

Heldenfels, Leane

From: mark harries <~~markharries@earthlink.net~~>
Sent: Monday, September 08, 2014 11:46 AM
To: Heldenfels, Leane
Subject: Case # C15-2014-0111

3801 Island Way

Leanne and Board,

I am a member of the Island Way Homeowners association and my home is at 3806A island way. I stand with and support the letter sent by our Home Owners association in protest of the variance and application C15-2014-0111.

I am out of state, and do not have access to regular computer, fax, printer. Please let this e-mail represent my notice of protest.

Thank you,

-mark harries
Home owner
3806A island Way
Austin, TX 78746

512-347-1648
Via BlackBerry

C15-2014-0111

3801 Island Way - LA Zoning Slope Information

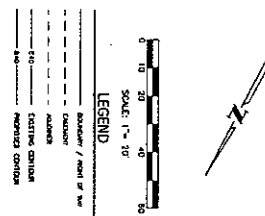
PERALES ENGINEERING, LLC

BUILDING AREA				
Area Description	Existing (SF)	New/Added (SF)	Removed (SF)	Total (SF)
Total Building Coverage	2,712.0	241.0	-	2,953.0
Driveways	2,784.0	-	-	2,784.0
Sidewalks	-	-	-	-
Uncovered Wood Deck (50%)	231.5	300.5	-	532.0
A/C Pads	-	-	-	-
Other (Pool Coping, Retaining Walls)	-	353.0	-	353.0
Total Site Coverage	5,727.5	894.5	-	6,622.0
Pool	-	217.0	-	217.0
Spa	-	-	-	-

LOT SLOPES		
Slope Range (%)	Area (SF)	% Total of Area
0 - 15	6642.0	35%
15 - 25	2676.0	14%
25 - 35	3660.0	19%
35 - Vertical	6097.0	32%
	19075.0	

LA ZONING IMPERVIOUS COVER CALCULATIONS							
Slope Range (%)	Max. Imp. Cover (%)	Area (SF)	Max Imp. Allowed (SF)	Existing Impervious Cover (SF)	Total Existing Imp. Cover (%)	Total Proposed Imp. Cover (SF)	Total Proposed Imp. Cover (%)
0 - 15	35%	6,642.0	2,324.7	5,530.5	83%	6,425.0	97%
15 - 25	10%	2,676.0	267.6	197.0	7%	197.0	7%
25 - 35	5%	3,660.0	183.0	-	-	-	-
35 - Vertical	0%	6,097.0	-	-	-	-	-
	TOTALS (SF)	19,075.0	2,775.3	5,727.5	6,622.0		

9/8/2014, 10:38 AM



Number	Medium Stone	Medium Stone	Color	Area
1	0.892	15.002		5.642 SF
2	15.002	25.002		2.876 SF
3	25.002	35.002		3.600 SF
4	35.002	VERTICAL		6.979 SF

Siding Slope Table			
Number	Maximum Slope	Minimum Slope	Color
1	0.002	15.004	2.712 SF
2	15.002	25.004	0 SF
3	25.002	35.004	0 SF
4	35.002	VERTICAL	0 SF

Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	13.00%		2,587 SF
2	13.00%	23.00%		197 SF
3	23.00%	35.00%		0 SF
4	35.00%	VERTICAL		0 SF

Deck Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	6.63 SF
2	15.00%	25.00%	0 SF
3	25.00%	35.00%	0 SF
4	35.00%	VERTICAL	0 SF

BUILDING AREA				
	Building (sq ft)	Net/Double (sq ft)	Reinforced (sq ft)	Total (sq ft)
Area Description	2,210.0	761.0	-	2,971.0
Total Building Concrete	749.6	-	-	749.6
Foundation	1,460.4	-	-	1,460.4
Floor Slab	211.5	303.1	131.0	645.6
Unreinforced Wall (No. 20)	-	-	-	-
AC Joints	-	-	-	-
Other (Floor Slab, Foundation, Wall)	151.0	-	-	151.0
Total Slab Concrete	3,271.5	864.1	-	4,135.6
Foundation	-	217.0	-	217.0
Floor	-	-	-	-
Wall	-	-	-	-

LOT SLOPES		
Shaded (Range) (%)	Area (sq ft)	% Total of Area
0-15	6647.7	35%
15-25	29765.0	14%
25-35	26905.0	13%
35-45	50777.0	22%
45-55		
55-65		
65-75		
75-85		
85-95		
95-100		
TOTAL		

LA ZONING INTERVIEWS COVER CALCULATIONS						
		Maping	Drawing	Field	Project	Total
		Interviews	Interviews	Cover	Cover	
House Design (%)	100%	5,424.0	5,424.0	5,424.0	5,424.0	5,424.0
Other Design (%)	100%	2,384.0	2,384.0	2,384.0	2,384.0	2,384.0
Other (%)	100%	1,669.0	1,669.0	1,669.0	1,669.0	1,669.0
VERBODEN (%)	0%	6,097.0	0.0	0.0	0.0	6,097.0

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. All notices received will become part of the public record of the case.

Case Number: C15-2014-0111, 3801 Island Way

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

Public Hearing: Board of Adjustment, September 8th, 2014

Vallu Djabari
Your Name (please print)

2009 Lakeshore Drive 78746
Your address(es) affected by this application

(Signature)
Signature

9/5/14
Date

(512) 568-4511
Daytime Telephone:

Comments:

I have reviewed the proposed
improvements to the Diteke's
property and I am in support.

Note: Any 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 leana.heldenfels@austintexas.gov

BOARD OF ADJUSTMENT (BOA)/SIGN REVIEW BOARD (SRB)

June 14, 2004

One Texas Center

505 Barton Springs Road, Room 325

CALL TO ORDER – 5:30 P.M.

____ Herman Thun	* ____ Barbara Aybar	* ____ Frank Fuentes	* ____ Leane Heldenfels
Chair	Vice-Chair		
* ____ Betty Edgemond	____ Bruce Shelton	____ Cathy French	* ____ Laurie Virkstis
	(SRB Only)	(SRB Only)	(Alternate)
____ Leroy Vaughn			
(Alternate)			

ORDER OF PROCEDURE

1. Chair calls meeting to order
2. Staff presents the variance request
3. Chair calls on those FAVORING the request
 - a. Applicant's presentation (5 minutes)
4. Chair calls on those OPPOSING the request
 - a. Presentation (5 minutes)

If more than one wanting to speak, it is suggested
one person be selected as spokesperson

5. Applicant is given opportunity to answer objections stated (2 minutes)
Upon the motion of any member and a positive vote by a majority of
The Board, or upon a ruling by the Chair, these time limits may be equitably
extended.
6. The public hearing may be closed and no further testimony is taken from
the public (unless requested by the Chair).
7. Questions from the Board
8. When the public hearing is closed, the Board shall make a recommendation
9. If motion is for approval, findings of fact are stated in support of the approval

**CITIZENS WISHING TO SPEAK BEFORE THE BOARD MUST REGISTER BY
SIGNING IN WHERE INDICATED BY BOARD SECRETARY.**

Any interested party aggrieved by a decision of the Board of Adjustment may appeal the Board's decision to a District Court. The petition must be submitted within ten (10) days after the date the decision is filed in the Board's office (Local Government Code 211.011). Decisions of the Sign Review Board may be appealed to City Council.

POSTED: June 10, 2004

TIME: 3:00 P.M.

4. **C15-04-067 Claude Benayoun for Mueller Family Partnership**
1612 S. Congress Avenue

The applicant has requested a variance to decrease the minimum front yard setback for a Neighborhood Mixed Use requirement of Section 25-2-1504(5)(a) from 5 feet to 0 feet in order to maintain an existing commercial building in a "CS-CO-NP", Commercial Services-Conditional Overlay-Neighborhood Plan zoning district.

POSTPONED TO JULY 12 MEETING

5. **C15-04-069 Tomas Leal**
3705 Garden Villa Lane

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492(D) from 5 feet to 3.5 feet in order to complete the installation of a mobile home in an "MH", Mobile Home zoning district.

POSTPONED TO JULY MEETING FOR PICTURES

6. **C15-04-070 Jay Gordon for David Berry**
3916 Avenue H

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492(D) from 10 feet to 7 feet in order to erect and complete exterior stairs for a two-family residential use in an "SF-3", Family Residence zoning district.

POSTPONED TO JULY FOR BETTER FINDINGS

7. **C15-04-072 Ken Vaughn for Ted Lloyd**
3801 Island Way

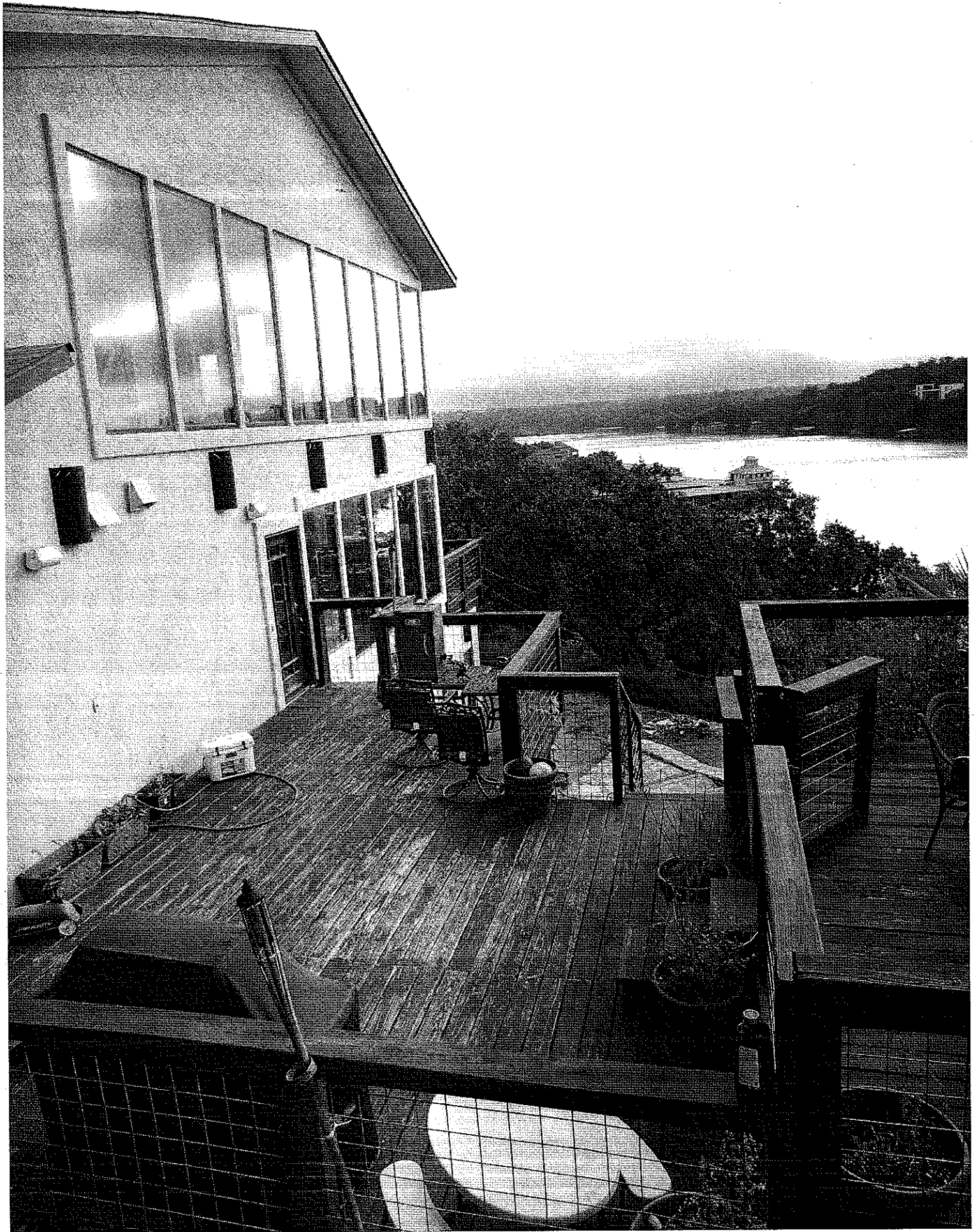
 The applicant has requested a variance to decrease the minimum side street property line requirement of Section 25-2-492 (D) from 15 feet to 0 feet in order to maintain a carport and deck structure for an existing single family residence in an "LA", Lake Austin zoning district.

GRANTED 5-0

8. **C15-04-074 John L. Sanchez**
2911 East 5th Street

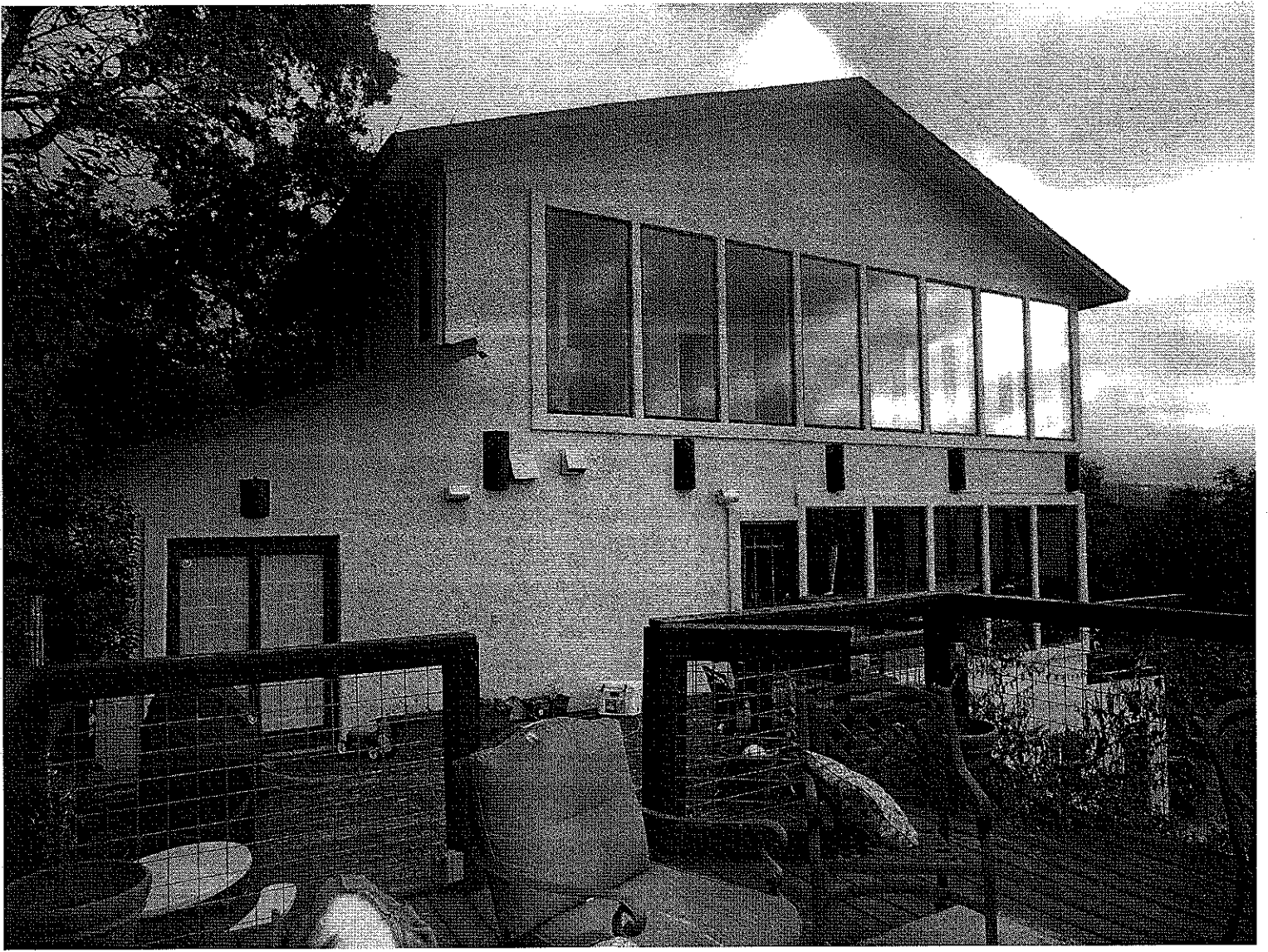
The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-492(D) from 7,000 square feet to 6,785 square feet in order to erect a duplex residential use in an "SF-3-NP", Family Residence-Neighborhood Plan zoning district.

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SPECIAL EXCEPTION INSPECTION

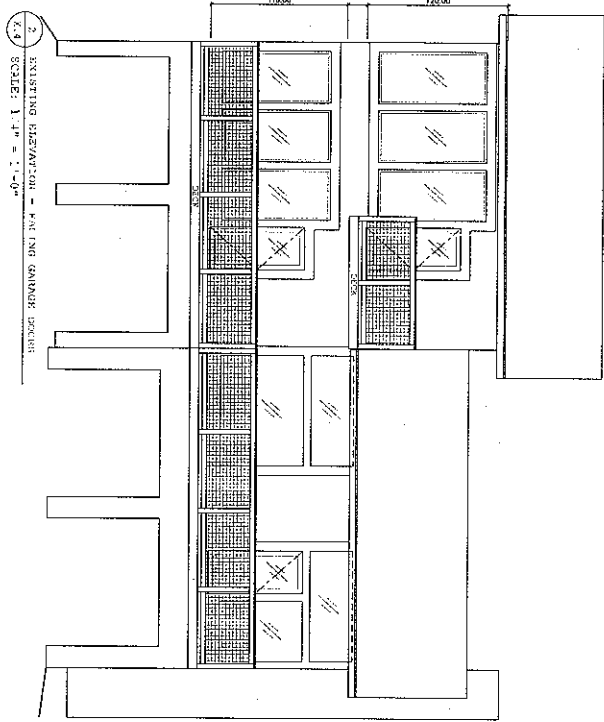
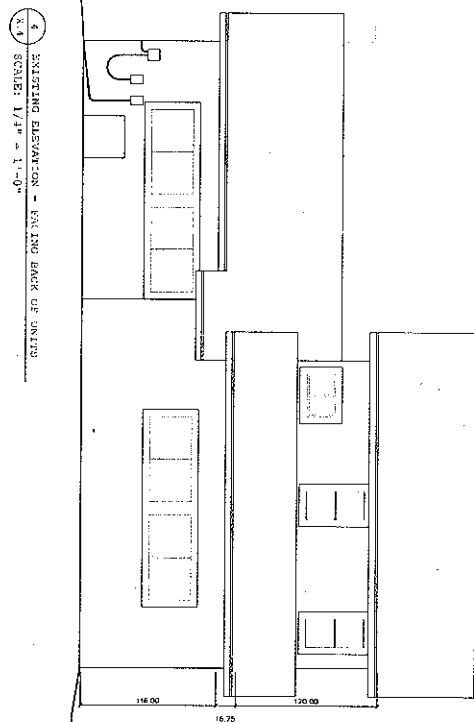
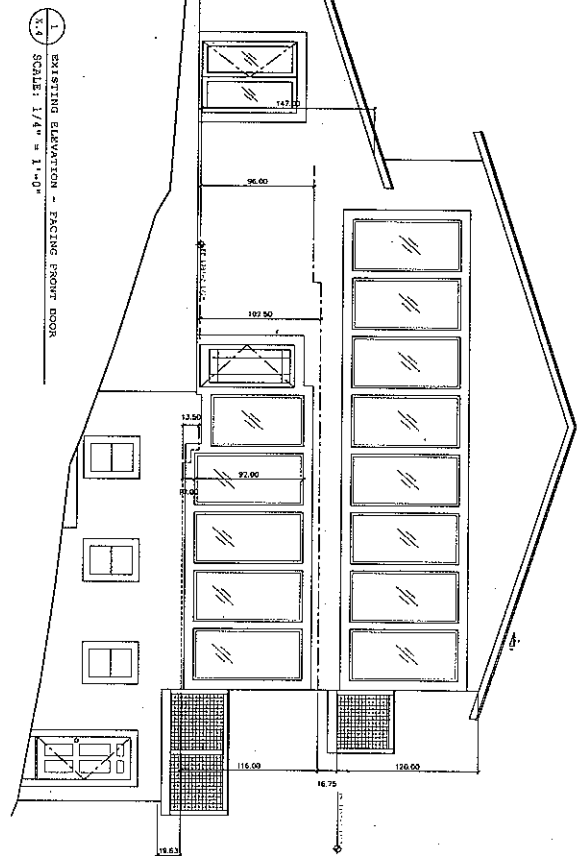
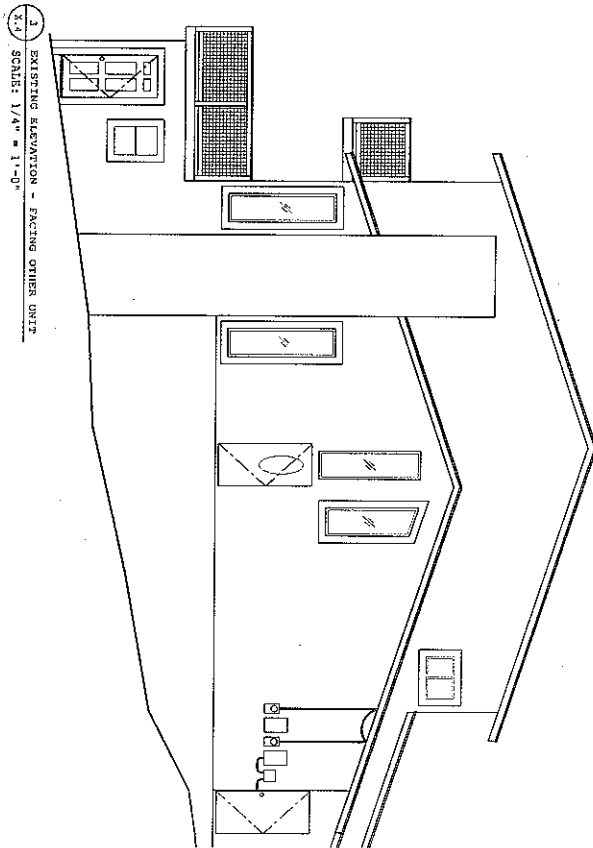


Address:	3801 Island Way
Permit Number:	2013 - 132466
Property Owner Requesting Special Exception:	Ken Vaughn

<u>Special Exception Requested:</u> For setback encroachments
Date Structure was originally constructed: 04-09-1974 verified with existing permits

Date of Inspection:	01-14-2014
Building Official or designated representative	Tony Hernandez
X	The granting of the variances requested will <u>Not</u> result in any hazard to the life, health or public safety for either the property for which the variance is requested or to an adjoining public or private property
	The granting of the variances request will result in a hazard to the life, health or public safety of the either the property for which the variance is requested or to an adjoining public or private property. The following hazards related to the variance request were noted in this inspection: 1.

C15-2014-0111



NOT FOR CONSTRUCTION

PATEK HOUSE
3801 ISLAND WAY
AUSTIN, TEXAS 78746

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

X.4

1/4" = 1'-0"