

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

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: C15-2018-0005, 2605 W. 8th St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@ausintexas.gov
Public Hearing: Board of Adjustment, February 12th, 2018

Todd O'Neil

Your Name (please print)

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

809 Norwalk Lane

Your address(es) affected by this application

Todd O'Neil

Signature

2/5/18
Date

Daytime Telephone: 512-923-5170

Comments: _____

Comments must be returned by 10am 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 seen by the Board at this hearing)

Fax: (512) 974-6305

Email: leane.heldenfels@ausintexas.gov

From: [REDACTED]
Subject: Case Number C15-2018-0005
Date: Saturday, February 03, 2018 6:40:29 PM

My name is Brian Graham and my wife Deena and I reside at 709 Norwalk Lane, within 500 feet of the subject of this hearing. My phone number is (512) 740-7533.

We are IN FAVOR of the variance, for the following reasons:

A hall connecting the main home to the art studio above the garage at 2605 West 8th would be practically invisible from the street due to the way the side of the garage and home are situated. The garage is set back quite deeply which would make the connecting hallway very difficult to even see from the street. It would necessarily be completely within the setback plane. From an aesthetic point of view, it basically makes no difference. Since the primary purpose of the McMansion Ordinance at Subchapter F is to ensure appropriate aesthetics, the fact that the aesthetics would not change is noteworthy.

I assume the reason for a 10% variance request for a tiny 37 sf hallway is the assumption that the new hallway would cause the garage to no longer be “detached” within the meaning of Subchapter F Subsection 3.3.2.B.2. Actually according to your public hearing notice, the proposed hallway would not attach to the garage at all, but rather to “an art studio located above the garage.” Clearly you agree that the art studio is distinct from the garage. Since the proposed connecting hall between the main home and the art studio above the garage would not constitute an attachment between the home structure and the garage itself, the garage in this case would continue to be detached from the main structure, and therefore should continue to fall within the 3.3.2.B.2 exception from gross floor area.

And last but not least, it’s an art studio! Who doesn’t love art.

Thank you for accepting our comments into the record.

Brian and Deena Graham

Sent from my iPad

From: [REDACTED]
Subject: C-15-2018-0005; 2605 W 8th Street
Date: Thursday, February 08, 2018 4:05:38 PM

02-08-2018

Leane Heldenfels, Liaison
Board of Adjustment
City of Austin

Board of Adjustment:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG), at its regularly scheduled monthly meeting discussed with the applicants the above referenced variance request at 2605 W 8th Street.

After deliberation, the BoD voted unanimously to recommend to the Board of Adjustment our non-opposition to the requested variance with the understanding that the applicants intend to remove the outside staircase to the upper garage habitable space and that they will not, subsequent to the granting of the requested variance, install an internal staircase within the garage to access the upper level. It was also noted by the WANG BoD that there appears to be no close by neighbor opposition to the requested variance.

A member of the neighborhood association will attend the hearing on this matter on Monday 12 February to answer questions. Thank you for your service to the City.

Respectfully;

Blake Tollett, Zoning
WANG



South River City Citizens Inc.
P O Box 40632
Austin TX 78704
www.srccatx.org

Gretchen Otto, President
Dan Fredine, Vice-President
Nancy Byrd, Treasurer
Mary Friedman, Secretary

Leane Heldenfels
Board of Adjustments
City of Austin
505 Barton Springs Rd
Austin, TX 78704

March 5, 2018

RE: 1109 Travis Heights Blvd, # C15-2018-0005

Dear Ms. Heldenfels:

On February 5, the members of the South River City Citizens (SRCC) neighborhood association voted to “not oppose” the application for a variance for 1109 Travis Heights Blvd. Our Planning and Zoning Committee met with the applicants and went over their plans to build a guest house and garage, and were satisfied that there is enough of a hardship in the case that we will not oppose them moving forward with their plans (due to the lot configuration, slope of the land, and several heritage trees).

Specifically, the motion passed as follows:

SRCC DOES NOT OBJECT to the requested variances on the property at 1109 Travis Heights Blvd, 78704, from LDC 25-2-1604 C(1&2), dealing with the front lot line, façade and garage width, as depicted in presentation tonight, 2/5/2018, to our neighborhood association, showing the ‘proposed site plan for the Walker Guest House, A.00, dated 8.21.17 issued for permit.’

We are pleased to see homeowners using creative ways to save our historic homes instead of demolishing them. We also appreciate the efforts of the applicant to include their neighbors in this process.

Sincerely,

Gretchen Otto
President

