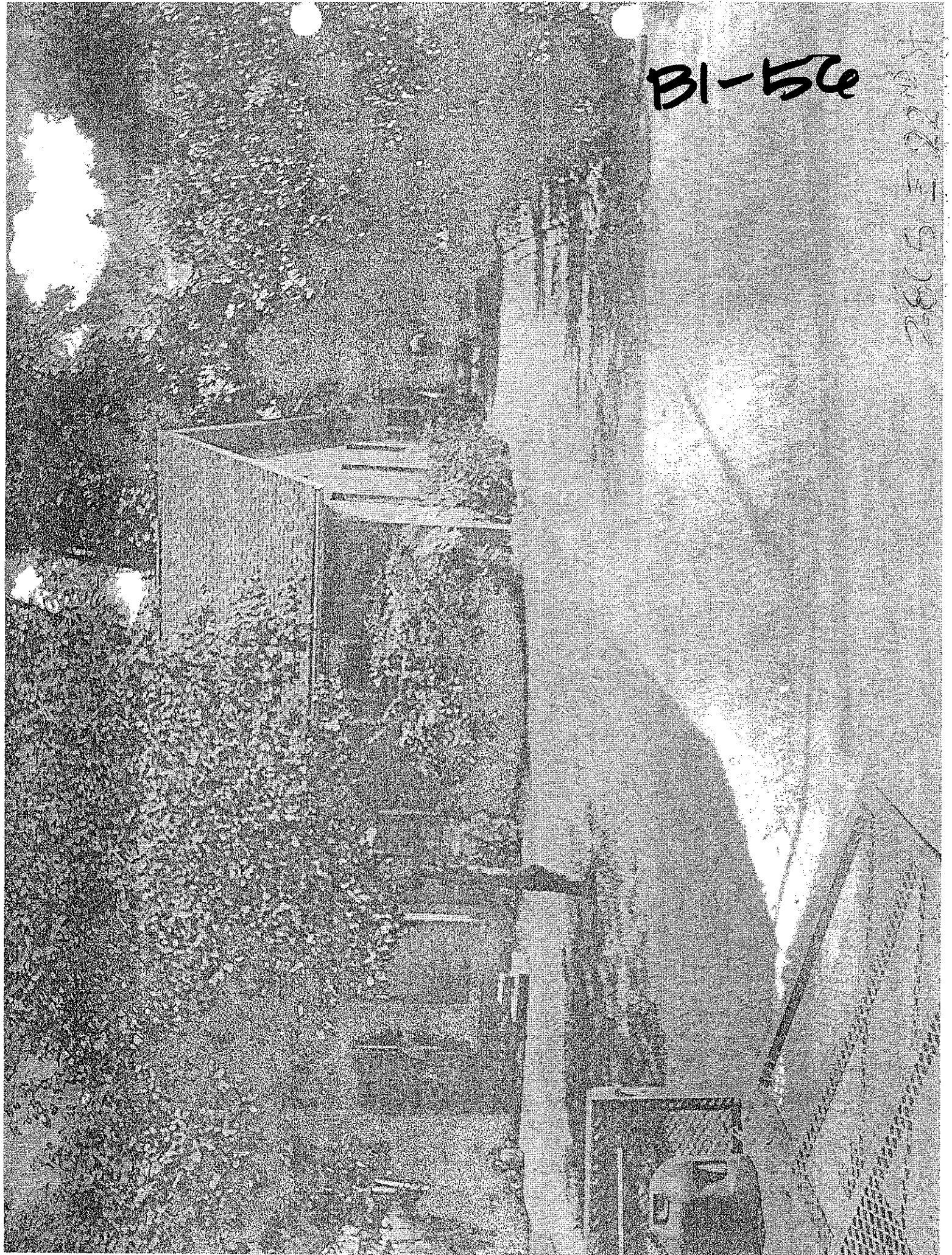


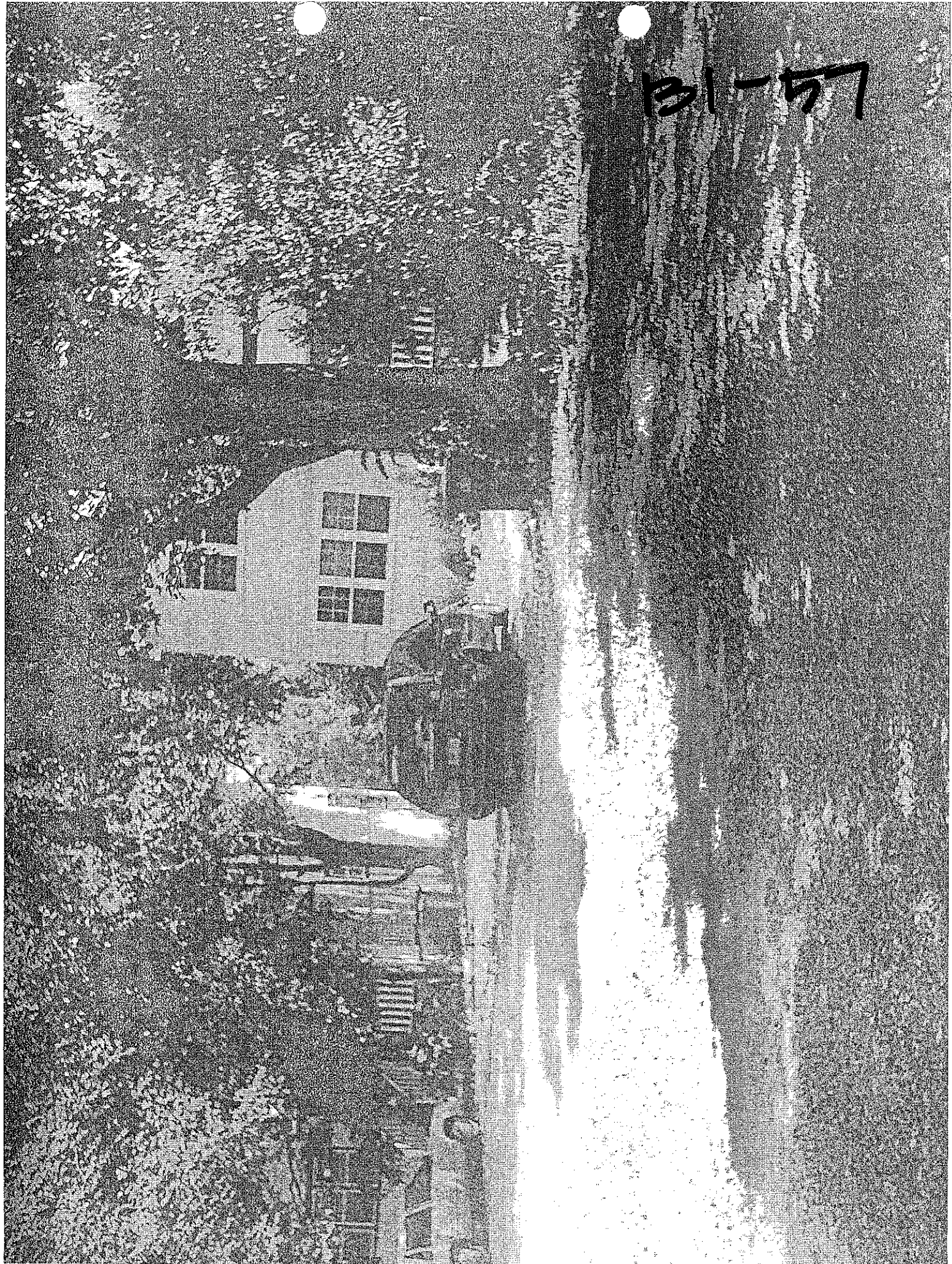
BI-56

2865-2200





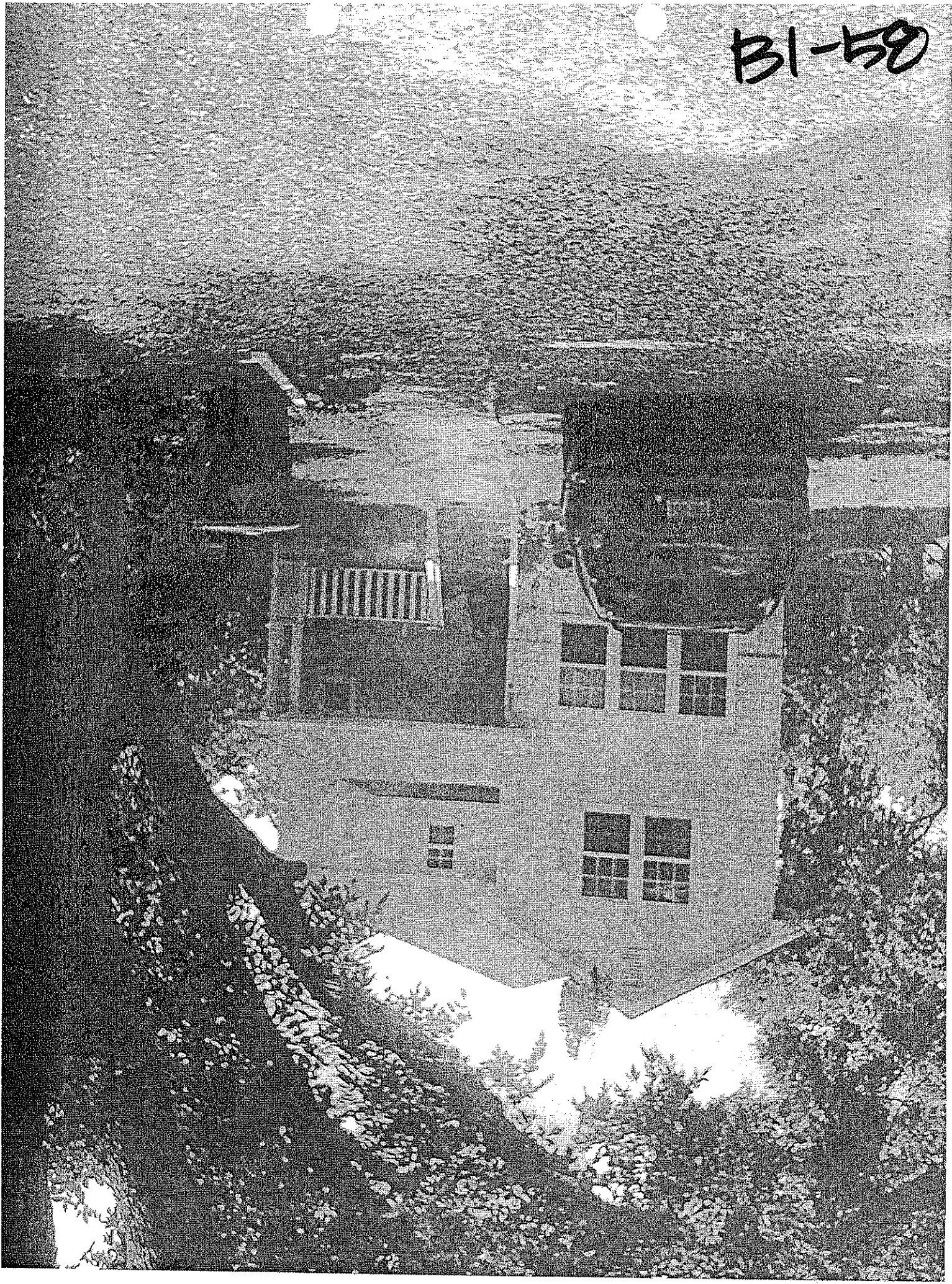
B1-57





B1-58

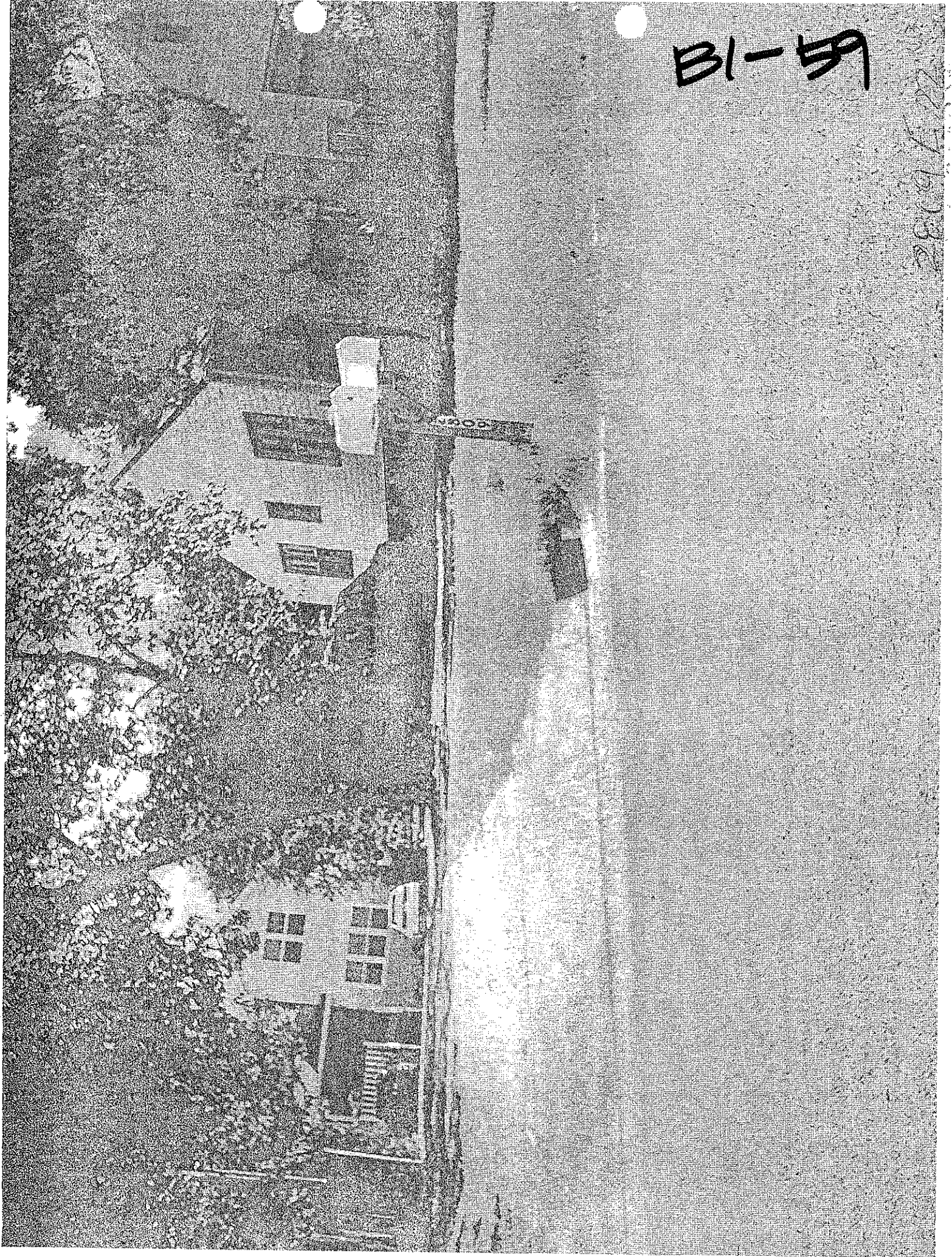
2805 E. 22<sup>ND</sup> REAR





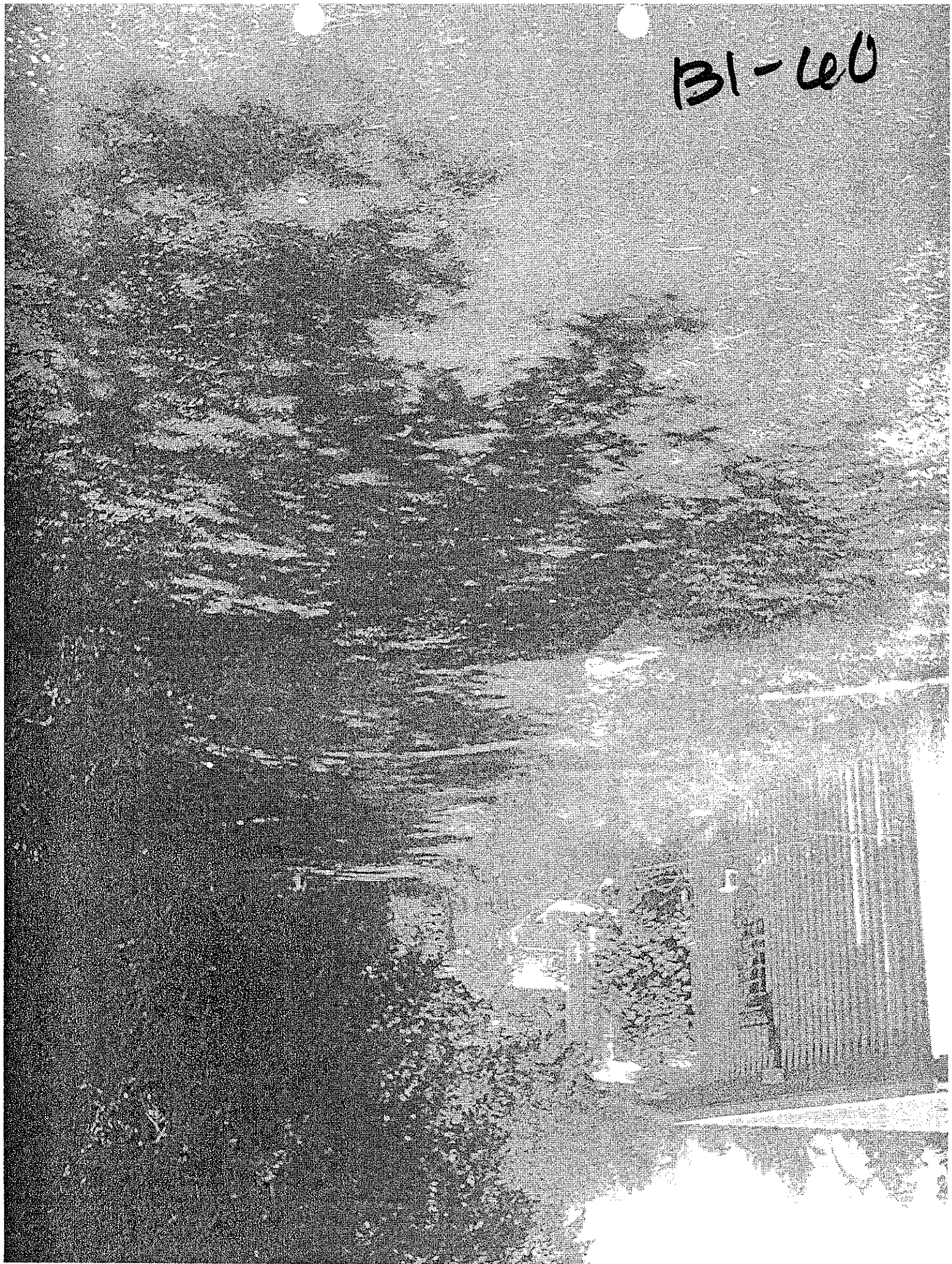
B1-59

28716182



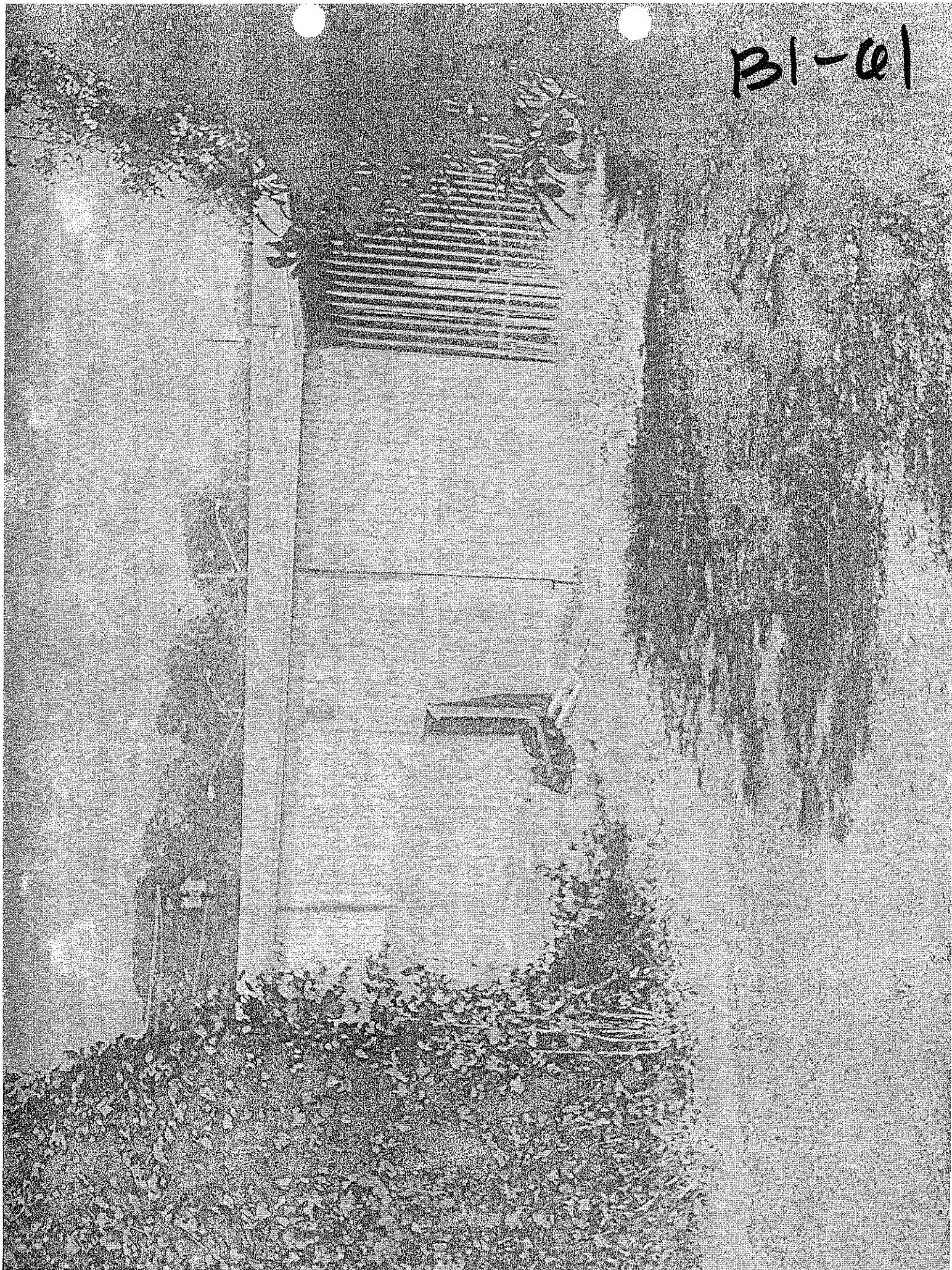


B1-60





B1-01



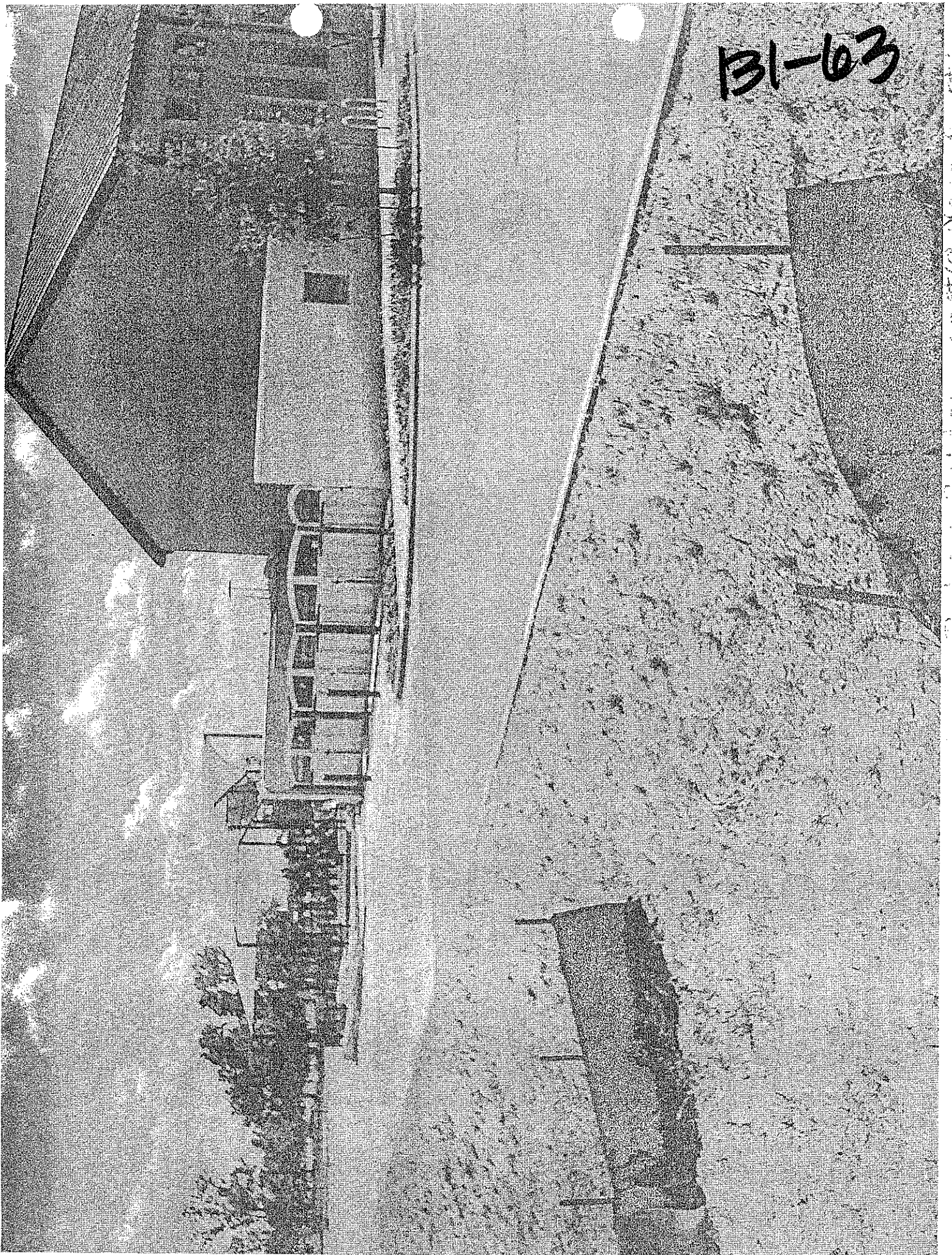


B1-62



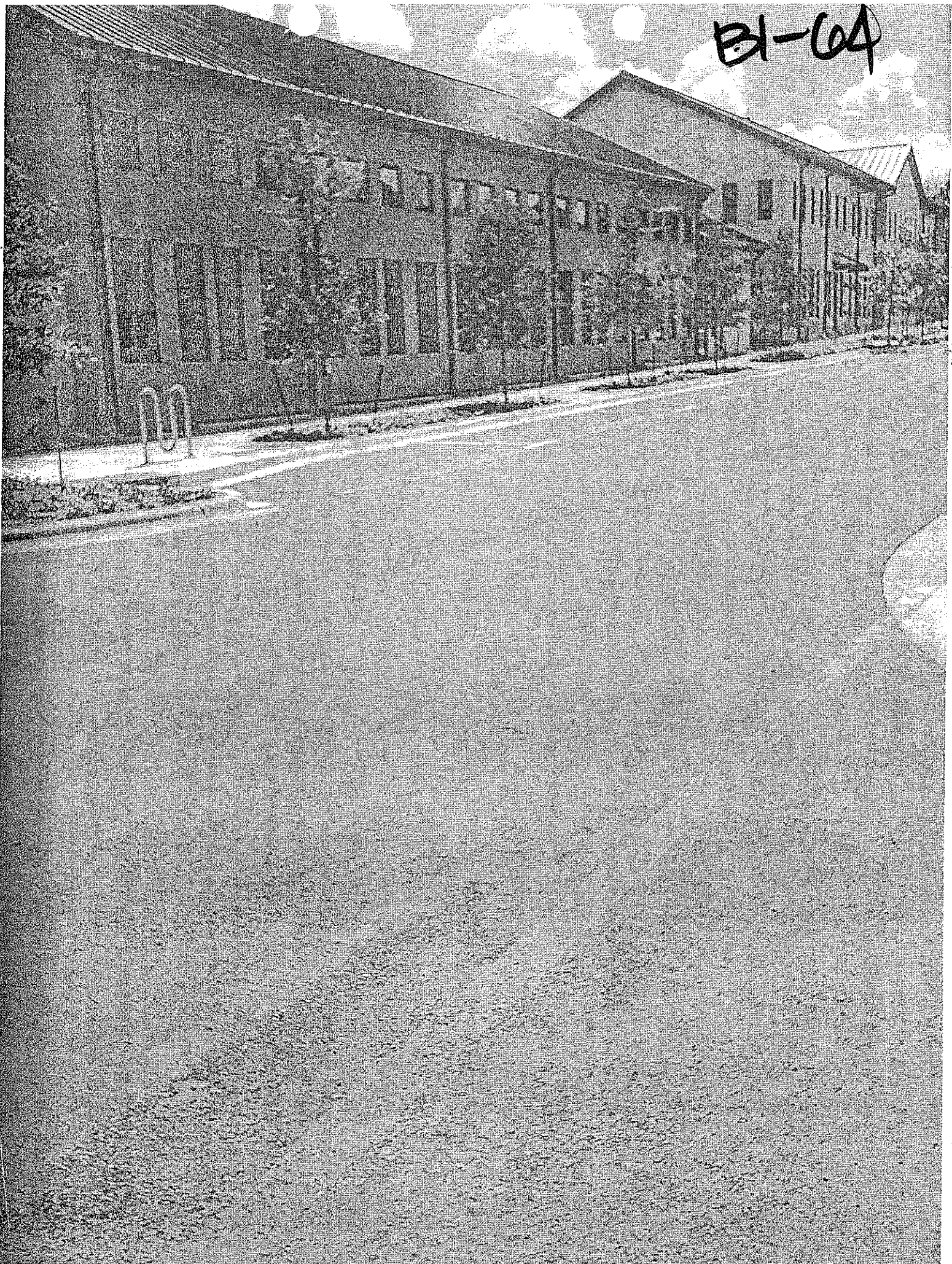


131-63





BI-64





B1-65

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: 2011-052048R

ADDRESS 2205 Curtis Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

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

William P. Kaldurka  
Your Name (please print)

2100 Alexander Avenue  
Your address(es) affected by this application

William P. Kaldurka      6/26/11  
Signature      Date

Comments: \_\_\_\_\_  
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If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810



B1-66

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: 2011-052048R

ADDRESS 2205 Curtis Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

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

R. L. HORNE

Your Name (please print)

2800 E. 22<sup>nd</sup> ST AUSTIN TX

Your address(es) affected by this application

R. L. Horne

Signature

6-27-2011

Date

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

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810



B1-67

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: 2011-052048R

ADDRESS 2205 Curtis Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

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

R.L. HORNE

Your Name (please print)

2800 E. 22nd St. Austin TX 78722

Your address(es) affected by this application

R.L. Horne

Signature

6-27-2011

Date

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810



B1-68

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: 2011-052048R

ADDRESS 2205 Curtis Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

☐ I am in favor  
☒ I object

Greg Rivera  
Your Name (please print)

3207 Larry Lane, 78722  
Your address(es) affected by this application

[Signature]  
Signature

6/24/2011  
Date

Comments: I own a 2650 sq ft  
duplex on Larry Lane. Neighbors  
complain it is too large for the area  
and they don't like 6 cars being parked  
there. Each side is 9 3/2 and UT  
kids will put 3 students in each side  
so that = 6 cars. The proposed duplex  
will be even larger and will have at  
least that many cars.

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810



BI-69

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: 2011-052048R  
ADDRESS 2205 Curtis Avenue  
Contact: Sylvia Benavidez, 974-2522  
Public Hearing: July 6, 2011  
Residential Design and Compatibility Commission

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

Jason Allen  
Your Name (please print)

2714 E 22ND STREET  
Your address(es) affected by this application

Jason Allen 6.1.2011  
Signature Date

Comments: 2 months ago a single-lot with 20,000 sf quietly supported a modest 952sf home built in 1924. Today this piece of property is the parent of a 3-lot re-subdivision, recently approved, which will undoubtedly bring an additional 5 units to this site. This request, for 2205 Curtis, is part of a trifecta of variances hoping to bring an additional 9,000 sf of off conditioned space to the neighborhood on the same corner that hosts 952sf today. There is nothing unique about this property that would warrant approval of this request. The lots resulting from the re-subdivision were designed by the owners agent and should have been sized to accommodate the larger structures in the first place while using the 40% FAR the code allows.

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

(MORE BELOW)

City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

Approval of this request would open the flood gates for all homeowners, like me, to be granted an additional 10% FAR, if I didn't already vehemently oppose this request.

B1-70

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: 2011-052048R

ADDRESS 2205 Curtis Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

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

Gilbert M Martinez

Your Name (please print)

2805, 2807, & 2809 E 22nd St

Your address(es) affected by this application

Gilbert M Martinez

Signature

7-6-11

Date

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

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810





B1-71  
Sigfinnur Fannar Sigurdsson <sfsigurdsson@gmail.com>

## Fwd: Support for 2209 and 2205 Curtis Ave

1 message

Daniel L Horne <daniel.horne@utexas.edu>

Wed, Jul 6, 2011 at 4:28 PM

To: finn@isarkstudio.com

Finn,  
Here is ML's letter

Daniel Horne

----- Forwarded message -----

From: **ML Banchoff** <[ML.Banchoff@effectiveedge.com](mailto:ML.Banchoff@effectiveedge.com)>

Date: Wed, Jul 6, 2011 at 3:53 PM

Subject: Support for 2209 and 2205 Curtis Ave

To: "daniel.horne@utexas.edu" <[daniel.horne@utexas.edu](mailto:daniel.horne@utexas.edu)>

Regarding case number 2011-052057R,

To Whom It May Concern,

As the sole resident directly across the street from the proposed building projects on Curtis Avenue, I am in complete favor of Ron Horne developing duplexes on the lots across from my family's properties (2200 Curtis Ave and the corner property on 2718 E 22<sup>nd</sup> Avenue), and I wholeheartedly support Ron Horne's request for building modifications, as proposed.

Please feel free to contact me if you have any questions.

ML Banchoff | Productivity Specialist

Work [512.474.5200](tel:512.474.5200) x 117

Skype ID: ML.Banchoff3160



B1-72  
Sigfinnur Fannar Sigurdsson <sfsigurdsson@gmail.com>

## Fwd: Proposed development at Curtis and E. 22nd

1 message

Daniel L Horne <daniel.horne@utexas.edu>

Wed, Jul 6, 2011 at 4:28 PM

To: finn@isarkstudio.com

Finn,

Here is the letter from Greg Rivera.

Daniel Horne

----- Forwarded message -----

From: **Greg Rivera** <[rivera04@yahoo.com](mailto:rivera04@yahoo.com)>

Date: Wed, Jul 6, 2011 at 3:37 PM

Subject: Proposed development at Curtis and E. 22nd

To: Daniel L Horne <[daniel.horne@utexas.edu](mailto:daniel.horne@utexas.edu)>

Daniel,

Thank you for discussing you proposed project on Curtis and E. 22nd with me in more detail.

It seems you have already addressed the concerns that I had outlined in my letter to the city.

The way the lots are situated, and the size of the lots, should mean that the parking concerns that I had are not an issue.

The architectual drawings you've shared with me are very nice and should improve property values in the area and add to the appeal of that area. And based on the surrounding properties, they will not be "eyesores" that stick out and detract from the adjacent buildings.

Based on our discussions and the details you provided, I am now in support of your proposed development and believe it will positively impact this area of town.

Regards,

Greg Rivera

512-576-1032

[rivera04@yahoo.com](mailto:rivera04@yahoo.com)



B1-73

To the members of the RDCC board,

I am sorry I am unable to attend today's meeting, please accept this letter instead.

While I was present at the last meeting, I feel that I was unable to completely convey my position.

I don't think that the lot in question (adjacent to the Salvage Vanguard Theater) should be restricted in size as it will be the first building that begins the transition from an industrial area with large buildings to our neighborhood with smaller than average homes. As I stated last time, I have been living here for 10 yrs and have watched as the transition began and continues. Our wish in this neighborhood is to be able to build larger homes that fit these lots. As the board pointed out last time, it is their obligation to support the neighbor's wishes. The homes in this area are smaller than average, and will without a doubt be added on to or replaced as time goes on.

In my opinion, the question is whether or not the buildings are going to make a positive impact and I don't feel that a slight sized difference in and of itself makes much of a difference. I don't have a say in whether or not the buildings will be built, so the impact will be there whatever size they come in.

As I looked at the overall zoning for this part of town, I noticed that these couple of blocks jut into industrial and high density zoning. Due to the fact that I have purchased the lot next to me with the intention of developing it, I will likely take the advice of the board and move to rezone as I move forward.

I think that the variance should be allowed for these buildings especially the one adjacent to the theater.

Thanks you for your consideration,

Peter Cavallino



2719 E. 22nd  
2721 E. 22nd

B1-74

----- Forwarded message -----

From: **ML Banchoff** <[ML.Banchoff@effectiveedge.com](mailto:ML.Banchoff@effectiveedge.com)>

Date: Mon, Jul 25, 2011 at 10:47 AM

Subject: paste into a doc for your meeting today.

To: Daniel L Horne <[daniel.horne@utexas.edu](mailto:daniel.horne@utexas.edu)>

To Whom It May Concern,

Recently I wrote a letter in support of the proposed new construction on the two lots that are directly across the street from my own family's two lots. Only the variances on one of the lots was approved. I am not clear as to why the opinion of the most directly affected neighbor was not sufficient to be heard equally, if not more loudly than the neighbor who does not live in direct proximity...

The variances requested are not extraordinary or out of the architectural/design spirit of this neighborhood by any means.

Immediately next door to that lot is an 10,000 sq. foot metal warehouse that was turned into the hugely successful Salvage Vanguard Theater. I live in a modern tower across the road myself. Down the street is the new mixed-use retail and living village along the MLK station train tracks with several stories, boasting 3 bedroom apartments.

One would be hard-pressed to find any argument against beautifying empty, overgrown lots with tastefully sized homes that are consistent with the rapid growth and improvement of this neighborhood.

ML Banchoff

Family owned properties are

2200 Curtis Ave

2716 E. 22<sup>nd</sup> St

2718 E. 22<sup>nd</sup> St.