

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/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. 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.

Case Number: C15-2014-0054, 1600 Newton St.
Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

Greg Hansen 3 Amy Empson
 Your Name (please print)

1500 Newton St.

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 560-1311

Comments:

See attached letter -
Thank you.

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

City of Austin-Planning & Development Review Department/1st Floor
 Leane Heldenfels
 P. O. Box 1088
 Austin, TX 78767-1088

☐ I am in favor
☒ I object



Gregg Hansen

1500 Newton St
Austin, TX 78704
USA

Email: gregg.hansen@gmail.com
512.992.9159

April 5, 2014

Leane Heldenfels
City of Austin | Planning and Development Review

re: **Case #: C15-2014-0054, 1600 Newton St.**

Dear Ms. Heldenfels,

We get variances on a monthly basis for houses around our home at 1500 Newton Street. While most are reasonable – a little stretch here or there of the City codes, this request to decrease the front set-back minimum 11 feet at 1600 Newton is frankly ridiculous.

- 1) The owner claims this is a 'modest' home. For our neighborhood there is nothing 'modest' about a 3 bedroom, 2.5 bath, master-suite, 2-story house with a 'great room,' study' and a detached double garage. While we are very supportive of urban density and planning, density does not mean putting large, suburban homes on small urban lots. This area of Bouldin historically contained small bungalows and the lots are therefore often smaller than perhaps many would now like.
- 2) Yes, there is a great deal of diversity in the older homes in this neighborhood and what was and wasn't code regarding past set-back rules – there's not much we can do about these now. Monroe Street in particular as an east-west street is all over the map. Newton Street, as a north-south street, is not – the houses are all set-back consistently. I did not see any recent construction in the examples submitted; only older homes, which for better or worse are grandfathered into compliance. While the past is the past, moving forward my understanding is chaos in building is no longer desirable.
- 3) The lot is what it is. The trees did not magically appear after the owner purchased the lot, and the lot size did not change. They bought the lot fully aware of these issues, although it is clearly an inappropriate lot for the size and style of home the owners want to build.
- 4) Finally, this particular corner (the corner of Monroe and Newton) is a high traffic corner during South Congress peak times, and it is already difficult to see other cars as you are moving through the intersection or navigating a turn. Altering the set-back is going to further decrease visibility and safe passage.

Thank you for your time.
Sincerely,

Gregg Hansen & Amy Empson

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Contact: Susan Walker, 512-974-2202
Public Hearing: Board of Adjustment, April 14th, 2014

PAGMAR GRIEDER
Your Name (please print)

☒ I am in favor
☐ I object

532 W - LIVE OAK ST.
Your address(es) affected by this application

Pagmar Grieder 4/14/14
Signature Date

Daytime Telephone: 512-816-8961

Comments: *I support this application*

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

City of Austin-Planning & Development Review Department/1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088