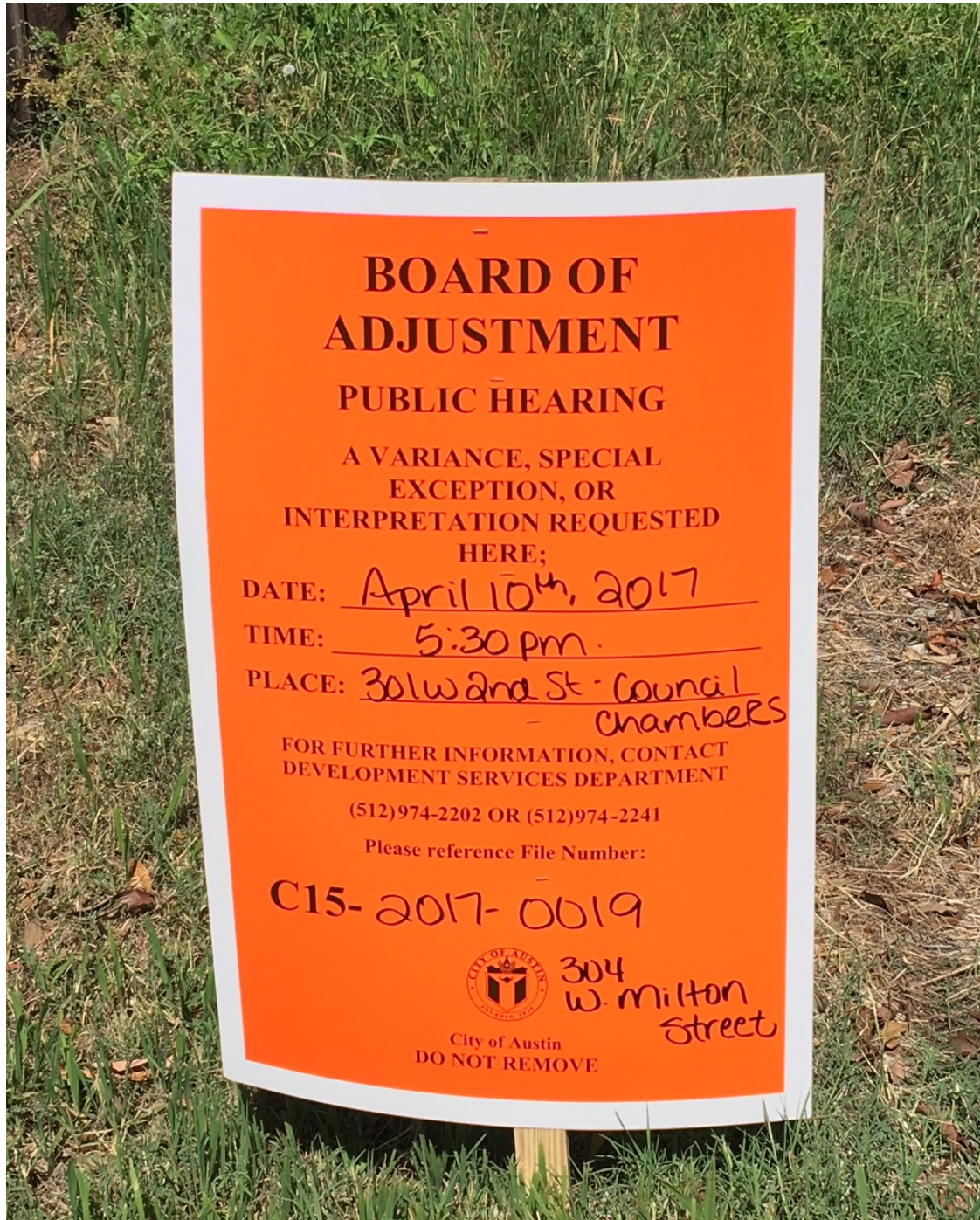


From: Jack Mathews [REDACTED]  
[REDACTED]  
[REDACTED]

Subject: Sign in the yard

FYI



**From:** [REDACTED]  
**To:** [Heldenfels, Leane](#)  
**Subject:** Re: 304 W Milton Street [FAR Variance]  
**Date:** Monday, April 03, 2017 1:51:31 PM  
**Attachments:** [ATT00001.png](#)

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Yes.

Please do add this email to the record, as this is a hindrance to several neighbors who've been asking about it since the notices just were received from yall over the past day or two. Please make note of it in the records that the notice wasn't provide as is required.

I will be snapping more photos tonight of it. And, yes - you are correct that even in that picture its on the lot next door as there's 0 grass in front of the suspect property.

Regards,  
Derek Urbaniak

On 4/3/17 1:43 PM, Heldenfels, Leane wrote:

Hi Derek – here is dated photo of sign that will be entered into the case file, I agree that it doesn't show that it was placed on correct address and that it was maintained so attorney and Board will determine if adequate notice was provided to proceed with hearing on Monday. Would you like me to also include your email below into the record for them to consider that it wasn't properly noticed?

Leane

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**From:** [REDACTED]  
**Sent:** Monday, April 03, 2017 9:13 AM  
**To:** Heldenfels, Leane; Paula Kothmann  
**Subject:** Re: 304 W Milton Street [FAR Variance]

Other things to mention on this property:

- 1) The sign for variance was never put on their lot - it was put on an adjoining lot which is against the rules and confusing.
- 2) The sign currently isn't displayed and hasn't been for more than week because the paper has been removed from the wood stake and has been laying on the ground. If the owners actually lived there, it wouldn't be an issue as they would fix it.

IMHO, both of those are violating the required notice of the property.

Regards,  
Derek Urbanik  
403 W Milton

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**Development**  
CITY OF AUSTIN  
SERVICES DEPARTMENT  
*Building A Better Austin Together*

[REDACTED]

[REDACTED]

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**From:** [Mary Ley](#)  
**To:** [Heldenfels, Leane](#)  
**Subject:** Variance request: C15-2017-0019  
**Date:** Tuesday, April 04, 2017 4:02:57 PM

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Attn: Board Of Adjustment

We are writing to oppose the request for variances for 304 Milton, Austin, 78704. We live near the property in question, and are concerned that, after gaining neighborhood cooperation for an initial variance to build a single family home on an undersized lot, the owners of this property then illegally increased the size of the finished home. They are now asking for more variances to decrease both lot width and length and minimum lot size requirements to allow their illegal buildout. This is contrary to the Bouldin Neighborhood Plan, an insult to neighbors, and an egregious violation of existing zoning requirements, and we ask that these new variances be denied.

Please note, we are protesting the variances requested in this way, because I have been very ill with flu and the notification and form sent to us was inadvertently lost.

Mary Ley & Bill Ley  
404 West Monroe  
Austin, TX 78704  
512-626-6780



## 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](http://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: C15-2017-0019, 304 W. Milton St.**

**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

**Public Hearing: Board of Adjustment, April 10th, 2017**

☐ I am in favor  
☒ I object

Your Name (please print)

CAMILLE VARGAS

Your address(es) affected by this application

1609 ROMA STREET

Signature

Date

Daytime Telephone:

512-416-1993

Comments:

1. ABSOLUTELY DISAGREE WITH GRANTING THIS VARIANCE. THE NEIGHBORHOOD IS BECOMING TOO DENSE WITH THE EXISTING STREET ACCESS, SIZE OF HOUSES BEING BUILT, OFF STREET PARKING NOT BEING PROVIDED IMPROVES OVERALL REQUIREMENTS BEING COMPLETED BY VARIANCE.

**Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing. They may be sent via:**

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 Wednesday prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)

M07/191