

CASE# C152014-0122
ROW# 11198892
TAX# 0214120633

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 3208 Merrie Lynn Ave.
78722

LEGAL DESCRIPTION: Subdivision – French Place

Lot(s) 33 Block B Outlot 32-24 Division C

I/We Mansoor Kapasi on behalf of

Myself affirm that on September 14, 2014, hereby apply for a hearing
before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)**

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a two-story secondary dwelling of 850 sq. ft. that would have a 7 ft. 1 in. wide stairwell which extends 2 ft.
from the back of the building, thereby reducing the rear setback from 10 ft. to 8 ft. The stairwell will be 4
ft., 8.5" off of the ground.

in a SF-3-NP
district. (zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence
supporting the findings described below. Therefore, you must complete each of the applicable
Findings Statements as part of your application. Failure to do so may result in your application
being rejected as incomplete. Please attach any additional support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Due to the narrow front-to-back dimension of our backyard, the width of our secondary dwelling is limited to 11 ft. This is unusual in our neighborhood. Most homes in our neighborhood have smaller front yards and larger back yards. On our street block, however, with some exceptions, the homes instead have larger front yards and smaller back yards. While it is possible to build a stairwell for "double winder stairs" within the 11 ft. limit, the resulting steps along the turn of the stairs would be narrow toward the center and less safe to climb/go down. (See attached diagrams). A "half-landing stair" design would be safer because it does not include narrow steps.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
the maximum width of the secondary dwelling we wish to build in our backyard is 11 feet and a double winder stairwell built within the width guidelines would be difficult and potentially dangerous to climb/go down.

- (b) The hardship is not general to the area in which the property is located because:

The required narrow width of our secondary dwelling is unusual.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property; and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The request is to decrease the rear setback by 2 ft. to accommodate a safer stair design, and that would be for a portion of the rear of the alley flat that is only 7 ft. 1 in. wide. The nearest structure, a shed on the lot behind ours, would remain at least 21 feet from the nearest point of the alley flat. The house on the lot behind ours would be about 70 feet from the rear of the alley flat.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
n/a.
-

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

n/a

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

n/a

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

n/a

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Same as owner Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed MRX Mail Address 3208 Memre Lynn Ave.

City, State & Zip Austin, Tx 78722

Printed Manseer Kapasi Phone 512-516-5610 Date 8/1/14

SCALE: 1"=80'



LOT 4

LOT 5

LOT 6

LOT 34

LOT 32

N 07°50'09"W 59.93'
(N 07°37'W 60')

5' P.U.E., PLAT 8, VOL. 826, PG. 69

10' B.L., [2]

STORAGE ROOM

CONCRETE

WOOD

LOT 33
BLOCK B
HOUSE

S 82°23'W 130.7'
S 81°57'43"W 129.80'

N 81°57'12"E 130.03'
(N 82°23'E 130.00')

CONC. WALK

CONCRETE

CONC. WALK

S 07°37'E 60'

BEARING BASIS

S 07°37'00"E 59.95'

LEGEND

- WOOD FENCE
- CHAIN LINK
- A/C UNIT
- ELEC. METER
- GAS METER
- WATER METER
- IRON ROD FND.
- SPINDLE SET
- PIPE FND.
- NAIL SET
- "X" SET IN CONC.

SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
- [1] BUILDING LINE, VOL. 826, PG. 69
- [2] BUILDING LINE PER CITY OF AUSTIN ZONING ORDINANCE

ACCORDING TO ALAMO TITLE COMPANY TITLE COMMITMENT (O.P. #076-7053027) LOT 33 IS SUBJECT TO THE ESMT. RIGHTS, BUILDING LINES AND RESTRICTIONS AS STATED IN VOL. 826, PG. 69

ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY ALAMO TITLE COMPANY TITLE COMMITMENT (O.P. #076-7053027) PARAGRAPH 10.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

Donna Chappell
ms

3208 MERRIE LYNN AVENUE
(60' R.O.W.)

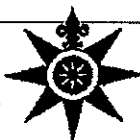
LOT No. 33 BLOCK B SUBDIVISION / ADDITION A. M. McQUOWN SUBDIVISION
SECTION 44N PHASE -- Book -- Page(s) 298 County -- PLAT RECORDS
TRAVERS COUNTY, TEXAS Street Address: 3208 MERRIE LYNN AVENUE
CITY ALPINE Reference: RICHARD A. GRAZZINI, ANDREA M. GRAZZINI

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
ALAMO TITLE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon

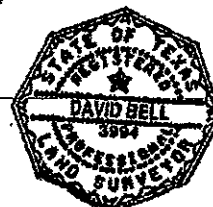
| FIELD WORK | LB | DATE |
|-------------|----|----------|
| SHEDDING | OK | 04-23-07 |
| FINAL CHECK | OK | 04-23-07 |
| CORRECTIONS | | |
| UP DATE | | |

DATE 04-23-2007
TITLE CO. ALAMO TITLE
O.P. No. 07-7053027
JOB No. 048468907
SCALE 1"=20'

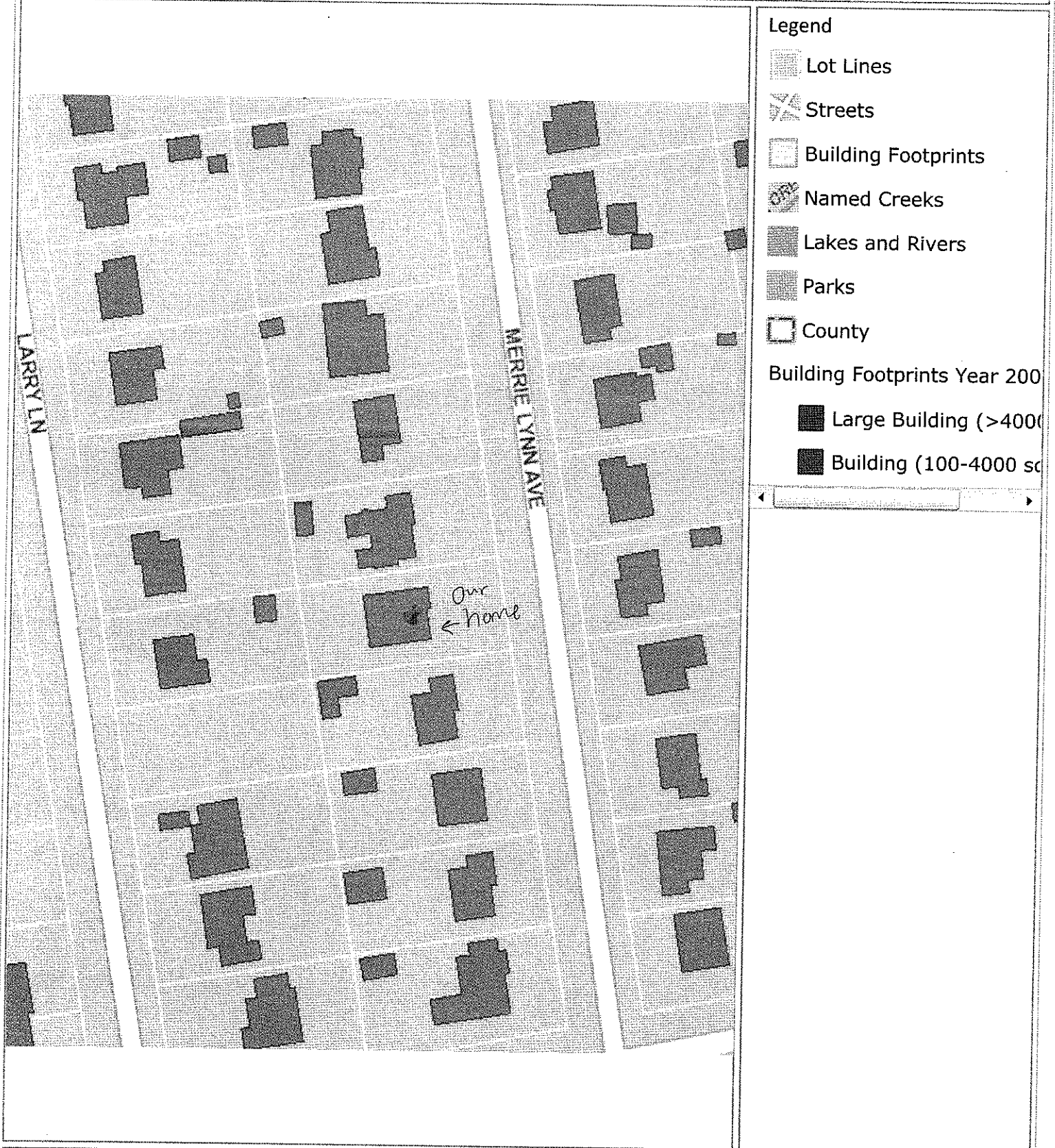


ALL POINTS SURVEYING
611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0190

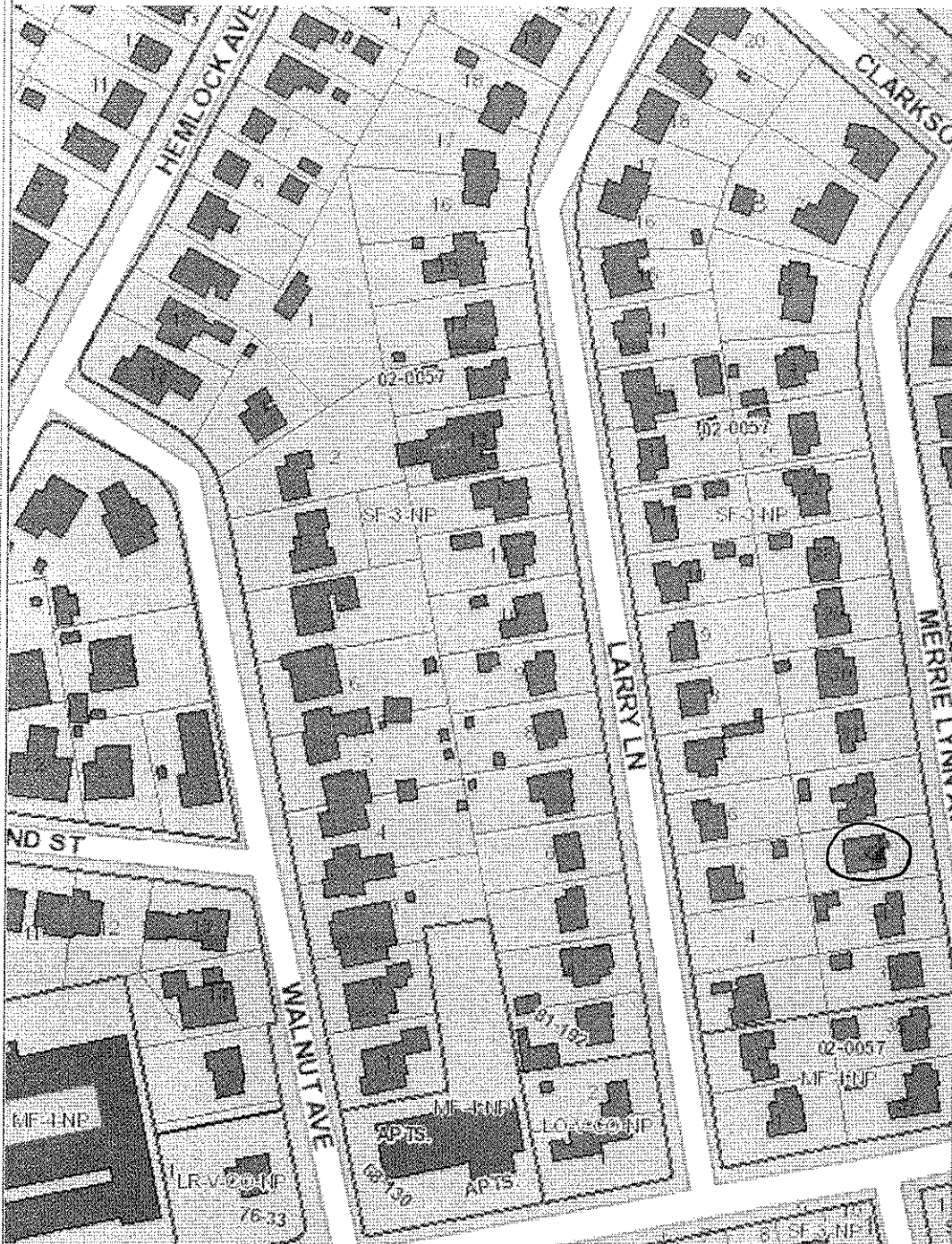


CITY OF AUSTIN DEVELOPMENT WEB MAP



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

CITY OF AUSTIN DEVELOPMENT WEB MAP




Legend


- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Lot ID
- Block ID
- Lot Line
- Zoning Text
- Zoning (Large Map Scale)
- Building Footprints Year 2000
- Large Building (>4000 sq ft)
- Building (100-4000 sq ft)

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.







N



SUBJECT TRACT

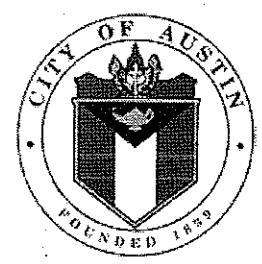


PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0122
Address: 3208 MERRIE LYNN AVE



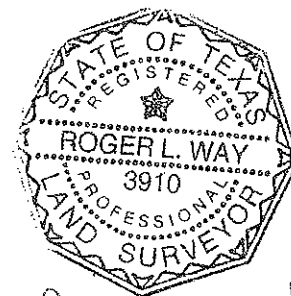
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

C15-204-01220

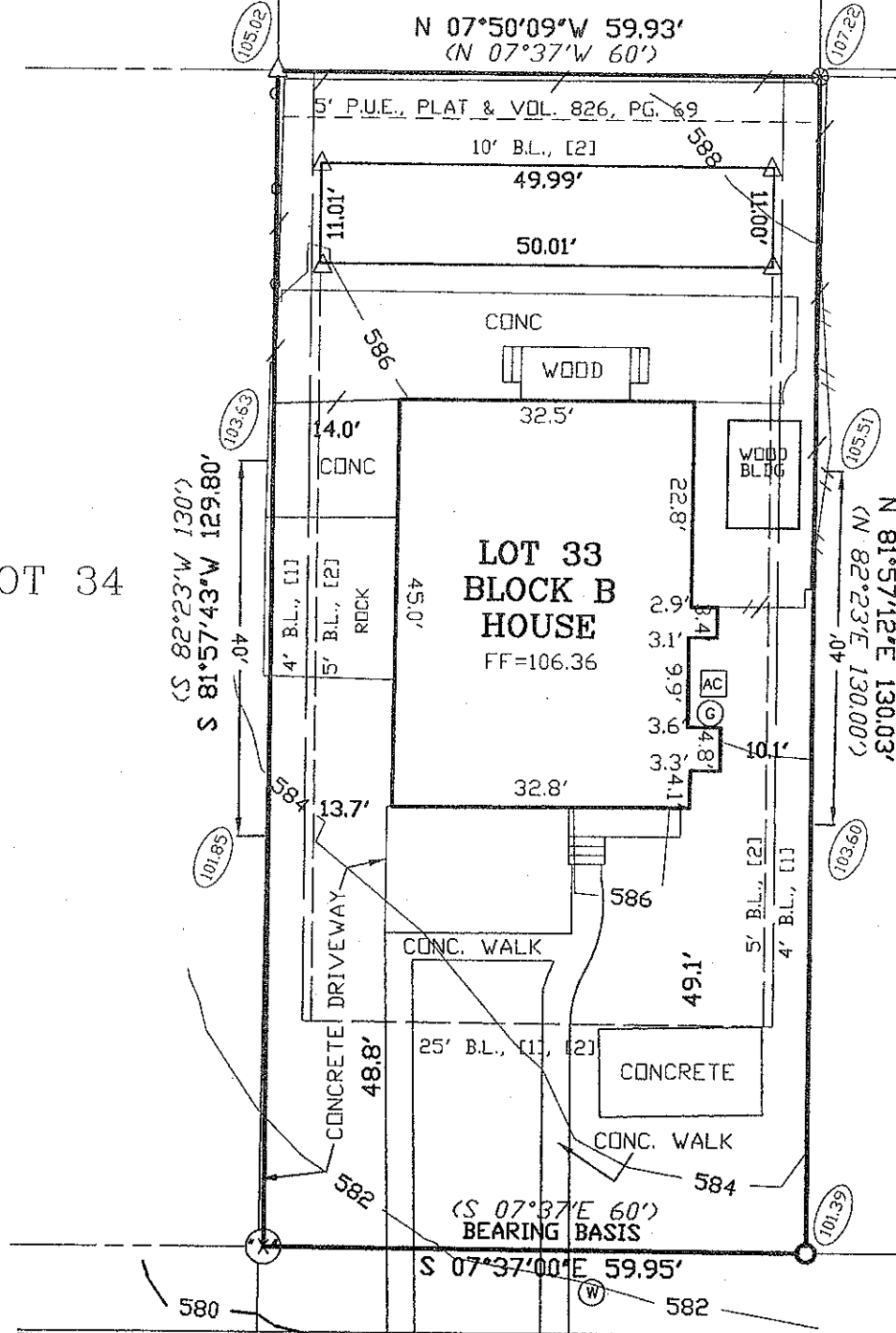
PIPE FND.
NAIL SET
"X" SET IN CONC.



Roger L. Way

LOT 34

LOT 32



SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
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[2] BUILDING LINE PER CITY OF AUSTIN ZONING ORDINANCE

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ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

3208 MERRIE LYNN AVENUE
(50' R.O.W.)

| | | | | | | |
|---------|--------|---------------|---|------------------------|---|-----|
| LOT No. | 33 | BLOCK | B | SUBDIVISION / ADDITION | A. N. McQUOWN SUBDIVISION | |
| SECTION | - | PHASE | - | Book | Page(s) | 298 |
| CITY | AUSTIN | COUNTY, TEXAS | | Volume | 4 | |
| | | | | Street Address: | 3208 MERRIE LYNN AVENUE | |
| | | | | Reference: | RICHARD A. GRAZZINI, ANDREA M. GRAZZINI | |

IMPERVIOUS COVERAGE:

BLDG.....1490
CONC.....2244
ROCK.....257
TOTAL.....3991

LOT.....7786
IMP.....51%


TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
ALAMO TITLE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon

| |
|--|
| Bill To |
| MANSOOR KAPASI 3208 MERRIE LYNN AUSTIN, TX 78722 512-516-5610 mrkapasi@yahoo.com |

| |
|--|
| Ship To |
| 05-2014-0122 MANSOOR KAPASI 3208 MERRIE LYNN AUSTIN, TX 78722 512-516-5610 mrkapasi@yahoo.com |

| | | | | |
|-----------|--------------|----------------|-------|------------|
| Job No. | GF or PO No. | Terms | Buyer | Ordered By |
| 06B332-14 | | Due on receipt | | MANSOOR |

| Item | Amount | | | | | | |
|--|--------------------|---|----------|--------------------------|---------|--------------|----------|
| As-Built Survey w/McMansions Envelope | 600.00T 225.00T | | | | | | |
| <div style="text-align: center;">  PAID CC 7/17/14 </div> | | | | | | | |
| Address | 3208 MERRIE LYNN | | | | | | |
| Lot | 33 | | | | | | |
| Block | B | | | | | | |
| Subdivision | A.N. MCQUOWN | | | | | | |
| Section | | | | | | | |
| Phase | | | | | | | |
| <table border="1"> <tr> <td colspan="2">Please Remit Payment To: All Points Surveying 1714 Fortview - Ste 200 Austin, TX 78704 P: (512) 440-0071 F: (512) 440-0199</td> </tr> </table> | | Please Remit Payment To: All Points Surveying 1714 Fortview - Ste 200 Austin, TX 78704 P: (512) 440-0071 F: (512) 440-0199 | | | | | |
| Please Remit Payment To: All Points Surveying 1714 Fortview - Ste 200 Austin, TX 78704 P: (512) 440-0071 F: (512) 440-0199 | | | | | | | |
| <table border="1"> <tr> <td>Subtotal</td> <td>\$825.00</td> </tr> <tr> <td>Sales Tax (8.25%)</td> <td>\$68.06</td> </tr> <tr> <td>Total</td> <td>\$893.06</td> </tr> </table> | | Subtotal | \$825.00 | Sales Tax (8.25%) | \$68.06 | Total | \$893.06 |
| Subtotal | \$825.00 | | | | | | |
| Sales Tax (8.25%) | \$68.06 | | | | | | |
| Total | \$893.06 | | | | | | |

Heldenfels, Leane

015-2014-0122

From: Mansoor Kapasi <~~mrkapasi@yahoo.com~~>
Sent: Wednesday, August 27, 2014 4:21 PM
To: Heldenfels, Leane
Subject: Re: Board of Adjustment application

3208 merrielynn

Hi Leane,

My apologies for not having sent the photos and elevation yet. I'll get them to you soon. But more importantly, I will need some more time to get my neighborhood association approval due to their process and meeting dates. Could I please postpone my time in front of the Board until the October meeting?

Thank you,

Mansoor Kapasi

On Thursday, August 21, 2014 4:12 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

One thing – the attachment was an updated survey, but an elevation (drawing of what the structure will look like) wasn't included – maybe you meant to attach it.

Thanks –
Leane

From: Mansoor Kapasi [mailto:mrkapasi@yahoo.com]
Sent: Wednesday, August 20, 2014 5:24 PM
To: Heldenfels, Leane
Subject: Re: Board of Adjustment application

Oops...here's the attachment! Page one you can ignore, obviously, as it's the invoice for the survey.

On Wednesday, August 20, 2014 5:17 PM, Mansoor Kapasi <mrkapasi@yahoo.com> wrote:

Hello Leane,

Attached you'll find an elevation map for our project. I will get photos and neighbor support to you by the 27th. The neighborhood association meeting is on Sept. 3, which I will attend, and assuming their approval I will send that proof after the 9/3 meeting.

Also, I noticed that I made a writing error on the 2nd page of the application I already sent in. It looks like I didn't finish a sentence, or spliced part of one inside another. Anyway, could I correct that page and re-send it to you.

Finally, would you rather have the elevation map and the photos as hard copy placed in your mailbox or is sending them by e-mail ok? As for the approval of neighbors and our neighborhood assoc, since those have signatures must I mail them or place the forms in your mailbox, or would scanned & e-mailed files be sufficient?

Thanks so much,

Mansoor

On Thursday, August 7, 2014 1:13 PM, Mansoor Kapasi <mrkapasi@yahoo.com> wrote:

Heldenfels, Leane

From: Mansoor Kapasi <mkapasi@yahoo.com>
Sent: Wednesday, September 24, 2014 3:40 PM
To: Kellogg, Eben
Cc: Heldenfels, Leane
Subject: Re: 3208 Merrie Lynn Ave.

Thanks for the letter, Eben. Would you mind re-sending the letter with one change - in the first sentence, would you please change the setback change to read, "from ten (10') feet to eight feet (8')"? It turns out we were able to shed a few inches from the variance request.

Take care,

Mansoor

On Wednesday, September 24, 2014 10:15 AM, "Kellogg, Eben" <Eben.Kellogg@austinenergy.com> wrote:

Mansoor Kapasi
3208 Merrie Lynn Ave.
Austin, TX 78722
Lot 33 – A. N. McQuown Subdivision
Vol. 4 pg. 298
Real Property Records of Travis County

Dear Mansoor,

September 24, 2014

Austin Energy (AE) has reviewed your application for the above referenced property, requesting a variance to decrease the rear building setback from ten (10') feet to seven feet eight inches (7' 8"), in order to construct a two story "alley flat" secondary structure. Austin Energy does not oppose this application for the rear building setback line variance for the construction of said building, which is shown on the attached stamped sketch, provided any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop is recommended to be relocated, when you obtain a building permit, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, as she will provide you with direction for the relocation of said service drop.

In addition, during my research, Austin Energy has an easement on your property, which follows your property line. It is a five foot easement, being 2.5 feet strip. I wanted to let you know for your information.

Thank you for reaching out to our office and please feel free to contact me if you have any questions.

Regards,

Heldenfels, Leane

From: Mansoor Kapasi <~~msk@kapasi@yahoo.com~~>
Sent: Thursday, September 25, 2014 4:16 PM
To: Heldenfels, Leane
Subject: Re: 3208 Merrie Lynn Ave.
Attachments: 3208 merrie lynn ave 2nd dwelling site plan.docx; 3208 merrie lynn ave 2nd dwelling frontback elevation.docx

Hi again, Leane,

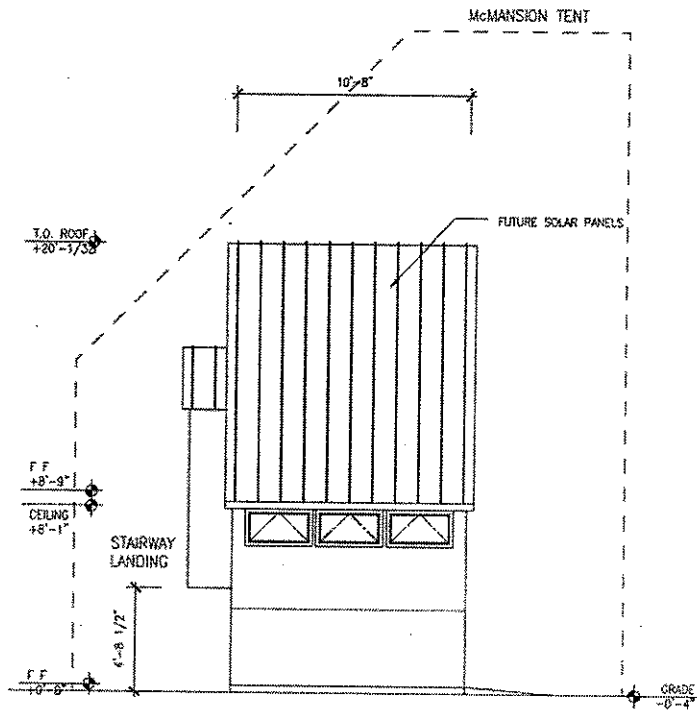
A few more attachments.

The file "3208...2nd dwelling site plan" can replace the site plan I submitted earlier (p.5 of the 7 pages you have so far, I believe). It's a cleaner copy with a bit more detail.

The other two attachments include elevation drawings.

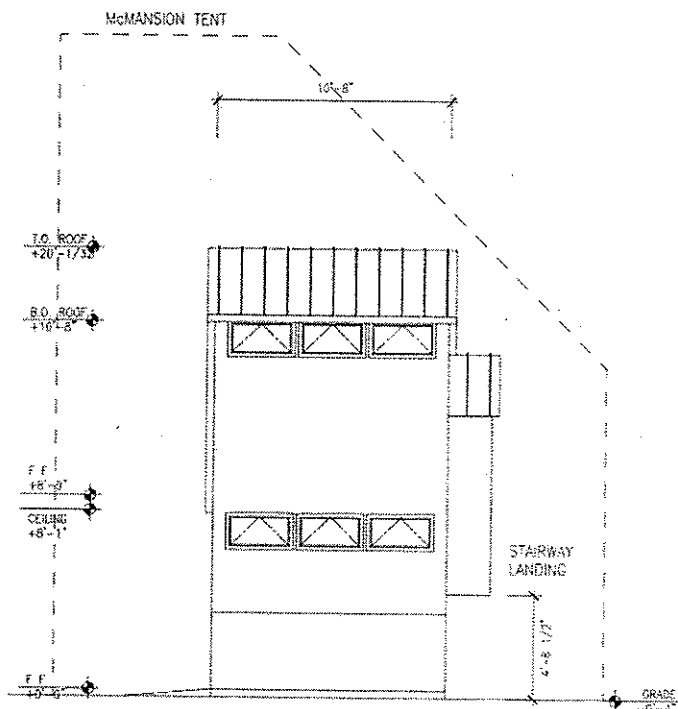
In the mail I'll send photos, another computer generated drawing of the unit, diagrams of the stairs, and documents showing neighbor support. Thanks so much for all your thorough and diligent help!

Mansoor



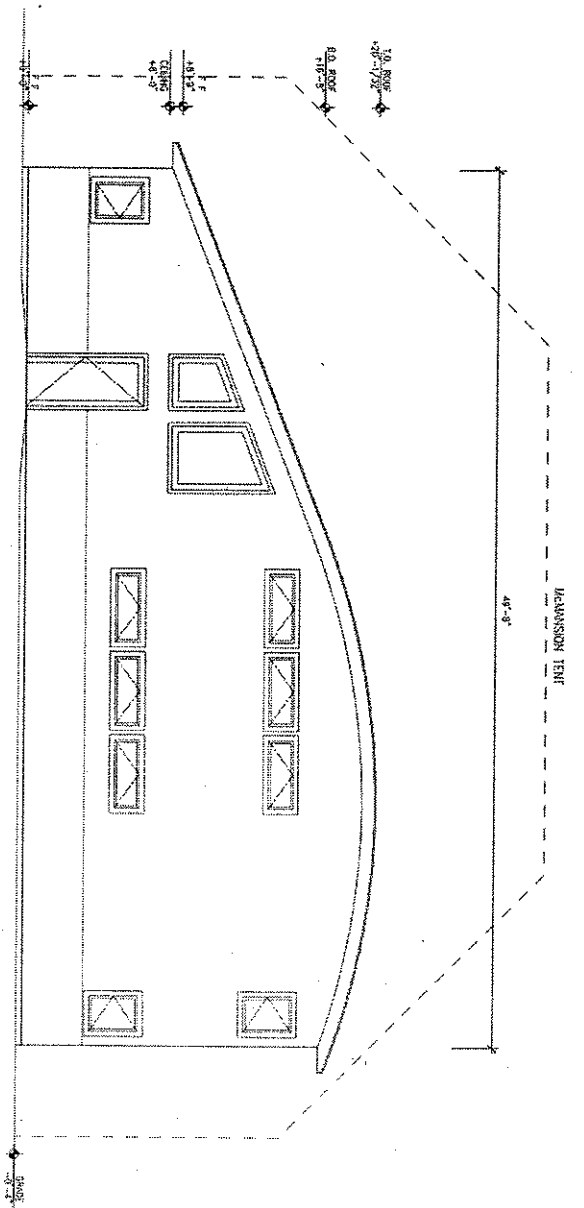
3 SOUTH ELEVATION

NOTE: ALL ELEVATION DIMENSIONS ARE ROUGH IN UNLESS SPECIFICALLY NOTED



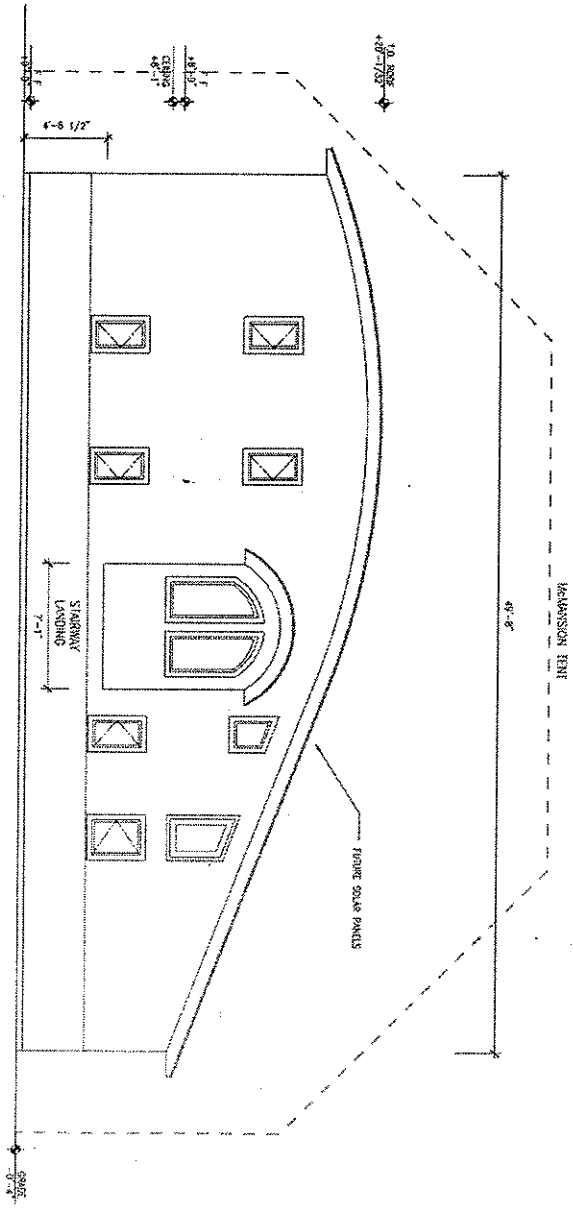
1 NORTH ELEVATION

NOTE: ALL ELEVATION DIMENSIONS ARE ROUGH IN UNLESS SPECIFICALLY NOTED



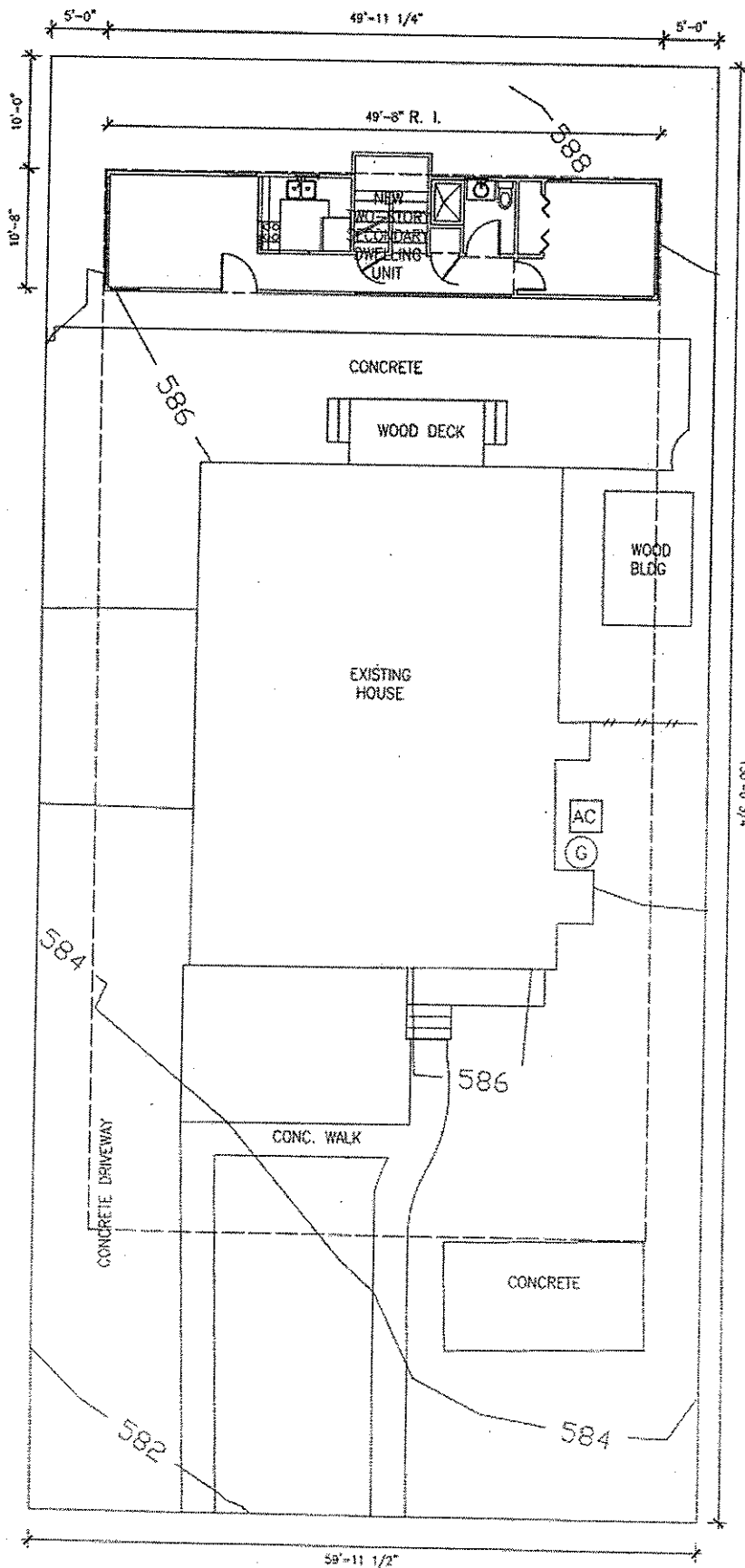
4. EAST ELEVATION

NOTE: ALL ELEVATION DIMENSIONS ARE ROUGH IN UNLESS SPECIFICALLY NOTED



2. WEST ELEVATION

NOTE: ALL ELEVATION DIMENSIONS ARE ROUGH IN UNLESS SPECIFICALLY NOTED





ACDDC

Austin Community Design and Development Center

Design Matters

October 1, 2014

Mansoor Kapasi
3208 Merrie Lynn Ave.
Austin, TX 78723

Mansoor

RE: Variance for Proposed Accessory Dwelling Unit

The plans and elevations for your accessory dwelling unit show a stairway landing that is in violation of the 10 feet rear yard setback. The dimensions of the part of the stairway landing that project beyond the setback are 7'-1" x 2'-0". Note that the landing is cantilevered off the rear wall of the structure and does not require a foundation. Therefore, the impervious cover of the property is not increased due to the size and location of the landing.

Please inform the Board of Adjustment that the rear setback for the stairway landing is the only variance we are seeking. As the project architect, I am responsible for your structure meeting all other zoning ordinances and building codes at time of the building permit application. Compliance with zoning ordinances (height, impervious cover, parking, etc.) and building code requirements (means of egress, stair design, etc.) will be shown on the permit application drawings.

Sincerely,



Richard MacMath, RA, LEED AP
Co-Director
ACDDC
2108 EM Franklin Ave.
Austin, TX 78723
512-220-4254

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
< cherrywood.org >

This form might be used *informally* to share plans for a contemplated project with neighbors, and to relay their feelings and concerns back to the Proposer; and *formally* to document data CNA might need to intervene officially in a City approval process.

Informally, timely approval works wonders. Factors that often are overlooked include how a project will impact breeze, drainage, fire safety, light, parking, privacy, security, and trees. As Ben Franklin reminds, "An ounce of prevention is worth a pound of cure." Early in the process, ideas can be suggested. Concerns can be addressed. Problems can be anticipated. Solutions may be easier to find. While too many cooks may spoil the soup, several guests make a feast.

Everyone given this form to fill out should be provided a copy of the CNA Design Guidelines - available on-line at **cherrywood.org**.

Formally, it sometimes is necessary to approach the City and/or the Cherrywood Neighborhood Association (CNA) to secure a building permit, Plan amendment, permission to remove a tree, relaxation of a restrictive covenant, variance, or zoning change. In some cases, owners within 300 feet are notified, and a hearing scheduled. CNA's purpose is not to duplicate what others do. It is to encourage implementation of our Guidelines. These outline construction standards people living in this neighborhood have found to be desirable.

1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3208 Merrie Lynn Ave.

Name of Proposer: Mansoor Kapasi

Address / Phone / E-mail: 3208 Merrie Lynn Ave. Austin, Tx 78722
512-516-5610
mrkapasi@yahoo.com

2 RESPONDENT:
I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

☒ I approve

☐ I approve with conditions

☐ I disapprove

Date:

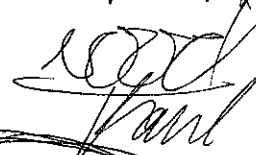
9/12/14

Comments (please write overleaf, or attach):

Name:

Paul Underwood

Signature:



Address:

3302 Merrie Lynn Ave
ATX 78722

☒ Owner ☐ owner-resident ☐ tenant?

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
< cherrywood.org >

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(Please attach a description as well as site plan, additional drawings, or photos)

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Name of Proposer : Mansoor Kapasi

Address / Phone / E-mail: 3208 Merrie Lynn Ave. Austin, TX 78722
512-516-5610
mrkapasi@yahoo.com

2 RESPONDENT:
I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

☒ I approve ☐ I approve with conditions ☐ I disapprove Date:

August 20, 2014

Comments (please write overleaf, or attach):

Name: Jimmie M. Carter

Signature:

Jimmie Mae Carter

Address: 3206 Merrie Lynn Ave

☒ Owner

owner-resident / tenant?

Austin, TX 78722

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
< cherrywood.org >

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1 PROPOSER: What is to be constructed?
(Please attach a description as well as site plan, additional drawings, or photos)

What is the address of the project? 3208 Merrie Lynn Ave.

Name of Proposer: Mansoor Kapasi

Address / Phone / E-mail: 3208 Merrie Lynn Ave. Austin, TX 78722
512-516-5610
mrkapasi@yahoo.com

2 RESPONDENT:
I am fully aware of the project and its impact(s), if any, on my site and I have been provided a copy of the CNA Design Guidelines (approved by the Membership April 2004).

G I approve ☒ I approve with conditions G I disapprove Date: 8/23/14

Comments (please write overleaf, or attach): Quid pro quo - approve for me in the future

Name: Lara Bell

Signature: L Bell

Address: 3209 Larry Ln
Austin TX 78722
(512) 466-7081

Owner / owner-resident / tenant?

Cherrywood Neighborhood Association
NEIGHBOR SURVEY
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512-516-5610
mrkapasi@yahoo.com

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☒ I approve ☐ I approve with conditions ☐ I disapprove Date: 8/21/14

Comments (please write overleaf, or attach):

Name: Nicholas Morgan

Signature: Nicholas Morgan

Address: 3207 Merrie Lynn Unit B

Owner / owner-resident / tenant

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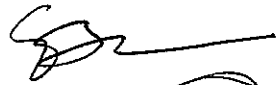
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mrkapasi@yahoo.com

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☒ I approve ☐ I approve with conditions ☐ I disapprove Date: 8/27/14

Comments (please write overleaf, or attach):

Name: Elizabeth Brenner

Signature: 

Address: 3207 Larry Ln. #A
78722

Owner / owner-resident / ☒ tenant?

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mrkapasi@yahoo.com

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☒ I approve ☐ I approve with conditions ☐ I disapprove Date: 9-1-14

Comments (please write overleaf, or attach):

Name: Asher Garber

Signature: Asher Garber

Address: 3209 Merrie Lynn
Austin TX 78722

☒ Owner ☐ Owner-resident / tenant?

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☒ I approve ☐ I approve with conditions ☐ I disapprove Date:

Comments (please write overleaf, or attach):

Name: David Rosenfield

Signature: 

Address: 3301 Merrie Lynn Ave
Austin, TX 78741

Owner / owner-resident / tenant?

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Address / Phone / E-mail: 3208 Merrie Lynn Ave. Austin, TX 78722
512-516-5610
mrkapasi@yahoo.com

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☒ I approve ☐ I approve with conditions ☐ I disapprove Date: 9/7/14

Comments (please write overleaf, or attach):

Name: John Baird

Signature: 

Address: 3207 Larry Ln

Owner / owner-resident (tenant?)

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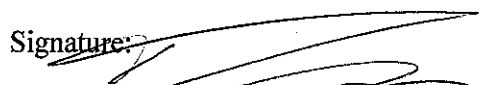
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☐ I approve ☐ I approve with conditions ☐ I disapprove Date:

Comments (please write overleaf, or attach):

Name: David Medine

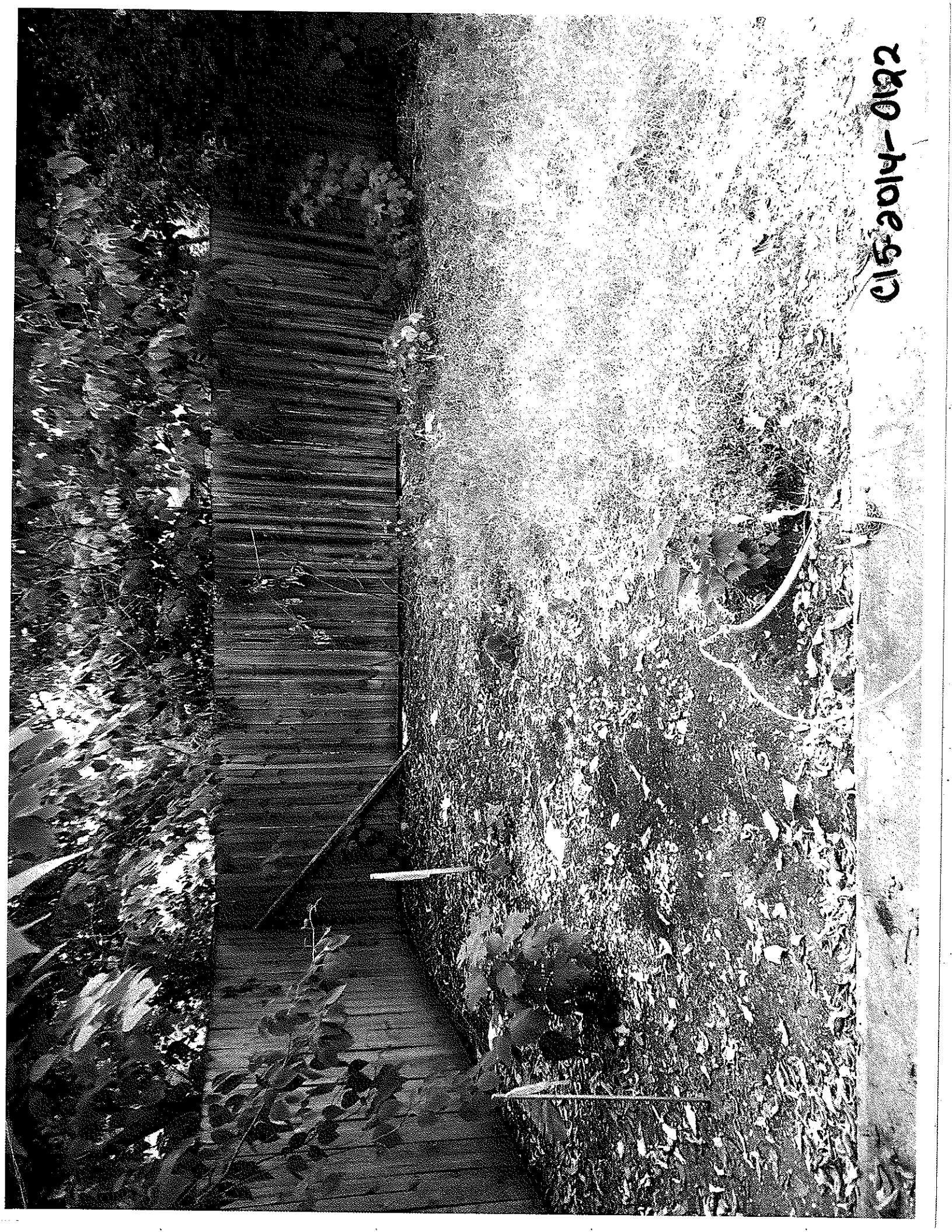
Signature: 

Address:

3207 Merrie Lynn Ave

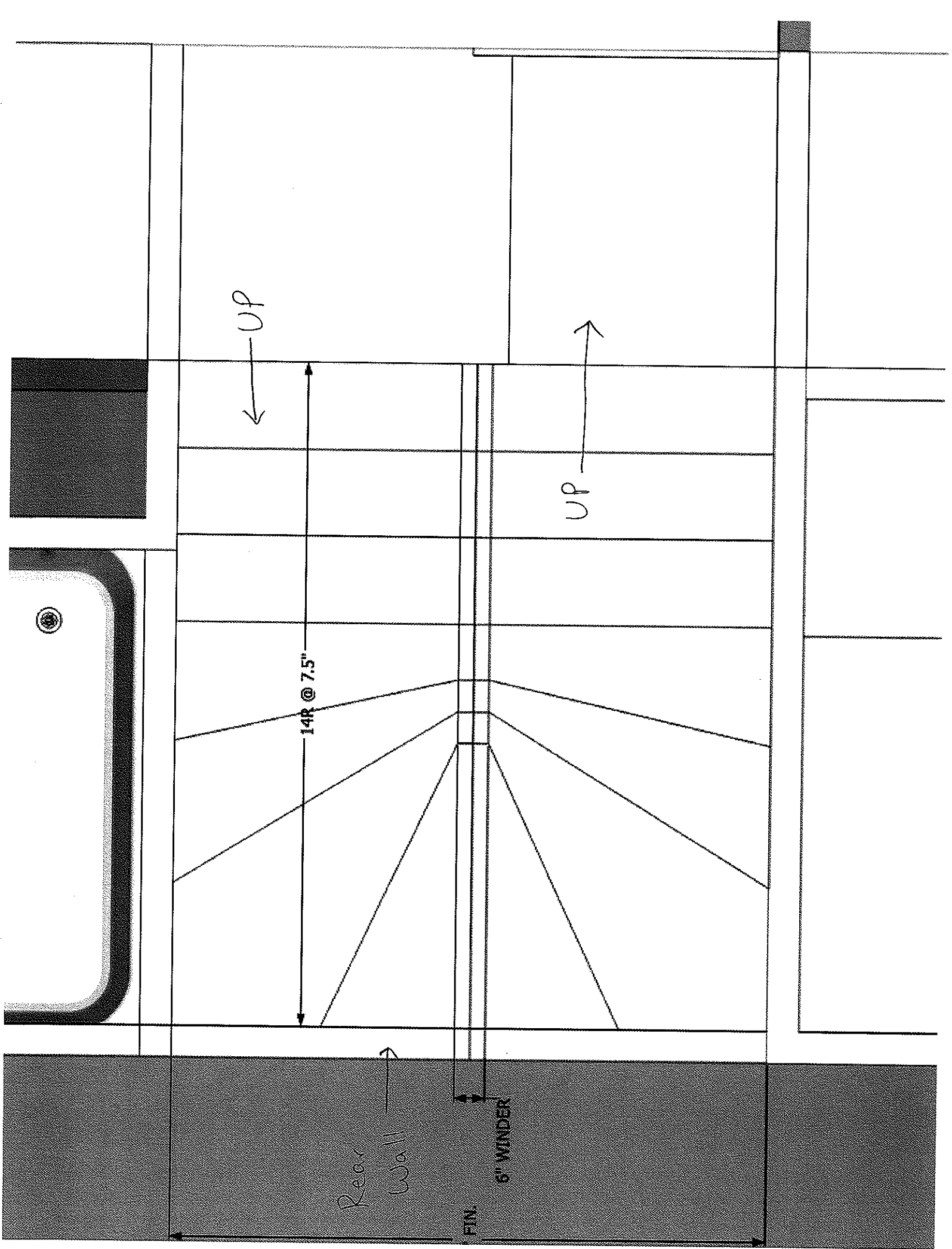
Owner / owner-resident / tenant? 

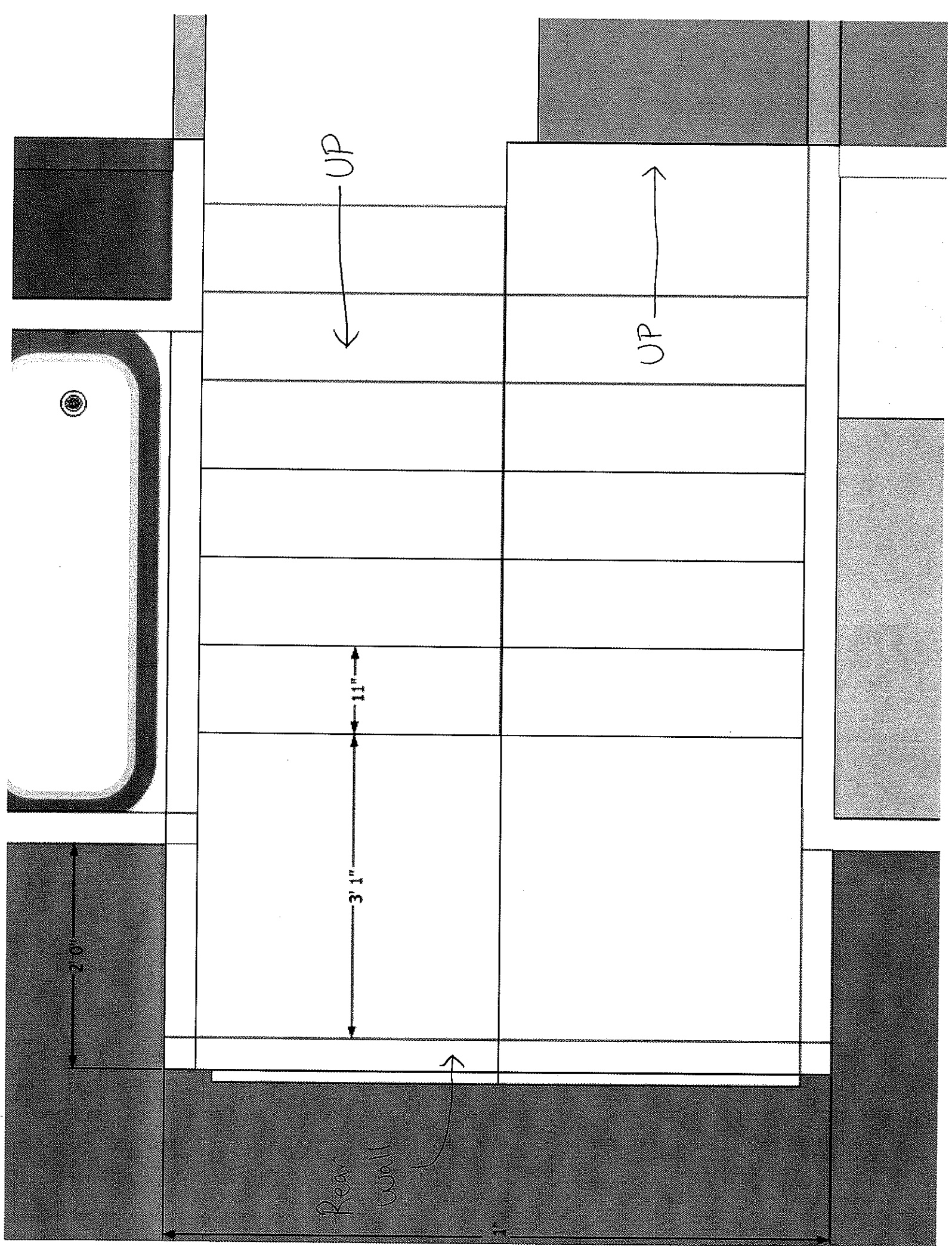
2610-4102-0122

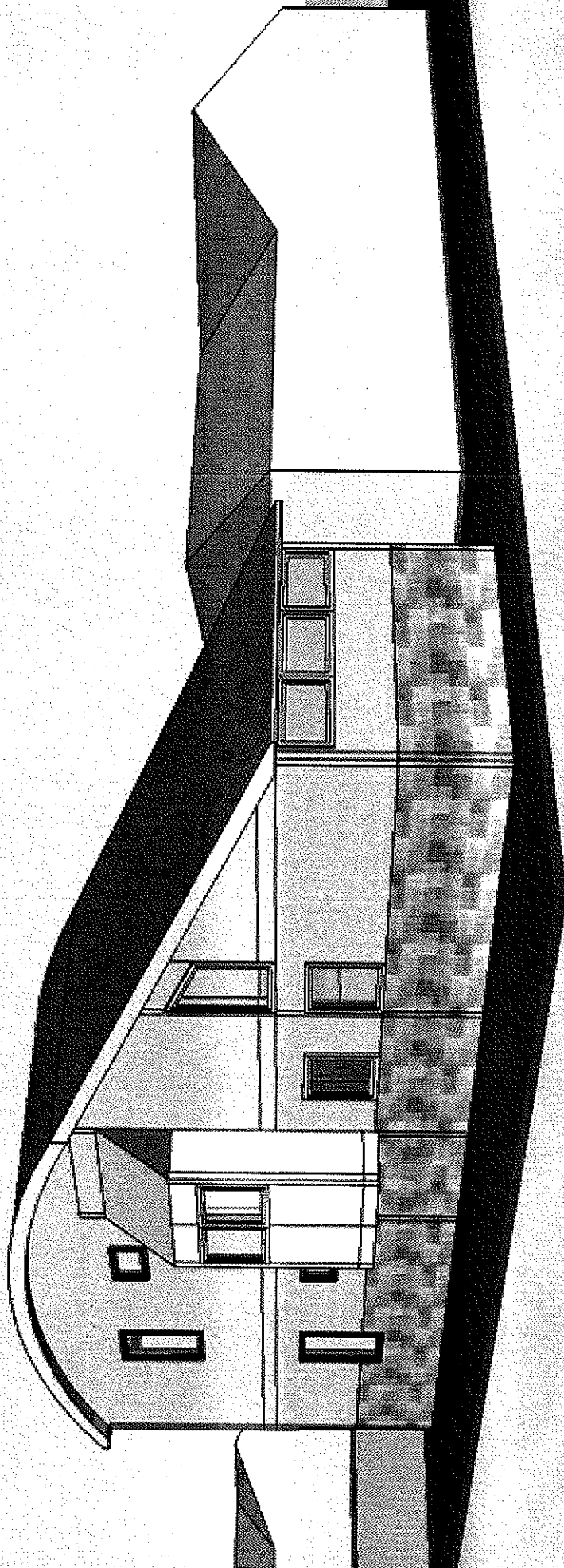












Heldenfels, Leane

From: Mansoor Kapasi <~~m.kapasi@yahoo.com~~>
Sent: Thursday, September 25, 2014 4:00 PM
To: Heldenfels, Leane
Subject: Re: 3208 Merrie Lynn Ave.
Attachments: board of adjustment skinny house -general-variance-application.docx

Hi Leane,

Thanks for the note. Attached is a copy of the variance request with revision made on page 1 and page 2. Would you please replace those original pages with the ones attached? I'll place some more documents in the mail tomorrow which you should receive by Wednesday of next week.

Thanks,

Mansoor

On Thursday, September 25, 2014 2:33 PM, "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov> wrote:

Mansoor – would you like me to revise notice for your variance request to 8' also, or keep at 7' 8" per application/drawings? They haven't been printed out yet so I can still make this change.

Thanks –

Leane

From: Mansoor Kapasi [~~mailto:m.kapasi@yahoo.com~~]
Sent: Wednesday, September 24, 2014 3:40 PM
To: Kellogg, Eben
Cc: Heldenfels, Leane
Subject: Re: 3208 Merrie Lynn Ave.

Thanks for the letter, Eben. Would you mind re-sending the letter with one change - in the first sentence, would you please change the setback change to read, "from ten (10') feet to eight feet (8')"? It turns out we were able to shed a few inches from the variance request.

Take care,

Mansoor

On Wednesday, September 24, 2014 10:15 AM, "Kellogg, Eben" <Eben.Kellogg@austinenergy.com> wrote:

Mansoor Kapasi
3208 Merrie Lynn Ave.
Austin, TX 78722
Lot 33 – A. N. McQuown Subdivision
Vol. 4 pg. 298
Real Property Records of Travis County