

## PUBLIC HEARING INFORMATION

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  - 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;
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**Case Number:** C15-2015-0117, 1211 E. 31<sup>st</sup> St.  
**Contact:** Leane Heldenfels, 512-974-2202, [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, August 10th, 2015

Lisa (Mary) Shwin ☒ I am in favor  
☐ I object

Your Name (please print)  
3104 Danny St 78722

Your address(es) affected by this application  
Mary St 8/10/15  
Signature Date

Daytime Telephone: 512.775.6236

Comments: We approve of neighbors' plan. Buildings are already existing. It does not make sense to demo anything (wasteful). They are very kind and respectful neighbors.

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City of Austin-Development Services Department/ 1st Floor  
 Leane Heldenfels  
 P. O. Box 1088  
 Austin, TX 78767-1088  
 Fax: (512) 974-6305  
 Scan & Email to: [leaneheldenfels@austintexas.gov](mailto:leaneheldenfels@austintexas.gov)

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**Case Number: C15-2015-0117, 1211 E. 31<sup>st</sup> St.**

**Contact:** Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, August 10th, 2015**

*Mary Shwin* *Jeffrey H/1301*

*3104 Dancy St 78722*

☒ I am in favor  
☐ I object

Your address(es) affected by this application

*Mary E. SL* *8/10/15*

Daytime Telephone: *512.775.6236*

Comments: *Same as attached. We*

*both Jeffrey & Mary) agree w/  
owner wishes.*

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Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [leanne.heldenfels@austintexas.gov](mailto:leanne.heldenfels@austintexas.gov)

**Heldenfels, Leane**

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**From:** Philip Burkhardt <philipaburkhardt@gmail.com>  
**Sent:** Thursday, August 06, 2015 12:12 PM  
**To:** Heldenfels, Leane  
**Subject:** Re: 1211 E. 31st St Special Exception hearing before the Board of Adjustment 8/10

Hello Leane,

Given these factors I agree that postponing it is probably for the best. I will pass the issues documented in the life safety report (one of which should address the neighbors concern) on to the owner to resolve prior to next months meeting.

Thanks again for your help.

Cheers,

Philip

On Aug 6, 2015, at 12:00 PM, Heldenfels, Leane <[Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov)> wrote:

Normally the Board will approve conditioned upon meeting the life safety report requirements. So, you'll have to meet those requirements before you can final the life safety permit. They are OK with you proceeding at hearing w/o having met them, but since you're unsure about how you're going to go about meeting them maybe a postponement would be best. Often the comments are easily achievable changes to the structure.

I do know of a neighbor (or at least someone that received the notice w/l 500 feet of your site) that's also been contacting me and was going to object to your case at the hearing, so might be better to have it all clarified before appearing before them. His objection had to do with the fact that the structure was right on the property line and did it meet fire rating.

So, send me your request to postpone if you want to work on it in the interim and try to come back to 9/14 Board meeting.

Leane

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**From:** Philip Burkhardt [<mailto:philipaburkhardt@gmail.com>]  
**Sent:** Thursday, August 06, 2015 11:11 AM  
**To:** Heldenfels, Leane  
**Subject:** Re: 1211 E. 31st St Special Exception hearing before the Board of Adjustment 8/10

Hello Leane,

The inspection happened yesterday but I am a little confused as to its outcome. I wasn't present, but according to the homeowner the inspector looked it over and said it was ok but asked for a letter from the architect stating that "the structure conformed to the intent of the code" to be included with the BoA evidence. This seems odd to me as I was under the impression that the inspector was looking at it specifically to determine that exact question. I am reaching out the the inspector for specifics but if this letter is in fact required, I believe it will take more than a day to produce as I am very hesitant to take any liability for a structure that Humdinger Studio



## SPECIAL EXCEPTION INSPECTION



Address:	1211 E 31st
Permit Number:	2015-091095
Property Owner Requesting Special Exception:	Brett Wells

**Special Exception Requested:**

Garage located within a half foot from rear property line and also encroaching into the side yard set back

Date Structure was originally constructed: GIS verified 2003 aerials

Date of Inspection:	8-5-2015
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
<b>X</b>	<p>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:</p> <ol style="list-style-type: none"> <li>1. One hour fire separation required. No overhangs allowed. Will need to obtain approval from neighbor to work on wall</li> <li>2. Will need a Registered Design Professional to verify structural integrity</li> </ol>



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**Contact:** Leanne Heldenfels, 512-974-2202, [leanne.heldenfels@ausintexas.gov](mailto:leanne.heldenfels@ausintexas.gov)

**Public Hearing: Board of Adjustment, August 10th, 2015**

**Hollis H. Chacona**

*Your Name (please print)*

**1303 E 30<sup>th</sup> St 78722**

*Your address(es) affected by this application*

**Leanne Heldenfels**

*Signature*

**8-4-15**

*Date*

**Daytime Telephone: 512-342-4752**

**Comments:**

**Jakeyre & Philip have vastly improved their house & corner on 31<sup>st</sup> corner their remodeling building will be done with consideration and good taste.**

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**Public Hearing: Board of Adjustment, August 10th, 2015**

Nancy Gote  
Your Name (please print)

2906 Lafayette Ave.  
Your address(es) affected by this application

Nancy Gote  
Signature

Aug 3, 2015  
Date

Daytime Telephone: 512-298-7065

Comments:

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