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Alice Hatfield & John Wheat
2805 A Warren Street
Austin, Texas 78703

October 8, 2015

City of Austin – Development Services Department, 1st Floor
Attn: Board of Adjustment / Leane Heldenfels
P.O. Box 1088
Austin, TX 78767-1088

RE: Case No.: C15-2015-0143

Board of Adjustment:

We are writing to express our support for your approval of the variance requested by Lee Ann Crain Concienne to allow the existing impervious cover as stated in the variance request.

We believe that we are the neighbors who are the most directly impacted by this request because:

- 1) our property is the only other unit of the 2805 Street Warren Condominiums and our portion of the lot was, therefore, included in the survey and the impervious cover calculations;
- 2) our property lies downhill from Lee Ann's and is therefore subject to much of the drainage that runs off of it – even under natural, undeveloped circumstances.

In support, we wish to say that we are aware that the hardship statement in the variance request is valid and correct. We have observed that the natural topography of the backyard for Lee Ann's unit (B) makes it very difficult and inhospitable for normal use and enjoyment.

Secondly, Lee Ann has implemented numerous measures to properly control and manage runoff water from her property. Furthermore, she has committed to work with us to continue to make adjustments, as needed, to ensure that runoff is controlled to reasonable levels.

Finally, Lee Ann's pool and back deck do not disturb us in our use and enjoyment of our own property.

Please feel free to contact us with any questions.

Regards,

Original signed by: Alice Hatfield and John Wheat

Heldenfels, Leane

From: Heldenfels, Leane
Sent: Thursday, October 08, 2015 9:57 AM
To: 'Matthew L. Bray'
Subject: RE: Comments - Case Number: C15- 2015-0143, 2805 Warren St, Unit B

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Thanks for sending in your comments, I will include them in the Board's late back up packet that they receive on the dais at Monday's hearing –

Leane Heldenfels
Board of Adjustment Liaison
City of Austin

From: Matthew L. Bray [REDACTED]
Sent: Wednesday, October 07, 2015 4:34 PM
To: Heldenfels, Leane
Subject: Comments - Case Number: C15- 2015-0143, 2805 Warren St, Unit B

Name: Matthew & Misty Bray
Address: 2707 Warren St Austin, 78703
Daytime Phone: (512) 627-6693
Today's date: October 7, 2015

Comments: We are in favor of approving all of the variance requests associated with this case. We feel that increasing the impervious cover to 55%, decreasing the side setback to 0 feet, decreasing the rear setback to 0 feet and decreasing the front setback to 2 feet causes no harm, damage or disruption to any of the neighboring homes. In fact, it probably helps neighboring homes by increasing their property values due to the improvements made to the property. Not allowing the variance request would be noisy and disruptive due to adjustments that would need to be made to the property.

Lee Ann is a great neighbor who cares a lot about the community. We are in strong favor of approving all of the variance requests.

Best regards,

Misty & Matt Bray

Heldenfels, Leane

From: Blake <[REDACTED]>
Sent: Tuesday, October 06, 2015 12:19 PM
To: Heldenfels, Leane
Cc: WANG ExCom
Subject: C15-2015-0143; 2805B Warren Street

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6 October 2015

Leane Heldenfels, Liaison
Board of Adjustment
City of Austin

Members of the BoA:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG) met with the applicant to discuss the above referenced variance requests. After extended discussion, the BoD voted to oppose all of the requested variances and would respectfully ask that the BoA deny the requests.

This property, now a two unit condominium use, was developed in 2005 as a duplex with a calculated impervious coverage of just under 45% of the lot. It is documented that the owner of 2505B Warren bypassed the normal City permitting requirements to add to the lot's total impervious coverage through the addition of the wooden deck enlargement associated with the swimming pool in the rear of 2505B as well as the addition of the covered concrete area in the front of 2505B.

To the WANG BoD, at this point, it would appear that the owner of the property deliberately placed themselves and their fellow condominium owner in this impervious coverage jeopardy. It is understood that the rear portion of this property, due to topographical variations, is subject to water retention but at a certain point excess water does leave the property. The applicant spoke to us of the owner of 2505B having currently on site some sort of water harvesting system, and that if the variances were granted some possible mitigation drains would be looked at. What is not addressed is how the existing addition of approximately 1,200 square feet of impervious cover to the property is accounted for or can be accounted for going forward. Water not absorbed on site seeks its own level. Just to the south of Warren Street is the North Taylors Creek Slough, which is documented to be subject to flooding, and which empties into Lake Austin, the City's source of drinking water.

As for the requested variance to the front setback requirement, the only justification or hardship apparent to the neighborhood association is that it is built.

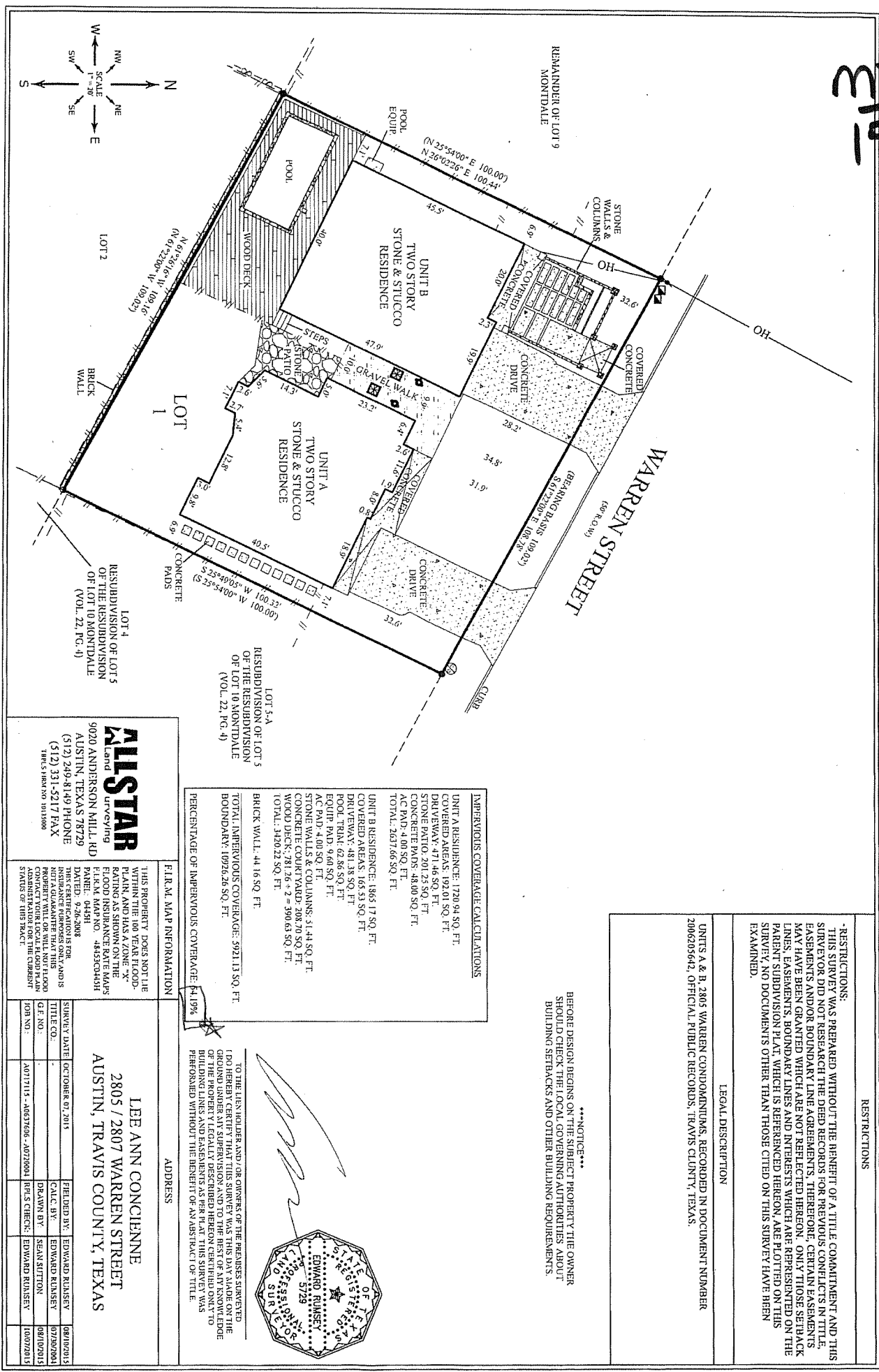
There does appear to be close by neighbor support for the applicant's requests, and this was considered by the WANG BoD in reaching our decision, but the weight of the support did not counter balance how this existing situation arose. To the neighborhood association, it is very difficult to justify unpermitted work done outside the LDC requirements especially in regards to impervious coverage.

We again respectfully ask the Board of Adjustment to deny the variance requests. Thank you for your service to the City. A member of the WANG will be in attendance at the hearing.

Blake Tollett-WANG

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C16-2015-0143



RESTRICTIONS

RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE. EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

UNITS A & B, 2805 WARREN CONDOMINIUMS, RECORDED IN DOCUMENT NUMBER 2006205642, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

IMPERVIOUS COVERAGE CALCULATIONS

UNIT A RESIDENCE: 1720.94 SQ. FT.
COVERED AREAS: 192.01 SQ. FT.
DRIVEWAY: 471.46 SQ. FT.
STONE PATIO: 201.25 SQ. FT.
CONCRETE PATIO: 48.00 SQ. FT.
AC PAD: 4.00 SQ. FT.
TOTAL: 2677.66 SQ. FT.

UNIT B RESIDENCE: 1865.17 SQ. FT.
COVERED AREAS: 165.51 SQ. FT.
DRIVEWAY: 484.80 SQ. FT.
POOL TRAIL: 62.86 SQ. FT.
EQUIP PAD: 9.60 SQ. FT.
AC PAD: 4.00 SQ. FT.
STONE WALLS & COLUMNS: 31.44 SQ. FT.
CONCRETE COURTYARD: 208.70 SQ. FT.
WOOD DECK: 781.26 ± 2 = 390.63 SQ. FT.
TOTAL: 3420.22 SQ. FT.

BRICK WALL: 44.16 SQ. FT.

TOTAL IMPERVIOUS COVERAGE: 3921.13 SQ. FT.
BOUNDARY: 10926.26 SQ. FT.

PERCENTAGE OF IMPERVIOUS COVERAGE: 34.19%

F.L.R.M. MAP INFORMATION

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TREC'S EXAM NO. 1013900

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" FLOOD INSURANCE RATE MAPS F.L.R.M. MAP NO. 44350445H1 PANEL: 0445H1 DATED: 9-26-2008 THIS INFORMATION IS FOR YOUR INFORMATION ONLY. THE PROPERTY WILL OR WILL NOT FLOOD NOT A GUARANTEE THAT THIS INFORMATION IS FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

LEE ANN CONCENNE
2805 / 2807 WARREN STREET
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE	OCTOBER 07, 2015	FILED BY	EDWARD KLUSEY	08/10/2015
TITLE CO.		CALC. BY	EDWARD KLUSEY	07/30/2014
DRAWN BY	SEAN SUTTON			08/10/2015
IRON NO.	207115 - A63766 - A072604	FILED CHECK	EDWARD KLUSEY	10/07/2015

