



11 July 2017

To: Mr. Andy Halm
City of Austin
Office of Rea Estate Services
505 Barton Springs Road, Ste. 1350
Austin, TX 78704

Re: F#9762-1610 Aerial Encroachment 110 W. Elizabeth Street

Mr. Halm,

Thank you for your return phone call this morning of my query regarding the substance and context of the certified letter (attached) that BCNA received on June 29 in the above cited case.

Since we were not informed of the context or meaning of that letter until today, we were unable to respond within the 10 days of receipt you stated in your letter. Therefore please accept and consider this response as it is as timely as it could possibly be.

The Bouldin Creek Neighborhood Association (BCNA) objects to any encroachment by this property owner on the public right of way.

A zero ft. setback from the public right of way is as generous as any commercial building should be allowed. Adding commercial occupant balcony space jutting over the public right of way is an entitlement that should not be granted, especially in light of the existing site plan violations in which the applicant is currently engaged, from which adjacent residents are experiencing substantial hardship, and for which City of Austin Legal Department is attempting to gain redress through the municipal court system. (See attached)

In short, willful site plan violations on one portion of the property to the detriment of adjacent property owners should not be rewarded by the City with additional entitlements on another portion of the same property.

Please contact me with any questions.

Best regards,

A handwritten signature in black ink that reads "Cory Walton". The signature is fluid and cursive, with the first name "Cory" being more prominent than the last name "Walton".

Cory Walton, President
Bouldin Creek Neighborhood Association