

Walker, Susan

From: Jean mather [REDACTED]
Sent: Tuesday, December 04, 2012 9:14 AM
To: Walker, Susan
Cc: [REDACTED] Marc Davis
Subject: C15-2012-0146

Board of Adjustment
City of Austin

Dear Board Members:

The applicant, Craig Adair of 204 Park Lane, appeared before the SRCC zoning committee on 12/03/12. He is requesting a variance of the rear lot setback from 10 feet to five feet for an exterior deck.

The committee voted to recommend the variance for the following reasons:

- 1) The neighbor to the rear received the same variance from the BOA on 12/12/11 largely due to the small lot size. The applicant has the same problem. The large corner lot was subdivided into three lots, 205 The Circle, 204 Park Lane are nearly the same size.
- 2) The applicant's property contains a good part of the critical root zones of two heritage oaks on the properties to the north and east. He is working with the City arborist to protect these areas.
- 3) The hardship for which the variance is requested will not impair the use of the property to the rear and will, moreover, add to the health of the neighbors' heritage oaks by covering the exposed roots with a raised deck.

Jean Mather, Chair
SRCC Zoning Committee

This recommendation was supported last night by the SRCC's membership at our regular monthly meeting.

Jean Mather, Chair
Zoning Committee