

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: C15-2015-0157, 3405 Far View Drive

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 9th, 2015

Carol Lee

Your Name (please print)

3506 Far View Dr.

Your address(es) affected by this application

Carol Lee

Signature

11/9/2015

Date

Daytime Telephone: *512-794-8250*

Comments: *See attached comments*

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

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 to:

City of Austin-Development Services Department/ 1st Floor

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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

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To: Austin Board of Adjustment, via Leane Heldenfels

From: Carol Lee, Glenlake resident and former Vice Chair of the Lake Austin Task Force

Case Number: C15-2015-0157, 3405 Far View Drive

November 9th, 2015 Meeting, Item M-9

If the applicant disclosed that this property was adjacent to Lake Austin and received incomplete or inaccurate information from staff, that is unfortunate. But it is Mr. Cancialosi's responsibility, as a professional, to thoroughly vet the applicable regulations and assess the building site conditions. The Austin City Council initiated the code amendment for the Lake Austin Overlay District on **29 August 2013**, after a considerable number of public hearings and extensive media coverage. There were additional public hearings and media coverage before it became effective on 7 July 2014. I am concerned about the amount of construction on steep slope that is being proposed with these variances requests, and I feel compelled to correct some of the findings being offered as facts for consideration of the variances.

Corrections to Hardship "Facts":

2.a. *"The vast majority of properties in the Glenlake Subdivision are not made subject to this overlay requirement that impacts the subject lot."*

This is not a unique situation. Throughout the 21-mile length of Lake Austin there are subdivisions platted along both banks in which only the lots that are within 1000 feet of the shoreline are subject to the Lake Austin District Overlay. This distance is specified because development within the 1000 foot Overlay area has a greater and more direct impact on water quality. Being "high above Lake Austin" should not exempt this lot from the Lake Austin Overlay as the vertical slope and bluffs specific to this lot create a significant challenge for controlling erosion and sedimentation into our drinking water supply.

2.b. *"This 'LA' Overlay Ordinance was not intended to regulate similarly situated properties to the Scarlett's lot. The Ordinance was designed to 'protect the scenic, recreational and environmental benefits of Lake Austin by restricting the scale and intensity of development near the Lake.' '...justifies a variance because strict enforcement of the terms of the Ordinance is not necessary to achieve the objectives of the Ordinance.'"*

The Lake Austin Overlay District was specifically intended to regulate lots such as this property. The Overlay District was created primarily to help protect the water quality of Lake Austin, recognizing the significance that impervious cover and construction on steep slopes has on water quality. It is imperative that the terms of the Ordinance be enforced for all subject property within the 1000-feet of the shoreline for it to be effective. The 1000-foot impact is measured horizontally, not vertically. For example, the Preliminary Site Plan for the subject property shows the septic tank and equipment located on steep slope "high above" the lake, but an overflow would reach the water faster than if the land were flat. The objectives of the Overlay protect the bluffs along Lake Austin as well as the quality of water in it.

3. *"Under the new Lake Austin overlay, only 5,452 square feet of impervious cover is allowed. Most of the homes in this area exceed that number by a substantial amount."*

Fortunately, most of the homes in the Glenlake subdivision have been constructed with far less impact than 12,861 sq ft of impervious cover. We constructed a residence on Lot 51 and have 3,380 SF IC on 2.25 acre for a total of 3.5% of the 25% allowed for RR. A review of the attached Equity Taxpayer Evidence Packet Report shows living areas of 1,737 SF to 7,928 SF on mostly 2+ acre lots. Although Living Area is not exactly comparable to IC calculations this report shows that most of the homes in Glenlake are substantially less than the 12,861 SF impervious cover that would be approved with these variances, or even the 5,452 SF that would be allowed without them.

Equity Taxpayer Evidence Packet Report

** indicates the subject property

| NBHD | Prop ID | Situs | State | Cond | AYOC | Class | Living Area | Sty | Pct Comp | Land acres | Mkt Val | Mkt/SF |
|-------|---------|----------------------|-------|------|------|-------|-------------|-----|----------|------------|-----------|--------|
| U2940 | 522234 | 9507 GLENLAKE DR | AI | A | 1987 | WV7- | 7,928 | 1 | 100.00 | 2.12 | 1,458,842 | 184.01 |
| U2940 | 521964 | 3632 RANCH CREEK DR | AI | A | 1985 | WV7+ | 6,141 | 1 | 100.00 | 3.22 | 1,692,387 | 275.59 |
| U2940 | 522070 | 3645 RANCH CREEK DR | AI | A | 1991 | WV6 | 5,445 | 1 | 100.00 | 1.77 | 753,689 | 138.42 |
| U2940 | 522219 | 9801 GLENLAKE DR | AI | A | 1999 | WV7- | 5,435 | 1 | 100.00 | 2.02 | 1,194,827 | 219.84 |
| U2940 | 521967 | 3620 RANCH CREEK DR | AI | A | 2001 | WV7+ | 5,156 | 1 | 100.00 | 3.80 | 1,589,767 | 308.33 |
| U2940 | 522230 | 3801 FAR VIEW DR | AI | A | 1996 | WV6+ | 5,089 | 1 | 100.00 | 2.27 | 932,611 | 183.26 |
| U2940 | 522108 | 3663 RANCH CREEK DR | AI | A | 1987 | WV6 | 5,068 | 1 | 100.00 | 1.69 | 723,800 | 142.82 |
| U2940 | 522043 | 3700 WEATHERHILL CV | AI | A | 2006 | WV7 | 4,790 | 1 | 100.00 | 1.72 | 1,342,888 | 280.35 |
| U2940 | 522174 | 4208 PLANTAIN CV | AI | A | 1995 | WV6+ | 4,750 | 1 | 100.00 | 0.00 | 803,753 | 169.21 |
| U2940 | 522104 | 3600 TURKEY CREEK DR | AI | A | 2004 | WV5+ | 4,684 | 1 | 100.00 | 1.70 | 667,053 | 142.41 |
| U2940 | 522078 | 3631 TURKEY CREEK DR | AI | A | 1993 | WV6 | 4,452 | 1 | 100.00 | 1.52 | 719,201 | 161.55 |
| U2940 | 522176 | 4202 PLANTAIN CV | AI | A | 1996 | WV6+ | 4,259 | 1 | 100.00 | 0.00 | 733,253 | 172.17 |
| U2940 | 522185 | 4200 TURKEY CREEK DR | AI | A | 1994 | WV6+ | 4,204 | 1 | 100.00 | 2.19 | 602,551 | 143.33 |
| U2940 | 522053 | 9305 GLENLAKE DR | AI | A | 1987 | WV6 | 4,172 | 1 | 100.00 | 2.66 | 609,136 | 146.01 |
| U2940 | 522024 | 8807 GLENLAKE DR | AI | A | 1995 | WV7+ | 4,164 | 1 | 100.00 | 0.00 | 1,180,155 | 283.42 |
| U2940 | 521962 | 3629 RANCH CREEK DR | AI | A | 1987 | WV6 | 4,157 | 1 | 100.00 | 1.82 | 642,604 | 154.58 |
| U2940 | 522096 | 3684 RANCH CREEK DR | AI | A | 1984 | WV6+ | 4,139 | 1 | 100.00 | 2.50 | 590,458 | 142.66 |
| U2940 | 522025 | 8803 GLENLAKE DR | AI | A | 1998 | WV6 | 4,133 | 1 | 100.00 | 0.00 | 691,758 | 167.37 |
| U2940 | 522186 | 4104 TURKEY CREEK DR | AI | A | 1993 | WV6+ | 3,980 | 1 | 100.00 | 2.19 | 689,093 | 173.14 |
| U2940 | 522236 | 9702 EAGLE RISING CV | AI | A | 1996 | WV7- | 3,957 | 1 | 100.00 | 1.50 | 835,246 | 211.08 |
| U2940 | 522218 | 9805 GLENLAKE DR | AI | A | 1988 | WV7+ | 3,937 | 1 | 100.00 | 2.05 | 993,280 | 252.29 |
| U2940 | 522221 | 3800 FAR VIEW DR | AI | A | 1990 | WV6+ | 3,917 | 1 | 100.00 | 2.08 | 633,949 | 161.85 |
| U2940 | 522229 | 3707 FAR VIEW DR | AI | A | 1980 | WV6- | 3,910 | 1 | 100.00 | 2.29 | 704,767 | 180.25 |
| U2940 | 522038 | 3707 WEATHERHILL CV | AI | A | 1990 | WV6+ | 3,832 | 1 | 100.00 | 1.87 | 639,045 | 166.77 |
| U2940 | 522194 | 9404 GLENLAKE DR | AI | A | 1999 | WV6 | 3,817 | 1 | 100.00 | 2.35 | 650,693 | 170.47 |
| U2940 | 521966 | 3622 RANCH CREEK DR | AI | A | 1990 | WV6+ | 3,807 | 1 | 100.00 | 1.95 | 691,964 | 181.76 |
| U2940 | 522031 | GLENLAKE DR | AI | A | 1991 | WV6+ | 3,801 | 1 | 100.00 | 2.07 | 666,963 | 175.47 |
| U2940 | 522059 | 3703 TURKEY CREEK DR | AI | A | 1992 | WV7 | 3,783 | 1 | 100.00 | 1.74 | 864,629 | 228.56 |
| U2940 | 522173 | 4211 PLANTAIN CV | AI | A | 1989 | WV5 | 3,724 | 1 | 100.00 | 0.00 | 496,796 | 133.40 |
| U2940 | 542156 | 9508 GLENLAKE DR | AI | A | 2002 | WV6+ | 3,664 | 2 | 100.00 | 2.66 | 681,371 | 185.96 |
| U2940 | 522199 | 9403 GLENLAKE DR | AI | A | 1991 | WV6 | 3,645 | 1 | 100.00 | 2.04 | 602,660 | 165.34 |
| U2940 | 522083 | 3648 RANCH CREEK DR | AI | A | 1994 | WV6+ | 3,613 | 1 | 100.00 | 1.60 | 739,160 | 204.58 |
| U2940 | 522079 | 3635 TURKEY CREEK DR | AI | A | 1984 | WV6 | 3,585 | 1 | 100.00 | 1.52 | 540,514 | 150.77 |
| U2940 | 522027 | 9104 GLENLAKE DR | AI | A | 1993 | WV7 | 3,571 | 1 | 100.00 | 2.70 | 893,508 | 250.21 |
| U2940 | 522175 | 4204 PLANTAIN CV | AI | A | 1997 | WV7 | 3,551 | 1 | 100.00 | 0.00 | 871,001 | 245.28 |
| U2940 | 522049 | 3608 TURKEY CREEK DR | AI | A | 1993 | WV6+ | 3,518 | 1 | 100.00 | 1.72 | 621,815 | 176.76 |

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Equity Taxpayer Evidence Packet Report

** indicates the subject property

| NBHD | Prop ID | Situs | State | Cond | AYOC | Class | Living Area | Sty | Pet Comp | Land acres | Mkt Val | Mkt/SF |
|-------|---------|----------------------|-------|------|------|-------|-------------|-----|----------|------------|---------|--------|
| U2940 | 522105 | 3705 RANCH CREEK DR | AI | A | 1992 | WW7- | 3,481 | 1 | 100.00 | 1.49 | 754,097 | 216.63 |
| U2940 | 522099 | 3668 RANCH CREEK DR | AI | A | 1993 | WW7- | 3,465 | 1 | 100.00 | 0.00 | 839,252 | 242.21 |
| U2940 | 522198 | 4105 TURKEY CREEK DR | AI | A | 1981 | WW5+ | 3,463 | 1 | 100.00 | 0.00 | 475,344 | 137.26 |
| U2940 | 522066 | 3903 TURKEY CREEK DR | AI | A | 1994 | WW6+ | 3,398 | 1 | 100.00 | 2.10 | 603,651 | 177.65 |
| U2940 | 522041 | 3708 WEATHERHILL CV | AI | A | 1984 | WW6+ | 3,379 | 1 | 100.00 | 2.33 | 560,571 | 165.90 |
| U2940 | 522170 | 8704 GLENLAKE DR | AI | A | 1995 | WW7- | 3,343 | 1 | 100.00 | 0.00 | 770,423 | 230.46 |
| U2940 | 522111 | 3409 FAR VIEW DR | AI | E | 1980 | WW7- | 3,313 | 3 | 100.00 | 2.33 | 977,354 | 295.01 |
| U2940 | 522029 | 9112 GLENLAKE DR | AI | A | 1992 | WW6+ | 3,311 | 1 | 100.00 | 5.76 | 588,914 | 177.87 |
| U2940 | 521969 | 3610 RANCH CREEK DR | AI | A | 1983 | WW6 | 3,308 | 1 | 100.00 | 1.61 | 507,917 | 153.54 |
| U2940 | 522203 | 9606 GLENLAKE DR | AI | A | 1998 | WW6- | 3,304 | 1 | 100.00 | 2.01 | 542,406 | 164.17 |
| U2940 | 522082 | 3650 RANCH CREEK DR | AI | A | 1985 | WW6+ | 3,297 | 1 | 100.00 | 1.60 | 630,814 | 191.33 |
| U2940 | 522231 | 9609 GLENLAKE DR | AI | A | 1991 | WW6 | 3,285 | 1 | 100.00 | 2.42 | 564,143 | 171.73 |
| U2940 | 521968 | 3616 RANCH CREEK DR | AI | A | 1999 | WW6 | 3,284 | 1 | 100.00 | 2.18 | 593,495 | 180.72 |
| U2940 | 522171 | 8804 GLENLAKE DR | AI | A | 1981 | WW5 | 3,264 | 1 | 100.00 | 0.00 | 414,701 | 127.05 |
| U2940 | 522056 | 9111 GLENLAKE DR | AI | A | 1985 | WW6 | 3,252 | 1 | 100.00 | 2.03 | 585,884 | 180.16 |
| U2940 | 522177 | 4201 TURKEY CREEK DR | AI | A | 1997 | WW6+ | 3,226 | 1 | 100.00 | 0.00 | 603,323 | 187.02 |
| U2940 | 522107 | 3661 RANCH CREEK DR | AI | A | 1990 | WW6- | 3,221 | 1 | 100.00 | 1.92 | 546,188 | 169.57 |
| U2940 | 522051 | 3801 RANCH CREEK DR | AI | A | 1985 | WW6 | 3,203 | 1 | 100.00 | 1.62 | 515,847 | 161.05 |
| U2940 | 522193 | 3906 RANCH CREEK DR | AI | A | 1985 | WW6- | 3,203 | 1 | 100.00 | 2.05 | 515,013 | 160.79 |
| U2940 | 522080 | 3637 TURKEY CREEK DR | AI | A | 1983 | WW6 | 3,198 | 1 | 100.00 | 1.59 | 505,215 | 157.98 |
| U2940 | 522047 | 3604 CHALKSTONE CV | AI | A | 2002 | WW6 | 3,188 | 1 | 100.00 | 1.60 | 664,839 | 208.54 |
| U2940 | 522045 | 3605 CHALKSTONE CV | AI | A | 1998 | WW6 | 3,181 | 1 | 100.00 | 1.48 | 623,718 | 196.08 |
| U2940 | 522222 | 3702 FAR VIEW DR | AI | A | 1990 | WW6 | 3,114 | 1 | 100.00 | 3.40 | 564,528 | 181.29 |
| U2940 | 522074 | 3613 TURKEY CREEK DR | AI | A | 1992 | WW6- | 3,104 | 1 | 100.00 | 1.59 | 510,417 | 164.44 |
| U2940 | 522183 | 8701 GLENLAKE DR | AI | A | 2002 | WP6 | 3,102 | 1 | 100.00 | 0.00 | 583,058 | 187.96 |
| U2940 | 522039 | 3709 WEATHERHILL CV | AI | A | 1998 | WW6+ | 3,098 | 1 | 100.00 | 1.59 | 648,388 | 209.29 |
| U2940 | 522033 | 3804 TURKEY CREEK DR | AI | A | 1995 | WW6+ | 3,097 | 1 | 100.00 | 1.45 | 624,645 | 201.69 |
| U2940 | 522048 | 3600 CHALKSTONE CV | AI | A | 1990 | WW6 | 3,094 | 1 | 100.00 | 1.61 | 493,740 | 159.58 |
| U2940 | 522077 | 3625 TURKEY CREEK DR | AI | A | 1984 | WW6 | 3,078 | 1 | 100.00 | 1.59 | 489,086 | 158.90 |
| U2940 | 522201 | 4000 CHAMISA DR | AI | A | 1993 | WW6+ | 3,077 | 1 | 100.00 | 2.04 | 631,358 | 205.19 |
| U2940 | 522084 | 3644 RANCH CREEK DR | AI | A | 1983 | WW6 | 3,068 | 1 | 100.00 | 1.61 | 524,424 | 170.93 |
| U2940 | 522072 | 3607 TURKEY CREEK DR | AI | A | 1983 | WW6- | 3,027 | 1 | 100.00 | 1.51 | 463,826 | 153.23 |
| U2940 | 522110 | 3405 FAR VIEW DR | AI | A | 1980 | WW6- | 3,009 | 1 | 100.00 | 2.03 | 731,697 | 243.17 |
| U2940 | 521963 | 3634 RANCH CREEK DR | AI | A | 1984 | WW6+ | 2,987 | 1 | 100.00 | 1.61 | 547,672 | 183.35 |
| U2940 | 522028 | 9106 GLENLAKE DR | AI | A | 1983 | WW6+ | 2,974 | 1 | 100.00 | 2.07 | 545,727 | 183.50 |
| U2940 | 522196 | 4003 TURKEY CREEK DR | AI | A | 1991 | WW5 | 2,952 | 1 | 100.00 | 2.26 | 410,692 | 139.12 |

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Equity Taxpayer Evidence Packet Report

** indicates the subject property

| NBHD | Prop ID | Situs | State | Cond | AYOC | Class | Living Area | Sty | Pct Comp | Land acres | Mkt Val | Mkt/SF |
|-------|---------|----------------------|-------|------|------|-------|-------------|-----|----------|------------|---------|--------|
| U2940 | 542158 | 4001 CHAMISA DR | AI | A | 1995 | WV6+ | 2,948 | 1 | 100.00 | 2.19 | 525,928 | 178.40 |
| U2940 | 522019 | 9001 GLENLAKE DR | AI | A | 1990 | WV6- | 2,934 | 1 | 100.00 | 2.09 | 500,423 | 170.56 |
| U2940 | 522057 | 9107 GLENLAKE DR | AI | A | 1985 | WV6 | 2,930 | 1 | 100.00 | 2.14 | 484,976 | 165.52 |
| U2940 | 522042 | 3704 WEATHERHILL CV | AI | A | 1983 | WV6+ | 2,917 | 1 | 100.00 | 1.64 | 477,386 | 163.66 |
| U2940 | 522036 | 3636 TURKEY CREEK DR | AI | A | 1984 | WV6+ | 2,904 | 1 | 100.00 | 1.85 | 586,187 | 201.86 |
| U2940 | 522207 | 3900 SORREL CV | AI | A | 1980 | WV6 | 2,898 | 1 | 100.00 | 2.41 | 467,346 | 161.27 |
| U2940 | 522235 | 9503 GLENLAKE DR * | AI | A | 1980 | WV6 | 2,890 | 1 | 100.00 | 2.05 | 473,880 | 163.97 |
| U2940 | 522076 | 3621 TURKEY CREEK DR | AI | A | 1993 | WV6+ | 2,876 | 1 | 100.00 | 1.50 | 567,280 | 197.25 |
| U2940 | 522046 | 3606 CHALKSTONE CV | AI | A | 1983 | WV6 | 2,863 | 1 | 100.00 | 2.07 | 491,032 | 171.51 |
| U2940 | 522220 | 9705 GLENLAKE DR | AI | A | 1990 | WV7- | 2,840 | 1 | 100.00 | 2.05 | 662,949 | 233.43 |
| U2940 | 522020 | 8909 GLENLAKE DR | AI | A | 1993 | WV6- | 2,835 | 1 | 100.00 | 0.00 | 543,246 | 191.62 |
| U2940 | 522021 | 8905 GLENLAKE DR | AI | A | 1986 | WV7- | 2,822 | 1 | 100.00 | 0.00 | 620,268 | 219.80 |
| U2940 | 522206 | 3904 SORREL CV | AI | A | 1997 | WV6+ | 2,801 | 1 | 100.00 | 2.07 | 559,682 | 199.82 |
| U2940 | 521961 | 3625 RANCH CREEK DR | AI | A | 1985 | WV6 | 2,767 | 1 | 100.00 | 1.77 | 496,046 | 179.27 |
| U2940 | 522050 | 3604 TURKEY CREEK DR | AI | A | 1983 | WV6 | 2,764 | 1 | 100.00 | 1.54 | 492,641 | 178.23 |
| U2940 | 522058 | 3602 RANCH CREEK DR | AI | A | 1988 | WV6 | 2,760 | 1 | 100.00 | 1.64 | 445,265 | 161.33 |
| U2940 | 522061 | 3709 TURKEY CREEK DR | AI | A | 1984 | WV6- | 2,734 | 1 | 100.00 | 1.59 | 472,808 | 172.94 |
| U2940 | 522195 | 9500 GLENLAKE DR | AI | A | 1985 | WV6+ | 2,726 | 1 | 100.00 | 2.28 | 508,342 | 186.48 |
| U2940 | 522073 | 3609 TURKEY CREEK DR | AI | A | 1993 | WV6 | 2,712 | 1 | 100.00 | 1.59 | 522,000 | 192.48 |
| U2940 | 522095 | 3700 RANCH CREEK DR | AI | A | 1983 | WV6 | 2,707 | 1 | 100.00 | 2.79 | 446,579 | 164.97 |
| U2940 | 521970 | 3606 RANCH CREEK DR | AI | A | 1983 | WV6- | 2,705 | 1 | 100.00 | 1.60 | 445,432 | 164.67 |
| U2940 | 522063 | 3805 TURKEY CREEK DR | AI | A | 1984 | WV6 | 2,702 | 1 | 100.00 | 0.00 | 463,272 | 171.46 |
| U2940 | 522232 | 9605 GLENLAKE DR | AI | A | 1984 | WV6- | 2,694 | 1 | 100.00 | 2.13 | 467,217 | 173.43 |
| U2940 | 522062 | 3801 TURKEY CREEK DR | AI | A | 1984 | WV6+ | 2,692 | 1 | 100.00 | 0.00 | 497,183 | 184.69 |
| U2940 | 522085 | 3638 RANCH CREEK DR | AI | A | 1988 | WV6 | 2,688 | 1 | 100.00 | 1.61 | 529,570 | 197.01 |
| U2940 | 522054 | 9301 GLENLAKE DR | AI | A | 1970 | WV5+ | 2,616 | 1 | 100.00 | 2.43 | 411,569 | 157.33 |
| U2940 | 522179 | 4303 TURKEY CREEK DR | AI | A | 1984 | WV5+ | 2,607 | 1 | 100.00 | 0.00 | 406,331 | 155.86 |
| U2940 | 542155 | 9504 GLENLAKE DR | AI | A | 1984 | WV6- | 2,578 | 1 | 100.00 | 2.36 | 438,933 | 170.26 |
| U2940 | 522093 | 3708 RANCH CREEK DR | AI | A | 1984 | WV6- | 2,576 | 1 | 100.00 | 0.00 | 449,499 | 174.49 |
| U2940 | 522187 | 4102 TURKEY CREEK DR | AI | A | 1983 | WV6- | 2,568 | 1 | 100.00 | 2.18 | 446,776 | 173.98 |
| U2940 | 522200 | 9307 GLENLAKE DR | AI | A | 1985 | WV6- | 2,550 | 1 | 100.00 | 2.07 | 466,610 | 182.98 |
| U2940 | 522178 | 4205 TURKEY CREEK DR | AI | E | 1983 | WV5- | 2,506 | 1 | 100.00 | 0.00 | 377,810 | 150.76 |
| U2940 | 522052 | 3805 RANCH CREEK DR | AI | A | 1997 | WV6+ | 2,488 | 1 | 100.00 | 1.87 | 529,901 | 212.98 |
| U2940 | 522180 | 4304 TURKEY CREEK DR | AI | A | 1984 | WP6- | 2,481 | 1 | 100.00 | 2.39 | 506,296 | 204.07 |
| U2940 | 522172 | 4205 PLANTAIN CV | AI | A | 1981 | WV5 | 2,459 | 1 | 100.00 | 0.00 | 403,877 | 164.24 |
| U2940 | 522071 | 3649 RANCH CREEK DR | AI | A | 1990 | WV6- | 2,458 | 1 | 100.00 | 1.77 | 448,688 | 182.54 |

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Equity Taxpayer Evidence Packet Report

** indicates the subject property

| NBHD | Prop ID | Situs | State | Cond | AYOC | Class | Living Area | Sty | Pct Comp | Land acres | Mkt Val | Mkt/SF |
|-------|-------------------|------------------------------|-------|------|------|-------|-------------|-----|----------|------------|---------|--------|
| U2940 | 522204 | 9800 GLENLAKE DR | AI | A | 1985 | WV6 | 2,446 | 1 | 100.00 | 3.57 | 454,996 | 186.02 |
| U2940 | 522022 | 8901 GLENLAKE DR | AI | A | 1983 | WV6- | 2,422 | 1 | 100.00 | 0.00 | 429,408 | 177.29 |
| U2940 | 522055 | 9203 GLENLAKE DR | AI | A | 1984 | WV6- | 2,415 | 1 | 100.00 | 2.34 | 449,399 | 186.09 |
| U2940 | 522040 | 3710 WEATHERHILL CV | AI | A | 1994 | WV6+ | 2,401 | 1 | 100.00 | 2.26 | 511,726 | 213.13 |
| U2940 | 522069 | 3643 RANCH CREEK DR | AI | A | 1990 | WV6- | 2,392 | 1 | 100.00 | 1.77 | 455,316 | 190.35 |
| U2940 | 522034 | 3802 TURKEY CREEK DR | AI | A | 1984 | WV6- | 2,368 | 1 | 100.00 | 1.54 | 395,000 | 166.81 |
| U2940 | 522032 | 3808 TURKEY CREEK DR | AI | A | 1984 | WV6- | 2,355 | 1 | 100.00 | 1.99 | 420,254 | 178.45 |
| U2940 | 522068 | 3639 RANCH CREEK DR | AI | A | 1990 | WV6- | 2,347 | 1 | 100.00 | 1.77 | 423,621 | 180.49 |
| U2940 | 522181 | 4206 TURKEY CREEK DR | AI | A | 1984 | WV5 | 2,340 | 1 | 100.00 | 2.20 | 377,192 | 161.19 |
| U2940 | 522225 | 3506 FAR VIEW DR | AI | A | 1994 | WV6+ | 2,336 | 1 | 100.00 | 2.24 | 502,860 | 215.27 |
| U2940 | 522064 | 3811 TURKEY CREEK DR | AI | A | 1990 | WV6- | 2,326 | 1 | 100.00 | 0.00 | 458,498 | 197.12 |
| U2940 | 522037 | 3701 WEATHERHILL CV | AI | A | 1990 | WV6- | 2,325 | 1 | 100.00 | 1.72 | 437,988 | 188.38 |
| U2940 | 522102 | 3656 RANCH CREEK DR | AI | A | 1990 | WV6- | 2,286 | 1 | 100.00 | 1.84 | 448,862 | 196.35 |
| U2940 | 522188 | 4100 TURKEY CREEK DR | AI | A | 1991 | WS6- | 2,271 | 1 | 100.00 | 2.22 | 523,162 | 230.37 |
| U2940 | 521960 | 3609 RANCH CREEK DR | AI | A | 1985 | WV6- | 2,269 | 1 | 100.00 | 1.73 | 430,274 | 189.63 |
| U2940 | 522023 | 8811 GLENLAKE DR | AI | A | 1981 | WV6- | 2,260 | 1 | 100.00 | 0.00 | 405,557 | 179.45 |
| U2940 | 522098 | 3672 RANCH CREEK DR | AI | A | 1987 | WV5+ | 2,255 | 1 | 100.00 | 0.00 | 462,563 | 205.13 |
| U2940 | 522081 | 3643 TURKEY CREEK DR | AI | A | 1990 | WV6- | 2,242 | 1 | 100.00 | 1.55 | 449,406 | 200.45 |
| U2940 | 522190 | 3905 RANCH CREEK DR | AI | A | 1985 | WV6- | 2,214 | 1 | 100.00 | 2.31 | 419,662 | 189.55 |
| U2940 | 522202 | 3904 CHAMISA DR | AI | A | 1994 | WV6 | 2,214 | 1 | 100.00 | 2.05 | 439,418 | 198.47 |
| U2940 | 522067 | 3635 RANCH CREEK DR | AI | A | 1995 | WV5+ | 2,204 | 1 | 100.00 | 1.77 | 441,896 | 200.50 |
| U2940 | 542157 | 9600 GLENLAKE DR | AI | A | 1984 | WV6 | 2,192 | 1 | 100.00 | 2.13 | 420,122 | 191.66 |
| U2940 | 522075 | 3617 TURKEY CREEK DR | AI | A | 1984 | WV5+ | 2,184 | 1 | 100.00 | 1.58 | 335,628 | 153.68 |
| U2940 | 522030 | 9200 GLENLAKE DR | AI | A | 1984 | WV6+ | 2,046 | 1 | 100.00 | 2.93 | 437,123 | 213.65 |
| U2940 | 522065 | 3901 TURKEY CREEK DR | AI | A | 1992 | WV6- | 2,028 | 1 | 100.00 | 1.50 | 434,798 | 214.40 |
| U2940 | 522191 | 3909 RANCH CREEK DR | AI | A | 1980 | WV6- | 2,026 | 1 | 100.00 | 2.27 | 389,180 | 192.09 |
| U2940 | 522189 | 9300 GLENLAKE DR | AI | A | 1984 | WV6- | 2,024 | 1 | 100.00 | 2.45 | 385,767 | 190.60 |
| U2940 | 522035 | 3704 TURKEY CREEK DR | AI | A | 1984 | WV6- | 1,986 | 1 | 100.00 | 1.81 | 396,753 | 199.77 |
| U2940 | 522060 | 3705 TURKEY CREEK DR | AI | A | 1983 | WV6 | 1,809 | 1 | 100.00 | 1.53 | 382,082 | 211.21 |
| U2940 | 522192 | 3911 RANCH CREEK DR | AI | A | 1980 | WV5+ | 1,737 | 1 | 100.00 | 2.14 | 361,706 | 208.24 |
| U2940 | 522169 | 4404 CITY PARK RD | AI | A | 1981 | WV5- | 1,560 | 1 | 100.00 | 0.00 | 315,173 | 202.03 |
| U2940 | 522044 | 3601 CHALKSTONE CV | CI | | 0 | | 0 | | 0.00 | 1.64 | 175,000 | 0.00 |
| U2940 | 522094 | 3706 RANCH CREEK DR | CI | | 0 | | 0 | | 0.00 | 2.66 | 175,000 | 0.00 |
| U2940 | 522100 | 3664 RANCH CREEK DR | CI | | 0 | | 0 | | 0.00 | 0.00 | 210,000 | 0.00 |
| U2940 | 522101 | 3660 RANCH CREEK DR | CI | | 0 | | 0 | | 0.00 | 2.01 | 210,000 | 0.00 |
| U2940 | 522106 | 3655 RANCH CREEK DR | CI | | 0 | | 0 | | 0.00 | 1.70 | 175,000 | 0.00 |

3976

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PUBLIC HEARING INFORMATION

Although applicants and/or their agents 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: C15-2015-0157, 3405 Far View Drive
Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 9th, 2015

Melania & William McLeary
 Your Name (please print) ☒ I am in favor
☐ I object

3409 Far View Dr.
 Your address(es) affected by this application

[Signature] 2 Nov 2015
 Signature Date

Daytime Telephone: *512-797-3647*

Comments: *We absolutely support the granting of this variance. The existing structure is an eyesore, insets & attractive pests. The new plans are an asset to the neighborhood.*

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 to:
 City of Austin-Development Services Department/ 1st Floor
 Leanne Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088
 Fax: (512) 974-6305
 Scan & Email to: leanne.heldenfels@austintexas.gov

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Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, November 9th, 2015

STEVE DOBBS

Your Name (please print)

3337 Far View Drive

Your address(es) affected by this application

Steve Dobbs

Signature

Nov 1, 2015

Date

Daytime Telephone: **713 501 2721**

Comments: I LIVE IMMEDIATELY WEST OF THE PROPERTY REQUESTING THE VARIANCE, I HAVE REVIEWED THE PLANS AND AS THE ADJUT DONOR NEIGHBOR AND AM AN ENVIRONMENTALIST I HAVE EXPERIENCE AS A BUILDER - THE PROPOSED DESIGN IS A SIGNIFICANT IMPROVEMENT IN BOTH THE AESTHETICS AND ENVIRONMENTAL SENSITIVITY TO THE EXISTING STRUCTURE PLEASE APPROVE THIS VARIANCE.

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 to:

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: leane.heldenfels@austintexas.gov