

## 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: C15-2017-0021, 2400 Wilson Street**

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

**Public Hearing: Board of Adjustment, May 8th, 2017**

DEWITT GAYLE

Your Name (please print)

2315 FOREST AV.

Your address(es) affected by this application

Signature

☒ I am in favor  
☐ I object

Date

Daytime Telephone:

512-974-4100

Comments:

I SUPPORT THE VARIANCE REQUESTS

**Comments must be returned by noon the day of the hearing in order 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 Wed prior to the hearing to be received timely)

**Fax:** (512) 974-6305

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

**From:** [Pete](#)  
**To:** [Heldenfels, Leane](#); [Martin Harris](#)  
**Subject:** FW: Case number C15-2017-0021. 2400 Wilson Street  
**Date:** Monday, May 08, 2017 10:00:13 AM

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Dear Ms Heldenfels,

2400 Wilson Street.

We received a request for comments regarding this application and am in favor of Item A and C, but not B.

After discussion with Dawson Neighborhood Planning Contact Team board members, We agreed the following comments:

Item A Rear yard setback issue. Corner lot at Wilson and Oltorf. We support this waiver of the 10foot setback at the "rear". We don't agree that a rear yard setback applies to this corner property, which has an address on Wilson in addition. Therefore we think a normal side yard setback of 5ft is applicable at boundaries adjacent to neighbors.

Item B. the rear yard setback for the storage building is noted as needing a waiver to reduce from 5ft to 0ft. (5ft noted by staff might need to read 10ft to correct a typo). We do not support the waiver and the storage building should be moved to 5ft sideyard distance as it is on blocks.

Item C. The 10ft distance required between the two dwellings, waiver needed to reduce to 8ft. We support this waiver unless there is a clear and detrimental issue. (Also, this is not Bouldin neighborhood as noted by staff)

Sincerely,

Peter Davis, President of Dawson Neighborhood Association

(512) 296 4906

**From:** [Martin Harris](#)  
**To:** [Heldenfels, Leane](#)  
**Cc:** [Martin Harris](#)  
**Subject:** C15-2017-0021, 2400 Wilson Street  
**Date:** Monday, May 08, 2017 7:10:58 AM

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C15-2017-0021 2400 Wilson

The Dawson Neighborhood Contact Plan Team supports leaving the cottage as is and allowing for those variances, but want to have the property owner think about moving the shed at some time, or not further adding to it through remodeling or upgrading.

The cottage has utilities added to it now and would be a great cost to property owner, who we believe acted in good faith to information provided at the time from the city to the property owner as we understand it, and that he possibly legally had permits to move forward to supply the utilities to the cottage at that time. Changing it from a private property add-on to a rental unit is a minor change to us.

The shed, however is now in the front yard as you are approaching the property, and not far from the adjoining neighbors to the south front entrance walkway, but separated by a fence and some landscaping. We request to conditionally leave as now, but not transferable to new ownership or to upgrading, or adding to. That we would agree to the Wilson address as the actual property address and reflective coding variances requested, but question the placing of a shed in a front yard as is now reflective of the reassigning acceptance of legal address.

Martin Harris

Chair, Dawson Neighborhood Plan Contact Team

**From:** [Melisa Leal](#)  
**To:** [Heldenfels, Leane](#)  
**Subject:** 2400 Wilson St; Case 15-2017-0021  
**Date:** Thursday, May 04, 2017 10:56:36 AM

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Ms. Heldenfels,

This communication is written to support my neighbor, Jon Notarthomas and his request for variance in the above referenced case. I urge the BOA to approve his variance request regarding the secondary dwelling.

I'd also like to note that I think it is not only inefficient but inexcusable that my neighbor has had to assume such enormous costs (not to mention time and energy) to address this with the BOA and deal with what clearly is a problem with city staff's initial recommendations and approval. You're asking a tax paying citizen to pay for your staff's internal miscommunication and conflicting opinions and errors!!! It seems to me this should have been handled administratively and at the very least the fees for this process should have been waived given the original placement of that structure (which he saved from being razed unlike so many other long standing architecturally appropriate homes in this area!) was determined based on discussions and approval with and by staff. As someone formerly involved in city management, I find what the City staff has required through this process appalling and the epitome of poor departmental management.

Thank you for your time and attention. I'd like this correspondence counted in support of and read or made part of the record for this hearing.

**Melisa Y. Leal**

Homeowner, 2407 Durwood St.; 78704