

Heldenfels, Leane

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From: Pamela Colloff <pcolloff@townshendnj.com>
Sent: Friday, February 05, 2016 9:57 PM
To: Heldenfels, Leane
Subject: Case # C15-2016-0016

Dear Board of Adjustment:

I live around the corner from 111 Attayac, and I am writing to express my opposition to the proposed variance.

While that property—which is quite run-down—would no doubt benefit from being redeveloped, this is a very big ask. Allowing a two-story structure of this magnitude to be built on such a tiny lot would set a dangerous precedent for every other small lot in our neighborhood. A 1,485-square-foot home with virtually no setbacks on a postage-stamp-sized lot does not reflect the character or architecture of our neighborhood. The sheer, two-story rear wall that is proposed would stand just a few feet from the two-story garage apartment at 1303 E. 2nd Street.

Furthermore, the owners have not proven any hardship. Were the BOA to give out a setback variance for this property without proof of hardship, it would set a very bad precedent for our neighborhood.

At a minimum, I would hope that the owners would respect the ten-foot rear setback OR the tent, so that the vertical wall at rear would be less imposing to neighbors. However, I feel strongly that they should respect both the rear setback *and* the tent. Thanks very much for your time and consideration.

Best wishes,
Pamela Colloff (owner of 1305 E. 2nd Street)

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: C15-2016-0016, 111 Attayac Street

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

Public Hearing: Board of Adjustment, February 8th, 2016

RUTH RUIZ

Your Name (please print)

1201 E. 3rd St. 78702

Your address(es) affected by this application

Leane Ruiz

Signature

Date

Daytime Telephone: 512-477-6577

Comments: Please my neighborhood

as best. All homes around

the one have had to live

with fences on the both.

We have kept enough

changes - Please do

not approve this person's

request -

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

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(comments postmarked on the Wednesday prior to the hearing or sooner may not be received by noon the day of the hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

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Case Number: C15-2016-0016, 111 Attayac Street
Contact: Leane Heldenfels, 512-974-2202, leana.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 8th, 2016

Timothy R Bresson
 Your Name (please print)

☐ I am in favor
☒ I object

1203 E 2nd Street
 Your Address(es) affected by this application

[Signature] 1 Feb 16
 Signature Date

Daytime Telephone: 512 576 2962

Comments: THIS PROJECT IS A CLEAR CIRCUMVENTION OF THE MANSION RULES AND CREATES A NEW TYPE OF BUILDING THE POSTAGE STAMP MANSION! IF THIS IS ALLOWED THE LOT DIRECTLY NORTH OF THIS LOT CAN BE PURCHASED, SUBDIVIDED INTO THREE LOTS AND SIMILAR STRUCTURE BUILT. THEY WILL ALL HAVE ACCESS TO ATTAYAC. THIS WILL BE DEVASTATING TO THE NEIGHBORHOOD, ESP. WITH STRS.

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Mail: City of Austin-Development Services Department/ 1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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

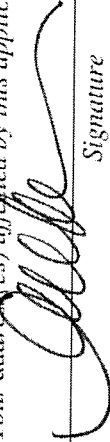
Public Hearing: Board of Adjustment, February 8th, 2016

Amanda Ferrer

Your Name (please print)

1303 E 2nd Street

Your address(es) affected by this application



Signature

31 Jan 2016

Date

Daytime Telephone: 512-300-3183

Comments: Decrease from 25 ft to 3 is extreme. Rear yard setback decrease to 5 ft eliminates privacy to already cramped lot. We also understand that this lot is to be used for a short term rental property. Decreasing 2nd lot space will be issue in this case. Waiving rear setback plans for 2nd story also intruding on privacy issue for our lot. This neighborhood need is being acknowledged by if you use this form to comment, it may be returned by noon the day of the hearing by either: These cramped lot variance

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

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Heldenfels, Leane

From: Barbara Joyce [REDACTED]
Sent: Monday, February 01, 2016 10:33 AM
To: Heldenfels, Leane
Subject: case # C15-2016-0016
[REDACTED]

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Hi Leane,

I'm am the owner of a house across the street from the subject of this Code Variance requests.

I was wondering how I can object to parts or all of these requests.

This property was recently purchased by someone out-of-state with questionable motives. This property is too small for anything but the tiny house that is on it right now. Fixing it up or replacing it with a same-size, height and footprint unit is all that I would want allowed.

Please let me know how to proceed.

Many thanks,

Barbara Joyce
1213 E. 2nd St.