

Ramirez, Diana

From: Joyce Basciano <jbasciano@austin.rr.com>
Sent: Sunday, December 02, 2012 6:54 PM
To: Walker, Susan; Ramirez, Diana
Cc: Sita Lakshminarayan
Subject: C15-2012-0111 3312 Beverly Road for December 10th hearing packet
Attachments: IMG.pdf

Chairman Jack and Members of the Board of Adjustment,

Re: C15-2012-0111 3312 Beverly Rd

During the October 8, 2012 Board of Adjustment hearing I was asked by the BOA if the Bryker Woods Neighborhood Association (BWNA) Board of Directors would consider allowing a variance for a 3' decrease in the Side Yard Setback from 15'-0" to 12'-0", which is the distance from the (34th St side) property line to the northwest corner of the existing 2-story house (see attachment). By a 7-0 vote the BOA decided to postpone the hearing to allow the applicant to work with the neighborhood association and for me to discuss the 3' decrease in the (34th St) Side Yard Setback with the BWNA Board.

At our October 16th monthly meeting the BWNA Board voted not to oppose decreasing the Side Yard Setback from 15'-0" to 12'-0". However the **BWNA Board maintains its strong opposition to the other two variance requests from the original application dated July 31, 2012:**

- #1. "Detached Garage with Secondary Apt on lot less than 7,000 SF (6795.36 per sheet A1.0) and
- #3. "Build within 10'-0" Rear Yard Setback (as shown, 5'-0" on sheet A2.0)

The applicant, Pablo Serna, is aware of BWNA's current position on each variance.

The BWNA did not object when the November hearing was postponed at the applicant's request. I will be representing the BWNA Board at the December 10th BOA hearing.

Thank you for your service to the Austin community.

Joyce Basciano

CC: Sita Lakshminarayan, President
Bryker Woods Neighborhood Association

Legal Description:

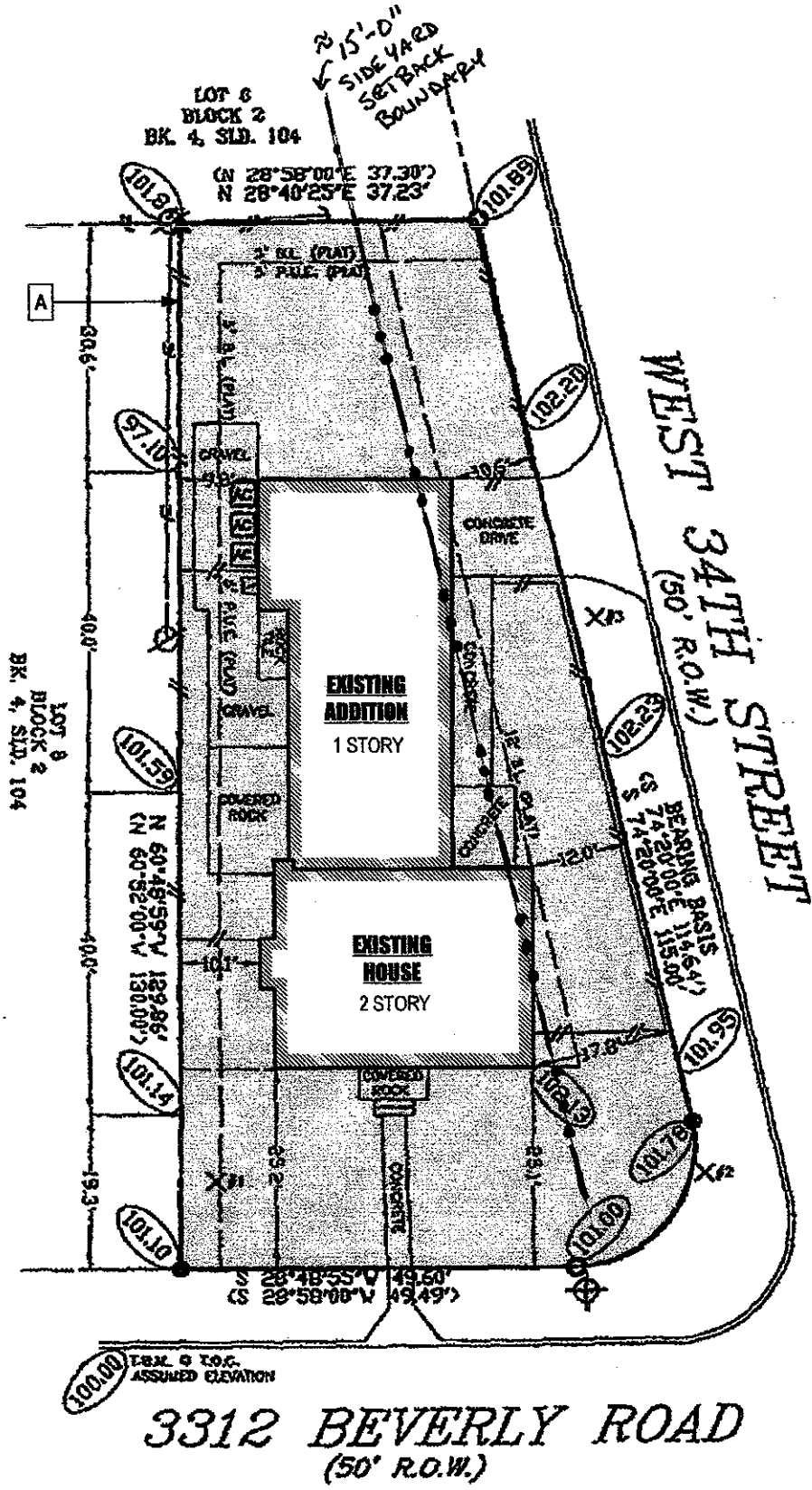
LOT: 7 BLOCK: 2
 SUBDIVISION: Bryker Woods "E"
 VOL: 4 PAGE: 104
 COUNTY: Travis

Street Address & Zoning Classification:

3312 Beverly Road
 ZONING: SF-3-NP

Site Calculations:

A. Per Survey:
 - Total SF of Lot = 6,795.36 SF



Graphic Legend:

- NEW WALL PARTITIONS
- EXISTING WALLS
- EXISTING - NOT IN CONTRACT
- ITEM(S) TO BE DEMOLISHED

3312 BEVERLY ROAD
 (50' R.O.W.)

