ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0035
Adams House Rezoning

P.C. DATE: May 13, 2014
April 22, 2014
March 25, 2014

ADDRESS: 4300 Avenue G

AREA: 6,871 square feet

OWNER: Sidney Lock

AGENT: McHone Real Estate (Mike McHone)

FROM: SF-3-H-HD-NCCD-NP

TO: SF-3-H-HD-NCCD-NP, to change a condition of zoning

NEIGHBORHOOD PLAN AREA: Hyde Park

TIA: N/A

WATERSHED: Waller Creek

SCENIC ROADWAY: No

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends the proposed rezoning request to increase the maximum floor-to-area-ratio (FAR) for property located at 4300 Avenue G from .4 to 1 to .6 to 1.

No other modification of the existing family residence-historic designation-historic district-neighborhood conservation combining district-neighborhood plan (SF-3-H-HD-NCCD-NP) combining district zoning is proposed.

PLANNING COMMISSION RECOMMENDATION:

May 13, 2014: *TO GRANT SF-3-H-HD-NCCD-NP, TO CHANGE A CONDITION OF ZONING AS REQUESTED BY APPLICANT. (7-0-1) (D. CHIMENTI-1ST, S. OLIVER-2ND, J. STEVENS-ABSTAINED)*

April 22, 2014: *TO GRANT POSTPONEMENT TO MAY 13, 2014, AS REQUESTED BY APPLICANT, ON CONSENT. 9-0 (ANDERSON-1ST, J. STEVENS-2ND)*

March 25, 2014: *TO GRANT POSTPONEMENT TO APRIL 22, 2014, AS REQUESTED BY STAFF, ON CONSENT. 8-0-1 (J. STEVENS- 1ST, D. CHIMENTI-2ND, M. SMITH- ABSENT)*

ISSUES:

The proposed rezoning seeks to resolve a situation where a residential building permit was issued in error, under unclear Code provisions.

The property is currently zoned SF-3-H-HD-NCCD-NP, and is located in the Hyde Park NCCD, Neighborhood Plan area and National Register Historic District. It is used for Bed and breakfast (Group 1), and was recently issued building permits for an addition above an existing carport/bungalow. Prior to

the issuance of the building permit, the site had a floor-to-area-ratio (FAR) of 0.49 to 1, exceeding the allowable 0.4 to 1 maximum. During construction Code Compliance was contacted, and it was discovered that the building addition increased the degree of non-compliance to 0.578 to 1 FAR. It was also determined that the improvements do not qualify for a site plan exemption, and a site plan would be required. The addition has not been completed, and a site plan is also under City review at this time. ***Please see Exhibit A (As-Built Survey).***

Based on guidance from City Staff and Planning Commission, the Applicant is also pursuing a resolution of the FAR issue through the Board of Adjustment (BOA) process. The issue was scheduled for consideration at the April 14, 2014, but had to be postponed due to notification issues. A special-called BOA meeting was held April 30, 2014, at which time the Board decided to postpone the item to May 14, 2014. This decision was made because the Board wanted the Planning Commission to consider this rezoning request prior to any possible action by the Board. The Board also stated that the case may not need to return to BOA, depending on Planning Commission action.

DEPARTMENT COMMENTS:

The subject property is occupied by the Adams House Bed & Breakfast, and is located at the northwest corner of Avenue G and 43rd Street. The property is occupied by a two story residence and a detached carport/bungalow, where the second story addition was permitted. The property is zoned SF-3-H-HD-NCCD-NP, as are all of the adjacent properties. Surrounding properties include single-family residences and some duplexes. ***Please refer to Exhibits B and C (Zoning Map and Aerial View).***

Hyde Park NCCD Overview

Neighborhood Conservation Combining Districts (NCCDs) are intended to preserve and protect older neighborhoods by modifying regulations such as setbacks, parking, and FAR, based on a neighborhood plan for development and conservation. These modified regulations are incorporated into a customized NCCD zoning ordinances.

Hyde Park NCCD is divided into six subdistricts-- Residential, Speedway, Duval, West 38th Street, Guadalupe, and Hyde Park Civic. The six subdistricts primarily establish corridors and hubs for certain land uses and their design standards. In addition to six main districts, several smaller areas are called out, generally identifying development regulations for areas that do not correspond directly to the subdistricts. For example, in the Guadalupe subdistrict, allowable building heights differ north and south of 40th Street (40 feet and 60 feet, respectively). Finally, specific properties are identified for distinctive site development and land use requirements. For example, 4300 and 4307 Speedway are subject to a variety of customized development standards and regulations related to parking, yards, curb cuts, and land uses. Other specified properties are also identified in the ordinance for special land use considerations.

Ordinance and Amendment History. The Hyde Park NCCD Ordinance was originally adopted on January 31, 2002 (Ordinance No. 020131-20). At that time, the Hyde Park NCCD did not address FAR limitations for the residential subdistrict and/or residential properties in the NCCD. FAR limits were established for multifamily and commercial properties, but the NCCD zoning ordinance was silent regarding FAR for residential properties. FAR limits for residential properties were not addressed directly by the NCCD until an amendment in 2012.

Four amendments to the Hyde Park NCCD have been approved by the City of Austin.

- Ordinance No. 20080522-044 - Approved May 22, 2008 – Added a vertical mixed use building combining district to the Hyde Park NCCD, including primarily parts of Guadalupe Street.
- Ordinance No. 20080522-061 - Approved May 22, 2008 – Added a vertical mixed use building combining district at 4000 Avenue B to the Hyde Park NCCD.
- Ordinance No. 20080605-062 - Approved June 5, 2008 - This rezoned the Kocurek building at 511 West 41st Street from SF-3-NCCD to NO-H-NCCD.
- Ordinance No. 20120112-086 – Approved January 12, 2012 - This amendment specifically addressed the residential FAR issue, establishing a limit of .4 to 1 for properties within the residential subdistrict, except for the property located at 511 W. 41st Street. The NCCD ordinance does not specify the permitted FAR for the property at 511 W. 41st.

Please refer to Exhibit D (NCCD Zoning Ordinance).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-HD-NCCD-NP	Single family residences
North	SF-3-HD-NCCD-NP	Single family residences
South	SF-3-HD-NCCD-NP	Duplexes, Single family residences
East	SF-3-HD-NCCD-NP	Single family residences
West	SF-3-HD-NCCD-NP	Single family residences

NEIGHBORHOOD ORGANIZATIONS:

Hyde Park Neighborhood Plan Contact Team
North Austin Neighborhood Alliance
Austin Neighborhoods Council
45th Street Concerned Citizens
Central Austin Community Development Corporation
Preservation Austin
Hyde Park Neighborhood Association
Friends of the Emma Barrientos MACC

CITY COUNCIL DATE/ACTION: May 22, 2014:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin **PHONE:** 974-2122
e-mail: heather.chaffin@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends the proposed rezoning request to increase the maximum floor-to-area-ratio (FAR) for property located at 4300 Avenue G from .4 to 1 to .6 to 1. The proposed rezoning seeks to resolve a situation where a residential building permit was issued in error.

ASBUILT SURVEY

4300 AVENUE G, AUSTIN, TEXAS
BEING THE EAST 91' AND 8 INCHES OF LOT SEVENTEEN, EIGHTEEN AND NINETEEN, BLOCK 16
HYDE PARK ADDITION
V. 1, PG. 67

NOTES:
1) FOR RESTRICTIONS SEE: V. 135, P. 237,. V. 608, P. 319, V. 608, P. 322 AND V. 828, P. 567 DEED RECORDS TRAVIS COUNTY, TEXAS.

[SCALED NORTH]
SCALE 1" = 20'

LEGEND

1/2" REBAR FOUND OR AS NOTED	●
WOOD FENCE	— / — / —
RECORD INFORMATION	
TAX RECORDS	[ ]
VOLUME 1, PAGE 67	( )
RIGHT-OF-WAY	R.O.W.
CONTROL MONUMENT	CM
POWER POLE	P.P.
DOWN GUY	DG
UTILITY LINE	—U—

EXISTING FAR CALCULATIONS (PER PLANS):
MAIN HOUSE
FIRST FLOOR 1,497
SECOND FLOOR 1,497
BUNGALOW FIRST FLOOR 376

TOTAL 3,370 S.F.
LOT SIZE 6,871 S.F.

$\frac{3370}{6871}$ = 0.49 FAR

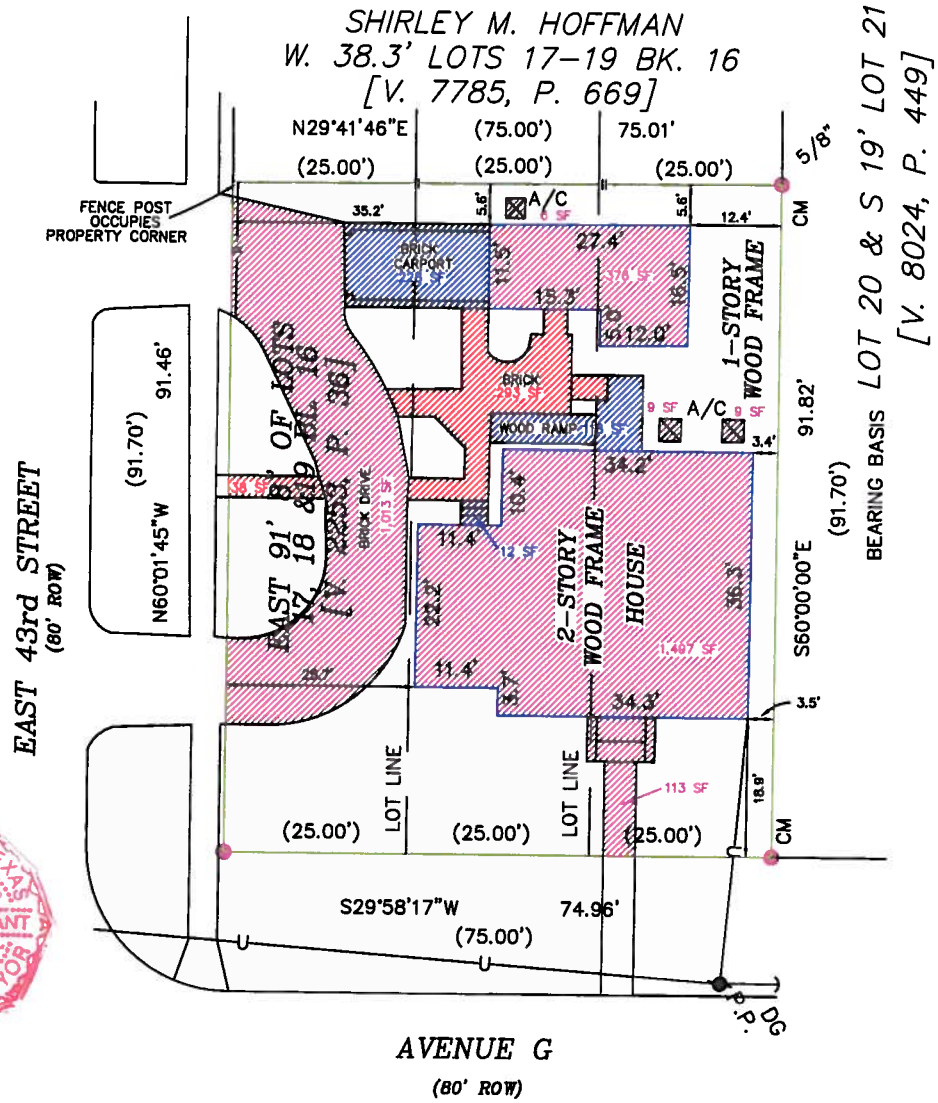
PROPOSED FAR CALCULATIONS (PER PLANS):

MAIN HOUSE
FIRST FLOOR 1,497
SECOND FLOOR 1,497
BUNGALOW
FIRST FLOOR 376
SECOND FLOOR 604

TOTAL 3,974 S.F.
LOT SIZE 6,871 S.F.

$\frac{3974}{6871}$ = 0.578 FAR

EXHIBIT A
AS-BUILT SURVEY



STATE OF TEXAS REGISTERED JAMES M. GRANT 1919 PROFESSIONAL LAND SURVEYOR

Harris GRANT SURVEYING, INC.
HARRIS-GRANT SURVEYING, INC.
(512)444-1781 FAX (512) 444-6123
FIRM NO. 10036100

James M. Grant

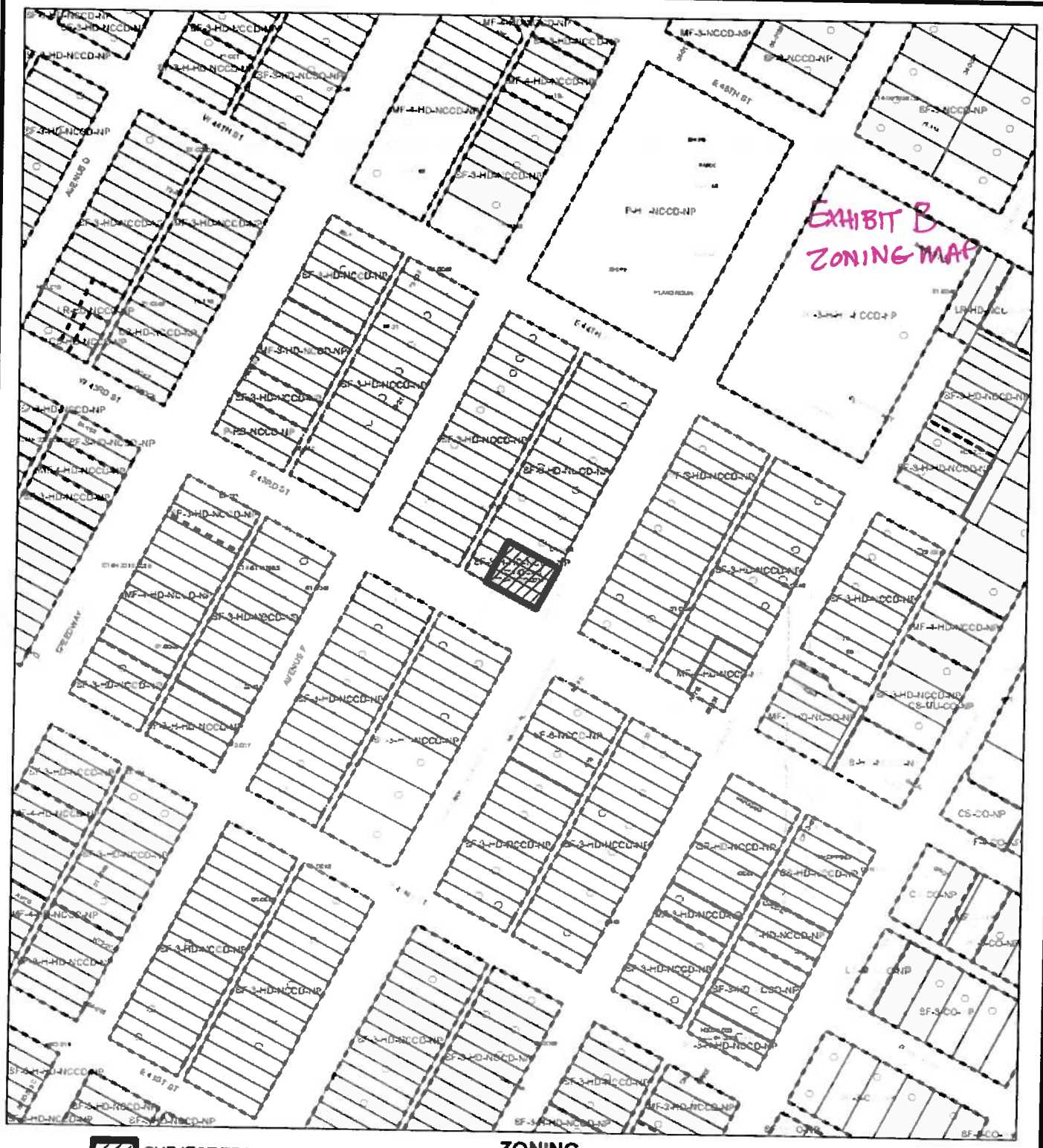
REVISED: 02-05-2014

JAMES M. GRANT R.P.L.S. 1919
DATE: MAY 10, 2013
REVISED: MAY 15, 2013
REVISED: MAY 29, 2013

IMPERVIOUS COVER CALCULATIONS
COVERAGE TO REMAIN= 3,023 SQFT
LOT AREA = 6,871 SQFT
IMPERVIOUS COVERAGE = 44.0%

NOT COUNTED IN THE ABOVE:
EXEMPTED COVERAGE = 358 SQFT
COVERAGE TO BE REMOVED = 331 SQFT

INVOICE NO. 45451 WORK ORDER NO. 44031 C:\CARL D\2013\44031
FILE PATH: JG\CARLSON\05-13\44031-JG



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0035

1 " = 200 '

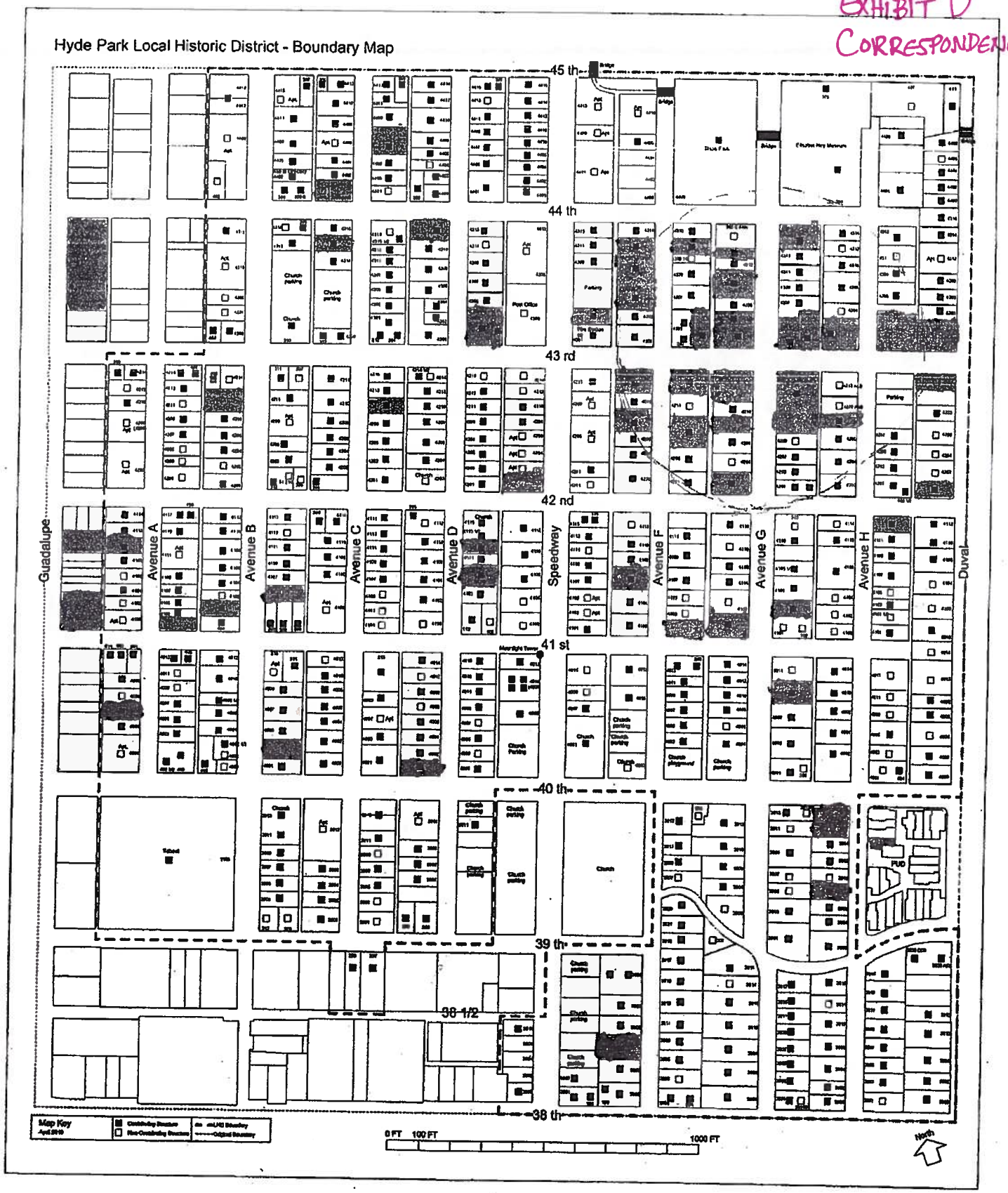
This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

EXHIBIT C
AERIAL VIEW
SF-3-HD-NCCD-NP
MF-3-HD-NCCD-NP
88-21
44TH
SF-3-HD-NCCD-NP
SF-3-HD-NCCD-NP
P-HD-NCCD-NP
SF-3-HD-NCCD-NP
SF-3-HD-NCCD-NP
AVENUE F
SF-3-HD-NCCD-NP
AVENUE G
SF-3-HD-NCCD-NP
NATIONAL REGISTER DISTRICT
SF-3-HD-NCCD-NP
MF-4-HD-NCCD-NP
SF-3-HD-NCCD-NP
SF-3-HD-NCCD-NP
SF-3-NCCD-NP
SF-3-HD-NCCD-NP
SF-3-HD-NCCD-NP
AVENUE H

MAP OF SUPPORTERS
IN HISTORIC HYDE PARK

EXHIBIT D
CORRESPONDENCE



ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
500 FEET RADIUS FROM 4300 AVENUE G

Albinide, Teddy
Anderson, Jane
Bowen, David
Brown, Don
Brown, Sharon
Burton, Amon
Burton, Carol
Corral, Abe
Corral, Elaine
Deinert, Mark
Dudney, John
Durr, Robin
Durr, Ken
George, Mary Carolyn
Hendrickse, Nhalia
Horowitz, Michael
Horne, Sarah
Kerr, John
Lavinghouse, Preston
Low, Karen
Low, Stephen
Matthis, David
Maxson, Peter Flagg
McMillan, Robin
Mitchell, Michael
Moore, Antoinette
Pruner, Todd
Pumarejo, Kate
Pumarejo, Ricardo
Saadeh, Karen
Sackmary, David
Sawyer, Sara
Strapper, Brock
Taylor, Jack
Webb. Mike
Wilson, Adam
Xanthopoulos, Drew
Yetman, Kiki

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HISTORIC HYDE PARK

Williams, Elizabeth
Thomas, H. Grant
Margot, Thomas
Bednar, Deaton
Gilg, Larry
Gilg, Susan
Mackinnon, Richard
French, Scott
Duke, Virginia
Goldmann, Brittany
Martinson, Erin
Martinson, Jason
Kivel, David
Dickson, Herbert
Dickson, Sandra
Hamm, Sharyn
Metzger, Erik
Grimes, Carolyn
Madsen, Shelley
Fries, Mark
Kennedy, Sara
Anderson, Libby
Sheffer-Bracha, Tammy
Welder, Carol
Grieshaber, Michele
Klug, Michael
Jackson, Greg
Jackson, Carol
Harris, Lisa
Anderson, David
Anderson, Linda
Kurth, Brian
Grace, Margo
Paulson, Carl
Hardeman, Shelley
Stewart, Carol
Stewart, John
Herzele, Charlotte
Heard, Chase
Heard, Helen
Spence, John

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
NORTH HYDE PARK AND SURROUNDING NEIGHBORHOODS

Biechlin, Michael
Burch, Mark
Butchart, Hailey
Cazalas, Kelly
Davidson, Jared
Davies, Penelope
Fuller, Anthony
Hamblen, Betsy
Hamblen, William
Holland, Julie
Huse, Justin
Marchand, Jennifer
McDaniel, Mark
Melancon, Rebecca
O'Brien, Vincent
Page, Stephanie
Reiffel, Karen
Russell, Megan
Tucker, Cary
Vega, Heather
Vilmot, Emily

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HYDE PARK BUSINESSES

Alexander, Cameron	Mother's Cafe and Garden
Antonelli, Kendall & John	Antonelli's Cheese Shop
Avery, Thad	Woodside Development
Berry, Rose	Blue Moon Glassworks
Bontempo, Gregory	NeWorld Deli
Fox, Emmett	ASTI Trattoria
Lucero, Estella	Julio's
Lyons, Tim	Fresh Plus Market
Warnken, Jeffrey & Sandra	38th Street Pharmacy

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
AUSTIN and BEYOND

Adams, Tom
Anderson, Alyson
Barron, Emily
Barth, Suzanne
Baldwin, Elizabeth
Baldwin, Robert
Belisle, Laura
Bennett, Bill
Bennett, Gloria
Bergstrom, Alan
Bergstrom, Blake
Blake, Devin
Bledsoe, Richard
Borgelt, Roger
Bradford, Robin
Brooks, Debra
DeCannie, Nicholas
Dominguez, Andy
Eklund, Richard
Engel, William
Evans, Betsy
Evans, Richard
Fernandez, Christine
Fleming, Nathan
Flores, Monica
Forbes, Caroline
Ford, Chandler
Ford, Jordana
Fulwiler, William James
Gannaway, Jackie
Garrett, Myndi
Garza, Devin
Gooch, Don
Goodwin, Stephen
Grosskopf, Eric
Hartsough, Jeffrey
Hendricks, Kate
Henson, Weldon
Hill, Lee
Hughes, Cassandra
Hughes, Ellen
Hughes, Irving
Hughes, Shawn
Jackson, S. Megan
Jaworski, Joe

Former Galveston Mayor

Jaworski, Rebecca	
Johnson, Eric	
Jones, Rachel	
Kaderka, Daniel	
Katzberg, Gene	
Kincade, Edward	
Lambeth, J. Eric	
Landa, Amanda	
Landon, Viera	
Lee, Emily	
Lock, Julia	*Dean at St. Edward's University*
Mann, Michele	
Merritt, John	
Moore, Kenneth	
Moore, Marcy	
Moore, Robin	
O'Brien, Vincent	
Page, Billy	
Page, Lolla	
Phlieger, Jennifer	
Prater, Terry	
Ramirez, Beatrice	
Ray, Kristen	
Reed, Janet	
Rhoades, Chris	
Roberts, Susan	
Rogers, Kathryn	
Ross, Lucy	
Sanchez, Mary	
Schultz, Richard	
Schultz, Marcia	
Seargeant, Tommy	*President/CEO Greater Texas Federal Credit Union*
Sikes, Jev	
Sikes, Sydnor	
Sucherman, Todd	
Tipton, Todd	
Trask, Ann	
Truong, Christian	
Truong, Tara	
Virr, Tom	
Voelzel, Linda	
Weaver, Jacob	
Weterl, David	
Wickland, David	
Williams, Josh	
Yost, Linda	

Subject: Re: Copy of Steering Committee Recommendation
From: Kevin Heyburn <[redacted]>
Date: 3/27/2014 12:16 PM
To: "Adams House B&B" <reservations@theadamshouse.com>

HPNA STEERING COMMITTEE RECOMMENDATION (ORIGINAL)

Liz,

Below is the language from the resolution we voted on in the Steering Committee. It is not an official resolution of the HPNA until there is a vote by the members at the April 7th HPNA meeting, which will take place at 7:00 p.m. at Hyde Park Methodist Church. Also some members may propose amendments to the resolution.

Please let me know if you have any questions.

Kevin

"The Hyde Park Neighborhood Association is unopposed to 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 that the Board of Adjustment consider this lot as it is now with the permitted development."

On Wed, Mar 26, 2014 at 4:10 PM, Adams House B&B <reservations@theadamshouse.com> wrote:

> Hi Kevin,
>
> I hope all is well with you. I have a question that I was hoping that you could help me out with.
>
> We just met with our mediator to review the Board of Adjustments upcoming meeting. Mike (our mediator) will be out of town and has asked us to submit the book to the BOA by April 2nd. If we receive the member vote from the Hyde Park Neighborhood Association on April 7th then we can add this late.
>
> Could we receive a copy of the official verbage now of the recommendation from the Steering Committee to the HPNA for our book? Let me know your thoughts.
>
> Thank you,

Heldenfels, Leane

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

HPNA
STEERING COMMITEE
RECOMMENDATION
(REVISED)

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
512-453-7696

Find us on Facebook, Pinterest, LinkedIn, or Blogger

RECOMMENDATION

Resolution voted by the Hyde Park Steering Committee

Recommendation to HPNA for Member Vote:

"The Hyde Park Neighborhood Association is unopposed to 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 permitted development."

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Lorre Weidlich
Your Name (please print)

☐ **I am in favor**
☒ **I object**

4313 Avenue F Austin, TX 78751
Your address(es) affected by this application

Lorre Weidlich — *Signature*
April 7, 2014 — *Date*

Daytime Telephone: 512-300-2228

Comments: see attached letter

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0035
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Mar 25, 2014, Planning Commission
April 10, 2014, City Council

Byron M Smith
Your Name (please print)

☐ **I am in favor**
☑ **I object**

4301 Avenue G + 304A+B 43rd Street
Your address(es) affected by this application

Byron Smith — 3-24-04
Signature — *Date*

Daytime Telephone: 512-453-6506

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Chaffin, Heather

From: Guernsey, Greg
Sent: Tuesday, April 22, 2014 8:18 AM
To: Karen McGraw; Heldenfels, Leane; Chaffin, Heather; Johnson, Christopher [PDRD]
Cc: McDonald, John; Word, Daniel; Rusthoven, Jerry; Adams, George; Linseisen, Andrew; Sadowsky, Steve; Rhoades, Glenn
Subject: RE: 4300 Avenue G

HI Karen:

The site plan requirement is found in Chapter 25-5-2 of the Land Development Code and was created when Mayor Watson was here (see below). The existing B&B owners at the time fought to have restrictions in the Code that would not create too much competition and citizens raised concerns over businesses being permitted in single family neighborhoods. Here is a link to the B&B regulations that addresses unique requirements to B&B, parking, advertising, number of rooms and other site requirements:

http://www.amlegal.com/nxt/gateway.dll?f=jumplink$jumplink_x=Advanced$jumplink_vpc=first$jumplink_xsl=querylink.xsl$jumplink_sel=title;path;content-type;home-title;item-bookmark$jumplink_d=texas(austin)$jumplink_q=[field folio-destination-name:'25-2-781']$jumplink_md=target-id=JD_25-2-781

I'll copy my staff working on the zoning case, the BOA case and the site plan case regarding your concerns.

Greg

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§ 25-5-2 SITE PLAN EXEMPTIONS.

(A) The director shall determine whether a project is exempt under this section from the site plan requirement of Section 25-5-1(Site Plan Required). The director may require that the applicant submit information necessary to make a determination under this subsection. The director may require an applicant to revise a previously approved site plan under Section 25-5-61(Revisions To Released Site Plans).

(B) A site plan is not required for the following development:

(1) construction or alteration of a single-family residential, single-family attached residential, duplex residential, two-family residential, or secondary apartment special use structure, or an accessory structure, if:

(a) not more than one principal residential structure is constructed on a legal lot or tract; and

(b) a proposed improvement is not located in the 100 year flood plain, or the director determines that the proposed improvement will have an insignificant effect on the waterway;

(2) removal of a tree not protected by this title;

(3) interior alteration of an existing building that does not increase the square footage, area, or height of the building;

(4) construction of a fence that does not obstruct the flow of water;

(5) clearing an area up to 15 feet wide for surveying and testing, unless a tree more than eight inches in diameter is to be removed;

(6) restoration of a damaged building that begins within 12 months of the date of the damage;

(7) relocation or demolition of a structure or foundation covering not more than 10,000 square feet of site area under a City demolition permit, if trees larger than eight inches in diameter are not disturbed and the site is not cleared;

(8) development in the extraterritorial jurisdiction that is exempt from all water quality requirements of this title; or

(9) placement of a commercial portable building on existing impervious cover if the building does not impede or divert drainage and the site complies with the landscaping requirements of this title; and

(10) construction or alteration of a townhouse in the Mueller Planned Unit Development or the area identified in Section 1.2.5.B (Conflicting Provisions) of the Regulating Plan for the Lamar Blvd./Justin Lane Transit Oriented Development.

(C) Except for a change of use to an adult oriented business, a site plan is not required for a change of use if the new use complies with the off-street parking requirements of this title.

(D) Except for an adult oriented business, a site plan is not required for construction that complies with the requirements of this subsection.

(1) The construction may not exceed 1,000 square feet, and the limits of construction may not exceed 3,000 square feet, except for the following:

(a) enclosure of an existing staircase or porch;

(b) a carport for fewer than ten cars placed over existing parking spaces;

(c) a wooden ground level deck up to 5,000 square feet in size that is for open space use;

(d) replacement of a roof that does not increase the building height by more than six feet;

(e) remodeling of an exterior facade if construction is limited to the addition of columns or awnings for windows or entrance ways;

(f) a canopy over an existing gas pump or paved driveway;

(g) a sidewalk constructed on existing impervious cover;

(h) replacement of up to 3,000 square feet of building or parking area lost through condemnation, if the director determines that there is an insignificant effect on drainage or a waterway; or

(i) modification of up to 3,000 square feet of a building or impervious cover on a developed site if the modification provides accessible facilities for persons with disabilities.

(2) The construction may not increase the extent to which the development is noncomplying.

(3) The construction may not be for a new drive-in service or additional lanes for an existing drive-in service, unless the director determines that it will have an insignificant effect on traffic circulation and surrounding land uses.

(4) A tree larger than eight inches in diameter may not be removed.

(5) The construction may not be located in the 100 year flood plain, unless the director determines that it would have an insignificant effect on the waterway.

(E) A site plan is not required for minor site development, minor construction, or a change of use that the director determines is similar to that described in Subsections (B), (C), and (D) of this section.

(I) The exemptions provided by Subsections (C) and (D) do not apply to a bed and breakfast residential use established after October 1, 1994.

Source: Section 13-1-603; Ord. 990225-70; Ord. 990520-38; Ord. 000302-36; Ord. 000831-65; Ord. 031120-40; Ord. 031211-11; Ord. 20101209-075; Ord. 20110210-018; Ord. 20130328-032.

From: Karen McGraw [mailto:MCGRAWKA@EARTHLINK.NET]
Sent: Monday, April 21, 2014 6:18 PM
To: Guernsey, Greg
Subject: 4300 Avenue G

Greg,

Regarding the Adams House B&B at 4300 Avenue G.

I am concerned that in efforts to correct this remarkable error, city staff is not addressing this comprehensively and the case, even if the FAR is approved, will still be out of compliance and the record will remain very confused.

I am unclear on how a house that is licensed to be a B&B can require a site plan? The LDC seems crystal clear that this is a residential use, McMansion applies to this use and the IRC also applies. What is the Site Plan requirement?

The Site Plan indicates the zoning as SF3-H-NCCD when it is actually SF3-H-HD-NCCD.

The zoning case indicates the zoning as SF3-NCCD-NP. The NP was not enacted with the NCCD and appears to have been added to maps by the city at some point but without any notice or hearing as far as I am aware. The current zoning includes H and HD that are not noted.

It seems a Change of Use from a single family house to a B&B might be in order to check number of bedrooms, parking, etc.. However, the city granted the B&B use to this lot many years ago. So this is an alteration, not a change of use unless the second dwelling is considered a change of use.

The consultant's letter states that the effort is to create private living quarters for the owners. The owners have mentioned this many times. The lot is less than 7,000 SF so the property is not eligible for two-family use. So can a B&B also have a two-family use? Is this combination allowed? Is this part of the variance request? zoning? I'm not seeing it listed directly, just noted in a letter.

Why is a Site Plan in review by the DAC instead of Site Plan staff? Why is there no information regarding the number of bedrooms, parking requirements, proposed two-family plus B&B use? Aren't the zoning requirements the subject of a Site Plan?

Why is there no mention of the NCCD parking requirement? This needs to be reviewed and a variance is likely required. A 200 SF addition triggers compliance with all parking regulations including a prohibition on street yard parking.

Who is going to review this project for residential zoning (since it hasn't been done in the SP) , NCCD, McMansion and building code? It went through the HLC months ago with no zoning review so those commissioners were not told that it was almost 50% beyond allowable FAR and likely violates parking regulations. The order of the process seems to be an area of great confusion with city staff. How is that being addressed?

My neighbors generally believe that the city is completely at fault for this and that the owners should get the permit back that they got in error. I sympathize with the owners, but I am also concerned that this situation has placed the neighbors in a difficult situation of having to choose between supporting a likable neighbor whose consultants along with city staff created a serious problem, and upholding the protections that the neighborhood association has worked for and the city has enacted over decades to protect the neighborhood.

Are you undertaking any changes to prevent this type of situation in the future?

Thanks,

Karen McGraw AIA
512-917-1761

MEMORANDUM

****

TO: Mr. Dave Anderson, Chair
Planning Commission Members

FROM: Heather Chaffin, Case Manager
Planning and Development Review Department

DATE: March 25, 2014

RE: **Adams House Rezoning**
C14-2014-0035
Postponement Request by Staff

****

Staff is requesting a postponement from March 25, 2014, to April 22, 2014, for the above-referenced rezoning request.

The Applicant is taking the proposed floor-to-area ratio (FAR) modification to the Board of Adjustment on April 14, 2014, prior to Planning Commission action.

ADAMS HOUSE
Timeline

1. Talked to HPNA – 12/12 – 1/13 - Liz visited with David Conner, the Development coordinator for the neighborhood association– no problem; on board
2. Site Plan / Impervious cover issues – worked out with City staff help some of the exemptions on steps, porches, etc., considered variance on imp. cover and decided to removed brick patio and 1'-2' of driveway
3. 5/6/13--HLC – Unanimous approval—met Cert.of App. committee and then full
4. commission only changed window trim header detail (COA also)
5. Preliminary plans to Contractor 5/20/13
6. Initial permit meeting to submit permit application and got checklist
7. Preliminary bids 7/7/13
8. Submitted site plan for exemption on 8/23/13. Denied for Imp cover. Meetings / talk with Amber, Sallie Correa, Andria Burt, Kristin Carlton. Frans Dahmen met with Sallie Correa regarding impervious cover in July 2013.
9. Frequent meetings with COA Staff --First upstairs, then sent downstairs –back and forth. Robert Heil brought issues of accessory building square footage limitations / definitions. Called Daniel Word (under Tony Hernandez.) Frans met with everyone involved. Decision by Ward for a way to proceed – get site plan exemption from commercial (Robert Heil, Sallie, Andria, Amber, Kristin)
10. Re-submitted revised site plan as directed
11. Submitted complete permit set--including McMansion ordinance tent diagram 08/12/13
12. Site plan exemption issued 8/30/13
13. Questions answered, resubmitted- permit approved and issued 9/5/13
14. Loan from bank approved 10/10 /13
15. City official: Routine pre-construction inspection by Kelly Stillwell, Residential Inspector on 10/11/13
16. Began Construction to external carport on 11/11/13
17. Received communication from Tony Hernandez to stop construction 1/10/14. Frans spoke with Chris Johnson / reviewer at COA. Reasoning given: a) FAR % unacceptable; b) Parking requirement; c) plans were not given proper review. Frans was given permission to complete roof to secure / protect building
18. Met with Senior City Staff on 1/27/14. Admitted to making errors in permit. Decided to move forward with a City initiated resolution
19. Frans given OK to dry-in building at the City meeting with Senior Staff
20. Planning Commission denied the COA staff initiating a revision to the Hyde Park NCCD at their 2/25/14 meeting
21. Put on agenda for 4/14/14 BOA meeting

PROVIDED BY APPLICANT

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Case Number; and the contact person listed on the notice.

Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, (512)974-2202, leane.heldenfels@austint
Public Hearing: Board of Adjustment, April 30, 2014

Amon Burton
Your Name (please print)

☑ I am i
☐ I obje

4200 Ave G 78751
Your address(es) affected by this application

in favor of the application

Signature

4/21/14
Da

Daytime Telephone: 512-698-7272

Comments: Approval of this application is not only justified, it should receive a unanimous favorable vote. The Hyde Park Neighborhood Assoc. voted to support the application and the City's mistakes that have cost the owners so much lost time and money is unconscionable. I live just down the street from the applicant.

***Note:** All written responses received will become part of the available for review by the applicant and the general public.

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Leane Heldenfels, (512)974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, April 30, 2014

CAROL BURTON
Your Name (please print)

☑ **I am in favor**
☐ **I object**

4200 AVE G.
Your address(es) affected by this application

Carol C Burton — 4/21/14
Signature — *Date*

Daytime Telephone: 512-698-7171

Comments: The Hyde Park Neighborhood Association voted to SUPPORT this application. it is outrageous that the city has caused the owners so much lost time and $ on this project ... Through City MISTAKES. The owners have done all they were asked to do, all along the line, & THE CITY is at fault w/ their permit being pulled after →

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To

having been granted. Why would any bank give a loan to a city of Austin resident?! It is unthinkable that this application might not be approved. Unthinkable. Please do the right thing & Approve case # C15-2014-0056. It is a very attractive project. The residents are great neighbors & are a valued part of the fabric of Hyde Park. Please correct the City of Austin's outrageous mistakes and grant the variance requested.

Carol Burton

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Contact: Leane Heldenfels, (512)974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, April 30, 2014

☑ **I am in favor**
☐ **I object**

Your Name (please print)

Jane Anderson

Your address(es) affected by this application

4312 Ave F

Signature

4-21-14

Date

Daytime Telephone:_____

Comments:_____

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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

MICHAEL MITCHELL
Your Name (please print)

☑ **I am in favor**
☐ **I object**

4303 Avenue G
Your address(es) affected by this application

Michael Mitchell — 4/7/14
Signature — *Date*

Daytime Telephone: 512-971-7114

Comments: I think this project benefits Hyde Park! The Adams House is a great neighbor and asset to the neighborhood. This good looking addition helps keep it managed by active, engaged people - yet they can have a bit a private life too. A win-win. If we (COA) stop projects that are in progress, approved, permitted, funded, scheduled because of a City error, what can we count on? Why would anyone ever remodel and stay in central city? I strongly favor approving this variance!

M. Mitchell

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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

KAREN SAADEH
Your Name (please print)

☒ **I am in favor**
☐ **I object**

4308 AVENUE F 78751
Your address(es) affected by this application

Karen Saadeh — 4-7-14
Signature — *Date*

Daytime Telephone: 512-420-8173

Comments: These poor people have been abused by the city in the handling of this project. It was permitted, demolition and construction was allowed to proceed. They did not make an error. The city erred by considering this a commercial project when it is zoned residential & city code says Bed & Breakfasts are residential uses. Because of poor review they are left with a portion of their property demolished & an unfinished/unuseable bldg.

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Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

David Matthis
Your Name (please print)

☒ **I am in favor**
☐ **I object**

4308 Avenue F, Austin, TX 78751
Your address(es) affected by this application

David Matthis — *Signature*
4/7/14 — *Date*

Daytime Telephone: 512-633-8318

Comments: Please let these people complete their project!

If you use this form to comment, it may be returned to:
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Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

ROBIN DURR
Your Name (please print)

☑ **I am in favor**
☐ **I object**

205 E. 43RD ST.
Your address(es) affected by this application

Robin P. Durr
Signature

Apr. 6, 2014
Date

Daytime Telephone: 512-458-2830

Comments: My husband + I have lived across the street from this property for the past 35 years. We strongly urge you to give approval for this variance and allow the owners to finish this project.

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P. O. Box 1088
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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2014-0056, 4300 Avenue G
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Kate Pumarejo
Your Name (please print)

☑ **I am in favor**
☐ **I object**

4301 Ave. G Austin TX 78751
Your address(es) affected by this application

Kate Pumarejo — 4/5/14
Signature — *Date*

Daytime Telephone: 917.597.2876

Comments:

If you use this form to comment, it may be returned to:
City of Austin-Planning & Development Review Department/1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

-------- Original Message --------
Subject: Re: help request
Date: Sat, 5 Apr 2014 15:07:49 -0700
From: David S Sackmary [redacted]
To: Adams House B&B [redacted]

Hi Liz,

Your house is the finest kept on the street, and you should be able to build with a city permit once granted.
Or so I thought. think? so i think. You are welcome to present this as my opinion anywhere that it might
come in useful. and put my X of agreement on the letter of support.

if anyone has any questions, i'm reachable at 510.339.3533

(working in SF for awhile, coming back this summer).

Best,
David

On 3/20/2014 9:23 AM, David S Sackmary wrote:
Hi neighbor,

I was wondering if you could let me know who takes care of your grounds?

My house is across the street, 4307 Avenue G, and I definetly need to hire someone to improve curb appeal.

I wouldn't even know where to begin looking, except by asking the only house on the street that seems to be doing a great job of it!

Thanks,
David

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0035
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Mar 25, 2014, Planning Commission
April 10, 2014, City Council

Don Brown
Your Name (please print)

☑ **I am in favor**
☐ **I object**

4213 Avenue F
Your address(es) affected by this application

Don Brown — 3-16-14
Signature — *Date*

Daytime Telephone: 512 459 1984

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0035
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Mar 25, 2014, Planning Commission
April 10, 2014, City Council

Sharon Brown
Your Name (please print)

☑ **I am in favor**
☐ **I object**

4213 Avenue F
Your address(es) affected by this application

Sharon Brown — 3/16/14
Signature — *Date*

Daytime Telephone: 512-459-1984

Comments: This lovely small B&B is an asset to Hyde Park. Having an upper level space for the owners to live will not increase the demand for parking.
This space is nestled in the branches of the trees & is a good use of their space.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2014-0035
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Mar 25, 2014, Planning Commission
April 10, 2014, City Council

Michael W Mitchell
Your Name (please print)

☒ **I am in favor**
☐ **I object**

4303 Avenue G
Your address(es) affected by this application

Michael Mitchell — *Signature*

16 Mar 14 — *Date*

Daytime Telephone: 512 971 7114 (cell)

Comments: Hyde Park is a historic District. All it takes are walks down the alleys to see that historically there weren't all these rules trying to create uniformity. Historically garages were built w/ no set-back, This one meets it; Big houses were next to little houses; big houses were built on smaller lots. If we want to be historic, we should allow this change because it adds to the original feel of Hyde Park.

Ann, Historically I imagine Austin Citizens knew that once they had their building permits and were underway w/ construction, they were good to go. If not, why would anyone take the risk?!

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City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0035
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Mar 25, 2014, Planning Commission
April 10, 2014, City Council

ROBIN DURR
Your Name (please print)

☑ **I am in favor**
☐ **I object**

205 E. 43rd ST.
Your address(es) affected by this application

Robin A. Durr — 3-17-14
Signature — *Date*

Daytime Telephone: 512-458-2830

Comments: In the 35 years I have lived in Hyde Park (across the street from what is now Adams House B+B), I have never witnessed such difficulty with the city. The owners played by the rules + the city pulled the rug out from under them. Do right by Adams House + expedite the necessary approvals!

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0035
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Mar 25, 2014, Planning Commission
April 10, 2014, City Council

Jane L. Anderson
Your Name (please print)

☑ **I am in favor**
☐ **I object**

4312 Ave F
Your address(es) affected by this application

Jane Anderson — 3-15-14
Signature — *Date*

Daytime Telephone: 512-459-9572

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

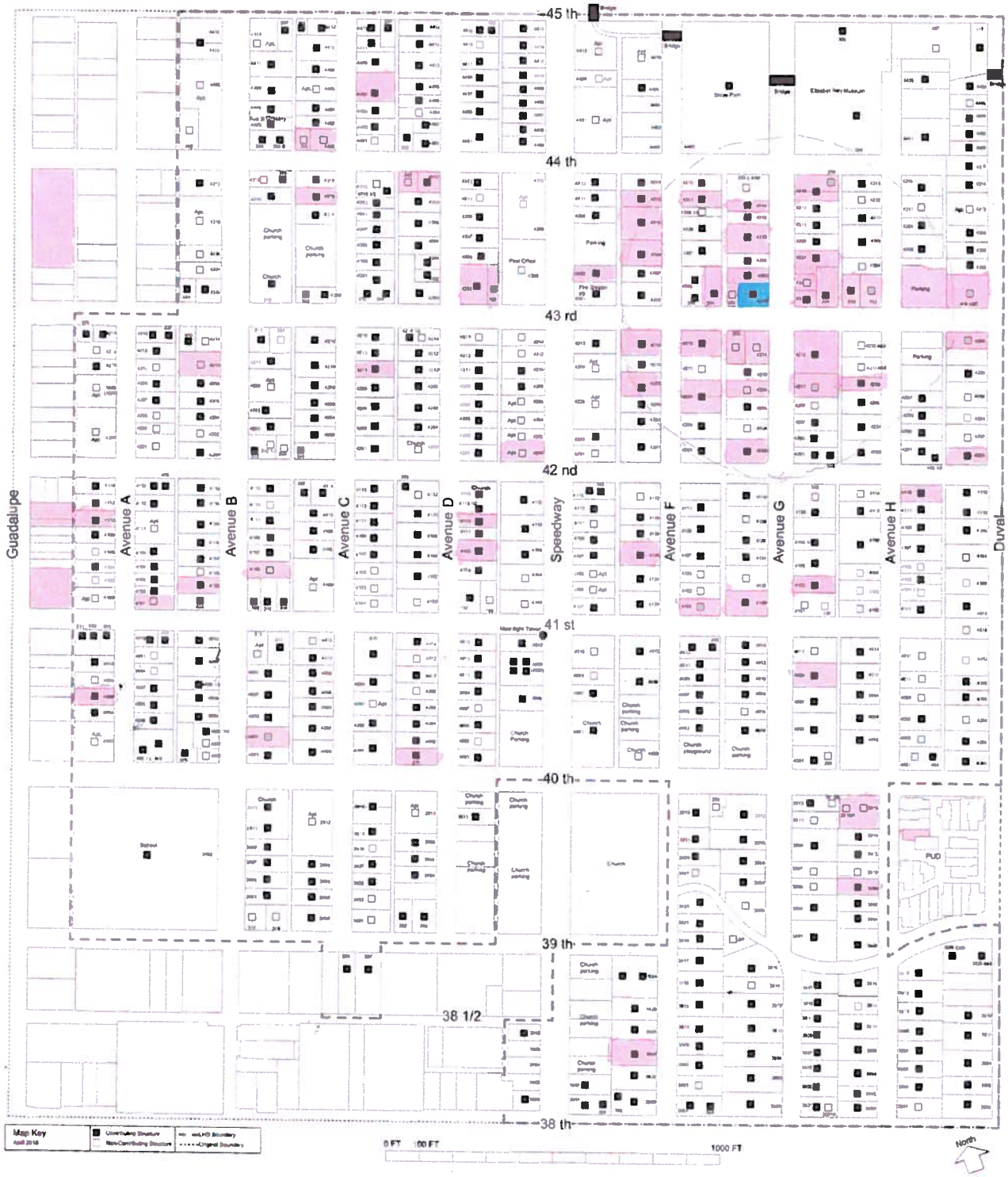
HPNA SUPPORT RESOLUTION

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."

Hyde Park Local Historic District - Boundary Map



LETTERS OF SUPPORT

UPDATED

5-8-2014

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
500 FEET RADIUS FROM 4300 AVENUE G

UPDATED 5-8-2014

Albinide, Teddy
Anderson, Jane
Bowen, David
Brown, Don
Brown, Sharon
Burton, Amon
Burton, Carol
Corral, Abe
Corral, Elaine
Deinert, Mark
Dudney, John
Durr, Robin
Durr, Ken
George, Mary Carolyn
Hendrickse, Nhalia
Horowitz, Michael
Horne, Sarah
Kerr, John
Lavinghouse, Preston
Low, Karen
Low, Stephen
Matthis, David
Maxson, Peter Flagg
McMillan, Robin
Mitchell, Michael
Moore, Antoinette
Pruner, Todd
Pumarejo, Kate
Pumarejo, Ricardo
Saadeh, Karen
Sackmary, David
Sawyer, Sara
Strapper, Brock
Taylor, Jack
Webb. Mike
Wilson, Adam
Xanthopoulos, Drew
Yetman, Kiki

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HISTORIC HYDE PARK

UPDATED 5-8-2014

Williams, Elizabeth
Thomas, H. Grant
Margot, Thomas
Bednar, Deaton
Gilg, Larry
Gilg, Susan
Mackinnon, Richard
French, Scott
Duke, Virginia
Goldmann, Brittany
Martinson, Erin
Martinson, Jason
Kivel, David
Dickson, Herbert
Dickson, Sandra
Hamm, Sharyn
Metzger, Erik
Grimes, Carolyn
Madsen, Shelley
Fries, Mark
Kennedy, Sara
Anderson, Libby
Sheffer-Bracha, Tammy
Welder, Carol
Grieshaber, Michele
Klug, Michael
Jackson, Greg
Jackson, Carol
Harris, Lisa
Anderson, David
Anderson, Linda
Kurth, Brian
Grace, Margo
Paulson, Carl
Hardeman, Shelley
Stewart, Carol
Stewart, John
Herzele, Charlotte
Heard, Chase
Heard, Helen
Spence, John

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HYDE PARK BUSINESSES

UPDATED 5-8-2014

Alexander, Cameron	Mother's Cafe and Garden
Antonelli, Kendall & John	Antonelli's Cheese Shop
Avery, Thad	Woodside Development
Berry, Rose	Blue Moon Glassworks
Bontempo, Gregory	NeWorld Deli
Fox, Emmett	ASTI Trattoria
Lucero, Estella	Julio's
Lyons, Tim	Fresh Plus Market
Warnken, Jeffrey & Sandra	38th Street Pharmacy

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
NORTH HYDE PARK AND SURROUNDING NEIGHBORHOODS

UPDATED
5-8-2014

Biechlin, Michael
Burch, Mark
Butchart, Hailey
Cazalas, Kelly
Davidson, Jared
Davies, Penelope
Fuller, Anthony
Hamblen, Betsy
Hamblen, William
Holland, Julie
Huse, Justin
Marchand, Jennifer
McDaniel, Mark
Melancon, Rebecca
O'Brien, Vincent
Page, Stephanie
Reiffel, Karen
Russell, Megan
Tucker, Cary
Vega, Heather
Vilmont, Emily

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
AUSTIN and BEYOND

UPDATED 5-8-2014

Adams, Tom
Anderson, Alyson
Barron, Emily
Barth, Suzanne
Baldwin, Elizabeth
Baldwin, Robert
Belisle, Laura
Bennett, Bill
Bennett, Gloria
Bergstrom, Alan
Bergstrom, Blake
Blake, Devin
Bledsoe, Richard
Borgelt, Roger
Bradford, Robin
Brooks, Debra
Cheney, Diane
DeCannie, Nicholas
Dominguez, Andy
Eklund, Richard
Engel, William
Evans, Betsy
Evans, Richard
Fernandez, Christine
Fleming, Nathan
Flores, Monica
Forbes, Caroline
Ford, Chandler
Ford, Jordana
Fulwiler, William James
Gannaway, Jackie
Garrett, Myndi
Garza, Devin
Gooch, Don
Goodwin, Stephen
Grosskopf, Eric
Hartsough, Jeffrey
Hendricks, Kate
Henson, Weldon
Hill, Lee
Hobbs, Kathleen
Hughes, Cassandra
Hughes, Ellen
Hughes, Irving
Hughes, Shawn
Jackson, S. Megan
Jaworski, Joe *Former Galveston Mayor*

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
AUSTIN and BEYOND continued

UPDATED 5-8-2014

Jaworski, Rebecca	
Johnson, Eric	
Jones, Rachel	
Kaderka, Daniel	
Katzberg, Gene	
Kincade, Edward	
Lambeth, J. Eric	
Landa, Amanda	
Landon, Viera	
Lee, Emily	
Lock, Julia	*Dean at St. Edward's University*
Mann, Michele	
Merritt, John	
Moore, Kenneth	
Moore, Marcy	
Moore, Robin	
O'Brien, Vincent	
Page, Billy	
Page, Lolla	
Phlieger, Jennifer	
Prater, Terry	
Ramirez, Beatrice	
Ray, Kristen	
Reed, Janet	
Rhoades, Chris	
Roberts, Susan	
Rogers, Kathryn	
Ross, Lucy	
Sanchez, Mary	
Schultz, Richard	
Schultz, Marcia	
Seargeant, Tommy	*President/CEO Greater Texas Federal Credit Union*
Sikes, Jev	
Sikes, Sydnor	
Sonson, Martha	
Sucherman, Todd	
Tipton, Todd	
Trask, Ann	
Truong, Christian	
Truong, Tara	
Virr, Tom	
Voelzel, Linda	
Weaver, Jacob	
Weterl, David	
Wickland, David	
Williams, Josh	
Yost, Linda	

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
HYDE PARK BUSINESSES

UPDATED 5-8-2014

Alexander, Cameron	Mother's Cafe and Garden
Antonelli, Kendall & John	Antonelli's Cheese Shop
Avery, Thad	Woodside Development
Berry, Rose	Blue Moon Glassworks
Bontempo, Gregory	NeWorld Deli
Fox, Emmett	ASTI Trattoria
Lucero, Estella	Julio's
Lyons, Tim	Fresh Plus Market
Warnken, Jeffrey & Sandra	38th Street Pharmacy

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HYDE PARK
NORTH HYDE PARK AND SURROUNDING NEIGHBORHOODS

UPDATED 5-8-2014

Biechlin, Michael
Burch, Mark
Butchart, Hailey
Cazalas, Kelly
Davidson, Jared
Davies, Penelope
Fuller, Anthony
Hamblen, Betsy
Hamblen, William
Holland, Julie
Huse, Justin
Marchand, Jennifer
McDaniel, Mark
Melancon, Rebecca
O'Brien, Vincent
Page, Stephanie
Reiffel, Karen
Russell, Megan
Tucker, Cary
Vega, Heather
Vilmont, Emily

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HYDE PARK
AUSTIN and BEYOND

UPDATED 5-8-2014

Adams, Tom
Anderson, Alyson
Barron, Emily
Barth, Suzanne
Baldwin, Elizabeth
Baldwin, Robert
Belisle, Laura
Bennett, Bill
Bennett, Gloria
Bergstrom, Alan
Bergstrom, Blake
Blake, Devin
Bledsoe, Richard
Borgelt, Roger
Bradford, Robin
Brooks, Debra
Cheney, Diane
DeCannie, Nicholas
Dominguez, Andy
Eklund, Richard
Engel, William
Evans, Betsy
Evans, Richard
Fernandez, Christine
Fleming, Nathan
Flores, Monica
Forbes, Caroline
Ford, Chandler
Ford, Jordana
Fulwiler, William James
Gannaway, Jackie
Garrett, Myndi
Garza, Devin
Gooch, Don
Goodwin, Stephen
Grosskopf, Eric
Hartsough, Jeffrey
Hendricks, Kate
Henson, Weldon
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Hobbs, Kathleen
Hughes, Cassandra
Hughes, Ellen
Hughes, Irving
Hughes, Shawn
Jackson, S. Megan
Jaworski, Joe *Former Galveston Mayor*

ADAMS HOUSE LETTERS OF SUPPORT
HYDE PARK
AUSTIN and BEYOND continued

UPDATED 5-8-2014

Jaworski, Rebecca	
Johnson, Eric	
Jones, Rachel	
Kaderka, Daniel	
Katzberg, Gene	
Kincade, Edward	
Lambeth, J. Eric	
Landa, Amanda	
Landon, Viera	
Lee, Emily	
Lock, Julia	*Dean at St. Edward's University*
Mann, Michele	
Merritt, John	
Moore, Kenneth	
Moore, Marcy	
Moore, Robin	
O'Brien, Vincent	
Page, Billy	
Page, Lolla	
Phlieger, Jennifer	
Prater, Terry	
Ramirez, Beatrice	
Ray, Kristen	
Reed, Janet	
Rhoades, Chris	
Roberts, Susan	
Rogers, Kathryn	
Ross, Lucy	
Sanchez, Mary	
Schultz, Richard	
Schultz, Marcia	
Seargeant, Tommy	*President/CEO Greater Texas Federal Credit Union*
Sikes, Jev	
Sikes, Sydnor	
Sonson, Martha	
Sucherman, Todd	
Tipton, Todd	
Trask, Ann	
Truong, Christian	
Truong, Tara	
Virr, Tom	
Voelzel, Linda	
Weaver, Jacob	
Weterl, David	
Wickland, David	
Williams, Josh	
Yost, Linda	