

Walker, Susan

To: Will Fowler
Subject: RE: Variance Request - 3312 Beverly

Susan Walker
Senior Planner
Planning & Development Review Department
Phone: 512-974-2202
Fax: 512-974-6536
From: Will Fowler [<mailto:williamdudleyfowler@gmail.com>]
Sent: Wednesday, March 27, 2013 11:21 AM
To: Walker, Susan
Subject: Fwd: Variance Request - 3312 Beverly

Hey Susan - here is the email that was sent.

Thanks!

Will

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

From: Will Fowler <williamdudleyfowler@gmail.com>
Date: Thu, Mar 21, 2013 at 4:38 PM
Subject: Variance Request - 3312 Beverly
To: susan.walker@austintexas.gov

Hey Susan - I would like to appeal the board of adjustment denial on our variance request from the March 11th meeting. We were unable to make the hearing due to an unforeseen family issue. I tried to call the office, but you had already left for the hearing. Please let me know what I need to do.

Thanks!

Will

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

DATE: Monday, March 11, 2013

CASE NUMBER: C15-2012-0111

Y Jeff Jack
 Y Michael Von Ohlen **Motion to Deny**
 Y Nora Salinas
 Y Bryan King **2nd the Motion**
 Y Fred McGhee
 N Melissa Hawthorne
 Y 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

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

REVISED VARIANCE REQUEST: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 12 feet in order to maintain and erect an addition to an existing single family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

BOARD'S DECISION: Jan 14, 2013 meeting cancelled due to notification error of posting of agenda

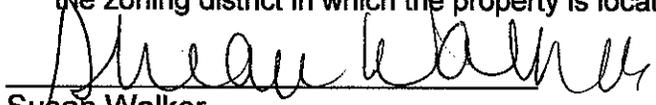
BOARD'S DECISION: Feb 11, 2013 POSTPONED TO MARCH 11, 2013 (RE-NOTIFICATION REQUIRED)

New request: The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 10.6 feet in order to maintain and erect an addition to an existing single family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

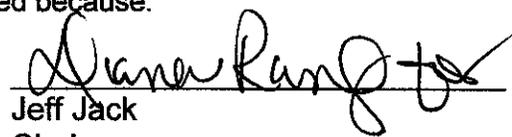
MARCH 11, 2013 - The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Bryan King second on a 6-1 vote (Board member Melissa Hawthorne nay); DENIED. APPLICANT NO SHOW

FINDING:

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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

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

DATE: Monday, Feb 11, 2013

CASE NUMBER: C15-2012-0111

Y Jeff Jack
 Y Michael Von Ohlen
 Y Nora Salinas ABSENT – STUART HAMPTON
 Y Bryan King
 Y Fred McGhee
 Y Melissa Hawthorne
 Y Sallie Burchett
 - Cathy French (SRB only)

APPLICANT: Pablo Serna

OWNER: Will Fowler

ADDRESS: 3312 BEVERLY RD

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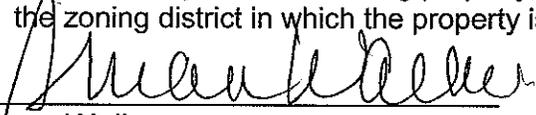
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Executive Liaison



Jeff Jack
Chairman

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- appearing and speaking for the record at the public hearing; and:
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- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2012-0111 - 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, February 11, 2013

DS BORTHY CAVEY
 Your Name (please print)

I am in favor
 I object

1901 W. 34th St.
 Your address(es) affected by this application

Norothy Cavey 2/5/13
 Signature Date

Daytime Telephone: 512-453-7933

Comments: Why would you want your residence any closer to the street? God knows

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

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Case Number: C15-2012-0111 – 3312 Beverly Road
 Contact: Susan Walker, 512-974-2202
 Public Hearing: Board of Adjustment, February 11, 2013

Will Gray
 Your Name (please print) I am in favor
 I object

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

Will Gray
 Signature 2/2/13
 Date

Daytime Telephone: 698 2575

Comments: *This sounds like a reasonable variance request, one that will improve the property for family living.*

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

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

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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 Lakshminarayan, President
Bryker Woods Neighborhood Association

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

DATE: Monday, November 13, 2012

CASE NUMBER: C15-2012-0111

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_____ Michael Von Ohlen
_____ Nora Salinas
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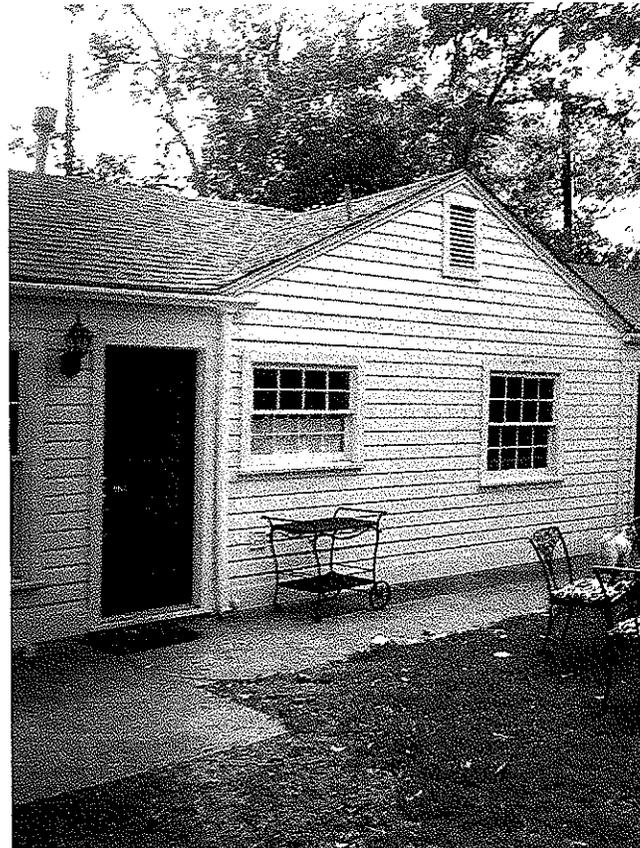
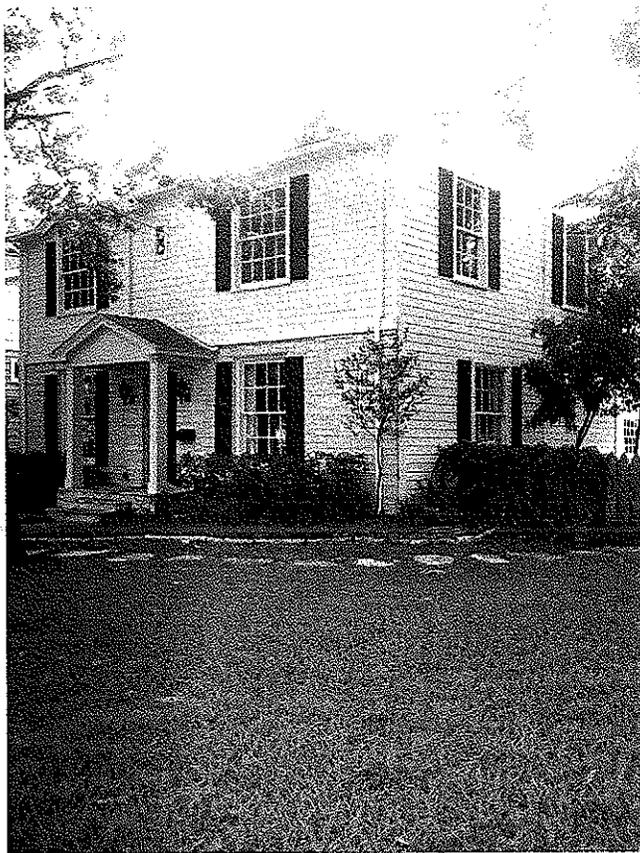
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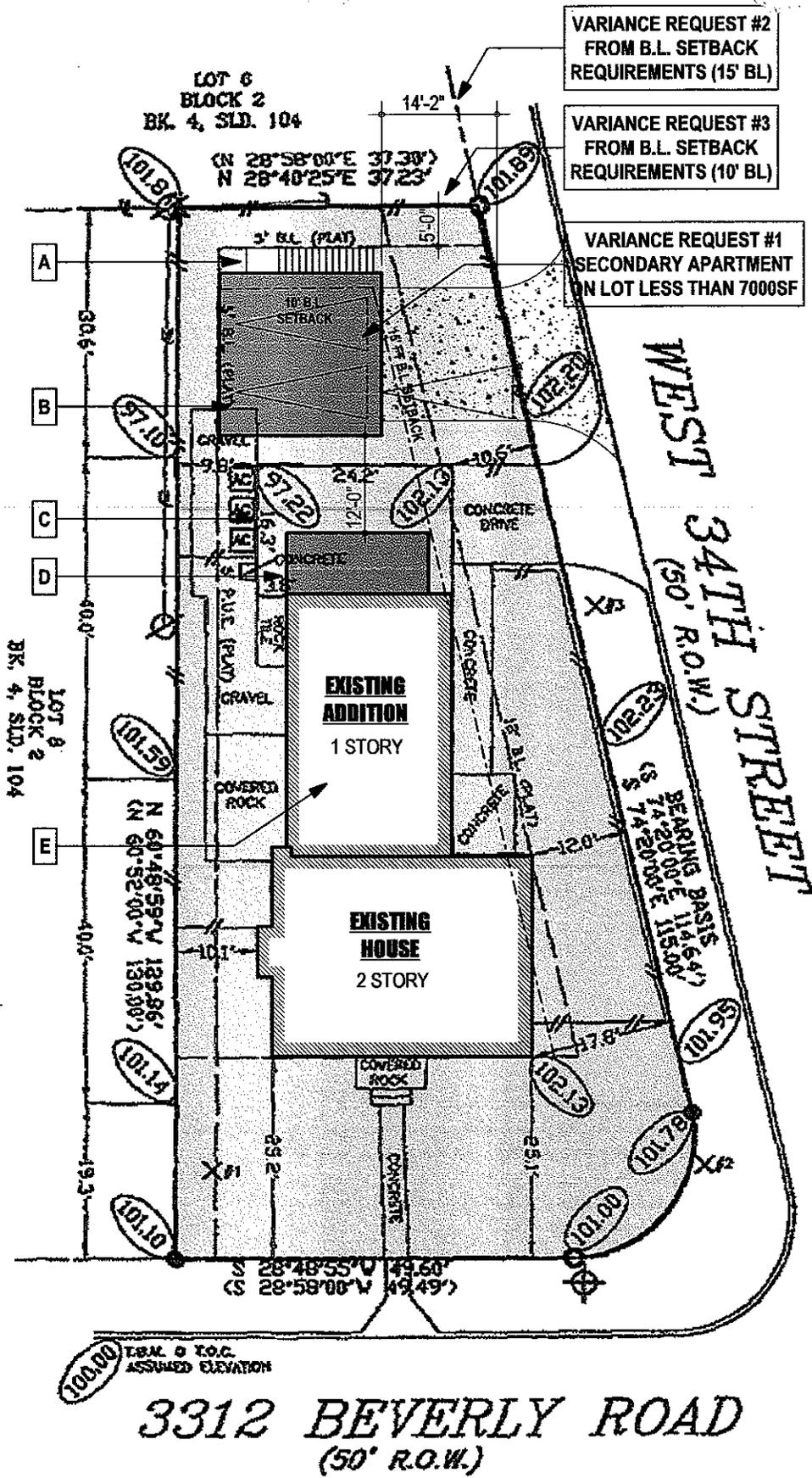
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Susan Walker
Executive Liaison

Jeff Jack
Chairman





VARIANCE REQUEST #2
FROM B.L. SETBACK
REQUIREMENTS (15' BL)

VARIANCE REQUEST #3
FROM B.L. SETBACK
REQUIREMENTS (10' BL)

VARIANCE REQUEST #1
SECONDARY APARTMENT
ON LOT LESS THAN 7000SF

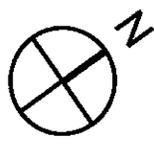
Legal Description:
LOT: 7 BLOCK: 2
SUBDIVISION: Bryker Woods "E"
VOL: 4 PAGE: 104
COUNTY: Travis

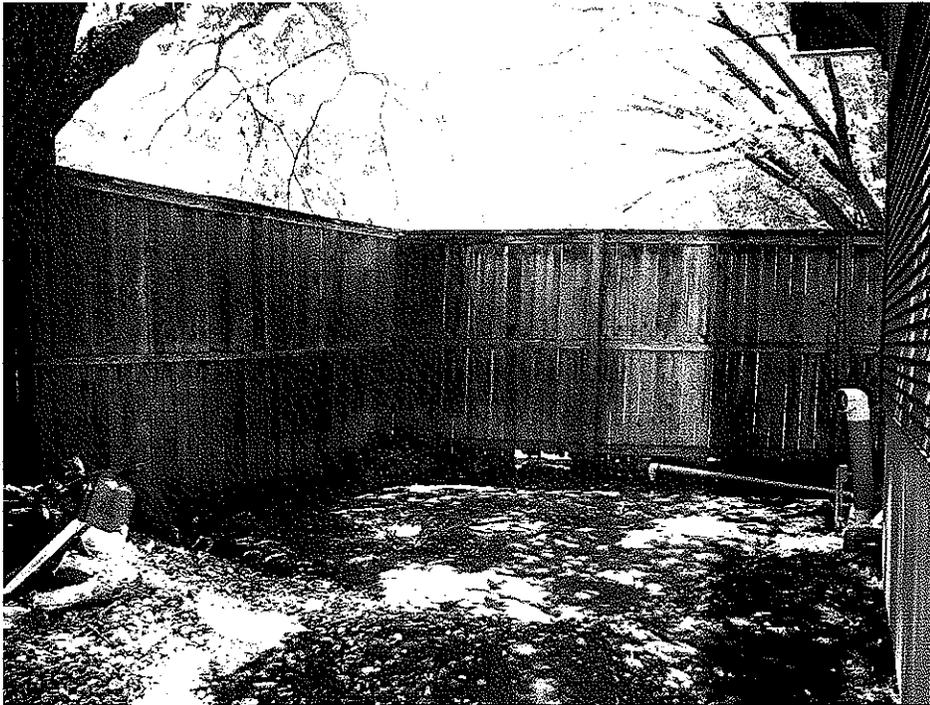
Street Address & Zoning Classification:
3312 Beverly Road
ZONING: SF-3-NP

- 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

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





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Case Number: C15-2012-0111 - 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

GERALD BAUKA
 Your Name (please print) I am in favor
 I object

1800 WEST 34TH ST

Your address(es) affected by this application

Susan Walker
 Signature 10/7/2012
 Date

Daytime Telephone: ~~512 552 6240~~ ~~512 552 6240~~

Comments: 512 453 1072 HOME

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:

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Larry Greenberg + Sylvia

Your Name (please print)

3309 Beverly Rd

Your address(es) affected by this application

I am in favor
 I object

[Handwritten Signature]

Sgt. Beverly [Signature]

Daytime Telephone: 451 2498

10-6-12

10-6-12

Comments:

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Arin & William Gray
 Your Name (please print) _____
 3305 Beverly Rd.
 Your address(es) affected by this application _____

I am in favor
 I object

 Signature _____
 Daytime Telephone: 698 2575 _____
 Date 10/5/12 _____

Comments: _____

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 Austin, TX 78767-1088

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- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C15-2012-0111 -- 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

M.E. Burch
 Your Name (please print) _____
 3361 Beverly
 Your address(es) affected by this application _____



Daytime Telephone: _____ Signature _____ Date _____

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

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Your Name (please print) _____
 Your address(es) affected by this application _____

I am in favor of the subject

1824 W. 34th.

 Signature _____ Date 10/6/12

Daytime Telephone: 512-550-1882

Comments: _____

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

I am in favor of the object

MARK WEY & LACE ARCHIBALD
 Your Name (please print)
 1802 W. 34TH ST
 Your address(es) affected by this application

Mark Wey
 Signature
 10-6-12
 Date
 Daytime Telephone: 512-459-0008

Comments: _____

If you use this form to comment, it may be returned to:
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 Austin, TX 78767-1088

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Your Name (please print) Margaret LaMore



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

[Signature] 10-7-12

Daytime Telephone: _____

Comments: _____

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

I am in favor
 I object

Ashley Harden
 Your Name (please print)
3311 Beverly Rd.
 Your address(es) affected by this application

Reginald A. Hill
 Signature
10/7/2012
 Date

Daytime Telephone: _____

Comments: _____

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Case Number: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

Sally A. Luddberg
 Your Name (please print) I am in favor
 I object

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

Sally A. Luddberg 10.1.12
 Signature Date

Daytime Telephone: 512-451-6855

Comments: _____

If you use this form to comment, it may be returned to:
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 P. O. Box 1088
 Austin, TX 78767-1088

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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 10/2/12
 Signature Date

Daytime Telephone: 512-453-7933

Comments: Location is a historically designated area. The land is not sufficient to accommodate enlargement. Many red-family residences in the neighborhood have been returned to single-family residences with loss of character.

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 III

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

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August W. Harris III

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Case Number: C15-2012-0111 – 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, October 8th, 2012

JOYCE BASCIAJAJD

Your Name (please print)

1907 WEST 34th ST

Your address(es) affected by this application

Joyce Basciajajd

Signature

9/30/2012

Date

Daytime Telephone: _____

Comments: The owner/applciant 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)

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.
(zoning district)

(Windsor Road N.R.)

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 & Compatibility 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.

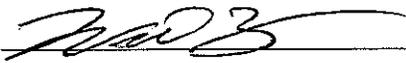
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

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

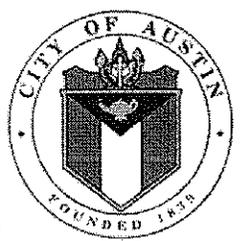


SUBJECT TRACT



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.

LOT 6
BLOCK 2
BK. 4, SLD. 104

(N 28°58'00"E 37.30')
(N 28°40'25"E 37.23')

Legal Description:

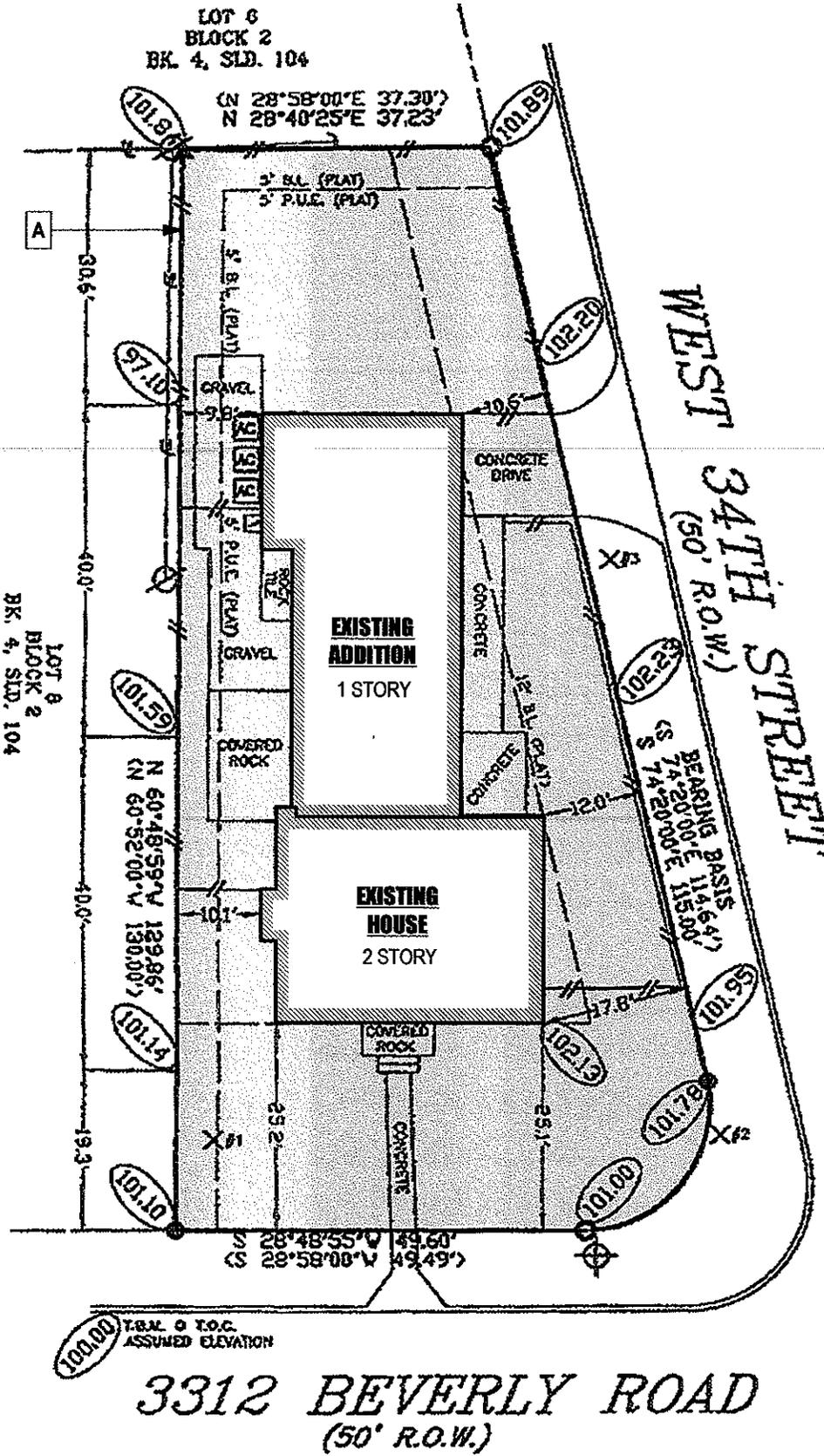
LOT: 7 BLOCK: 2
SUBDIVISION: Bryker Woods "E"
VOL: 4 PAGE: 104
COUNTY: Travis

Street Address & Zoning Classification:

3312 Beverly Road
ZONING: SF-3-NP

Site Calculations:

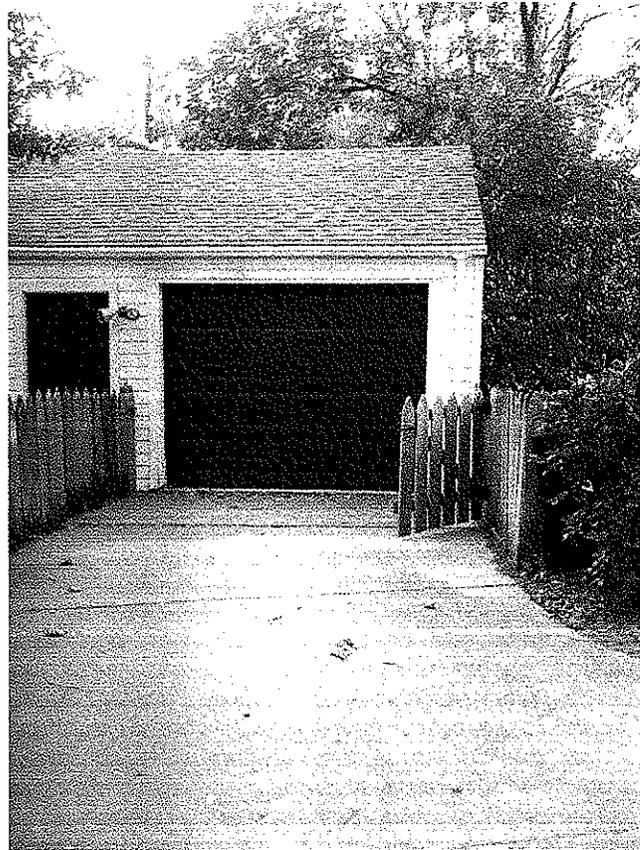
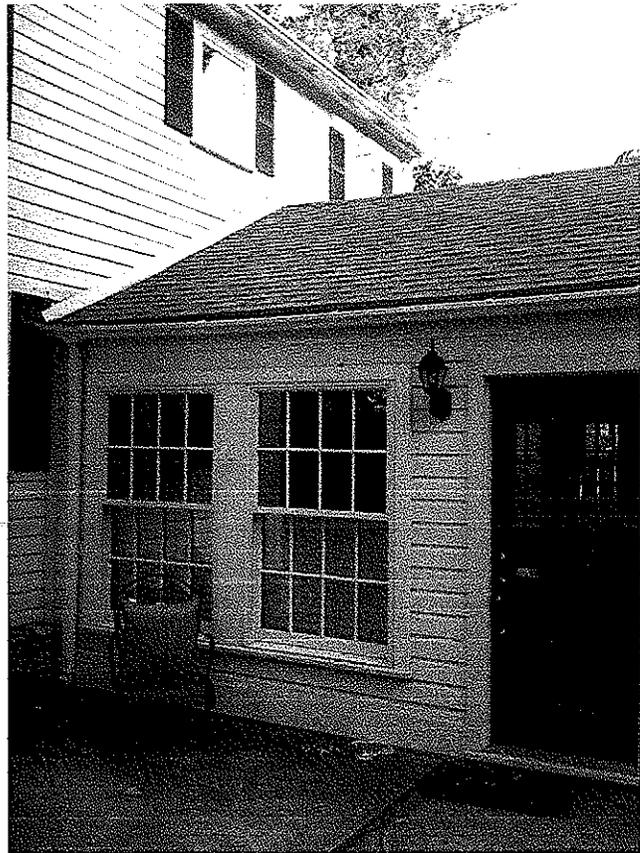
A. Per Survey:
- Total SF of Lot = 6,795.36 SF



Graphic Legend:

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

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



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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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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]
 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



-  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.

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, January 14, 2013

ROBERTY CAVEIT
 Your Name (please print)

I am in favor
 I object

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

Susathy Cavett 1/14/13
 Signature Date

Daytime Telephone: 512-453-7933

Comments: Do not think it is a good idea to ~~have~~ merge single family residences to multi-family (apart).
Residences should not be placed to the curb then they already are.
Apartment 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

Ramirez, Diana

From: Joyce Basciano <~~jbasciano@austintexas.com~~>
Sent: Monday, March 04, 2013 3:24 PM
To: Walker, Susan; Ramirez, Diana
Cc: Sita Lakshminarayan
Subject: FW: C15-2012-0111 3312 Beverly Road for March 11th hearing packet
Attachments: IMG.pdf

Importance: High

Susan and Diana,

Would you put this entire email in the BOA packets?

By the way, I received two notices for this case. Our president, Sita Lakshminarayan received a notification for each of the two cases we have this month. If you need help correcting the notification system, please let me know.

Thank you,
Joyce Basciano

Dear Chairman Jack and Members of the Board of Adjustment,

This case began last September (having been postponed a few times). The Bryker Woods Neighborhood Association (BWNA) Board of Directors hopes for a decision from you this month.

Since last month's hearing neither the owner nor the applicant have contacted BWNA to update us on their plans. We had to contact the applicant, Mr. Serna. As of today there are still no plans for this site for BWNA to review.

If the owner plans to just repair the existing structures, then we do not understand the need for a variance.

The BWNA Board of Directors voted to oppose this latest variance request for a side yard setback reduction from 15'0" to 10'6", and remains unopposed to a side yard reduction from 15'0" to 12'0" (see email below).

Thank you for your service to the community.

Joyce Basciano
Bryker Woods Neighborhood Association

From: Joyce Basciano <~~mailto:jbasciano@austintexas.com~~>
Sent: Sunday, December 02, 2012 6:54 PM
To: susan.walker@austintexas.gov; Diana.Ramirez@austintexas.gov
Cc: Sita Lakshminarayan
Subject: C15-2012-0111 3312 Beverly Road for December 10th hearing packet

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

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Case Number: C15-2012-0111 - 3312 Beverly Road
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, March 11, 2013

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 3/6/13
 Signature Date

Daytime Telephone: 512-453-7933

Comments: I object to residential being
close to the street

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