

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, April 14, 2014

CASE NUMBER: C15-2014-0056

☐ Y ☐ Jeff Jack
☐ y ☐ Stuart Hampton
☐ y ☐ Ricardo De Camps
☐ y ☐ Bryan King **Motion to PP to special called meeting or next regular meeting**
☐ y ☐ Fred McGhee
☐ y ☐ Melissa Hawthorne **2nd the Motion**
☐ y ☐ Sallie Burchett

APPLICANT: Mike, McHone

OWNER: Sidney, Lock

ADDRESS: 4300 AVENUE G

VARIANCE REQUESTED: The applicant has requested a variance from Subchapter F; Article 2; Subsection 2.1 of the Maximum Development Permitted standards to increase the floor to area ratio requirement of from .4 to 1 to .59 to 1 (.49 to 1 existing) in order to remodel the interior space of one structure and expand the existing 2nd story of another structure at a Bed and Breakfast Residential use in an "SF-3-H-HD-NCCD", Family Residence – Historic Landmark – Historic Area - Neighborhood Conservation Combining District zoning district. (Hyde Park)

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Postpone to a Special Called Meeting or next Regular Meeting, Board Member Melissa Hawthorne second on a 7-0 vote; **POSTPONED TO A SPECIAL CALLED MEETING OR NEXT REGULAR MEETING.**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman

----- Original Message -----

Subject:Re: help request

Date:Sat, 5 Apr 2014 15:07:49 -0700

From:David S Sackmary <~~dsackmary@adams-house.com~~>

To:Adams House B&B <~~adams-house@adams-house.com~~>

Hi Liz,

Your house is the finest kept on the street, and you should be able to build with a city permit once granted.

Or so I thought. think? so i think. You are welcome to present this as my opinion anywhere that it might come in useful. and put my X of agreement on the letter of support.

if anyone has any questions, i'm reachable at 510.339.3533

(working in SF for awhile, coming back this summer).

Best,
David

On 3/20/2014 9:23 AM, David S Sackmary wrote:
Hi neighbor,

I was wondering if you could let me know who takes care of your grounds?

My house is across the street, 4307 Avenue G, and I definetly need to hire someone to improve curb appeal.

I wouldn't even know where to begin looking, except by asking the only house on the street that seems to be doing a great job of it!

Thanks,
David

**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
500 FEET RADIUS FROM 4300 AVENUE G**

Albinide, Teddy
Anderson, Jane
Bowen, David
Brown, Don
Brown, Sharon
Burton, Amon
Burton, Carol
Corral, Abe
Corral, Elaine
Deinert, Mark
Dudney, John
Durr, Robin
Durr, Ken
George, Mary Carolyn
Hendrickse, Nhalia
Horowitz, Michael
Horne, Sarah
Kerr, John
Lavinghouse, Preston
Low, Karen
Low, Stephen
Matthis, David
Maxson, Peter Flagg
McMillan, Robin
Mitchell, Michael
Moore, Antoinette
Pruner, Todd
Pumarejo, Kate
Pumarejo, Ricardo
Saadeh, Karen
Sackmary, David
Sawyer, Sara
Strapper, Brock
Taylor, Jack
Webb, Mike
Wilson, Adam
Xanthopoulos, Drew
Yetman, Kiki

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HISTORIC HYDE PARK

Williams, Elizabeth
Thomas, H. Grant
Margot, Thomas
Bednar, Deaton
Gilg, Larry
Gilg, Susan
Mackinnon, Richard
French, Scott
Duke, Virginia
Goldmann, Brittany
Martinson, Erin
Martinson, Jason
Kivel, David
Dickson, Herbert
Dickson, Sandra
Hamm, Sharyn
Metzger, Erik
Grimes, Carolyn
Madsen, Shelley
Fries, Mark
Kennedy, Sara
Anderson, Libby
Sheffer-Bracha, Tammy
Welder, Carol
Grieshaber, Michele
Klug, Michael
Jackson, Greg
Jackson, Carol
Harris, Lisa
Anderson, David
Anderson, Linda
Kurth, Brian
Grace, Margo
Paulson, Carl
Hardeman, Shelley
Stewart, Carol
Stewart, John
Herzele, Charlotte
Heard, Chase
Heard, Helen
Spence, John

**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
AUSTIN and BEYOND**

Adams, Tom
Anderson, Alyson
Barron, Emily
Barth, Suzanne
Baldwin, Elizabeth
Baldwin, Robert
Belisle, Laura
Bennett, Bill
Bennett, Gloria
Bergstrom, Alan
Bergstrom, Blake
Blake, Devin
Bledsoe, Richard
Borgelt, Roger
Bradford, Robin
Brooks, Debra
DeCannie, Nicholas
Dominguez, Andy
Eklund, Richard
Engel, William
Evans, Betsy
Evans, Richard
Fernandez, Christine
Fleming, Nathan
Flores, Monica
Forbes, Caroline
Ford, Chandler
Ford, Jordana
Fulwiler, William James
Gannaway, Jackie
Garrett, Myndi
Garza, Devin
Gooch, Don
Goodwin, Stephen
Grosskopf, Eric
Hartsough, Jeffrey
Hendricks, Kate
Henson, Weldon
Hill, Lee
Hughes, Cassandra
Hughes, Ellen
Hughes, Irving
Hughes, Shawn
Jackson, S. Megan
Jaworski, Joe

Former Galveston Mayor
ADAMS HOUSE LETTERS OF SUPPORT

HYDE PARK
AUSTIN and BEYOND continued

Jaworski, Rebecca
Johnson, Eric
Jones, Rachel
Kaderka, Daniel
Katzberg, Gene
Kincade, Edward
Lambeth, J. Eric
Landa, Amanda
Landon, Viera
Lee, Emily
Lock, Julia
Mann, Michele
Merritt, John
Moore, Kenneth
Moore, Marcy
Moore, Robin
O'Brien, Vincent
Page, Billy
Page, Lolla
Phlieger, Jennifer
Prater, Terry
Ramirez, Beatrice
Ray, Kristen
Reed, Janet
Rhoades, Chris
Roberts, Susan
Rogers, Kathryn
Ross, Lucy
Sanchez, Mary
Schultz, Richard
Schultz, Marcia
Seargeant, Tommy
Sikes, Jev
Sikes, Sydnor
Sucherman, Todd
Tipton, Todd
Trask, Ann
Truong, Christian
Truong, Tara
Virr, Tom
Voelzel, Linda
Weaver, Jacob
Weterl, David
Wickland, David
Williams, Josh
Yost, Linda

Dean at St. Edward's University

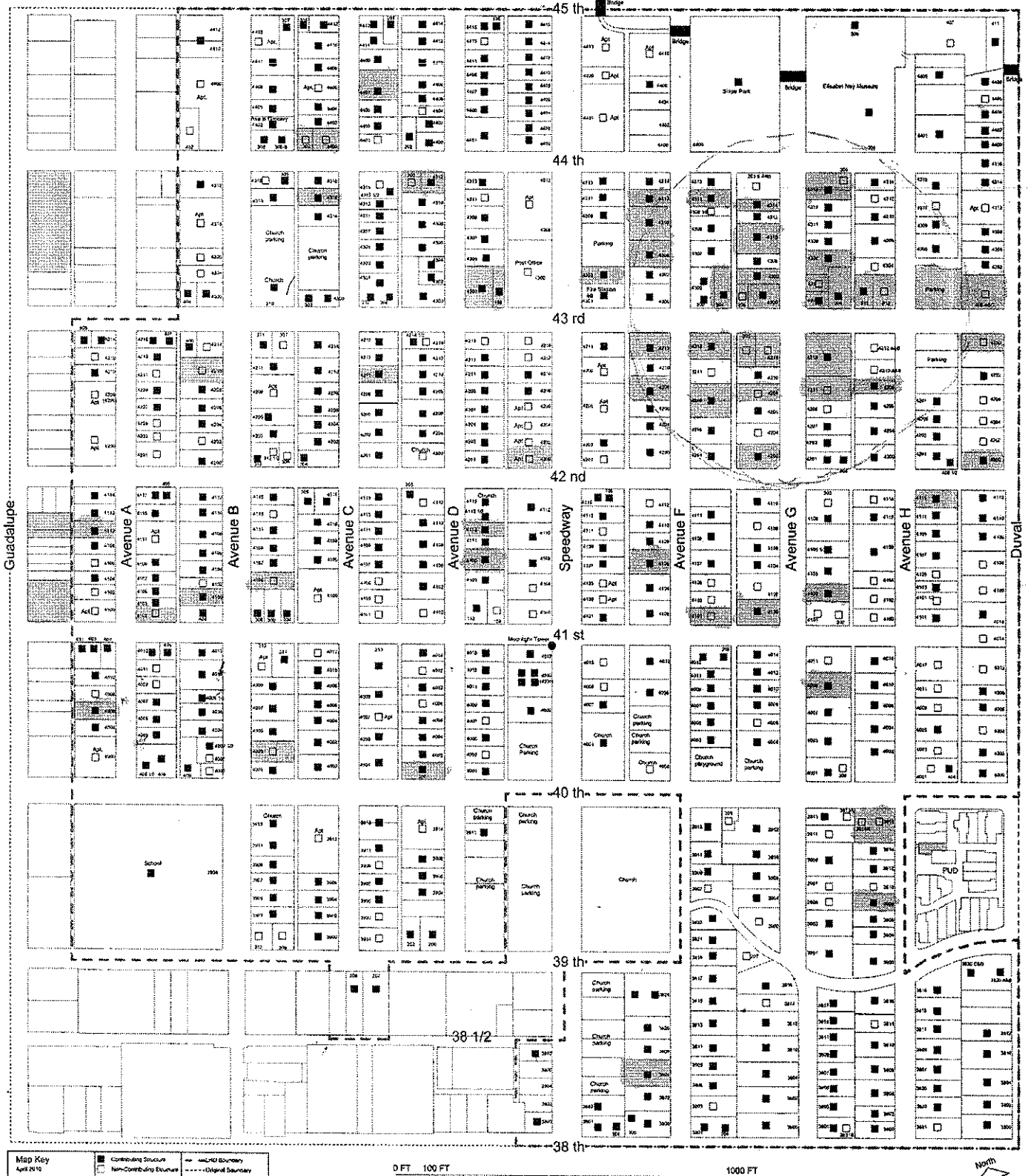
President/CEO Greater Texas Federal Credit Union

**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HYDE PARK BUSINESSES**

| | |
|---------------------------|--------------------------|
| Alexander, Cameron | Mother's Cafe and Garden |
| Antonelli, Kendall & John | Antonelli's Cheese Shop |
| Avery, Thad | Woodside Development |
| Berry, Rose | Blue Moon Glassworks |
| Bontempo, Gregory | NeWorld Deli |
| Fox, Emmett | ASTI Trattoria |
| Lucero, Estella | Julio's |
| Lyons, Tim | Fresh Plus Market |
| Warnken, Jeffrey & Sandra | 38th Street Pharmacy |

**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
NORTH HYDE PARK AND SURROUNDING NEIGHBORHOODS**

Biechlin, Michael
Burch, Mark
Butchart, Hailey
Cazalas, Kelly
Davidson, Jared
Davies, Penelope
Fuller, Anthony
Hamblen, Betsy
Hamblen, William
Holland, Julie
Huse, Justin
Marchand, Jennifer
McDaniel, Mark
Melancon, Rebecca
O'Brien, Vincent
Page, Stephanie
Reiffel, Karen
Russell, Megan
Tucker, Cary
Vega, Heather
Vilmot, Emily



SUMMARY FOR PACKET FOR BOA
ADAMS HOUSE B&B
4300 AVENUE G

1. Summary letter of request
2. Timeline
3. Copy of building permit and notice of suspension
4. Copy of all approved plans
5. Email of confirmation of city error and hardship for Adams House
6. Before and after photos of property
7. Hyde Park Steering Committee recommendation
8. Map of supporters in Historic Hyde Park
9. Alphabetical list of supporters (by notebook category)
10. Letters of support

Board of Adjustments Summary

The Adams House is a Bed and Breakfast located in Hyde Park. The property was opened as a B&B in January 1998 by John and Sidney Lock. Before purchasing Adams House, the property had been converted to a Four-plex which was in such poor condition it was almost demolished. As a result of our restoration efforts, we received the Heritage Society's award for Preservation. In addition, we became an Austin Historic Landmark in 2010. This 103 year old house continues to be lovingly maintained every year.

John and Sidney's daughter Liz Lock and her husband Eric C Hughes began managing the property in September of 2010. As a business The Adams House contributes to the City and to the Hyde Park neighborhood. We have received many awards including being voted the Best Bed & Breakfast in Austin for the last two years in a row by the Austin Chronicle. As of this past year we are the last of three Bed and Breakfasts still remaining in Hyde Park.

Per the Bed and Breakfast Ordinance an Innkeeper is required to live on site. After living in about 300 square feet with two dogs and a cat, no washer/dryer, no kitchen and little privacy for themselves; we, the innkeepers, had decided to move forward with a renovation to gain additional privacy and living space while still living on the property.

In January 2013 we started the process of adding a second story on to an accessory building which sits behind the main house at 4300 Avenue G. This renovation would only be constructing upwards on an existing building thereby not increasing impervious cover or building cover. The building is in compliance with all standard setbacks which all were reviewed and approved by the City. For nine months we worked with an architect, contractor, and the City and followed every procedure asked during this time period. This was a frustrating process because the City did not know how to categorize us. They considered us both commercial and residential, we are a Historic Landmark, in a Historic District, and we are a Bed and Breakfast. Our contractor Frans Dahman was sent upstairs and downstairs in the City building until he asked to get all people involved in one room. He had multiple meetings with multiple City officials involved and this was how he was told to proceed with the permit by the City. We were given a site plan exemption and finally a permit was granted September 5, 2013.

After the permit was issued we then received a financial loan the following month. The building permit was issued by the City of Austin and we, in good faith, proceeded with our build and construction began in November of 2013.

On January 10, 2014 Adams House Bed & Breakfast received notification from the City of Austin that our building permit had been deemed invalid based upon a complaint filed three months into our renovation and five months after the permit was issued. The build was also more than halfway completed at that point. This complaint was well past the notification period that neighbors can object to a project. Since then our permit has been under review. The City has now admitted to making a mistake with our building permit as they issued a commercial permit when a Bed & Breakfast can only be considered residential. As a result we are now over on FAR.

This is not the fault of the homeowner or the contractor; when a permit is declared open it is assumed all is well. We are now trying to operate a business around an eyesore of a building

that is half complete and being impacted greatly as a result of City error. We are asking for resolution in the form of a variance at 4300 Avenue G from the Board of Adjustments.

Our direct neighbors are in support and have commented that this building is an asset to Hyde Park. The original architect/designer, contractor, and crew that we hired are all the same people who did the major historic renovation in 1997. When complete this building will be seamless to what has existed these past 16 years.

The City has said they know they have caused this local business to suffer financially, mentally, and emotionally. We have done everything the City has asked for during this process and we are the ones being impacted by their mistakes and current decisions. Please do not let a local business with a long-standing history of supporting the Hyde Park neighborhood and the City of Austin potentially be put out of commission as a result of City error.

ADAMS HOUSE

Timeline

1. Talked to HPNA – 12/12 – 1/13 - Liz visited with David Conner, the Development coordinator for the neighborhood association– no problem; on board
2. Site Plan / Impervious cover issues – worked out with City staff help some of the exemptions on steps, porches, etc., considered variance on imp. cover and decided to removed brick patio and 1'-2' of driveway
3. 5/6/13--HLC – Unanimous approval—met Cert.of App. committee and then full
4. commission only changed window trim header detail (COA also)
5. Preliminary plans to Contractor 5/20/13
6. Initial permit meeting to submit permit application and got checklist
7. Preliminary bids 7/7/13
8. Submitted site plan for exemption on 8/23/13. Denied for Imp cover. Meetings / talk with Amber, Sallie Correa, Andria Burt, Kristin Carlton. Frans Dahmen met with Sallie Correa regarding impervious cover in July 2013.
9. Frequent meetings with COA Staff --First upstairs, then sent downstairs –back and forth. Robert Heil brought issues of accessory building square footage limitations / definitions. Called Daniel Word (under Tony Hernandez.) Frans met with everyone involved. Decision by Ward for a way to proceed – get site plan exemption from commercial (Robert Heil, Sallie, Andria, Amber, Kristin)
10. Re-submitted revised site plan as directed
11. Submitted complete permit set—including McMansion ordinance tent diagram 08/12/13
12. Site plan exemption issued 8/30/13
13. Questions answered, resubmitted- permit approved and issued 9/5/13
14. Loan from bank approved 10/10 /13
15. City official: Routine pre-construction inspection by Kelly Stillwell, Residential Inspector on 10/11/13
16. Began Construction to external carport on 11/11/13
17. Received communication from Tony Hernandez to stop construction 1/10/14. Frans spoke with Chris Johnson / reviewer at COA. Reasoning given: a) FAR % unacceptable; b) Parking requirement; c) plans were not given proper review. Frans was given permission to complete roof to secure / protect building
18. Met with Senior City Staff on 1/27/14. Admitted to making errors in permit. Decided to move forward with a City initiated resolution
19. Frans given OK to dry-in building at the City meeting with Senior Staff
20. Planning Commission denied the COA staff initiating a revision to the Hyde Park NCCD at their 2/25/14 meeting
21. Put on agenda for 4/14/14 BOA meeting



City of Austin BUILDING PERMIT

PERMIT NO: 2013-093151-BP
4300 AVENUE G

Type: RESIDENTIAL Status: Active
Issue Date: 09/06/2013 EXPIRY DATE: 03/05/2014

| | | | | | |
|--|---|--------------------------------------|-----------------|-----------------------------|----------------------|
| LEGAL DESCRIPTION Lot: 18 Block: Subdivision: | | SITE APPROVAL | | ZONING F-3-H-HD-NCCD-N | |
| PROPOSED OCCUPANCY: Second floor addition/remodel kitchen | | WORK PERMITTED: Addition and Remodel | | ISSUED BY: Glenda Willsford | |
| TOTAL SQFT New/Addn: 0 | VALUATION Tot Val Rem: \$69,999.00 Tot Job Val: \$69,999.00 | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS 2 |
| | | | | UNITS 2 | # OF PKG SPACES 0 |
| TOTAL BLDG. COVERAGE 0 | % COVERAGE 0 | TOTAL IMPERVIOUS COVERAGE 0 | % COVERAGE 0 | # OF BATHROOMS 4.5 | METER SIZE 0 |

Contact

Applicant, Gregory Free, Gregory Free & Associates
General Contractor, Frans Dahmen, Frans Dahmen Construction

Phone

(512) 458-9139
(512) 801-8681

Contact

Owner, Sidney Lock, Adams House Bed & Breakfast

Phone

(512) 453-7696

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|---------------|----------|------------------------------|--------|----------|-----------------|--------|----------|
| Building Permit Fee | 315.00 | 9/6/2013 | Development Services Surchar | 17.60 | 9/6/2013 | Plan Review Fee | 125.00 | 9/6/2013 |
| Fees Total: | 457.60 | | | | | | | |

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

Inspection Requirements

Building Inspection Electric Inspection Mechanical Inspection Plumbing 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

Application was exempted from Zoning due to APPROVED Site Exemption 087973-DA. **Acknowledged

Permits/Approved plans must be posted on Jobsite. A layout inspection/Pre-con must be made prior to beginning construction.

Residential Zoning Review

09/05/2013 Jose Rascon

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

Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

January 29, 2014

Certified: 7001 0360 0000 3567 2484

Owner of 4300 Avenue G
Sydney Lock
4300 Avenue G
Austin, TX 78751

RE: Notice of Intent to Suspend Permit No. 2013-093151 BP for property located at 4300 Avenue G, Austin, TX 78751

In accordance with City Code Section 25-1-417 (*Notice of Intent to Suspend or Revoke*), this letter constitutes a Notice of Intent to Suspend Permit No. 2013-093151 BP issued on September 6, 2013.

In order to avoid suspension of the above referenced permit, as authorized by Section 25-1-411 (*Suspension of a Permit or License*), you are required to correct the following code violations on or before May 1, 2014.

| Code Violation | Corrective Action Required |
|--|--|
| Permit issued in error. Project exceeds the scope of work without a required site plan per City Code Section 25-5-2 (<i>Site Plan Exemptions</i>). | Submit new plans within compliance of zoning regulations. Or Obtain a NCCD amendment by the Planning Commission and City Council. Or Obtain a BOA variance |

In the meantime, a "Revision Required" will be placed on your permit, not allowing inspections to be scheduled for this work. You are allowed to weatherproof the current construction, but stop any other work on this structure until this issue is resolved. If the other work is not stopped voluntarily immediately, we will proceed with the issuance of a Stop Work order.

Please contact me at 512-974-2752 or by email at Dan.mcnabb@austintexas.gov if you have any questions regarding the action required under this Notice.

Sincerely,

Dan McNabb, Deputy Building Official
Planning and Development Review Department

cc: Mike McHone
Frans Dahmen, Frans Dahmen Construction
Gregory I. Guernsey, AICP, Director, PDR
Brent Lloyd, Assistant City Attorney, Law Department
Don Birkner, Assistant Director, PDR
Chris Johnson, Development Assistant Center Manager

4300 Avenue G

2 messages

Hernandez, Tony [PDRD] <Tony.Hernandez@austintexas.gov>

Fri, Jan 10, 2014 at 9:08 AM

To: "fransdahmen@gmail.com" <fransdahmen@gmail.com>, "Johnson, Christopher [PDRD]" <Christopher.Johnson@austintexas.gov>

Cc: "McNabb, Dan" <Dan.McNabb@austintexas.gov>, "Birkner, Donald" <Donald.Birkner@austintexas.gov>, "Haught, Kathy" <Kathy.Haught@austintexas.gov>, "McDonald, John" <John.McDonald@austintexas.gov>

Mr. Dahmen,

Building permit 2013-093151 for 4300 Avenue G status has changed from active to inactive pending the purpose for the status change is at minimum this site would have required a subchapter F review which it did not receive other requirements may also be apply.

City of Austin is requesting that all work stop until a complete review has been performed. Please contact Chris Johnson with the Development Assistance Center at 512.974.2769 for any assistance Chris is also copied in this email.

With Status change to inactive pending inspections cannot be scheduled. If I can assist please let me know.

§ 1.2. APPLICABILITY.

Except as provided in Section 1.3, this Subchapter applies to property that is:

1.2.1. Within the area bounded by:

- A. Highway 183 from Loop 360 to Ben White Boulevard;
- B. Ben White Boulevard from Highway 183 to South Interstate Highway 35;
- C. South Interstate Highway 35 from Ben White Boulevard to William Cannon Drive;
- D. William Cannon Drive from South Interstate Highway 35 to Manchaca Road;
- E. Manchaca Road from William Cannon Drive to Ben White Boulevard;
- F. Ben White Boulevard from Manchaca Road to Loop 360;
- G. Loop 360 from Ben White Boulevard to Loop 1;
- H. Loop 1 from Loop 360 to the Colorado River;
- I. The Colorado River from Loop 1 to Loop 360; and
- J. Loop 360 from the Colorado River to Highway 183; and

[\[Click here to view Map\]](#)

SIDNEY

SITE PLAN APPLICATION

DEPARTMENTAL USE ONLY

| | |
|-------------------------------|-------------------|
| Application Date _____ | File Number _____ |
| Development Review Type _____ | |
| Case Manager _____ | |
| Application Accepted By _____ | |
| Application Type _____ | |

Section 1: PRIMARY PROJECT DATA

| | | | |
|-----------------------------------|-----------------------------|-----|-------|
| Project Name | ADAMS House Bed + Breakfast | | |
| Project Street Address (or range) | 4300 Ave G | | |
| | Austin, TX | Zip | 78751 |

If project address cannot be defined, such as utility lines, provide the following information:

| | | | |
|---------------|-----------|-----------|----------------------------|
| Frontage Rd. | Along the | Side of | Frontage Road |
| | N S E W | | |
| Approximately | Distance | Direction | From the Intersection with |
| | | | Cross Street |

Provide either subdivision reference or brief legal description

| | | | |
|----------------------------|--|--------|-------------|
| 1. Subdivision Reference | | | |
| Name | Block(s) | Lot(s) | Approved |
| Plat Book | | | Outlot |
| Case # | | | Page Number |
| 2. Brief Legal Description | E. 91' 8" of Lots 17 & 18 & 19, Block 16 | | |
| | Hyde Park Addition Vol. 1 Page 67 | | |

| | |
|--------------------|-----------|
| Grid Number(s) | K-25 |
| Tax Parcel Numbers | 022006115 |

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER

| | | | |
|--------|--------------|---------|----------|
| Volume | Page(s) | Sq. Ft. | or Acres |
| Doc # | 2004003525TR | | |

FILE NUMBER _____

Section 2: APPLICATION ASSESSMENT

Large Retail Use, as defined in Ordinance # 20070215-072? YES / NO

Is a TIA required? YES / NO Trips per day < 2000

On a Hill Country Roadway? YES / NO Specify Hill Country Roadway _____

Is this use Conditional within the site's zoning district? YES / NO

Has there been a Development Assessment? YES / NO File Number _____

Small Project? YES / NO

Is this a S.M.A.R.T. Housing Project? YES / NO If Yes, submit a copy of the Pre-Certification letter from Neighborhood Housing and Community Development

In a Neighborhood Plan? YES / NO If Yes, Name of Neighborhood Plan HYDE PARK UCCD

In a Transit-Oriented Development (TOD) District or the NBG District? YES / NO

If Yes, Name of TOD or NBG _____

Will all parking be located on-site? YES / NO If no, an off-site parking application and fees are required.

Shared parking? YES / NO

Principal Street Type:

- ☐ Core Transit Corridor
- ☐ Hill Country Roadway
- ☐ Highway
- ☐ Internal Circulation Route
- ☐ Suburban Roadway
- ☒ Urban Roadway

Is there a Vertical Mixed Use building proposed? YES / NO Refer to Submittal Information and Requirements for important pre-submittal requirements.

Electric Utility Provider

AUSTIN ENERGY

Water Provider

AUSTIN WATER UTILITY

Wastewater Provider

AUSTIN WATER UTILITY

School District

AISD

Desired Development Zone? X OR Drinking Water Protection Zone? _____

Is your project subject to current watershed protection regulations (Comprehensive Watershed Ordinance)? YES / NO

Watershed WALLER CREEK Watershed Class URBAN

In Edwards Aquifer Recharge Zone? YES / NO

In Barton Springs Zone? YES / NO

Land Development Jurisdiction:

- ☒ Full Purpose
- ☐ Limited Purpose

County TRAVIS

Does the site have an outstanding Complaint Violation/Red Tag? YES / NO

FILE NUMBER _____

Section 3: SITE AREA INFORMATIONGross Site Area: Acres 6871 or Sq.ft. 6871Net Site Area: Acres _____ or Sq.ft. 6871Building coverage: Sq.ft. 1873Number of living units (if applicable): 2

| EXISTING ZONING | EXISTING USE | TRACT # | ACRES/SQ FT | PROPOSED USE |
|-------------------|--------------|----------|---------------|--------------|
| <u>SF-3-H-NCD</u> | <u>B4B</u> | <u>1</u> | <u>1.6871</u> | <u>B4B</u> |
| _____ | _____ | _____ | <u>1</u> | _____ |
| _____ | _____ | _____ | <u>1</u> | _____ |
| _____ | _____ | _____ | <u>1</u> | _____ |

Description of Proposed Development

Re-INSTATE BP 2013-093151 BP, to ADD 2ND FLOOR
ADDITION TO EXISTING ACCESSORY BLDG -
APPROVED BY HLC

Are there any underground storage tanks existing or proposed? YES ☒ NO**Section 4: RELATED CASES**

PENDING: NCCD AMENDMENT @ HYDE PARK C14-2014-0035
 Zoning Case? YES ☒ NO C14-01-0046
ON# 02131-20
 Restrictive Covenant? YES / NO ☒
 Subdivision? YES / NO ☒
 Land Status Report? YES / NO ☒
 Existing Site Plan? YES / NO ☒

Section 5: LAND USE SITE PLAN DATA (as applicable)

Subject to Compatibility Standards? YES / NO ☒
 In Combining District / Overlay Zone? (NCC, CVC, WO, etc.): NCCD (HYDE PARK)
 Requires a Green Building Program Rating? YES / NO ☒ (if yes, attach Letter of Intent)

Section 6: WAIVER / VARIANCE / ETC. - as applicable

- ☐ 1. Compatibility Standards Waiver Section(s) _____
☐ 2. Hill Country Section(s) _____
☐ 3. Waterfront Overlay District Section(s) _____
☐ 4. Environmental Section(s) _____
☐ 5. Shared Parking Analysis _____
☐ 6. Off-Site or Remote Parking _____
☐ 7. Detention Pond Waiver _____
☐ 8. Alternative Landscape Compliance _____

Section 7: OWNERSHIP INFORMATION

Type of Ownership: ☒ Sole ☐ Community Property ☐ Trust ☐ Partnership ☐ Corporation

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

Section 8: OWNER INFORMATION

*Signature Sidney Lock Name Sidney Lock
 Firm Name Adams House Bed & Breakfast Phone # 512-453-7696
 Street Address 4300 Avenue G
 City Austin State Tx Zip Code 78751 Contact Liz Lock

Section 9: APPLICANT - If applicable

Signature Michael R. McHone Name Michael R. McHone
 Firm Name Mike McHone Real Estate Phone # 512-554-8440
 Street Address P.O. Box 8142
 City Austin State Tx Zip Code 78713 Contact Mike

Section 10: ENGINEER / LANDSCAPE ARCHITECT / OTHER - Circle 1 or More

Firm Name GREGORY FREE Email gregory@gregoryfree.com
 Street Address _____ Phone # 512-913-9887
 City Austin State Tx Zip Code _____ Contact _____

Section 11: ENGINEER / LANDSCAPE ARCHITECT / OTHER - Circle 1 or More

Firm Name _____ Phone # _____
 Street Address _____
 City _____ State _____ Zip Code _____ Contact _____

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Michael R. McHone 2/25/14
Signature Date

Michael R. McHone
Name (Typed or Printed)

Mike McHone REAL ESTATE
Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Michael R. McHone 2/25/14
Signature Date

Michael R. McHone
Name (Typed or Printed)

Mike McHone REAL ESTATE
Firm

ACKNOWLEDGMENT FORM
CONCERNING

Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants,
Zoning Conditional Overlays, and/or
Subchapter E Design Standards

Michael R. McElroy have checked for subdivision plat notes, deed notes, deed
(Printed name of applicant)
restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards
prohibiting certain uses and/or requiring certain development restrictions (height, access, screening
etc. on this property), located at 4300 Ave C

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat
notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E
design standards it will be my responsibility to resolve it. I also acknowledge that I understand the
implications of use and/or development restrictions that are a result of a subdivision plat notes, deed
restrictions, restrictive covenants and/or zoning conditional overlays.

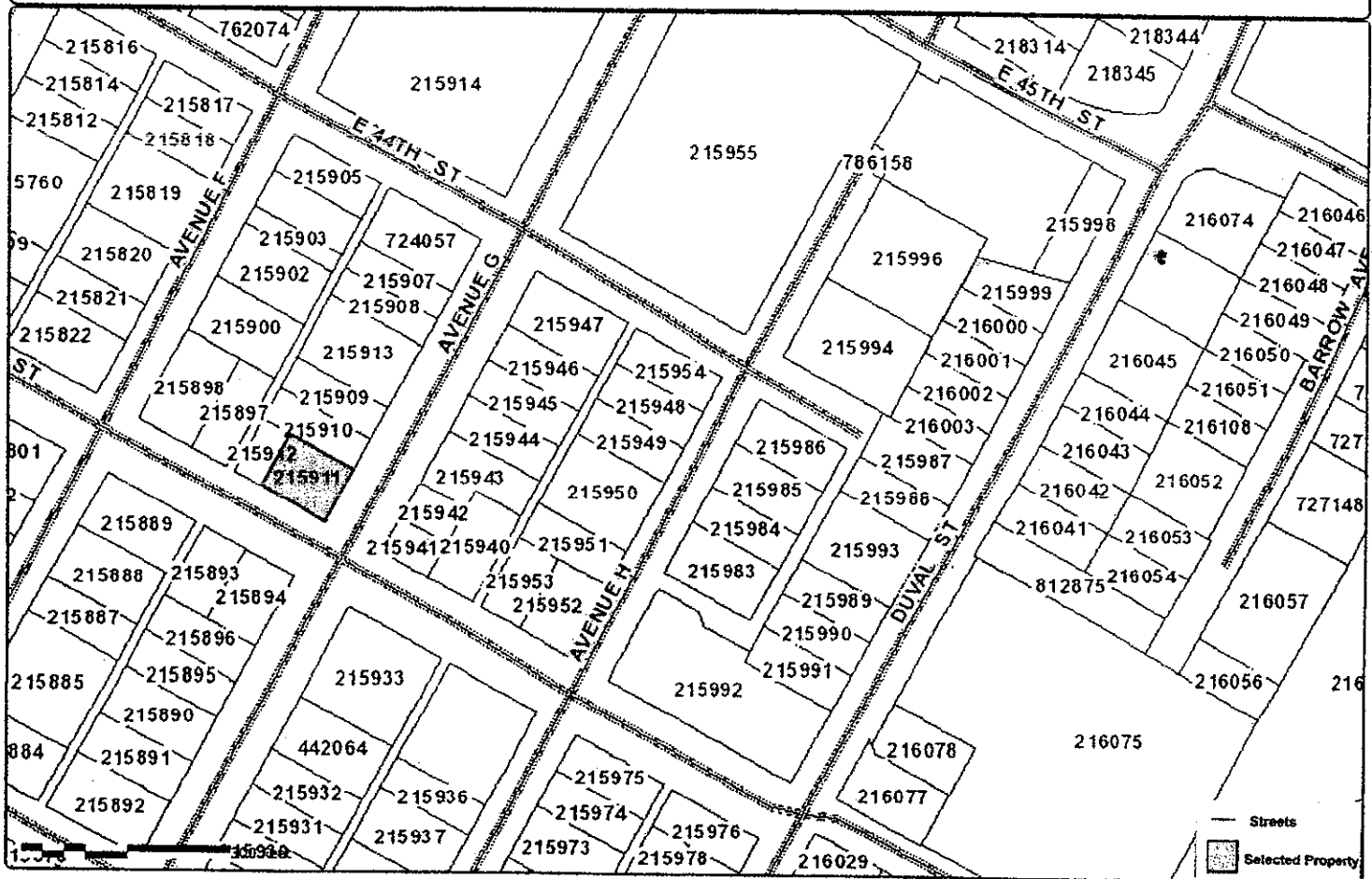
I understand that if requested I must provide copies of any and all subdivision plat notes, deed
restrictions, restrictive covenants, zoning conditional overlay, and/or Subchapter E design standards
information that may apply to this property.

Michael R. McElroy
(Applicant's Signature)

For Mike McElroy
West Estate

Feb 25, 2014
Date

Travis CAD - Map of Property ID 215911 for Year 2014



Property Details

Account

Property ID: 215911

Geo ID: 0220061115

Type: Real

Legal Description: E 91.7FT LOT 17-19 BLK 16 HYDE PARK ADDN NO 1

Location

Situs Address: 4300 AVENUE G TX 78751

Neighborhood: OLD HYDE PARK (SFR)

Mapsc0: 555U

Jurisdictions: 0A, 01, 02, 03, 2J, 68

Owner

Owner Name: LOCK SIDNEY CORINNE

Mailing Address: , 4300 AVENUE G, , AUSTIN, TX 78751-3818

Property

Appraised Value: N/A

<http://propaccess.traviscad.org/Map/Vlew/Map/1/215911/2014>

powered by:
PropertyACCESS
www.travisautomation.com

Map Disclaimer: 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.

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

NO 2240413

ACCOUNT NUMBER: 02-2006-1115-0000

PROPERTY OWNER:

LOCK SIDNEY CORINNE
4300 AVENUE G
AUSTIN, TX 78751-3818

PROPERTY DESCRIPTION:

E 91.7FT LOT 17-19 BLK 16 HYDE PAR
K ADDN NO 1

ACRES

.1586 MIN%

.000000000000 TYPE

SITUS INFORMATION: 4300 AVENUE G

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
2013 AUSTIN ISD
CITY OF AUSTIN (TRAV)
TRAVIS COUNTY
TRAVIS CENTRAL HEALTH
ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

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

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

TAXES PAID FOR YEAR 2013 \$7,824.01

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 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 02/06/2014

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

ASBUILT SURVEY

4300 AVENUE G, AUSTIN, TEXAS
BEING THE EAST 91' AND 8 INCHES OF LOT SEVENTEEN,
EIGHTEEN AND NINETEEN, BLOCK 16
HYDE PARK ADDITION
V. 1, PG. 67

NOTES:

1) FOR RESTRICTIONS SEE: V. 135, P. 237,,
V. 608, P. 319, V. 608, P. 322 AND V. 828,
P. 567 DEED RECORDS TRAVIS COUNTY, TEXAS.

[SCALED NORTH]
SCALE 1" = 20'

PARKING
4 ON SITE

5 ALONG
STREET
FRONTAGE

LEGEND

1/2" REBAR FOUND
OR AS NOTED
WOOD FENCE
RECORD INFORMATION
TAX RECORDS
VOLUME 1, PAGE 67
RIGHT-OF-WAY
CONTROL MONUMENT
POWER POLE
DOWN GUY
UTILITY LINE

EXISTING FAR CALCULATIONS (PER PLANS):

MAIN HOUSE
FIRST FLOOR 1,497
SECOND FLOOR 1,497
BUNGALOW FIRST FLOOR 376

TOTAL 3,370 S.F.
LOT SIZE 6,871 S.F.

$\frac{3370}{6871} = 0.49$ FAR

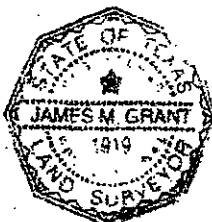
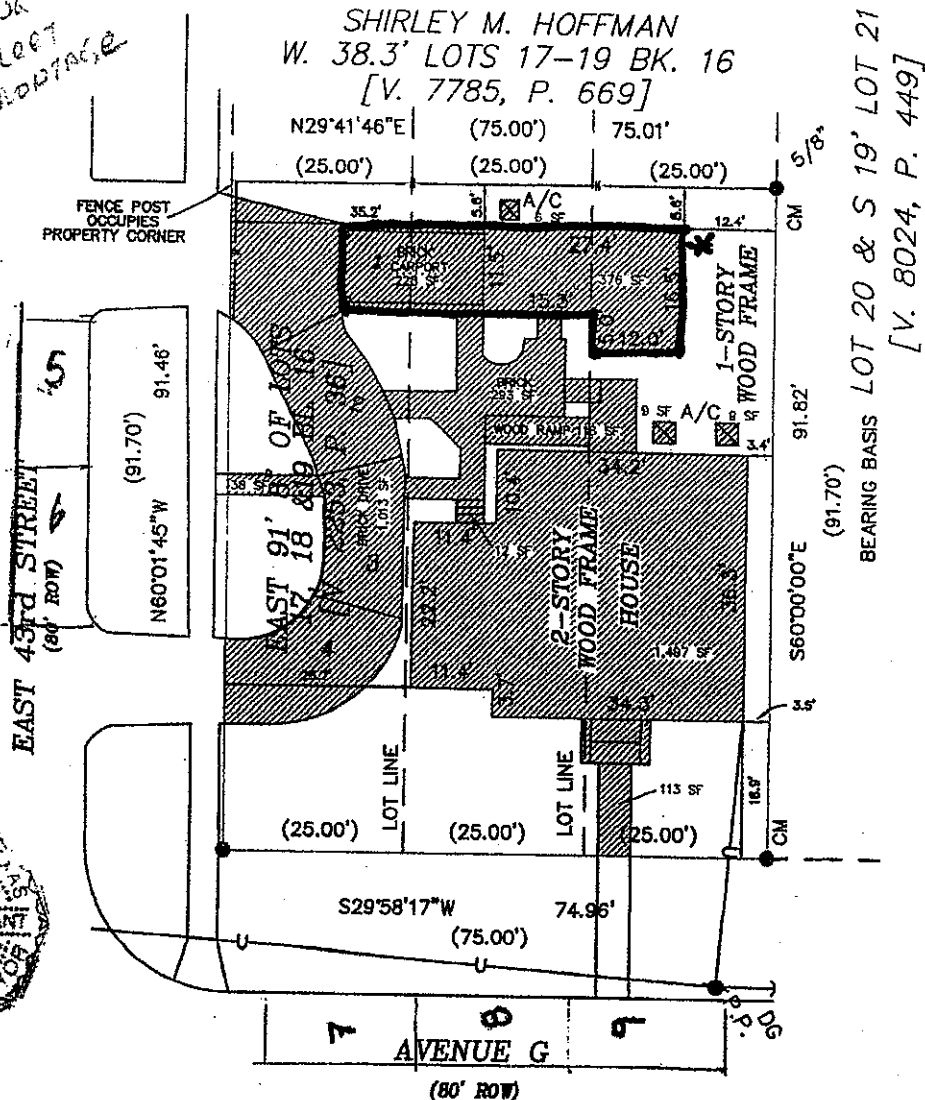
PROPOSED FAR CALCULATIONS (PER PLANS):

MAIN HOUSE
FIRST FLOOR 1,497
SECOND FLOOR 1,497
BUNGALOW
FIRST FLOOR 376
SECOND FLOOR 604

TOTAL 3,974 S.F.
LOT SIZE 6,871 S.F.

$\frac{3974}{6871} = 0.578$ FAR

SHIRLEY M. HOFFMAN
W. 38.3' LOTS 17-19 BK. 16
[V. 7785, P. 669]



Harris Grant
SURVEYING, INC.

HARRIS-GRANT SURVEYING, INC.
(512) 444-1781 FAX (512) 444-6123
FIRM NO. 10036100

James M. Grant

REVISED: 02-05-2014

JAMES M. GRANT R.P.L.S. 1919

DATE: MAY 10, 2013

REVISED: MAY 15, 2013

REVISED: MAY 29, 2013

INVOICE NO. 45451

WORK ORDER NO. 44031

C:\CARL D\2013\44031

FILE PATH: JG\CARLSON\05-13\44031-JG

IMPERVIOUS COVER CALCULATIONS

COVERAGE TO REMAIN = 3,023 SQFT
LOT AREA = 6,871 SQFT
IMPERVIOUS COVERAGE = 44.0%

NOT COUNTED IN THE ABOVE:

EXEMPTED COVERAGE = 358 SQFT
COVERAGE TO BE REMOVED = 331 SQFT

BEARING BASIS LOT 20 & S 19' LOT 21
[V. 8024, P. 449]

INTAKE SUBMITTAL CHECKLIST
CONSOLIDATED ADMINISTRATION

2014-019636

014-2014-0035

City Of Austin Planning and Development Review Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2689, 974-2681, 974-7208 or 974-2350 Fax 974-2620

Departmental Use Only:

File Number: _____ Date Issued: _____
Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ___ 1. Completed application form with all appropriate signatures & Application Fee (+\$55.00/ sign if SPC-)
- ___ 2. Subject to Big Box Ordinance YES / NO (Ordinance No. 20070215-072)
- ___ 3. *Legible 4"x 4" Location Map on a separate 8½"x11" sheet
- ___ 4. Signed Submittal Verification and Inspection Authorization Form
- ___ 5. TIA Fee plus five (5) copies (if TIA is required)
- ___ 6. *Sealed Engineer's Summary Letter (same engineer as sealed on plans)
- ___ 7. Plans (24"x36" format **only**) for formal (Refer to completeness check results for required #)
___ Two (2) copies for completeness check
- ___ 8. *Full size tax maps (1"=100') showing properties within 500' of the red-lined site area (limits of construction) or For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the site.
- ___ 9. Current Tax Certificates (not required if tax exempt)
- ___ 10. 1704 Determination
___ (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
- ___ 11. * Engineering Reports (Refer to completeness check results for required #)
___ Two (2) copies for completeness check
- ___ 12. Project Description Form
- ___ 13. If applicant indicates they are requesting waiver/ variance(s) on the application, then a letter requesting the waiver/ variance(s) must be submitted as well, plus additional fees if applicable. (If a Late Hours Permit is required, a waiver of Compatibility Standards must be submitted, if applicable.)

Items to be shown on Plans:

- ___ A. Cover Sheet
- ___ B. Site Plan (Base and Land Use Information)
- ___ C. Drainage and Grading Plan
- ___ D. Construction Details
- ___ E. Grading/ Tree & Natural Area Protection Plan or note certifying there are no trees within the limits of construction
- ___ F. Erosion Sedimentation Controls Plan
- ___ G. Landscape Plan, if inside City Limits (not needed for clearing, cut/ fill projects)
- ___ H. If applicant indicates that the site is subject to Compatibility Standards, then an Elevation & Cross-Section Sheet must be included.

*Not required for Small Projects

AUSTIN TEXAS GOV AIRPORT LIBRARY AUSTIN ENERGY AUSTIN WATER CONVENTION CENTER VISITORS BUREAU OPEN

PUBLIC INFORMATION FOLDER DETAILS

| Public Search | Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|-----------------------------|----------------|---------------------|---------------------------------------|----------|------------------------------------|--------------|----------|------------------|-------------|-----------------|
| Issued Construction Permits | 2013-084089 PR | 2013-084089 PR | Second floor addition/remodel kitchen | R- 434 | Addition and Alterations Remodel G | 4300 AVENUE | Approved | Aug 12, 2013 | Sep 5, 2013 | Feb 8, 2014 |

Related Folders:

REGISTERED USERS

New Registration FOLDER INFO

| | Information Description | Value |
|-------------------------------------|---|----------------------|
| Update Registration | Smart Housing? | No |
| | Is Historical Review Required? | Yes |
| Permit Assign and Pay | Building Valuation Remodel | 45000 |
| | Electrical Valuation Remodel | 8333 |
| My Permits/Cases | Will Addition have Electrical Work ? | Yes |
| | Mechanical Valuation Remodel | 8333 |
| My Licenses | Will Addition have Mechanical Work ? | No |
| | Plumbing Valuation Remodel | 8333 |
| Request / Cancel / View Inspections | Will Addition have Plumbing Work ? | Yes |
| | Total Valuation Remodel | 69999 |
| My Escrow Accounts | Total Job Valuation | 70000 |
| | Is this property in MUD ? | No |
| Reports | Current Zoning for Building | SF-3-H-HD-NCCD-NP |
| | Name of NCCD | HYDE PARK |
| Login | Name of Neighborhood Plan | HYDE PARK |
| | Subdistrict | NONE |
| HELP | Status | APPROVED WITH ZONING |
| | 1704 Flag? | No |
| Web Help | Is there a Cut & Fill in excess of 4 ft | No |
| | Building Height (in feet) | 0 |
| FEEDBACK | Parking Spaces Required | 0 |
| | Number of Bathrooms | 4.5 |
| Contact PDR | Size of Water Meter | 0 |
| | Front Set Back | 0 |
| | Rear Set Back | 0 |
| | Side Set Back | 0 |
| | Does property access a paved alley? | No |
| | Current Use | dwelling |
| | Proposed Use | dwelling |
| | Change of Use | No |
| | Square Footage of Lot | 0 |
| | Existing 1st Flr Area Sq. Ft | 0 |
| | Existing 2nd Flr Area Sq. Ft | 0 |
| | Existing 3rd Flr Area Sq. Ft | 0 |
| | Existing Basement Sq. Ft | 0 |
| | Existing Attached Garage/Carport Sq. Ft | 0 |
| | Existing Detached Garage/Carport Sq. Ft | 0 |
| | Existing Wood Decks Sq. Ft | 0 |
| | Existing Breezeways Sq. Ft | 0 |
| | Existing Covered Patios Sq. Ft | 0 |
| | Existing Covered Porches Sq. Ft | 0 |
| | Existing Balconies Sq. Ft | 0 |
| | Existing Swimming Pool(s) Sq. Ft | 0 |
| | Existing Othr Bld/Covered Areas Sq. Ft | 0 |
| | Total Existing Building Square Footage | 0 |
| | New/Addn 1st Flr Area Sq. Ft | 0 |
| | New/Addn 2nd Flr Area Sq. Ft | 0 |

https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=... 3/31/2014

AUSTINTEXAS.GOV AIRPORT LIBRARY AUSTIN ENERGY AUSTIN WATER CONVENTION CENTER VISITORS BUREAU OPEN

PUBLIC INFORMATION

FOLDER DETAILS

| Public Search | Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expira Dat |
|-----------------------------|----------------|---------------------|--------------------|-----------------------------------|-----------|-------------------|--------|------------------|--------------|----------------|
| Issued Construction Permits | 2013-087973 DA | DA-2013-0902 | APPROVED Exemption | Site Plan Determination/Exemption | | Adams House B & B | Agreed | Aug 21, 2013 | Aug 30, 2013 | Related Folder |

REGISTERED USERS

New Registration

FOLDER INFO

| | Information Description | Value |
|-------------------------------------|------------------------------|---------------|
| Update Registration | Existing Land Use | Commercial |
| Permit Assign and Pay | Proposed Land Use | Commercial |
| | Watershed I | Shoal Creek |
| My Permits/Cases | DAC Electric Review? | No |
| | DAC Fire Review ? | No |
| My Licenses | DAC Flood Plain Review? | No |
| | DAC Industrial Waste Review? | No |
| Request / Cancel / View Inspections | DAC Mapping Review ? | No |
| | DAC SitePlan Review? | No |
| | DAC Subdivision Review? | No |
| My Escrow Accounts | DAC WWW Review ? | No |
| | DAC Zoning Land Dev Review? | No |
| Reports | Location | 4300 AVENUE G |
| | Neighborhood Plan Area ? | No |

Login

PEOPLE DETAILS

| HELP | Desc. | Organization Name | Address | City | State | Postal | Phone1 |
|----------|-----------------------|--------------------------|----------------|-----------|------------|--------|---------------|
| Web Help | Applicant (Greg Free) | | | | | | (512)458-9139 |
| | Billed To | Cahmen Bros Construction | 1711 KAREN AVE | AUSTIN TX | 78757-2917 | (512) | |

FEEDBACK

FOLDER FEE

| Contact PDR | Fee Description | Fee Amount | Balance |
|-------------|-------------------------------------|------------|---------|
| | Commercial Exempt & Cond Use Exempt | \$94.00 | \$0.00 |
| | Development Services Surcharge | \$3.76 | \$0.00 |

PROCESSES AND NOTES

| Process Description | Status | TOD | Schedule Date | Start Date | End Date | Assigned Staff | # of Atter |
|---------------------|--------|-----|---------------|--------------|--------------|----------------------------|------------|
| Intake/Review | Closed | | Aug 21, 2013 | Aug 21, 2013 | Aug 30, 2013 | Andria Burt (512-974-2774) | |

FOLDER ATTACHMENT

Description Detail

| | |
|---------------------------------------|---------------------------------|
| Deneld Exemption | View Attachment |
| approved exemption approved exemption | View Attachment |

[Back](#)

PAY ONLINE CALENDAR MEDIA CENTER FAQ CONTACT US SITE MAP LEGAL NOTICES PRIVACY POLICY



Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423
DA2013-0902

Site Development Exemption Request

Site Address: 4300 Ave. C.
Project Name: Adams Place Bdr
Legal Description: E 91.7TH Lot 17-19 Bk 16 H 1/2 Sec 4B DN No 2
Zoning: SE-3-H-HD-N
Existing Land Use(s): RFR
Proposed Land Use(s): RFR
Brief/General Description of the Development being sought: Remodel kitchen addition bedroom bathroom office

Attach a detailed description of the proposed development in a memorandum or letter and a site plan or survey plan that graphically indicates, but is not limited to:

- ☒ existing trees
- ☒ buildings
- ☒ parking areas
- ☒ roadways/streets
- ☒ all areas of impervious cover levels (existing & proposed)
- ☒ erosion controls (i.e.: silt fencing, tree protection)
- ☒ limits of construction
- ☒ type of construction
- ☒ location of construction
- ☒ accessible parking
- ☒ access route
- ☒ on-site sewage (septic) systems and drain fields

I, Gabe Fere (PRINT NAME) do hereby certify that I am the

☐ owner ☐ owner's agent (to act as the owner's agent, written authorization from the owner must be provided) of this described property, and in this capacity, submit this request for exemption from the site plan subdivision requirements pursuant to Chapter 25-5.2 of the Austin City Code.

Furthermore, I certify and acknowledge that:

1. Although the proposed development does not require a formal site plan approval, it may require, prior to beginning any site work, the approval of the subdivision or issuance of a building, occupied, and/or demolition permit;
2. Although the proposed development complies with all applicable zoning regulations, it does not prohibit enforcement of restrictive covenants and/or deed restrictions;
3. The approval of this exemption request does not constitute authorization to violate any provisions of the Austin City Code or other applicable regulations, which includes the use or occupancy of the improvement;
4. The approval notice will be posted on the site and protected from the elements at all times.

Signature of Requestor: Gabe Fere Date: 8-6-13
Address: 1302 E 7th Street Apt. 113
Telephone: 512-452-9439
Please indicate how you wish to receive a copy of the results of this review:
E-mail: ☐ Please provide email address on other side of form
Fax: ☐

Site Development Exemption

Revised 10/12/10

Departmental Use Only

| | | | | | |
|--|----------|-----------------------------|----------|-------------------------------|--|
| Project Name: 4300 Avenue Gr | | Case Number: 8-2013-0902 | | Applicant Name: Greg Price | |
| ✓ If Required | Reviewer | Date | Comments | | |
| ✓ Site Plan | | 8-27-13 | | | |
| <div>Transport</div> <div>N/A</div> | | | | | |
| <div>Drain</div> <div>N/A</div> | | | | | |
| <div>Revision</div> <div>8-28-13</div> | | | | | |
| <div>APD</div> <div>N/A</div> | | | | | |
| <div>AWU</div> <div>N/A</div> | | | | | |
| <div>Plumbing</div> <div>N/A</div> | | | | | |
| <div>AB</div> <div>8-27-13</div> | | | | | |
| <div>N/A</div> | | | | | |

☐ Approved ☐ Denied

☐ Determined to be a Revision ☐ New Project

Building permit required? ☐ Yes ☐ No ☐ N/A
 Smart Housing Project? ☐ Yes ☐ No
 Changes in Impervious Cover? ☐ Yes ☐ No
 Qualifies for exemption per Section 25-5-2? ☐

Check all that apply:
☐ Review Fee(s) Not Required
☐ Site Plan Correction/Exemption Review Fee
☐ Change of Use Review Fee
☐ Planning Review: _____ phases
☐ Landscape Inspection: _____ acres
☐ Shared Parking Review



Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78767
One Texas Center, 505 Barton Springs Road
Telephone: (512) 974-6370 Fax: (512) 974-2423

Determination of a Site Development Exemption Request

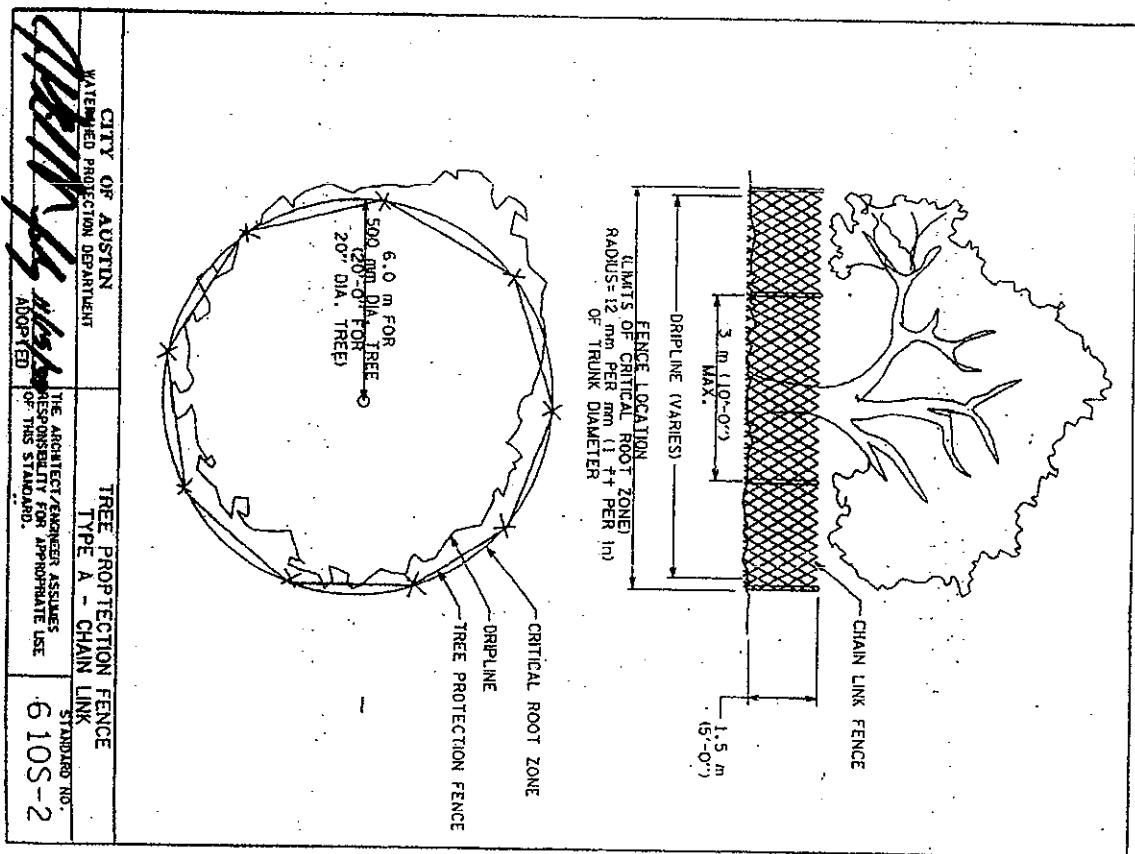
Date: 8/21/2013 Number of pages including cover: 1
From: Sallie Correa @ (512) 974-9747 or Audra Burt @ (512) 974-2774
To: Greg Free Telephone: 458-9139
FAX: E-Mail: 512/913-4587 (C)
Exemption #: DA-2013-0902
Project Name: Adams House B & B
Address: 4300 Avenue G
Review Staff Contact/Telephone: _____

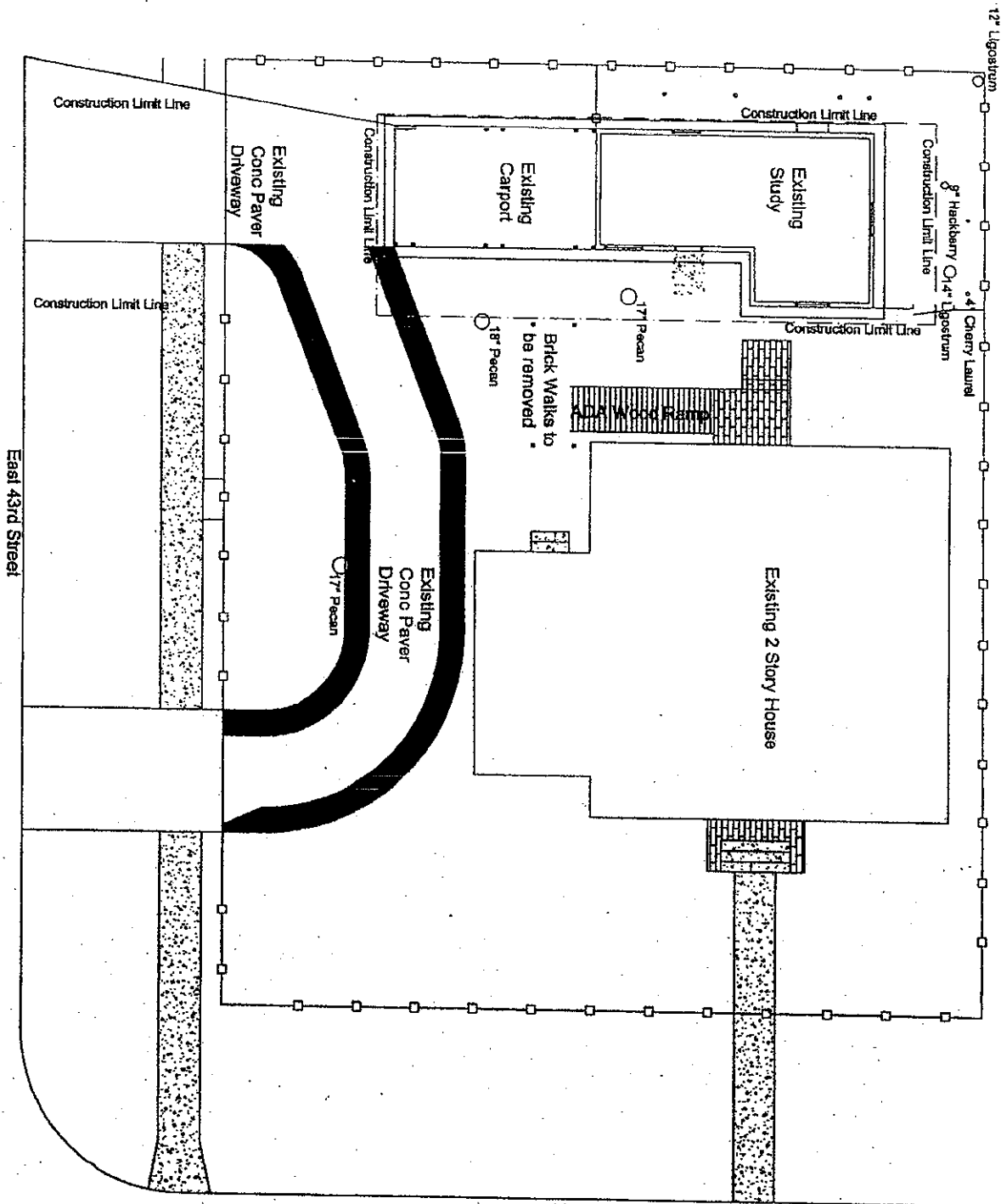
| | |
|---|--|
| Your request has been Denied. | |
| See NOTES for additional information and/or conditions. Your paperwork is in the RETURN BIN area of the Development Assistance Center on the 1st floor of One Texas Center. | |
| Site Plan Correction Review | |
| Landscape Inspection | |
| Shared Parking Review | |
| Phasing Review | |
| Change of Use Review | |
| Commercial Exemption Review | |
| TOTAL COST: | |

NOTES:

Provide impervious calculations. Provide limits of construction, provide tree protection for all trees 19" or greater within limits of construction.
Kristin Carlton 974-6369

Kristin -- Imp. cover calc are now on both site plan and Elyse's Survey. Please note that no trees within the limits of construction are larger than 19" dia. @ 48" above grade. If you need tree protection, please one is pointed herein.





NOTE: Provide protection for all trees 18" diameter and above as required per the City of Austin from all demolition and construction activities.

Avenue G

Impermeable Cover
Total Lot Area
Total Existing Imp.
Existing %
Imp. Cover to be Removed
Total Impervious Proposed
Proposed %

6,871 sf
3,712 sf
54 %
677 sf
3,035 sf
44.2 %

NOTE: Refer to Survey for Impervious Cover details

Site Plan
Scale: 1" = 10'-0"

4300 Avenue G

Austin, Texas

GREGORY FREE & ASSOCIATES
HISTORIC PRESERVATION DESIGN

ph (512) 458-9139
1303 E. 7th Street Austin, Texas 78702



11 A.1.1

ASBUILT SURVEY

4300 AVENUE G, AUSTIN, TEXAS
BEING THE EAST 91' AND 8 INCHES OF LOT SEVENTEEN,
EIGHTEEN AND NINETEEN, BLOCK 16
HYDE PARK ADDITION
V. 1, PG. 67

RECEIVED
MAY 31 2013

NOTES:
1) FOR RESTRICTIONS SEE: V. 135, P. 237,
V. 608, P. 319, V. 608, P. 322 AND V. 828,
P. 567 DEED RECORDS TRAVIS COUNTY, TEXAS.

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

1/2" REBAR FOLD
OR AS NOTED
WOOD FENCE

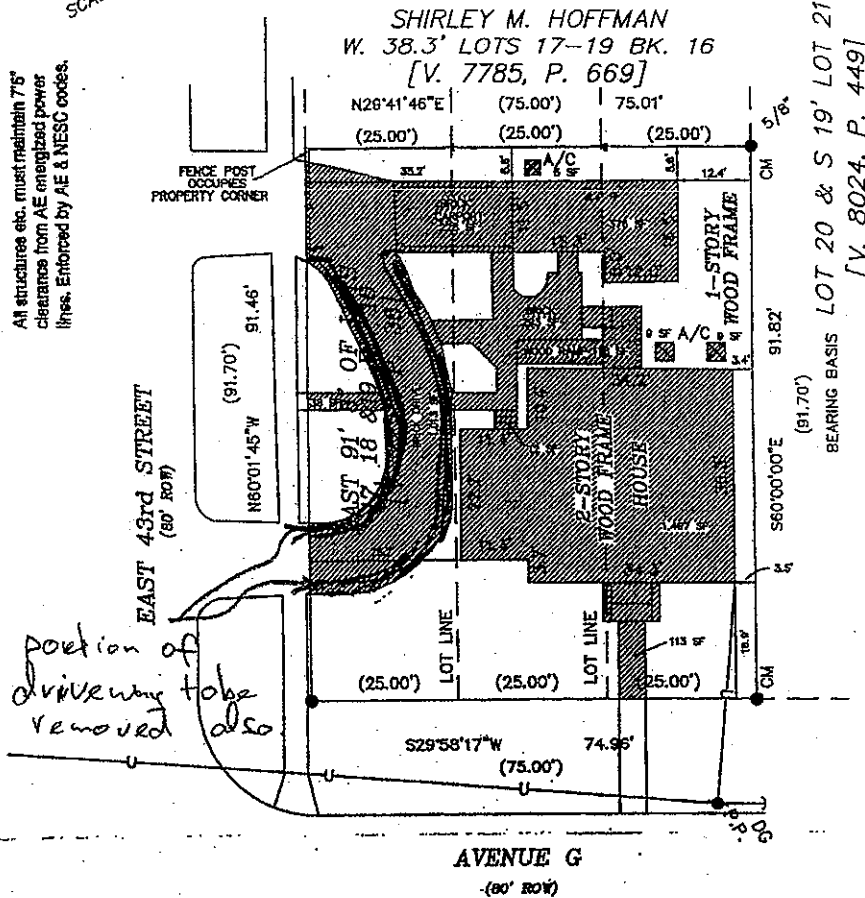
RECORD INFORMATION
TAX RECORDS []
VOLUME 1, PAGE 67 []
RIGHT-OF-WAY []
CONTROL MONUMENT []
POWER POLE []
DOWN CUT []
UTILITY LINE []

AE APPROVED

MAY 31 2013
151-215
JGM

[SCALED NORTH]
SCALE 1" = 20'

All structures etc. must maintain 75'
clearance from AE energized power
lines. Enforced by AE & NESC codes.



HARRIS-GRANT SURVEYING, INC.

(512)444-1781 FAX (512) 444-6123

IMPERVIOUS COVER CALCULATIONS

COVERAGE TO REMAIN = 5,400 SQFT
LOT AREA = 6,871 SQFT
IMPERVIOUS COVERAGE = 44.2%

NOT COUNTED IN THE ABOVE:

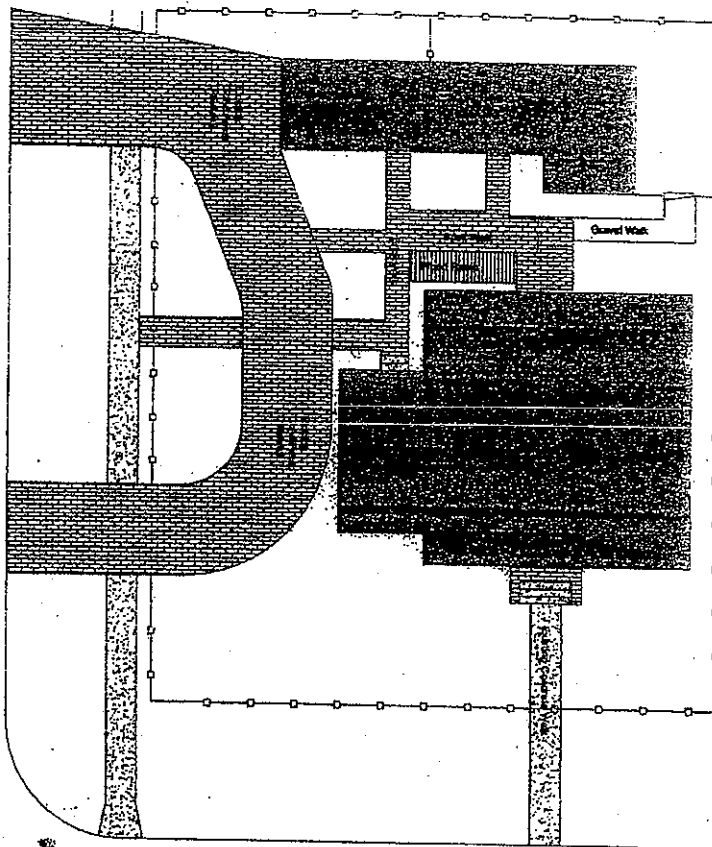
COVERAGE TO BE REMOVED = 331 SQFT

JAMES M. GRANT R.P.L.S. 1919
DATE: MAY 10, 2013
REVISED: MAY 15, 2013
REVISED: MAY 29, 2013

INVOICE NO. 45451

WORK ORDER NO. 44031

C:\CARL D\2013\44031




Gravel Bank

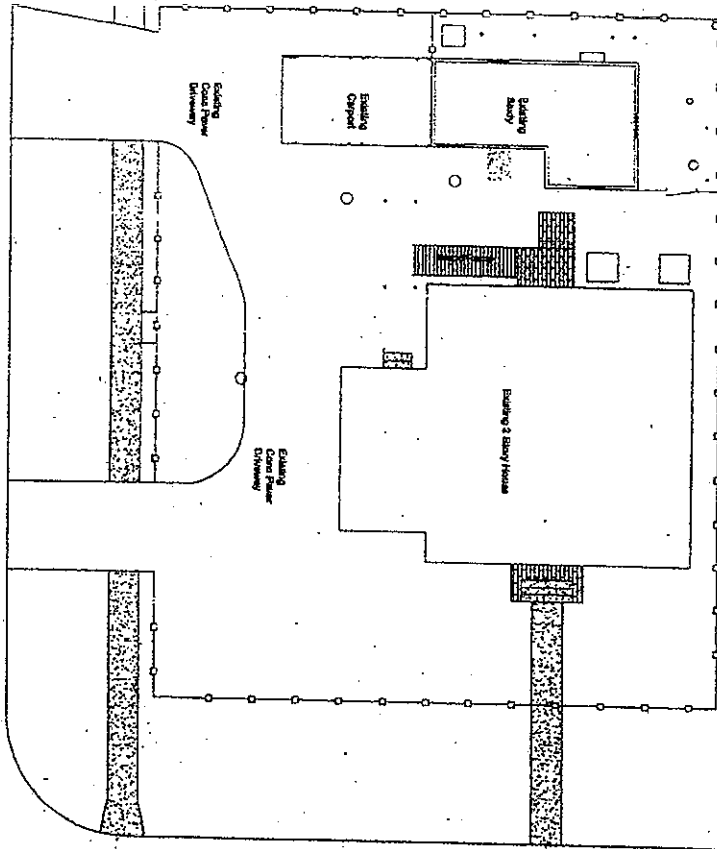
Gravel Walk

Avenue G

Existing Site Plan
Date: 1/1/10



| | | |
|---|--|--|
| <p>  10101 <small>Professional Engineer State of Texas</small> </p> | <p align="center"> 4300 Avenue G ... Austin, Texas </p> | <p align="center"> GREGORY FREE & ASSOCIATES HISTORIC PRESERVATION DESIGN Tel: 512 459-1125 1305 E. 7th Street AUSTIN, Texas 78702 </p> |
|---|--|--|




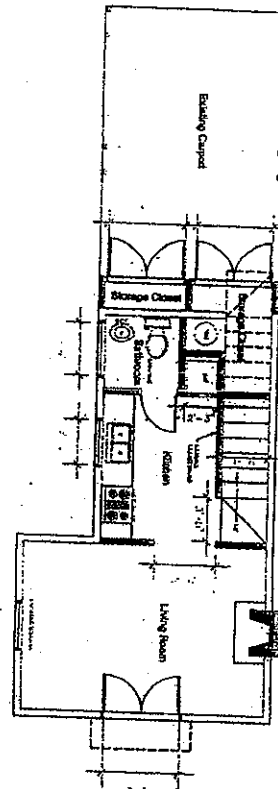
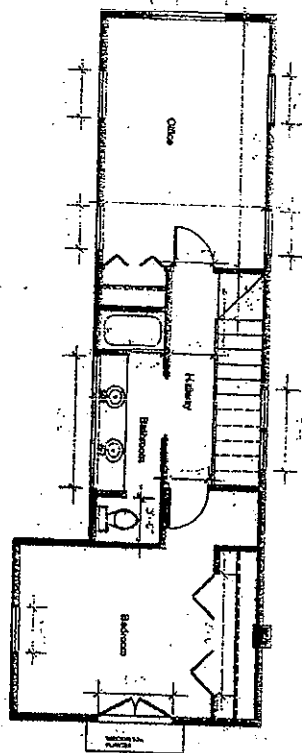
East Oak Street

Avenue G

Site Plan
Scale 1/8" = 1'-0"




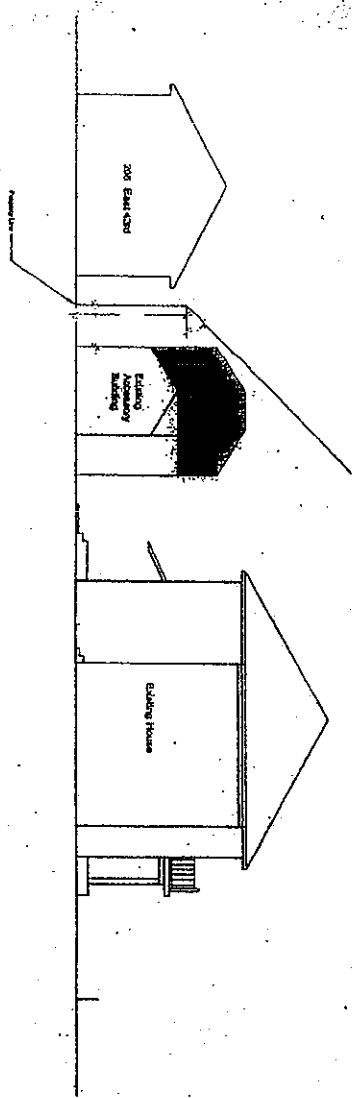
| | | |
|---|---|---|
| <p>  A1.1 <small>Project No. 12345</small> </p> | <p align="center"> 4300 Avenue G Austin, Texas </p> | <p align="center"> GREGORY FREE & ASSOCIATES HISTORIC PRESERVATION DESIGN ph 512-426-5133 1305 E. 7th Street Austin, Texas 78702 </p> |
|---|---|---|




Second Floor Plan
Scale: 1/8" = 1'-0"

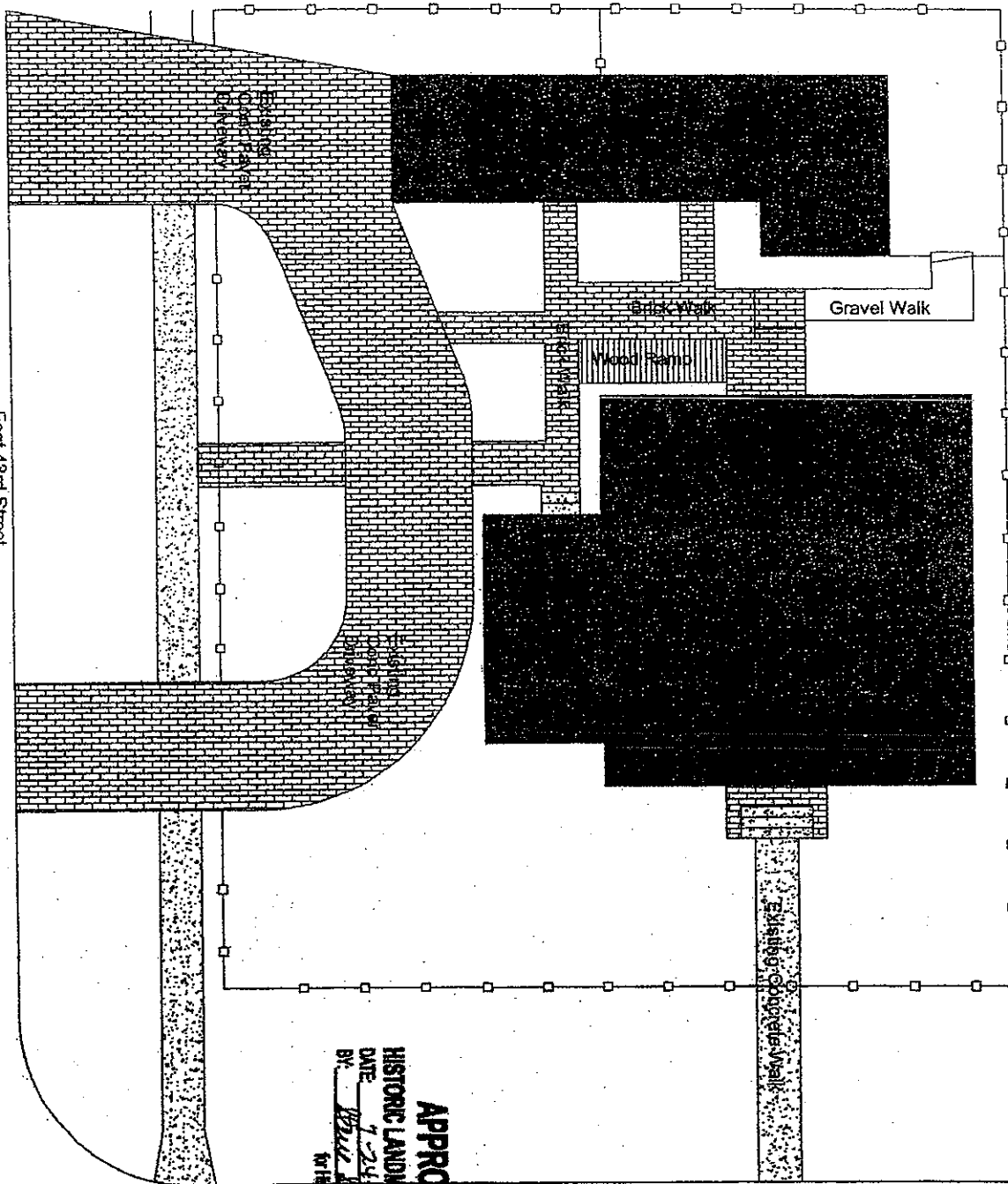
First Floor Plan
Scale: 1/8" = 1'-0"

| | | |
|--|---|--|
|  <p> Gregory Free & Associates, Inc. ARCHITECTS 1303 E. 7th Street Austin, Texas 78702 </p> | <p>4300 Avenue G</p> <p>Austin, Texas</p> | <p>GREGORY FREE & ASSOCIATES</p> <p>HISTORIC PRESERVATION DESIGN</p> <p>PH 512-438-8136</p> <p>1303 E. 7th Street Austin, Texas 78702</p> |
| | <p> Project No. 4300 Avenue G Date: 10/1/88 Drawn by: GFA Checked by: GFA </p> | |



| | | |
|---|--|--|
| <p>  A3.0 <small>Architect</small> </p> | <p align="center"> 4300 Avenue G Austin, Texas </p> | <p align="center"> GREGORY FREE & ASSOCIATES HISTORIC - PRESERVATION - DESIGN ph (512) 455-9189 1303 E. 7th Street Austin, Texas 78702 </p> |
|---|--|--|

East 43rd Street



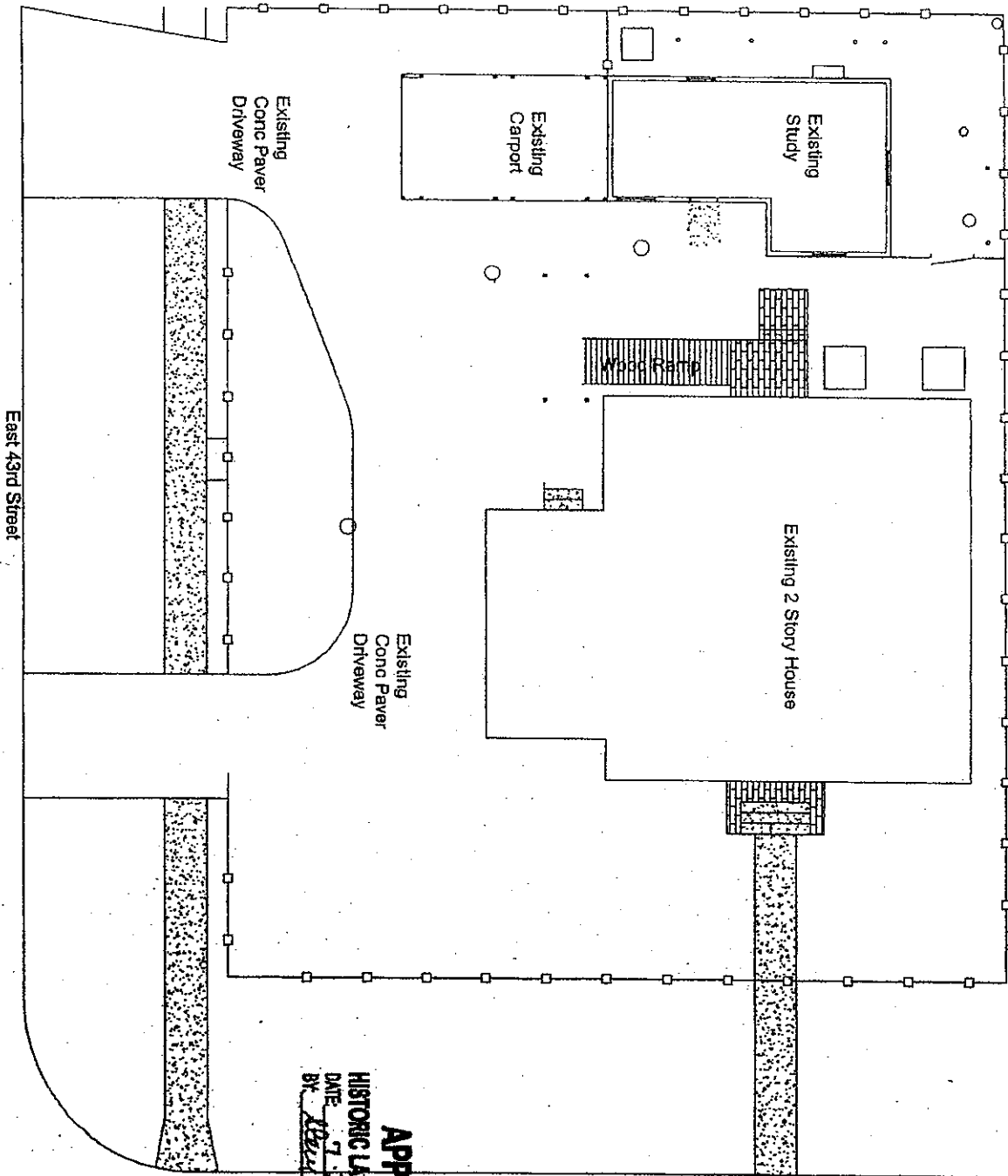
APPROVED BY
 HISTORIC LANDMARK COMMISSION
 DATE 1-24-13
 BY Steve McLaughlin
 Historic Chief

Avenue G

Site Plan
 Scale: 1" = 100'



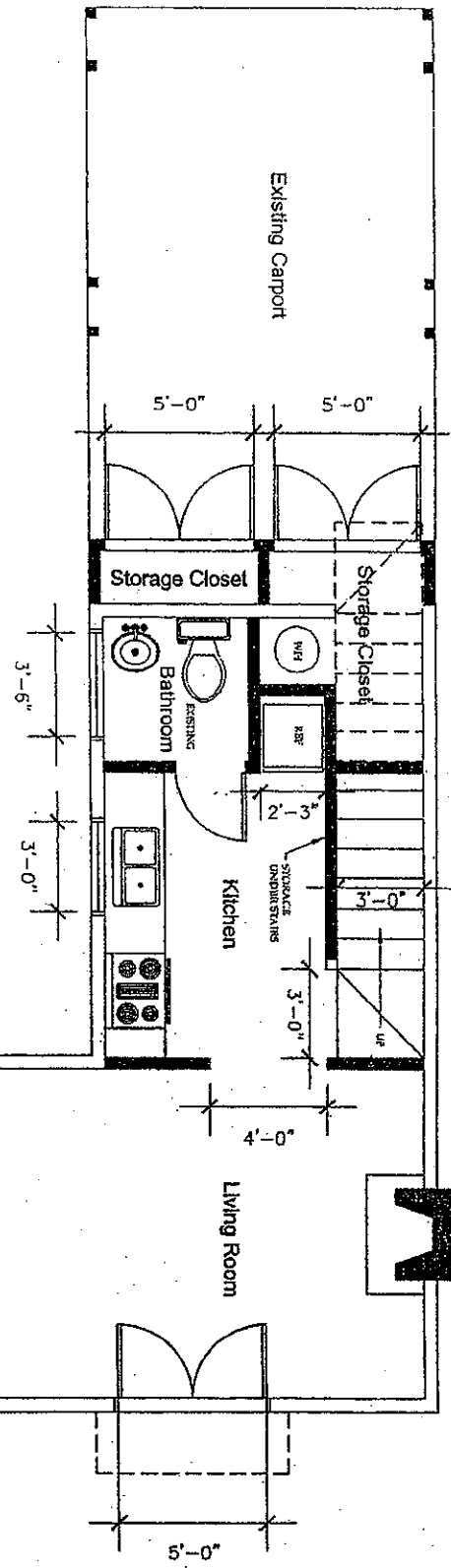
| | | | |
|---|--|---|---|
| <p>A1.0 Grading Section</p> | <p>NOT FOR RECONSTRUCTION APPROVAL OR CONSTRUCTION</p> | <p>4300 Avenue G Austin, Texas</p> | <p>GREGORY FREE & ASSOCIATES HISTORIC PRESERVATION - DESIGN ph (512) 458-9139 1303 E. 7th Street Austin, Texas 78702</p> |
|---|--|---|---|



APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE 7-24-13
 BY Steve K. Doolittle
 for HLCOM

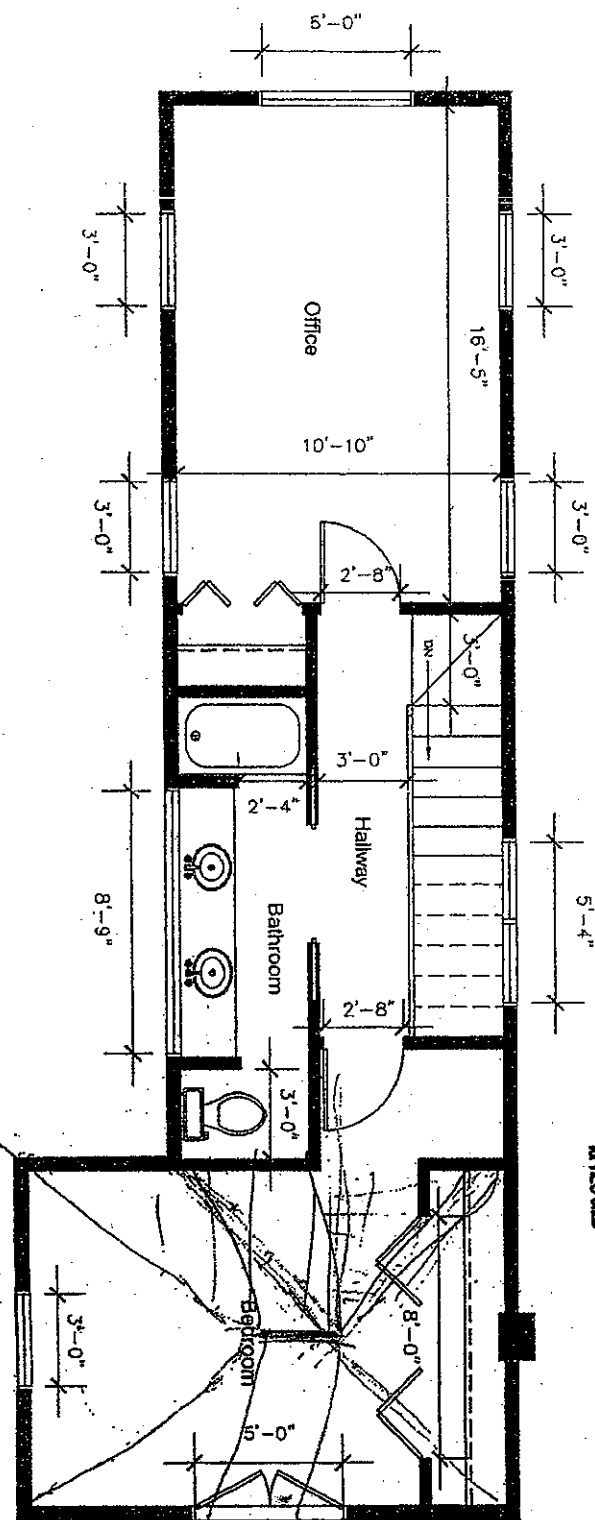
Site Plan
 Scale 1" = 10'-0"





First Floor Plan
 Scale: 1/4" = 1'-0"
 198 sq. ft.
 2nd Floor: 412 sq. ft.

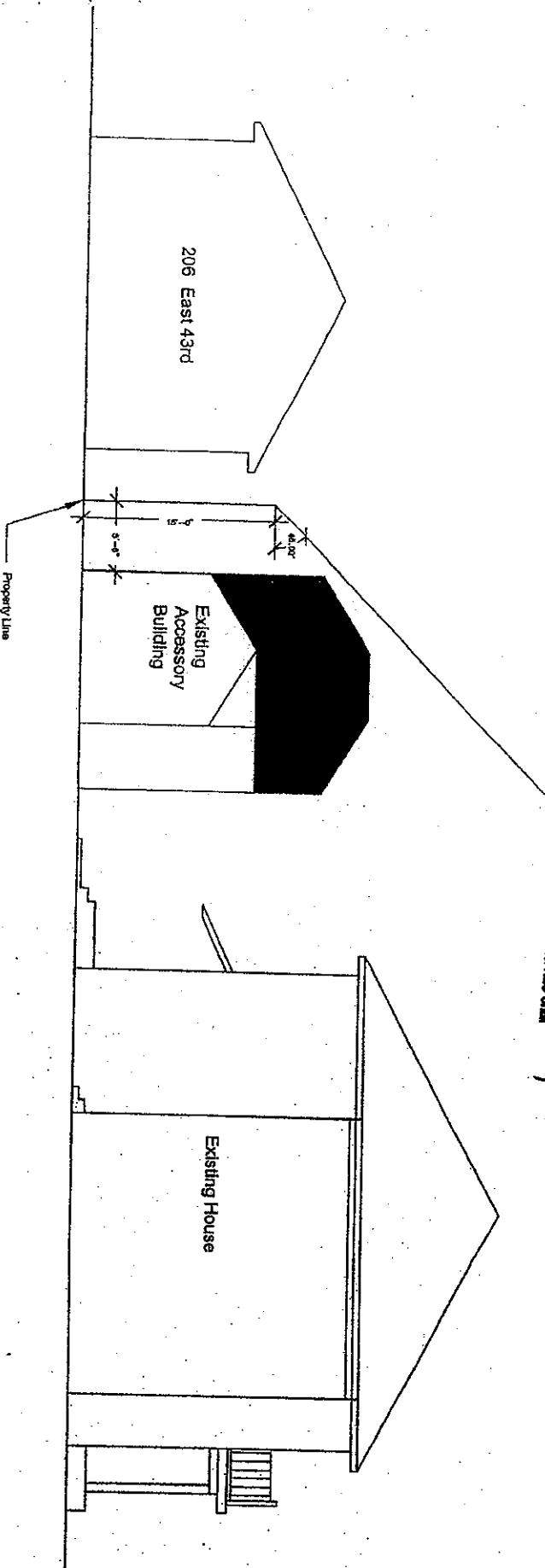
APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 7-24-13
 BY: *Kevin DeBouilly*
 for HLC Chair



Second Floor Plan
 Scale: 1/4" = 1'-0"
 412 sq. ft.



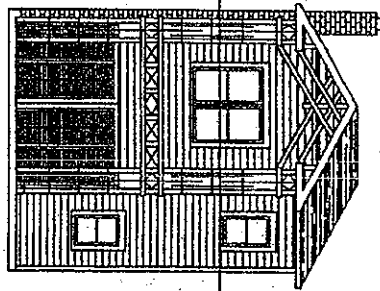
APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE 7-24-13
 BY Yvonne K. Blevins
 MHC Chair



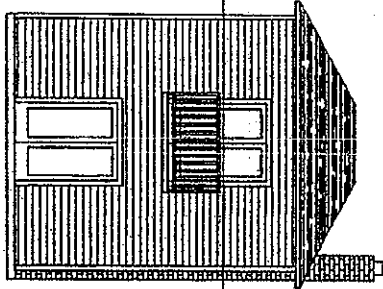
Elevation view from East 43rd Street

Elevation
 Scale 1/8" = 1'-0"

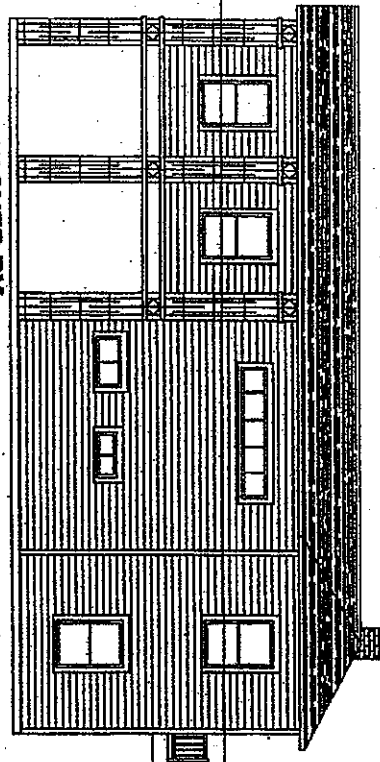
| | | | | |
|--|--|---|--|--|
| <p>A3.0 Division</p> | <p>Drawn by: TCB Date: May 25, 2011</p> | <p>NOT FOR RECONSTRUCTION PERMITTING OR CONSTRUCTION</p> | <p>4300 Avenue G Austin, Texas</p> | <p>GREGORY FREE & ASSOCIATES HISTORIC PRESERVATION - DESIGN ph 512 459-9139 1303 E. 7th Street Austin, Texas 78702</p> |
|--|--|---|--|--|



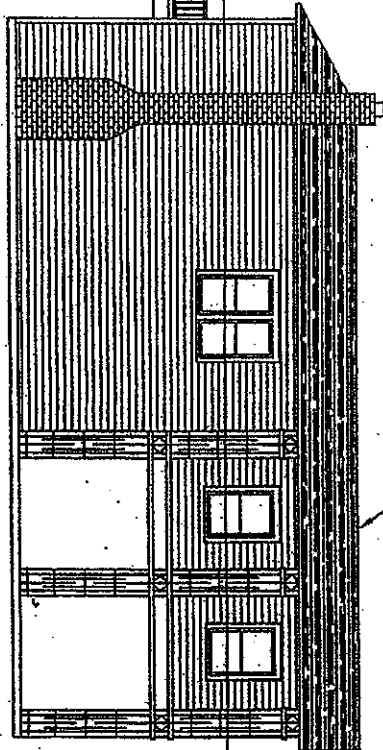
North Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"



West Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 7-24-15
BY: Steve Kibbey
for HLCC

MATCH EXISTING DIMENSIONS, ASPHALT SHINGLES, GUTTER

4300 Avenue G

Austin, Texas

GREGORY FREE & ASSOCIATES
HISTORIC PRESERVATION - DESIGN

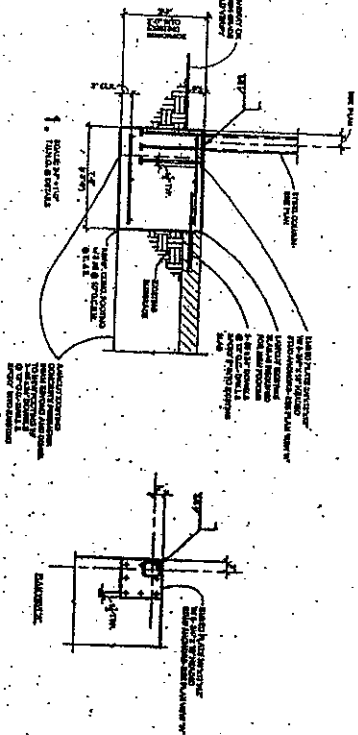
ph (512) 458-9139
1303 E. 7th Street Austin, Texas 78702

A4.1
Original
Elevation

Drawn by: TJS

Date: 07-24-2015

NOT FOR
REGULATORY
APPROVAL OR
CONSTRUCTION



- FOUNDATION PLAN**
- SCALE:** 1/8" = 1'-0"
- PLAN NOTES:**
1. SEE SHEET 1 FOR GENERAL NOTES AND SPECIFICATIONS.
 2. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 3. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 4. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 5. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 6. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 7. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 8. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 9. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 10. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS FOUNDATION CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).

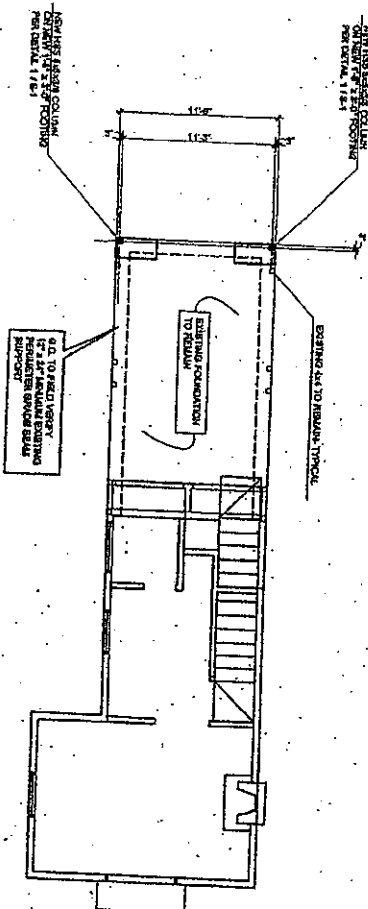
APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 7-24-13

BY: *[Signature]*

LRHC04



| | | | | |
|-------------------------------|---|---|--|---|
| <p>S-1</p> <p>OF 3</p> | <p>ADAMS HOUSE B & B</p> <p>4300 AVE. G</p> <p>AUSTIN TEXAS</p> | <p>LIZ LOCK / ERIC HUGHES</p> <p>1301 E. 7TH ST.</p> <p>AUSTIN TEXAS 78702</p> <p>(512) 453-7696</p> | | <p>LOC Consultants</p> <p>Civil, Structural and Environmental Engineers</p> <p>Texas Registered Engineering Firm #1-4756</p> <p>1800 E. CERRA CROCE ST. SUITE 200</p> <p>AUSTIN TEXAS 78702-2200</p> <p>TEL: (512) 453-7696</p> <p>FAX: (512) 453-7697</p> |
| | <p>PROJECT NO. 13-001</p> <p>DATE: 7/10/2013</p> <p>BY: <i>[Signature]</i></p> <p>CHECKED: <i>[Signature]</i></p> <p>APPROVED: <i>[Signature]</i></p> | | | |

Definition

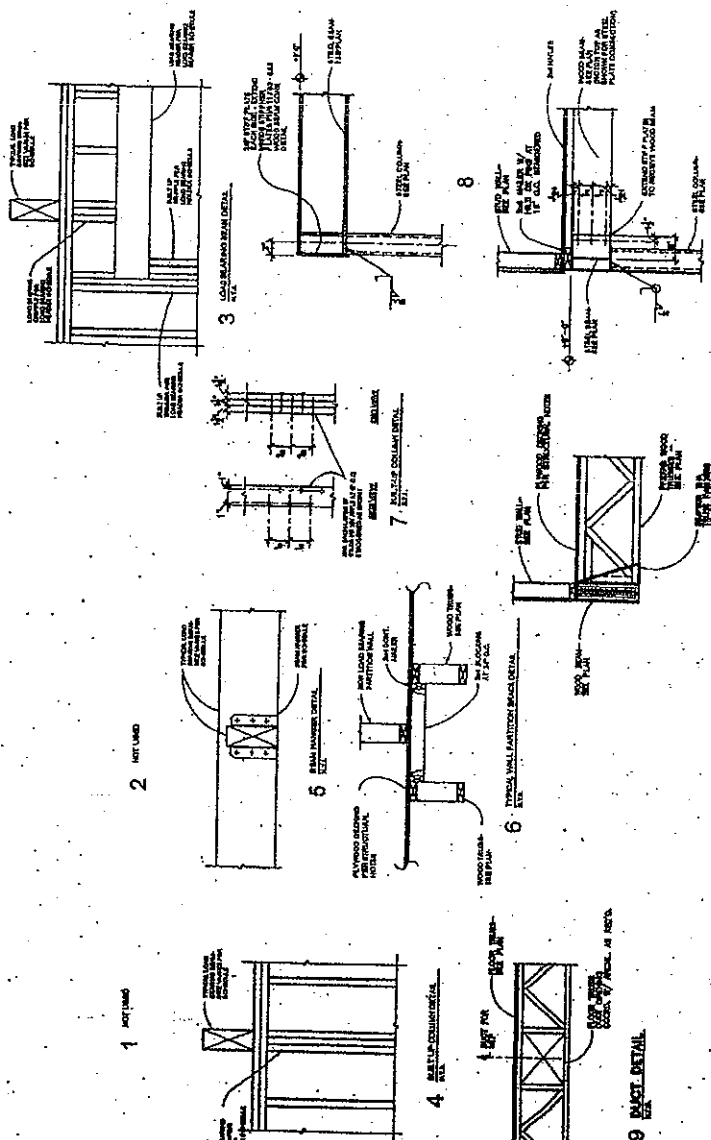
- [illegible]

PERFARMED WOOD TRUSSES

- WARRANT SHALL BE FORWARDED TO THE DISTRICT ATTORNEY OF THE COUNTY OF LOS ANGELES FOR HIS REVIEW AND APPROVAL. THE DISTRICT ATTORNEY SHALL REVIEW THE WARRANT AND ADVISE THE PROSECUTOR OF ANY DEFICIENCIES. THE PROSECUTOR SHALL REVISE THE WARRANT AND RE-APPLY TO THE JUDGE FOR SIGNATURE. THE JUDGE SHALL SIGN THE WARRANT AND RETURN IT TO THE PROSECUTOR. THE PROSECUTOR SHALL THEN SERVE THE WARRANT ON THE DEFENDANT. THE DEFENDANT SHALL BE BOUND BY THE WARRANT AND SHALL APPEAR IN COURT AS REQUIRED. THE DEFENDANT SHALL BE RESPONSIBLE FOR THE COSTS OF THE WARRANT AND SHALL BE SUBJECT TO THE DISCRETION OF THE COURT IN THE EVENT OF A VIOLATION OF THE WARRANT. THE COURT SHALL HAVE THE AUTHORITY TO REVOKE THE WARRANT AND TO RE-ARREST THE DEFENDANT. THE COURT SHALL ALSO HAVE THE AUTHORITY TO GRANT A BOND FOR THE DEFENDANT. THE BOND SHALL BE IN THE AMOUNT OF \$10,000.00. THE BOND SHALL BE FORFEITURE IN THE EVENT OF A VIOLATION OF THE WARRANT. THE COURT SHALL HAVE THE AUTHORITY TO REVOKE THE BOND AND TO RE-ARREST THE DEFENDANT. THE COURT SHALL ALSO HAVE THE AUTHORITY TO GRANT A BOND FOR THE DEFENDANT. THE BOND SHALL BE IN THE AMOUNT OF \$10,000.00. THE BOND SHALL BE FORFEITURE IN THE EVENT OF A VIOLATION OF THE WARRANT. THE COURT SHALL HAVE THE AUTHORITY TO REVOKE THE BOND AND TO RE-ARREST THE DEFENDANT.

STRUCTURAL TYPE.

- ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE MARKINGS ON THIS DOCUMENT.
- DATE 08-16-2017
- AUTHORITY 50 USC 3024
- PAGE 1 OF 1



11

10.

[illegible][illegible]

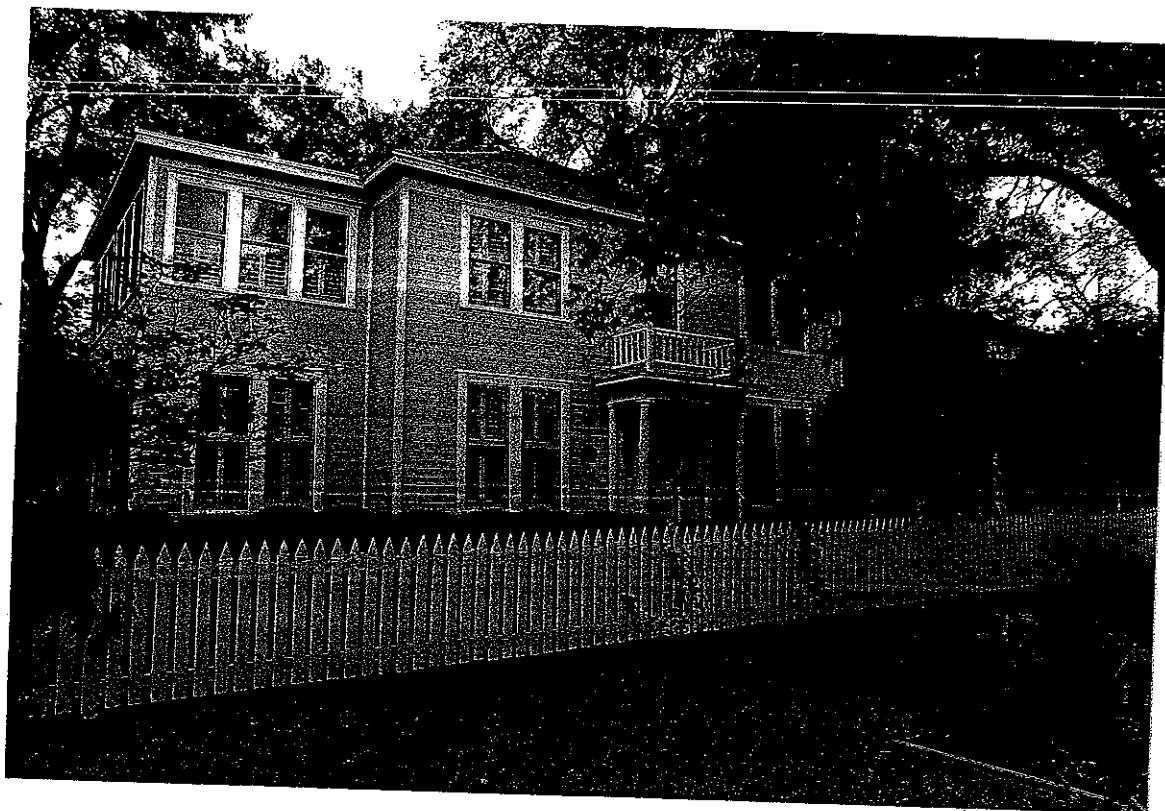
OR THE USE OF CIGARETTES AS A PLEASURE

| BUILT-UP COLUMN SCHEDULE | |
|--------------------------|-----------------------|
| MEMBER WIDTH | BUILT-UP STEEL COLUMN |
| 8 - 2 3/4x11 7/8 LVL | 4-STEEL COLUMN |
| 8 - 1 3/4x11 7/8 LVL | 4-STEEL COLUMN |
| 8 - 1 3/4x11 7/8 LVL | 4-STEEL COLUMN |
| 8 - 1 3/4x11 7/8 LVL | 4-STEEL COLUMN |

[illegible]

| BEAM HANGER SCHEDULE | |
|----------------------|-------------|
| BEAM SIZE | BEAM HANGER |
| 8" x 12" 1/2" I/A | MODEL 1002 |
| 8" x 12" 3/4" I/A | MODEL 1001A |
| 8" x 12" 1" I/A | MODEL 1001 |
| 8" x 12" 1 1/4" I/A | MODEL 1001B |
| 8" x 12" 1 1/2" I/A | MODEL 1001C |
| 8" x 12" 1 3/4" I/A | MODEL 1001D |
| 8" x 12" 2" I/A | MODEL 1001E |

| SEAM HANGER SCHEDULE | |
|----------------------|----------------|
| SEAM SIZE | SWAP ON HANGER |
| 2x16 | 16216-2 |
| 2x13 | 16213-2 |



ADAMS HOUSE B&B
(MAIN HOUSE)

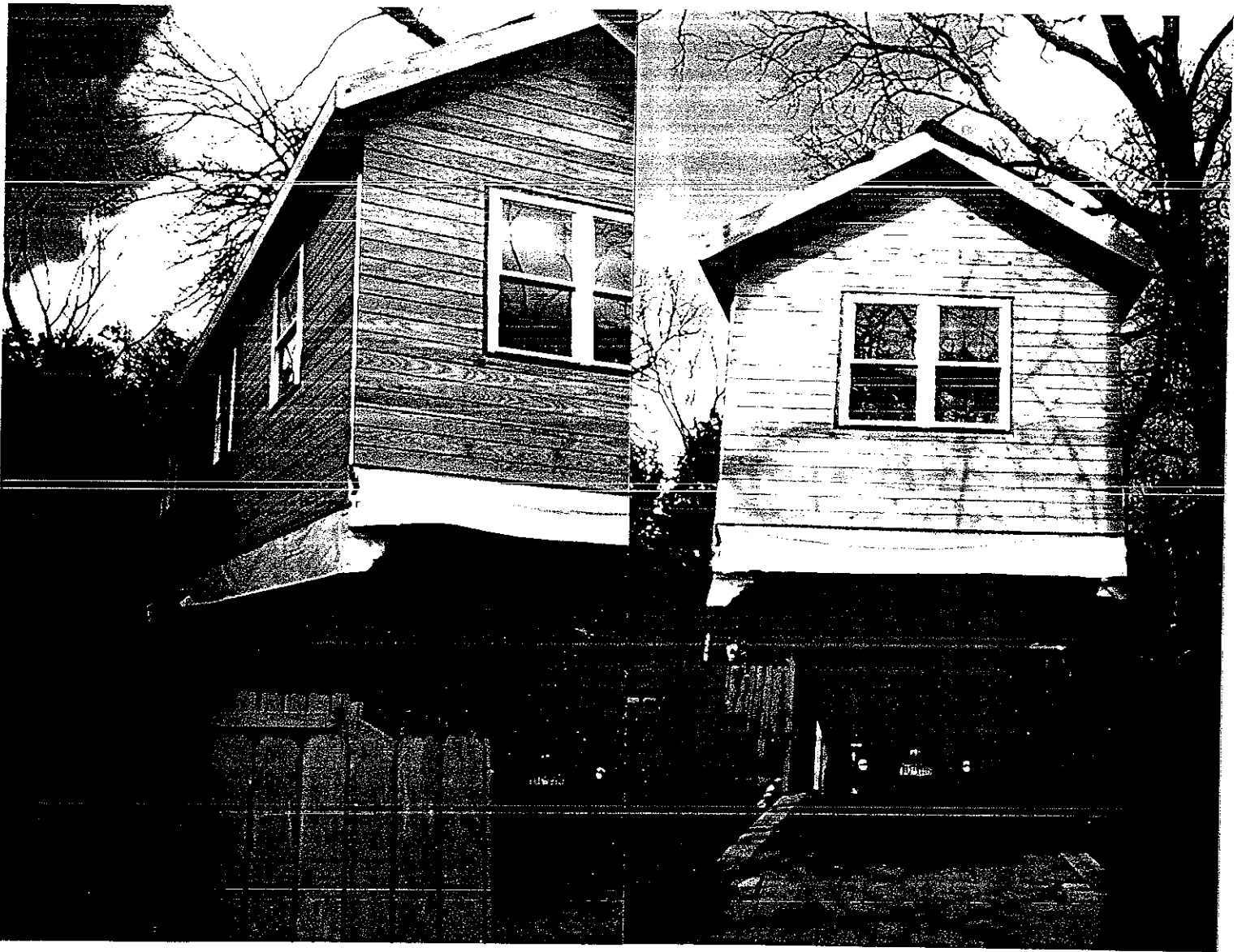


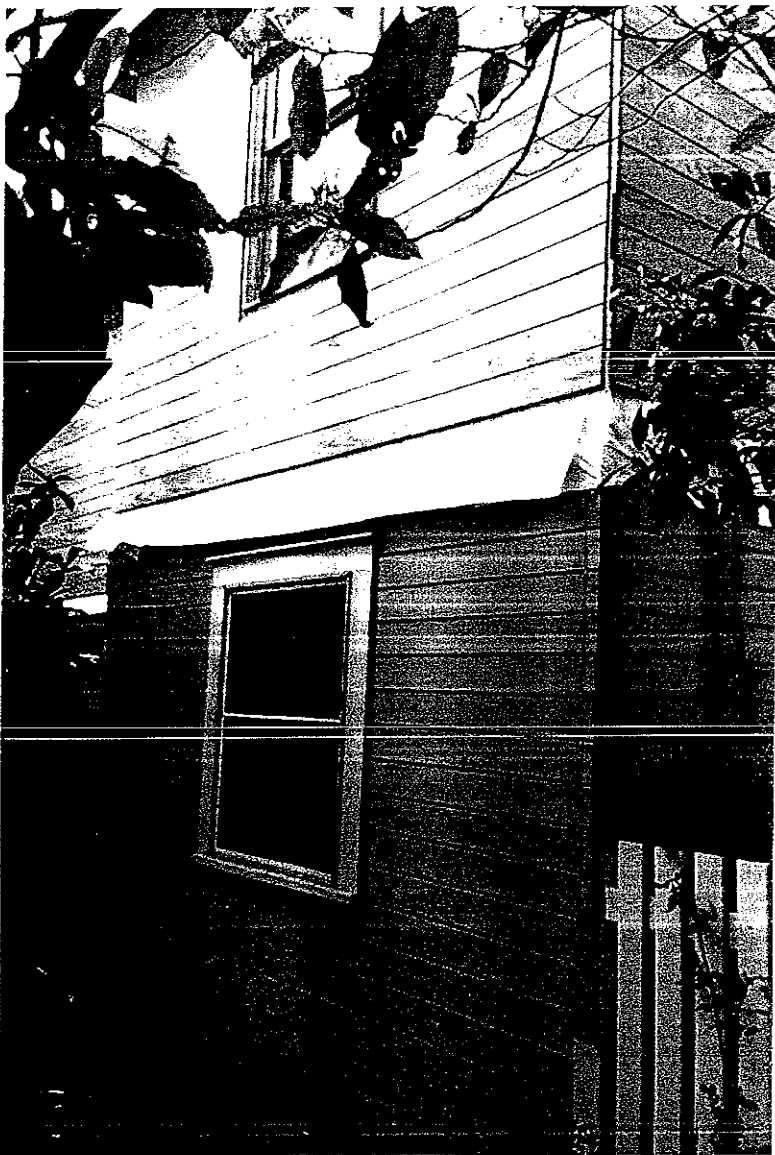
CARPORT BEFORE CONSTRUCTION



ACCESSORY BUILDING BEFORE CONSTRUCTION

EXISTING STRUCTURE





4 BACK OF EXISTING STRUCTURE 4



ADJACENT PROPERTY
4

Resolution voted by the Hyde
Park Steering Committee

Recommendation to HPNA for
Member Vote:

“The Hyde Park Neighborhood Association is unopposed to the Adams House’s specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that the Board of Adjustment consider this lot as it is now with the permitted development.”

Subject: Re: Copy of Steering Committee Recommendation
From: Kevin Heyburn <kmheyburn@gmail.com>
Date: 3/27/2014 12:16 PM
To: "Adams House B&B" <reservations@theadamshouse.com>

Liz,

Below is the language from the resolution we voted on in the Steering Committee. It is not an official resolution of the HPNA until there is a vote by the members at the April 7th HPNA meeting, which will take place at 7:00 p.m. at Hyde Park Methodist Church. Also some members may propose amendments to the resolution.

Please let me know if you have any questions.

Kevin

"The Hyde Park Neighborhood Association is unopposed to the Adams House's specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that that the Board of Adjustment consider this lot as it is now with the permitted development."

On Wed, Mar 26, 2014 at 4:10 PM, Adams House B&B <reservations@theadamshouse.com> wrote:

Hi Kevin,

I hope all is well with you. I have a question that I was hoping that you could help me out with.

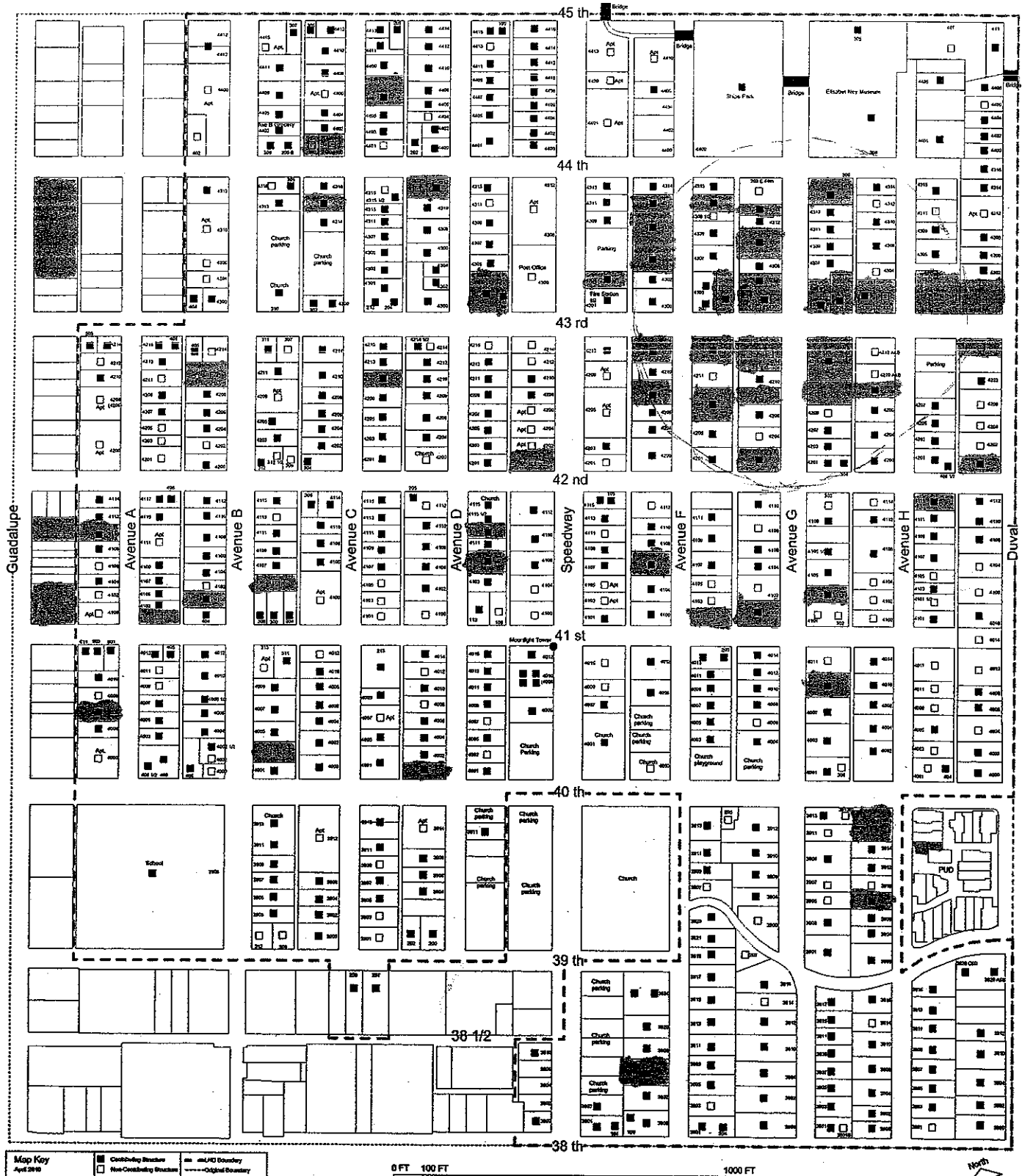
We just met with our mediator to review the Board of Adjustments upcoming meeting. Mike (our mediator) will be out of town and has asked us to submit the book to the BOA by April 2nd. If we receive the member vote from the Hyde Park Neighborhood Association on April 7th then we can add this late.

Could we receive a copy of the official verbage now of the recommendation from the Steering Committee to the HPNA for our book? Let me know your thoughts.

Thank you,

MAP OF SUPPORTERS IN HISTORIC HYDE PARK

Hyde Park Local Historic District - Boundary Map



**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
500 FEET RADIUS FROM 4300 AVENUE G**

Albinide, Teddy
Anderson, Jane
Bowen, David
Brown, Don
Brown, Sharon
Burton, Amon
Burton, Carol
Corral, Abe
Corral, Elaine
Deinert, Mark
Dudney, John
Durr, Robin
Durr, Ken
George, Mary Carolyn
Hendrickse, Nhalia
Horowitz, Michael
Horne, Sarah
Kerr, John
Lavinghouse, Preston
Low, Karen
Low, Stephen
Matthis, David
Maxson, Peter Flagg
McMillan, Robin
Mitchell, Michael
Moore, Antoinette
Pruner, Todd
Pumarejo, Kate
Pumarejo, Ricardo
Saadeh, Karen
Sawyer, Sara
Strapper, Brock
Taylor, Jack
Webb, Mike
Wilson, Adam
Xanthopoulos, Drew
Yetman, Kiki

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HISTORIC HYDE PARK

Williams, Elizabeth
Thomas, H. Grant
Margot, Thomas
Bednar, Deaton
Gill, Larry
Gill, Susan
Mackinnon, Richard
French, Scott
Duke, Virginia
Goldmann, Brittany
Martinson, Erin
Martinson, Jason
Kivel, David
Dickson, Herbert
Dickson, Sandra
Hamm, Sharyn
Metzger, Erik
Grimes, Carolyn
Madsen, Shelley
Fries, Mark
Kennedy, Sara
Anderson, Libby
Sheffer-Bracha, Tammy
Welder, Carol
Grieshaber, Michele
Klug, Michael
Jackson, Greg
Jackson, Carol
Harris, Lisa
Anderson, David
Anderson, Linda
Kurth, Brian
Grace, Margo
Paulson, Carl
Hardeman, Shelley
Stewart, Carol
Stewart, John
Herzele, Charlotte
Heard, Chase
Heard, Helen
Spence, John

**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HYDE PARK BUSINESSES**

| | |
|---------------------------|--------------------------|
| Alexander, Cameron | Mother's Cafe and Garden |
| Antonelli, Kendall & John | Antonelli's Cheese Shop |
| Avery, Thad | Woodside Development |
| Berry, Rose | Blue Moon Glassworks |
| Bontempo, Gregory | NeWorld Deli |
| Fox, Emmett | ASTI Trattoria |
| Lucero, Estella | Julio's |
| Lyons, Tim | Fresh Plus Market |
| Warnken, Jeffrey & Sandra | 38th Street Pharmacy |

**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
NORTH HYDE PARK AND SURROUNDING NEIGHBORHOODS**

Biechlin, Michael
Burch, Mark
Butchart, Hailey
Cazalas, Kelly
Davidson, Jared
Davies, Penelope
Fuller, Anthony
Hamblen, Betsy
Hamblen, William
Holland, Julie
Huse, Justin
Marchand, Jennifer
McDaniel, Mark
Melancon, Rebecca
O'Brien, Vincent
Page, Stephanie
Reiffel, Karen
Russell, Megan
Tucker, Cary
Vega, Heather
Vilmot, Emily

**ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
AUSTIN and BEYOND**

Adams, Tom
Anderson, Alyson
Barron, Emily
Barth, Suzanne
Baldwin, Elizabeth
Baldwin, Robert
Belisle, Laura
Bennett, Bill
Bennett, Gloria
Bergstrom, Alan
Bergstrom, Blake
Blake, Devin
Bledsoe, Richard
Borgelt, Roger
Bradford, Robin
Brooks, Debra
DeCannie, Nicholas
Dominguez, Andy
Eklund, Richard
Engel, William
Evans, Betsy
Evans, Richard
Fernandez, Christine
Fleming, Nathan
Flores, Monica
Forbes, Caroline
Ford, Chandler
Ford, Jordana
Fulwiler, William James
Gannaway, Jackie
Garrett, Myndi
Garza, Devin
Gooch, Don
Goodwin, Stephen
Grosskopf, Eric
Hartsough, Jeffrey
Hendricks, Kate
Henson, Weldon
Hill, Lee
Hughes, Cassandra
Hughes, Ellen
Hughes, Irving
Hughes, Shawn
Jackson, S. Megan
Jaworski, Joe

Former Galveston Mayor
ADAMS HOUSE LETTERS OF SUPPORT

HYDE PARK
AUSTIN and BEYOND continued

Jaworski, Rebecca
Johnson, Eric
Jones, Rachel
Kaderka, Daniel
Katzberg, Gene
Kincade, Edward
Lambeth, J. Eric
Landa, Amanda
Landon, Viera
Lee, Emily
Lock, Julia
Mann, Michele
Merritt, John
Moore, Kenneth
Moore, Marcy
Moore, Robin
O'Brien, Vincent
Page, Billy
Page, Lolla
Phlieger, Jennifer
Prater, Terry
Ramirez, Beatrice
Ray, Kristen
Reed, Janet
Rhoades, Chris
Roberts, Susan
Rogers, Kathryn
Ross, Lucy
Sanchez, Mary
Schultz, Richard
Schultz, Marcia
Sergeant, Tommy
Sikes, Jev
Sikes, Sydnor
Sucherman, Todd
Tipton, Todd
Trask, Ann
Truong, Christian
Truong, Tara
Virr, Tom
Voelzel, Linda
Weaver, Jacob
Weterl, David
Wickland, David
Williams, Josh
Yost, Linda

Dean at St. Edward's University

President/CEO Greater Texas Federal Credit Union

Heldenfels, Leane

From: Adams House B&B [REDACTED]
Sent: Tuesday, April 08, 2014 10:35 AM
To: Mike Mchone; Heldenfels, Leane
Subject: One more revision for Adams House BOA Packet
Attachments: Steering Committee Verbage.doc

Mike and Leane,

Last night we spoke at the Hyde Park Neighborhood Association and asked for a member vote. There were two amendments that were made to the Steering Committee's recommended verbiage. The new recommendation to the Board of Adjustments is attached.

The vote was:

29 For, 3 Against, 3 Abstained

If you would like a formal copy from HPNA I think the best person to contact would be Co-President Kevin Heyburn who ran the meeting and the vote. His information is [REDACTED]

Thank you,

Liz

--

Liz Lock and Eric C. Hughes
Adams House B&B
www.theadamshouse.com
512-453-7696

Find us on Facebook, Pinterest, LinkedIn, or Blogger

Resolution voted by the Hyde
Park Neighborhood Association

April 7, 2014:

"The Hyde Park Neighborhood Association supports the Adams House's specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that the Board of Adjustment consider this lot as it is now with the development permitted on September 5, 2013."

To the Board of Adjustment members:

I am writing with regard to the case involving the Adams House Bed and Breakfast. I own a house two blocks from the Adams House. For years, I have both supported efforts to put in place protections for my neighborhood and worked to put those protections in place. I was chair of the Hyde Park Local Historic District project.

I am sure by now you know the facts of the case: the City of Austin made the mistake of treating this property as commercial rather than residential, although it states 3 or 4 times in City Code that a bed and breakfast is a residential use. As a result, it approved FAR that is greatly in excess of what is allowable under the McMansion ordinance.

We are all upset that the city has failed to enforce its code correctly and we all sympathize with the owners. However, there is no hardship inherent in this lot to allow for the amount of FAR that the owners are requesting. The limit is .4:1 and they are asking for .6:1 – 50% more FAR than their neighbors can build. Approving this amount of FAR punishes the neighborhood for the mistakes of the city.

I am asking you to deny the request. The owners need to seek recompense for their situation by a suit against the architect, who should have known better, and against the city, which failed to enforce its own code.

Lorre Weidlich

Former Chair, Hyde Park Local Historic District

4313 Avenue F
Austin, TX 78751
512-300-2228

Revised Page 1

215-2014-0056

CASE # _____
ROW # _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

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

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

STREET ADDRESS: 4300 Avenue G

LEGAL DESCRIPTION: Subdivision – Hyde Park, East 91 ft 8 inches

Lot(s) 17, 18 & 19 Block 16

Outlot Division

I/We Mike McHone on behalf of myself/ourselves as
authorized agent for

Sidney Lock affirm that on March, 5th, 2014, hereby

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

(check appropriate items below)

ERECT ATTACH X COMPLETE REMODEL MAINTAIN

Building Permit 2013-093151-BP, for an addition and kitchen remodel for an existing Bed and
Breakfast,

Located in the Historic Adams House, a Historic Landmark in the Hyde Park Historic District; by
Increasing the floor area ratio F.A.R. from 0.49 to 0.59

in a SF-3-H-NCCD ;
(zoning district);
Subchapter F Article 2.1 of

Chapter 25-2 of the Land
Development Code limits
the maximum development
to a F.A.R. of 0.4 to 1.

**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**

Updated 3/4/14

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:

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

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

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  Mail Address P.O. Box 8142

City, State & Zip Austin, Texas 78713-8142

Printed Mike McHone Phone 512-554-8440 Date 3-5-2014

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  Mail Address 4300 Ave G

City, State & Zip Austin, Texas 78751

Printed Sidney Lock Phone 512-453-7696 Date 3-5-2014

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Leane Heldenfels
 Your Name (please print)

☒ I am in favor
☐ I object

4312 Ave G

Your address(es) affected by this application

Signature

Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088

PUBLIC HEARING INFORMATION

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- and:
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Case Number: C15-2014-0056, 4300 Avenue G

Contact: Leane Heldenfels, 512-974-2202

Public Hearing: Board of Adjustment, April 14th, 2014

McCarte McCarte

Your Name (please print)

4303 Avenue G

Your address(es) affected by this application

4303 Avenue G

Signature

Date

Daytime Telephone: 512-971-7114

Comments:

I think this project benefits

Hoye Park! The Adams House is a

great neighbor and asset to the neighborhood.

This good looking addition helps keep

it maintained by active, engaged

people - yet they can have a lot of private

life too. A win-win. If we (COA) stop

projects that are in progress, approved

or pending, funded, scheduled because of a city

error, what

If you use this form to comment, it may be returned to:

error, what

City of Austin-Planning & Development Review Department/1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Can we caution?

Why would anyone

even remodel and stay in

central city? I strongly favor

approval of this variance.

McCarte

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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

KAREN SAADAT
Your Name (please print)

☒ I am in favor
☐ I object

4308 AVENUE F
Your address(es) affected by this application

Karen Saadat
Signature

Daytime Telephone: *512-420-8173*

Date

Comments:

These poor people have been allowed by the city in the handling of their project. It was permitted, construction was allowed to proceed. They did not make an error. The city even by considering their commercial project when it is zoned residential & city code says if you use this form to comment, it may be returned to: Barbara City of Austin-Planning & Development Review Department/1st Floor Leane Heldenfels P. O. Box 1088 Austin, TX 78767-1088

facts are

Because of poor review they are left with a portion of their property demolished an unfinished / unusable bldg.

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Case Number: C15-2014-0056, 4300 Avenue G

Contact: Leane Heldenfels, 512-974-2202

Public Hearing: Board of Adjustment, April 14th, 2014

David Mathis

Your Name (please print)

☒ I am in favor
☐ I object

4308 Avenue F, Austin, TX 78751

Your address(es) affected by this application

David Mathis 4/7/14

Signature

Date

Daytime Telephone: 512-633-8318

Comments: Please let these people

complete their project,

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Robin Durre

Your Name (please print)

205 E. 43RD ST.

Your address(es) affected by this application

Robin D. Durre

Signature

Apr. 6, 2014

Date

Daytime Telephone: 512-458-2830

Comments: My husband & I have lived across the street from this property for the past 35 years. We strongly urge you to give approval for this variance and allow the owners to finish this project.

If you use this form to comment, it may be returned to:

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Leane Heldenfels
P. O. Box 1088
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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Kate Rumsarojo

Your Name (please print)

☒ I am in favor
☐ I object

4301 Ave. G Austin TX 78751

Your address(es) affected by this application

Kate Rumsarojo

Signature

4/5/14

Date

Daytime Telephone: 917.597.2876

Comments:

If you use this form to comment, it may be returned to:

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 P. O. Box 1088
 Austin, TX 78767-1088

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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Loene Weidlich
 Your Name (please print) ☐ I am in favor ☒ I object

4313 Avenue F Austin TX 78751
 Your address(es) affected by this application

Loene Weidlich April 7 2014
 Signature Date

Daytime Telephone: 512-300-2228

Comments: see attached letter

If you use this form to comment, it may be returned to:

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 Leane Heldenfels
 P. O. Box 1088
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Case Number: C15-2014-0056, 4300 Avenue G

Contact: Leane Heldenfels, (512)974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, April 30, 2014

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

4312 Ave F

4-21-14

Signature

Date

Daytime Telephone:

Comments:

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P. O. Box 1088

Austin, TX 78767-1088

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Case Number: C15-2014-0056, 4300 Avenue G

Contact: Leane Heldenfels, (512)974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, April 30, 2014

CAROL BURTON

Your Name (please print)

4200 AVE G.

Your address(es) affected by this application

Carol C. Buehler

Signature

4/21/14

Date

Daytime Telephone: 512-698-7171

Comments: The Hyde Park Neighborhood Association voted to SUPPORT this application. it is outrageous that the city has caused the business so much lost time and a on this project... There are many MISTAKES. The business have done all they were asked to do all along the line & THE CITY is at fault in their permit being pulled after

*Note: All written responses received will become part of the file and is available for review by the applicant and the general public.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

has been granted. Why would any bank
give a loan to a city of Austin
resident? It is unthinkable that this
application might not be approved.
Unthinkable. Please do the right thing
c. Approve case # C15-2014-0856. It is
a very attractive project. The residents
are great neighbors & are a valued
part of the fabric of Hyde Park. Please
correct the City of Austin's outrageous
mistake and grant the variance requested.
Carol Burton

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Case Number: C15-2014-0056, 4300 Avenue G

Contact: Leane Heldenfels, (512)974-2202, leana.heldenfels@austintx.gov
Public Hearing: Board of Adjustment, April 30, 2014

Ammon Burton
Your Name (please print)

☒ I am interested
☐ I object

4200 Ave G 78751 in favor
Your address(es) affected by this application application

[Signature] 4/21/14
Signature Date

Daytime Telephone: 512-698-7272

Comments: Approval of this application is
not and I wish it should
receive a unanimous vote. The
Hyde Park Neighborhood Assoc
voted to support the application
and the city's mistakes that have
cost the owners so much lost time
and money is unconscionable. I live

*Note: All written responses received will become part of the record available for review by the applicant and the general public.
Just down the street from the applicant.

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

CASE # C15-2014-0056
ROW # 11104067

TAX Roll # 022006115

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

02-2006115

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

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

STREET ADDRESS: 4300 Avenue G

LEGAL DESCRIPTION: Subdivision – Hyde Park, East 91 ft 8 inches

Lot(s) 17, 18 & 19 Block 16

Outlot Division

I/We Mike McHone on behalf of myself/ourselves as
authorized agent for

Sidney Lock affirm that on March, 5th, 2014, hereby
apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH X COMPLETE REMODEL MAINTAIN

Building Permit 2013-093151-BP, for an addition and kitchen remodel for an existing Bed and
Breakfast,

Located in the Historic Adams House, a Historic Landmark in the Hyde Park Historic District

in a SF-3-H-NCCD
district. (zoning district)

**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 additional support documents.**

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:

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

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

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.

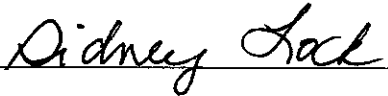
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address P.O. Box 8142

City, State & Zip Austin, Texas 78713-8142

Printed Mike McHone Phone 512-554-8440 Date 3-5-2014

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  Mail Address 4300 Ave G

City, State & Zip Austin, Texas 78751

Printed Sidney Lock Phone 512-453-7696 Date 3-5-2014

CASE # _____
ROW # _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

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STREET ADDRESS: 4300 Avenue G

LEGAL DESCRIPTION: Subdivision – Hyde Park, East 91 ft 8 inches

Lot(s) 17, 18 & 19 Block 16

Outlot Division

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(check appropriate items below)

ERECT ATTACH X COMPLETE REMODEL MAINTAIN

Building Permit 2013-093151-BP, for an addition and kitchen remodel for an existing Bed and
Breakfast,

Located in the Historic Adams House, a Historic Landmark in the Hyde Park Historic District; by
Increasing the floor area ratio F.A.R. from 0.49 to 0.59

in a SF-3-H-NCCD ;

(zoning district);

Subchapter F Article 2.1 of

Chapter 25-2 of the Land
Development Code limits
the maximum development
to a F.A.R. of 0.4 to 1.

**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**

Updated 3/4/14

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 Adams House Bed and Breakfast is existing and it is unreasonable not to make improvements to this Historic zoned building located in the Hyde Park Historic District especially when those improvements do not increase the impervious or building coverage.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that: After extensive review and numerous meetings with city staff and a public hearing and approval by the Historic Landmark Commission, City staff issued Building Permit 2013-093151-BP on September 6, 2013 for the addition and kitchen remodel of the accessory building. The Owners relied upon this permit to obtain a loan and hire a contractor to perform the work. The work was started and is over half way completed. In mid January of 2014, City of Austin inspectors stopped the work stating they had made an error in issuing the permit. The City's errors have created an unreasonable hardship by not allowing the completion of the permitted project. This has created a hardship for the owner, and is inconsistent with the Certificate of Appropriateness issued by the Historic Landmark Commission.

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

The City of Austin Permit Review staff does not usually issued Building Permits in Error. The Historic Adams House exceeded the FAR as it existed. The small addition under construction is over the exiting accessory building and carport. It does not increase the building coverage or the impervious coverage, and complies with all other zoning and building code requirements.

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:

This is a unique situation. Hyde Park is an old Historic Neighborhood with many homes that have unusual conditions. The Historic Adams House is the only Bed And Breakfast in the neighborhood and it contributes to the character of the neighborhood. The addition is not changing the use of the existing building (Bed and Breakfast which is existing). Adjacent properties will not be impaired by the granting of this variance.

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: