

1901 West 35th Street
Austin, Texas 78703

October 1, 2012

Board of Adjustment
City of Austin
Attn: Susan Walker

Via E-mail

Re: Objection - Case No. C15-2012-0111; 3312 Beverly

Members:

I have met and visited with the Fowlers since they moved in to the neighborhood. They are a very nice couple and a welcomed addition to Bryker Woods.

I write this letter today objecting to each of the three variance requests to the Land Development Code. For you to consider the granting of a variance, a hardship must exist.

No such hardship exists.

1. Mr. and Mrs. Fowler bought the subject property knowing full well its condition and the limitations of the lot. Should they, they cannot claim to be innocent purchasers particularly with a purchase price exceeding \$500,000.
2. It has been suggested that the variance is needed to provide quarters for visiting family and friends because of the limitation of sleeping and bathing accommodations in the existing house. Again, this is not a hardship. Were that to be the case, the substandard single story addition, that ultimately will be demolished, could be redesigned as an integrated two story addition to the existing house of as much as 540 square feet thus achieving additional 2nd floor space for this purpose without the need for a garage apartment.
3. The variance requested is to allow the construction of a garage apartment that ultimately will be used for income purposes. That is not a rationale for granting a variance.
4. It is very possible that such a redesign may exceed impervious cover limitations.

I truly hope that this is a case of "if you don't ask, you don't get" but under no circumstances should naivety be assumed by the Board of Adjustment. There is nothing to justify a hardship that remotely rises to the granting of a variance to the Land Development Code.

Thank you for your service.

August W. Harris III