

# F-1/1-LATE BACKUP

From: Cindy Marabito  
To: [REDACTED]  
Subject: Final Comments Case #C15-2022-0011 #C15-2022-0012  
Date: Saturday, June 11, 2022 10:51:44 AM  
Attachments: Screen Shot 2022-06-07 at 4:40:21 PM.png  
Screen Shot 2022-06-07 at 4:40:21 PM.png

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

Elaine...Karl has been attending these meetings in person and was unaware the case(s) had been postponed again. Would you please include his (attached) commentary for the board to review with our other objections this Monday June 13? Thank you so much!!

Cindy

From: Karl Van Nostrand <[REDACTED]>  
Subject: Re: Comments Case #C15-2022-0011 #C15-2022-0012  
Date: June 11, 2022 at 10:28:12 AM CDT  
To: Cindy Marabito <[REDACTED]>

Hi Cindy, how are you? Are you going to comment at the BOA meeting? I'm not going to be here (I thought this thing was finished already!). We're going out of town. I've been going in person but haven't done the online meeting. If you are commenting, would mind reading my note for the adjustment board. Feel free to forward it to the adjustors if necessary. Thanks KV.  
Here it is:

I'm here to discuss the developers' request for hardship in comparison to the lot next door. The developer sited the lot next door as the reason for the hardship, and I'd like to tell you about those lots. The property next door has a reasonable sized home and minimal impervious cover and has preserved the heritage oak on the property. The lot next door also has undisturbed non impervious cover to absorb runoff into lake Austin. I don't think there is sufficient hardship for the developers request to increase the impervious cover to the extent they're asking based on the comparison of the lot next door. I'm not against the developer from building on his property, I think the variance should be in line with what is reasonable within the code and based on comparison to other lots. Thanks.

On Tue, Jun 7, 2022, 4:44 PM Cindy Marabito <[REDACTED]> wrote:

FYI I have been in touch with Elaine to make sure my own objections and photos were included for the upcoming meeting scheduled for this coming Monday @ 5:30. She wrote back and offered this link which shows the owner's complete request along with out objections. I was shocked to see a tree guy opting to get rid of the oaks..at least that is how I read it! See below first page of tree report and the following pages can be found in the second link below.

Here is the link to the entire schedule: [https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/15\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/15_1.htm)

And this part concerns the lots at 2715/17 Long Bow: <https://www.austintexas.gov/edims/document.cfm?id=384843>

The report is found on pages F-14 through F-31

Here is a copy of the first page:



On Mar 9, 2022, at 8:45 AM, Cindy Marabito <[REDACTED]> wrote:

Here's what I got from Elaine today:

From: "Ramirez, Elaine" <[Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)>  
Subject: RE: Comments Case #C15-2022-0011 oh  
Date: March 9, 2022 at 7:51:42 AM CST  
To: Cindy Marabito <[REDACTED]>

Hi Cindy,

You can send this in but it must be in PDF attachment format. **DO NOT send in a drop box, link, google drive, etc. as our systems do not support these formats.**  
Any information you send in will be added to the Late Back-up. FYI the applicant has requested a PostPonement to the April 11, 2022 BOA meeting, please keep in mind it more than likely will be Granted but not always guaranteed. So it is possible it will be heard on Monday, March 14.

If so, you can participate in Opposition or Support, will you be participating virtually or in-person? If you would like you can attend the meeting in-person you may ([information is below](#)) or watch it live in the comfort of your home ([link provided below](#)).

What you can do, if you are comfortable, is show up to the meeting to speak in Support/Opposition. Please make sure all persons wishing to speak at the hearing, sign up and register in the BOA Registration book the day of the meeting, Mon. 3/14/2022 at City Hall –Council Chambers, Rm 1001; doors should open at 5p.m. to the public, meeting begins at 5:30p.m..

Due to limited contact + the City of Austin moving to paperless, you will not be able to speak with or give hand-outs to the Liaison(s) at Council Chambers, any questions you may have will need to be e-mailed to [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)

You can also participate virtually. If you wish to speak virtually you must send the information below before the **deadline of 12p.m. on Sunday, 3/13/2022**. E-mail me the following information below and I will put you on the list to speak.

1. Speaker's name

# F-1/2-LATE BACKUP

2. Are you in Opposition or Support
3. A good phone number, if you have a landline this will be the best phone number to provide. It has to be the phone number that the Speaker will be calling from on Monday, March 14, 2022 to speak at the meeting (it cannot be a different number, your call will not be accepted)
4. Speaker's address
5. Speaker's e-mail address that will be easily accessible to his/her e-mails
6. case number you are in Opposition or Support of
7. address you are in Opposition or Support of

**March 14, 2022 BOA meeting will be held:**

Hybrid meeting – both in-person and virtual

2<sup>nd</sup> Monday of the Month

**Austin City Hall** - 301 West 2<sup>nd</sup> Street

**Council Chambers** - 1<sup>st</sup> Floor / Room 1001

**Begins @ 5:30 PM**, if you wish to participate in-person please show up at 5:30p.m. as the Board can and will move items/cases on the Agenda around.

The meeting will be broadcasted live and can be publicly viewed live at: <http://www.austintexas.gov/page/watch-atxn-live>

Respectfully,

**Elaine Ramirez**

Planner Senior / Board of Adjustment Liaison

City of Austin Development Services Department

6310 Wilhelmina Delco Dr, Austin, Texas 78752

**Office:** 512-974-2202

<image001.png>

**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-006](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

**From:** Cindy Marabito [mailto: [REDACTED]]

**Sent:** Tuesday, March 08, 2022 4:54 PM

**To:** Ramirez, Elaine <[Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)>

**Subject:** Comments Case #C15-2022-0011 oh

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

Hi there Elaine. I am writing to ask about the upcoming meeting mid-March. The issues regarding 2715/2717 Long Bow Trail Austin TX 78734 got postponed. Couple of things. Should we resend further comments to the board? And, also, after listening to the property owner's statements to the board about home sizes here in Apache Shores and also regarding the oaks on his two lots, I uploaded some photographs to share in albums on Google. I'm hoping to be able to send those links to you and the board so that they can have a realistic view of the neighborhood and actual home sizes. Also, in a separate album, I photographed at least 20 oaks and they are healthy trees, not dead as was claimed by the owner. I even photographed the tops leafing green for spring.

Thank you so much. I look forward to hearing back from you. Have a nice day.

Cindy Marabito  
2718 Long Bow Trail  
Austin, TX 78734

On Feb 11, 2022, at 8:22 AM, Cindy Marabito <[\[REDACTED\]](mailto:[REDACTED])> wrote:

Begin forwarded message:

**From:** Cindy Marabito <[\[REDACTED\]](mailto:[REDACTED])>  
**Subject:** Comments Case #C15-2022-0011 oh  
**Date:** February 11, 2022 at 8:19:42 AM CST  
**To:** [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov), [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)

Please consider my concerns regarding the requests from Jonathan Kaplan CEO of Buildworks.LLC and David Scott Kosch Kosch Capital and Buildworks who "specialize in luxury residential construction.

Attached is my form. Please let me know if you need further information.

Thank you,

Cindy Marabito

<image4.jpeg>

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).



February 24, 2022

Mr. Jon Kaplan  
C.P.B.D. - 44-752  
ICC Combination Inspector - 9061592  
Urban Building Services of Texas LLC  
214 Sailors Run  
Lakeway, TX 78734

Re: Lot 876  
2715 Longbow Trail  
Austin, TX 78734

Dear Mr. Kaplan,

This letter is in response to your request for a Tree Protection Plan for Lot 876 on Longbow Trail, TX 78734. I visited the site on February 22, 2022. I met with you to review the design plans and develop a tree condition report.

My report is attached. Please feel free to contact me regarding specification details or with any other questions.

Respectfully,

A handwritten signature in cursive script that reads "Scott E. George".

Scott E. George  
Austin Beautiful Trees - President  
American Society of Consulting Arborists – Registered Consulting Arborist # 752  
International Society of Arboriculture Certified Arborist TX #3996-A  
Risk Assessment Qualified Arborist  
Oak Wilt Risk Assessment Qualified Arborist  
Wildfire Risk Assessment Qualified Arborist



F-1/4-LATE BACKUP

February 24, 2022

Mr. Jon Kaplan  
C.P.B.D. - 44-752  
ICC Combination Inspector - 9061592  
Urban Building Services of Texas LLC  
214 Sailors Run  
Lakeway, TX 78734

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My report is attached. Please feel free to contact me regarding specification details or with any other questions.

Respectfully,

A handwritten signature in black ink that reads "Scott E. George". The signature is written in a cursive, flowing style.

Scott E. George  
Austin Beautiful Trees - President  
American Society of Consulting Arborists – Registered Consulting Arborist # 752  
International Society of Arboriculture Certified Arborist TX #3996-A  
Risk Assessment Qualified Arborist  
Oak Wilt Risk Assessment Qualified Arborist  
Wildfire Risk Assessment Qualified Arborist