



411
30

October 12, 2015

Board of Adjustments
City of Austin

RE: 1211 Taylor, Case No. C15-2015-0132

Dear Board Members,

The East Cesar Chavez Neighborhood Planning Team is writing in regards to variances requested by developer Richard Kooris at 1211 Taylor.

The Team heard the applicants at the Sept. 16, 2015 meeting and voted to endorse the front and rear yard setback variances, but we do not support the FAR, only the allowable 2300 sq. ft. The Team also requests that the Board of Adjustments re-issue the Public Notification to include ALL items requested by the applicant if they pursue the increase.

We hope that the Board of Adjustments agrees with and votes along with the East Cesar Chavez Neighborhood Planning Team on this request.

Sincerely yours,

Alberto Martinez

Chair, ECCNPT

7/3

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

Case Number: C15-2015-0132, 1211 Taylor St.

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

Public Hearing: Board of Adjustment, October 12th, 2015

Dr. Delia Bara
Your Name (please print)

☒ I am in favor
☐ I object

1208 Garded
Your address(es) affected by this application

Dr. Delia Bara 10-6-15
Signature Date

Daytime Telephone: _____

Comments: _____

Note: all comments received will become part of the public record of this case
If you use this form to comment, it may be returned up until noon the day of the hearing to (those received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

C15-2015-0132

Heldenfels, Leane

From: Autumn Deuel ~~autumn@cheagleh.com~~
Sent: Tuesday, October 06, 2015 1:42 PM
To: Heldenfels, Leane
Subject: Variance requestsfor 1211 Taylor Street
Attachments: 1211 Taylor Street.opposition to variance requests.pdf

111
32

Dear Ms. Heldenfels,

I live at 1211 Garden Street and can often hear noise from Taylor Street properties.

I attach my opposition to Mr. Kooris' variance requests.

I do not believe that he is wanting to build 2 homes on 1 lot for any other reason than personal profits.

Thank you for your attention to this matter.

Yours truly,
Autumn Deuel

11/30

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

Case Number: C15-2015-0132, 1211 Taylor St.

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

Public Hearing: Board of Adjustment, October 12th, 2015

Your Name (please print)

Leanne Heldenfels

☒ I am in favor
☐ I object

Your address(es) affected by this application

1211 Camden St.

Signature

Leanne Heldenfels

Date

10/6/15

Daytime Telephone: 512-470-3923

Comments:

This structure(s) if allowed to proceed will overwhelm the smaller homes on either side of 1211 Taylor. We do not need these over-priced homes in this area. We do not need more unaffordable density on Taylor St.

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 up until noon the day of the hearing to (those received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov

11/34

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

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

Case Number: C15-2015-0132, 1211 Taylor St.

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

Public Hearing: Board of Adjustment, October 12th, 2015

Joanatha J. McMahon
Your Name (please print)

1217 Taylor

Your address(es) affected by this application

Leane McMahon
Signature

☐ I am in favor
☒ I object

10-5-15
Date

Daytime Telephone: 512 789-3978

Comments:

Note: all comments received will become part of the public record of this case
If you use this form to comment, it may be returned up until noon the day of the hearing to (those received after noon may not be seen by the Board at this hearing):

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: leana.heldenfels@austintexas.gov