

Heldenfels, Leane

015-2014-0095

From: Holly Drerup <drerup@yahoo.com>
Sent: Thursday, July 31, 2014 10:22 AM
To: Heldenfels, Leane
Subject: Fw: Fwd: Ratcliffe Sketch
Attachments: Ratcliffe.pdf; EPSON004.PDF

This is the email from the owner of the company explaining the credentials of the architect who sketched and wrote the letter.

On Wednesday, July 30, 2014 10:32 PM, daniel wade <daniel@austindesignandbuild.com> wrote:

Holly,

Here is some drawings and our letter.

Let me know what you think.

Both the visual layout of the property and the impacting elements for spacial use clearly deny an alley way access. Travis - my Chief Construction Officer - both an architect and construction expert, which is why the letter is from him.

I hope this is helpful and please call me if you need me to modify the letter before your meeting.

Good luck and remember, that you have "right" on your side!

Daniel Wade

Chief Executive Officer

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www.austindesignandbuild.com

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Austin Design & Build Solutions

Residential & Commercial Construction

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AUSTIN
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S O L U T I O N S

July 1, 2014

Re: Holly and Finn Ratcliff: 2101 E. 9th Street

City of Austin Review Board

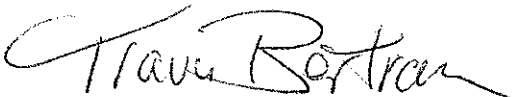
Our firm was contracted to provide an analysis of the recently added structural improvements to the deck, yard, and carport for the above listed property. We have surveyed the site, reviewed engineering and construction documents, and offer the following report.

In our opinion, the deck is both structurally sound and code compliant and in no way inhibits or interferes with and neighboring property rights. We concur with the engineering report presented.

With regards to the carport, we performed a survey of the property and the available options for the location of a possible carport. Based on the natural terrain, the access logistics for the alley, and the special considerations for reasonable use, we have concluded that an alleyway access is not feasible. Turn ratios, placement of city power poles and wiring, tree locations, along with the impact on impervious cover all clearly rule out an alleyway access for the carport.

The only truly viable option for location of the carport access is along the street, at the property's west corner end; which does not interfere with any neighboring rights, does not require the removal of protected trees, nor detract from street parking. The property owner has a right to have equal use of the property as quantified with the neighbors use. The carport's present location both serves that end, while also reducing the overall footprint for street parking that the neighborhood has to burden for their personal vehicles, which would normally have to park in street.

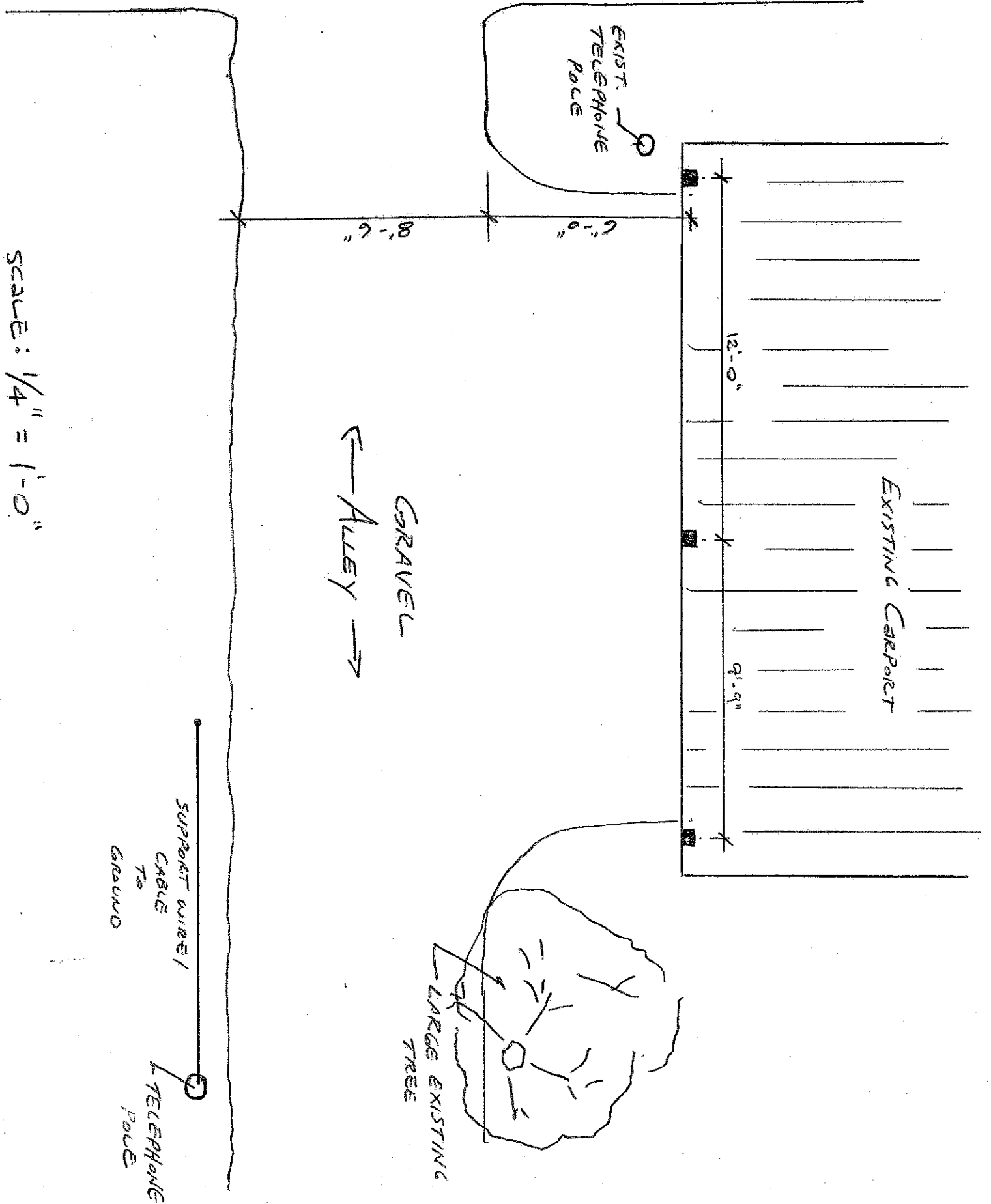
Respectfully Submitted,



Travis Bertram

Chief Construction Officer

STREET



SCALE: 1/4" = 1'-0"

