

Heldenfels, Leane

From: Craig Nasso [REDACTED]
Sent: Wednesday, March 09, 2016 10:06 AM
To: Heldenfels, Leane
Subject: 2613 East 2nd Street - C15-2016-0023
Attachments: 2613 old carport photo #1.jpg; 2613 old carport photo #2.jpg; 2613 new carport photo #1.jpg; 2613 new carport photo #2.jpg; 2613 East 2nd Street Board of Adjustment letter 3.14.16.pdf

123
12

Hi Leane,

Please find attached my letter stating the reasons why I oppose the variance.
I have also attached photos of the old carport and the one that was newly constructed in 2015.

Please email me back so that I know that you received this information and if you need the information in another format.

Thank you,
Craig Nasso

On Wed, 2/17/16, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Subject: RE: BOA response form
To: "Craig Nasso" [REDACTED]
Date: Wednesday, February 17, 2016, 11:10 AM

Hi Craig - you don't
have to use the form, you can just send me an email w/
either your letter attached or the email can be your letter
and attach your photos.
The official form
will be postmarked 10 days prior to the hearing, but you
don't have to wait to turn that in to get me your
comments - I can accept them anytime up until noon the day
of the hearing.

Take care,
Leane Heldenfels
Board of
Adjustment Liaison
City of Austin

-----Original Message-----

From: Craig Nasso [REDACTED]

Sent: Wednesday, February 17, 2016 11:04
AM
To: Heldenfels, Leane

March 8, 2016

K3
13

City of Austin Development Services Department
Leane Heldenfels
P.O. Box 1088
Austin Texas 78767

Re: C15-2016-0023
2613 East 2nd Street
Austin, Texas 78702

To the Board of Adjustment.

I object to the variance!

I own and live at the property two houses down from 2613 East 2nd Street.

I object to the variance because the application should not qualify for Special Exception. The new Carport was constructed on the property line, during the summer of 2015 and is in fact new construction and not a remodel of an existing structure built over 10 years ago..

Carports are simple structures that usually consist of a foundation, columns, few walls and a roof. The driveway flat work is the only part of this carport construction that is existing. The wood posts, ceiling joists, roof rafters, plywood decking and roof shingles are all new. Built in 2015. When the new carport was built and replaced the old one the roof design was also changed from a low slope (flat) roof to a gable style roof that sheds water over the property line onto the neighbor's side. Please see attached photographs of the old carport and new carport. It also appears that the roof overhang adjacent to the neighbor's property was built a few inches over the property line.

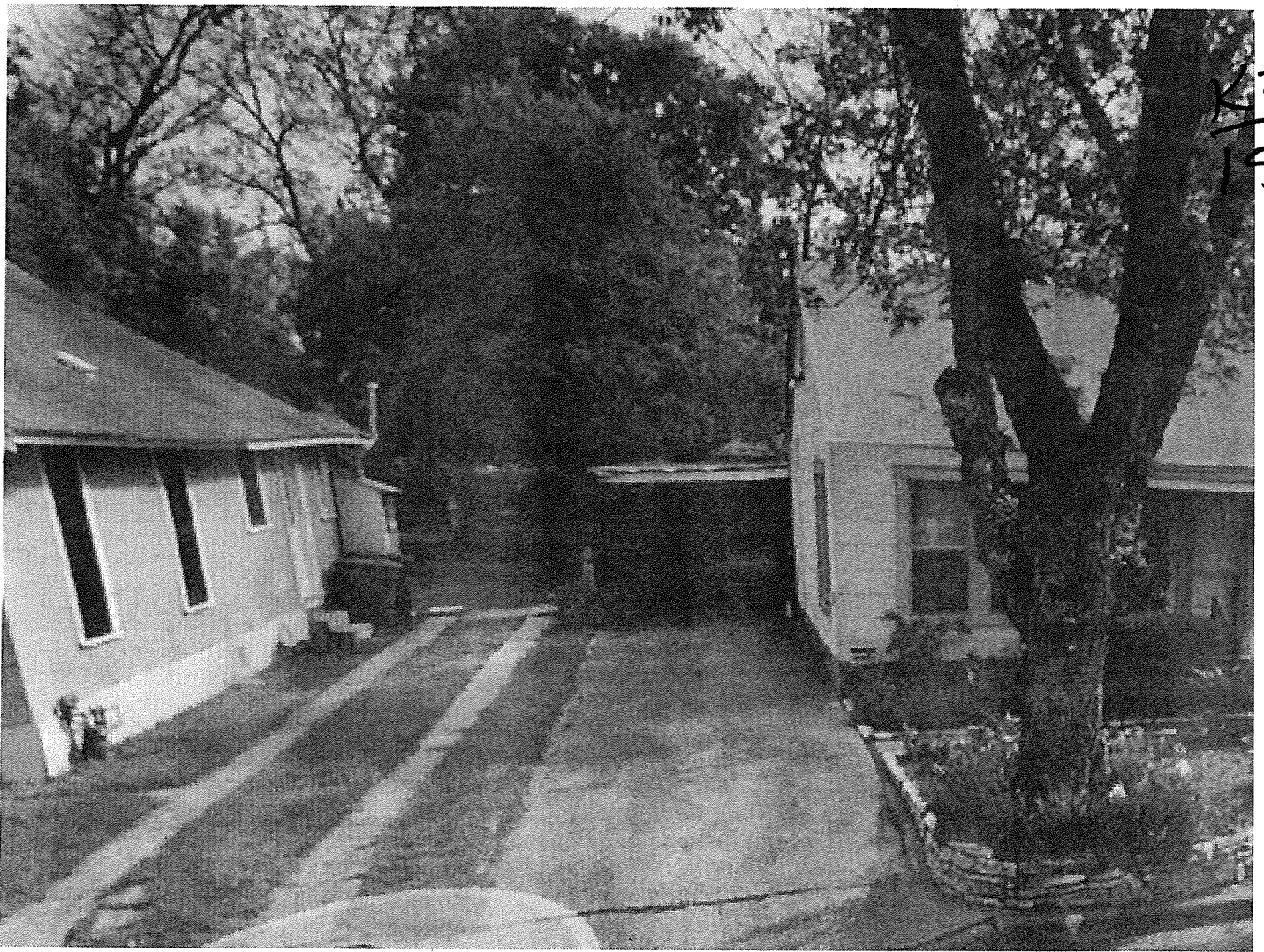
It appears the owner removed the old carport and built the new structure without a permit. A building permit would not have allowed the new carport to have been built this close to the property line.

Since this carport is clearly new construction, as shown in the photos, the portion of the carport that is within 5 feet of the property line should be removed. Building this close to the property line is not allowed by SF3 zoning and is a real fire hazard for the adjacent property owner. Building new construction and asking for a variance, after the fact, does not constitute a hardship nor qualifies for a Special Exception.

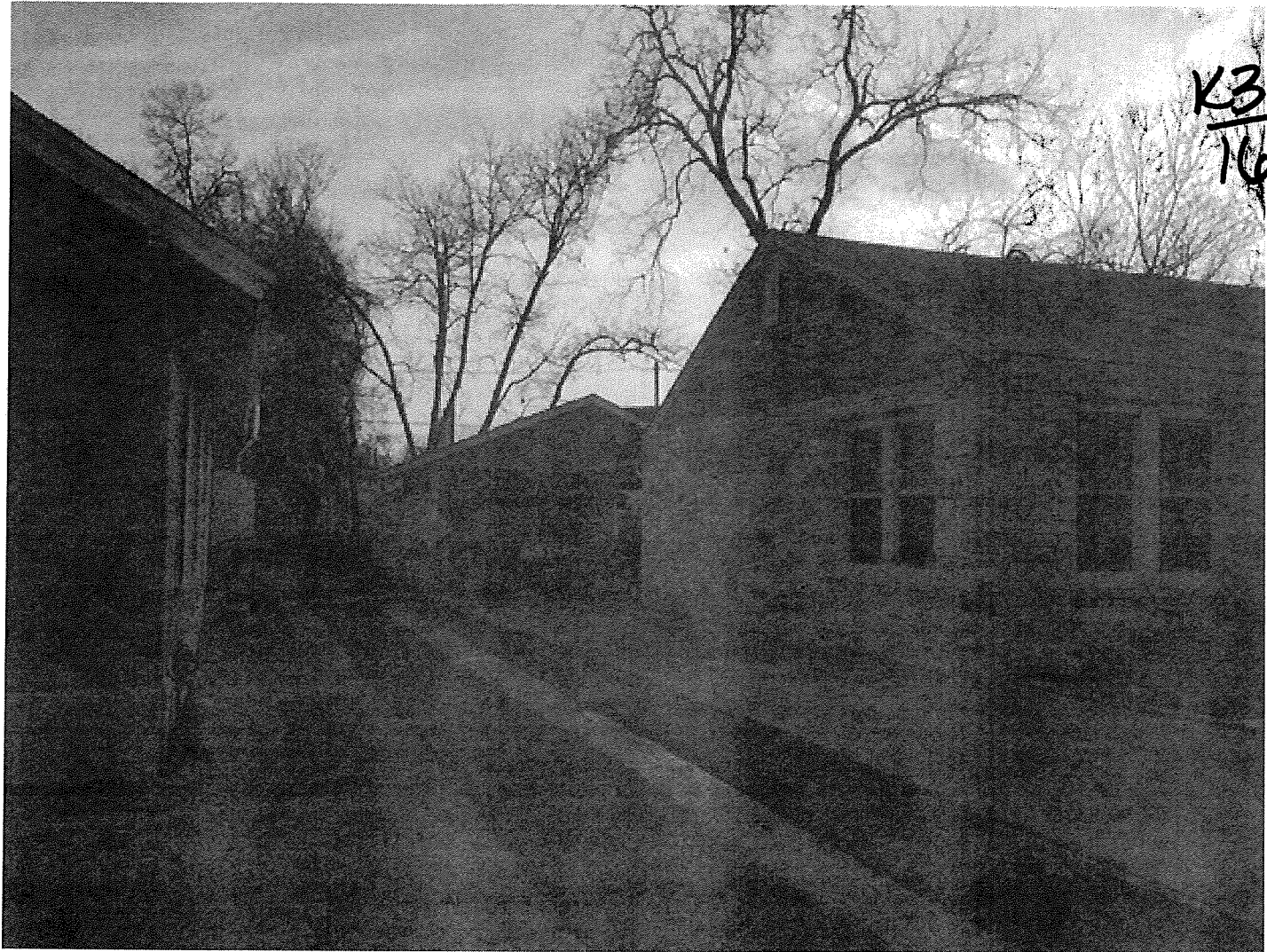
Sincerely,

Craig Nasso, Architect
2701 East 2nd Street
Austin, Texas 78702

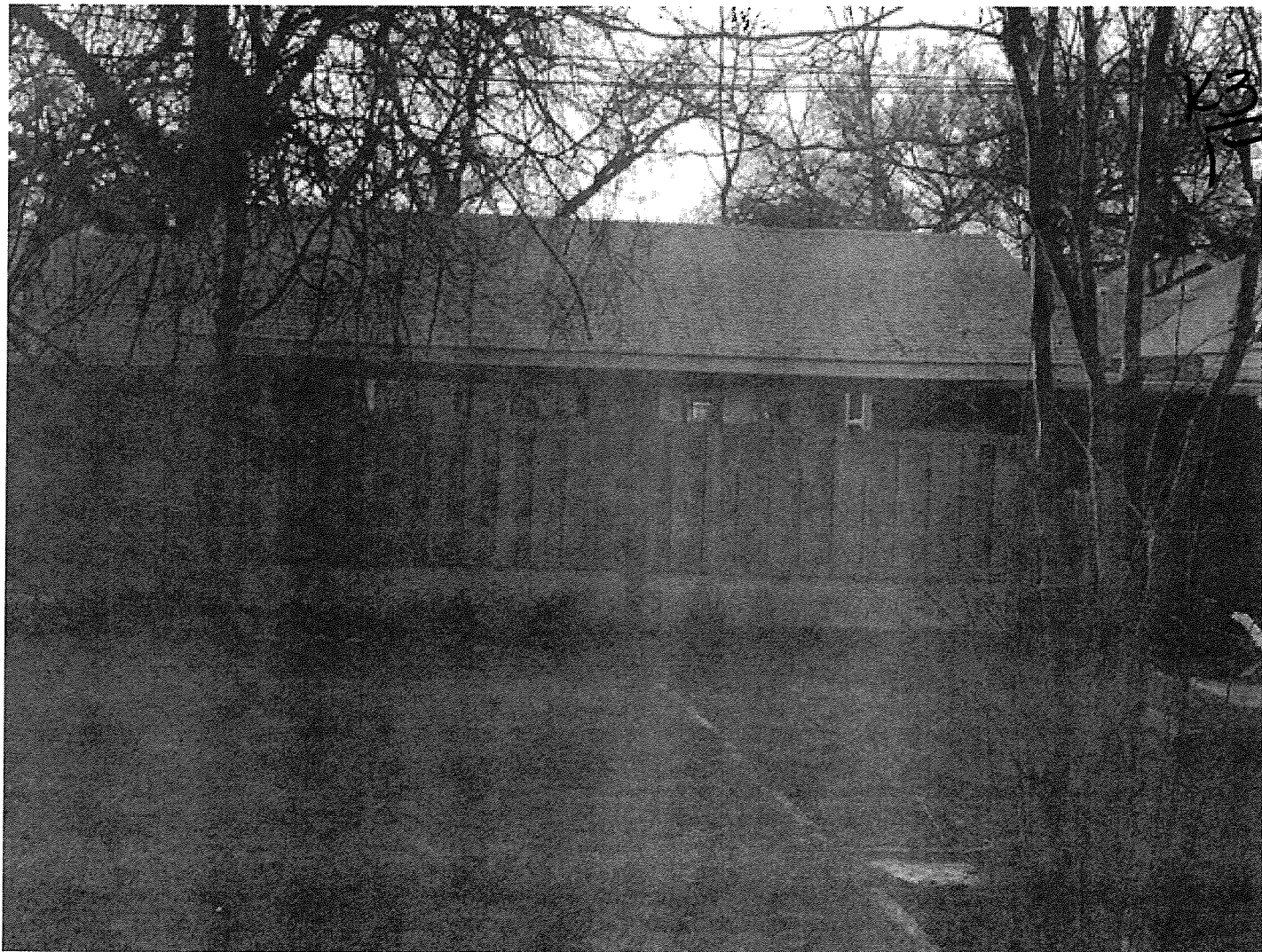




K3
15



K3
16



K3/18

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

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: 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 this case.**

Case Number: C15-2016-0023, 2613 E. 2nd Street

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, March 14th, 2016

Mararet De Santo
Your Name (please print)

☒ I am in favor
☐ I object

2711 E 3rd St.

Your address(es) affected by this application

SM De Santo 3/5/16
Signature Date

Daytime Telephone: 512-469-2759

Comments: Mrs. Munoz should be
allowed to keep her car
port that she has had
for over 10 years.

Comments may be returned until noon the day of the hearing by either (comments received after noon the day of the hearing will not be seen by the Board at this hearing but may be seen at future hearings if the case is postponed or continued):

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(may not be received timely if postmarked on the TH prior to the hearing or sooner)
Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, March 14th, 2016

Sam D. Gentry

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

Sam D. Gentry

Signature

3/5/2016

Date

Daytime Telephone: _____

Comments: _____

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Case Number: C15-2016-0023, 2613 E. 2nd Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, March 14th, 2016

Neema C. VELA

Your Name (please print)

2707 E. 2nd. Street

Your address(es) affected by this application

Neema Heldenfels

Signature

Date

Daytime Telephone: _____

Comments: *I have no objections to the proposed exception.*

Neema Heldenfels

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Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(*may not be received timely if postmarked on the TH prior to the hearing or sooner*)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

☒ I am in favor
☐ I object

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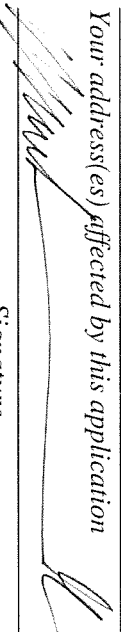
Public Hearing: Board of Adjustment, March 14th, 2016

Mark Bickler

Your Name (please print)

12506 east 2nd Street

Your address(es) affected by this application



Signature

Date

3.2.2016

Daytime Telephone: 512 474 0519

Comments:

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