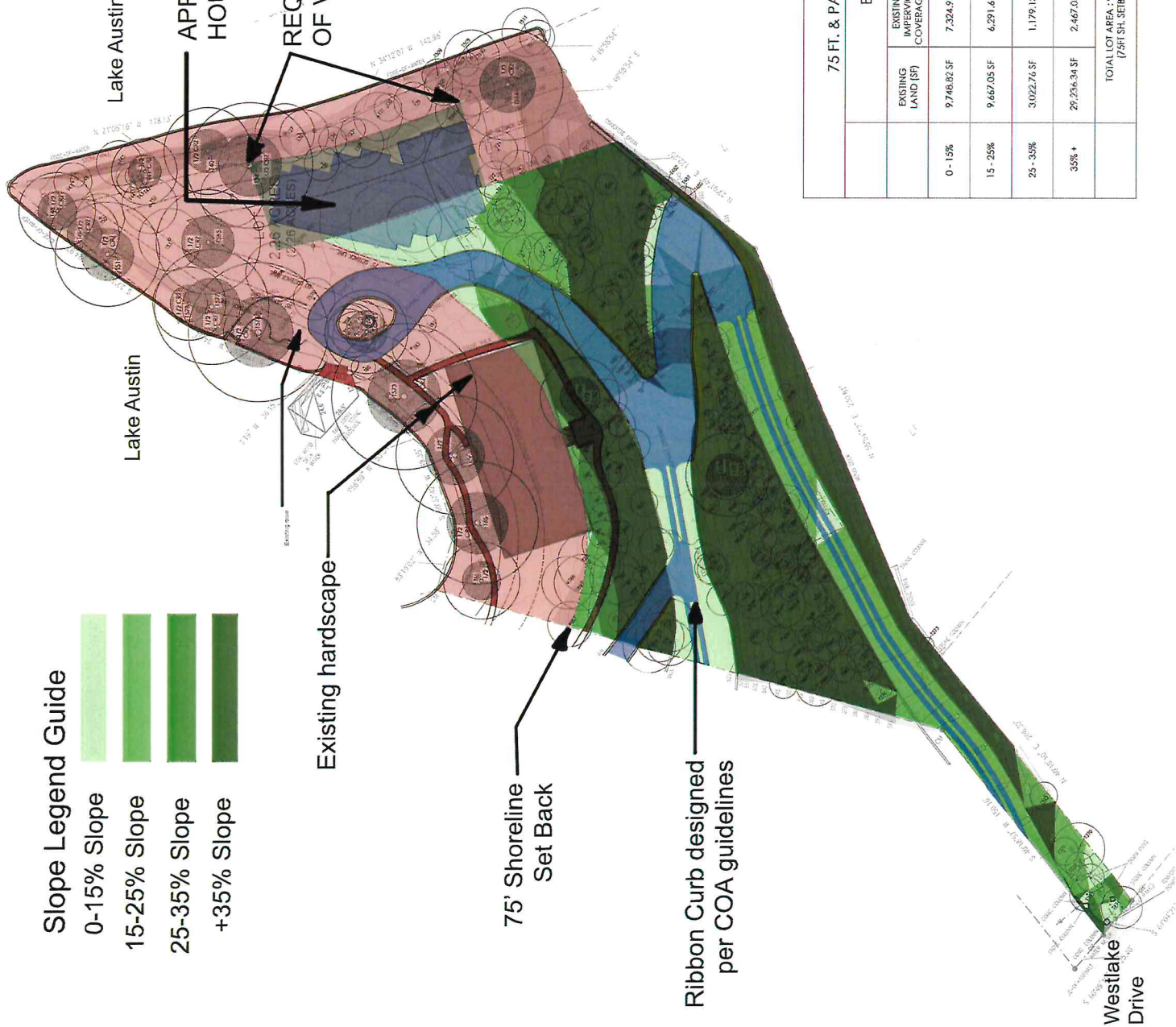


SHEET 2.1

75FT AND PARTIAL 25FT
SHORELINE SETBACK VARIANCE
WITH RIBBON DRIVEWAY

Slope Legend Guide

- 0-15% Slope
- 15-25% Slope
- 25-35% Slope
- +35% Slope



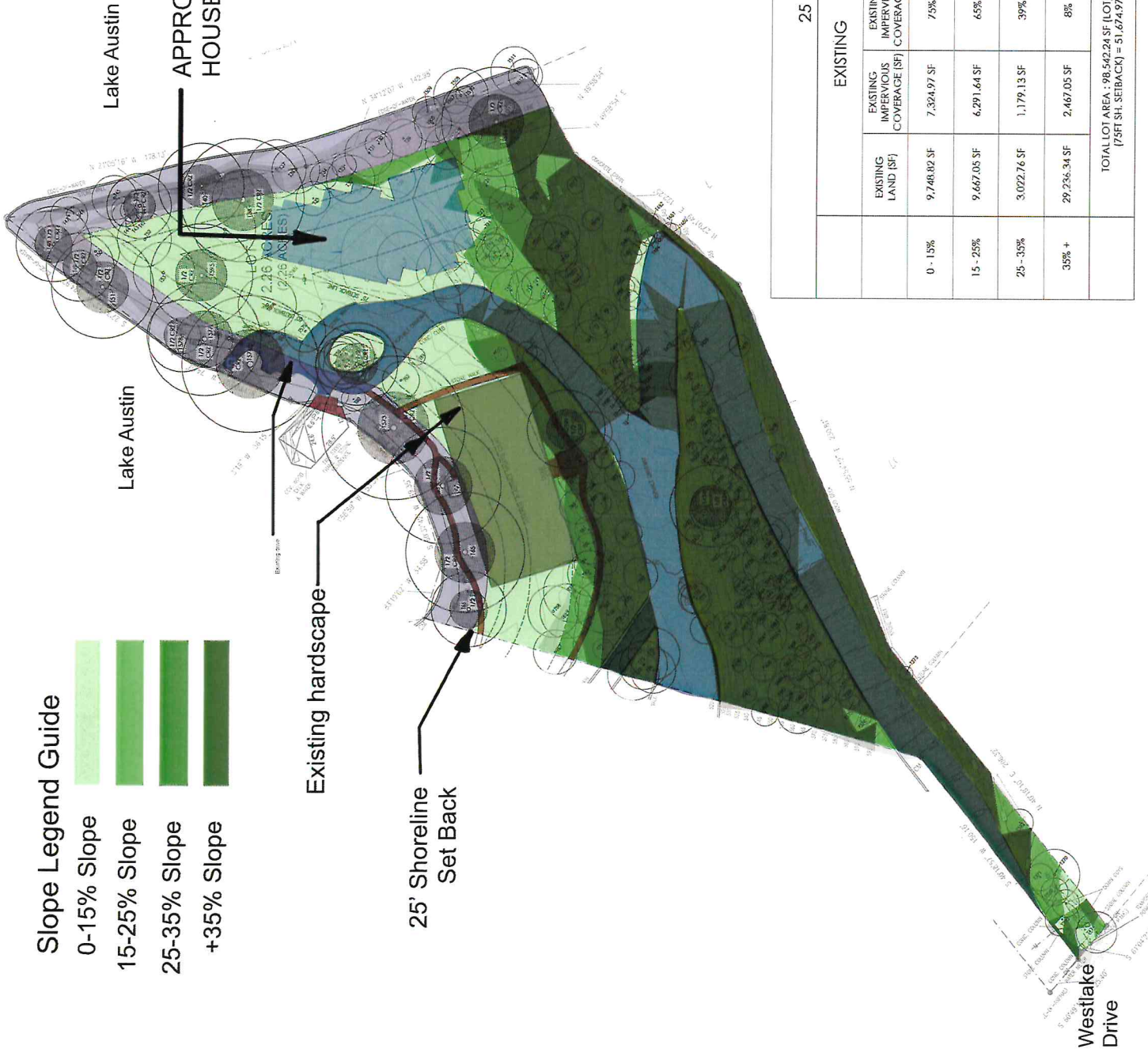
REMAINDER OF 75FT SHORELINE
SETBACK TO REMAIN IN PLACE
LOT SIZE = 98,542 S.F.
EXIST. GROSS I.C. = 17.5%
PROPOSED GROSS I.C. = 19.6%
75 FT SHORELINE = 32,450.15 S.F.
PARTIAL 25 FT SHORELINE = 3,150.76 S.F.
EXISTING DRIVEWAY = 23,432.74
RIBBON DRIVEWAY = 11,417.55 S.F.

PROPOSED DESIGN							
75 FT. & PARTIAL SHORELINE SETBACK WITH RIBBON DRIVEWAY							
	EXISTING				PROPOSED		
	EXISTING LAND (SF)	EXISTING IMPERVIOUS COVERAGE (SF)	EXISTING IMPERVIOUS COVERAGE (%)	ALLOWED IMPERVIOUS COVERAGE (%)	PROPOSED LAND (SF)	PROPOSED IMPERVIOUS COVERAGE (SF)	PROPOSED IMPERVIOUS COVERAGE (%)
0 - 15%	9,746.82 SF	7,324.97 SF	75%	35%	16,527.13 SF	10,524.54 SF	64%
15 - 25%	9,667.05 SF	6,291.64 SF	65%	10%	14,052.34 SF	5,990 SF	42%
25 - 35%	3,022.76 SF	1,179.13 SF	39%	5%	3,125.52 SF	1,129.54 SF	36%
35% +	29,234.34 SF	2,467.05 SF	8%	0%	29,234.34 SF	1,734.91 SF	6%
	TOTAL LOT AREA : 98,542.24 SF (LOT) - 46,602.27 SF (75FT SH. SETBACK) = 51,674.97 SF (NSA)				TOTAL LOT AREA : 98,542.24 SF (LOT) - 35,600.91 SF (75FT & PARTIAL 25FT SHORELINE SETBACK) = 62,941.33 SF (NSA)		

(NOTE: PARTIAL 25FT SHORELINE SETBACK IS TO ACCOMMODATE PROPOSED HOUSE)

SHEET 3.0

25FT SHORELINE SETBACK
ALONG ENTIRE SHORELINE



Slope Legend Guide

- 0-15% Slope
- 15-25% Slope
- 25-35% Slope
- +35% Slope

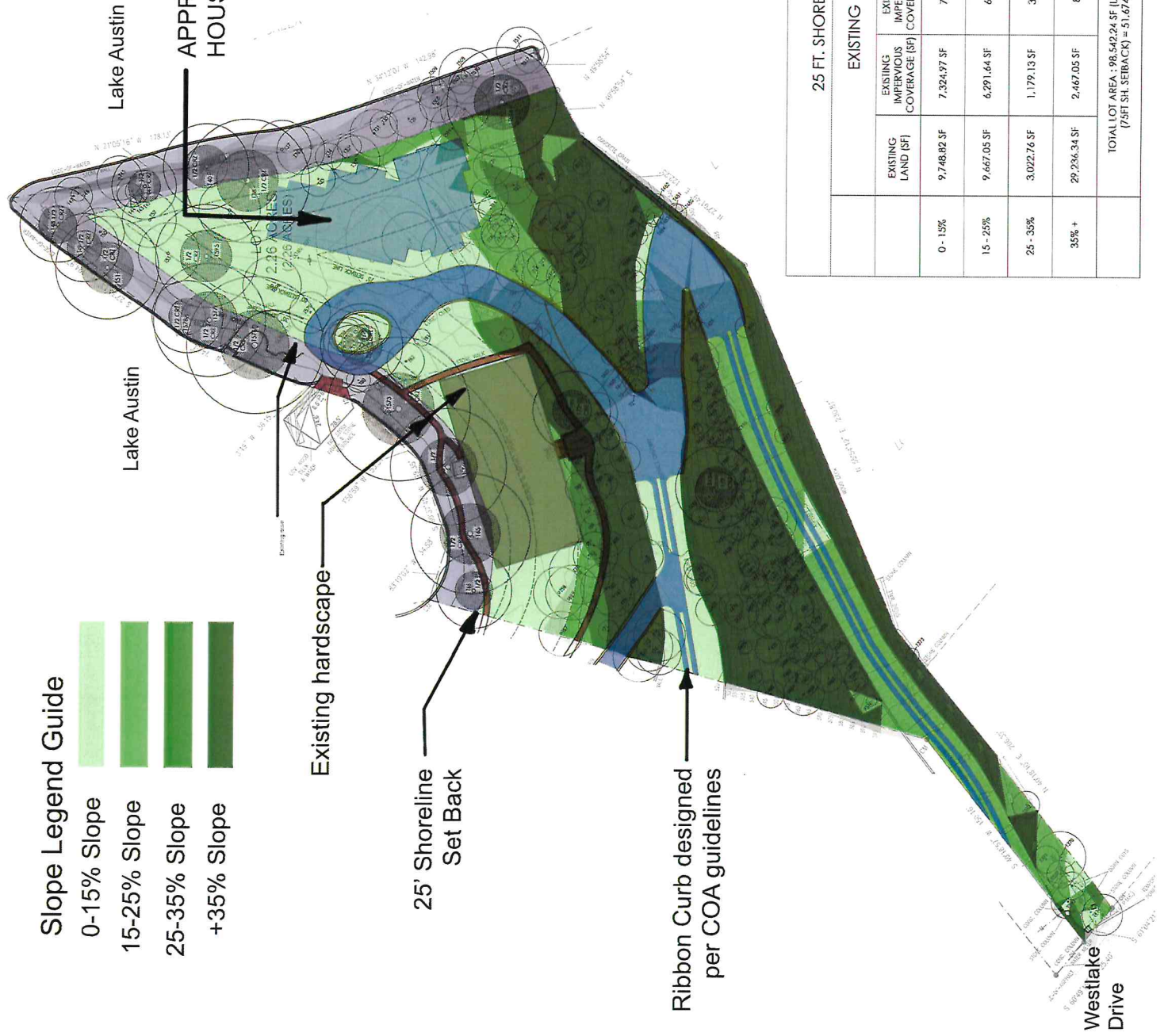
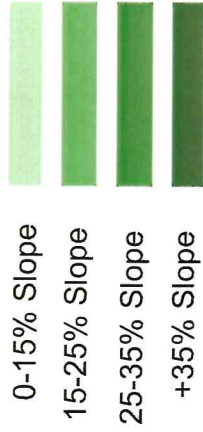
LOT SIZE = 98,542.24 S.F.
EXIST. GROSS I.C. = 17.5%
PROPOSED GROSS I.C. = 34.8%
25 FT SHORELINE = 16,341.10 S.F.
N.S.A. = 82,201.14 S.F.
EXISTING DRIVEWAY = 20,482.62 S.F.

PROPOSED DESIGN 25 FT. SHORELINE SETBACK									
EXISTING					PROPOSED				
EXISTING LAND (SF)	EXISTING IMPERVIOUS COVERAGE (SF)	EXISTING IMPERVIOUS COVERAGE (%)	ALLOWED IMPERVIOUS COVERAGE (%)	PROPOSED LAND (SF)	PROPOSED IMPERVIOUS COVERAGE (SF)	PROPOSED IMPERVIOUS COVERAGE (%)	ALLOWED IMPERVIOUS COVERAGE (%)		
0 - 15%	9,748,802 SF	7.324.97 SF	75%	35%	32,865.34 SF	20,475.57 SF	62%	35%	
15 - 25%	9,667.05 SF	6,291.64 SF	65%	10%	15,021.61 SF	10,098.98 SF	67%	10%	
25 - 35%	3,022.76 SF	1,179.13 SF	39%	5%	3,419.30 SF	1,204.09 SF	35%	5%	
35% +	29,236.34 SF	2,467.05 SF	8%	0%	30,904.89 SF	2,467.05 SF	8%	0%	
TOTAL LOT AREA : 98,542.24 SF (LOT) - 46,867.27 SF (75FT SH. SETBACK) = 51,674.97 SF (NSA)					TOTAL LOT AREA : 98,542.24 SF (LOT) - 16,341.10 SF (25FT SH. SETBACK) = 82,201.14 SF				

SHEET 3.1

25FT SHORLINE SETBACK
ALONG ENTIRE SHORELINE
WITH RIBBON DRIVEWAY

Slope Legend Guide



LOT SIZE = 98,542.24 S.F.

EXIST. GROSS I.C. = 17.5%

PROPOSED GROSS I.C. = 27.4%

25 FT SHORELINE SET BACK = 16,341.10 S.F.

N.S.A. = 82,201 S.F.

EXISTING DRIVEWAY = 20,482.62 S.F.

RIBBON DRIVEWAY = 13,325.14 S.F.

PROPOSED DESIGN						
25 FT. SHORELINE SETBACK W/RIBBON DRIVEWAY						
	EXISTING			PROPOSED		
	EXISTING LAND (SF)	EXISTING IMPERVIOUS COVERAGE (%)	ALLOWED IMPERVIOUS COVERAGE (%)	PROPOSED LAND (SF)	PROPOSED IMPERVIOUS COVERAGE (%)	ALLOWED IMPERVIOUS COVERAGE (%)
0 - 15%	9,748.82 SF	7.324.97 SF	35%	32,855.34 SF	18,262.20 SF	35%
15 - 25%	9,667.05 SF	6,291.64 SF	65%	15,021.61 SF	5,920 SF	39%
25 - 35%	3,022.76 SF	1,179.13 SF	39%	3,419.30 SF	1,129.54 SF	33%
35% +	29,236.34 SF	2,467.05 SF	8%	30,904.89 SF	1,734.94 SF	6%
TOTAL LOT AREA : 98,542.24 SF (LOT) - 46,867.27 SF (25FT SH. SETBACK) = 51,674.97 SF (NSA)				TOTAL LOT AREA : 98,542.24 SF (LOT) - 16,341.10 SF (25FT SH. SETBACK) = 82,201.14 SF		

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Re: C15-2019-0054 / 2803 Edgewater Dr.
Date: Friday, September 13, 2019 9:37:07 AM
Attachments: [image001.png](#)

Elaine, as far as I recall, the proposed plans for both Edgewater and Westlake Drive propose only driveway/access in the 35% slope category in accordance with 25-2-551-E.

Walk with courage.
DC

Sent from a mobile device. There will be typos.

Communications sent via this device are CONFIDENTIAL and shall not be shared unless authorized by sender.

On Sep 13, 2019, at 09:11, Ramirez, Elaine <Elaine.Ramirez@austintexas.gov> wrote:

Morning David,
Can you please call me in speaking with Chris there is an issue with a portion of the variance request that cannot be taken to BOA

Respectfully,

Elaine Ramirez

Board of Adjustment Liaison

Planner Senior

[City of Austin Development Services Department](#)

One Texas Center, 1st Floor

505 Barton Springs Rd

Office: 512-974-2202

<[image001.png](#)>

Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX

Scheduled Meeting Disclosure Information:

In accordance with City of Austin Ordinance 20160922-005, responsibility of written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: [City Clerk's website](#)

From: david cancelosi [REDACTED]
Sent: Thursday, September 12, 2019 10:39 PM
To: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: Re: C15-2019-0054 / 2803 Edgewater Dr.

Thank you for working w / me today.

Great to catch up!

Walk with courage.
DC

Sent from a mobile device. There will be typos.

Communications sent via this device are CONFIDENTIAL and shall not be shared unless authorized by sender.

On Sep 12, 2019, at 10:52, Ramirez, Elaine <Elaine.Ramirez@austintexas.gov> wrote:

Hi David,
In looking at your variance request on page 5 of the application under
“Portion of the City of Austin Land Development Code applicant is seeking a variance from: you are not calling out the section of the code correctly for each slope category. Please fix this and e-mail me a PDF version of the updated application A.S.A.P as I need to work on the verbiage for the notices and have ready to send to Notification Dept. by Tuesday morning before 10a.m.

Respectfully,
Elaine Ramirez
Board of Adjustment Liaison
Planner Senior
[City of Austin Development Services Department](#)

One Texas Center, 1st Floor
505 Barton Springs Rd
Office: 512-974-2202

<image001.png>


Follow us on [Facebook](#), [Twitter](#) & [Instagram](#) @DevelopmentATX

Scheduled Meeting Disclosure Information:

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meeting with a City Official regarding a municipal question as defined within City Code 4-8-2 for compensation on behalf of another person. Development Services Department has elected to implement an electronic survey as the methodology to provide the opportunity to record information as required of the department under Section 4-8-8 (E) of the City Code. Individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions included in the department survey available at the following link: [DSD Survey](#). Please note that all information provided is subject to public disclosure via DSD's open data portal.

For more information please visit: [City Clerk's website](#)

From: Claudia Sanchez [m 
Sent: Friday, September 06, 2019 1:38 PM
To: Kellogg, Eben <Eben.Kellogg@austinenergy.com>
Cc: Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>
Subject: 2803 Edgewater Dr.

*** External Email - Exercise Caution ***

Mr. Kellogg,

Per BoA submittal requirements, I want to inform you that the attached Board of Adjustment packet was submitted to Elaine Ramirez today. This project will be on the agenda for the BoA meeting scheduled 10/14/2019. No case number has been assigned yet.

Regards,

Claudia Sanchez, *Project Manager*

PERMIT PARTNERS, LLC
105 W Riverside Drive, Suite 225
Austin, TX 78704
(O) 512-213-6386
(F) 512-213-0261
www.permit-partners.com
<[image002.png](#)><[image003.png](#)><[image004.png](#)>

TEXAS EXCAVATION SOLUTIONS, LLC
105 W Riverside Drive, Suite 225
Austin, TX 78704
(O) 512-593-5361
(F) 512-213-0261

www.texasexcavationsolutions.com

<image005.png><image003.png><image004.png>

TRICO FUNDING, LLC
105 W Riverside Drive, Suite 225
Austin, TX 78704
(O) 512-593-5361
(F) 512-213-0261
www.tricofunding.com
<image006.png>

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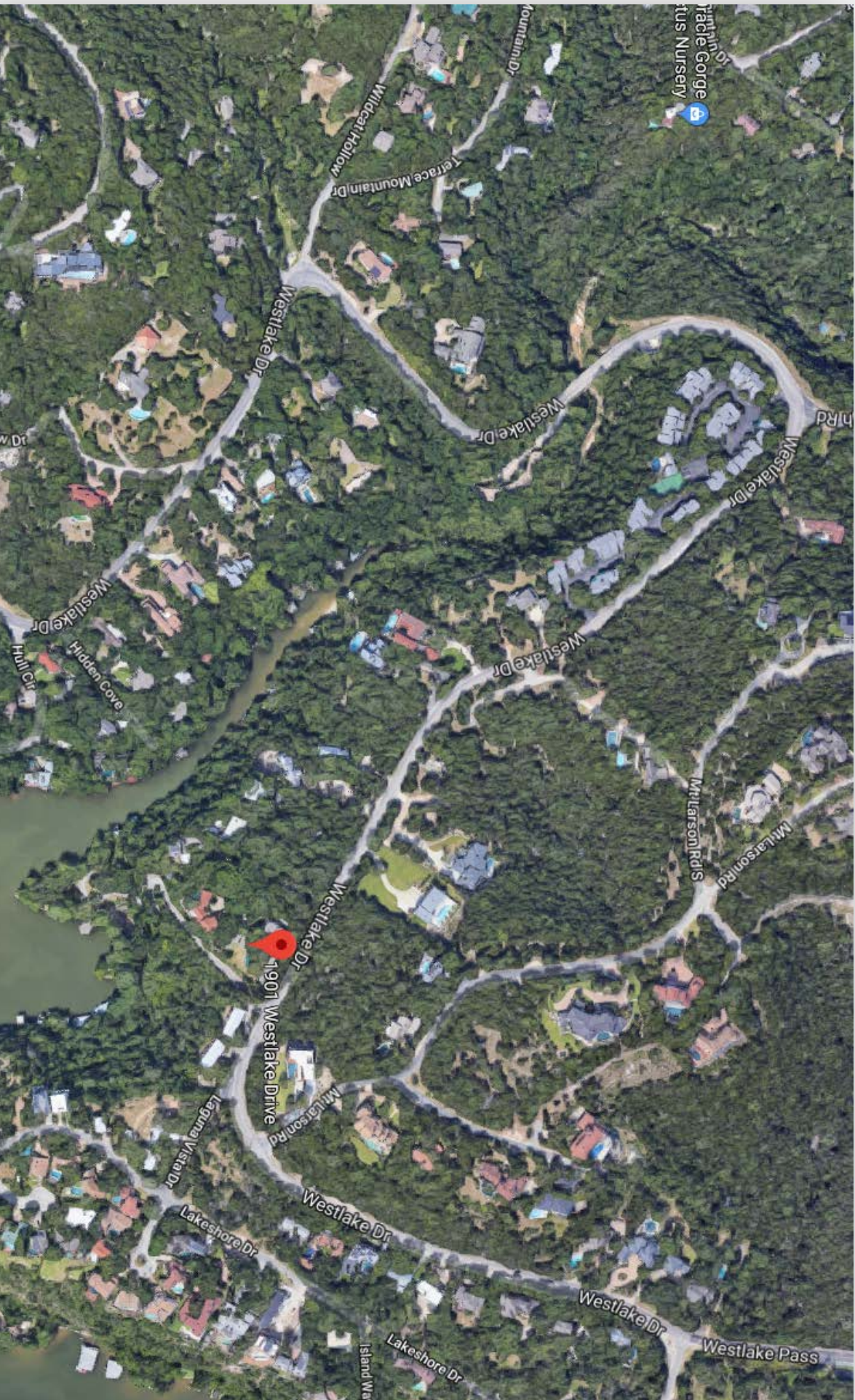
1901 WESTLAKE DR.
AUSTIN, TX 78746

Case# C15-2019-0054

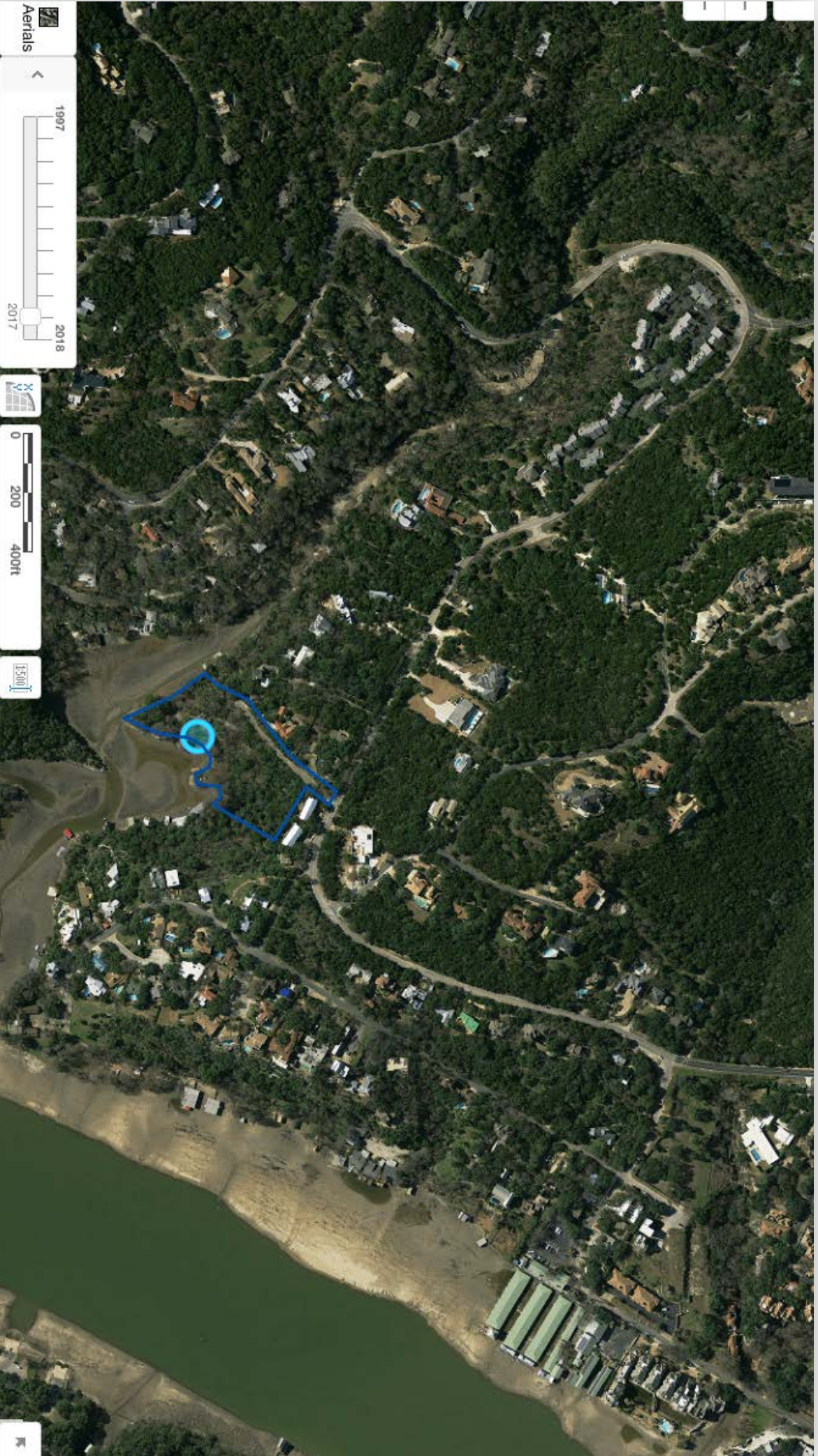
FIVE VARIANCE REQUESTS

1. Reduce shoreline setback regulated per LDC 25-551(B)(1)(a) from 75' to 25'
2. Reduce impervious cover per LDC 25-2-551(c)(3)(a) from 75% to 62% in the 0-15% slope category
3. Increase impervious cover per LDC 25-2-551(c)(3)(b) from 65% to 67% in the 15-25% slope category
4. Reduce impervious cover per LDC 25-2-551(c)(3)(c) from 39% to 35% in the 25-35% slope category
5. Maintain impervious cover per LDC 25-2-551(e)(2) from 8% to 8% in the 35% slope category

AERIAL VIEW



AERIAL VIEW



VARIANCE REQUEST CONT.

- Reduce Lake Austin shoreline setback
- Exceed allowable impervious coverage on an approximately 2.26 acre property.
- The 75' shoreline setback abuts approximately 600' of lake frontage on two sides of this irregular shaped lot. We are seeking 25' shoreline setback around the entire lot in order to gain more net-site area. The impervious coverage numbers seem high due to the required calculation methodology per LDC 25-2-551.
- Based on gross calculations, the lot's impervious coverage is 35% IC of 2.26 platted acres.
- The property owner requests the Board review the requests and consider:
 - the lot's steep topography
 - existing impervious coverage created by a long driveway, and
 - irregular shaped frontage on the lake

REASONABLE USE

- The property owner would like to erect a primary residence with associated improvements. To do so in a reasonable manner, the aforementioned impervious coverage percentages are requested in tandem with the shoreline reduction to 25' setback around the irregular shaped lot.
- The area proposed for the new residence is the flattest area of the entire lot with the exception of an existing tennis court and small portions of the internal driveway area, which provide access from Westlake Drive.
- Most of the driveway is very steep and fairly unsafe in it's current form. The property owner would repave the existing drive should the Board approve this request.
- The 1950's era lot cannot be reasonably developed in accordance with the applicable LA zoning regulations placed on the lot by the city in the early 1980's.
- The variances allow a fair and reasonable use in Lake Austin zoning category as that zoning category specifically prescribes development of a residential nature.

HARDSHIPS

1. The original 1915 Lakeshore Addition plat was created prior to the adoption and application of Lake Austin zoning. This lot was created with that subdivision then it's current boundaries were finalized in 1944 then again in 1959. The lot is legally known as Lot 5 Emerald Bay subdivision. It is a legally platted lot with an irregular shape.
2. The city changed the zoning from "A" First Height and Residential to Lake Austin zoning. "A" zoning was essentially the same as today's SF-2 zoning which calculates impervious cover at 45% of gross lot area.
3. The lot did not have the required 100' of street frontage per COA LDC 25-2-492 at the time the City rezoned the property from "A" First Height and Residential to "LA" Lake Austin in the early 1980's per Ordinance No. 84-0930 adopted in September 1984.
4. Changing the zoning from "A" to "LA" rendered the lot substantially less valuable as well as substantially less useable, thus this request to utilize the property for the continuance of a single-family project.
5. The 2.26 acre lot is reduced to approximately 1.25 acres when applying the net site area calculations per LA zoning. Approximately 1 acre of taxable land area is not useable under stated statute. Taxes have been paid on this land for decades. That begs the question of what is equitable and fair when the LA zoning standards are applied to the physically platted lot area.
6. The site has not been fully developed. There exists a tennis court and a boat dock. It is still an ongoing single-family project.

HARDSHIPS CONTINUED

7. The lot is an irregular shaped lot with 600'+ of lake frontage on two sides .
8. The lot also has substantially steep terrain, which precludes any practical use of the property under the current LA zoning regulations.
9. Of the gross lot area (98,500 SF), approximately 44,000 SF are within the 75' shoreline setback. This area is taxed but rendered useless by LDC 250-2-551 regulations.
10. Within the net lot area of 54,500 SF about 29,000 SF are located in the 35%+ slope category.
11. This 35%+ slope area comprises approximately 50% of the 54,500 SF net site area.
12. The 35%+ category prohibits any impervious coverage per the LDC; however, the owner proposes to maintain the same 8% IC.
13. The remainder slope categories have impervious coverage as a result of existing driveways and retaining walls. These are in place due to the extensive lot topography as you travel from Westlake Drive down to the lake. The MSL contour at Westlake Drive is ~630'. The MSL contour at the lake is 492'. This constitutes a 130'+ drop in elevation. The required driveway retaining walls are counted as part of the IC in each slope. Thus the existing IC percentages far exceed what is allowed by code. This is not abnormal for LA zoned lots saddled with extreme topography.

NOT GENERAL TO THE AREA

- There are no known lots in the immediate area with the combined hardships of topography, irregular lot shape, existing impervious coverage, and dual frontage on Lake Austin which prohibit a significant amount of land from being utilized in a reasonable manner.

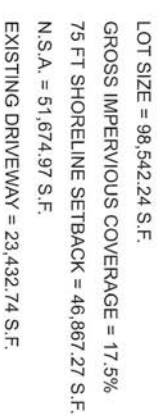
AREA OF CHARACTER

- Any construction will be in keeping the varied construction styles found along Lake Austin and this stretch of Westlake Dr.
- There will be no adverse impact to adjacent properties.
- There are substantial trees within the 25' shoreline setback area. These will not be impacted. They prevent any practical use of the land within the 25' shoreline setback.

SUMMARY

- In sum, the proposed setback reduction and impervious cover variances would allow a reasonable use of the property, would not be dissimilar to other shoreline setbacks the Board has approved for sites with similar issues, and will have no adverse impact on adjacent properties.
- This application proposes a 25' shoreline setback around the entire lake frontage as well as the accompanying impervious coverage for each slope.
- In your packet this is itemized as Sheet 3.0.
- You will find an existing conditions plan on Sheet 1.0.
- We've also included some design options for the Board's consideration.

SHEET 1.0
EXISTING CONDITIONS WITH
75' SHORELINE SETBACK



EXISTING CONDITIONS 75 FT. SHORELINE SETBACK				
	EXISTING LAND (SF)	EXISTING INTERIORS COVERAGE (SF)	EXISTING EXTERIORS COVERAGE (SQ)	ALLOWED EXTERIOR COVERAGE (SQ)
0 - 15%	9,748.82 SF	7,204.07 SF	75%	34%
15 - 25%	9,662.04 SF	6,291.44 SF	65%	10%
25 - 35%	3,022.76 SF	1,179.13 SF	39%	5%
35% +	29,236.34 SF	2,462.05 SF	38%	0%
TOTAL LOT AREA: 78,452.24 SF (LOT) - 46,862.27 SF (SF) SH. SETBACK = 31,624.97 SF (PDA)				

EXHIBIT: SHEET 2.0
WITH A 75' SHORELINE AND PARTIAL REDUCTION TO 25'
SETBACK

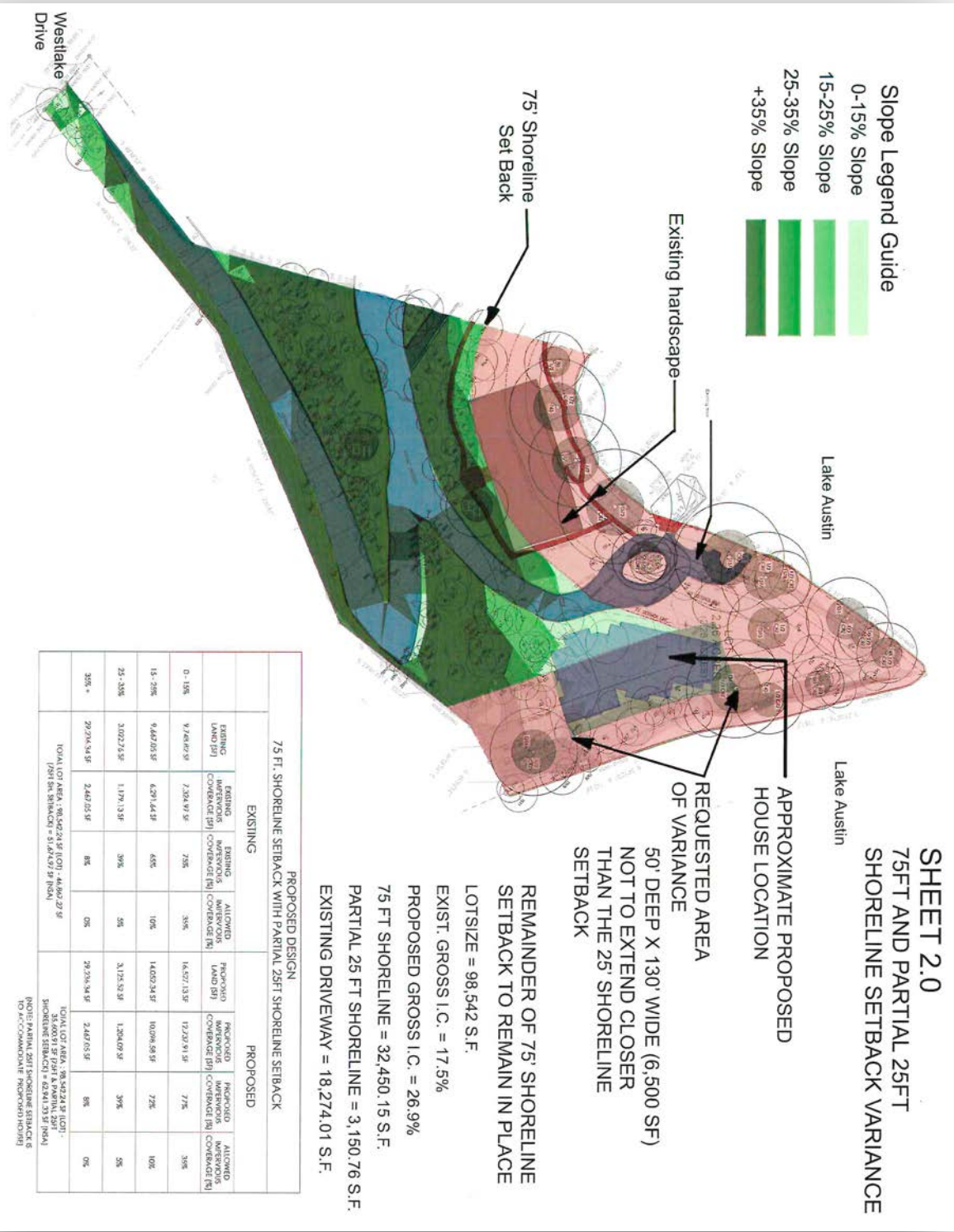


EXHIBIT: SHEET 2.1

SHORELINE WITH A 75' SETBACK AND PARTIAL REDUCTION TO 25' SETBACK WITH RIBBON DRIVEWAY

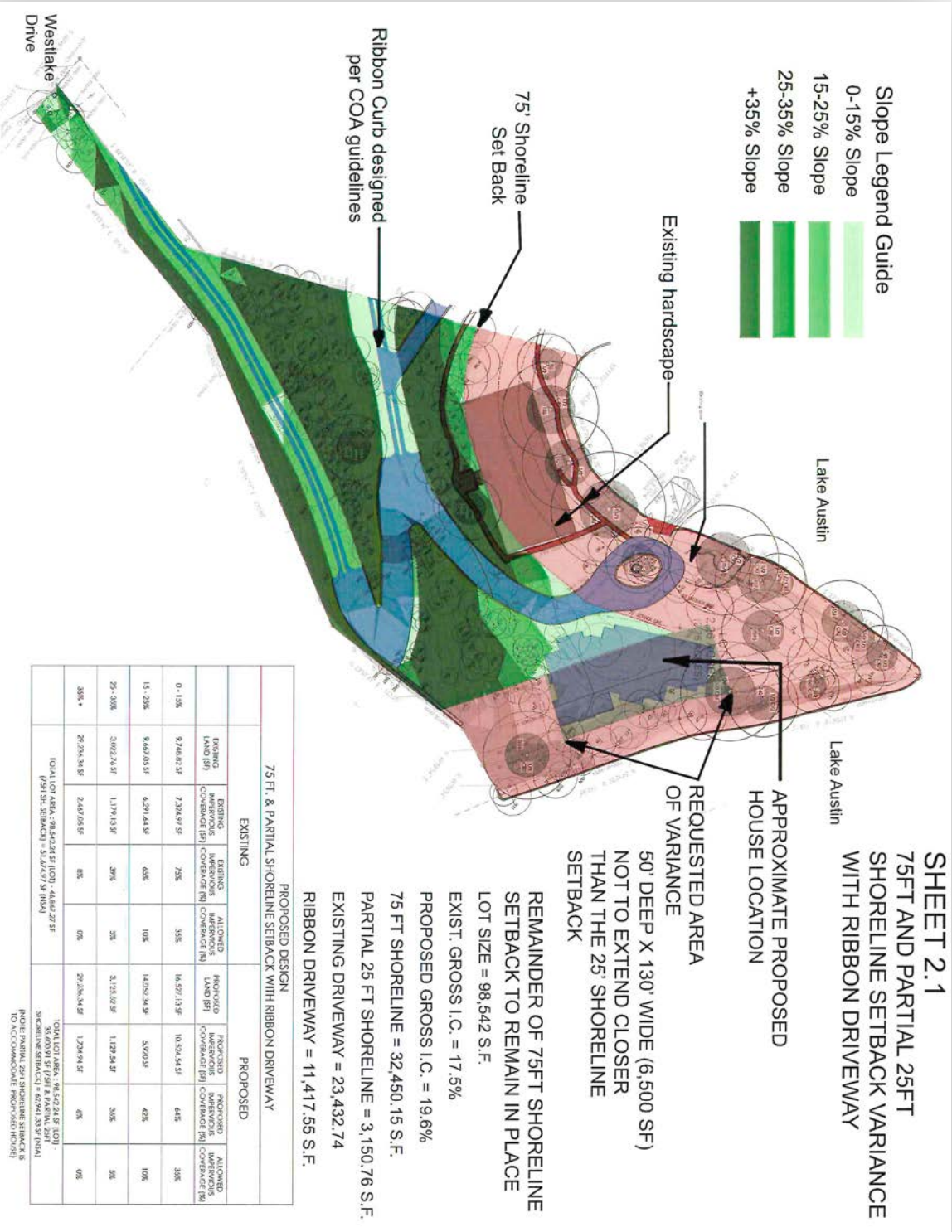


EXHIBIT: SHEET 3.0

REDUCING THE 75' SHORELINE TO 25' ALONG THE ENTIRE PERIMETER (THIS IS THE REQUESTED VARIANCE WITH THE ASSOCIATED IC PROPOSALS)

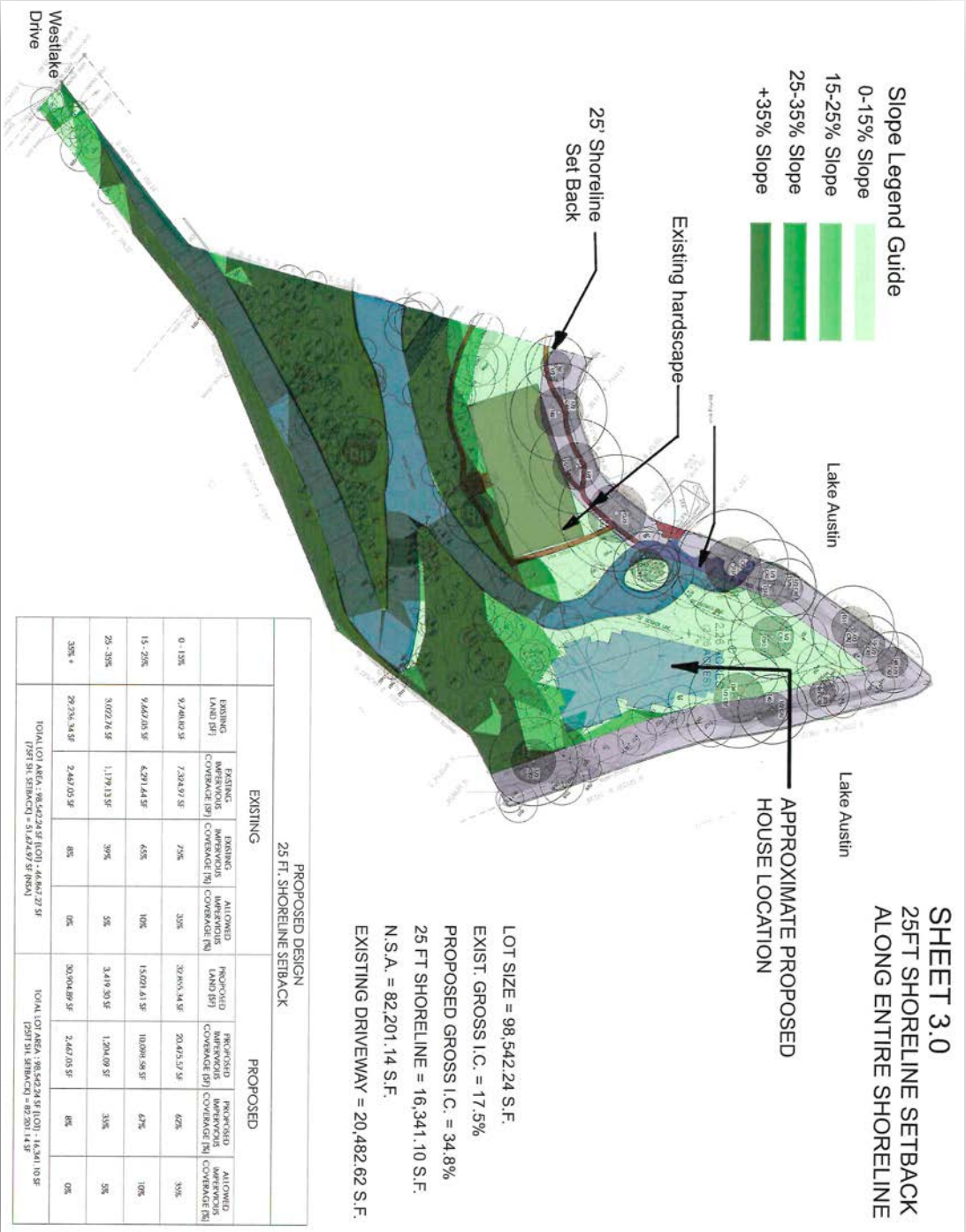
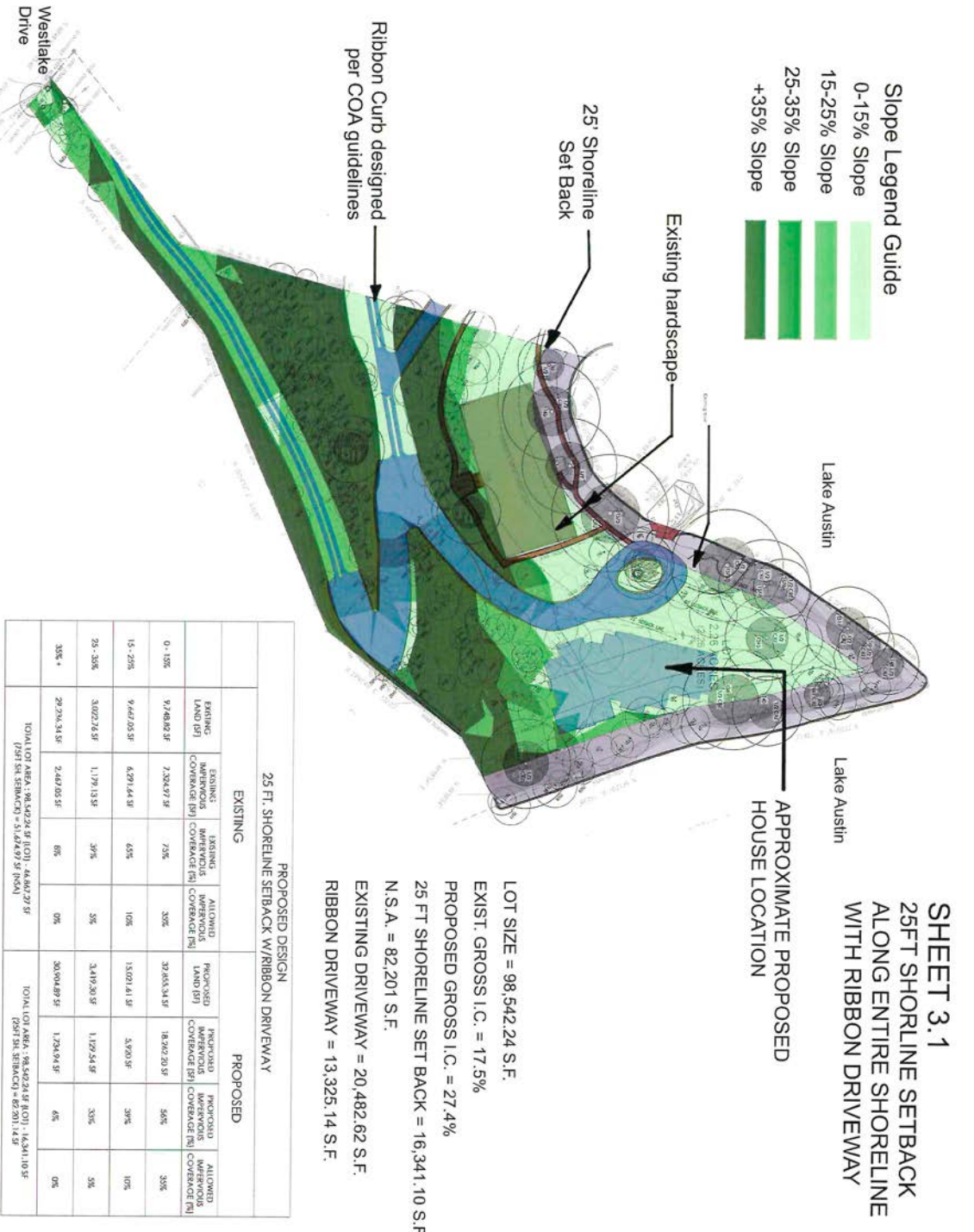


EXHIBIT: SHEET 3.1
SHOWING 25' SHORELINE SETBACK WITH RIBBON DRIVEWAY.



ENTRANCE FROM WESTLAKE DR. / DRIVEWAY BEND #1
TOWARD LAKE



DRIVEWAY AROUND THE BEND



DRIVEWAY AFTER BEND #1 & TOWARDS BEND #2



DRIVEWAY HEADING TOWARD CIRCULAR AREA / TENNIS COURT VIEW



GRASSY AREA WITH CIRCULAR DRIVE / APPROX. HOUSE
LOCATION



GRASSY AREA BETWEEN CIRCULAR DRIVE AND LAKE



OTHER SIDE OF LOT



PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/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: C15-2019-0054

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Tom Blackwell
Your Name (please print)

☐ I am in favor
☒ I object

1881 Wesleylake Dr. 78746

Your address(es) affected by this application

10-8-19

Date

Signature

Daytime Telephone: *512-925-2299*

Comments:

I am opposed to the 175' → 25' setback change. There is plenty of level ground to build a house w/o being that close to the shoreline. In favor #2-5

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

P-4/58

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 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.

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- 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.

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Case Number: C15-2019-0054

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Christopher Bortin

Your Name (please print)

1895 Wustlake Dr #103 Austin, TX 78751

Your address(es) affected by this application

10/11/19

Date

Signature

Daytime Telephone: 512-970-6303

Comments:

concerns regarding view, land value
for our property. concerns regarding
traffic, dust, and debris mgmt.
concerns over impact to wild life
and current landscape.

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

P-4/59

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: C15-2019-0054

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Craig Kochis

☐ I am in favor
☒ I object

Your Name (please print)

1895 Westlake Dr, #104 Austin, TX 78746

Your address(es) affected by this application



10/13/2019

Signature

Date

Daytime Telephone: 512-656-9143

Comments: The proposed variance will impact our property in a couple of ways to which we object. 1) Currently, the driveway for 1901 Westlake Dr is used for commercial purposes as access for the boat docks attached to the adjacent condos at 1945/1955 Westlake Dr (owned by the same management company as we understand.) This change will inevitably increase traffic given the current management company rents\leases properties, this property may end up being leased\rented similar to the condos at the top of the hill.

2) The proposed changes to build on the slope will block our current views of Lake Austin.

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Scan & Email to: elaine.ramirez@austintexas.gov

PUBLIC HEARING INFORMATION

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

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

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

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

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/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: C15-2019-0054

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

DIRK WALD

Your Name (please print)

☐ I am in favor
☒ I object

23 HULL CIRCLE

Your address(es) affected by this application

[Signature]

Signature

10/10/2019
Date

Daytime Telephone: **(512) 655-1485**

Comments: **I SPECIFICALLY OBJECT TO ANY VARIANCE TO THE SHORELINE SETBACK TO BE ANY LESS THAN THE REQUISITE 75 FEET.**

If you use this form to comment, it may be returned to:
City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
P. O. Box 1088
Austin, TX 78767-1088
Fax: (512) 974-6305
Scan & Email to: elaine.ramirez@austintexas.gov

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 - 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
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Case Number: C15-2019-0054

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

SHELLEY WALD

Your Name (please print)

☐ I am in favor
☒ I object

23 HULL CIRCLE

Your address(es) affected by this application

Signature

10/9/19
Date

Daytime Telephone:

(646) 322-8550

Comments:

Variances requested are not merely small nominal adjustments, but rather, significantly different from the building codes that protect the community from overdevelopment to the degree that it would substantially degrade the value of the neighborhood if granted.

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: elaine.ramirez@austintexas.gov

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Case Number: C15-2019-0054
Date: Wednesday, October 16, 2019 10:08:44 AM

*** External Email - Exercise Caution ***

October 16, 2019

Elaine Ramirez
P.O. Box 1088
Austin, TX 78767-1088

RE: Case Number: C15-2019-0054

We received information concerning the above referenced variance request as a nearby resident to this property. We live three houses up the creek from the subject property.

We watched the video of the hearing that was held on October 14.

We are opposed to granting the variance to the 75 foot set back requirement. Very few houses in the area are built within 25 feet of the water's edge. There is also plenty of level ground on this property without building 25 feet from the water.

We are also very concerned that when the applicant was asked by a Board Member during the hearing whether there was an existing residence on the proposed building site, the response given by the applicant was "no." There is in fact a residence that is part of the boat dock. This is a three-bedroom two-bathroom home that was recently renovated and has been advertised and rented on VRBO as a short-term rental for several years.

We fully support the Board's request for a detailed drawing that includes all existing structures drawn to scale and highlighting all buildable areas.

We appreciate receiving the notice of this project and the proposed variances. Please share this correspondence with Board of Adjustment members and relevant City of Austin staff.

Criss Cloudt & Brian Plunkett
1 Hidden Cove
West Lake Hills, TX 78746

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Where
Austin, TX, USA

Check In

Check Out

Check Availability



Overview Amenities Reviews Map Rates & Availability

Lake Austin Acreage! Completely remodeled (06/30/2018!!!!)

🏠 House · 1500 sq. ft.

🛏 Sleeps: 6

🛏 Bedrooms: 3

🛀 Bathrooms: 2

🌙 Min Stay: 2 nights



Austin, TX, USA · 3.6 mi to Austin center

Good for families

Pets Welcome

Air Conditioning

No Smoking

3 bedroom, 2 bathroom paradise on the lake next to downtown Austin!

There are not many properties in Austin as beautiful as this one. Enjoy a giant lawn sitting on its own private peninsula with over 1000 feet of lake frontage. You will not find a finer property. The house itself sits over the lake and offers amazingly peaceful views. It also comes with a boat slip should you want to rent a boat from one of the boat services on the lake. This is truly a unique experience! (15 minute drive to the football stadium!)

Bedrooms

🛏 Bedrooms: 3 🛏 Sleeps: 6

Bedroom 3



king

Downstairs

Bedroom 2



queen

Downstairs

Bedroom 1



queen

Master Bedroom Upstairs

Homeaway
Listing
4354938

