




52-1



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0083
Address: 4514 AVENUE B



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.

1" = 200'

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42
2

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, JUNE 8, 2015

CASE NUMBER: C15-2015-0083

___Y___ Jeff Jack - Chair
___Y___ Michael Von Ohlen **2nd the Motion**
___Y___ Melissa Whaley Hawthorne - Vice Chair
___Y___ Sallie Burchett
___Y___ Ricardo De Camps
___Y___ Brian King **Motion to Deny**
___Y___ Vincent Harding
___-___ Will Schnier - Alternate
___-___ Stuart Hampton - Alternate

APPLICANT: John A, Walewski

OWNER:

ADDRESS: 4514 AVENUE B

VARIANCE REQUESTED: Parking

The applicant has requested a variance from:

A. Section 25-6-478 (A) (Motor Vehicle Reductions General) to reduce the number of required parking spaces from 3 spaces (required/permitted, which is 80% of otherwise required parking for 2 dwelling units) to 2 spaces (requested); and from

B. NCCD-NP Ordinance 20050818-064, Part 6. General Provisions (11) (d) (i) (a) and (ii) and (iii) (Parking) to decrease the required parking spaces if 300 square feet or more are added to the air conditioned gross building floor area of a structure, including conversion of accessory space to habitable space from 3 spaces (required) to 2 spaces (requested) in order to add a 2nd dwelling unit in a "SF-3-NP-NCCD", Family Residence – Neighborhood Plan – Neighborhood Conservation Combining District zoning district. (Hyde Park)

BOARD'S DECISION: The public hearing was closed on Board Member Bryan King motion to Deny, Board Member Michael Von Ohlen second on a 4-3 votes (Board members Melissa Hawthorne, Sallie Burchett, Ricardo De Camps, Vincent Harding nay); **DENIED.**

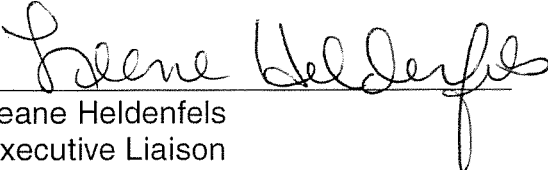
FINDINGS:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


PARKING: (Additional criteria for parking variance only)

L2
3

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation because:
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:
3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objective of this Ordinance because:
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman

Heldenfels, Leane

From: Walewski, John A [REDACTED]
Sent: Wednesday, June 17, 2015 3:14 PM
To: Heldenfels, Leane
Subject: RE: Board of Adjustment Denial
Attachments: M-7 Walewski 4514 ave B_BOA_Appeal.pptx

L2
4

Hi Leane. Hope all is well.

With my case the BOA chair asked if the variance was for omitting one off-street parking space or relief from the North Hyde Park Neighborhood Plan requirement that created a hardship by not allowing us to do tandem parking in the front setback (our lot width not enough for two). I stated we wanted to omit one of the required three off-street parking spots.

May I ask for reconsideration to allow a variance for the latter and the variance is from the Hyde Park overlay? We would provide three off street parking spaces configured as attached. We can also push the western most space further west (make the drive longer) to get it out of the front setback. Also, we would also give consideration to making the driveway so there can be three cars stacked.

Thanks.

John

John Walewski, Ph.D.
 Associate Professor of Practice
 Zachry Department of Civil Engineering
 Texas A&M University
 3136 TAMU, 705G CE/TTI Building
 College Station, Texas 77843-3136
 Voice: 979-862-5673
 E-mail: [REDACTED]

From: Heldenfels, Leane [Leane.Heldenfels@austintexas.gov]
Sent: Tuesday, June 16, 2015 11:34 AM
To: Mary Ellen Borgelt; Walewski, John A
Subject: Board of Adjustment Denial

Just wanted to advise that if you would like the Board to reconsider your case at their 7/13 hearing, I will need to have a request to do so in writing from you by end of day Thursday (email is fine). Along with your request to reconsider you should advise how you feel the Board erred in its decision and also provide new or clarified evidence that supports that assertion. See attached description of the Board's reconsideration rules.

If you do request reconsideration, the Board will first vote whether or not to reconsider your case based on your written request and on the new or clarified evidence, then if they vote to reconsider the case they will look again at all of the evidence presented along with any additional evidence you'd like to provide after Thursday and up until the packet deadline of 7/1. Anything that you'd like to present the Board that is sent to you or created after 7/1, please bring 10 copies of to the hearing.

Advise if you have questions or concerns – sorry that your cases were denied.

Leane Heldenfels
 Board of Adjustment Liaison
 City of Austin

M-7 C15-2015-0083 - APPEAL

John Walewski

4514 Avenue B

The applicant has requested a variance from:

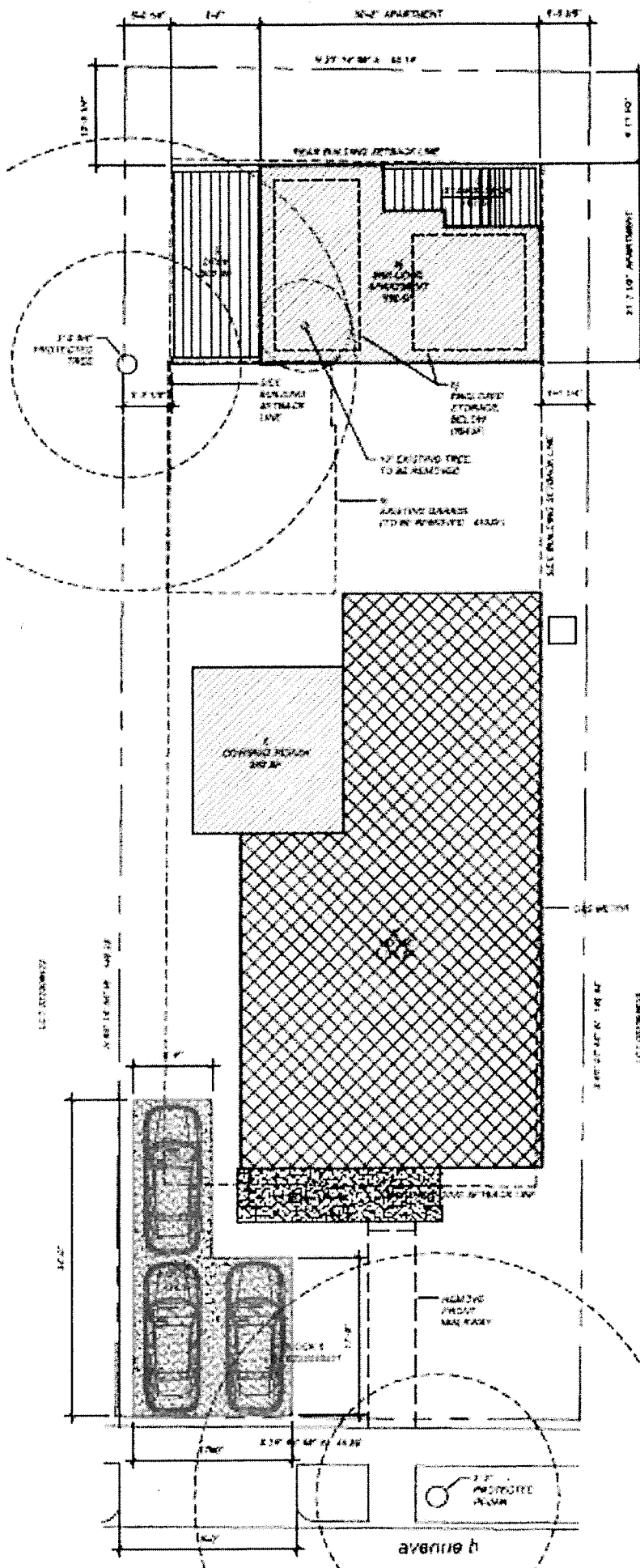
1. NCCD-NP Ordinance 20050818-064, Part 6. General Provisions (11) (d) (i) (a) and (ii) and (iii) (Parking) to modify the required parking requirement if 300 square feet or more are added to the air conditioned gross building floor area of a structure, including conversion of accessory space to habitable space.

The specific variance request is relief from Section 11 (d) (iii) A required or excess parking space may not be located in a street yard except that 25 percent of the width of a front yard or a maximum of 20 feet, may be used for not more than two required parking spaces.

in order to add a 2nd dwelling unit in a "SF-3-NP-NCCD", Family Residence – Neighborhood Plan – Neighborhood Conservation Combining District zoning district. (Hyde Park)

5/1/22

Appeal Proposal



- 1936 Bungalow
- Purchased 2000
- Interior renovated 09
- 48.86' x 146.20' lot (7,133sf)
- Hyde Park North Neighborhood
- Affordable SF option in transition
- 550 sf ADU for mother-in-law



7/12



2/18

Revised

CASE# _____
ROW# _____
TAX# _____

6/29

**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: 4514 Avenue B

LEGAL DESCRIPTION: Subdivision – Ramsey Place (North Hyde Park)

Lot(s) 0223050521 Block 5 Outlot Division

We John Walewski/Anna Graybeal on behalf of
ourselves affirm that on June 8, 2015, 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)**

 X ERECT ATTACH COMPLETE REMODEL MAINTAIN

Petitioner proposes to build a 550 sq. ft. detached auxiliary dwelling unit specifically for Melissa Ruof (mother of the applicant Anna Graybeal). The SF3-NCCD-NP zoning classification and our lot size allows for the ADU.

The SF3-NCCD-NP zoning classification requires three off-street parking spaces when adding a 550 sf. Auxiliary Dwelling Unit (ADU). Three spaces cannot be configured on our lot without placing two space in the front setback disallowed by the North Hyde Park neighborhood conservation - neighborhood plan overlay (NCCD-NP).

We seek a variance from the requirement for one additional parking space.

in a SF3-NCCD-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):

12
16

REASONABLE USE:

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

The SF3-NCCD-NP zoning classification requires three off-street parking spaces when adding a 550 sf. Auxiliary Dwelling Unit (ADU). Three spaces cannot be configured on our lot without placing two space in the front setback disallowed by the North Hyde Park neighborhood conservation neighborhood plan overlay (NCCD-NP).

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The SF3-NCCD-NP zoning classification and our lot size allows for an ADU. However, configuring the three required parking spaces per the North Hyde Park neighborhood conservation neighborhood plan (NCCD-NP) is not feasible.

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

Other properties in the area are able to achieve required off street parking spaces because of their driveway and building orientations.

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 balance of on-street and off street parking on the 4500 block of Avenue B will not be impaired. The variance is supported by the adjacent neighbors and those within the 500 ft. impact zone. Letters of support are provided as supplements to the application.

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:

Current and future use will remain as SF3-NCCD-NP.

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:

Traffic and vehicle loading will be unchanged with the granting of this variance.

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

No safety issues will be created with the granting of this variance.

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

The use of the property will remain as SF3-NCCD-NP.

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 _____ Mail Address 4514 Avenue B

City, State & Zip Austin, Texas 78751

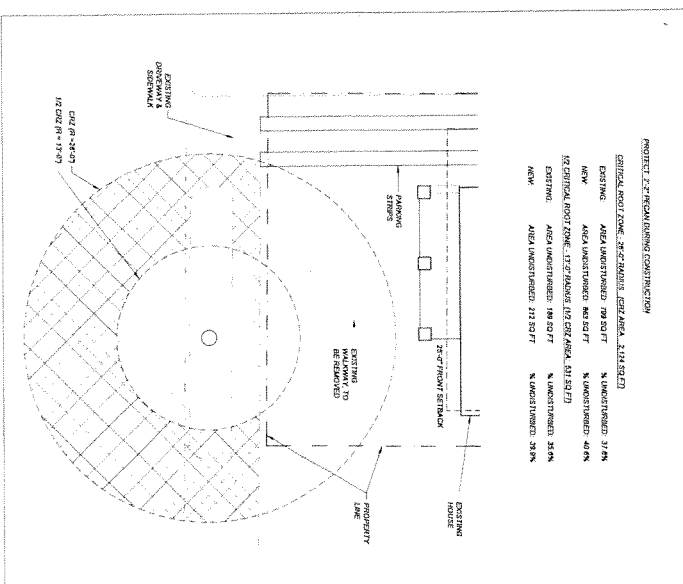
Printed John Walewski Phone 786-9345 Date 4/23/15

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 _____ Mail Address 4514 Avenue B

City, State & Zip Austin, Texas 78751

Printed John Walewski Phone 786-9345 Date 4/23/15

[illegible]

BUILDING AND SITE AREA		PERMITS		NEW		REPAIR		TOTAL	
NO.	AREA	NO.	AREA	NO.	AREA	NO.	AREA	NO.	AREA
1	141,000	1	1,700	1	1,700	1	1,700	1	1,700
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TOTAL BUILDING COVERAGE		TOTAL PERMITS COVERAGE		% OF LOT SIZE		%	
2,700 SF	2,700 SF	3,232 SF	3,232 SF	44.0%	44.0%		

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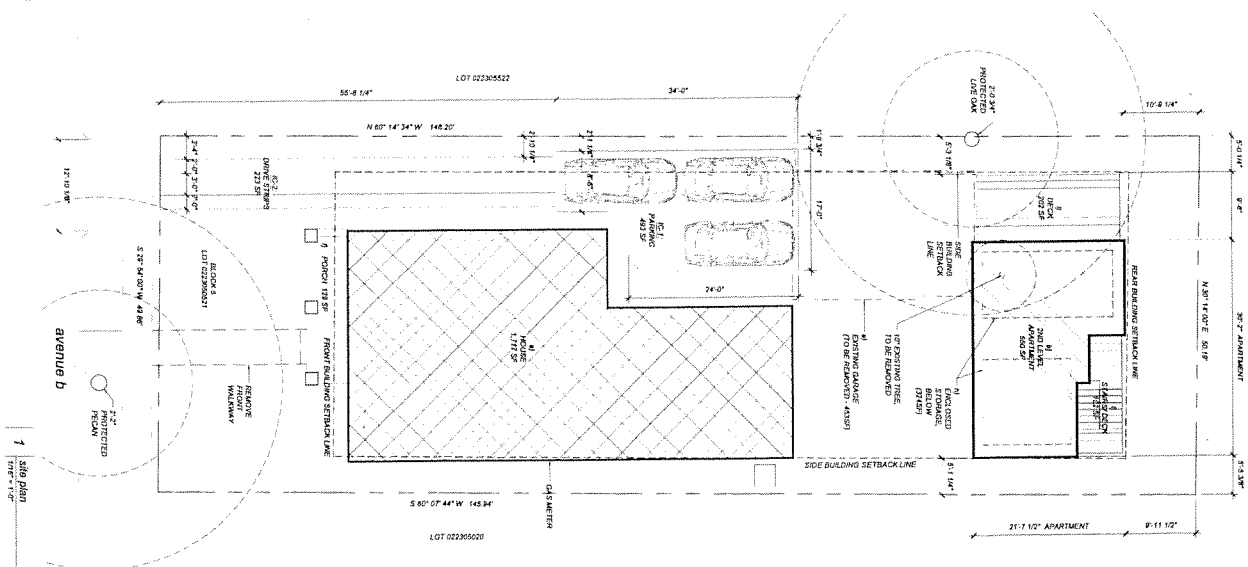
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2,700 SF	2,700 SF	3,232 SF	3,232 SF	44.0%	44.0%		

TOTAL BUILDING COVERAGE		TOTAL PERMITS COVERAGE		% OF LOT SIZE		%	
2,700 SF	2,700 SF	3,232 SF	3,232 SF	44.0%	44.0%		

TOTAL BUILDING COVERAGE		TOTAL PERMITS COVERAGE		% OF LOT SIZE		%	
2,700 SF	2,700 SF	3,232 SF	3,232 SF	44.0%	44.0%		

TOTAL BUILDING COVERAGE		TOTAL PERMITS COVERAGE		% OF LOT SIZE		%	
2,700 SF	2,700 SF	3,232 SF	3,232 SF	44.0%	44.0%		

TOTAL BUILDING COVERAGE		TOTAL PERMITS COVERAGE		% OF LOT SIZE		%	
2,700 SF	2,700 SF	3,232 SF	3,232 SF	44.			



GENERAL NOTES
1. NO UNDERGROUND UTILITY
TRENCHES PERMITTED IN 1/2 THE
AREA OF CRITICAL ROOT ZONE.

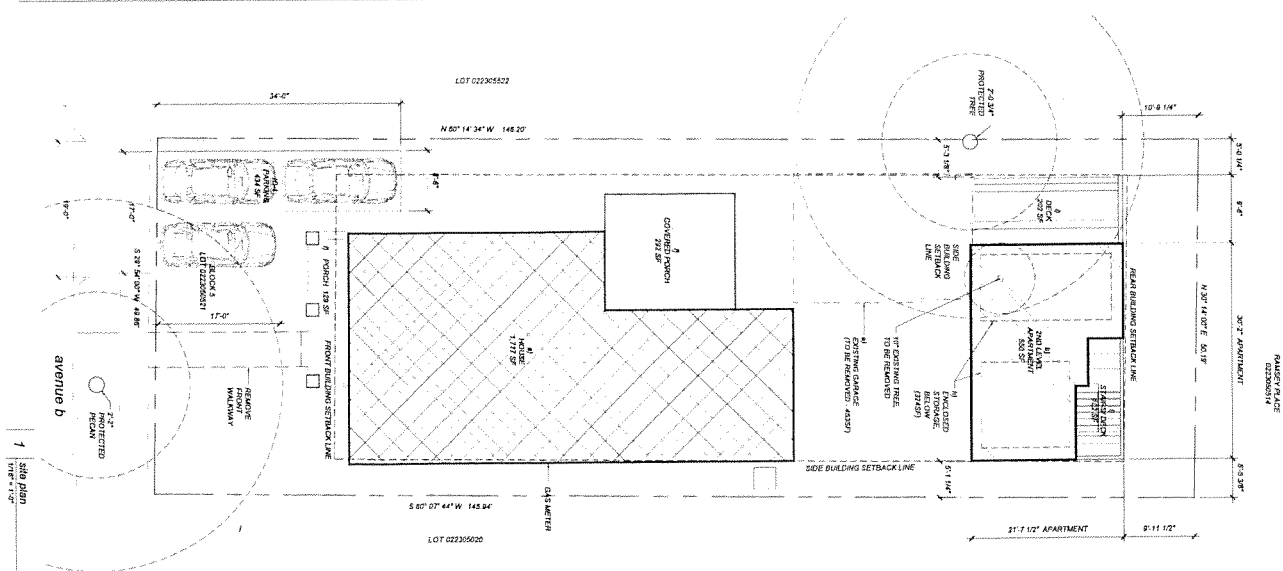
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Walewski/
graybeal
residence
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THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF ERNESTO CORDOBA (MO TEXAS REGISTRATION #1776) AND IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

PELLETT
ASAC
DATE: 05.04.2015
ACTION: 15.18.70
512-489-8004
fax: 512-489-8004
site plan

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1. NO UNDERGROUND UTILITY TRENCHES PERMITTED IN 1/2 THE AREA OF CRITICAL FOOT ZONE

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UNDER THE AUTHORITY OF
ERNESTO CACAOLOLO
TEXAS REGISTRATION #07761
AND IS NOT FOR REGULATORY
APPROVAL, PERMITTING OR
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alterstudio, L

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Fax 512.489.8
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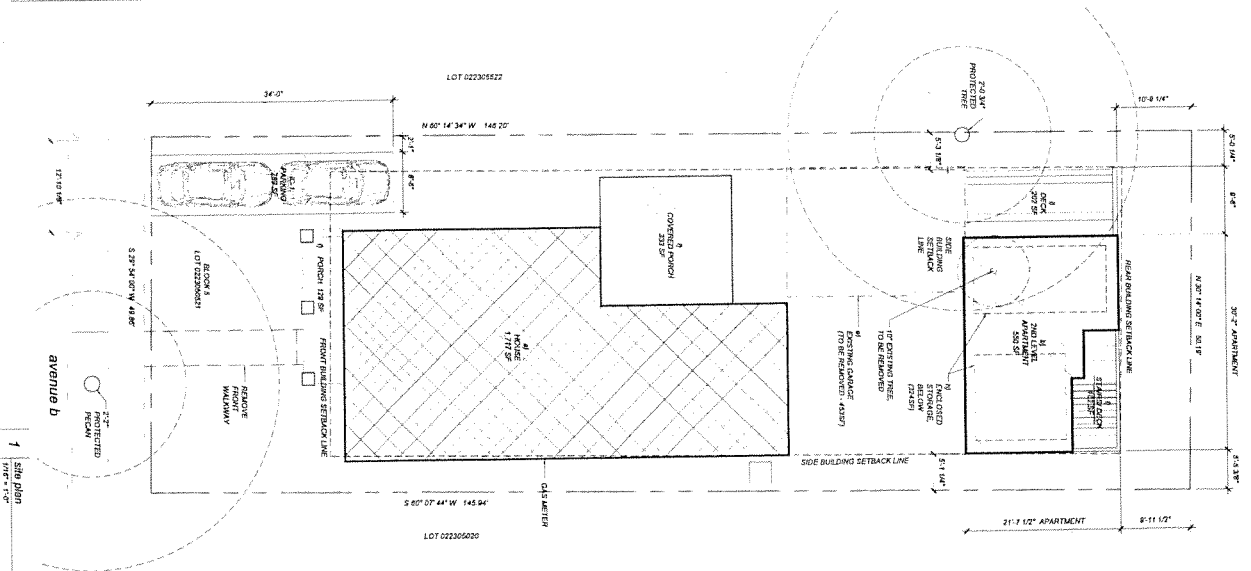
PROPOSED 2-LEVEL PARKING CONSTRUCTION

CIRCULAR ROAD, LEE FM 200, LEE COUNTY, ALABAMA

EXISTING: AREA UNDISTURBED 79.50 FT N UNDISTURBED 37.4N
NEW: AREA UNDISTURBED 44.00 FT N UNDISTURBED 32.8N

EXISTING: AREA UNDISTURBED 118.50 FT N UNDISTURBED 32.4N
NEW: AREA UNDISTURBED 141.20 FT N UNDISTURBED 32.4N

EXISTING DRIVEWAY SURF
EXISTING DRIVEWAY
PROPERTY LINE
EXISTING DRIVEWAY TO BE REMOVED
15'0\"/>

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GENERAL NOTES

1. NO UNDERGROUND UTILITY TRENCHES PERMITTED IN 1/2 THE AREA OF CRITICAL ROOT ZONE.
2. NO ACCESS, PARKING, OR

**walewski/
graybeal
residence**

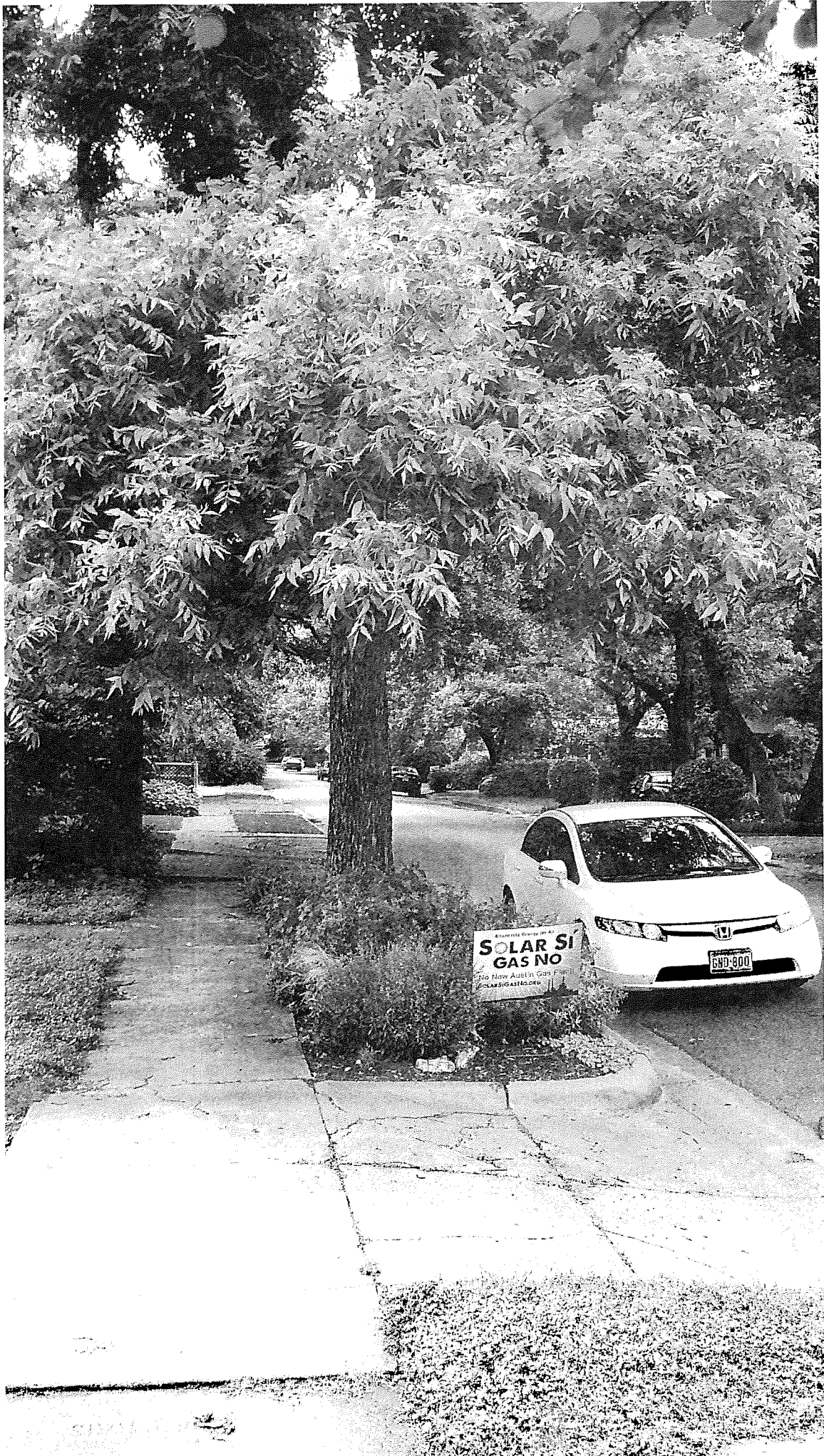
alterstudio, LLP

site plan

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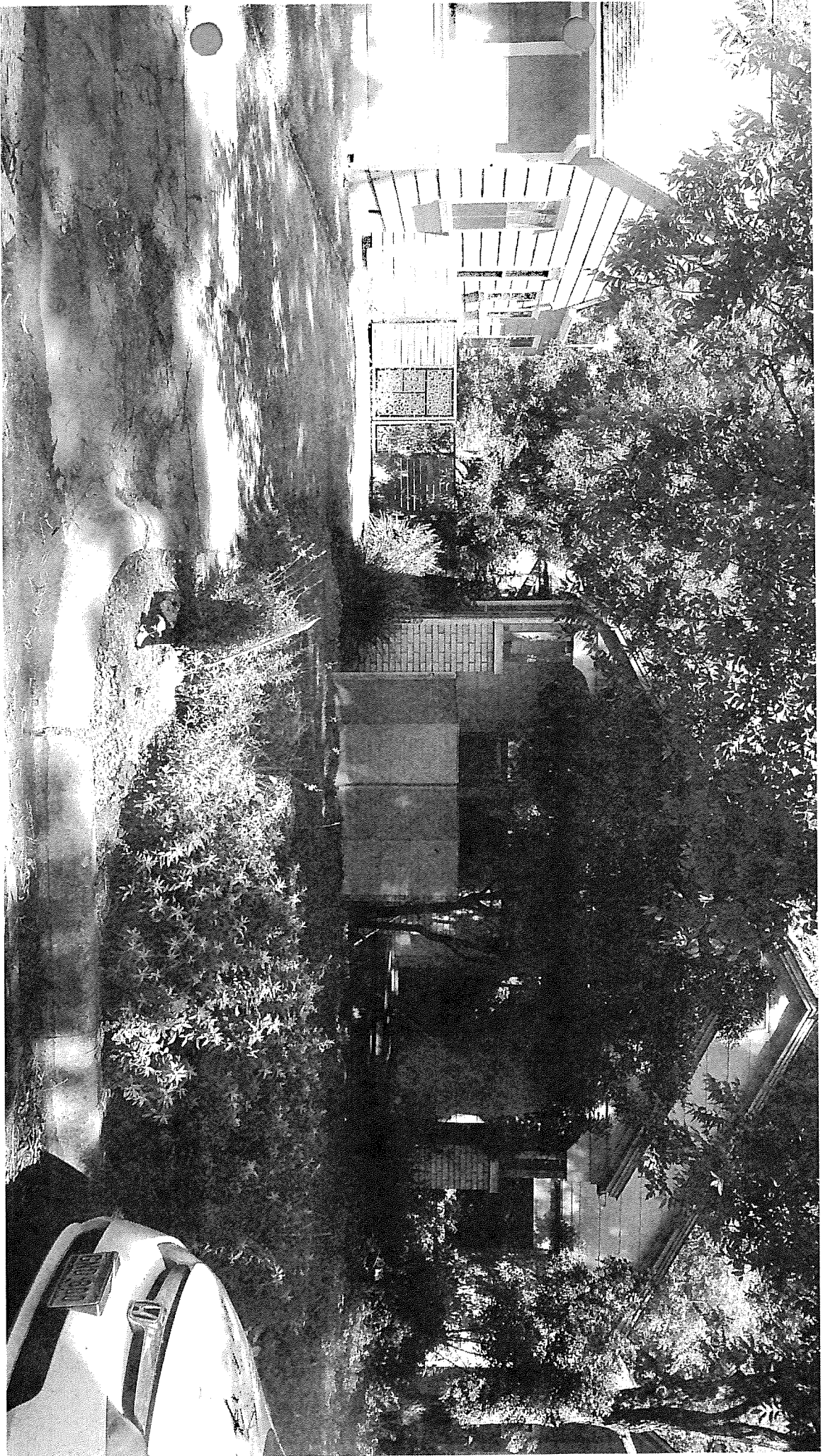


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5/5



42
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C15-2015-0083

Heldenfels, Leane

From: [REDACTED]
Sent: Monday, June 22, 2015 9:42 PM
To: Heldenfels, Leane
Subject: c15-2015-0083, 4514 Avenue B

L2
19

My name is Ralph Benson. My wife and I own 4525 Avenue B. We object to approving higher density development on the 4500 block of Avenue B at the expense of onsite parking required by Austin's current zoning ordinance.

The 4500 block of Avenue B is narrower than most other streets in the Hyde Park neighborhood. I also believe that there are an above average number of multifamily improvements near 4514 Avenue B, especially along the eastern side of the street which results in an above average demand for parking spaces in the neighborhood. The street feels cramped when I drive down it. I have been told that the narrower right of way coupled with high numbers of parked cars has restricted access to houses on the street by emergency vehicles in the recent past. We are frequently unable to park in front of our house with the current number of parking places on the street. This will worsen with any additional commercial development in the area.

Consequently, I think that any permanent reduction of parking space inventory on Avenue B is a bad idea. The additional parking that the current occupants are willing to give up for additional living area is reasonable for their use, but it likely will not be good at some time in the future after their occupancy of the house. There is a need by almost everyone on the street for more parking and a need of additional living area for one property owner.

Sincerely,

Ralph Benson

C15-2015-0083

Heldenfels, Leane

From: Paul Smith [REDACTED]
Sent: Monday, June 08, 2015 3:53 PM
To: Heldenfels, Leane
Subject: Walewski Variance June 8th Meeting

L2
20

Hi Leane,
I was out of town and forgot to send this on Friday.

I live directly next door to John Walewski and Anna Graybeal at 4512 Avenue B, 78751. We as a family totally support this variance of one less parking space. We do not have any issue with another car on the street, there is plenty of parking on Avenue B between 45th and 46th street.

Please grant this variance.

Regards,

Paul, Janet, Griffin and Reed Smith
512-350-3673

512

PUBLIC HEARING INFORMATION

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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: <http://www.austintexas.gov/devservices>.

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 the case.

Case Number: C15-2015-0083, 4514 Avenue B
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, July 13th, 2015

Leane + Ron Williams
 Your Name (please print) ☐ I am in favor
☒ I object

4501 + 4503 Ave B

Your address(es) affected by this application

Leane Heldenfels 6/3/15
 Signature Date

Daytime Telephone: 512-632-0638

Comments: NOT enough parking spaces on
street as is

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 by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088
 Or fax to (512) 974-6305
 Or scan and email to leane.heldenfels@austintexas.gov

2/12

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Case Number: C15-2015-0083, 4514 Avenue B
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, July 13th, 2015

Bonnie McElvany Andrews
 Your Name (please print) 4517 Ave B, Austin

☐ I am in favor
☒ I object

Your address(es) affected by this application
Bonnie McElvany Andrews
 Signature 6/2/15
 Date

Daytime Telephone: 972-885-4029

Comments: *For much consideration on the street light stand.*

Note: any comments received will become part of the public record of this case

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 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088
 Or fax to (512) 974-6305
 Or scan and email to leane.heldenfels@austintexas.gov

25132

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0083, 4514 Avenue B

Contact: Leane Heldenfels, 512-974-2202

Public Hearing: Board of Adjustment, July 13th, 2015

Susan Adams

Your Name (please print)

4510 Ave B

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-529-1530

May 30 2015

Date

Comments: See attached

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

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 by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

Or scan and email to leana.heldenfels@austintexas.gov

5/24

May 30, 2015

RE: Case Number C15-2015-0083, 4514 Avenue B

Dear Ms. Heldenfels

I wanted to write in favor of my neighbors', John Walewski and Anna Graybeal, request for a variance to eliminate one of the three required off street parking for their proposed apartment project. We are a tight knit community on Avenue B, and are all very much looking forward to having Anna's mother live near her grandkids. The variance would help preserve the front lawn, which connects with several adjacent lawns (including my own), allowing our kids to roam freely between the yards playing.

I see no issue with one of the off-street parking spaces being moved to the street. There is plenty of parking on the street and I envision that change having little to no impact on our parking situation on the 4500 block of Avenue B. Currently, most residents park one car in their driveway and another in the street in front of their home.

Thank you for your consideration,

Susan Adams
4510 Ave B
Austin, TX 78751
512-529-1530

5158

PUBLIC HEARING INFORMATION

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Case Number: C15-2015-0083, 4514 Avenue B
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, July 13th, 2015

Your Name (please print) GOLE MARY

☒ I am in favor
☐ I object

Your address(es) affected by this application

61518 Ave C 5/80/15
 Signature Date

Daytime Telephone: 512-959-9854

Comments:

Note: any comments received will become part of the public record of this case

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 Leane Heldenfels
 P. O. Box 1088
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Case Number: C15-2015-0083, 4514 Avenue B
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, July 13th, 2015

Joshua Becker
Your Name (please print)

☒ I am in favor
☐ I object

4602 Ave B *B, Austin, TX 78751
Your address(es) affected by this application

Joshua Becker
Signature

5/30/15
Date

Daytime Telephone: (484) 553-0667

Comments:

Note: any comments received will become part of the public record of this case

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

Or scan and email to leane.heldenfels@austintexas.gov

52
2/7

May 26, 2015

City of Austin
Board of Adjustment

Members:

Jeff Jack, Melissa Hawthorne, Vincent Harding, Sallie Burchett, Michael Von Ohlen, Bryan King, Ricardo De Camps, Cathy French, Will Schnier, and Stuart Hampton;

RE: Case Number: C15-2015-0083 (4514 Avenue B)

I was pleased to meet with John Walewski at the most recent Hyde Park Neighborhood Association (HPNA) Development Review Committee (DRC) meeting where John presented his plans for improving the property he owns at 4514 Avenue B.

John's plan includes a small accessory dwelling unit that will house his mother in law. The improvement plans meet each of the following current requirements to build an ADU:

- Lot size greater than 7,000 sq. ft.
- Impervious cover not to exceed .45
- Floor to area ration not to exceed .40
- 45 degree tent
- Property set backs
- Public utility easement
- Heritage tree protection

The plan makes sense and adds valuable missing middle housing that will be used for a multi-generational family. What does not make sense, and the reason for John's request for a variance and my letter today, is the requirement to provide off street parking for three cars. Incorporating a third parking space into the plan for 4514 Avenue B will mean significant additional *redundant* impervious cover. I say redundant because the impervious cover already exists along the street where there is currently ample available parking for cars on this block of Avenue B.

At a time when Central Austin is struggling with density, John's plan provides additional housing on existing land in such a way that retains natural green space and helps mitigate flooding.

I hope you'll approve a variance that grants John Walewski the right to build his planned improvement with dedicated off street parking for two cars.

Sincerely,

Adrian Skinner
Homeowner
4613 Duval Street

Heldenfels, Leane

L2
20

From: [REDACTED]
Sent: Monday, May 25, 2015 3:46 PM
To: Walewski, John A
Cc: Heldenfels, Leane
Subject: Re: 4514 Avenue B Board of Adjustment Public notice language

Hello, John presented his project to the Hyde Park development review committee in May. Upon review, we made a few comments and suggested that he move forward with his variance.
David Conner DRC Chair

Sent from my iPhone

On May 25, 2015, at 1:53 PM, Walewski, John A <[REDACTED]> wrote:

Hi David,

I meet with Leane Heldenfels May 15th and attached will be the notice for the 4514 Avenue B variance we discussed at the May 7th meeting of the Hyde Park Neighborhood Association.

I discussed the meeting we had on May 7th with Leane and she noted the BOA would like to aware the applicant went to the HPNA to explain our proposal regardless of a position of support/oppose/no position.

Can you please email Leane before Wednesday noon to acknowledge that I presented our proposal to the HPNA Design Review Committee?

I can answer any questions.

Regards and thank you.

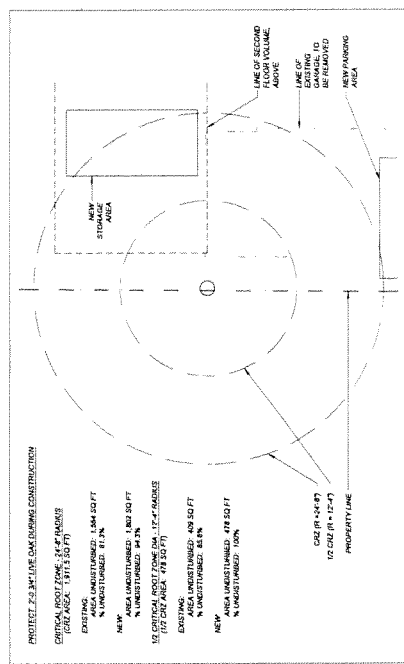
John

John Walewski, Ph.D.
Associate Professor of Practice
Zachry Department of Civil Engineering
Texas A&M University
3136 TAMU, 705G CE/TTI Building
College Station, Texas 77843-3136
Voice: 979-862-5673
E-mail: jwalewski@tamu.edu

From: Heldenfels, Leane [Leane.Heldenfels@austintexas.gov]
Sent: Friday, May 22, 2015 4:21 PM
To: Walewski, John A
Subject: 4514 Avenue B Board of Adjustment Public notice language

Hi John – see attached proposed notice language and reply and advise if you see anything I may have stated incorrectly, especially if I have any of the measurements incorrect.
If I don't hear back from you then I'll have staff prepare the notice as written on Tuesday for mailing on Thursday.

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Proposed ADU at 4514 Avenue B

From: [REDACTED]

Sent: Monday, May 11, 2015 4:03 PM

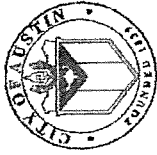
To: [REDACTED]

Subject: Proposed ADU at 4514 Avenue B

John, Anna,

I wanted to drop a note to show our support of your ADU project for your mother-in-law. I know you are going through the process on an exception to the City's parking requirement. We fully support the exception of one parking space and feel two parking spaces would help keep the neighborhood more "green". We look forward to welcoming her officially to the neighborhood and hope you are successful in obtaining the exception. If there is more we can do to support, please let me know.

Sincerely,
Chris Corby
4516 Ave. B



John Walewski &

I, Anna Graybeal, am applying for a variance from the Board of Adjustment regarding Section 479 of the Land

Development Code. The variance would allow me the ability to not park in the front set back 25

required for construction of one bedroom ADU to preserve Heritage Tree.
Reduce the number of required parking from 3 spaces to 2.
By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
CHRISTOPHER CORBY	4516 Ave. B, Austin, TX 78751	Christopher J. Corby
Glen & Judy Gurgolo	4506 Ave B 78751	Glen Gurgolo
Susan Adams	4510 Ave B 78751	Susan Adams
Danielle Withers	4519 Ave B 78751	Danielle Withers
Aaron Frescas	4517 Ave B 78751	Aaron Frescas
Paul Smith	4512 Avenue B 78751	Paul Smith
Pin Seal	4508 Avenue B 78751	Pin Seal

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
David Claxton	4507 Ave B Austin TX	<i>David Claxton</i>
Kyle Rosenblad	4518 Ave B 78751	<i>Kyle Rosenblad</i>
Caleb JOHNSON	4523 Ave B 78751	<i>[Signature]</i>
Roy Roy Isles	4526 Ave B 78751	<i>Roy P. Isles</i>
<i>[Signature]</i>	4528 Ave B 78751	<i>[Signature]</i>
Trisha + Will Tanner	4525 Ave C 78751	<i>[Signature]</i>