

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 14 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.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): NRD-2011-0049

Contact: Alyson McGee, (512) 974-7801

Public Hearing:

July 25, 2011 Historic Landmark Commission

Public Hearing
Your Name (please print)

3307 Beverly

Your address(es) affected by this application

A. S. O'Connell
Signature

7-15-11
Date

Comments:

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review
Alyson McGee
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104

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Case Number(s): NRD-2011-0049

Contact: Alyson McGee, (512) 974-7801

Public Hearing:

July 25, 2011 Historic Landmark Commission

Margaret A. Cook
Your Name (please print)

☐ I am in favor
☒ I object

3813 Beverly Rd. 78703

Your address(es) affected by this application

Margaret A. Cook 7.19.11
Signature Date

Comments: I object to demolition + rebuild for these reasons:

- ① Demolition of contributing house in NHD
- ② Plans for new house inadequate: no site plan
- ③ Rebuild plans do not fit neighborhood - too large, high, set back lost
- ④ Concerned that plans will damage or remove large Pecan trees on property
- ⑤ Drainage issues that may adversely affect neighbors not addressed in plans

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Case Number(s): **NRD-2011-0049**

Contact: Alyson McGee, (512) 974-7801

Public Hearing:

July 25, 2011 Historic Landmark Commission

Mary J Smith
Your Name (please print)

3301 Beverly

Your address(es) affected by this application

Mary J Smith
Signature

Date

Comments:

☐ I am in favor
☒ I object

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City of Austin

Planning & Development Review

Alyson McGee

P. O. Box 1088

Austin, TX 78767-8810

Fax Number: (512) 974-9104

From: Joyce Basciano
Sent: Monday, July 25, 2011 3:21 PM
To: McGee, Alyson
Subject: NRD-2011-0049 3214 Beverly Rd

C1

Alyson,

This is the text of the message I sent to each Historic Landmark Commissioner today. Would you see to it that it goes into the file for case NRD-2011-0049 3214 Beverly Rd? I will read it into the record tonight.

Thank you,

Joyce Basciano:

The Bryker Woods Neighborhood Association Board of Directors supports the staff recommendation. We are opposed to losing a contributing structure to the Old West Austin Historic District and the construction of a house that is totally out of character and scale with the District.

The plans as presented are not complete and we are concerned that the Historic Landmark Commission is being asked to evaluate or offer suggestions on a project which is not properly noted or rendered and without the context of accurate site parameters.

1. Site Plan and Drainage Issues

The site plan does not show contours, spot grades or 40 foot McMansion Ordinance setback planes. Finished floor elevations of the new structure are also not apparent. There are two walls longer than 32 feet that lack side wall articulation. There is a drainage issue on this lot that is of great concern to the neighborhood and the neighbors.

Redevelopment will require significant grade and finished floor modifications from their current state.

The primary reason this house needs repair is because of the drainage problems and the height of the finished floors relative to run-off.

2. Wall and Potential Damage to Trees

Graphic representation indicates walls along the north and part of the east side of the property endangering two public, protected size pecan trees and one Heritage size pecan tree. Walls are not characteristic of the Old West Austin Historic District. We were told by Mr. Victor DeBlanc that a 4 foot high fence, rather than a wall, would be built. If this is the case, the plans need to reflect the same, and the protected root zones of significant trees, before they are approved. The text of the National Register District is clear: Bryker Woods is noteworthy and recognized for its pattern of living and development. Mature trees are an integral part of that pattern of living and development and any construction that will damage, deteriorate or remove healthy mature trees should be denied.

3. Out of Scale and Character with Bryker Woods (Old West Austin Historic District)

The proposed structure is out of scale and character with the Old West Austin Historic District. At a Floor-to-Area-Ratio of 39.9, the proposed new construction is much larger in scale than the surrounding single story homes. We would be hard pressed to find any architectural elements that would tie the proposed design to the neighborhood. The cedar lap and gap siding, stucco finishes, welded steel entry roof, sheet metal siding enclosing entry area, the size and geometry of windows and flat roofed areas are not contextual with immediately neighboring houses along Beverly Road, and the larger canvas of Bryker Woods neighborhood. Flat-roofed and stucco faced projections above the hipped roof at the front part of the house appear to be a design aberration and do not serve any function.

Thank you for your consideration.

Sincerely,

Joyce Basciano, Zoning Chair
Bryker Woods Neighborhood Association