

From: Pangle, Thomas L
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: CASE NUMBER C-15-2022-0058
Date: Monday, July 04, 2022 12:35:26 PM

*** External Email - Exercise Caution ***

CASE NUMBER C-15-2022-0058

DEAR MS RAMIREZ,

I am the owner of a home at 1200 West 22nd and a half St Austin 78705.

Telephone 512 608 8317

I OBJECT

Codes have no meaning unless they are enforced except in cases of exceptional hardship, and this is not such a case. The code is established for a set of purposes that need to be pursued.

Furthermore, the recommended change allowing a decrease in setback would set a precedent for future adverse development within the neighborhood.

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Thomas L. Pangle
Joe R. Long Endowed Chair in Democratic Studies
Department of Government
University of Texas at Austin
<http://www.la.utexas.edu/users/tlp374/>

And
Co-Director,
Thomas Jefferson Center for the Study of Core Texts and Ideas
University of Texas at Austin
<https://liberalarts.utexas.edu/coretexts/>

Download papers and articles at:
<https://utexas.academia.edu/ThomasPangle>

From: Megan Meisenbach
To: [Ramirez, Elaine](#)
Subject: C-15-2022-0058 2202 Longview St
Date: Monday, July 04, 2022 11:09:29 AM

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Greetings Ms Ramirez,

Please convey my objection to the Board of Adjustment concerning the requested variances listed.

Here are some of the reasons why these variances should be denied.

1. Such a decrease in setback would set a precedent for future development within the neighborhood and near-by residential neighborhoods and could lead to more variances of all types.
2. The developer knew what the setbacks were when they bought the property. Their action of purchasing the property came with the assumption of due diligence.
3. The current property set back is designed to promote a unified appearance to the neighborhood. Their variances will upset the historic look of the streets and look out of place.
4. The requested 5 foot setbacks do not leave room for the eaves of a roof. Water runoff may land on the neighboring property promoting fast run-off and pave the way to flooding which is already a problem in this area.

The Public Hearing is scheduled before the Board of Adjustment on July 11, 2022 (**next Monday**).

Case Number: C-15-2022-0058

"The applicant is requesting a variance(s) from the Land Development Code Section 25-2-492 (Site Development Regulations) from setback requirements to:

a) decrease the minimum rear yard setback from 10 feet (required) to 5 feet (requested) for the existing non-complying primary residence to complete a remodel/addition

and

b) decrease the minimum front yard setback from 25 feet required to 16 feet (requested) and decrease the minimum rear yard setback from 10 feet (required) to 5 feet (requested) for a detached 2-car garage accessory structure with washroom and 2nd FL Living room in a "SF-3-C)-NP", Single-Family-Combined Overlay-Neighborhood Plan zoning district (West University Neighborhood Plan)."

Megan Meisenbach

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From: Olivia B. Ruiz
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: Case Number: C-15-2022-0058
Date: Tuesday, July 05, 2022 11:33:07 AM

*** External Email - Exercise Caution ***

I oppose this variance. This creates a fire hazard and may endanger any fire fighter and their equipment. This is particularly true in a neighborhood that has many people who are homeless and student who may have parties or drink too much.

Thanks,
Olivia

Olivia B. Ruiz
Board Certified - Civil Trial Law
Texas Board of Legal Certification
Law Office of Olivia B. Ruiz
P.O. Box 50142
2418 Spring Lane
Austin, Texas 78703
512. 569.5546 Office
512.233.2622 Fax
[REDACTED]

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This message and any attached documents or files contain information that is confidential and may be protected by attorney privilege. Unless you are a listed recipient of this message, you may not read, use, copy or disclose the contents of the message or any attachment to anyone. If you have received this message in error, please "reply to" the sender indicating your receipt of the message, and securely delete the message and any attachments.

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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: C15-2022-0058

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

Public Hearing: Board of Adjustment; July 11th, 2022

BARBARA BRIDGES

Your Name (please print)

☐ I am in favor

☒ I object

1106 W. 22^{1/2} St., Austin, TX 78705

Your address(es) affected by this application

Barbara B. Bridges

Signature

7-6-2022

Date

Daytime Telephone: (512) 232-3805

Comments: As a home owner in this small neighborhood,

I object for the following reasons:

(1) IN OUR NEIGHBORHOOD OF PREDOMINANTLY

WOODEN HOMES, ANY DECREASE IN SETBACKS

WHICH BRINGS HOMES CLOSER TOGETHER IS A
INCREASE IN THE CHANCE OF A FIRE SPREADING
MORE QUICKLY TO NEIGHBORING PROPERTIES.

(2) ALLOWING THIS REQUEST SETS A PRECEDENT

FOR FUTURE DEVELOPMENT LIKE THIS IN OUR
NEIGHBORHOOD.

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: Elaine.Ramirez@austintexas.gov

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-4/5-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: C15-2022-0058

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

Public Hearing: Board of Adjustment; July 11th, 2022

Madelaine Morris

Your Name (please print)

☐ I am in favor
☒ I object

1113 W 22nd 42 St. Austin, TX 78705

Your address(es) affected by this application

Madelaine Morris

Signature

7/6/22

Date

Daytime Telephone: _____

Comments: keep it at 10-ft.

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: Elaine.Ramirez@austintexas.gov

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Case Number: C15-2022-0058 - 2202 Longview Street
Date: Wednesday, July 06, 2022 5:30:07 AM

*** External Email - Exercise Caution ***

Case Number: C15-2022-0058

I object for the following reasons:

1. To decrease the rear yard setback to 5 feet as requested between these closely built properties would increase the probability of a fire spreading more quickly within the neighborhood, especially if the wooden structures are not maintained next to it. Recently when a wooden house in our neighborhood had an electrical fire (that destroyed the inside of the structure), the fire was only contained because there was a setback between and behind the properties.
2. To decrease the rear yard setback to 5 feet will encourage flooding on the adjacent properties. Flooding in this area is often a reality because houses are overbuilt for their property size, yards are covered with plastic and gravel, and gutters are not properly maintained. Even with gutters, a 5 foot setback will likely cause drainage to adjacent properties by eroding yards, and causing foundation/structural damage.
3. To allow this variance would set a precedent for future development in an already vulnerable neighborhood.

Hopefully, the owner will consider expanding their home to the North where there is space rather than decreasing their back yard setback.

Thank you for your consideration.

T. Damron, Homeowner
1114 W. 22 1/2 Street

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From: Bill Hastings [REDACTED]
Sent: Thursday, July 07, 2022 2:22 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: Case No: C15-2022-0058 / 2202 Longview St / I object

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Dear Ms. Ramirez: Thank you for the opportunity to provide input on this request for a variance from the Land Development Code Section 25-2-492 regarding setback requirements for a remodel/rebuild planned for above referenced case number as outlined in your Notice dated June 30, 2022.

I object

I do not support this variance from the referenced Land Development Code for the following reasons:

D-4/8-LATE BACKUP

- The remodeled home addition directly behind me has caused excessive runoff during heavy rains that did not exist prior to the remodel/addition (see attached picture).
- The setback requirements mandated in the Land Development Code were included for specific reasons and the granting of variances should be rare.
- The closer neighboring houses are to one another the more likely they are to having problems with flooding, noise and fire.
- Granting such a variance would set a precedent and open the door for the future variance requests.
- Such a variance would be incompatible with neighboring homes.

Sincerely,
Bill Hastings
2303 Shoal Creek Blvd.

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