

C15-2016-0061

Heldenfels, Leane

From: Thomas HENDERSON <[REDACTED]>
Sent: Wednesday, August 03, 2016 1:44 PM
To: Heldenfels, Leane
Subject: RE: Re: Inspection and inspectors.

KL
28

Absolutely. Thank you. Thomas

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

From: "Heldenfels, Leane"
Sent: Aug 3, 2016 12:10 PM
To: Thomas HENDERSON
Subject: RE: Re: Inspection and inspectors.

Would you like me to include these comments in the Board's late back up packet?
Leane

From: Thomas HENDERSON [mailto:[REDACTED]]
Sent: Wednesday, August 03, 2016 12:06 PM
To: Heldenfels, Leane
Subject: RE: Re: Inspection and inspectors.

Funny how my neighbor got a safety inspection but never closed out building permits or got a COO from 2007-2008. I got pics from 2003. It was a garage. Now it's a home extension . He has represented a garage. This is a building with airconditioning. I look forward to my presentation to the BOA. Thomas Henderson

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

From: "Heldenfels, Leane"
Sent: Aug 2, 2016 11:39 AM
To: Thomas HENDERSON
Subject: RE: Re: Inspection and inspectors.

The permit info open to the public is at this link:
https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

Input the address and click submit, then see if the comments are available to the public in the BP (building permit) file.

Take care,

Leane

Ps in our packet to the Board we will include the attached life safety report written by the Inspections supervisor and based on the inspections that occurred at the property.

From: Thomas HENDERSON [mailto:[REDACTED]]
Sent: Thursday, July 28, 2016 3:04 PM
To: Heldenfels, Leane
Subject: Fw: Re: Inspection and inspectors.



Wednesday July 20, 2016

McKinley Heights Neighborhood Association

K1
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To the City of Austin's Board of Adjustments,

The McKinley Heights Neighborhood Association (MHNA) has consulted its members concerning the request for a code variance by Gerard Verkaart for the property:

3104 E 13 ST

Gerard requests that a variance be approved for his detached garage, which is located within his property but less than 5' away from his property line. The MHNA members in attendance at the regularly scheduled monthly meeting on July 12, 2016 voted unanimously to support the variance. Cited reasons include that the structure dates back to at least 1984 and that many older structures in the neighborhood are similarly located less than 5' from the property line.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Matula".

Michelle Matula
President

August 1st, 2016

Homewood Heights Neighborhood Association
Greg Hammond, President
2604 Sol Wilson
Austin, TX 78702
512.658.7518
ghammond23@yahoo.com

K1
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Attention: City of Austin Board of Adjustment
CC: Gerard Verkaart

Regarding Case Number: C15-2016-0022

To the City of Austin Board of Adjustment,

I am writing as President of the Homewood Heights Neighborhood Association to voice the neighborhood's support for a requested variance to 3104 E 13TH ST, regarding the location of a garage structure located in the easement/set-back.

As we understand it, Mr. Verkaart's garage structure has been in place for many years. And we would not support any precedent forcing residents to tear down or somehow move existing structures to comply with relatively recent changes in zoning ordinances... especially in this case where the configuration of the garage has been unaltered which might otherwise and more understandably, trigger reassessment for compliance.

It concerns us that so many lots in our Eastside neighborhoods, being so small, sometimes 5,000 SF or less, could be forced into some retroactive compliance. It is especially concerning given that taxes are increasing, and many of these lots have older homes and structures are supporting lower to middle income families. I could easily cite many long standing homes or structures that match this description. To enforce retroactive compliance of this sort would, I suspect, effectively evict them from residence and home ownership in East Austin.

Homewood Heights is a constituent neighborhood of the Rosewood Neighborhood Contact Team (RNCT) and located adjacent to McKinnley Heights wherein this case is located. Rosewood is an umbrella group for various east side neighborhood associations (including McKinnley Heights) and as policy typically supports the decisions of its constituent NA's. However this request has not been channeled through the RNCT at this time.

Sincerely,
Greg Hammond
President, Homewood Heights Neighborhood Association



Homewood Heights is a constituent planning group to the Rosewood Neighborhood Association, representing portions of East Austin in the 78702 zip code.

Letter of Support

K1
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Concerning:

3104 E 13TH ST
Austin TX 78702

Section 25-2-492 D. a special exception to decrease the minimum side yard setback from 5 feet (required) to 1 foot (existing); to maintain the accessory garage, which was built greater than ten years from the current date, being located at the above referenced address located in the SF-3-NP – Zoning District. / (Rosewood- Neighborhood Group)

We have no objections to decreasing the minimum side yard setback for the accessory garage at the above referenced address.

Property owner(s)

Address: 3025 East 13th St

Name: Shametra McGregor

Phone: 512-909-2922

Date: 7-28-16

Signature: Shametra McGregor

Letter of Support

K1
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Concerning:

3104 E 13TH ST
Austin TX 78702

Section 25-2-492 D. a special exception to decrease the minimum side yard setback from 5 feet (required) to 1 foot (existing); to maintain the accessory garage, which was built greater than ten years from the current date, being located at the above referenced address located in the SF-3-NP – Zoning District. / (Rosewood- Neighborhood Group)

We have no objections to decreasing the minimum side yard setback for the accessory garage at the above referenced address.

Property owner(s)

Address: 1301 Harvey St. Austin TX 78702 (Corner of 13th & Harvey)

Name: Brandon McFarling

Phone: 512-484-3096

Date: 7/28/16

Signature: BLM

Letter of Support

Concerning:

3104 E 13TH ST
Austin TX 78702

Section 25-2-492 D. a special exception to decrease the minimum side yard setback from 5 feet (required) to 1 foot (existing); to maintain the accessory garage, which was built greater than ten years from the current date, being located at the above referenced address located in the SF-3-NP – Zoning District. / (Rosewood- Neighborhood Group)

We have no objections to decreasing the minimum side yard setback for the accessory garage at the above referenced address.

Property owner(s)

Address: 3115 E 13th St unit B

Name: Morgan Terrill

Phone: 707 499 5720

Date: 7/28/16

Signature: Tom Terrill

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Letter of Support

121
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Concerning:

3104 E 13TH ST
Austin TX 78702

Section 25-2-492 D. a special exception to decrease the minimum side yard setback from 5 feet (required) to 1 foot (existing); to maintain the accessory garage, which was built greater than ten years from the current date, being located at the above referenced address located in the SF-3-NP – Zoning District. / (Rosewood- Neighborhood Group)

We have no objections to decreasing the minimum side yard setback for the accessory garage at the above referenced address.

Property owner(s)

Address: 3116 East 13th St.

Name: Claire Montgomery

Phone: 314-322-4641

Date: 7/28/16

Signature: Claire Montgomery

Letter of Support

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Concerning:

3104 E 13TH ST
Austin TX 78702

Section 25-2-492 D. a special exception to decrease the minimum side yard setback from 5 feet (required) to 1 foot (existing); to maintain the accessory garage, which was built greater than ten years from the current date, being located at the above referenced address located in the SF-3-NP – Zoning District. / (Rosewood- Neighborhood Group)

We have no objections to decreasing the minimum side yard setback for the accessory garage at the above referenced address.

Property owner(s)

Address: 3114 E. 12th ST

Name: Jean Jaures

Phone: 512-477-7013

Date: 8-1-16

Signature: Jean Jaures

Letter of Support

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Concerning:

3104 E 13TH ST
Austin TX 78702

Section 25-2-492 D. a special exception to decrease the minimum side yard setback from 5 feet (required) to 1 foot (existing); to maintain the accessory garage, which was built greater than ten years from the current date, being located at the above referenced address located in the SF-3-NP – Zoning District. / (Rosewood- Neighborhood Group)

We have no objections to decreasing the minimum side yard setback for the accessory garage at the above referenced address.

Property owner(s)

Address: 3114 East 12th St

Name: Chris Davis John

Phone: (512) 477-7013

Date: 8-1-2014

Signature: Chris Davis John

Letter of Support

K1
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Concerning:

3104 E 13TH ST
Austin TX 78702

Section 25-2-492 D. a special exception to decrease the minimum side yard setback from 5 feet (required) to 1 foot (existing); to maintain the accessory garage, which was built greater than ten years from the current date, being located at the above referenced address located in the SF-3-NP – Zoning District. / (Rosewood- Neighborhood Group)

We have no objections to decreasing the minimum side yard setback for the accessory garage at the above referenced address.

Property owner(s)

Address: 3111 E. 13th St.

Name: Terry Matula and Michelle Matula

Phone: 832-754-8689

Date: 08/03/2016

Signature:


