

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday, December 11, 2017

CASE NUMBER: C15-2017-0038

- _____ Brooke Bailey
- _____ William Burkhardt
- _____ Christopher Covo
- _____ Eric Goff
- _____ Melissa Hawthorne
- _____ Bryan King
- _____ Don Leighton-Burwell
- _____ Rahm McDaniel
- _____ Veronica Rivera
- _____ James Valadez
- _____ Michael Von Ohlen
- _____ Kelly Blume (Alternate)
- _____ Martha Gonzalez (Alternate)
- _____ Pim Mayo (Alternate)

OWNER/APPLICANT: Aruna Chindalore

ADDRESS: 9101 SAUTELLE LN

VARIANCE REQUESTED: The applicant has requested variance(s) to:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 feet (required) to .5 feet (requested, existing); and to
- B. increase the impervious cover from 45% (required) to 46.9% (requested, existing); and to
- C. Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested, existing) in order to permit a recently constructed meditation studio and older gazebo in a "SF-2", Family Residence zoning district.

BOARD'S DECISION: July 10, 2017 The public hearing was closed on Board Member Melissa Hawthorne motion to postpone to August 14, 2017, Board Member Bryan King second on a 11-0 vote; POSTPONED TO AUGUST 14, 2017; August 14, 2017 REQUESTING POSTPONEMENT TO OCTOBER 9, 2017 BY APPLICANT; Oct 9, 2017 POSTPONED TO DECEMBER 11, 2017; DEC 11, 2017 POSTPONED TO FEBRUARY 12, 2018

FINDING:

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
- 2. (a) The hardship for which the variance is requested is unique to the property in that:
 - (b) The hardship is not general to the area in which the property is located because:
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Leane Heldenfels
Leane Heldenfels

William Burkhardt
William Burkhardt

From: [REDACTED]
Subject: RE: 9101 Sautelle Lane Board of Adjustment renotice
Date: Thursday, January 25, 2018 3:43:21 PM
Attachments: [image001.png](#)

Leane, here is the challenge ... this is what I have from 11th of this month ... I just sent an email to Jacquelyn again asking for an update ... Assuming Texas Gas responds and approves, I think we should be good to go for Feb 12th ...

-.:gowri

Good afternoon Gowri,

Happy New Year to you! My time off was great, thanks! I hope you enjoyed your Holiday time as well!

I have received all but 1 reviewer approval. I am waiting on Texas Gas to respond. I have followed up with them, and should hear back soon. Some of the responses are delayed due to the Holidays.

Additionally, I am waiting on the easement release survey mark ups from our in house Surveyor. I do believe there is some backup with the survey reviews due to the Holidays as well. As soon as I receive the markups, I will forward them over to you.

Thank you!

Kind Regards,

Jacquelyn Caldwell

[REDACTED]
Sent: Thursday, January 25, 2018 3:01 PM

[REDACTED]
Subject: 9101 Sautelle Lane Board of Adjustment renotice

Hi Mr. Chindalore – I’m going to send this re-notice language forward to production staff unless you review it and reply with any changes by tomorrow. I have to send it because more than 60 days have transpired since last hearing, no other changes were made except hearing date, but still good for you to review and advise.




If you want to also reply and attached filed version of the pue vacation/license agreement that would be great, I’ll include it in the 2/12 hearing advance packet for the Board. And, any possible change in the NA’s position on the request. Can also add either of these to the late packet for that



NOTIFICATIONS

CASE#: C15-2017-0038
LOCATION: 9101 Sautelle Lane



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 169'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2017-0038 ROW # 11739337 Tax # 0418380210

Section 1: Applicant Statement

Street Address: 9101 Sautelle Lane

Subdivision Legal Description:
LOT 10 BLK 26 VILLAGE AT WESTERN OAKS SEC 16-A

Lot(s): 10 Block(s): 26

Outlot: _____ Division: Village at Western Oaks

Zoning District: SF-2

I/We Gowrishankar Chindalore on behalf of myself/ourselves as authorized agent for Gowrishankar Chindalore affirm that on Month May, Day 1, Year 2017, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

Erect Attach Complete Remodel Maintain Other: _____

Type of Structure: 1. Converting an older brick storage shed into wood-based Meditation Studio

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

- The structure encroaches the 15' street side setback requirement
- 2. Wooden gazebo in between trees, which encroaches the 25' building line from the main street (Escarpment) that runs behind the house

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

- I respectfully submit the following reasons for the aforesaid encroachment:
- * There are very well grown & established oak trees in the backyard which limits the options for placement of this structure elsewhere in the backyard
- * The new structure is for the purpose of meditation and we have minimized the encroachment as much as possible, limiting it for only up to three people (family) to be able to meditate.
- * The gazebo has been placed in between trees to minimize obtrusion of the views from the street-side. The gazebo is well hidden under the canopy of trees.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

- * Very well grown oak trees in close promixity to each other in that part of the backyard
- * Maximize the open area in the backyard to provide an open-look from the street-side, while enhancing the overall look and usefulness by utilizing the tree canopy

b) The hardship is not general to the area in which the property is located because:

- * Corner building with large yard areas on the back and right side of the property - filled with established trees
- * Large backyard very visible from the street - a lot of thought has been put into the wooden structures to ensure that it enhances the aesthetics of the plot from the street-side while also serving the needs of the family for meditation and relaxation

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

- * The property is located at the corner of three streets (behind, right side and the front)
- * Both structures are aesthetically pleasing and situated under the canopy of oak trees without being obtrusive and in fact, enhance the views from the main street and the side street

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Gowrishankar Chindalore Digitally signed by Gowrishankar Chindalore
DN: cn=Gowrishankar Chindalore, o, ou,
email=gchindalore@gmail.com, c=US
Date: 2017.05.01 09:34:56 -0500 Date: 05/01/2017

Applicant Name (typed or printed): Gowrishankar Chindalore

Applicant Mailing Address: 9101 Sautelle Lane

City: Austin State: TX Zip: 78749

Phone (will be public information): (512) 771-0934

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Gowrishankar Chindalore Digitally signed by Gowrishankar Chindalore
DN: cn=Gowrishankar Chindalore, o, ou,
email=gchindalore@gmail.com, c=US
Date: 2017.05.01 09:35:44 -0500 Date: 05/01/2017

Owner Name (typed or printed): Gowrishankar Chindalore

Owner Mailing Address: 9101 Sautelle Lane

City: Austin State: TX Zip: 78749

Phone (will be public information): (512) 771-0934

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

I respectfully submit to the Board for approval of variance in accordance with the following explanation:

The meditation studio and the gazebo are strategically located to be unobtrusive to the neighbors, to be aesthetically pleasing, and be underneath the canopy of trees, making them conducive for

Additional Space (continued)

meditation, relaxation, and silent reflection. However, to avoid any irregular shape structure that would have detracted the natural beauty of the neighborhood and to prevent damage to the well established trees, we have had to encroach the required setback, which is the reason for this request for variance.

With regards to the meditation studio, for over 10 years we have had an antiquated brick storage shed in that very place, which we tore down and built the new Meditation Studio that combines wood, stone pillars, and tastefully placed frosted glass windows on three sides (no windows on the back wall which faces the side street). It is our belief that the new construction significantly enhances the neighborhood look, while providing valuable usable space for current or future owners.

We have been lucky to have had a lot that has many large oak trees that adds to the natural beauty of the neighborhood, especially since our lot is at the corner of three streets, and our backyard faces a major road for the neighborhood. It was our intent to protect the beauty afforded by the large oak trees and add to the look and feel with our construction. We assure the Board that we have taken special care in designing the Meditation Studio and the Gazebo so that it adds to the aesthetics value of the lot and the neighborhood, while affording a peaceful place to practice Meditation, relaxation, and silent reflection under the canopy of trees. We have not hesitated in spending the money to ensure that the meditation studio and the gazebo are built with the highest quality wood, hand crafted to blend with the natural landscape of the lot.

We, therefore, sincerely request the Board to approve this variance request for the structures in their current location, thus allowing us to utilize the natural landscape of the lot to its fullest extent while ensuring health of the well established trees.

Blank lined area for additional text or notes.



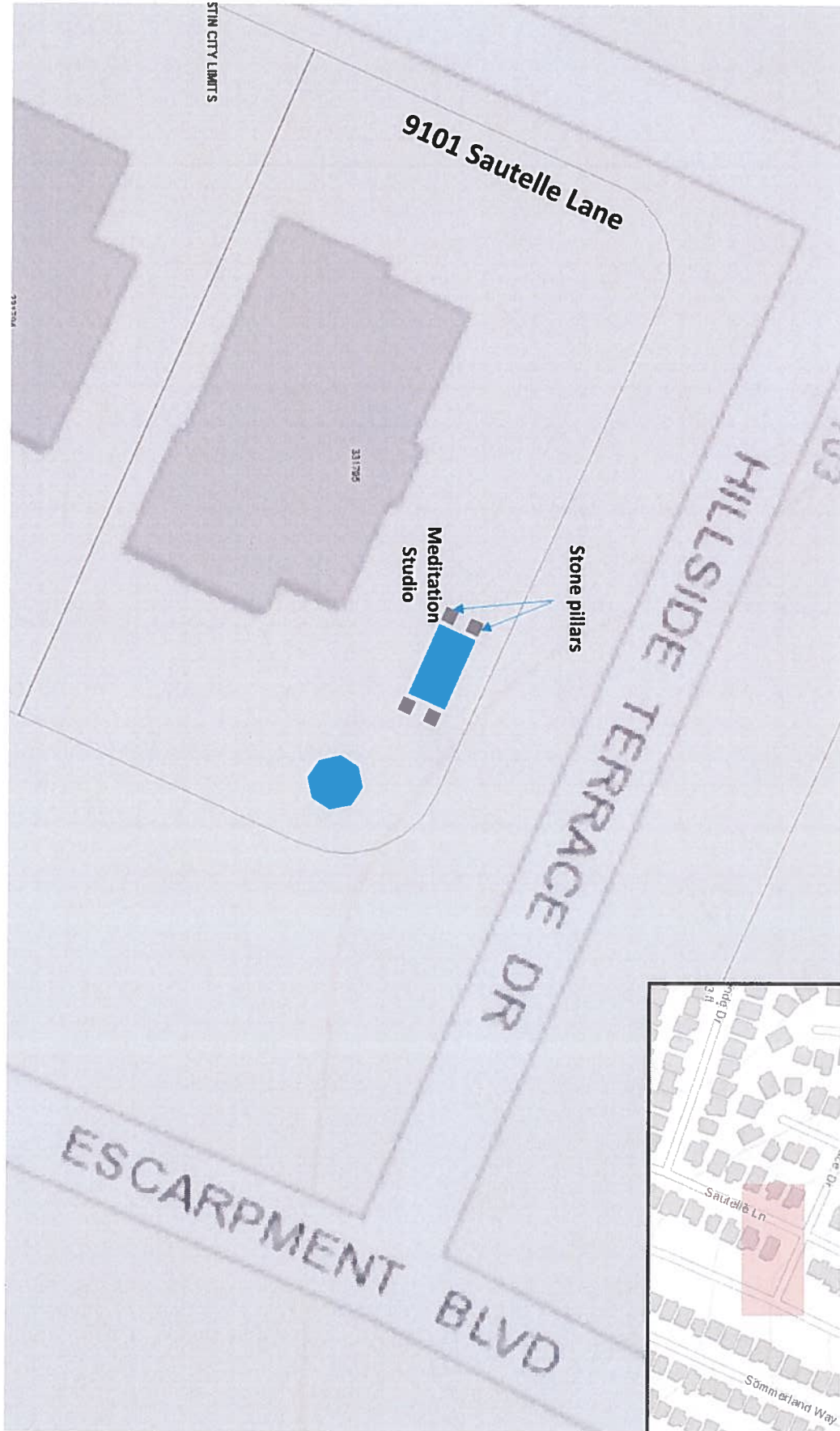
Variance Request

For residential home located at

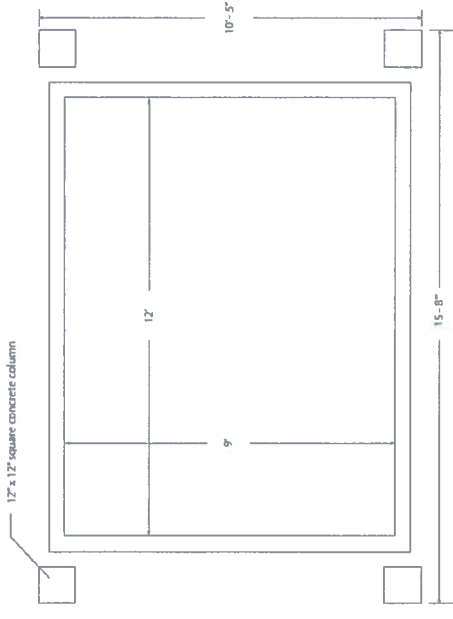
9101 Sautelle Lane

Austin, TX 78749

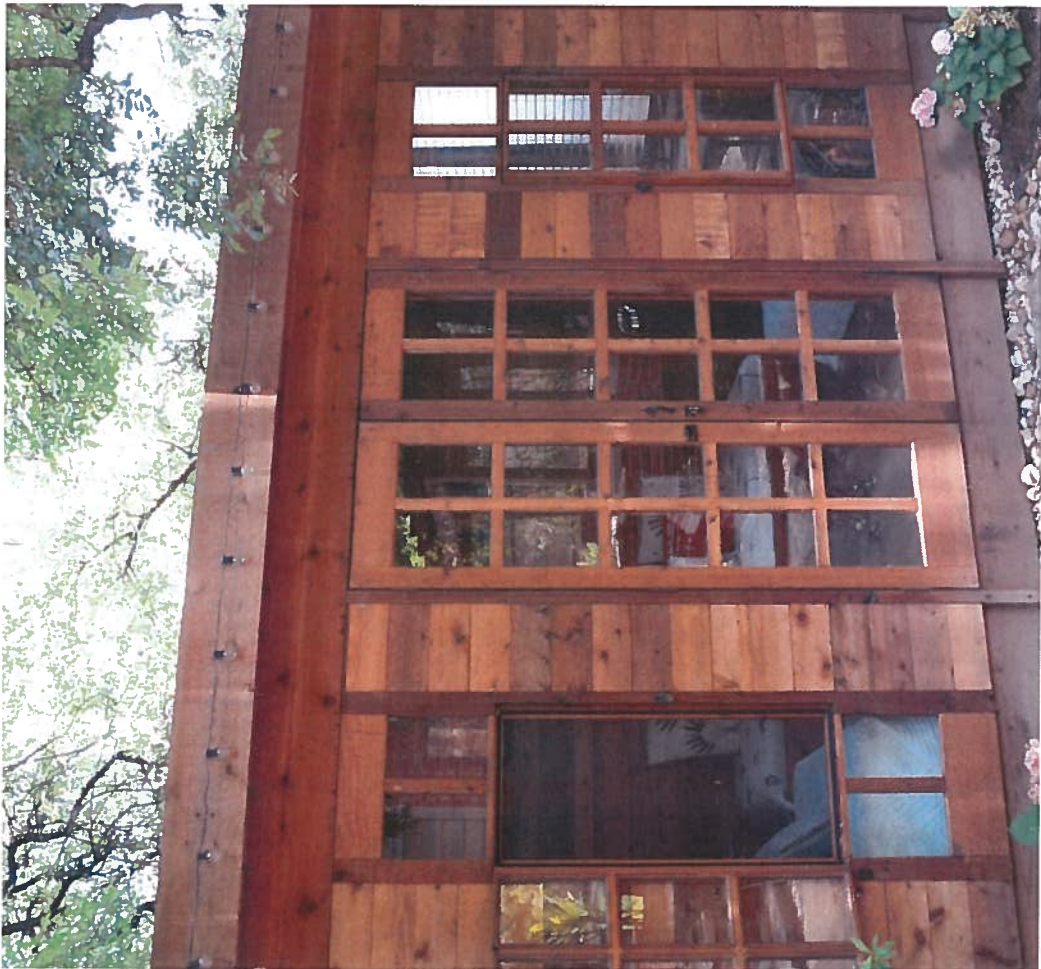
Neighborhood: Village at Western Oaks



MEDITATION STUDIO

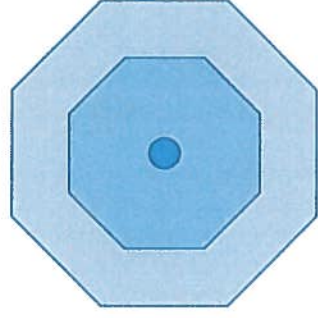


- Height: 9' 5" (4' above fence level)
- Stonework on the four pillars match the patio stone
- Studio itself is not on concrete pad; sitting on wooden beams
- Cedar Wooden structure with glass pane doors & windows
- Replaces an older storage shed in the same spot
- No water/electricity connections buried inside the walls





GAZEBO



4' 9" each side

- 11' at the apex (highest point)
- Cedar wood matches the meditation studio & existing pergola
- The shingles on the roof matches the house shingles color





Waterloo Surveyors Inc. SURVEY PLAT

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER EASEMENTS, RESTRICTIONS AND CONDITIONS MAY APPLY

NOTE:
THE ELEVATIONS SHOWN HEREON ARE NAVD88, BASED ON LOCAL NETWORK GPS OBSERVATION.

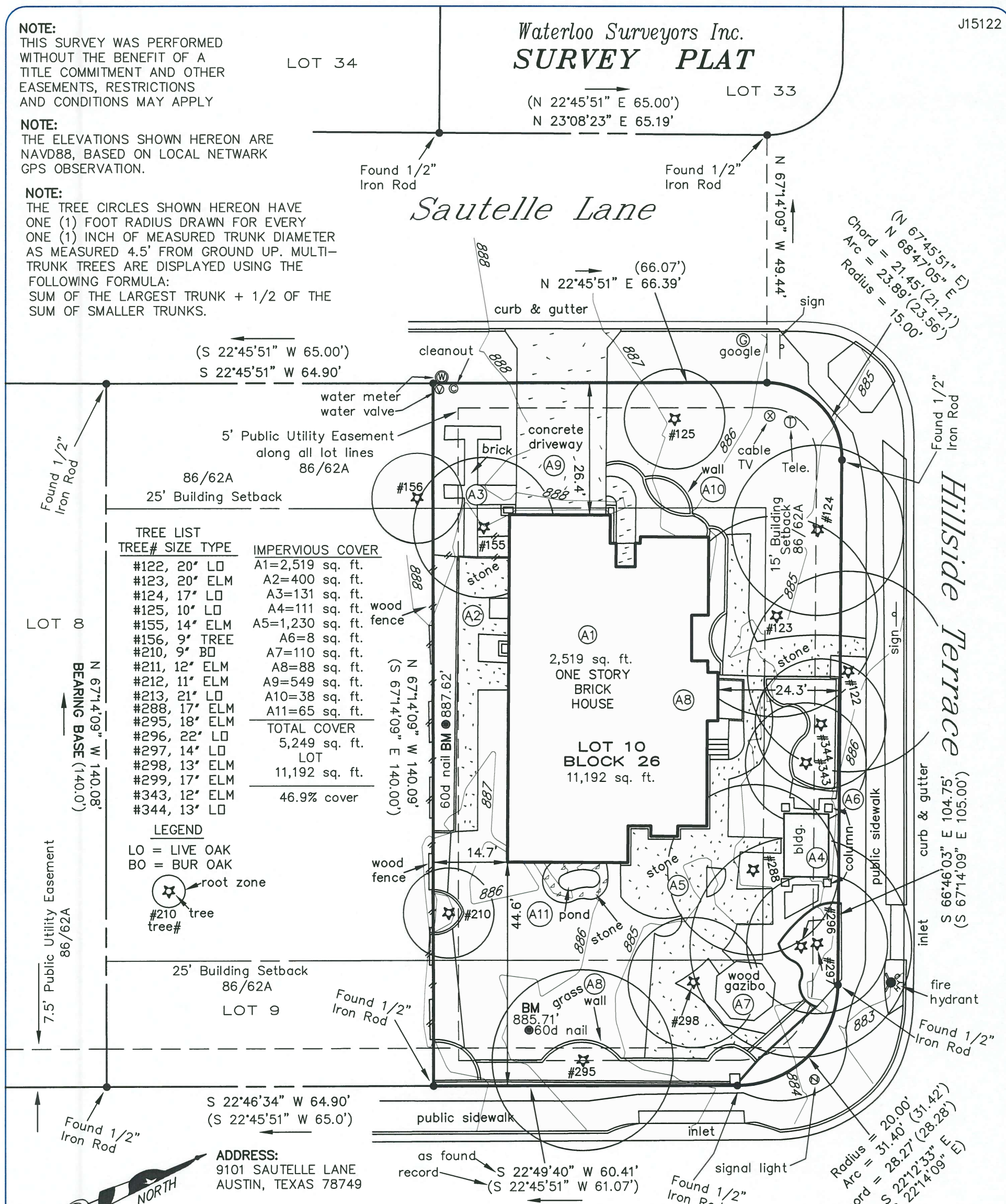
NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER AS MEASURED 4.5' FROM GROUND UP. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA:
SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

LOT 34

LOT 33

(N 22°45'51" E 65.00')
(N 23°08'23" E 65.19')

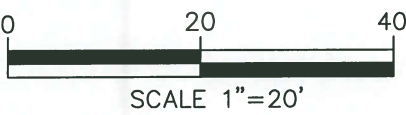
Sautelle Lane



TREE#	SIZE	TYPE	IMPERVIOUS COVER
#122	20"	LO	A1=2,519 sq. ft.
#123	20"	ELM	A2=400 sq. ft.
#124	17"	LO	A3=131 sq. ft.
#125	10"	LO	A4=111 sq. ft.
#155	14"	ELM	A5=1,230 sq. ft.
#156	9"	TREE	A6=8 sq. ft.
#210	9"	BO	A7=110 sq. ft.
#211	12"	ELM	A8=88 sq. ft.
#212	11"	ELM	A9=549 sq. ft.
#213	21"	LO	A10=38 sq. ft.
#288	17"	ELM	A11=65 sq. ft.
#295	18"	ELM	
#296	22"	LO	
#297	14"	LO	
#298	13"	ELM	
#299	17"	ELM	
#343	12"	ELM	
#344	13"	LO	
TOTAL COVER			5,249 sq. ft.
LOT			11,192 sq. ft.
			46.9% cover

LEGEND
 LO = LIVE OAK
 BO = BUR OAK
 root zone
 tree#

ADDRESS:
9101 SAUTELLE LANE
AUSTIN, TEXAS 78749



NOTE:
LOT 10 IS SUBJECT TO:
RESTRICTIONS AND EASEMENT RIGHTS OF RECORD

LEGAL DESCRIPTION:
LOT 10, BLOCK 26 PF VILLAGE AT WESTERN OAKS SECTION 16-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT, OF THE RECORD IN VOLUME 86, PAGES 62A-62D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

State of Texas:
County of Travis:
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 5 & 6 Condition II Survey.

And I certify that the property shown hereon _____ IS NOT _____ within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: _____ 48453C0560H
Zone: X Dated: _____ 09/26/2008

Dated this the 22ND day of _____ MAY _____, 2017.

FIRM# 1012440

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Thomas P. Dixon R.P.L.S. 4324



Gowrishankar [REDACTED]

Re: Re: Village at Western Oaks - Pergola

1 message

Mon, Jun 26, 2017 at 1:45 PM

[REDACTED]
Hello,

That is approved.

Thanks!

Cindy Neale

Assistant Community Association Manager

RealManage

9601 Amberglen Blvd. Suite # 150

Austin, Texas 78729

P: 512-219-1927 F: 512-219-5696

Customer Service 1-866-4-RealService (1-866-473-2573)

[REDACTED]
Comprehensive Community Management Solutions

On Monday, June 26, 2017 9:59:12 AM, Gowrishankar Chindalore , wrote:

From: [REDACTED]

Date: Mon, 26 Jun 2017 09:59:12 -0500

Subject: Re: Village at Western Oaks - Pergola

Hi Cindy,

Thank you for the message ... but I am a bit confused ... you refer to "pergola" ... but my request was for 'meditation studio' ... is that a typo or what exactly is this approval referring to? Please clarify ...

Thanks

-:gowri

Thanks

-:gowri

On Fri, Jun 23, 2017 at 1:07 PM, [REDACTED]

Dear Gowrishankar L Chindalore,

We are pleased to inform you that your pergola Home Improvement Application has been APPROVED by the Architectural Review Board for Village at Western Oaks Owners Association, Inc., and you may proceed with your proposed modifications.

The committee & Board has granted you a variance for your pergola.

Congratulations!

Best regards,

Cindy Neale

Assistant Community Association Manager

RealManage

9601 Amberglen Blvd. Suite #150

Austin, Texas 78729

P: [512-219-1927](tel:512-219-1927) F: [512-219-5696](tel:512-219-5696)

Customer Service 1-866-4-RealService ([1-866-473-2573](tel:1-866-473-2573))

[REDACTED]

[REDACTED]

Comprehensive Community Management Solutions

From: [REDACTED]
Subject: RE: 9101 Sautelle Lane Board of Adjustment renotice
Date: Thursday, January 25, 2018 3:43:21 PM
Attachments: [image001.png](#)

Leane, here is the challenge ... this is what I have from 11th of this month ... I just sent an email to Jacquelyn again asking for an update ... Assuming Texas Gas responds and approves, I think we should be good to go for Feb 12th ...

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Good afternoon Gowri,

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I have received all but 1 reviewer approval. I am waiting on Texas Gas to respond. I have followed up with them, and should hear back soon. Some of the responses are delayed due to the Holidays.

Additionally, I am waiting on the easement release survey mark ups from our in house Surveyor. I do believe there is some backup with the survey reviews due to the Holidays as well. As soon as I receive the markups, I will forward them over to you.

Thank you!

Kind Regards,

Jacquelyn Caldwell

From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: 9101 Sautelle Lane Board of Adjustment renotice

Hi Mr. Chindalore – I’m going to send this re-notice language forward to production staff unless you review it and reply with any changes by tomorrow. I have to send it because more than 60 days have transpired since last hearing, no other changes were made except hearing date, but still good for you to review and advise.

If you want to also reply and attached filed version of the pue vacation/license agreement that would be great, I’ll include it in the 2/12 hearing advance packet for the Board. And, any possible change in the NA’s position on the request. Can also add either of these to the late packet for that

meeting up until 10am the day of the hearing (2/12).

Take care,

Leane Heldenfels

Planner Senior – Board of Adjustment Liaison

City of Austin Development Services Department

One Texas Center, 505 Barton Springs Road, 1st Floor, Development Assistance Center

Walk-in hours 9a-12p M-F

Office: 512.974.2202 Cell: 512.567.0106 (*personal, for meeting day & after hours emergency use only*)



From: [REDACTED]
Subject: RE: ticket # TS1774400713 - request
Attachments: [image001.png](#)
[image002.png](#)

Thank you Wendi!!

From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: ticket # TS1774400713 - request

Staff has discussed and we will be able to approve the easement release request when it comes to us. Please let Robert know if you have any questions. He is cc'ed on this email. Thanks

From: [REDACTED]
[REDACTED]
Subject: RE: ticket # TS1774400713 - request

You are right on Wendi ... the structure that crosses the PUE is on the Hillside Terrace ... and it goes over the PUE by about 5' ... there are no other violations of PUE anywhere else in the lot ... And yes, I am sincerely requesting release for that small area only ... about 10-12 feet along the hillside terrace ... nowhere else ...

Thanks
-:gowri

From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: ticket # TS1774400713 - request

Thank you for the clarification. So you are not looking for a partial release of the PUE along Escarpment? You are only interested in a partial release on Hillside Terrace? Are you only wanting that portion released around the building?

From: [REDACTED]
To: Broden, Wendi; AE GIS Services
Cc: Long, Robert

Subject: RE: ticket # TS1774400713 - request

Thank you Wendi ... indeed I am working through Jacquelyn Caldwell of the Office of the Real Estate Services and that is how I applied for this discovery process ... I will be going through the formal 'partial easement release' application process ...

However, your other point is very important for me – the structure of interest is on the Hillside terrace side and partially overlaps the PUE line (please see the enclosed survey – the structure is named 'bldg' on the right side and right behind the tree marked #288) ..

Considering this fact that it is on Hillside Terrace and that it is partial overlap, I would like to understand if your office would consider approving the easement release at all ...

I would sincerely appreciate an opinion from Robert (or you) as appropriate ...

Thanks

:-gowri

(attached: 9101 Sautelle Lane survey done by Waterloo Surveyors as part of the Variance application to City of Austin)

Gowrishankar Chindalore, Ph.D.

Head of Business & Technology Strategy - Microcontrollers

Security & Connectivity

Austin, Texas 78735, USA

Phone: 1-512-771-0934

Email: [REDACTED]



From: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Subject: RE: ticket # TS1774400713 - request

Mr. Chindalore,

I wanted to follow up with you regarding this issue. The easement in question is a Public Utility Easement. Austin Energy is one of about 14 public utilities who have the right to use this easement. If you want to build within this easement, you will need to go through the Easement Vacation process,

through the City's Office of Real Estate Services. I am attaching the link to the easement release package: <http://www.austintexas.gov/service/easement-releases>. All public utilities will be given the opportunity to review the release request and approve or deny.

While Austin Energy does not have existing utilities located within this easement, as it is along Escarpment Boulevard, I do not know that we would agree to a release of the easement, in the event that it is needed for future utility infrastructure. I am including Robert Long on this email, as he is the agent for this area of town and will be able to get you an answer regarding Austin Energy's position.

Please let Robert or I know if you have questions.

Thanks,
Wendi Broden
(512)322.6237

From: [REDACTED]
[REDACTED]

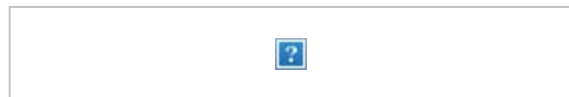
Subject: RE: ticket # TS1774400713 - request

Thank you very much for the info Blake ...

I will contact Wendi on Monday ... it appears that there are no Austin Energy lines within the PUE based on the screenshot ...

Thanks
-:gowri

Gowrishankar Chindalore, Ph.D.
Head of Business & Technology Strategy - Microcontrollers
Security & Connectivity
Austin, Texas 78735, USA
Phone: 1-512-771-0934
Email: [REDACTED]



From: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: ticket # TS1774400713 - request

Gowri,

Here is the address you requested. On the phone you said you needed approval from us to build on the easement. Unfortunately, I cannot grant approval for this. But you can contact Wendi Broden, 512-322-6237, with the Public Involvement & Real Estate group to answer your questions.

Blake Matejowsky
Austin Energy – IT Geospatial Analyst Sr.

From: [REDACTED]

Subject: ticket # TS1774400713 - request

Dear Sir/madam,

I am requesting a survey of public utilities that are within P.U.E in support of variance request I have with the City of Austin ... Can you please give me a call on my cell (512) 771-0934 to address this request ... and also help me better understand the remarks listed below ...

Thank you
-:gowri

Ticket TS1774400713 for COP - Status Change

=====
Company: HOMEOWNER Email: [REDACTED]
=====

Ticket Number: TS1774400713
Work to Begin Date/Time: 09/06/2017 05:00:00 pm
County: TRAVIS
City: AUSTIN
Address: 9101 SAUTELLE LANE
Contact: GOWRISHANKAR CHIND
Phone: (512) 771-0934

Member Code Facility Last Completion Date/Time

COP ELEC6 09/05/2017 08:44:52 am

** Not Completed, SEE COMMENTS **

Remarks:

AE DOES NOT LOCATE FOR SURVEYING. YOU MAY REQUEST A PRINT BY EMAILING AE GIS SERVICES AT [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane
Date: Wednesday, November 29, 2017 12:18:22 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Gowri,

It was nice meeting with you too! You're most welcome! I have received the transmittal letter which completes your application packet. Thank you so much for the well wishes! Have a great day!

Kind Regards,

Jacquelyn Caldwell

Property Agent
City of Austin, Office of Real Estate Services
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
512-974-7149

[REDACTED]



From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Hi Jacquelyn!
It was very nice meeting you this morning ... it is always nice to meet the people in person!
Thank you very much for all your help!!

Enclosed is the transmittal letter with my signature ... please let me know if you need any other information ...

Thanks again ... and hope you feel better soon!
-:gowri

From: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Thank you Jacquelyn ... yes that works ... I will come to your offices and meet you at the front desk. I guess ...

-:gowri

From: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Good afternoon Gowri,

You're welcome. The revised survey is sufficient for me to take in the application. I recommend setting up an appointment to go over your application packet. I have availability on Wednesday, 11/29/2017, at 10:00a.m. Does that work for you?

Kind Regards,

Jacquelyn Caldwell
Property Agent
City of Austin, Office of Real Estate Services
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
512-974-7149
Email: [\[REDACTED\]](#)



From: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Thank you Jacquelyn ... I forwarded your points below to the survey company and they have sent me an updated survey version (enclosed) ... please check if it is sufficient, and if yes, I will ask them for the wet ink copy and then I will send the check for the easement release request, etc.

Thanks

:-gowri

From: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Importance: High

Good morning Gowri,

Please advise your Surveyor of the following:

The **preamble and the sketch** needs to reference the easement release tract as a portion of the 5 foot Public Utility Easement as dedicated on the subdivision plat recorded in Volume 86, Pages 62A-62D.

The header of the survey should specify "Partial Public Utility Easement Release".

The owner name and vesting deed information must be referenced in the **preamble and sketch**.

Also, there are 2 different measurements for the square footage listed on the survey. Please have the Surveyor clarify if the square footage for the easement release tract should be 35.7 or 37.5?

The word Volume is misspelled in the preamble.

I've attached our easement release procedure packet with a sample survey on page 7 of 11 for the Surveyor to possibly use as a template.

Once the Survey is acceptable, we will need an original (hard copy). That is what is meant by "wet ink" version.

Thank you.

Kind Regards,

Jacquelyn Caldwell

Property Agent

City of Austin, Office of Real Estate Services

505 Barton Springs Road, Suite 1350

Austin, Texas 78704

512-974-7149

Email: [REDACTED]



From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Hi Jacquelyn!

I have the easement release survey completed ... please see enclosed ... I will work on the application this weekend and send it to you ... Sorry for the delay in getting all of this done ...

Thanks for all your help, including the conversation we had on the phone about a month or so ago ... For the 'wet ink' version of the easement release, it has to be something the surveyor sends me? It can't be electronic version like the one I have attached?

-:gowri

From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Thanks Jacquelyn ... I agree that easement release is the best option so that I don't carry the annual fee burden ...

Meanwhile, I reached out to 8-1-1 and there have been a number of emails from various groups ... they have called me twice also ... I am attaching some of the emails I have received so far, if you could please help me decode!! Really appreciate if you can see the enclosed emails and see if you are seeing anything of concern ...

Thanks
 -:gowri

From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Good morning Gowri,

You're most welcome. Although the structures are not permanent, it would still be most efficient to seek a release of the easement. If the easement release is not approved, then the License Agreement would be a secondary option (which carries an annual fee). Please let me know if you have any further questions. Thanks!

Kind Regards,

Jacquelyn Caldwell

Property Agent
City of Austin, Office of Real Estate Services
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
512-974-7149
Email: ja [REDACTED]



From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Thank you Jacquelyn ...

I just wanted to point out that these are not permanent structures ... they are big wooden structures ... please see enclosed file with pictures ... if that changes your view, please let me know ...

Meanwhile, I am going to call 8-1-1 and request 'line location service' ...

Thank you for offering to help directly! I may take you up on that if I am having issues figuring out ...

:-gowri

Gowrishankar Chindalore, Ph.D.
Head of Business & Technology Strategy - Microcontrollers
Security & Connectivity
1-(512) 771-0934

From: [REDACTED]
Sent: Thursday, August 31, 2017 9:08 AM

To: [REDACTED]

Subject: RE: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Importance: High

Good morning Gowri,

Thank you for reaching out to our office for assistance. After reviewing the survey, it appears you have permanent structures encroaching into the 5' PUE on the Hillside Terrace side of the property. A License Agreement would not be an appropriate request, as it would not allow for a structure of a permanent nature to encroach into the PUE. The best option would be to seek a release of the 5' PUE. Our Office facilitates the application process for an easement release, however the steward Departments and other stakeholders of the PUE will ultimately make the decision to approve or deny your request. I recommend that you determine if there are any utilities/infrastructure underground in the 5' PUE in question. You may call 8-1-1 to request the line location service. If there are any utilities located within the 5' PUE area, you will need to contact the steward Departments of those utilities to determine the likelihood of a release approval.

If you decide to proceed with an easement release, I have attached an easement release packet. It will instruct you on everything that is required to submit an application for an easement release, but the short version is as follows:

Transmittal letter stating what you are requesting and why, and providing any other pertinent information

Completed application form (included in packet)

Copy of your Warranty Deed, evidencing ownership of the property

Copy of the instrument that dedicated the easement

Reduced size copy of the subdivision plat (8 x10 is best)

An original ("wet ink") copy of a new survey which specifically describes the easement area to be released.

\$435 application fee.

Please note that the packet includes a section titled "Instructions to Surveyors". This should be provided to the surveyor you engage.

Once you are ready to submit the application, please contact Land Management at [REDACTED] to schedule an appointment so that I may go through the document materials with you to ensure that the application packet is complete.

You're welcome to call me directly for any questions: Jacquelyn Caldwell (512) 974-7149.

Thank you.

Kind Regards,

Jacquelyn Caldwell

Property Agent
City of Austin, Office of Real Estate Services
505 Barton Springs Road, Suite 1350
Austin, Texas 78704
512-974-7149
Email: [REDACTED]



From: [REDACTED]
[REDACTED]
[REDACTED]
Subject: Re: Variance request #M-5 C15-2017-0038 for 9101 Sautelle Lane

Dear Sir/Madam,

I sincerely request your advice on the following matter:

As the owner of the property on 9101 Sautelle Lane, I am requesting variance per the description below:

M-5 C15-2017-0038 Gowri Chindalore 9101 Sautelle Lane The applicant has requested variance(s) to: A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 feet (required) to .5 feet (requested, existing); and to B. increase the impervious cover from 45% (required) to 46.9% (requested, existing); and to C. Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested, existing) in order to permit a recently constructed meditation studio and older gazebo in a "SF-2", Family Residence zoning district.

During the first hearing of my variance request, the Board wanted me to reach out to your office to seek either a License to Encroach or partial release of the 5' Public utility easement that runs along the Hillside Terrace property line and that your meditation structure sits over. Enclosed is the survey of the lot with the said structures. Please note that it is just the PUE on the hillside terrace side of the lot.

I have been working Leane Heldfens on the variance request. I am reaching out to you upon her advice. Can you please indicate to me what my next steps should be and which type of the request is appropriate for my situation?

My last hearing was in July and I am expected to report back to the Board for their Sep. session (on 18th) or October the latest.

Thank you for your help and if you have any questions, please feel free to call me anytime at (512) 771-0934.

:-gowri

Gowrishankar Chindalore, Ph.D.

Head of Business & Technology Strategy - Microcontrollers

Security & Connectivity

Austin, Texas 78735, USA

Phone: 1-512-771-0934

Email: 




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: C15-2017-0038, 9101 Sautelle Lane
Contact: Leane Heidenfels, 512-974-2202, leane.heidenfels@austintexas.gov
Public Hearing: Board of Adjustment, July 10th, 2017

I am in favor
 I object

Your Name (please print)
Gina Tercero

9106 Sommerland Way
Your address(es) affected by this application


Signature
Date
415-218-9754

Daytime Telephone:
Comments: Board of Adjustment, hearing on 7/10/17
Case No. C15-2017-0038. I object to this as it would decrease the size of the sidewalk. There are already too few sidewalks in this area so I don't want to lose any already existing. Many people use that sidewalk to run, walk dogs, and the kids walking to school. It's a busy intersection. We need more sidewalks, not less.

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 Heidenfels
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.heidenfels@austintexas.gov

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

From: [Redacted]
Subject: M-5 C15-2017-0038 Aruna Chindalore 9101 Sautelle Lane
Date: Monday, July 10, 2017 4:13:29 PM

In reference to the matter below from your agenda:

M-5 C15-2017-0038 Aruna Chindalore 9101 Sautelle Lane The applicant has requested variance(s) to: A. Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 feet (required) to .5 feet (requested, existing); and to B. increase the impervious cover from 45% (required) to 46.9% (requested, existing); and to C. Section 25-2-515 (Rear Yard of Through Lot) to decrease the through lot rear yard from 25 feet (required) to 10 feet (requested, existing) in order to permit a recently constructed meditation studio and older gazebo in a "SF-2", Family Residence zoning district.

Please be advised that The Village of Western Oaks, Board of Directors makes the following comment:

"The Village At Western Oaks HOA Board of Directors, along with its Architectural Review Board, stand in opposition to granting a variance for the structures which have been erected at 9101 Sautelle, without prior review or approval by the HOA. There was an unfortunate miscommunication from Real Manage, on behalf of the Village At Western Oaks Board of Directors, which erroneously indicated approval of the structures, but this was inaccurate and should not have been sent to the Requestor indicating support for the structures."

Kind Regards, Board of Directors, The Village At Western Oaks

Sincerely,

Mystre' D. Van Horn, CMCA®, AMS®, CMIA-LSM, CMIA-MCM, NRP

Director of Community Association Management

RealManage

9601 Amberglen Boulevard, Suite 150
Austin, Texas 78729

P: 1-866-473-2573; F: 1-866-919-5696

[Redacted]
www.realmanage.com

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www.realmanage.com

Comprehensive Community Management Solutions



RealManage is environmentally responsible. Print only if necessary.

From: [REDACTED]
Subject: C15-2017-0038, 9101 Sautelle Lane
Date: Saturday, July 01, 2017 6:44:56 PM

Mark and LuAnn Glowacz
6201 Tanak Cove
(512) 789-1058

As affected owners regarding Case C15-2017-0038, we are in favor of the variance.

The owners of 9101 Sautelle Lane have always maintained a beautifully landscaped property, and as someone who drives past their home at least a couple of times per day, I see no reason the family cannot enjoy their tastefully built studio and gazebo.

Thank you,

--

Mark Glowacz