CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, December 10, 2012 **CASE NUMBER: C15-2012-0111**

_____ Jeff Jack
_____ Michael Von Ohlen
_____ Nora Salinas
_____ Bryan King
_____ Fred McGhee
_____ Melissa Hawthorne
_____ Sallie Burchett
_____Cathy French (SRB only)

APPLICANT: Pablo Serna
OWNER: Will Fowler

ADDRESS: 3312 BEVERLY RD

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,795 square feet in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 14 feet 2 inches in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

BOARD'S DECISION: Oct 8, 2012 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to November 13, 2012 (Re-notification), Board Member Nora Salinas second on a 7-0 vote; POSTPONED TO NOVEMBER 13, 2012 (RE-NOTIFICATION).

BOARD'S DECISION: Nov 13, 2012 – POSTPONED TO DECEMBER 10, 2012 PER APPLICANT

Dec 10, 2012 - POSTPONED TO JANUARY 14, 2013 (RENOTIFICATION REQUIRED – NEED TO MODIFY VARIANCE, SIDE STREET DIMENSIONS.

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 Liaison

Jeff Jack
Chairman

Walker, Susan

From: Joyce Basciano [redacted]
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.

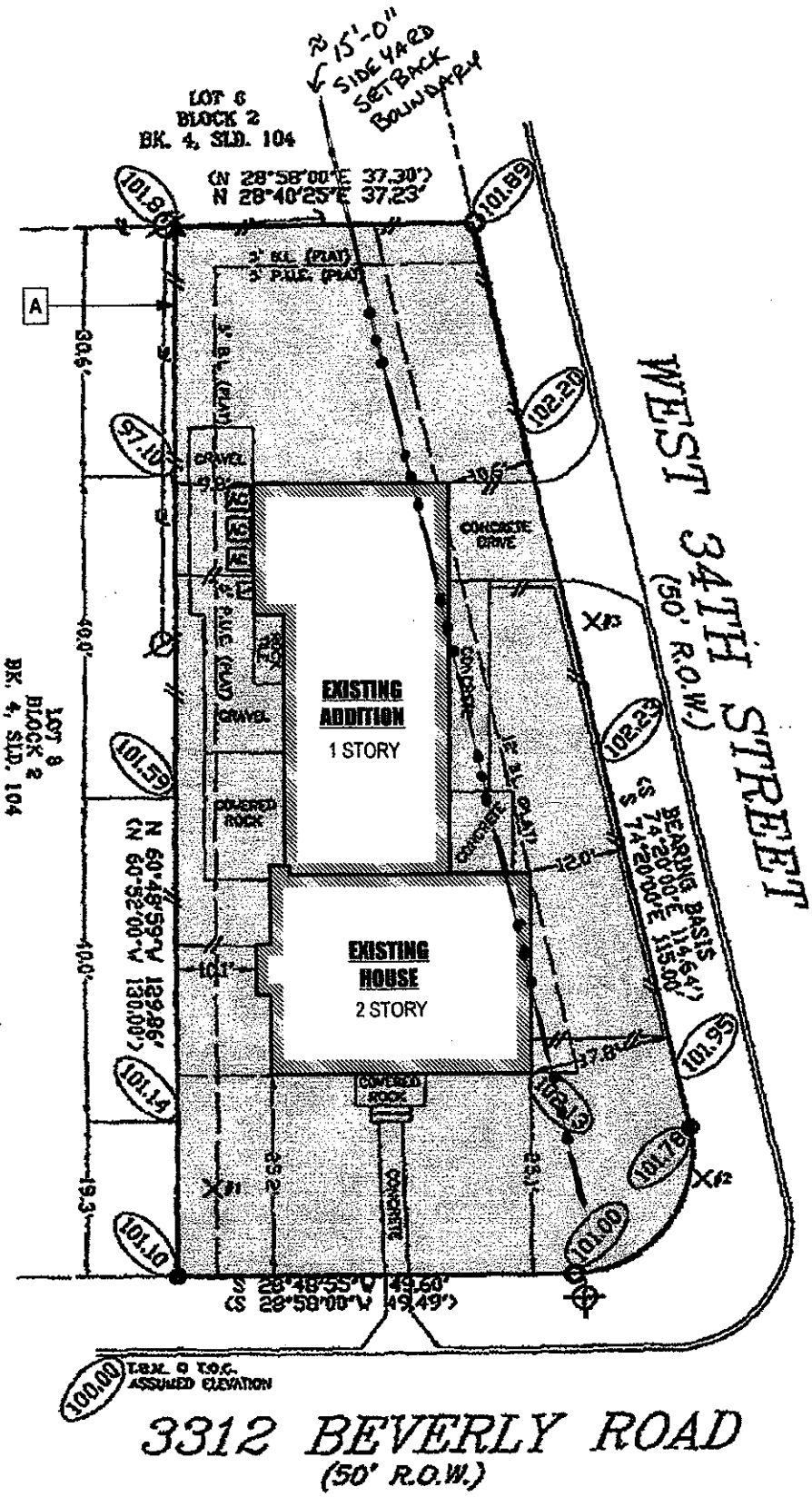
The BWNA did not object when the November hearing was postponed at the applicant's request. I will be representing the BWNA Board at the December 10th BOA hearing.

Thank you for your service to the Austin community.

Joyce Basciano

CC: Sita Lakshiminarayan, President
Bryker Woods Neighborhood Association

Existing Site Plan	1"=20'-0"



Legal Description:
LOT: 7 BLOCK: 2
SUBDIVISON: 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

N

© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, November 13, 2012 **CASE NUMBER: C15-2012-0111**

_____ Jeff Jack
_____ Michael Von Ohlen
_____ Nora Salinas
_____ Bryan King
_____ Fred McGhee
_____ Melissa Hawthorne
_____ Sallie Burchett
_____Cathy French (SRB only)

APPLICANT: Pablo Serna

OWNER: Will Fowler

ADDRESS: 3312 BEVERLY RD

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,795 square feet in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 14 feet 2 inches in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

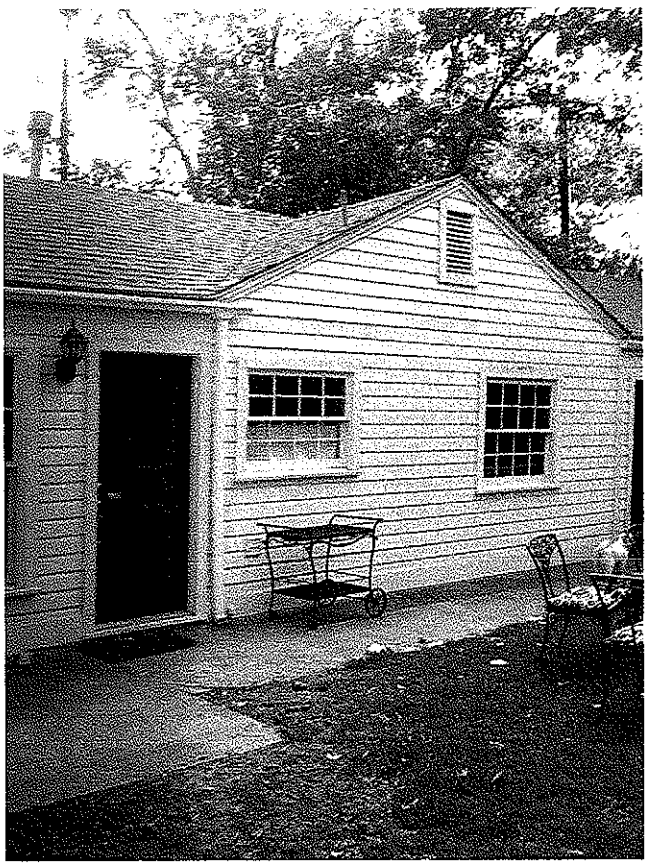
BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to November 13, 2012 (Re-notification), Board Member Nora Salinas second on a 7-0 vote; POSTPONED TO NOVEMBER 13, 2012 (RE-NOTIFICATION).

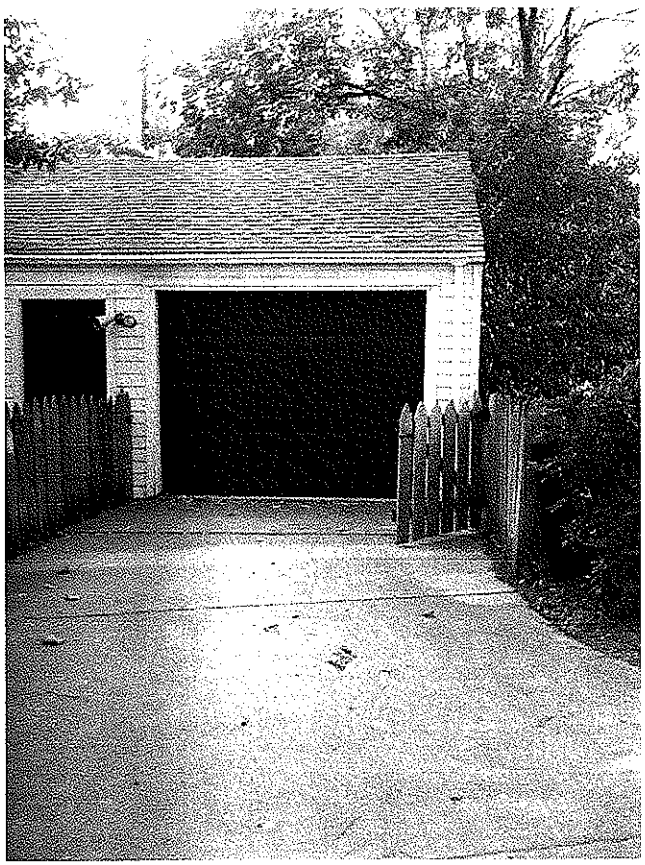
BOARD'S DECISION: Nov 13, 2012 – POSTPONED TO DECEMBER 10, 2012 PER APPLICANT

FINDING:

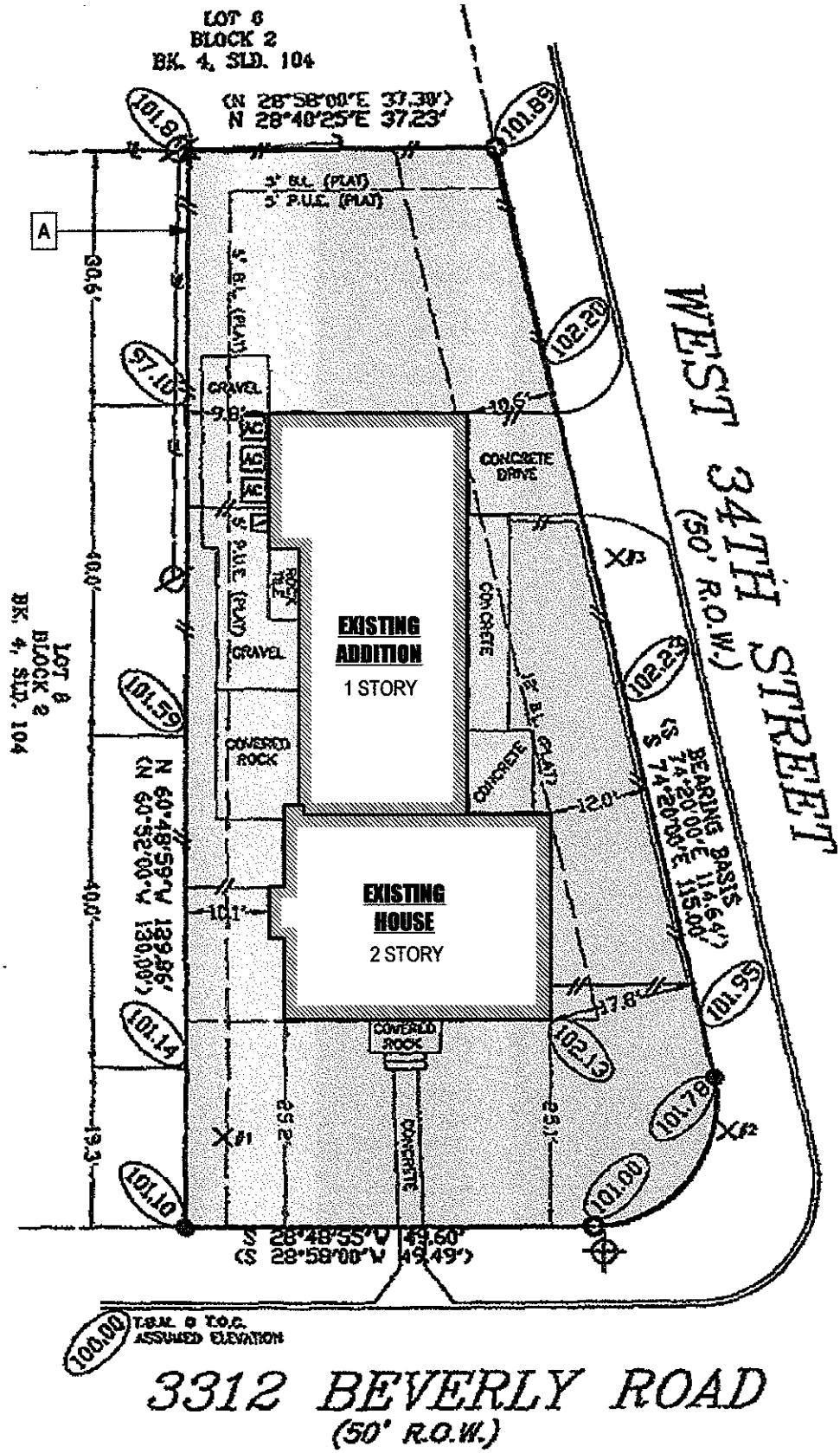
1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
   (b) The hardship is not general to the area in which the property is located because:
3. The variance will not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





© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.



Legal Description:
LOT: 7 BLOCK: 2
SUBDIVISON: 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

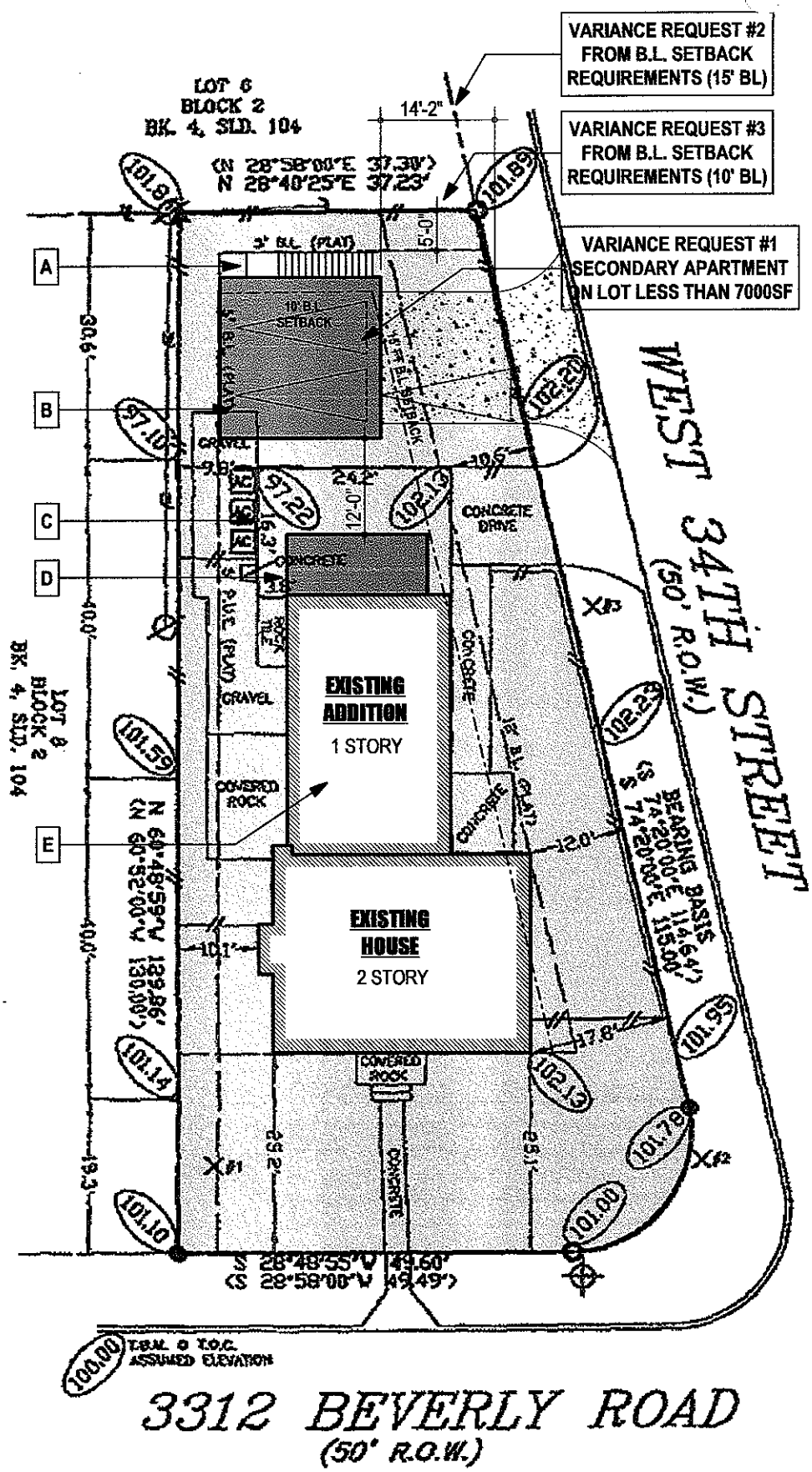
Graphic Legend:

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

N

© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.

Proposed Site Plan | 1"=20'-0"



Legal Description:
LOT: 7 BLOCK: 2
SUBDIVISON: Bryker Woods "E"
VOL: 4 PAGE: 104
COUNTY: Travis

Street Address & Zoning Classification:
3312 Beverly Road
ZONING: SF-3-NP

Description of Proposed Work:

A. New Stairs to 2nd Floor Apartment:
- Does not encroach into P.U.E.
- Located away from Main House for added privacy.

B. New Garage Apartment:
- 2 Story structure
- 3 Parking Spaces provided; two inside Garage, plus one outside.

C. Demolition of Existing Garage
- Vacate existing concrete drive.

D. New Addition (135 SF):
- Bathroom & Closet space

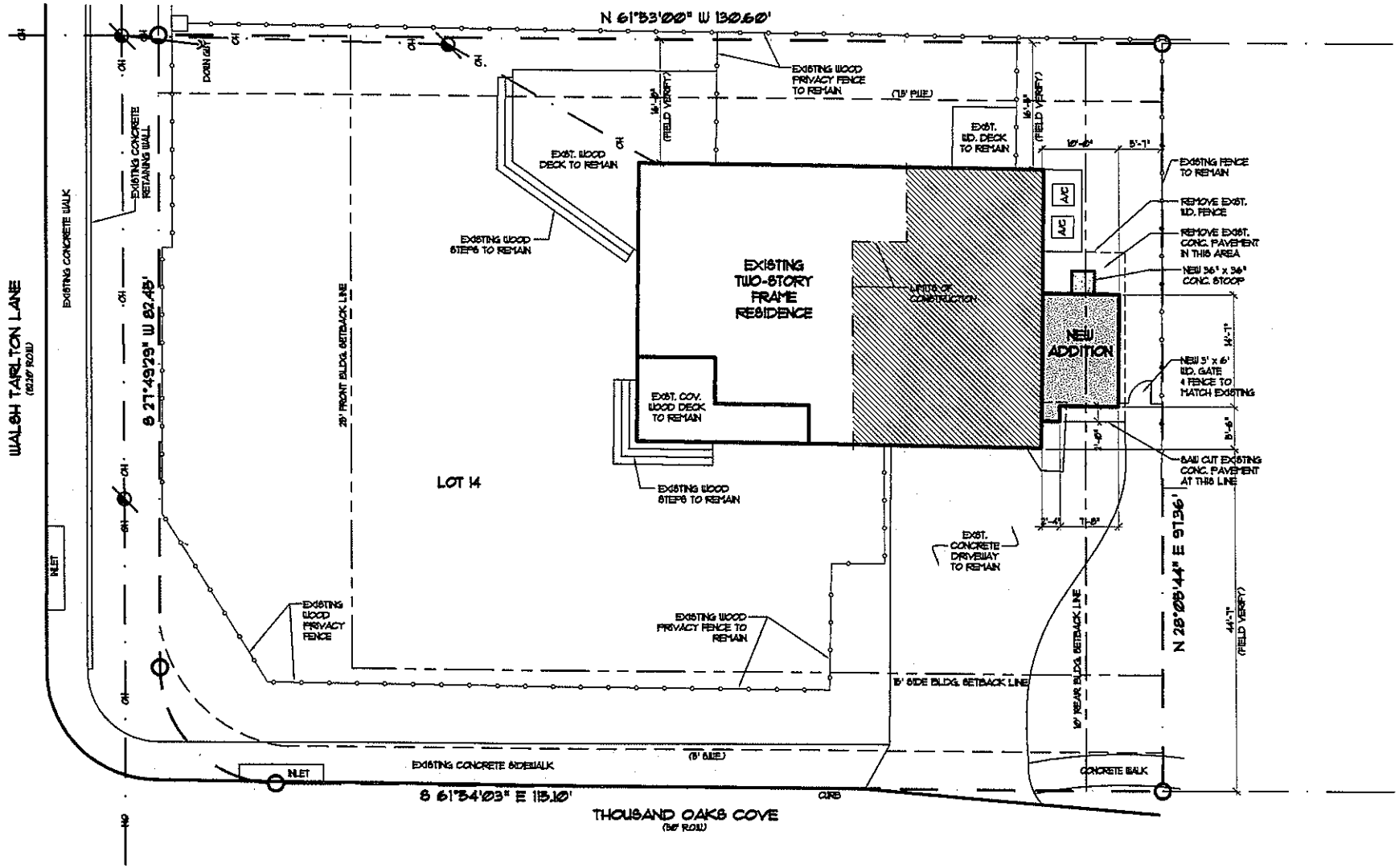
E. Interior Renovation of Existing Space
- Laundry Room & Bedroom spaces

Graphic Legend:

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

N

© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.



3301 THOUSAND OAKS COVE

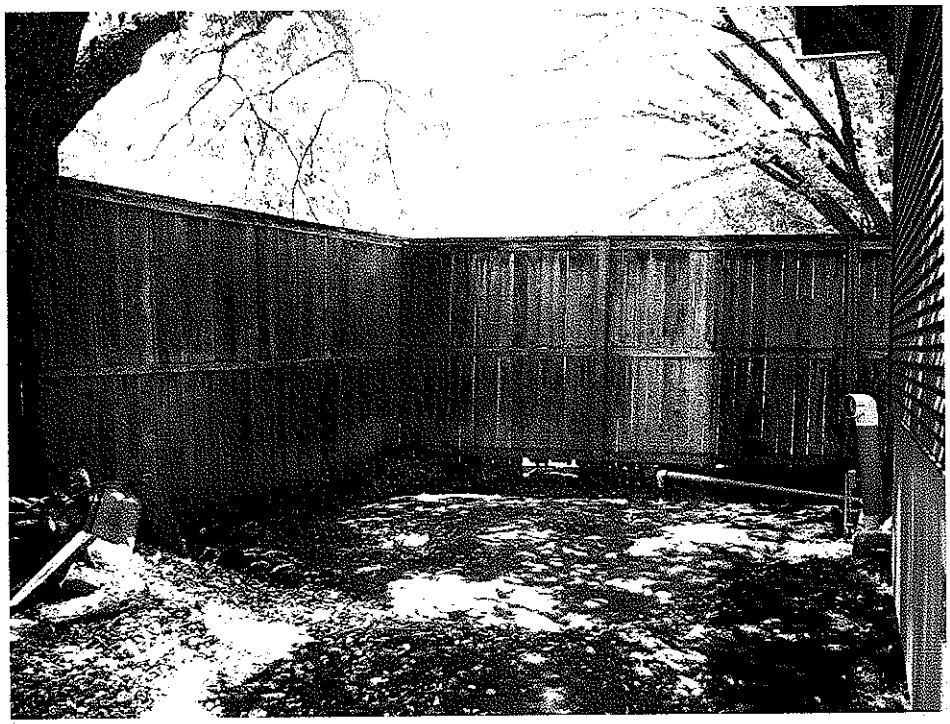
SITE PLAN

SCALE: 1" = 20'-0"

CGAPARTNERS A LIMITED LIABILITY PARTNERSHIP

CORNERSTONE GROUP ARCHITECTS

7000 BEE CAVES RD, SUITE 200 AUSTIN TX 78746 T (512) 329 0007 F (512) 329 0008 WWW.CGAPARTNERS.NET



CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, October 8, 2012 **CASE NUMBER: C15-2012-0111**

_____ Jeff Jack
_____ Michael Von Ohlen
_____ Nora Salinas
_____ Bryan King
_____ Fred McGhee
_____ Melissa Hawthorne
_____ Sallie Burchett
_____Cathy French (SRB only)

APPLICANT: Pablo Serna

OWNER: Will Fowler

ADDRESS: 3312 BEVERLY RD

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-774 (B) from 7,000 square feet to 6,795 square feet in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 14 feet 2 inches in order to erect a Two-Family Residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to November 13, 2012 (Re-notification), Board Member Nora Salinas second on a 7-0 vote; POSTPONED TO NOVEMBER 13, 2012 (RE-NOTIFICATION).

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 Liaison

Jeff Jack
Chairman

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

GERALD BALAKA
Your Name (please print)

☒ **I am in favor**
☐ **I object**

1800 WEST 34TH ST
Your address(es) affected by this application

Gerald J Balaka 10/7/2012
Signature *Date*

Daytime Telephone: ~~512 578 6240 CELL~~ 512 453 1072 HOME

Comments:
I AM IN FAVOR OF THE GARAGE APT.
PLEASE CALL ME IF YOU HAVE QUESTIONS

JERRY
453-1072

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

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Larry Greenberg + Sylvia
Your Name (please print)

☑ I am in favor
☐ I object

3309 Beverly Rd
Your address(es) affected by this application

Signature: [signature] Sylvia Greenberg

Date: 10-6-12 10-6-12

Daytime Telephone: 4512498

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Arin & William Gray
Your Name (please print)

☑ **I am in favor**
☐ **I object**

3305 Beverly Rd.
Your address(es) affected by this application

Signature — 10/5/12 *Date*

Daytime Telephone: 698 2575

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Mike Mabe
Your Name (please print)

☐ I am in favor
☐ I object

3301 Beverly
Your address(es) affected by this application

_____ _____
Signature *Date*

Daytime Telephone: _____

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

☒ I am in favor
☐ I object

Your Name (please print)

1804 W. 34th.

Your address(es) affected by this application

Carolyn Esposito — 10/6/12

Signature — *Date*

Daytime Telephone: 512-550-1882

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

MARK WEY + LACE ARCHIBALD
Your Name (please print)

☒ **I am in favor**
☐ **I object**

1802 W. 34TH ST
Your address(es) affected by this application

Signature — *Date* 10-6-12

Daytime Telephone: 512-459-0008

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Margaret LaMore
Your Name (please print)

☑ I am in favor
☐ I object

3308 Beverly Rd
Your address(es) affected by this application

M LaMore — *Signature*

10-7-12 — *Date*

Daytime Telephone: _____

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Ashley Harden
Your Name (please print)

☑ **I am in favor**
☐ **I object**

3311 Beverly Rd.
Your address(es) affected by this application

Reginald G. H
Signature

10/7/2012
Date

Daytime Telephone:_____

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

SALLY A. LUNDBERG
Your Name (please print)

☐ I am in favor
☒ I object

3401 OAKMONT BLVD
Your address(es) affected by this application

Sally A Lundberg — *Signature*

10.1.12 — *Date*

Daytime Telephone: 512-451-6858

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 78767-1088

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

DOROTHY CAVETT
Your Name (please print)

☐ I am in favor
☒ I object

1901 WEST 34TH STREET
Your address(es) affected by this application

Dorothy Cavett — *Signature*
10/2/12 — *Date*

Daytime Telephone: 512-453-7933

Comments: House is in a historically designated area. The land is not sufficient to accommodate enlargement. Many two-family residences in the neighborhood have been returned to single-family residences. Let's keep it that way.

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

1901 West 35th Street
Austin, Texas 78703

October 1, 2012

Board of Adjustment
City of Austin
Attn: Susan Walker

Via E-mail

Re: Objection - Case No. C15-2012-0111; 3312 Beverly

Members:

I have met and visited with the Fowlers since they moved in to the neighborhood. They are a very nice couple and a welcomed addition to Bryker Woods.

I write this letter today objecting to each of the three variance requests to the Land Development Code. For you to consider the granting of a variance, a hardship must exist. **No such hardship exists.**

1. Mr. and Mrs. Fowler bought the subject property knowing full well its condition and the limitations of the lot. Should they, they cannot claim to be innocent purchasers particularly with a purchase price exceeding $500,000.

2. It has been suggested that the variance is needed to provide quarters for visiting family and friends because of the limitation of sleeping and bathing accommodations in the existing house. Again, this is not a hardship. Were that to be the case, the substandard single story addition, that ultimately will be demolished, could be redesigned as an integrated two story addition to the existing house of as much as 540 square feet thus achieving additional 2nd floor space for this purpose without the need for a garage apartment.

3. The variance requested is to allow the construction of a garage apartment that ultimately will be used for income purposes. That is not a rationale for granting a variance.

4. It is very possible that such a redesign may exceed impervious cover limitations.

I truly hope that this is a case of "if you don't ask, you don't get" but under no circumstances should naivety be assumed by the Board of Adjustment. There is nothing to justify a hardship that remotely rises to the granting of a variance to the Land Development Code.

Thank you for your service.

August W. Harris IIII

1901 West 35th Street
Austin, Texas 78703

October 1, 2012

Board of Adjustment
City of Austin
Attn: Susan Walker

Via E-mail

Re: Objection - Case No. C15-2012-0111; 3312 Beverly

Members:

I have met and visited with the Fowlers since they moved in to the neighborhood. They are a very nice couple and a welcomed addition to Bryker Woods.

I write this letter today objecting to each of the three variance requests to the Land Development Code. For you to consider the granting of a variance, a hardship must exist. **No such hardship exists.**

1. Mr. and Mrs. Fowler bought the subject property knowing full well its condition and the limitations of the lot. Should they, they cannot claim to be innocent purchasers particularly with a purchase price exceeding $500,000.

2. It has been suggested that the variance is needed to provide quarters for visiting family and friends because of the limitation of sleeping and bathing accommodations in the existing house. Again, this is not a hardship. Were that to be the case, the substandard single story addition, that ultimately will be demolished, could be redesigned as an integrated two story addition to the existing house of as much as 540 square feet thus achieving additional 2nd floor space for this purpose without the need for a garage apartment.

3. The variance requested is to allow the construction of a garage apartment that ultimately will be used for income purposes. That is not a rationale for granting a variance.

4. It is very possible that such a redesign may exceed impervious cover limitations.

I truly hope that this is a case of "if you don't ask, you don't get" but under no circumstances should naivety be assumed by the Board of Adjustment. There is nothing to justify a hardship that remotely rises to the granting of a variance to the Land Development Code.

Thank you for your service.

August W. Harris IIII

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

JOYCE BASCIANO

Your Name (please print)

☐ **I am in favor**
☑ **I object**

1907 WEST 34th St

Your address(es) affected by this application

Joyce Basciano — *Signature*

9/30/2012 — *Date*

Daytime Telephone: _____

Comments: The owner/applicant has fair use of the property WITHOUT ANY VARIANCES. There is no reason to permit a secondary apartment where one does not exist now, on a lot that doesn't meet the requirements for secondary apartments.

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

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

CASE # C15-2012-0111
ROW # 10826962
TP- 0120010813

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: 3312 Beverly Road

LEGAL DESCRIPTION: Subdivision – Bryker Woods "E"

Lot(s) 7 Block 2 Outlot - Division -

I/~~We~~ Pablo Serna on behalf of myself/~~ourselves~~ as authorized agent for

Katie & Will Fowler affirm that on July 31, 2012,

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

(check appropriate items below)

X ERECT - ATTACH - COMPLETE - REMODEL - MAINTAIN

1. Detached Garage with Secondary Apartment on lot less than 7,000SF (6,795.36 per sheet A1.0).

2. Build within 15'-0" Street Side Yard (as shown, 14'-2" on sheet A2.0).

3. Build within 10'-0" Rear Yard Setback (as shown, 5'-0" on sheet A2.0).

in a SF-3 NP district. (Windsor Road N.P.)
(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):

REASONABLE USE:

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

Regarding the 7000SF min. lot size for a Secondary Apartment, the lot in question is within 205 SF of compliance. As a corner lot, there is additional yard space from the ROW from the Street Side Yard.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Placing the structure within the B.L. Setbacks would eliminate any potential for improvements to the existing Addition. The proposed separation is 12'-0", shown on A2.0.

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

The shape of the property tapers back toward the rear due to the street Right of Way.

-

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:

The lot is very nearly the size (7000 SF) required. The proposed structure is within the Residential Design & Compatibilty Standards for Height and Tent.

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 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:

N/A

-

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:

The proposed Detached Garage is larger than the Existing (1 Car) structure. The new concrete drive can fit an additional 2 cars off the street.

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 proposed Detached Garage/Secondary Apartment does not encroach into the adjacent P.U.E. setbacks as noted on sheet A2.0.

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

Are allowed as part of lots that are 7000 SF. The Secondary Apartment will be for residential use.

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 126 Cotton Top Dr.

City, State & Zip Cedar Creek, Texas 78612

Printed Pablo Serna Phone (512) 963-0919 Date July 31, 2012

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 _____ Mail Address 3312 Beverly Road

City, State & Zip Austin, Texas 78703

Printed Will Fowler Phone (512) 761-2225 Date July 31, 2012

N

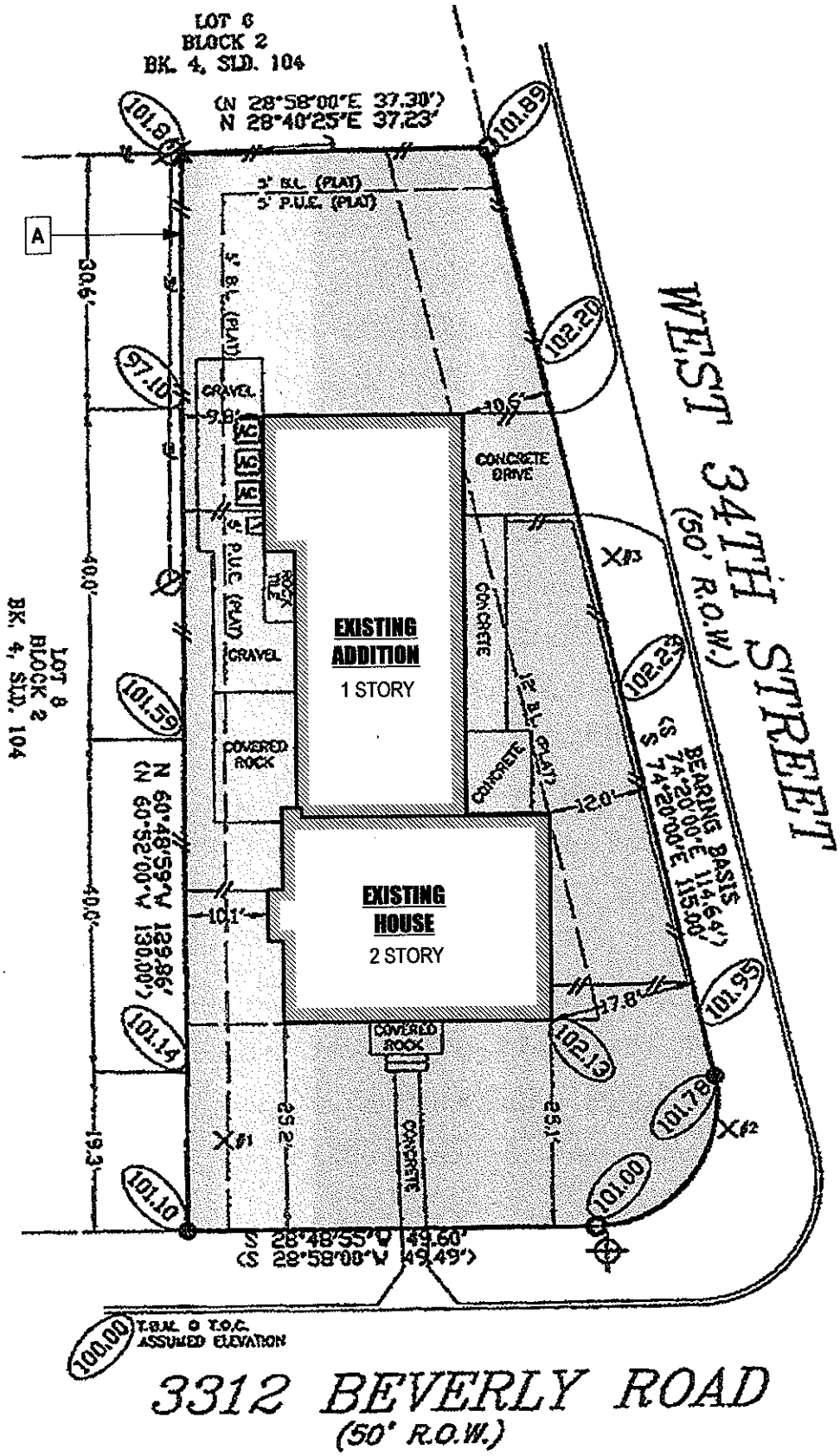
SUBJECT TRACT

ZONING BOUNDARY

CASE#: C15-2012-0111
LOCATION: 3312 Beverly Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Legal Description:

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

Street Address & Zoning Classification:

3312 Beverly Road
ZONING: SF-3-NP

Site Calculations:

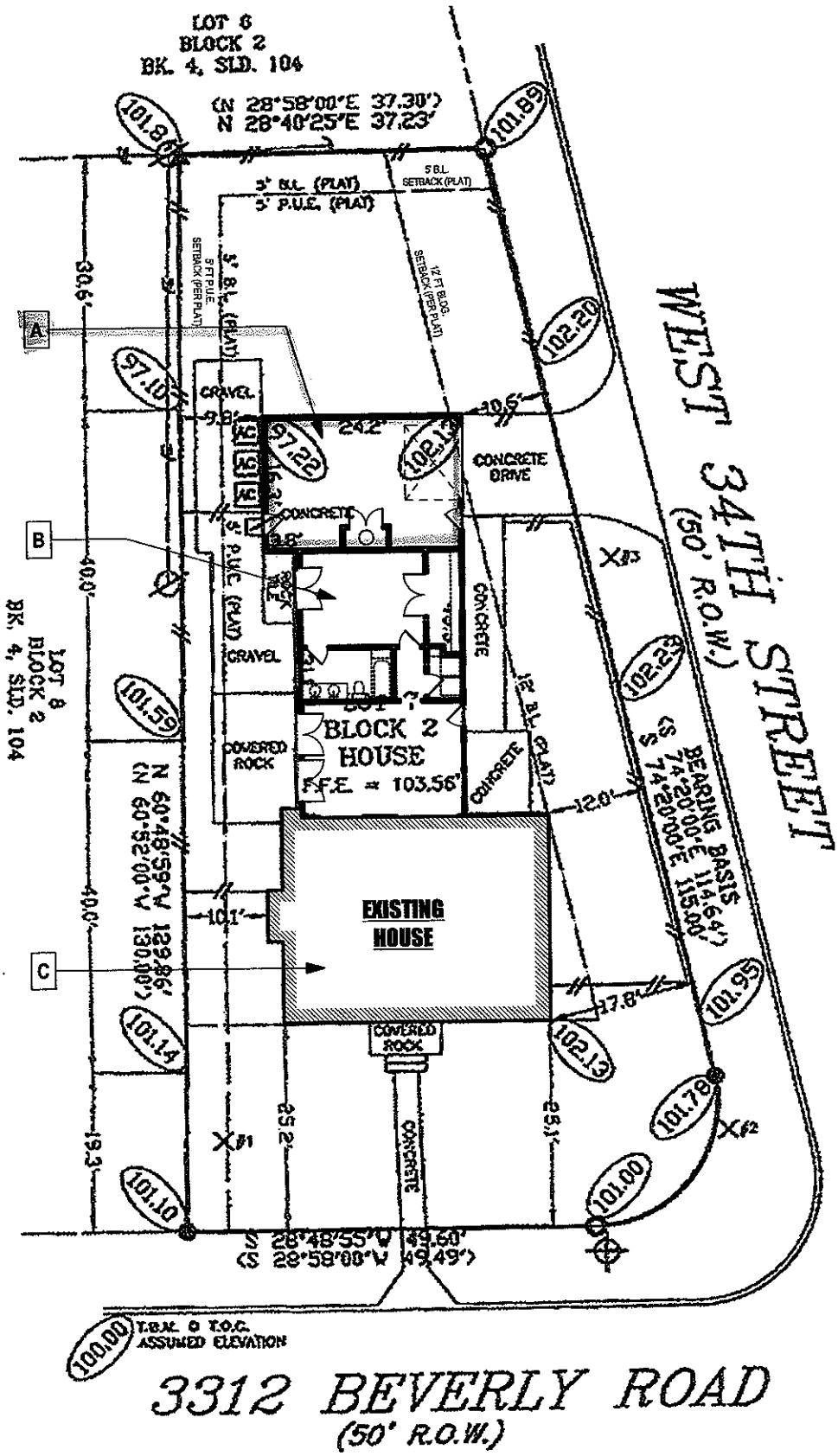
A. Per Survey:
- Total SF of Lot = 6,795.36 SF

Graphic Legend:

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

N

© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.



Legal Description:
LOT: 7 BLOCK: 2
SUBDIVISON: Bryker Woods "E"
VOL: 4 PAGE: 104
COUNTY: Travis

Street Address & Zoning Classification:
3312 Beverly Road
ZONING: SF-3-NP

Description of Spaces:

A. Existing (1) Car Garage:
- Attached as part of past renovation.
- Non Compliant Structure
- Separate foundation from adjacent structure.

B. Bedroom Addition:
- Foundation separate from Garage & Adjacent (2) Story Existing House.

C. Two Story House
- Pier & Beam Foundation
- Original Structure.

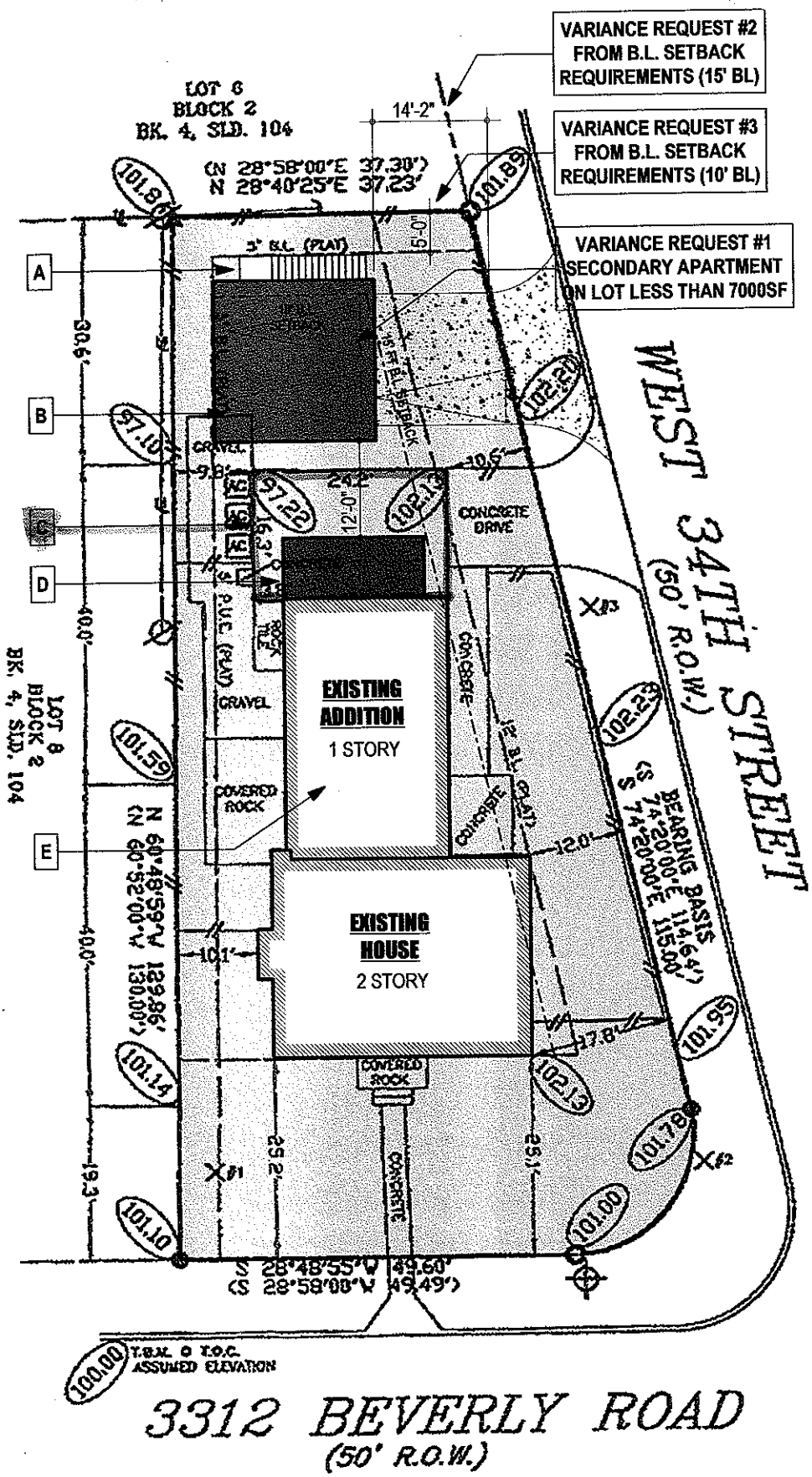
Graphic Legend:

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

N

© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.

Proposed Site Plan 1"=20'-0"



Legal Description:
LOT: 7 BLOCK: 2
SUBDIVISON: Bryker Woods "E"
VOL: 4 PAGE: 104
COUNTY: Travis

Street Address & Zoning Classification:
3312 Beverly Road
ZONING: SF-3-NP

Description of Proposed Work:

A. New Stairs to 2nd Floor Apartment:
- Does not encroach into P.U.E.
- Located away from Main House for added privacy.

B. New Garage Apartment:
- 2 Story structure
- 3 Parking Spaces provided; two inside Garage, plus one outside.

C. Demolition of Existing Garage
- Vacate existing concrete drive.

D. New Addition (135 SF):
- Bathroom & Closet space

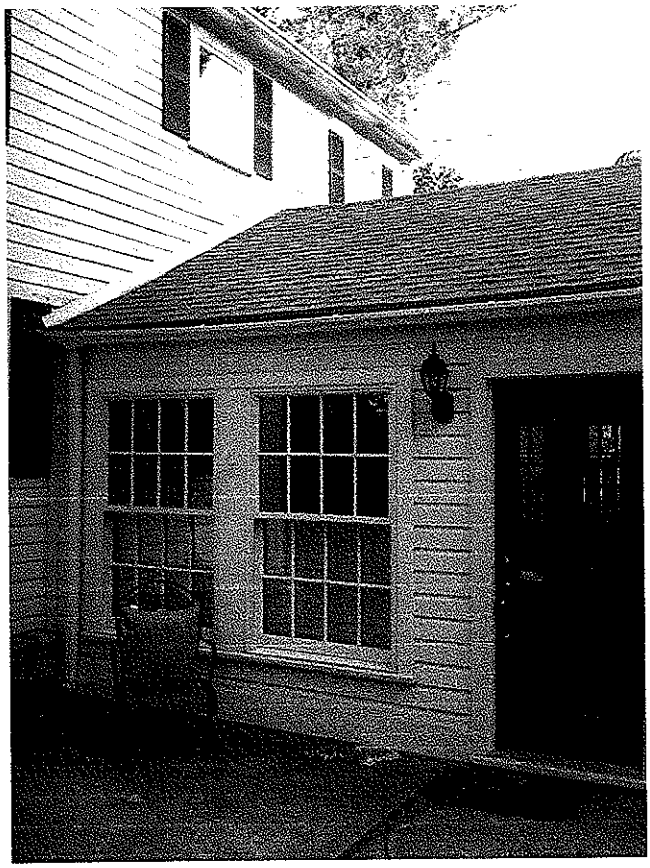
E. Interior Renovation of Existing Space
- Laundry Room & Bedroom spaces

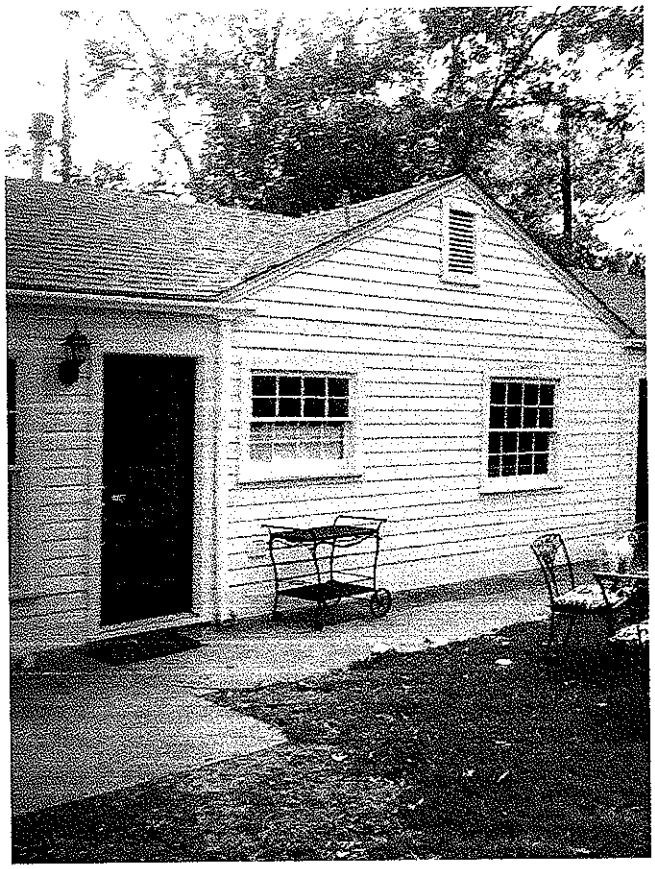
Graphic Legend:

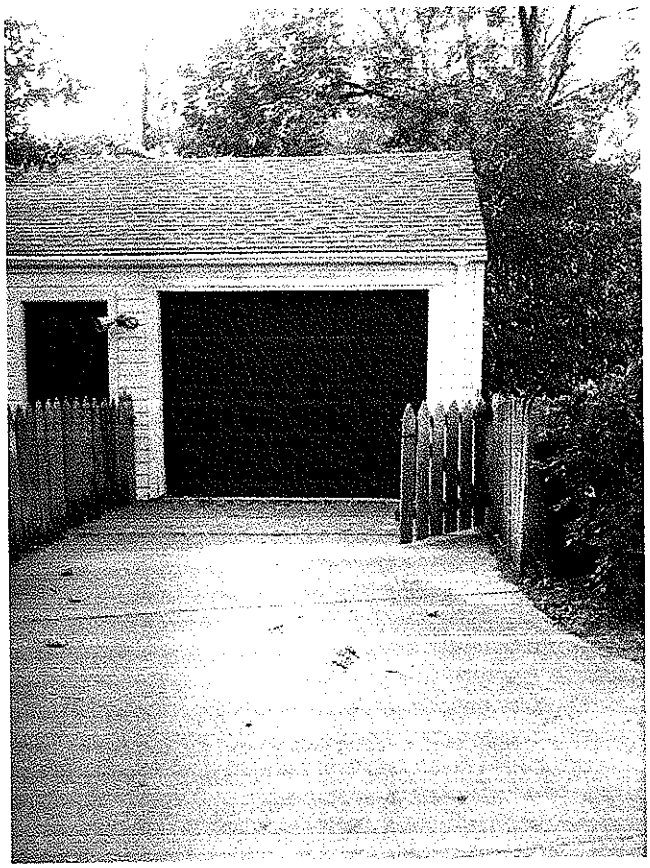
- NEW WALL PARTITIONS
- EXISTING WALLS
- EXISTING - NOT IN CONTRACT
- ITEM(S) TO BE DEMOLISHED

N

© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.







© 2012 All rights reserved. Drawings are for code review and construction cost estimating purposes.

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14, 2013

Douglas J. & Elizabeth A. Opalka
Your Name (please print)

☑ **I am in favor**
☐ **I object**

3303 Oakmont Blvd 78703
Your address(es) affected by this application

Signature 1/5/2013 *Date*

Daytime Telephone: (512) 422-9816

Comments: Please approve this variance.
thank you.

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

N

SUBJECT TRACT

ZONING BOUNDARY

CASE#: C15-2012-0111
LOCATION: 3312 Beverly Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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.

Written comments must be submitted to 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: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14, 2013

DOROTHY CAVETT
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1901 West 34th ST.
Your address(es) affected by this application

Dorothy Cavett — 1/10/13
Signature — *Date*

Daytime Telephone: 512-453-7933

Comments: do not think it is a good idea to convert single family residences to multi-family (duplex). Residences should not be closer to the curb than they already are. A yard needs space.

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