

# LATE BACK UP

# I-2/22

## 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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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.

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- 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
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**Case Number: C15-2019-0045**

**Contact: Elaine Ramirez, 512-974-2202**

**Public Hearing: Board of Adjustment, August 12<sup>th</sup>, 2019**

Dean Van Landuyt, P.E.

Your Name (please print)

502 Sunny Lane

Your address(es) affected by this application

D.J. - [Signature]

☐ I am in favor  
☒ I object

8.9.2019

Signature

Date

Daytime Telephone: (512) 326-3561

Comments: I am a structural engineer and have examined the plans and permits and have personally witnessed and photoed the project as I live next door. The Bldg. Permit does not show "Inverted Slab" footer. This slab/footer is not accounted for in Imp. cover calculations. The 90 Imp. Cov math is incorrect (no way to calc. 39% using their numbers). The fence is not 7'-2",

If you use this form to comment, it may be returned to: It is City of Austin-Development Services Department/ 1st Floor approx. Elaine Ramirez 27' tall as SubChapter F P. O. Box 1088 (McMansion) 3.4.4 states: Austin, TX 78767-1088 "The height of a fence on top of a retaining wall is measured from the bottom of the retaining wall". The owners

have received 3 letters from Kelly Stilwell, Beth Culver & Rick Holloway stating this.

# LATE BACK UP I-2/23



South River City Citizens Inc.  
P O Box 40632  
Austin TX 78704  
[www.srccatx.org](http://www.srccatx.org)

Eric Cassady, President  
Dan Fredine, Vice President  
Oliver Caruso, Treasurer  
Mary Friedman, Secretary  
Carol Martin, Membership Secretary

Jennifer Verhulst, PE  
Chief Plans Examiner  
Development Services Department  
City of Austin  
P.O. Box 1088  
Austin, TX 78767

February 25, 2019

RE: Permit Number 2016-111042, Owner Ryan Diepenbrock, Contractor Colby Turner

Dear Ms. Verhulst,

SRCC Neighborhood Association has been contacted by Dean Van Landuyt, residing at 502 Sunny Lane, regarding his adjacent neighbor's construction project at 504 Sunny Lane. Mr. Van Landuyt reports that in the past, he has had difficulty communicating with your staff, and we support his efforts to resolve the issues with his neighbor's project.

Mr. Van Landuyt makes a strong case for possible irregularities in the city permitting process and possible illegalities in the project's construction. In particular, he is concerned about issues listed on the "Stop Work" notice posted at the site recently including impervious cover, work scope beyond that permitted, possible subchapter F FAR violation (secret room), site drainage onto Riverside Dr., and construction of a CMU block wall between 504 and 502 Sunny Lane without a permit.

SRCC requests a meeting to be held as soon as possible between your staff, Mr. Van Landuyt and members of the SRCC Planning and Zoning Committee to address these issues of great concern to our neighborhood.

Sincerely,

Eric Cassady  
President



# LATE BACK UP I-2/24

CC:

Dean Van Landuyt

Denise Lucas, Interim Director, CoA DSD

Spencer Cronk, City Manager

Rodney Gonzales, Asst. City Manager

Kathie Tovo, District 9 council member

Carol Gibbs, Sr. Planning Manager, Office of DSD Director

# LATE BACK UP I-2/25

**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Subject:** C15-2019-0045,  
**Date:** Thursday, August 08, 2019 8:33:15 AM  
**Attachments:** [2019-08-08 08-21.pdf](#)

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Regarding 504 Sunny Lane

As a neighbor, a longtime resident of this neighborhood, and a member of the parks board (familiar with erosion issues), I have sincere concerns about this variance. Details on the homeowner's variance application do not appear to jive with what is declared on the variance request. Another neighbor has shown us photos of a secret, unauthorized room they built without a permit, concealed beneath the concrete for the pool deck and pool house. These neighbors have been adding on for at least a year if not longer, inconveniencing all neighbors on this tiny one-lane street (was once an alley) with noise and construction parking. This is just background info for the protest we are filing.

It would not take much sleuthing by the city to see that what they have built is much more than what they are asking as variances. The regulations are in place to protect everyone and the environment. Please encourage the equitable enforcement of these regulations.

Laura and Greg Sajbel

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Sent with Genius Scan for iOS.  
<https://dl.tglapp.com/genius-scan>

Sent from my phone. Please overlook typos!



**LATE BACKUP-2/26**  
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**Contact: Elaine Ramirez, 512-974-2202**

**Public Hearing: Board of Adjustment, August 12<sup>th</sup>, 2019**

Greg & Laura Sajbel

Your Name (please print)

508 Academy Dr

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Laura Cottam Sajbel

Signature

Aug 8 2019

Date

Daytime Telephone: 512 916-0734 (h)

Comments: Already the fences are at least this high -  
and we are concerned that the whole lot seems  
concrete, especially on this steep hill, as it  
affects the flooding of neighboring properties &  
the street of Riverside. I believe the variance  
request is more an ask of "forgiveness" after the  
concrete & walls have already <sup>been</sup> poured. Please enforce  
the codes equitably for all concerned.

**If you use this form to comment, it may be returned to:**  
City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)



LATE BACK UP 1-2/27

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Case Number: C15-2019-0045

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, August 12<sup>th</sup>, 2019

James J. Merriam, P.E.

Your Name (please print)

518 Academy Dr.

Your address(es) affected by this application

James J. Merriam

Signature

Date

2 AUG 19

Daytime Telephone: 512-971-1974

Comments: 1) THIS IS A McMASSON'S McMASSONS AND

THE CURRENTS ATTITUDES ARE RUINING OUR NEIGHBORHOOD.

2) HE HAD TO HAVE KNOWN THE RULES BEFORE CONSTRUCTION WAS STARTED!

3) WE HAVE THE RULES FOR GOOD REASONS.

4) HE IS NOT ENTITLED TO A VARIATION FOR AN INTENTIONAL VIOLATION JUST BECAUSE HE WANTS IT.

5) HE SHOULD HAVE BUILT HIS NEIGHBORHOOD WHERE IT WAS SUPPOSE TO BE BUILT HE WANTS!

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

☐ I am in favor  
☒ I object

# LATE BACK UP I-2/28

**From:** [REDACTED]  
**To:** [Ramirez, Diana](#)  
**Cc:** [REDACTED]  
**Subject:** Case #C15-2019-0045 (504 Sunny Lane)  
**Date:** Friday, August 09, 2019 3:00:43 PM

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This message is from Bill Neale. [REDACTED]

Dear board members,

I am writing on behalf of the Zilker Neighborhood Association (ZNA) to voice our opposition to the variance requests for 504 Sunny Lane (C15-2019-0045).

The owner does not need these variances to enjoy reasonable use of his property. Even though there is a steep slope at one end, the remainder of the 9883 square foot lot allows a residence with dimensions consistent with others in the neighborhood.

The lower terrace, however, is inconsistent with the neighborhood character. It overhangs a retaining wall and upper supporting structure, both of which abut the property line and violate the 25-foot setback for a through lot, which is what 504 Sunny Lane is.

Not only is the lower terrace visually intrusive, it causes the property to have 59.5 percent impervious cover. Laying the terrace with Astroturf would not mitigate this noncompliance. Granting the two variances would set a negative precedent for neighborhoods with similar topography, such as in the Zilker Neighborhood along Azie Morton Road and Lund Street, to cite just two examples.

In view of these concerns, ZNA urges the Board of Adjustment to deny the two variance applications.

Respectfully yours,  
Bill Neale, chair  
ZNA Zoning Committee

No district found for the address provided.

# LATE BACK UP I-2/29

**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Cc:** [REDACTED]  
**Subject:** 504 Sunny Lane, Case # C15-2019-0045  
**Date:** Monday, August 12, 2019 9:41:27 AM

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Dear Ms. Ramirez, this is to request a postponement of the Board of Adjustment hearing tonight for the subject address/case #, for the following reasons:

- Our neighborhood association, South River City Citizens, did not receive an email notice in time to inform the membership and to prepare a response (no email notice has been received to date), and the USPS notice post-marked 7/31 arrived after the prior Tuesday postponement date)
- The letter that our neighborhood association mailed to your organization, 2/15/2019, has not been included in the BoA folder, and is attached for that purpose for the Board's review
- Neither the property owner(s) nor their agent has contacted our neighborhood association on this matter

My understanding is that the above reasons are sufficient for a postponement.

Russell Fraser  
SRCC P&Z Committee Chair  
512-771-9736 Cell