

PUBLIC HEARING INFORMATION

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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 become part of the public record of the case.

Case Number: C15-2014-0163, 1303 East 2nd Street

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

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

ES Merceda River

Your Name (please print)

☐ I am in favor
☒ I object

1506 E 2nd St Austin TX 78702

Your address(es) affected by this application

Comacela River *Dec 14/14*

Signature

Date

Daytime Telephone: *512 474 4702, 512 636 4488*

Comments: *We really need to keep the feel of the old neighborhood. All the houses are built way to modern + big. You cannot feel the same about our houses in East Austin. I mean those houses go down + bigger, the more we take up. Keep East Austin the same. Sub. 2014-0163 to City.*

Note: all comments received 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 leaneheldenfels@austintexas.gov

Case # C15-2014-0163

Protest of Requested Variance for 1303 E. 2nd Street

December 11, 2104

Dear Ms. Heldenfels:

I'm writing to formally protest my next-door neighbors' request for a variance. My husband and I live at 1305 E. 2nd Street, a home we've owned for ten years, where we live with our two children. Our neighbors live directly to our west at 1303 E. 2nd Street.

While we understand and appreciate our neighbors' desire to add on to their home, we feel that we can only support their plans if they stay within the city's guidelines, which we followed closely when we added on to our home in 2011. We're protesting their request for a variance because the proposed structure would impose an undue hardship on us. It would directly impact us in two ways: 1) reduce the resale value of our house, and 2) diminish our quality of life on a daily basis.

Before I explain how this addition would impact my family, however, I would like to explain how it would affect all of my neighbors. Should this request for a variance be granted, it would dramatically change the appearance of our streetscape and be the only instance of a shed roof on our otherwise historically-intact block. Doing so would open the door to more projects like this in the years to come, setting a precedent that would fundamentally alter one of our city's oldest neighborhoods. (We contest the claim on our neighbors' application to the city, under "Area Character," which states that the proposed addition would be "consistent with other construction in the area.")

I would also like to explain the unusual design that this variance would allow. Right now, the eastern wall of our neighbors' home—which faces our house—is one story tall, topped with a gabled roof that slopes down toward the lot lines. Were the variance to be granted, that wall would turn into a shear, two-story wall facing our house with a shed roof pitching west. Given how close our neighbors' home sits to ours—less than fourteen feet apart—this would affect us in a profound way.

How would this monolithic two-story structure affect us? Here are a few examples:

- Our kitchen's and dining room's sole windows are on our western wall. The natural light in those rooms will be vastly diminished, if not blocked all together.
- Our living room, which also has a western window, will be dramatically affected as well. We fear that its natural light will be completely obstructed by the carport that my neighbors intend to build right up to the property line.

- The very tall boundary tree that we share will, I estimate, have to be cut back by one-third to one-half to make way for this structure. This tree is quite old and lends character to our property, but we could lose it if it were cut that severely.

As you can see, this structure would affect our day-to-day life tremendously. Our home is a single-story house that was built in 1910. Our neighbors' plans, if executed, would forever change our house's historic character as well as its resale value.

Please note that our neighbors already built another two-story structure—a garage apartment with two floors of living space—in their back yard, directly abutting our property. If this variance is granted, and my neighbors are allowed to build this addition, it would be the second two-story building on this very small parcel of land.

We feel that the city prohibits overbuilding with good reason: to protect the character of Austin's older neighborhoods. When we added on to our home in 2011, we put a lot of thought and energy into making sure that our addition not only blended in seamlessly with our historic home, but with our neighborhood as well. We did not change the elevation, and we took great pains to make sure that the new portion of our home that extended into our back yard looked like the original, down to the same board and batten exterior. While we certainly don't expect everyone to do this, we do think it's reasonable to ask that our neighbors abide by the city's reasonable restrictions.

It brings me no joy to write this email. We think very highly of our neighbors. We only wish that our neighbors had approached us about their plans long ago, so that we could have tried to resolve these differences earlier in the process. But for the reasons stated above, we feel that we can't support their request for a variance.

Please note: At a further date, I will be submitting drawings that our architect is currently preparing that will show a rendering of our neighbors' proposed addition alongside our house. That way, you can visualize some of what I have described above.

Should you have any further questions, please don't hesitate to contact me at pcolloff@texasmonthly.com or on my direct line at the office: 512-320-6983. Thanks very much for your time and consideration.

Best wishes,

Pamela Colloff
1305 East 2nd Street

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

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

Greg Foulkes

Your Name (please print)

☐ I am in favor
☒ I object

1306 E Cesar Chavez

Your address(es) affected by this application

[Signature]
Signature

12/10/14
Date

Daytime Telephone: 512 448 2227

Comments: This is a 100 year old home on a block of other old, original styled, homes. This modern design does not fit in with the neighborhood. Further, this reconstruction, along with the modern two story second building which already exists, will greatly overshadow the adjacent properties.
the

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C15-2014-0163

Heldenfels, Leane

From: Amy Thompson [mailto:amthompson73@gmail.com]
Sent: Wednesday, December 10, 2014 2:37 PM
To: Heldenfels, Leane
Subject: request for variance 1303 E. 2nd St

Hi Leanne,

I do not support the request for a variance for 1303 E. 2nd Street.

I live at 1402 East Second St.

I believe this request would violate several of our neighborhood's planning priorities - including respect for the flood plane.

Please let me know if you have any questions.

Best,
Amy Thompson
512-499-0780