



December 8, 2020

William Burkhardt
1501 Nickerson St
Austin TX, 78704

Property Description: LOT 1 BLK 17 SWISHER ADDN

Re: C15-2020-0074

Dear William,

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 from the Land Development Code:

Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 - (Maximum Development Permitted); To increase the F.A.R from 40% (required) to 41% (requested);

In order to remodel and add an addition to an existing single-family residence, being located in an "SF-3-NCCD-NP", Single-Family-Neighborhood Conservation District - 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.

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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