

Heldenfels, Leane

CU5-2014-0068

From: Truc LAN <~~nguyensalado@yahoo.com~~>
Sent: Monday, June 30, 2014 8:45 PM
To: Heldenfels, Leane
Subject: Re: Keasbey BOA case

Thanks, Leane. It's 30.03% meeting the requirement. I'll check if the surveyor and the previous owner can attend.

Regards
Truc

Sent from my iPhone

On Jun 30, 2014, at 12:38 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Ok – no problem. Just needing impervious coverage. Maybe surveyor has that already and can just tell you. Also, you might want to see if surveyor and prior owner can be at the hearing 7/14 in case the Board wants to ask them questions. And, could you get deed history from either surveyor or prior owner, Board would like to see deed history as far back as possible to help determine when this parcel was created in this configuration.

Thanks –
Leane

From: Truc LAN [<mailto:nguyensalado@yahoo.com>]
Sent: Monday, June 30, 2014 12:35 PM
To: Heldenfels, Leane
Subject: Re: Keasbey BOA case

Hi Leane,
I've been busy. Will send you some document tomorrow

Thanks
Truc

Sent from my iPhone

On Jun 25, 2014, at 2:14 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Hi Truc – sorry, I wasn't able to hear some of the phone numbers in your message so I just thought I'd email you – hope that's OK.
So, no variance needed for the shed.
The Board will want to know if you've made application for your subdivision when you come back, so keep trying to make progress on that. Any drafts of the subdivision that you're able to provide in advance of the next hearing would be helpful – by next Wed would ensure that it gets into their packet (ending via email is fine).
We will be meeting at the Austin Energy Town Lake Center Building, room 130, starting at 5:30. Your case will be heard earlier in the agenda since it's a postponed case, so no need to get there right when we start at 5:30, but maybe by 6:30. There is a garage behind the building that we can validate your parking for.

C15-2014-0068

Truc Nguyen
815 Keasbey St
Austin, TX 78751

To: City of Austin Board of Adjustment

Ref: Case C15-2014-0068

Dear Mr. Chairman and the board,

Here are some of the updates since the initial hearing on this variance request

- Attached are the amended plat survey with the surveyor information
- Subdivision assessment to review if any new variance to be added to the request: none since both the shed set back dimensions and building coverage are meeting the requirements.
- Consulting with real estate attorney and nothing significant coming out from the brief discussion

As stated earlier, we are not making any change to the existing lot and the house structure.

Sincerely yours,

Truc Nguyen

Enc.

Section 9: SURVEYOR INFORMATION

FIRM NAME: McMinn Surveying CONTACT: Mike McMinn
 STREET ADDRESS: 4008 Greenmountain Lane
 CITY/STATE/ZIP: Austin, Texas 78759
 TELEPHONE: 512-343-1970 FAX: 512-243-6439 E-MAIL: mike@mcminnsurveying.com

Section 10: RELATED CASES

ZONING CASE NUMBERS: _____
 ZONING ORDINANCE NUMBERS: _____
 SITE PLAN CASE NUMBERS: _____
 SUBDIVISION CASE NUMBERS: _____

Process Assessment: Yes Waiver _____ File Number: _____
 Project Assessment: Yes No _____ File Number: _____

Is Demolition proposed? NO If yes, how many residential units will be demolished: _____
 Number of Proposed Residential units (if applicable): _____ If Yes, How many?
 _____ 1 Bedroom _____ Affordable _____ 3 Bedroom _____ Affordable
 _____ 2 Bedroom _____ Affordable _____ 4 or more Bedroom _____ Affordable

LAND USE CATEGORIES

Single Family.....SF	Planned Unit Development.....PUD	Industrial.....IND
Multi-family.....MF	Commercial-Office.....OFC	Greenbelt.....GRBLT
Duplex.....DUP	Commercial-Retail.....RET	Right-Of-Way.....ROW
Public/Quasi-Public.....PUB		

Section 11: PROPOSED LAND USE (by summary)

Land Use (see table)	Number of Lots	Number of Units	Acreage
SF	<u>1</u>	<u>1</u>	<u>0.0527</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTALS:	<u>1</u>	<u>1</u>	<u>0.0527</u>

Land Use

OWNER'S ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Travis §

KNOW ALL MEN BY THESE PRESENTS:

That

Truc M. Nguyen
(INDIVIDUAL)

[Signature]
Corporation, acting by and through

Lan T. Nguyen

[Signature]
Partnership, acting by and through

Other

, owner(s) of the tract(s) of land described in warranty deed(s) recorded as follows:
Part of Lots 8 and 9, Block "8", RIDGETOP ANNEX

, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize Larry Rolon to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable regulations, pursuant to Title 25 and/or Title 30 of the Austin City Code, Chapter 80 of the Travis County Rules, and Chapters 212 and 232 of the Texas Local Government Code.

Witness my hand this 2nd day of July, 2014.
[Signature]
(OWNER'S SIGNATURE)

Witness my hand this 1 day of July, 2014.
[Signature]
(OWNER'S SIGNATURE)

This instrument acknowledged before me on the 2nd day of July, 2014.
[Signature]
Notary Public, in and for

This instrument acknowledged before me on the 1 day of July, 2014.
[Signature]
Notary Public, in and for

Texas Williamson County

Texas Bell County

My Commission expires: April 11, 2017

My Commission expires: 03-01-16

