

December 4, 2014

City of Austin Board of Adjustment
c/o Leane Heldenfels
Planning and Review Department
1st Floor/Development Assistance Center
P.O. Box 1088
Austin, TX 78767

VIA ELECTRONIC DELIVERY

**Re: Postponement Request of the Old Enfield Homeowners Association of Items M-1 and K-1;
2224 Parkway (C15-2014-0159).**

Dear Ms. Heldenfels,

The Old Enfield Homeowners Association ("OEHOA") respectfully requests a postponement of consideration of Items M-1 (variances) and K-1 (special exception) for 2224 Parkway. OEHOA is the designated neighborhood association for the Old Enfield neighborhood.

The applicant is requesting significant variances and a special exception, and has made no effort whatsoever to communicate with OEHOA regarding their development plans or these specific requests. The variances sought include effectively removing existing setbacks from 15' and 10' to 0' and 0', respectively, and a variance from maximum floor-to-area ratios contained within the Residential Design and Compatibility Standards of Code. We would ask that the Board of Adjustment take no action on either the variance requests or the special exception until such time as the applicant has engaged with OEHOA, immediate neighbors and interested parties.

Thank you for your consideration of this request.

Sincerely,

Marlene Romanczak
President, OEHOA

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 application. 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 will be sent.

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.austintexas.gov/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. All comments returned will become part of the public record of this case.

Case Number: C15-2014-0159, 2224 Parkway

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 8th, 2014

CHRISTINA COUTTOS

Your Name (please print)

2213 E. WINDSOR RD

78703

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-350-3175

"SPECIAL EXEMPTION"

Comments:

REMODEL & MODIFIED

EXISTING ONLY

NO ADDITIONS

NO F.O.R. INCREASE

NO SECOND STORY

MUST MAINTAIN

PARKING REQUIREMENT

Note: all comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heldenfels@austintexas.gov

C15-2014-0159

Heldenfels, Leane

From: liz purcell [mailto:purcell@cityofaustin.org]
Sent: Monday, December 08, 2014 11:24 AM
To: Heldenfels, Leane; Maile Roberts-Loring; Scott; Barr, Susan; leland551960
Subject: Re: 2224 Parkway

I will postpone it all... its okay. I would rather anyway...better to have the neighborhood on my side even though they have known about this for months, never answered my e-mails until you forwarded it, and have a disconnected phone number as the contact. So I really need to be there for a postponement? I just guess if the deck is finished by the next hearing they wont postpone me on that next time

On Mon, Dec 8, 2014 at 11:19 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Ok – I can add that to the request, will have to send out new notices. Can you resubmit 1st page of application (whole application if you feel you want to change anything else) and show this addition – email is fine.

Thanks –

Leane

From: liz purcell [mailto:purcell@cityofaustin.org]
Sent: Monday, December 08, 2014 10:01 AM
To: Heldenfels, Leane
Cc: Marlene Romanczak; Maile Roberts-Loring
Subject: Re: 2224 Parkway

Okay we will postpone it all...I will be there. Leane due to the complexities of this project I am going to keep all of the issues at this hearing instead of scheduling another hearing upstairs regarding my FAR

On Mon, Dec 8, 2014 at 9:21 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

I will announce postponement requests at the beginning of the meeting at 5:30. If you (both neighborhood requesting postponement and applicant/agent) could be there to speak to the request it would be appreciated.

We can validate the parking below the City Hall building.

Take care,

Leane Heldenfels

ps – Liz, we haven't gotten the Life Safety report for the deck/carport yet, so probably should postpone that part of your request, too.

C15-2014-0159

From: liz purcell [mailto:~~percelldesign@gmail.com~~]
Sent: Sunday, December 07, 2014 8:42 PM
To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane
Subject: Re: 2224 Parkway

I will talk with Leane in the morning and see what she thinks. At this point I am just trying to address the issues of the existing house as it sits. IE foundation repair, existing deck issue, and the portion of the house that is sitting in the utility easement. I don't mind postponing at all on the second floor addition issues, I had spoken with the client already about that probability before I even spoke with you.

If you look at my proposed new roof plan, it will be modified per historic recommendations slightly and the proposed second floor addition will be altered per recommendations by all concerned. But the deck has the only access my clients have to the front yard. And as you can see, if it is not approved for exception.... there is not much I can do but tear it down. The only access to a deck will lead to a 15' drop and the only other access to a new conforming deck would be through a bed room. If I don't get the exception for the deck, I will instruct the clients not to move forward with a second floor so we can keep the deck and then we wont need to have any more hearings. What good is a house that you cant sit on your deck and look at the park?

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I would just like to put at least one of many issues to rest.

Yes I would love to meet...any time sounds good to me.

Elizabeth

C15-2014-0159

512-436-5302

On Sun, Dec 7, 2014 at 2:48 PM, Marlene Romanczak <~~marlene.romanczak@cityofchicago.org~~> wrote:

Elizabeth,

Thank you very much for responding. I certainly understand the complexities this project is presenting.

We feel strongly that since all these requests are all interrelated they should be heard at the same time. Therefore, we are still requesting a postponement for all items related to the BOA hearing regarding 2224 Parkway.

We very much would like to meet and discuss the entire project.

All my best,

Marlene Romanczak

Sent from my iPhone

On Dec 5, 2014, at 8:02 PM, liz purcell <~~liz.purcell@cityofchicago.org~~> wrote:

I sent several e-mails at the beginning of the year when I began the project with no response. You were also notified of the historic hearing that we are approved with conditions weren't you? That was 2 months ago. The project has every hurdle that a project can have...I have been working with Steve Sadowsky with his recommendations. Most of our variance request is because of the existing deck that has been there forever. It is over the 25' setback. We are just trying to add a second floor but because of the shape of the lot...every thing is a problem, and mostly issues regarding the original house (historic house). I would gladly like a postponement but would request we proceed with the deck issues. It is only being repaired and brought up to life and safety codes. right now we are just leveling the house and that is a whole other nightmare. I am keeping all of the original house except the roof where I am going up. I would love to meet with the board.. just tell me when and where.

I will request a postponement also except for the deck

On Fri, Dec 5, 2014 at 7:39 PM, Marlene Romanczak <[REDACTED]> wrote:

Elizabeth,

My name is Marlene Romanczak and I am the president of the Old Enfield Homeowners Association. Lisa Maxwell (a board officer) and Leane Heldenfels of the City, forwarded your e-mails from yesterday regarding your proposed project on Parkway.

The Association has formally requested a postponement of this case with the BOA because we have not had the opportunity to learn from you what your requests are and why you are making them. We simply do not have any information to make a decision. We will have Board members at the meeting Monday night to speak to our request for a postponement.

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I'm requesting that you also request a postponement so we can all come together and discuss your project. The Association Board is eager to meet with you.

I look forward to hearing from you.

all my best,
Marlene Romanczak

C15-2014-0159

Heldenfels, Leane

From: Richard Hamner <[REDACTED]>
Sent: Monday, December 08, 2014 9:54 AM
To: Heldenfels, Leane
Subject: Fwd: 2224 parkway

This is the first of two e-mail exchanges I would like to have placed in the back up material for the BOA application for a variance submitted for 2224 Parkway. The material is relevant only to the item related to the side yard setback.

-----Original Message-----

From: McAfee, Douglas <[REDACTED]>
To: Barr, Susan <Susan.Barr@austintexas.gov>; liz purcell <[REDACTED]>; Sadowsky, Steve <Steve.Sadowsky@austintexas.gov>; Scott <[REDACTED]>; Terry <[REDACTED]>; ADMIN -LOC <[REDACTED]>
Cc: Richard Hamner (rdhamner@[REDACTED]) <[REDACTED]>; Jdonisi <[REDACTED]>; Stilwell, Kelly <[REDACTED]>
Sent: Tue, Nov 18, 2014 12:50 pm
Subject: RE: 2224 parkway

I visited the site, and the floor is actually 4" lower and was built that way, leveling the foundation did not cause the 4" difference in elevation, also, code requires a min of 7' ceiling height. If you want to raise the floor and ceiling you would need to get the appropriate permit to reflect it. The active permits for the site are for a foundation repair and an expess permit to replace sheetrock, and a permit to add a 2nd floor which has been rejected, any work outside that scope will need to be permitted to reflect this.

Douglas McAfee
Lead Residential Inspector
Pgr 512.802.3617
Email [\[REDACTED\]](mailto:[REDACTED])

Helpful Links
[Austin Muni Code Library](#)
[Inspection Flow Charts](#)

From: Barr, Susan
Sent: Tuesday, November 04, 2014 2:40 PM
To: liz purcell; Sadowsky, Steve; Scott; Terry; ADMIN -LOC
Cc: McAfee, Douglas; Richard Hamner <[REDACTED]>; [REDACTED]
Subject: RE: 2224 parkway

Elizabeth,

Please work with your building inspector to review the issues that have come up with the project as they relate to LDC section 25-2 -963.

Best Regards,

Susan

From: liz purcell [mailto:~~liz.purcell@purcelldesigns@gmail.com~~]
Sent: Tuesday, November 04, 2014 1:59 PM
To: Sadowsky, Steve; Barr, Susan; Scott; Terry; ADMIN -LOC
Subject: 2224 parkway

We occurred a problem in leveling this portion of the house that i had no intention of modifying. This portion of the house was probably a garage, and during leveling it ended up with a slope of approximately 4" from west to east. It also has 7' ceilings that i was planning of just vaulting to get adequate ceiling height.

(F) A person may modify a building that is a noncomplying structure based on a yard setback requirement of this title if:

(1)

the modified portion of the building:

(a)

does not extend further into the required yard setback than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection (B)(2) of this section;

(b)

unless located in a street side yard, is not greater in height than the existing noncomplying portion of the building, except for a vertical change in finished floor elevation allowed under Subsection (B)(2) of this section; and

(c)

complies with the height requirements of this title; and

(2)

the additional length of a modified portion of the building does not exceed the lesser of 50 percent of the length of the noncomplying portion of the building or 25 feet measured from the existing building and parallel to the lot line.

(b)(2) Replacement or alteration of an original foundation may not change the finished floor elevation by more than one foot vertically, in either direction.

In order to level this area of the house it will crack all of the walls and provide un -usable ceiling heights.

I also am required to comply with:

(a) No more than fifty percent of exterior walls and supporting structural elements of the existing structure may be demolished or removed, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate. For purposes of this subsection, exterior walls and supporting structural elements are measured in linear feet and do not include the roof of the structure or interior or exterior finishes.

(b)

Replacement or repair of structural elements, including framing, is permitted if required by the building official to meet minimum health and safety requirements.

will this cause a new Historical review Steve?

and will the replacement of the roof structure and raising the walls count towards my 50% if it is necessary Susan?

Heldenfels, Leane

From: Marlene Romanczak <mromanczak@gmail.com>
Sent: Friday, December 05, 2014 7:39 PM
To: purcelldesigns@gmail.com
Cc: Lisa Maxwell; Heldenfels, Leane
Subject: 2224 Parkway

Elizabeth,

My name is Marlene Romanczak and I am the president of the Old Enfield Homeowners Association. Lisa Maxwell (a board officer) and Leane Heldenfels of the City, forwarded your e-mails from yesterday regarding your proposed project on Parkway.

The Association has formally requested a postponement of this case with the BOA because we have not had the opportunity to learn from you what your requests are and why you are making them. We simply do not have any information to make a decision. We will have Board members at the meeting Monday night to speak to our request for a postponement.

I am not sure why you were unable to contact us. We have a full website for the Old Enfield Homeowners Association that has all our contact information, had a fully advertised Annual meeting in September and fully advertised annual picnic in May. Plus, City staff has our contact information. We find ourselves in the 11th hour and you were now able to make contact with us.

I'm requesting that you also request a postponement so we can all come together and discuss your project. The Association Board is eager to meet with you.

I look forward to hearing from you.

all my best,
Marlene Romanczak

Heldenfels, Leane

From: liz purcell <[REDACTED]>
Sent: Friday, December 05, 2014 8:17 PM
To: Maile Roberts-Loring; Heldenfels, Leane; Scott; Ieland551960; Barr, Susan
Subject: The neighborhood association wants a postponement

I am in agreement with this due to the little (major error) the residential reviewers made on 4 separate occasions regarding our 15' setback. I am requesting the hearing for the deck move forward...But postpone the rest. We want to make the neighborhood association happy. They haven't had time to review our case. Even though they were notified about our project when we had our historic hearing several months back....So don't plan on coming Monday, I will still attend and move forward with the deck.

FYI.. The phone number on the City of Austin website for your neighborhood association is disconnected. I sent them several e-mails way back when to try and reach someone. I finally gave up! I even asked Maile if she could put me in contact with someone. Leane at the City had to help me finally contact them. They knew about our historical hearing and they were a no show. They were notified about that hearing and this hearing, just like we were.

C15-2014-0159

Heldenfels, Leane

From: liz purcell <[REDACTED]>
Sent: Sunday, December 07, 2014 5:20 PM
To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane
Subject: Re: 2224 Parkway

I don't have to have a variance on the deck. I have proven it is over 10 years old and Leane has already had us begin repairs. I really don't like my clients having to pay to repair something that will still be awaiting a hearing. That deck has no relationship to any thing else we are doing. It has been there forever and is not safe and has NOTHING to do with my proposal for a second floor.. We are requesting an exception on it, nothing more. We are repairing it and bringing it to life safety codes. Why does the neighborhood Association even have concerns over the deck?

Should I really inform my clients that the City requested they move forward with repairs on something that could possible be required to be torn down? TCAD shows that deck has been there since the 30's just like that house, but I cannot find proof of its existence prior to the oldest city of austin GIS website satellite images. If I hadn't applied to add a second floor the deck would not have any been an issue and I would have been allowed to pull express permits to repair it, just like I did. However, I just want to make sure it will be allowed to remain before construction gets any further along.

I would just like to put at least one of many issues to rest.

Yes I would love to meet...any time sounds good to me.

Elizabeth

512-436-5302

On Sun, Dec 7, 2014 at 2:48 PM, Marlene Romanczak <[REDACTED]> wrote:
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Thank you very much for responding. I certainly understand the complexities this project is presenting.

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We very much would like to meet and discuss the entire project.

All my best,
Marlene Romanczak

Sent from my iPhone

On Dec 5, 2014, at 8:02 PM, liz purcell <purcelldesigns@gmail.com> wrote:

I sent several e-mails at the beginning of the year when I began the project with no response. You were also notified of the historic hearing that we are approved with conditions weren't you? That was 2 months ago. The project has every hurdle that a project can have...I have been working with Steve Sadowsky with his recommendations. Most of our variance request is because of the existing deck that has been there forever. It is over the 25' setback. We are just trying to add a second floor but because of the shape of the lot...every thing is a problem, and mostly issues regarding the original house (historic house). I would gladly like a postponement but would request we proceed with the deck issues. It is only being repaired and brought up to life and safety codes. right now we are just leveling the house and that is a whole other nightmare. I am keeping all of the original house except the roof where I am going up. I would love to meet with the board.. just tell me when and where.

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I look forward to hearing from you.

all my best,
Marlene Romanczak

Heldenfels, Leane

From: susan philips <~~sphilips@west31st.org~~>
Sent: Sunday, December 07, 2014 6:29 PM
To: Heldenfels, Leane
Cc: jason@jthompkins.net
Subject: Case # C15-2014-0170

Ms. Heldenfels -

You and I spoke the other day about this case. I was under the impression that the hearing had been postponed until January because of an incorrect address and an incorrect subject tract designation on the Notice. I see that it is listed on the Agenda for tomorrow, December 8. Could you please let me know the status of this case?

I have copied Jason Thompkins on this email as President of the West 31st Street Creekside Neighborhood Association.

Thank you. Susan Philips

Heldenfels, Leane

From: liz purcell <purcelldesigns@gmail.com>
Sent: Sunday, December 07, 2014 8:42 PM
To: Marlene Romanczak; Maile Roberts-Loring; Heldenfels, Leane
Subject: Re: 2224 Parkway
Attachments: Goff- SP1-terry.pdf; SP1.0.pdf

I will talk with Leane in the morning and see what she thinks. At this point I am just trying to address the issues of the existing house as it sits. IE foundation repair, existing deck issue, and the portion of the house that is sitting in the utility easement. I don't mind postponing at all on the second floor addition issues, I had spoken with the client already about that probability before I even spoke with you.

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I look forward to hearing from you.

all my best.

Alan C. W. W. W. W.

Heldenfels, Leane

From: Richard Hamner <redhammer@aol.com>
Sent: Monday, December 08, 2014 9:50 AM
To: Heldenfels, Leane
Subject: 2224 Parkway Items for inclusion in BOA member files for 12/8 Meeting

I copied you on an e-mail exchange with Douglas McAfee and an e-mail sent by my son, Nick Hamner to Tony Hernandez who requested photos of 2224 Parkway. I would like these two e-mails included in the back up material for the Board of Adjustment on both BOA agenda items pertaining to 2224 Parkway for today's meeting.

I will also forward to you two e-mail exchanges which took place earlier between myself and Susan Purcell and Susan Purcell and City of Austin Officials when construction was taking place on the foundation. This is pertinent to the variance being sought as the second agenda item for 2224 Parkway, most particularly the second variance requested for the side yard setback. In the photos sent to Tony Hernandez, the fourth and fifth photo show the room for which the side yard variance is being sought and its proximity to, if not incursion across, the property line and to my house. Please include these two e-mails which will follow in the back up material.

Please contact me at 512-983-6708 or by e-mail to indicate receipt of this and the two follow up e-mails.

Heldenfels, Leane

From: Richard Hamner <redhamner@austintexas.gov>
Sent: Monday, December 08, 2014 9:02 AM
To: McAfee, Douglas
Cc: Hernandez, Tony [PDRD]; Barr, Susan; Heldenfels, Leane; Word, Daniel
Subject: Re: 2224 Parkway

I appreciate your effort. It is my understanding from your original response to my inquiry on December 3 that this construction on the deck is being performed without an appropriate permit. Is that correct?

As I was writing this I got a call from Tony Hernandez asking me to take pictures of this construction. He said there is a permit to repair the deck. I have not located it anywhere in the file.

I will forward this exchange to Mr. Hernandez, Susan Barr, Daniel Word, and Leane Hedenfels.

-----Original Message-----

From: McAfee, Douglas <douglas.mcafee@austintexas.gov>
To: Richard Hamner <redhamner@austintexas.gov>
Sent: Mon, Dec 8, 2014 8:34 am
Subject: RE: 2224 Parkway

I will go by there again today and look. I took pictures last week and sent them to the appropriate people (Tony Hernandez with Special Inspections):

Douglas McAfee
 Lead Residential Inspector
 Pgr 512.802.3617
 Email douglas.mcafee@austintexas.gov

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From: Richard Hamner <redhamner@austintexas.gov>
Sent: Monday, December 08, 2014 8:29 AM
To: McAfee, Douglas
Subject: Re: 2224 Parkway

As of today I have not heard back from you. The piers of the deck have been replaced with new beams placed on new concrete footings.

There is a Board of Adjustment hearing scheduled tonight with two items on the agenda related to this address, one of which is the Special Exception being sought for the deck. I am curious why this construction is taking place prior to the BOA meeting.

-----Original Message-----

From: McAfee, Douglas <douglas.mcafee@austintexas.gov>
To: Richard Hamner <redhamner@austintexas.gov>
Sent: Thu, Dec 4, 2014 6:13 am
Subject: RE: 2224 Parkway

no, nothing is allowed to be removed or rebuilt without approval from the BOA, I will go by today to look at it.

Douglas McAfee
Lead Residential Inspector
Pgr 512.802.3617
Email douglas.mcafee@austintexas.gov

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From: Richard Hamner [REDACTED]
Sent: Wednesday, December 03, 2014 5:20 PM
To: McAfee, Douglas
Subject: 2224 Parkway

Is there a permit allowing the reconstruction of the deck in front of this house? I thought the deck permit was subject to a Board of Adjustment meeting December 8th.

I can be reached at 512-983-6708 and I have put in a call to your pager.

Richard Hamner
2222 Parkway

Heldenfels, Leane

From: Richard Hamner, ~~richard.hamner@aol.com~~
Sent: Thursday, December 04, 2014 4:36 PM
To: Heldenfels, Leane
Cc: jdonisi@drennergroupp.com
Subject: 2224 Parkway

I attempted to reach you by phone before noon today regarding this home which has multiple applications for permits pending with the City of Austin.

As best I can tell applications are pending for a variance for a deck and for setback requirements. The owner's construction contractor began dismantling the existing deck yesterday even though the Board of Adjustment meeting on it is not scheduled until December 8, 2014. I contacted the City Inspector about this yesterday. He indicated there was no permit and he would check by the site today, but as I write construction continues and I have heard nothing from him.

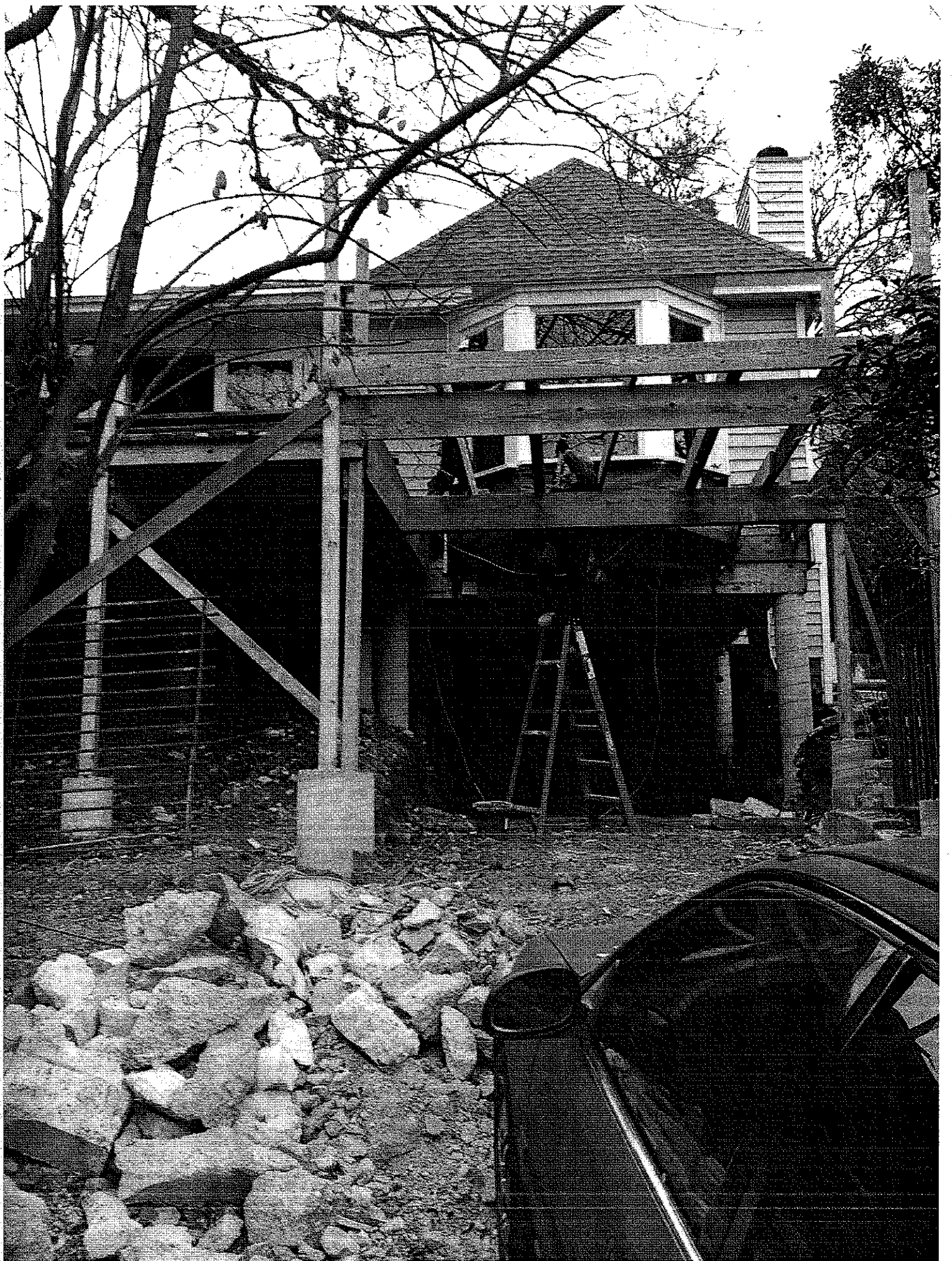
What is the status of construction on this house and permits pending before the Board of Adjustment? When will the agenda information for that meeting be posted and available for my review?

Was this house the subject of a RDCC meeting on December 3, 2014, as a memo in the applicant's file written by you in late November indicated might happen? There is no indication on the RDCC website this was an agenda item.

Thank you for a prompt response.

Richard Hamner
2222 Parkway
512-983-6708





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 application. 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 will be sent.

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.austintexas.gov/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. Any comments received will become part of the public record of this case.

Case Number: C15-2014-0159, 2224 Parkway

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 8th, 2014

CHRISTINA CONTRAS

Your Name (please print)

2213 E WINDSOR RD

78703

Your address(es) affected by this application

12/3/2014

Date

Daytime Telephone:

512 350 3175

Signature

Comments: "LAND DEVELOPMENT CODE

VARIANCE"

MAINTAIN & REMODEL EXIST

ONLY

NO ADDITION

NO F.A.P. IMPROVE

NO SECOND STORY

MUST MAINTAIN PKG REQ'D

Note: all comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C15-2014-0159, 2224 Parkway

Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 8th, 2014

Mary J. Baker

Your Name (please print)

2301 Windsor Rd, 78703

Your address(es) affected by this application

Mary J. Baker

Signature

Nov. 30, 2014

Date

Daytime Telephone: (512) 476-9725

Comments:

Note: all comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leana.heldenfels@austintexas.gov