



January 7, 2021

John Meyer
703 Fletcher St
Austin TX, 78704

Property Description: CEN 35FT OF E205FT BLK 3 BAWCOM SUBD

Re: C15-2021-0001

Dear John,

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 sections of the Land Development Code;

Section 25-2-492 (Site Development Regulations) (a); to decrease the minimum lot width from 50 feet (required) to 34 feet 9 inches (requested); and Section 25-2 (Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes; to decrease the 45 degree angle side setback plane (required) to 0 degrees (requested) on the west side of lot. In order to erect a Single-Family Residence in a SF-3", Single-Family Residence zoning district.

DENIED BY AUSTIN ENERGY (AE), due to proposed structure conflicting with Austin Energy's clearance requirements from existing electric infrastructure located on the property. The Customer's facilities/installations shall maintain a minimum horizontal clearance of 7 feet-6 inches from primary and neutral overhead AE distribution conductors and 5 feet from covered multiplex secondary conductors. Additional clearance and access easements may be required by Austin Energy to ensure accessibility to maintain AE infrastructure. Please contact AE Design southwest Lead, James Rowin, at 512-505-7665 or James.Rowin@austinenergy.com

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

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
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