

C15-2014-0042

**Heldenfels, Leane**

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**From:** michael francis <michael.francis86@gmail.com>  
**Sent:** Friday, April 03, 2015 12:46 AM  
**To:** Heldenfels, Leane  
**Subject:** Fwd: Board of Adjustment Variance Request  
**Attachments:** Inspection Report Extracts - 500 Lockhart Drive.ppt

Leane,

I received a response from the SRCC. Please see their request and my response below.

Thank you

Michael

----- Forwarded message -----

**From:** michael francis <michael.francis86@gmail.com>  
**Date:** Fri, Apr 3, 2015 at 12:38 AM  
**Subject:** Re: Board of Adjustment Variance Request  
**To:** Gretchen Otto <gretchen.otto@srcc.org>

Gretchen,

Thank you for the quick response and the invitation to attend the upcoming SRCC meeting. We definitely plan to be more active in the neighborhood, once we get settled in.

Our parents live in Brenham and Giddings and those have been our primary residences since moving back from California last November. Unfortunately, we won't be able to attend Monday's meeting. We have already planned an extended weekend with our families after missing Easter for the past 12 years.

In our absence, please feel free to share some information from our home inspection report completed July 15, 2014 (see attached). Hopefully, this will give the SRCC more insight into the condition of the existing home. The inspector reviewed 23 areas and identified 17 deficiencies. Our design plan was developed to address each of the deficiencies.

We want to be as transparent as possible regarding our design plans and would appreciate any feedback from the SRCC.

Respectfully,

Michael

On Thu, Apr 2, 2015 at 5:45 PM, Gretchen Otto <gretchen.otto@srcc.org> wrote:  
Hi Michael,

Thanks so much for letting me know about your variance need. I have not yet received a city notice so this is very helpful. I forwarded your email to the SRCC Zoning Committee, and they suggested including a quick discussion at our next general meeting, which is on Monday. I know it's short notice, but we'd like you to attend if you or your wife are available and maybe just very briefly explain the condition of the house and your design plans. There's also a discussion of the local historic district on the agenda so that may be of interest to you as well. I'm attaching my preliminary agenda so you can see when your project might be coming up. Please let me know if you think you and/or Janel can attend.

And, welcome to the neighborhood! I think we met briefly at the Historic Landmark Commission meeting. I encourage you both to get involved with the SRCC, or at least to attend meetings when you can. You don't have to be a member to attend but you do if you want to be able to vote on the issues.

Best,  
Gretchen

On Mon, Mar 30, 2015 at 9:28 PM, michael francis <~~mfrancis186@gmail.com~~> wrote:  
Ms. Otto,

My name is Michael Francis. In August of 2014, my wife and I purchased a home in the Blue Bonnet Hills District. The property is located at 500 Lockhart Drive. The existing home was built in 1950 and is in need of some major repairs. The property was subdivided in 1959 and is now considered to be an under-sized lot. Consequently, a variance from the Board of Adjustment is required before any remodeling can take place.

On March 23, 2015, our design plans were reviewed and approved by the Historical Landmark Commission. I have attached a copy of the communication that we sent out in advance to each of the residents on Lockhart Drive. We received several supportive responses from our new neighbors. Including a statement regarding using our design approach as a model for future renovations in the area.

If you haven't already, you will be receiving a notice from the City regarding our request and the upcoming review meeting on April 13th. I just wanted to reach out to you in advance, so you had some additional information. If you have any questions, please do not hesitate to contact me.

Sincerely,

Michael Francis

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Gretchen Otto  
SRCC Vice President  
512-227-1507  
vicepresident@srccatx.org

# Inspection Report Extracts:

## 500 Lockhart Drive

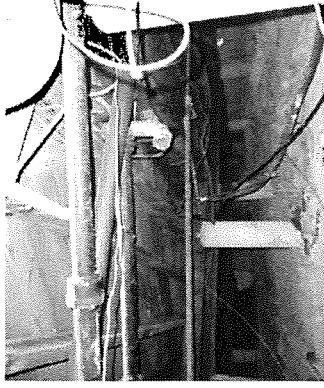


Completed By: Austin Inspection Services

On: July 15, 2014

# Property Inspection Findings - Cont'd (2)

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These foundations were not built to our current standards obviously. There is no insulation, vapor barrier or bridge blocking under house. Some of the wires and thing hanging down could be re-strapped as to not be in contact with the ground.



Wood to ground contact at front corner. Typically we would have a minimum 6" between bottom wood and ground. This is conducive for termite activity although no active termites were found. Ground water can also be a problem. Should have positive grading away from house at approx. 6" in 10' or 12 degrees fall.



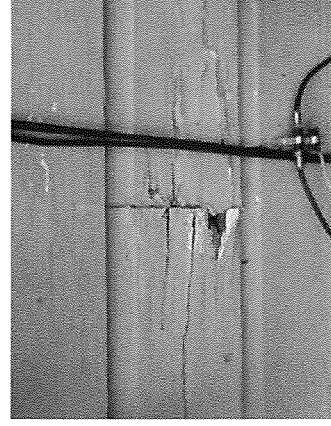
Some of the copper plumbing is not insulated. Note the open electrical box in the center. It should be covered.



Poor drainage at front entry walkway.



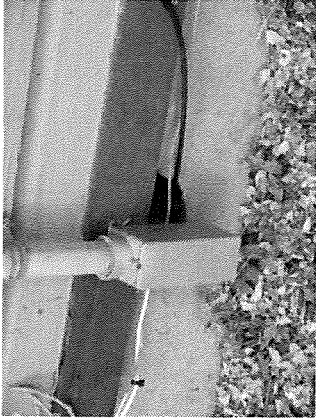
Roof has reached end of life and replacement is recommended.



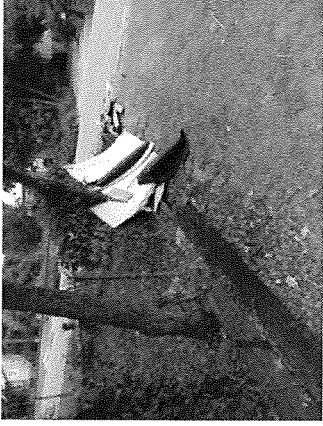
Some rot at side by electrical panel

# Property Inspection Findings – Cont'd (3)

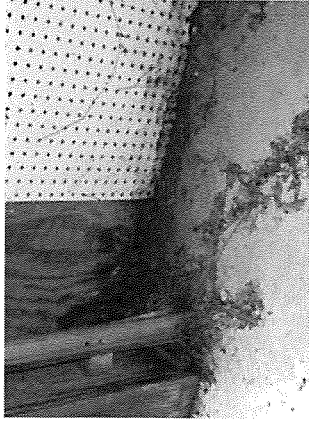
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Seal void in underpinning to prevent rodent intrusion.



Haul debris and retaining wall RR ties may need a little repair.



Evidence of water penetration into garage.



Flat metal roof was not designed to keep all water out on such a flat roof. There is evidence of some previous leaking as well as where it ties to the rear roof of garage. Some repairs are necessary to make it water proof.



It appears there was a previous fire at rear of garage.

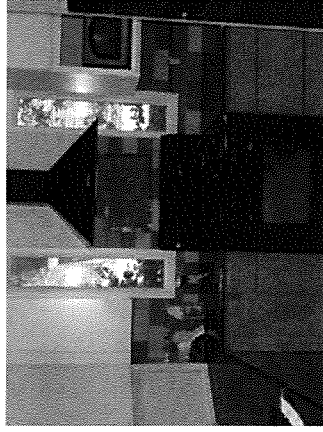


I could not find what this plug is for in rear office area.



# Property Inspection Findings – Cont'd (4)

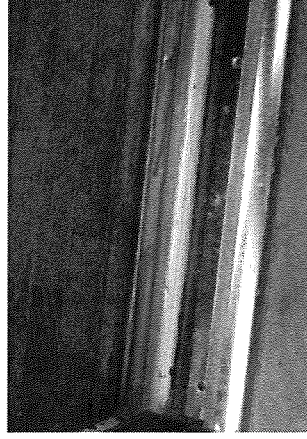
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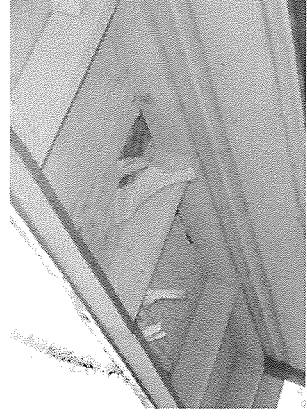
No anti-tip device on oven, no GFCI electrical protection at outlets left of sink and left of range.



Combustion and draft air to HVAC closet is being provided from attic. Vent in door should be sealed and well weather stripped to avoid exchange of air with interior of house.



Damaged threshold gasket at entry door.



Seal from previous leaking from rear roof. Not an active leak.



Clean shrubs from around compressor and wash compressor fins.



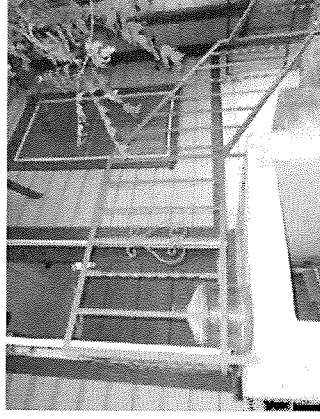
No closure for entry storm door and slight adjustments is necessary.

# Property Inspection Findings: 23 Areas Inspected; 17 Deficiencies Identified

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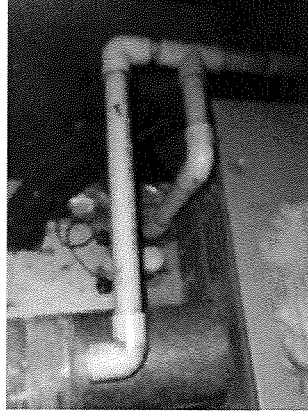
A couple runs of ducts are no longer strapped up and have fallen on insulation.



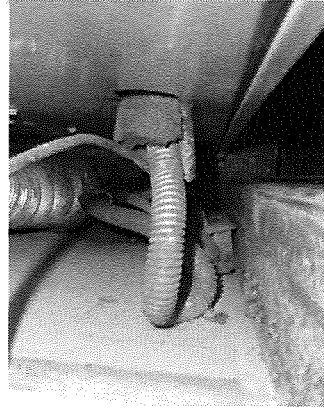
Balustrade spacing exceeds 4".



Some previous wood destroying insect activity found in flooring in a couple places not active.



Install secondary drain float kill switch and insulate primary to unit.



Flex gas line should not enter the furnace compartment. It should be hard piped though opening and no sediment trap is installed on gas line. Both code changes within last 4 years.



Loose insulation on one piece of duct work in attic.