

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Wednesday February 5, 2020

CASE NUMBER: C15-2020-0010

____ Brooke Bailey OUT
____ Jessica Cohen
____ Ada Corral
____ Melissa Hawthorne
____ William Hodge
____ Don Leighton-Burwell ABSTAINING
____ Rahm McDaniel OUT
____ Darryl Pruet
____ Veronica Rivera
____ Yasmine Smith OUT
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Martha Gonzalez (Alternate) OUT
____ Denisse Hudock (Alternate) OUT

APPLICANT: Travis Young

OWNER: Daniel and Amy Coops

ADDRESS: 71 JULIUS ST

VARIANCE REQUESTEDThe applicant is requesting a variance(s) from Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested) in order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

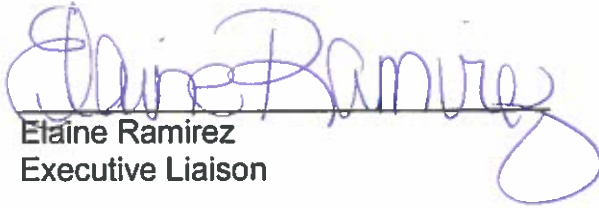
Note: Per LDC 25-2-721Waterfront Overlay (WO) Combining District Regulations (C) In a secondary setback area:

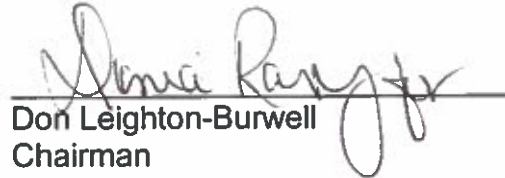
- (1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and
- (2) impervious cover may not exceed 30 percent.

BOARD'S DECISION: BOA MEETING FEB 5, 2020 POSTPONED TO MARCH 9, 2020 BY APPLICANT DUE TO SHORTAGE OF BOARD MEMBERS (LEIGHTON-BURWELL ABSTAINING)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Elaine Ramirez
Executive Liaison


Don Leighton-Burwell
Chairman



January 27, 2020

Travis Young
71 Julius St
Austin TX, 78702

Property Description: IMPS ONLY ON LOT 7-8 *8 8FT ADJ ALLEY BLK 7 OLT 41-42&53 DIV O RILEYS SUBD

Re: C15-2020-0010

Dear Travis,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section of the Land Development Code; Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) (C) (1) and (2) – a variance from secondary setback area to allow construction of a home and to increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested); In order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

Austin Energy does not oppose request provided any proposed and existing improvements are following AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

<https://austinenenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

(see - Page 92 - 1.10.0 Clearance and Safety Requirements)

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA GENERAL REVIEW COVERSHEET**CASE:** C15-2020-0010**BOA DATE:** February 5, 2020**ADDRESS:** 71 Julius St**COUNCIL DISTRICT:** 3**OWNER:** Daniel & Amy Coops**AGENT:** Travis G. Young**ZONING:** SF-3-NP**LEGAL DESCRIPTION:** LOT 7-8 *& 8FT ADJ ALLEY BLK 7 OLT 41-42&53 DIV O RILEYS SUBD**VARIANCE REQUEST:** allow construction of a single-family residence and allow 36.8% impervious cover**SUMMARY:** erect a single-family residence with a garage/guest house**ISSUES:** Waterfront Overlay of Festival Beach requires a secondary setback that is within 100 ft. and 150 ft. from waters edge + three large heritage trees restrict current building envelope

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	P-NP	Public
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	P-NP	Public

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Del Valle Community Coalition

East Austin Conservancy

East Town Lake Citizens Neighborhood Association

El Concillio Mexican-American Neighborhoods

Friends of Austin Neighborhoods

Greater East Austin Neighborhood Association

Guadalupe Neighborhood Development Corporation

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Neighbors United for Progress

Preservation Austin

SELTexas

Sierra Club, Austin Regional Group

Tejano Town

P-10/5



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0010

LOCATION: 71 JULIUS STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 333'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 71 Julius Street

Subdivision Legal Description:

Lots 7 and 8, block 7, outlot 41, Division O, Riley's subdivision of block No. 7 of outlot 53 -
division "O", as recorded in volume 3, page 140

Lot(s): 7 and 8 Block(s): 7

Outlot: 41 Division: O

Zoning District: SF-3-NP

I/We Travis G. Young on behalf of myself/ourselves as
authorized agent for Dan Coops and Amy J. Ruhl-Coops affirm that on
Month January, Day 13, Year 2020, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: A single-family residence with garage/guest house.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

<u>LDC section 25-2-721, Section C, Part 1&2</u>	Required impervious cover in setback is 30%
	Requested impervious cover in setback is 36.8%

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The Waterfront Overlay of Festival Beach, requires a secondary setback that is within 100' and 150' from the waters edge wherein no vertical structures can be built, and impervious cover must not exceed 30%. Three large heritage trees restrict the current building envelope to the area of the previously existing home, which was located within the secondary setback. We would like to build a single family home with detached garage/guest house that meets all criteria of the underlying SF-3 zoning, but protection of trees and conformance with secondary setback will not allow that reasonable use.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Very few residential properties are affected by the secondary setback, and these two lots are the only lots affected on this existing block of homes. The addition of three heritage trees furthers this unique condition.

b) The hardship is not general to the area in which the property is located because:

Very few residential lots are affected by the waterfront overlay setbacks.

Area Character

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:

1. The location for the proposed house is within the same location of the previous existing house that had existed since 1972.
2. The proposed new house is 2 story, and conforms with all SF-3 Regulations including all regulations imposed by Subchapter F of section 25-2 of the City of Austin LDC.
3. The purpose of the WO was provide for ample natural vegetation at waters edge encourage residential uses, and allow public access to the water. This project is an appropriate example.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 01/13/2020

Applicant Name (typed or printed): Travis G. Young

Applicant Mailing Address: 1415 Justin Lane

City: Austin State: TX Zip: 78757

Phone (will be public information): (512) 452-7961

Email (optional – will be public information): [Redacted]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] [Redacted] SCorp 1/13/2020

Owner Name (typed or printed): Amy S. Rull-Garcia & Daniel S. Corps

Owner Mailing Address: 3001 Esperanza Crossing #4064

City: Austin State: TX Zip: 78758

Phone (will be public information): ~~512-453-2039~~ 512-653-2039

Email (optional – will be public information): [Redacted]

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Attached to this application are the City of Austin GIS, showing the waterfront overlay and it's
specificity to this site. Also attached are photos of the heritage trees in question, as well as the
existing natural area that will not be disturbed by this development. Included is an existing
condition site plan showing previously existing houses, as well as the setback created by a license

Additional Space (continued)

surveyor. Also included is a proposed site plan to scale, showing waters edge. Proposed elevations showing conformance with All subchapter F requirements. The project can also conform with the Festival Beach Water Front Overlay restriction of 40% impervious cover for all lots within the overlay, but outside of the setbacks.

SAVE

23-3C-10140 Waterfront Overlay**(A) Purpose.**

- (1) The purpose of the Waterfront Overlay (WO) is to promote the harmonious interaction and transition between urban development and the park land and shoreline of Lady Bird Lake and the Colorado River. A reference to Town Lake equates to Lady Bird Lake.
- (2) The director and City board's decisions regarding implementation of this section shall be guided at all stages by the goals and policies of the Town Lake Corridor Study, including, but not limited to, the following:
 - (a) Ensure that zoning decisions in the Colorado River Corridor achieve the highest degree of land use compatibility by:
 - (i) Eliminating industrial uses from the confluence of Longhorn Dam;
 - (ii) Phasing out resource extraction; and
 - (iii) Providing the public visual and physical access to the Colorado River.
 - (b) Protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through:
 - (i) Appropriate mitigation for new development affecting identified landforms; and
 - (ii) Maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistricts or for necessary stabilization.
 - (c) Recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed-uses as defined by the subdistrict goals of the Town Lake Corridor Study.

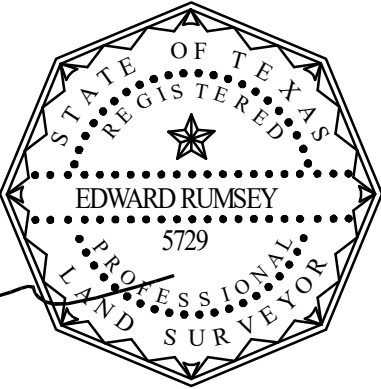
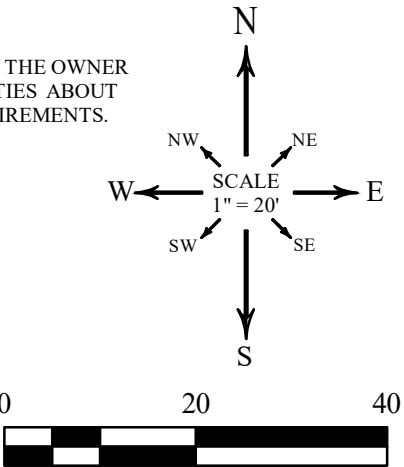
(B) Applicability.

- (1) This section applies to property in the WO, as defined in Section 23-3C-10150 (Overlay Boundaries Described).
- (2) The requirements of this section do not apply to:
 - (a) A single-family, duplex, or accessory dwelling unit use;
 - (b) A community event use; or

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83
HARN HORIZONTAL CONTROL

RESTRICTIONS
SUBJECT TO CITY OF AUSTIN EASEMENT RESERVATION IN DOCUMENT NUMBER 2010034086.
LEGAL DESCRIPTION
LOTS 7 AND 8, BLOCK 7, OUTLOT 41, DIVISION O, RILEY'S SUBDIVISION OF BLOCK NO. 7 OF OUTLOT 53 - DIVISION "O", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 140, PLAT RECORDS, TRAVIS COUNTY, TEXAS; TOGETHER WITH EIGHT (8) FEET OF THE ADJACENT VACATED ALLEY AS SET FORTH IN THE CITY COUNCIL MINUTES RECORDED IN DOCUMENT NUMBER 2010034086, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER
SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.



[Handwritten signature]

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:
TRINITY TITLE OF TEXAS LLC

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY CONFORMS TO A CATEGORY 1A, CONDITION II TYPE SURVEY AS SPECIFIED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0465J PANEL: 0465J DATED: JANUARY 6, 2016

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

AMY RUHL-COOPS AND DANIEL S. COOPS
71 JULIUS STREET
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	JULY 2, 2018	FIELDLED BY:	MARIO RODRIGUEZ	11/05/2018
TITLE CO.:	TRINITY TITLE	CALC. BY:	CHRIS ZOTTER	11/06/2018
G.F. NO.:	37801	DRAWN BY:	SEAN SUTTON	11/06/2018
JOB NO.:	A1013618	RPLS CHECK:	EDWARD RUMSEY	07/02/2018

ALLSTAR Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10135000

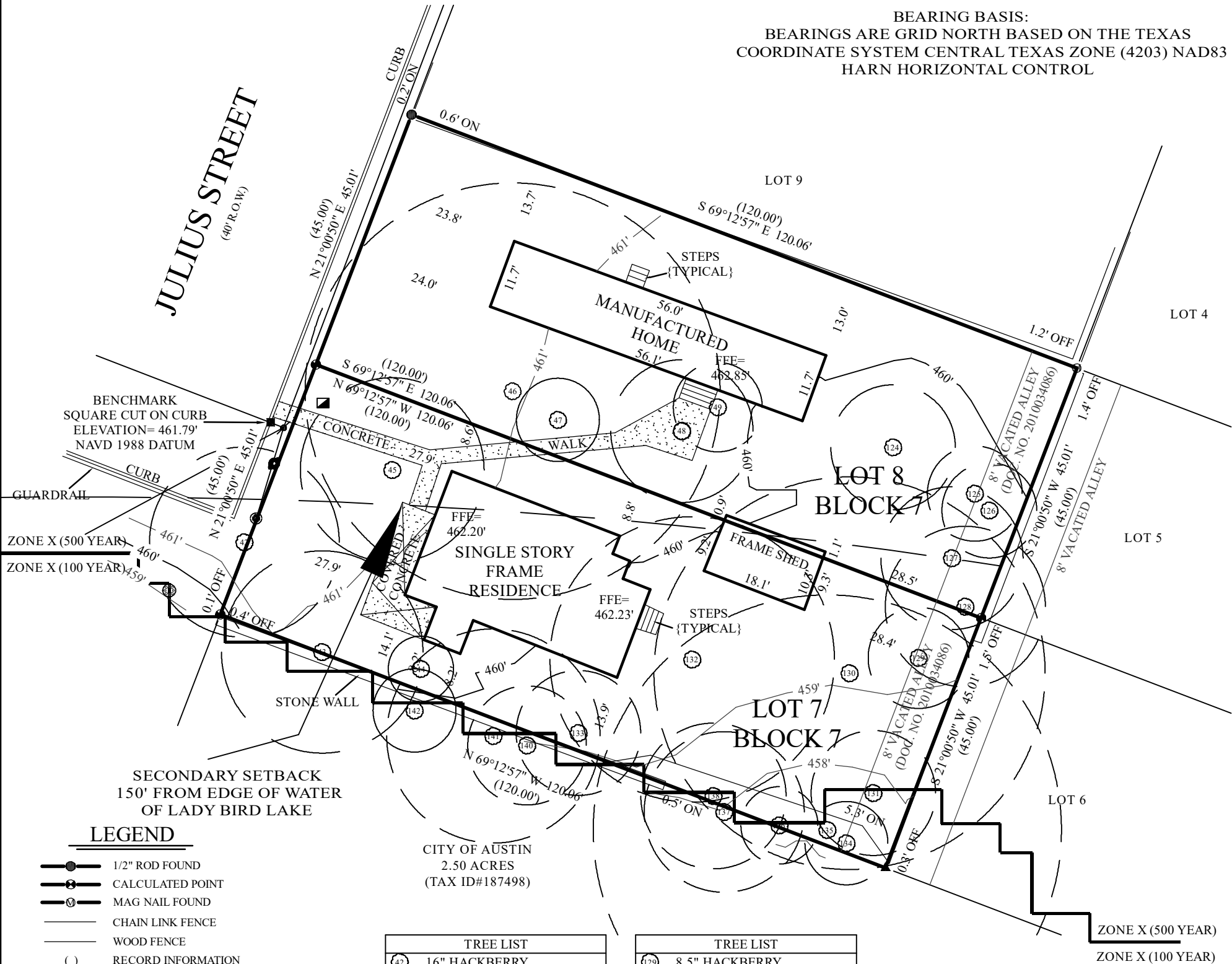
CITY OF AUSTIN
2.50 ACRES
(TAX ID#187498)

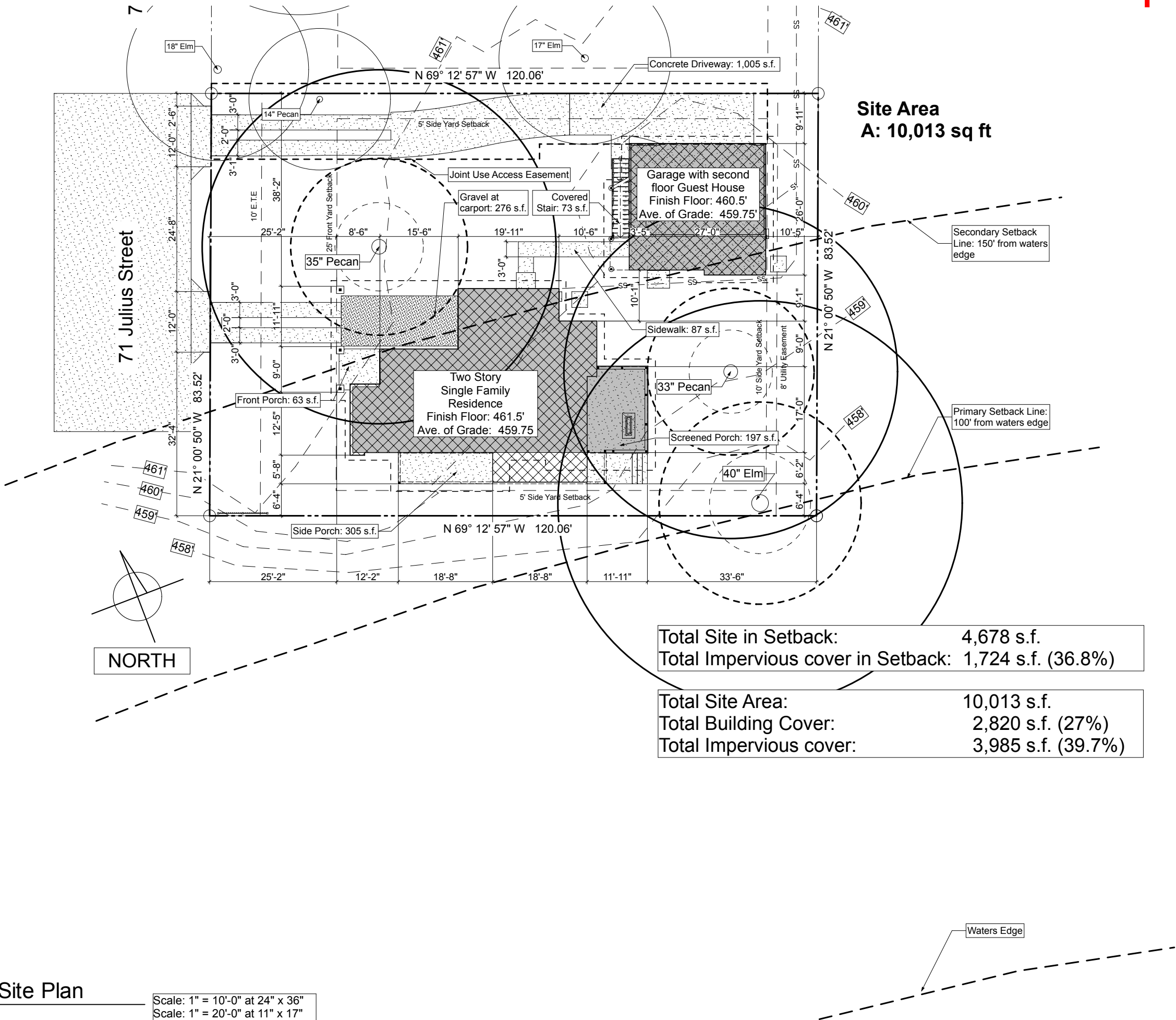
TREE LIST	
16"	HACKBERRY
17"	HACKBERRY
5.5"	PECAN
15.5"	TREE
35"	PECAN (H)
7"	CEDAR ELM
12"	PECAN
7.5"	PECAN
10.5"	HACKBERRY
8"	HACKBERRY
8"	HACKBERRY
12"	HACKBERRY
13.5"	AMBER ELM

TREE LIST	
8.5"	HACKBERRY
33"	PECAN (H)
10.5"	HACKBERRY
24"	UNKNOWN
10.5"	PECAN
7"	HACKBERRY
39.5"	CEDAR ELM (H)
6.5"	HACKBERRY
13.5"	HACKBERRY (M)
12.25"	HACKBERRY (M)
10"	HACKBERRY
18"	HACKBERRY (M)
7"	HACKBERRY

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- MAG NAIL FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- RECORD INFORMATION
- WATER METER
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- DOWN GUY
- MANHOLE
- GAS METER
- OUTSIDE OF SUBJECT BOUNDARY
- TREE
- MULTI-STEM TREE
- HERITAGE TREE OVER 24"
- INSIDE OF SUBJECT BOUNDARY
- FINISHED FLOOR ELEVATION
- SQUARE CUT ON TOP OF CURB FOR BENCHMARK

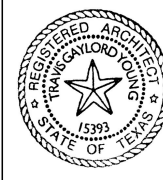




Studio Momentum

1415 Justin Lane
Austin, Texas, 78757
512-452-7961

Seal:



Signature:

[Signature]

Issue:

1/13/19
For Board of
Adjustment Review

Project:

**Ruhl-
Coops
Residence**

71 Julius St.
Austin, Texas,
78702

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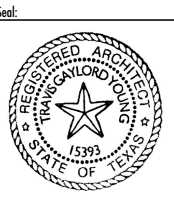
Revisions:

Sheet Title:

**Variance Request
Site Plan**

Sheet Number:

A1.1



Signature:
[Signature]

Issue:

1/13/19
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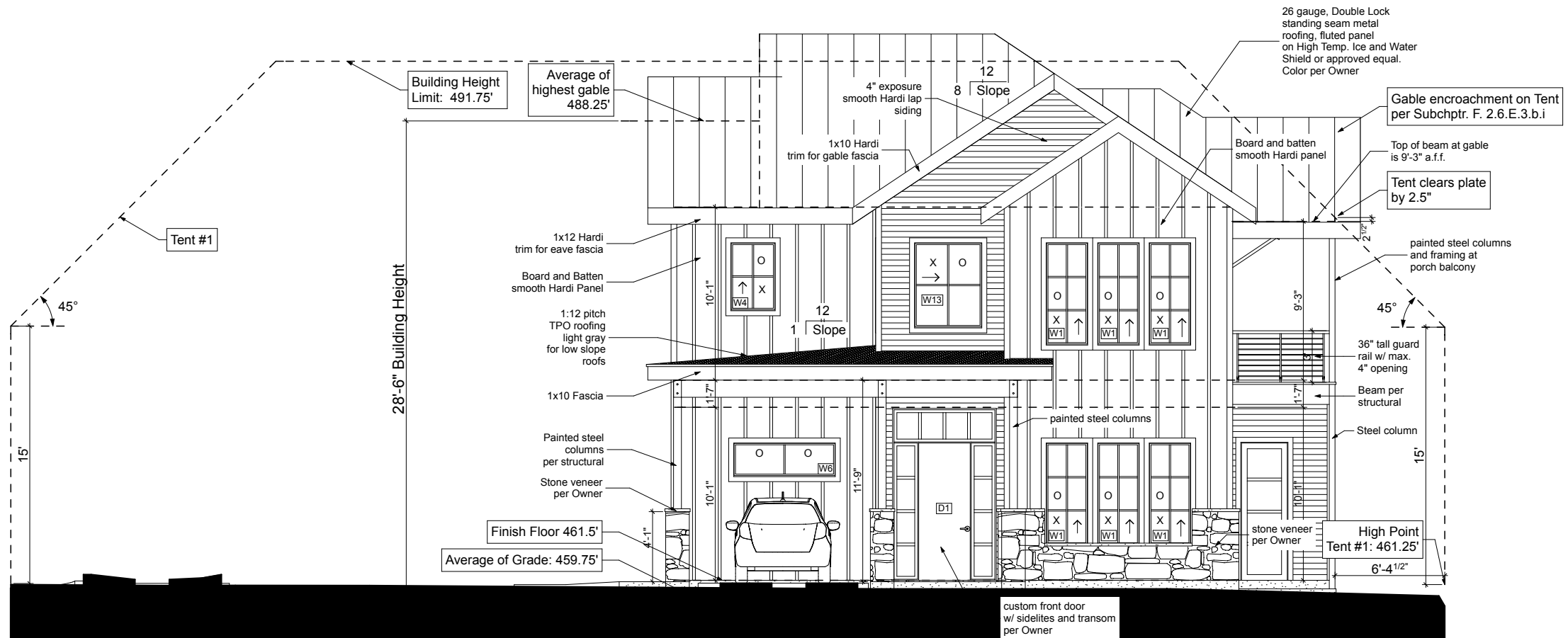
Revisions:

Sheet Title:

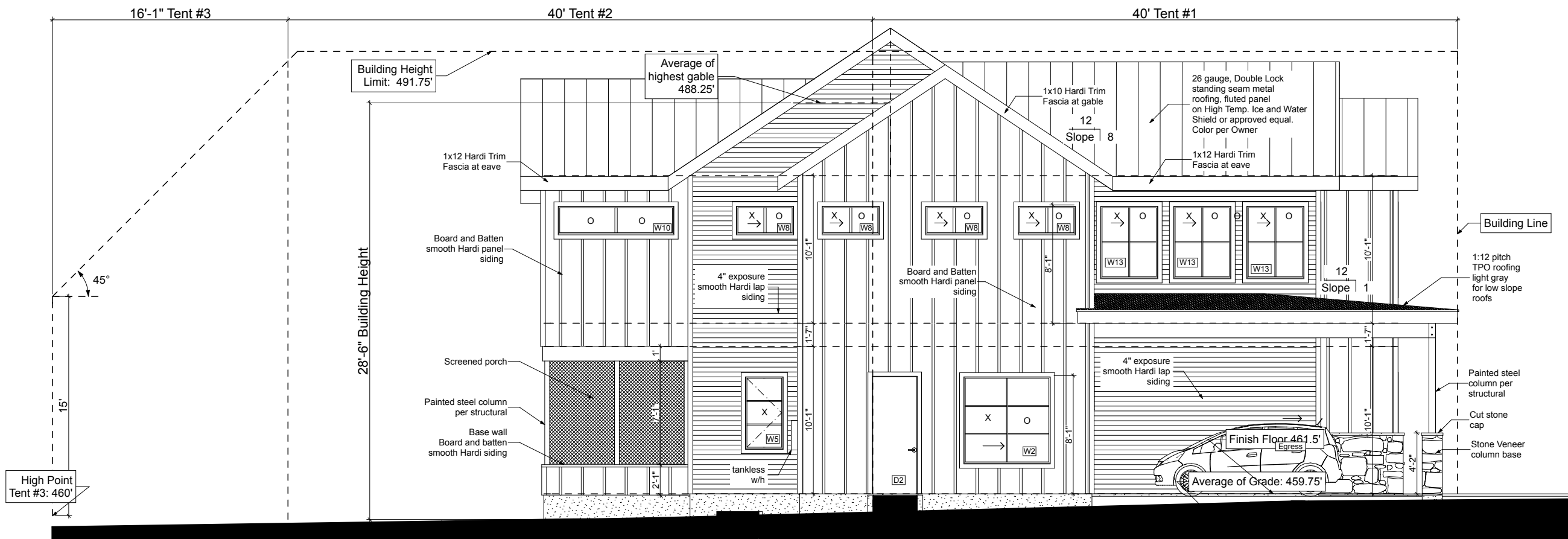
**House West and
North Elevations**

Sheet Number:

A2.1

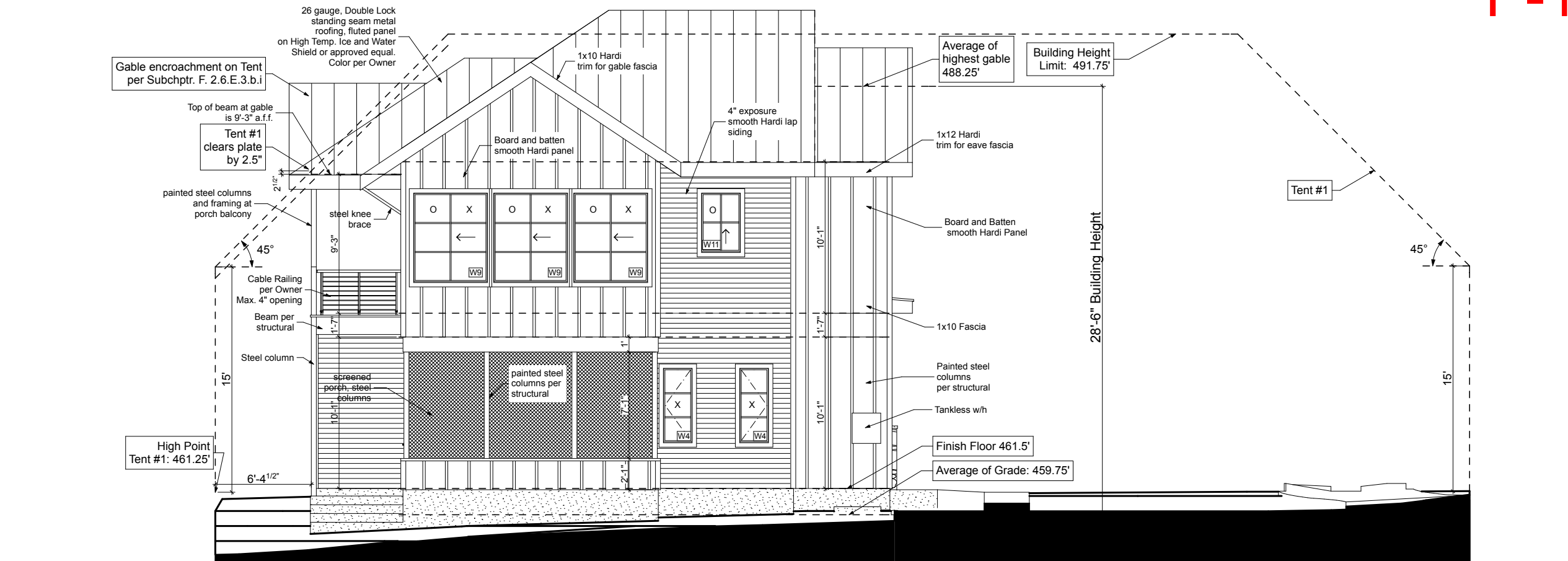


1 Primary West
1/4" = 1'-0"

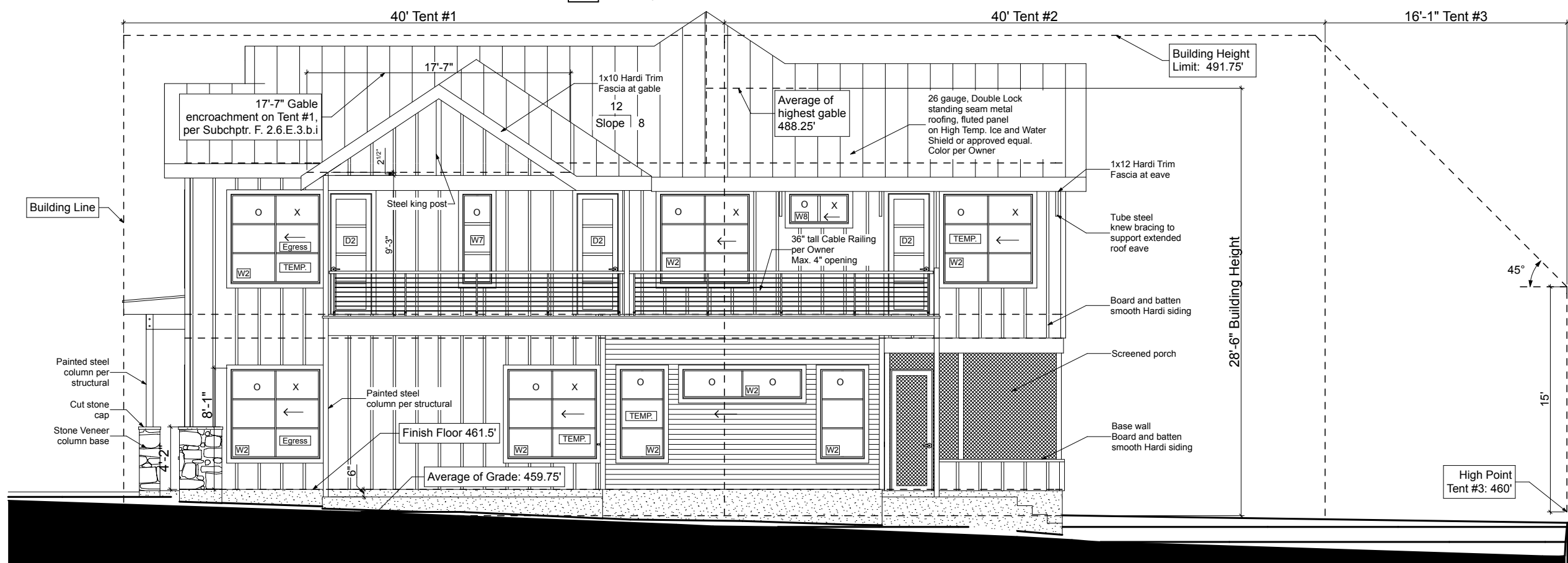


2 North Elevation
1/4" = 1'-0"

Scale: 1/4" = 1'-0" at 24" x 36"
Scale: 1/8" = 1'-0" at 11" x 17"

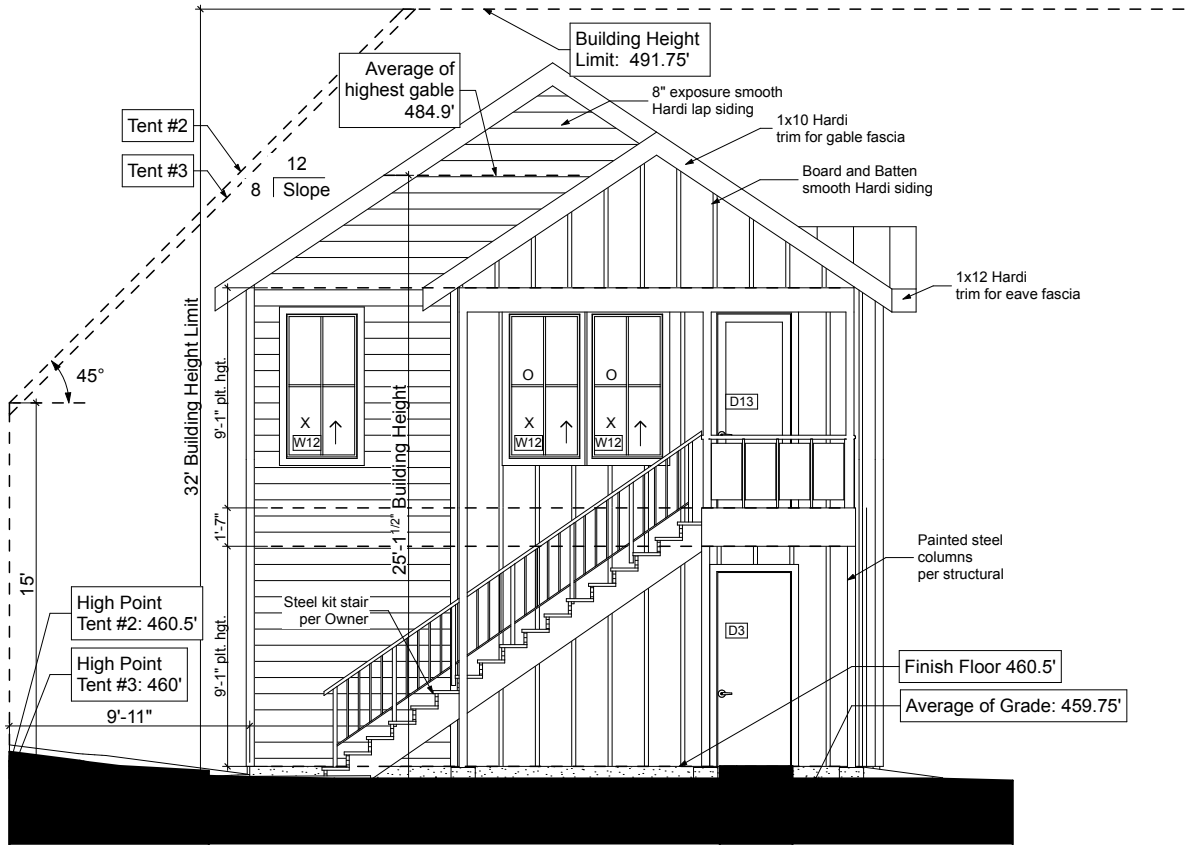


3 East Elevation

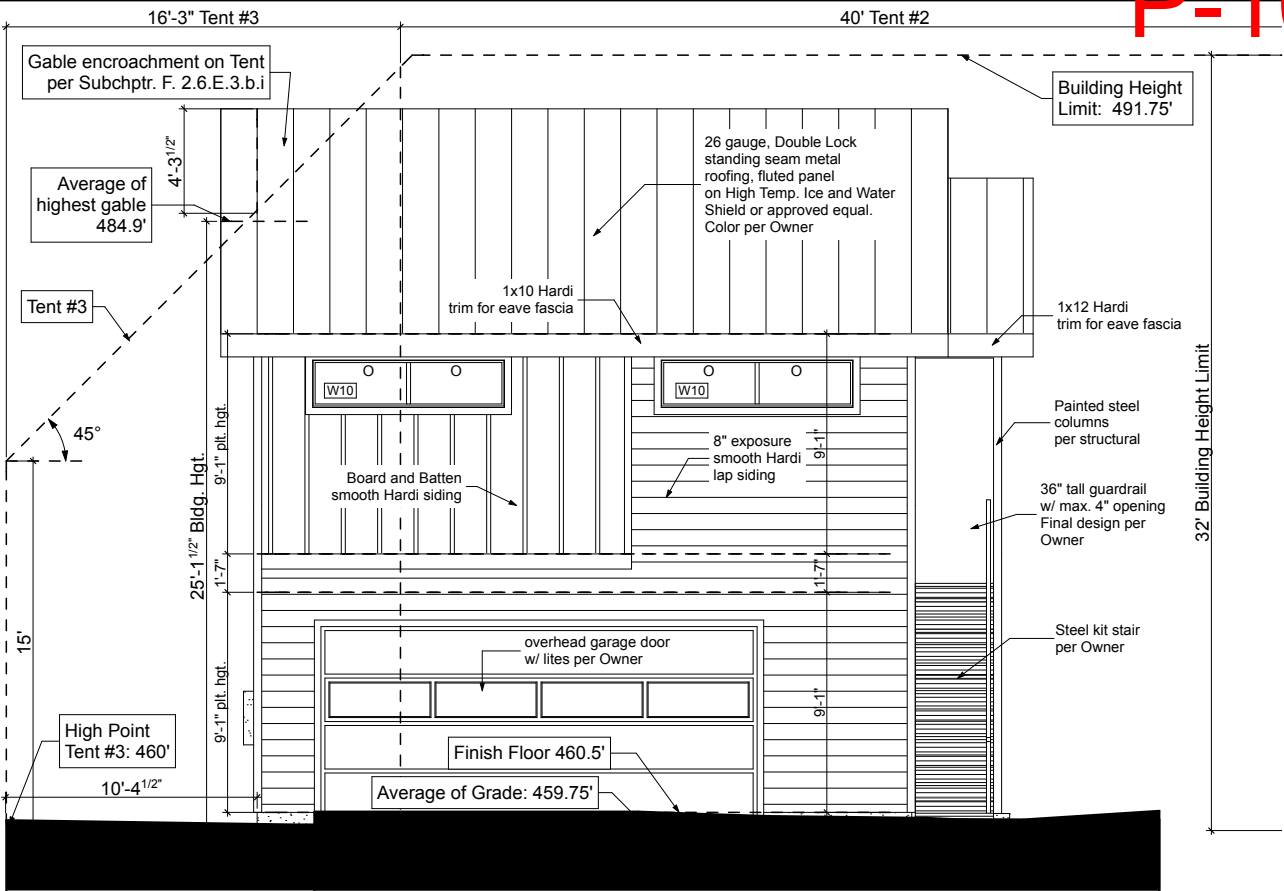


4 South Elevation

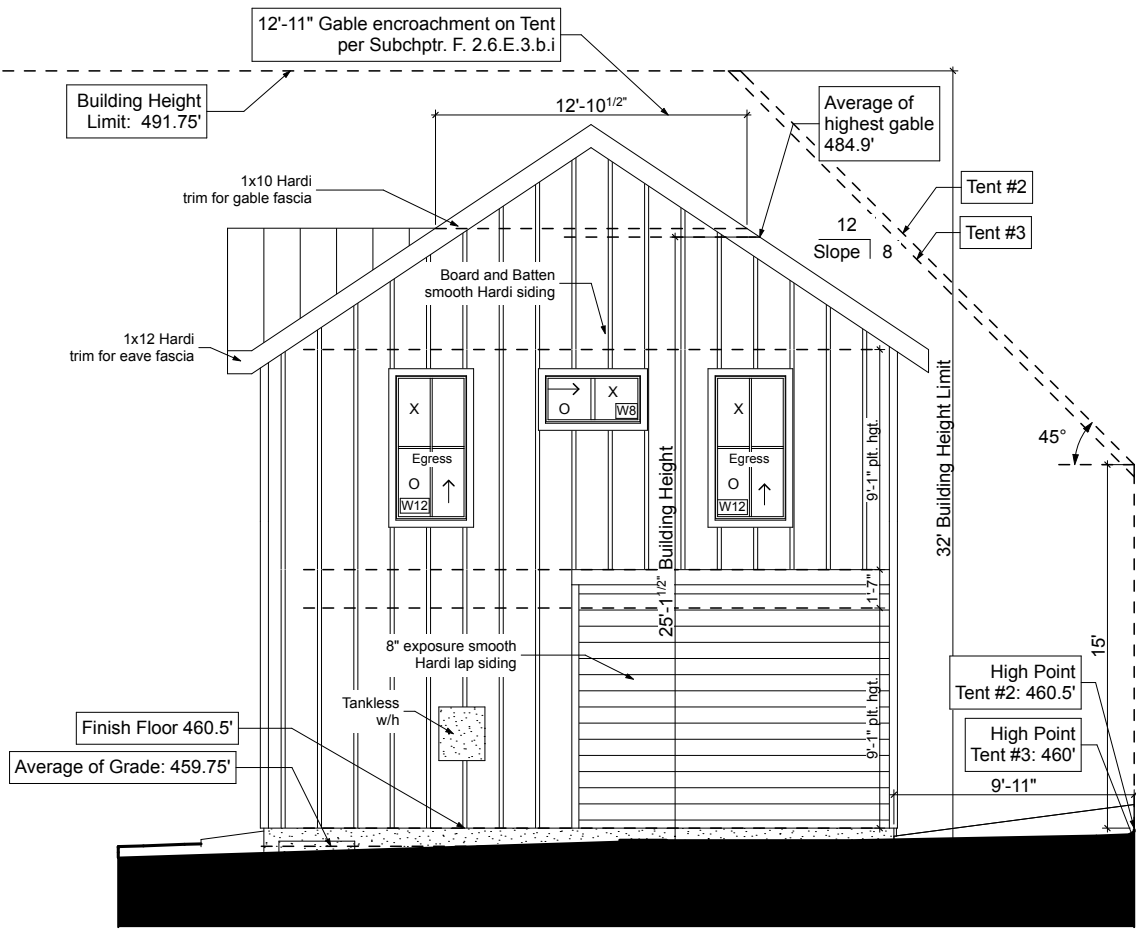
Scale: 1/4" = 1'-0" at 24" x 36"
Scale: 1/8" = 1'-0" at 11" x 17"



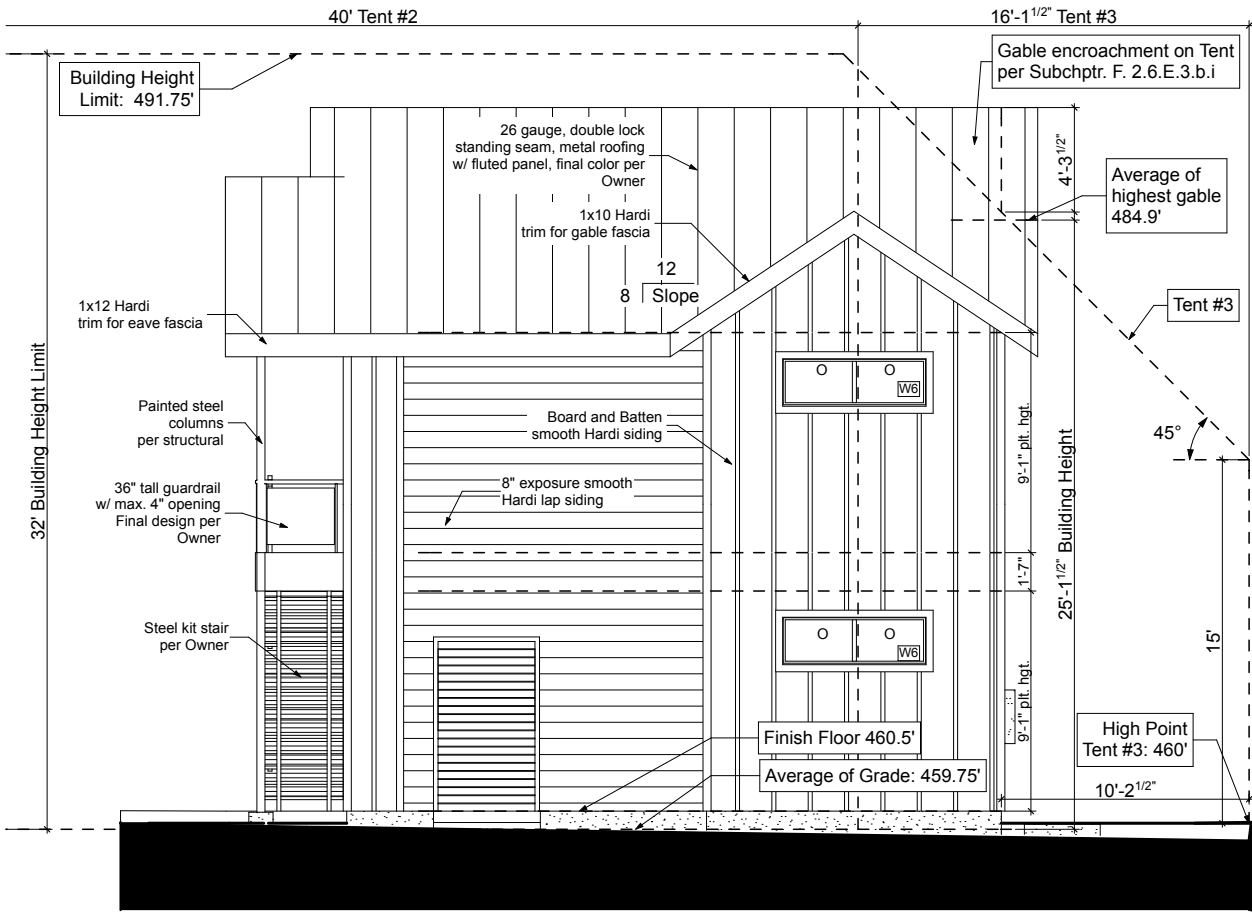
5 Guest West
1/4" = 1'-0"



6 Guest North
1/4" = 1'-0"



7 Guest East
1/4" = 1'-0"



8 Guest South
1/4" = 1'-0"



[Signature]

1/13/19
For Board of
Adjustment Review

**Ruhl-
Coops
Residence**

71 Julius St.
Austin, Texas,
78702

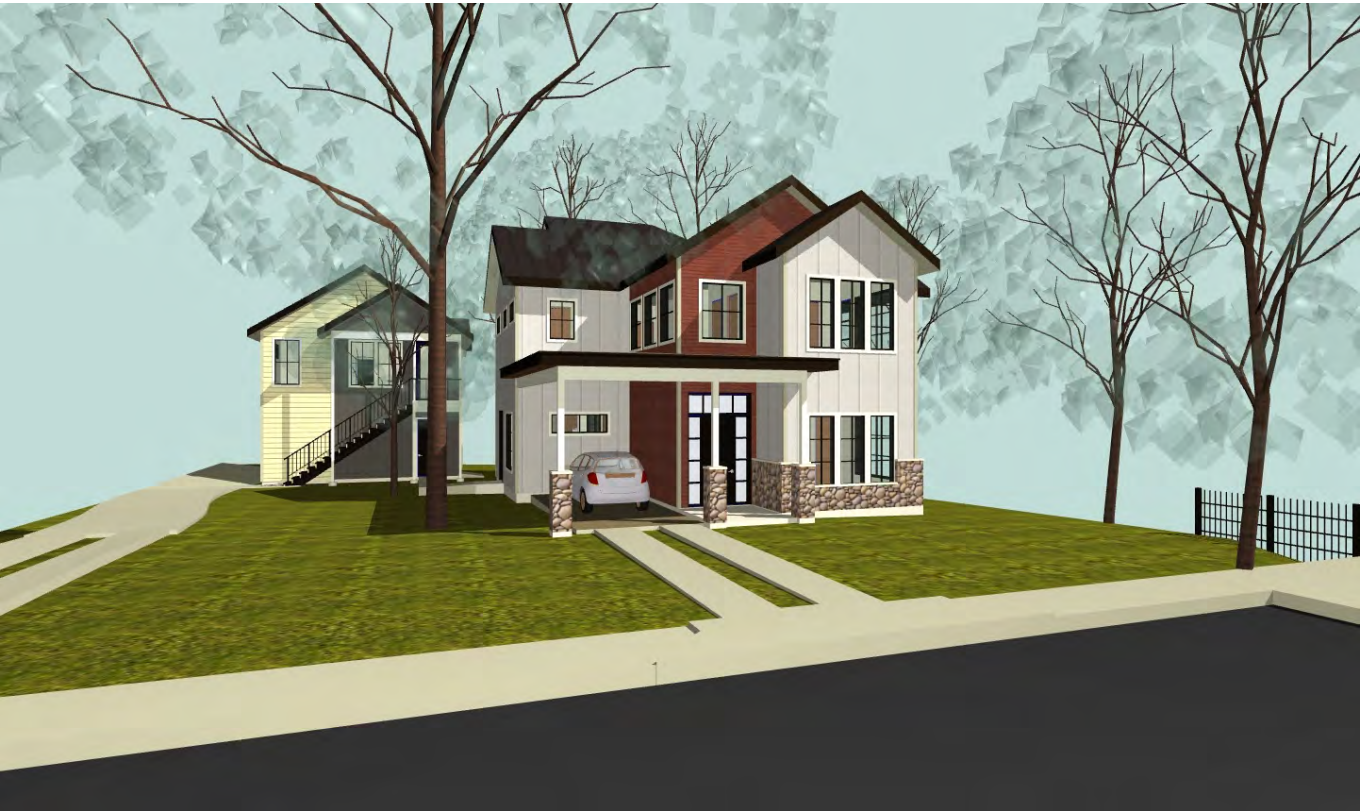
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Garage and Studio

A2.3



1 Street West View
1:142.86



2 South Side View
1:142.86



3 East Side View
1:142.86



4 Northwest View
1:142.86

Seal:



Signature:

Justin Lane

Issue:

1/13/19
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Project:

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Coops
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78702**

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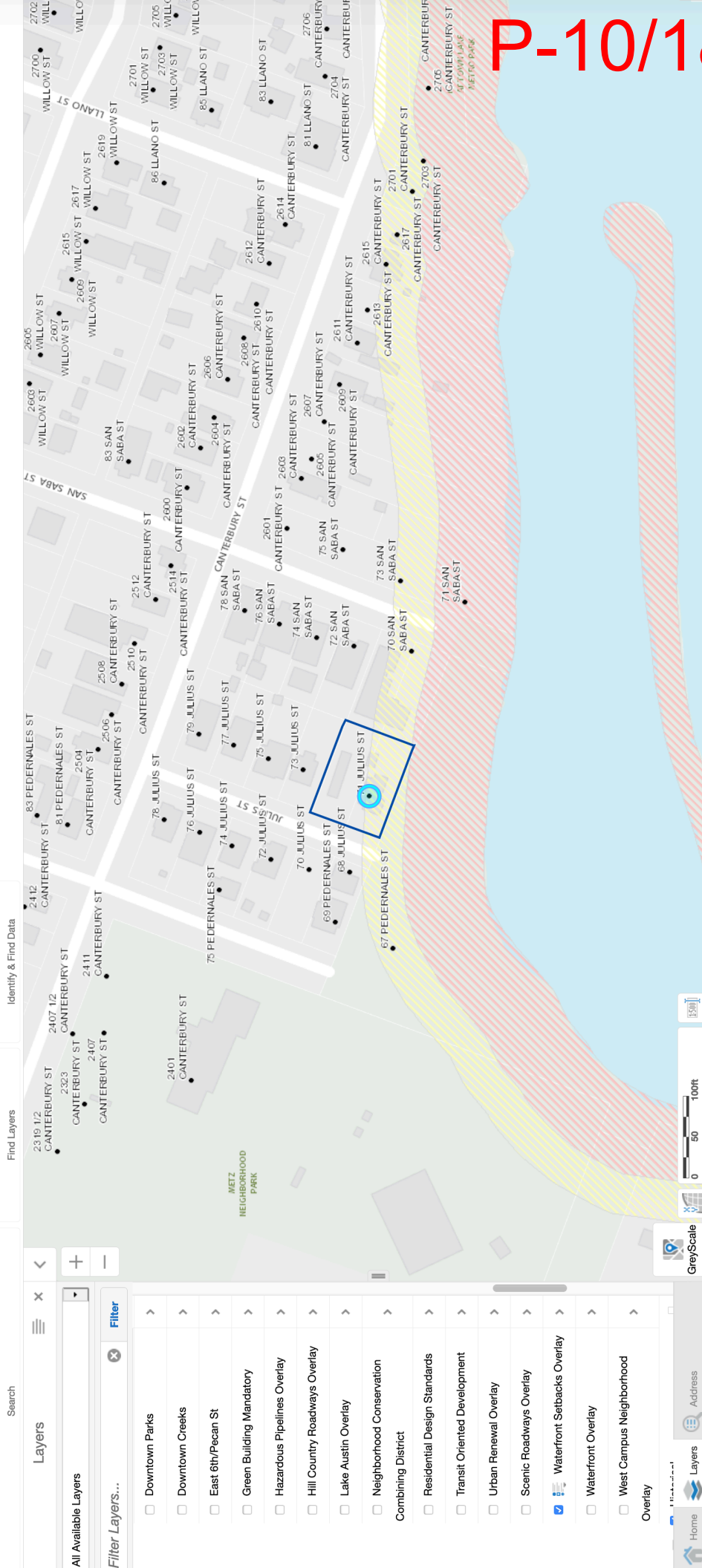
Revisions:

Sheet Title:

**Three Dimensional
Views**

Sheet Number:

A6.2



P-10/18

All Available Layers

Filter Layers...

- ☐ Downtown Parks
- ☐ Downtown Creeks
- ☐ East 6th/Pecan St
- ☐ Green Building Mandatory
- ☐ Hazardous Pipelines Overlay
- ☐ Hill Country Roadways Overlay
- ☐ Lake Austin Overlay
- ☐ Neighborhood Conservation Combining District
- ☐ Residential Design Standards
- ☐ Transit Oriented Development
- ☐ Urban Renewal Overlay
- ☐ Scenic Roadways Overlay
- ☒ Waterfront Setbacks Overlay
- ☐ Waterfront Overlay
- ☐ West Campus Neighborhood Overlay



Home



Layers



Address



Search



Address Search



Find Review Case



Parcel Search



Permits By Address



Change visible map layers



Historic Layers



Point



Query



Filter



Identify & Find Data



Screenshot



Tool Labels

Layers

All Available Layers

Filter Layers...

Filter

- ☐ Downtown Parks
- ☐ Downtown Creeks
- ☐ East 6th/Pecan St
- ☐ Green Building Mandatory
- ☐ Hazardous Pipelines Overlay
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- ☒ Waterfront Setbacks Overlay
- ☐ Waterfront Overlay
- ☐ West Campus Neighborhood Overlay



P-10/19

P-10/20



View of House site looking East from Julius

P-10/21

View of 35" Pecan



P-10/22



View of site from across Julius

P-10/23

View East along South Property Line



P-10/24

View of Other Heritage Trees on the Site



P-10/25



View of Large Existing House at 70 San Saba, East of property

P-10/26

View South From Property



P-10/27

Natural Vegetation south of property



P-10/28



Land South of the property between water edge and property line

P-10/29



View South from end of Julius Street

P-10/30



View West from Property

C15-2019-0010 Travis Young for Daniel & Amy Coops 71 Julius Street

BOA Request for variance(s) from Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested) in order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

Letters of support from the neighbor surrounding 71 Julius St.

Jorge Stergiou
70 Julius Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

This past year I built a home at 70 Julius St. I've met Dan and Amy a few times over the past couple years and we've exchanged experiences about building in the neighborhood. They have worked to clear the lot and have talked about their plans to build their home here.

Recently, they have shown me their plans to their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I support their design plan.

Sincerely,

Jorge Stergiou

A handwritten signature in black ink, appearing to read 'Jorge Stergiou', with a stylized, cursive script.

Tannen Campbell
77 Julius Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy a couple times over the past couple years. They have been good neighbors in letting me know when the trucks were coming to relocate the 71 Julius home and before they started any noisy work. As they have worked to clear the lot they have talked about their plans to build their home in our neighborhood.

Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tannen Campbell', with a long horizontal flourish extending to the right.

Tannen Campbell

Marcel Meyer
70 San Saba Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Steet

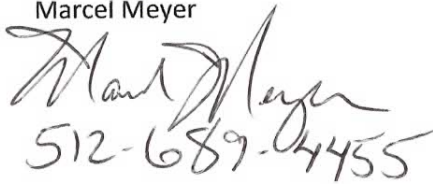
Board members,

I own and live in the "waterfront" property on San Saba Street immediately behind 71 Julius.

Recently, they have shown me their plans to their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I support their design plan.

Sincerely,

Marcel Meyer



512-689-4455

Christina and Joe McCafferty
72 San Saba Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

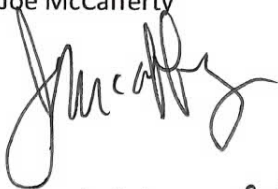
Board members,

We've met Dan and Amy a couple times over the past few years. They have been good neighbors in letting us know when the trucks were coming to relocate the 71 Julius home and before they started any noisy work. As they have worked to clear the lot they have talked about their plans to build their home in our neighborhood.

Recently, they have shown us their plans to their home at 71 Julius. We think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and we support their design plan.

Sincerely,

Christina and Joe McCafferty




Christina McCafferty

P-10/36

DARIUS FISHER
74 San Saba Street

Austin, TX 78702

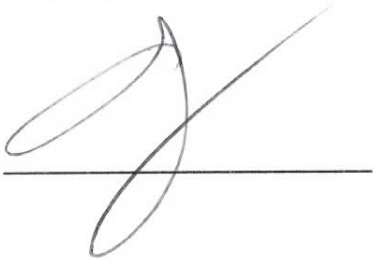
Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy, the owners of the property at 71 Julius which is currently a vacant lot. Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Darius Fisher', written over a horizontal line.

Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy own a the property of 71 Julius that is currently a vacant lot. Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,

May Ng
2506 Canterbury St.
Austin, TX 78702



P-10/38

Kevin Leiske

1508 Canterbury St

Austin, TX 78702

512-947-7426

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy, the owners of the property at 71 Julius which is currently a vacant lot. Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,

A handwritten signature in black ink, appearing to be 'K. Leiske', written over a horizontal line.

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: C15-2020-0010

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment; February 5th, 2020

MARCEL MEYER

Your Name (please print)

☒ I am in favor
☐ I object

70 San Saba St, Austin, TX 78702

Your address(es) affected by this application

Marcel Meyer

Signature

1/27/20

Date

Daytime Telephone: **512-689-4455** cell

Comments: **I am in favor of the variance being sought. I have no objections.**

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

Sonia Martinez
75 San Saba Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Steet

Board members,

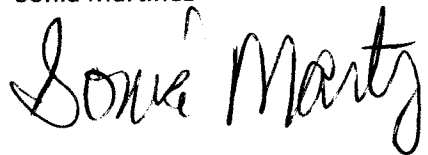
I grew up on Julius Street and have seen a lot here over the years. I've met Dan and Amy several times over the past couple years.

As they have worked to clear the lot they have talked about their plans to build their home in our neighborhood.

Recently, they have shown us their plans to their home at 71 Julius. We think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and we support their design plan.

Sincerely,

Sonia Martinez

A handwritten signature in black ink that reads "Sonia Marty". The signature is written in a cursive, flowing style.