

From: [Heldentfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: 4214 Avenue B late back up
Date: Thursday, November 08, 2018 10:18:19 AM

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/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: C15-2018-0042, 4214 Avenue B
Contact: Leane Heldentfels, 512-974-2202, leaneheldentfels@austintexas.gov
Public Hearing: Board of Adjustment, November 8, 2018

Even ana Brandi Johnson

Your Name (please print)

4301 Avenue, Austin, TX 78751

Your address(es) affected by this application

Leane Heldentfels
Signature

11-1-18
Date

Daytime Telephone: 512-447-4973

Comments: *We support reasonable variances to allow homeowners wth young families to expand thur homes in order to make thur throu more livable and to allow and encourage thour families to stay in Hyde Park, which is an area of Austin in which a lot of young families have been forced to leave due to smaller homes*

Comments may be returned to:

Mall: City of Austin-Development Services Department/ 1st Floor
Leane Heldentfels
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Email: leaneheldentfels@austintexas.gov

From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: C15-2018-0042/Avenue B new case tonight, late back up
Date: Thursday, November 08, 2018 10:16:49 AM

Sent: Wednesday, November 07, 2018 5:05 PM
To: Heldenfels, Leane
Subject: Comments, Case #C15-2018-0042

To: Leane Heldenfels, City of Austin Development Services
Re: Case # C15-2018-0042, 4214 Avenue B
Public Hearing: November 8, 2018, City of Austin Board of Adjustment

Although I understand the lot constraints that the owner of 4214 Ave. B has to work with, I am concerned about the proposed 2-story garage/apartment addition and the request for a variance to allow a 33-foot setback from the Avenue for the following reasons:

- A 2-story structure so close to the street seems aggressive and will appear looming relative to the neighboring lots and homes.
- The prominence of the 2-car garage, in particular, & its proximity to the Avenue will appear uniquely out of sync with the historic character of the Hyde Park neighborhood.
- The proposed exterior stairs leading to the upstairs apartment, which directly face the Avenue, seem a poor aesthetic choice.
- The owner has proposed that the upstairs apartment might be a future living space for aging parents, but the stairs make it a highly unlikely accommodation for the elderly.

In conclusion, I would simply add that a single-story addition at a 33-foot setback from Avenue B would be less objectionable alternative.