

C-15-2014-0097
3-0073

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JUL 14 2014

CITY OF AUSTIN

Roderick Harbeck
1406 Bouldin Ave.
Austin, TX 78704

July 14th., 2014

City of Austin-
Planning & Development Review Department (first floor)
P.O. Box 1088
Austin, TX 78767-1088

Attention:

Leane Heldenfels (512) 974-2202
leane.heldenfels@austintexas.gov

In the matter of:

Case Number- **C15-2014-0097, 900 Jewell St.**
Public Hearing- Board of Adjustment, July 14th., 2014

Dear Ms. Heldenfels:

Firstly, let it be known, that I Object to the aforementioned variance application.

For the record, I own the adjacent property situate 1406 Bouldin Avenue; I share the rear property line with the subject property (northeasterly boundary).

Secondly, please note the description of the nonconforming outbuilding is inaccurate in the notice of public hearing, variance application, and requested special exception inspection. The encroachment is not 1'-0" as denoted but 0'-10" from the property line.

Regarding Rear yard setback; for reference, the illicit shed's rear wall is ten inches (10") off the rear property line (my side yard setback) and has a fourteen inch (14") eave which puts the structure four inches (4") over the property boundary (please see attached photos)! Additionally, the 9'-6" tall structure on the boundary completely blocks the windows on the south-side of my home.

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Furthermore, this blatant setback violation is a gross fire hazard; the site development standards prohibit such structures to occupy an area directly adjacent to an existing primary dwelling (buildable property line), and require a minimum 5-foot is maintained for good reason. The structure is built from combustible materials and by its very nature contains hazardous materials. Consequently, a potential fire hazard IS a life safety issue and threat to adjacent private property!

Mr. Carl Wren the Chief Engineer of the Austin Fire Department (512-974-0191) has confirmed that a shed of this nature should conform with the 5-foot setback required by building code, and at a very minimum maintain a 3-foot setback; and never be allowed on or beyond the property line.

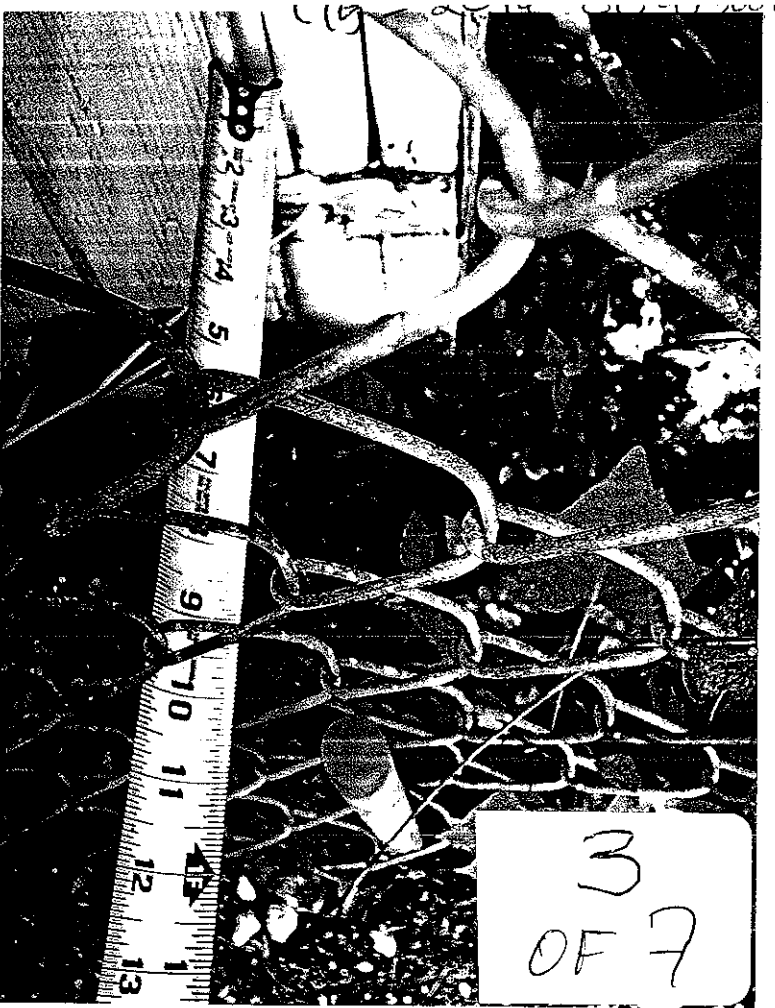
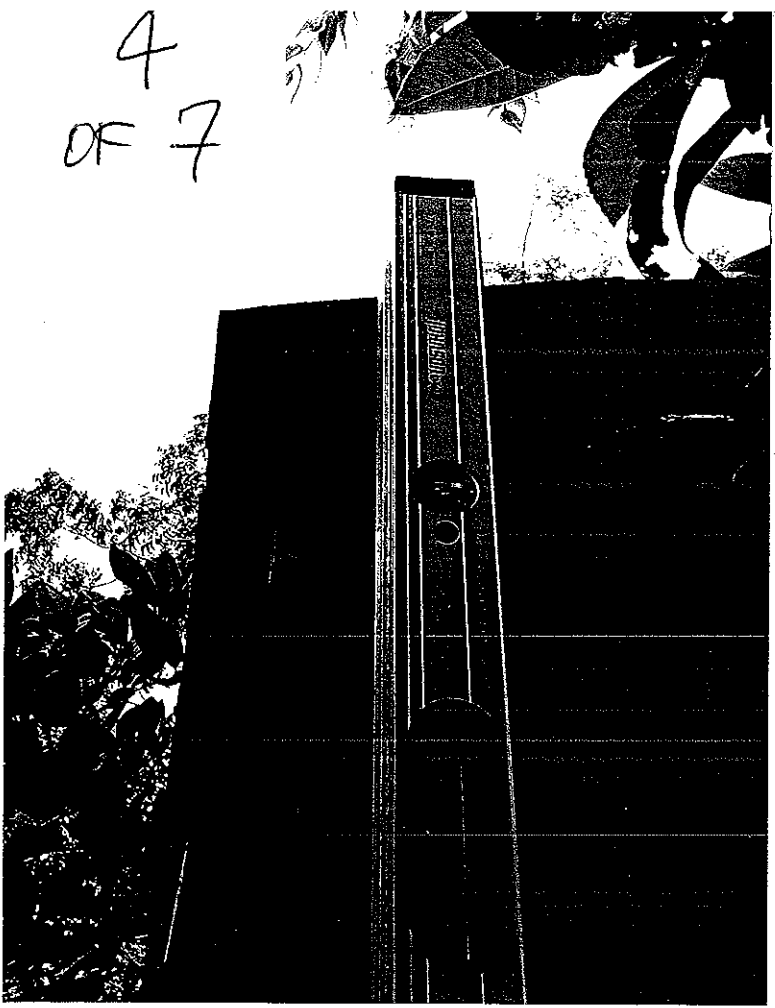
Thanking you for your time and consideration,
Sincerely,

Rod Harbeck

A handwritten signature in black ink, appearing to read "Rod Harbeck", written over the printed name.

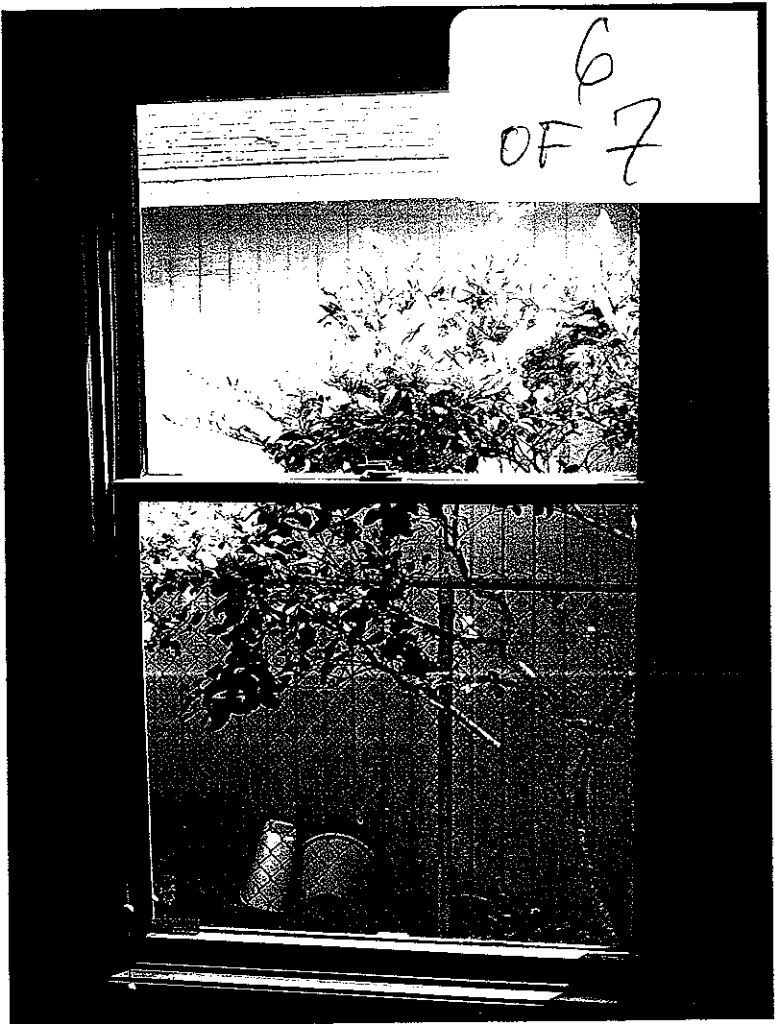
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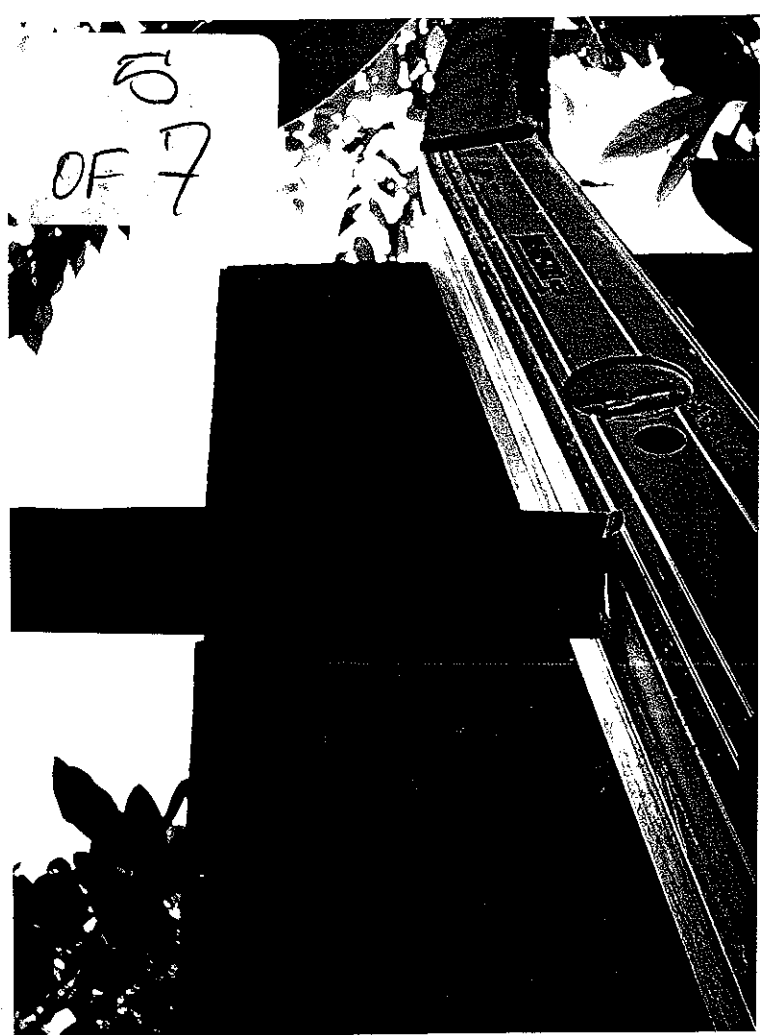


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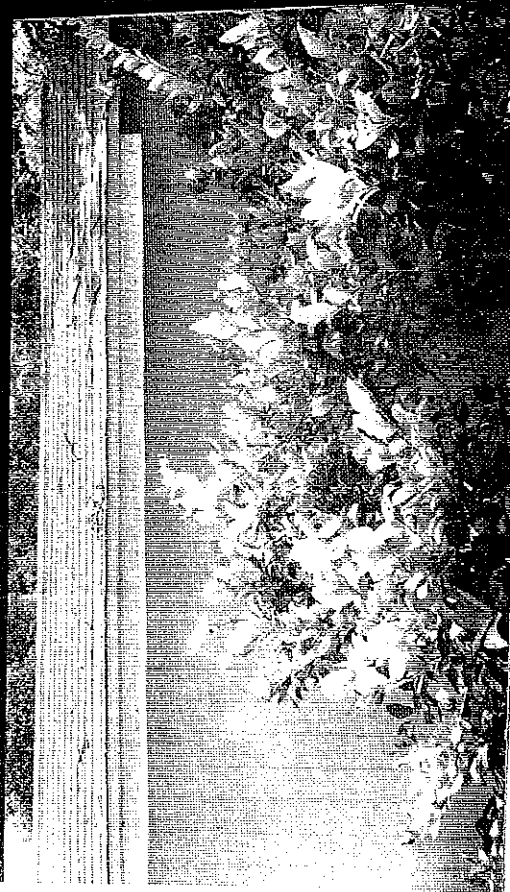
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PUBLIC HEARING INFORMATION

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 application. 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 will be sent.

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.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments received will become part of the public record of this case.

Case Number: C15-2014-0097, 900 Jewel

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 14th, 2014

Carol Watts
 Your Name (please print)

I am in favor
 Object

1308 So. 5th St. Austin TX. 78704
 Your address(es) affected by this application

Leane Heldenfels
 Signature *7/20/14*
 Date

Daytime Telephone: *(512) 448-9277*

Comments: *NO...*

*You're already here
 this before also
 maybe this is a duplicate*

Note: all comments received will become part of the public record of this case

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
 Or fax to (512) 974-2934
 Or scan and email to leane.heldenfels@austintexas.gov

