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## CITY OF AUSTIN

### Board of Adjustment/Sign Review Board

### Decision Sheet

**DATE:** Monday, November 8, 2010

**CASE NUMBER:** C15-2010-0121

- Y Jeff Jack  
 Y Michael Von Ohlen 2<sup>nd</sup> the Motion  
 Y Nora Salinas  
 Y Bryan King Motion to PP to Dec 13, 2010  
 Y Leane Heldenfels, Chairman  
 Y Clarke Hammond, Vice Chairman  
 Y Heidi Goebel

**APPLICANT:** Jose Antonio, Valera

**ADDRESS:** 1708 6TH ST

**VARIANCE REQUESTED:** The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6-611 from 9 off-street parking spaces to 4 off-street parking spaces in order to remodel to create a Restaurant use in a "TOD-NP", Transit Oriented District – Neighborhood Plan zoning district.

**BOARD'S DECISION:** The public hearing was closed on Board Member Bryan King motion to Postpone to December 13, 2010 to see if parking can be found in a 1,000 radius, Board Member Michael Von Ohlen second on a 7-0 vote; **POSTPONED TO DECEMBER 13, 2010.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
  - (b) The hardship is not general to the area in which the property is located because:
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:

  
\_\_\_\_\_  
Susan Walker  
Executive Secretary

  
\_\_\_\_\_  
Leane Heldenfels  
Chairman

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

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CASE # C15-2010-0121  
ROW # 10502070

TP-02040 81019

**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: 1708 E. 6<sup>th</sup>, Austin, TX, 78702

LEGAL DESCRIPTION: Subdivision - MORSE AND SMITH RESUBDIVISION

Lot(s) 34 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division \_\_\_\_\_

I/We Juan Valera on behalf of myself/ourselves as authorized agent for

Carmen Valera affirm that on September 19, 2010,

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

(check appropriate items below)

ERECT  ATTACH  COMPLETE  REMODEL  MAINTAIN

Allow for a parking variance for a restaurant to be located at 1708 E. 6<sup>th</sup> St. Due to site constraints including the existing building location on the lot, and the lot size itself, the required parking of 9 spaces as dictated by the City of Austin LDC is not feasible. 4 spaces can be provided onsite.

in a TOD-NP district.  
(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):

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**REASONABLE USE:**

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

The location of the existing building restricts parking configurations significantly, and to accommodate the required parking, demolition of the existing building would be required. The building was built in 1920 and considered historic, according to the Plaza Saltillo TOD Regulating Plan, and its demolition would significantly alter the character of the area. The sample parking plan (attached) or similar design, would serve to maintain the character of the area. We would like to note, that there is an existing parking lot which currently allows for approximately 5 spaces, however it is currently not up to current standards. The addition of an unloading zone for an accessible parking space reduces this to the proposed 4 spaces. Also there are 2 additional and existing street spaces directly in front of the property, and street parking is allowed on E. 6<sup>th</sup> St. Current zoning allows for the proposed use, however the location of the historic building precludes compliance with current City of Austin parking regulations.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:  
This is an existing historic building and to achieve the required parking would require its demolition.

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

Older buildings with similar uses were established before the current parking requirements were instated. Few of these existing buildings would satisfy current regulations. New construction in the area on a vacant lot has more flexibility since existing buildings onsite do not constrain design.

**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:

Additional paving would only be around 800 sf, and serve primarily as driveway to the existing parking area. If this variance is approved, the view of the building from E. 6<sup>th</sup> St. would remain virtually unchanged, thus maintaining the character of area. All adjacent properties share the same zoning.

**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

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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:

The location of the property within the Transit-Oriented Development (TOD) suggests that many of the customers will arrive by means other than cars. The Plaza Saltillo TOD Station Area Plan (SAP) designates the area within ½ mile of the station to be the "(TOD) Station Area". This lot is located less than ¼ mile from the station. Parking on E. 6th street, is allowed and encouraged by The Plaza Saltillo TOD Station Area Plan (SAP). There are two spaces available directly in front of the building. Lastly the small size of the project will not generate significant traffic and this restaurant use will be served by the local neighborhood

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:

Parking and loading area will be provided onsite with access from the rear. Also parking along E. 6<sup>th</sup> St. is currently allowed.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

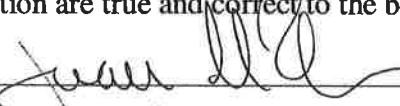
The parking behind the building would allow for the customers to arrive via rear access which is an area of a low traffic volume travelling at low speeds. Additionally, E 6<sup>th</sup> St. is of sufficient width to allow for street parking without impeding emergency vehicles.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

A change in use would require that additional parking be provided or that another parking variance be requested.

**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 2301 E. 9th St.

City, State & Zip Austin, TX 78702

Printed Juan Valera Phone (512)964-4981 Date 7/26/10

**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 Carmen Valice Mail Address 1708 E. 6th

City, State & Zip Austin TX 78702

Printed Carmen Valice Phone 512-775-6656 Date 9/20/16

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## **GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

### **VARIANCE REQUIREMENTS:**

#### **General Requirements:**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

#### **SUBMITTAL REQUIREMENTS:** (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
- (4) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

**REQUIRED FINDINGS:** All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

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**Reasonable Use:**

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]

**Hardship:**

- a. Application must demonstrate to the Board how the hardship for which the variance is requested is unique to the property. Hardship should be specific to the property for which the variance is being requested. (For example, topography, lot configuration, or any physical constraint that would limit the placement of the structure or prevent compliance with required site development regulations, etc.) A strictly financial or personal reason is not a valid hardship.
- b. Application must demonstrate to the Board why the hardship is not general to the area in which the property is located. Describe how the hardship relating to the site is different from other properties in the area.

**Area Character:**

Application must demonstrate to the Board how 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 zoning regulations of the zoning district in which the property is located.

**NOTE:** Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

**Board of Adjustment Staff:**

**Susan Walker, Planner**  
**974-2202**

**Diana Ramirez, Administrative Specialist, Board Secretary**  
**974-2241**

**Fax #974-6536**

**Watershed Protection and Development Review Department**  
**One Texas Center**  
**505 Barton Springs Road, 2<sup>nd</sup> Floor**

**Mailing Address:**  
**P. O. Box 1088**  
**Austin, TX 78767-1088**

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### Agent Authorization Form

1708 E. 6<sup>th</sup> St.

Project

Carmen Valera

Print Name

Owner

Title - Owner/President/Other

of 1708 East 6<sup>th</sup> St., Austn, Texas 78702

Corporation/Partnership/Entity Name

have authorized Juan Valera, P.E.

Print Name of Agent/Engineer

of J. Valera Engineering

Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting plans and applications to the City of Austin for the review and approval consideration of development activities.

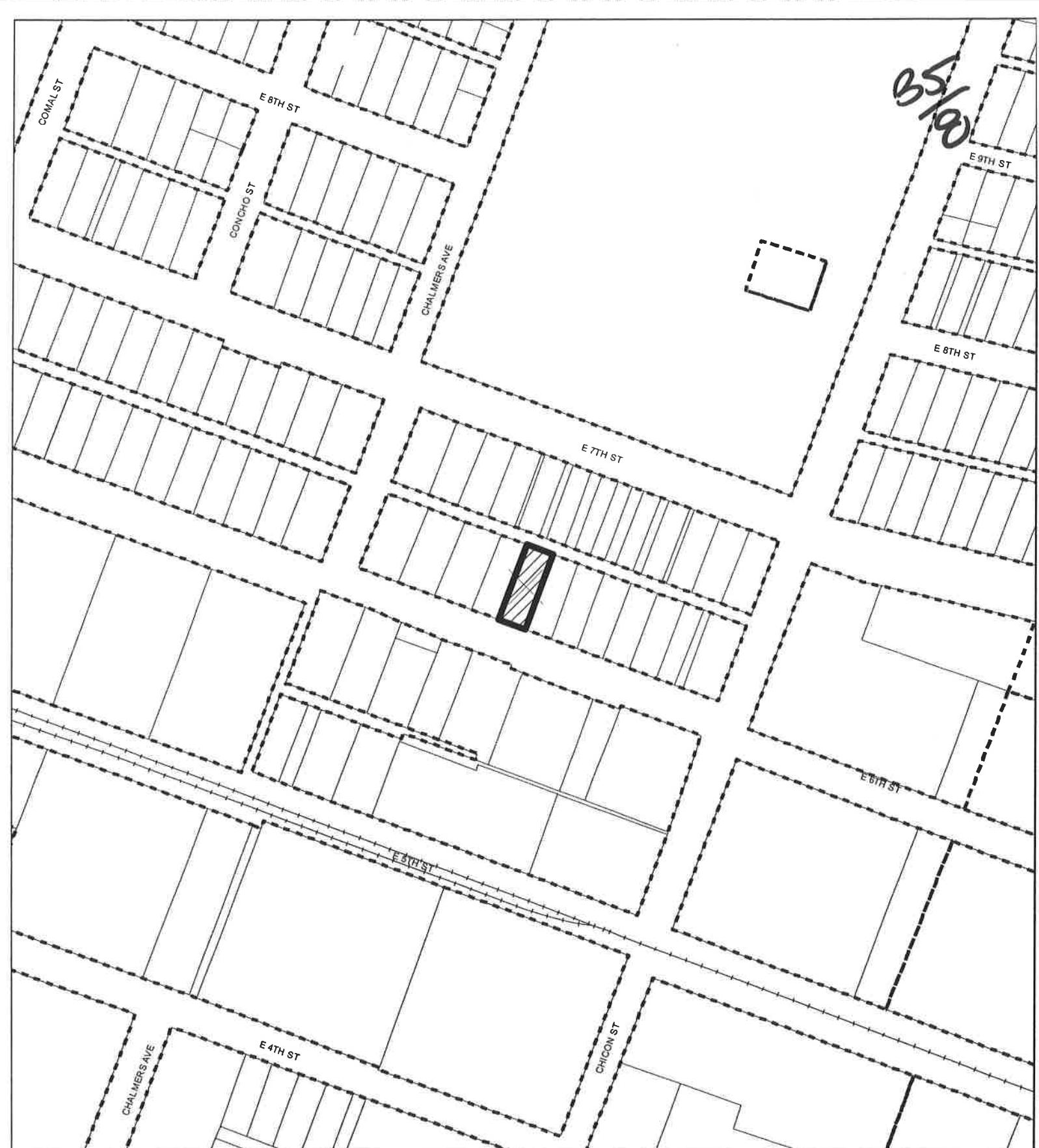
Carmen Valera

Applicant's Signature

9/19/10

Date

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80



## BOARD OF ADJUSTMENTS



SUBJECT TRACT

ZONING BOUNDARY

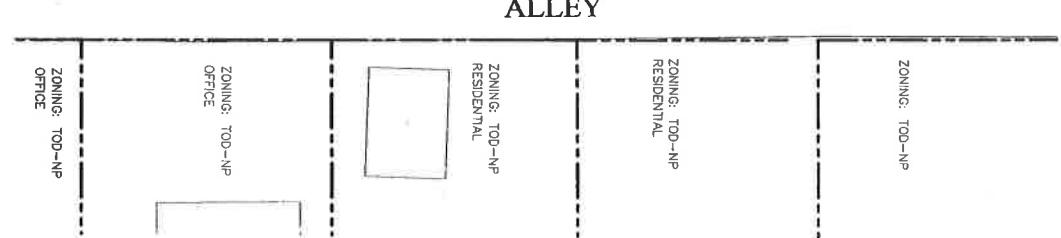
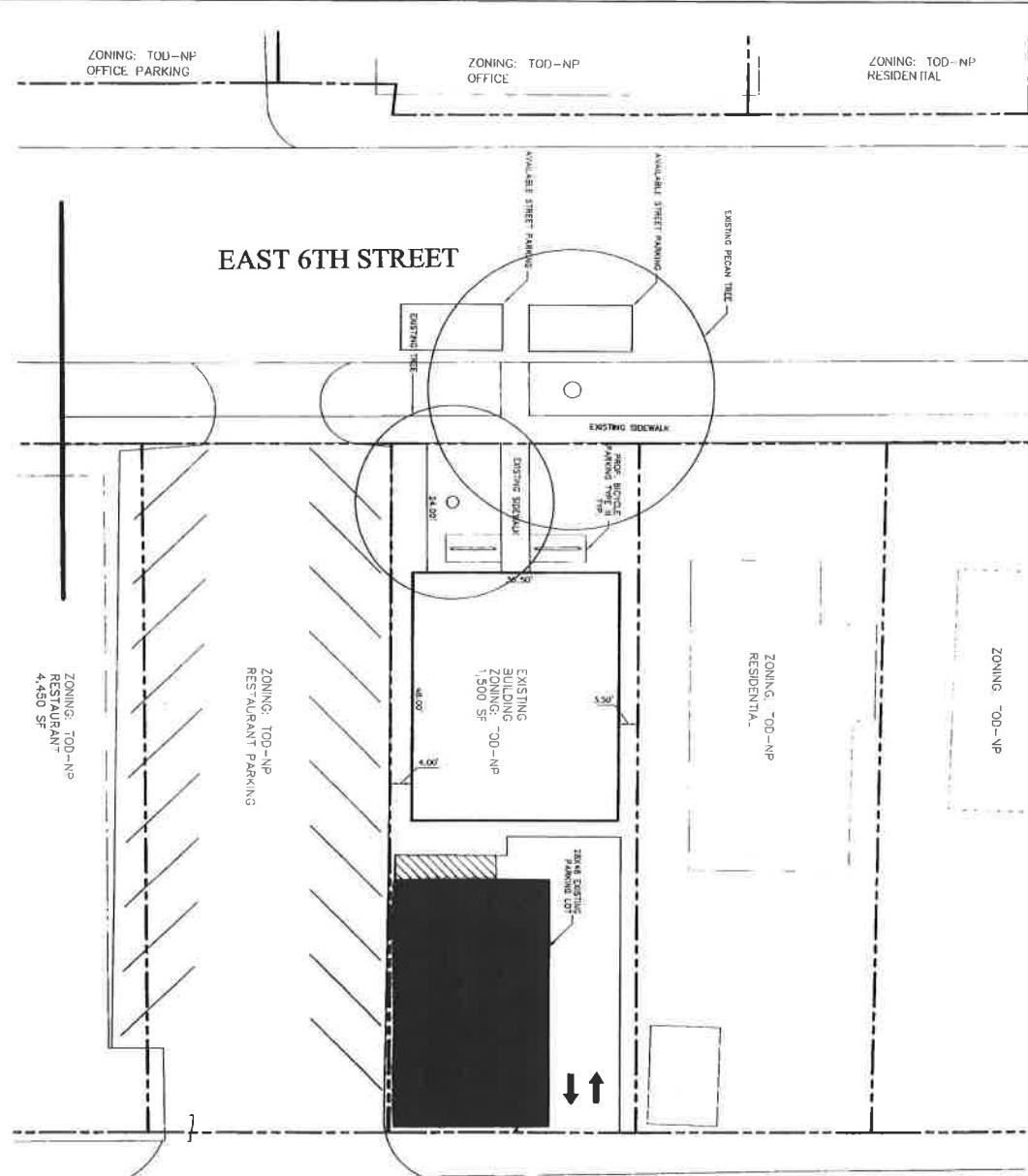
CASE#: C15-2010-0121  
LOCATION: 1708 E 6TH ST  
GRID: K22  
MANAGER: SUSAN WALKER

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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PARKING PLAN  
SCALE 1:10



CIS-2010-0121  
1708 E 6TH ST

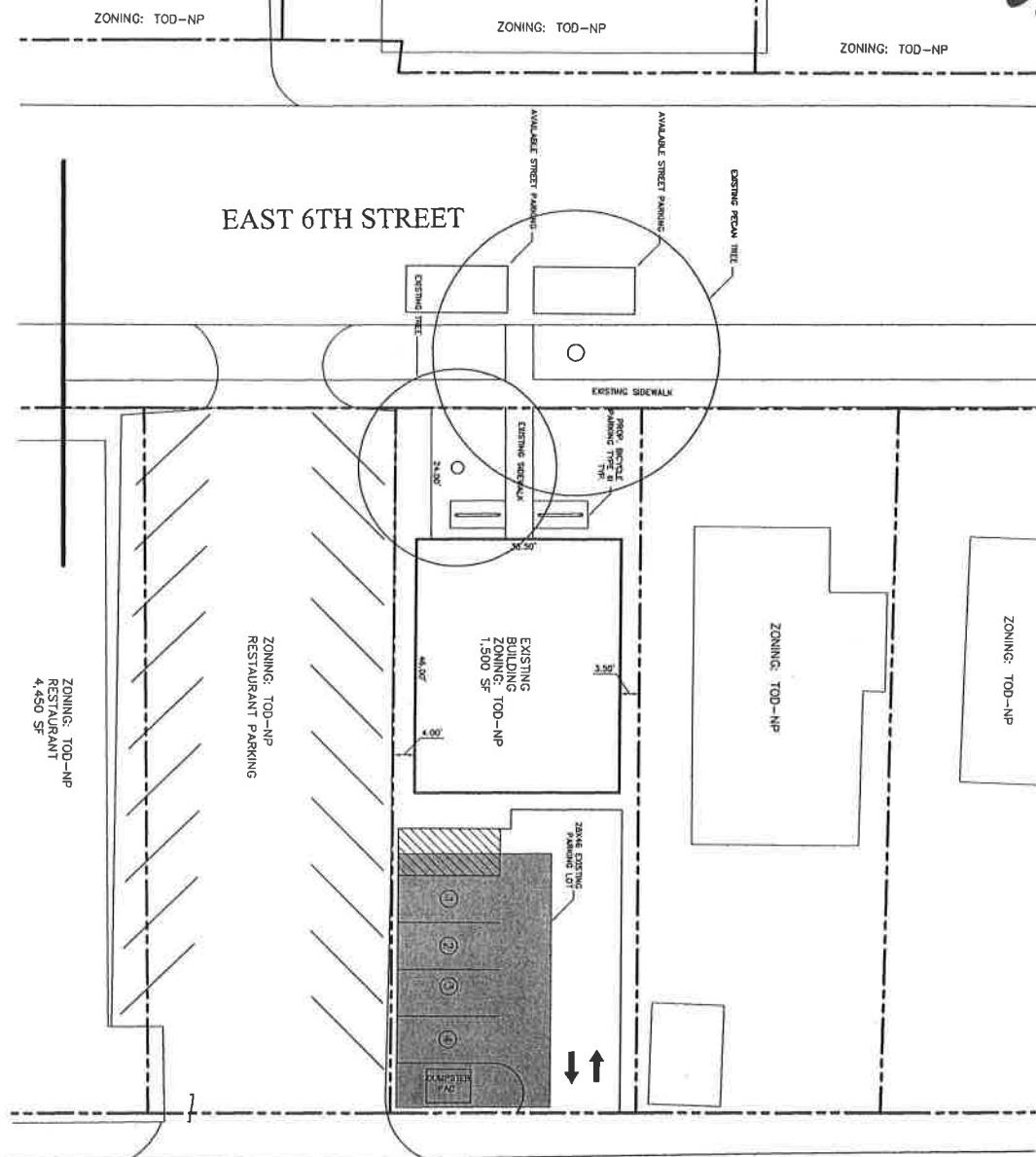
SAMPLE PARKING PLAN

1708 E 6TH ST PARKING PLAN  
1708 E 6TH ST

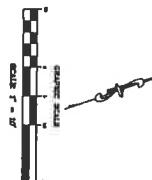
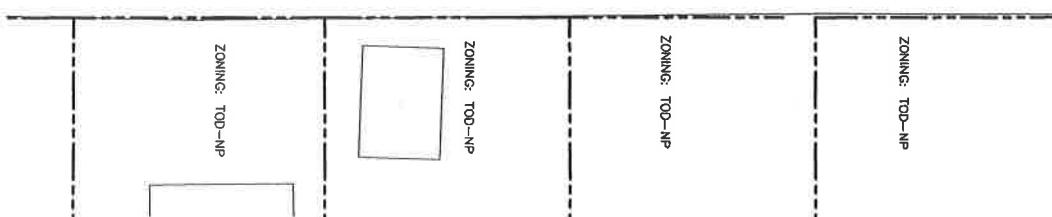
SHEET  
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of 1

DESIGNED BY: M  
DRAWN BY: M  
CHECKED BY: M  
APPROVED BY: M

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### ALLEY



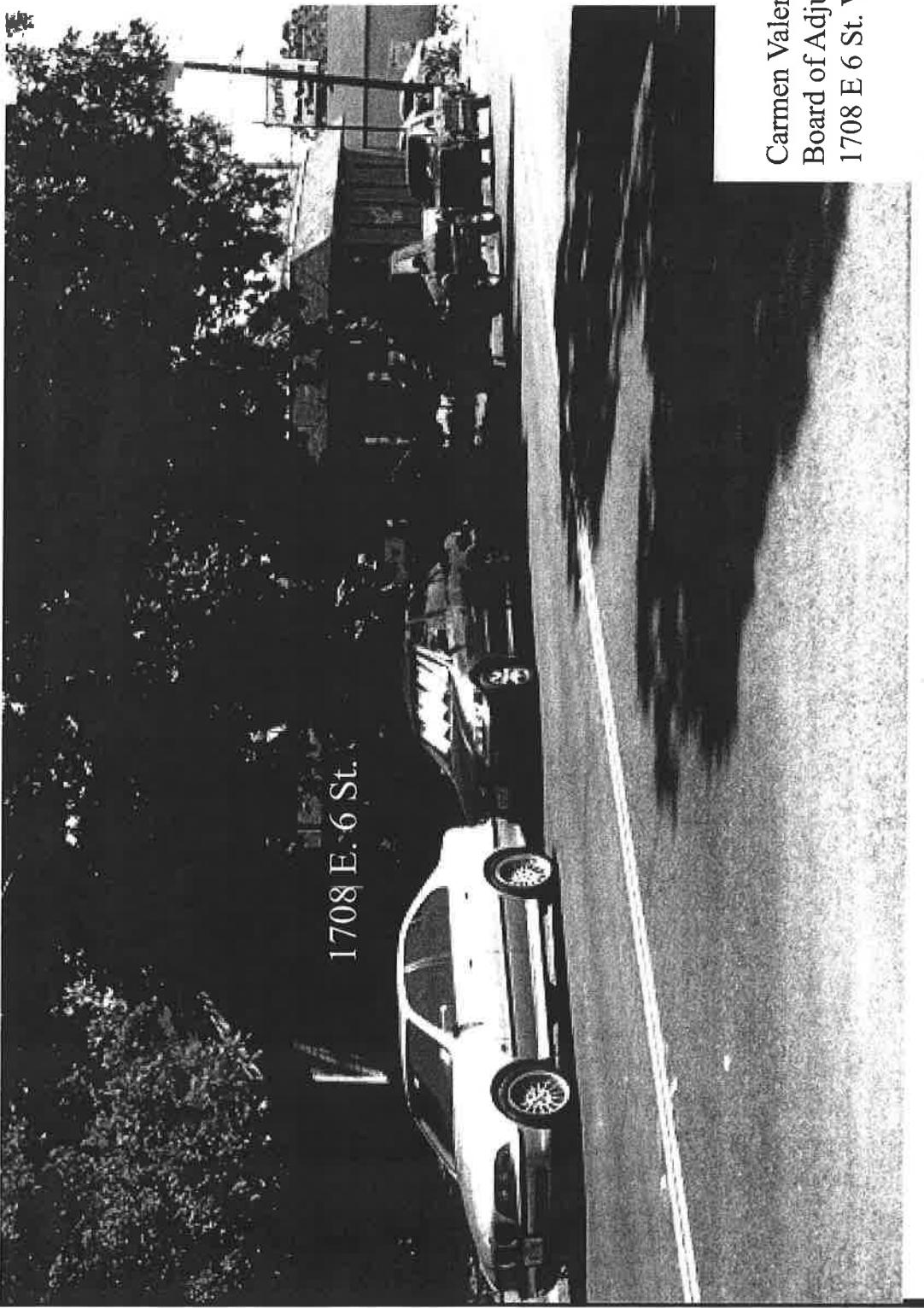
### SAMPLE PARKING PLAN

1708 E 6TH ST PARKING PLAN  
1708 E 6TH ST  
AUSTIN, TX 78702

|                                |                                |
|--------------------------------|--------------------------------|
| DESIGNED BY: <i>[initials]</i> | DRAWN BY: <i>[initials]</i>    |
| CHECKED BY: <i>[initials]</i>  | APPROVED BY: <i>[initials]</i> |
| DATE: 4/23/10                  | DATE: <i>[initials]</i>        |
| (initials)                     | (initials)                     |
| REVISED                        | GATE                           |

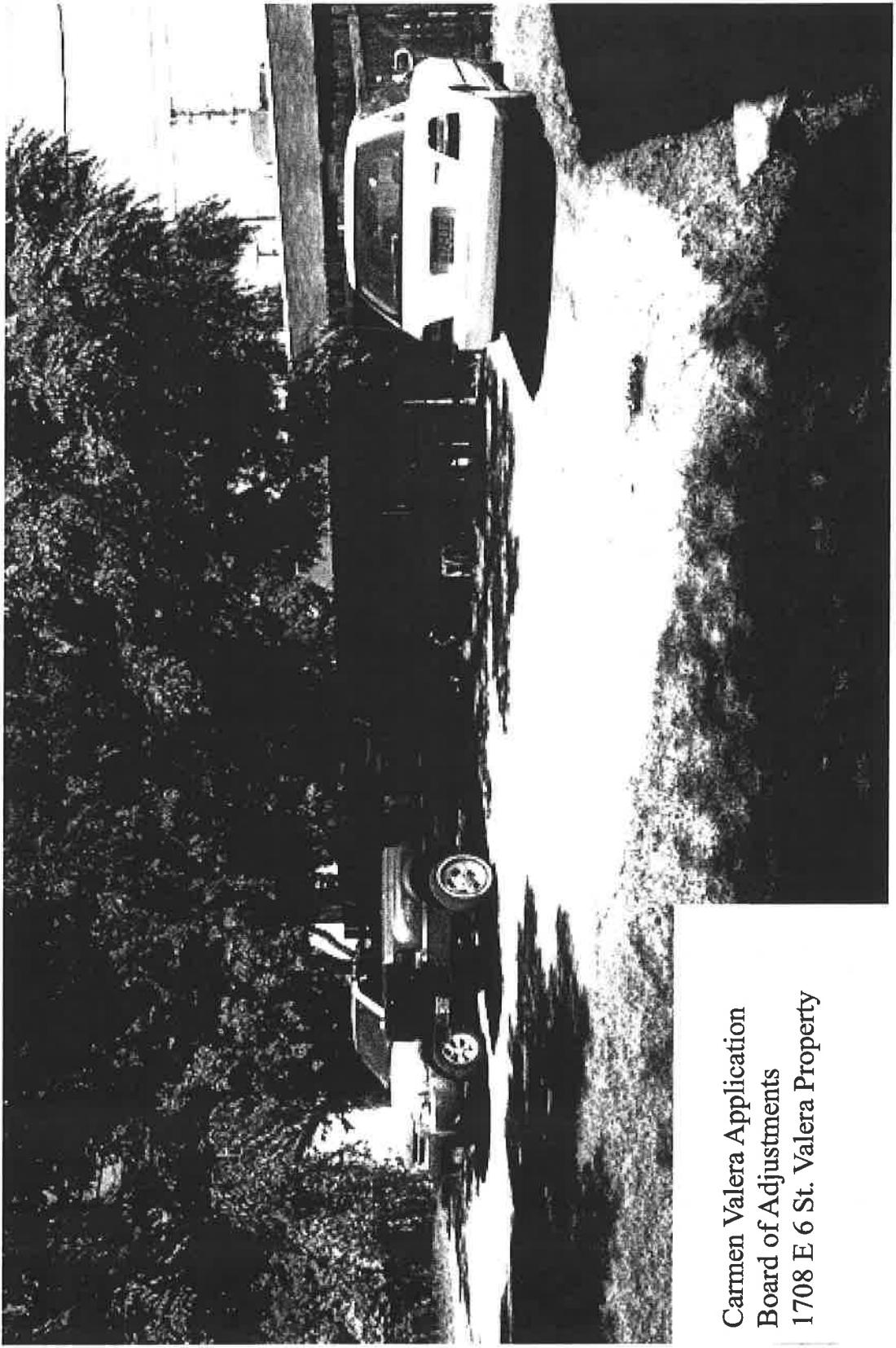
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of 1

Exhibit 1. Street Parking in front of 1708 E. 6 St.



Carmen Valera Application  
Board of Adjustments  
1708 E 6 St. Valera Property

Exhibit 2. Existing asphalt parking at the rear (north) of the 1708 E 6 St. house. Parking is adjacent to the alley between E 6 and E 7 Streets

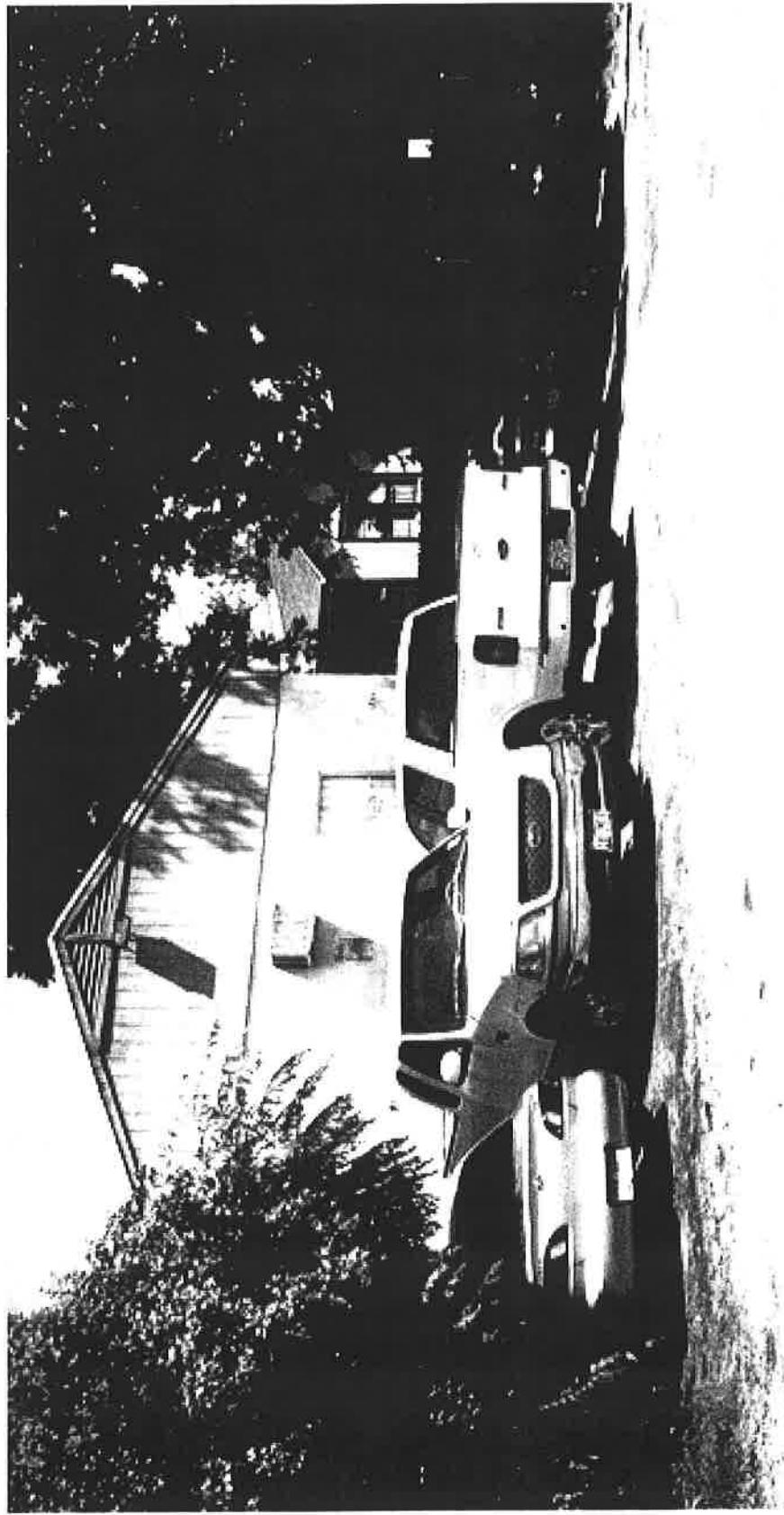


House  
Location  
to the  
South of  
Parking

12/35

Carmen Valera Application  
Board of Adjustments  
1708 E 6 St. Valera Property

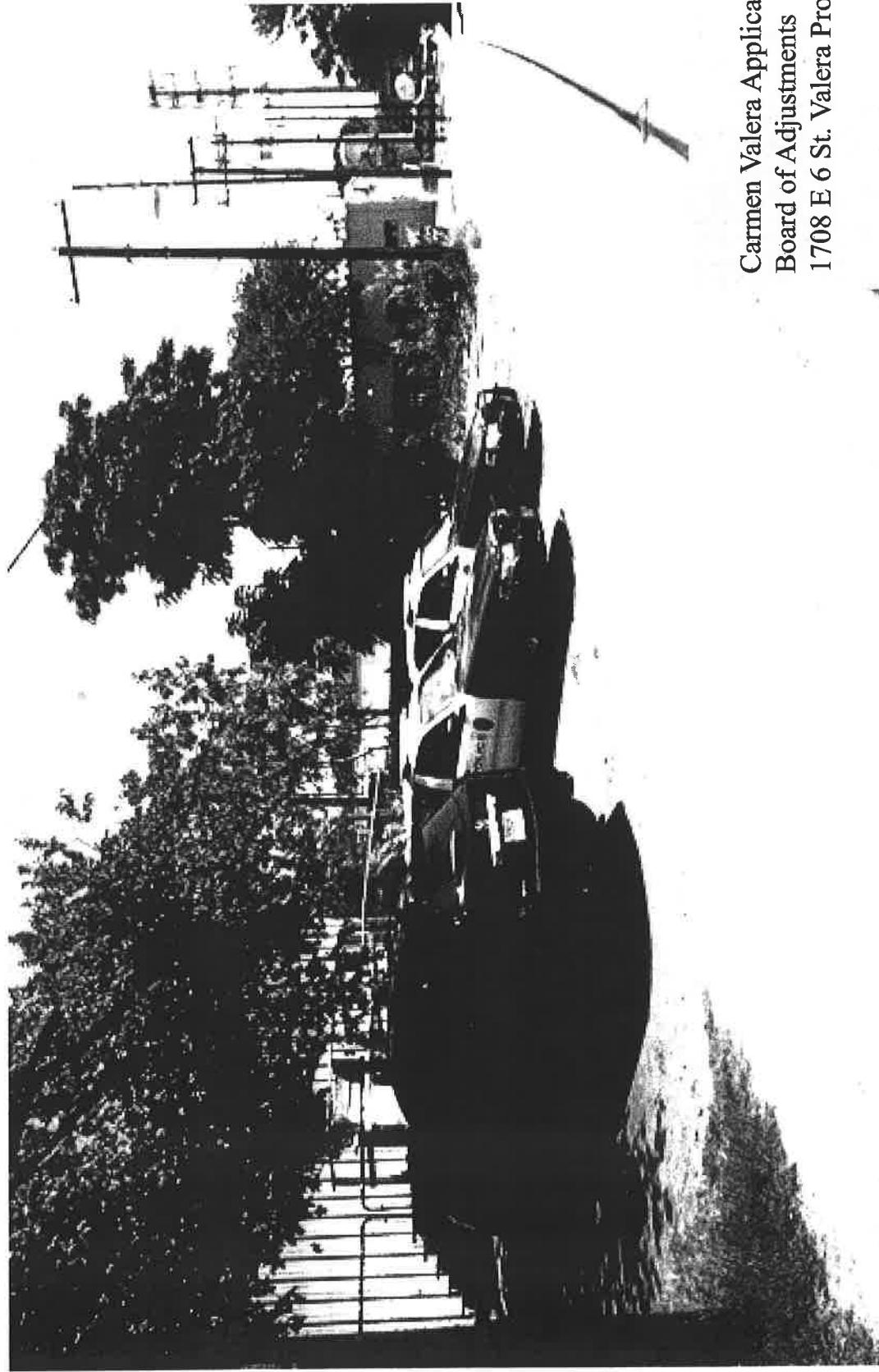
Exhibit 3. Alley parking for the property on 1713 E. 7 St (Apolo Used Cars)  
This is the common alley between E 6 and E 7 Streets.



Carmen Valera Application  
Board of Adjustments  
1708 E 6 St. Valera Property

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Exhibit 4. Alley parking for the property on 1717 E. 7 St (Aztlan Studio)  
This is the common alley between E 6 and E 7 Streets.



Carmen Valera Application  
Board of Adjustments  
1708 E 6 St. Valera Property

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Exhibit 5. Alley parking for the property on 1715 E. 7 St (Chiropractor's Office)  
This is the common alley between E 6 and E 7 Streets.



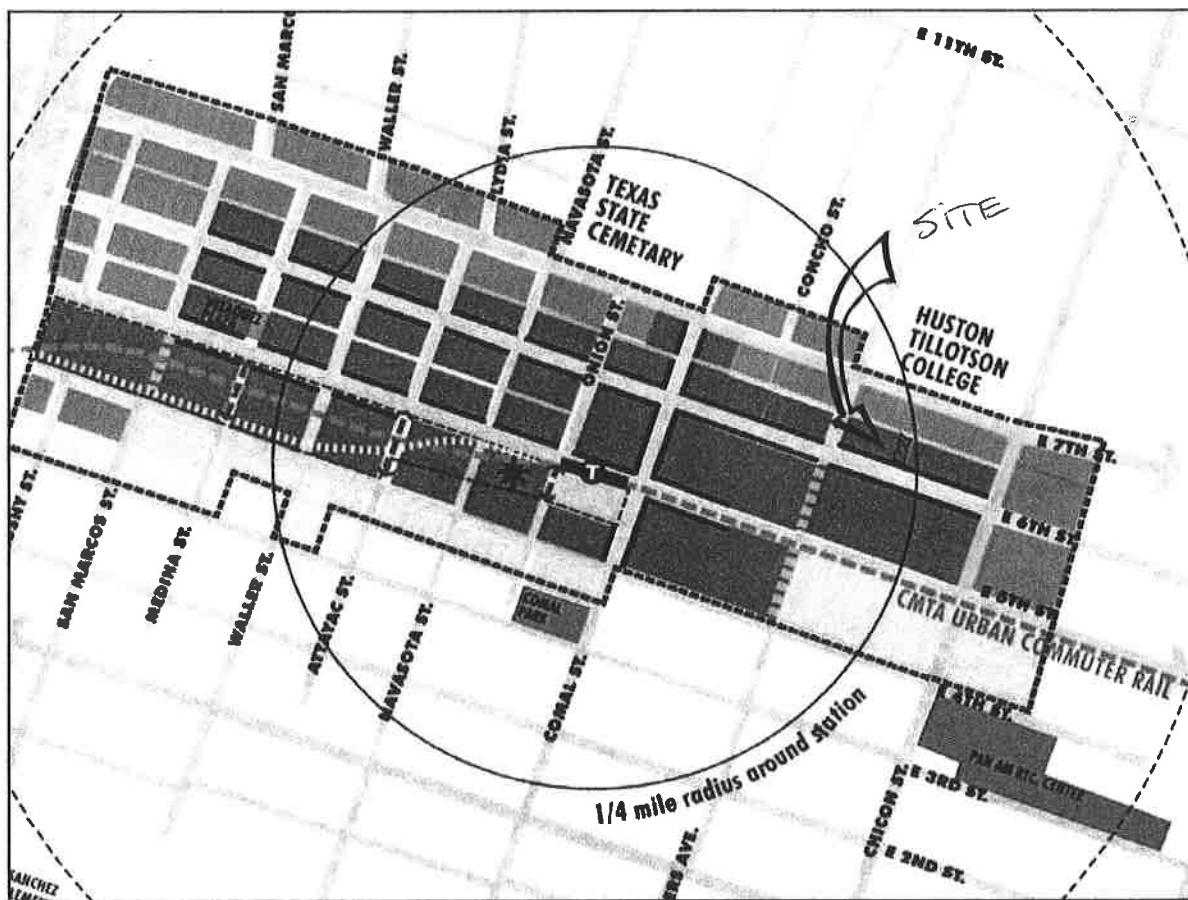
Carmen Valera Application  
Board of Adjustments  
1708 E 6 St. Valera Property

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Historic Properties on E. 6th St.  
(1708 E. 6th St.)

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**REGULATING PLAN  
for the  
Plaza Saltillo TOD Station Area Plan (SAP)**



**Adopted: December 11, 2008  
Effective: March 1, 2009**

#### **4.2.11. Historic Zoning**

The following properties will retain their Historic Landmark Combining District (H) designation:

- A. 810 E. 5<sup>th</sup> Street**
- B. 1022 E. 7<sup>th</sup> Street, The Johnson House**
- C. 1204 E. 7<sup>th</sup> Street, The Briones House**
- D. 1306 E. 7<sup>th</sup> Street, The Sparks-Ledesma House**
- E. 1214 E. 7<sup>th</sup> Street, The Duncan-Washington House**

#### **4.2.12. Historic Properties along E. 6<sup>th</sup> Street**

For the list of properties identified below, if a demolition permit application is submitted, in addition to the standard review conducted by City staff, the Historic Landmark Commission shall review the application.

- A. 805 E. 6<sup>th</sup> Street**
- B. 809 E. 6<sup>th</sup> Street**
- C. 906 E. 6<sup>th</sup> Street**
- D. 910 E. 6<sup>th</sup> Street**
- E. 911 E. 6<sup>th</sup> Street**
- F. 1008 E. 6<sup>th</sup> Street**
- G. 1100 E. 6<sup>th</sup> Street**
- H. 1101 E. 6<sup>th</sup> Street**
- I. 1103-1107 E. 6<sup>th</sup> Street**
- J. 1111 E. 6<sup>th</sup> Street**
- K. 1200 E. 6<sup>th</sup> Street**
- L. 1201 E. 6<sup>th</sup> Street**
- M. 1204 E. 6<sup>th</sup> Street**
- N. 1209 E. 6<sup>th</sup> Street**

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Article 4: Site Development Standards  
Section 4.2. General Development Standards  
Subsection 4.2.12. Historic Properties along E. 6th Street

- O. 1221 E. 6<sup>th</sup> Street
- P. 1300 E. 6<sup>th</sup> Street
- Q. 1302 E. 6<sup>th</sup> Street
- R. 1306 E. 6<sup>th</sup> Street
- S. 1310 E. 6<sup>th</sup> Street
- T. 1313 E. 6<sup>th</sup> Street
- U. 1401 E. 6<sup>th</sup> Street
- V. 1403 E. 6<sup>th</sup> Street
- W. 1408 E. 6<sup>th</sup> Street
- X. 1500 E. 6<sup>th</sup> Street
- Y. 1511 E. 6<sup>th</sup> Street
- Z. 1600 E. 6<sup>th</sup> Street
- AA. 1618 E. 6<sup>th</sup> Street
- BB. 1704 E. 6<sup>th</sup> Street
- CC. 1705 E. 6<sup>th</sup> Street
- DD. 1706 E. 6<sup>th</sup> Street
- EE. 1708 E. 6<sup>th</sup> Street
- FF. 1709 E. 6<sup>th</sup> Street
- GG. 1809 E. 6<sup>th</sup> Street
- HH. 1816 E. 6<sup>th</sup> Street



## 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.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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 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: C15-2010-0121 – 1708 E 6<sup>th</sup> Street**

**Contact: Susan Walker, 512-974-2202**

**Public Hearing: Board of Adjustment, November 8th, 2010**

**Susan Walker**

Your Name (please print)

**1000 East Asahel Shuck Street**

Your address(es) affected by this application

**Jessie Russell**

Signature

**Nov/9/2010**

Date

Daytime Telephone: **512-477-1010**

Comments: \_\_\_\_\_

|  |
|--|
| <input type="checkbox"/> I am in favor       |
| <input checked="" type="checkbox"/> I object |

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

Catherine Vayegh Reville  
Your Name (please print)

|   |
|---|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object                 |

1704 E 5th #103

Your address(es) affected by this application

Catherine V. Reville

Date

Daytime Telephone: 512 478-3090

Comments: *I support the request for a variance to decrease the maximum off-street parking requirement because this is a multi-modal transportation area because of the Metro Rail and because the neighborhood needs more business development to provide jobs.*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

CiscoS

Your Name (please print)

I am in favor

I object

1511 E. 61<sup>st</sup> Austin, Tx. 78702

Your address(es) affected by this application

Chris Cisneros case 1/8/10

Signature

Date

Daytime Telephone: 512-478-2420

Comments: We are in support of  
Local business &

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

21 BR

## PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

Iñaki Pérez

Your Name (please print)

1600 E. 6<sup>th</sup> St.

Your address (es) affected by this application

✓ Ruth B. Chey

Signature

Date

Daytime Telephone: 512 - 476 - 1500

Comments:

If you use this form to comment, it may be returned to:  
City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

John Gray

Your Name (please print)

1209 E 6th St

Your address(es) affected by this application

John Gray

Signature

10/7/10

I am in favor  
 I object

Date

Daytime Telephone: 474-2955

Comments:

Dwiver Claywohr Studios

Land Owner 1209 E 6

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

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# Land & Business Owners

## PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

Rachelle Davila

Your Name (please print)

✓ I am in favor

I object

Date

1501 E. 6 St. Austin 78702  
Rachel Davila  
Signature  
Date  
11-08-10

Daytime Telephone: 512 479-0009

Comments:

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

BS  
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## Land & Business Owners

### PUBLIC HEARING INFORMATION

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

|   |
|---|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object                 |

*Drey P. Benitez*  
Your Name (please print)

1705 E. 6<sup>th</sup> St. Austin, Texas 78702  
Your address (es) effected by this application

*Drey P. Benitez*  
Signature

11-8-2010  
Date

Daytime Telephone: 4196-5580

Comments: *Our family have lived here since the 70's*

If you use this form to comment, it may be returned to:  
City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

BS  
25

## Land & Business Owners

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202  
Public Hearing: Board of Adjustment, November 8th, 2010

*Christine Andrea Nelson*  
Your Name (please print)

|   |
|---|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object                 |

*1306 E. 6th (own) 1706 E. 6th ST  
(lease)*  
Your address (es) affected by this application

Signature

Date

Daytime Telephone:

*I am applying on 6th which  
is currently becoming a restaurant,  
and lease a house down the street  
because we live this neighborhood.  
I believe that parking is loss of my  
issue in our neighborhood, and it's  
important to encourage use of  
alternative transportation.*

*Thank you,*  
*Christine Andrea Nelson*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

21/BS  
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## PUBLIC HEARING INFORMATION

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**Case Number:** C15-2010-0121 - 1708 E 6<sup>th</sup> Street

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Board of Adjustment, November 8th, 2010

Diane & Juan Valenzuela

Your Name (please print)

1707 E 6th & 1707 E 5th

Your address(es) affected by this application

Diane Valenzuela Your Valenzuela  
Signature

Date

Daytime Telephone: 947-2830

Comments: We fully support this parking space variance. We feel that this type of locally owned business is so important to maintain the character of the area.

If you use this form to comment, it may be returned to:

**City of Austin-Planning & Development Review Department/ 1st Floor**  
**Susan Walker**  
**P. O. Box 1088**  
**Austin, TX 78767-8810**

BB  
21

**Business Owner****PUBLIC HEARING INFORMATION**

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Case Number: C15-2010-0121 - 1708 E 6<sup>th</sup> Street

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

|   |
|---|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object                 |

Anthony Villegas  
Your Name (please print)

1504 E 6<sup>th</sup> St. Austin, TX 78702

Your address(es) affected by this application

  
Signature

Date  
5/12/2010

Daytime Telephone:

512-851-6555

Comments

(Leave blank if you do not have any comments.)

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

**B5**  
**28**

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Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, November 8th, 2010

|   |
|---|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object                 |

Lourdes Gradoy  
*Your Name (please print)*

09 E. 6th As. TX 78702  
*Your address (ex) affected by this application*

Date  
Signature

11-08-10  
Lourdes Gradoy  
Daytime Telephone: 512-478-1456  
Comments: business owner  
Money Land Tax Serv.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

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