

**From:** [Heldenfels, Leane](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** Late Back up for C15-2018-0040/4913 Avenue G  
**Date:** Tuesday, October 02, 2018 3:40:18 PM

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**From:** [REDACTED]  
**Sent:** Saturday, September 29, 2018 12:55 PM  
**To:** Heldenfels, Leane  
**Subject:** C15-2018-0040,4913 Avenue G, Board of Adjustment Public Hearing 10/8/2018

Good morning Leane Heldenfels. I am contacting you to discuss some of the variances requested for 4913 Avenue H.

It's obvious, since the basic structure is already there, the applicant did not apply for the variances before building. A practice, in my opinion, that should not be encouraged/allowed.

Not opposed to A. Part 6 - lessening the maneuverability space from 25 to 23 feet. Hopefully no one will back into the neighbors fence.

OPPOSED to B. Part 7 - decreasing the rear set-back from 10 feet to 4.5 feet and have less maneuverability space as well... I believe it sets a bad precedent for encroaching on the alleyways which are needed for emergency access: fire, ambulance, police. Also the alleys function as sidewalks in this part of the neighborhood. Hmm, after reviewing the Note I'm not crazy about the 4.5 set-back but it's only .5 feet less than code with a 20 foot height.

Not opposed to C. Part 7 - .5 higher will not be detectable by the average person.

Not opposed to D. Part 7 -I personally believe in ADUs and may eventually submit a permit for one. With taxes rising it may be the only way to keep our home.

By the way, I just walked past the house to review the set-back and someone is working on the garage apartment.

I assume this will function as a written comment. Please notify me if it does not.

Thank you for your time.

Sincerely,  
Denise

Denise Mansfield  
4915 Avenue H  
Austin, Texas 78751

**From:** [Heldenfels, Leane](#)  
**To:** [Ramirez, Diana](#)  
**Subject:** October Late back up for C15-2018-0040 /4913 Avenue G [REDACTED]  
**Date:** Monday, October 08, 2018 11:59:24 AM

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**From:** [REDACTED]  
**Sent:** Saturday, October 06, 2018 3:26 PM  
**To:** Heldenfels, Leane  
**Subject:** Case Number C15-2018-0040 4913 Avenue G Hearing Date: October 8th, 2018

Dear Ms. Heldenfels,

I own a townhouse located at 5013 Avenue F in Austin. I am emailing to vote against allowing the real estate developer to disregard virtually every setback requirement at the above address. Recently, I voted for a builder who wanted to make several setback changes on Rowena (which is located close to our townhouse). As the construction commenced, it became obvious that the builder is squeezing in two units and as a result there is no room for a garage (or parking) at either unit. It is time to stop disregarding all the setbacks requirements that were put in place. Because of the variances that have been granted so far, there are many more cars parking on the street and as a result it is no longer as safe to walk in our neighborhood (when you are constantly having to walk around four or five cars in a row).

It would also be helpful if the City of Austin would send a plot plan, or a picture of the proposed structure(s). That way, we could at least see if the proposed variance included a garage.

Sincerely,

Ted Moor  
409-723-5901

PS My townhouse has two parking places for each unit, so it is possible to build responsibly.