

05-2015- 0046

Heldenfels, Leane

From: Kyle May <kylemay@yahoo.com>
Sent: Friday, April 03, 2015 11:28 AM
To: Heldenfels, Leane
Cc: Rachel Copperman
Subject: Re: 5605 Jeff Davis BOA case
Attachments: IMG_2543 (1).JPG; BNA garage placement.pdf

Hi Leane,

Thank you for your prompt response.

I will be out of town on Apr 13th and will contact the other neighbors that are in opposition to the variance as well as the Brentwood Neighborhood Association (BNA) to see if they are able to attend on Apr 13th to request the postponement.

I presented our objections to the BNA at the steering committee meeting on April 1st this week. The BNA has forwarded and seconded a motion for a vote that would put the BNA in opposition of this variance request. The vote is supposed to take place this weekend. Should they vote to oppose the variance, I would imagine they will contact you directly with this update.

As for the claims in the variance request packet, there are a number of questionable items.

- The lot in question is not long and narrow and in fact the lots on the east side of Jeff Davis are significantly wider than those on the west side (where I live).
- The builder is required to save the historical trees and already used that argument to put a two car garage in the front yard. (see attached photo from my front porch)
- The renderings and plats appear to show one carport and one garage for each unit. That is inconsistent with what is currently built on the site.
- The builder has already built a two car garage in the front yard. They should not be allowed to build any additional structures in the front yard. The BNA plan clearly states that:

"Attached or detached garages and/or carports with entrances that face a front yard must be located flush with or behind the front façade of a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15')." (see attached BNA garage placement PDF)

- As they are asking to put in a 2 car structure for unit A, that probably accounts for 90% of the facade for unit A. Consequently, they are asking for a variance on being able to put an *additional* 2 car structure in the front yard **AND** a variance on the allowable width. Neither should be granted.
- As the builder decided to maximize the allowable build space for living area and build to the set back limits on the sides of the yard, they created their own hardship. There is plenty of room in the back of the property for a garage. They could have put one back there if its so critical. If they didn't leave enough room for a driveway to get a car back there, that's their doing and has nothing to do with trees, sewer drainage or a "long and narrow lot configuration".

I've cc'd my neighbor, Rachel Copperman on this email so she is aware of our communications.

Thank you.

-Kyle

From: "Heldenfels, Leane" <Leane.Heldenfels@austintexas.gov>
To: Kyle May <kylemay@yahoo.com>
Sent: Friday, April 3, 2015 9:22 AM
Subject: 5605 Jeff Davis BOA case



Garage Placement for New Single-Family Construction

LDC 25-2-1604

Attached or detached garages and/or *carports* with entrances that face a front yard must be located flush with or behind the front façade of a house. The width of a parking structure located less than twenty feet (20') behind the front façade of a house may not exceed fifty percent (50%) of the width of the façade of the house. For example, if the front façade of a house—not including the garage—is thirty feet (30') wide, then the garage may be no wider than fifteen feet (15').

There is no garage width limitation for side entry garages or for attached or detached garages and/or carports located twenty feet (20') or more behind the front façade of a house.

