

PUBLIC HEARING INFORMATION

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Case Number: C15-2011-0104 – 609 Oakland Avenue
 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, October 10th, 2011

Ellen Justice

Your Name (please print)

I am in favor
 Object

802 Winflo Drive

Your address(es) affected by this application

Ellen Justice

Signature

Date

Daytime Telephone:

512 476 7542

Comments:

There is already too much parking on the street in our resident neighborhood. Please don't decrease the number of reserved parking spaces on the property.

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 78767-1088

Heretakis, Maggie

From: Kate Ertle [kjertle@yahoo.com]
Sent: Sunday, October 09, 2011 12:24 PM
To: Heretakis, Maggie
Subject: Case C15-2011-0104

Dear Ms. Heretakis,
I was told you are the back up for Ms. Walker regarding the BOA meeting for Monday, October 12th. I apologize that you are getting this response late however I emailed it to Ms. Walker only to later find out that she was out. I hope you can add this to the case C15-2011-0104 for 609 Oakland:

> Dear Ms. Walker,
> I would like to comment on Case Number C15-2011-0104 regarding 609
> Oakland Avenue to be heard by the Board of Adjustments on Monday,
> October 10th. First, I appreciate the effort the owners have done
> painting the home. It is very charming and has excellent street
> appeal. However, I object to a couple of his variances. His house is
> a few houses down from mine (705 Oakland). For the most part, many of
> us have converted our duplexes to single-family homes. My neighbors
> and our neighborhood association encourage this. But 609 Oakland, on
> the other hand, is a property with three units: one unit on the first
> floor, a second unit on the second floor, and a third unit in a
> separate shed/storage area unattached to the home. This shed/storage
> is not considered livable space according to Travis CAD, does not have
> its own water meter (it takes its water from another unit), and
> someone is not paying property taxes on this square footage.
> (Further, he converted attic space into rental income and also does
> not pay taxes on this square footage either.)
>
> I oppose the request to maintain a third unit on this property,
> decreasing the minimum lot size to 6,770. It is just too small of a
> space to have three units. Plus the third unit is a shed and should
> not be another rental unit.
>
> I do not appose to decreasing the minimum rear yard setback however I
> give my vote to the family who resides just behind 609 Oakland on
> Pressler. They are the most impacted.
>
> I object to the request of decreasing the minimum off-street parking
> from three spaces to two. We already have a problem of street parking
> on Oakland, especially close to 6th street. The additional car, from
> this additional unit, is not helping this problem.
>
> Thank you for considering my concerns.
>
> Sincerely,
> Kate Ertle
>
> p.s. I will also mail in my objection so you have it on file.
> Again, I do not appose the variance to decrease the rear yard setback.
> I think the owners have a right to a storage unit as many of our homes
> do not have much storage. But this should not be used as livable
> space.

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Case Number: C15-2011-0104 - 609 Oakland Avenue
 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, October 10th, 2011

Chris Schorre

Your Name (please print)

717 Brantlee Circle

Your address(es) affected by this application

[Handwritten Signature]

Signature

Daytime Telephone: 512-731-1520

Date

10/7/2011

Comments:

100% opposed to

Travis request

I am in favor
 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 78767-1088

FAX: 974-2934

E-MAIL: MAGGIE.

HERETAKS@AUSTIN.TX.GOV

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Case Number: C15-2011-0104 – 609 Oakland Avenue
 Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, October 10th, 2011

Stephen GRPF, Ph.D.

Your Name (please print)

1500 West C 15 St

I am in favor
 I object

Your address(es) affected by this application

[Handwritten signature]

Signature

10/3/11
 Date

Daytime Telephone:

474 7784

Comments:

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

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ATTN: MAGGIE

Case Number: C15-2011-0104 - 609 Oakland Avenue
 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, October 10th, 2011

Bim Harter

Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

716 Brownlee Circle

Signature

Date

Daytime Telephone: *512-474-4953*

10-7-2011

Comments: *Rear yard setback to*

1.5 feet is too close to

the neighborhood.

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 Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088

FAX: 974-2934

e-MAIL: MAGGIE,

HERETAKS@AUSTIN.TX.GOV

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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: C15-2011-0104 - 609 Oakland Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 10th, 2011

Kevin J. Dunn

Your Name (please print)

I am in favor
 I object

805 Winflo Drive 78705

Your address(es) affected by this application

Kevin J. Dunn 10-06-2011

Signature

Date

Daytime Telephone: 512 810-8818

Comments:

See attached letter for specific concerns.

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

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P. O. Box 1088
Austin, TX 78767-1088
FAX: 974-2934
e-MAIL: MAGGIE,
HEREYAKIS@AUSTIN.TX.GOV

805 Winflo Drive
Austin, TX 78703
October 6, 2011

Austin Municipal Zoning Board
Austin, TX

RE: CASE # C15-2011-0104

Location: 609 Oakland Avenue, 78703

Dear Sirs: *ATTN: MAGGIE*

I am very troubled by news of variance requests regarding this property. Four points:

(I) Lot size limitations exist for reasons. **Otherwise, why have zoning at all? What precedent is set by circumventing MF-4 minimum lot requirements?** Many of us in 78703 down-zoned to reduce the corresponding traffic woes, pollution issues, and visual ugliness overuse brings.

You have a wonderful opportunity, with every decision you make, to set the future course of this city's growth, in prudent and well-reasoned ways.

(II) Reduction of rear setback to 1.5 feet is most strange. If repairs are needed, if structural issues come to play in surrounding structures, if equipment must be moved between structures, well, **an extra few feet could be crucial.**

(III) Reducing triplex parking from three (3) spaces to two (2) spaces forces even more on-street parking, more congestion, more safety risks for motorists and pedestrians alike. ***Is this request prudent? Just a few years ago, a young cyclist, a new Austin resident, was killed on a traffic-congested street, nearby. Had this street had even more cars parked at curbside, I can imagine the increased risk to all who walk or cycle daily.***

(IV) Finally, I will write that I know of many situations in which a variance HAS worked to afford citizens more efficient use of streets, safer traffic patterns, better quality of life. I am not, in any way, implying that variance procedures are not beneficial. Several of my neighbors have sought variances and for excellent reasons. I do not feel that this variance request achieves excellence but does, rather, diminish it greatly.

What legacy are you leaving regarding uniquely livable downtown Austin?

Most sincerely,

Kevin J. Dunn
Kevin J. Dunn
kevin@studiomusic2.com
512.810.8818

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ATTN: MAGGIE

Case Number: C15-2011-0104 - 609 Oakland Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 10th, 2011

MIKE BAUGHART
Your Name (please print)

I am in favor
 I object

800 1/2 803 WINFED DRIVE
Your address(es) affected by this application

[Signature] 07 Oct 11
Date

Daytime Telephone: 512.423.5387

Comments: WE strongly oppose the REQUEST FOR A VARIANCE FOR ALL THREE REQUESTS,

SEE ATTACHED FOR COMMENTS

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

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Susan Walker
P. O. Box 1088
Austin, TX 78767-1088
FAX: 974-2934
e-MAIL: MAGGIE,
HEREYAKIS@AUSTIN.TX.GOV

Attn: Maggie

Case Number: C15-2011-0104 609 Oakland Avenue

We strongly oppose the request for a variance for all three requests. Just one of these requests alone is asking too much of the neighborhood. The variance is lacking in regard to adjacent properties and the community as a whole. If you do have the money to build in this neighborhood, overbuilding would not qualify as a hardship.

Request #1 – There are many properties in this neighborhood that are zoned mf4. If everyone requested a variance to put more on their mf4 property than is normally allowed, I do believe it would create an environment that is not green or Austin. There will be less space for trees and nowhere for rain to go but maybe storm sewers. I do believe in growth and expansion....just not in a way that would detract from our city and neighborhood. We used to have a view of the trees at Lady Bird Lake in the distance from our street. Now all we see is a parking garage.

Request #2 – There is no way we would support a variance that would allow someone to build 1.5 feet from their neighbor's rear yard property line. It will be difficult to build and maintain a building with only 1.5 feet to work in without encroaching into the adjacent neighbor's yard. Just think someday that could be someone wanting to build 1.5 from our property line. And then maybe we would like a variance to build 1.5 feet from our property line leaving a total of 3 feet between houses. This is not a neighborhood I would want to live in.

Request #3 – We also strongly oppose allowing 2 parking spaces in place of the 3 required parking places. We have lived in this neighborhood for twenty years. The street parking is getting more and more congested as the city grows. Besides that Oakland and surrounding streets are narrow and harder to maneuver when they are full of cars.

In conclusion, we have two mf4 properties. If these three requests are granted, we would expect we would have the right to the same variance for our properties.

Mike Banghart
800 Winflo Drive and 803 Winflo Drive

Heretakis, Maggie

From: Francine Thomas [brukaros2002@yahoo.com]
Sent: Friday, October 07, 2011 4:22 PM
To: Heretakis, Maggie
Cc: lauraporcaro@mac.com; kjeertle@yahoo.com
Subject: Case C15-2011-0104

Dear Ms. Heretakis:

Re: Case C15-2011-0104 609 Oakland Avenue, 78703

My husband and I live at 713 Oakland Avenue and would like to oppose the three variances being requested for 609 Oakland Avenue for the following reasons:

The square footage needed to allow three units is considerably more than the actual area of the property, making the property overcrowded.

The rear setback of only 1.5 feet puts the added unit almost on the neighbor's property line, which doesn't affect us, but certainly affects the house behind on Pressler Street. It also sets a bad precedent for any future requests in the neighborhood.

Oakland Avenue is already a narrow and congested street, especially at the southern end in the 600 block as it is close to a shuttle bus stop, so the request to decrease off-street parking spaces will just increase parking problems.

Thank you for your consideration:

Veryan Thompson

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 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, October 10th, 2011

Your Name (please print)

LEWIS HARRIS

I am in favor
 I object

Your address(es) affected by this application

709 West Lynn

[Handwritten Signature]

Signature

10/11/11

Date

Daytime Telephone: _____

Comments: _____

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 10th, 2011

FRANK LYNN

Your Name (please print)

616 PRESSLER

Your address(es) affected by this application

4 K McV

Signature

Date

Daytime Telephone: 289-7626

10-3-2011

Comments:

I am in favor
 I object

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Susan Walker
 P. O. Box 1088
 Austin, TX 78767-1088