

L03/53

PUBLIC HEARING INFORMATION

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A board or commission's decision may be appealed by a person who is standing to appeal, or an interested party that is identified as a person who 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;
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For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/department/development-services

WITHOUT COMMENTING, 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: C15-2017-0031, 2005 Bluebonnet Lane
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, August 14, 2017

Kim Berry
Your Name (please print) I am in favor
 M object

1804 Hether 78704
Your address(es) affected by this application

Leane Berry 8-10-17
Signature Date

Daytime Telephone: 512 416-0017

Comments: No reason to grant variances on new construction. Those builders do this all of the time. They get a permit then close in a carport it go for a variance, its a truck. The County does not grant variances on new construction why should the City. I get those all the time in my neighborhood - Tired of it
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: leane.heldenfels@austintexas.gov

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Contact: Leanne Heldentfels, 512-974-2202, leanne.heldentfels@austintexas.gov
Public Hearing: Board of Adjustment, August 14, 2017

KIM GERRY

Your Name (please print)

I am in favor
 No object

1804 A Heather St 78704

Your address(es) affected by this application

Leanne Gerry

Signature

Date

Daytime Telephone: 512 698-5077

Comments: I'm tired of developers skirting the codes. The city should not grant variances on new construction or allow contractors to do work with no permit. They pull this all off the fence. Don't let them get away with it and it will stop - this cost taxpayers money

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Fax: (512) 974-6305

Email: leanne.heldentfels@austintexas.gov

From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: BoA item L3, 2005 Bluebonnet (C15-2017-0031) ZNA position
Date: Sunday, August 13, 2017 9:31:28 AM
Attachments: [2005 Bluebonnet Aug ZNAletter.pdf](#)

Hello, Leane.

Please include the attached letter from the Zilker Neighborhood Association in the backup materials for item L3 on the Board of Adjustment's August 14 agenda. The letter explains the ZNA Executive Committee's position on the FAR variance requested at 2005 Bluebonnet (case C15-2017-0031).

Thank you,
Lorraine Atherton
For the ZNA Executive Committee
(512-447-7681)

Zilker Neighborhood Association

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

August 11, 2017

Re: Case C15-2017-0031
2005 Bluebonnet, Austin TX 78704
Agenda item L-3, August 14, 2017

Chair William Burkhardt and Board of Adjustment Members:

The Executive Committee of the Zilker Neighborhood Association has met with the applicants in this case and reviewed their request for a variance from the Land Development Code. While the applicants' request reflects the guidance from city staff on the actual crafting of the variance language as an FAR increase, we do not think this is an appropriate manner to deal with the particulars of the case.

Nevertheless, the ZNA Executive Committee has decided not to oppose the variance request based on the four following stipulations.

1. Wall openings
 - A. the existing south wall is to remain open as required to meet the 80% open requirement of the code.
 - B. the existing east wall will be altered to allow that wall to be open at a minimum of 60% as indicated by the structural engineer's feasibility analysis.
2. Garage door placement to remain perpendicular to the street frontage so that the door is not visible from the street, with the driveway to remain as a side entry to the parking spaces.
3. The removal of the west wall to meet the requirement for two open sides is prohibited in that the Condominium Association bylaws give the owner of the rear condominium the right to prohibit any change to the exterior of the building and will not allow for the west wall to be modified as the second open wall.
4. The former Board of Adjustment interpretation of the 20-foot separation between an open side and a house wall applied to a specific case where the garage door was parallel to and facing the street, creating an additional building massing in conflict with the intent of the McMansion ordinance. The interpretation is therefore not applicable to this case.

We appreciate the applicants' efforts to resolve this case without increasing the FAR. However, due to the staff position and the inappropriate application of the Board's previous interpretation to this case, they cannot request a variance to the 20-foot separation rule, and they have not been allowed to request a simple variance to the McMansion requirement that two walls of a carport remain 80% open. As a result, the applicants have requested this FAR variance.

ZNA appreciates your consideration of our position on this matter.

Jeff Jack
President, ZNA

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Public Hearing: Board of Adjustment, August 14, 2017

Michael Baird

Your Name (please print)

1811 Hether st

Your address(es) affected by this application

Mr. G. J. [Signature]

Signature

Daytime Telephone: 512-827-7854

Date

8-6-2017

Comments:

This is fine by me. Seems

silly that this is arule anyway.

Looks better w/ a garage door

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