

**Heidenfels, Leane**

C15-2014-0111

**From:** Phyllis Patek <~~brian\_patek@outlook.com~~>  
**Sent:** Monday, August 11, 2014 8:19 AM  
**To:** Heidenfels, Leane; 'Phyllis Loflin'; 'Jerry Perales, P.E.'  
**Cc:** brian\_patek@yahoo.com  
**Subject:** BofA meeting tonight

Leane,

We just got back in town yesterday. I realized after checking our mail why we have been getting calls from all of our neighbors. The letter sent out was confusing and somewhat misleading to our neighbors. The variance request states that we want to increase our impervious cover to 97% but doesn't state the current percentage that the existing home is already at. It also states we want to add an attached guest house instead of stating we would like to change our use from a duplex to a single family with a guest house. With all this being said some of our neighbors thought we wanted to pour concrete on 97% impervious cover and add a whole new guest house. I was wondering if we could postpone until the first meeting in September so we can clear this up with our neighbors and get all of their support. Please let me know. Sorry for the last minute request.

Phyllis Patek

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**From:** Heidenfels, Leane [<mailto:Leane.Heidenfels@austintexas.gov>]  
**Sent:** Tuesday, August 05, 2014 3:20 PM  
**To:** Phyllis Loflin; 'Phyllis Patek'; Jerry Perales, P.E.  
**Subject:** Site plan of proposed, letters

Hi Phyllis – take a look at what evidence we have for your BOA case so far ([austintexas.gov/click on development/click on online tools/click on search case information/click on search information/type in address or case number, c15-2014-0111/](http://austintexas.gov/click%20on%20development/click%20on%20online%20tools/click%20on%20search%20case%20information/click%20on%20search%20information/type%20in%20address%20or%20case%20number,%20c15-2014-0111/) scroll down to bottom of page and click on view attachments to see all info we have received so far).

I had a neighbor call that received the notice and went to the link w/ case information and advised he couldn't find the proposed site plan showing where the pool was to be located and couldn't find letters from neighbors that he said is referred to in a letter from either you or Jerry.

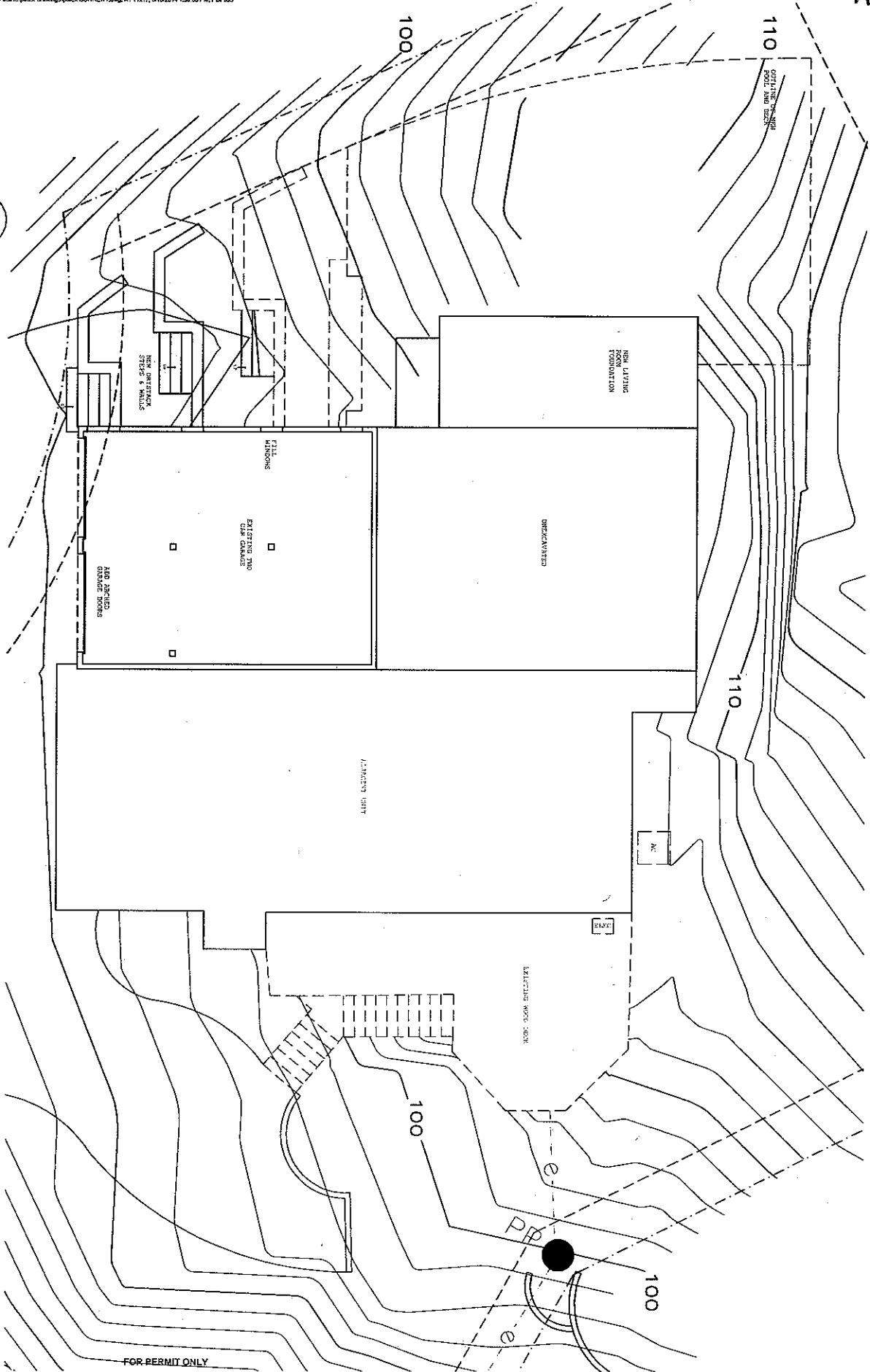
He lives on a lot below yours and wants this additional information, if possible, before he sends back the notice comment form.

If you want to reply and attach these items I will include them in the Board's late back up packet and will send them to the inquiring neighbor as well, Earl Fields.

Thanks,  
Leane

C15-2014-0111

1  
A-1  
PROPOSED LOWER GARAGE FLOOR  
SCALE: 1/8" = 1'-0"



18 JUNE 14

FOR PERMIT ONLY

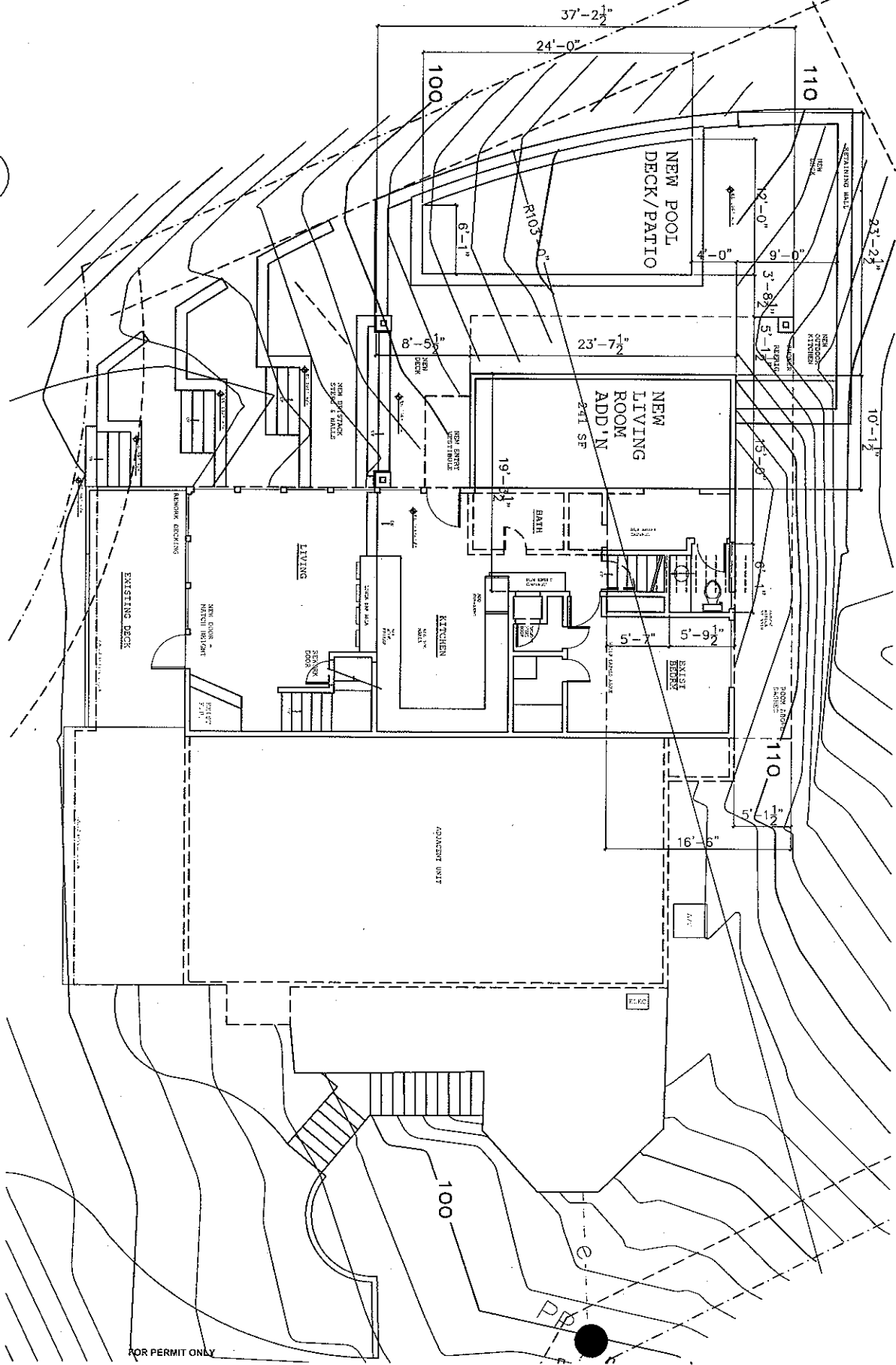
A-1

**PATEK HOUSE**  
3801 ISLAND WAY  
AUSTIN TEXAS 78746

atlantis architects  
4117 guadalupe street - studio F  
austin texas 78751  
ph 512.452.7800 fax 452.7801  
atlantisarchitects.com

CU-2014-0111

1 PROPOSED MAIN FLOOR  
A.2 SCALE: 1/8" = 1'-0"



18 JUNE 14

FOR PERMIT ONLY

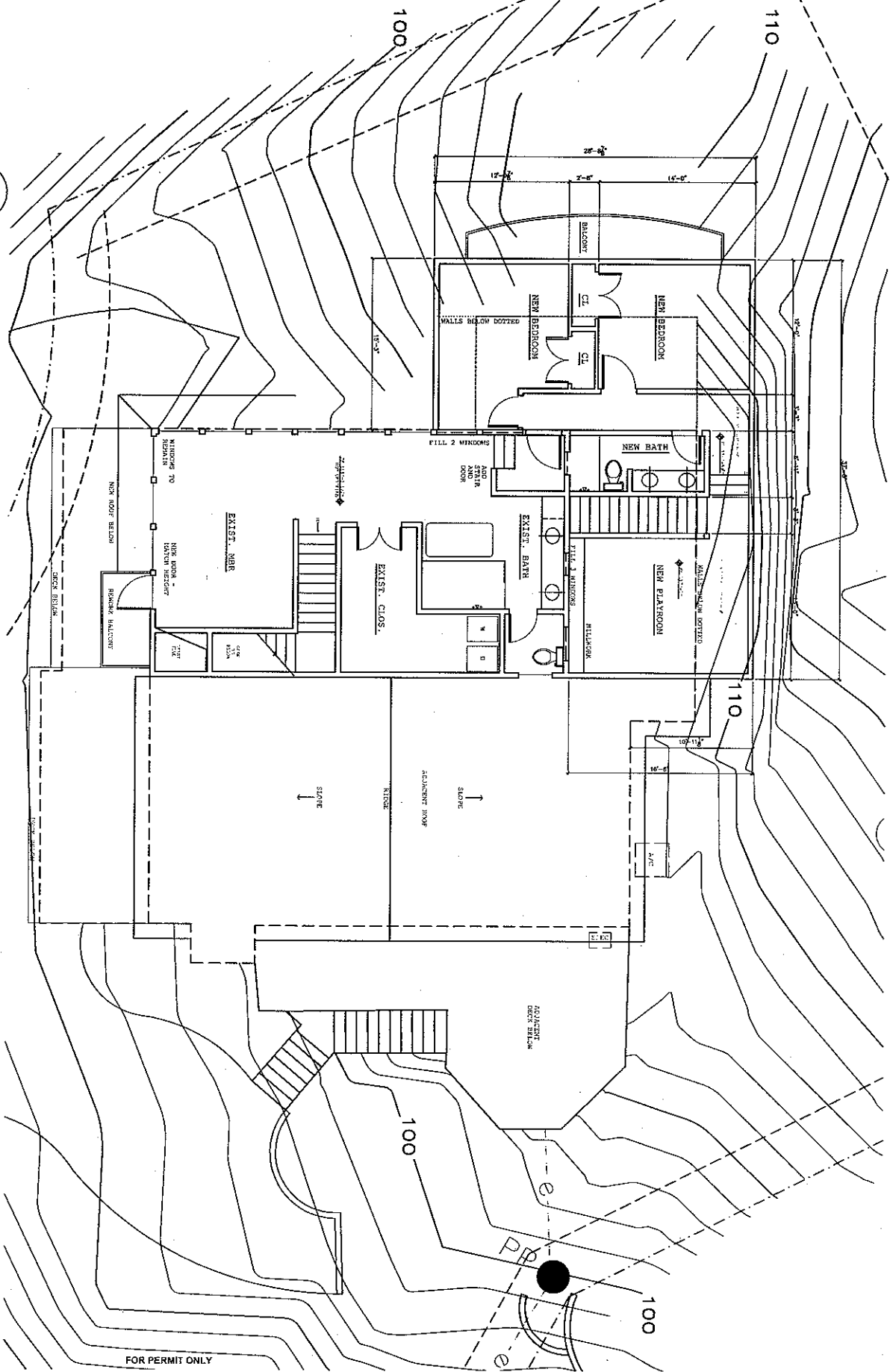
A-2

**PATEK HOUSE**  
3801 ISLAND WAY  
AUSTIN TEXAS 78746

atlantis architects  
4117 guadalupe street - studio E  
austin, texas 78751  
ph 512.452.7800 fax 452.7802  
atlantisarchitects.com

C15-2014-0111

1 PROPOSED MAIN FLOOR  
A-3 SCALE: 1/8" = 1'-0"



18 JUNE 14

FOR PERMIT ONLY

A-3

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C 15-2014-0111

To Me; JANELLE DEMERATH  
Aug 4 at 11:58 AM  
To whom it may concern,

I have reviewed the plans for the proposed variance for the above referenced property proposed for the Patek residence. As the owner of an adjoining property, 3804A Island Way, I am in support of this variance. I am currently out of town and will not be able to attend the hearing or sign any documents, please accept this email in lieu of any alternative form of support.

Best regards,

Justin Demerath  
[Reply](#), [Reply All](#) or [Forward](#) | [More](#)



I, \_\_\_\_\_, am applying for a variance from the Board of Adjustment regarding Section \_\_\_\_\_ of the Land Development Code. The variance would allow me the ability to \_\_\_\_\_

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name <small>(Printed)</small>	Address	Signature
Valla D. Jofani	2009 Lakeshore Dr.	

## Heldenfels, Leane

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**From:** mark harries ~~mark.harries@earthlink.net~~  
**Sent:** Wednesday, August 06, 2014 10:46 AM  
**To:** Heldenfels, Leane  
**Subject:** Case 0111 3801 Island Way C15-2014-0111

Ms. Heldenfels,

I am an owner at 3806A Island Way, an adjoining property to the subject property. I wish to object to the proposed variance request for 3801 Island Way.

My property and my immediate neighbors are DOWN grade from the subject and very vulnerable to run-off, landslides, erosion, or any other activity that can alter or disturb the very fragile CLIFF between our properties and the subject site.

For example, there has been a history of the subject site removing trees on the cliff; that caused a significant amount of rocks and top soil to come over the cliff and onto our property. This during the present drought, so we continue to be very concerned as to what will happen when the rains return. This is a potential life safety and property damage concern.

It is also our understanding that to present duplex nature of the subject property will continue to be at least 1/2 rental property. Amongst other issues, this creates parking density concerns.

Finally, it is my understanding that the subject property and the Island Way Condos (which I am a member) share a water main. Our water pressure is already very low and I have a concern that the proposed improvements will further negatively impact that with more potential demands (people, bathrooms, a swimming pool, etc).

Thank you for your and the Board's consideration.

Mark Harries  
Owner  
3806A Island Way  
Austin Tx 78746

**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;

- 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](http://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 for this case.

Case Number: C15-2014-0111, 3801 Island Way  
 Contact: Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)  
 Public Hearing: Board of Adjustment, August 11th, 2014

*Michael Jean Haggerty*  
 Your Name (please print) \_\_\_\_\_  
 2003 Lakewood Dr

Your address(es) affected by this application

*Leanne Heldenfels*  
 Signature \_\_\_\_\_ Date *8/8/14*  
 Daytime Telephone: *512-784-7383*

I am in favor of object

Comments: *I came*

*We request a postponement for this hearing. Although we have not been able to visualize the idea of a plaza we have been out of town. We return to Austin Aug 13 and will be making plans to return.*

Note: any comments received will become part of the public record. This is a public process. If you use this form to comment, it may be returned to: *Leanne Heldenfels*  
 City of Austin-Planning & Development Review Department/ 1st Floor  
 Leanne Heldenfels  
 P. O. Box 1088  
 Austin, TX 78767-1088  
 Or fax to (512) 974-2934  
 Or scan and email to [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

*Can a staffer scan mine if from our home.*