

**From:** [REDACTED]  
**Date:** Monday, August 14, 2017 10:31:06 AM  
**Attachments:** [image001.png](#)

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Leane,

There is an error in the letter I provided, I mention 100 yard, but it is 100 sqft.

Thanks,

Marc

On Thu, Aug 10, 2017 at 9:34 AM, Heldenfels, Leane <[Leane.Heldenfels@austintexas.gov](mailto:Leane.Heldenfels@austintexas.gov)> wrote:

Here are the Austin Energy comments for Monday's meeting.

Advise if questions, concerns –

**Leane Heldenfels, Planner Senior**

*Board of Adjustment Liaison*

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor, Development Assistance Center

505 Barton Springs Road

Office: [512-974-2202](tel:512-974-2202)



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We want to hear from you! Please take a few minutes to complete our [online customer survey](#).

Nos gustaría escuchar de usted. Por favor, tome un momento para [completar nuestra encuesta](#).

**Scheduled Meeting Disclosure Information (not applicable to walk-in consultations from 9a-12p weekdays in the Development Assistance Center where I office):** In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: **DSD Survey**. Please note that all information provided is subject to public disclosure via DSD's open data portal.

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Marc Bergeron

## Zilker Neighborhood Association

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2009 Arpdale ♦ Austin, TX 78704 ♦ 512-447-7681

August 10, 2017

Re: Case C15-2017-0041  
1701 Treadwell, Austin TX 78704

Chair William Burkhardt and Board of Adjustment Members:

The Executive Committee of the Zilker Neighborhood Association has reviewed the request to increase the impervious cover allowed at 1701 Treadwell. The Committee has decided to oppose the granting of a variance in this case.

It appears that the two-story garage apartment is new construction (2015-076260 PR), and that the terms of the building permit were that the finished project would not exceed the impervious cover limit of 45%. It is not the City's responsibility to double-check the measurements provided in a site plan, and so the applicant's failure to calculate the impervious cover correctly is a self-imposed hardship.

It is our understanding that the City routinely requires a survey to confirm that completed projects have not exceeded the impervious cover limit, if the initial estimate of impervious cover is between 40% and 45%. To grant a variance for new construction simply because the impervious cover was underestimated in the initial site plan would impair the purpose of the regulation and grant a privilege not available to other similar properties.

Under the circumstances, we cannot support this variance.

ZNA appreciates your service to our community.

Bruce Wiland  
Chair, ZNA Zoning Committee

**From:** [REDACTED]  
**Subject:** Case Number: C15-2017-0041; variance requested by Marc Bergeron for 1701 Treadwell St., 78704; Board of Adjustment Hearing August 14, 2017  
**Date:** Monday, August 07, 2017 7:23:08 PM

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Good evening, Ms. Heldenfels:

I trust you are well. I am writing to object to the variance requested by Marc Bergeron in Case Number C15-2017-0041 for property located at 1701 Treadwell St.. This matter is set for hearing before the Board of Adjustment on August 14, 2017. I strongly support impervious cover rules, and see no proper reason demonstrated for why the city should waive such requirements for the property at 1701 Treadwell St. There appears to be no reason why the property owner could not have designed and built his or her garage apartment in a manner that is in compliance with the environmentally sound, well-publicized, and quite reasonable impervious cover rules. Such rules protect the environment, the rate and flow of run-off, absorption of water into the soil, etc. I would respectfully request that the Board of Adjustment work with the property owner to ensure compliance with the applicable impervious cover requirements.

Thank you for considering my objection.

Sincerely,

Gretchen Paulig  
1807 Dexter St.  
Austin, TX 78704

## 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 website:

[www.austintexas.gov/department/development-services](http://www.austintexas.gov/department/development-services)

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**Case Number: C15-2017-0041, 1701 Treadwell St.**

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

**Public Hearing: Board of Adjustment, August 14th, 2017**

George Hendrickson  
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

1700 Treadwell St, Austin, TX 78704  
Your address(es) affected by this application

George Hendrickson 8-6-17  
Signature Date

Daytime Telephone: 512-695-3375

Comments: I am in favor of allowing this variance. The Dec cited in impervious cover is negligible.

M03/26

**Comments must be returned by 10 am 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 Wed prior to the hearing to be received timely)**

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

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

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**Case Number: C15-2017-0041, 1701 Treadwell St.**

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

**Public Hearing: Board of Adjustment, August 14th, 2017**

Carol Lynn Jaacks

Your Name (please print)

I am in favor  
 I object

1700 Treadwell St Austin TX 78704

Your address(es) affected by this application

Carol Lynn Jaacks

Signature

8-6-17

Date

Daytime Telephone: 512 422 2415

Comments:

M03/27

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

**Public Hearing: Board of Adjustment, August 14th, 2017**

G-GARDNER SUMNER, JANE  
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

1610 TREADWELL STREET

Your address(es) affected by this application

8-07-17  
Date

Signature

Daytime Telephone: 512-422-3023

Comments: THIS APPEARS TO BE AN  
INSIGNIFICANT ERROR AND  
WE DO NOT OBJECT TO  
THE VARIANCE.

Jane Sumner  
Jane Sumner

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M03/28