



Monday, November 3, 2025

Elaine Ramirez
Board of Adjustments
C15-2025-00235

Reference: Explanation of Involvement

I am submitting this correspondence to provide an accurate and formal clarification regarding the lack of involvement of Urban Building Services of Texas, LLC ("UBS") and myself, Jonathan Kaplan, in the project located at 205 E 34th St.

UBS previously worked with Ms. Kate Juschenko on another property. Following that experience, UBS declined to enter into further agreements with Ms. Juschenko due to her demonstrated pattern of prioritizing profit over compliance with applicable building and development codes.

To be clear, neither UBS nor I had any knowledge of, or participation in, the 205 E 34th St project at any stage—conceptual, design, or otherwise. My first awareness of this matter occurred when I received an unsolicited email from Ms. Juschenko on October 12, 2025, at 7:44 pm (attached as Exhibit 1).

The following morning, on October 13, 2025, I was contacted via phone by Mr. Peter Journeay-Kaler, who expressed his opposition to the project and solicited my insight regarding several concerning elements. As I was not involved in the design or permitting of this project, I could only provide Mr. Journeay-Kaler with an email to communicate directly with the Board of Adjustment (BOA) on my behalf. Unfortunately, during the BOA hearing, some of my statements were paraphrased inaccurately, and I am submitting this letter to ensure the record is clear. (attached as Exhibit 2)

Since the BOA hearing, Ms. Juschenko has contacted me multiple times regarding requests for assistance, including—among other things—efforts to form a new LLC related to the project. I have not responded to these requests, as neither I nor my company takes any responsibility for this project or the issues resulting from it.

To reiterate:

- UBS was not consulted, contracted, or otherwise involved in the 205 E 34th St project.
- UBS had no role in developing or approving the design documents, including those now found to be in violation of building or development code.
- Any use of our prior templates or documentation was done without our permission or knowledge.

I respectfully request that the board acknowledge this clarification to prevent further misrepresentation or misunderstanding of UBS's role.

Please contact me if formal documentation or sworn testimony is needed.

Regards,

A handwritten signature in black ink that reads "Jonathan Kaplan".

Jonathan Kaplan
Managing Member
Urban Building Services of Texas LLC



Urgent

From Kate Juschenko <[REDACTED]>

Date Sun 10/12/2025 7:44 PM

To Jon Kaplan UBSTX [REDACTED]

Dear Jonathan,

One of the drafters for Ihor accidentally placed information on my new construction plans. Please review it at abc website the PR for the address 205 e 34th street, Austin

He said he will remove it. It happened because he used some kind of "premade" thing.

The architect for these plans is Roel Bazan, who reviewed and stamped the drawing.

All the best,
Kate



Re: Your firm name on Project at 205 E 34th St

From Jon Kaplan UBSTX [REDACTED]
Date Mon 10/13/2025 10:12 AM
To Peter Journey Kaler <[REDACTED]>

📎 2 attachments (609 KB)
Kate F Email.pdf; Kate J Email.pdf;

Peter,

I am providing this statement to clarify my limited involvement and knowledge concerning Ms. Kate Juschenko and certain projects associated with Mr. Igor Stepanov of Art Village Development.

I became acquainted with Ms. Juschenko through a mutual acquaintance, Mr. Stepanov. At one point, we discussed potential collaboration on a development project. During early planning discussions, it became apparent that our professional priorities were not aligned: Ms. Juschenko emphasized budget considerations and profitability, while my firm's focus is on compliance with applicable development and life-safety regulations. As a result, we mutually discontinued collaboration before any construction documents were finalized or submitted.

On 10/12/2025, I received the attached email from Ms. Juschenko referencing this project, on an old email that explained to her that a proposed project that appears to exceed local development limitations. In that email, she identified "Ihor (Stepanov)" as the individual responsible for preparing the plans. For context, Mr. Stepanov is the principal of Art Village Development, with whom my firm is presently involved in separate litigation. That litigation includes allegations concerning improper use of my ICC inspection credentials, misrepresentation of inspection reports to Authorities Having Jurisdiction (AHJs), and unauthorized commercial use of plans bearing my firm's title block, logo, and certification numbers. Because these matters are currently before the court, I am not able to provide further detail at this time.

I am submitting this information solely to clarify my lack of involvement in Ms. Juschenko's current project and to ensure that any documentation or credentials associated with my firm are used without authorization. Should the reviewing authority require verification of my firm's role or need supporting evidence, I can provide relevant correspondence and prior submissions upon request.

Regards

Jon Kaplan
C.P.B.D. - 44-752
ICC Combination Inspector - 9061592
Urban Building Services of Texas LLC
www.ubstx.com
[REDACTED]



Re: Your firm name on Project at 205 E 34th St

From Jon Kaplan UBSTX [REDACTED]

Date Mon 10/13/2025 12:35 PM

To Peter Journey Kaler [REDACTED]

Bcc Kate Juschenko [REDACTED]

Peter,

I wanted to update you on a recent clarification I received from **Kate Juschenko**. She called to explain that I had misunderstood part of her previous communication. When she used the phrase *"he will remove it,"* I initially interpreted that to mean **Igor Stepanov**, given my prior history of issues involving him.

Kate clarified that this was not her intent. She also mentioned that she has experienced similar problems with Igor in the past. According to her, she subsequently hired drafting personnel who had previously worked with Igor, and those individuals continued to use design templates originally sent to them by Igor. They relied on those templates because he was the only contact they knew who had drafting standards formatted for the U.S. and specifically for Austin.

I wanted to make sure this clarification was communicated to you in full and accurately, in accordance with my professional licensing obligations and accreditation standards.

Regards

Jon Kaplan
C.P.B.D. - 44-752
ICC Combination Inspector - 9061592
Urban Building Services of Texas LLC
www.ubstx.com

[REDACTED]

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From: Jon Kaplan - UBSTX [REDACTED]
[REDACTED]