

1502 Hillmont Variance Application

May 7, 2023

Dear Board Members,

I have been a resident of Zilker Park Neighborhood since 2014. I love my neighborhood, and currently serve on the Zilker Neighborhood Association Executive Committee, as President of Zoning. Last year, Endeavour started the PUD process to build a mixed use complex over 100 feet tall right behind my current home. I decided that I likely won't be happy living where I am anymore, especially since the construction will be ongoing for quite some time. I knew that I wanted to stay in my neighborhood, and was excited when I spotted Tom's house for sale. Immediately, I knew it would be a significant challenge to build on such a unique lot. Over time, I have only learned of even more challenges.

This property is very unique to the neighborhood in that it has more trees on a smaller lot than any of the neighbors. It has large slopes on 3 sides of the property, and a hulking building behind it. The trees also create difficulties, including buildable area, and achieving light. There is also the issue of maintaining privacy with a large building behind the home. Additionally, I learned that there is currently litigation between the two neighbors to the east, resulting from construction by one neighbor affecting the other. This does not completely surprise me, given the sloping. This is obviously something I want to avoid.

The combined challenges create a unique property, which I believe constitute a hardship. The property has sat on the market for 8 months in a wonderful neighborhood. I believe that without some concession, the home will sit empty, as there simply is no real way to make reasonable use of the property, especially given the extra costs involved in construction required to avoid some of these hazards. It goes without saying that the home sitting empty benefits no one (especially in a time where there is such a housing shortage).

I worked very hard to design the home to preserve the character of the neighborhood, while making the home livable for myself, my partner (and hopefully one day a family). I gained the support of all of the neighbors on Hillmont (that I was able to reach), and I did so by taking input and any concerns seriously.

In short, I believe the unique topography, the many trees, and the large building behind the house, together with extra site costs allows the property to qualify for a hardship. This is a win/win for the neighborhood, the seller and myself, which I hope you will see to granting.

Thank you in advance.

Sincerely,

A handwritten signature in black ink, appearing to be 'LZ' or 'LZaidman', written over a horizontal line.

Lydia R. Zaidman

ITEM03/2-IN SUPPORT

Jessica Hargest & Lou Marchetti
1406 Hillmont Street
Austin, TX 78704

The Board of Adjustment
The City of Austin

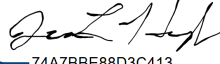
Re: Letter of Support for Variance at 1502 Hillmont Street

Dear Board of Adjustment Members,

We are writing to express our support for the variance request for 1502 Hillmont Street. Our homestead is two doors east from the property. We support the request as it is reasonable and would benefit the seller and buyer, both of whom are long-time neighborhood residents, and because the property is shrouded in trees and constructing on slopes has caused drainage issues on other properties on the street, and so the cantilevered design would help preserve the existing slope to the rear and save many beautiful trees. Additionally, the home has sat on the market for quite some time, which is not beneficial to the neighborhood. In short, the proposed new home would be a welcome replacement and would enhance our neighborhood's character.

Thank you for your support.

Sincerely,

DocuSigned by:

74A7BBE88D3C413...

DocuSigned by:

AC7F9A287397423...

Jessica Hargest & Lou Marchetti

April 30, 2023

Daniel Steinborn
1507 Hillmont Street
Austin, TX 78704

The Board of Adjustment
The City of Austin

Re: Letter of Support for Variance at 1502 Hillmont Street

Dear Board of Adjustment Members,

We are writing to express our support for the variance request for 1502 Hillmont Street. My homestead is two doors west of the property. I support the requested variance, as I believe it is reasonable and would benefit the neighborhood. Additionally, the property is covered in trees and the proposed design would help preserve the existing slope and save many beautiful trees. In short, the proposed new home would be a welcome replacement and would enhance our neighborhood's character.

Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Steinborn'. The signature starts with a vertical line, followed by a large, rounded 'D', and then a series of connected loops and strokes that extend to the right.

Daniel Steinborn

ITEM03/4-IN SUPPORT

Zach and Taylor Abrams
1501 Hillmont Street
Austin, TX 78704

The Board of Adjustment
The City of Austin


Re: Letter of Support for Variance at 1502 Hillmont Street

Dear Board of Adjustment Members,

We are writing to express our enthusiastic support for the variance request for 1502 Hillmont Street. Our homestead is immediately across from the property. We support the request as it is reasonable and would benefit the seller and buyer, both of whom are long-time neighborhood residents, and because the property is shrouded in trees and constructing on slopes has caused drainage issues on other properties on the street, and so the cantilevered design would help preserve the existing slope to the rear and save many beautiful trees. In short, the proposed new home would be a welcome replacement and would enhance our neighborhood's character.

Thank you for your support.

Sincerely,

DocuSigned by:

F516E0E46AD4445...

Zach and Taylor Abrams

5/1/2023

ITEM03/5-IN SUPPORT

Perry Abbenante
1400 Hillmont Street
Austin, TX 78704

The Board of Adjustment
The City of Austin

Re: Letter of Support for Variance at 1502 Hillmont Street

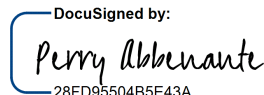
Dear Board of Adjustment Members,

I am writing to express my support for the variance request for 1502 Hillmont Street. My homestead is down the block from the property. I support the requested variance as it is reasonable and would benefit the seller and buyer, both of whom are long-time neighborhood residents, and because the property is shrouded in trees and constructing on slopes has caused drainage issues on other properties on the street, and so the cantilevered design would help preserve the existing slope to the rear and save many beautiful trees. Additionally, the home has sat on the market for quite some time, which is not beneficial to the neighborhood. In short, the proposed new home would be a welcome replacement and would enhance our neighborhood's character.

Thank you for your support.

Sincerely,

5/2/2023

DocuSigned by:

28FD95504B5E43A...
Perry Abbenante

ITEM03/6-IN SUPPORT

Stephane Godevais
1506 Hillmont Street
Austin, TX 78704

The Board of Adjustment
The City of Austin

Re: Letter of Support for Variance at 1502 Hillmont Street

Dear Board of Adjustment Members,

I am writing to express our support for the variance request for 1502 Hillmont Street. My homes is on the same street as the property. I support the request as it is reasonable and would benefit the seller and buyer, both of whom are long-time neighborhood residents, and because the property is shrouded in trees and constructing on slopes has caused drainage issues on other properties on the street. Additionally, the cantilevered design would help preserve the existing slope to the rear and save many beautiful trees. Additionally, the home has sat on the market for quite some time, which is not beneficial to the neighborhood. In short, the proposed new home would be a welcome replacement and would enhance our neighborhood's character.

Thank you for your support.

Sincerely,

DocuSigned by:

DC72DF558377454...
Stephane Godevais

5/3/2023

ITEM03/7-IN SUPPORT

Brettne & Alex Shootman
1506 Hillmont Street
Austin, TX 78704

The Board of Adjustment
The City of Austin

Re: Letter of Support for Variance at 1502 Hillmont Street

Dear Board of Adjustment Members,

We are writing to express our support for the variance request for 1502 Hillmont Street. My homestead is a few doors down from the property. I support the requested variance, as I believe it is reasonable and would benefit the neighborhood. Additionally, the property is covered in trees and the proposed design would help preserve the existing slope and save many beautiful trees. In short, the proposed new home would be a welcome replacement and would enhance our neighborhood's character.

Thank you for your support.

Sincerely,



Brettne & Alex Shootman

