

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:** C15-2018-0011, 2706 Norris Drive

**Contact:** Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

**Public Hearing:** Board of Adjustment, April 9, 2018

Mary Dasey Cartwright  
Your Name (please print)

I am in favor  
 I object

1715 Norris Dr.

Your address (except affected by this application)

Mary Dasey Cartwright

Signature

4/6/18

Date

Daytime Telephone: 512-466-3637

Comments: They have been so  
careful re: the protected  
area. We're to present  
a reasonable use.

**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@austintexas.gov

**PUBLIC HEARING INFORMATION**

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**Public Hearing:** Board of Adjustment, April 9, 2018

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

Your Name (please print)  
*Chris Elliott*

Your address(es) affected by this application  
*1705 Rabb Road Austin 78704*

*[Signature]* Date  
*4/04/2018*

Daytime Telephone: *(512) 480-5720*

Comments: *My family's house is most directly affected by the structure in question. It sits less than 3' behind our back fence, which we built high enough to screen previous structures. The structure towers over our back yard. I do not see that the structure meets the SOA's criteria for a variance. With that said, we are selling our house and are concerned that the structure's presence will affect our resale value which is why we are objecting. A reasonable compromise might be to postpone a decision until we find out if our fears are realized.*

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





**NOTIFICATIONS**

CASE#: C15-2018-0011  
 LOCATION: 1706 Norris Drive



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 109'

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## NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Este aviso es para informarle que hemos recibido una solicitud para una varianza dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

**Mailing Date:** March 29, 2018

**Case Number:** C15-2018-0011

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

<b>Applicant:</b>	Blayne & Stacy Mozisek, (979) 255-7553
<b>Owner:</b>	Same
<b>Address:</b>	1706 NORRIS DR

**Variance Request(s):** The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum rear yard setback from 10 feet (required) to 1.7 feet (requested, previous 1-story storage structure) in order to maintain a recently constructed 237 square foot 2-story (more than 15 feet tall) storage and playhouse structure in a "SF-3", Family Residence zoning district.

(**Note:** The Land Development Code permits accessory structures up to 15' in height to be 5 feet from the rear property line in a single family zoning district, however the structure in consideration exceeds that height limitation.)

This application is scheduled to be heard by the **Board of Adjustment** on **Monday April 9, 2018**. The meeting will be held at **City Hall, 1<sup>st</sup> Floor**, 301 West 2<sup>nd</sup> Street beginning at **5:30 PM**.

**You are being mailed this notice** because City Ordinance requires that **all property owners and utility account holders within 500 feet of the proposed development** and affected neighborhood organizations **be notified** when an application is scheduled for a public hearing.

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**Public Hearing:** Board of Adjustment, April 9, 2018

Chris Elliott

Your Name (please print)

1705 Rabb Road Austin 78704

Your address(es) affected by this application

4/04/2018

Date

Signature

Daytime Telephone: (512) 480-5720

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

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CASE#: C15-2018-0011  
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**Public Hearing:** Board of Adjustment, April 9, 2018

Mary Chris Fire Reed  
Your Name (please print)

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

1709 Norris Dr.

Your address(es) affected by this application

Mary Christa Reed

Signature

4-1-18

Date

Daytime Telephone: 512-585-8809

Comments: I am in favor of Varian Co. The structure they built is a vast improvement over the prior structure and blends in well with the neighborhood.

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**Public Hearing:** Board of Adjustment, April 9, 2018

  
Your Name (please print)

Stuart Stein

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

Your address(es) affected by this application

1706 Rabb Road Austin Tx 78704

Signature

Daytime Telephone: 512-611-6659

4/9/18

Comments: I object to this Variance. I think this structure sets a bad precedent in the neighborhood. This structure was built years ago without a permit. If we let this one slide others will build whatever they want. The owners of this structure should reduce the height to one story at least, so it does not look

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**Public Hearing:** Board of Adjustment, April 9, 2018

Betty Lou Hargis  
Your Name (please print)  I am in favor  
 I object

1711 NORRIS DRIVE  
Your address(es) affected by this application

Betty Lou Hargis 04/04/18  
Signature Date

Daytime Telephone: 512-442-5041

Comments: BELIEVE THE ADDRESS IS

1706 NORRIS DRIVE NOT

2706 " "

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*Betty Lou Hargis*  
Your Name (please print)

I am in favor  
 I object

*1711 NORRIS DRIVE*  
Your address(es) affected by this application

*Betty Lou Hargis* *04/04/18*  
Signature Date

Daytime Telephone: *512-442-5041*

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@austintexas.gov](mailto:leane.heldenfels@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 website:

[www.austintexas.gov/department/development-services](http://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:** C15-2018-0011, 2706 Norris Drive  
**Contact:** Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov  
**Public Hearing:** Board of Adjustment, April 9, 2018

*GREG PITZEN*

Your Name (please print)

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

2110 WALCOTT ST

Your address(es) affected by this application

*[Signature]*

Signature

4-5-18

Date

Daytime Telephone: 512-844-7150

Comments:

I DON'T BELIEVE IN SET BACK REQUIREMENTS. THEY ARE A WASTE OF VALUABLE LAND.

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**Public Hearing:** Board of Adjustment, April 9, 2018

*Chris Elliott*

Your Name (please print)

I am in favor  
 I object

*1705 Rabb Road Austin 78704*

Your address(es) affected by this application

*[Signature]*

Signature

*4/04/2018*

Date

Daytime Telephone: *(512) 480-5720*

Comments: *My family's house is most directly affected by the structure in question. It sits less than 3' behind our back fence, which we built high enough to screen previous structures. The structure towers over our back yard. I do not see that the structure meets the BOA's criteria for a variance. With that said, we are selling our house and are concerned that the structure's presence will affect our resale value, which is why we are objecting. A reasonable compromise might be to postpone a decision until we find out if our fears are realized.*

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