



SPECIAL EXCEPTION INSPECTION



Address:	1211 W St Johns Ave.
Permit Number:	2015-012437
Property Owner Requesting Special Exception:	Nicholas Crumpton

<u>Special Exception Requested:</u> encroachment into rear PUE and side yard setback
Date Structure was originally constructed: not able to verify

Date of Inspection:	2-23-2015
Building Official or designated representative	Tony Hernandez
	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
X	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. All fire separation requirements need to be met 2. Need easement release or agreement for rear encroachment into PUE

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 comments received will become part of the public record of this case.

Case Number: C15-2014-0160, 1211 W. St. Johns Avenue

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

Public Hearing: Board of Adjustment, March 9th, 2014

Lynette Alley
Your Name (please print)

☐ I am in favor
☐ I object

1315 W. St. Johns Ave.
Your address(es) affected by this application

Lynette J. Alley
Signature

Mar 3, 2015
Date

Daytime Telephone: 512-454-5445

Comments: I walked the entire perimeter of the back yard at 1311 W. St. Johns Ave and I saw no real reason to change the position of the two structures in question. Seems to me to be a "tempest in a teapot".

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

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Public Hearing: Board of Adjustment, March 9th, 2014

Leane Richter

Your Name (please print)

1207 W. St John

Your address(es) affected by this application

Leane Richter

Signature

Daytime Telephone: 512-451-1920

Date

3/28/14

Comments:

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Public Hearing: Board of Adjustment, March 9th, 2014

DAW Richter
Your Name (please print)

1207 W. St John

Your address(es) affected by this application

Leane Heldenfels

Signature

Date

Daytime Telephone: *512 - 451-1920*

Comments:

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