

C15-2014-0035

Buena Vista Neighborhood Association

April 3, 2014

TO: Board of Adjustment

FROM: Leon Hernandez, President

Buena Vista Neighborhood Association

SUBJECT: Case Number F-7 C15-2014-0035 ITEM NUMBER F7

Dear Board of Adjustment Commission,

I went before you on March 10, 2014 to object to the variances that Mr. Cayce Weems, owner of the home located at 403 San Saba Street, Austin, Texas 78702 / 2601 Santa Rosa Street, Austin, TX 78702 was requesting.

On that day, Mr. Weems requested a variance to decrease the minimum fifteen (15) foot side street setback requirement (reduced to fourteen (14) feet per December 9, 2013 approved variance) and minimum five (5) foot side yard requirement from Section 25-2-492 to permit the placement of an eight hundred sixteen (816) square foot structure thirteen (13) feet from the San Saba property line and placement of air conditioning equipment two (2) feet from the east side property line and a SF-3NP Family Residence Zoning District (Holly Neighborhood Area Plan).

Mr. Cayce Weems actually squeezed the structure into the lot and had to cut down a tree in order to do so. All of this was done without him getting the proper permits. After that he added the air condition system which changed the distance between the Air condition unit/system to two (2) feet from the east side property line which is on my west side property line. When I reported these inconsistencies Mr. Weems quickly went before your Board of Adjustment Commission to request a variance and the Board approved his request(s). He now has his permits for cutting down the tree, putting onto the property, located at 403 San Saba Street, the eight hundred

sixteen (816) foot structure, and for adding the air conditioning unit/system allowing only two (2) feet between the unit/system and my fence to my property at 2602 E. 4<sup>th</sup> Street...Austin, Texas 78702. And my fence is on the property line.

To summarize my concern, I want to know why his requests are always approved. He should have requested variances before he cut the tree, installed the structure, and the air conditioning unit/system.

Please review previously sent letters from me dated January 20, 2014 where I stated that the building of the front porch and rear porch and the water heater room at the rear of structure will constitute a much larger structure and more of a potential fire hazard.

Thus, at your April 14, 2014 meeting we respectfully request that you deny any further variances on this property.

Thank you,

Leon Hernandez, President  
Buena Vista Neighborhood Association

LH:gm

EL CONCILIO

## COALITION OF MEXICAN AMERICAN NEIGHBORHOODS

April 5, 2014

TO: Board of Adjustment Commission

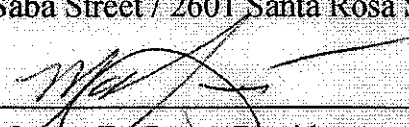
FROM: Gavino Fernandez Jr., Coordinator  
El Concilio (Coalition of Mexican American Neighborhoods)  
Holly Planning Area

SUBJECT: Case Number F-7 C15-2014-0035 ..... ITEM NUMBER F7

Dear Board of Adjustment Commission,

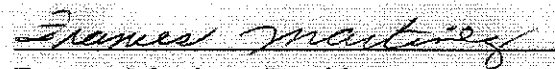
We, members of El Concilio, do support Mr. Leon Hernandez, president of Buena Vista Neighborhood Association, in his requests about the property owned by Mr. Cayce Weems on the case Number F7 at the Board of Adjustment Commission which will be on the agenda at the hearing on April 14, 2014.


At the hearing on March 10, 2014 Mr. Hernandez and Mr. Weems were advised to discuss and come to some understanding on the issues. They did meet and Mr. Weems asked Mr. Hernandez to support him on the changes he had made. Mr. Hernandez told him it was not up to him to break any laws such as the City Code and Rules. Therefore, we support him as he requests that no further permits be granted to Mr. Cayce Weems on the property at 403 San Saba Street / 2601 Santa Rosa Street.

  
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Marcos De Leon, President  
East Town Lake Citizens Neighborhood  
Association

  
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Leon Hernandez, President  
Buena Vista Neighborhood

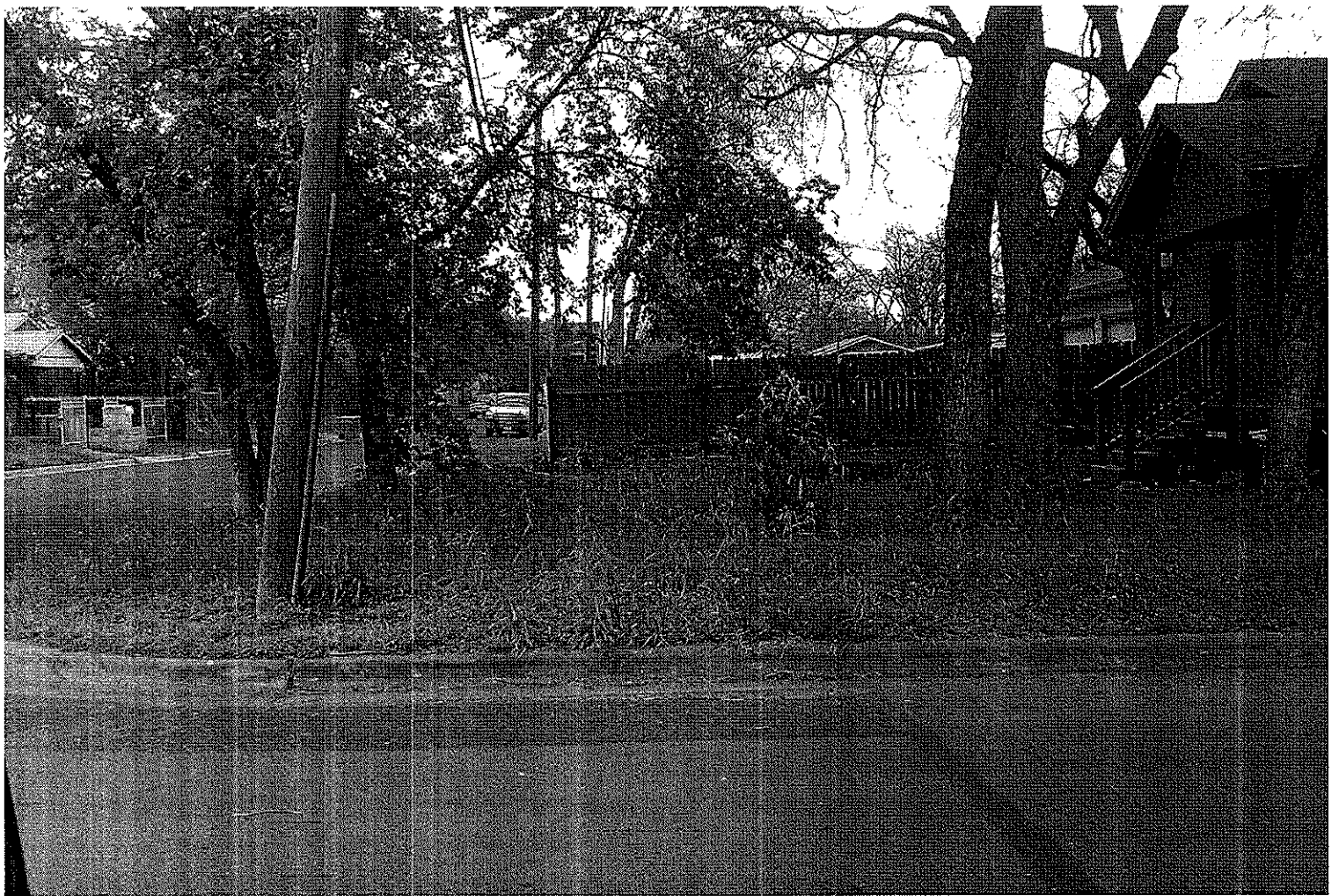
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Frances Martinez, President  
Barrio Unido Neighborhood Association

  
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Gloria Moreno, President  
Pedernales Neighborhood Association

4/5/14

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