

Ron Thrower for Eric Behrens
1814, 1816, 1820 Kenwood Avenue
Lots 7, 8, 9, 10 - Block 34
Travis Heights
Book 3, Pg. 15
P.R.T.C.TX

Re: BOA CASE # C15-2017-0016

Dear Ron,
2017

July 6,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting variance(s) to Section 25-2-492 (D) (Site Development Regulations) at:

A. 1814 Kenwood Avenue to decrease the side yard setback on the northern property line from 5 feet (required) to 1.1 feet (requested, existing) for an accessory structure and from 5 feet (required) to 0 feet (requested, existing) for a carport and to decrease the rear yard setback from 10 feet (required) to .7 feet (requested, existing) for an accessory structure; and at

B. 1816 Kenwood Avenue to decrease the side yard setback on the northern property line from 5 feet (required) to 1.4 feet (requested, existing) for an accessory structure and to decrease the rear yard setback from 10 feet (required) to .6 feet (requested, existing) for an accessory structure; and at

C. 1820 Kenwood Avenue to decrease the side yard setback on the northern property line from 5 feet (required) to 3.4 feet (requested, existing) for an accessory structure and to decrease the rear yard setback from 10 feet (required) to .5 feet (requested, existing) for an accessory structure

in order to permit an amended plat in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South River City)

The above consideration for variances to permit an amended plat is **DENIED BY AUSTIN ENERGY (AE)**, due to existing accessory structures being in conflict with AE facilities and clearance requirements. Owner/applicant must obtain written approval of conflict resolution from **Eben Kellogg**, Austin Energy - Public Involvement/Real Estate Services, prior to BOA approval. In order for the requested re-plat to comply with our requirements, we (Austin Energy) would need to see the location of the accessory structures at the above address to comply with our clearances. This would involve relocating the structures to be outside of our clearance requirements or relocating our existing electric facilities to make these structures comply with our clearances.

Any removal or relocation of existing electric facilities will be at owners/applicants expense. Please **Contact Darren Vicknair** to discuss removal the relocation of the existing electric service at the above addresses, at **512-505-7636**.

If you have any further questions, please call our office.

Eben Kellogg | Property Agent

Austin Energy

Public Involvement | Real Estate Services

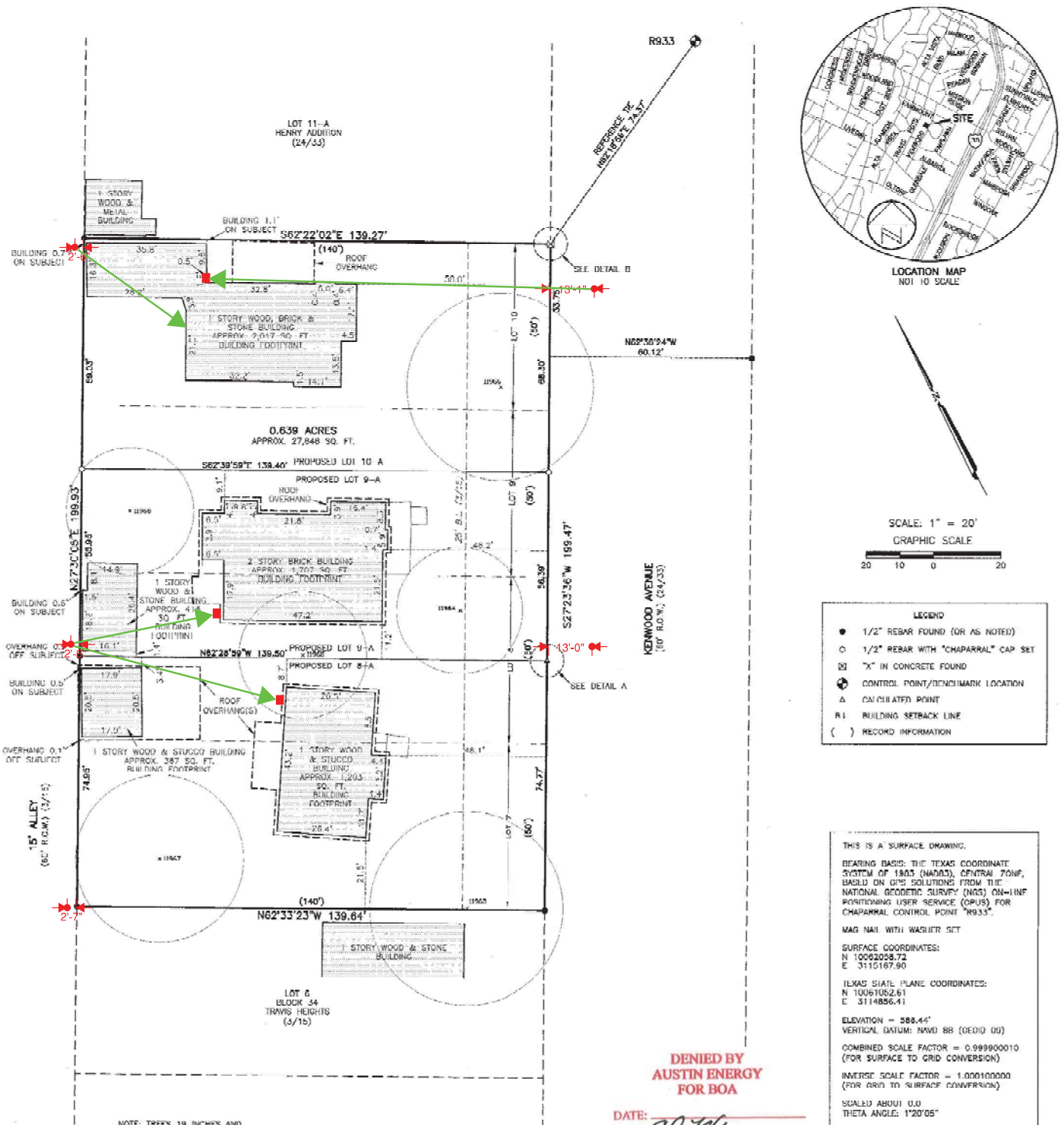
2500 Montopolis Drive

Austin, TX 78741

(512) 322-6050

L02/140

A STRUCTURE AND TREE SURVEY OVER 0.639 ACRES (APPROXIMATELY 27,848 SQ. FT.) BEING ALL OF LOTS 7, 8, 9, AND 10 OF BLOCK 34, TRAVIS HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 15 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



**DENIED BY
AUSTIN ENERGY
FOR BOA**

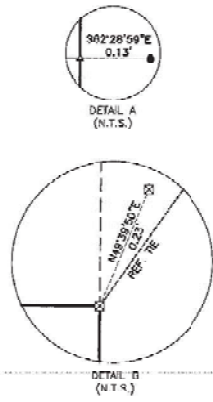
DATE: *Sh. Phlog*
REVIEWED
By: Eben Kellogg at 12:28 pm, Jul 06, 2017

DATE OF SURVEY: December 27, 2016

I hereby certify that the topographic survey shown hereon was actually made upon the ground under my direction and supervision on the date shown.

Eric J. Dannheim 1/9/17
Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6076

TRF. LIST:	
LO = LIVE OAK	
PEC = PECAN	
11963	PEC 29
11964	PEC 19
11965	PEC 19
11966	LO 15 14 12
11967	PEC 25
11968	PEC 10



Eric J. Dannheim
R.P.L.S. No. 6076

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3900 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1243-001

DRAWING NO.:
1243-001-EX1

PLOT DATE:
1/9/17

PLOT SCALE:
1"=20'

DRAWN BY:
JPA

SHEET
01 OF 01

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: 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 this case.**

Case Number: C15-2017-0026, 1814, 16, 20 Kenwood Ave.

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 10th, 2017

Scott Hede, ck

Your Name (please print)

1903 Kenwood Austin TX 78704

Your address(es) affected by this application

SHeldenfels

6-30-17

Signature

Date

Daytime Telephone: *512 441 8016*

Comments: *New modern construction - which I believe this land is too - would hurt the historical integrity of Travis height. Also it would alter & hurt the traffic flow & parking on Kenwood Ave.*

Comments must be returned by 10 am the day of the hearing to be seen by the Board at this hearing. They can be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

L02/141

PUBLIC HEARING INFORMATION

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Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, July 10th, 2017

Jan Hedrick
Your Name (please print)

1903 Kenwood Ave.

Your address(es) affected by this application

Jan Hedrick
Signature

Date

Daytime Telephone: 512-441-8016

Comments: First step to selling properties
to developers - Gentrification of
area affects traffic patterns,
water pressure, drainage, etc.
Destroys sense of community and
neighborhood

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Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

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Email: leane.heldenfels@austintexas.gov

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