

ETPC

PUBLIC HEARING INFORMATION

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Case Number: C15-2017-0007, 1615 S. 2nd St.

Contact: Leanne Heldenfels, 512-974-2202, leanne.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 13th, 2017

FRANK GORDON

Your Name (please print)

704 W MONROE ST UNIT A

Your address(es) affected by this application

I am in favor
 I object

FW

Signature

2/12/17

Date

Daytime Telephone: 512-910-4909

Comments:

I support granting this variance.

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

Leanne Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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

Fax: (512) 974-6305

Email: leanne.heldenfels@austintexas.gov

Heldenfels, Leane

From: Julie Worley [redacted]
Sent: Friday, February 10, 2017 3:29 PM
To: Heldenfels, Leane
Cc: Julie Worley; brad Worley
Subject: Case Number C15-2017-0007 [redacted]

m/26

Dear Ms. Heldenfels:

I am writing to voice my opinion regarding the case number referenced above-scheduled to be heard on Monday, Feb. 13th.

I object. I live within 500' of 1615 S. 2nd Street. These regulations are in place for a reason and it will create unwanted issues on our street. The proposed variance will take away from the appeal and beautiful setting on this residential street.

Thank you,
Julie and Brad Worley
1702 S 2nd Street

C15-2018⁷-0007

Heldenfels, Leane

From: Mike Lazarus
Sent: Wednesday, February 08, 2017 1:29 PM
To: Heldenfels, Leane
Cc: Max; Gahl; rkooris; Alberto Rodriguez; matt Fajkus
Subject: Postpone to March BOA hearing-----Re: Notification mistake?

m/27

Leane,

We would like to move this case to the March agenda due to the notification error.

Is there anything else I need to do to make it official?

We noticed on the notification that was sent to our offices that the map of the property shows it to be just 1615 S. 2nd. This case is for a lot that has a land status determination for 1615 and 1617 making it one lot and that is why we used 1615 on the application.

Can you please have the map that is sent out with the notices reflect that this project is for both 1615 and 1617?

We are losing a month, which as you would imagine is significant. Losing another month would really cause issues.

Is there anything that can be done to assure this error doesn't happen again for the March hearing?

Sincerely,

Michael Lazarus
Pegalo Properties
501 N. Interstate 35
Austin, TX 78702
O: 512-485-3000
C: 512-796-7209

From: "Leane Heldenfels" <Leane.Heldenfels@austintexas.gov>
To: "Mike Lazarus"
Cc: "Max", "Gahl", "rkooris"
Sent: Tuesday, February 7, 2017 3:29:38 PM
Subject: RE: Notification mistake?

No – our error, just impacts you by delaying your case, which I apologize for – sorry the error wasn't detected prior to mailing.

If you decide to proceed and the notice is challenged/appealed it would still be our cost to resend since our error.



m1
28

7 February 2017

Re: Case #C15-2017-0007

Board of Adjustment Members,

Please accept my apologies for any confusion this letter may cause.

The Bouldin Creek Neighborhood Association (BCNA) by vote of its steering committee on February 6, rescinds the letter sent to you dated February 3, 2017 with regard to this case (#C15-2017-0007).

The association did not vote to support a variance to SF-5 zoning limits for the proposed development of the parcels at 1615 and 1617 South Second Street. Therefore the letter of support for the requested variance was unauthorized and is inaccurate.

Thank you for your understanding and your attention in this matter.

Sincerely,

A handwritten signature in black ink that reads "Cory Walton". The signature is written in a cursive style and is positioned above the typed name.

Cory Walton, President
Bouldin Creek Neighborhood Association

2/16

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Case Number: C15-2017-0007, 1615 S. 2nd St.
Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 13th, 2017

JOHN CHRISTENSEN

Your Name (please print)

I am in favor
 Object

614 W. MONROE

Your address(es) affected by this application

[Handwritten Signature]

Signature

07 FEB 2017

Date

Daytime Telephone: 512 462 3342

Comments: APPROVE SEVEN UNITS, NOT EIGHT. PLEASE DO NOT APPROVE ANYTHING UNTIL THE CITY HAS A PLAN FOR TRAFFIC MANAGEMENT FOR 2ND STREET & MONROE STREET. WE WILL SEND BE TRAFFIC.

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

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

Fax: (512) 974-6305
Email: leaneheldenfels@austintexas.gov

ELP

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Public Hearing: Board of Adjustment, February 13th, 2017

Your Name (please print) Cathy K. Collins I am in favor
 I am object

Your address(es) affiliated with application 11 West Annie

Signature [Handwritten Signature] Date 1/4/17
Daytime Telephone: 512 991-4625

Comments: I object to condominiums in the Boulder Creek area. The area doesn't need more people and more traffic.

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Email: leane.heldenfels@austintexas.gov

ETM

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**Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, February 13th, 2017**

Merrick Ungar

Your Name (please print)

1607 S 3rd St. Unit B Austin, TX 78704

Your address(es) affected by this application

I am in favor
 I object

[Signature] 2/5/17
Signature Date

Daytime Telephone: 512-422-9064

Comments: *As a neighbor and real estate agent, I strongly feel this specific location cannot handle the density of the proposed project. Not only would this new development decrease the surrounding properties but it will also have a negative impact on congestion, parking, and interfere with public utilities i.e. waste management.*

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

C15-2017-0007

Heldenfels, Leane

From: Kevin Howell [REDACTED]
Sent: Saturday, February 04, 2017 12:57 PM
To: Heldenfels, Leane
Subject: Development of 1615 S 2nd
Attachments: city of Austin.pdf

m1
32

Ms Heldenfels

My name is Kevin Howell and I own and live at 1619 S 2nd adjacent to the property that is seeking a code variance for development. Early on the developers sought my assistance via a letter of support which I did provide. Since then the developers continue to send me letters saying they want to meet with me to discuss the project and would I please call or email them. I have done both on multiple occasions but they refuse to return my calls or acknowledge my emails? I feel the letters they are sending me are just part of trying to build a file where it APPEARS they are consulting and informing the neighbors. I find their tactics devious and unethical. I hereby withdraw my original letter of support and attached is my city form objecting to their variance request. I am returning the form to you by regular mail as well and will be at the meeting on the 13th to voice my objection.

Thank you very much,

--
Kevin T Howell
howell.k.t@gmail.com
cell: 609.651.1817

ml
33

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KEVIN T HOWELL
Your Name (please print)

I am in favor
 I object

1619 S 2ND ST, AUSTIN 78704
Your address(es) affected by this application

K T Howell 2-4-2017
Signature Date

Daytime Telephone: 512 804 5346

Comments: THE DEVELOPERS SEND ME LETTERS SAYING THEY WANT TO MEET TO DISCUSS THE PROJECT BUT THEN REFUSE TO ANSWER MY EMAIL OR PHONE MESSAGES TO SCHEDULE A MEETING. THEY DUPED ME INTO GIVING THE A LETTER OF SUPPORT EARLY ON BUT I HEREBY WITHDRAW THAT LETTER BASED ON THEIR DEVIIOUS BEHAVIOR

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M1
34

03 February 2017

Re: Case # C15-2017-0007

Board of Adjustment Members,

The Bouldin Creek Neighborhood Association (BCNA) supports this applicant's request for variance to the minimum lot size requirement (LDC 25-2-776), in order to allow construction of 8 residential units on these two adjoining residential lots.

BCNA worked in co-operation with the applicant on this project, crafting a private restrictive covenant including a performance bond to ensure residential dwellings that would be consonant in size, scale, and design, and street interface with the neighborhood's original character, while adding residential density in an area consistent with our neighborhood plan. And while these more traditional-scale homes, given the cost of land in the Bouldin Creek neighborhood, cannot be considered "affordable," they will be more accessible to wider income range than most other single-family residential homes currently being built in the neighborhood.

BCNA supported the proposed up-zoning through city staff's conditional overlay review, through Planning Commission review, and through the Neighborhood Plan amendment process—all under the understanding that the conditional overlay would be adopted with the up-zoning, under the restrictive covenant signed by both parties and filed with the State on February 19, 2016, with the performance bond to be posted upon site plan approval.

Throughout this process, BCNA understood that the applicant's plan would include 8 units.

While BCNA does not subscribe to the notion that variance should be granted based on speculation that the minimum lot size requirement will be reduced in an as-yet-unadopted land development code, we do recognize that numerous examples exist throughout the city in which per unit lot size does not meet the code-required minimum. We also note that the design and construction limitations to which the applicant has voluntarily imposed on themselves in collaboration with the neighborhood association create conditions unique to the site, help preserve the character of the surrounding area and, we believe, more than compensate for the shortage of per unit lot size required for code compliance.

Thank you, Board Members, for your consideration and public service.

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Walton", written in a cursive style.

Cory Walton President,
Bouldin Creek Neighborhood Association

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764

3/18

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KEVIN T HOWELL
Your Name (please print) I am in favor I object

1619 S RAND ST AUSTIN 78704
Your address(es) affected by this application

[Signature] 2-4-2017
Signature Date

Daytime Telephone: 512 804 5346

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