

C15-2011-0085

APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

TP-0234060115
ROW-10621249

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

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

STREET ADDRESS: 7206 hardy Dr

LEGAL DESCRIPTION: Subdivision - Gage

Lot(s) 17 Block _____ Outlot _____
Division _____

I/We Peggy Maceo on behalf

of myself/ourselves as authorized agent for _____
affirm that on June 6, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

to create a

An accessory apartment, created for a caregiver, as a duplex requiring only two parking places on the premises.

7,000\$ → 5675\$

parking - 3 (2 spaces) → 2

in a SF-3 - NP district.
(zoning district)

Crestview N.P.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The structure at 7206 Hardy Dr. had a major remodel and upgrade in 2004 to create a one-bedroom accessory apartment in the back of the house specifically designed for my

disabled sister. My sister had a tragic, cruel, and incurable brain disease called Huntington's Disease and required 24 hour care. Her care required a large room so the wall between two small bedrooms was removed to make a room large enough to accommodate a hospital bed, a Hoyer lift, oxygen machine, recliner, and many shelves full of supplies. My sister's disease caused her to be very rigid and she could not bend to sit in a wheel chair and therefore went to doctor appointments on a gurney. A door from her room to the back porch was fitted with a ramp for easier access by hospital transport and EMS gurneys. The remaining front part of the house was made into a one-bedroom apartment for caregivers. The house has hardwood floors, ceiling fans, high efficiency AC units. The windows were replaced with energy efficient windows that were larger than the originals to make this little house a light filled and joyful place. The yard is landscaped and full of flowers and vines. The house is painted and well maintained. This house was transformed from a ratty rental to a stand out property in Crestview.

The two small units in this house are already in existence. This house was remodeled into two apartments in 2004. My sister passed away and I inherited this house. I wish to rent both units as a duplex. There are six other duplexes within 500 feet of this property, and three large condo units slightly beyond 500 feet. There is commercial property within 300 ft. as the next street west of Hardy Dr. is Burnet Rd. Given the current configuration of the house as two units, the proximity of duplex and commercial properties, and the enhanced curb appeal and charm of the property, the zoning regulations unreasonably restrict the use of this house as a duplex.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The lot size is substandard. The 18 lots in the Gage subdivision were created in 1964 but contain some of the smallest lots in Crestview, under the 5,750 sq ft minimum for SF-3. This lot is 5,675 sq ft. The two units in this house are already in existence. They need no work. A tenant lives in the back apartment and I wish to rent the front unit.

(b) The hardship is not general to the area in which the property is located because:

The lot, at 5,675sq. ft is uncharacteristically small for Crestview.

AREA CHARACTER:

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

The house does not alter the character of the neighborhood because the house needs no additions, is painted, landscaped, and well maintained, and is often referred to as charming by neighbors and passers by. Duplexes are common in the neighborhood, the house is small and can only accommodate two tenants, and no additional square footage is planned for the property.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

Because the house is small, parking and traffic will not exceed that needed for the house originally as a single unit.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

This is a residential street and there are no commercial uses. There is ample existing street parking.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

There is ample street parking and access for emergency vehicles.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Because the house needs no additions and will not be expanded.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed Peggy Macer Mail
Address 2601 Ellise Ave

City, State & Zip Austin TX
78757

Printed _____ Phone 453-

6745 Date _____

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

Signed Peggy Macer Mail Address 2601 Ellise
Ave

City, State & Zip Austin TX
78757

Printed _____ Phone 453-6745 Date _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)



- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.

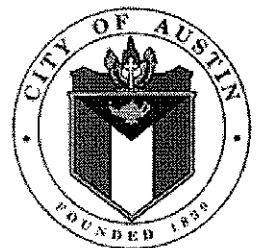


BOARD OF ADJUSTMENTS

CASE#: C15-2011-0085
 LOCATION: 7206 HARDY DRIVE
 GRID: J29
 MANAGER: SUSAN WALKER



-  SUBJECT TRACT
-  ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Peggy Maceo

June 6, 2011

Board of Adjustment
City of Austin
P.O.Box 1088
Austin, TX 78767

RE: duplex and parking variance at 7206 Hardy Dr.

Dear Chair and members on the Board of Adjustment;

I own the property at 7206 Hardy Dr. I am requesting a variance because my lot is short of the required total square feet for SF3. I am also requesting a parking variance from the required four spaces.

The structure at 7206 Hardy Dr. had a major remodel and upgrade in 2004 to create a one-bedroom apartment in the back of the house specifically designed for my disabled sister. My sister had a tragic, cruel, and incurable brain disease called Huntington's Disease and required 24 hour care. Her care required a large room so the wall between two small bedrooms was removed to make a room large enough to accommodate a hospital bed, a Hoyer lift, oxygen machine, recliner, and many shelves full of supplies. My sister's disease caused her to be very rigid and she could not bend to sit in a wheel chair and therefore went to doctor appointments on a gurney. A door from her room to the back porch was fitted with a ramp for easier access by hospital transport and EMS gurneys. The remaining front part of the house was made into a one-bedroom apartment for caregivers. The apartments have hardwood floors, ceiling fans, and high efficiency AC units. The windows were replaced with energy efficient types that were larger than the originals to make this little house a light filled and joyful place. The yard is landscaped and full of flowers and vines. The house is painted and well maintained. This house was transformed from a ratty rental to a stand out property in Crestview.

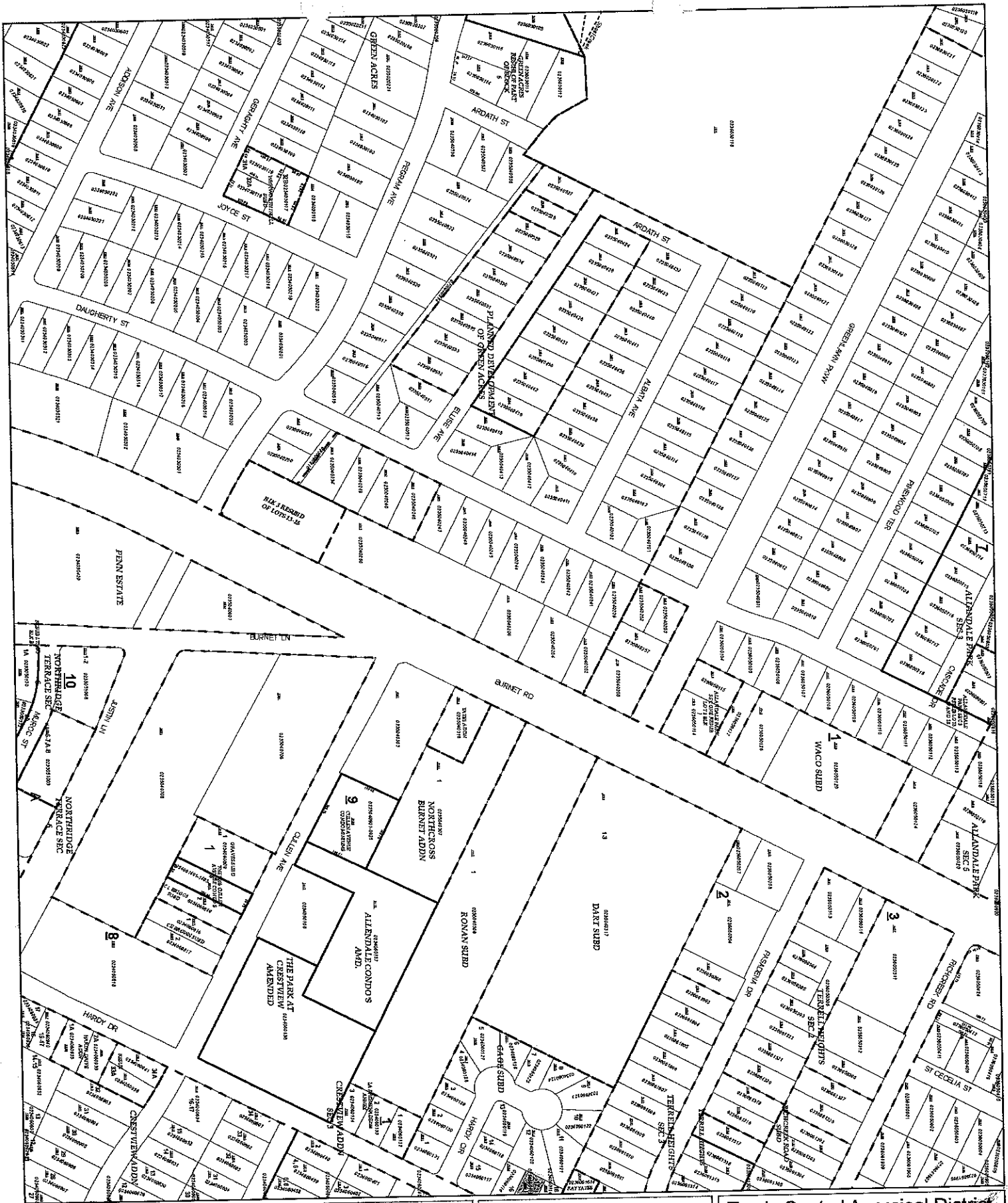
The two units in this house are already in existence. The house was remodeled into two apartments in 2004. My sister passed away and I inherited this house. I wish to rent both apartments and make the property a duplex. There are six other duplexes within 500 feet of this property and three large condo units slightly beyond 500 feet. There is commercial property within 300 ft. as the next street west of Hardy is Burnet Rd. Given the current configuration of the house as two units, the proximity of duplexes and commercial properties, and the enhanced curb appeal and charm of the property the zoning regulations unreasonably restrict the use of this house as a duplex.

I feel Hardy Street is enhanced by this property, which is maintained and landscaped. I have the support of neighbors. I wish to enjoy the same privilege as my neighbor by renting this property as a duplex and request a variance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peggy Maceo". The signature is written in black ink and is positioned below the word "Sincerely,".

Peggy Maceo



2 3504

Revision Date
3/5/2010

0 120
Fee

Scale
1" = 100' scale map
400' scale map

NAD 1983_StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic



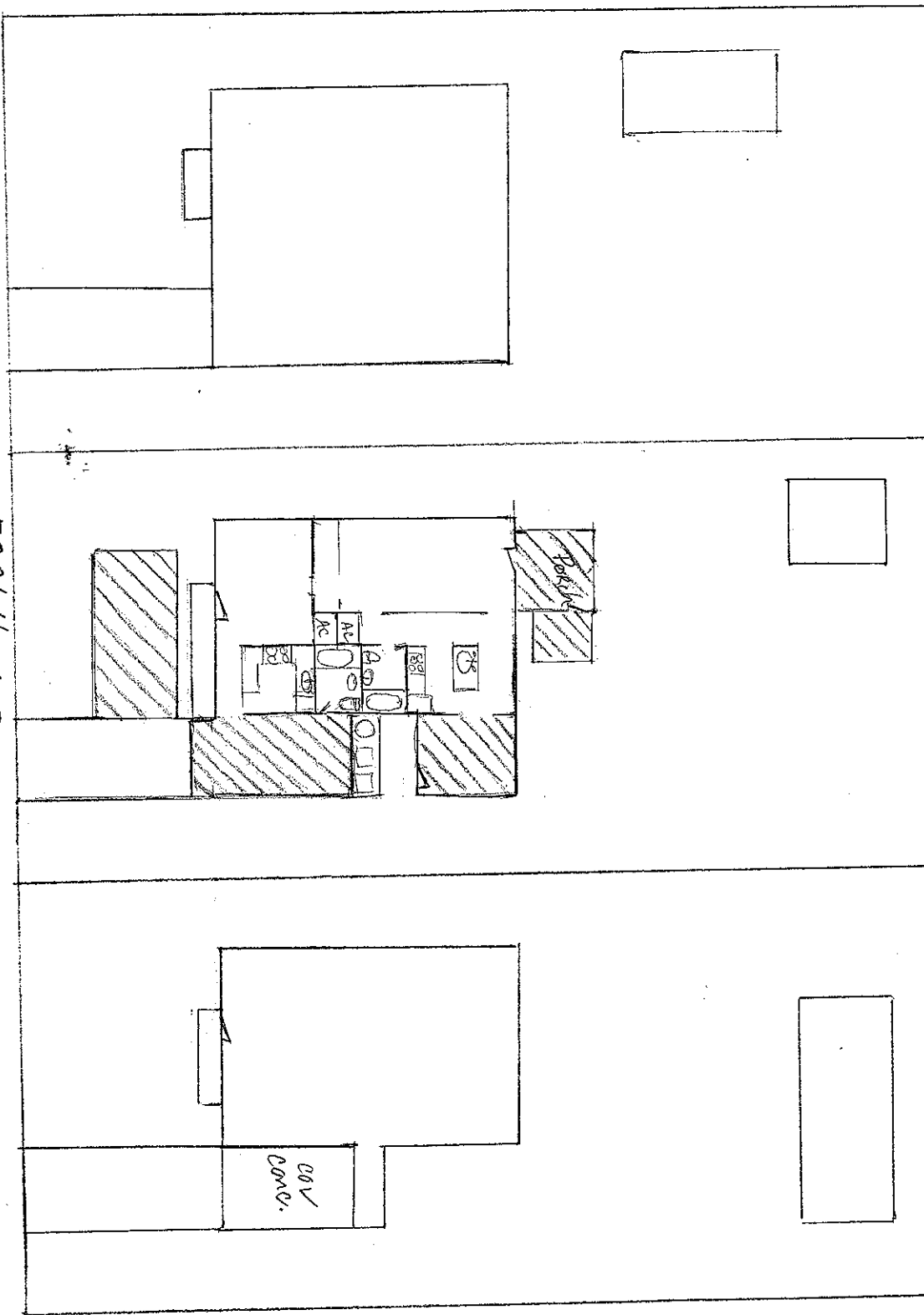
This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises 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
 6314 Cross Park Drive
 Austin, Texas 78754
 P.O. Box 149012
 Austin, Texas 78714
 Internet Address: www.traviscad.org
 Main Telephone Number (512) 834-9317
 Appraisal Information (512) 834-9318
 TDD (512) 836-3328



2004 construction

7206 Hardy Dr



ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

Check this box if this is for a building permit only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Peggy MAEED Phone 736 485 75
Email _____ Fax _____
Project Name 7206 Hardy Dr New Construction Remodeling
Project Address 7206 Hardy Dr **OR**
Legal Description Lot 17 Sage Subd. Lot 17 Block _____
Requested Service Duration: Permanent Service Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? AE Other _____

Overhead or Underground Voltage _____ Single-phase (1 ϕ) or Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ All Electric Gas & Electric Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: From Single Family to Duplex

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

Approved: Yes No (Remarks on back) _____
AE Representative _____ Date _____ Phone _____

Application expires 180 days after date of Approval.
(Any change to the above information requires a new ESPA)

AE APPROVED
MAY 17 2011
137-227
JGM

5/13/04
MLK



RESIDENTIAL PERMIT APPLICATION

BP Number BP 04-4012 RA
 Building Permit No. 04006928
 Plat No. _____ Date 5/13/04
 Reviewer M. Vlyce

PRIMARY PROJECT DATA

Service Address 7206 Hardy Drive Tax Parcel No. _____
 Legal Description
 Lot 17 Block _____ Subdivision Gage Subdivision Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
 ___ New Residence
 ___ Duplex
 ___ Garage ___ attached ___ detached
 ___ Carport ___ attached ___ detached
 ___ Pool
 Remodel (specify) Frame New Roof over STRUCTURE
 Addition (specify) Add down + driveway
 Other (specify) _____
 Zoning (e.g. SF-1, SF-2...) SF-3 Height of building 16 ft. # of floors 1
 On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. {LDC 25-2-551(B)(6)}
 Does this site have a Board of Adjustment ruling? ___ Yes No If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? ___ Yes No
 Does this site front a paved street? Yes ___ No A paved alley? ___ Yes ___ No

VALUATIONS FOR REMODELS ONLY

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

PERMIT FEES (For office use only)

Building \$ 10,000
 Electrical \$ _____
 Mechanical \$ _____
 Plumbing \$ _____
 Driveway & Sidewalk \$ _____
 TOTAL \$ _____
 (labor and materials)

Lot Size 5932.5 sq.ft.
 Job Valuation \$ 7000
 (Labor and materials)
 Total Job Valuation (remodels and additions)
 \$ 17,000.00
 (Labor and materials)

| | NEW/ADDITIONS | REMODELS |
|---------------------|---------------|--------------|
| Building | \$ <u>33</u> | \$ <u>78</u> |
| Electrical | \$ <u>34</u> | \$ _____ |
| Mechanical | \$ _____ | \$ _____ |
| Plumbing | \$ _____ | \$ _____ |
| Driveway & Sidewalk | \$ _____ | \$ _____ |
| TOTAL \$ | \$ _____ | \$ _____ |

OWNER / BUILDER INFORMATION

OWNER Name Ms Peggy Maceo Telephone (h) 453-6745
 (w) 736-4579
 BUILDER Company Name Tom Hall Construction Telephone 476-0132
 Contact/Applicant's Name Tom Hall M-Pager 923-8511
 DRIVEWAY /SIDEWALK Contractor _____ FAX _____
 Telephone _____
 CERTIFICATE OF OCCUPANCY Name Ms Peggy Maceo Telephone 453-6745
 Address PO Box 684278 City Austin ST TX ZIP 78731

If you would like to be notified when your application is approved, please select the method:
 telephone ___ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address

7206 Hardy Drive

Applicant's Signature

Thomas B Hall

Date

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

| | Existing | | New / Addition | |
|--|----------|--------|----------------|--------|
| a. 1 st floor conditioned area | 991.8 | sq.ft. | 120 | sq.ft. |
| b. 2 nd floor conditioned area | | sq.ft. | | sq.ft. |
| c. 3 rd floor conditioned area | | sq.ft. | | sq.ft. |
| d. Basement | | sq.ft. | | sq.ft. |
| e. Garage / Carport | | | | |
| ___ attached | 235 | sq.ft. | | sq.ft. |
| ___ detached | | sq.ft. | | sq.ft. |
| f. Wood decks [must be counted at 100%] | | sq.ft. | | sq.ft. |
| g. Breezeways | | sq.ft. | 45 | sq.ft. |
| h. Covered patios | | sq.ft. | | sq.ft. |
| i. Covered porches | 64 | sq.ft. | | sq.ft. |
| j. Balconies | | sq.ft. | | sq.ft. |
| k. Swimming pool(s) [pool surface area(s)] | | sq.ft. | | sq.ft. |
| l. Other building or covered area(s) | 120 | sq.ft. | | sq.ft. |
| Specify <u>STORAGE</u> | | | | |

TOTAL BUILDING AREA (add a. through l.) 1410.8 sq.ft. 165 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 1575.8 sq.ft. 27 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

| | | |
|---|--------|--------|
| a. Total building coverage on lot (see above) | 1575.8 | sq.ft. |
| b. Driveway area on private property | 252 | sq.ft. |
| c. Sidewalk / walkways on private property | | sq.ft. |
| d. Uncovered patios | | sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | | sq.ft. |
| f. Air conditioner pads | | sq.ft. |
| g. Concrete decks | | sq.ft. |
| h. Other (specify) _____ | | sq.ft. |

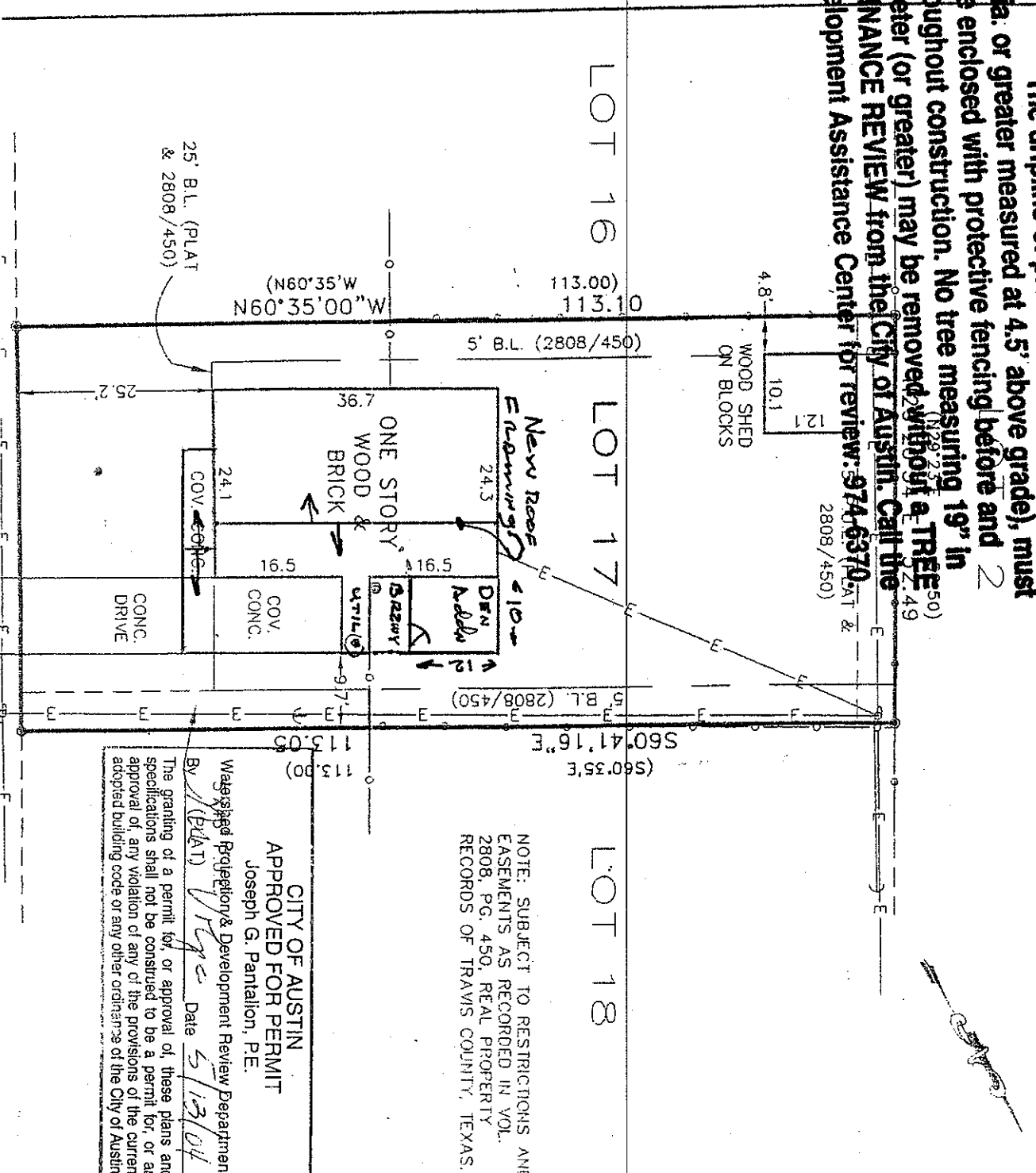
TOTAL IMPERVIOUS COVERAGE (add a. through h.) 1827.8 sq.ft. 31 % of lot

Plot of survey of property of GAGE HARDY DRIVE described as Lot 17 Block of GAGE SUBDIVISION

Volume/Book/Cabinet 18 of Page(s)/Slide(s) 56 of the Travis a subdivision of record in Map or Plat County, Texas Plat Records, C.F. # 04094747 Date: Jan. 15, 2004

The dripline of protected trees (19" dia. or greater measured at 4.5' above grade), must be enclosed with protective fencing before and throughout construction. No tree measuring 19" in diameter (or greater) may be removed without a TREE ORDINANCE REVIEW from the City of Austin. Call the Development Assistance Center for review: 974-6370

SCALE: 1" = 20'



NOTE: SUBJECT TO RESTRICTIONS AND EASEMENTS AS RECORDED IN VOL. 2808, PG. 450, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Joseph G. Pantalion, P.E.
 Waterways Protection & Development Review Department
 By: *(Signature)* Date: 5/13/04

The granting of a permit for, or approval of these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinances of the City of Austin.



City of Austin BUILDING PERMIT

PERMIT NO: 2011-042466-PR

Type: RESIDENTIAL

Status: Rejected

7206 HARDY DR

Issue Date:

EXPIRY DATE: 11/13/2011

| | | |
|-------------------|---------------|-------------------|
| LEGAL DESCRIPTION | SITE APPROVAL | ZONING SF-3-NP |
|-------------------|---------------|-------------------|

| | | |
|---|--------------------------------------|------------|
| PROPOSED OCCUPANCY: | WORK PERMITTED: Addition and Remodel | ISSUED BY: |
| Remodel Conversion for a Single Family Home to a Duplex. Remodel to Interior was to add Kitchen and Bathroom. Added Covered Patio to Rear of Home. Addition of Habitable space for the Carport in to a Bedroom. | | |

| | | | | | | | |
|----------------------|---------------------------------------|---------------------------|-----------------|----------------|------------|-------|-----------------|
| TOTAL SQFT | VALUATION Tot Val Rem: \$61,600.00 | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | % COVERAGE | # OF BATHROOMS | METER SIZE | | |

| | | | |
|--|--------------------------------|----------------|--------------|
| Contact Applicant, Peggy Maceo | Phone (512) 453-6745 | Contact | Phone |
|--|--------------------------------|----------------|--------------|

| |
|--|
| |
|--|

| |
|---|
| Inspection Requirements Building Inspection |
|---|

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

| |
|--|
| Comments Will Require Board Of Adjustment Hearing and Variance for Lot Size and Parking requirements. Lot size is 5,675 sqft - Duplex requires a minimum of 7,000 sqft. Parking required for duplex is 3 off street parking spots, owner is only providing two at this moment. |
|--|

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

PERMIT NO: 2011-042466-PR
7206 HARDY DR

Type: RESIDENTIAL
Issue Date:

Status: Rejected

EXPIRY DATE: 11/13/2011

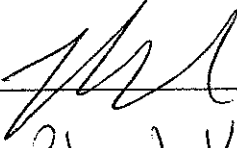
| | | | | | | | | |
|---|--------------------------|--------------------------------------|-------------|------------|----------------|-------------------|------------|-----------------|
| LEGAL DESCRIPTION | | | | | SITE APPROVAL | ZONING SF-3-NP | | |
| PROPOSED OCCUPANCY: | | WORK PERMITTED: Addition and Remodel | | | ISSUED BY: | | | |
| Remodel Conversion for a Single Family Home to a Duplex. Remodel to Interior was to add Kitchen and Bathroom. Added Covered Patio to Rear of Home. Addition of Habitable space for the Carport in to a Bedroom. | | | | | | | | |
| TOTAL SQFT | VALUATION | | TYPE CONST. | USE CAT. | GROUP | FLOORS | UNITS | # OF PKG SPACES |
| | Tot Val Rem: \$61,600.00 | | | 434 | | | | |
| TOTAL BLDG. COVERAGE | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | # OF BATHROOMS | | METER SIZE | |

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments. Request is to change property from *accessory apartment* to *duplex*.

I support the variance request submitted by 7206 Hardy Dr to the BoA.

Owner at 2005 Hardy Cir

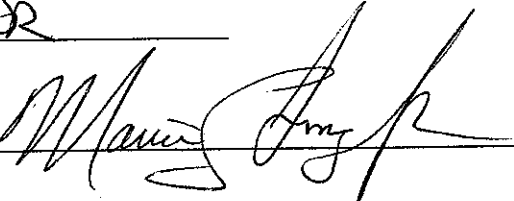
Date 5-8-2011 Signature 
Robert Kosta

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments. Request is to change property from *accessory apartment* to *duplex*.

I support the variance request submitted by 7206 Hardy Dr to the BoA.

Owner at 2000 PASADENA DR

Date 5/30/2011 Signature 
MARVIN S. LONG, JR

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments. Request is to change property from *accessory apartment* to *duplex*.

I support the variance request submitted by 7206 Hardy Dr to the BoA.

Owner at 1909 MADISON AVE.

Date 4/17/11 Signature 

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments.
Request is to change property from *accessory apartment* to *duplex*.

I support the variance request submitted by 7206 Hardy Dr to the BoA.

Owner at Mary Guza

Date 5/19/11 Signature Mary Guza 2017 Hardy Circle

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments.
Request is to change property from *accessory apartment* to *duplex*.

I support the variance request submitted by 7206 Hardy Dr to the BoA.

Owner at 7300 Hardy Dr.

Date 4/17/11 Signature Amanda A.
Amanda

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments.
Request is to change property from *accessory apartment to duplex*.

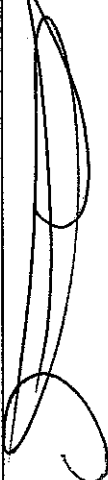
I support the variance request submitted by 7206 Hardy Dr to the BoA.

Owner at 1913 Madiso Ave.

Date

4/17/2011

Signature


ADAM COLCLATH

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments.
Request is to change property from *accessory apartment to duplex*.

I support the variance request submitted by 7206 Hardy Dr to the BoA.

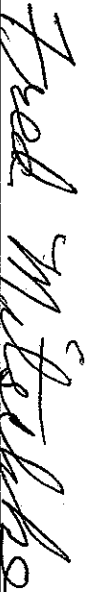
Owner at

1915 Madison

Date

4-17-11

Signature


Fred Mitchell

April 17, 2011

The property at 7206 Hardy Dr. is requesting a variance from the Board of Adjustments.
Request is to change property from *accessory apartment to duplex*.