



August 25, 2020

James Smith
1209 Taylor St
Austin TX, 78702

Property Description: LOT 22 OLT 45 DIV O WENDLANDT & STAEHELY RESUB

Re: C15-2020-0044

Dear James,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section of the Land Development Code,

Section 25-2-774 (Two-Family Residential Use) (B) from lot area of 5, 750 square feet (required) to 5, 647 square feet (requested);

In order to erect a Two-Family Residential use in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

Austin Energy does not oppose the above variance request provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office.

Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
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