

PUBLIC HEARING INFORMATION

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For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

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Case Number: C15-2015-0068, 5001 Evans Ave. and 5000

Martin Ave.

Contact: Leane Heldentfels, 512-974-2202, leana.heldentfels@austintexas.gov

Public Hearing: Board of Adjustment, May 11th, 2015

Stefanie Rubenfield

Your Name (please print)

5005 Martin Ave Austin Tx 78751

Your address(es) affected by this application



Signature

5/11/15

Date

Daytime Telephone: 404-210-4548

Comments:

I have significant concerns over the request from the Griffin School:

- There are already issues with traffic and parking on 50th St., I'm concerned the increase in students and teachers will further increase the existing issue and lead to accidents (both pedestrian and car). There are also plans for new night and weekend classes, which would further stress the already crowded street.

- The school has already well surpassed their approved 68 student limit with a current enrolment of 91, what is to keep them from continuing this trend and surpassing their planned 125 students once they have additional space with the new building that they have planned.

- The new building being proposed is well outside of the look and feel of the neighborhood and would detract from the old neighborhood feel. It would be the only 2-story street facing structure on the entire block. The exterior is more aligned with a business park rather than with a neighborhood. I believe that this will negatively affect property values of the surrounding neighborhood, as it will feel more like a commercial area.

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

DUARNE BARNES
 Your Name (please print)

5003 Martin Ave

Your address(es) affected by this application


 Signature

6-5-15
 Date

Daytime Telephone: **512-289-4684**

Comments: **I strongly oppose the variance request for parking schedule. the 2010 schedule was intentional. its purpose is to protect the neighborhood from dangerous expansion. I also oppose 125 students (as I did in 2010) I would like to create up to 100 student IF parking spaces are added to martin side**
Please see attached notes.
 Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088
 Or fax to (512) 974-6305
 Or scan and email to leana.heldenfels@austintexas.gov

☐ I am in favor
☒ I object

RE: **Case number C15-2015-0068**, 5001 Evans Ave & 5000 Martin Ave; the Griffin School.

Dear Ladies and Gentlemen of the Board,

In 2010 the Griffin School sought a variance on the street width requirement of 40', as all of the streets leading to and bordering the school are just 27', approximately just 2/3 of the requirement. At that time, the Hyde Park Neighborhood Association (HPNA) had called a special meeting and voted to support the school's request with a maximum enrollment of 125 students.

Members of the board and the immediate neighbors who spoke felt that 125 was simply too many students to allow due to safety issues caused by the narrowness of the streets. Adam, the owner of the Griffin School, spoke to this at the first hearing saying, "We do hope to grow in the future, but not to that level [125]. 100 students at the most." Members of the board were not convinced then that even 100 students plus staff would be safe considering the limited onsite parking.

The Griffin School argued that the 40' width requirement didn't take into consideration properties with 3 frontages, which the church property has. There are two significant problems with this argument: First, the church owned two properties separated by an alley. While the church considered it one property, it is in truth two properties, two sites, each only having two frontages.

Second, and more problematically, the two frontages leading to the properties from 51st St. (Martin and Evans Aves, respectively) DEAD END into the 3rd frontage (50th St). This creates an extremely dangerous double-bottleneck, with traffic coming into two intersections from four directions.

Problems specific to Martin Ave Site:

Only 2 onsite parking spaces. Students and teachers who use the existing buildings on this side tend to park in the street along 50th and sometimes Martin Ave. Parents who drop off and pick up students on this side park bumper-to-bumper along the property down Martin and 50th. Traffic problems already exist throughout our neighborhood due to street parking on our narrow streets. The only thing keeping this problem from being an ongoing hazard is that cars don't block the driveways at the homes along the streets, providing a little gap to escape to while oncoming traffic passes. Since the Griffin School property only has parking on the Evans Site, they have no driveways breaking up the length of the Martin property. Thus the number of cars they bring to this side of the neighborhood becomes a problem much faster than they would in a normal residential street. It also tends to bring visibility of oncoming 50th St. traffic

down to about 3'. This is not a 3-way stop intersection. This corner becomes very dangerous with as few as 3 cars parked on the school side along 50th.

The Martin Site does not have a commercial use overlay like the Evans Site does and never has. Thus it only has two parking spaces; one handicapped, one standard. In 2010 Adam suggested they could add parking along the alley while keeping the main area green space as they preferred. If they are to be allowed to keep their current enrollment (93), I request that they be required to follow through with putting these spaces in this area as they suggested. There is approximately 60' of property along the alley which could be converted to parking without getting into the side yard setback.

Please require parking to be put in here if you are not going to order the school to reduce its enrollment back to the number allowed by the 2010 decisions. (This number is either 68 as approved by the board, or only 53 approved by the commission and written into the CUP.)

I strongly oppose the parking variance request and beg that the request be denied. The purpose of this variance request is to allow the school to circumvent the parking schedule applied to the school in the original CUP. The 1.5 faculty + .5 student parking schedule is the sole instrument we were provided to protect the neighborhood. It was meant to prevent the safety issues that will be caused by a school of the proposed size bordered by our streets which are just 2/3 of the required 40' width. If the variance is approved, the school will claim eligibility for Urban Core Parking Reductions, allowing them to operate a facility with 125 students and 20 full-time staff, plus and an undisclosed number of part-time staff. I strongly urge the Board to uphold the parking restrictions placed in 2010. The requirement of 1.5 onsite parking spaces per permanent faculty, plus 1 parking space for every two students of driving age is absolutely necessary to keep our neighborhood safe.

I further request that onsite parking is clarified to mean that the onsite parking must actually exist on the actual site the buildings are on. This needs to apply not just to the existing buildings on both sites, but also to any new buildings, including the 5,188 sf building plan already in motion for the Martin Site (reference site plan Case# SPC-2015-0190A).

The proposed expansion is wrong for the Martin Ave, site for several reasons:

The Martin Ave, property is a simple SF3-NCCD property. It does not have the Religious Assembly overlay that the Evans Site has. It has never had any type of zoning exceptions or overlays. While the Griffin's CUPs allow the school to use both sites as secondary education, it was made clear in the 2010 meetings that any growth must include additional onsite parking and would be respectful of the neighborhood. Just 4 years later, the school is proposing expansion in a way which would forever impact the quality and character of the neighborhood, lower property values, and impair use of the adjacent property. Further, and more significantly,

there is already insufficient onsite parking for this side, and the new plan seeks Parking Reductions to maximize square footage without adding any parking.

According to the School's website (see page at <http://griffinschool.org/support-us/capital-campaign/>), the new building is also intended to expand after-hours, weekend, summer programs, including all-ages and adult classes. Thus the impact of the school will no longer be limited to the weekday morning and afternoons. The extent of the planned expansion is not known. It is clear from the current level of enrollment (35-75% beyond what is currently permitted, depending on which cap you refer to), that the school will do whatever it wants in terms of how many bodies it brings to our neighborhood. The only thing currently limiting their expansion is the simple lack of additional space. Any new variance or conditional use permit which does not address this problem will create an extreme hardship on all neighbors, but especially those who live on Martin Ave, or 50th St.

In regards to the request to allow 125 students, I request that the board also reject this request. However, if the school is required to follow the parking requirements and will add parking spaces along the alley on the Martin Site, I would approve of the school being allowed to grow to the 100 maximum Adam himself proposed in the July 2010 meeting.

I apologize for the length of my comments, however I also have only addressed primary concerns. The concerns my neighbors and I have go well beyond what can possibly be addressed in a single hearing. If you have any questions about what I've written here or what additional concerns we have, please feel free to call me at your convenience. Email is also good if not urgent, and I will be monitoring my email address most diligently today (6-8).

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Dwayne Barnes', with a stylized, flowing script.

Dwayne Barnes

5003 Martin Ave

Austin, TX 78751

512-789-4684

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Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Elizabeth Meador

Your Name (please print)

5003 Martin Ave,

Your address(es) affected by this application

Elizabeth Meador

Signature

6-7-15

Date

Daytime Telephone: 512-698-7772

Comments: Please see attached document for

comments.

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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To: City of Austin Planning and Development Review Department 1st Floor
Leane Heldenfels
leane.heldenfels@austintexas.gov
512-974-2202

From: Elizabeth Meador
5003 Martin Ave
Austin TX 78751
512-698-7772

RE: **Case number C15-2015-0068**, 5001 Evans Ave & 5000 Martin Ave
Public hearing Board of Adjustment June 8, 2015

I object to the Griffin School request to increase enrollment for their school to 125 students (plus staff).

They have a variance to operate a school on our neighborhood streets that are 27' wide for up to 68 students based on the number of parking spaces existing on their Evans site per the 2010 BOA decision. This cap was put in place to keep our streets safe while allowing a busy school to exist in the religious assembly zoned building. They have stealthily grown to an enrollment of 93 students for the current school year without adding parking onsite, and now they cannot fit any more students in their current building. They plan to construct a 5,188 sq ft institutional building on the SF3 zoned Martin side (with no religious or commercial overlay) and use parking exemptions to not add any additional parking. They resisted returning to the BOA for a new variance and tried to get their plans for expansion approved by claiming they could have 68 students per site.

I object to the Board approving this variance. I request that you require the school to add some additional parking along the Martin alley side as suggested by the school in 2010 based on their already increased enrollment and staff. I do not want to see them tear down their existing Martin side buildings (a small house and a metal/wood shop) nor do I want to lose more green space for parking, but I want them to provide parking for their buildings so that they and future tenants of this space provide for their own. Our streets are already busy from the increase in school enrollment as well as neighborhood density. They are too narrow for two cars to pass each other when other cars are parked on the street. This is the reason for the 40' street width requirement for a secondary school, and we need the protection from the school's dramatic increase to protect our children, bicyclists, pedestrians and cars.



2015 June 8

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

As a family man living within 3 blocks of Griffin School, I am writing to voice my strong support for the Griffin School and its goal to build and expand to 125 students.

I have lived in Austin north of the U.T. campus on multiple occasions between 2000 and 2015 and have always loved the area. Having lived in East Texas, Tyler, Houston, Dallas/Plano, Buda, San Antonio, and Austin, I can easily say that Austin is by far my favorite city in Texas! I moved to the Hyde Park area (53rd and Martin Ave, 3 blocks north of Griffin) in the summer of 2014 specifically to work with the Griffin School. I taught Latin and English enrichment at the school this year, and I was excited to be able to walk to work. I can also say that of the many schools I have worked with as a teacher, Griffin is my favorite for the high-quality, personalized education and care given to each student. I love living in this neighborhood, within easy walking distance to Griffin School, Flightpath Coffee, the convenience store on 51st and Bruning, and the little park on 52nd and Bruning. I also run in these neighborhoods for exercise, and I walk in these neighborhoods in the evening with my wife and/or by myself. It's a pleasant area.

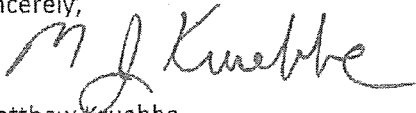
The Griffin School is such an asset to the community. It is a small, well-run school that really cares for and nurtures its diverse student body. The school has an excellent faculty, excellent academics, and wonderful arts, music, and fashion programs. The students and faculty stay on the cute little campus, usually in classes, but sometimes in the outdoor classroom, the garden, playing frisbee on the front lawn, playing ping pong in the back yard, or eating lunch outside on pretty days in a nicely landscaped environment. I have eaten my lunch outside on many occasions, and I have taken the students to the outdoor classroom on many occasions. The students are quite well behaved and well managed. Far from being any kind of problem for the neighborhood, they contribute so much to the family-friendly environment of Hyde Park. 3 blocks away is close and convenient, but I love the school so much, I wish I were across the street! I have many students, also, who walk to school or ride their bikes. I, the other faculty, and some parents and senior students also support neighborhood businesses like Flightpath and the convenience store. Griffin is a great place.

I and my wife are expecting a child this summer. We would love to be in this area long term, for our own and our children's benefit. We support the need of Griffin School to grow to 125 students. I've seen first-hand what a wonderful job they do with the kids, and I would love to see them add a mere 33

more young people, both for the immeasurable life-long benefit it will bring to those students and their families, and for what it will mean in making the Griffin School economically sustainable long-term. With its dedicated staff and proposed new building, Griffin can easily manage 33 more students without creating adverse consequences for the neighborhood. Well-managed growth for Griffin will mean growth in benefits to the community.

I would like to bear witness that Griffin parking and traffic is not a problem for the neighborhood. I and many students often walk or bike to school/work; Griffin has extra parking off site 1.5 blocks away, and I rarely see all the school parking spaces filled. Griffin administration has been excellent in handling traffic and parking issues. The neighborhood would lose so very much if it ever lost Griffin School. I wholeheartedly support the school.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. J. Kruebbe". The signature is fluid and cursive, with a large initial "M" and a stylized "J".

Matthew Kruebbe
600 East 53rd APT 132
Austin, TX 78751

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Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

James E. P. Hman Elizabeth
Your Name (please print) Arthur ☐ I am in favor of object

703 E 50th St # A Austin, TX 78751

Your address(es) affected by this application

Leane Heldenfels Signature Date 6/8/15

Daytime Telephone: 512-993-3072

Comments: We oppose the variance request because the streets are too narrow to accommodate the existing size of the school. This site was never intended to be a 5 day/week school. There is not enough on site parking now, let alone when the number of students increases, which forces parking on the streets that are too narrow. There are no side walks so it is not safe for the students or our children.

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305

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

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am a parent of a student which graduated last Saturday from the Griffin School. I would like to write to you today and state that I am **IN FAVOR** of the Griffin School expansion that is being discussed in the public hearing on June 8, 2015.

The Griffin School is a very unique and special school, unlike any other. My daughter Jules, attended all 4 years of High School at the The Griffin School. Jules is a very creative and smart child. She needed a college prep environment where her creative side would also be nurtured and have a secure place in her daily schedule.

When we found Griffin, we were overjoyed that a school existed which brought such a high level of education and combined it with a focus on superior creative and artistic classes as electives. The Griffin School staff and teachers are the most caring and dedicated group of people we have ever met. They provide an environment which develops not only academic and artistic talent, but critical thinking, problem solving and leadership skills to name a few.

We truly believe that there is no other school which could have provided the opportunity that Griffin has for Jules. Her life is now on a completely different trajectory than it would have ever been without the teachers and staff of the Griffin School. Saturday she graduated with Honors and is going onto to College with the highest level of scholarship the school provides.

The Griffin School is developing future leaders. They understand the powerful progress that can occur when children have an opportunity to develop both academically and creatively equally. They are teaching leadership skills which support them into cultivating their full potential, contributing to their communities and become role models. These are the leaders every Griffin student is being guided to become. It creates a ripple effect on everyone they touch.

Adam Wilson has done an amazing job in leading this school, growing in a sustainable way while always placing an importance on respecting the neighbors. The Griffin School has a solution to the parking challenges that are common to all of the

neighboring businesses surrounding the school. We have always cared about the community through awareness, respect, open communication, and numerous volunteering activities done by the students and staff. These include student mentoring at the nearby Ridgetop Elementary, Food Bank food drives and other regular activities. This is a school which cares about the Community and teaches the students to get involved as well.

The school needs to grow to 125 students to create a sustainable environment and be able to provide the complete program offering. The growth planned is controlled and is implementing a business plan that was set from the beginning. As everyone knows, providing superior education today costs money, this small expansion will allow them to cover the costs for this effort.

The Griffin School is a model school that the neighborhood community can be proud of and we would appreciate the committee approving this growth.

Please feel free to call or email me anytime if you have any further questions,

Regards,

A handwritten signature in cursive script that reads "Robin Cordova".

Robin Cordova

robin_cordova@yahoo.com

512-342-2920

06/07/2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am in very much support of the Griffin school's need and goal to grow to a maximum of 125 students. While it is currently a wonderful school that has excellent academics and students, a larger student body would create more opportunities for improvement, and serve the needs of Austin's creative industry. In addition, in my opinion, the school has gone out of their way to create a cooperative relationship with the surrounding community. Moreover, the building, as originally created, used as a church, would have had at least as much traffic and noise with the traditional use, as the proposed school size could ever produce. The Griffin school is a positive entity in the community, and its viability is crucial to the success of Austin as a city.

My daughter has been attending Griffin for the last two years. She has a slight learning disability, and the public school was unable or unwilling to give her the extra time she needed to succeed. My sons had similar issues, and stayed in the public school with less than adequate results. After it was suggested by the middle school principal who had been at the high school my sons attended, that my daughter go to a different school, she attended Griffin. The difference in Elyssa has been amazing. She went from hating Math, and having serious writing issues, to loving the subject to the point where she is considering majoring in engineering and learning how to write significantly better. In addition, she has been able to host a radio show an average of twice a month that is nationally aired. Her self-confidence and competence has also greatly improved, and she has loved the creative opportunities (having her art in the school art show, having good parts in the school plays, and having drum lessons at school.) She is also able to catch up on the Math class where she fell behind in the summer program at the school. Her only complaint is Griffin's size. She wishes it were a little bigger, so basketball and soccer wouldn't have to be the only sports available to her.

Austin needs a school like Griffin to feed the creative industry. There are professional programs for musicians at the school that have led to some students releasing cd's, having record contracts, and other opportunities in the entertainment industry. This summer, my daughter will have an internship at a record company, as her current goal is to manage bands. Frequently, we hear of former Griffin students working for local newspapers like the Austin Chronicle, or going to prestigious colleges. If you ever attended one of the Griffin Art nights, you would see the talent of students being fueled by the Griffin school, even in endeavors like fashion design. One of the best features of Griffin is that the students have opportunities they would never have been given elsewhere. Elyssa was unable to be in the big plays at the local high school because there weren't enough parts for all the kids who wanted to participate, and those who were able were mostly those connected to the

7

school's politically based infrastructure. She never had one piece of art in the previous school's art show because there simply wasn't enough space. Also the art she was able to create was superior at the Griffin school because of the resources available. For example, she made an amazing piece in a metal working class that was an interpretation of an abandoned roller coaster, and a printed tote bag that has been complimented almost every time she wears it. She is now taking drum lessons, something she had wanted to do at the public school, but there was no availability in the band.

In my opinion, Griffin has gone above and beyond to have a symbiotic relationship with the community. The frequent art nights and summer camps are very popular, and enrich the younger children and parents of the community in ways that are immeasurable. The art nights have a nominal donation, and provided evenings of amazing entertainment for the community. In addition, every time the school has an event like this, the administration makes a point to tell everyone to park in the big parking lot a few blocks from the school if there's none in the school parking lot. There doesn't seem to be issues with parking because I usually see availability at the school itself, and have rarely had to use that parking. Students from Griffin are also encouraged to help out with community endeavors like volunteering at the neighboring school in an organized program, and working at the park improvement day.

Finally, the building used to be a church. I have churches near my house that cause much more disruption to the surrounding community than this school ever has. On Sundays, there is always a police officer directing the huge traffic flow that still disrupts traffic to the point where I choose other routes to drive. If the Griffin school had to move to a different location, the building would be sold to another entity like a church that would very likely be much worse for the community than Griffin ever was. Finally, the traffic in the neighborhood that is being complained about is likely due to the other much more populous school, coffee shops and restaurants, and its proximity to major thoroughfares that the roads lead to. The school is not the cause. To keep there from being traffic and parking issues in the future, Adam Wilson has a plan for one way traffic and required off-site parking by the students who drive, so the approximately 30 extra children won't be an issue. I personally would argue that the small number of extra children will not make a significant difference, so they are actually not necessary precautions.

To sum up, The Griffin school has gone out of its way to be conscious of and meet the needs of the surrounding community. The school has been a positive institution in Austin for the last several years, and it is right and appropriate for them to grow in order to continue to be a viable entity. The few more students that it will add will not make a significant difference to the community, but will give the students added opportunities at a place that already has the strength of allowing them to try new things in a safe and supporting environment. The alternative could be that the school moves to another location outside Austin, or worse closes down due to lack of funds. In the second scenario, the city loses a school that has a track record of helping kids, who are a little different, be able to realize dreams of art, music, and creativity. Please don't let that happen.

Thanks.

-Sarah Sernaker
sdsernaker@gmail.com

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Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

☐ I am in favor
☒ I object

Your Name (please print) Gayle Truay

700 E 50th St

Your address(es) affected by this application

Gayle Truay

6-8-15

Signature

Date

Daytime Telephone: 512 699 9990

Comments:

1) Growth plans will produce traffic which is unsafe and inappropriate for narrow 27 ft streets of a residential neighborhood.

2) Mr. Wilson stated in a 2010 BOA that he had no intention of growing beyond 100 students. It is not appropriate for small residential neighborhood with many pedestrians, runners and children.

If you use this form to comment, it may be returned by noon the day of the hearing to:

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

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

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

Heldenfels, Leane

From: Lynn Osgood ~~lynn.osgood@gmail.com~~
Sent: Monday, June 08, 2015 2:49 PM
To: Heldenfels, Leane; Ramirez, Diana
Subject: IN FAVOR: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave

June 8th, 2015

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am writing to express my strong support for for the application being put forward tonight by the Griffin School and its founder Adam Wilson.

On a personal level as a member of the Hyde Park neighborhood, I am deeply grateful for what the Griffin School and Adam's family has brought to our community. From the creation of community gardens, to the sponsorship of our Shipe Pool mural, to the coordination of numerous neighborhood gatherings, the school and the Wilson's themselves have been given a tremendous amount to the community through both their advocacy and direct support..

On a professional level, as an urban planner and adjunct professor of planning at the University of Texas, I find the variance request to be thoroughly reasoned and supported by the genuine efforts the school has made to accommodate the concerns of the local residents. I can personally attest that though I do not live directly adjacent to the school, I am frequently in the neighborhood and very often see unused spaces on the property.

In the end, I believe the request in front of you tonight supports the city's larger goals to create a compact and connected urban environment that provides the quality facilities and services needed to meet our growing central city population, and in a way that is sensitive to neighborhood concerns and working proactively to address them.

Sincerely,

Lynn Osgood
4015 Avenue D
Parks Board Member (Representative for Mayor Pro Tem Tovo)

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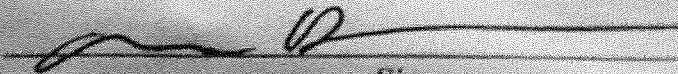
Annie Dorman

Your Name (please print)

☐ I am in favor
☒ I object

5007 Martin Ave.

Your address(es) affected by this application



Signature

6/7/15

Date

Daytime Telephone: 512-789-9497

Comments: I have lived in the neighborhood (my house) for 35 years. I have appreciated the peaceful residential feel for years.

I am opposed to expanding the # of students that attend the school as well as the construction of a new building. I am concerned about traffic, parking as well as the decline in property values.

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

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Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
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Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

James Lewis

Your Name (please print)

5014 Martin Ave, Austin, TX 78781

Your address(es) affected by this application

Gay Z

6 Jun 2015

Signature

Date

Daytime Telephone: 512-826-9032

Comments:

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P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

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

Heldenfels, Leane

From: Deaton Bednar <~~DeatonBednar@gmail.com~~>
Sent: Saturday, June 06, 2015 8:30 AM
To: Heldenfels, Leane
Subject: "IN FAVOR" of our application for a variance from the Board

Leane Heldenfelds and Austin Board of Adjustment Members, I am in favor for Case number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave.

I'm traveling and cannot attend the meeting or I would.

--

Sincerely,

Deaton Bednar
4103 Avenue G
Austin, Texas 78751
512 371 3762

Heldenfels, Leane

From: Michael Willy ~~griffin@griffinschools.com~~
Sent: Saturday, June 06, 2015 12:52 AM
To: Heldenfels, Leane
Subject: Case Number C15-2015-0068 IN FAVOR of Variances

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am IN FAVOR of the application for variance and encourage you to approve the variances.

I am the parent of a now rising sophomore at The Griffin school and have been visiting this school for various reason for several years now. I feel that this school provides a valuable and unique educational experience for not only students in the neighborhood but to students throughout the Austin area. One of the attractions of Griffin is that it is a very small school. It just happens to need to be a just little larger to provide an optimally sized body of students. The goal is to grow to a maximum of 125 students which is 32 more students than now attend. There have been studies in educational journals that recommend school communities optimize at about this size.

As I have said, I have been visiting this school at various times for the past several years and daily during this last school year. To me it is obvious that Griffin School DOES NOT contribute to traffic congestion or parking issues. As a matter of fact, the traffic and parking around the school is far better managed than the surrounding businesses and even residences. You never see Griffin faculty, staff, students or parents parked on the surrounding curbsides. The main reason is that there is plenty of parking designed into the present plan. What you will see is people parked curbside away from the school going to the area businesses such as the coffee shop, yoga studio and especially in the morning, Biscuits and Groovy. There are other businesses in the area that have people parking on the curb on the south side of 50th street. These people are not connected with Griffin. This may not be evident to all people in the neighborhood, but we know each other. This is one advantage of a small school community.

Drop off in the morning is the busiest time of the day but it remains calm and controlled. So much so there has never appeared to be a need for more controlled traffic pattern. There is always enough parking spaces for parents to pull into a parking space, drop their student(s) off, back out and drive away. It's only at the ends of the blocks away from Griffin property is there any congestion. Once again, congestion not associated with

Griffin.

Pickup is even more relaxed as that traffic is spread out over a longer period of time. Actually several hours. Once again there just isn't a problem associated with the Griffin traffic or parking.

Griffin is wanting to grow to a maximum of 125 students. This is 32 students more than now attend. At most half of that number will be of driving age and there is plenty of parking two blocks away from the school. It doesn't seem like many of the driving age students actually drive themselves to school. The remote parking is not completely utilized as it is now.

Once again let me point out that I have been coming to this school for many years at all times of the day and all parts of the year. I just don't see parking and traffic as being a problem. On top of all that, the administration is willing to devise plans to address traffic issues if they do come up in the future. And I'll say again that there has perceived to be no problem in the past and that is the only reason efforts haven't been made to date.

I understand that there is some concern regarding the possible aesthetics of new construction. I would point out that Griffin is a College Prep High School emphasizing the artistic and creative aspect of their students and since they are seeking to enroll the best and brightest students in the Austin area, there is no advantage to the school to build an aesthetically displeasing structure or one that doesn't acknowledge the unifying goals of urban planning. There are just too many talented and smart people involved in this project to let something like that happen. From what I see of the plans the new construction actually protects and isolates the neighbors from the school.

If you have read all of this letter, let me say thank you for listening to my thoughts. Griffin is a positive addition to this neighborhood. There are people who are buying houses in this area just so that they can work and attend this school. We are considering it ourselves and I have considered the traffic and parking situation from the point of view of a potential resident.

In closing I will say that this is the third time that I've been involved in the expansion of a small school in an established neighborhood. Both of these were in neighborhoods far more exclusive than this one. The last one was in Tarrytown. In every one of these expansions there were concerns voiced by a few very vocal residents. Their concerns were real and were listened to by the schools and in each case the issues were addressed and proved to be unfounded. And in each of these cases the presence and growth of the school was a net positive for the neighborhood and the residents as I believe Griffin will be here.

I sincerely believe that you should allow the variances as there is far fewer issues here than each of the other instances I've been involved. If I can address any question that you may have about my statement, please feel free to contact me.

Sincerely,

Michael J Willy
15004 Natural Spring Way
Austin, Texas 78728

512-990-2313

 mjwilly@gmail.com

INTERESTED PARTY INFORMATION and COMMENTS

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave

Contact: Leane Heldenfels 512-974-2202

Date: June 5, 2015

I STRONGLY oppose granting a "variance(s) . . . so the applicant may increase the maximum number of students allowed on the site FROM . . . to the lower of either 125 students or the number of students permitted based on the number of parking spaces provided . . ."

The original agreed-upon cap of enrolled students at the Griffin School ("School") was 68. It is my understanding that enrollment is now 91, well exceeding that agreed upon number of 68. Traffic congestion, especially along 50th in front of the School, has exponentially increased during the last year. I use 50th Street daily between Eilers and Duval, which includes the blocks of Martin and Evans. With cars parked on both sides of the street, pedestrians, dogs, babies in carriages, joggers, and bicyclists, traffic is already extremely congested. It is only time before a major accident and/or death occurs in front of the school. Increasing the enrollment cap would only exacerbate the already dangerous traffic situation and greatly deteriorate the worsening parking situation.

Not only has the School exceeded its original enrollment cap, I understand the School has plans to plow under the beautiful gardens and green space to put up a prison-like building that drastically conflicts with the aesthetics and unique character of the Hyde Park neighborhood. It seems the School disregards upholding the quality, character, and value of the neighborhood in pursuit of its own interests.

What are the consequences for the School already exceeding the original agreed upon number of students? If this plan is granted, what is to prevent the School from exceeding a new cap with total disregard of the neighborhood and seemingly without consequence?

Why are there two cases numbers for the same thing (variance to increase the enrollment cap)?

C15-2015-0068

SPC-2015-0190A

Thank you. Please feel free to contact me to further discuss this situation.

Kerry Kittrell

5004 Eilers Avenue

Austin, Texas 78751

512-632-7858

kerrykittrell@gmail.com

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Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

CHARLES NORMAN
Your Name (please print)

☒ I am in favor
☐ I object

5010 MARTIN AVE, AUSTIN 78751

Your address(es) affected by this application

[Signature] 6/5/15
Signature Date

Daytime Telephone: 512-962-8317

Comments: WITH CONSENTIONS

--- (B) SONG ATTACHED ---

- SONG VIA EMAIL -

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

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

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

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Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Lefty Browning (Browning-Hoch Trust)

Your Name (please print)

Cell E 50th St. Austin, TX. 78751

Your address(es) affected by this application

Lefty Browning

Signature

Date

Daytime Telephone:

Comments: No sidewalks - will add to dangerous congestion, traffic hazards, potential vehicle and pedestrian accidents. Definite safety issue now - will only increase safety issue by adding 27 students plus teachers to covert h. Streets too narrow at 27' for increased commercial traffic in residential neighborhood.

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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

Case Number: C15-2015-0068 5001 Evans Ave. and 5000 Martin Ave.

I object to Griffin School's variance request for the following reasons:

1. Issue about growth #1: Increased traffic hazards and decreased safety of drivers and pedestrians. Because the street is 27' wide, if two cars are parked on either side of 50th St. (or Martin or Evans), there is room for only one car to pass through the street. 50th Street in particular is a popular street for people walking their dogs, running, strolling, and even pushing baby carriages. There are no sidewalks, so people have no choice but to walk in the street. I have observed that cars must move quickly to the side to allow another car to pass, and any unfortunate pedestrians must get out of the way. Since Griffin School came in, this hazard has become worse. With the addition of yet another thirty-two students and five teachers using these streets, this danger will increase rather than diminish. These roads were meant for residential, not commercial use.

2. Issue about growth #2: Limits

Griffin School received approval for not more than 68 students during the August 2010 Board of Adjustment meeting. Having grown significantly over that allowance to 93 students, I am concerned that if this variance is approved, the proposed new building will be built, and the school will want to continue to grow to fill that new space. Already, their website says they will use the new building for after school and adult classes, adding an additional load to traffic on 50th St, Martin, and Evans, all 27' wide streets.

3. Issue about growth #3: Proposed New Building

If Griffin School receives approval for this variance and grows to 125 students, they will need a new building for classes. The proposed new building will be a detriment to the neighborhood as it belongs in a business park or commercial area, not a residential neighborhood. Potential negative effects on the neighborhood from such a building might include:

- a. property values decrease as people do not want to live near a 2 story institutional style building that dominates the feel of the neighborhood
- b. neighbors leave the neighborhood and more homes are converted into rent houses, dismantling the network of those invested in the neighborhood
- c. people build big fences along the front of their yards to block out the view of the building,

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Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Nina Lockhart

Your Name (please print)

5004 Evans Ave, Austin TX 78751

Your address(es) affected by this application

Nina Lockhart

Signature

Daytime Telephone: 512-327-1842

Date

6/4/2015

Comments: I object to the variance request,

Please see attached objection letter.

☐ I am in favor
☒ I object

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

If you use this form to comment, it may be returned by noon the day of the hearing to:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

Or scan and email to leaneheldenfels@austintexas.gov

June 4, 2015

Re: Case Number: C15-2015-0068, 5001 Evans Avenue and 5000 Martin Ave.

Public Hearing: Board of Adjustment, June 8, 2015

City of Austin-Development Services Department 1st Floor

Leane Heldenfels

P.O. Box 1088

Austin, TX 78767-1088

Dear Ms. Heldenfels,

I object to the variance requested for the Case number/address shown above. Any increase in the number of students, faculty & staff for the school will also increase the traffic and parking in the neighborhood. We are greatly overburdened now with the increased number of cars that are parked in the neighborhood and have difficulty with having adequate parking for the residences and their guests. Doubling the number of students at the Griffin School and resulting increased staff will put insurmountable pressure for parking on the neighborhood where excess parking does not exist today.

I urge you to please not approve the variance requested.

Please feel free to contact me if you have any questions.

Thank you,



Nina Lockhart

Owner of the subject address affected by this application:

5004 Evans Avenue

Austin, TX 78751

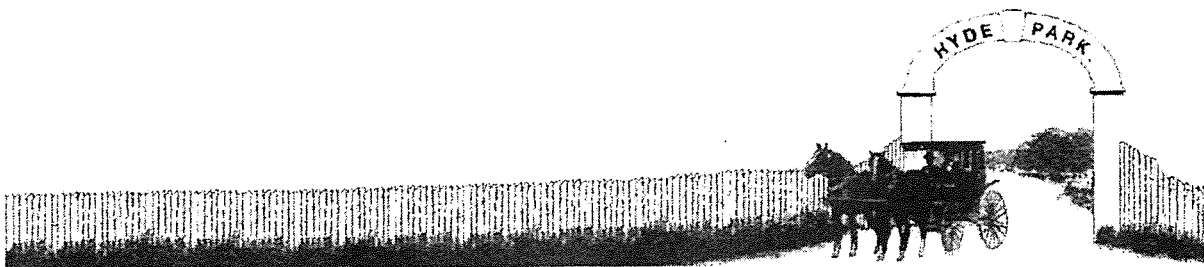
Daytime Phone number: 512-327-1842

Hyde Park Neighborhood Association

P.O. Box 49427 • Austin, TX 78765 • www.austinhdepark.org

The Hyde Park Neighborhood Association passed the following resolution with regard to Griffin School on June 1, 2015:

The Hyde Park Neighborhood Association is in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school and increase its enrollment to a maximum of 125 students.



Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Tom

First Name

Hadfield

Last Name

5012 Evans Ave

Street Address

DAE

Signature

5/8/15

Date

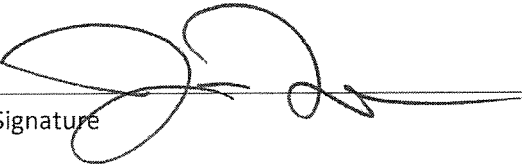
Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Jesse
First Name

Hill
Last Name

5011 Evans Ave Apt A.
Street Address


Signature

5/8/15
Date

**Griffin School Board of Adjustment Application
Support of Variance**

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Margaret Waish
First Name Last Name

5013 Martin Ave
Street Address

P7282 5/10/15
Signature Date

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

John

First Name

Lyon

Last Name

5013 Martin Ave, Austin TX 78751

Street Address



Signature

5/9/15

Date

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

RAMZI

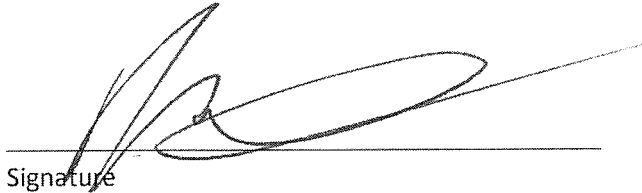
First Name

CHITOUR

Last Name

5009 MARTIN AVENUE AUSTIN TX
78751

Street Address



Signature

10 May 2015

Date

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

I want Griffin School to be successful.

Robert Truax
First Name Last Name

700 E. 50th ATx 78751
Street Address

Robert H. Truax 05/20/2015.
Signature Date

May 11, 2015

Karen and Chris Robertson

5110 A Caswell Ave
Austin, TX 78751

Re: Griffin School – New Building

To Whom it May Concern,

It has come to our attention that there is a discussion about the proposed building works at Griffin School in Hyde Park.

We live very close to the school so we wanted to express our support for the work and the school.

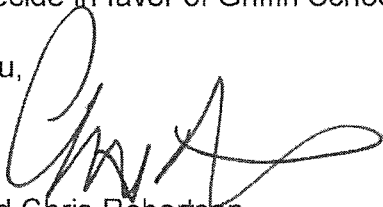
We moved to the area so that our son could attend the school. Part of the appeal of the Hyde Park area was the school's involvement with and participation in the community. Before our son ever started, we went to the launching of the mural that was created over a three-year period in Shipe Park. We've attended local gardening projects and volunteer events in the area, representing the school as well.

One of the key values of the school is to be a good neighbor and whenever we have a school event, we are reminded where to park and to be considerate of residents.

We walk to school with our son and occasionally drop him off. Drop off and pick up congestion has never been a problem that we've observed at the school.

Please decide in favor of Griffin School's request.

Thank you,

A handwritten signature in black ink, appearing to be 'Chris', written over the 'Thank you,' text.

Karen and Chris Robertson
512-578-5936 (Karen)

Richard Finley
4529 Avenue G
Austin, Texas 78751

June 3, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Re: Board of Adjustment, 6/8/2015; case #C15-2015-0068; 5001 Evans Av, 5000 Martin Av

Dear Ms. Heldenfels and Board of Adjustment Members,

I write in support of Griffin School being allowed to increase its maximum number of students to 125, and of the school's application for a variance from code requiring that a secondary school be situated on a street at least 40 feet wide.

I frequently walk, ride, or drive by the school, including at drop-off and pick-up times, and have never observed a traffic problem around the school. Nor have I noticed any increase in street parking on the surrounding streets since Griffin School moved to the area from its previous Hyde Park home.

What I have noticed is a tremendous effort on the part of Griffin folks to address, from the time they first moved to their current facility, concerns any of their neighbors had about living near a school. They rent nearby parking, encouraging carpooling, think through traffic flows, etc. They really are a good neighbor.

I fear that a decision against Griffin's application would eventually lead to Hyde Park losing this school which does so much for Hyde Park in the way of volunteerism, meeting host, summer camp programs, adult education, promoting the arts, etc. And so I encourage you to vote in favor of the school's application, thereby assuring that it continues to serve as Hyde Park's vibrant art and civic core for decades to come.

Regards,



Richard Finley

Board of Adjustment

City of Austin
Austin City Hall
301 W. 2nd Street
Austin, TX 78701

May 6, 2015

To the Board of Adjustment Members:

I hope this finds you well! As homeowners in the immediate neighborhood (4803 Evans Ave 78751) of the Griffin School, we'd like to weigh in on the proposed adjustments that enable the Griffin School to expand into an additional building.

We 100% support the expansion of the school. The administrators, staff, and students have been excellent neighbors in our community, and we believe that fostering the school community truly enhances our neighborhood. We were pleasantly surprised to find that there is almost no traffic/congestion related to school drop-off/pick-up. Both students and parents are respectful of the school's neighbors, strictly following guidelines to only park (and drop-off/pick-up) in designated school parking spaces.

The school is very well maintained, and it fits in well with the homes in the surrounding neighborhood. Additionally, the school performs a number of community service projects, directly and positively impacting its neighbors.

We have gained insight into the Griffin community via our son, a sophomore student at Griffin. Through him and his classmates, we continue to see the overall attitude of the school demonstrated – respect for each other and their neighbors.

Overall, we support both the school and its mission, as well as its opportunity for growth within our neighborhood. Please feel free to contact us with any questions.

Best regards,

Nicole & P.J. Tanzillo

4803 Evans Ave
Austin, TX 78751

~~nicole.tanzillo@gmail.com~~

~~pj.tanzillo@gmail.com~~

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015


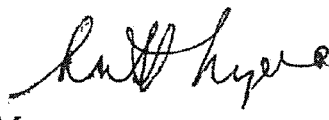
Dear Ms. Heldenfels and Board of Adjustment Members,

We live in north Hyde Park and are neighbors with the Griffin School. The school is a great neighbor. It does a lot for the community, including summer camps for kids, art classes for adults, mentoring of Ridgetop Elementary School kids, and volunteering at the neighborhood park. The school provides quality education for its students, as we know from family friends whose children have been there.

We walk by the school almost every day and have never observed any traffic or parking issues. We think the school has good proactive plans in place to address potential future traffic and parking issues as it grows.

We fully support the school's need and goal to grow to a maximum of 125 students.

Sincerely,

 
Heidi Bojes and Scott Myers
4907 Ave G

Kevin Heyburn
3811 Avenue H
Austin, Texas 78751
(512) 420-0103

~~heyburn@att.net~~

May 7, 2015

To the Honorable Members
Board of Adjustment
City of Austin

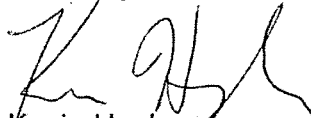
Dear Members:

I support the Griffin School's development plans that are currently on your May 11th agenda.

The Griffin School has been an excellent neighbor, and their plans to improve their campus will only enhance Hyde Park. The school's administration has diligently worked with parties interested in the school's plans, and I am satisfied that all neighbors' concerns have been addressed.

Please support the Griffin School's efforts to improve its campus.

Sincerely,



Kevin Heyburn

512-656-5505 ~~Griffin School~~ 3903 Avenue G Austin TX 78751

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We support the Griffin School's goal to grow to 125 students. This number of students will allow Griffin to be a sustainable school and business that has proven to be a desirable component of the viable community that many have worked so hard to foster for many, many years. As residents of the Hyde Park neighborhood for 24 years we are quite satisfied that the parking and traffic situation at Griffin has been and will continue to be quite well managed. I can think of no better use of the school property. As a vibrant neighborhood and a growing city we must encourage and support those institutions and businesses that have embraced the ideals that have contributed in so many positive ways to building a better community. Our family lives in Hyde Park, and we own rental property here as well. The Griffin School has made our experience in Hyde Park richer in every way. I am certain the school will continue to do so if they are permitted to grow to the level of sustainability they are requesting in the case before you tomorrow.

Sincerely

Mark & Aviva Fishman

3903 Avenue G

June 3, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am resident and homeowner in Hyde Park and I am writing to you in support of the Griffin School's application to grow their enrollment to a maximum of 125 students.

The Griffin School is an amazing part of our Hyde Park neighborhood and embodies everything that being a good neighbor in modern urban society entails. I support and encourage their growth.

As a residential real estate broker, I have often driven past their location during school times while showing properties for sale in the area. I have never noticed a current parking or traffic problem in the neighborhood and actually, I quite often point out the Griffin School, our local private high school dedicated to the arts, as a positive attribute of the Hyde Park neighborhood.

Furthermore, I have total confidence that the owners of the school and the governing board will be proactive and constructive in addressing future traffic and parking needs as they grow. These are individuals committed to fostering a sense of community and enriching the Hyde Park neighborhood.

Kind regards,

A handwritten signature in black ink that reads "Tammy Young". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Tammy Young
Neighbor, 44th & Avenue H

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Jill

First Name

Nokes

Last Name

4200 Ave. F Austin, Tx 78751

Street Address

Jill Nokes

Signature

6.2.15

Date

June 5, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We are writing in favor of the Griffin School's application for a variance. As parents of a rising sophomore, we have spent the last year witnessing the many ways in which the school is an asset to the immediate community and believe that its expansion will only deepen this value.

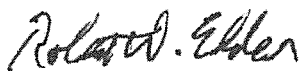
First, the school demonstrates consistent and strong support for both parking and traffic flow. As prospective school parents, we were informed of parking guidelines prior to our first informational visit to the school. The school communicates proactively prior to every school event and at regular intervals in between. I do not witness this same sense of responsibility from any other community business in the vicinity.

Second, the school's past, current and future utilization of the property are consistent with the spirit of the historic Hyde Park neighborhood and include features like gardens and art. It is a family friendly environment, and the school has hosted numerous community events, including meetings of the neighborhood association.

Finally, the Griffin School fills an educational niche that is currently lacking in our community. The blend of artistic development, college preparation and community service are unique and deserve the chance to expand to capacity.

We are present during the regular drop-off and pick-up hours and do not observe traffic to be a significant issue – particularly compared to AISD campuses. We believe school adds tremendous value to the community and support its expansion. Please do not hesitate to contact us at with any questions.

Sincerely,



Robert Elder
(512) 507-9558



Susan McDowell
(512) 426-8486

2506 Cascade Dr., Austin, Texas 78757

Leane Heldenfelds and Austin Board of Adjustment Members
Case Number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Ms. Heldenfelds and Board Members,

I am writing to you in favor of the application in the above case for The Griffin School. My son has attended the Griffin School in the current location for the last four years. We are so fortunate he was able to have this amazing educational experience in our neighborhood. We live within walking distance of the school. The growth to 125 students would take them to the ideal size for classes and social opportunities.

As a parent and living in the neighborhood, I have never had a problem picking up or dropping off there is always a place to safely park. Adam is always very conscientious and asks families to park in appropriate places for school and events.

I have known Adam and Caroline Wilson for many years and they have always made the effort to be involved in the community and encourage the students to do the same. There could not be a better neighbor.

Respectfully,
Sara Protzmann

May 11, 2015
Emily Dollarhide
602 Fairfield Lane
Austin, TX 78751

Re: Griffin School – New Building

To Whom it May Concern,

I have lived in Hyde Park since 1988, and like many other residents, I have seen the neighborhood grow and change over the years. Twenty-seven years is a long time to live in one neighborhood, and in that time I have moved around the various avenues. Eventually I put down roots when I purchased a home at 602 Fairfield Lane, which is two blocks from Griffin School. I feel that over the years I have learned what it means to be a good neighbor. A good neighbor cares for their property. A good neighbor participates in events within the community like meetings, homes tours, and "It's My Park" days. A good neighbor respects and listens to the concerns of those around them.

Since I started working at Griffin School last year, I have seen that the school contributes to the community in a positive way. Our school building at 5001 Evans Avenue is a place where we garden, celebrate learning, and appreciate our surroundings. From my perspective, we are good neighbors. Our students, even those who live outside of 78751, clean our grounds, care for our building, volunteer at local organizations, and provide diversity and value in Hyde Park.

I would like to note that we have our own designated parking lots so that we do not interfere with the flow of traffic in the neighborhood. I have never had an issue finding a spot in our lot, and for any events that we have, we recommend parents and students park in the parking lot that we rent on 51st Street.

Thank you,



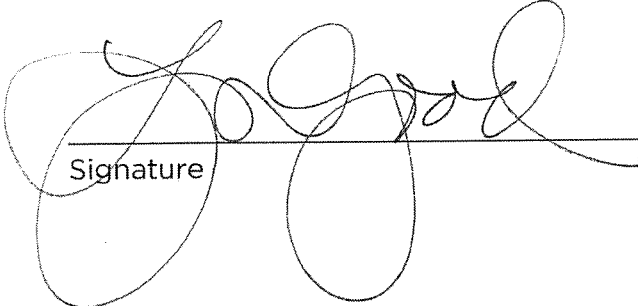
Emily Dollarhide
512-971-5743

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Lynn Osgood
First Name Last Name

4015 Avenue D Austin, TX 78751
Street Address

 5/31/15
Signature Date

Cynthia A. Ayala
Ridgetop Elementary Teacher
5005 Caswell Ave
Austin, Texas 78751
June 1, 2015

Hyde Park Neighborhood Association Meeting
Austin, Texas 78765

Dear HPNA,

I am writing to express my full support for the pending decision on the new variance application for Griffin School located in this lovely and unique neighborhood.

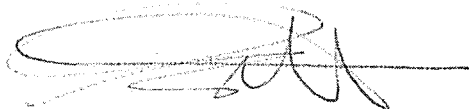
I understand that some in our community have voiced concern while many more have voiced support for the school, its students, and its continued growth.

I have been a teacher at Ridgetop Elementary for nine years. Through the years our community has changed, Griffin School being our neighbor has been on the most positive transformations. I have enjoyed seeing the diversity of talents and strengths that Griffin has shared with our Ridgetop students. Director Adam Wilson has been a great facilitator in student responsibility to community, citizenship. Because of his strong belief in bettering oneself by bettering the community, his students have tutored and mentored numerous Ridgetop Rattlers. Additionally, they have helped with teaching marital arts classes, painting educational murals, and helping with our gardening initiative. Our Ridgetop Rattlers have benefited greatly from our new neighbors. We look forward to a continued relationship.

As a parent, I am happy to see the camps that are offered to a variety of ages. My daughter, who is an Ann Richards Star, was extremely excited to see what Griffin's summer camps had to offer. She decided to sign-up for the Radio Camp where she'll actually have the opportunity to see how a live show works at KUT and KOOP. How cool is that?! I believe that Griffin School is symbolic of what Hyde Park is known for, a community of socially aware and uniquely creative Austinites.

I urge you to move forward with the approval of Griffin's variance application so that may continue to grow and give to this amazing community.

Sincerely,

A handwritten signature in dark ink, appearing to be 'C. Ayala', with a long horizontal line extending to the right.

Cynthia A. Ayala
Bilingual Special Education Teacher
Ridgetop Elementary

4705 Avenue H
Austin, Texas 78751
(512) 453-0947
June 1, 2015

Dear Board,

I am writing in support of the Griffin School's request for a variance to increase enrollment at their current location in the Ridgetop neighborhood. I live nearby in the Hyde Park neighborhood and my children go to Ridgetop Elementary School. We have been thrilled to have the Griffin School nearby and would like to support their success as a school that has led to their opportunity to grow.

As an actively involved parent at Ridgetop Elementary, I speak for many when I say that we have seen firsthand the many benefits of having a nearby school of older students. Griffin High School students fill the roles of much needed mentors for our children. They also serve as counselors and role models for after school capoeira classes. From the first year Griffin came to this location, they reached out to us about MLK Day when their students do community service around the city. For years now, they have sent a group of students to help with our garden projects, library projects, and art murals. I cannot tell you how much a small school like ours appreciates having them as neighbors.

I have also seen the Griffin School's contributions to the community as a resident of the local neighborhood. I have participated in their mosaic workshops as they opened their school to include as many neighbors as possible to create the Shipe Park mural. The school and its director Adam Wilson also have a strong presence at every It's My Park Day when they provide volunteers, materials, and live music from their students. The school's presence in the area has added much to our neighborhood community.

I understand that parking is one of the main issues that may affect the variance. As it is now, I never notice problems with parking or traffic. I pass the school every day on the way to drop off and pick up my children at Ridgetop Elementary and if anything, I see more pedestrians and bikes at Griffin than vehicles. (Our school is another story, so I know what it is to see school congestion!) In fact, the Griffin School allows patrons of Flightpath, a nearby coffeeshop, to park in their lot after school hours, helping to alleviate the local business's parking issues. Furthermore, it seems the Griffin School has a plan to use the nearby parking lot at Ridgetop Baptist Church to accommodate the extra cars that would come with increased enrollment.

Considering the positive impact of the Griffin School on the neighboring school, park, and neighborhood community, I ask that you approve their request for a variance. I am happy of the success that is allowing them to grow within their means and space. They have the support of many neighbors and hope the City will support them as well.

Thank you,


Annette Lucksinger

*Ridgetop Elementary School CAC member
and Hyde Park neighbor to the Griffin School*

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am IN FAVOR of the application for variance and encourage you to approve the variances.

I am the parent of a now rising sophomore at The Griffin school and have been visiting this school for various reason for several years now. I feel that this school provides a valuable and unique educational experience for not only students in the neighborhood but to students throughout the Austin area. One of the attractions of Griffin is that it is a very small school. It just happens to need to be a just little larger to provide an optimally sized body of students. The goal is to grow to a maximum of 125 students which is 32 more students than now attend. There have been studies in educational journals that recommend school communities optimize at about this size.

As I have said, I have been visiting this school at various times for the past several years and daily during this last school year. To me it is obvious that Griffin School DOES NOT contribute to traffic congestion or parking issues. As a matter of fact, the traffic and parking around the school is far better managed than the surrounding businesses and even residences. You never see Griffin faculty, staff, students or parents parked on the surrounding curbsides. The main reason is that there is plenty of parking designed into the present plan. What you will see is people parked curbside away from the school going to the area businesses such as the coffee shop, yoga studio and especially in the morning, Biscuits and Groovy. There are other businesses in the area that have people parking on the curb on the south side of 50th street. These people are not connected with Griffin.

Drop off in the morning is the busiest time of the day but it remains calm and controlled. So much so there has never appeared to be a need for more controlled traffic pattern. There is always enough parking spaces for parents to pull into a parking space, drop their student(s) off, back out and drive away. It's only at the ends of the blocks away from Griffin property is there any congestion. Once again, congestion not associated with Griffin.

Pickup is even more relaxed as that traffic is spread out over a longer period of time. Actually several hours. Once again there just isn't a problem associated with the Griffin traffic or parking.

Griffin is wanting to grow to a maximum of 125 students. This is 32 students more than now attend. At most half of that number will be of driving age and there is plenty of parking two blocks away from the

school. It doesn't seem like many of the driving age students actually drive themselves to school. The remote parking is not completely utilized as it is now.

Once again let me point out that I have been coming to this school for many years at all times of the day and all parts of the year. I just don't see parking and traffic as being a problem. On top of all that, the administration is willing to devise plans to address traffic issues if they do come up in the future. And I'll say again that there has perceived to be no problem in the past and that is the only reason efforts haven't been made to date.

I understand that there is some concern regarding the possible aesthetics of new construction. I would point out that Griffin is a College Prep High School emphasizing the artistic and creative aspect of their students and since they are seeking to enroll the best and brightest students in the Austin area, there is no advantage to the school to build an aesthetically displeasing structure or one that doesn't acknowledge the unifying goals of urban planning. There are just too many talented and smart people involved in this project to let something like that happen. From what I see of the plans the new construction actually protects or isolates the neighbors from the school.

If you have read all of this letter, let me say thank you for listening to my thoughts. Griffin is a positive addition to this neighborhood. There are people who are buying houses in this area just so that they can work and attend this school. We are considering it ourselves and I have considered the traffic and parking situation from the point of view of a potential resident.

In closing I will say that this is the third time that I've been involved in the expansion of a small school in an established neighborhood. Both of these were in neighborhoods far more exclusive than this one. The last one was in Tarrytown. In every one of these expansions there were concerns voiced by a few very vocal residents. Their concerns were real and were listened to by the schools and in each case the issues were addressed and proved to be unfounded. And in each of these cases the presence and growth of the school was a net positive for the neighborhood and the residents.

I sincerely believe that you should allow the variances as there is far fewer issues here than each of the other instances I've been involved.

Sincerely,

Michael J Willy



GRIFFIN SCHOOL

Adam Wilson <adam@griffinschool.org>

letter of support

Nancy McCranie <nmccranie@hospiceaustin.org>
To: Adam Wilson <adam@griffinschool.org>

Sun, Jun 7, 2015 at 2:05 PM

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of adjustment June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

My two sons are current students at Griffin High School, one is a rising sophomore and the other is a rising senior. As a native Austinite, I'm aware of and sensitive to the changing traffic patterns of this wonderful city in which we live. In the three years that the boys and I have been driving to school, however, not once have I noticed anything even remotely resembling congestion or crowding around Griffin School. In fact, there are usually numerous spaces around the school and the neighborhood in the morning when I drop off and in the afternoon when I pick up. Likewise, when I have been to the school in the middle of the day all is quiet and serene. Whenever I drive down Martin Avenue to drop the boys off I especially notice how little through traffic there is, how peaceful it is. Whenever the school has an all school event there is great care taken to inform school families as well as guests about where they can park and where they cannot.

Families are encouraged to park several blocks away in the overflow lot for a nearby Baptist Church. My experience is that Griffin families are extremely cooperative in complying with these parking rules. In fact, just this past Saturday for graduation I was witness to numerous individuals and groups of families happily walking together from the Baptist parking lot to the school.

The Griffin School community is led by two amazing people: Adam and Caroline Wilson. They are people we all hold in the very highest esteem for their integrity, honesty, kindness, thoughtfulness, and high standards. They, along with the faculty and staff, have created a remarkable place where young people are not just educated, they are nurtured and encouraged to be their best selves and to strive to become the kind of people who will be forces for good in the world.

These teenagers do gardening and yoga, they work with children at a nearby elementary school, they create art and music and drama, they study hard and they figure out how to work through problems and conflicts by working together, not pulling apart. In other words, Griffin School is a light in this world that is hungry for light. As a parent and member of the school's Board of Directors, I can give you my sincere assurances that growing the student body just slightly to a maximum of 125 students will not only make the school sustainable, but will help these remarkable young people have a broader social and academic context in which to grow. I can assure you as well that detailed considerations have been made as to how this step will not negatively impact the surrounding neighborhood in any way. In fact, I believe that having this school in its midst makes it a safer, more beautiful, more vibrant, and peaceful place; a neighborhood set apart because of the positive work going on inside and on the grounds of this wonderful school. Therefore, I urge you to approve the request of the Griffin School.

Most sincerely,

Nancy

The Rev. Nancy Chester McCranie
Director of Volunteer and Bereavement Services
Hospice Austin,
512-567-5527

06/07/2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am in favor of the Griffin School's application for variance from the Board in terms of the content. I believe that this should happen so that the school expand and reach a more sustainable size.

I have attended Griffin for the past four years and it has been a very supportive and greatly assisted me in my education. Therefore I feel that Griffin is a benefit to society and believe that it should be allowed to carry out its plans to expand to reach a more sustainable size so that it can continue helping students, as it had helped me. Also, increasing the number of students will allow Griffin to offer more different and advanced classes, which would make it an ever better school for preparing students for life. Although Griffin will increase its enrollment if the plans are carried out, it will still only have a maximum of 125 students, which is very small compared to many other schools. This means that even though there will be more students, it will be a quite small school and should not be too disruptive to the surrounding community.

I have heard that there have been complaints about the school already causing traffic problems on the nearby streets, but I have not seen severe parking problems myself. I have been picked up on Martin Ave most afternoons for the past two years at about 4:15 and have very rarely seen any traffic problems and there has usually only been a few cars from Griffin at most. From my observations, Griffin is not currently causing any regular traffic problems.

I therefore am in support of the Griffin School's application because I believe expanding will allow the school to continue helping students for a longer time and provide an even higher level of preparation to those students. Also, the school is not currently causing any severe traffic problems on a regular basis.

Sincerely,

Gunnip Mueller
Gunnip Mueller

Kathleen Winslow Morgan

603 N. CUERNAVACA UNIT 1004

AUSTIN, TEXAS 78733

~~CONFIDENTIAL~~

June 4, 2015

Leane Heldenfelds, Planning and Development Review
& Austin Board of Adjustment Members

Re: C15-2015-0068 501 Evans Ave & 5000 Martin Ave.
Board of Adjustment, June 8, 2015


Dear Members of the Board of Adjustment:

I understand that you will hear and decide a request for a variance regarding 501 Evans Ave & 5000 Martin Ave. which is The Griffin School. Please be advised that I am "IN FAVOR" of The Griffin School's application for a variance from the Board. My daughter is one of 93 students currently attending The Griffin School. I highly support their goal of growing to a student population of 125, and this variance will enable them to sustain that growth and promote progress that will benefit the students, the surrounding community and Austin as a whole. My daughter currently walks with a group of Griffin students through the neighborhood to Ridgetop Elementary to serve as mentors for these deserving children who need extra support. This is just one of the ways this school serves the immediate community.

I understand that neighbors have complained about cars parking on the street and have attributed this increased traffic to the school. However, my daughter and the other upper class students who drive, park each day at the Ridgetop Baptist Church parking lot as The Griffin School leases parking space for the students. I volunteer frequently at the school and have never had a problem finding a parking spot in front of the school; as well as have never had to park on the street. I have however, observed other individuals park in front of homes on the street and walk around the corner to the retail shops on Duval.

Please consider the positive impact the approval of this variance will provide, and please do not hesitate to contact me should you have any questions or concerns.

Sincerely,


Kathleen Winslow Morgan

June 5th, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068: 5001 Evans Ave & 5000 Martin Ave Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

The growth of Austin is a hot topic especially when it comes to increased traffic but with growth comes opportunity. In the case of the Griffin School, growth is good and necessary to allow more students in Austin to take advantage of this unique and wonderful campus. Unique and wonderful- two words that describe Austin itself and something we don't want to lose as our city grows. The school meets the needs for a small, diverse group of students and keeping the school small is part of the attraction. The school is planning to add only thirty-five more students, which does not mean an additional thirty-five more cars parking at the school. So many of the students and teachers walk, bike ride, bus/metro, carpool or are dropped off at the school. I have never had a problem with traffic during the drop off or pick up hours. An additional expansion should not have a large impact on the neighborhood but rather increase its value.

In turn the Griffin School will continue to be an integral part of the community itself. Griffin students volunteer at the local elementary, take on art projects in the neighborhood, and work at the school gardens, which are open to neighborhood residents. The school itself provides a local gathering place for neighborhood associations to meet. The Griffin school continues to model for its students how to live in community and work together by proactively implementing solutions such as: leasing parking from a nearby Church for the two annual events held at the school, hosting car sharing space on weekends and by making available its own parking spaces evenings and weekends for neighborhood resident use.

Our family has decided to make this our home for high school and we look forward to the growth of the school that will round out the learning for all students and allow a few more families here in Austin to benefit as we have from this unique and wonderful place. **Please allow the Griffin School to continue with its building plans.**

Sincerely,

A handwritten signature in cursive script, appearing to read "E. H. Klingler".

Elizabeth Klingler

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We hope you will approve the Griffin School's building permit application. We are parents of a Griffin school student, and we feel that the school is an important part of this dynamic central Austin neighborhood.

The number of students that Griffin is looking to add should not significantly affect our presence in the neighborhood but it will be a major impact in the ability of the school to provide a variety of classes and extracurricular activities.

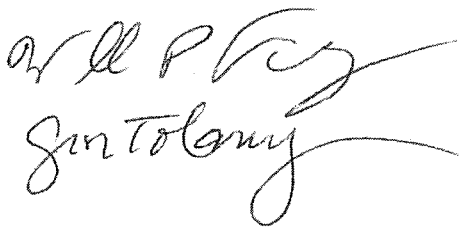
I understand that the neighbors have some concerns about traffic and parking. But in my experience driving through the neighborhood at various times of the day, most of the parking issues (and related traffic congestion) are unrelated to Griffin School, but rather result from people parking and walking to the businesses and bus stops along Duval.

The administration has always reached out to parents to make sure we minimize our impact on the neighborhood, and I know that have proactive plans to address the additional traffic that will come with an increased student body. Every Griffin student and parent we know are eager to be good neighbors.

We hope that you will approve the permit so that the Griffin School can continue to be a sustainable school in Central Austin.

Thanks for your consideration,

Gin & Bill Tolany

Handwritten signatures of Gin and Bill Tolany. The signature for Bill Tolany is on top, and the signature for Gin is below it.

Deborah Shelton, MD
4615 Spicewood Springs Road
Austin, TX 78759
512-241-1420

Board of Adjustment, June 8th, 2015

Case # C15-2015-0068

5001 Evans Ave & 5000 Martin Ave

Dear Leane Heldenfields and Austin Board of Adjustment members,

This letter is **In Favor** of the application for a variance from the board. As a parent of a rising 11th grader who has attended programming at Griffin for over 4 years, I have the necessary experience to comment on the board decision.

My daughter has Dyslexia, Dysgraphia and ADHD. There are very few schools, or arguably any other local schools, that can provide my daughter with a small class size, rigorous college-prep education, and accommodate her special needs. Despite our daughter's learning differences, she has been able to **thrive** in this **rigorous academic environment** because the educational demand is balanced with **dedicated and passionate teachers** and administrators who make the work exciting and interesting.

In addition, the **school is a tremendous asset to the Austin community**, encouraging student leadership and responsibility, such as weekly volunteer work at the nearby elementary school, as well as participation in local arts in the East Austin Studio Tours, and inviting the community to participate in making a mosaic mural and other improvements for Shipe Park.

A small increase in **growth to 125 students is reasonable for sustaining appropriate and necessary high school programming** for a well-rounded education in academics, fine arts, and athletics, as well as the opportunity to take advanced placement courses. Several private high schools in town already fulfill certain sectors of our population, for example the upper social classes, or children having difficulty making it in regular high schools for a variety of reasons, but the Griffin School is unique in the Austin community, providing a pretty even blend of students from a variety of backgrounds, all coming together in a melting pot of love for academic curiosity, and **reflecting Austin as a smart, artsy and vibrant place to learn.**

Regarding parking, I drop off my child and pick her up from school on a daily basis. I have never had a problem finding a parking spot in the designated parking. In fact there are usually several parking spots unfilled. On event days, parents park at the church parking lot and walk over. It is **my impression that neighborhood parking in front of people's homes must be due to overflow at local businesses on the next street.** Adam Wilson, school director, makes a written and verbal announcement at every event, reminding parents to please be considerate of the neighbors by not parking in front of their homes. And the parents are glad to do so. We want the neighbors to be happy and participate in what we bring to the community.

Sincerely,

Deborah Shelton, MD



GRIFFIN SCHOOL

Adam Wilson <adam@griffinschool.org>

Reference Case Number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave

David Cordova ~~dave.cordova@griffinschool.org~~
Reply-To: dave.cordova@griffinschool.org
To: adam@griffinschool.org

Sun, Jun 7, 2015 at 3:17 PM

Ms. Leane Heldenfelds and Austin Board of Adjustment Members.

I am a parent of a 4 year Griffin student. The Griffin school has been an amazing school for my daughter. I feel completed to write you today in favor of The Griffin School application for a variance from the Board. I support the school's goal to grow to 125 students. This is the scale will enables the school to be sustainable as a school community and as a business. The school currently has 93 students, so this only adds a maximum of 32 more.

There is a perception by a few of the school's immediate neighbors there is a terrible parking and traffic situation in the neighborhood already. Yes, it has been my understanding that there are parking issues on 50th Street and Evans because of people parking to go to the coffee shop and yoga studio and other nearby businesses. Those are not Griffin School cars since, at Griffin, there are always on-site parking spaces available for the staff and students who drive.

It is my understanding that the school is planning a number of ways to avoid traffic problems as it grows in the coming years. One way includes requiring the students, who drive, to park offsite at the Ridgetop Baptist Church parking lot. This will leave many on-site spaces open for drop-off and pick-up vehicles.

Thank you're your thorough review and consideration of all aspects of this case. Should you have any questions for me, please feel free to contact me.

Regards,

David Cordova.

06/07/2015
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjust for June 8th, 2015

Dear Leane Heldenfelds and Austin Board of Adjustment Members,

My name is Berdie T. Valdez and I would like to inform you that I am IN FAVOR of the Griffin School's application.

I have been involved with the Griffin school for 4 years now and fully support the school trying to grow to 125 students. It is important that the school be able to do this in order to be sustainable. Why? Well this school is not like any other school. The impact it has on not only the student's lives, but the family's they come from, is incredible. They "are" the school that makes a difference in people's lives. In fact, I have attended three graduation ceremonies held by the school. This year my family and friends attended. Everyone could not believe the heartfelt stories told by parents, siblings, teachers, friends, and extended family members. It was one of the most beautiful and unique ceremonies they had ever been to. A ceremony that left them touched by people that were complete strangers, but whose lives were positively impacted by the school.

With regards to traffic in the area, I can tell you first hand that I have seen individuals park on Evans and 50th street then walk over to 51st and Duval. Usually these individuals resemble that of college students. I have never seen a huge amount of congestion but I have seen non-school personnel park in the area.

The school has also been very responsible in letting school personnel know where available parking is located and also informs school personnel and their families where "not" to park. This is done numerous times throughout the year. They work hard to keep their neighbors happy. Not because they have to, but because they genuinely want to.

The world needs more schools like Griffin. Please help them to become sustainable so that they can continue to impact more lives.

Thank You,
Berdie Valdez

512 297-5454

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

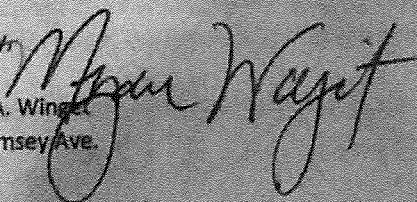
I am writing to say that I am IN FAVOR of the Griffin School's application for a variance. I understand that some of the school's neighbors are in opposition to the variance primarily because of parking and traffic concerns. However, I have not seen significant traffic and parking problems, and I am at the school daily, during the times when there would be such problems – namely, drop off and pick up times. I have had parking problems in this neighborhood before the Griffin School was in the neighborhood (and these problems persist), but that was because of the terrible parking situation caused by Flightpath Coffee, the bike shop, and the food trailer. I'm not sure that the Griffin School should be held responsible for the problems caused by the commercial district on the next block at 51st and Duval.

These neighbors also cite the problem of growing the school to 125 students from its current population of 93. This is an additional 32 students. These 32 students will help the school remain financially viable, and build a sustainable and vibrant community. I fear that losing this variance will force the Griffin School to eventually close its doors – which would be bad for the neighborhood, for the kids who go to the school and the families who love the community that Adam and Caroline Wilson have created.

I'm curious to know what the neighbors who object to the variance think is going to happen if the Griffin School leaves the community? Realistically, another school will go in its place, with no guarantee that the new school director would be so accommodating as the Wilsons have been. They've rented the extra lot for parking, going above and beyond parking code. They've asked that parents drive in a particular pattern in the neighborhood, and are working toward instituting one-way streets to enforce that pattern. They stagger drop off and pick up times so we don't inundate the neighborhood. They keep evening events to a minimum. They take pains to have nice, engaging art in the yards, plant gardens, and get community input on new structures. I live in another downtown neighborhood (Rosedale), and I'd be happy to have the Griffin School in my neighborhood. Again, I am IN FAVOR of the variance.

Sincerely,

Megan A. Winget
4213 Ramsey Ave.



June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am writing to say that I am IN FAVOR of the Griffin School's request for a variance to build an extra building on their property on Evans Avenue. My neighborhood, Rosedale, recently had a problem with a restaurant that requested a variance – Épicerie, on Hancock Avenue. The variance was granted, in opposition to neighborhood complaints, even though they only had 8 parking spaces for their 75-person restaurant (they lied and said that they had 21 spaces), were installing a dumpster 10 feet away from the bedroom window of a single-family home, and stated that their establishment would not have any effect on traffic patterns in the neighborhood.

On the face of it, these seem to be the same kinds of complaints that the Griffin School's neighbors have. However, there is a huge difference. The Griffin School has gone above and beyond parking code to lease spaces from the Ridgetop Baptist Church down the street, they've asked parents to be cognizant of the neighborhood traffic patterns, and are taking proactive steps to enforce one-way traffic to improve flow through the neighborhood, they've staggered drop-off and pick-up times so parents don't overwhelm the neighborhood with cars and kids; and they've welcomed community input to their new structures and proposed landscaping. Whereas Épicerie has actively alienated the Rosedale community (including complaining about the "unwelcoming atmosphere" of Rosedale neighbors to the Austin-American Statesman) – the Griffin School has, it seems to me, gone out of its way to promote goodwill among the Hyde Park community in which it lives.

The Griffin School wants to build a new structure so they can grow their student population from 92 students to a maximum of 125. This is an additional 32 students. These extra students will help the school grow to reach financial sustainability and will provide a healthy base to build on the already engaging and vibrant community that already exists. I'm afraid that if the Griffin School can not add these 32 students, they will eventually have to close – which will be bad for the Austin community in general, the Hyde Park neighborhood specifically, the students who make Griffin their home, and the families who love the community that Adam and Caroline Wilson have built.

I actively fought against Épicerie. I understand what it's like to have a bad neighbor in a small neighborhood. The Griffin School is not a bad neighbor. I believe that the Griffin School has acted, and will continue to act, in good faith and should be granted the variance.

Sincerely,

Nancy K. Myerson
4016 Rosedale Ave.



June 4, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am "IN FAVOR" of the application for variance.

My son has just completed his freshman year here at The Griffin School and I cannot think of another school that encompasses the spirit of Austin, not to mention the neighborhood of Hyde Park. Griffin students learn and live communitarian values: We emphasize social responsibility, and engage all students in school governance, whole school activities, and service both to the school community and to the larger community of Austin. Being an inclusive and engaging community does not just happen because of our size – we work really hard at it!

Therefore I feel it is very important to increase the size of this school to 125 students. This permit allows us to expand our facility to incorporate our population growth. Growing to 125 students is the scale that enables us to be sustainable as a school community and as a business. Growing to that level gets us to what we believe will feel like a robust school community for our students with the kind of diversity and scale that allows for a healthy social world for teenagers. It allows us to adequately fill out the programs we have in fine art, athletics, and Advanced Placement courses. It protects us from fluctuations in enrollment and from unforeseen crises that can affect any organization. Sustainability is what we are seeking with this growth. Recognizing that 125 students is still a very small high school on anyone's standards would help put this in context. You can also note that we have 93 students now, so we are only talking about adding a maximum of 32 more.

There is a perception that we have created a parking and traffic situation in the neighborhood already. During the week I am always able to park in a school parking spot as I drop-off and pick-up my son from school. My observations are that we always have parking spaces available on-site for our staff and students who drive. Drop-off and pick-up traffic is spread across time in the morning and afternoon and never backs up into the roadway or even onto curb-parking in front of our neighbor's homes. I feel the coffee shop and yoga studio on the corner of Duvall and 51s street create more of an issue. During specials events at the school we are advised to park in the Ridgetop Baptist Church parking lot.

1 of 2 pages

2 of 2 pages

For future growth, the school is planning a number of ways to avoid traffic problems as we grow in the coming years. These include requiring our students who drive to park offsite at the Ridge-top Baptist Church parking lot (note that we meet parking code without those spaces - we are leasing them to be proactive and to go above and beyond what is required). This will leave many on-site spaces open for drop-off and pick-up vehicles. We are creating a plan for one-way traffic flow for Griffin families around the school property (one-way south on Martin Ave, and one-way north on Evans Ave) - we hope this will keep drop-off and pick-up traffic flowing and even more orderly.

Please vote "IN FAVOR" of the application for variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra Schmitt". The signature is fluid and cursive, with a long horizontal line extending from the end.

Sandra Schmitt

June 7, 2015

Leane Heldenfels
P.O. Box 1088
Austin, Texas 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

My daughter, Katherine Morris, graduated from The Griffin School yesterday. She attended Griffin for all four years of her high school education, the same length of time that Griffin has been in its current location on Evans Avenue.

During this time, I have seen incredible growth—in my daughter Katherine, in Griffin's potential student census, and in Austin's need for a school such as Griffin.

Before Kat began attending Griffin, she was shy to a fault and wouldn't look into people's eyes when they spoke with her. She refused to join any extracurricular activities and would skip lunch to avoid sitting with people. Her academic performance was average. Kat had previously attended a school that was very rigid and that catered to a select few students, leaving her and several other students to fend for themselves both socially and academically.

As soon as Kat and I shook Caroline Wilson's hand, we knew we had found Kat's new school. Caroline's passion and care for her and Adam's school and their students are very evident in the courses they choose to offer, the depth of the faculty's academic and intellectual knowledge, and the socialization of their students. It is obvious in the personalized approach the entire faculty takes with each student, each course and each activity. The teachers somehow are able to take all of the students under their wings, foster their strengths, and give them confidence that many of them didn't know they could ever have.

As for Katherine, she graduated with honors and as a member of the National Honor Society; she completed AP classes, joined several clubs, and performed musically several times in front of audiences. As I watched her graduate yesterday, I felt as if I was truly watching a miracle. I was not alone in that feeling; other parents were feeling the same way about their own children. As I said to Adam and Caroline, I will be eternally grateful for Griffin.

Griffin is a gift to parents, students, and the community. Based on Griffin's small size, students who excelled at Griffin, would not have been able to realize their true potential in a larger or different type of school. Growth to Griffin is necessary to allow future students to be able to obtain the same level of success as my daughter was able to achieve.

In regards to the possible traffic problem that some neighbors are anticipating or discussing, I ask that you please look at the streets surrounding Griffin. There are nearby businesses that have a larger traffic count than Griffin and have few, if any, parking places off the street for their customers. Griffin has parking directly on their property, as well as ample parking at Ridgetop Baptist Church. There is no reason that the students or faculty will be parking on Evans or any neighboring streets.

Additionally, I can attest that Adam Wilson has been very clear with all Griffin parents and students that street parking is not allowed. We follow that rule closely, to show our respect not only for Griffin, but also for the neighborhood. I know a real estate agent who sold a house on Evans; he said the homeowners said that the parking and traffic on Evans were not a problem and that they were moving only for a larger house. They also said that if they had children, they would welcome the idea of living across the street from their children's school.

As a final point, I am sure you are aware that approximately 140 people a day are moving to Austin. The public schools are facing possible overcrowding (*"Austin ISD Considers Long-Term Overcrowding Solutions"*, KXAN, April 20, 2015) and the private schools have limited accessibility. The fact that Griffin has the potential to increase their enrollment by 32 students is a true gift to the Austin school community. To think that Griffin can help 32 students each year as they helped my own daughter thrive is something that should be celebrated, not debated about.

I understand that the neighbors are concerned about traffic and parking, but these are issues that Adam has resolved with new traffic routes and an additional parking lot. To refuse Griffin the permission to expand is to take away the possibility of success and confidence to 32 children a year. I am hopeful that you will be able to see the opportunity to help students and their families with your decision.

Please free to contact me with any questions.

Sincerely,

Lynn Morris

C15-2015-0068

Heldenfels, Leane

From: ~~Spruce@usf.com~~
Sent: Monday, June 08, 2015 9:52 AM
To: Heldenfels, Leane; ~~adam@griffin-school.org~~; ~~hal@usf.com~~
Subject: Griffin School Case Number ~~SPC-2015-0120A~~
Attachments: Griffin School 2015-2.pdf

Dear Commission staff:

Lucy Annette Jones and I own the residential property (tri-plex) at 5000 Evans, across from Griffin School.

We have reviewed the school's request for a conditional use permit and support their request to allow the school to expand to a maximum of 125 students. Our support is based on the detailed traffic plan, covenant and agreement emailed by Mr. Adam Wilson to school neighbors on May 29th.

Attached is my comment form for consideration at the meeting scheduled today to consider the school's case.

We are pleased with the effort that the school is making to communicate with neighbors and trust that working together, we can all experience the school as a positive presence in our neighborhood.

Susan Spruce
305.803.5780

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2015-0190A

Contact: Lynda Courtney, 512-974-2810 or
Cindy Casillas, 512-974-3437

☒ I meet the requirements for and request to be an interested party
Note: All contact information is mandatory.

Name (please print) JASON SPRUE Telephone number 305-803 5780

5000 EVANS AUSTIN, TX 78751

Address(es) affected by this application (Street, City, ZIP Code)

1192 NE 91st Terrace, Miami Shores, FL 33138

Mailing address (Street, City, ZIP Code)

Susan Sprue

Signature

Date

Comments: I have reviewed the proposed
traffic plan and reserve consent
agreement from Adam Wilson of Griffin
School. I support the school's request
to change the maximum students allowed to
125, conditioned on agreements, traffic plan
and covenant proposed in Mr. Wilson's May

Mail comment forms to:

City of Austin

Development Services Department

Attn: Lynda Courtney

P. O. Box 1088

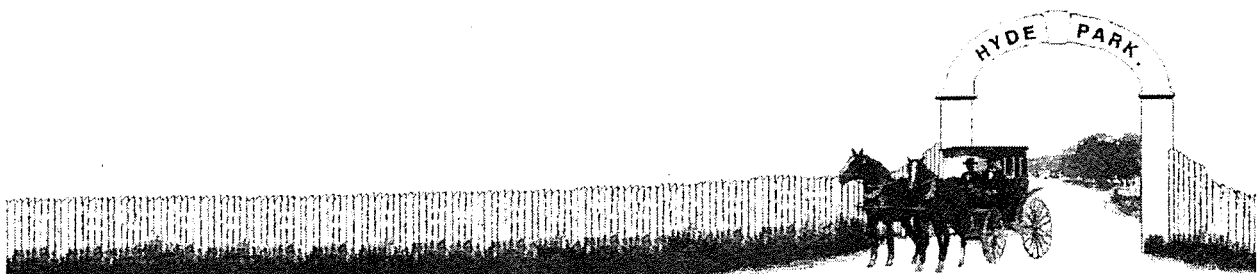
Austin, TX 78767-1088

Hyde Park Neighborhood Association

P.O. Box 49427 • Austin, TX 78765 • www.austinhdepark.org

The Hyde Park Neighborhood Association passed the following resolution with regard to Griffin School on June 1, 2015:

The Hyde Park Neighborhood Association is in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school and increase its enrollment to a maximum of 125 students.



June 5, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We are writing in favor of the Griffin School's application for a variance. As parents of a rising sophomore, we have spent the last year witnessing the many ways in which the school is an asset to the immediate community and believe that its expansion will only deepen this value.

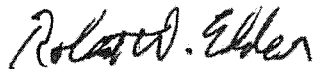
First, the school demonstrates consistent and strong support for both parking and traffic flow. As prospective school parents, we were informed of parking guidelines prior to our first informational visit to the school. The school communicates proactively prior to every school event and at regular intervals in between. I do not witness this same sense of responsibility from any other community business in the vicinity.

Second, the school's past, current and future utilization of the property are consistent with the spirit of the historic Hyde Park neighborhood and include features like gardens and art. It is a family friendly environment, and the school has hosted numerous community events, including meetings of the neighborhood association.

Finally, the Griffin School fills an educational niche that is currently lacking in our community. The blend of artistic development, college preparation and community service are unique and deserve the chance to expand to capacity.

We are present during the regular drop-off and pick-up hours and do not observe traffic to be a significant issue – particularly compared to AISD campuses. We believe school adds tremendous value to the community and support its expansion. Please do not hesitate to contact us at with any questions.

Sincerely,



Robert Elder
(512) 507-9558



Susan McDowell
(512) 426-8486

2506 Cascade Dr., Austin, Texas 78757

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: <http://www.austintexas.gov/devservices>.

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 received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Ann G Munroe

Your Name (please print)

☐ I am in favor
☒ I object

5008 Evans Ave, Austin, TX 78751

Your address(es) affected by this application

Ann G Munroe

Signature

5/30/2015

Date

Daytime Telephone: 209-606-2347

Comments: Public Safety with the increase

of cars and limited parking spaces at school. Street in neighborhood is very narrow, residential, not zoned for high school. Emergency vehicles will have limited access with traffic and additional street parking.

* Integrity of the neighborhood at risk

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

If you use this form to comment, it may be returned by noon the day of the hearing to:

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

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-6305

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