




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0093
Address: 800 NORWALK LN



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.

CASE# C15-2015-0093
ROW# 11367627
TAX# 0111070906
CADV

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

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

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.

STREET ADDRESS: 800 Norwalk Ln Austin, TX 78703

LEGAL DESCRIPTION: Subdivision – Marietta Heights

Lot(s) 1 Block _____ Outlot _____ Division _____

I/We Adam Talianchich on behalf of myself/ourselves as authorized agent for

John D. Allan affirm that on May 4, 2015,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

☒ ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

see attached

in a SF-3-NP district. (West Austin Neighborhood Group)
(zoning district)

NOTE: 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 support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

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

see attached

HARDSHIP:

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

see attached

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

see attached

AREA CHARACTER:

3. 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:

see attached

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 Section 479 of Chapter 25-6 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 reasonable 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:

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:

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.

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

Signed  Mail Address 1113 ANGELINA ST

City, State & Zip AUSTIN TX 78702

Printed ADAM TALIANCHICH Phone 512 300 5987 Date 5/4/15

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

Signed  Mail Address 800 NORWALK LN.

City, State & Zip AUSTIN TX 78703

Printed JOHN D. ALLAN Phone 512-699-5642 Date 5/1/15

**Variance Request
800 Norwalk Ln
Austin, TX 78703**

I, John D. Allan, am requesting a variance for the following:

Variance Request: I seek relief from the 10 foot rear yard requirement for SF-3 properties under § 25-2-492(D). Specifically, I propose a 5 foot rear yard setback in order to erect a secondary apartment above a garage. The new apartment and garage will be located in the same spot as the existing garage and carport (that will be torn down). See Attachment A for photo of Existing Garage/Carport and rendering of Proposed Garage/Apartment. See Attachment B for more renderings/plans for the Proposed Garage/Apartment.

Reasonable Use: The zoning regulations applicable to the property do not allow for a reasonable use because there is an existing one story garage and carport setback 5 feet from the rear property line. The proposed plan is to tear down the existing carport and garage and build a new garage with a secondary apartment above within the footprint of the existing structures. If the new structures were forced to comply with the 10 foot rear setback requirement, they could not be situated within the footprint of the current structures. See Attachment C for survey of existing property. See Attachment D for plot plan of the proposed improvements sealed by architect. See Attachment E for plot plan which overlays the proposed improvements onto the existing garage/carport configuration.

Hardship: A) The hardship for which the variance is requested is unique to the property in that there is one heritage elm tree and one protected elm tree close to the existing garage and carport (see Attachments C and E). In order to minimize impacts to the trees, the best approach is to stay within the footprint of the existing structures. The city arborist has reviewed the proposed plans for the new structure and approved them (see Attachment F). Further, the primary residence is also set back exceptionally far at 61 feet from the front property line (see Attachments C and D). Given the location of the primary residence and the heritage/protected trees, there really is no other spot to locate a new garage and secondary apartment other than in the location of the existing structures.

B) The hardship is not general to the area in which the property is located because most homes in the area do not have both a primary residence set back incredibly far from the front property line and heritage/protected trees in the rear of their lots

Area Character: The variance will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because the nearest neighbor's property located at 2604 W 8th St is situated perpendicular to the property in question. The neighbor's property has a 5 foot sideyard setback. The relaxation of the 10 foot rearyard setback standards for 800 Norwalk Ln will simply mirror the same 5 foot setback as their neighbor's (see Attachment E). Further, John D. Allan has attempted to speak with all of his adjacent neighbors as well as the West Austin Neighborhood Group about this proposed project. Thirty of his neighbors support this variance request and none are opposed (see attached Letters of Support and Attachment G with the marked up Plat Map highlighting the neighbor approvals).

ATTACHMENT A

The Design Plan for 800 Norwalk Lane, Austin TX 78703

- Tear down the existing 1-story garage structure and carport
- Use the same 5 ft. setback of the current garage
- Build a 2-story, 300 sq. ft. garage, with 443 sq. ft studio apartment above.

Existing garage:



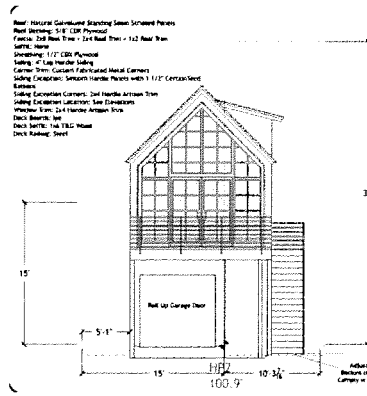
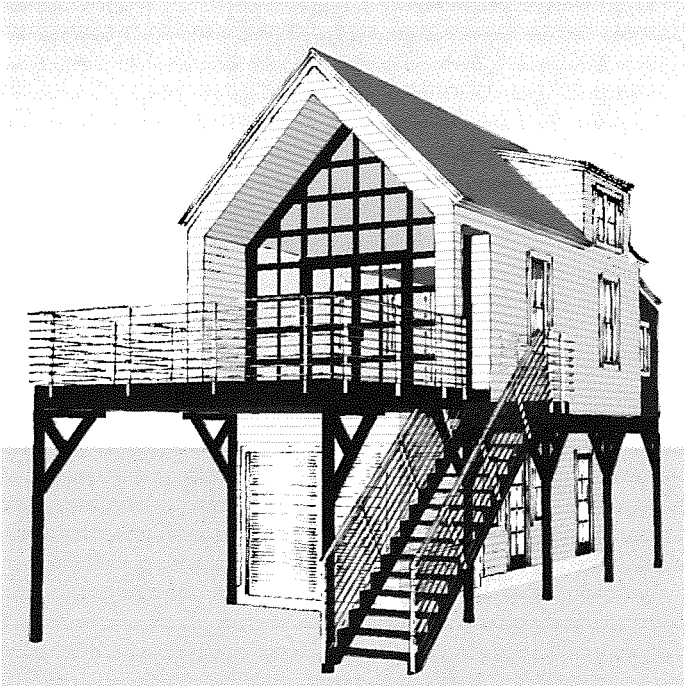
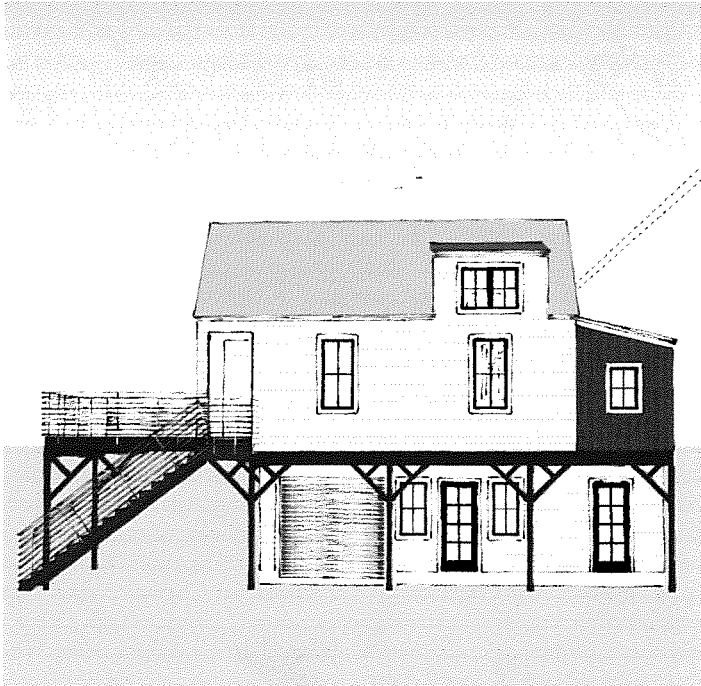
**Proposed garage
apartment:**



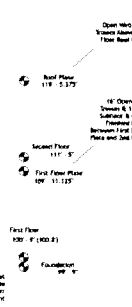
ATTACHMENT B

The Design Plan for 800 Norwalk Lane, Austin TX 78703

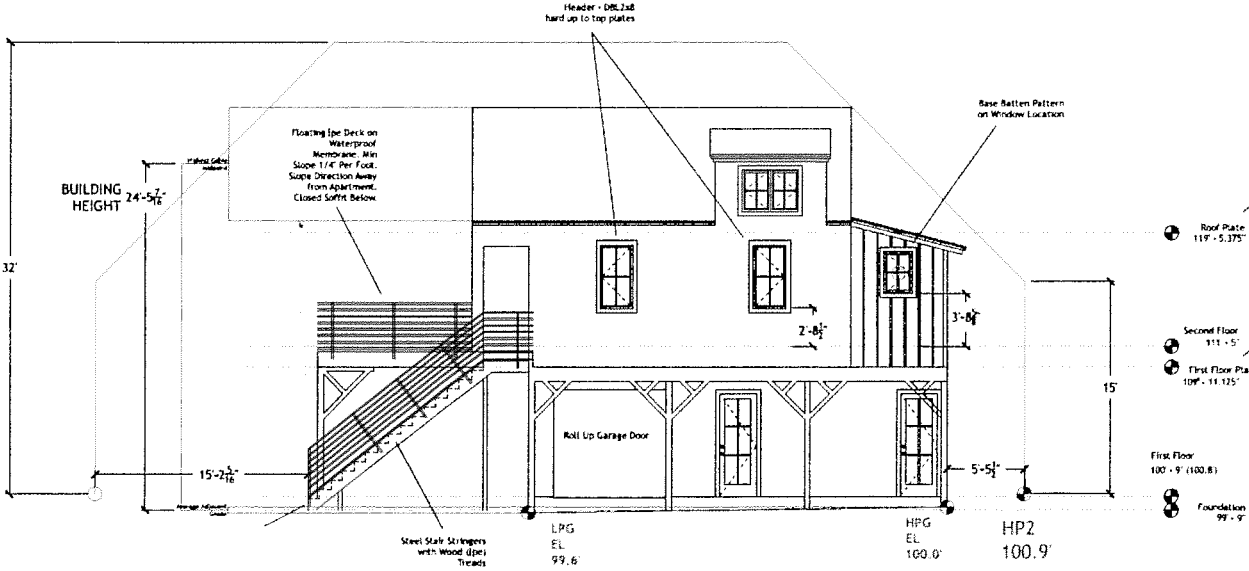
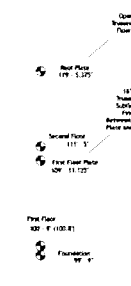
More Views of the Proposed Garage Apartment:

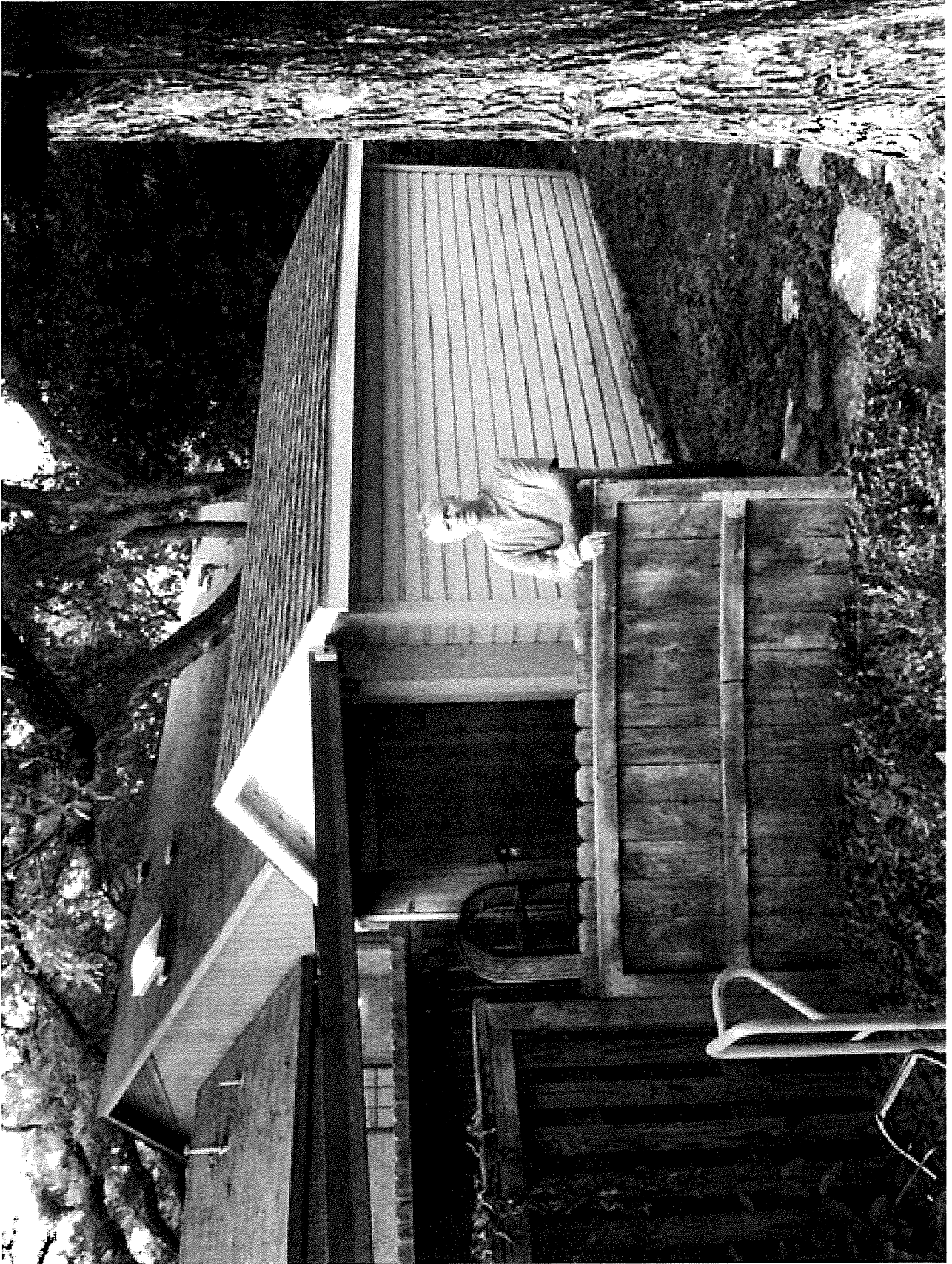


SOUTH WALL



NORTH WALL





A

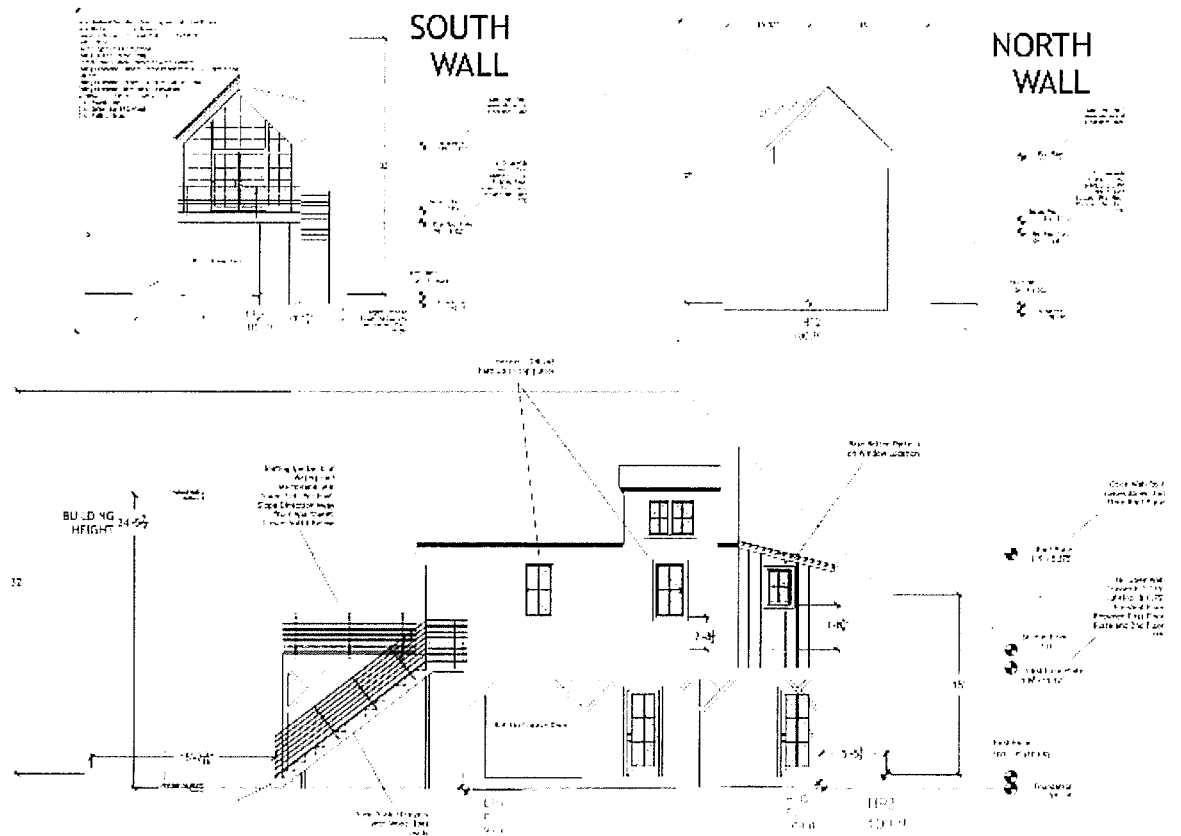
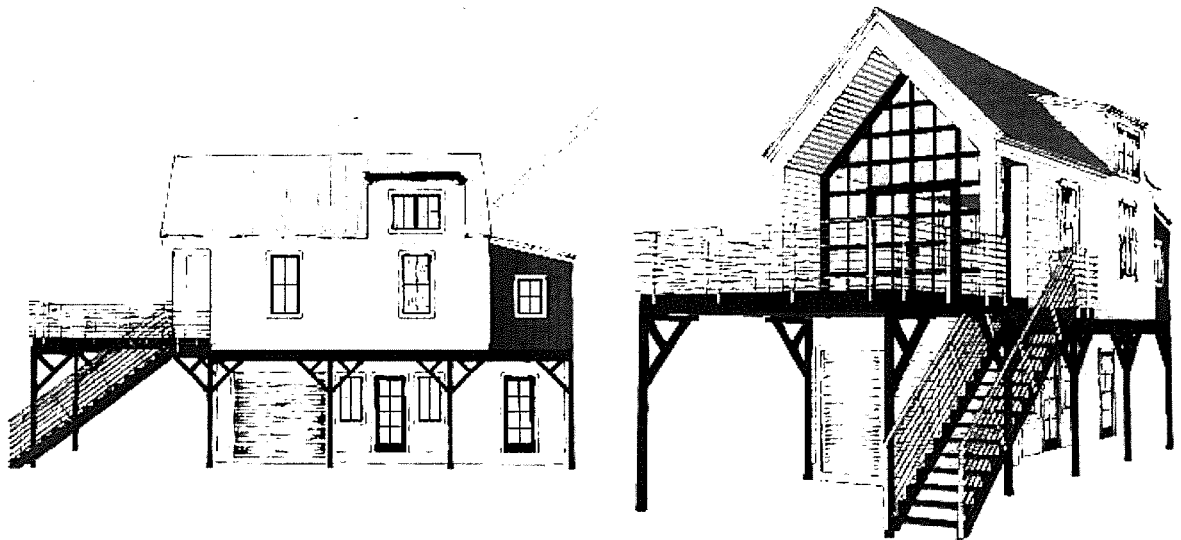
B(1)

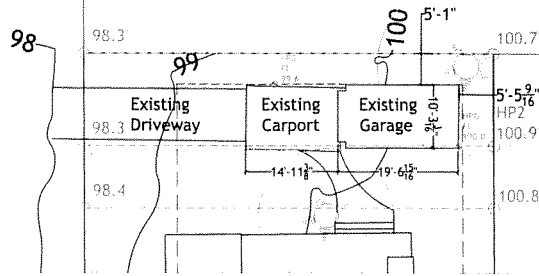


B(2)

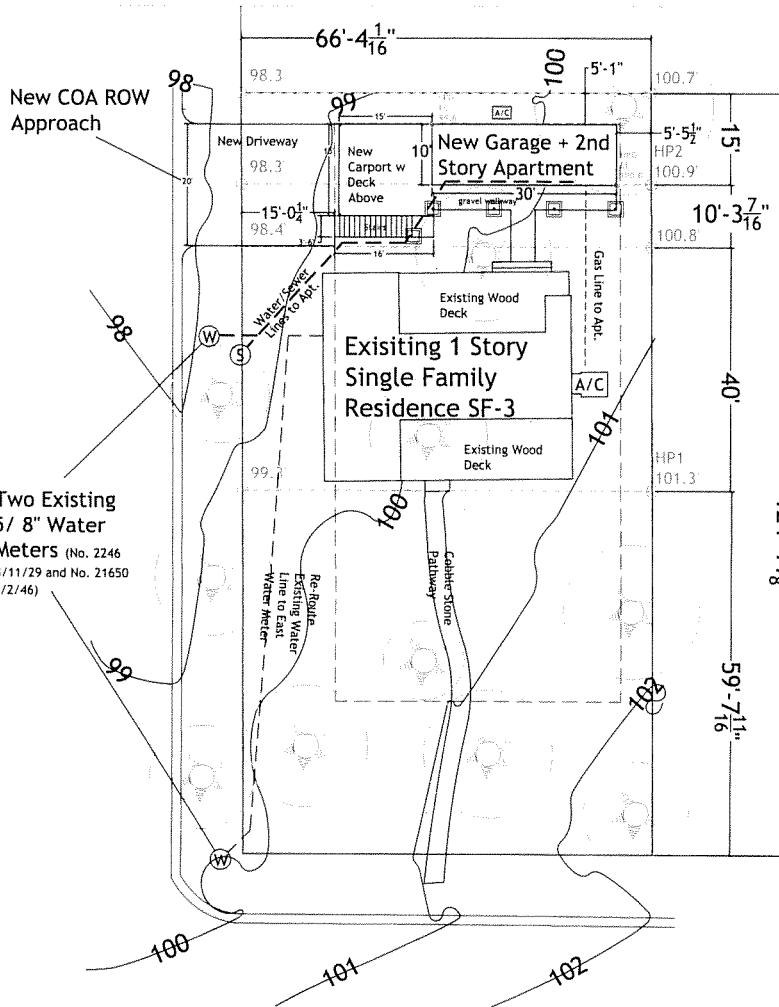
The Design Plan for 800 Norwalk Lane, Austin TX 78703

More Views of the Proposed Garage Apartment:





**Existing Garage,
Carport and
Driveway to be
Demolished**



**Proposed Garage &
2nd Story
Apartment**

PROJECT DESCRIPTION

LOT: 8,275
ZONING: SF-3

Existing House

first floor 1122sf
deck 1 141sf (at 50%, actual = 281sf)
deck 2 135sf (at 50%, actual = 270sf)
a/c pad 22sf

New/Proposed

Garage 300sf
Carport 225sf
A/C 6sf
Stairs 57sf
driveway 311sf
TOTAL = 2319sf

IMPERVIOUS COVER

=2319/8275 = 28.0%

Existing House

first floor 1122sf
New/Proposed
Garage 300sf
Carport 225sf
TOTAL = 1647sf

BUILDING COVER

=1647/8275 = 19.9%

Existing House

first floor 1122sf
New/Proposed
Garage 300sf
Detached Garage Exemption -300sf
2nd Floor Apartment 443sf
TOTAL = 1565sf

McMansion

=1565/8275 = 18.9%

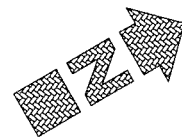
LEGAL DESCRIPTION
Lot 1, Marietta Heights, A
Subdivision in Travis County,
Texas as Recorded in the Map or
Plat of Record in Volume 634,
Page 300 of the Deed Records of
Travis County

LEGEND

ORANGE = Tree 1/2 CRZ
FUSCIA = McMansion
BLUE = High/Low Adjacent Grade
= Roofline
= Fence
RED = COA Setbacks
W Water Meter
S Sewer

TREE TABLE

T40 - 16" Spanish Oak
T41 - 19" Spanish Oak
T42 - 19" Spanish Oak
T43 - 20" Spanish Oak
T44 - 21" Spanish Oak
T45 - 13" Spanish Oak
T46 - 17" Elm
T47 - 22" Spanish Oak
T48 - 19" Spanish Oak
T75 - 29" Elm
T109 - 22" Elm



Information for plot plan taken from
survey prepared by Waterloo
Surveyors dated August 8, 2014

PP

SCALE: 1" = 20'

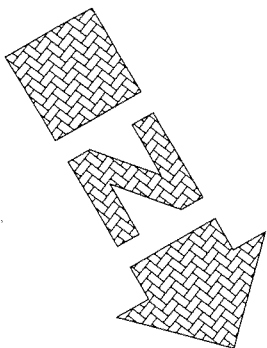
800 NORWALK LN
AUSTIN, TX 78703

ADAM TALANCHICH
1113 ANGELINA ST
AUSTIN, TX 78702
512.300.5987



**PLOT PLAN
HATCH WORKS**

⑤



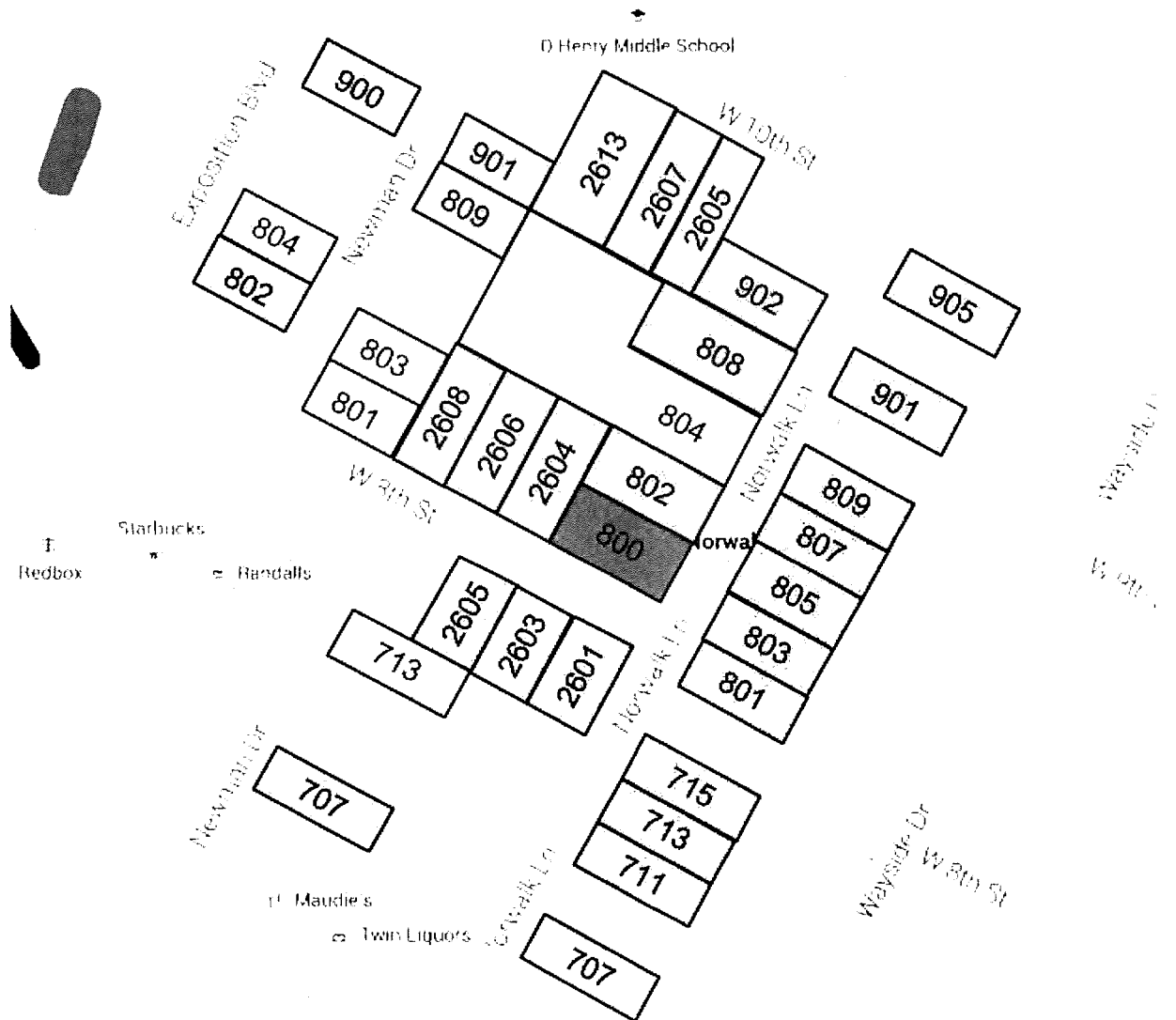
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Project Address
800 NORWALK LN
AUSTIN, TX 78703

PP

PP

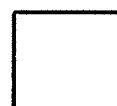
Plat Map



Property
Requesting
Variance



In Support
of Variance
(written)



In Support of
Variance
(verbal)



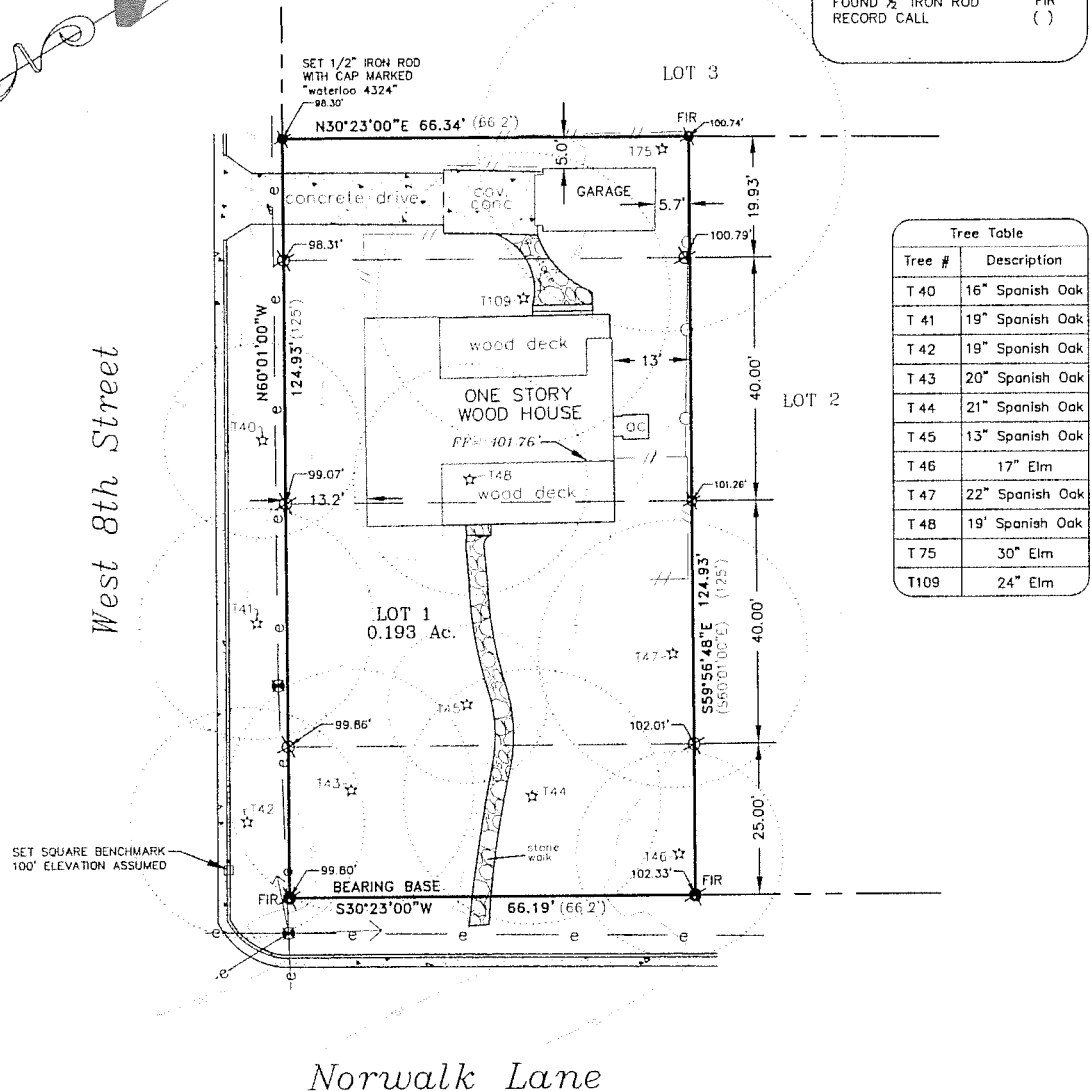
Property for
Rent, Lease,
Sale

Waterloo Surveyors Inc. SURVEY PLAT

SCALE
1"=20'

LEGEND

POWER POLE	⊠
OVERHEAD ELECTRIC	—○—
GUY ANCHOR	—x—
WOOD FENCE	—x—
CHAIN LINK FENCE	—x—
SPOT ELEVATION	☆
FINISHED FLOOR ELEV.	☆ ¹²¹⁸
TREE	☆
FOUND 1/2" IRON ROD	FIR
RECORD CALL	()



State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1b & 6 Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445H Zone: X
Dated: SEPTEMBER 28, 2008

Dated this the 8th day of August, 2014.

OWNER:
JOHN ALLAN

ADDRESS:
800 NORWALK LANE
AUSTIN, TX 78703

LEGAL DESCRIPTION:

LOT 1, MARIETTA HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS AS RECORDED IN THE MAP OR PLAT OF RECORD IN VOLUME 634, PAGE 300 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTE:

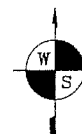
[1] THE PROPERTY SURVEYED IS SUBJECT TO RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.

[2] THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENT RIGHTS AND RESTRICTIVE COVENANTS OF RECORD MAY APPLY INCLUDING RIGHTS AND RESTRICTIONS NOT SHOWN AND/OR WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TX.



Thomas P. Dixon

Thomas P. Dixon R.P.L.S. 4324



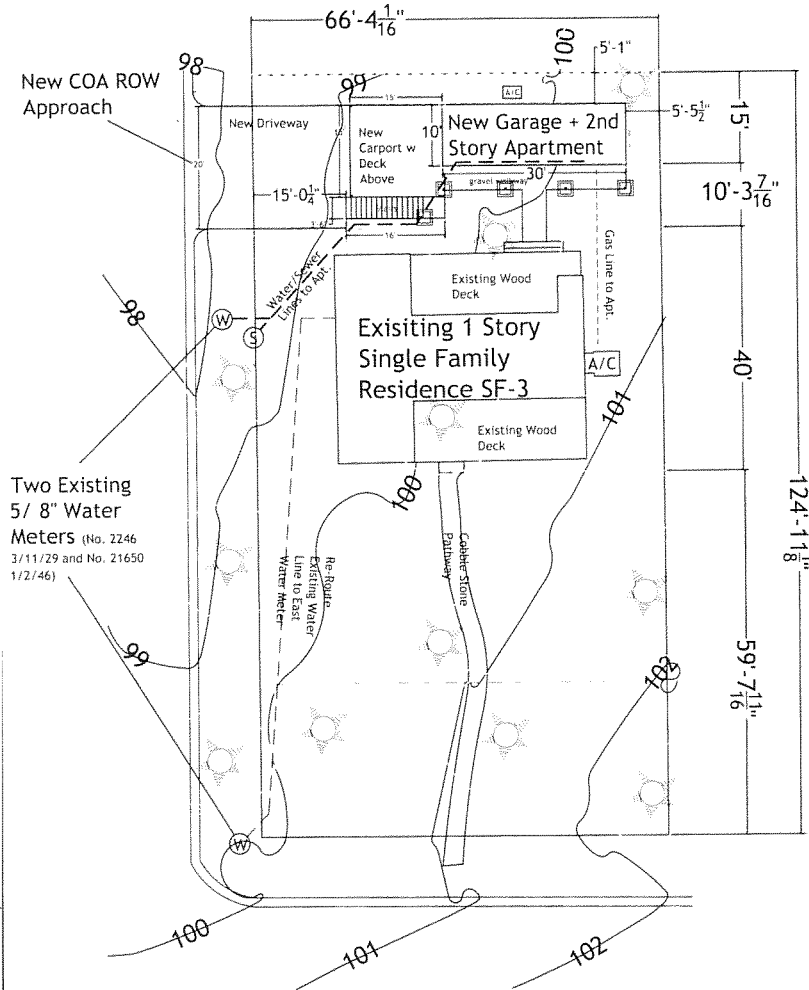
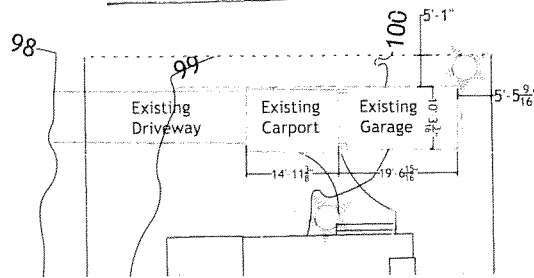
WATERLOO SURVEYORS INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com
© Copyright 2014

SURVEY PERFORMED: AUGUST 7, 2014

T.D.

ATTACHMENT D

Existing Garage, Carport and Driveway to be Demolished



Proposed Garage & 2nd Story Apartment

PROJECT SUBJECT
LOT: 8,275
ZONING: SF-3

LOCAL DESCRIPTION
Lot 1, Marietta Heights, A
Subdivision in Travis County,
Texas as Recorded in the Map or
Plat of Record in Volume 634,
Page 300 of the Deed Records of
Travis County

Existing House
first floor 1122sf
deck 1 141sf (at 50%, actual = 281sf)
deck 2 135sf (at 50%, actual = 270sf)
a/c pad 22sf

New/Proposed
Garage 300sf
Carport 225sf
A/C 6sf
Stairs 57sf
driveway 311sf
TOTAL = 2319sf

IMPERVIOUS COVER
=2319/8275 = 28.0%

Existing House
first floor 1122sf
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TOTAL = 1647sf

BUILDING COVER
=1647/8275 = 19.9%

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Detached Garage Exemption -300sf
2nd Floor Apartment 443sf
TOTAL = 1565sf

McMansion
=1565/8275 = 18.9%

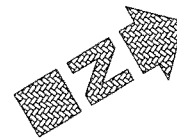
Two Existing
5/ 8" Water
Meters (No. 2246
3/11/29 and No. 21650
1/2/46)

LEGEND

- = Tree 1/2 CRZ
- = McMansion
- BLUE = High/Low Adjacent Grade
- = Roofline
- = Fence
- = COA Setbacks
- (W) Water Meter
- (S) Sewer

TREE TABLE

- T40 - 16" Spanish Oak
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- T75 - 29" Elm
- T109 - 22" Elm



Information for plot plan taken from
survey prepared by Waterloo
Surveyors dated August 8, 2014

PP

SCALE: 1" = 20'

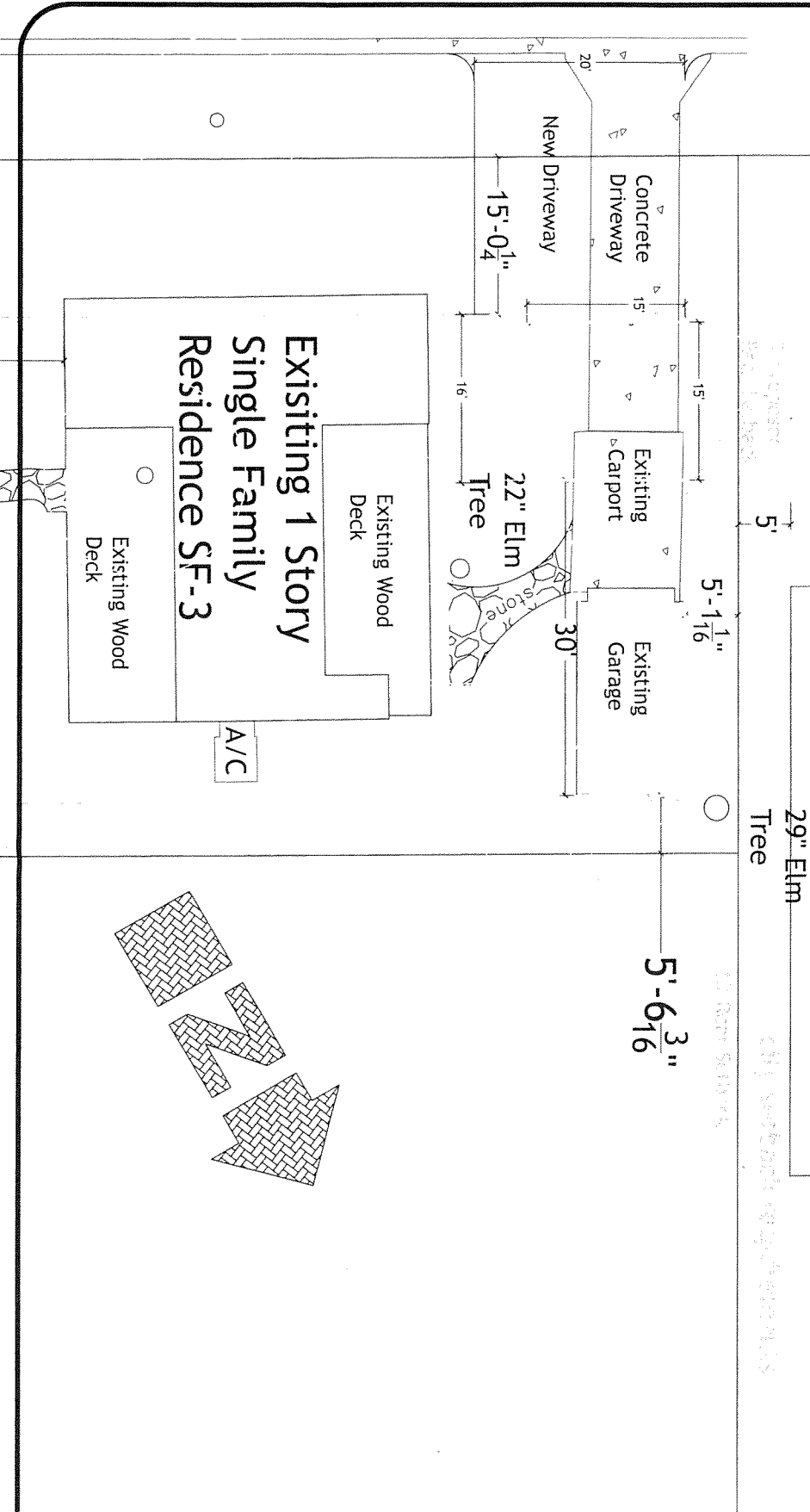
800 NORWALK LN
AUSTIN, TX 78703

ADAM TALANCHICH
1113 ANGELINA ST
AUSTIN, TX 78702
512.300.5987



PLOT PLAN
HATCH WORKS

2604 W 8th St Duplex



PLOT PLAN w NEW OVERLAY
HATCH WORKS

ADAM TALIANCHICH
1113 ANGELINA ST
AUSTIN, TX 78702
512.300.5987

800 NORWALK LN
AUSTIN, TX 78703

SCALE: 1" = 20'

PP

**Tree Ordinance Review Application****Planning and Development Review Department**

One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704

Phone: (512) 974-1876 Fax: (512) 974-3010

Email: cityarborist@austintexas.gov Website: www.austintexas.gov/departments/city-arborist**Application request* (specify all that apply):**

- ☐ Tree removal (LDC 25-8-602[3])
- ☒ Critical Root Zone impacts (ECM 3.5.2 A)
- ☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

* Refer to Land Development Code (LDC) 25-8 (B)(1) and Environmental Criteria Manual (ECM) (Section 3 & App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 800 Norwalk LNName of owner or authorized agent: Hatch Works (Adam Taliachich)Building permit number (if applicable): TBDTelephone #: 512-300-5987

Fax #: _____

E-mail: _____

Tree Species: ElmTree location on lot: rear (by garage)Trunk size (in inches) at 4 ½ feet above ground: circumference (around) _____ or diameter (across) 22" & 29"General tree condition: ☒ Good / ☒ Fair / ☐ Poor / ☐ DeadReason for request: ☒ Development ☐ Tree condition ☐ Other: _____3/13/15

Owner/ Authorized Agent Signature

Date

NO NEW IMPACTS FOR NEW SLAB. NO EXCAVATION. SLAB
WILL SIT IN THE SAME SPOT AS THE OLD SLAB.

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

Application Determination – To be completed by City Arborist Program Personnel

- ☐ Approved ☒ *Approved With Conditions ☐ Statutory Denial (more information required) ☐ Denied

Comments ANY BEAMS WITHIN 1/2 CRZ THAT ARE DEEPER THAN
THE ORIGINAL CONSTRUCTION TO BE AIRSPADED BY CERTIFIED
ARBORIST. NO HUE EQUIPMENT IN 1/2 CRZ (BOBCAT BACKHOE STRENGTHENED)

- ☐ Heritage Tree(s) ☒ A heritage tree variance is required: ☒ Administrative ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant _____ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☒ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- ☒ No additional impacts are permitted within the ½ Critical Root Zone, including utility trenching.
- ☒ Provide a receipt from a certified arborist for: ☒ remedial root care ☐ any required pruning

Applicant Signature

Date

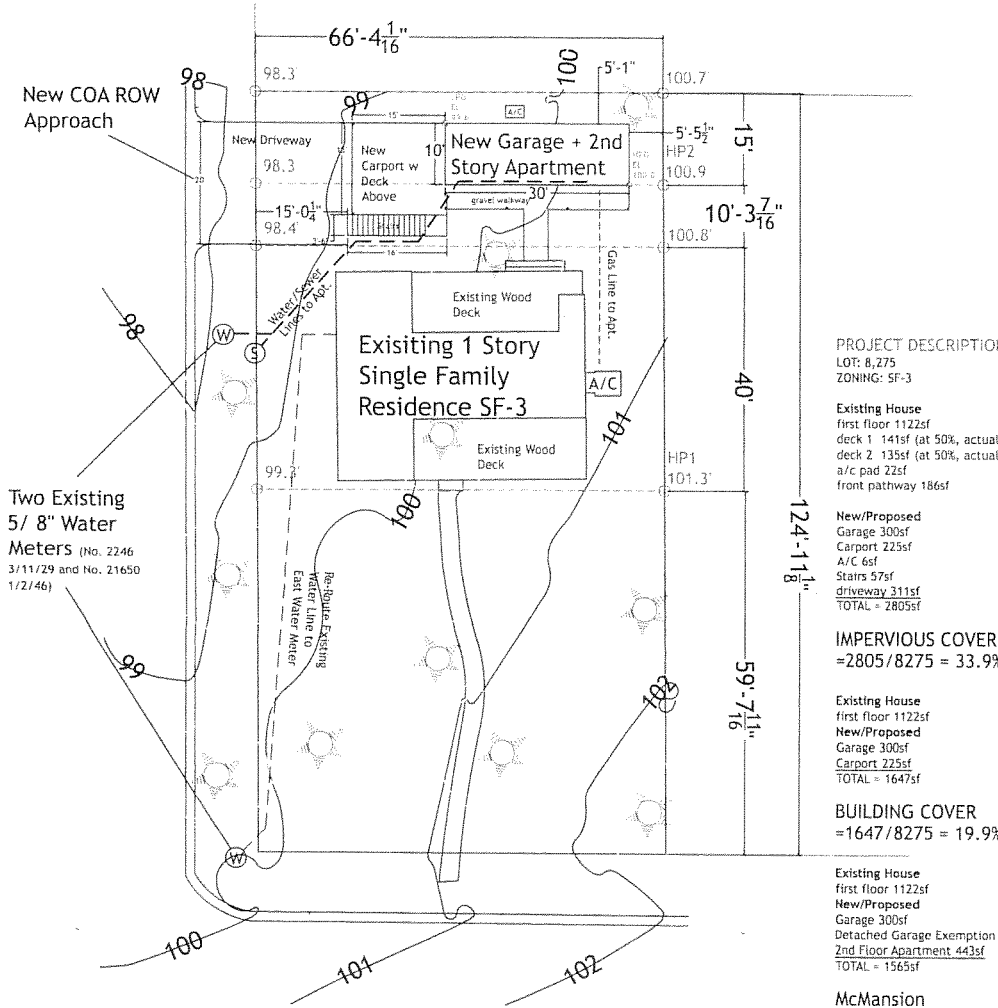
City Arborist Signature

Date

Post this document on site while any proposed work is in progress.

Conditions for approval of this application must be met within 1 year of the effective date.

Existing Garage,
Carport and
Driveway to be
Demolished

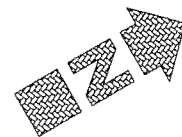


LEGEND

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- FUSCIA = McMansion
- BLUE = High/Low Adjacent Grade
- = Roofline
- = Fence
- (W) Water Meter
- (S) Sewer

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- T46 - 17" Elm
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- T48 - 19" Spanish Oak
- T75 - 30" Elm
- T109 - 24" Elm



Information for plot plan taken from
survey prepared by Waterloo
Surveyors dated August 8, 2014

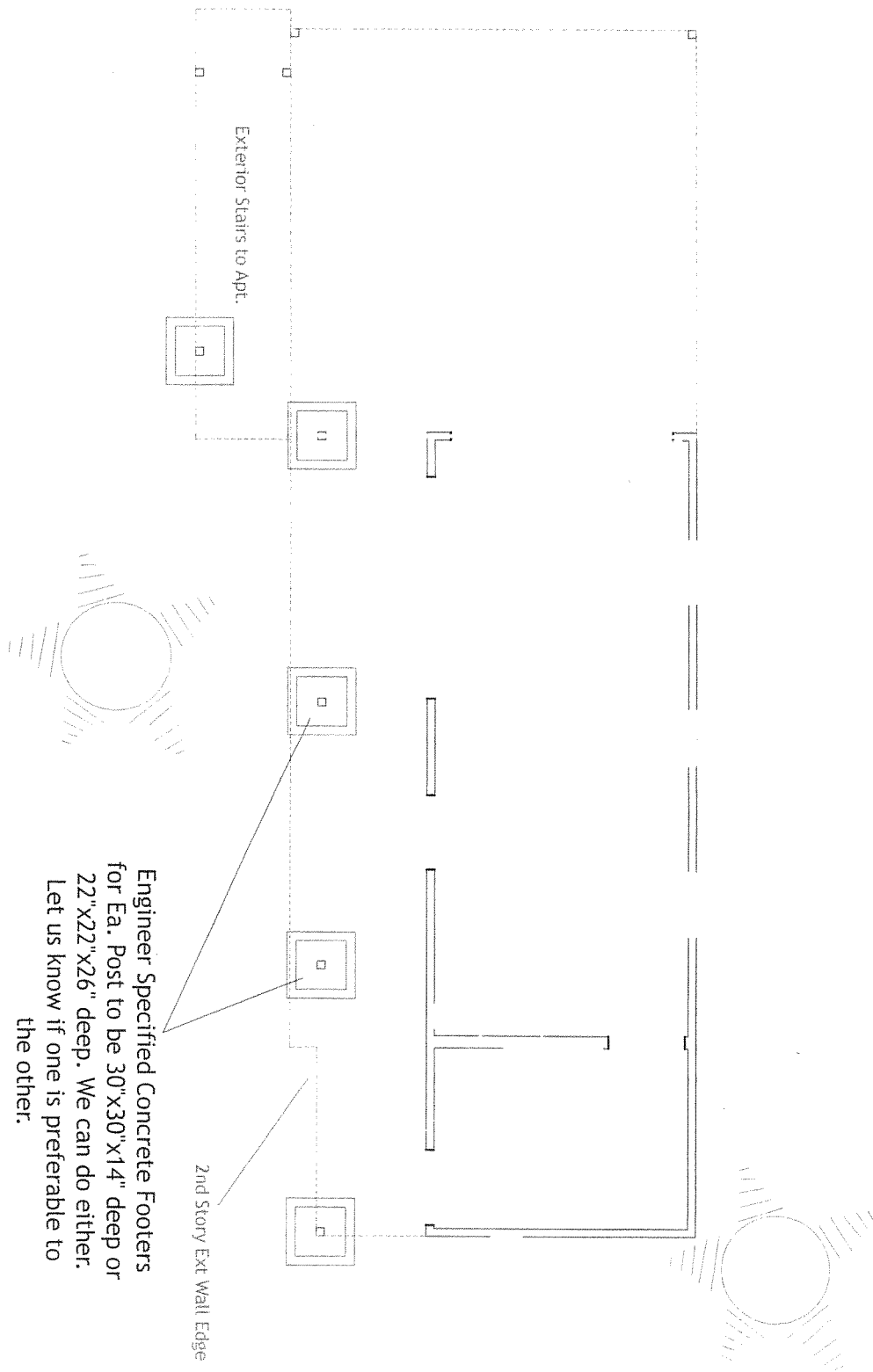
PP

SCALE: 1" = 20'

800 NORMALK LN
AUSTIN, TX 78703

ADAM TALANCHICH
1113 ANGELINA ST
AUSTIN, TX 78702
512.300.5987

PLOT PLAN
HATCH WORKS



FLOOR PLANS - FIRST FLOOR HATCH WORKS

F1.1

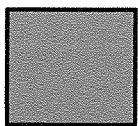
SCALE: 1/4" = 1'-0"

800 NORWALK LN
AUSTIN, TX 78703

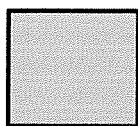
ADAM TALLANCHICH
1113 ANGELINA ST
AUSTIN, TX 78702
512.300.5987

ATTACHMENT G

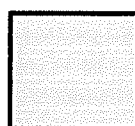
Neighborhood Support for the Variance at 800 Norwalk Lane, Austin TX 78703



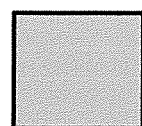
Property
Requesting
Variance



In Support
of Variance
(written)



In Support of
Variance
(verbal)



Property for
Rent, Lease,
Sale

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature M. Rein

Printed Name Meg Rein

Date 5/3/15

Street Address 905 Norwalk Ln.

City/State/ ZIP Austin, TX 78703

I am ☒ an Owner ☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

✓ in favor of...

_____ in neither favor of or opposed to...

_____ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature Evan Baehr

Printed Name Evan Baehr

Date 5/1/15

Street Address 2605 W 8th

City/State/ ZIP 78703

I am ✓ an Owner _____ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

X in favor of...

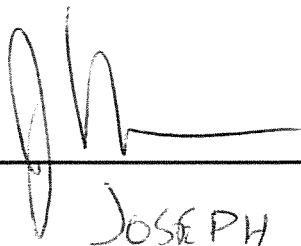
_____ in neither favor of or opposed to...

_____ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

JOSEPH MCBRIDE

Date

4/30/15

Street Address

901 NE 13th Ave

City/State/ ZIP

Austin TX 78703

I am

X

an Owner

_____ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ✓ in favor of...

 in neither favor of or opposed to...

 opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Tina Fiet

Printed Name

Tina Fiet

Date

4/30/15

Street Address

900 Newmen Dr.

City/State/ ZIP

Austin, TX 78703

I am an Owner

X a Renter

To whom it may concern on the Austin Board of Adjustments,

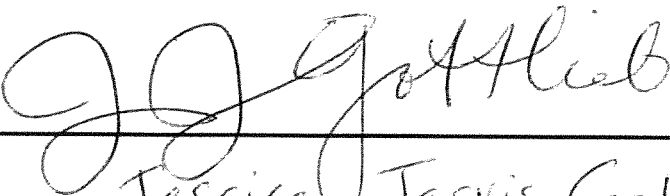
I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

Jessica Jarvis Gottlieb

Date

04/30/15

Street Address

2613 W. 10th St.

City/State/ ZIP

Austin, TX 78703

I am

☒ an Owner ☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Rick Fitzgerald

Printed Name

RICK FITZGERALD

Date

4/27/15

Street Address

2605 WEST 10

City/State/ ZIP

AUSTIN TX 78703

I am

☒

an Owner

☐

a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature Marion Bodden

Printed Name MARION BODDEN

Date 4/30/15

Street Address 2007 W. 10th

City/State/ ZIP Austin, TX 78703

I am ☒ an Owner ☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

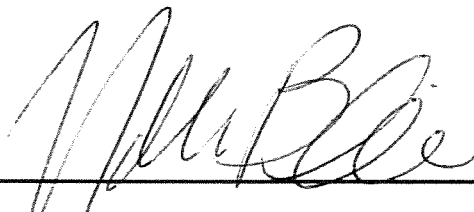
I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

NADIA BLAIR

Date

4/30/15

Street Address

707 NORWALK LANE

City/State/ ZIP

78703

I am

☒

an Owner

☐

a Renter

To whom it may concern on the Austin Board of Adjustments,

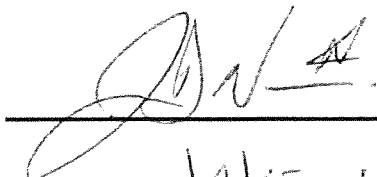
I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am X in favor of...
_____ in neither favor of or opposed to...
_____ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

JAKE NEUBAUER

Date

4/29/2015

Street Address

707 NEUBAUER DR.

City/State/ ZIP

78703

I am

X

an Owner

_____ a Renter

BLAKE TOLLETT

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am X in favor of...

 in neither favor of or opposed to...

 opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

MB

Printed Name

Mike Blazely

Date

8/1/2015

Street Address

711 Norwalk

City/State/ ZIP

Austin TX 78703

I am an Owner

X a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Printed Name

Date

Street Address

City/State/ ZIP

I am

☒ an Owner

☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

 in favor of...

 in neither favor of or opposed to...

 opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

DYLAN O'CONNOR

Date

05/01/15

Street Address

715 NORWALK LANE

City/State/ ZIP

AUSTIN, TX 78703

I am an Owner

 X a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

☒

in favor of...

☐

in neither favor of or opposed to...


☐

opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

DAVID MCCORRUE

Date

4/30/2015

Street Address

2603 W 8th ST

City/State/ ZIP

AUSTIN TX 78703

I am

☒

an Owner

☐

a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am
 X in favor of...
 in neither favor of or opposed to...
 opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature Julia Heskett

Printed Name JULIA HESKETT

Date 4-29-2015

Street Address 805 Norwalk Ln

City/State/ ZIP Austin TX 78703

I am ✓ an Owner a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Paula Edwards

Printed Name

PAULA EDWARDS

Date

4-30-15

Street Address

807 Norwalk

City/State/ ZIP

Austin, Tex 78703

I am

☒

an Owner

☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

☒ in favor of...


☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

SAM SOUHAM

Date

4/28/14

Street Address

802 NORWALK LANE

City/State/ ZIP

AUSTIN TEXAS 78703

I am

☒ an Owner

☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Todd McNeill

Printed Name

TODD ONEILL

Date

4/29/15

Street Address

809 NORWALK LN

City/State/ ZIP

AUSTIN TX 78703

I am

☒

an Owner

☐

a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

Robert O'Farrell

Date

4-29-15

Street Address

808 Norwalk Ln

City/State/ ZIP

Austin, TX 78703

I am

☒

an Owner

☐

a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

SARA CROWELL

Date

4/25/15

Street Address

901 Norwalk

City/State/ ZIP

Austin TX 78703

I am

☒ an Owner

☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒

in favor of...

☐

in neither favor of or opposed to...

☐

opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Cynthia Zak

Printed Name

CYNTHIA ZAK

Date

04/29/2015

Street Address

902 NORWALK LN

City/State/ ZIP

Austin, TX 78703

I am

☒

an Owner

☐

a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

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☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Printed Name

Date

Street Address

City/State/ ZIP

I am _____ an Owner _____ a Renter

To whom it may concern on the Austin Board of Adjustments,

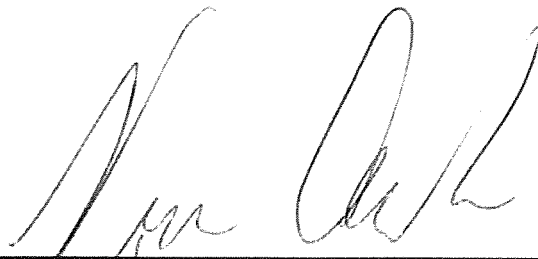
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I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

VERONICA CARDENAS

Date

4-29-15

Street Address

2608 W 8th St.

City/State/ ZIP

Austin, TX 78703

I am ☐ an Owner ☒ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

PHIL PENNY

Date

4-29-15

Street Address

803 NORWALK LANE

City/State/ ZIP

AUSTIN TEXAS 78703

I am ☐ an Owner

☒ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am

☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Roy Clymer

Printed Name

Roy CLYMER

Date

4/29/15

Street Address

713 NORWALK

City/State/ ZIP

AUSTIN 7870

I am

☒ an Owner

☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature Allison Gosney

Printed Name Allison Gosney

Date 4-29-2015

Street Address 801 Norwalk

City/State/ ZIP Austin Tx 78703

I am ☒ an Owner ☐ a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ✓ in favor of...
 in neither favor of or opposed to...
 opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

SCOTT THOMSON

Date

4/30/2015

Street Address

802 NEWMAN

City/State/ ZIP

AUSTIN, TX 78703

I am

✓

an Owner

 a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...
☐ in neither favor of or opposed to...
☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature



Printed Name

Elliott Weeks

Date

4-30-15

Street Address

809 Newman Dr.

City/State/ ZIP

Austin, Texas 78703

I am

☒

an Owner

☐

a Renter

To whom it may concern on the Austin Board of Adjustments,

I have spoken with my neighbor, John "Jack" Allan, who owns and resides at 800 Norwalk Ave, Austin TX 78703. We reviewed the particular situation of his variance request for the rebuilding of his garage into a garage apartment. I understand that these restrictions leave him with an extremely limited footprint to build a garage apartment.

I am ☒ in favor of...

☐ in neither favor of or opposed to...

☐ opposed to...

....allowing John "Jack" Allan to build his garage apartment at the 5 ft setback rule that his current garage occupies and the adjacent non-corner lot properties abide by.

Sincerely,

Signature

Brittany Fatigato

Printed Name

Brittany Fatigato

Date

5/3/15

Street Address

2604 West 8th St.

City/State/ ZIP

Austin, TX 78703

I am

☒

an Owner

☐ a Renter