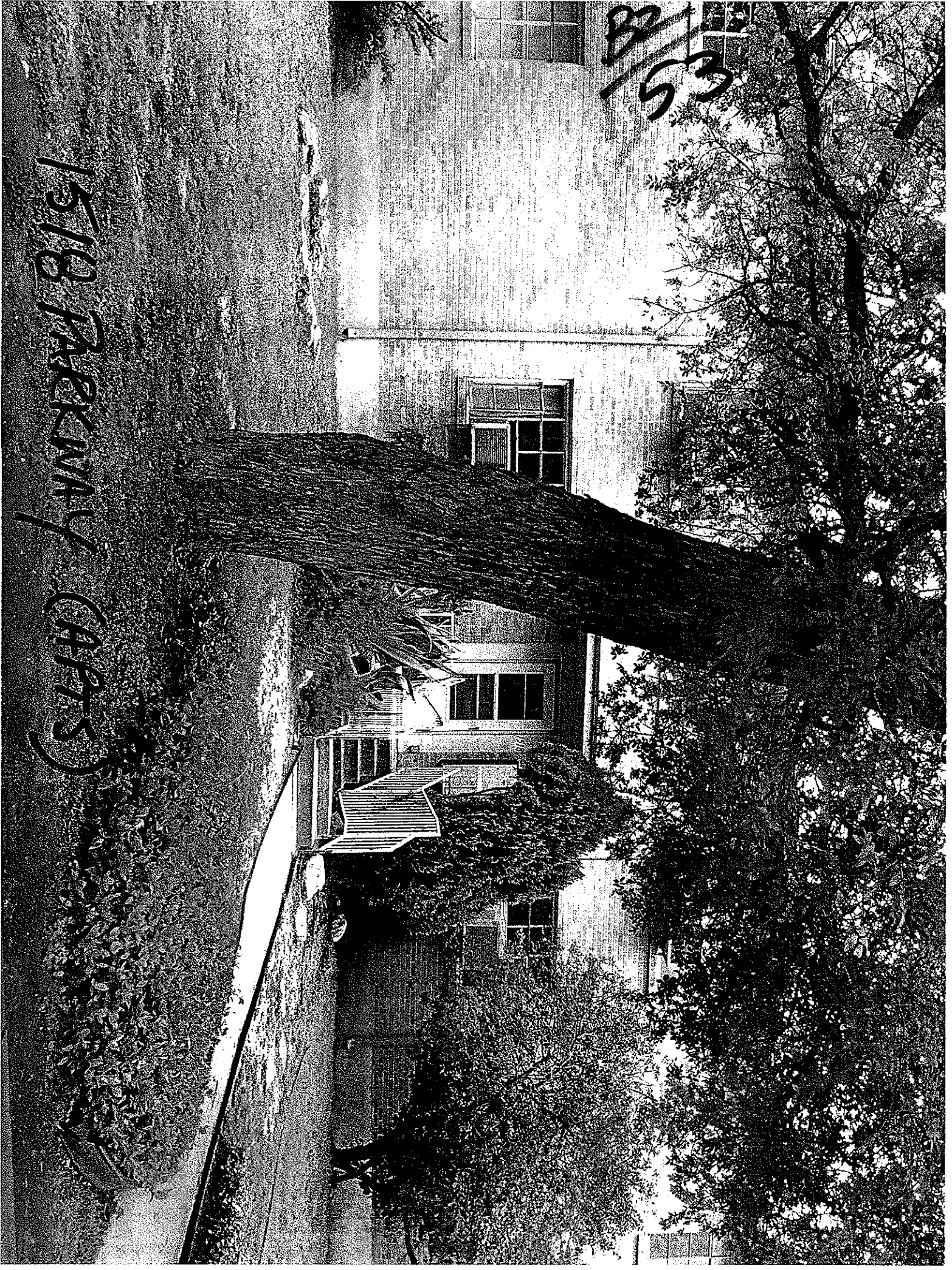
B2-52

1516 PARKWAY



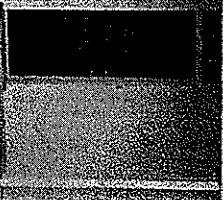
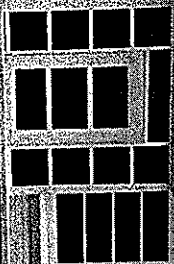
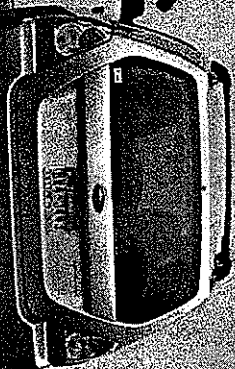
B2
53

1518 PARKWAY (APTS)



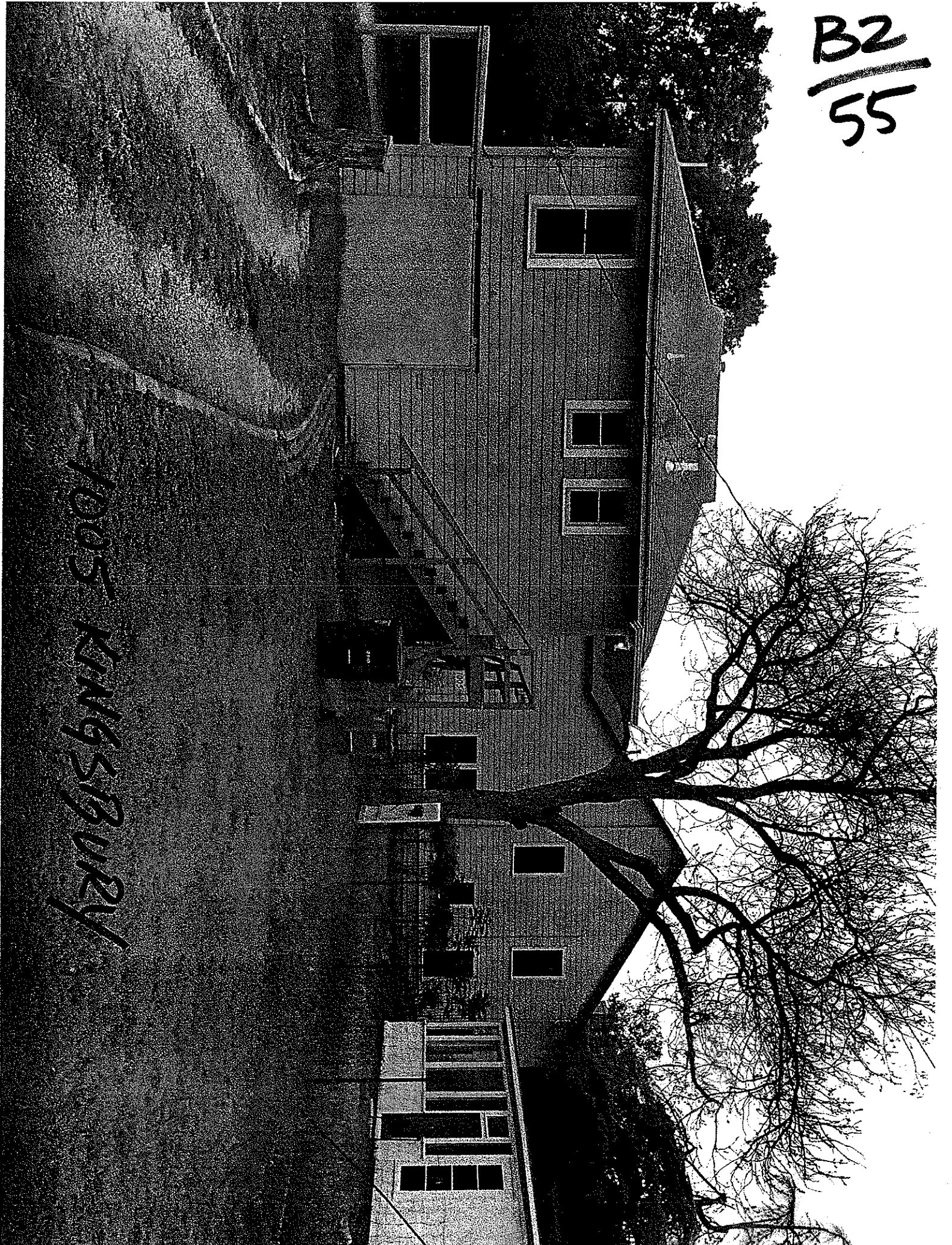
1519 PARKWAY
(AKA 1005 KINGSBURY)

1519



B2
55

1005 KINGSBURY

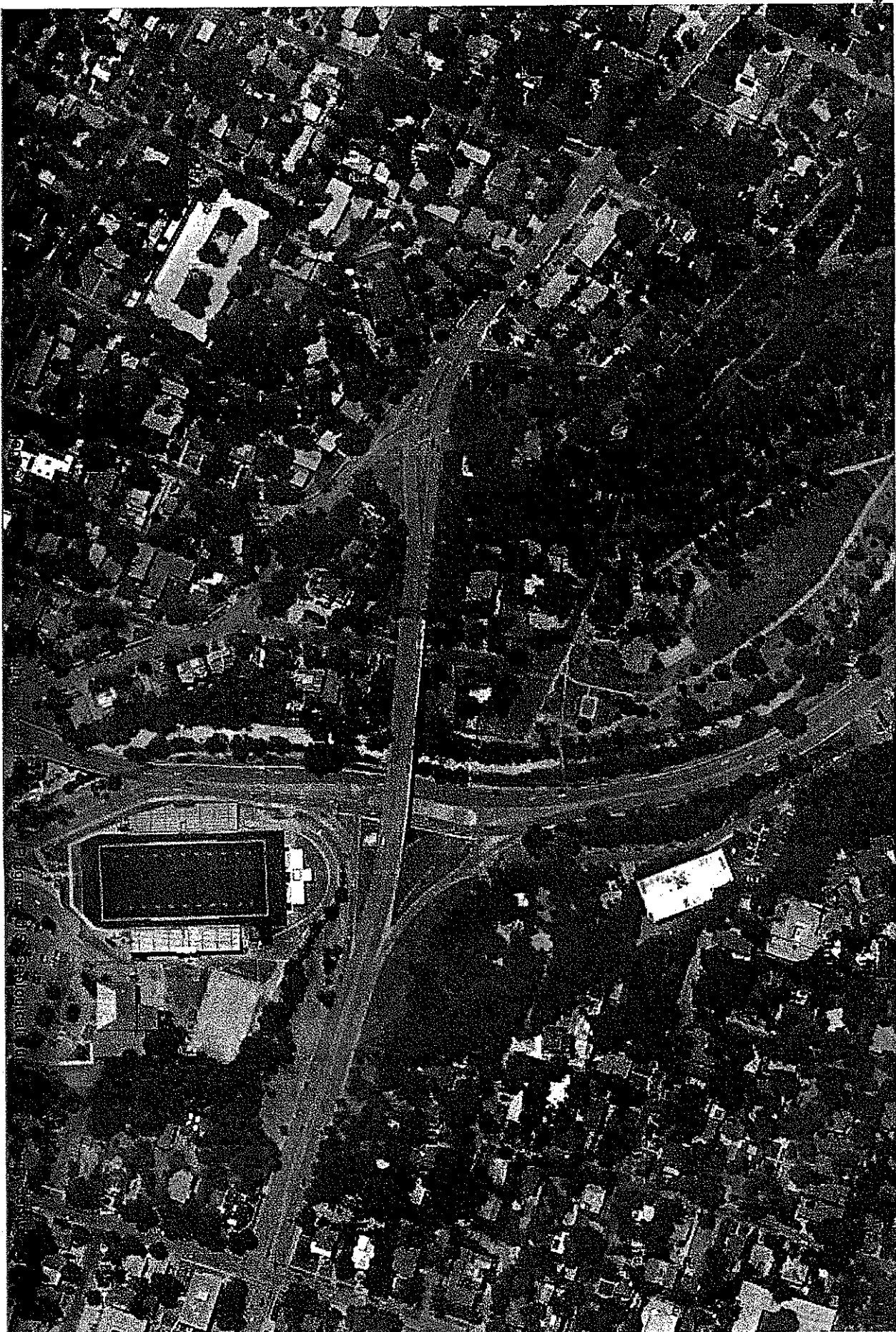


To see all the details that are visible on the screen, use the "Print" link next to the map.

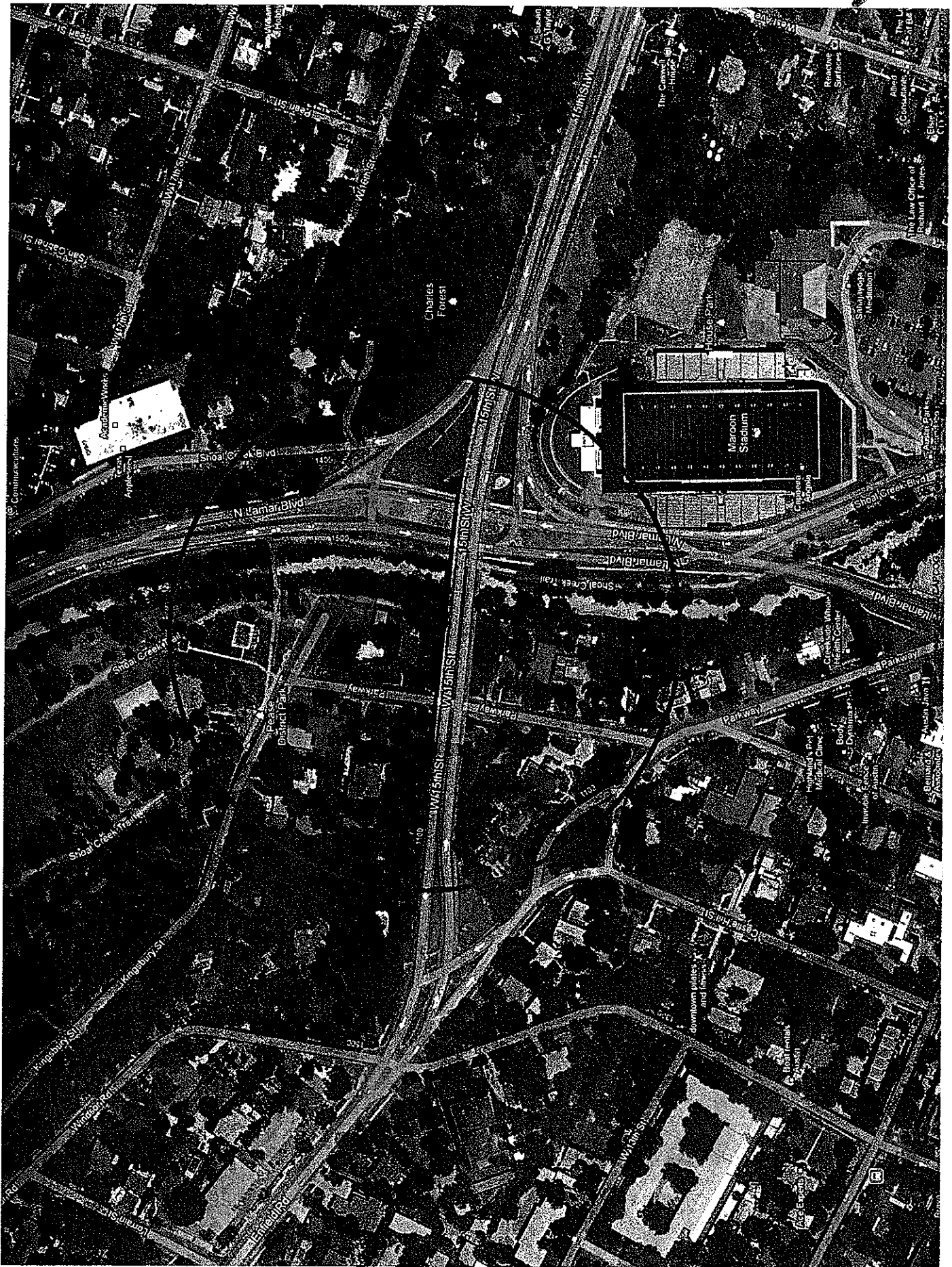
Google

B2/56

4/3/13



BZ
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<u>Property Address</u>	<u>TravisCAD Property ID</u>	<u>TravisCAD Geographic ID</u>	<u>Owner</u>	<u>Lot size (sqft) per Area (sqft)</u>	<u>F.A.R. %</u>
1213 Parkway	199594	210000205	Judy Walsh	11252.00	22.08%
1215 Parkway	199596	210000206	Jane S. Hall	7748.00	15.81%
1231 #1 Parkway	499542	210001202	R. A. Reaud, Trustee	6445.50	3532.00
1231 #2 Parkway	499543	210001203	Nancy J. Dittme	6445.50	3532.00
1239 #1 Parkway	459604	210000216	Eric & Toni Simone	5316.00	3558.00
1239 #2 Parkway	459605	210000216	Debra Riemasma & Bryan Schneider	5316.00	3558.00
1501 Parkway	199599	210000209	Donovan & Marguerite Miller	10543.49	3858.00
1503 Parkway	199600	210000210	Sharon L. Anderson	9512.97	3304.00
1505 Parkway	199601	210000211	Joel B. Mitchell	13051.35	4785.00
1507 Parkway	199602	210000212	Edsam M. Ingram	13556.86	2773.00
1509 Parkway	199603	210000213	Edsam M. Ingram	8089.50	2292.00
1517 Parkway	199677	210001401	Robert & Katherine Agnor	8645.00	3724.00
1005 Kingsbury	199678	210001102	Edsam M. Ingram	10136.63	2030.00
1518 Parkway	199584	210000103	B & C Austin Properties	12091.00	6022.00
1516 Parkway	199588	210000110	Philip Ireland, Jr.	6880.00	3450.00
1514 Parkway	199589	210000112	James Haselman	7569.64	3450.00
1105 Kingsbury	199583	210000102	Norman & Mary McRee	8073.00	1119.00
1111 st A Kingsbury	199585	210000106	Philip C. & O. P. Bobbitt	8547.00	2648.00
1111 st E Kingsbury	199586	210000107	Philip C. & O. P. Bobbitt	9845.00	1952.00
1111 st J Kingsbury	199587	210000108	Philip Chase Bobbitt	9077.40	2091.00
1111 st R Kingsbury	109000	110010304	Philip Chase Bobbitt	8644.50	3412.00
1505 Windsor	108998	110010302	Philip Bobbitt	64033.20	6678.00
1509 Windsor	108999	110010303	Abell & Betsy Hughes	23522.00	4704.00
1101 Enfield	199643	210000703	Gary N. Schumann	4878.72	1672.00
1103 Enfield	199642	210000702	Sharon Gillespie	4500.00	1577.00
1105 Enfield	199641	210000701	Ronald A. Weiss	12474.59	2916.00
1212 Castle Hill					
1102 Enfield	199632	210000505	Abell & Betsy Hughes	13068.00	3610.00
1104 Enfield	199630	210000503	Patricia E. Winston	15538.00	2968.00
1106 Enfield	199629	210000502	Caryn L. Carlson	8723.11	1722.00

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1603 Shoal Creek	202062	211010724	Frances Scott Neal Insurance Trust	17467.00	3900.00	22.33%
1601 Shoal Creek	202061	211010723	Frances Scott Neal Insurance Trust	10979.00	1653.00	15.06%
1511 Shoal Creek	202060	211010722	Frances Neal & Neal Family L.P.	14244.00	2240.00	15.73%
1509 Shoal Creek	202067	211010729	Frances Neal & Neal Family L.P.	9888.00	2240.00	22.65%
1507 Shoal Creek	202059	211010721	Frances Scott Neal Insurance Trust	14505.48	2684.00	18.50%
1501 Shoal Creek	202057	211010719	City of Austin	9225.00	0.00	
1301 Shoal Creek	199619	210000319	AISD	378536.00		

Property within 600' radius but not 500' radius
Property exceeds 40% FAR per subchapter F

100

BZ
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B2
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