

Walker, Susan

From: Vickie Schubert [REDACTED]
Sent: Wednesday, September 11, 2013 4:01 PM
To: Walker, Susan
Cc: 'Adam Stephens'
Subject: Support of Variances Requested in Case #C15-2013-0095

Dear Board of Adjustment,

I am writing to express my support for the variances requested in case C15-2013-0095. I live at 2819 Salado which is about one and one-half blocks from the property in question. Allowing this property to be renovated with the intent of keeping it as a duplex is in line with the manner the property has been used for a very long time.

I am fully aware of the three issues in question and believe that a variance for all three issues should be granted.

1. Lot size: LDC 25-2-773, (B)(1)- property is 4489.7 square feet; 7000 square feet is required for a duplex
2. Lot width: LDC 25-2-773, (B)(2)- 50' lot width is required; your property lot width is 49.93'
3. Porch facing both streets: LDC 25-2-773, (D)(3) – units located on a corner lot must each have a front porch that faces a separate street

Anytime someone purchases a property in this neighborhood with the express purpose of leaving the original dwelling primarily intact and attempting to attract renters or buyers other than students, they have my wholehearted support. I also have to support someone who is trying to maintain the integrity of the neighborhood rather than some real estate conglomerate that only cares about maximization of revenue to the detriment of those who live near the property.

I have seen numerous properties fall victim to the stealth dorm craze. Seemingly good old homes are torn down and replaced with new 5 or 6 bedroom models that house at least that many students. The neighborhood then suffers from the additional cars (both from a parking and traffic perspective), trash (it is amazing how much trash 6 unrelated persons can generate and how long that trash sits by the curb), and noise (larger house equals larger party).

I truly appreciate and support the work Mr. Stephens is trying to do. Please support him and our neighborhood by voting to approve the requested variances.

Thank you for allowing to express my opinion in this matter.

Vickie Schubert
2819 Salado St.

Walker, Susan

From: Kristin Rash [REDACTED]
Sent: Wednesday, September 11, 2013 9:07 PM
To: Walker, Susan
Subject: Case Number C15-2013-0095 - 2900 West Avenue

Dear Ms. Walker -

My husband, Josh Rash, and I recently received a notice of public hearing regarding the above-referenced property which is set for a hearing at the BOA on September 16, 2013. Our address that is affected by this application is 2846 San Gabriel Street. We will be sending in our written comments but just in case you do not receive it in time for inclusion, I wanted to make sure you had our comments.

We are wholeheartedly in favor of all three variance requests made by the applicant and believe the requested variances will make the property more conducive to what the goal of our neighborhood is - to promote more single family residences and to prevent more stealth dorms. We believe that by granting the variances, it will not only be an improvement to our neighborhood but will also promote our neighborhood goals.

We hope the BOA will grant the requested variances. Thank you for your consideration.

Sincerely,
Kristin Etter [REDACTED]
Josh Rash [REDACTED]

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: C15-2013-0095 - 2900 West Avenue
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, September 16th, 2013

Delene Korbassa I am in favor
 Your Name (please print) I object

3007 West Ave.
 Your address(es) affected by this application

Delene Korbassa *9-11-13*
 Signature Date

Daytime Telephone: _____

Comments: *Plot (4,490 sq ft), like many in Heritage, (including mine) is substandard; therefore too small for a duplex or, technically, even for a house. (2) We were badly burned before by a nice neighbor, who, after she received her variance, built something egregious. (3) Square footage of the existing building on that small lot is in scale with the neighbor's. (4) Many houses in Heritage are approx. or smaller in square footage than 3007 West Ave.*
 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, September 16th, 2013

Susan Redenko
 Your Name (please print) I am in favor
 I object

615 West 30th St. Austin, TX 78705
 Your address(es) affected by this application

Susan Redenko 9-10-13
 Signature Date

Daytime Telephone: (432) 557-7678

Comments: I believe the structure that exists is more than large for the space (small lot) anything with a larger footprint would be incompatible with the property as a whole and the neighborhood would be negatively compromised.
Thank you, Susan Redenko

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Case Number: C15-2013-0095 - 2900 West Avenue

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, September 16th, 2013

Moseley Living Trust

William G Moseley

Your Name (please print)

2845 Sam Gabriel St. TX 78705

Your address(es) affected by this application

I am in favor
 All object

William G Moseley

Signature

9/10/13

Date

Daytime Telephone:

619-840-3885

Comments:

The neighbor hood is too overbuilt as it is. This will devalue the worth of my property. Applying is already a problem & this will do nothing but make it worse + increase the density of the neighborhood.

WGU

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Susan Walker

P. O. Box 1088

Austin, TX 78767-1088