

H04/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2018-0002
LOCATION: 5409 Duval Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 141'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 5409 Duval Street, Austin

Subdivision Legal Description:
The Highlands Addition to Austin Texas
North Loop Core NBHD

Lot(s): 10-11 Block(s): 30

Outlot: _____ Division: _____

Zoning District: SF3

I/We Kristin Kaiser on behalf of myself/ourselves as
authorized agent for Deborah Main affirm that on

Month Select 11-20-17 Day Select _____, Year Select _____, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: _____

Type of Structure: 2 carport post, each 6" x 6" (6 inches wide)
sitting on the sideyard setback line.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Side yard set backs, which do not receive as much detail, nor readily available info in depth, as is given to front and rear setbacks (which we are fully compliant with).

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The concern of reasonable use relates specifically to the side yard setback, and 2 (two) 6x6 post sitting the nominal distance of 4' over a sideyard setback. As they sit a car will fit into the covered drive to be used by the homeowner and requirement to move them may not permit ease of use, creating overcrowding in the alley and on near by streets.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The matter is de minimis. This does not regard a structure placement, rather 2 - 6x6 carport posts when other allowances into a sideyard setback do not meet nor exceed maximum allowances and where other homes + structures within the area (entire side walls of homes) are in fact over the side yard setbacks.

b) The hardship is not general to the area in which the property is located because:

The home was constructed to meet required distances from electric poles, protected trees, to sit further from the allowable setbacks in all other portions of the construction, sensitive to space between other residences, allowing for handicap accessibility. Hardship specific - this is an owner

occupied home where amenities are trying to be provided in our best efforts ~~with~~ in an area that is becoming crowded by non owner occupied multi family properties maxing out all other allowable construction methods + uses.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The majority of existing homes in the neighborhood, with or without attachments, are built within the current setbacks prescribed by the city.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

Allowance of the carport dimensions as currently set will permit greater ease of parking for the resident. The resident will be able to more easily get in & out. The resident will then not need to use the street, which is already overcrowded, for parking.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Kristin Kaiser Date: 11-20-17
 Applicant Name (typed or printed): Kristin Kaiser
 Applicant Mailing Address: 1426 Echols
 City: Kyle State: TX Zip: 78640
 Phone (will be public information): 830.225.0680
 Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Debbie Main Date: 11/15/17
 Owner Name (typed or printed): Debbie Main
 Owner Mailing Address: 5409 Duval St
 City: Austin State: TX Zip: 78751
 Phone (will be public information): 512-922-4964
 Email (optional – will be public information):

Section 5: Agent Information

Agent Name: Kristin Kaiser - Keen Group
 Agent Mailing Address: 1426 Echols
 City: Kyle State: TX Zip: 78640
 Phone (will be public information): 830.225.0680
 Email (optional – will be public information): [REDACTED]

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

* See Attached, which has been presented for signature of neighbors & to the Neighborhood Association at the Nov. 6 meeting where the request was supported.

General/Parking Variance Request

Attachment

A General Variance at 5409 Duval Street is requested, as follows:

Builder requests an allowance to maintain two carport posts (6" x 6" each) which are currently placed on a 4" (four inch) average over the 5' side yard setback line within the lot.

The carport has been constructed for a single story ADU at the rear of the property, with alley access.

The construction footprint is otherwise in full compliance and is well below the allowance for overhangs and flatwork within the setback. The existing home, as well as other homes in the area, and their improvements were originally built over the current required setbacks, thus the 2 carport posts in question do not diverge from construction standards in the area.

Placement of the posts over the setback line was not intentional. Builder has considered moving the posts to avoid the request for a variance. However, further consideration has revealed that moving the posts closer in toward the home would negatively impact the ability to park in the driveway which is already comparatively narrow for ease of use. As they sit, a standard size truck has difficulty pulling in to and out of the covered driveway. Maintaining an optimal parking area is considered to be of greatest benefit to the owner occupant and surrounding neighbors.

There is no room to park in the alley. Street parking at the front of the lot is typically filled and would not allow for disabled residents to easily access the home. Moving the posts in would demand a compact car move closer the the exterior wall of the home, hindering passage to and from the main entry. The home is required to be built with accessibility requirements.

In summary, the current position of the posts falls in line with typical nominal encroachments of existing homes into setback planes, and maintaining the current position maintains quality of construction and benefits all neighboring properties in terms of providing off street parking for the homeowner's vehicle and quality of use. Narrowing the parking capabilities hinders the use as provided for by the builder and demanded by the City of Austin for accessibility.

Again, please accept that the placement of the posts was not intentional, and that the builder genuinely feels that the quality of life for the homeowner and surrounding neighbors would be negatively impacted by moving posts which have no negative impact as they currently sit.

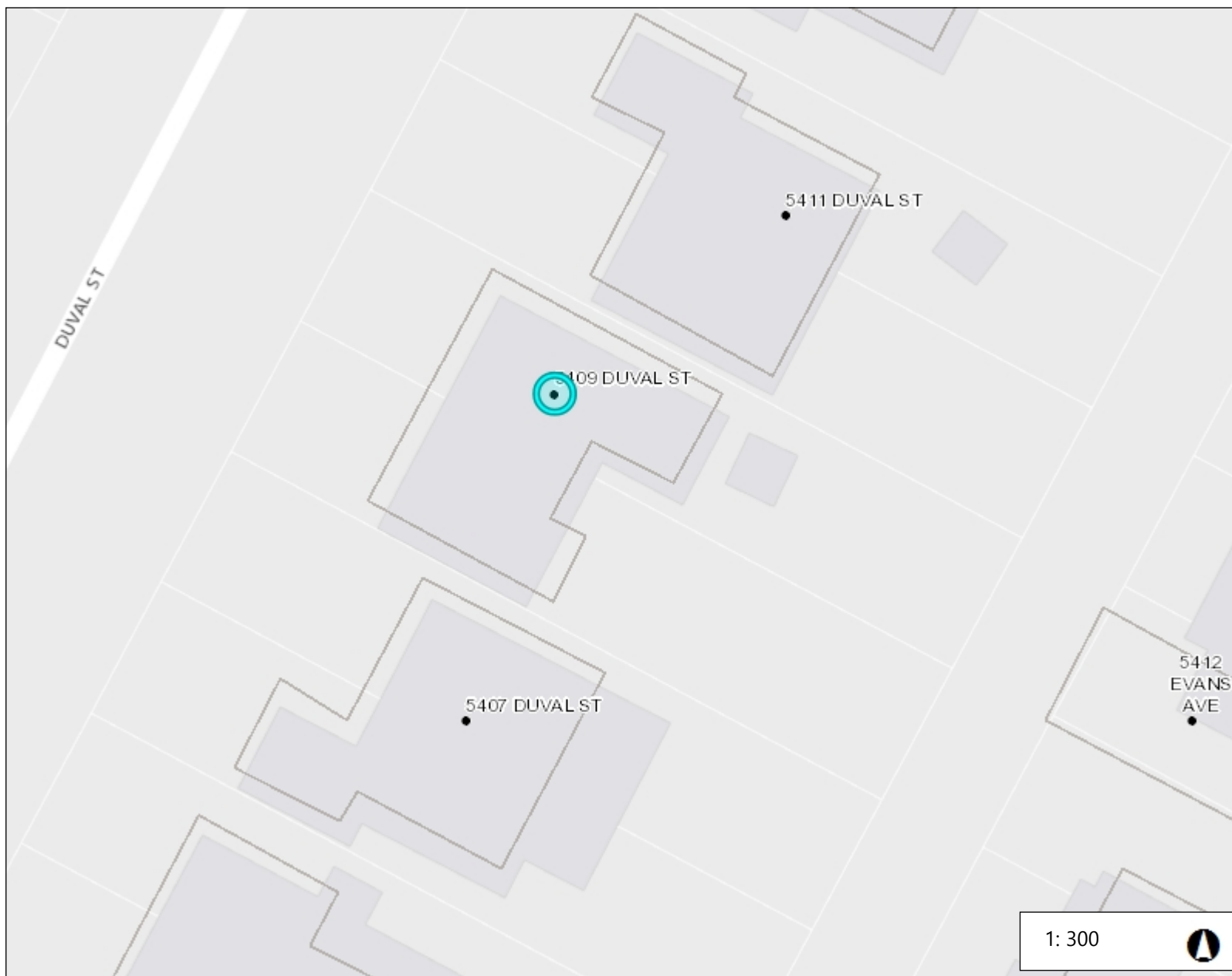
Your approval to maintain the current positioning of the posts would be greatly appreciated.



Property Profile

Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ
- Building Footprints 1987



1: 300



0.0 0 0.00 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

1987 City of Austin Property Profile Tool
Planametric layer

25-2-476 SPECIAL EXCEPTIONS.

(A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under [Chapter 25-2 \(Zoning\)](#) if the board finds that the special exception meets the requirements of this section.

(B) The Board shall grant a special exception under Subsection (A) of this section if:

- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
- (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2017;
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;
 - (ii) impair the use of adjacent property that is developed in compliance with city code;

or

(iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.

(C) A special exception granted under this section:

- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
- (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
- (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.

(D) A structure granted a special exception under this section shall be treated as a non-complying structure under [Chapter 25-2, Article 8 \(Noncomplying Structures\)](#).

Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126; Ord No. 201660519-057. Pt 2. 5-30-16.

**Cover Letter
General/Parking Variance Request
5409 Duval Street**

A General Variance at 5409 Duval Street is requested, as follows:

Builder requests an allowance to maintain 2 (two) carport posts (6" x 6" each) which are currently placed on the 5' side yard setback line within the lot, 4" (four inches) past the prescribed set back distance, an overage that majority rule states is de minimis in nature and similar to the placement of other structures in the area.

The carport has been constructed for a single story ADU at the rear of the property, with alley access.

The construction footprint is otherwise in full compliance and is well below the allowance for overhangs and flatwork within the setback. The existing home, as well as other homes in the area, and their improvements were originally built over the current required setbacks, thus the 2 carport posts in question do not diverge from construction standards in the area.

Placement of the posts over the setback line was not intentional. Builder has considered moving the posts to avoid the request for a variance. However, further consideration has revealed that moving the posts closer in toward the home would negatively impact the ability to park in the driveway which is already comparatively narrow for ease of use. As they sit, a standard size truck has difficulty pulling in to and out of the covered driveway. Maintaining an optimal parking area is considered to be of greatest benefit to the owner occupant and surrounding neighbors.

There is no room to park in the alley. Street parking at the front of the lot is typically filled and would not allow for disabled residents to easily access the home. Moving the posts in would demand a compact car move closer to the exterior wall of the home, hindering passage to and from the main entry. The home is required to be built with visitability requirements.

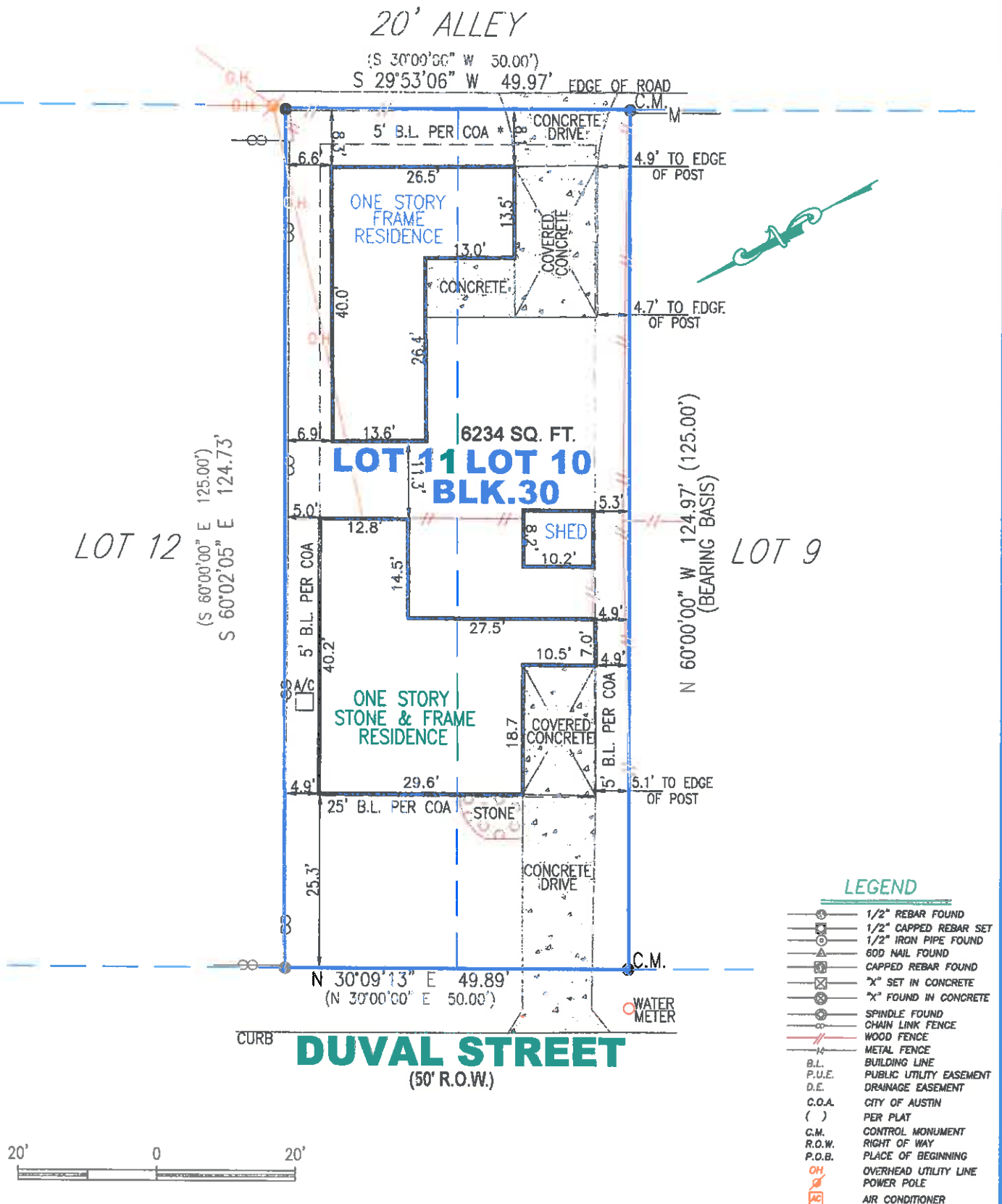
In summary, the current position of the posts falls in line with typical nominal encroachments of existing homes into setback planes, and maintaining the current position maintains quality of construction and benefits all neighboring properties in terms of providing off street parking for the homeowner's vehicle and quality of use. Narrowing the parking capabilities hinders the use as provided for by the builder and demanded by the City of Austin for visitability.

Again, please accept that the placement of the posts was not intentional, and that the builder genuinely feels that the quality of life for the homeowner and surrounding neighbors would be negatively impacted by moving posts which have no negative impact as they currently sit.

Your approval to maintain the current positioning of the posts would be greatly appreciated.

Thank you for your consideration,

Kristin Kaiser
830.225.0680



IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC.

Note: * = For secondary dwelling unit



According to the FEMA Flood Map Service Center Website, this tract is within Zone "X" on Flood Insurance Rate Map number 455 J and is NOT represented as being in a special flood hazard area. This notification does not imply that the property and/or structures thereon will be free of flood damage and shall not create liability on the part of the undersigned or B&G Surveying, LLC. For further information contact your Flood Plain Administrator.

STREET ADDRESS: 5409 DUVAL STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 10-11 BLOCK: 30 SUBDIVISION: THE HIGHLANDS ADDITION TO AUSTIN TEXAS
REFERENCE NAME: KRISTIN KAISER VOL/CAB 3 PG/SLD 55 PLAT RECORDS
AW3 REVISED: 11/20/17 JOSE UPDATE: 10/24/17



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

JOB #: B1011917_TA
ORIGINAL SURVEY DATE: 06/14/17
SCALE: 1" = 20'

FIELD WORK BY	JAM	06/14/17
CALC'D BY	JOSE	06/14/17
DRAFTED BY	JOSE	06/14/17
CHECKED BY	V.G.	06/14/17

Austin Cad Services, Inc., and the drafters therein employed, are not responsible for the integrity of the design(s) contained within these sheets. As drafters, the sole purpose is to cad the information provided by the client. Any questions or concerns regarding the design(s) depicted here should be addressed to the Architect, Engineer, or Designer.

Residence Floorplan

5409 DUVAL STREET
AUSTIN, TX 78751

DATE: Apr 24, 2017

SCALE: 1/4" = 1'-0"

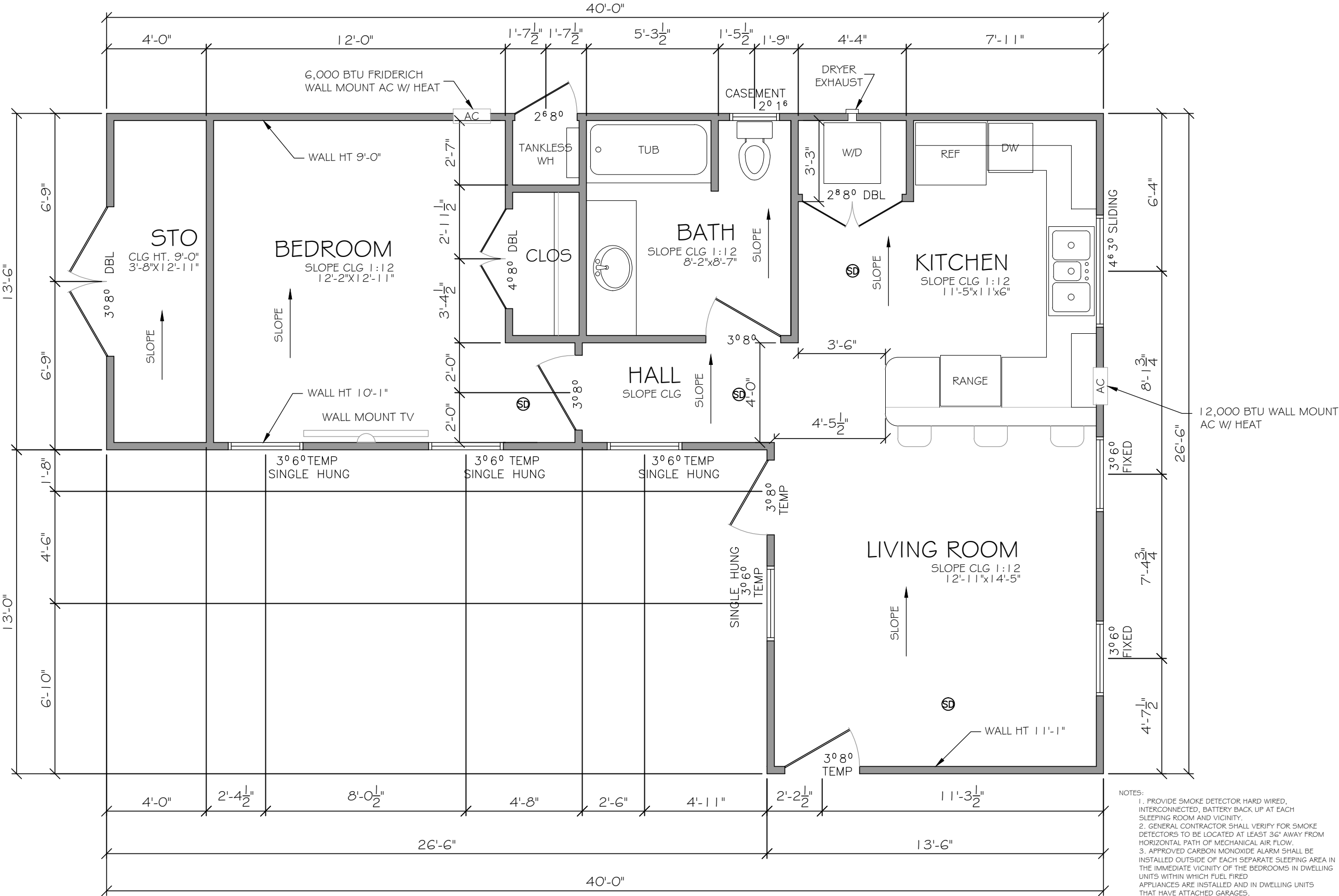
CONTACT: KRISTIN KAISER

830-225-0680

DRAFTER: 
5524 REE CAVED ROAD SUITE C-1 AUSTIN, TEXAS 78746
(737) 2-326-9870 / (737) 2-326-9009
www.austincad.com

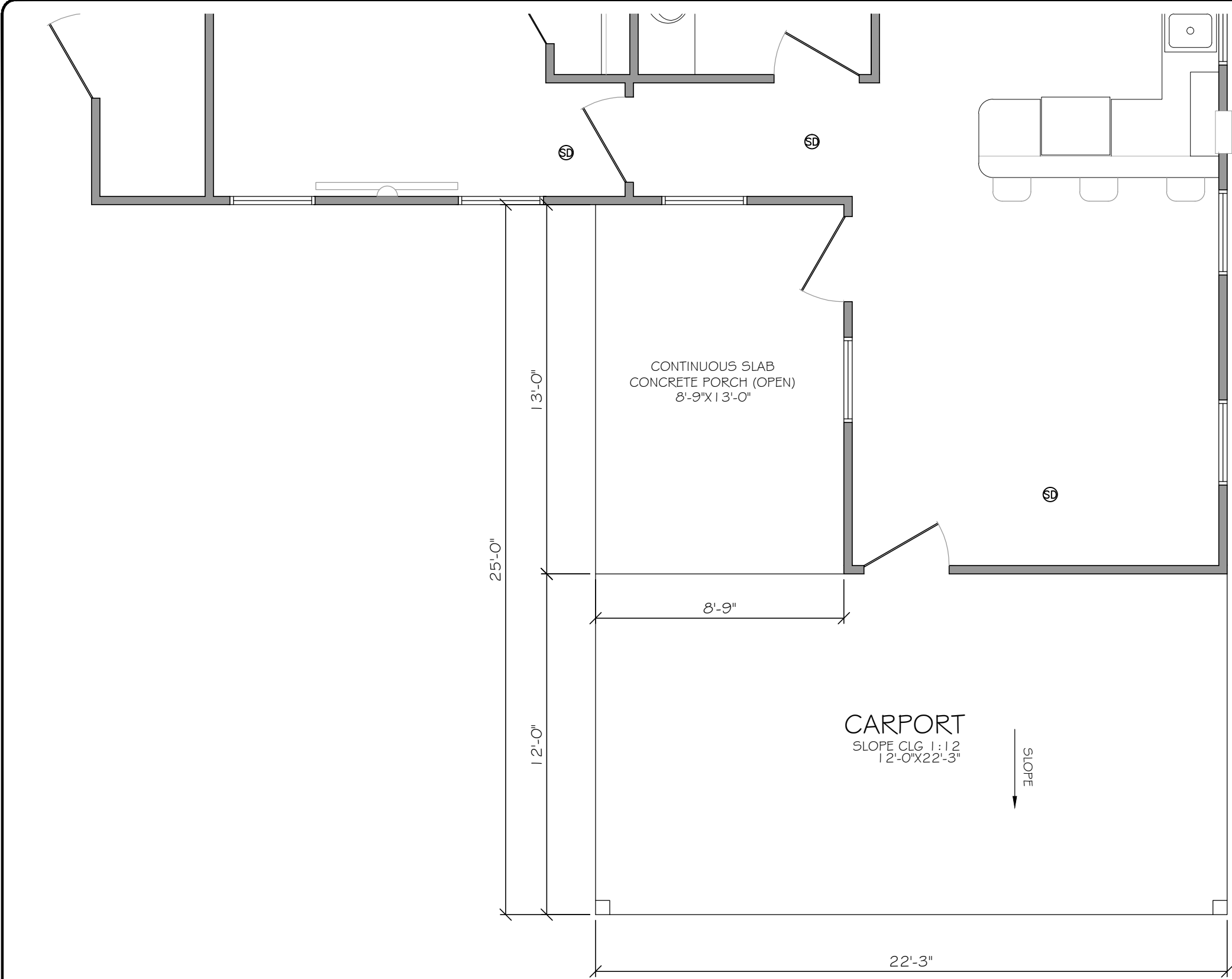
FILE: Duval St V4.dwg

SHEET:



NOTES:
1. PROVIDE SMOKE DETECTOR HARD WIRED, INTERCONNECTED, BATTERY BACK UP AT EACH SLEEPING ROOM AND VICINITY.
2. GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW.
3. APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

FLOOR PLAN



FLOOR PLAN (CARPORT)

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Residence Floorplan

5409 DUVAL STREET
AUSTIN, TX 78751

DATE: Apr 24, 2017

SCALE: 1/4"=1'-0"

CONTACT:

KRISTIN KAISER

830-225-0680

DRAFTER:



5524 REE CAVED ROAD SUITE C-1 AUSTIN, TEXAS 78746
(737) 326-9870, (737) 326-9009
www.austincadservices.com

FILE:
Duval St V4.dwg

SHEET:

A2

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Residence Floorplan

5409 DUVAL STREET
AUSTIN, TX 78751

DATE: Apr 24, 2017

SCALE: 1/4"=1'-0"

CONTACT:

KRISTIN KAISER

830-225-0680

DRAFTER:

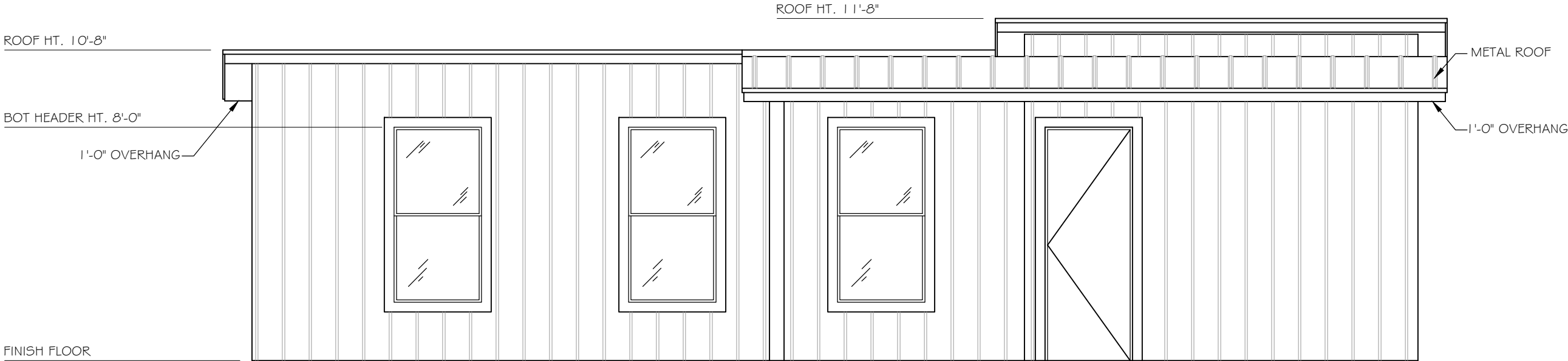


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(737) 432-3226 (800) 475-12-3226-3009
www.austincadservices.com

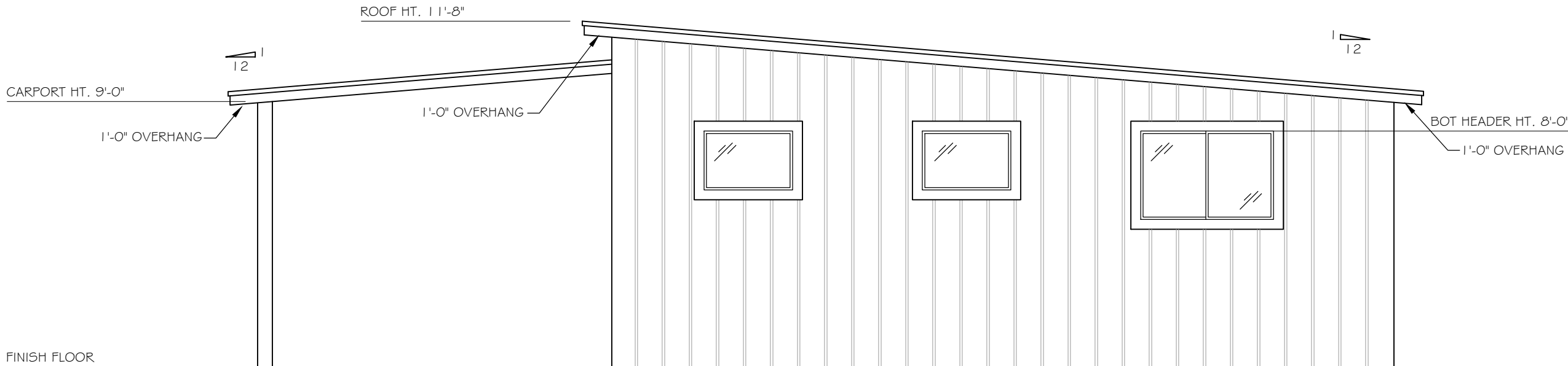
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Duval St V4.dwg

SHEET:

A3



FRONT ELEVATION



RIGHT ELEVATION

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Residence Floorplan

5409 DUVAL STREET
AUSTIN, TX 78751

DATE: Apr 24, 2017

SCALE: 1/4"=1'-0"

CONTACT:

KRISTIN KAISER

830-225-0680

DRAFTER:

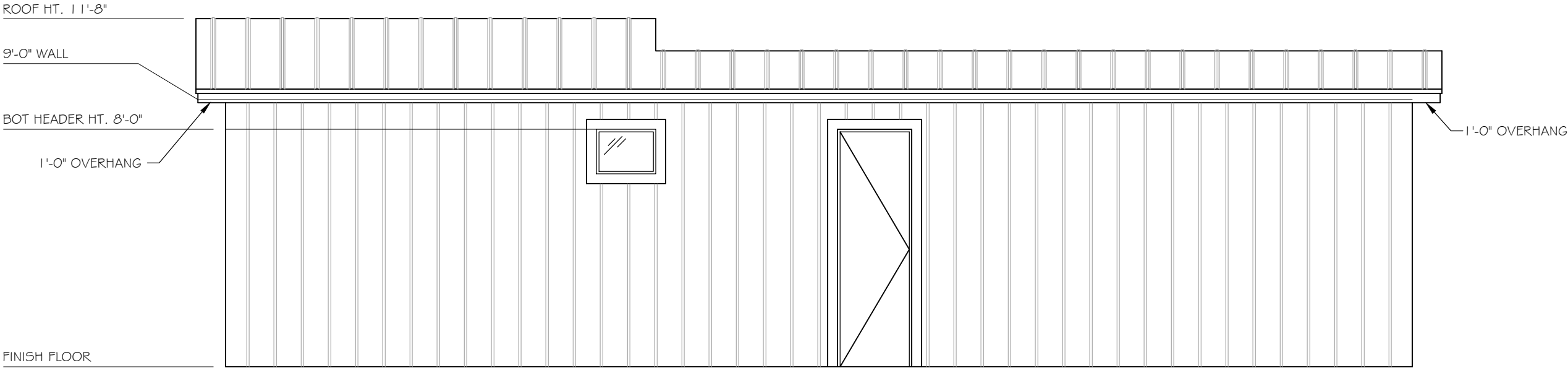


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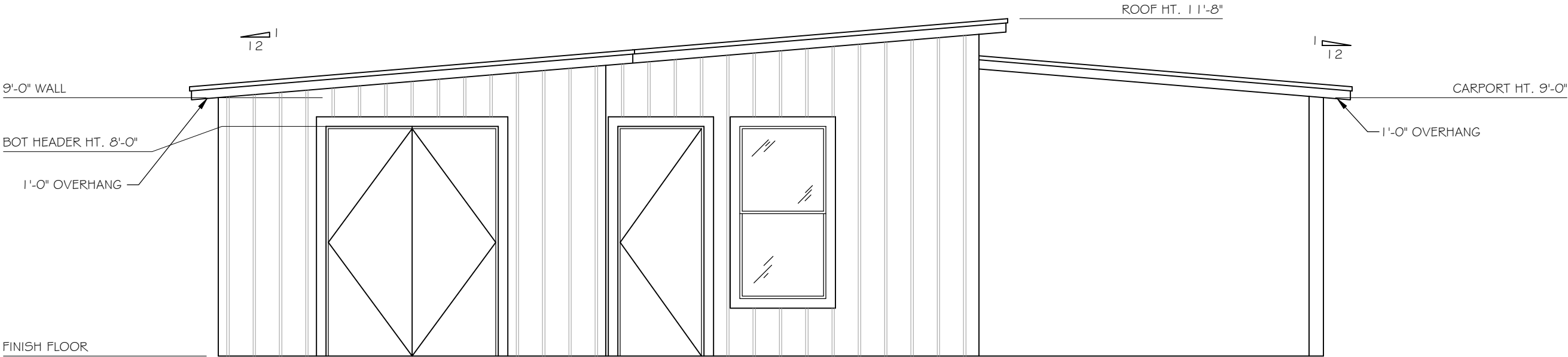
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SHEET:

A4



REAR ELEVATION



LEFT ELEVATION

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VISITABLE PLAN

5409 DUVAL STREET
AUSTIN, TX 78751

DATE: Apr 24, 2017

SCALE: AS-SHOWN

CONTACT:

KRISTIN KAISER

830-225-0680

DRAFTER:

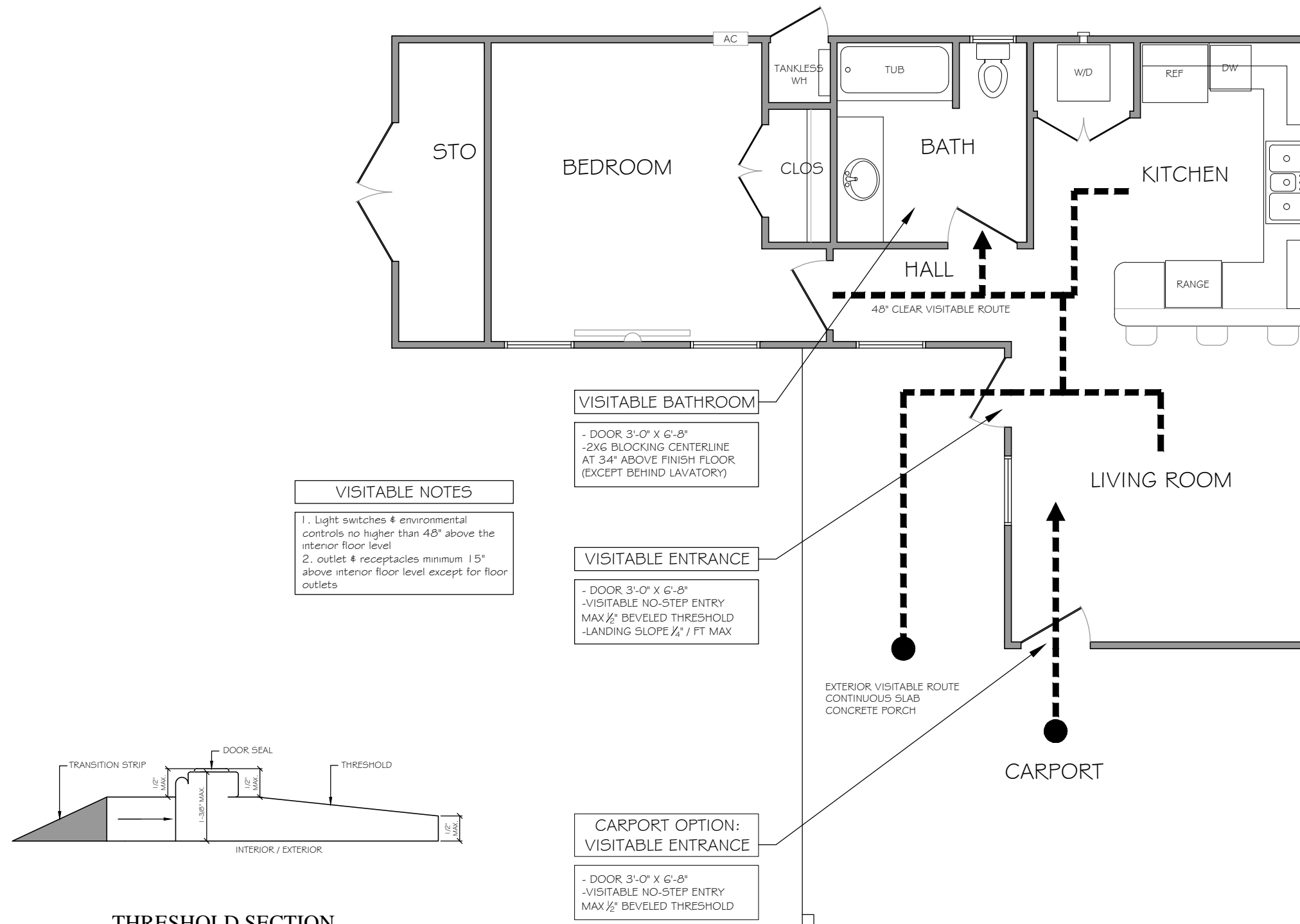


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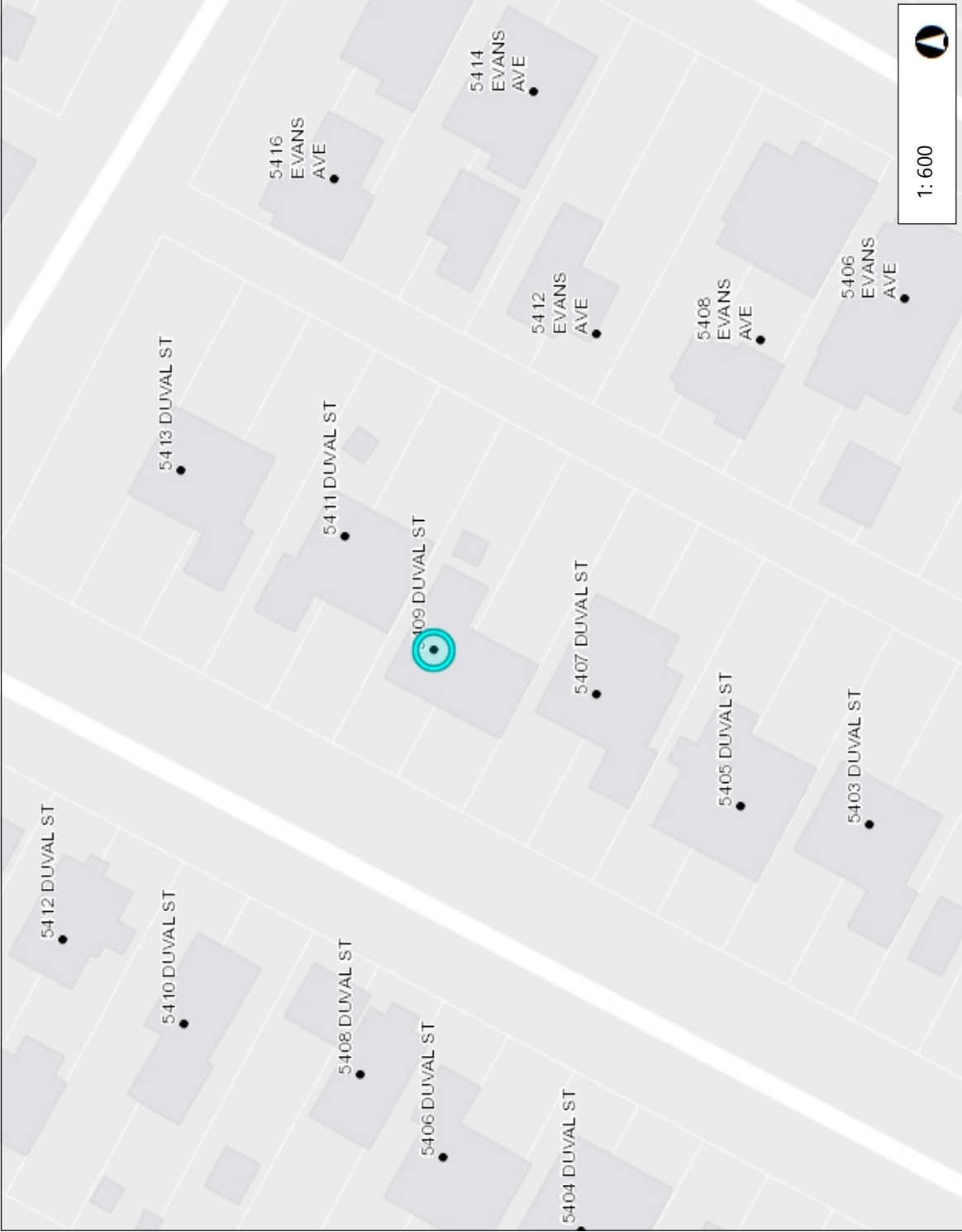
SHEET:

A5





Property Profile



0.0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

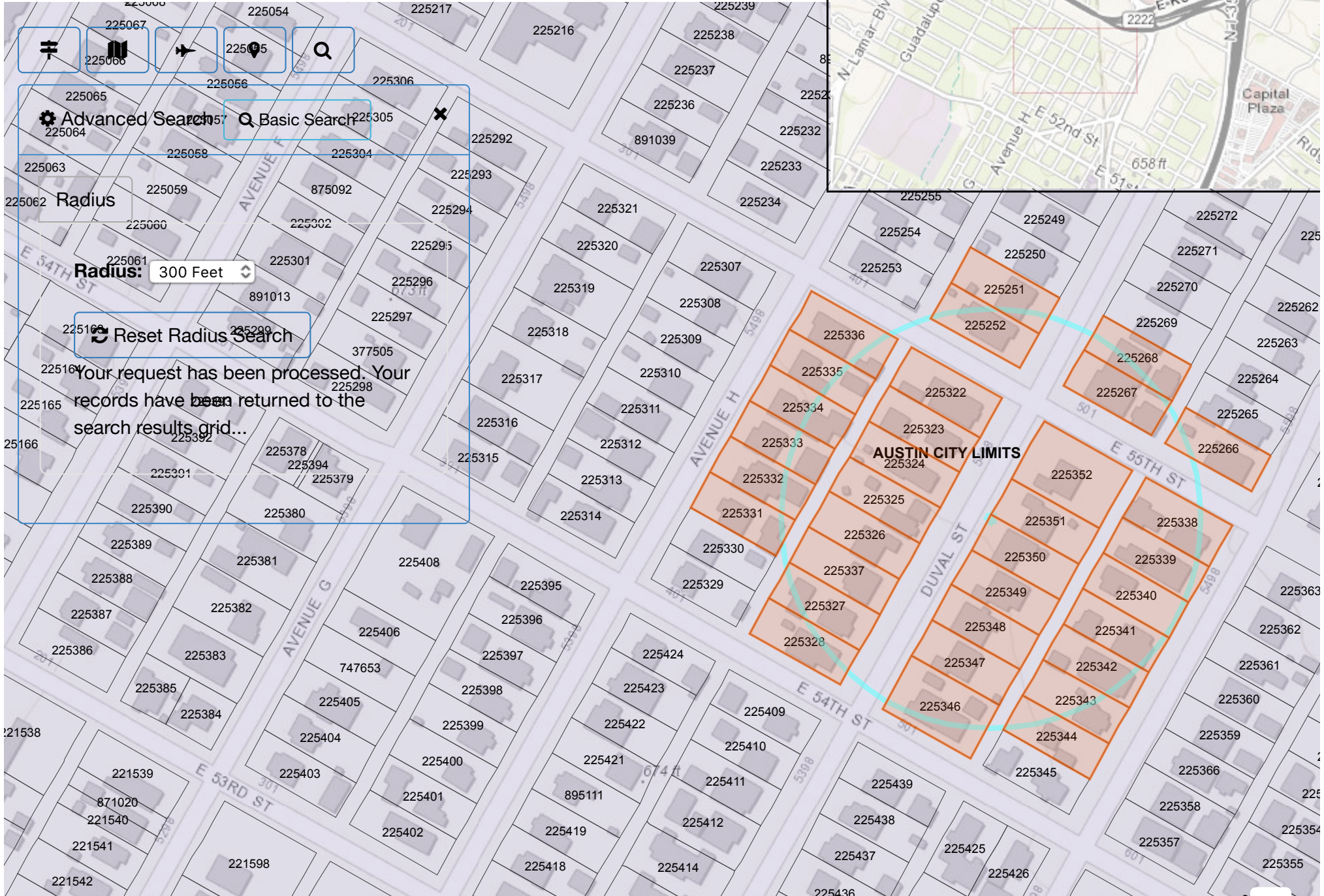
Legend

- Addresses
- Jurisdiction
 - FULL PURPOSE
 - LIMITED PURPOSE
 - EXTRATERRITORIAL JURISDICTION
 - 2 MILE ETJ AGRICULTURAL AGR
 - OTHER CITY LIMITS
 - OTHER CITIES ETJ

Notes

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H04/17



H04/18





H04/20



H04/21





H04/23



H04/24



Toti Larson
President, North Loop Neighborhood Association
5311 Duval St., Austin, TX, 78751
(512) 838-3230 totilarson@gmail.com

December 20, 2017

Dear board of adjustments member,

I am writing letter on behalf of the Northfield Neighborhood Association in regards to request made by Kristin Kaiser, of Keen Development Group, to permit placement of 2 car port posts within the side yard set back at 5409 Duval Street. Kristin Kaiser attended our neighborhood association meeting and explained in detail the issue regarding the garage port posts.

The neighborhood association understands that the two 6x6 car port posts are placed at distances of 3" (three inches) and 5" (five inches) over the side yard set back line. We voted unanimously to support the request to allow the posts to remain in their current position.

Kristin Kaiser also notified the neighborhood association that a petition was available for signature, and all attendees of the meeting who reside within the prescribed zone have supported the request with signature.

Thank you, and please feel free to contact me with any questions,

A handwritten signature in black ink, appearing to read 'Toti Larson', with a long, sweeping horizontal line extending to the right.

Toti Larson
President, North Loop Neighborhood Association

General/Parking Variance Request

A General Variance at 5409 Duval Street is requested, as follows:

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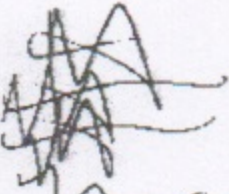
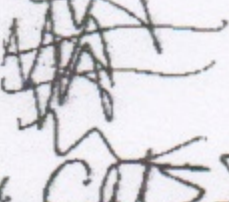
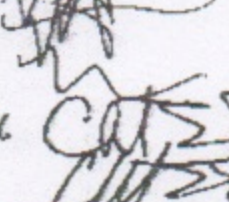
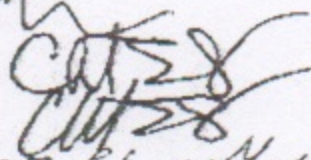
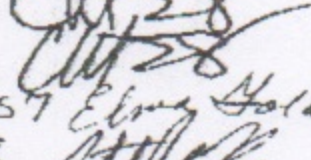
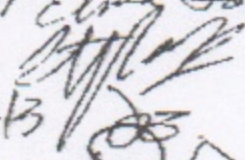

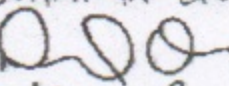
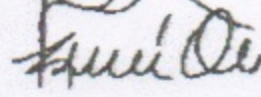
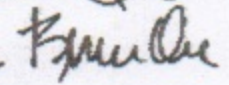
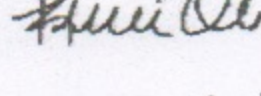
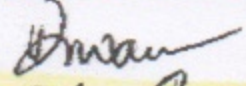
In summary, the current position of the posts falls in line with typical nominal encroachments of existing homes into setback planes, and maintaining the current position maintains quality of construction and benefits all neighboring properties in terms of providing off street parking for the homeowner's vehicle and quality of use. Narrowing the parking capabilities hinders the use as provided for by the builder and demanded by the City of Austin for accessibility.

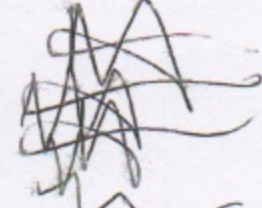
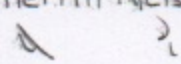
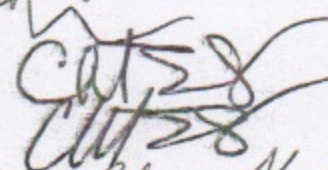


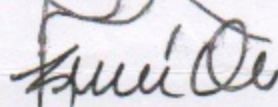
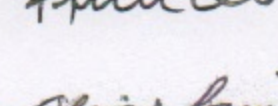
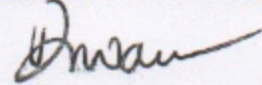
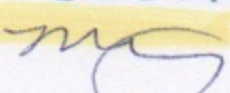
Again, please accept that the placement of the posts was not intentional, and that the builder genuinely feels that the quality of life for the homeowner and surrounding neighbors would be negatively impacted by moving posts which have no negative impact as they currently sit.

Your approval to maintain the current positioning of the posts would be greatly appreciated.

By signing below, each individual acknowledges the specifics of the variance being requested, as outlined above, and approves the request for two carport posts to remain in place at the above mentioned address.

Printed Name	Address	Phone Number	Signature
VIRGINIA KRAMER	5501 EVANS AVE	512-796-7580	Virginia Kramer
Rick Carrauth	5500 Duval St	512-4536-387	Rick Carrauth
Mary Jo O'Neal	5414 Duval	713-301-8259	Mary Jo O'Neal
Steve Harr	5414 Duval	713-301-1012	Steve Harr
Lydia Dwy	5207 Duval	512-525-8575	Lydia Dwy
TOSI LATON	5311 Duval	512-934-3230	Tosi Laton

	Merrill Nelson	5412 Evans	512.924.1408		.
	Merrill Nelson	5416 Evans A+B	512.924.1408		.
	Merrill Nelson	5016 Ave F	512.924.1408		.
		5012 Rowland	" 71		.
Dequina Properties	Christopher Carty	5406 Duval	512.947-4246		.
Fawcett Properties	Christopher Carty	5501 Ave H	"		.
	Elma Holden	5410 Duval	512-954-7557	Elma Holden	.
Navo Prescription Mchng	Stephen Gray	5405 Duval	512-970-4875		.
	JOHNATHAN EDWARDS	5403 Ave H	512-423-9643		.
David O...		5312 Avenett	512-565-4563		.
ZENE opp K...		5312 Ave H	512-565-4562		.
	Olivia Amaris	5206 Boulevard	512.765-1803	Olivia Amaris	.
	Brenda Benner	5402 Ave H	512.822-8614	Brenda K Benner	.
	Kay Warren	5202 Duval St	512.652-0419		.
	John Rowley	5412 Duval St	512.431.6347	John Rowley	.

	Merrill Nelson	5412 Evans	512.924.1408	
	Merrill Nelson	5416 Evans A+B	512.924.1408	
	Merrill Nelson	5016 Ave F	512.924.1408	
		5012 Lowndes	" 71	
Decision Properties	Christopher Carthy	5406 Duval	512.947-4246	
Exotic Properties	Christopher Carthy	5501 Ave H	"	
	Elma Holden	5410 Duval	512-954-7557	Elma Holden
New Association Meeting	Stephen Gray	5405 Duval	512-970-4915	
	JOHNATHAN EDWARDS	5403 Ave H	512-423-9643	
	David Orr	5312 Avenett	512-565-4563	
	LEE ORR	5312 Ave H	512-565-4562	
	Olivia Armaris	5206 Bradalope	512.785-1803	Olivia Armaris
	Brenda Berner	5402 Ave H	512.822-8614	Brenda K Berner
	Kay Warren	5202 Duval St	512.952-0419	
	John Rowley	5412 Duval	512.288.0507	*see e-mail
	Melissa Puga	5409 Ave H	517.410-4307	

Merrill Nelson 5412 Evans 512.924.1408
 Merrill Nelson 5416 Evans A+B 512.924.1408
 Merrill Nelson 5016 Ave F 512.924.1408

Decima
Properties

Christopher Carty 5406 Duval 512.947-4246

Faustina
Properties

Christopher Carty 5501 Ave H

NAUG
Association
Meeting

Elma Holden 5410 Duval 512-954-7557 Elma Holden

Stephen Gray 5405 Duval 512-970-4915

JOHNATHAN EDWARDS 5403 Ave H 512-423-9643

David O. 5312 Avenett 512-565-4563

Kené for K. 5312 Ave H 512-565-4562

Olivia Armaris 5206 Bradalope 512.785-1803 Olivia Armaris

Brenda Berner 5402 Ave H 512.822-8614 Brenda K Berner

Kay Warren 5202 Duval St 512.952-0419

John Rowley 5412 Duval 512.288.0507 *see e-mail

Hello

Sunanda Vonteri <[REDACTED]>

Mon 11/20/2017 1:56 PM

Hi,

I am Debbie's neighbor and I am with carport sitting 4" over the side yard.

My address is 5407 Duval St.

Call me if you have any questions.

Su

Fwd: Variance

Sat 12/16/2017 7:05 PM

Inbox

To: Keen Development Group [REDACTED]

Lookie what I got today - I hope it is acceptable.

----- Forwarded message -----

From: **Joseph Carcione** <[REDACTED]>

Date: Sat, Dec 16, 2017 at 4:21 PM

Subject: Re: Variance

To: Debbie Main <[REDACTED]>

Joseph Carcione

5411 Duval Street

Approval of variance for 5409 Duval Street.

On Dec 12, 2017, at 3:51 PM, Debbie Main <[REDACTED]> wrote:

Hey Joe,

My builder said you could just reply to this email. Identify yourself, your address, and that you approve the variance.

Thanks, Debbie

On Nov 24, 2017 11:09 AM, "Debbie Main" <[REDACTED]> wrote:

Looks like she is asking to add your name to the list by printing the list, adding your signature and then scanning or taking a picture and sending it back to her.

Let me know if you cant print and/ or scan

On Thu, Nov 23, 2017 at 12:10 PM, Joseph Carcione <[REDACTED]> wrote:

I haven't sent the builder, but let me know what may be needed .

Happy Thanksgiving.

On Nov 14, 2017, at 12:31 PM, Debbie Main <[REDACTED]> wrote:

> Hi Joe,

>