

# ITEM5/1-LATE BACKUP

**From:** Blake  
**To:** [Ramirez, Elaine](#)  
**Cc:** [REDACTED]  
**Subject:** C15-2022-0082; 2406 Sweetbrush Drive  
**Date:** Monday, October 31, 2022 4:41:49 PM

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

1 November 2022

Elaine Ramirez, Liaison  
Board of Adjustment  
City of Austin

Dear Board of Adjustment:

The Board of Directors of West Austin Neighborhood Group (WANG) have been in discussions with the applicant's representative in the above referenced variance request at 2406 Sweetbrush Drive. The establishment of a 10-foot rear setback along the through lot property's Matthew Drive frontage is in keeping with the property directly to the south.

Electronically the Board has voted to not oppose the requested variance from the City's Land Development Code.

With respect,

Blake Tollett  
for Holly Reed, President, WANG

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).

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: C15-2022-0082**

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

**Public Hearing: Board of Adjustment; November 14<sup>th</sup>, 2022**

☒ I am in favor  
☐ I object

Your Name (please print)

Jeff Sebe

Your address(es) affected by this application

3705 Windsor Rd

Signature

Date

11/4/22

Daytime Telephone:

Comments:

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](mailto: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](http://www.austintexas.gov/devservices).

## ITEM5/3-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:** C15-2022-0082

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

**Public Hearing:** Board of Adjustment; November 14<sup>th</sup>, 2022

Richard A. Hinson

Your Name (please print)

☒ I am in favor  
☐ I object

3711 Windsor Rd. Austin 78703

Your address(es) affected by this application

Richard A. Hinson

Signature

11/04/2022  
Date

Daytime Telephone: 713-828-8090

Comments:

My wife, Kathleen, is  
also in favor of this.

**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](mailto:elaine.ramirez@austintexas.gov)



## PUBLIC HEARING INFORMATION

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- 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.

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## ITEM5/4-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: C15-2022-0082**

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

**Public Hearing:** Board of Adjustment; **November 14<sup>th</sup>, 2022**

James & Elizabeth Bayless  
Your Name (please print)

☒ I am in favor  
☐ I object

2405 Rockmoor Ave, Austin TX 78703  
Your address(es) affected by this application

James Z. Bayless 11-5-2022  
Elizabeth Bayless Date  
Daytime Telephone: 512-516-3407

Comments: The reduced setback requested by  
this variance will have no negative  
effect on any of the adjacent properties  
due to the very private configuration of  
the subject property. I have seen the  
plans for the new unit and believe it will  
be an attractive improvement to the  
Hirsches' property.

**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](mailto:elaine.ramirez@austintexas.gov)



Jessica Cohen, *Chair* - Board of Adjustment  
Elaine Ramirez, *Senior Planner / B.O.A. Liaison*

City of Austin - Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

**Re: Letter of Support for Variance Request at 2406 Sweetbrush Dr, Austin, Texas 78703**

As the owner of nearby property at 2400 SWEETBRUSH DR, I am writing to express my support for Justin and Joy Hirsch's request for a variance from Section 25-2-515 (*Rear Yard of Through Lot*) to reduce the setback along Matthew Dr from twenty five (25) feet to ten (10) feet, which is the standard rear yard setback for lots not considered a through-lot in the SF-3 zoning district.

In my opinion, granting this variance would not alter the existing character of the area, impair the use of adjacent conforming property, nor impair the purpose of the zoning regulations of the zoning district.

Respectfully submitted,

Tom E. G. H.  
Signed

Tom E. G. H.  
Printed

2400 Sweetbrush  
Address

10-30-22  
Date

Jessica Cohen, *Chair - Board of Adjustment*  
Elaine Ramirez, *Senior Planner / B.O.A. Liaison*

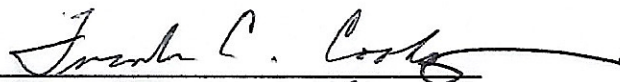
City of Austin - Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

**Re: Letter of Support for Variance Request at 2406 Sweetbrush Dr, Austin, Texas 78703**

As the owner of nearby property at 2208 MATTHEWS DRIVE, I am writing to express my support for Justin and Joy Hirsch's request for a variance from Section 25-2-515 (*Rear Yard of Through Lot*) to reduce the setback along Matthew Dr from twenty five (25) feet to ten (10) feet, which is the standard rear yard setback for lots not considered a through-lot in the SF-3 zoning district.

In my opinion, granting this variance would not alter the existing character of the area, impair the use of adjacent conforming property, nor impair the purpose of the zoning regulations of the zoning district.

Respectfully submitted,

  
Signed FANNIL C. COOKSEY

Printed

2208 MATTHEWS DR.  
Address

10/28/2022  
Date

# ITEM5/7-LATE BACKUP

Jessica Cohen, *Chair* - Board of Adjustment  
Elaine Ramirez, *Senior Planner / B.O.A. Liaison*

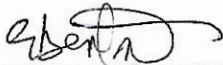
City of Austin - Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

## Re: Letter of Support for Variance Request at 2406 Sweetbrush Dr, Austin, Texas 78703

As the owner of nearby property at 2403 Rockmoor Ave, 78703, I am writing to express my support for Justin and Joy Hirsch's request for a variance from Section 25-2-515 (*Rear Yard of Through Lot*) to reduce the setback along Matthew Dr from twenty five (25) feet to ten (10) feet, which is the standard rear yard setback for lots not considered a through-lot in the SF-3 zoning district.

In my opinion, granting this variance would not alter the existing character of the area, impair the use of adjacent conforming property, nor impair the purpose of the zoning regulations of the zoning district.

Respectfully submitted,



Signed

Elaine Benton

Printed

2403 Rockmoor Ave

Address

10/28/22

Date



Jessica Cohen, *Chair* - Board of Adjustment  
Elaine Ramirez, *Senior Planner / B.O.A. Liaison*

City of Austin - Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

**Re: Letter of Support for Variance Request at 2406 Sweetbrush Dr, Austin, Texas 78703**

As the owner of nearby property at 3715 Windsor Rd., I am writing to express my support for Justin and Joy Hirsch's request for a variance from Section 25-2-515 (*Rear Yard of Through Lot*) to reduce the setback along Matthew Dr from twenty five (25) feet to ten (10) feet, which is the standard rear yard setback for lots not considered a through-lot in the SF-3 zoning district.

In my opinion, granting this variance would not alter the existing character of the area, impair the use of adjacent conforming property, nor impair the purpose of the zoning regulations of the zoning district.

Respectfully submitted,

David J. Andersen  
Signed  
David J. Andersen  
Printed  
3715 Windsor Rd  
Address  
10-22-22  
Date

# ITEM5/9-LATE BACKUP

Jessica Cohen, *Chair* - Board of Adjustment  
Elaine Ramirez, *Senior Planner / B.O.A. Liaison*

City of Austin - Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

## Re: Letter of Support for Variance Request at 2406 Sweetbrush Dr, Austin, Texas 78703

As the owner of nearby property at 2403 Sweetbrush Dr, I am writing to express my support for Justin and Joy Hirsch's request for a variance from Section 25-2-515 (*Rear Yard of Through Lot*) to reduce the setback along Matthew Dr from twenty five (25) feet to ten (10) feet, which is the standard rear yard setback for lots not considered a through-lot in the SF-3 zoning district.

In my opinion, granting this variance would not alter the existing character of the area, impair the use of adjacent conforming property, nor impair the purpose of the zoning regulations of the zoning district.

Respectfully submitted,

Daphne Vaughan  
Signed

Daphne Vaughan  
Printed

2403 Sweetbrush Dr  
Address

11/5/2022  
Date

# ITEM5/10-LATE BACKUP

Jessica Cohen, *Chair* - Board of Adjustment  
Elaine Ramirez, *Senior Planner / B.O.A. Liaison*

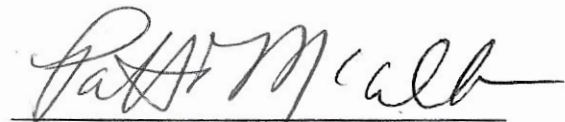
City of Austin - Development Services Department  
6310 Wilhelmina Delco Drive  
Austin, TX 78752

**Re: Letter of Support for Variance Request at 2406 Sweetbrush Dr, Austin, Texas 78703**

As the owner of nearby property at 2204 Rockmoor Ave., I am writing to express my support for Justin and Joy Hirsch's request for a variance from Section 25-2-515 (*Rear Yard of Through Lot*) to reduce the setback along Matthew Dr from twenty five (25) feet to ten (10) feet, which is the standard rear yard setback for lots not considered a through-lot in the SF-3 zoning district.

In my opinion, granting this variance would not alter the existing character of the area, impair the use of adjacent conforming property, nor impair the purpose of the zoning regulations of the zoning district.

Respectfully submitted,



Signed  
Patti McCullar

Printed  
2204 Rockmoor Ave.

Address  
11/2/22  
Date





ITEM 5/11-LATE BACKUP

LAKE AUSTIN

SUBJECT  
PROPERTY

2406  
SWEETBRUSH

2408  
SWEETBRUSH

2400  
MATTHEWS

2404  
SWEETBRUSH

2405  
SWEETBRUSH

2409  
SWEETBRUSH

2405  
ROCKMOOR

2216  
MATTHEWS

2400  
SWEETBRUSH

2403  
SWEETBRUSH

2402  
ROCKMOOR

2403  
ROCKMOOR

2401  
SWEETBRUSH

2401  
ROCKMOOR

3715  
WINDSOR

3711  
WINDSOR

3705  
WINDSOR

2204  
ROCKMOOR

3625  
WINDSOR

MATTHEWS DR

GILBERT ST

ROCKMOOR AVE

WINDSOR RD

KENMORE CT

EL GRICO CV

A313

STEVENS AVE