

C15-2014-0056

**Heldenfels, Leane**

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**From:** Adams House B&B <[REDACTED]>  
**Sent:** Tuesday, April 08, 2014 10:35 AM  
**To:** Mike Mchone; Heldenfels, Leane  
**Subject:** One more revision for Adams House BOA Packet  
**Attachments:** Steering Committee Verbage.doc

H13  
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Mike and Leane,

Last night we spoke at the Hyde Park Neighborhood Association and asked for a member vote. There were two amendments that were made to the Steering Committee's recommended verbiage. The new recommendation to the Board of Adjustments is attached.

The vote was:

29 For, 3 Against, 3 Abstained

If you would like a formal copy from HPNA I think the best person to contact would be Co-President Kevin Heyburn who ran the meeting and the vote. His information is [REDACTED]

Thank you,

Liz

--  
Liz Lock and Eric C. Hughes  
Adams House B&B  
[www.theadamshouse.com](http://www.theadamshouse.com)  
512-453-7696

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Resolution voted by the Hyde  
Park Neighborhood Association

April 7, 2014:

"The Hyde Park Neighborhood Association supports the Adams House's specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that the Board of Adjustment consider this lot as it is now with the development permitted on September 5, 2013."

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To the Board of Adjustment members:

I am writing with regard to the case involving the Adams House Bed and Breakfast. I own a house two blocks from the Adams House. For years, I have both supported efforts to put in place protections for my neighborhood and worked to put those protections in place. I was chair of the Hyde Park Local Historic District project.

I am sure by now you know the facts of the case: the City of Austin made the mistake of treating this property as commercial rather than residential, although it states 3 or 4 times in City Code that a bed and breakfast is a residential use. As a result, it approved FAR that is greatly in excess of what is allowable under the McMansion ordinance.

We are all upset that the city has failed to enforce its code correctly and we all sympathize with the owners. However, there is no hardship inherent in this lot to allow for the amount of FAR that the owners are requesting. The limit is .4:1 and they are asking for .6:1 – 50% more FAR than their neighbors can build. Approving this amount of FAR punishes the neighborhood for the mistakes of the city.

I am asking you to deny the request. The owners need to seek recompense for their situation by a suit against the architect, who should have known better, and against the city, which failed to enforce its own code.

Lorre Weidlich

Former Chair, Hyde Park Local Historic District

4313 Avenue F

Austin, TX 78751

512-300-2228