



Austin, Texas 78756

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"Working together to keep our neighborhood
a nice place to come home to."

November 3, 2015

City of Austin
Board of Adjustment

RE: C15-2015-0102- 1403 W. 45th St.

Members of the Board:

The Rosedale NA steering committee discussed this case with affected neighbors at our meeting on 10/26/2015. We voted to remain neutral and defer to your judgment on the requested variances, with a request that you consider the concerns of the adjacent neighbors in your deliberations. In discussions with Mr. Cancialosi, we have his word that the applicant will agree to a condition limiting the FAR on the property to a .4 FAR, similar to all lots in Rosedale. Please note that this condition is not included in the wording of the posted variance request. We would oppose any variance that does not have that condition included.

Thank you for time and attention,

Chris Allen
Co-chair, Rosedale NA zoning committee

Heldenfels, Leane

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From: Jessica Chapman Otwell [REDACTED]
Sent: Thursday, October 29, 2015 10:41 AM
To: Katie Simon
Cc: Heldenfels, Leane
Subject: Re: C15-2015-0102- 1403 W. 45th St.

I agree with what Katie said. I also noticed some trees on this property edge and would add concern at prospect of them being removed since they provide precious shade on that walkway along 45th street. I am also worried about safety and access for not only pedestrians but tenants and traffic along 45th. It short this is a very tight space on a busy street to add 2 additional parking spaces.

Thanks,

Jessica Otwell

On Thu, Oct 29, 2015 at 10:24 AM, [REDACTED] wrote:

I am contacting you regarding the variance request above. I am a neighbor to this property and very concerned. There is no sidewalk on the south side of 45th St. We walk past this piece of property frequently to access the businesses near 45th and Burnet. If a home is built on this incredibly tiny piece of land, I worry that access will be limited posing a serious safety concern for me and my children as we walk along 45th. Please take this into consideration as you consider their variance request.

Katie Simon
4413 Rosedale Ave

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Jessica Otwell, **IDSA**
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