

**L04/50**

**9-17-17**

**TO: Leanne Heldenfelds-Board of Adjustments-City of Austin  
Fax#: 512-974-6305**

**From: Abbe Waldman-Cell # 736-5802**

**R.E. 7513 Cooper Lane  
CASE# C15-2017-0040**

**PLEASE INCLUDE THIS LETTER FOR THE BOA PACKAGE. WE ARE  
ASKING FOR A POSTPONEMENT**

**2 page fax includes cover sheet**

**Thanks so much!**

**Abbe Waldman  
512-736-5802**



9/17/2017

To: Board of Adjustments-Leanne Heldenfeld  
R.E. 7513 Cooper Lane  
C15-2017-0040

From: Abbe Waldman-Representing the Estates of Ygnacio and Rosa Perez

The Perez Family is asking for a 1 month postponement of any decision being considered regarding the request for a variance on a driveway setback from TownBridge Homes LLC. The Perez Family feels a postponement is warranted because:

1. The family has been waiting for 1 month to view a site plan as to what is being proposed to be built by TownBridge LLC. The family was shown a drawing that was represented as being a site drawing **3 days ago** on Friday 9/15/17. However, I, as the Perez family representative, nor Michael Perez, as estate administrator, did not have any communication from Mr. Thrower until I took the initiative to contact him 9/08/17 requesting a meeting to review site plans.
2. This alleged preliminary site drawing from TownBridge LLC that we were shown three days ago was not prepared and certified by a licensed surveyor as the Board of Adjustments recommended in the last hearing in August. The family has concerns that this drawing/site development plan might need serious amendment and change once it is submitted and reviewed by City of Austin staff. Hence a variance may not be warranted.
3. It appears that with the removal of 2 Arizona ash trees (soft-wooded trees that frequently lose limbs in high winds) on the south side of the existing home on the TownBridge tract the hardship may not exist for the access driveway.
4. On September 18<sup>th</sup> the Travis County Probate Court will presumably order the Perez Estate tract to be allowed to be sold. Prior to this date the Estate had no legal ability to sell the property. TownBridge Homes LLC, through their attorney, has expressed an interest in buying this property. Earnest negotiations can now legally begin. Should TownBridge Homes LLC end up purchasing the tract, the site plan being shown today could dramatically change. There may be no need for a variance to be granted if that is the case. That said, the Perez Estate cannot say whether or not they oppose or condone this variance. The Perez Estate, based on these circumstances, are asking for a postponement of this decision today.

Thank you so much for your consideration of these matters.

Abbe Waldman  
512-736-5802  
