

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: RE: C15-2021-0081
Date: Saturday, August 07, 2021 7:06:33 PM

*** External Email - Exercise Caution ***

August 7, 2021

RE: C15-2021-0081

Dear Board of Adjustment Commissioners,

I live in the neighborhood and have property within 500 feet of the proposed addition at 1308 West 9½ Street, Austin, TX, 78703. I am not in support of the request by Maryelaine Sotos and Bill Schurtz to increase the FAR for this property and the maximum square footage from 3,146 to 3,646.

I strongly oppose this request, for these reasons:

- I see absolutely no hardship in this case. According to the city of Austin building permits, the single-family homes' total new/addition building square footage is 3,618 sf and the ADU is 312 sf. The lot is 7,877 sf.
- This home is fairly new having been built in 2017. It seems that the original owners built close to the maximum FAR. The current owners purchased the house two years ago. The time to research if the FAR would allow for expansion is before buying the property.
- The point of FAR is to limit the size of the dwelling in relation to lot size. This lot is bigger than most in our neighborhood.
- I believe the proposal would set a bad precedent, by dramatically expanding the existing, generous FAR for this SF3 zoning.
- Granting this variance would open the door for other property owners who could use this action as precedent to build additional dense projects throughout this congested neighborhood by simply saying they need another bedroom. This precedent would then have an impact on the whole neighborhood. This could also lead to projects that need to have more impervious cover. The neighborhood and West Austin Park already have significant flooding issues.
- One cannot compare the multi-family (MF-4 zoned) properties in the neighborhood to single-family residences. Obviously, any MF-4 structure houses a large number of people and families, so must, by definition, have a higher FAR.

Respectfully,



Mike Banghart

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**Andrew McCalla
1300 W. 9 ½ St.
Austin, TX 78703**

8 July, 2021

Jessica Cohen, Chair
COA Board of Adjustment

Greetings,

I live adjacent to 1308 W. 9 ½ St., and do not oppose the floor-to-area variance request which has been made by Maryelaine Sotos and Bill Schurtz, and which would allow the increase of their 3,146 square feet to 3,646.

I believe that this request is in keeping with the character of the neighborhood, does not cause adverse impact, will allow the family to stay in their home, and that the resultant FAR would still be far less than many of the MF-4 properties in the neighborhood.

Regards,

A handwritten signature in black ink, appearing to be 'AM' followed by a long horizontal stroke.

Andrew McCalla


June 28, 2021

Dear Board Chair Jessica Cohen,

We live at 1309 West 9th ½ street and are in support of the request by Maryelaine Sotos and Bill Schurtz to increase the floor-to-area ratio (FAR) going from 3,146 to 3,646 sqft for the property located at 1308 West 9 ½ Street, Austin, Texas 78703. We believe this proposal is in line with the character of the neighborhood, does not cause an adverse impact, allows the existing family to stay in their home, and is significantly less dense than the comparable MF-4-zoned properties in the area.

Thank you.

Anthony J. Bender
Lynne and Tony Bender 

From: Bill Schurtz b [REDACTED] 
Subject: Fwd: Your remodeling project
Date: July 21, 2021 at 6:21 PM
To: [REDACTED]

BS

Sent from my iPhone

Begin forwarded message:

From: bob frederick <[REDACTED]>
Date: July 21, 2021 at 5:19:06 PM CDT
To: Bill Schurtz [REDACTED]
Subject: Your remodeling project

I'm in support of your project but am out of town and unable to sign the attached letter. But you can include the letter and this email to show my support.

[Sent from Bob Frederick](#)

Dear Board Chair Jessica Cohen,

I own 1311 West 9th ½ street, and I am in support of the request by Maryelaine Sotos and Bill Schurtz to increase the floor-to-area ratio (FAR) for their property located at 1308 West 9 ½ Street, Austin, Texas 78703. I believe this proposal is in line with the character of the neighborhood, does not cause an adverse impact, allows the existing family to stay in their home, and is significantly less dense than the comparable MF-4-zoned properties in the area.

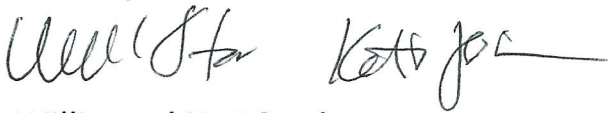
Thank you.

Bob Frederick

Dear Board Chair Jessica Cohen,

We live at 909 Shelly street, and we are in support of the request by Maryelaine Sotos and Bill Schurtz to increase the floor-to-area ratio (FAR) going from 3,146 to 3,646 sqft for the property located at 1308 West 9 ½ Street, Austin, Texas 78703. We believe this proposal is in line with the character of the neighborhood, does not cause an adverse impact, allows the existing family to stay in their home, and is significantly less dense than the comparable MF-4-zoned properties in the area.

Thank you.

Handwritten signatures of Willie Stark and Kati Stark. Willie's signature is on the left, and Kati's is on the right, followed by a horizontal line.

Willie and Kati Stark

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.

D-4/7-LATE BACKUP

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. 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: C15-2021-0081

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; August 9th, 2021

911 Shelley Ave ↗

Your Name (please print)

Debra Flanagan

Your address(es) affected by this application

Debra Flanagan

Signature

☒ I am in favor
☐ I object

8/8/21

Date

Daytime Telephone: 512 705 8781

Comments: _____

If you use this form to comment, it must currently be returned via e-mail to:

City of Austin-Development Services Department

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

Dear Board Chair Jessica Cohen,

I own 1311 West 9th ½ street, and I am in support of the request by Maryelaine Sotos and Bill Schurtz to increase the floor-to-area ratio (FAR) for their property located at 1308 West 9 ½ Street, Austin, Texas 78703. I believe this proposal does not cause an adverse environmental or infrastructure impact, allows the existing family to stay in their home, and is significantly less dense than the comparable MF-4-zoned properties in the area.

Thank you.

Debra Flanagan

A handwritten signature in black ink, appearing to read 'Debra Flanagan', with a long horizontal flourish extending to the right.

Dear Board Chair Jessica Cohen,

I own the property directly to the west of 1308 west 9th 1/2 Street., and do not oppose the floor- to- area variance request which has been made by Maryelaine Sotos and Bill Schurtz, and which would allow the increase of their 3,156 square feet to 3,646. I believe this request is in keeping with the character of the neighborhood, does not cause adverse impact, will allow the family to stay in their home, and that the resultant FAR would still be far less than many of the MF-4 properties in the neighborhood.

Respectfully,

Ed Remaley

DocuSigned by:

Edward J. Remaley III

9616A09EE6E64F6...

From: Ellen Justice
To: [Ramirez, Elaine](#)
Subject: Board of Adjustment C15-2021-0081, 1308 West 9 1/2 Street, Austin, 78703
Date: Sunday, August 08, 2021 8:51:14 PM

*** External Email - Exercise Caution ***

Dear BOA Commissioners,

Please mark us as opposed to the granting of a variance in this case, 1308 West 9 1/2 Street. There is already a very large house on this lot, in addition to an ADU. We understand that the impervious coverage of this lot will not be increased. However, granting this variance will be a bad precedent for our neighborhood in that it will encourage future builders and current homeowners to construct even larger structures on existing lots, probably covering more of their lots.

There is a very bad flooding problem at the West Austin Park, which is just down the hill from this property. There are flooding problems in other parts of our neighborhood also. Additions to existing properties or too-large new constructions will only worsen this situation all over our neighborhood.

Thank you for your help.

Ellen Justice and Eric Leibrock
802 Winflo Drive
Austin 78703

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