

March 3, 2021

Ms. Elaine Ramirez

CASE NUMBER C-15-2021-0026

Contact: Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

Public Hearing Board of Adjustment; March 8<sup>th</sup>, 2021

Dear Ms. Ramirez,

My name is Salomon Stavchansky and I live in 4000 Sidehill Path, Austin, TX 78731. I am writing to express my disappointment with the City of Austin, and to strongly **OBJECT** to the application of Matt Williams ((512)600-4324) on behalf of the owner, Mr. Luis Zaragoza ((512)782-8582) concerning a variance from the Land Development Code, Section 25-2-492.

1. I am disappointing with the City of Austin because its representatives assume that everyone has a scanner and a computer in the house to respond to the request made by Ms. Ramirez. It is truly insensitive to assume that everyone, especially elderly residents, have a scanner at home and a computer to deliver a scan of a document and an email stating their opinion concerning this case. The City of Austin should respect and facilitate the ability of its residents to respond in writing or in person (if needed, provide transportation) to the Austin City requests.
2. I **strongly object** to granting Mr. Matt Williams a variance from the Lan Development Code, Section 25-2-492 for the following reasons:
  - a. The application requires clarification because the requested variance involves a corner lot impacting the streets of Sidehill Path and Stonewood. It is not clear from the application if the applicant is requesting a variance of both Sidehill Path and Stonewood or only Sidehill Path or only on Stonewood. The applicant should specify in writing to the City of Austin which street or if both streets will be impacted.
  - b. If the Variance impacts the street of Sidehill Path, then, I **strongly object** to the application. One of the reasons for my objection involves the impact that the variance will have on my neighbor's front yard. Fundamentally, my neighbor will lose sun light and all other neighbors withing 500 feet, including myself, will be looking at the sidewall of a future house. Furthermore, the harmony of the neighborhood will change, and more importantly it opens the door to future applications by other neighbors or builders to request similar variances which would destroy the harmony of the neighborhood, which is one of the reasons that attracted the applicant and owner to buy an old house and demolish it to build a new house. In addition, the impervious cover will decrease, potentially increasing the chances of flooding my neighbor's yard. In addition, if the

builder has plans for a swimming pool, this will decrease the impervious cover adding to the potential flooding of both the front neighbor and the back neighbor. It should be clarified if the building plans call for a swimming pool. If a swimming pool is in the building plans, the impervious cover will be impacted, and the city should determine *a priori* if future permits will be granted.

- c. If we assume that the length of the lot on the stoneywood side and sidehill side are 100 - 150 feet in length, the requested variance (10 feet) involves 1000 to 1500 sq.ft. If the future house is a two-story house (plans were not submitted) the total number of square feet of construction is approximately (2000 to 3000 square feet.). This information should be clearly clarified by the applicant and the builder.
- d. In addition, if the variance is granted, the property tax of the houses within 500 feet on Sidehill Path and Stoneywood around the future new house should be decreased proportionally to the granted variance per square foot. Another proposition is for the City of Austin to request a payment for the square feet of variance and construction square feet that is requested based on the ongoing cost of construction per square foot.

Thank you for the opportunity to submit my comments which I understand will part of the public record.

Respectfully,

A handwritten signature in black ink, appearing to read 'Salomon Stavchansky', written over a horizontal line.

Salomon Stavchansky.

## 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.

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; and:
- 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](http://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: C15-2021-0026**

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**Public Hearing:** Board of Adjustment; March 8<sup>th</sup>, 2021

**Brian Tapperson**

*Your Name (please print)*

**7623 Rockpoint Dr. Austin, TX 78731**

*Your address(es) affected by this application*

*Signature*

*Date*

Daytime Telephone: **512-576-9275**

Comments: **The proposed change potentially disrupts the feel and character of the neighborhood.**

**Northwest Hills offers green space, tree lined streets, and larger front yards that enable a nature-like feel and "front-yard" community.**

**This is enabled by deep and consistent setbacks from the street. Changes to that setback threaten to destroy the heart of the NW Hills community + feel of the neighborhood.**

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

City of Austin-Development Services Department

Elaine Ramirez

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

☐ I am in favor  
☒ I object

**3/3/2021**



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LAURA COLLAMER

Your Name (please print)

☐ I am in favor  
☒ I object

7601 ROCKPOINT DR

Your address(es) affected by this application

*L. Collamer*

Signature

Date

Daytime Telephone: 443-562-2634

Comments: TRAFFIC SITE LINES AS IT  
IS A CORNER PROPERTY; SURROUNDED  
BY SMALL KIDS  
OUT OF CHARACTER WITH EXIST-  
ING LOTS

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Kenneth Ziegler

*Your Name (please print)*

7605 SHADY ROCK DR AUSTIN TX 78731

*Your address(es) affected by this application*

1652 582

*Signature*

*Date*

Daytime Telephone: 512 739 7675

Comments: The beauty of our neighborhood  
is due in large part to the tree canopy  
that covers our homes, yards and streets.  
In addition to providing beauty, the  
tree canopy keeps the streets and environment  
cooler during the hot summer months  
A home with a 15 foot setback does not  
allow space for trees between the home and the street.

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