



April 5, 2021

Melissa Puga
5409 Avenue H
Austin TX, 78751

Property Description: LOT 23-24 BLK 31 HIGHLANDS THE

Re: C15-2021-0034

Dear Melissa,

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;

Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*); to increase the F.A.R from 40% (required) to 43.31% (requested) in order to add an addition to an existing single family residence in an "SF-3-NP", Single-Family- Neighborhood Plan zoning district (North Loop Neighborhood Plan)

Austin Energy does not oppose the above variance request to add an addition to the existing single family home, provided any proposed and existing improvements follow Austin Energy's 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://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you have any questions about the following comments, please contact my office.

Thank you,

Eben Kellogg, Property Agent

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