

B/2/4

I hereby certify that I am the owner of the property referenced below. I hereby authorize the applicant listed on this application to act on my behalf during the processing and presentation of this request. They shall be the principle contact with the City in processing this application.

Property address: 1104 Lorraine Street Austin, TX 78703

K. J. Carter

Owner's signature

10-30-13

Date

Kelly Martin (Carter-Martin)

Owner's printed name

B1/NS

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

As many of you know, our lot size is very small for Old West Austin at only 5,280 square feet. An Accessory Apartment is allowed under the conditions described above (for an elderly person/persons). Under Austin's McMansion ordinance the allowed living space, or Floor-to-Area Ratio (FAR), on a lot of our size is just 2300 square feet. Our current home is approximately 2,250 square feet where we live with our three children. The lot includes our home as well as a backyard 22' x 12' decrepit one car garage that does not meet current setback standards at just 5' or less from the property line in the southwest corner.

We have been working to create very efficient <sup>approx.</sup> ~~under~~ 500 square foot living quarters for our parents which will have a 25' x 15' footprint. This will replace the backyard 22' x 12' garage, attach to our house, and meet current setback standards. Though the apartment footprint is only mildly larger than the garage, the "living space" or FAR on our lot will increase and will require that we ask for a variance. The Residential Design and Compatibility Commission (RDCC) can grant a variance for up to a 25% increase in FAR (for our lot this would be an additional 575 square feet).

The Old West Austin Neighborhood Association (OWANA) supports, as a general principle, the construction of Accessory Apartments, garage apartments and other small dwellings in our neighborhood in an effort to increase urban density and make our neighborhood more affordable. We are approaching OWANA to ask for their support of our design. Both OWANA and the RDCC like to see neighbor support. In our design we have worked hard to make sure that there is very little visual impact from the street, this structure is as small as possible, and that the design is in line with our neighborhood's historic status and character. We feel the proposed request will not infringe on you and that it fits well into the neighborhood plan.

We are asking for your support in our request to increase the FAR in order to build an affordable living space for our elderly family members. If you are able to give us your support, please do so by either signing the below statement or emailing this or similar text to us at [kelly@hriley.com](mailto:kelly@hriley.com).

Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin  
1104 Lorrain St  
512-426-2196 (Kelly's Cell Phone)  
512-422-9973 (Stan's Cell Phone)

*"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."*

Printed Name: GERARD BORDA

Home Address: 1009 LOCUST ST.

Phone: 512-421-6785

Signature: [Signature]

December 19, 2013

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Kelly and Stan Martin  
1104 Lorrain St  
512-426-2196 (Kelly's Cell Phone)  
512-422-9973 (Stan's Cell Phone)

**"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."**

Printed Name: Lisa Morris  
Home Address: 1100 Lorrain St  
Phone: 512-476-4116  
Signature: Lisa Morris

B/A

December 19, 2013

Dear Neighbor,

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512-426-2196 (Kelly's Cell Phone)  
512-422-9973 (Stan's Cell Phone)

*"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."*

Printed Name: Diane Maygoote

Home Address: 1101 Lorrain St. Austin, TX 78703

Phone: 512-9654144

Signature: Diane Maygoote

December 19, 2013

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Sincerely,

Kelly and Stan Martin  
1104 Lorrain St  
512-426-2196 (Kelly's Cell Phone)  
512-422-9973 (Stan's Cell Phone)

*"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."*

Printed Name: Linda Miller

Home Address: 1103 Lorrain

Phone: Austin, TX 512-923-3749

Signature: Linda Miller

B/29

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**Kelly Martin**

**From:** JKazzoun <jkazzoun@gmail.com>  
**Sent:** Thursday, January 2, 2014 10:49 AM  
**To:** Kelly Martin  
**Subject:** Re: 1104 Lorrain Back Apartment

We support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment. Based on the drawings we've seen, we do not believe it will appreciably alter the view from the front of the property in any negative way.

Thanks,

Youssef and Claudette Kazzoun  
1105 Lorrain St.  
512-320-5447

**From:** Kelly Martin  
**Sent:** Thursday, January 02, 2014 8:27 AM  
**To:** mo@bigshoes.com ; lisa@bigshoes.com ; mailto:kaylynn.watson@gmail.com ; onthegreen17@aol.net ; Kurt Sauer ; Claudette Kazzoun ; jkazzoun@gmail.com  
**Cc:** Stan Martin  
**Subject:** 1104 Lorrain Back Apartment

Hello Neighbors,

Happy New Year. I sent this email just before the New Year Holiday but it may have gotten lost in the holiday shuffle!

As several of you may not know, Stan's Dad and his wife have sold their house and are moving to Austin. They are both on a very fixed income but want be close to the kids and also close to us (they are not in the greatest of health). As we all know, this neighborhood is not terribly affordable. Rather than trying to have all of us live in our house which is not well designed nor large enough for 7 people (aaaagh!) we are planning to build a small, attached "accessory apartment". It will be just under 500 square feet but the footprint won't be much larger than the garage (which will be demolished).

The lots on this side of the street are really small and the maximum square footage allowed is just a little bit larger than our current house size (about 2250 sq. ft). As a result, we have to ask the City for a variance for additional living space beyond our home. Getting neighbor support is a HUGE part of that process (and part of being a good neighbor too)! I've attached a view of what it looks like now from the street and what it will look like when the structure is finished. As you can see, it doesn't look all that different from the street. I've also attached the letter we are going to be taking around for people to sign in support which provides a bit more detail.

You can sign this and give it to us, email it to us, or simply respond to this email with the statement below (or something similar)....

- *"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."*

Feel free to reach out to us with questions. This project likely won't start until June at the earliest but we are trying to get as much support as possible before the OWANA meeting early next week (Jan 6<sup>th</sup>). My cell is 512-426-2196.

81/30

Kay Lynn Watson  
1106 Lorrain St.  
Austin, Texas 78703

January 3, 2014

To Whom It May Concern:

I am a neighbor on the north side of the property of Kelly and Stan Martin. I support their request for a variance for the FAR increase of 25% or less for an accessory apartment. Thank you for your consideration.

*Kay Lynn Watson*

Kay Lynn Watson

B1/M

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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Sincerely,

Kelly and Stan Martin  
1104 Lorrain St  
512-426-2196 (Kelly's Cell Phone)  
512-422-9973 (Stan's Cell Phone)

You can simply leave  
← the form at the  
house!

*"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."*

Printed Name: Gretchen Reed

Home Address: 1203 Lorrain St.

Phone: 512-585-6137

Signature: Gretchen Reed

December 19, 2013

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"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

RAYMOND RISK

1104 LORRAIN

512-472-5222

*Raymond Risk*

6/3  
December 19, 2013

Dear Neighbor,

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512-422-9973 (Stan's Cell Phone)

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"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: Katharine Barnhill

Home Address: 1206 Lorrain St. 78703

Phone: 512-496-5712

Signature: [Signature]

6/24

January 13, 2014

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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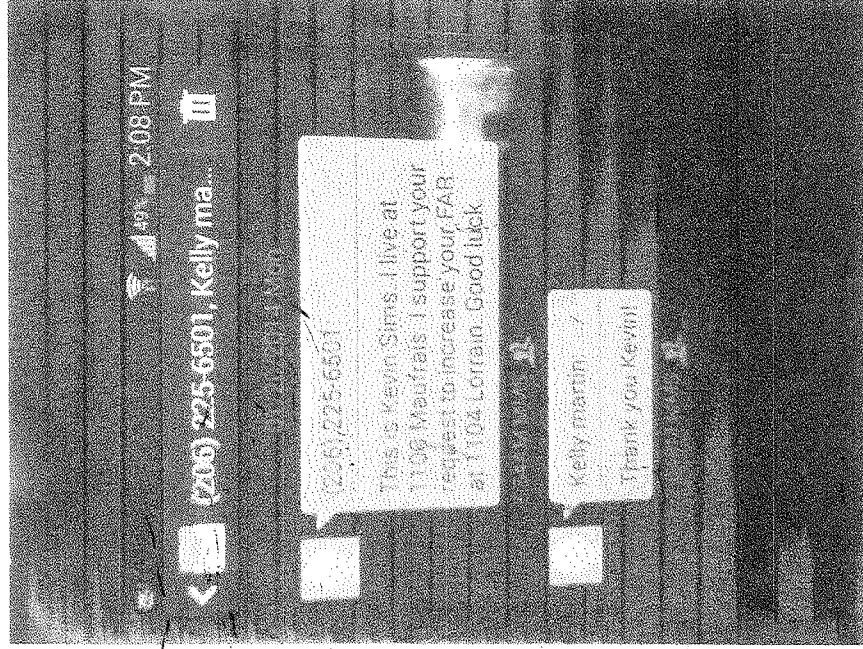
Printed Name: PAUL POSNER

Home Address: 1006 MAVERICK ST

Phone: 210.387.3146

Signature: Paul Posner

201/29



B1/mc  
December 19, 2013

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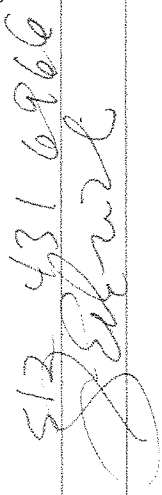
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Printed Name: George Eckert

Home Address: 1103 Mansfield, 78703

Phone: 512 431 6966

Signature: 

December 19, 2013

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

As many of you know, our lot size is very small for Old West Austin at only 5,280 square feet. An Accessory Apartment is allowed under the conditions described above (for an elderly person/persons). Under Austin's McMansion ordinance the allowed living space, or Floor-to-Area Ratio (FAR), on a lot of our size is just 2300 square feet. Our current home is approximately 2,250 square feet where we live with our three children. The lot includes our home as well as a backyard 22' x 17' decrepit one-car garage that does not meet current setback standards at just 5' or less from the property line in the southwest corner.

We have been working to create more efficient use of our lot. ~~Our lot~~ 500 square foot living quarters for our parents which will have a 25' x 25' footprint. This will replace the backyard 22' x 12' garage, attach to our house, and meet current setback standards. Through the apartment footprint is only mildly larger than the garage, the "living space" or FAR on our lot will increase and will require that we ask for a variance. The Residential Design and Compatibility Commission (RDCC) can grant a variance for up to a 25% increase in FAR for our lot this would be an additional 575 square feet.

The Old West Austin Neighborhood Association (OWANA) supports, as a general principle, the construction of Accessory Apartments, garage apartments and other small dwellings in our neighborhood in an effort to increase urban density and make our neighborhood more affordable. We are approaching OWANA to ask for their support of our design. Both OWANA and the RDCC are likely to see neighbor support. In our design we have worked hard to make sure that there is very little visual impact from the street, this structure is as small as possible, and that the design is in line with our neighborhood's historic status and character. We feel the proposed request will not infringe on you and that it fits well into the neighborhood plan.

We are asking for your support in our request to increase the FAR in order to build an affordable living space for our elderly family members. If you are able to give us your support, please do so by either signing the below statement or emailing this or similar text to us at [kelly@trilley.com](mailto:kelly@trilley.com).

Please do not hesitate to contact us with any questions or concerns. Thank you very much for your support.

Sincerely,

Kelly and Stan Martin  
1104 Lorrain St  
512-426-2196 (Kelly's Cell Phone)  
512-422-9973 (Stan's Cell Phone)

"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."

Printed Name: William Harris

Home Address: 1105 Martrais St 78703

Phone: 512-909-6417

Signature: William Harris

December 19, 2013

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We have been working to create very efficient <sup>4022006</sup> ~~about~~ 500 square foot living quarters for our parents which will have a 25' x 15' footprint. This will replace the backyard 22' x 12' garage, attach to our house, and meet current setback standards. Though the apartment footprint is only mildly larger than the garage, the "living space" or FAR on our lot will increase and will require that we ask for a variance. The Residential Design and Compatibility Commission (RDCC) can grant a variance for up to a 25% increase in FAR (for our lot this would be an additional 575 square feet).

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512-426-2196 (Kelly's Cell Phone)  
512-422-9973 (Stan's Cell Phone)

*"I support Kelly and Stan Martin's request for a variance for FAR increase of 25% or less (approximately 500 square feet) for an accessory apartment."*

Printed Name: Alex Roberts

Home Address: 1104 Lorrain

Phone: 713 891 3156

Signature: [Signature]

January 13, 2014

Dear Neighbor,

This letter is to inform you, and to ask for your input and support, of the proposed construction of an "Accessory Apartment" (i.e., mother-in-law apartment attached to our home) which will replace the existing backyard detached 1-car garage at 1104 Lorrain Street. Stan's parents who are retired will be living in this space which will allow them to be near our family, allow us to care for them and help them financially as well.

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512-422-9973 (Stan's Cell Phone)

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Printed Name: George Seremetis  
Home Address: 1016 Shelley Ave, Austin, TX 78703  
Phone: (512) 474-4273  
Signature: GM Seremetis

31/40  
December 19, 2013

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Printed Name: Mark Ashby / ANTHONY STEAK  
Home Address: 1311 West 12<sup>th</sup> Street Austin, TX 78703  
Phone: 512-524-1220 / 512-826-7459  
Signature: W [signature] / ANTHONY STEAK

January 13, 2014

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512-422-9973 (Stan's Cell Phone)

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Printed Name: Michelle Apodaca

Home Address: 1403 West 12th St, Apt A, Austin TX 78703

Phone: 512 423 4210

Signature: 

December 19, 2013

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Printed Name: Rosemary Wynn

Home Address: 1402 W. 13th St

Phone: 512-657-9543

Signature: R Wynn

61/3  
J13

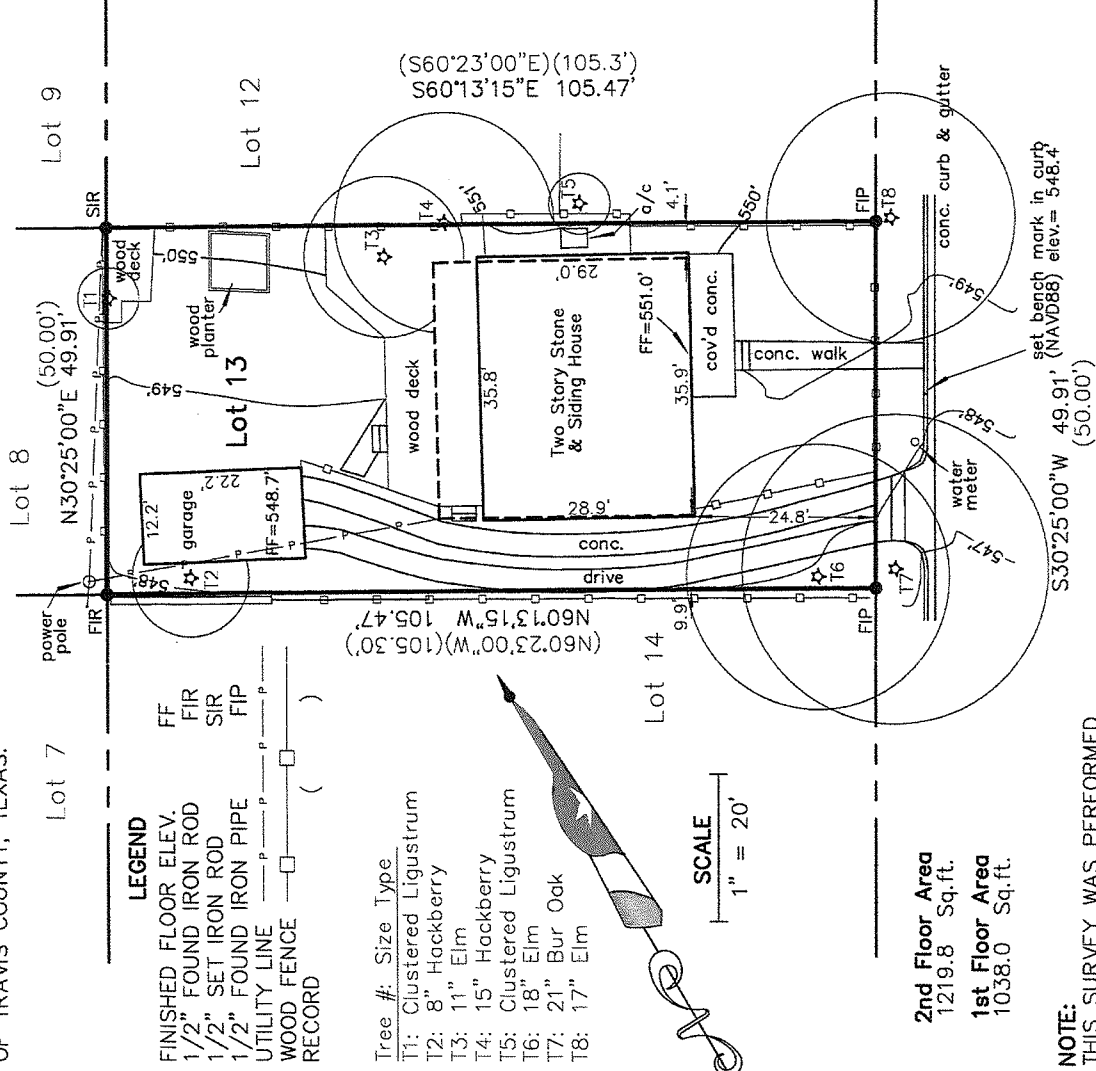
# Waterloo Surveyors Inc. **SURVEY PLAT**

J13954  
**ADDRESS:**  
1104 LORRAIN STREET  
AUSTIN, TEXAS 78703

**OWNER:**  
STANLEY R. MARTIN  
KELLY R. CARNEE-MARTIN

## **LEGAL DESCRIPTION:**

LOT 13, BLOCK 3, SHELLY HEIGHTS NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 260, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



**NOTE:**  
THIS SURVEY WAS PERFORMED  
WITHOUT THE BENEFIT OF A  
TITLE COMMITMENT AND OTHER  
RIGHTS AND RESTRICTIONS MAY  
APPLY.

**2nd Floor Area**  
1219.8 Sq.ft.  
**1st Floor Area**  
1038.0 Sq.ft.

*Lorrain Street*

State of Texas:  
County of Travis:  
The undersigned does hereby certify that this survey was this day made on the  
property legally described hereon and is correct, and this survey substantially  
complies with the current Texas Society of Professional Surveyors Standards and  
Specifications for a Category IB & II Condition II Survey.  
I certify that the property shown hereon is not within a special flood  
hazard area as identified by the Federal Insurance Adm. Department of HUD  
Flood hazard boundary map revised as per Map Number: 48453C0445H  
Zone: X Dated: 9/26/2008  
Dated this the 6th day of January, 2014.

