

Heldenfels, Leane

From: Pete Wassdorf [REDACTED]
Sent: Thursday, November 10, 2016 11:12 AM
To: Heldenfels, Leane
Cc: Pete Wassdorf
Subject: RE: Case no. C15-2016-0098 / 4419 Ramsey Ave.

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Dear Ms. Heldenfels;

Thank you for talking to us today. Please print out the below email and consider it my objection and comments to the above referenced Reconsideration.

While I am sympathetic to the owners of the properties subject to the requests for variances, I feel I must object to all variance requests.

It appears that when the lots were originally subdivided, they were done so by deed and divided into lots which were, at the time of the division, smaller than the minimum lot size allowed by code. To allow them to create a variance to allow the sub-par lot size will set a precedent for future sub-par property divisions by deed in the neighborhood. For the same reasons, the violations of the setbacks from the back and sides of the two properties will also set precedents and encourage un-permitted construction intruding on the subdivision setbacks. The lots were illegally subdivided at some time in the past by de-facto action of a previous owner to convey less than the whole lot, and now the current owners seek to legitimize that past action by seeking variances so as to legitimize such improper action. Once a variance is made for such conduct, it stands as a precedent for future action by other property owners.

I note from Travis CAD that both properties (constituting halves of the platted lot) have been sold in the past year. It appears there was ample opportunity for both purchasers to verify code compliance. Those purchasers may not be made to suffer because of a denial of the variance, as they may have recourse against the sellers, or the real estate agent, or title policy insurance, but their recourse should not be made against the property owners in the area by granting a variance that may later be referenced to the detriment of the area property owners.

Sincerely,

Pete Wassdorf, property owner of 4513 Sinclair Ave, Austin, Texas 78756
2305 Quarry Road
Austin, Texas 78703

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