

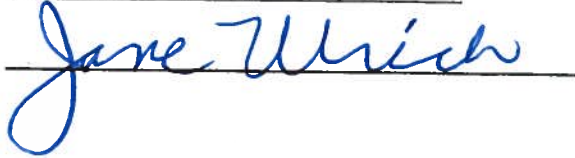
Case Number: NRD-2017-0033

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: May 22, 2017 Historic Landmark Commission

Jane Ulrich

4205 Wilshire Pkwy., Austin, TX 78722



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

As a homeowner for almost 40 years on Wilshire Parkway in the historic Wilshire Wood neighborhood, I have many concerns about the teardown and rebuild at 4208 Wilshire Parkway. Our quiet cul-de-sac has 13 homes of various sizes on a very narrow street under a canopy of heritage trees. Most of the homes, while aging, still are charming — even quirky in Wilshire Wood/Wilshire Park fashion — and have the patina (and problems) of homes built in the mid-to-late 1940s.

The preliminary architectural drawings — shared at a called neighborhood meeting on May 17, 2017 — indicate the new build will be a one-story, stone-faced, three-bedroom home with a metal roof and windows. The new owners, their architect and their builder say the final structure will be in keeping with the look of many houses in the neighborhood and they will make every effort to not harm the trees on their property or their neighbors' properties. We appreciate that and are grateful it will not be a two-story structure or a design that is in great contrast to those nearby.

But some of us still have many concerns. First, this will be the **first new build in an established and historic Austin neighborhood**. I'm pretty sure this will not be the last and could pave the way to future demolitions/rebuilds that may not be in keeping with the neighborhood.

I also have concerns about the effects of the demolition and months-long rebuild on those of us who live in the cul-de-sac:

- Eight to nine months of **noise** from concrete and construction trucks on our tiny street from sunrise to sunset (and their effects on tree limbs and roots and the street itself as they make their way in and out of the cul-de-sac and around the island at the north end). The noise will be especially problematic for those of us who work from home.
- The **dirt, dust, rodents and roaches** stirred up by the demolition.
- The **inconvenience and disruption** to being able to get in and out of our residences to go to work, church, appointments, grocery shopping, doctors' visits, and the like.
- The effect on neighbors' **property taxes** caused by the final expense of the purchase/demolition/rebuild at 4208. Our property taxes already are rising precipitously. While having a home worth more is good if you want to sell your home, higher taxes are terrible if you want to stay in your home. The higher property taxes could force some of us from the neighborhood we've loved and lived in for decades.

I believe most of us are resigned to the fact that this is going to happen, no matter what. We were even told that, if the new owners were denied their request to demolish and rebuild, they would be doing extensive remodeling that would take about as long and cause many of the same disruptions as the demolition/rebuild. That doesn't make any of this process "feel" like it's the right thing to do or to diminish our fears about all the major disruptions soon to come to our daily lives on Wilshire Parkway. It is regrettable that the current dwelling at 4208 does not meet the standards and wishes of the new home owners, who say they learned after purchasing it that it is not habitable in its current state (even after improvements to the foundation and plumbing of the structure by them and previous owners). The new owners, Scott and Hansa Sa Lucy, seem like really nice people. I can only hope they were unaware of the burdens they would be placing on their neighbors when they chose to purchase this older home in this older neighborhood.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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

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May 22, 2017 Historic Landmark Commission

Jane Ulvrich
Your Name (please print)

☐ I am in favor
☒ I object

4205 Wilshire Pkwy. Austin TX 78722
Your address(es) affected by this application

Jane Ulvrich
Signature

Date

Comments:

(See Reverse)

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

City of Austin
Planning and Zoning Department
Steve Sadowsky
P. O. Box 1088
Austin, TX 78767-8810
Fax Number: (512) 974-9104