

C15.2014.0159
for File

Heldenfels, Leane

From: liz purcell [REDACTED]
Sent: Monday, December 08, 2014 12:08 PM
To: Heldenfels, Leane; Barr, Susan; leland551960; Maile Roberts-Loring; Roel Bazan; Terry; Marlene Romanczak; Scott
Subject: Re: 2224 Parkway

the FAR request is on the application but now I have to justify the 15' setback that I was misinformed on four separate occasions and Susan Barr will be back in town from vacation tomorrow so I am scheduling a meeting with her and Jaun Camou to find out why they approved something so wrong!

18. Sheet A4.2

- a. dimension string height to be revised per section 3.4 of subchapter F. Elevation from which dimension is based is to be provided.
- b. Second floor addition encroaching into the street side yard property line to be noted as allowed per LDC section 25-2-963 (F)(1)(b).
- c. Roof section over south property line to be pulled back to the southern property line per comment 15.b. above.
- d. West street side property line to be provided.

This is from my rejection comments from Susan Barr from my first submittal!!!!!!!!!!!!!!!!!!!!!!...Please see comment 18 B.

Can someone at the City make this very HUGE MISTAKE RIGHT? Without my clients having to pay for it? Our design was based on this information. Being a tiny bit over on our FAR 6% with 25% allowable is nothing. BUT this? My client has paid for structural and architectural services with the wrong information.

Susan, I think it would be appropriate for you and Jaun to be at our hearing to testify to your error.
1/12/15 5:30 Or is it the Variance department that has it incorrect?

Some supervisors at the COA need to get together and figure out how to interpret this section of code and make it consistent between the departments

On Mon, Dec 8, 2014 at 11:39 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Next hearing will be 1/12/15.

Liz, if you could get me your amended application including/adding the FAR request by end of this week it would be appreciate as I'm starting work on notices for the 1/12/15 meeting now due to the holidays.

Thanks -

Leane Heldenfels

Board of Adjustment Liaison

City of Austin

On Mon, Dec 8, 2014 at 9:21 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

I will announce postponement requests at the beginning of the meeting at 5:30. If you (both neighborhood requesting postponement and applicant/agent) could be there to speak to the request it would be appreciated.

We can validate the parking below the City Hall building.

Take care,

Leane Heldenfels

ps – Liz, we haven't gotten the Life Safety report for the deck/carport yet, so probably should postpone that part of your request, too.

From: liz purcell [<mailto:purcelldesigns@gmail.com>]

Sent: Sunday, December 07, 2014 8:42 PM

To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane

Subject: Re: 2224 Parkway

I will talk with Leane in the morning and see what she thinks. At this point I am just trying to address the issues of the existing house as it sits. IE foundation repair, existing deck issue, and the portion of the house that is sitting in the utility easement. I don't mind postponing at all on the second floor addition issues, I had spoken with the client already about that probability before I even spoke with you.

If you look at my proposed new roof plan, it will be modified per historic recommendations slightly and the proposed second floor addition will be altered per recommendations by all concerned. But the deck has the only access my clients have to the front yard. And as you can see, if it is not approved for exception.... there is not much I can do but tear it down. The only access to a deck will lead to a 15' drop and the only other access to a new conforming deck would be through a bed room. If I don't get the exception for the deck, I will instruct the clients not to move forward with a second floor so we can keep the deck and then we wont need to have any more hearings. What good is a house that you cant sit on your deck and look at the park?

On Sun, Dec 7, 2014 at 5:19 PM, liz purcell <purcelldesigns@gmail.com> wrote:

I don't have to have a variance on the deck. I have proven it is over 10 years old and Leane has already had us begin repairs. I really don't like my clients having to pay to repair something that will still be awaiting a hearing. That deck has no relationship to any thing else we are doing. It has been there forever and is not safe and has NOTHING to do with my proposal for a second floor.. We are requesting an exception on it, nothing more. We are repairing it and bringing it to life safety codes. Why does the neighborhood Association even have concerns over the deck?

I sent several e-mails at the beginning of the year when I began the project with no response. You were also notified of the historic hearing that we are approved with conditions weren't you? That was 2 months ago. The project has every hurdle that a project can have...I have been working with Steve Sadowsky with his recommendations. Most of our variance request is because of the existing deck that has been there forever. It is over the 25' setback. We are just trying to add a second floor but because of the shape of the lot...every thing is a problem, and mostly issues regarding the original house (historic house). I would gladly like a postponement but would request we proceed with the deck issues. It is only being repaired and brought up to life and safety codes. right now we are just leveling the house and that is a whole other nightmare. I am keeping all of the original house except the roof where I am going up. I would love to meet with the board.. just tell me when and where.

I will request a postponement also except for the deck

On Fri, Dec 5, 2014 at 7:39 PM, Marlene Romanczak <mromanczak@gmail.com> wrote:

Elizabeth,

My name is Marlene Romanczak and I am the president of the Old Enfield Homeowners Association. Lisa Maxwell (a board officer) and Leane Heldenfels of the City, forwarded your e-mails from yesterday regarding your proposed project on Parkway.

The Association has formally requested a postponement of this case with the BOA because we have not had the opportunity to learn from you what your requests are and why you are making them. We simply do not have any information to make a decision. We will have Board members at the meeting Monday night to speak to our request for a postponement.

I am not sure why you were unable to contact us. We have a full website for the Old Enfield Homeowners Association that has all our contact information, had a fully advertised Annual meeting in September and fully advertised annual picnic in May. Plus, City staff has our contact information. We find ourselves in the 11th hour and you were now able to make contact with us.

I'm requesting that you also request a postponement so we can all come together and discuss your project. The Association Board is eager to meet with you.

I look forward to hearing from you.

all my best,
Marlene Romanczak