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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, October 12th, 2015

Paige & Larry Warshaw

Your Name (please print)

1000 East 8th ST

☐ I am in favor
☒ I object

Your address(es) affected by this application



Signature

10/07/15

Date

Daytime Telephone: 512-699-8028

Comments:

Our Neighborhood Association fully vetted this case and determined the applicant does not require this variance to meet his stated needs.

In addition, the application does not meet the codified requirements for a variance.

Finally, granting this variance is not in the interest of other neighbors.

We hope you will not support the applicant's request. Thank you for your time and service on the BOA commission.

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City of Austin-Development Services Department/ 1st Floor

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leanne.heldenfels@austintexas.gov

3/15



October 7, 2015

Re: Opposition to C15-2015-0127—1014 East 8th Street

Dear Board of Adjustment,

On September 28, 2015, the board of directors of the Organization of Central East Austin Neighborhoods (OCEAN), which serves as the neighborhood plan/contact team for Central East Austin, voted 10-0 to oppose the above-referenced request to reduce the number of required parking spaces for a triplex from 4 to 0. We share the concerns raised in the position letter by our member neighborhood association, the Guadalupe Association for an Improved Neighborhood. Single-Family was the Existing Use when the City adopted the Central East Austin Neighborhood Plan in 2001, and the Future Land Use Map designation is Single-Family as well. A "change in use" to triplex is not in accordance with the neighborhood plan, and we respectfully request that you deny the request for variance.

Thank you for your service to the city and your attention to this matter.

Sincerely,

Nathan Jones

President, Organization of Central East Austin Neighborhoods

Guadalupe Association for an Improved Neighborhood- GAIN

1111 East 8th Street - Austin, Texas 78702

512-479-6275

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October 6, 2015

Re: GAIN opposition to variance for 1014 East 8th Street, to reduce required parking from 4 spaces for a triplex to 0 spaces. Case # C15-2015-0127

Dear Board of Adjustments:

On September 26, 2015, at a regular meeting of the Guadalupe Association for an Improved Neighborhood, GAIN, the membership voted unanimously, with a vote of 22 in favor, 0 opposed, and 1 abstaining, to oppose the variance requested for 1014 East 8th Street, to reduce the required parking of 4 spaces for a triplex to 0 spaces, Case # C15-2015-0127.

The owner of 1014 E. 8th, Will Rodenbusch, wants a "change in use" from single-family duplex to multi-family triplex. However, shortly after acquiring the property, he got permits to work on the structure as a duplex. City staff reports that all permits on record for the property are for a duplex. The owner eventually obtained a certificate of occupancy for the remodeled house as a duplex. Nobody living in the neighborhood has indicated they remember the property used for anything other than a duplex.

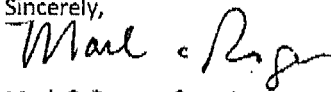
After obtaining the certificate of occupancy for a duplex, the owner then leased the property as a triplex, with 3 separate units, without having met the building code and other requirements for a multi-family triplex. Early this year, the owner applied to the City for a change in use from duplex to triplex. This was denied. Nevertheless, during the process regarding a change in use, the owner determined he could not provide the parking spaces and meet City code for triplex use, and he now has requested this variance. When asked if he intended to make the necessary changes to the structure to have it comply with multi-family building code, the owner indicated to a GAIN representative that he does not intend to make the necessary improvements for a triplex.

GAIN opposes the variance to reduce required parking and the associated change in use to triplex for the following reasons:

- Evidence suggests the property has been used previously as single-family home and as a duplex.
- The owner/applicant did significant work on the structure with permits required for a duplex.
- The Central East Austin Neighborhood Plan Future Land Use Map calls for single-family use.
- The size of the lot, approximately 6,050 square feet, and the fact that all adjacent uses are single-family, strongly suggest that single-family or duplex use at 1014 E. 8th is far more compatible than multi-family triplex.

GAIN respectfully requests that the Board of Adjustments deny this request for a variance.

Sincerely,



Mark C. Rogers, Secretary

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Case Number: C15-2015-0127, 1014 E. 8th Street

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Gladys Lopez Neighbors & Dev. Co., Inc.
Your Name (please print)

☐ I am in favor
☒ I object

807 Waller Street
Your address(es) affected by this application

Mark Pagan, Executive Director 10/6/15
Signature Date

Daytime Telephone: 512-479-6275 x3

Comments: Lot is not appropriate size or location for triplex. At less than 7,000 SF it is substandard for the duplex. But it's okay that duplex use is "grandfathered". It is surrounded by single family and cannot be properly developed as multi-family.

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Leane Heldenfels

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Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

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Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Givendale Neighborhood Dev. Corp.
Your Name (please print)

☐ I am in favor
☒ I object

701 Waller Street
Your address(es) affected by this application

Mark Ague
Signature

10/6/15
Date

Daytime Telephone: 512-479-6275 x3

Comments: Lot's structure are appropriate for single-family or duplex use. Lot location and single-family use and lot size at less than 7,000 SF okay for single-family and duplex but not for multi-family. Highly unlikely can be properly/legally developed as triplex who understands

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Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, October 12th, 2015

Guadalupe N. Development Corp
Your Name (please print)

☐ I am in favor
☒ I object

1202 East 7th Street
Your address(es) affected by this application

Mr. Ryan, Executive Director 10/6/15
Signature Date

Daytime Telephone: 512 479 6275 x3

Comments: The property has been a duplex
for years and owner/applicant made
repairs as a duplex. It has only 2
utility services. Central East Austin
Neighborhood Plan has both Existing Use
(200') and Future Land Use as
single family.

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Public Hearing: Board of Adjustment, October 12th, 2015

AMY EMERSON 3 Gregg Hansen

Your Name (please print)

900 Lydia

Your address(es) affected by this application

Cheryl Gaudin

Signature

Daytime Telephone: 512 560-1311

Date

10-4-2015

Comments: Central Austin has a parking problem. There is no reason to add to it. Especially for an individual's financial gain of turning a single residence into three.

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