

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday April 09, 2018

CASE NUMBER: C15-2018-0012

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

OWNER/APPLICANT: William Mass and Nancy Hellman, David Webber

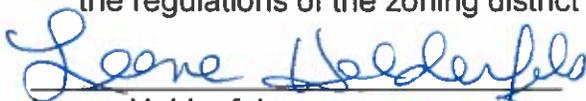
ADDRESS: 1605 3RD ST

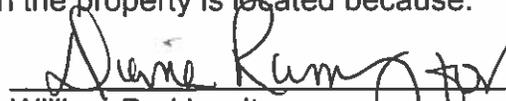
VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum front yard setback from 25 feet (required) to 15 feet (requested, 16 feet existing) in order to construct a new single family home in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Bouldin)

BOARD'S DECISION: April 9, 2018 The public hearing was closed on Board Member Brooke Bailey motion to Postpone to May 14, 2018, Board Member Bryan King second on an 11-0 vote; POSTPONED TO MAY 14, 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
 Executive Liaison


 William Burkhardt
 Chairman

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: C15-2018-0012, 1605 S. 3rd St.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

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

JOHN CHRISTENSEN

Your Name (please print)

614 W MONROE ST 78704

Your address(es) affected by this application

 14 APR 18

Signature

Date

Daytime Telephone: 512 462 3342

Comments: IT SEEMS REASONABLE THAT THE OWNER SHOULD BE ABLE TO BUILD A ONE STORY BUILDING WITH THE SAME FOOTPRINT AS THE EXISTING BUILDING NOTHING MORE. THEY WANT TO STUFF THIS TINY LOT WITH A BIG BUILDING, AND GROWD THE NEIGHBORHOOD.

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: leaneheldenfels@austintexas.gov

004/2



NOTIFICATIONS

CASE#: C15-2018-0012
LOCATION: 1605 S 3rd Street



-  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" = 154'



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 # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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:

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:

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: _____ Date: 3/9/2018

Applicant Name (typed or printed): William Mass & Nancy Hellman

Applicant Mailing Address: 4612 Lyons Road

City: Austin State: TX Zip: 78702

Phone (will be public information): 617 429-6416

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: *William Mass Nancy Hellman* Date: 3/9/2018

Owner Name (typed or printed): William Mass & Nancy Hellman

Owner Mailing Address: 4612 Lyons Road

City: Newton State: MA Zip: 02130

Phone (will be public information): 617 429-6416

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).

Section 2.1 Variance Findings.Hardship...1) Preserving existing tree (cont'd)
~~We are left with substantial critical root zone encroachments at the 13" pecan tree even with a 20 ft setback much less 25 ft. Decreasing our front yard setback allows us to largely steer clear of this critical root zone. This also allows the solar panels on the roof from being shaded by the existing~~

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: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: _____ Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: DAVID WEBBER 

Agent Mailing Address: 1220 LAVALA ST.

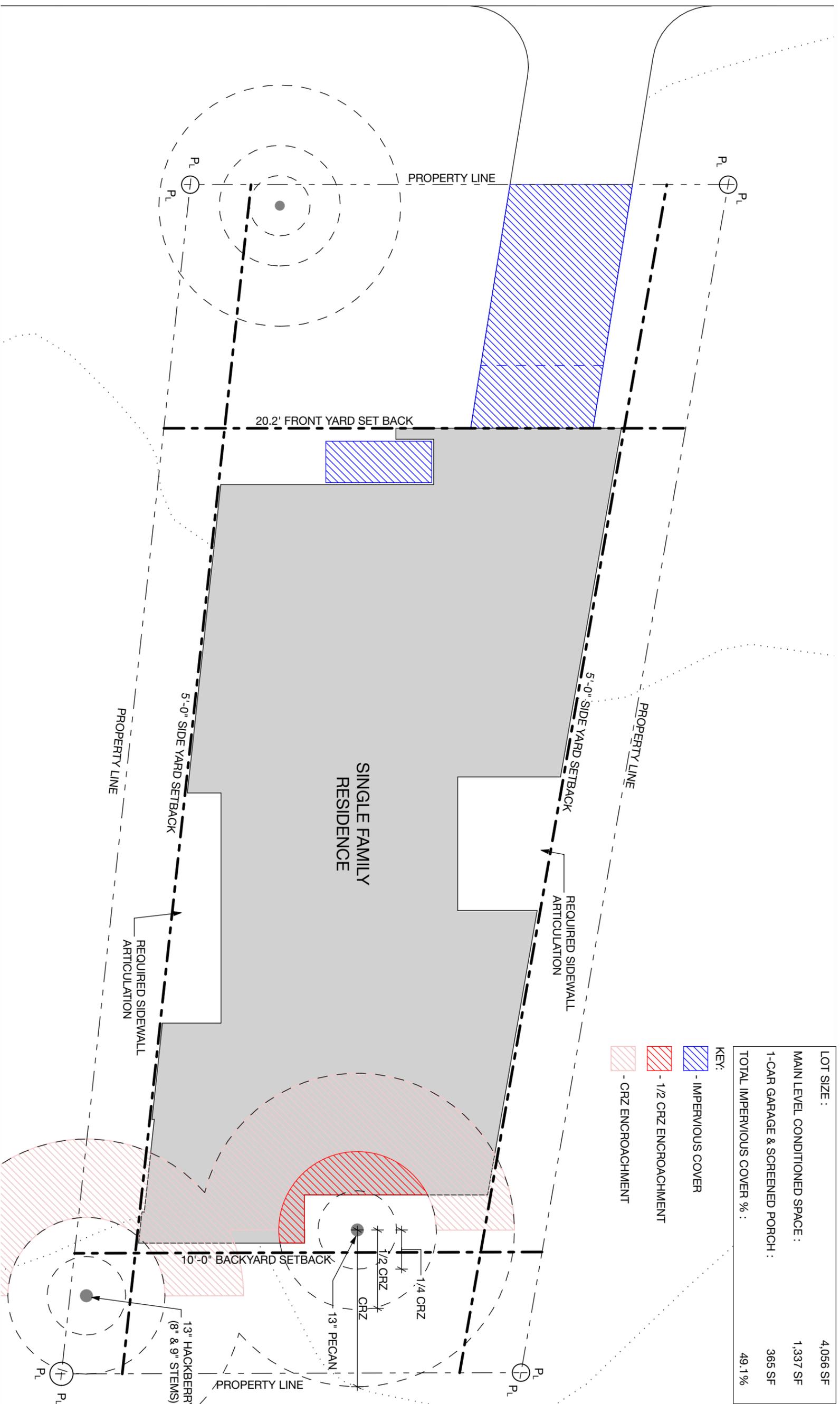
City: AUSTIN State: TX Zip: 78701

Phone (will be public information): 512 - 236 - 1032

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).



LOT SIZE :	4,056 SF
MAIN LEVEL CONDITIONED SPACE :	1,337 SF
1-CAR GARAGE & SCREENED PORCH :	365 SF
TOTAL IMPERVIOUS COVER % :	49.1%

- KEY:
- IMPERVIOUS COVER
 - 1/2 CRZ ENCROACHMENT
 - CRZ ENCROACHMENT

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

SOU3
1605 SOUTH 3RD ST.
AUSTIN, TX 78704

ARCHITECTURE
Webber + Studio, Inc.

1200 Lavaca Street
Austin, Texas 78701
Fax 512.236.1039

512.236.1032

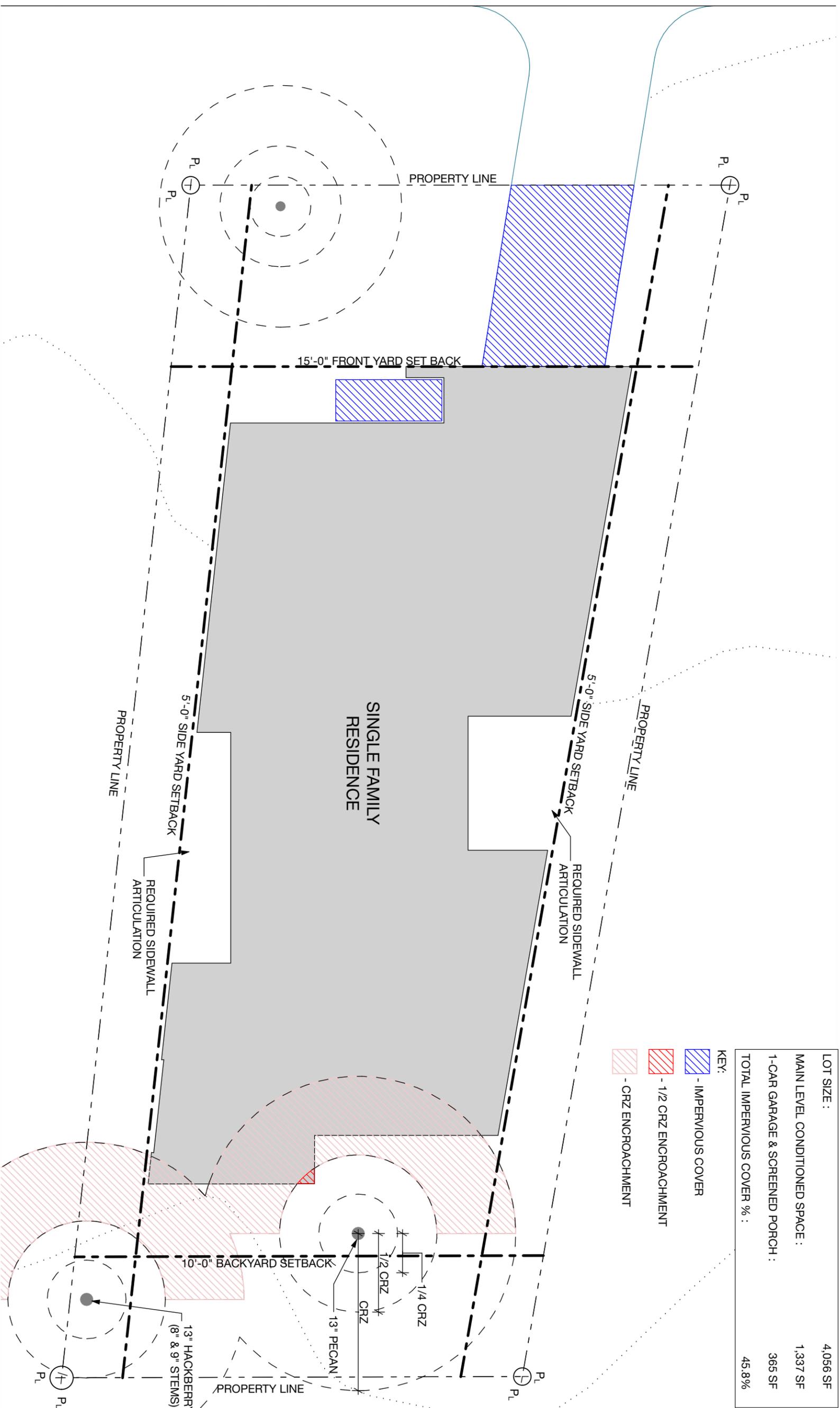
Friday, March 9, 2018

EXHIBIT A : 20.2' FRONT YARD SETBACK

SCALE: 1/8" = 1'-0"



EXHIBIT A
20.2' FRONT YARD
SETBACK



LOT SIZE :	4,056 SF
MAIN LEVEL CONDITIONED SPACE :	1,337 SF
1-CAR GARAGE & SCREENED PORCH :	365 SF
TOTAL IMPERVIOUS COVER % :	45.8%

- KEY:
- IMPERVIOUS COVER
 - 1/2 CRZ ENCROACHMENT
 - CRZ ENCROACHMENT

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

EXHIBIT B : 15'-0" FRONT YARD SETBACK

SCALE: 1/8" = 1'-0"

SOU3
1605 SOUTH 3RD ST.
AUSTIN, TX 78704

ARCHITECTURE
Webber + Studio, Inc.

1220 Lavaca Street
Austin, Texas 78701
Fax 512.236.1039

512.236.1032

Friday, March 9, 2018

EXHIBIT B
15'-0" FRONT YARD
SETBACK

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

SOU3
1605 SOUTH 3RD ST.
AUSTIN, TX 78704

ARCHITECTURE
Webber + Studio, Inc.
1220 Lavaca Street
Austin, Texas 78701
Fax 512.236.1039
512.236.1032
Friday, March 9, 2018

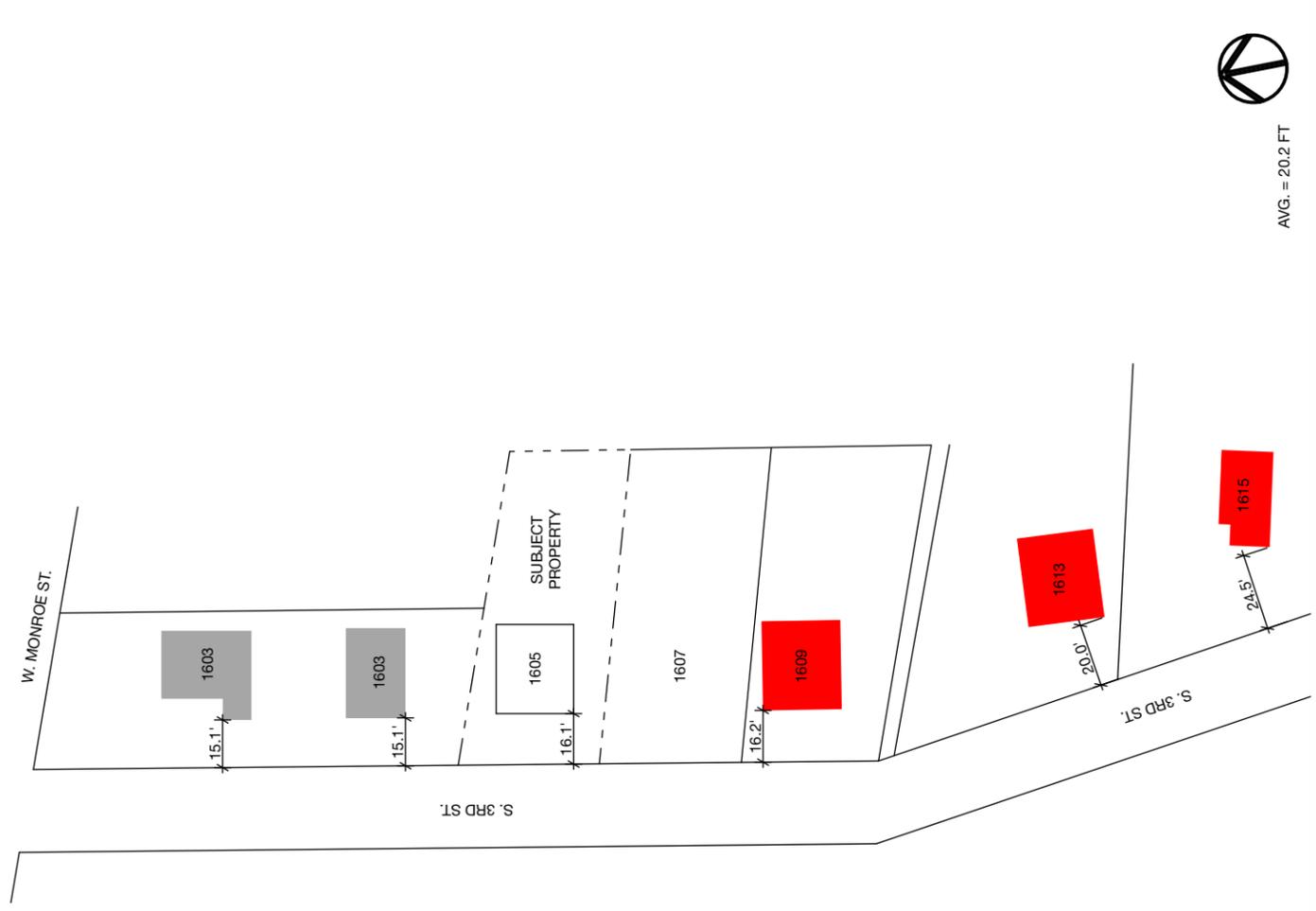
004/12

EXHIBIT C
STREET FRONTAGE

KEY:
■ - USED IN AVERAGING
■ - NOT USED IN AVERAGING

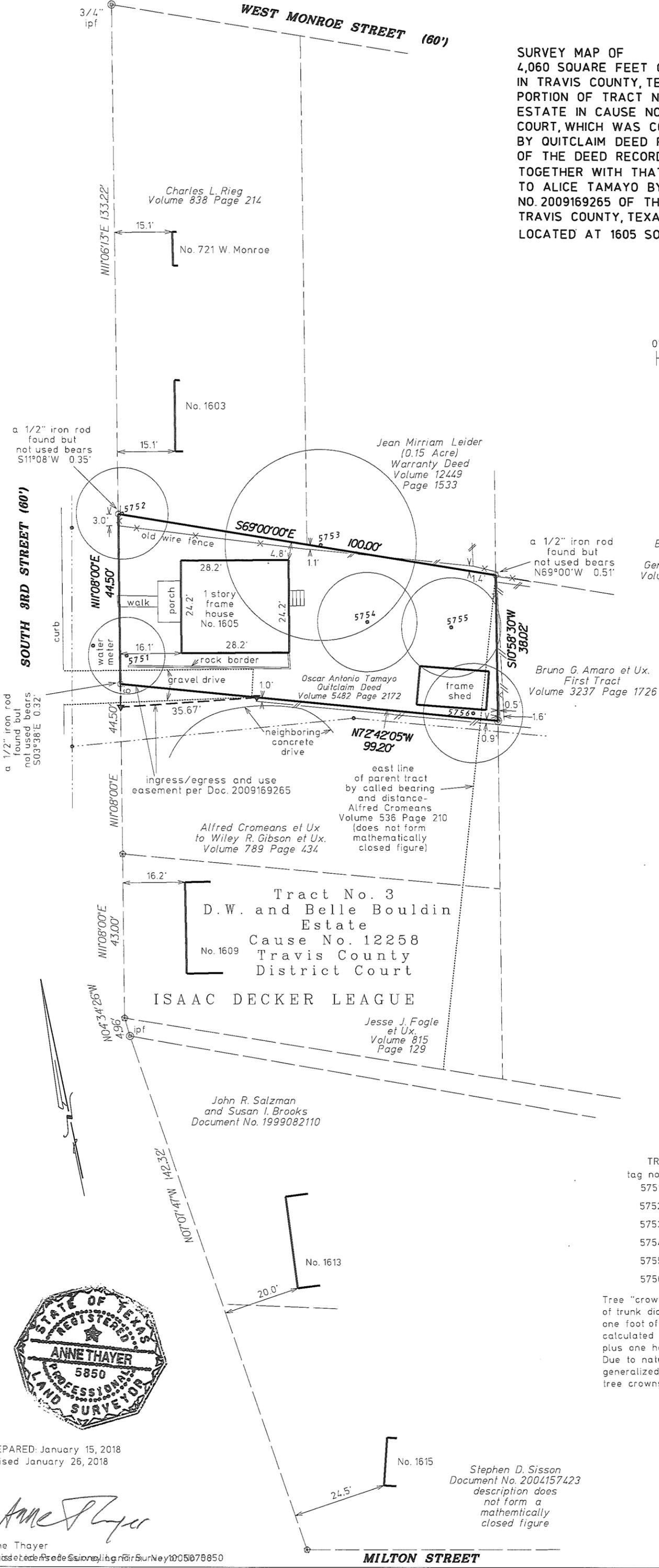
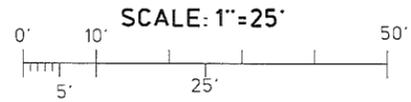


SETBACK AVERAGING PER SOUGHT INTERPRETATION 2



SETBACK AVERAGING PER EXISTING INTERPRETATION 1

SURVEY MAP OF
 4,060 SQUARE FEET OF LAND OUT OF THE ISAAC DECKER LEAGUE
 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN
 PORTION OF TRACT NO. 3 OF THE D.W. AND BELLE BOULDIN
 ESTATE IN CAUSE NO. 12258 OF THE TRAVIS COUNTY DISTRICT
 COURT, WHICH WAS CONVEYED TO OSCAR ANTONIO TAMAYO
 BY QUITCLAIM DEED RECORDED IN VOLUME 5482 PAGE 2172
 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
 TOGETHER WITH THAT EXCLUSIVE USE EASEMENT GRANTED
 TO ALICE TAMAYO BY DEED RECORDED IN DOCUMENT
 NO. 2009169265 OF THE OFFICIAL PUBLIC RECORDS OF
 TRAVIS COUNTY, TEXAS.
 LOCATED AT 1605 SOUTH 3RD STREET. PAGE 2 OF 2



- LEGEND**
- ⊙ 1/2" Iron Rod Found
 - ipf ⊙ 1/2" Iron Pipe Found
 - 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
 - ⊗ Calculated Point
 - ▼ 60 D Nail Set
 - Wood Fence
 - x— Wire or Chain Link Fence
 - Overhead Utility Line

TREE LIST

tag no.	description
5751	10" Pecan
5752	12" Pecan
5753	25" Chinaberry (15" and two 10" stems)
5754	13" Pecan
5755	13" Pecan
5756	13" Hackberry (8" and 9" stems)

Tree "crowns" shown hereon are drawn as a function of trunk diameter. One inch of trunk diameter equals one foot of crown radius. Multi-trunk trees are drawn calculated on the full diameter of the largest stem plus one half of the diameter of each additional stem. Due to natural variations in tree growth, these generalized depictions may not correlate to actual tree crowns or root zones.



PREPARED: January 15, 2018
 revised January 26, 2018
 BY:

Anne Thayer

Anne Thayer
 Registered Professional Land Surveyor, License No. 5850

HOLT CARSON, INC.
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704

1013146 (512) 442-0990

MILTON STREET



We, William Mass and Nancy Hellman as the homeowners of 1605 S 3rd Street, are applying for a variance from the Board of Adjustment regarding Section 5-2-492 the zoning district site development regulation of the Land Development Code which requires 25 minimum front yard setback. The variance would allow us the ability to build our house with a setback of 15 feet. By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Edward Horne	711 W. MONROE	<i>E. Horne</i>
Susan Anderson	706 W. MONROE	<i>S. Anderson</i>
Jodie Eckert	1513 S. 3rd	<i>Jodie Eckert</i>
Chris Steiner	705 W. Monroe	<i>Chris Steiner</i>
MARY MURRILL	707 W. MONROE	<i>Mary Murrill</i>
JON SNEDEN (tenant)	710 W. MONROE	<i>Jon Sneden</i>
Jefk Bilinski	800 W Monroe	<i>Jefk Bilinski</i>
Gabriella Jeffords (tenant)	1613 Bouldin	<i>Gabriella Jeffords</i>
Haley Glander	1615 S. 3rd St.	<i>Haley Glander</i>

1602
1604



Walter
A
Carrington
1602
1604
1602

We, William Mass and Nancy Hellman as the homeowners of 1605 S 3rd Street, are applying for a variance from the Board of Adjustment regarding Section 5-2-492 the zoning district site development regulation of the Land Development Code which requires 25 minimum front yard setback. The variance would allow us the ability to build our house with a setback of 15 feet. By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
RAND THOMPSON	1607 S 3rd St, A	[Signature]
GEORGE DAHMEN	1609 South ⁷⁸⁷⁰⁴ THIRD ST	[Signature]
Anita Stoll	1604 S. 3rd Street	[Signature]
John Salzman	1613 S. 3rd Street	[Signature]
Typ Furst	1606 S 3rd Street	[Signature]
Michael D	1610 S 3rd St	[Signature]
LM WELLS ^{for Jenny} Fredermeyer	711 W. MILTON ST.	[Signature]
Jennifer Hengel	708 W. Milton St.	[Signature]
Chance Morris	1602 South 3rd Street	[Signature]



We, William Mass and Nancy Hellman as the homeowners of 1605 S 3rd Street, are applying for a variance from the Board of Adjustment regarding Section 5-2-492 the zoning district site development regulation of the Land Development Code which requires 25 minimum front yard setback. The variance would allow us the ability to build our house with a setback of 15 feet. By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Merrick Unger	1607 S. 3rd St Unit B	<i>Mr. Unger</i>
Wesley Basse	705 W. Monroe St	<i>Allen Basse</i>
<i>Wesley Basse</i>		
Martha Brennan (tenant)	1611 Bouldin	<i>Martha Brennan</i>
Brent Hunter	1700 S. 3rd St., 78704	<i>Brent Hunter</i>
Brent Hunter	1702 S. 3rd St., 78704	<i>Brent Hunter</i>
Brent Hunter	1612 S. 3rd St Unit A,	<i>Brent Hunter</i>
BARBARA DENNISON	919 W. MONROE ST.	<i>Barbara Denison</i>
Jeff Day (tenant)	1604 S 2nd St	<i>Jeff Day</i>



We, William Mass and Nancy Hellman as the homeowners of 1605 S 3rd Street, are applying for a variance from the Board of Adjustment regarding Section 5-2-492 the zoning district site development regulation of the Land Development Code which requires 25 minimum front yard setback. The variance would allow us the ability to build our house with a setback of 15 feet. **By signing this form, I understand that I am declaring my support for the variance being requested.**

Property Owner Name (Printed)	Address	Signature
KATHIN miles	1400 S 3rd St	<i>[Signature]</i>
Sack Wallace	1603 Bordin Ave.	<i>[Signature]</i>



We, William Mass and Nancy Hellman as the homeowners of 1605 S 3rd Street, are applying for a variance from the Board of Adjustment regarding Section 5-2-492 the zoning district site development regulation of the Land Development Code which requires 25 minimum front yard setback. The variance would allow us the ability to build our house with a setback of 15 feet. By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Ron Weeks & LESLIE BONNELL	1608 S. 3RD ST AUSTIN TX 78704	
Steve Swisher / Billy tenant	1601 Bonham Ave 78704	
Shane Kisman (Tenant)	1607 Bonham Ave	
Greg Watson	1701 Bonham Ave	
Ricardo Martinez	712 W. MONROE ST	
Betha Espinoza	708 W. MARBOS ST	
Terry Redeneyers	711-4 W. M. HOW	

Neighbors within 300 Ft of 1605 S 3rd Street in support of 15 ft setback Waiver				
Owner	#	Street	Owner/Tenant	Signed
Eckart, Leslie	1513	S 3rd St	Owner	1
Miles, James & Caitlan	1600	S 3rd St	Owner	1
Morris, Thomas Jefferson (Chance)	1602	S 3rd St	Owner	1
ATX Immobiliare (construction)	1603	S 3rd St	Owner	
Stoll, Anita	1604	S 3rd St	Owner	1
Faust, Tye	1606	S 3rd St	Owner	1
Thompson, Brad	1607A	S 3rd St	Owner	1
Ungar, Merrick	1607B	S 3rd St	Owner	1
Marks, Ron & Leslie Bonnel	1608	S 3rd St	Owner	1
Dahmen, George	1609	S 3rd St	Owner	1
Do, Michael	1610	S 3rd St	Owner	1
Hunter, Brent	1612	S 3rd St	Owner	1
Salzman, John	1613	S 3rd St	Owner	1
Elander, Haley	1615	S 3rd St	Owner	1
Hunter, Brent	1700	S 3rd St	Owner	1
Hunter, Brent	1702	S 3rd St	Owner	1
Tredemeyer, Jerry & K Heller	711	Milton	Owner	1
Harpel, Jennifer	708	Milton	Owner	1
Milton, Dallas & Elene Horton	706	Milton	Owner	
Steiner, Chris	705	W Monroe	Owner	1
Murillo, Mary	707	W Monroe	Owner	1
Brause, Alison	709	W Monroe	Owner	1
Snedden, Jon	710	W Monroe	Tenant	1
Horne, Edward	711	W Monroe	Owner	1
Johnson, Della	715	W Monroe	Owner	1
Denison, Barbara	717	W Monroe	Owner	1
719 West Monroe LLC (construction)	719	W Monroe	Owner	
Anderson, Susan	706	W Monroe	Owner	1
Esparza, Bertha	708	W Monroe	Owner	1
Martinez, Ricardo	712	W Monroe	Owner	1
Bilinski, Jeff	800	W Monroe	Owner	1
Sweitzer, Steve & Polly	1601	Bouldin	Tenant	1
Wallace, Jack	1603	Bouldin	Owner	1
Zisman, Shane	1607	Bouldin	Tenant	1
Court, Martha Suzanne	1611	Bouldin	Tenant	1
Jeffords, Gabriella	1613	Bouldin	Tenant	1
Walton, Cory	1701	Bouldin	Owner	
Day, Jeff	1604	S 2nd St	Tenant	1
Freeman, Murray (construction)	1608	S 2nd St	Owner	
			Total	34
			Total (%)	87%



Date: April 4, 2018

TO: Board of Adjustment

Subject: 1605 S. 3rd Street Variance Request

Committee Members,

The Bouldin Creek Neighborhood Association at it's April 2 Steering Committee meeting voted to support the applicant's variance request to include the two homes immediately adjacent to the North of 1605 S. 3rd Street in the calculations for setback averaging in determining the front setback at 1605 S. 3rd Street.

Sincerely,

A handwritten signature in black ink that reads "Paul Strange". The signature is written in a cursive, flowing style.

Paul Strange
VP External Affairs and Zoning Chair

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: C15-2018-0012, 1605 S. 3rd St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, Monday April 9, 2018

Janet Dunkelberg
Your Name (please print)

I am in favor
 I object

800 W. Annie St.
Your address(es) affected by this application

Janet Dunkelberg *4-1-18*
Signature Date

Daytime Telephone: *512-413-9534*

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

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: C15-2018-0012, 1605 S. 3rd St.
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, Monday April 9, 2018

DAVID LaPier
 Your Name (please print) I am in favor
 I object

800 W. Annie St - 78704
 Your address(es) affected by this application

 Signature 4-2-18
Date

Daytime Telephone: _____

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

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: C15-2018-0012, 1605 S. 3rd St.

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

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

Thomas Solis

Your Name (please print)

801 Jewell St.

Your address(es) affected by this application

[Signature]
Signature

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

04-01-18
Date

Daytime Telephone: *512-970-89-13*

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