

**Ramirez, Elaine**

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**From:** [REDACTED]  
**Sent:** Friday, July 09, 2021 5:40 PM  
**To:** Ramirez, Elaine; Ramirez, Diana  
**Subject:** C15-2021-0056 3006 Glenview Avenue Agenda Item D-2  
**Attachments:** 3006 Glenview 7-12-21 BOA case.pdf  
  
**Importance:** High

\*\*\* External Email - Exercise Caution \*\*\*

Good afternoon Elaine and Diana,

Please be sure that the Board of Adjustment members get the following position statement and attachment before the Monday, July 12, 2021 hearing.

By the way, the Bryker Woods Neighborhood Association did not receive notification of this variance hearing from the City, rather we received it second hand from another neighborhood association.

Thank you,  
Joyce Basciano  
Bryker Woods Neighborhood Association

Dear Chair Cohen and Members of the Board of Adjustment,

**Re: C15-2021-0056 3006 Glenview Avenue Agenda Item D-2**

The Bryker Woods Neighborhood Association (BWNA) Board of Directors considered this variance request. In the case of through lots we are guided by the **precedent set by the Board of Adjustment on Monday, September 8, 2014 in Case Number C15-2014-0115 (see attachment)**. That case involved another through lot on Glenview Avenue that backed up to Jefferson St. (3200 Glenview, cited in the backup for 3006 Glenview). The 2014 BOA Decision **granted a variance decreasing the 25 ft setback to 10 ft** from the property line, **not 5 ft**. A 10 ft rear lot setback is still reasonable for through lots on Glenview Avenue and is in keeping with the historic character of Jefferson St.

Accordingly, we support a decrease of the 25 ft setback to 10 ft but oppose a decrease of the setback to 5 ft.

Thank you for your service to the community,

Joyce Basciano, for the Bryker Woods Neighborhood Association

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CITY OF AUSTIN  
Board of Adjustment/Sign Review Board  
Decision Sheet

DATE: Monday, September 8, 2014

CASE NUMBER: C15-2014-0115

☒ Y Jeff Jack  
☒ Y Michael Von Ohlen **Motion to Grant**  
☒ Y Ricardo De Camps  
☒ Y Bryan King  
☒ Y Stuart Hampton - Vincent Harding (left early)  
☒ Y Melissa Hawthorne **2<sup>nd</sup> the Motion**  
☒ Y Sallie Burchett

APPLICANT: Jim Bennett  
OWNER: Kenneth Gorence

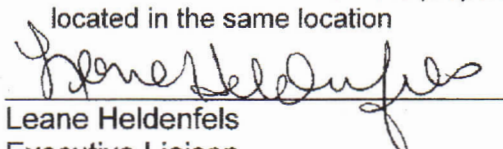
ADDRESS: 3200 GLENVIEW AVE

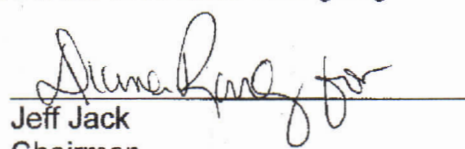
**VARIANCE REQUESTED:** The applicant has requested a variance(s) to Section 25-2-515 (D) (*Rear Yard of Through Lot*) to decrease the rear yard of a through lot from 25 feet (required) to 10 feet (requested) in order to rebuild a garage and add a 360 square foot 2nd story guest quarters (no kitchen) in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Windsor Road)

**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Grant 10 feet back from property line, no short term rental, Board Member Melissa Hawthorne second on a 7-0 vote; **GRANTED 10 FEET BACK FROM PROPERTY LINE, NO SHORT TERM RENTAL.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: an accessory structure currently exist in the proposed location where the garage has always been located
2. (a) The hardship for which the variance is requested is unique to the property in that: the existing garage originally constructed in its current location since 1939 does not meet the current through lot setback requirement, and is considered non-complying, the existing developed condition of the site including the landscaping, trees, and location of the existing house dictate the proper replacement of the structure, this lot has frontage on three streets which compound the placement  
(b) The hardship is not general to the area in which the property is located because: this lot has frontage on three streets, requiring three street yard setbacks which further complicates the placement of the structure
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the proposed garage will be constructed 10' back from the property line where it has been since 1939 garage is currently located in the same location

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman

**Heldenfels, Leane**

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**From:** Joyce Basciano [REDACTED]  
**Sent:** Monday, September 08, 2014 8:32 AM  
**To:** Heldenfels, Leane  
**Subject:** C15-2014-0115 3200 Glenview Avenue  
**Importance:** High

Good morning Leane,  
Please be sure that the Board of Adjustment members get the following position statement before tonight's hearing.  
Thank you,  
Joyce Basciano  
Bryker Woods Neighborhood Association

Dear Chairman Jack and the Members of the Board of Adjustment,

**Re: C15-2014-0115 3200 Glenview Avenue**

The Bryker Woods Neighborhood Association (BWNA) Board of Directors carefully considers each variance request. We do not agree with all the justifications in the application. We do not believe that just because a lot has an existing non-complying structure, it should be granted a variance in order to rebuild that structure in the same or similar location.

**That being said, our non-opposition to this particular variance request is based on the:**

- 1) uniqueness of the lot-- it is bounded on 3 sides by streets and has an odd configuration
- 2) understanding that the owner is willing to bring his new replacement structure into full compliance with development standards (including parking requirements) for an accessory structure on non-through lot properties.
- 3) opinion that a 10 ft **rear setback** and the ground floor use as a garage is in keeping with the historic character of Jefferson St.

Should the Board of Adjustment decide to grant this variance request the BWNA Board of Directors respectfully asks that the BOA **include the 3 bases of our non-opposition in the text of its decision.**

Thank you.

Joyce Basciano, for the Bryker Woods Neighborhood Association

**From:** Kathryn Timmerman  
**To:** [Ramirez, Elaine](#)  
**Subject:** C15-2021-0056  
**Date:** Thursday, July 29, 2021 3:31:40 PM

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\*\*\* External Email - Exercise Caution \*\*\*

C15-2021-0056

Elaine, I live at 2908 Glenview Avenue, Austin, Texas 78703 and I writing you in support of the variance from the Land Development Code requested by Andrea Hamilton.

Thank you,  
Kathryn Timmerman  
512-825-8375

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