

March 2, 2020

City of Austin - Board of Adjustment  
C/O Elaine Ramirez – BOA Liaison  
P.O. Box 1088  
Austin, TX 78767

RE: BOA C15-2020-0012; 2645 W 45<sup>th</sup> Street

Dear Board Members,

We withdrawal the variance request after Staff has re-considered and concluded that the property meets the requirements set forth in LDC § 25-2-943 (B)(2) – SUBSTANDARD LOT , allowing for development to occur without the need for a variance.

More specifically, a single-family residential use is allowed on a substandard lot that is recorded after March 14, 1946 so long as the property has:

- (a) an area not less than 5,750 sq. ft. and
- (b) be not less than 50 feet wide at the street or at the building line.

The subject lot meets the requirements stated above with a lot area of 9,586 sq. ft. and a lot width of 295 ft. at the street and at least 120 ft. at the building line.

We respectfully request a refund of the application fee as the determination requiring the variance was made in Staff error. Should you have any questions or concerns, please contact us.

Sincerely,



Victoria Haase