

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: C15-2019-0004, 1604 Juliet St.

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

Public Hearing: Board of Adjustment, February 11, 2019

Jennifer and Kevin Goetz

Your Name (please print)

☐ I am in favor
☒ I object

1606 Juliet Street, Austin TX 78704

Your address(es) affected by this application

[Signature]

Signature

2/6/19

Date

Daytime Telephone: (512) 954-4159

Comments: Per the land development code, a variance shall not be granted if the building design can be ~~modified~~ modified to comply with the code. A variance also shall not be granted just so an amenity can be added to a property. By eliminating the garage apartment, the property owners have said that a variance is not needed. We do not feel this variance is warranted.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board 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 to the hearing to be received in time for this hearing)

Fax: (512) 974-6305

Email: lane.heldenfels@austintexas.gov

Zilker Neighborhood Association

February 7, 2019

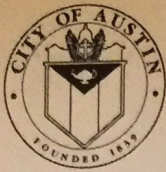
Re: ZNA opposition C15-2019-0004 1604 Juliet Street

Dear Board of Adjustment members:

The Zilker Neighborhood Association is opposed to granting a rear setback variance at 1604 Juliet Street. The applicant stated that the variance would "allow maximum development potential for the lot." Allowing maximum development potential does not meet the Reasonable Use requirement for a variance. There is a difference between reasonable use and maximum development potential. The mere presence of a protected tree does not create a hardship if a reasonable use can be achieved. The owners have not shown that they have been denied reasonable use. In addition, the previous structures have already been demolished, so the project will be all new construction, which must be designed to meet the current code. Variances cannot be granted to solve design issues.

Sincerely,

Dave Piper
President, Zilker Neighborhood Association



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 31, 2019

Case Number: C15-2019-0004

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

Applicant:	Thomas Conyers, (970) 369-0057
Owner:	Douglas Oldmixon
Address:	1604 JULIET ST

Variance Request(s): The applicant has requested variance(s) to Section 25-2-492 (D) to decrease the minimum rear setback from 10 feet (required) to 5 feet (requested) in order to erect 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 February 11th, 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.

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Case Number: C15-2019-0004, 1604 Juliet St.

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

Public Hearing: Board of Adjustment, February 11, 2019

Leane Sutherland

Your Name (please print)

801 Garney Ave. Austin 78704

Your address(es) affected by this application

[Signature]

Signature

Feb. 6, 2019

Date

Daytime Telephone: 512.789.0989

Comments: I disagree with this variance request to encroach on the rear set back. Follow the rules. Or get a new architect who can abide by city code.

Comments must be returned no later than 10am the day of the hearing to be seen by the Board 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 to the hearing to be received in time for this hearing)

Fax: (512) 974-6305

Email: leana.heldenfels@austintexas.gov

I-1/27

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Case Number: C15-2019-0004, 1604 Juliet St.

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

Public Hearing: Board of Adjustment, February 11, 2019

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone: _____

Comments: I oppose the variance
because it tampers with the
long term infrastructure of
our neighborhood and city for
the reason of entitling one
home while so many of us are
held to codes; codes that
have a purpose - to sustain our city.

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

FORMATION

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

Public Hearing: Board of Adjustment, February 11, 2019

Anonymous
Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments: *I oppose the variance because it tampers with the long term infrastructure of our neighborhood and city for the reason of entitling one home while so many of us are held to codes, codes that have a purpose - to sustain our city.*

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Email: leane.heldenfels@austintexas.gov

1-1/30
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Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, February 11, 2019

Toni Falbo, Remainderman of Mary Falbo
(Current owner of 1610 Linscomb)

Your Name (please print)

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

1610 Linscomb Austin TX 78704

Your address(es) affected by this application

Falbo

Signature

2-10-2019

Date

Daytime Telephone: 512 623-0933

Comments: The variance will result in a decline in property values. The parked car will be visible from nearby properties + from Lincomb Street.

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Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov

From: [REDACTED]
Sent: Wednesday, February 06, 2019 7:01 PM
To: Heldenfels, Leane <Leane.Heldenfels@austintexas.gov>
Subject: Case # C15-2019-0004, 1604 Juliet

We had recently sent in an approval of the request for a variance since it did not appear to affect our property line, but since that time, tree workers working on that site have encroached on our side lot, where there is no physical barrier, by parking a large truck and piling tree debris(which was later removed) without permission from either myself or my wife. Our new caveat depends on whether the property owners intend to erect a permanent fence **PRIOR** to construction in anticipation of many more intrusions into our lot during construction activities.

Edward A. Gonzales & Harriet T. Gonzales
owner: 710 Kinney Avenue
Austin,Tx 78704

Please include this the comments during the public hearing.
Note: we received the mailed notice to respond in writing ON THE VERY LAST DAY
THAT THEY COULD BE SENT IN!