

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This property is zoned for Single Family, but remains very close to Cesar Chavez and Pleasant Valley which present opportunity to densify and strengthen walkability. This area of the Govalle neighborhood is close to many commercial and recreational establishments including Restaurants, banks, Lady Bird Lake, Kreig Field, and schools. Young families could reside here and also have the ability to house their older children or aging parents in a secondary dwelling. As evident by the rezoning of lots 11 & 12 on the same block which will be used for multi-family condos, there is acceptance for the aforementioned densification and enhancement in walkability in the area.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The lot is slightly less than the 7000SF required for a secondary dwelling but has a secondary dwelling already existing. This dwelling is not inhabitable and needs to be rebuilt/upgraded to be functional and safe. The secondary dwelling will provide a unit that can be used by older children or aging parents who may need support from their family and allows maintaining a family unit on one lot.

- (b) The hardship is not general to the area in which the property is located because:

The Govalle/Johnston Neighborhood Plan has not adopted 2nd residential dwellings however surrounding homes, neighborhoods and a large portion of Austin have allowed additional living structures on one lot, enhancing the quality of the property and Austin, in general. This lot already has a purposed secondary unit and since the allowable lot size is ever slightly less than allowed, the 2nd unit should be considered for grandfathering in lieu of/in conjunction with the allowable SF variance. In 1976 the back unit was permitted with bathroom and kitchen (two sinks).

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The new construction will adhere to all regulations on setbacks and height. It will maintain architecture style that is congruent with the new construction in the neighborhood already. It will also attempt to demonstrate resource efficiency and environmental awareness through landscaping and possibly solar arrays and water capture systems. These proposed changes will also comply with the goals of the Govalle/Johnston neighborhood plan to rehabilitate existing and deteriorating housing stock. This variance provides single family housing with the possibility of extended family, densification, walkability, and rehabilitation.

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: C15-2015-0079, 2909 E. 3rd

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

Public Hearing: Board of Adjustment, June 8th, 2015

Justin Telepak
Your Name (please print)

203 Linda St Austin 78702
Your address(es) affected by this application

Justin Telepak
Signature

512-922-4614
Daytime Telephone

Will cause traffic congestion, back of parking already
Comments

June 4 2015
Date

Note: all comments received will become part of the public record of this case
If you use this form to comment, it may be returned 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

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Public Hearing: Board of Adjustment, June 8th, 2015

KYLE SCHLESINGER

Your Name (please print)

3008 EZ Street

Your address(es) affected by this application

[Signature]

Signature

06.01.15

Date

Daytime Telephone: *512 650 5104*

Comments:

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

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