



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0046
LOCATION: 11400 Hattery Lane



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 165'



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

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Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0016 ROW # Williamson County Tax # Williamson County

Section 1: Applicant Statement

Street Address: 11400 Hattery Lane Austin, TX 78717

Subdivision Legal Description:

Avery Ranch Far West Ph 1 Sec 1

Lot(s): 11

Block(s): T

Outlot: _____

Division: _____

Zoning District: PUD

I/We Christopher Landgraf on behalf of myself/ourselves as
authorized agent for myself affirm that on
Month April, Day 7, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Solid Fencing

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

§ 25-2-899 - FENCES AS ACCESSORY USES

Variance to install 7 to 8 foot tall solid fencing along/near the Springs Edge Drive portion of my property

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Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

There is a change in grade of at least two feet within 50 feet of the boundary between adjoining properties (11400 Hattery Lane and Springs Edge Drive ROW) and a structure (PEC transformer box) exists that is reasonably likely to enable a child to climb over a six foot fence and gain access to a hazardous situation, including a possible future swimming pool and/or rainwater harvesting tanks. Allowing a fence up to eight feet in height along the boundary and near the structure would allow for reasonable use of my backyard.

Hardship

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

There is a change in grade of at least two feet within 50 feet of the boundary between adjoining properties (11400 Hattery Lane and Springs Edge Drive ROW) and a structure (PEC transformer box) exists that is reasonably likely to enable a child to climb over a six foot fence and gain access to a hazardous situation, including a possible future swimming pool and/or rainwater harvesting tanks.

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

Few, if any, of the area properties are corner lots with similar grade changes running near the fenceline and few, if any, properties have structures such as the PEC transformer box located in proximity to the fenceline. The majority of area properties have sufficient backyard privacy and safety with six foot tall fences.

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Area Character

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 Avery Ranch "Master Declaration of Covenants, Conditions, and Restrictions" allow for the Architectural & Design Review Committee (ADRC) to approve variances for fences higher than six feet in height; the ADRC approved my application for my up-to-eight-foot-high fence on 11/16/2015. On 3/21/2016, the Avery Ranch HOA President signed a letter of support for the City of Austin variance request on behalf of the two HOA owned properties within 300' of my residence. The HOA would not support the eight foot fence if it conflicted with area character.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

5/23

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 04/07/2016

Applicant Name (typed or printed): Christopher Landgraf

Applicant Mailing Address: 11400 Hattery Lane

City: Austin State: TX Zip: 78717

Phone (will be public information): (512) 296-6177

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 04/07/2016

Owner Name (typed or printed): Christopher Landgraf

Owner Mailing Address: 11400 Hattery Lane

City: Austin State: TX Zip: 78717

Phone (will be public information): (512) 296-6177

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Christopher Landgraf

Agent Mailing Address: 11400 Hattery Lane

City: Austin State: TX Zip: 78717

Phone (will be public information): (512) 296-6177

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Background Information: The fence being installed under this variance has already been installed; this variance is being sought in response to the Notice of Violation (Case Number CV-2016-010869) dated 2/9/2016. I proactively sought and received Avery Ranch HOA permission before constructing it and naively/unintentionally failed to acquire COA approval beforehand.

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Additional Space (continued)

As related to 'Area Character': It should be noted that owners of over 80% of the properties within 300 feet of my residence signed letters of support for my City of Austin variance request; all owners that I was able to communicate with ended up signing in support. Also, the complaint received by Austin 311 regarding my installed fence height was logged as anonymous; it's my belief that the complaint was filed by the contractor that installed my fence as 'pay-back' because of my insistence that they use the One-Call system that they're required to use as excavators and because I resisted allowing them to install the mixture of 4" and 6" wide pickets that they incorrectly initially brought out to install.

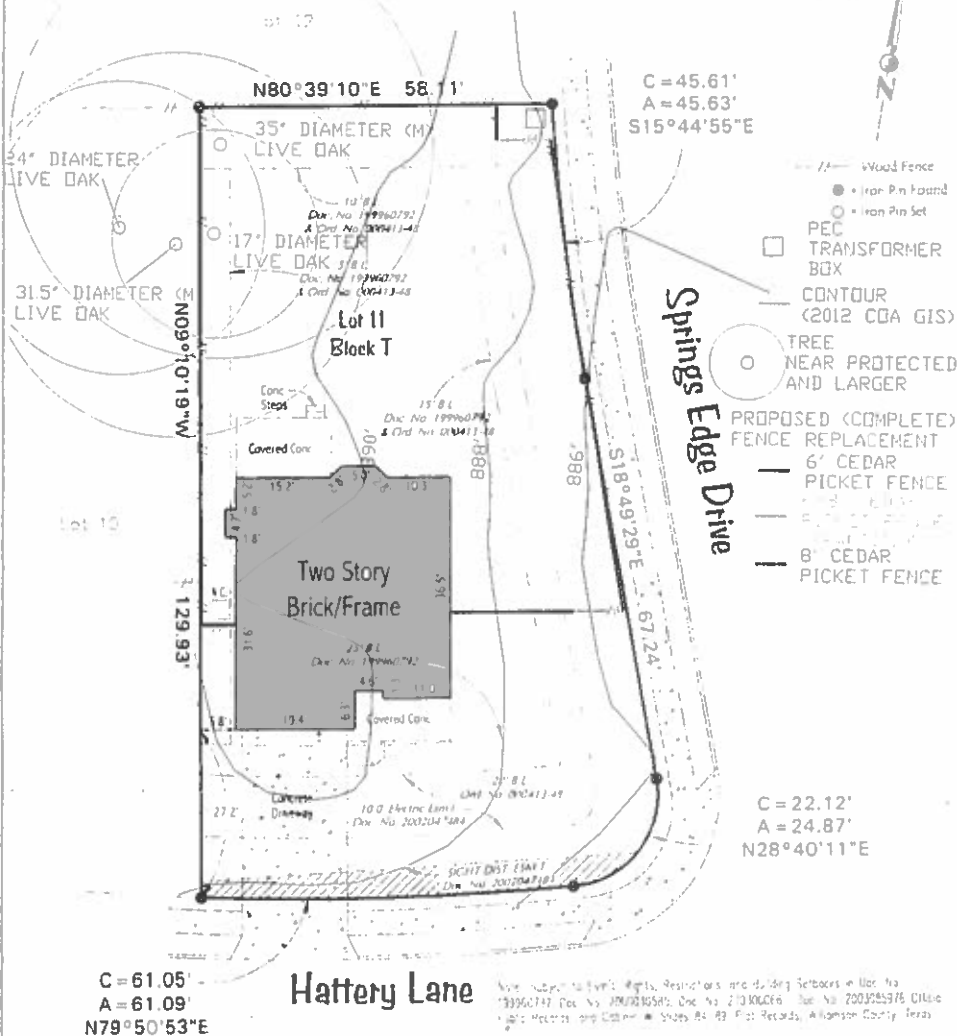
SAVE

23/7

SURVEY PLAT OF

Local Address: 11400 Hattery Lane Re: Steve Terry
 Legal Description: Lot 11, Block T, AVERY RANCH FAR WEST, PHASE ONE, SECTION ONE
 a Subdivision of record in Cabinet W Slide 84-89 of the Williamson County, Texas
 Plat Records, situated in Williamson County Texas
 (Refer to Doc. No. 2002047484, Plat Records, Williamson County, Texas).

Scale 1" = 20'



TO Travis Title Company, Title Insurance Company Of America,
 Aames Home Loan, Steve Terry

STATE OF TEXAS
 COUNTY OF TRAVIS

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and that there are no boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown herein and certifies only to the legal description and easements shown on the referenced title commitment.

Dated, this 19th day of Sept, 2003

Steve H. Bryson

STEVE H. BRYSON, R.P.L.S. NO. 4748
 STEVE H. BRYSON SURVEYING CO.
 2499 Capital of Texas Hwy, S, Bldg. A Ste. 200
 Austin, Texas 78746 (512) 347-9505

Note: Subject to Easement, Restrictions and Building Setbacks in Block 11, Avery Ranch Far West, Phase One, Section One, as shown on the plat recorded in Cabinet W, Slide 84-89, Plat Records, Williamson County, Texas.

Note: Easement of Access as recorded in Volume 436, Page 63 and amended in Volume 436, Page 76 does not affect this plat.

Note: The Easement as referenced in the title commitment as recorded in Cabinet A, Slide 127 does not affect this plat.

The legally described property is not within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map No. 404915-0325C for Williamson County, Texas, dated 01-03-97.

Located in Zone X-1.

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

JOB NO. AR71-9T

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* (Refer to Doc. No. 2002047484, Plat Records, Williamson County, Texas).



I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and certifies only to the legal description and easements shown on the referenced life commitment.

STEVE H BRYSON, R.P.L.S. NO. 4248
STEVE H BRYSON SURVEYING CO.
2499 Capital of Texas Hwy S, Bldg A Ste 700
Austin, Texas 78746 (512) 347-9505

[illegible]

4. The [redacted] of General [redacted] included in volume 438, Page 63 and amended in Volume 438 Page 76 does not affect this GC.

4. The "passenger" as referenced in the title committee as recorded in Cabinet A
Side 322 does not affect this at

The legally described property is not within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map No. 08491C-0325C for Williamson County, Texas, dated 01-03-97.
Located in Zone "X".

This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

JOB NO ARFT-9T

CITY OF AUSTIN DEVELOPMENT WEB MAP

Topography

11/1/00 11-14-00

Legend

Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers

Parks

County

Lot ID

Block ID

Lot Line

Zoning Text

Zoning (Large Map Scale)

Contours Year 2012

— Index

— Intermediate

— Special

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880

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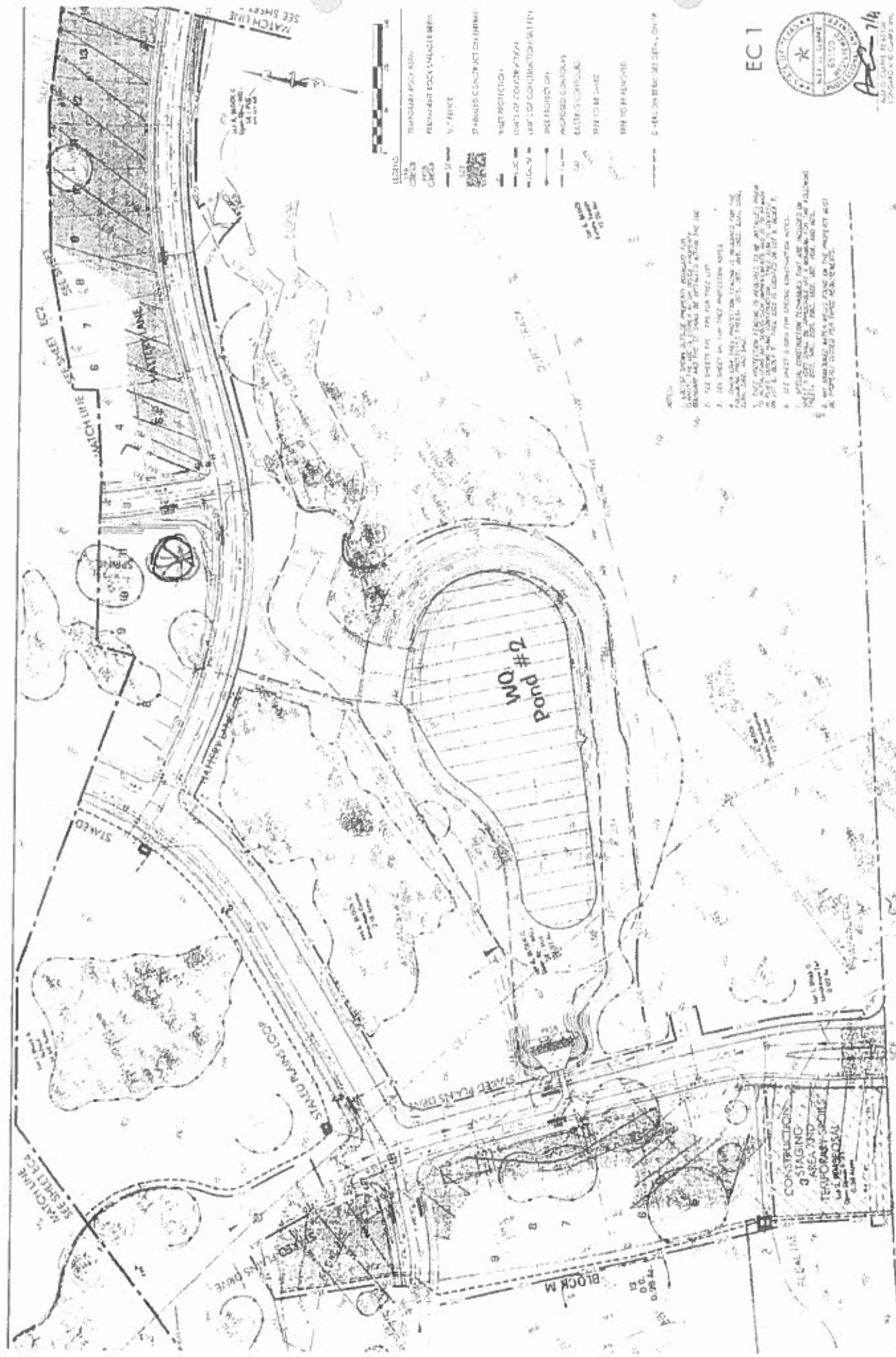
PUD

SPRINGS EDGE DR

C814-99-0001.02

8/23

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



NOTES:
 1. ALL OF THE ABOVE ARE SUBJECT TO THE EXISTING EASEMENTS AND THE EXISTING EASEMENTS ARE SHOWN ON THE EXISTING PLANS.
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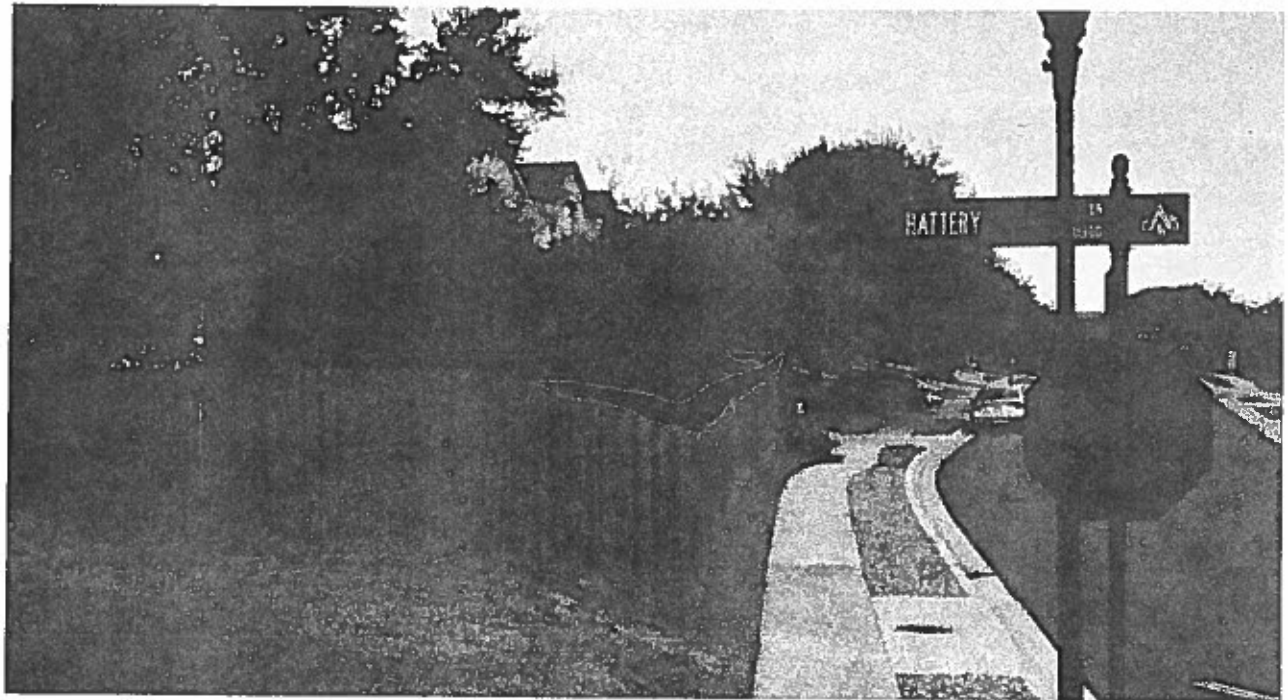
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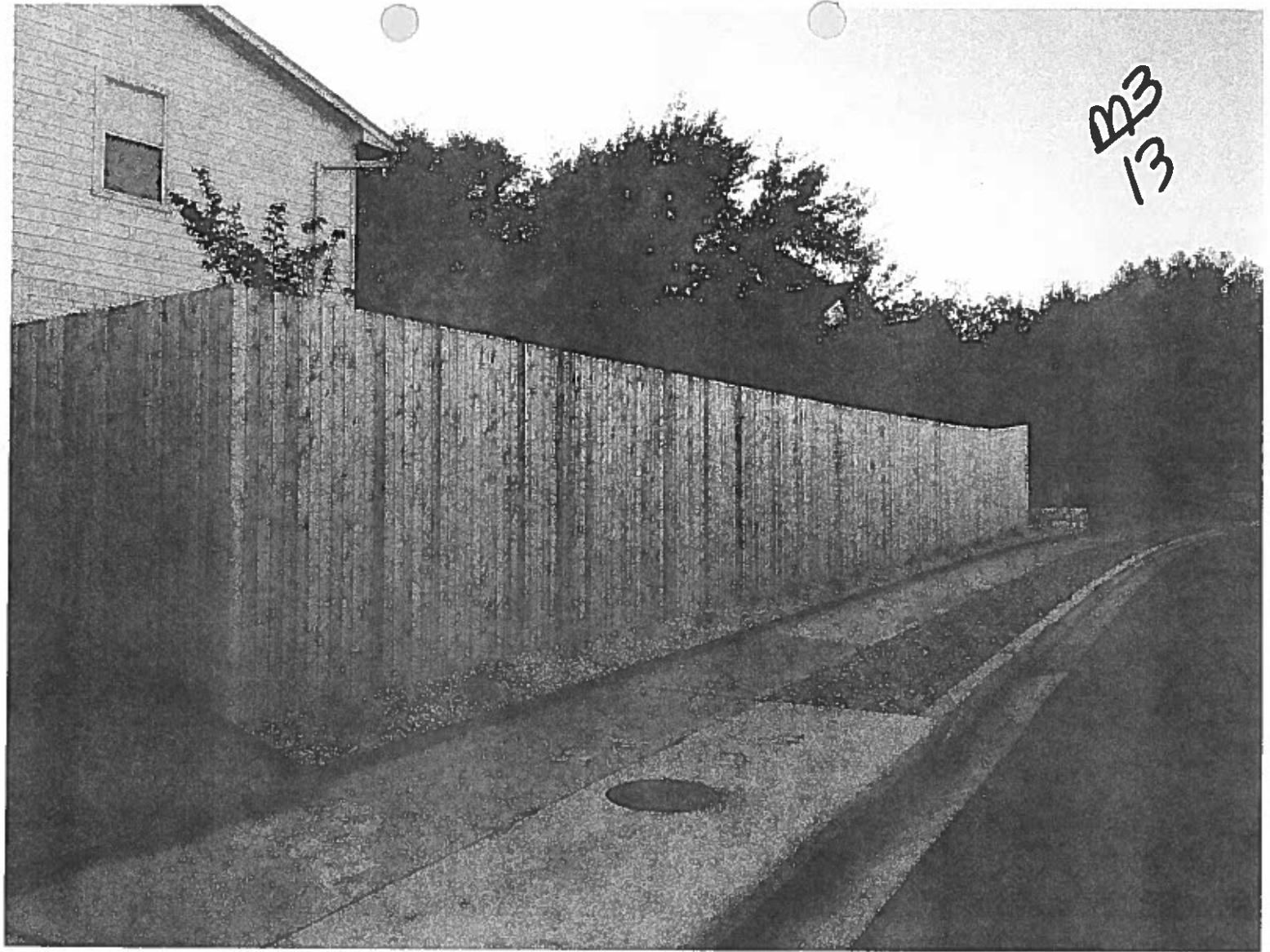
EVERY RANCH BLVD BY WILLIAMSON COUNTY DEVELOPMENT DISTRICT

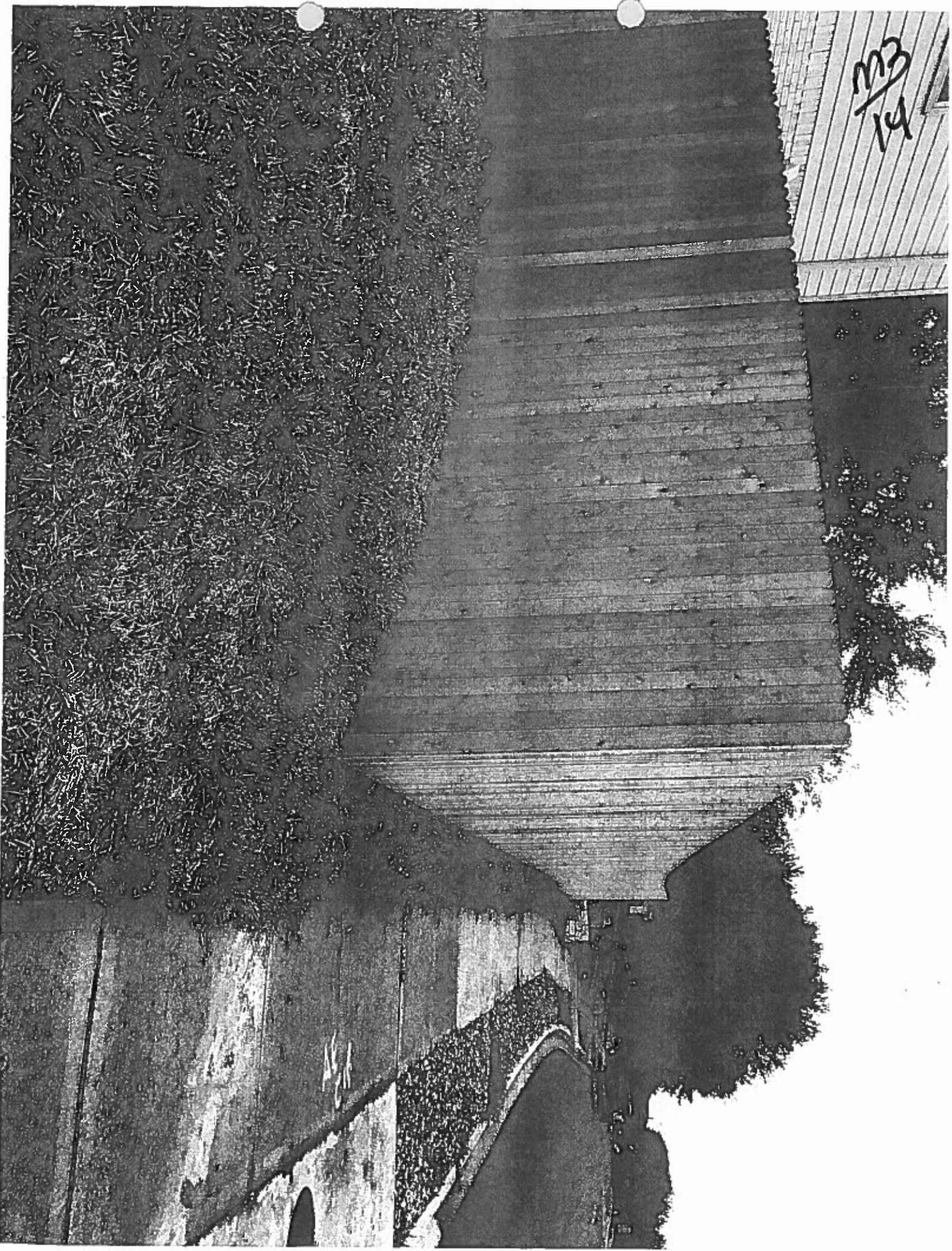
EVERY RANCH BLVD BY WILLIAMSON COUNTY DEVELOPMENT DISTRICT (130 ROW) DEVELOPMENT DISTRICT 02-0004D

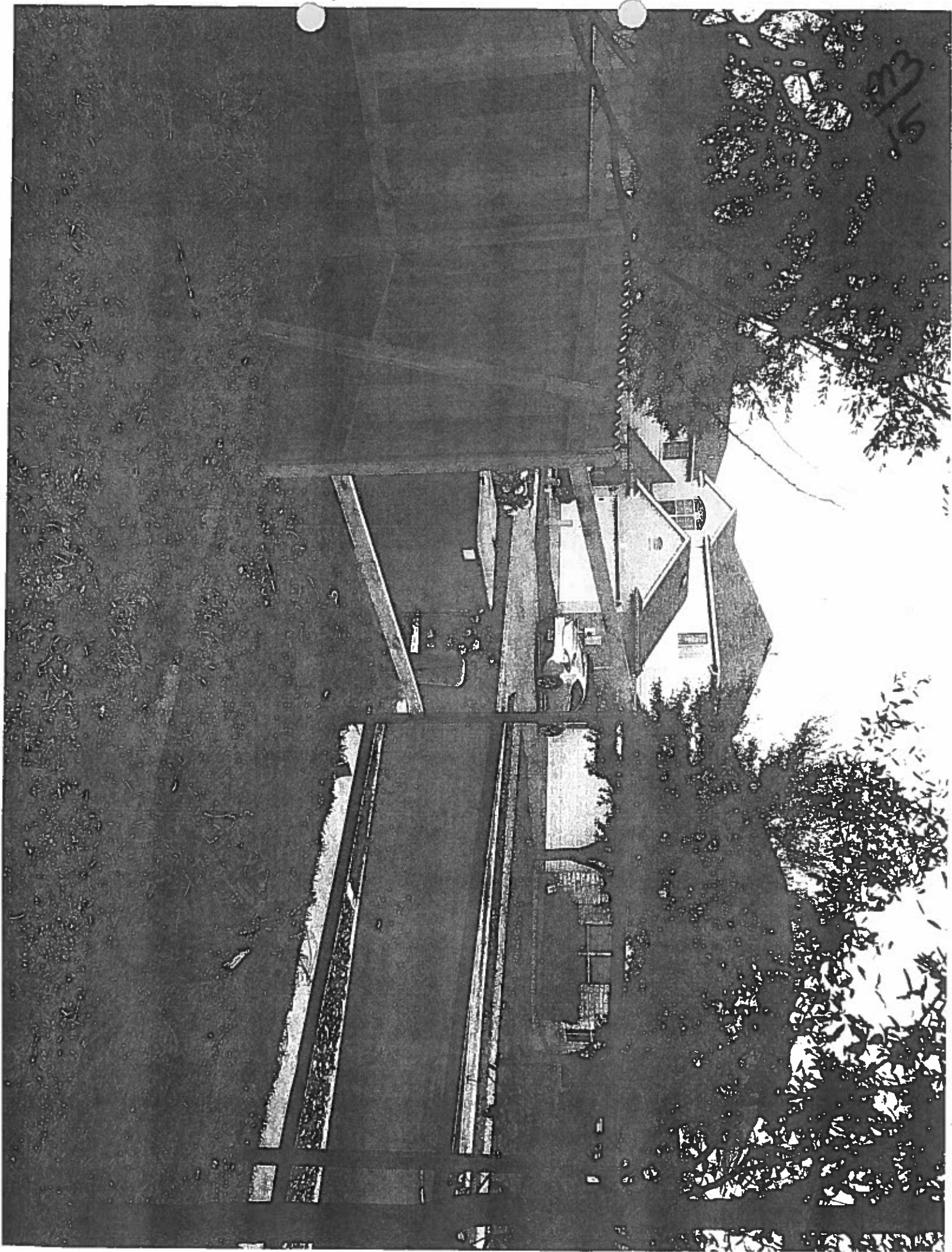
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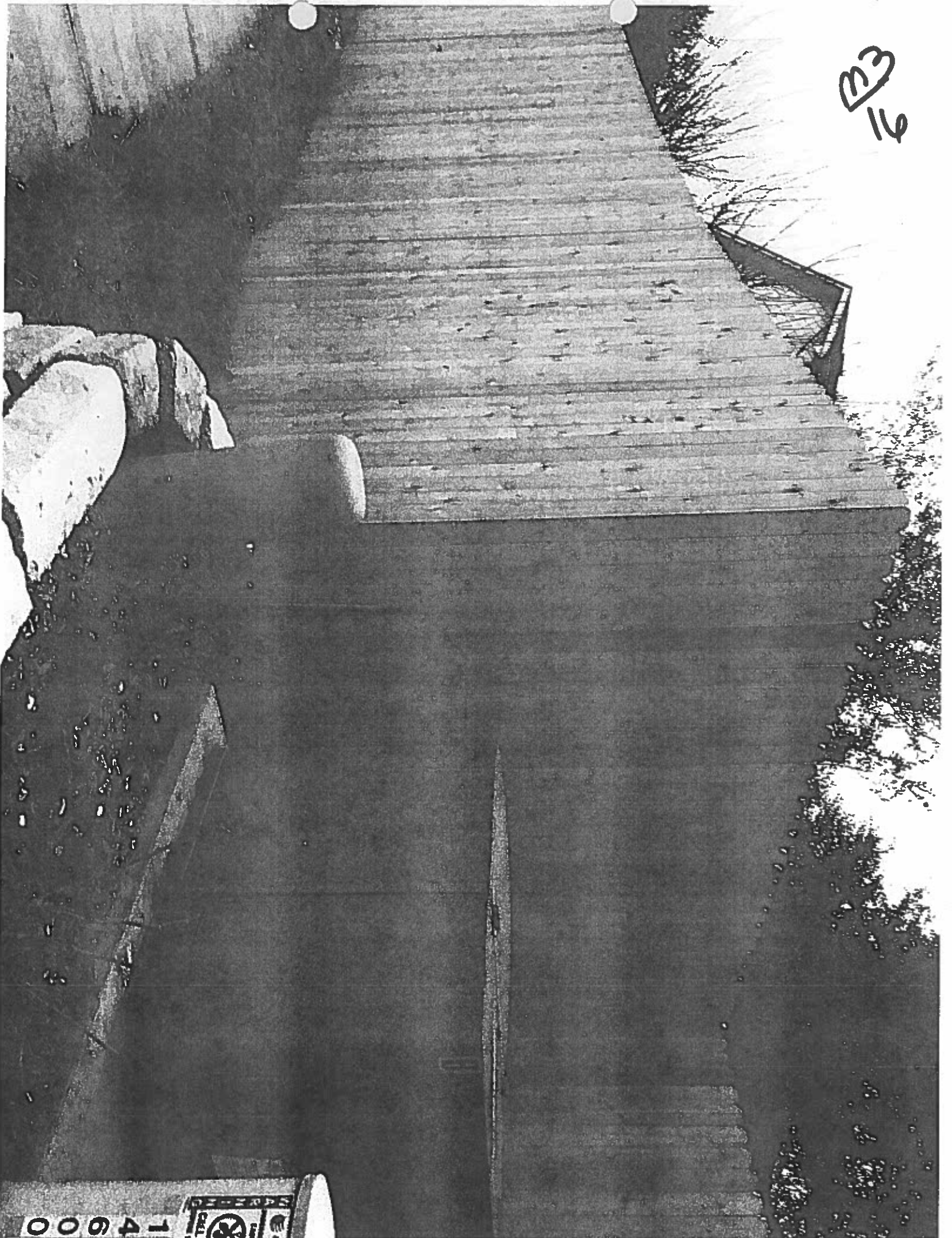




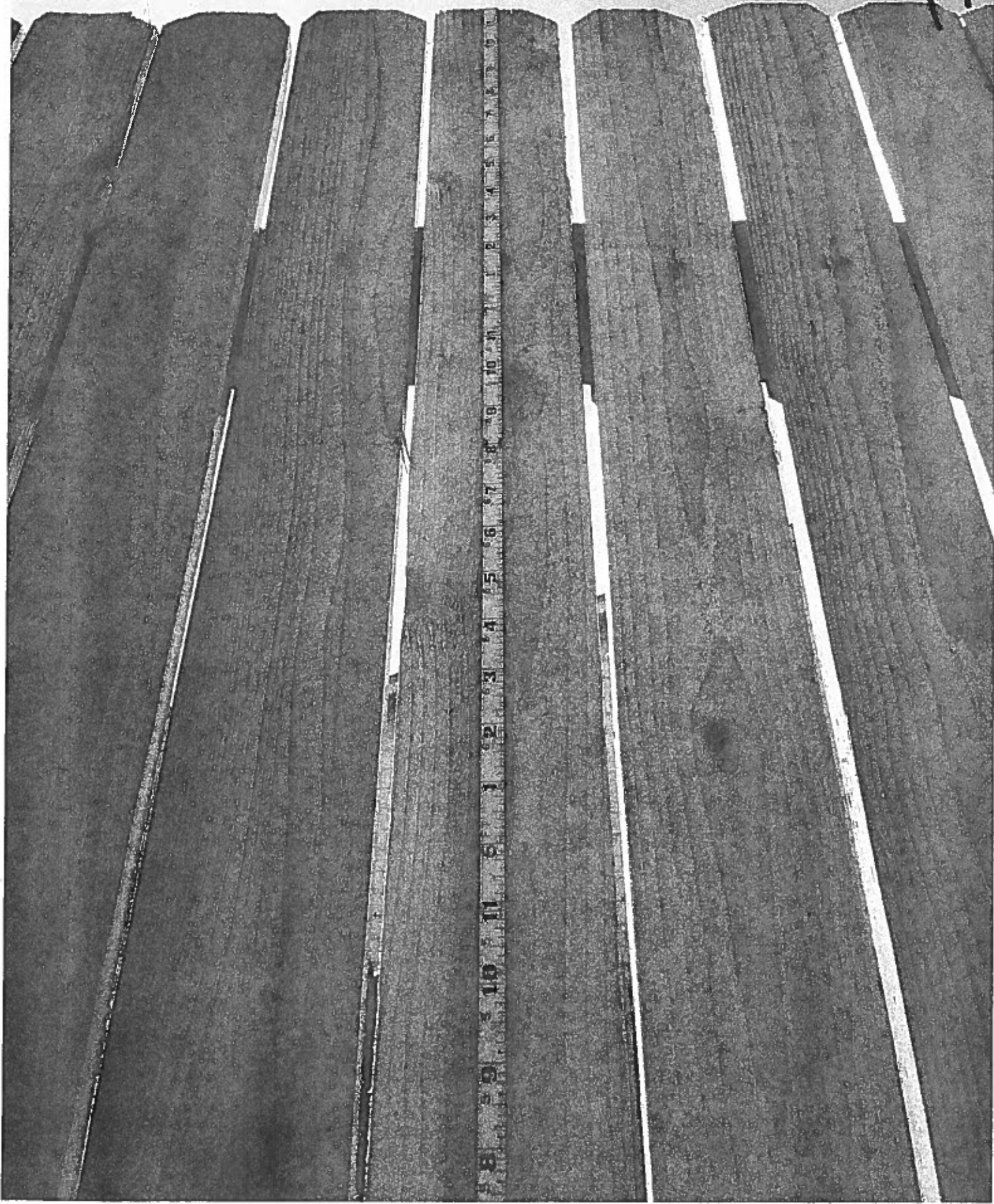




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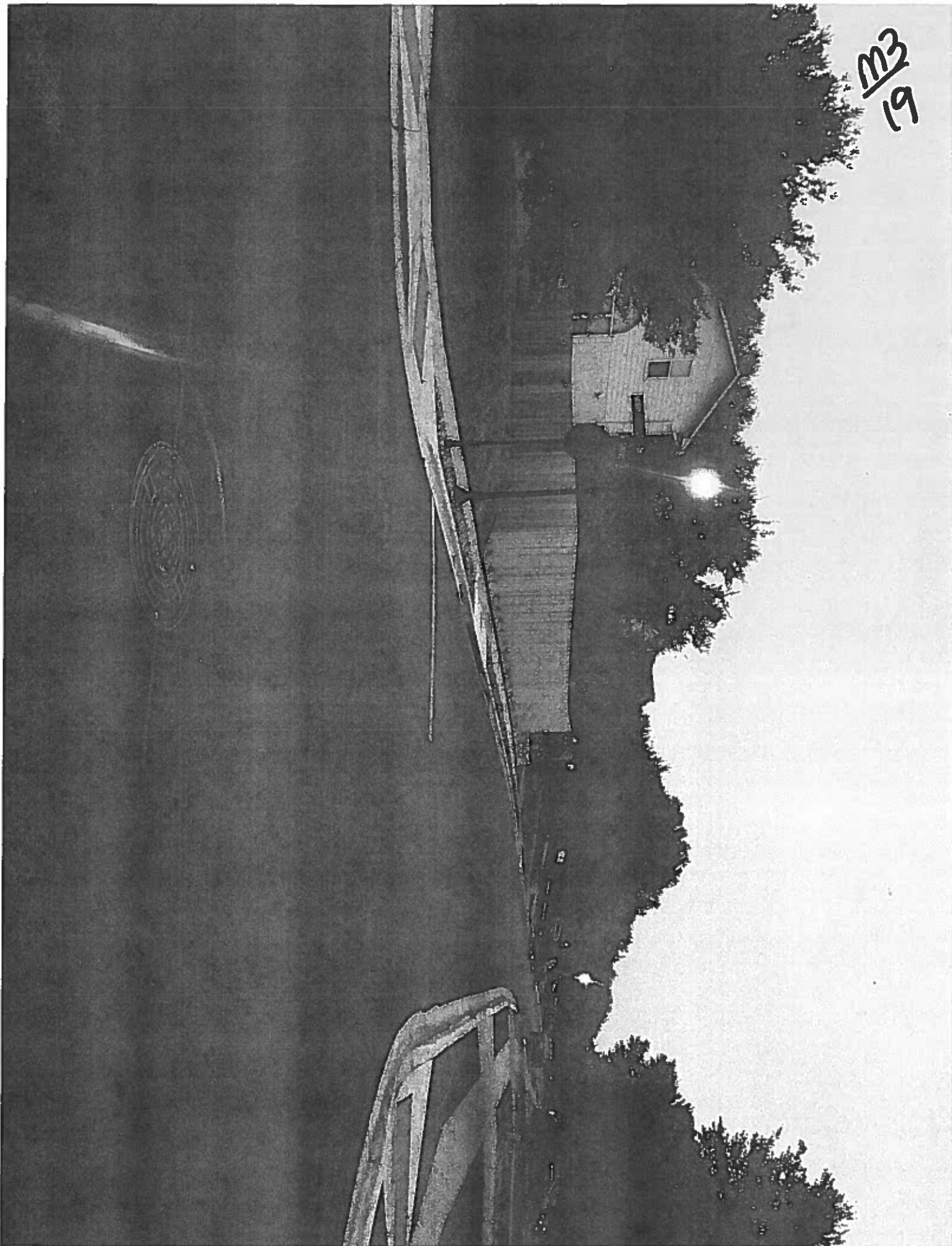
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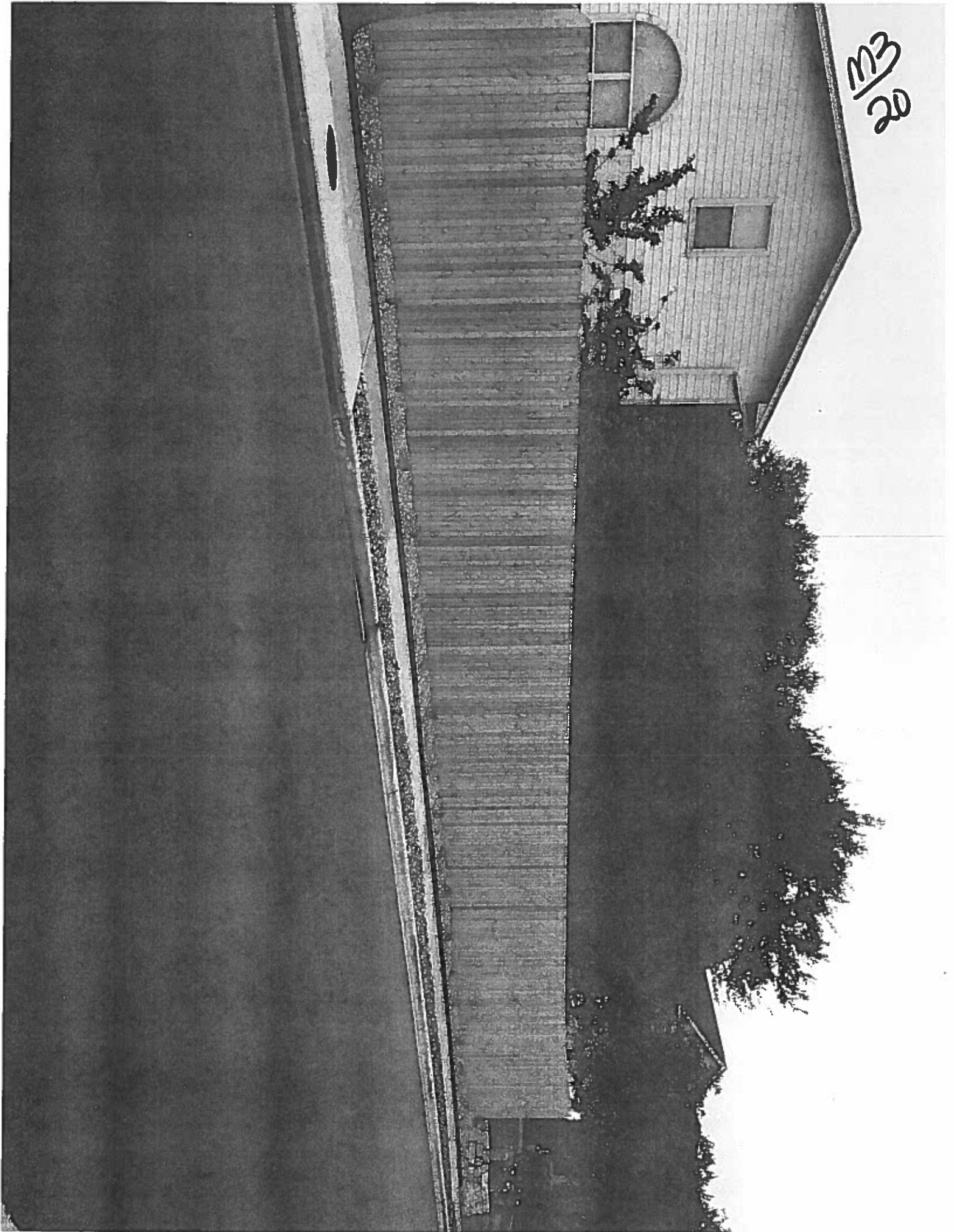
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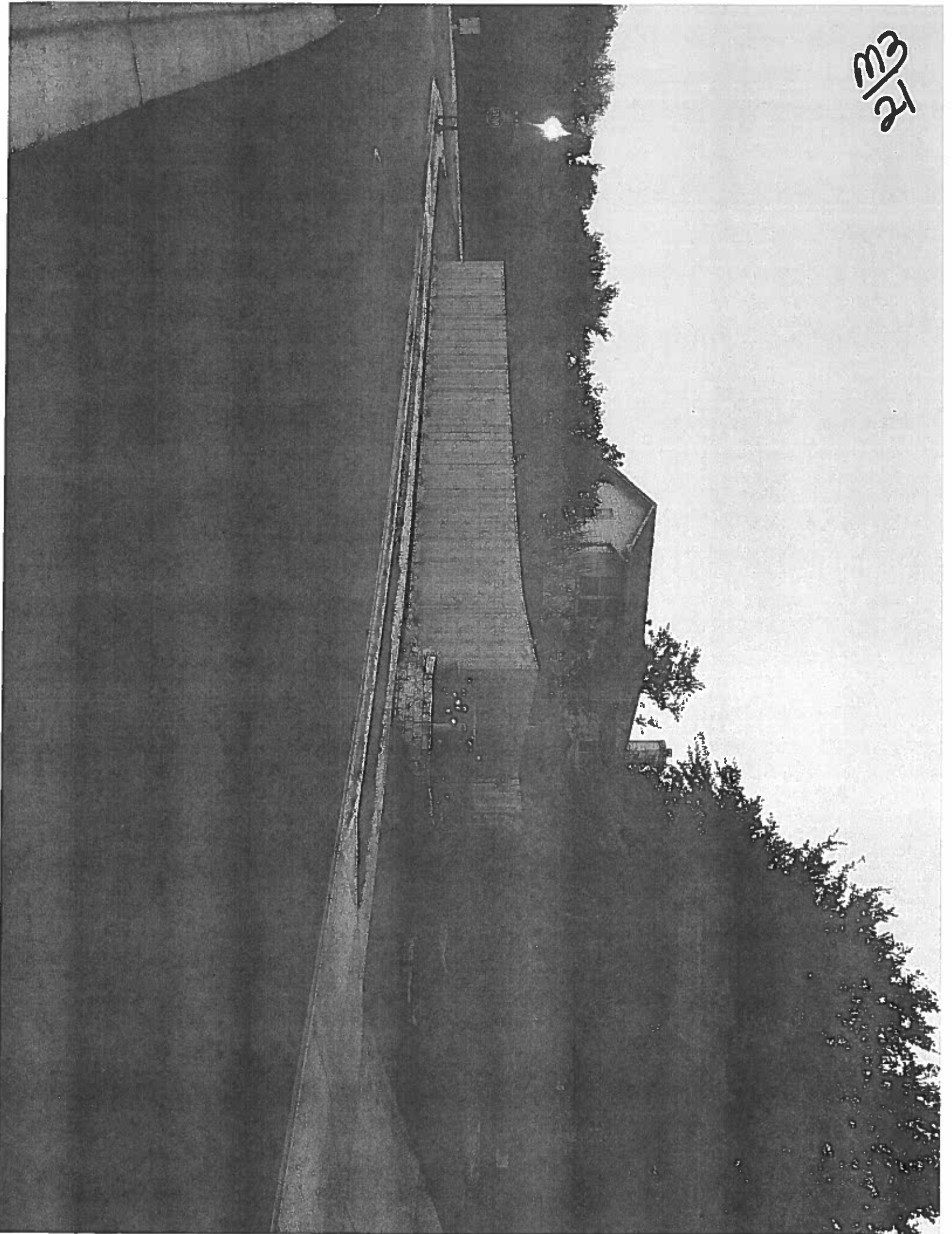
19/33



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2/23



Avery Ranch Owners Association, Inc.
c/o Associa Hill Country
2300 Greenhill bldg 10 Suite 1010
Round Rock TX 78664
Main Phone: 512-347-2888 Fax: 512-310-2355
Website: www.associahillcountry.com

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Date: November 16, 2015

Project Ref: [96037122] 11400 Hattery Lane

Christopher M. Landgraf
11400 Hattery Lane
Austin TX 78717

Dear **Christopher M.**,

I am pleased to inform you that the Avery Ranch Owners Association, Inc. ADRC Committee has approved your application for the listed project item(s):

Fence

The approval is contingent upon compliance with the specifications set forth in the approved application. If your change or addition requires a county, city or state permit, it is the responsibility of the homeowner to obtain this before starting construction.

Please be advised that Avery Ranch does not warrant any improvements including structural design, functional concerns, and building code compliance.

Please retain this letter in your files. If you have any questions regarding this matter, please contact our office at 512-347-2888.

On behalf of the ADRC Committee
Sincerely,

Avery Ranch Owners Association, Inc.

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**AVERY RANCH OWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE
IMPROVEMENT REQUEST FORM (Fill in BLUE Fields)**

In accordance with the recorded Covenants, Conditions and Restrictions of the Association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvement of his deeded property submit the following to the Architectural Control Committee prior to initiating work on the planned improvements.

Select project below:

UNLISTED PROJECT, see line below

- (1) A completed Improvement Request
- (2) Overview of Project
- (3) Complete and detailed building plans, material listing and specifications
- (4) Property site plan SHOWING LOCATION OF PROPOSED IMPROVEMENT
- (5) Elevations of Improvement

Privacy fence replacement

FAILURE TO SUBMIT THIS REQUEST FORM PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT. If any change is made without approval, the Committee has the right to have the homeowner remove the improvement from his property. Homeowners considering any exterior improvement or modification to a property are urged to review the recorded deed restrictions prior to initial request.

Owner Name: Chris Landgraf
Address: 11400 Hattery Lane
Phone #'s: (512) 296-6177
E-Mail: chrislandgraf@yahoo.com

Granite Shoals

<<- Neighborhood

Briefly describe the improvement you propose:

Replacing existing privacy fence around my property; will have typical Avery cedar picket look, no stain and will use better-than-builder-grade materials. Seeking ADRC variance approval regarding height for the portion along Springs Edge Drive; backyard slopes up from sidewalk so would like to transition to fence as high as 8 feet tall for nicer fence look and to better screen backyard from street/sidewalk. See other PDF included in e-mail for picture showing existing situation and proposed height transition.

Who will perform the work? Professional Contractor Contractor Name: TBD - bidding out

Indicate type, color, or other specifications of product to be used, such as "GAF Timberline Weathered Wood Shingles", BEHR Beige Stain #34555"

Cedar pickets without stain

I understand that the Architectural Control Committee will act on this request within 45 days of receipt and contact me in writing regarding their decision. I agree not to begin property improvement without written approval from the Architectural Control Committee. I understand that all construction will meet with City codes and that Architectural Control Committee approvals do not override the City codes but are intended to work with them.

Homeowner Acknowledge:	<u>I agree to comply with the terms of this document</u>	Planned Start Date:	<u>12/01/2015</u>
Date Submitted:	<u>11/15/2015</u>	Planned Completion Date:	<u>12/31/2015</u>

Save to your desktop then Email this completed form to: ADRC@AveryRanchHOA.com

You may also print out and mail the completed forms to: Associa Hill Country - Austin 2300 Greenhill, Bldg 10, Suite 1010, Round Rock, Texas 78664 or fax/scan directly to (512) 328-6178.



I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Spring Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
① JASON GREATHOPE	11404 HATTERY LN	
② ABRAHAM NASSER	14608 SPRINGS EDGE "	
HARATHA GOMEZ	14616 Spring Edge	
③ GINA AYALA	11374 Conchas River Trail	
Marcos Reynaga	11313 Conchas River Trail	
Joseph Kiser	14617 Springs Edge	
Anna Yon	14609 "	

14609

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By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
④ Rhianon Pullman	14609 Staked Plains Loop Austin, TX 78717	
⑤ Alejandro Gamba	14605 Staked Plains Loop, Austin, TX 78717	
Rental Shari Brewer-Hicks	11408 Hatterry Ln, Austin 78712	
Rental Camela Seguin	11316 Hatterry Ln.	
⑥ Detascha Ocho	11325 Hatterry Ln	
⑦ Rieko Matsunaga	14617 Staked Plains Loop	
⑧ Priya Dubey	14605 Springs Edge Dr, Austin Tx	

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
9 Jamie Nunn	14620 Springs Edge Dr	Jamie Nunn
10 Lauren Meyer	11309 Conchos River Tr	Lauren Meyer
11 Greg Muthler	14601 Staked Plains Loop	Greg Muthler
12 Lalka Sellen	14609 Springs Edge Dr	Lalka Sellen



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By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Joshua James & Erica Jones	14021 Staked Plains Ip	Erica Jones

27B3



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Property Owner Name (Printed)	Address	Signature
Pam Probst	14613 Staked Plains Loop	<i>Pam Probst</i>



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By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
✓ Victor & Monica Orona	14613 Springs Edge Dr. Austin TX 78747	<i>[Handwritten Signature]</i>

John H. Orona.

7/23/29



I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
✓ <u>Veronica Rivera</u>	<u>14601 Springs Edge Dr.</u> <u>Austin, TX 78717</u>	<u>V = R</u>

30/12/23



I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS

ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Spring Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
TRACY MERITT	11317 CONCHOS RIVER TR AUSTIN, TX 78717	Tracy Meritt

Our apologies...
We found this in
the side yard.
Happy to sign a
cleaner copy if
needed.

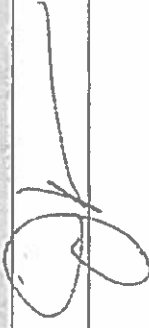
-Tracy Meritt
11317 Conchos
River

3/23



I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS
ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing
along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
JOHN RYAN	14708 SPRINGS EDGE	

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I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS
ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing
along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
✓ (19) Samuel Revelles	11316 Sanchez River Trail 78717	

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I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
AVERY RANCH OWNERS ASSOC INC (12)	WCAD Property ID: R424529 Legal Description (no address shown): AVERY RANCH FAR WEST PH 1 SEC 1, BLOCK C, LOT 5 (AMENTIES CENTER), ACRES 2.18	
AVERY RANCH OWNERS ASSOC INC (12)	WCAD Property ID: R424528 Legal Description (no address shown): S8039 - Avery Ranch Far West Ph 1 Sec 1, BLOCK C, Lot 4, ACRES 23.58, OPEN SPACE, DRAINAGE EASEMENT)	

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I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Hengji Zhong	11316 Hattens Lane, Austin, TX 78717	[Signature]

35 B3



I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
<u>Daniel Wang & Kylee Chen</u>	<u>11312 Couchos River Trl</u>	<u>[Signature]</u>

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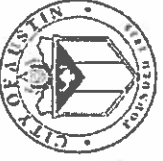
I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
EDWARD J. ADAM DORIS C. ADAM	1317 ARROYO LOMA SCHERTZ, TX 78154	<i>Edward J. Adam</i> <i>Doris C. Adam</i>

14612 Springs Edge Dr
Austin, TX 78717

3/23



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By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
HEMAL UDANI	14617 Springs Edge Dr	[Signature]

Austin TX 78717

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I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
✓ <u>GEORGE WALTER</u>	<u>11312 HATTERY LANE</u>	<u>G. Walter</u>

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I, Christopher Landgraf, am applying for a variance from the Board of Adjustment regarding Section § 25-2-899 - FENCES AS
ACCESSORY USES of the Land Development Code. The variance would allow me the ability to install 7 to 8 foot tall solid fencing
along/near the Springs Edge Drive portion of my property.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
✓ (21) Joyce L Hunt	14704 Springs Edge Dr Austin, TX 78717 [RENTAL PROPERTY]	Joyce L. Hunt

Home Address:
98 San Jacinto Blvd
Unit FSR603
Austin, TX 78701

40/23

