



December 7, 2020

Gina Hill
1605 Brackenridge St
Austin TX, 78704

Property Description: S7FT LOT 2 *& N39FT LOT 3 BLK 12G FAIRVIEW PARK

Re: C15-2020-0076

Dear Gina,

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 sections from the Land Development Code:

Section 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 5 feet (requested);

In order to erect a detached garage with ADU in a "SF-3-NP" Single-Family Residence – Neighborhood Plan zoning district (South River City 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. However, it is noted that the proposed ADU, will need to meet clearances from the existing service drop. I would encourage this to be addressed at the time when you obtain your building permit, with our group at the Downtown Assistance Center.

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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