



Late Backup

I-1/47

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: January 3, 2019

Case Number: C15-2019-0001

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

Applicant:	Susan Hays, (214) 557-4819
Owner:	Same
Address:	902 HERNDON LN

Variance Request(s): The applicant has requested variance(s) to:

- A. Section 25-2-492 (D) to decrease the minimum rear setback from 10 feet (required) to 5 feet (requested, existing); and to
- B. Section 25-2-774 (*Two-Family Residential Use*) (C) (2) to decrease the distance a second dwelling unit must be located from at least 10 feet to the rear or side of the principal structure (required) to 5 feet (requested)

in order to reconstruct a garage with a second dwelling unit above in an "SF-3", Family Residence zoning district.

This application is scheduled to be heard by the **Board of Adjustment on Monday January 14th, 2019**. The meeting will be held at **City Hall, 1st Floor, 301 West 2nd Street beginning at 5:30 PM**.

**To see where on the agenda/when this item will be heard, on the Friday prior to the hearing go to the Board's website (start at www.austintexas.gov, then click on government, then click on Boards and Commissions, then highlight Board of Adjustment and click on view website, then click on Agendas) and find this hearing agenda/case order there. The Board will vote on postponement and withdraw requests at the beginning of the hearing, as close to 5:30pm possible.*

You are being sent 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.

You are not required to respond to this notice, however if you have any questions concerning this application, please contact **Leane Heldenfels of the Development Services Department at 512-974-2202 or leana.heldenfels@austintexas.gov** and refer to the Case Number at the top right of this notice.

You may also find information on this case at our website:

<https://www.austintexas.gov/department/development-services>

At this page click on the words Public Search, then input the case number above and click submit. Open the BA case by clicking on the title then scroll down to attachments to find the information submitted.

If you do wish to respond to this notice follow instructions provided on the following page.

For additional information on the City of Austin's land development process, please visit our website:

<https://www.austintexas.gov/department/development-services>

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

Late Backup

1-1/48

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: C15-2019-0001, 902 Herndon Lane
Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, January 14, 2019

DANH PHAM

Your Name (please print)

I am in favor
 I object

2503 S 6TH ST UNIT B AUSTIN TX 78704

Your address(es) affected by this application

[Handwritten Signature]

Signature

1/9/19
Date

Daytime Telephone: 949-929-5618

Comments: THE SCOPE AND NATURE OF THE 2ND DWELLING IS UNKNOWN. BUSINESS PURPOSE WRY RESULT IN USAGE FOR RENTAL INLOWE PURPOSES. EG. SHORT TERM RENTAL WHICH DRAWS ADDITIONAL "UNKNOWN AND UNVETTED" GUESTS / RESIDENTS TO THE QUIET NEIGHBORHOOD / COMMUNITY.

Comments must be returned no later than 10am the day of the hearing for the Board to see them at this hearing and can be sent by:

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 the hearing for them to be received in time for this hearing)

Fax: (512) 974-6305
Email: leaneheldenfels@austintexas.gov