

PUBLIC HEARING INFORMATION

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 - appearing and speaking for the record at the public hearing;
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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Sara Austin

Your Name (please print)

 I am in favor
 I object

2706 Edgewater Dr.

Your address(es) affected by this application

[Handwritten Signature]

Signature

10/11/19

Date

Daytime Telephone: 512-917-9630

Comments: I object to the size of the structure & to the amount of impervious cover. Drainage would be an issue &

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Barbara L Taylor

Your Name (please print)

2905 Edgewater Dr

Your address(es) affected by this application

Barbara L Taylor

Signature

10/7/2019

Date

Daytime Telephone: (512) 263-3020

Comments:

I am in favor
 I object

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Mary M. Tomson
Your Name (please print)

I am in favor
 I object

2905 S DeWester Drive
Your address(es) affected by this application

Mary M. Tomson *10/7/2019*
Signature Date

Daytime Telephone: *512-263-8020*

Comments: _____

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Teresa Vesore Bohmer
Your Name (please print)

I am in favor
 I object

2704 Del Rio Dr.
Your address(es) affected by this application

[Signature]
Signature 10-14-19
Date

Daytime Telephone: _____

Comments: *worried on the impact of wild life and drainage trees*

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Case Number: C15-2019-0055
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, October 14th, 2019

ANNE YELK
 Your Name (please print) I am in favor
 I object

2701 Savaterra Dr
 Your address(es) affected by this application

Ann Yelk Oct 14 2019
 Signature Date

Daytime Telephone: 405.740.7266

Comments: _____

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Jasmine Anderson
Your Name (please print)

I am in favor
 I object

2003 Edgecote Drive Unit D
Your address(es) affected by this application

[Handwritten Signature]
Signature

Date

Daytime Telephone: 480-564-0613

Comments: Child cause EWBSON.

Q I'd rather not mess with the wildlife & environment.

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Ross Davis

Your Name (please print)

2903 Edgewater Dr.

Your address(es) affected by this application



Signature

Daytime Telephone: 512-6889-6237

Date

10/14/19

I am in favor
 I object

Comments:

I'd like to keep the neighborhood natural & less construction. Also worried about flooding issues on the hill with more building going on here.

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Case Number: C15-2019-0055
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, October 14th, 2019

Dana Smith
 Your Name (please print)

I am in favor
 I object

2903 Edgewater Dr. side B
 Your address(es) affected by this application

[Signature]
 Signature

Daytime Telephone: 817-266-4987
 Date 10/13

Comments: I support the beautiful environment that surrounds the area and I believe there are too many unknown environmental consequences with this construction.

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Marithea Williams Brooks
Your Name (please print)

I am in favor
 I object

2009 Saratoga Dr.
Your address(es) affected by this application

[Signature] Signature *10-14-19* Date

Daytime Telephone: *512 792 7345*

Comments: *Please leave our*

neighborhood alone if
we lose our privacy, trees
wildlife, and tranquility.

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Ausie Healy
Your Name (please print)

2907 Edgewater Dr. Austin, TX 78733

Your address(es) affected by this application

[Signature]
Signature

10-14-19
Date

Daytime Telephone: 386-748-4774

Comments: I am very against despoiling the hill. Also, they should follow the same rules as everyone else.

I am in favor
 Object

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

JoAnn Moore

Your Name (please print)

2900 Edgewater Dr.

Your address(es) affected by this application

JoAnn Moore

Signature

10/9/19

Date

Daytime Telephone: 512-263-2248

Comments: Applicants knew the restrictions when they purchased the property. They seem to have no regard for those of us below them; dealing with the run off of heavy rain.

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

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2803 EDGEWATER C15-2019-0055

BOA INTERESTED PARTY
OPPOSITION

“The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.”

**from Code of the City of Austin, Texas § 25-2-180 - LAKE AUSTIN (LA)
OVERLAY DISTRICT.**

2803 EDGEWATER C15-2019-0055 BOA INTERESTED PARTY CONCERNS

WHAT THE BOARD MUST FIND

(B) General Findings

- (1) The Board of Adjustment may grant a Variance from a site development standard adopted in compliance with this Chapter if the Board determines that:
 - (a) The requirement does not allow for a reasonable use of property;
 - (b) The hardship for which the Variance is requested is unique to the property and is not generally characteristic of the area in which the property is located; and
 - (c) Development in compliance with the Variance does not:
 - (i) Alter the character of the area adjacent to the property;
 - (ii) Impair the use of adjacent property that is developed in compliance with the City requirements; or
 - (iii) Impair the purposes of the standards of the zone in which the property is located.

Purpose of LA Zoning: “The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and **environmental** benefits of Lake Austin by restricting the scale and intensity of development near the lake.”

2803 EDGEWATER C15-2019-0055 BOA INTERESTED PARTY CONCERNS

REVISED PACKAGE FAILS TO MEET ALL CRITERIA

- (A): Not Reasonable - The revised package is still requesting nearly 1200% increase in allowable impervious coverage in 25-35% category and 17% of impervious cover on a 35% plus grade slope on which the LA Zone prohibits development. Those numbers aren't reasonable and far less excessive designs can and should be considered.
- (B) Not Unique – The “hardship” is not unique to the property; there are 3 lots in close proximity similarly situated and a far greater number of undeveloped steep slope lots in the LA zone generally.
- (C)(i) Alters the Character – Design replaces natural tree-covered steep slope with impervious house, pool and drive across the entire width of the lot. This would be the only property on the south side of Edgewater on a steep slope lot with a pool. The surrounding area is largely undeveloped similarly situated lots and smaller lake side cottages/duplexes developed before 1982 and the LA Zoning Overlay.
- (C)(ii) Impairs Adjacent Properties – This alters runoff diversion patterns in an area where the downslope side of Edgewater already experiences home flooding and runoff issues. Removal of more than 1/3 of the trees and implementation of retaining walls will have unknown consequences on the durability and longevity of the hillside.
- (C)(iii) Impairs the Purpose of the Standards – LA zoning was implemented to “protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.” These hillside lots constitute a portion of the preserved natural space surrounding our iconic section of the Colorado river and granting the variance in question isn't protecting any of the stated goals of LA zoning.

(C)(III) IMPAIRS PURPOSE OF STANDARDS – SUBVERTS

LA ZONING

- **Purpose of LA Zoning:** “The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.”



P-2/148

- **Not an environmental benefit (The most important consideration):** Restrictions related to the development of steep slope hillside lots in the LA zone were implemented to protect the Colorado River. I’m sure the designers of the code had very good reasons to discourage non-porous impervious cover on the steep slopes surrounding the City of Austin’s and central Texas’ greatest natural resource. Because there are many steep slope lots sitting undeveloped surrounding the lake the precedent the Board sets case by case on steep slope lots such as these will truly determine the future scenic and environmental impact to our most vital natural, recreational, and scenic resource.
- **Not a scenic benefit:** Allowing variances on non-uniquely situated lots altering the lush flowing canopy covered hillsides surrounding our iconic section of the Colorado River does not protect the scenic benefits of the LA zone. If anything it sets the stage to pave any developable section of steep slope terrain surrounding the river. (I also believe strongly in not altering the sightlines along scenic view highways such as 360 and the same argument is equally applicable to the beautiful green hills surrounding Lake Austin and Lady Bird Lake, which have been altered by development drastically over the last 20 years.)

Recent street view of a portion of 2803 Edgewater

2803 EDGEWATER C15-2019-0055 BOA INTERESTED PARTY CONCERNS
(B) HARDSHIP IS NOT UNIQUE TO THIS LOT

Unique

[yoʊˈneɪk] ⓘ

ADJECTIVE

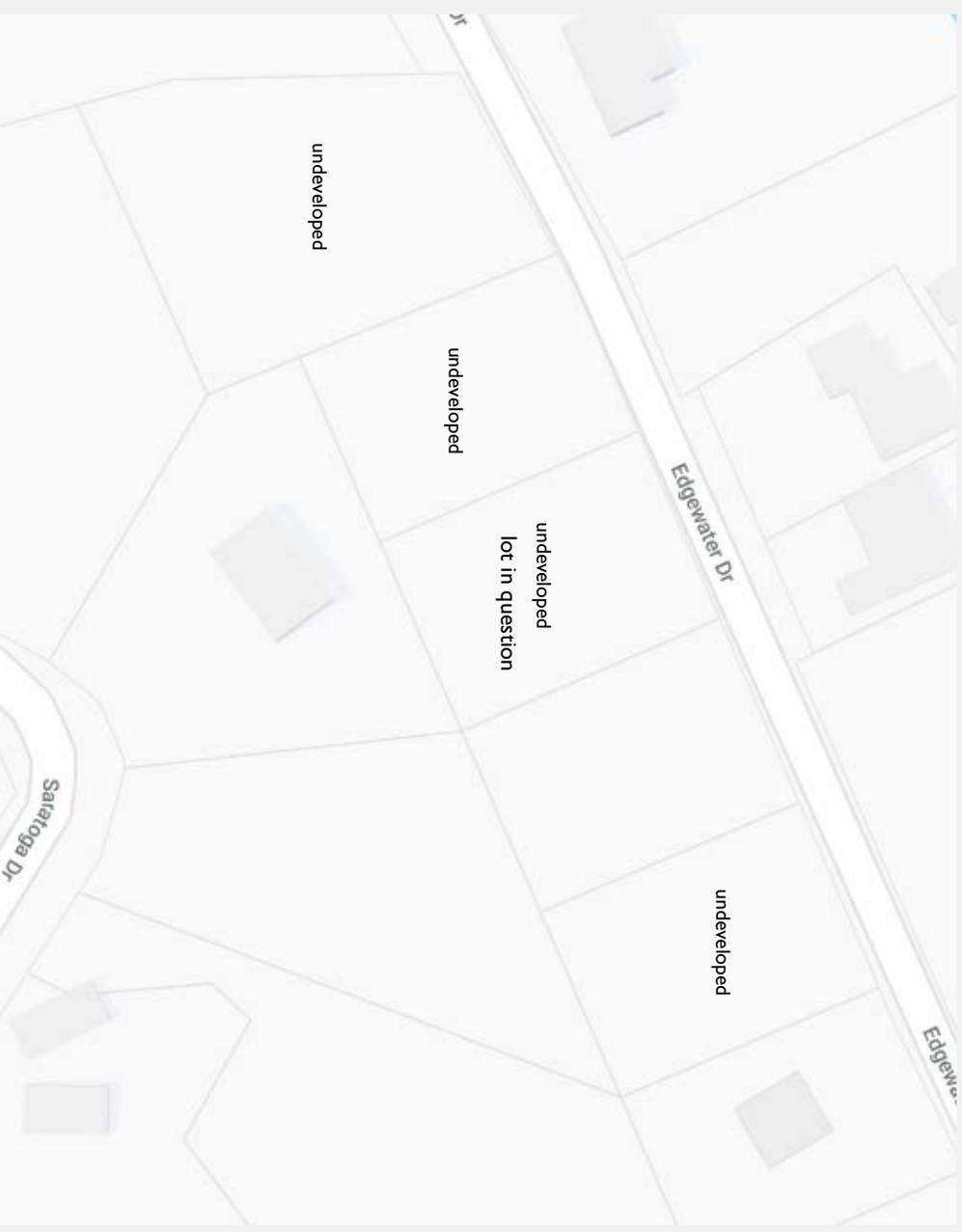
1. being the only one of its kind; unlike anything else.

Board of Adjustment Guidebook pg. 7:

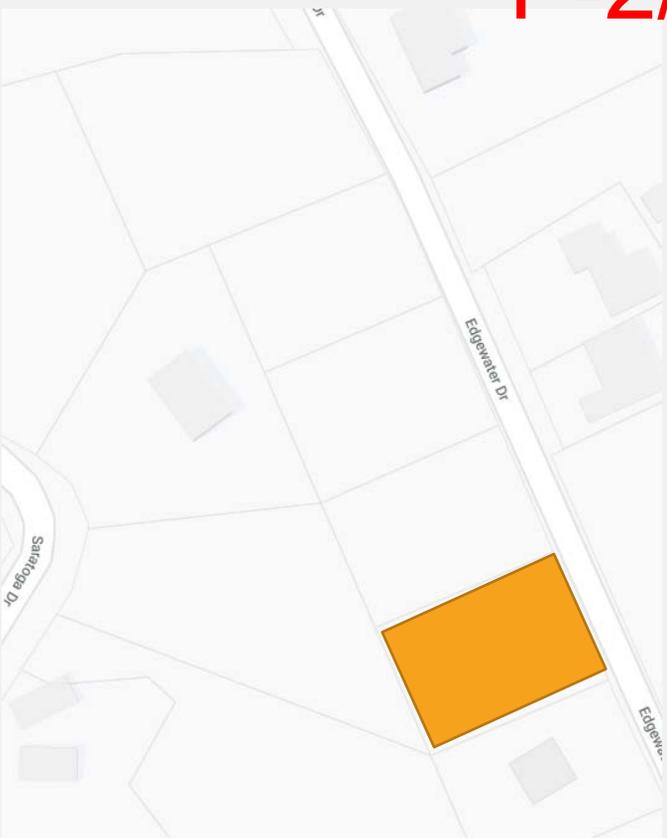
✓ A hardship must be unique to the property, not general to the area where it's located.

— If steep slopes or small lots are common to a particular area, then neither condition is sufficiently unique to constitute a hardship by itself.

- The hardship is not unique to the property;
- There are three similarly situated lots within close proximity (even adjacent) to the lot in question that remain undeveloped.
- All four lots are situated on a steep hillside and LA zoning restrictions have made them difficult to develop. (Though it hasn't stopped folks from trying...)



(B) NOT UNIQUE CONT.



Photograph of sign advertising development of 2901 Edgewater Drive. Owners began development of a slab foundation before the project was red tagged by City Code and development halted.

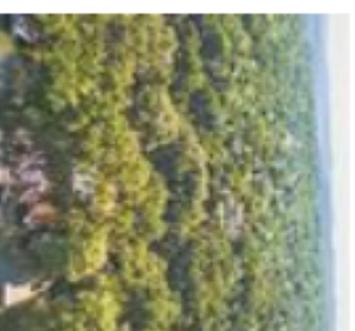
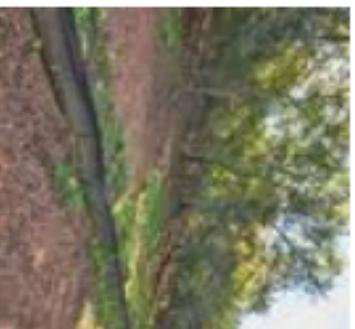


Feb 26, 2019



Listed for \$199,000

Incredible opportunity to live across from Lake Austin and with-in walking distance of the Lake Hills Community park with a private boat ramp, day docks, swimming & fishing piers, play-scape & swimming pool. Unobstructed views of Lake Austin and the hill country and large shade trees. Adjoining lot is also available for over half an acre of land to build your dream home or homes. High-end properties along the street, peaceful & private location with no traffic. Come live the lake life! Eanes schools!!



Everyone apparently assumes that this Board is going to grant every variance because these are the sorts of ads folks are using to sell steep slope lots in the LA zone.

(B) NOT UNIQUE CONT.

Total Edgewater steep slope hillside lots: 6

Number of steep slope Edgewater lots developed: 2

Total: 66.66% of steep slope hillside lots are similarly situated (undeveloped) to the lot in question in this hearing. The determination the board makes related to this issue will likely determine the fate of all of the other three lots as well.

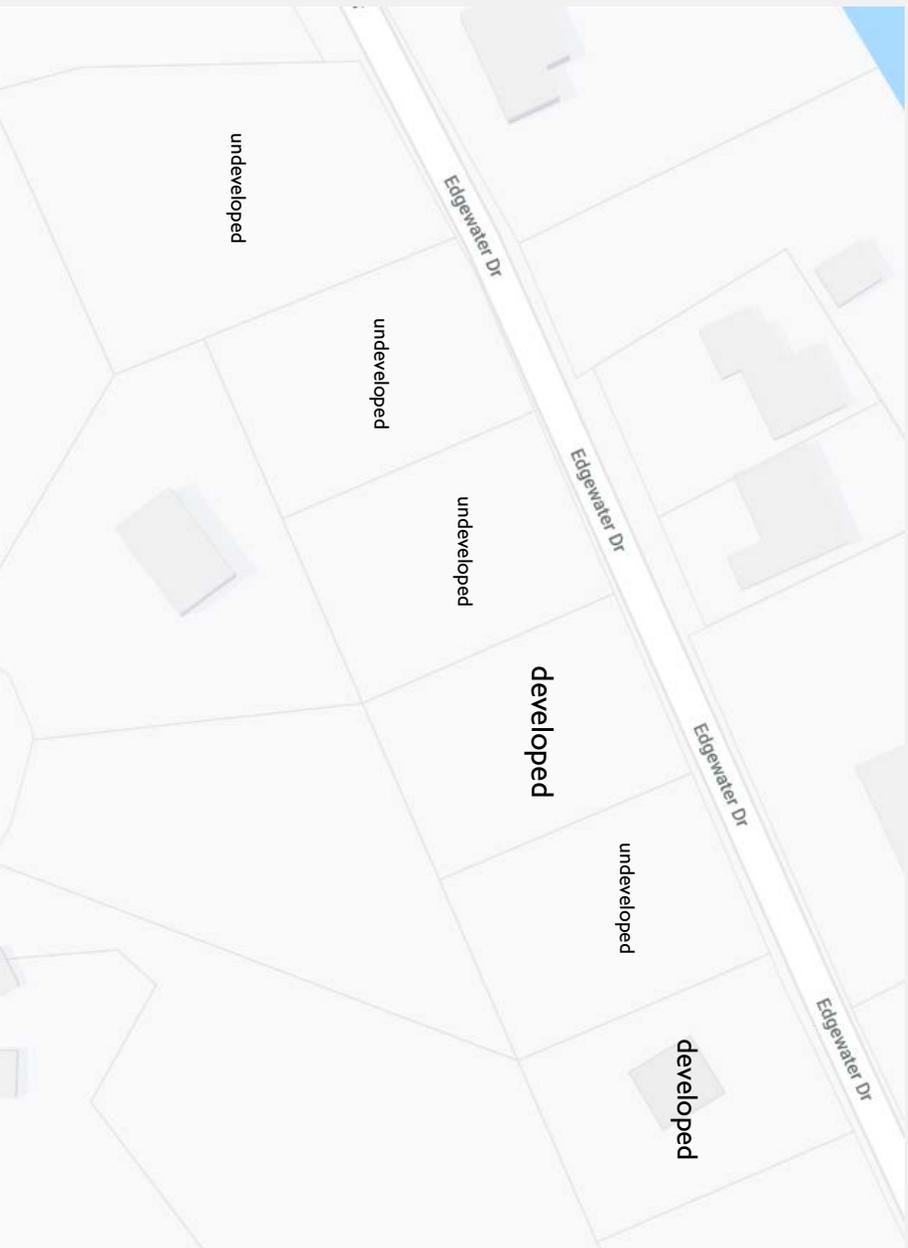
All lots with existing homes were developed prior to LA zoning overlay.

2807 Edgewater: Developed 1964

Improvement #1:	2 FAM DWELLING	State Code:	B2 Living Area:	2002.0 sqft	Value: \$203,000
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ 1ST	1st Floor	WW - 4		1964	2002.0
→ 011	PORCH OPEN 1ST F	* - 4		1964	28.0
→ 011	PORCH OPEN 1ST F	* - 4		1964	28.0
→ 011	PORCH OPEN 1ST F	* - 4		1964	385.0

2903 Edgewater: Developed 1964

Improvement #1:	2 FAM DWELLING	State Code:	B2 Living Area:	2002.0 sqft	Value: \$209,920
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
→ 1ST	1st Floor	WW - 4		1964	2002.0
→ 011	PORCH OPEN 1ST F	* - 4		1964	28.0
→ 011	PORCH OPEN 1ST F	* - 4		1964	28.0



No one has enjoyed the privilege of developing a steep slope lot in Austin Lake Hills LA Zoning since the LA Zoning overlay.

(B) NOT UNIQUE CONT.

Additional similarly situated lots further down Edgewater also exist and many other steep slope hillside lots exist in the LA zone.

The Saratoga Point HOA owns 2701 Edgewater Dr, a 3.465 acres of similarly situated property on steep hillside slopes.

- Though currently undeveloped, the decision of the board could certainly influence the decision of other owners of large tracts of hillside land in the LA zoning district like the large undeveloped tract down the street.



(B) NOT UNIQUE CONT.

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- How many undeveloped steep slope lots exist surrounding Lake Austin?
- Do we really want a home on every developable hillside surrounding the lake in contravention of LA zoning regulations?
- Steep slope hillside lots in the LA zone are NOT unique at all but are actually quite common. Every precedent set granting further variances from prohibitions regarding impervious cover on hillsides further serves to impair the express purpose of LA zoning and will be used by future applicants to justify requested development prohibited by City Code.

(A) NOT A REASONABLE USE

P-2/155

From Board of Adjustment Guidebook pg. 11:

(b) Reasonable Use: Not "Highest & Best" Use

To grant a variance, the Board of Adjustment must also find that the regulation "does not allow for a reasonable use of property." As with hardship, there is no clear-cut answer to what constitutes reasonable use. However, the following guidelines are helpful:

- ✓ A property is not left with no reasonable use just because a regulation limits the size or design of a structure or increases development costs.

— Depriving a residential lot of amenities commonly associated with a residence may constitute a lack of reasonable use. However, as with all variances, there must be a hardship related to physical features of the property such that there is no feasible alternative to accommodate the amenity without a variance. And if an amenity requires increasing utilization of the site, reducing the size and scale of the development should also be considered as a tradeoff for the amenity.

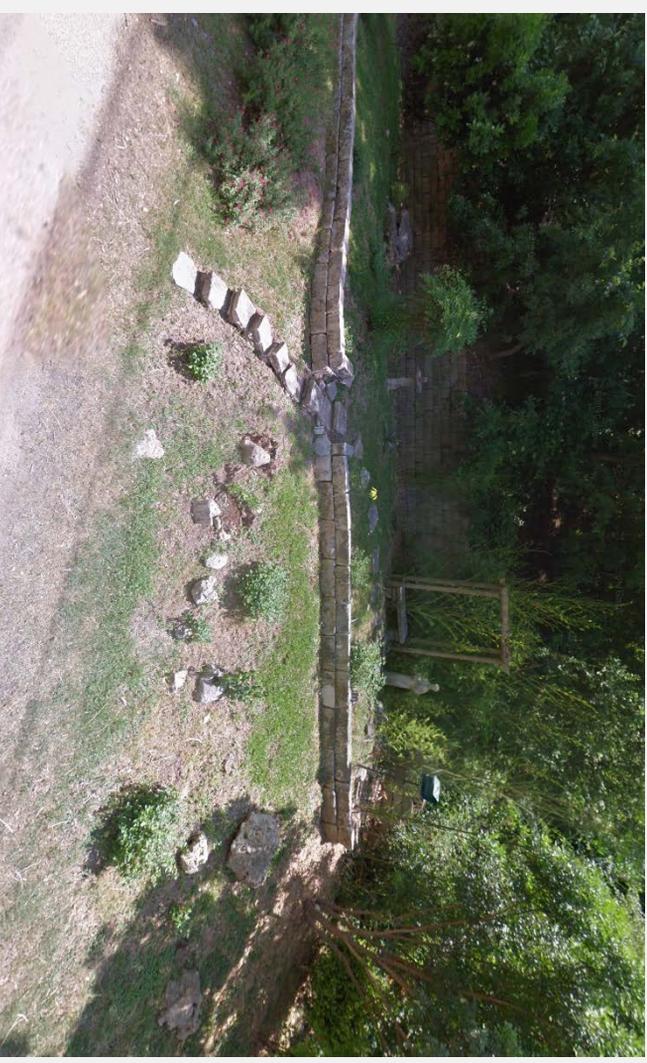
— In general, the fact that a regulation reduces the potential profitability of an otherwise developable commercial or residential property does not constitute a lack of reasonable use.

- While we appreciate that the applicants slightly reduced the requested impervious cover for the lots in question, their proposal is still clearly a "highest and best use" proposal, entirely out of step with the surrounding properties and LA zoning regulations.

- If we allow a "highest and best" proposal in one place there will be arguments for "highest and best" use development on adjacent lots as well. These arguments were made based on previous board decisions at the last meeting.

- Other reasonable use available under 25-5-55 I (D); section authorizing transfer of impervious cover in LA district from steep slope lots to non steep slope lots.

Photo of reasonably used steep slope lot at 2800 Edgewater.



(A) NOT REASONABLE USE CONT.

- (Originally requested 25-35% - 66% 35%+ - 29%.)
- Current Requested Impervious Cover: 25-35% slope - 59% impervious cover 35%+ slope - 17% impervious cover
- City of Austin Code 25-2-551 (5) – Development is prohibited on land with a gradient that exceeds 35 percent.
- City of Austin Code 25-2-551 (D) – This subsection applies to a lot included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted, and that is located in an LA district.
- (3) – Impervious cover may not exceed:
- (c) **5% on a slope with a gradient of more than 25 percent and not more than 35 percent;**

Scale Representation of Request:

Area	Radius	Diameter	Ratio
5469	41.72	83.45	5.28
3811	34.83	69.66	4.41
196	7.90	15.80	1.00

Original Proposal
5469 sq ft

Revised Proposal
3811 sq ft

Allowable
196 sq ft



If you consider the purpose of the LA zoning district and the extent of the variance requested, a proposal to develop the lot at all may well seem unreasonable. Even if you were convinced that some development should be permissible a 1200% increase in allowable impervious coverage in one section and proposed development on even steeper and unbuildable grades under the code are not reasonable uses of this lot in the LA zone.

2803 EDGEWATER C15-2019-0055 BOA INTERESTED PARTY CONCERNS
(C)(1)ALTERS THE CHARACTER OF THE AREA

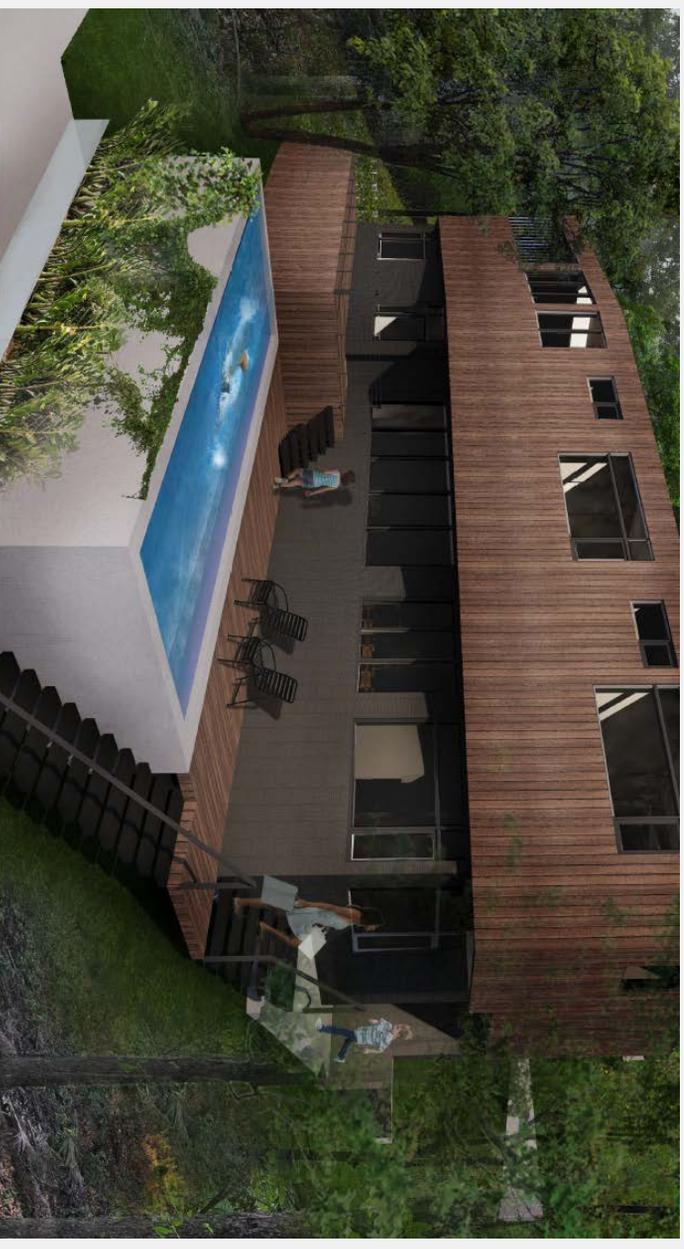
- A picture is worth 1000 words. This vista from the lake is anything but scenic.

From this:



- “The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.”
- from Code of the City of Austin, Texas § 25-2-180 - LAKE AUSTIN (LA) OVERLAY DISTRICT.

To that:

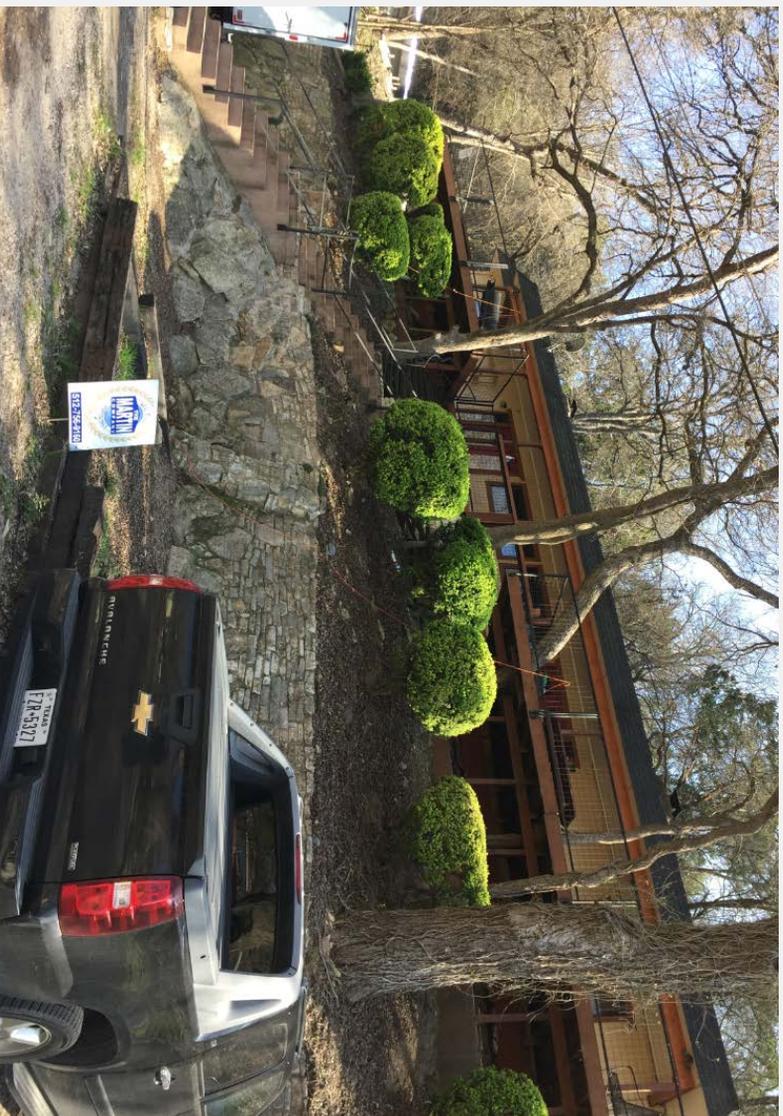


(C)(1) ALTERS THE CHARACTER CONT.

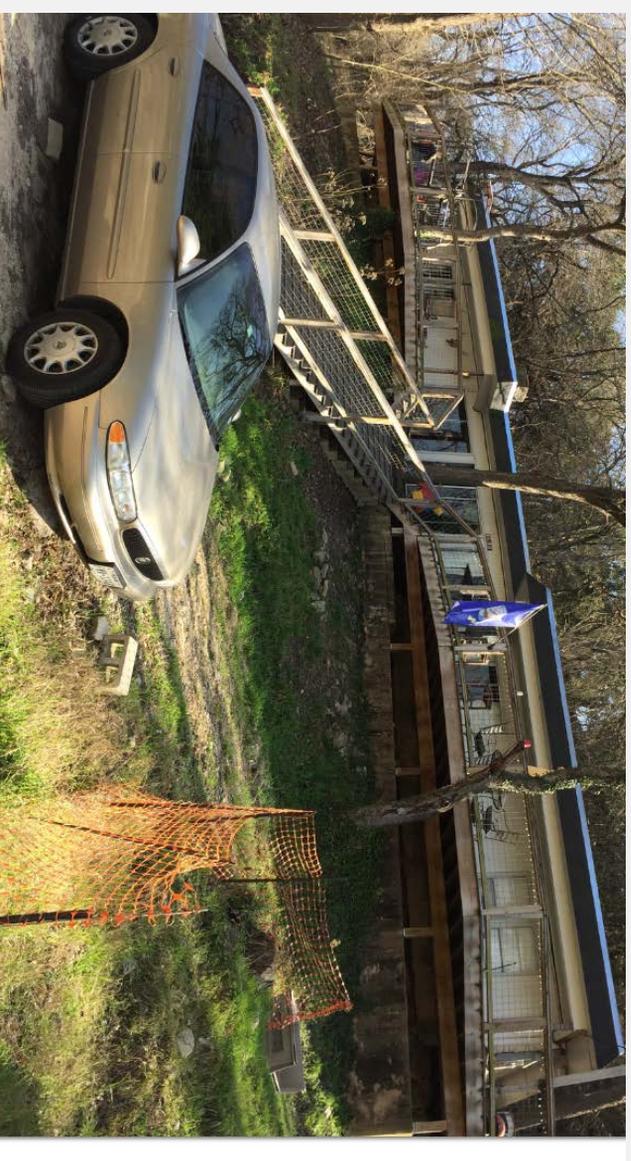
P-2/158

The 2 comparable steep slope homes on hillside lots in this area are duplexes constructed in 1964 prior to the LA zone overlay. Both are humble single story buildings that do not have designated parking/driveway space or amenities such as pools. To the respondents knowledge no one has been allowed to develop a steep slope lot on Edgewater Dr. since the LA zoning overlay.

2903 Edgewater



2807 Edgewater



2803 EDGEWATER C I5-2019-0055 BOA INTERESTED PARTY CONCERNS
(C)(1)ADVERSE IMPACTS TO ADJACENT PROPERTIES

While there are no hard and fast rules, many factors may result in altering area character. For example, increasing traffic to adjacent streets, reducing tree canopy, or diminishing privacy to adjacent properties could have the effect of altering area character. Development that exceeds the size and scale typical of properties in the vicinity may also alter area character.



- Houses across from 2803 Edgewater already experience harm from runoff down this hillside.
- Retaining walls and French drains had to be installed at property located at 2800 Edgewater and the property still suffers from flooding.
- 81 year old owner at 2800 Edgewater installed foldable fence flaps between home and garage to allow runoff to flow through her property.
- Owner at 2806 Edgewater had a century-old pecan tree destroyed by root erosion from runoff.
- This revised proposal states that the runoff will now “pass down the roadway” on Edgewater and “spread”. There is no analysis of WHERE this occurs and “all flooding is local.”
- As some neighbors are already being adversely impacted by flood concerns, any potential increase in the expected runoff constitutes an adverse impact to adjacent properties.
- This revised proposal may relocate the runoff causing NEW adverse impacts to adjacent properties.
- A variance setting a precedent for massive impervious coverage on the 4 remaining undeveloped lots on Edgewater Dr. could drastically alter the character of the neighborhood and harm adjacent neighbors, even if the current variance request argues that development of a single lot will be minimal.

Existing flap installed at 2800 Edgewater to allow floodwater to flow through this adjacent neighbors yard when existing levels of hillside flooding invades their property.

CONCLUSION: THE REQUEST FAILS TO MEET REQUIRED CRITERIA FOR GRANTING OF VARIANCE

From Board of Adjustment Guidebook pg. 11:

A hardship cannot be personal, but must be based on unique physical features of the property for which the variance is sought.

— Courts have held that: “[A] hardship must not be self-imposed, nor financial only, and must relate to the very property for which a variance is sought, i.e. a condition unique, oppressive, and not common to other property.”

✓ A hardship cannot be self-created.

— An applicant for a permit or site plan cannot claim a hardship based on conditions that he or she is responsible for creating.

— For example, if a structure is designed in a manner that fails to comply with regulations, the structure’s non-compliance isn’t a hardship. Or, if a landowner subdivides a lot into irregular pieces, he or she can’t rely on their irregular shape to prove a hardship.

✓ A hardship must be unique to the property, not general to the area where it’s located.

— If steep slopes or small lots are common to a particular area, then neither condition is sufficiently unique to constitute a hardship by itself.

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- Applicants are requesting a “highest use” variance for a non-unique steep slope hillside lot that will impair the purpose of LA zoning, alter the character of the neighborhood and the hillside, and may result in damage to surrounding properties. Granting the variance will only further embolden developers who already use precedents of the Board related to “steep slope topography” in other areas to justify building on steep lots that are entirely common to the LA zone.

- Many of the applicants arguments appear irrelevant to the Boards decision (threats of lawsuits or takings arguments) or largely personal and self-created problems. (Buying expensive steep slope lots in a location where zoning regulations strongly discourage development, planning development of dream home and spending substantial amounts on the land in question when development is also largely discouraged by applicable zoning regulation.) The only characteristic of the property on which the applicants rely in their argument for hardship is the steep topography of the lot which isn’t unique at all in LA zoning or even the general area of Edgewater Dr. (3 extremely similar undeveloped lots sit directly adjacent to this one, and acres of additional undeveloped steep slope hillside lots within a quarter mile.)

LESS COMPELLING ARGUMENTS

- Takings argument is wholly irrelevant and an issue between the property owners and the City not the subject of this hearing.
- Properties are not taxable city properties. Though the lakefront properties on the lakeside of Edgewater Dr. recently began paying property taxes to the City of Austin under the interpretation of an Ordinance from the 80's, the taxation is only applicable to lakeside properties and not those properties developed on the hillside. Essentially the City of Austin has only the environmental impact of development on the hillside to lose and nothing to gain in the long run by granting variances on Extra Territorial Jurisdiction properties in the LA zone.
- I have personally observed wildlife including large herds of deer, foxes, porcupines, chaparrals, squirrels, armadillos, and even the occasional coyote utilizing the undeveloped hillsides on Edgewater Dr. to access Lake Austin for drinking water. (For those of you who care about the animals as much as we do...) I also observe the occasional annual migration of birds, most recently 1000's of robins at a time utilizing the dense canopy around the lake as a spot to rest during migration cycles. This place is truly a natural paradise untouched by time since the original development of homes preexisting LA zoning.

12 deer in my front yard. Large herds routinely use the undeveloped steep slopes in our neighborhood to get to their only consistent water source, Lake Austin.



Photograph of group of 4 deer on the hillside of 2803 Edgewater Dr., making their way down to the lake.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0055

LOCATION: 2803 EDGEWATER DRIVE

1" = 333'

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.



As I understand it, the regulations governing the LA zoning district do not permit building on steep hillside lots such as these under any circumstances. Variances are not allowed except in the case of unique-feature-based hardship, and even then must not impair the purpose of the zoning regulations.

Numerous undeveloped steep hillside lots with markedly similar features* exist along the Colorado River shore. The purpose of the zoning regulations is that said steep hillsides remain undeveloped.

*topography, lot size and shape, vegetation, deed history, relation to adjacent lots, roads and homes, etc.

Development of these lots is prohibited by code with the direct intention to preserve in perpetuity.

- The scenic line-of-sight views of the Colorado river basin, which are a major symbol of this city, as well as the entire hill-country region
- The natural environment surrounding the lake from which drinking water is drawn
- Preferred habitat of endangered species

Ergo: This variance may not be granted, it does not meet the requirements, nor the special exception provisions. 25-2-473 and 474

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 will 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.

P. 2/166
 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 is required.

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;
- 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/devservices.

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: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Jasmine Anderson
 Your Name (please print) I am in favor I object

2003 Edgewood Drive WTB
 Your address(es) affected by this application

[Signature]
 Signature I am in favor I object
 Daytime Telephone: *480-509-0513* Date

Comments: *I would like to help the hospital. The community is beautiful as is. I agree with the statement attached.*

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

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Dana Smith

Your Name (please print)

2903 Edgewater Dr. Side B

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 817-266-4987

11/5/19

Date

Comments: I agree with the attached statement and wish to preserve the existing zoning laws.

I am in favor
 I object

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

TOWNSHIP PATR BLASUTTA
 Your Name (please print)

I am in favor
 I object

2704 SARATOGA DR
 Your address(es) affected by this application

John Patrick Blount
 Signature

11/5/19
 Date

Daytime Telephone: 512 263 7017

Comments: We agree with the attached statement. The regulation should be enforced.

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Robert R. Ramirez Reyes
Your Name (please print)

I am in favor
 I object

2804 S. Arroyo Dr. Austin, TX 78733
Your address(es) affected by this application

[Signature] *Jan 14* *11/5/19*
Signature Date

Daytime Telephone: *512-263-4239*

Comments: *Current zoning regulations are reasonable. We don't oppose any changes especially to improve the area. We do agree with the attached statement.*

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

EARL A HUNT

Your Name (please print)

2101 + 2103 SARA TOLK A

I am in favor
 I object

Your address(es) affected by this application

Earl A Hunt

Signature

11-6-2019

Date

Daytime Telephone: 512-796-0848

Comments: I SUPPORT THE ATTACHED

STATEMENT THAT THE LA

PROTECTIONS SHOULD BE UPHOLD

AND THE REQUEST DENIED.

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

DARIEL VARDER

Your Name (please print)

2406 SARDATO SA DR.

Your address(es) affected by this application

[Handwritten Signature]

Signature

11-5-19

Date

Daytime Telephone:

Comments:

Attached Statement with the

I am in favor
 I object

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

JO ANN MOORE

Your Name (please print)

2900 Edgewater Dr.

Your address(es) affected by this application

Elaine Moore

Signature

11-5-19

Date

Daytime Telephone: *512-263-2218*

Comments:

I agree with the statement provided, 8803-8805 are not buildable.

I am in favor
 I object

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Anne York

Your Name (please print)

I am in favor
 I object

2701 Saratoga Dr Austin TX 78733

Anne York 11/5/19

Signature

Date

Daytime Telephone: 405-740-7266

Comments: I agree with this statement
 the code should be upheld

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

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 P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Mason Patoff
Your Name (please print)

2809 Saratoga Dr.

Your address(es) affected by this application

[Signature]
Signature

11/05/19
Date

Daytime Telephone: 737-222-9762

Comments: *I would like to preserve the environment surrounding my house and the character of the neighborhood. I agree with the statement attached.*

I am in favor
 I object

If you use this form to comment, it may be returned to:
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Austin, TX 78767-1088
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Case Number: C15-2019-0055
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, November 7th, 2019

ENCA MBBN
 Your Name (please print) I am in favor
 I object

2801 Saratoga Drive, Austin TX 78733
 Your address(es) affected by this application

Elaine Ramirez
 Signature 11/5/19
 Date

Daytime Telephone: 512-751-6281

Comments: This is a typical hill country hillside with nothing unique. Buildings here will drive erosion and the destruction of natural habitats for local animals.

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 Elaine Ramirez
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 Austin, TX 78767-1088
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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Barbara Taylor

Your Name (please print)

2905 Edouarde Dr

Your address(es) affected by this application

Barbara Taylor

Signature

11/3/2019

Date

Daytime Telephone: 512-263-3020

Comments: I agree completely with the attached sheet. Please do not approve the variance.



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

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Case Number: C15-2019-0055
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, November 7th, 2019

Mary M. Tomasz
 Your Name (please print) I am in favor
 I object

2905 E. JEWETT DR.
 Your address(es) affected by this application

Mary M. Tomasz *NOV 9 2019*
 Signature Date

Daytime Telephone: *512-263-3020*

Comments: *Please do not approve this variance! I have you!*

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 Austin, TX 78767-1088
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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

ANGELA HYSI
Your Name (please print)

I am in favor
 I object

2907 EBRUWATER DR. AUSTIN, TX 78735

Your address(es) affected by this application



Signature

10-3-19
Date

Daytime Telephone: 381-748-4744

Comments: I agree with the attached statement. The owners of builders should abide by the laws & regulations that are in place.

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

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P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Worse Version - BSMW

Your Name (please print)

2704 Del Rio Drive

Your address(es) affected by this application

[Signature]

Signature

11-6-19

Date

Daytime Telephone: _____

Comments: *Seriously concerned over drainage issues and impact on wildlife*

See attached

I am in favor
 Object

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

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Austin, TX 78767-1088

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- 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.

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Donald Reyes

Your Name (please print)

2603 Saratoga Drive

Your address(es) affected by this application

Donald A Reyes

Signature

Daytime Telephone: 512-263-5855

Date

11/06/2019

I am in favor
 object

Comments: I agree that the proposed request does not meet the requirements of the current regulations. The protection of the steep hill sides is important to maintain the health of the watershed.

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

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.

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
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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Kathryn Geigel
Your Name (please print)

I am in favor
 I object

2700 Sara bog
Your address(es) affected by this application

KG
Signature

Signature

11/6/19
Date

Daytime Telephone:

512-854-4667 or 512-297-9880

Comments:

I agree with the attached statement and strongly object to the building on a slope. The code should be followed to protect the environment KG

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

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Case Number: C15-2019-0055
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, November 7th, 2019

Carrie Ann Friel
 Your Name (please print) I am in favor
 I object

2806 Edgewater Drive
 Your address(es) affected by this application
Carrie Ann Friel
 Signature
 11-06-19
 Date

Daytime Telephone: *512-422-7015*

Comments:
Please see attached
statement.
This lot does not meet
the requirements.

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, November 7th, 2019

Susan Spruance

Your Name (please print)

I am in favor
 I object

2703 Saratoga Dr

Your address(es) affected by this application

Susan C Spruance

Signature

Date

Daytime Telephone:

512-589-7088

11-6-2019

Comments:

Variance application should be DENIED
see attached statement

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

2803 EDGEWATER DRIVE
AUSTIN, TX 78733

Case# C15-2019-0055

VARIANCE REQUEST

1. LDC 25-2-551(c)(3)(c) increase impervious coverage from 0% IC existing to 66% IC proposed in the 25-35% slope category, which allows 5% IC
2. LDC 25-2-551(e)(2) increase impervious coverage from 0% IC existing to 29% IC proposed in a slope category greater than 35% which allows 0% IC



AERIAL