SUPPORTERS OF GRIFFIN SCHOOL VARIANCE

Letters of Support: Neighbors within Two Blocks

101

Prior Variance Decision sheet

L3
T02

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, August 9, 2010 **CASE NUMBER: C15-2010-0075**

____Y____ Jeff Jack
____Y____ Michael Von Ohlen **Motion To GRANT**
____Y____ Nora Salinas
____Y____ Bryan King
____Y____ Leane Heldenfels, Chairman
____Y____ Clarke Hammond, Vice Chairman **2nd the Motion**
____Y____ Heidi Goebel

APPLICANT: Jim Bennett
OWNER: The Griffin School

ADDRESS: 5000-5002 MARTIN AVE

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24, Board Member Clarke Hammond second on a 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
2. (a) The hardship for which the variance is requested is unique to the property in that: the property has frontage on three streets and an alley, none of which has 40ft of paving width, additional ROW nor paving can be provided when someone else owns the property that would be required to provide the 40ft of paving width for the entire block
   (b) The hardship is not general to the area in which the property is located because: private secondary schools are required to meet this requirement while the nearby public school is not required to meet this requirement, this is the only private school in close proximity
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the site is developed with a church use and the change of use will not be a detriment to the neighborhood, it will not impair the purpose the regulations because ample frontage access, and traffic is being distributed onto three streets.

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

L3
103

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, August 9, 2010 **CASE NUMBER: C15-2010-0076**

____Y___ Jeff Jack
____Y___ Michael Von Ohlen **Motion To GRANT**
____Y___ Nora Salinas
____Y___ Bryan King
____Y___ Leane Heldenfels, Chairman
____Y___ Clarke Hammond, Vice Chairman **2nd the Motion**
____Y___ Heidi Goebel

ADDRESS: 600 50TH ST

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24 , Board Member Clarke Hammond second on an 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
2. (a) The hardship for which the variance is requested is unique to the property in that: the property has frontage on three streets and an alley, none of which has 40ft of paving width, additional ROW nor paving can be provided when someone else owns the property that would be required to provide the 40ft of paving width for the entire block
   (b) The hardship is not general to the area in which the property is located because: private secondary schools are required to meet this requirement while the nearby public school is not required to meet this requirement; this is the only private school in close proximity
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the site is developed with a church use and the change of use will not be a detriment to the neighborhood, it will not impair the purpose the regulations because ample frontage access, and traffc is being distributed onto three streets.

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

Prior Variance Decision Sheet

L3
104

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, August 9, 2010 **CASE NUMBER: C15-2010-0076**

____Y___ Jeff Jack
____Y___ Michael Von Ohlen **Motion To GRANT**
____Y___ Nora Salinas
____Y___ Bryan King
____Y___ Leane Heldenfels, Chairman
____Y___ Clarke Hammond, Vice Chairman **2nd the Motion**
____Y___ Heidi Goebel

ADDRESS: 600 50TH ST

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24 , Board Member Clarke Hammond second on an 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
2. (a) The hardship for which the variance is requested is unique to the property in that: the property has frontage on three streets and an alley, none of which has 40ft of paving width, additional ROW nor paving can be provided when someone else owns the property that would be required to provide the 40ft of paving width for the entire block
   (b) The hardship is not general to the area in which the property is located because: private secondary schools are required to meet this requirement while the nearby public school is not required to meet this requirement; this is the only private school in close proximity
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the site is developed with a church use and the change of use will not be a detriment to the neighborhood, it will not impair the purpose the regulations because ample frontage access, and traffc is being distributed onto three streets.

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

C15-2015-0068

L3
TOS

Austin Fire Department

"Our Mission Goes Beyond Our Name"

Fire Marshal's Office – Engineering Services
505 Barton Springs Road, Suite 200, Austin, TX 78704
www.austintexas.gov/department/fire

July 13, 2015

Nhat M. Ho, P.E.
Principal Engineer
Civiltude Engineers and Planners
1701 Directors Crossing Suite 400
Austin, TX 78744

REF.: Fire department access, water supply & building fire protection
Griffin School, 5000 Martin Avenue — City of Austin Site Plan SPC-2014-0216CT

Mr. Ho:

This letter is in response to your June 29th, 2015 electronic mail message and subsequent discussion regarding the adequacy of the access roads, water supply and building fire protection for the Griffin School located at 5000 Martin Avenue. This correspondence is limited to Sheets 4 and 5 of SPC-2014-0216 with a Texas registered Professional Engineer seal dated April 27, 2015 and will focus on how the proposed design complies with the 2012 *International Fire Code* (IFC) as amended and adopted by the City of Austin.

Griffin School is proposing to construct two-story wood frame building classified as a Group E (Educational) occupancy as classified by the City of Austin Building Code, which is the 2012 *International Building Code* (IBC). The building will be protected by an automatic sprinkler system, which based on the building's fire area and height, location in relation to the fire department access roads, and available water supply, is not required. The owner has chosen to provide an IFC compliant automatic sprinkler system, which offers numerous design credits in the building's design including increased fire apparatus access and hose lay distances, a reduction in the minimum fire flow, and increased building height and area if the owner chooses to increase it in the future.

AFD apparatus can access the building from East 50th Street and Martin Avenue. AFD evaluated the hose lay travel distances from both streets and the proposed building is well within the baseline 150 foot distance around all sides of the building. Note that because the building will be protected by an automatic sprinkler system, this hose lay travel distance increases to 200 feet. Roadway widths (which are not within AFDs regulatory authority) will safely accommodate fire apparatus access in both lanes of travel.

L3
106

Finally, SPC-2014-0216CT has been approved by the Fire Department. The approved design complies with the Fire Code. The owner has taken the required actions to provide the minimum fire protection prescribed fire protection for the occupancy and site. AFD will confirm compliance with continued review of the building and fire protection systems through the building permit process. During construction, AFD will continue to inspect the building and fire protection systems for compliance. A Certificate of Occupancy will be issued only after all the applicable requirements for the occupancy and site are met.

With kind regards,

/s/

Scott Stookey
Engineering Associate C

C15-2015-0068

Meade, Nikelle

Subject: FW: Griffin School (SPC-2014-0216CT) - Street width variance

L3
107

From: **Stookey, Scott** <Scott.Stookey@austintexas.gov>
Date: Thu, Jun 4, 2015 at 8:08 AM
Subject: RE: Griffin School (SPC-2014-0216CT) - Street width variance
To: "Nhat M. Ho, Civilitude" <nhat@civilitude.com>

Nhat:

AFD concurs with your statement. As was discussed, the proposed location of the building has two AWU fire hydrants within 400 feet of the structure, with the hydrants accessible from two separate streets. The current access from the public roadways provide sufficient access for AFD apparatus to be positioned so hose streams will reach all sides of the new and buildings within hose lay distances of 150 feet or less.

Scott Stookey

Engineering Associate C

Engineering Services – Fire Marshal's Office

Austin Fire Department

505 Barton Springs Road, Suite 200

Austin, Texas 78704

Office: 512-974-0157

Scott.Stookey@austintexas.gov

From: Nhat M. Ho, Civilitude [mailto:nhat@civilitude.com]
Sent: Thursday, June 04, 2015 7:46 AM
To: Stookey, Scott
Subject: Griffin School (SPC-2014-0216CT) - Street width variance

C15-2015-0068

Ramirez, Diana

L3
T08

From: Eric C Hughes [redacted]
Sent: Monday, July 13, 2015 3:39 PM
To: Ramirez, Diana
Subject: The Griffin School

This message is from Eric C Hughes. [[redacted]]

To the Board of Adjustments:

This letter will serve as my full support for the Griffin School's planned expansion. They are not a developer wishing to change the neighborhood; they are an asset to the community. They are not a derelict neighbor; they are a contributor to the betterment of the neighborhood. They are not a chain restaurant, a high rise or a condo; they are an institute of education and a breath of fresh air in Hyde Park.

Please let the Griffin School continue their success and the success of their students by allowing this expansion to move forward. Thank you.

~Eric C Hughes
4300 Avenue G

C15-2015-0068

Heldenfels, Leane

L3
109

From: Marty Butler <[redacted]
Sent: Sunday, July 12, 2015 10:31 PM
To: Heldenfels, Leane
Subject: Griffin School

Ms Heldenfels
I am writing to express my support for the Griffin school. I support the progressive school movement. I know people who have been saved by small schools like Griffin. My kids don't go there, FYI. I'm just a supporter.

Adam Wilson is a fantastically involved person in our community, a great parent - and in the end this whole issue is about trust. I trust him and what he is doing makes our larger community stronger and more interesting.

Please support the good guys.
Thank you

Marty

Sent from my iPhone

C15-2015-0068

Heldenfels, Leane

L3
100

From:	Suzanne Bryant [redacted]
Sent:	Friday, July 10, 2015 5:15 PM
To:	Heldenfels, Leane
Cc:	A ICE Sarah Goodfriend
Subject:	Support for Griffin School Variance

Hello,

We are writing to you and the members of the Board of Adjustment about the Griffin School.

We understand there is an issue about a variance, that the neighborhood association supports the variance, and a few neighbors do not. Although nobody asked us to, we want to weigh in about the school.

The Griffin School is a truly unique and magical place. Our younger daughter is going to high school next year and we would have loved for her to be at Griffin. However, after going to a small, private school, she wanted to experience a large, public school.

Caroline and Adam, who run the Griffin School, are truly gifted and dedicated educators. The Griffin School fills a gap in the Austin high school options. We know the satisfied parents of several kids who go there, or have graduated.

As you are considering the variance, we hope you will consider the importance of school's ability to serve more children.

Hope you are having a wonderful day,

Suzanne and Sarah Goodfriend

Please help solve our critical environmental problems, while it is still possible.

C15-2015-0068

Heldenfels, Leane

L3
111

From:	Dwayne Barnes [redacted]
Sent:	Thursday, July 09, 2015 2:22 AM
To:	Heldenfels, Leane
Cc:	Elizabeth Meador
Subject:	Video links
Attachments:	Video Notes - Read Me.doc

It's OK if these don't go, but here are two link options:

http://www.dwaynebarnesphotography.com/p795299806

I also put it on dropbox in case that's not working for some reason. However board members would have to have a dropbox account or create one to access:

https://www.dropbox.com/sh/kwkhwnd1wbqilur/AADzt3uv3j9NlQcOtPbYaHD8a?dl=0

I included a "read me" on the dropbox account. I'm attaching it here too, but again, I understand the packets may have already gone out.

thanks,
d.

On 7/7/2015 3:06 PM, Heldenfels, Leane wrote:

> Wow! That's great, glad you got to go. If you get me the disks by end of day tomm we can slip in – have them labeled so the Board will know what they are – also if you have a link they can see them at in case they don't have a cd on their computer.
> Thanks –
> Leane
>
> ---
>
> **From:** Dwayne Barnes [redacted]
> **Sent:** Monday, July 06, 2015 5:02 PM
> **To:** Heldenfels, Leane
> **Subject:** RE: Videos - please let me know if you didn't get them
>
> Hi Leane,
> I hope you had a good holiday weekend.
> I'm sorry for reply delay. We decided last-minute we could make the trip to ABQ, NM Friday for my grandmother's 96th BD party yesterday. On our way home now. Elizabeth's driving so I'm finally looking at emails from Thursday forward.
> I could bring video disks to you tomorrow or Weds, if that'd get them to members before the meeting & would be useful to them. If it's unlikely to be relevant or won't get to them in advance I'll work on other things.
> Thank you!
> d.
>
> ---
>
> **From:** Heldenfels, Leane
> **Sent:** 7/2/2015 4:02 PM

L3
112

Traffic Video notes and additional thoughts

These traffic videos are not indicative of daily conditions generated by the school, as they were taken during a special event (something like parent night/ start of school). Neither are they the worst I've seen however, and they were taken over a period of about 30 minutes. The traffic and street parking started before I thought to record it, and lasted well beyond the time of the last video. Additionally, enrollment at the time of these videos was at most 90 students. So the 125 students the school is now requesting would be at least 35 more than the enrollment at the time these videos were taken. Because the school has never posted its level of enrollment, I'm going by the number I was told the school had later that year.

I should also note that this vehicular density was in spite of the school having over 50 parking spaces available, including leased spaces.

At the hearing last month, the Griffin's lawyer testified that the school leases 22 parking spaces from Ridgetop Baptist Church for special events. It is true that they have leased these spaces for over a year now, and these were available at the time the videos were taken.

However the spaces were secured for student parking, not for special events.

Adam Wilson (the school's owner) told me that Juniors are required to park at the ridgetop lot, while Seniors were allowed to park at the school if there are spaces available. Adam has proposed that next year all students will be required to park at the Ridgetop lot.

One concern I have though, is that the school does not use their bus to transport to and from the Ridgetop lot. So while having these spaces is a critical element even at the current level of enrollment, students are less likely to park in the lot in inclement weather. In other words, the more dangerous the driving conditions, the more traffic and street parking will be generated on our 27' wide neighborhood streets.

While they have promised to keep renting the spaces, ultimately it's not up to the school, but rather the Church owners. Without these 22 spaces, their current enrollment (now at least 93) would generate daily safety hazards, probably similar to the level shown in these videos. Furthermore, there is currently no requirement that the spaces be kept. If they sell the property to another school, it is very unlikely the new owners would rent additional spaces.

Even if they don't lose the lease for the 22 offsite spaces, I don't see how they can possibly add 32 more students plus supporting staff. They already max out their onsite parking as well as these 22 spaces, and are generate moderate street parking daily. I have additional photo evidence of this spanning several months.

One final concern over the school's proposed expansion is the new facility they have tried to push through over the past year. The proposed building was 5200 square feet – more than double the 2500 sf allowed by the NCCD. It stated that they were allowed enrollment of 53 students, but proposed to enroll 120. They have no plans to add onsite parking, rather using Urban Core and other parking reductions to

circumvent the 2010 BOA decision limiting parking to 38 spaces, and enrollment to 68 students. According to Bryan Golden in the Review department, the school plans to reduce their onsite parking requirements by as much as 40% per site.

Based on these reductions, they argue that the 34 onsite parking spaces they currently have meets code to support 120 students, plus 20 full-time staff.

This may be arguable in a commercial district and with street width of 40' or more. I don't see any way it can work in our neighborhood however. Especially given that they have to be granted a variance to operate on too-narrow streets.

According to Bryan Golden though, any limits would have to be specified by the Board and written into the CUP. He said his department cannot reduce reductions eligibility, forbid offsite parking, require that the school bus their students in or take any other measures to address the dangers which are generated by the school operating beyond 68 students.

If growth should be considered, a thorough, well-drawn, and enforceable traffic and parking management plan needs to be in place before the expansion is allowed.

Because it's clear that the school will grow to its physical limits regardless of what restrictions are placed on them, I beg that the school be prevented from expanding their facilities beyond what is needed to support the number allowed by the Board.

If that's not within the Board's reach, then perhaps it can at least clarify that the school must be bound by the 2500sf maximum building as specified in the NCCD? (Preferably including the two existing buildings on the Martin side, which total around 2100sf.)

And finally, while my neighbors and I would prefer to see the green space on the Martin site remain undeveloped, our primary concern is that it not be developed into a commercial property. Martin Ave. is entirely SF3-NCCD. The only structures on Martin are homes- including the Griffin classroom at 5000 Martin, which was converted from the church's parish house.

If the Griffin School is allowed to expand enrollment and build on this site, it is their intention to build an institutional building which would not be useable as a SF3 home (or even a multi-family home). This would permanently and irrevocably transform our neighborhood into a mixed-use area. Please provide us with protection from this end.

L3
114

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school and increase enrollment to a maximum of 125 students.

DAVID
First Name

BOWEN
Last Name

4213 AVE F AUSTIN, TX 78751
Street Address

Signature

7/9/15
Date

L3
115

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school and increase enrollment to a maximum of 125 students.

Don & Sharon Brown

First Name Last Name

4213 Avenue F

Street Address

Don W Brown 7/8/15

Signature Date

Sharon D. Brown 7-8-15

Heldenfels, Leane

From: Stefanie Rubenfield [redacted]
Sent: Wednesday, July 01, 2015 4:10 PM
To: Heldenfels, Leane
Subject: Re: Case # C15-2015-0068, 5001 Evans Ave and 5000 MArtin Ave
Attachments: Neighborhood Opposition to Griffin School_.pdf

L3
T14

Leane, Attached please find a petition a few of us neighbors put together against the expansion of the Griffin School.

Also below is my revised letter on why I am against the expansion. Please let me know if you have any questions or any trouble with the attachment.

I have significant concerns over the request from the Griffin School to expand and strongly oppose this request for the following reasons:

- There are already issues with traffic and parking on 50th St., I'm concerned the increase in students and teachers will further increase the existing issue and lead to accidents (both pedestrian and car). There are also plans for new night and weekend classes, which would further stress the already crowded street.
    - Although the school has been renting 22 offsite parking spaces they are about 2 blocks away. Since there are only sidewalks on 51st st and the school property, at least 1 of the 2 blocks does not have any sidewalks, forcing the students to walk in the narrow streets. As stated in the past the streets are so narrow that if 2 cars are parked on either side there is just enough room to allow one car to pass. This creates more safety issues if you have students walking or biking in the already narrow roads.
    - What would happen if the school looses these offsite parking spaces? What assurances would the neighborhood have that Griffin School would find alternative offsite parking that was suitable for their needs and close enough to work for their students?
- The school has already well surpassed their approved 68 student limit with a current enrolment of 91, what is to keep them from continuing this trend and surpassing their planned 125 students once they have additional space with the new building that they have planned.
    - The school has offered a restrictive covenant with the neighborhood association, however to be enforceable the neighborhood would need to go into litigation. We do not have the resources to do this should the school once again surpass the limitations placed on them
- The new building being proposed is well outside of the look and feel of the neighborhood and would permanently alter the old neighborhood feel. It would be the only 2-story street facing structure on the entire block. The exterior is more aligned with a business park rather than with a neighborhood. I believe that this will negatively affect property values of the surrounding neighborhood, as it will feel more like a commercial area

- It would also forever modify the SF3 zoning that is currently in place on the Martin side. This would mean that instead of the Martin side being fully residential, as it is currently zoned for, it would forever become commercial (or educational). With a large commercial structure there would be little chance for the property to revert back to a residential property.

Thank you,

L3
117

Stefanie Rubenfield
5005 Martin Ave
Austin TX 78751

On Jun 30, 2015, at 11:19 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Stefanie –
Yes you can send an updated, additional letter. For it to be seen by the Board in their advance packet, send it to me by the end of the day tomm.
Anything received TH and then up until noon the day of the hearing will be seen by the Board in their late back up packet that they receive on the dais the night of the meeting.
Take care,
Leane

From: Stefanie Rubenfield [redacted]
Sent: Monday, June 29, 2015 3:38 PM
To: Heldenfels, Leane
Subject: Re: Case # C15-2015-0068, 5001 Evans Ave and 5000 MArtin Ave

Leane,

Hope you have been well. I had a couple of quick questions for you about the case now that it is again posponed to the July meeting:

-Can I update the letter I sent you for the last hearing? I have more info I would like to include?
-When is the deadline for additional info? a few of us neighbors have been working on getting signatures from the immediate area, and want to make sure we get that to you in time to include in the printed packed.

Really appreciate all your help with this.

thanks!
Stefanie Rubenfield

On May 26, 2015, at 5:31 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Stefanie – thanks for sending your comments. I will print them for the Board's advance packet for the 6/8 hearing for this case –
Take care,
Leane Heldenfels

L3
118

Overview

- Because City code calls for secondary schools to be on 40' wide streets, the school had to get a variance from the Board of Adjustments in 2010 to operate in our neighborhood where the streets are only 27' wide. The purpose of the 40' rule is to ensure public safety. This width allows two-way traffic even when cars are parked on either side of the street. With a 27' street there is only width to accommodate three cars. This requirement is specific to schools due to the nature of the traffic that a school generates. The 40' rule also ensures necessary width required for fire/emergency vehicles to access our neighborhood. With this in mind the Board of Adjustments limited the enrolment to 68 students. This limitation was intended to answer the question of how to ensure safety on 27' wide streets. The Land use Commission decided an even smaller enrolment was necessary limiting the number of students to 53.
    - The school is currently at 93 students, well over the approved 53 students and currently asking to expand to 125 students with their current request with the Board of Adjustments.

- The Proposed expansion does not include any additional on-site parking or widening the streets along the Griffin property. Currently the school has leased additional parking offsite at Ridgetop Baptist (2 blocks from school).
    - There are no plans to bus students; rather they would be walking the 2 blocks, on streets where there are no sidewalks. (sidewalk is on 51st st and school property, but not on any of the streets leading from 51st to the school property)
    - It is not within the Griffin School's control that this rented parking will always be available to them. Nor is there a guarantee that they will continue to rent this additional parking.
    - There is no guarantee that a new owner (if the Griffin school moves) would be required to continue to rent additional parking.

- The Proposed expansion would require a new building to be built on the site of the community garden. This land is zoned SF3-NCCD (Neighborhood Conservation Combining Districts). Putting an institutional structure on the Martin side property will permanently alter the use of this land, as the building could not be converted to a functional house. This would convert these SF3 lots into a commercial property without changing the zoning, and would change our neighborhood street into a mixed-use street.

Due to the impact that the proposed expansion of the school would have on the neighborhood (details provided in overview), I oppose the increase in allowable enrolment of the Griffin School to 125.

Signature	Name	Address
[illegible]	Elizabeth Meador	5003 Martin Ave 78751
[illegible]	Stefanie Rubenfield	5005 Martin Ave 78751
[illegible]	Dwayne Barnes	5003 Martin Ave 78751
[illegible]	Terry Youngkin	5009 Martin Ave
[illegible]	Annie Dorman	5007 Martin Ave 78751
[illegible]	Jim Pittman	703 E 50th
[illegible]	Elizabeth Arthur	703 East 50th A
[illegible]	KAT DAWSON	5003 EILERS AVE
[illegible]	KERRY Kittrell	5004 Eilers Ave
[illegible]	Jeffrey Melkerson	5008-A Eilers Ave
[illegible]	Maria Murphy-Mayberry	5008-A Eilers Ave

L3
120

Due to the impact that the proposed expansion of the school would have on the neighborhood (details provided in overview), I oppose the increase in allowable enrolment of the Griffin School to 125.

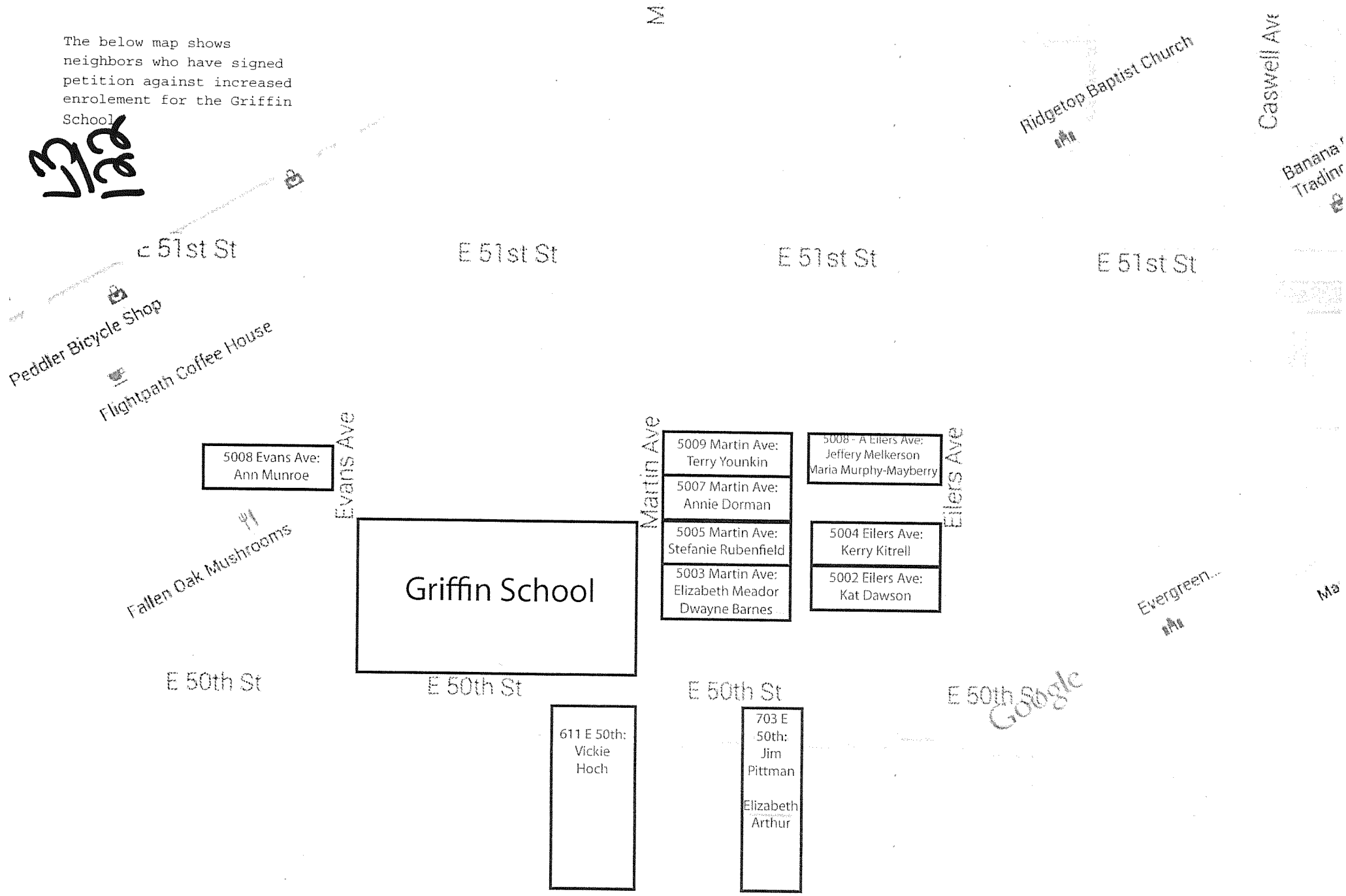
Signature	Name	Address
Ann G. Munroe	Ann G. Munroe	5008 Evans Ave

13/121

With full knowledge of the expansion plans (provided in backup), I oppose the expansion of the Griffin School.

Signature	Name	Address
[illegible]	Vickie Hoch	6011 E. 50th St 78751

The below map shows neighbors who have signed petition against increased enrolement for the Griffin School



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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Milton J MATUS
Your Name (please print)

☒ I am in favor
☐ I object

701 E 50th
Your address(es) affected by this application

Milton J Matus — 6/10/15
Signature — *Date*

Daytime Telephone: 512 658 7114

Comments: I would rather see the school successful than a 4 story complex down the road

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

CIT-2015-0068

Heldenfels, Leane

L3
124

From: [redacted]
Sent: Monday, June 08, 2015 9:52 AM
To: Heldenfels, Leane; [redacted]
Subject: Griffin School Case Nu[redacted]
Attachments: Griffin School 2015-2.pdf

Dear Commission staff:

Lucy Annette Jones and I own the residential property (tri-plex) at 5000 Evans, across from Griffin School.

We have reviewed the school's request for a conditional use permit and support their request to allow the school to expand to a maximum of 125 students. Our support is based on the detailed traffic plan, covenant and agreement emailed by Mr. Adam Wilson to school neighbors on May 29th.

Attached is my comment form for consideration at the meeting scheduled today to consider the school's case.

We are pleased with the effort that the school is making to communicate with neighbors and trust that working together, we can all experience the school as a positive presence in our neighborhood.

Susan Spruce
305.803.5780

Heldenfels, Leane

From: Lynn Osgood lynn.osgood@gmail.com
Sent: Monday, June 08, 2015 2:49 PM
To: Heldenfels, Leane; Ramirez, Diana
Subject: IN FAVOR: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave

L3
125

June 8th, 2015

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am writing to express my strong support for for the application being put forward tonight by the Griffin School and its founder Adam Wilson.

On a personal level as a member of the Hyde Park neighborhood, I am deeply grateful for what the Griffin School and Adam's family has brought to our community. From the creation of community gardens, to the sponsorship of our Shipe Pool mural, to the coordination of numerous neighborhood gatherings, the school and the Wilson's themselves have been given a tremendous amount to the community through both their advocacy and direct support..

On a professional level, as an urban planner and adjunct professor of planning at the University of Texas, I find the variance request to be thoroughly reasoned and supported by the genuine efforts the school has made to accommodate the concerns of the local residents. I can personally attest that though I do not live directly adjacent to the school, I am frequently in the neighborhood and very often see unused spaces on the property.

In the end, I believe the request in front of you tonight supports the city's larger goals to create a compact and connected urban environment that provides the quality facilities and services needed to meet our growing central city population, and in a way that is sensitive to neighborhood concerns and working proactively to address them.

Sincerely,

Lynn Osgood
4015 Avenue D
Parks Board Member (Representative for Mayor Pro Tem Tovo)

L3
126

2015 June 8

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

As a family man living within 3 blocks of Griffin School, I am writing to voice my strong support for the Griffin School and its goal to build and expand to 125 students.

I have lived in Austin north of the U.T. campus on multiple occasions between 2000 and 2015 and have always loved the area. Having lived in East Texas, Tyler, Houston, Dallas/Plano, Buda, San Antonio, and Austin, I can easily say that Austin is by far my favorite city in Texas! I moved to the Hyde Park area (53rd and Martin Ave, 3 blocks north of Griffin) in the summer of 2014 specifically to work with the Griffin School. I taught Latin and English enrichment at the school this year, and I was excited to be able to walk to work. I can also say that of the many schools I have worked with as a teacher, Griffin is my favorite for the high-quality, personalized education and care given to each student. I love living in this neighborhood, within easy walking distance to Griffin School, Flightpath Coffee, the convenience store on 51st and Bruning, and the little park on 52nd and Bruning. I also run in these neighborhoods for exercise, and I walk in these neighborhoods in the evening with my wife and/or by myself. It's a pleasant area.

The Griffin School is such an asset to the community. It is a small, well-run school that really cares for and nurtures its diverse student body. The school has an excellent faculty, excellent academics, and wonderful arts, music, and fashion programs. The students and faculty stay on the cute little campus, usually in classes, but sometimes in the outdoor classroom, the garden, playing frisbee on the front lawn, playing ping pong in the back yard, or eating lunch outside on pretty days in a nicely landscaped environment. I have eaten my lunch outside on many occasions, and I have taken the students to the outdoor classroom on many occasions. The students are quite well behaved and well managed. Far from being any kind of problem for the neighborhood, they contribute so much to the family-friendly environment of Hyde Park. 3 blocks away is close and convenient, but I love the school so much, I wish I were across the street! I have many students, also, who walk to school or ride their bikes. I, the other faculty, and some parents and senior students also support neighborhood businesses like Flighpath and the convenience store. Griffin is a great place.

I and my wife are expecting a child this summer. We would love to be in this area long term, for our own and our children's benefit. We support the need of Griffin School to grow to 125 students. I've seen first-hand what a wonderful job they do with the kids, and I would love to see them add a mere 33

more young people, both for the immeasurable life-long benefit it will bring to those students and their families, and for what it will mean in making the Griffin School economically sustainable long-term. With its dedicated staff and proposed new building, Griffin can easily manage 33 more students without creating adverse consequences for the neighborhood. Well-managed growth for Griffin will mean growth in benefits to the community.

L3
127

I would like to bear witness that Griffin parking and traffic is not a problem for the neighborhood. I and many students often walk or bike to school/work; Griffin has extra parking off site 1.5 blocks away, and I rarely see all the school parking spaces filled. Griffin administration has been excellent in handling traffic and parking issues. The neighborhood would lose so very much if it ever lost Griffin School. I wholeheartedly support the school.

Sincerely,

Matthew Kruebbe
600 East 53rd APT 132
Austin, TX 78751

Heldenfels, Leane

L3
128

From: John Constant <[redacted]>
Sent: Monday, June 08, 2015 6:01 PM
To: Heldenfels, Leane
Subject: Case Number C15-2015-0068

June 7

Leane Heldenfels

PO Box 1088

Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068

5001 Evans Ave & 5000 Martin Ave

Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I have two houses nearby the school. We welcome this school and support its growth. They have repeatedly supported the neighborhood and make it a better community. One of my houses is right down the street and I have only seen one parking issue mainly around the coffee shop, not the school.

I also know that the school is very conscientious about traffic and have proactive plans to address future traffic.

Sincerely,

C15-2015-0068

Heldenfels, Leane

L3
129

From: Paul Smith [redacted]
Sent: Monday, June 08, 2015 3:29 PM
To: Heldenfels, Leane
Subject: Reference Case Number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave, Board of Adjustment, June 8th, 2015

Hi Leane,
I am in FAVOR of the Griffins schools application for variance from the Board. I live in the Hyde Park neighborhood and support what the HPNA is supporting.

I cannot express in words the value of having a school like the Griffin school in the neighborhood.

Paul

Paul Smith
4512 Avenue B
512-350-3673

Paul Smith
512-568-3790 (direct)
512-350-3673 (cell)
Vmware, End User Computing Specialist
smithpaul@vmware.com

Heldenfels, Leane

13
130

From: Paul Smith <[redacted]
Sent: Monday, June 08, 2015 3:30 PM
To: Heldenfels, Leane
Subject: Reference Case Number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave, Board of Adjustment, June 8th, 2015

Hi Leane,

I am in FAVOR of the Griffins schools application for variance from the Board. I live in the Hyde Park neighborhood and support what the HPNA is supporting.

The school is amazing and adds so much value to the culture and beauty of the neighborhood.

Janet

Janet Smith

4512 Avenue B

512-350-3673

3/31

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

James E. Pittman & Elizabeth Arthur
Your Name (please print)

☐ I am in favor
☑ I object

703 E 50th St #A Austin TX 78751
Your address(es) affected by this application

Jim Pittman Elizabeth Arthur 6/8/15
Signature *Date*

Daytime Telephone: 512-993-3072

Comments: We oppose the variance request because the streets are too narrow to accommodate the existing size of the school. This site was never intended to be a 5 day/week school. There is not enough on site parking now, let alone when the number of students increase, which forces parking on ~~to~~ the streets that are too narrow. There are no side walks so it is not safe for the students or our children.

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

3/3

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Gayle Truax
Your Name (please print)

☐ I am in favor
☒ I object

700 E 50th St
Your address(es) affected by this application

Gayle Truax — 6-8-15
Signature — *Date*

Daytime Telephone: 512 699 9990

Comments:
(1) Growth plans will produce traffic which is unsafe and inappropriate for narrow 27 ft streets of a residential neighborhood.
(2) Mr. Wilson stated in a 2010 BOA that he had no intention of growing beyond 100 students. It is not appropriate for a small residential neighborhood with many pedestrians, runners and children.

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:
City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

Jun. 8. 2015 8:37AM 5 244929

L3
133

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We live in north Hyde Park and are neighbors with the Griffin School. The school is a great neighbor. It does a lot for the community, including summer camps for kids, art classes for adults, mentoring of Ridgetop Elementary School kids, and volunteering at the neighborhood park. The school provides quality education for its students, as we know from family friends whose children have been there.

We walk by the school almost every day and have never observed any traffic or parking issues. We think the school has good proactive plans in place to address potential future traffic and parking issues as it grows.

We fully support the school's need and goal to grow to a maximum of 125 students.

Sincerely,

Heidi Bojes and Scott Myers
4907 Ave G

L3
134

512-656-5505 mlfishman@gmail.com 3903 Avenue G Austin TX 78751

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We support the Griffin School's goal to grow to 125 students. This number of students will allow Griffin to be a sustainable school and business that has proven to be a desirable component of the viable community that many have worked so hard to foster for many, many years. As residents of the Hyde Park neighborhood for 24 years we are quite satisfied that the parking and traffic situation at Griffin has been and will continue to be quite well managed. I can think of no better use of the school property. As a vibrant neighborhood and a growing city we must encourage and support those institutions and businesses that have embraced the ideals that have contributed in so many positive ways to building a better community. Our family lives in Hyde Park, and we own rental property here as well. The Griffin School has made our experience in Hyde Park richer in every way. I am certain the school will continue to do so if they are permitted to grow to the level of sustainability they are requesting in the case before you tomorrow.

Sincerely

Mark & Aviva Fishman

3903 Avenue G

L3
135

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am a parent of a student which graduated last Saturday from the Griffin School. I would like to write to you today and state that I am ***IN FAVOR*** of the Griffin School expansion that is being discussed in the public hearing on June 8, 2015.

The Griffin School is a very unique and special school, unlike any other. My daughter Jules, attended all 4 years of High School at the The Griffin School. Jules is a very creative and smart child. She needed a college prep environment where her creative side would also be nurtured and have a secure place in her daily schedule.

When we found Griffin, we were overjoyed that a school existed which brought such a high level of education and combined it with a focus on superior creative and artistic classes as electives. The Griffin School staff and teachers are the most caring and dedicated group of people we have ever met. They provide an environment which develops not only academic and artistic talent, but critical thinking, problem solving and leadership skills to name a few.

We truly believe that there is no other school which could have provided the opportunity that Griffin has for Jules. Her life is now on a completely different trajectory than it would have ever been without the teachers and staff of the Griffin School. Saturday she graduated with Honors and is going onto to College with the highest level of scholarship the school provides.

The Griffin School is developing future leaders. They understand the powerful progress that can occur when children have an opportunity to develop both academically and creatively equally. They are teaching leadership skills which support them into cultivating their full potential, contributing to their communities and become role models. These are the leaders every Griffin student is being guided to become. It creates a ripple effect on everyone they touch.

Adam Wilson has done an amazing job in leading this school, growing in a sustainable way while always placing an importance on respecting the neighbors. The Griffin School has a solution to the parking challenges that are common to all of the

L3
136

neighboring businesses surrounding the school. We have always cared about the community through awareness, respect, open communication, and numerous volunteering activities done by the students and staff. These include student mentoring at the nearby Ridgetop Elementary, Food Bank food drives and other regular activities. This is a school which cares about the Community and teaches the students to get involved as well.

The school needs to grow to 125 students to create a sustainable environment and be able to provide the complete program offering. The growth planned is controlled and is implementing a business plan that was set from the beginning. As everyone knows, providing superior education today costs money, this small expansion will allow them to cover the costs for this effort.

The Griffin School is a model school that the neighborhood community can be proud of and we would appreciate the committee approving this growth.

Please feel free to call or email me anytime if you have any further questions,

Regards,

Robin Cordova

Robin Cordova
robin_cordova@yahoo.com
512-342-2920

GRIFFIN SCHOOL

Adam Wilson <adam@griffinschool.org>

13
137

Reference Case Number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave

David Cordova [redacted]
Reply-To: dave_[redacted]
To: [redacted]

Sun, Jun 7, 2015 at 3:17 PM

Ms. Leane Heldenfelds and Austin Board of Adjustment Members.

I am a parent of a 4 year Griffin student. The Griffin school has been an amazing school for my daughter. I feel completed to write you today in favor of The Griffin School application for a variance from the Board. I support the school's goal to grow to 125 students. This is the scale will enables the school to be sustainable as a school community and as a business. The school currently has 93 students, so this only adds a maximum of 32 more.

There is a perception by a few of the school's immediate neighbors there is a terrible parking and traffic situation in the neighborhood already. Yes, it has been my understanding that there are parking issues on 50th Street and Evans because of people parking to go to the coffee shop and yoga studio and other nearby businesses. Those are not Griffin School cars since, at Griffin, there are always on-site parking spaces available for the staff and students who drive.

It is my understanding that the school is planning a number of ways to avoid traffic problems as it grows in the coming years. One way includes requiring the students, who drive, to park offsite at the Ridgetop Baptist Church parking lot. This will leave many on-site spaces open for drop-off and pick-up vehicles.

Thank you're your thorough review and consideration of all aspects of this case. Should you have any questions for me, please feel free to contact me.

Regards,

David Cordova.

L3
138

06/07/2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am in very much support of the Griffin school's need and goal to grow to a maximum of 125 students. While it is currently a wonderful school that has excellent academics and students, a larger student body would create more opportunities for improvement, and serve the needs of Austin's creative industry. In addition, in my opinion, the school has gone out of their way to create a cooperative relationship with the surrounding community. Moreover, the building, as originally created, used as a church, would have had at least as much traffic and noise with the traditional use, as the proposed school size could ever produce. The Griffin school is a positive entity in the community, and its viability is crucial to the success of Austin as a city.

My daughter has been attending Griffin for the last two years. She has a slight learning disability, and the public school was unable or unwilling to give her the extra time she needed to succeed. My sons had similar issues, and stayed in the public school with less than adequate results. After it was suggested by the middle school principal who had been at the high school my sons attended, that my daughter go to a different school, she attended Griffin. The difference in Elyssa has been amazing. She went from hating Math, and having serious writing issues, to loving the subject to the point where she is considering majoring in engineering and learning how to write significantly better. In addition, she has been able to host a radio show an average of twice a month that is nationally aired. Her self-confidence and competence has also greatly improved, and she has loved the creative opportunities (having her art in the school art show, having good parts in the school plays, and having drum lessons at school.) She is also able to catch up on the Math class where she fell behind in the summer program at the school. Her only complaint is Griffin's size. She wishes it were a little bigger, so basketball and soccer wouldn't have to be the only sports available to her.

Austin needs a school like Griffin to feed the creative industry. There are professional programs for musicians at the school that have led to some students releasing cd's, having record contracts, and other opportunities in the entertainment industry. This summer, my daughter will have an internship at a record company, as her current goal is to manage bands. Frequently, we hear of former Griffin students working for local newspapers like the Austin Chronicle, or going to prestigious colleges. If you ever attended one of the Griffin Art nights, you would see the talent of students being fueled by the Griffin school, even in endeavors like fashion design. One of the best features of Griffin is that the students have opportunities they would never have been given elsewhere. Elyssa was unable to be in the big plays at the local high school because there weren't enough parts for all the kids who wanted to participate, and those who were able were mostly those connected to the

school's politically based infrastructure. She never had one piece of art in the previous school's art show because there simply wasn't enough space. Also the art she was able to create was superior at the Griffin school because of the resources available. For example, she made an amazing piece in a metal working class that was an interpretation of an abandoned roller coaster, and a printed tote bag that has been complimented almost every time she wears it. She is now taking drum lessons, something she had wanted to do at the public school, but there was no availability in the band.

In my opinion, Griffin has gone above and beyond to have a symbiotic relationship with the community. The frequent art nights and summer camps are very popular, and enrich the younger children and parents of the community in ways that are immeasurable. The art nights have a nominal donation, and provided evenings of amazing entertainment for the community. In addition, every time the school has an event like this, the administration makes a point to tell everyone to park in the big parking lot a few blocks from the school if there's none in the school parking lot. There doesn't seem to be issues with parking because I usually see availability at the school itself, and have rarely had to use that parking. Students from Griffin are also encouraged to help out with community endeavors like volunteering at the neighboring school in an organized program, and working at the park improvement day.

Finally, the building used to be a church. I have churches near my house that cause much more disruption to the surrounding community than this school ever has. On Sundays, there is always a police officer directing the huge traffic flow that still disrupts traffic to the point where I choose other routes to drive. If the Griffin school had to move to a different location, the building would be sold to another entity like a church that would very likely be much worse for the community than Griffin ever was. Finally, the traffic in the neighborhood that is being complained about is likely due to the other much more populous school, coffee shops and restaurants, and its proximity to major thoroughfares that the roads lead to. The school is not the cause. To keep there from being traffic and parking issues in the future, Adam Wilson has a plan for one way traffic and required off-site parking by the students who drive, so the approximately 30 extra children won't be an issue. I personally would argue that the small number of extra children will not make a significant difference, so they are actually not necessary precautions.

To sum up, The Griffin school has gone out of its way to be conscious of and meet the needs of the surrounding community. The school has been a positive institution in Austin for the last several years, and it is right and appropriate for them to grow in order to continue to be a viable entity. The few more students that it will add will not make a significant difference to the community, but will give the students added opportunities at a place that already has the strength of allowing them to try new things in a safe and supporting environment. The alternative could be that the school moves to another location outside Austin, or worse closes down due to lack of funds. In the second scenario, the city loses a school that has a track record of helping kids, who are a little different, be able to realize dreams of art, music, and creativity. Please don't let that happen.

Thanks.

-Sarah Sernaker
sdsernaker@gmail.com

GRIFFIN SCHOOL

Adam Wilson <[redacted]

C L3 140

letter of support

Nancy McCranie <[redacted]
To: Adam Wilson <[redacted]

Sun, Jun 7, 2015 at 2:05 PM

June 7, 2015

Leane Heldenfels
PO Box 1088
Austin,TX 78767-1088

Reference
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of adjustment June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

My two sons are current students at Griffin High School, one is a rising sophomore and the other is a rising senior. As a native Austinite, I'm aware of and sensitive to the changing traffic patterns of this wonderful city in which we live. In the three years that the boys and I have been driving to school,however,not once have I noticed anything even remotely resembling congestion or crowding around Griffin School. In fact, there are usually numerous spaces around the school and the neighborhood in the morning when I drop off and in the afternoon when I pick up. Likewise, when I have been to the school in the middle of the day all is quiet and serene. Whenever I drive down Martin Avenue to drop the boys off I especially notice how little through traffic there is, how peaceful it is. Whenever the school has an all school event there is great care taken to inform school families as well as guests about where they can park and where they cannot. Families are encouraged to park several blocks away in the overflow lot for a nearby Baptist Church. My experience is that Griffin families are extremely cooperative in complying with these parking rules. In fact, just this past Saturday for graduation I was witness to numerous individuals and groups of families happily walking together from the Baptist parking lot to the school.

The Griffin School community is led by two amazing people: Adam and Caroline Wilson. They are people we all hold in the very highest esteem for their integrity, honesty, kindness, thoughtfulness, and high standards. They, along with the faculty and staff, have created a remarkable place where young people are not just educated, they are nurtured and encouraged to be their best selves and to strive to become the kind of people who will be forces for good in the world. These teenagers do gardening and yoga, they work with children at a nearby elementary school, they create art and music and drama, they study hard and they figure out how to work through problems and conflicts by working together, not pulling apart. In other words, Griffin School is a light in this world that is hungry for light. As a parent and member of the school's Board of Directors, I can give you my sincere assurances that growing the student body just slightly to a maximum of 125 students will not only make the school sustainable, but will help these remarkable young people have a broader social and academic context in which to grow. I can assure you as well that detailed considerations have been made as to how this step will not negatively impact the surrounding neighborhood in any way. In fact, I believe that having this school in its midst makes it a safer, more beautiful, more vibrant, and peaceful place; a neighborhood set apart because of the positive work going on inside and on the grounds of this wonderful school. Therefore, I urge you to approve the request of the Griffin School.

Most sincerely,

Nancy

The Rev. Nancy Chester McCranie
Director of Volunteer and Bereavement Services
Hospice Austin,
512-567-5527

L3
141

06/07/2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am in favor of the Griffin School's application for variance from the BoardIn terms of the content. I believe that this should happen so that the school expand and reach a more sustainable size.

I have attended Griffin for the past four years and it has been a very supportive and greatly assisted me in my education. Therefore I feel that Griffin is a benefit to society and believe that it should be allowed to carry out its plans to expand to reach a more sustainable size so that it can continue helping students, as it had helped me. Also, increasing the number of students will allow Griffin to offer more different and advanced classes, which would make it an ever better school for preparing students for life. Although Griffin will increase its enrollment if the plans are carries out, it will still only have a maximum of 125 students, which is very small compared to many other schools. This means that even though there will be more students, it will be a quite small school and should not be too disruptive to the surrounding community.

I have hear that there have been complaints about the school already causing traffic problems on the nearby streets, but I have not seen severe parking problems myself. I have been picked up on Martin Ave most afternoons for the past two years at about 4:15 and have very rarely seen any traffic problems and there has usually only been a few cars from Griffin at most. From my observations, Griffin is not currently causing any regular traffic problems.

I therefore am in support of the Griffin School's application because I believe expanding will allow the school to continue helping students for a longer time and provide an even higher level of preparation to those students. Also, the school is not currently causing any severe traffic problems on a regular basis.

Sincerely,

Gunnip Mueller

Gunnip Mueller

L3
142

06/07/2015
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjust for June 8th, 2015

Dear Leane Heldenfelds and Austin Board of Adjustment Members,

My name is Berdie T. Valdez and I would like to inform you that I am IN FAVOR of the Griffin School's application.

I have been involved with the Griffin school for 4 years now and fully support the school trying to grow to 125 students. It is important that the school be able to do this in order to be sustainable. Why? Well this school is not like any other school. The impact it has on not only the student's lives, but the family's they come from, is incredible. They "are" the school that makes a different in people's lives. In fact, I have attended three graduation ceremony's held by the school. This year my family and friends and attended. Everyone could not believe the heartfelt stories told by parents, siblings, teachers, friends, and extended family members. It was one of the most beautiful and unique ceremonies they had ever been to. A ceremony that left them touched by people that were complete strangers, but whose lives were positively impacted by the school.

With regards to traffic in the area, I can tell you first hand that I have seen individuals park on Evans and 50th street then walk over to 51st and Duval. Usually these individuals resemble that of college students. I have never seen a huge amount of congestion but I have seen non-school personnel park in the area.

The school has also been very responsible in letting school personnel know where available parking is located and also informs school personnel and their families where "not" to park. This is done numerous times throughout the year. They work hard to keep their neighbors happy. Not because they have to, but because they genuinely want to.

The world needs more schools like Griffin. Please help them to become sustainable so that they can continue to impact more lives.

Thank You,
Berdie Valdez

512 297-5454

L3
143

June 7, 2015

Leane Heldenfels
P.O. Box 1088
Austin, Texas 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

My daughter, Katherine Morris, graduated from The Griffin School yesterday. She attended Griffin for all four years of her high school education, the same length of time that Griffin has been in its current location on Evans Avenue.

During this time, I have seen incredible growth—in my daughter Katherine, in Griffin's potential student census, and in Austin's need for a school such as Griffin.

Before Kat began attending Griffin, she was shy to a fault and wouldn't look into people's eyes when they spoke with her. She refused to join any extracurricular activities and would skip lunch to avoid sitting with people. Her academic performance was average. Kat had previously attended a school that was very rigid and that catered to a select few students, leaving her and several other students to fend for themselves both socially and academically.

As soon as Kat and I shook Caroline Wilson's hand, we knew we had found Kat's new school. Caroline's passion and care for her and Adam's school and their students are very evident in the courses they choose to offer, the depth of the faculty's academic and intellectual knowledge, and the socialization of their students. It is obvious in the personalized approach the entire faculty takes with each student, each course and each activity. The teachers somehow are able to take all of the students under their wings, foster their strengths, and give them confidence that many of them didn't know they could ever have.

As for Katherine, she graduated with honors and as a member of the National Honor Society; she completed AP classes, joined several clubs, and performed musically several times in front of audiences. As I watched her graduate yesterday, I felt as if I was truly watching a miracle. I was not alone in that feeling; other parents were feeling the same way about their own children. As I said to Adam and Caroline, I will be eternally grateful for Griffin.

Griffin is a gift to parents, students, and the community. Based on Griffin's small size, students who excelled at Griffin, would not have been able to realize their true potential in a larger or different type of school. Growth to Griffin is necessary to allow future students to be able to obtain the same level of success as my daughter was able to achieve.

In regards to the possible traffic problem that some neighbors are anticipating or discussing, I ask that you please look at the streets surrounding Griffin. There are nearby businesses that have a larger traffic count than Griffin and have few, if any, parking places off the street for their customers. Griffin has parking directly on their property, as well as ample parking at Ridgetop Baptist Church. There is no reason that the students or faculty will be parking on Evans or any neighboring streets.

Additionally, I can attest that Adam Wilson has been very clear with all Griffin parents and students that street parking is not allowed. We follow that rule closely, to show our respect not only for Griffin, but also for the neighborhood. I know a real estate agent who sold a house on Evans; he said the homeowners said that the parking and traffic on Evans were not a problem and that they were moving only for a larger house. They also said that if they had children, they would welcome the idea of living across the street from their children's school.

As a final point, I am sure you are aware that approximately 140 people a day are moving to Austin. The public schools are facing possible overcrowding (*"Austin ISD Considers Long-Term Overcrowding Solutions", KXAN, April 20, 2015)* and the private schools have limited accessibility. The face that Griffin has the potential to increase their enrollment by 32 students is a true gift to the Austin school community. To think that Griffin can help 32 students each year as they helped my own daughter thrive is something that should be celebrated, not debated about.

I understand that the neighbors are concerned about traffic and parking, but these are issues that Adam has resolved with new traffic routes and an additional parking lot. To refuse Griffin the permission to expand is to take away the possibility of success and confidence to 32 children a year. I am hopeful that you will be able to see the opportunity to help students and their families with your decision.

Please free to contact me with any questions.

Sincerely,

Lynn Morris

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. All comments received will become part of the public record of the case.

13
145

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Annie Dorman
Your Name (please print)

☐ I am in favor
☑ I object

5007 Martin Ave.
Your address(es) affected by this application

Signature — 6/7/15 *Date*

Daytime Telephone: 512-789-9497

Comments: I have lived in the neighborhood (my house) for 35 years. I have appreciated the peaceful residential feel for years. I am opposed to expanding the # of students that attend the school as well as the construction of a new building. I am concerned about traffic & parking as well as the decline in property values.

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

Heldenfels, Leane

L3
146

From: Michael Willy [redacted]
Sent: Saturday, June 06, 2015 12:52 AM
To: Heldenfels, Leane
Subject: Case Number C15-2015-0068 IN FAVOR of Variances

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am IN FAVOR of the application for variance and encourage you to approve the variances.

I am the parent of a now rising sophomore at The Griffin school and have been visiting this school for various reason for several years now. I feel that this school provides a valuable and unique educational experience for not only students in the neighborhood but to students throughout the Austin area. One of the attractions of Griffin is that it is a very small school. It just happens to need to be a just little larger to provide an optimally sized body of students. The goal is to grow to a maximum of 125 students which is 32 more students than now attend. There have been studies in educational journals that recommend school communities optimize at about this size.

As I have said, I have been visiting this school at various times for the past several years and daily during this last school year. To me it is obvious that Griffin School DOES NOT contribute to traffic congestion or parking issues. As a matter of fact, the traffic and parking around the school is far better managed than the surrounding businesses and even residences. You never see Griffin faculty, staff, students or parents parked on the surrounding curbsides. The main reason is that there is plenty of parking designed into the present plan. What you will see is people parked curbside away from the school going to the area businesses such as the coffee shop, yoga studio and especially in the morning, Biscuits and Groovy. There are other businesses in the area that have people parking on the curb on the south side of 50th street. These people are not connected with Griffin. This may not be evident to all people in the neighborhood, but we know each other. This is one advantage of a small school community.

Drop off in the morning is the busiest time of the day but it remains calm and controlled. So much so there has never appeared to be a need for more controlled traffic pattern. There is always enough parking spaces for parents to pull into a parking space, drop their student(s) off, back out and drive away. It's only at the ends of the blocks away from Griffin property is there any congestion. Once again, congestion not associated with

Griffin.

Pickup is even more relaxed as that traffic is spread out over a longer period of time. Actually several hours. Once again there just isn't a problem associated with the Griffin traffic or parking.

L3
147

Griffin is wanting to grow to a maximum of 125 students. This is 32 students more than now attend. At most half of that number will be of driving age and there is plenty of parking two blocks away from the school. It doesn't seem like many of the driving age students actually drive themselves to school. The remote parking is not completely utilized as it is now.

Once again let me point out that I have been coming to this school for many years at all times of the day and all parts of the year. I just don't see parking and traffic as being a problem. On top of all that, the administration is willing to devise plans to address traffic issues if they do come up in the future. And I'll say again that there has perceived to be no problem in the past and that is the only reason efforts haven't been made to date.

I understand that there is some concern regarding the possible aesthetics of new construction. I would point out that Griffin is a College Prep High School emphasizing the artistic and creative aspect of their students and since they are seeking to enroll the best and brightest students in the Austin area, there is no advantage to the school to build an aesthetically displeasing structure or one that doesn't acknowledge the unifying goals of urban planning. There are just too many talented and smart people involved in this project to let something like that happen. From what I see of the plans the new construction actually protects and isolates the neighbors from the school.

If you have read all of this letter, let me say thank you for listening to my thoughts. Griffin is a positive addition to this neighborhood. There are people who are buying houses in this area just so that they can work and attend this school. We are considering it ourselves and I have considered the traffic and parking situation from the point of view of a potential resident.

In closing I will say that this is the third time that I've been involved in the expansion of a small school in an established neighborhood. Both of these were in neighborhoods far more exclusive than this one. The last one was in Tarrytown. In every one of these expansions there were concerns voiced by a few very vocal residents. Their concerns were real and were listened to by the schools and in each case the issues were addressed and proved to be unfounded. And in each of these cases the presence and growth of the school was a net positive for the neighborhood and the residents as I believe Griffin will be here.

I sincerely believe that you should allow the variances as there is far fewer issues here than each of the other instances I've been involved. If I can address any question that you may have about my statement, please feel free to contact me.

Sincerely,

Michael J Willy
15004 Natural Spring Way
Austin, Texas 78728

512-990-2313
[redacted]

L3
148

Heldenfels, Leane

From: Deaton Bednar <deaton.bednar@gmail.com>
Sent: Saturday, June 06, 2015 8:30 AM
To: Heldenfels, Leane
Subject: "IN FAVOR" of our application for a variance from the Board

Leane Heldenfelds and Austin Board of Adjustment Members, I am in favor for Case number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave.

I'm traveling and cannot attend the meeting or I would.

--
Sincerely,

Deaton Bednar
4103 Avenue G
Austin, Texas 78751
512 371 3762

L3
149

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We hope you will approve the Griffin School's building permit application. We are parents of a Griffin school student, and we feel that the school is an important part of this dynamic central Austin neighborhood.

The number of students that Griffin is looking to add should not significantly affect our presence in the neighborhood but it will be a major impact in the ability of the school to provide a variety of classes and extracurricular activities.

I understand that the neighbors have some concerns about traffic and parking. But in my experience driving through the neighborhood at various times of the day, most of the parking issues (and related traffic congestion) are unrelated to Griffin School, but rather result from people parking and walking to the businesses and bus stops along Duval.

The administration has always reached out to parents to make sure we minimize our impact on the neighborhood, and I know that have proactive plans to address the additional traffic that will come with an increased student body. Every Griffin student and parent we know are eager to be good neighbors.

We hope that you will approve the permit so that the Griffin School can continue to be a sustainable school in Central Austin.

Thanks for your consideration,

Gin & Bill Tolany

Bill P Tolany
Gin Tolany

L3
150

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am writing to say that I am IN FAVOR of the Griffin School's application for a variance. I understand that some of the school's neighbors are in opposition to the variance primarily because of parking and traffic concerns. However, I have not seen significant traffic and parking problems, and I am at the school daily, during the times when there would be such problems – namely, drop off and pick up times. I have had parking problems in this neighborhood before the Griffin School was in the neighborhood (and these problems persist), but that was because of the terrible parking situation caused by Flightpath Coffee, the bike shop, and the food trailer. I'm not sure that the Griffin School should be held responsible for the problems caused by the commercial district on the next block at 51st and Duval.

These neighbors also cite the problem of growing the school to 125 students from its current population of 93. This is an additional 32 students. These 32 students will help the school remain financially viable, and build a sustainable and vibrant community. I fear that losing this variance will force the Griffin School to eventually close its doors – which would be bad for the neighborhood, for the kids who go to the school and the families who love the community that Adam and Caroline Wilson have created.

I'm curious to know what the neighbors who object to the variance think is going to happen if the Griffin School leaves the community? Realistically, another school will go in its place, with no guarantee that the new school director would be so accommodating as the Wilsons have been. They've rented the extra lot for parking, going above and beyond parking code. They've asked that parents drive in a particular pattern in the neighborhood, and are working toward instituting one-way streets to enforce that pattern. They stagger drop off and pick up times so we don't inundate the neighborhood. They keep evening events to a minimum. They take pains to have nice, engaging art in the yards, plant gardens, and get community input on new structures. I live in another downtown neighborhood (Rosedale), and I'd be happy to have the Griffin School in my neighborhood. Again, I am IN FAVOR of the variance.

Sincerely,

Megan A. Winget
4213 Ramsey Ave.

L3
151

June 6, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am writing to say that I am IN FAVOR of the Griffin School's request for a variance to build an extra building on their property on Evans Avenue. My neighborhood, Rosedale, recently had a problem with a restaurant that requested a variance – Épicerie, on Hancock Avenue. The variance was granted, in opposition to neighborhood complaints, even though they only had 8 parking spaces for their 75-person restaurant (they lied and said that they had 21 spaces), were installing a dumpster 10 feet away from the bedroom window of a single-family home, and stated that their establishment would not have any effect on traffic patterns in the neighborhood.

On the face of it, these seem to be the same kinds of complaints that the Griffin School's neighbors have. However, there is a huge difference. The Griffin School has gone above and beyond parking code to lease spaces from the Ridgetop Baptist Church down the street, they've asked parents to be cognizant of the neighborhood traffic patterns, and are taking proactive steps to enforce one-way traffic to improve flow through the neighborhood, they've staggered drop-off and pick-up times so parents don't overwhelm the neighborhood with cars and kids; and they've welcomed community input to their new structures and proposed landscaping. Whereas Épicerie has actively alienated the Rosedale community (including complaining about the "unwelcoming atmosphere" of Rosedale neighbors to the Austin-American Statesman) – the Griffin School has, it seems to me, gone out of its way to promote goodwill among the Hyde Park community in which it lives.

The Griffin School wants to build a new structure so they can grow their student population from 92 students to a maximum of 125. This is an additional 32 students. These extra students will help the school grow to reach financial sustainability and will provide a healthy base to build on the already engaging and vibrant community that already exists. I'm afraid that if the Griffin School can not add these 32 students, they will eventually have to close – which will be bad for the Austin community in general, the Hyde Park neighborhood specifically, the students who make Griffin their home, and the families who love the community that Adam and Caroline Wilson have built.

I actively fought against Épicerie. I understand what it's like to have a bad neighbor in a small neighborhood. The Griffin School is not a bad neighbor. I believe that the Griffin School has acted, and will continue to act, in good faith and should be granted the variance.

Sincerely,

Nancy K. Myerson

Nancy K. Myerson
4016 Rosedale Ave.

3 157

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

James Lewis
Your Name (please print)

☒ **I am in favor**
☐ **I object**

5014 Martin Ave, Austin, TX 78751
Your address(es) affected by this application

Signature — 6 Jun 2015 *Date*

Daytime Telephone: 512-826-9032

Comments:

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

13
153

June 5, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

We are writing in favor of the Griffin School's application for a variance. As parents of a rising sophomore, we have spent the last year witnessing the many ways in which the school is an asset to the immediate community and believe that its expansion will only deepen this value.

First, the school demonstrates consistent and strong support for both parking and traffic flow. As prospective school parents, we were informed of parking guidelines prior to our first informational visit to the school. The school communicates proactively prior to every school event and at regular intervals in between. I do not witness this same sense of responsibility from any other community business in the vicinity.

Second, the school's past, current and future utilization of the property are consistent with the spirit of the historic Hyde Park neighborhood and include features like gardens and art. It is a family friendly environment, and the school has hosted numerous community events, including meetings of the neighborhood association.

Finally, the Griffin School fills an educational niche that is currently lacking in our community. The blend of artistic development, college preparation and community service are unique and deserve the chance to expand to capacity.

We are present during the regular drop-off and pick-up hours and do not observe traffic to be a significant issue – particularly compared to AISD campuses. We believe school adds tremendous value to the community and support its expansion. Please do not hesitate to contact us at with any questions.

Sincerely,

Robert Elder
(512) 507-9558

Susan McDowell
(512) 426-8486

2506 Cascade Dr., Austin, Texas 78757

INTERESTED PARTY INFORMATION and COMMENTS

L3
154

Case Number: C15–2015–0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels 512-974-2202
Date: June 5, 2015

I STRONGLY oppose granting a "variance(s) . . . so the applicant may increase the maximum number of students allowed on the site FROM . . . to the lower of either 125 students or the number of students permitted based on the number of parking spaces provided . . ."

The original agreed–upon cap of enrolled students at the Griffin School ("School") was 68. It is my understanding that enrollment is now 91, well exceeding that agreed upon number of 68. Traffic congestion, especially along 50th in front of the School, has exponentially increased during the last year. I use 50th Street daily between Eilers and Duval, which includes the blocks of Martin and Evans. With cars parked on both sides of the street, pedestrians, dogs, babies in carriages, joggers, and bicyclists, traffic is already extremely congested. It is only time before a major accident and/or death occurs in front of the school. Increasing the enrollment cap would only exacerbate the already dangerous traffic situation and greatly deteriorate the worsening parking situation.

Not only has the School exceeded its original enrollment cap, I understand the School has plans to plow under the beautiful gardens and green space to put up a prison–like building that drastically conflicts with the aesthetics and unique character of the Hyde Park neighborhood. It seems the School disregards upholding the quality, character, and value of the neighborhood in pursuit of its own interests.

What are the consequences for the School already exceeding the original agreed upon number of students? If this plan is granted, what is to prevent the School from exceeding a new cap with total disregard of the neighborhood and seemingly without consequence?

Why are there two cases numbers for the same thing (variance to increase the enrollment cap)?
C15–2015–0068
SPC–2015–0190A

Thank you. Please feel free to contact me to further discuss this situation.

Kerry Kittrell
5004 Eilers Avenue
Austin, Texas 78751
512-632-7858
kerrykittrell@gmail.com

L3
155

June 5th, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:

Case Number C15-2015-0068: 5001 Evans Ave & 5000 Martin Ave Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

The growth of Austin is a hot topic especially when it comes to increased traffic but with growth comes opportunity. In the case of the Griffin School, growth is good and necessary to allow more students in Austin to take advantage of this unique and wonderful campus. Unique and wonderful- two words that describe Austin itself and something we don't want to lose as our city grows. The school meets the needs for a small, diverse group of students and keeping the school small is part of the attraction. The school is planning to add only thirty-five more students, which does not mean an additional thirty-five more cars parking at the school. So many of the students and teachers walk, bike ride, bus/metro, carpool or are dropped off at the school. I have never had a problem with traffic during the drop off or pick up hours. An additional expansion should not have a large impact on the neighborhood but rather increase its value.

In turn the Griffin School will continue to be an integral part of the community itself. Griffin students volunteer at the local elementary, take on art projects in the neighborhood, and work at the school gardens, which are open to neighborhood residents. The school itself provides a local gathering place for neighborhood associations to meet. The Griffin school continues to model for its students how to live in community and work together by proactively implementing solutions such as: leasing parking from a nearby Church for the two annual events held at the school, hosting car sharing space on weekends and by making available its own parking spaces evenings and weekends for neighborhood resident use.

Our family has decided to make this our home for high school and we look forward to the growth of the school that will round out the learning for all students and allow a few more families here in Austin to benefit as we have from this unique and wonderful place. **Please allow the Griffin School to continue with its building plans.**

Sincerely,

E. H. Klingler

Elizabeth Klingler

3/15

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Larry Browning (Browning-Hoch Trust)
Your Name (please print)

☐ **I am in favor**
☒ **I object**

611 E. 50th St. Austin, TX. 78751
Your address(es) affected by this application

Larry Browning
Signature

June 5 2015
Date

Daytime Telephone:_____

Comments: No sidewalks - will add to dangerous congestion, traffic hazards, potential vehicle and pedestrian accidents. Definite safety issue now - will only increase safety issue by adding 27 students plus teachers to corer them. Streets too narrow at 27' for increased commercial traffic in residential neighborhood.

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

3/5

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

CHARLES HOWMAN

Your Name (please print)

☒ **I am in favor** (+)
☐ **I object**

5010 MARTIN AVE, AUSTIN 78751

Your address(es) affected by this application

Signature — *Date* 6/5/15

Daytime Telephone: 512 962 8317

Comments: (+) WITH CONDITIONS...
... (+) ~~SEE~~ ATTACHED -
- SENT VIA EMAIL -

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

3/58

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Ryan P. Charbeneau
Your Name (please print)

☒ **I am in favor**
☐ **I object**

5013 Ave H 78751
Your address(es) affected by this application

RP Charbeneau — 6/5/15
Signature — *Date*

Daytime Telephone:_____

Comments:_____

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

Kathleen Winslow Morgan

603 N. CUERNAVACA UNIT 1004

AUSTIN, TEXAS 78733

L3
159

[redacted]

June 4, 2015

Leane Heldenfelds, Planning and Development Review
& Austin Board of Adjustment Members

Re: C15-2015-0068 501 Evans Ave & 5000 Martin Ave.
Board of Adjustment, June 8, 2015

Dear Members of the Board of Adjustment:

I understand that you will hear and decide a request for a variance regarding 501 Evans Ave & 5000 Martin Ave. which is The Griffin School. Please be advised that I am "IN FAVOR" of The Griffin School's application for a variance from the Board. My daughter is one of 93 students currently attending The Griffin School. I highly support their goal of growing to a student population of 125, and this variance will enable them to sustain that growth and promote progress that will benefit the students, the surrounding community and Austin as a whole. My daughter currently walks with a group of Griffin students through the neighborhood to Ridgetop Elementary to serve as mentors for these deserving children who need extra support. This is just one of the ways this school serves the immediate community.

I understand that neighbors have complained about cars parking on the street and have attributed this increased traffic to the school. However, my daughter and the other upper class students who drive, park each day at the Ridgetop Baptist Church parking lot as The Griffin School leases parking space for the students. I volunteer frequently at the school and have never had a problem finding a parking spot in front of the school; as well as have never had to park on the street. I have however, observed other individuals park in front of homes on the street and walk around the corner to the retail shops on Duval.

Please consider the positive impact the approval of this variance will provide, and please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

Kathleen Winslow Morgan

7.

L3
160

June 4, 2015

Re: Case Number: C15-2015-0068, 5001 Evans Avenue and 5000 Martin Ave.

Public Hearing: Board of Adjustment, June 8, 2015

City of Austin-Development Services Department 1st Floor
Leane Heldenfels
P.O. Box 1088
Austin, TX 78767-1088

Dear Ms. Heldenfels,

I object to the variance requested for the Case number/address shown above. Any increase in the number of students, faculty & staff for the school will also increase the traffic and parking in the neighborhood. We are greatly overburdened now with the increased number of cars that are parked in the neighborhood and have difficulty with having adequate parking for the residences and their guests. Doubling the number of students at the Griffin School and resulting increased staff will put insurmountable pressure for parking on the neighborhood where excess parking does not exist today.

I urge you to please not approve the variance requested.

Please feel free to contact me if you have any questions.

Thank you,

Nina Lockhart

Nina Lockhart
Owner of the subject address affected by this application:
5004 Evans Avenue
Austin, TX 78751
Daytime Phone number: 512-327-1842

L3
161

June 4, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am "IN FAVOR" of the application for variance.

My son has just completed his freshman year here at The Griffin School and I cannot think of another school that encompasses the spirit of Austin, not to mention the neighborhood of Hyde Park. Griffin students learn and live communitarian values: We emphasize social responsibility, and engage all students in school governance, whole school activities, and service both to the school community and to the larger community of Austin. Being an inclusive and engaging community does not just happen because of our size – we work really hard at it!

Therefore I feel it is very important to increase the size of this school to 125 students. This permit allows us to expand our facility to incorporate our population growth. Growing to 125 students is the scale that enables us to be sustainable as a school community and as a business. Growing to that level gets us to what we believe will feel like a robust school community for our students with the kind of diversity and scale that allows for a healthy social world for teenagers. It allows us to adequately fill out the programs we have in fine art, athletics, and Advanced Placement courses. It protects us from fluctuations in enrollment and from unforeseen crises that can affect any organization. Sustainability is what we are seeking with this growth. Recognizing that 125 students is still a very small high school on anyone's standards would help put this in context. You can also note that we have 93 students now, so we are only talking about adding a maximum of 32 more.

There is a perception that we have created a parking and traffic situation in the neighborhood already. During the week I am always able to park in a school parking spot as I drop-off and pick-up my son from school. My observations are that we always have parking spaces available on-site for our staff and students who drive. Drop-off and pick-up traffic is spread across time in the morning and afternoon and never backs up into the roadway or even onto curb-parking in front of our neighbor's homes. I feel the coffee shop and yoga studio on the corner of Duvall and 51s street create more of an issue. During specials events at the school we are advised to park in the Ridgetop Baptist Church parking lot.

L3
T62

For future growth, the school is planning a number of ways to avoid traffic problems as we grow in the coming years. These include requiring our students who drive to park offsite at the Ridge-top Baptist Church parking lot (note that we meet parking code without those spaces - we are leasing them to be proactive and to go above and beyond what is required). This will leave many on-site spaces open for drop-off and pick-up vehicles. We are creating a plan for one-way traffic flow for Griffin families around the school property (one-way south on Martin Ave, and one-way north on Evans Ave) - we hope this will keep drop-off and pick-up traffic flowing and even more orderly.

Please vote "IN FAVOR" of the application for variance.

Sincerely,

Sandra Schmitt

3/3 19

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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. All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Nina Lockhart
Your Name (please print)

☐ **I am in favor**
☒ **I object**

5004 Evans Ave., Austin TX 78751
Your address(es) affected by this application

Nina Lockhart — 6/4/2015
Signature — *Date*

Daytime Telephone: 512-327-1842

Comments: I object to the variance request. Please see attached objection letter.

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

L3
164

Richard Finley
4529 Avenue G
Austin, Texas 78751

June 3, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Re: Board of Adjustment, 6/8/2015; case #C15-2015-0068; 5001 Evans Av, 5000 Martin Av

Dear Ms. Heldenfels and Board of Adjustment Members,

I write in support of Griffin School being allowed to increase its maximum number of students to 125, and of the school's application for a variance from code requiring that a secondary school be situated on a street at least 40 feet wide.

I frequently walk, ride, or drive by the school, including at drop-off and pick-up times, and have never observed a traffic problem around the school. Nor have I noticed any increase in street parking on the surrounding streets since Griffin School moved to the area from its previous Hyde Park home.

What I have noticed is a tremendous effort on the part of Griffin folks to address, from the time they first moved to their current facility, concerns any of their neighbors had about living near a school. They rent nearby parking, encouraging carpooling, think through traffic flows, etc. They really are a good neighbor.

I fear that a decision against Griffin's application would eventually lead to Hyde Park losing this school which does so much for Hyde Park in the way of volunteerism, meeting host, summer camp programs, adult education, promoting the arts, etc. And so I encourage you to vote in favor of the school's application, thereby assuring that it continues to serve as Hyde Park's vibrant art and civic core for decades to come.

Regards,

Richard Finley

Richard Finley

L3
165

June 3·2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am resident and homeowner in Hyde Park and I am writing to you in support of the Griffin School's application to grown their enrollment to a maximum of 125 students.

The Griffin School is an amazing part of our Hyde Park neighborhood and embodies everything that being a good neighbor in modern urban society entails. I support and encourage their growth.

As a residential real estate broker, I have often driven past their location during school times while showing properties for sale in the area. I have never noticed a current parking or traffic problem in the neighborhood and actually, I quite often point out the Griffin School, our local private high school dedicated to the arts, as a positive attribute of the Hyde Park neighborhood.

Furthermore, I have total confidence that the owners of the school and the governing board will be proactive and constructive in addressing future traffic and parking needs as they grow. These are individuals committed to fostering a sense of community and enriching the Hyde Park neighborhood.

Kind regards,

Tammy Young

Tammy Young
Neighbor, 44th & Avenue H

L3
166

June 3, 2015

Leane Heldenfels
PO Box 1088
Austin, TX 78767-1088

Reference:
Case Number C15-2015-0068
5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Dear Ms. Heldenfels and Board of Adjustment Members,

I am IN FAVOR of this case. I support the growth of the Griffin School to 125 students. Parking and traffic issues are not current problems and hypothetical future problems should not prevent additional students benefiting benefit from an education at the Griffin School. It is a comfort to know that the school has a plan to prevent these hypotheticals from ever becoming real concerns.

Sincerely,

Jessica Charbeneau

Jessica Charbeneau

L3
167

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Jill Nokes

First Name Last Name

4200 Ave. F Austin, Tx 78751

Street Address

Jill Nokes 6·2·15

Signature Date

AUS-6105635-1 524247/1

Cynthia A. Ayala
Ridgetop Elementary Teacher
5005 Caswell Ave
Austin, Texas 78751
June 1, 2015

L3
168

Hyde Park Neighborhood Association Meeting
Austin, Texas 78765

Dear HPNA,

I am writing to express my full support for the pending decision on the new variance application for Griffin School located in this lovely and unique neighborhood.

I understand that some in our community have voiced concern while many more have voiced support for the school, its students, and its continued growth.

I have been a teacher at Ridgetop Elementary for nine years. Through the years our community has changed, Griffin School being our neighbor has been on the most positive transformations. I have enjoyed seeing the diversity of talents and strengths that Griffin has shared with our Ridgetop students. Director Adam Wilson has been a great facilitator in student responsibility to community, citizenship. Because of his strong belief in bettering oneself by bettering the community, his students have tutored and mentored numerous Ridgetop Rattlers. Additionally, they have helped with teaching marital arts classes, painting educational murals, and helping with our gardening initiative. Our Ridgetop Rattlers have benefited greatly from our new neighbors. We look forward to a continued relationship.

As a parent, I am happy to see the camps that are offered to a variety of ages. My daughter, who is an Ann Richards Star, was extremely excited to see what Griffin's summer camps had to offer. She decided to sign-up for the Radio Camp where she'll actually have the opportunity to see how a live show works at KUT and KOOP. How cool is that?! I believe that Griffin School is symbolic of what Hyde Park is known for, a community of socially aware and uniquely creative Austinites.

I urge you to move forward with the approval of Griffin's variance application so that may continue to grow and give to this amazing community.

Sincerely,

Cynthia A. Ayala
Bilingual Special Education Teacher
Ridgetop Elementary

L3
169

4705 Avenue H
Austin, Texas 78751
(512) 453-0947
June 1, 2015

Dear Board,

I am writing in support of the Griffin School's request for a variance to increase enrollment at their current location in the Ridgetop neighborhood. I live nearby in the Hyde Park neighborhood and my children go to Ridgetop Elementary School. We have been thrilled to have the Griffin School nearby and would like to support their success as a school that has led to their opportunity to grow.

As an actively involved parent at Ridgetop Elementary, I speak for many when I say that we have seen firsthand the many benefits of having a nearby school of older students. Griffin High School students fill the roles of much needed mentors for our children. They also serve as counselors and role models for after school capoeira classes. From the first year Griffin came to this location, they reached out to us about MLK Day when their students do community service around the city. For years now, they have sent a group of students to help with our garden projects, library projects, and art murals. I cannot tell you how much a small school like ours appreciates having them as neighbors.

I have also seen the Griffin School's contributions to the community as a resident of the local neighborhood. I have participated in their mosaic workshops as they opened their school to include as many neighbors as possible to create the Shipe Park mural. The school and its director Adam Wilson also have a strong presence at every It's My Park Day when they provide volunteers, materials, and live music from their students. The school's presence in the area has added much to our neighborhood community.

I understand that parking is one of the main issues that may affect the variance. As it is now, I never notice problems with parking or traffic. I pass the school every day on the way to drop off and pick up my children at Ridgetop Elementary and if anything, I see more pedestrians and bikes at Griffin than vehicles. (Our school is another story, so I know what it is to see school congestion!) In fact, the Griffin School allows patrons of Flightpath, a nearby coffeeshop, to park in their lot after school hours, helping to alleviate the local business's parking issues. Furthermore, it seems the Griffin School has a plan to use the nearby parking lot at Ridgetop Baptist Church to accommodate the extra cars that would come with increased enrollment.

Considering the positive impact of the Griffin School on the neighboring school, park, and neighborhood community, I ask that you approve their request for a variance. I am happy of the success that is allowing them to grow within their means and space. They have the support of many neighbors and hope the City will support them as well.

Thank you,

Annette Lucksinger

Annette Lucksinger

Ridgetop Elementary School CAC member
and Hyde Park neighbor to the Griffin School

C15-2015-0068

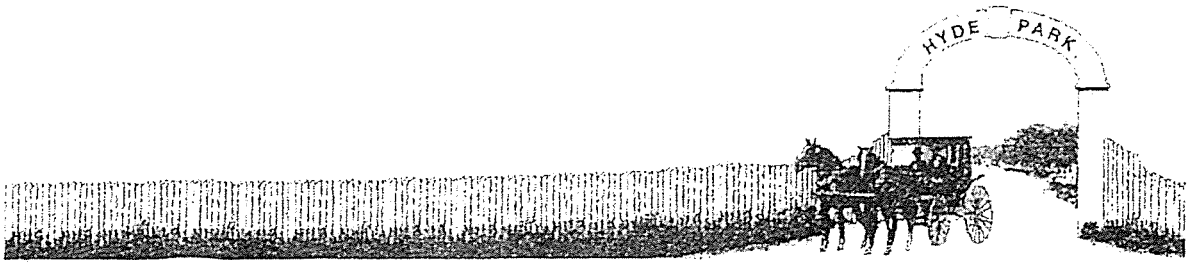
L3/170

Hyde Park Neighborhood Association

P.O. Box 49427 • Austin, TX 78765 • www.austinhydepark.org

The Hyde Park Neighborhood Association passed the following resolution with regard to Griffin School on June 1, 2015:

The Hyde Park Neighborhood Association is in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school and increase its enrollment to a maximum of 125 students.



L3
171

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Lynn Osgood

First Name Last Name

4015 Avenue D Austin, TX 78751

Street Address

Signature 5/31/15

Date

AUS-6105635-1 524247/1

3rd

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 application. 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 will be sent.

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: **http://www.austintexas.gov/devservices.**

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 All comments received will become part of the public record of the case.

Case Number: C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, June 8th, 2015

Ann G Munroe
Your Name (please print)

☐ I am in favor
☒ I object

5008 Evans Ave, Austin, TX 78751
Your address(es) affected by this application

Ann G Munroe — *Signature* — 5/30/2015 *Date*

Daytime Telephone: 209-606-2347

Comments: * Public Safety with the increase of cars/and limited parking spaces at school. Street in neighborhood is very narrow, residential, not zoned for high school.
* Emergency vehicles will have limited access with traffic and additional street parking
* Integrity of the neighborhood at risk,

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned by noon the day of the hearing to:
City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

C15-2015-0068

Heldenfels, Leane

L3
173

From: Stefanie Rubenfield <[redacted]>
Sent: Tuesday, May 26, 2015 5:02 PM
To: Heldenfels, Leane
Subject: Re: Case # C15-2015-0068, 5001 Evans Ave and 5000 MArtin Ave

Leane, seemed easier to email my concerns rather than hand write them in the form. let me know if you need any other info from me. I do plan on attending the meeting 6/8 in person as well.

I have significant concerns over the request from the Griffin School:

- Already issues with traffic and parking on 50th st, concerned increase in students and teachers will further increase the existing issue and lead to accidents (both pedestrian and car). Also concerned about the night and weekend classes being planned at this time.
- The new building being proposed is well outside of the look and feel of the neighborhood and would detract from the old neighborhood feel. It would be the only 2 story street facing structure on the entire block, and the exterior is more aligned with a business park, than with a neighborhood.
- The school has already well surpassed their approved 68 student limit with a current enrolment of 91, what is to keep them from continuing this trend and surpassing their planned 125 students once they have additional space with the new building.

Thanks,

Stefanie Rubenfield
5005 Martin Ave
Austin TX 78751
404-210-4548

On May 11, 2015, at 4:52 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Yes, it has been postponed until 6/8.
You can use current letter and we'll include it in the 6/8 packet.
Sorry for the delay in it getting to you.
Also, best might be to plan and speak at the 6/8 hearing, we'll start at 5:30 at City Hall and this will now be a postponed case, which are heard before new cases, so maybe will be heard (postponements) starting around 6:30. If it's at all possible, best way to make sure they understand your concerns - but if not possible, a letter/email by noon 6/8 will get to them, just sometimes can get muted if others are in support, NA is in support -
Take care,
Leane Heldenfels
Board of Adjustment Liaison
City of Austin

-----Original Message-----
From: Stefanie Rubenfield [mailto:stefanie.rubenfield@gmail.com]
Sent: Monday, May 11, 2015 4:40 PM
To: Heldenfels, Leane
Subject: Case # C15-2015-0068, 5001 Evans Ave and 5000 MArtin Ave

L3
174

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school. I want Griffin School to be successfull.

Robert Truax
First Name

Last Name

700 E. 50th ATx 78751
Street Address

Signature Robert H. Truax III

Date 05/20/2015.

AUS-6105635-1 524247/1

L3
T75

May 11, 2015
Emily Dollarhide
602 Fairfield Lane
Austin, TX 78751

Re: Griffin School – New Building

To Whom it May Concern,

I have lived in Hyde Park since 1988, and like many other residents, I have seen the neighborhood grow and change over the years. Twenty-seven years is a long time to live in one neighborhood, and in that time I have moved around the various avenues. Eventually I put down roots when I purchased a home at 602 Fairfield Lane, which is two blocks from Griffin School. I feel that over the years I have learned what it means to be a good neighbor. A good neighbor cares for their property. A good neighbor participates in events within the community like meetings, homes tours, and "It's My Park" days. A good neighbor respects and listens to the concerns of those around them.

Since I started working at Griffin School last year, I have seen that the school contributes to the community in a positive way. Our school building at 5001 Evans Avenue is a place where we garden, celebrate learning, and appreciate our surroundings. From my perspective, we are good neighbors. Our students, even those who live outside of 78751, clean our grounds, care for our building, volunteer at local organizations, and provide diversity and value in Hyde Park.

I would like to note that we have our own designated parking lots so that we do not interfere with the flow of traffic in the neighborhood. I have never had an issue finding a spot in our lot, and for any events that we have, we recommend parents and students park in the parking lot that we rent on 51st Street.

Thank you,

Emily Dollarhide
512-971-5743

L3
176

May 11, 2015

Karen and Chris Robertson
5110 A Caswell Ave
Austin, TX 78751

Re: Griffin School – New Building

To Whom it May Concern,

It has come to our attention that there is a discussion about the proposed building works at Griffin School in Hyde Park.

We live very close to the school so we wanted to express our support for the work and the school.

We moved to the area so that our son could attend the school. Part of the appeal of the Hyde Park area was the school's involvement with and participation in the community. Before our son ever started, we went to the launching of the mural that was created over a three-year period in Shipe Park. We've attended local gardening projects and volunteer events in the area, representing the school as well.

One of the key values of the school is to be a good neighbor and whenever we have a school event, we are reminded where to park and to be considerate of residents.

We walk to school with our son and occasionally drop him off. Drop off and pick up congestion has never been a problem that we've observed at the school.

Please decide in favor of Griffin School's request.

Thank you,

Karen and Chris Robertson
512-578-5936 (Karen)

13/17

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Margaret
First Name

Walsh
Last Name

5013 Martin Ave
Street Address

Signature

5/10/15
Date

AUS-6105635-1 524247/1

L3
178

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

RAMZI
First Name

CHITOUR
Last Name

5009 MARTIN AVENUE AUSTIN TX 78751
Street Address

Signature

10 May 2015
Date

23/179

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

John
First Name

Lyon
Last Name

5013 Martin Ave, Austin TX 78751
Street Address

Signature

5/9/15
Date

AUS-6105635-1 524247/1

L3
180

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Tom
First Name

Hadfield
Last Name

5012 Evans Ave
Street Address

Signature

5/8/15
Date

L3
181

Griffin School Board of Adjustment Application
Support of Variance

I am familiar with the Griffin School, and I believe it is an asset to the community. I am in favor of the Griffin School's application for a variance from the minimum street paved width requirements of Section 25-2-832(1) of the Austin City Code in order to add new classroom facilities to the school.

Jesse
First Name

Hill
Last Name

5011 Evans Ave Apt A.
Street Address

Signature

5/8/15
Date

AUS-6105635-1 524247/1

C3
182

Kevin Heyburn
3811 Avenue H
Austin, Texas 78751
(512) 420-0103
kmheyburn@gmail.com

May 7, 2015

To the Honorable Members
Board of Adjustment
City of Austin

Dear Members:

I support the Griffin School's development plans that are currently on your May 11th agenda.

The Griffin School has been an excellent neighbor, and their plans to improve their campus will only enhance Hyde Park. The school's administration has diligently worked with parties interested in the school's plans, and I am satisfied that all neighbors' concerns have been addressed.

Please support the Griffin School's efforts to improve its campus.

Sincerely,

Kevin Heyburn

L3
183

Board of Adjustment
City of Austin
Austin City Hall
301 W. 2nd Street
Austin, TX 78701

May 6, 2015

To the Board of Adjustment Members:

I hope this finds you well! As homeowners in the immediate neighborhood (4803 Evans Ave 78751) of the Griffin School, we'd like to weigh in on the proposed adjustments that enable the Griffin School to expand into an additional building.

We 100% support the expansion of the school. The administrators, staff, and students have been excellent neighbors in our community, and we believe that fostering the school community truly enhances our neighborhood. We were pleasantly surprised to find that there is almost no traffic/congestion related to school drop-off/pick-up. Both students and parents are respectful of the school's neighbors, strictly following guidelines to only park (and drop-off/pick-up) in designated school parking spaces.

The school is very well maintained, and it fits in well with the homes in the surrounding neighborhood. Additionally, the school performs a number of community service projects, directly and positively impacting its neighbors.

We have gained insight into the Griffin community via our son, a sophomore student at Griffin. Through him and his classmates, we continue to see the overall attitude of the school demonstrated – respect for each other and their neighbors.

Overall, we support both the school and its mission, as well as its opportunity for growth within our neighborhood. Please feel free to contact us with any questions.

Best regards,

Nicole & P.J. Tanzillo

4803 Evans Ave
Austin, 7X 78751
~~nicoletanzillo@gmail.com~~
~~pjtanzillo@gmail.com~~

NoDATE

L3
184

Leane Heldenfelds and Austin Board of Adjustment Members
Case Number C15-2015-0068, 5001 Evans Ave & 5000 Martin Ave
Board of Adjustment, June 8th, 2015

Ms. Heldenfelds and Board Members,

I am writing to you in favor of the application in the above case for The Griffin School. My son has attended the Griffin School in the current location for the last four years. We are so fortunate he was able to have this amazing educational experience in our neighborhood. We live within walking distance of the school. The growth to 125 students would take them to the ideal size for classes and social opportunities.

As a parent and living in the neighborhood, I have never had a problem picking up or dropping off there is always a place to safely park. Adam is always very conscientious and asks families to park in appropriate places for school and events.

I have known Adam and Caroline Wilson for many years and they have always made the effort to be involved in the community and encourage the students to do the same. There could not be a better neighbor.

Respectfully,
Sara Protzmann

NO DATE

L3
185

To: City of Austin Planning and Development Review Department 1st Floor
Leane Heldenfels
leane.heldenfels@austintexas.gov
512-974-2202

From: Elizabeth Meador
5003 Martin Ave
Austin TX 78751
512-698-7772

RE: **Case number C15-2015-0068**, 5001 Evans Ave & 5000 Martin Ave
Public hearing Board of Adjustment June 8, 2015

I object to the Griffin School request to increase enrollment for their school to 125 students (plus staff).

They have a variance to operate a school on our neighborhood streets that are 27' wide for up to 68 students based on the number of parking spaces existing on their Evans site per the 2010 BOA decision. This cap was put in place to keep our streets safe while allowing a busy school to exist in the religious assembly zoned building. They have stealthily grown to an enrollment of 93 students for the current school year without adding parking onsite, and now they cannot fit any more students in their current building. They plan to construct a 5,188 sq ft institutional building on the SF3 zoned Martin side (with no religious or commercial overlay) and use parking exemptions to not add any additional parking. They resisted returning to the BOA for a new variance and tried to get their plans for expansion approved by claiming they could have 68 students per site.

I object to the Board approving this variance. I request that you require the school to add some additional parking along the Martin alley side as suggested by the school in 2010 based on their already increased enrollment and staff. I do not want to see them tear down their existing Martin side buildings (a small house and a metal/wood shop) nor do I want to lose more green space for parking, but I want them to provide parking for their buildings so that they and future tenants of this space provide for their own. Our streets are already busy from the increase in school enrollment as well as neighborhood density. They are too narrow for two cars to pass each other when other cars are parked on the street. This is the reason for the 40' street width requirement for a secondary school, and we need the protection from the school's dramatic increase to protect our children, bicyclists, pedestrians and cars.

Elizabeth Meador

L3
186

Case Number: C15-2015-0068 5001 Evans Ave. and 5000 Martin Ave.

I object to Griffin School's variance request for the following reasons:

1. **Issue about growth #1: Increased traffic hazards and decreased safety of drivers and pedestrians.** Because the street is 27' wide, if two cars are parked on either side of 50th St. (or martin or Evans), there is room for only one one car to pass through the street. 50th Street in particular is a popular street for people walking their dogs, running, strolling, and even pushing baby carriages. There are no sidewalks, so people have no choice but to walk in the street. I have observed that cars must move quickly to the side to allow another car to pass, and any unfortunate pedestrians must get out of the way. Since Griffin School came in, this hazard has become worse. With the addition of yet another thirty-two students and five teachers using these streets, this danger will increase rather than diminish. These roads were meant for residential, not commercial use.

2. **Issue about growth #2: Limits**
Griffin School received approval for not more than 68 students during the August 2010 Board of Adjustment meeting. Having grown significantly over that allowance to 93 students, I am concerned that if this variance is approved, the proposed new building will be built, and the school will want to continue to grow to fill that new space. Already, their website says they will use the new building for after school and adult classes, adding an addition load to traffic on 50th St, Martin, and Evans, all 27' wide streets.

3. **Issue about growth #3: Proposed New Building**
If Griffin School receives approval for this variance and and grows to 125 students, they will need a new building for classes. The proposed new building will be a detriment to the neighborhood as it belongs in a business park or commercial area, not a residential neighborhood. Potential negative effects on the neighborhood from such a building might include:

a. property values decrease as people do not want to live near a 2 story institutional style building that dominates the feel of the neighborhood
b. neighbors leave the neighborhood and more homes are converted into rent houses, dismantling the network of those invested in the neighborhood
c. people build big fences along the front of their yards to block out the view of the building,

No DATE

L3
187

Deborah Shelton, MD
4615 Spicewood Springs Road
Austin, TX 78759
512-241-1420

Board of Adjustment, June 8th, 2015
Case # C15-2015-0068
5001 Evans Ave & 5000 Martin Ave

Dear Leane Heldenfields and Austin Board of Adjustment members,

This letter is **In Favor** of the application for a variance from the board. As a parent of a rising 11th grader who has attended programming at Griffin for over 4 years, I have the necessary experience to comment on the board decision.

My daughter has Dyslexia, Dysgraphia and ADHD. There are very few schools, or arguably any other local schools, that can provide my daughter with a small class size, rigorous college-prep education, and accommodate her special needs. Despite our daughter's learning differences, she has been able to **thrive** in this **rigorous academic environment** because the educational demand is balanced with **dedicated and passionate teachers** and administrators who make the work exciting and interesting.

In addition, the **school is a tremendous asset to the Austin community,** encouraging student leadership and responsibility, such as weekly volunteer work at the nearby elementary school, as well as participation in local arts in the East Austin Studio Tours, and inviting the community to participate in making a mosaic mural and other improvements for Shipe Park.

63
188

A small increase in **growth to 125 students is reasonable for sustaining appropriate and necessary high school programming** for a well-rounded education in academics, fine arts, and athletics, as well as the opportunity to take advanced placement courses. Several private high schools in town already fulfill certain sectors of our population, for example the upper social classes, or children having difficulty making it in regular high schools for a variety of reasons, but the Griffin School is unique in the Austin community, providing a pretty even blend of students from a variety of backgrounds, all coming together in a melting pot of love for academic curiosity, and **reflecting Austin as a smart, artsy and vibrant place to learn.**

Regarding parking, I drop off my child and pick her up from school on a daily basis. I have never had a problem finding a parking spot in the designated parking. In fact there are usually several parking spots unfilled. On event days, parents park at the church parking lot and walk over. It is **my impression that neighborhood parking in front of people's homes must be due to overflow at local businesses on the next street.** Adam Wilson, school director, makes a written and verbal announcement at every event, reminding parents to please be considerate of the neighbors by not parking in front of their homes. And the parents are glad to do so. We want the neighbors to be happy and participate in what we bring to the community.

Sincerely,

Deborah Shelton, MD

NO DATE

C15-2015-0068

L3
189

My name is Dwayne Barnes. My family owns and resides at 5003 Martin Ave, a property directly across from the Martin Site of the Griffin school. The following is a timeline of my oversight, research, and involvement with proposed operations and expansion of the Griffin School since August, 2010, both in support and opposition.

June 2010 (exact date unknown)

Trinity United Methodist Church and The Griffin School hosted a "come see the proposed future site of the Griffin School" open house. At this time, enrollment of the school was 53 students. I was leaving to run errands and was shocked to see 50th St. and Martin was lined with cars from stop sign to stop sign. I got in my car, backed out very carefully to avoid backing into any cars, and proceeded north towards 51st St. However, cars were heading towards me and there was not room for me to pass them. So I stopped and put my car into reverse to return to my driveway and let the oncoming cars pass, but another car was now behind me and I couldn't reverse. I quickly judged that I could make it to my neighbor's drive and the car behind me could block my drive to let the oncoming traffic through. I was alarmed to say the least.

June 30, 2010

A special meeting of the Hyde Park Neighborhood Association (HPNA) is called to support the Griffin School's purchase and use of the property owned by Trinity United Methodist Church. Neither my wife nor I, nor any of our neighbors heard anything about this meeting. According to the HPNA, no records of the meeting exist, other than the letter of support up to 125 students which was written for submission to the Board.

* Adam Wilson is the Griffin School's owner. According to him (both verbally and in email) his presentation at the special meeting included the school's long-term plan, which is to grow to 120 students. In conversations, Adam has assured me that a student body of 120 has always been the goal. He said it was the number from conception; when it was just on paper, and the founders were envisioning what they wanted to create, 120 was the number. He explained they want to have 3 sections of 10 students per level, across 4 levels.

This is an excerpt from documents generated after a meeting with Adam and his planning team:

Minutes
5:40 PM Project & Attendees Introduction:
Adam Wilson: Gave a general welcome on behalf of the school. He provided brief background of the project: The school has loved being in this location and being part of the neighborhood community. When Griffin School purchased the property from Trinity Methodist Church, the intent as communicated to the Hyde Park neighborhood community

was for the school to grow into the property and develop more classroom space to enable the enrollment to grow to approximately 120 students...

L3/190

(See PDF "GriffinNeighborhoodMeeting2014-09-04-Minutes_always-120-students")

July, 2010

My wife and I received notice that the Board of Adjustments would be considering a variance from the 40' width requirement to allow the school to operate in our neighborhood. Having experienced the dangerous traffic the school had generated, we began looking into the school. We discussed our concerns about the proposed variance, and the impact the requested enrollment of 125 would have on our quality of life, and decided we should attend the hearing.

July 12, 2010

At the Board of Adjustments hearing, the school's owner, Adam Wilson, was asked what his current enrollment was. He replied 53. The speaker said but you want to grow to 125. Adam replied that he does want to grow beyond their current 53 students, but not to that level. He said he can't see growing beyond 100 students at the most. He added that the number of 125 maximum came from the Hyde Park Neighborhood Association (HPNA) and was not the school's number.

(http://austintx.swagit.com/play/10052011-1144 Click on items G10 and G11)

August 9, 2010

My wife and I attended the Board of Adjustments hearing to speak both in opposition and support of the School's purchase and use of the property.

I explained the dangerous traffic situation I had experienced, and said that 125 students is simply too many to safely manage coming to and from our neighborhood. I added that my wife and I liked what we'd heard about the school, and while we'd prefer the church stay, we can't expect that. We said that under the circumstances, we think the school is the best new neighbor we can hope for, if it can be worked out. Just not at the level they're requesting. 125 students is just too many.

The Board stated that safety issues created by over-density in a neighborhood with less than 40' width is a genuine concern, not an arbitrary restriction. The Board placed the limit of a maximum enrollment of 68 students and 13 staff to address this safety concern, and asked if the school was agreeable to that limit. Adam testified that they were fine with that limitation. He added that they would like to grow beyond that at some point in the future, but that he knew he would have to add parking, and return to the Board to get permission before expanding beyond that number. He then reminded the Board that

the number of 125 was the HPNA's number, not the Griffin School's number. He said he imagined they came up with that number out of concerns that the school may someday leave, and another come in its place, and added that he wants to keep it a small school. At the 2010 meeting he stated

(http://austintx.swagit.com/play/10052011-1142 click on Items C6 & C7)

2010 – not certain of date

The Griffin School was issued a Conditional Use Permit allowing a maximum enrollment of 53 students.

2011 (Date not recorded)

The Griffin School started demolition of the carport which existed behind the parish home at 5000 Martin Ave in order to clear way for construction of a new 954sf building. I contacted Adam and inquired about the scope of the construction and his plans for the property; specifically the open lot across from our house. My concern at the time was that he planned pave over the lot in order to add parking and expand to 125 as he had requested on his 2010 variance application.

Adam assured me that was not the case. He said they do plan a new building in the next few years, but that it was to be built on the Evans Ave site. No expansion of enrollment was disclosed. He said that they are going to keep the Martin land green for outdoor classes and recreation. He said they also planned to see if neighbors would be interested in the land being used as community gardens, chicken coops, etc.

It seemed to be the best alternative to the site remaining a church we could have ever hoped for.

2012

February 7: Neighbors were invited to a meeting to discuss the idea of Griffin Community Gardens. Ideas were shared, interest was expressed, and the gardens were approved.

February 28: 8 plots were completed with more to be built. Sign-up for plots was opened in lottery fashion.

March 13: My family secured a plot.

2013

Other than a few special events which brought traffic and congestion to dangerous levels, things seemed to be going very well. I think we saw an increase in street parking and congestion towards the end of year, but not typically to the point of being unsafe. My family and our neighbors enjoy the

gardens, which are by this time were well established and poised for expansion. Our 2-year-old daughter loves walking across the street with us to pick tomatoes and flowers from our plot.

2014

Things started falling apart.

Regular street parking and traffic increased due to the school having expanded enrollment well beyond the limits placed by the Board and CUP. To lessen vehicle impact the school leased 22 parking spaces at 51st and Eilers Ave from Ridgetop Baptist Church. The school is running out of room to continue increasing enrollment.

Instead of returning to the BOA for authorization to expand, the school simply submitted a site plan to build additional classrooms. My wife and I are shocked at the size, scope, location, and design of the proposed construction. At the time I didn't know the griffin school had already far exceeded its enrollment cap; I only know the school *intended* to do so without returning to the BOA.

I began making inquiries with Adam and was told, "the plan is within code, we have the numbers, so it's what we're doing." I turned to the city. I didn't understand how they were being allowed to expand enrollment to 120 students with a simple administrative site plan when the Board had clearly limited them to 68 (I hadn't learned yet of the CUP limit of 53). I spent countless stressful hours over the rest of the year corresponding with the city and the school, searching for documents downtown and online, and familiarizing myself with the language of zoning and code.

Every 6 weeks or so for the remainder of the year (and into 2015) the project became stuck in a cycle where the school would submit a new re-interpretation of the Board's limitations, then I would find additional documentation showing the proposed growth is not allowable. The cycle almost ended in January, 2015 with the site being approved for 106 students. The school argued that the limit in the CUP of 53 students was *Per Site*, for a total enrollment of 106. Officially then, they would build the new building with the limit of 106 students, then would return to the BOA at a future date to request a variance for an additional 14 students.

January 2015, day uncertain.

I met with Adam having been assured in December by Bryan Golden that the school would have to return to the Board due to lack of clarity of the Board's intention in 2010. When Adam began talking about proceeding towards expansion, I mentioned that my understanding was the school had to return to the BOA. Adam's response was that was not true. He said they were working out the details of one last item regarding parking requirements. He said he does not need to add any parking spaces because he is approved for every parking reduction available. All that was left was to legally assign about half of the parking on the Evans site to the Martin Site.

Following this meeting I had another lengthy conversation with Bryan Golden, who said they were going to take the case to the assistant director for a final decision regarding what the Board intended to allow. I again said the Board's intention was quite clear, and offered to email a partial transcript I'd made of the July 2010 hearing, along with the URL to view the hearing online. He said he would appreciate that.

February 2, 2015

I emailed the partial transcript and the link to Bryan. I said that even if they only listen to the first few minutes, I believe it will be clear to them that the Board did not intend their decision to be applied to each site, but rather to the school's use of the sites combined.

February 3, 2015

Bryan emailed back to thank me for sending the information and tell share what criteria they would be reviewing.

February 13, 2015

Bryan emailed to let me know that it has finally been determined that the site plan will be rejected and the school instructed to return to the Board for approval to enroll more than 68 students.

June 15, 2015

After a meeting with the neighbors, Adam emailed this inquiry:

"The last thing I will say about our enrollment is to just ask why it is a point of contention in-and-of-itself? If we can address the concerns of parking, traffic, building design, too many kids bouncing too many basketballs down the road, and whatever else is of concern, why is our enrollment a problem? If we can address your concerns as the school grows, then I would simply ask that you please support the school to grow to the level at which we can be successful in the long term."

My response is that 68 was a point of contention in-and-of-itself, but an acceptable one.

By spring of this year, the enrollment was up to 93 students (possibly more are enrolled for the fall). That's 25% more than the Board allowed, and nearly double what the CUP allowed. The school owns just 35 parking spaces, mostly on the Evans site, but leases 22 more. They already have bike racks and shared car parking onsite. They consistently have faculty parking on the street on 50th at Martin, and there is an ongoing presence of several cars parked for picking up kids from 3:40 to 4:30. They are maxed out at 93, and if they lost their lease of the 22 spaces, the current enrollment would already present an ongoing danger. They have no plans to add parking onsite.

68 students and 13 staff is the equivalent density of 11 families living on 7 plats (4 duplexes and 3 SF homes), each family consisting of two adults and 5 children. It's uncommon for a family to have 5 children, and even less common to have eleven families of seven living across adjoining lots. Adding that, in the Griffin's case, half of the children are constantly of driving age, and for every 18-year-old that moves out, a new 15-year-old will move in, it's already quite excessive for our infrastructure.

Still, I think that many of our neighbors can live with the current enrollment of 93, assuming that traffic and street parking starts to be more controlled, and the 22 spaces currently leased can be maintained in perpetuity.

However, unless the Board can prevent any additional construction, I would ask it not to expand the school's maximum. I have several reasons for asking this:

First, it's clear that the school will grow to its physical limits regardless of what caps are placed on it by the Board or Commission. Allowing new construction will result in the school growing at least to 120, and probably well beyond.

Second, the North Hyde Park NCCD stipulates that a private secondary education facility is allowed, but is limited to a maximum of 2500 square feet. There is 7,000 square feet of facility on the Evans site, plus another approximately 2100 square feet of facilities on the Martin site.

Third, the Evans site buildings consist of a meeting hall and classrooms. Plenty of parking exists on the Evans site to support 68 students plus 13 staff. The Martin site on the other hand, is SF3-NCCD property. The buildings that exist there are the original parish house built in the late 40's, and a workshop building situated behind it. This is in keeping with our residential character and maintains its character. The Griffin School wishes to build an institutional style building on this property. If allowed, this would forever change the use of the property to commercial. It would destroy the historic character of our street and would lower property values and our quality of life.

Fourth, the school is already not willing or not able to prevent teachers from parking on the street in order to be closer to the parish house classroom. Adding more classrooms and not adding any onsite parking will result in street parking. The streets along this side of Martin and along 50th have no driveways, therefore it only takes a few cars to make the street too narrow with no escape from oncoming traffic.

Due to the nature of school traffic, the narrowness of the streets, and the lack of driveways on the Griffin's Martin site property lines, I ask that the board specify that the Griffin School is NOT ELIGIBLE for Urban Core, or any other parking reductions. I also request that no offsite parking be allowed to meet parking requirements for any future growth.

If the board thinks it is reasonable that the school should be allowed to grow beyond the 68 student cap placed on the school in 2010. I beg that the allowance is made only after the school can show it can handle growth responsibly, and in harmony with our neighborhood. The school has a history of doing what it wants without planning for what the community around it needs. If given an unconditional permission to grow, I believe our neighborhood will be severely and irrevocably damaged.

Any agreements, plans or directives which might work towards allowing some growth, while protecting our neighborhood really needs to be part of the conditional use of the property. Anything unenforceable might as well not exist in name either.

Thank you.

L3
195

GRIFFIN SCHOOL

Meeting with Neighbors
Regarding the Planned New Building
Sept 4, 2014, 5:30pm

DRAFT

Attending
Adam Wilson, School Director, Griffin School
Dwayne Barnes, 5003 Martin Ave
Elizabeth Meador, 5003 Martin Ave
Travis Avery, Intern Architect
Murray Legge, Architect
Laura Handschumacher, Landscape Architect
Kathy Lawrence, HPNA VP
Nancy Mims, Hyde Park Resident, Griffin Board
Nhat Ho, Civil Engineer

Minutes
5:40 PM Project & Attendees Introduction:

Adam Wilson: Gave a general welcome on behalf of the school. He provided brief background of the project: The school has loved being in this location and being part of the neighborhood community. When Griffin School purchased the property from Trinity Methodist Church, the intent as communicated to the Hyde Park neighborhood community was for the school to grow into the property and develop more classroom space to enable the enrollment to grow to approximately 120 students. The original design had been to do an addition to the Evans Ave-side of the property. When the school discovered that plan was not possible due to impervious cover limitation, it shifted to an addition on the Martin Ave-side of the property, which has more open space to allow for growth. This shift was intended to keep the school's growth within the bounds of city code and Hyde Park's neighborhood plan for the area.

Murray Legge: Spoke about the site and building design concept for the new building. Murray presented an image of the property site plan, showing the planned new building within

the context of the whole property. He presented the building as an addition that fits nicely into the property and into the neighborhood because of the following elements:

- The compatibility set-backs from the street and neighboring property. New building is proposed 25 feet from the North and East property lines
- The relative small footprint of the building and height - 2,500SF and 30FT (two-story) – given the size of the project site which comprises of six lots. Along with the existing structures on the property, the planned new building would create an overall low site density per lot.
- The orientation of the new building which puts its narrow end facing the neighborhood street so the width of which is in keeping with the other houses along the street
- The significant landscaping and trees around the building which include a new arrangement for the existing community gardens (adding more garden space than current exists) and a group of new trees on the side of the property bordering the street.
- The building design itself which has a deep porch on its south side to encourage an open, permeable feel, and a colorful sun screen element adds a prominent artistic aesthetic to the building.

Nhat Ho: Spoke about the care the planning team took to create a plan that meets all City's requirements and respects the existing neighborhood plan by studying and meeting the design intentions of the North Hyde Park NCCD Ordinance - governing document drafted by the neighborhood and adopted by the city to preserve the look and feel of the neighborhood. Nhat mentioned that the Design Team has met with the Hyde Park Design Review Committee and all feedback provided had been positive. Nhat expressed that he was available to address questions about the code compliance effort the school has made as well as the effort to stay within the intent of the city and neighborhood's plan for growth and development.Nhat then opened the floor for feedback and discussion from others.

6:00 PM Feedback and Discussion:

Dwayne Barnes: Expressed his general positive relationship with the school director and the school's work and mission but had the following concerns:

- Process: Previous communication from the school director and from the school itself via the website expressed that the planned new addition would be on the Evans Ave side of the property. The change in those plans to build on the east side of the property was not communicated by the school to the immediate neighbors until after plans had been developed and site plan application to the city had been submitted. This lack of communication about this new plan feels like a betrayal of trust that existed between the school and its neighbors.
- Congestion on Martin Ave if the school grows to 120 students as proposed, especially during the drop-off and pick-up times. When cars are parked on both sides of the street

(or standing waiting for loading/unloading), it makes it hard for driving vehicles to navigate the street and get past each other as needed.

- Code Compliance:
    1. Dwayne believed the current site plan should have been submitted as a conditional use (SPC) instead of normal site plan (SP).
    2. His interpretation of the North Hyde Park NCCD Ordinance is that commercial buildings are limited to a maximum of 2,500 square feet. The planning building exceeds that limit.
    3. His understanding of the school's Conditional Use Permit is that it limits the size of the school to an enrollment of 68 students as a condition for the use and variance. The schools planned growth will exceed that limit.

Kathy Lawrence: Asked for clarification about the code compliance issues:

- How many parking spaces are required to support the school's growth to 120 students?
- Does the North Hyde Park NCCD in fact limit Griffin School's new building to no more than 2500 sqft?

Nhat Ho: Addressed the code compliance questions as follow:

- Parking and traffic congestion: The number of parking spaces the school has currently meets the requirements set by city code for its planned growth. The Hyde Park NCCD says that on-site parking must meet the requirements of city code and discourages parking spaces that exceed those requirements (this limitation is to prevent excessive and new parking lots or parking garages in the neighborhood). The school is building elements into its planned site that will encourage car sharing and walking/biking to school – these elements are meant to reduce the number of vehicles that come to and from the site on a daily basis; they concurrently provide reductions in the parking requirements per city code. Beyond what code requires, the school is seeking to redirect some of the vehicles traveling to and from the school over to the existing parking lots space it has rented from the Ridgetop Baptist Church. It is also seeking to manage traffic and parking by its staff, students, and parents.
- Griffin School has already obtained a conditional use site plan for the Martin Ave site at the same time as the main site in 2010. Since the school is not proposing to change the use that was granted, another conditional use site plan is not required. Only a site plan is required for all the constructions proposed.
- Building size limitations in the North Hyde Park NCCD: the 2,500 SF building limit that Dwayne mentioned only applies to lots that are zoned as commercial. such as NO – "neighborhood office". Since the Griffin School property has SF-3 zoning, that part of the North Hyde Park NCCD does not apply in this case. Instead, the Griffin School is bound by the limitations set by citywide code for all properties zoned SF-3. Although such limitations do bound the school's development in many ways, it does not limit the size of the planned new building to 2,500 SF.

- Enrollment limitations: Nhat explained that during the Conditional use site plan review in 2010, the number of students was limited based on the number of parking spaces provided. Since the school is meeting the current parking requirements of the City for the proposed number of students and staff, the conditional use requirement is still being met. The Hyde Park Neighborhood Association submitted a letter during that time indicated their support for the school to grow up to 125 students. The variance granted by the Board of Adjustment was only concerning the width of the adjacent streets not meeting 40' based on Land Development Codes

Adam Wilson:

- Spoke about the intent of the school to maintain a trustful, positive, cooperative relationship with its neighbors and to remain an asset to the neighborhood.
- He explained his efforts to openly communicate the school's long-standing plans to expand its enrollment and develop the property further. He acknowledged that many of those communication efforts were done three years ago when the school moved onto the property, and he expressed regret that any recent lack of communication from the school may have led Dwayne and Elizabeth and any other neighbors to feel uninformed regarding the process.
- He expressed the desire for further dialogue that would help build and maintain that trust going forward.
- He decribed the current effort and process to streamline pick-up and drop-off of the school designed to help minimize congestion on Martin Ave and other streets around the school property.

Nhat Ho: Testified that as a parent of Griffin himself, he received numerous communications from the school regarding being courteous to the neighbors and follow the school protocol regarding pick-up and drop-off

Kathy Lawrence: Suggested the possibility of a creating a "residential parking only zone" on Martin Ave as a possible method to control traffic flow and parking on the streets around the school.

Adam Wilson: Expressed that while designating "residential parking only zone" is not within the school's authority but he will continue to work with the neighbors and Design Team to propose improvements that can be made.

Dwayne Barnes: Expressed other thoughts regarding the building itself:

- The building as-designed is not compatible with the surrounding neighborhood. The side of the building facing the street feels "closed". He suggested opening the façade with a door or balcony so that it was less flat. Most buildings in the neighborhood are single-family homes that often have a shorter height closer to the street with a second story rising up further away from the street. This kind of gradual rise away

L3/199

from the street would be a better design to make the building more compatible with the surrounding homes of the neighborhood. Dwayne added that the west property of the school is much more suitable to be developed as a commercial-style building, while the east side of the property should remain undeveloped.

- Dwayne asked if the building could face its long side to Martin Ave and locate to the back of the property. He understood that this may not work best for the school's programming.

Murray Legge:

- Discussed that the proposed building does have a door facing the Martin Ave side and the front porch also opens to that side. Furthermore the landscape screening and community garden will help breaking up the facde.
- He agreed to look into design feature to further meet Dwayne's concern.
- He expressed his goal to make the building be something that the neighbors would appreciate.

Nhat Ho: Closed out the meeting encouraging attendees to continue to communicate with the school and Design Team and hoped that the meeting served as the beginning of the conversation not the end. Finally, he proposed the next steps:

1. The Design Team to provide detailed meeting minutes to all attendees
2. Attendees to concur or provide input regarding the accuracy of the meeting minutes.
3. After the meeting minutes are concurred, the Design Team to provide response to outstanding questions and propose design tweaks aimed to address remaining concerns from attendees.
4. Attendees are encourage to continue the dialogue that was started in the meeting with members of the Design Team:
    a. Nhat Ho – Nhat@civilitude.com: code compliance items
    b. Murray Legge - Murray@murraylegge.com: building envelope design items
    c. Laura Handschumacher- Laura@studiobalcones.com: landscape screening and community garden items
    d. Adam Wilson - adam@griffinschool.org: Griffin's operational items

7: 15PM Meeting adjourned.