

8 February 2017

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City of Austin – Development Services Department
Leane Heldenfels
P.O. Box 1088
Austin, Texas 78767

Re: C15-2017-0004 700 Bouldin

Dear Ms. Heldenfels,

My wife, Pam Chandler, and I live at 912 Post Oak Street and are responding to the variance request of the owner at the above address. We oppose this request. After reviewing their documents, we do not see adequate hardship.

Subchapter F spells out very specifically what is allowed and by granting this variance the board will create a negative precedent for our neighborhood. I understand that the applicate has asked several of their neighbors to sign a document in approval of this request. I am not sure what they were presented with to obtain their signatures, but we ask that the board hold up the COA's Land Development Code and deny this request.

In addition, we oppose this request because of the proposed cutting into the site drastically to accommodate a 9' ceiling for their basement level. By choosing to do this, the applicant is placing their required parking below the grade of the adjacent street – Post Oak. This will create a very steep drive that will be difficult to use and therefore push parking on to the street. (A home at 906 Daniel Drive has a very similar driveway condition and is completely unusable) The documents also indicate filling the site with 48" of fill along the East + North sides of the proposed house. By doing this they will forever change the topography of the site and will damage the existing trees that are in this area. This is not building a home that is in keeping with the neighborhood as the applicate has stated.

Please ask the applicate to work with the topography and existing site conditions to create a home that can serve their needs and be an asset to the neighborhood.

Most Sincerely,



Patrick Ousey
912 Post Oak Street
Austin Texas 78704
512.469.0775

Sent via e-mail

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7 February 2017

Re: Case #C15-2017-0004

Board of Adjustment Members,

The Bouldin Creek Neighborhood Association (BCNA) by vote of its steering committee on February 6, objects to the proposed variance in case #C15-2017-0004 (700 Bouldin Avenue) The committee found no hardship to compliance with the land development code as written.

Thank you for your consideration and for your public service.

Sincerely,

A handwritten signature in cursive script that reads "Cory Walton".

Cory Walton, President
Bouldin Creek Neighborhood Association