

Heldenfels, Leane

From: [REDACTED] on behalf of sharon watkins [REDACTED]
Sent: Monday, August 08, 2016 10:49 AM
To: Heldenfels, Leane
Subject: Fwd: 1103 west 45th

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Case number C15-2016-0090

Leane:

As per our conversation on Friday I am sending you the input from Chris Allen and the Rosedale Neighborhood Association. If you read all the way through you'll see that they got all the information they needed.

If you have any other questions today please call me at 512-844-0611.

Also, by separate cover I'm sending another name in support of the project.

Thank you. And I will see you tonight.

Sharon Watkins

On Aug 3, 2016 11:41 AM, "Chris Allen" [REDACTED] wrote:
Hi Alison and Sharon-

We weren't able to do much other than hear the applicant's pitch the other night at our meeting. We suggested that he follow up with some additional info, but he has not done that.

Typically, the RNA stays out of BOA hearings. They're quasi-judicial and deal with less subjective issues than zoning cases, so we leave 99% of the cases to the board to make a determination based on the law and the facts. For a case like this, we might typically put out an email to the neighborhood so that people who've been notified of the case within 500' of the property know what's at issue and how to contact us if they have questions. We're absolutely slammed with The Grove PUD right now, so I can't guarantee that this will happen. Sometimes, that brings up concerns from neighbors who might ask the RNA to intervene.

Gina did some quick research this morning and determined that this lot has been configured in this fashion for 20 years or more, and that there is a Land Status Determination from the City that gives it an exception for legal lot status under the 1995 rule. This means we have no issue with the fact that it's a sub-standard lot that was broken off from the primary residence in the past.

Chris Allen

to sharon



Hi Sharon-

I think we're good now that we've seen the application paperwork from the City.

Thanks!

Chris

Chris Allen
architect
*some assembly required
www.somearchitect.com

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On Thu, Aug 4, 2016 at 7:39 AM, Chris Allen <chris@somearchitect.com> wrote:
Hi Sharon-

No. We'll refrain from objecting or supporting and will defer to the board.

Chris

Chris Allen
architect
*some assembly required
www.somearchitect.com
(512) 467-2888
chris@somearchitect.com

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **attendance is 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: G15-2016-0090, 1103 W. 45th Street

Contact: Leanne Heldentfels, 512-974-2202, leanne.heldentfels@AustinTX.gov

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

Name: Anne Helmick-Lyon

Your Name (please print)

4414 Canyon Ave

Your address (as affected by this application)

Anne Helmick-Lyon

Signature

8/5/2016

Date

Daytime Telephone: 512 455 7764

Comments:

Comments must be returned by noon the day of the hearing in order to be seen by the Board at this hearing. The can be submitted via:

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

Leanne Heldentfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing in order to be received timely)

Fax: (512) 974-6305

☒ I am in favor
☐ I object

Heldenfels, Leane

From: Anne Miller [REDACTED]
Sent: Wednesday, August 03, 2016 7:31 PM
To: Heldenfels, Leane
Cc: Buddy Miller
Subject: Case No. C15-2016-0090, 1103 W. 45th Street, Board of Adjustment, August 8, 2016
[REDACTED]

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Leane,

Please note that my husband and I object to the variance requested for the above-referenced property.

The lot size is too small for a McMansion. The character and charm of our neighborhood is being tarnished by over-sized houses which cover all of the green space.

Inadequate parking on this corner lot will result in cars being parked on Marathon Street near the corner of 45th Street which will obstruct traffic flow.

We request that the City enforce the site development regulations in place.

Anne and Buddy Miller
4404 Bellvue Avenue