



November 6, 2020

Laurence Ramirez  
301 N Pleasant Valley Rd  
Austin TX, 78702

Property Description: LOT 1 BLK 22 OLT 13 DIV O DOWELL JOHN

**Re: C15-2020-0058**

Dear Laurence,

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

**Section 25-2-492 (D) (Site Development Regulations)**

- a) to decrease the minimum lot size requirement from 8,000 square feet (required) to 6,325 square feet (requested);
- b) to decrease the minimum lot width from 50 feet (required) to 46 feet (requested);

In order to erect a three-story Multi-Family residence in a "MF-2-NP", Multi-Family Residence – Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Austin Energy does not oppose the above variance's requested 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**

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