



April 5, 2021

Mark Zupan
221 Lessin Ln
Austin TX, 78704

Property Description: LOT 14 LESS S E 1728SQ FT BLK 2 POST ROAD

Re: C15-2021-0033

Dear Mark,

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 from the land development code.

Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 10 feet (requested) in order to erect Multi-Family-Condominiums in an "SF-6-NP", Condominium residence-Neighborhood Plan zoning district. (Dawson Neighborhood Plan)

The above variance request is **DENIED BY AUSTIN ENERGY (AE)**. Current existing conditions conflict with AE facilities and clearances. Applicant/Owner is required to meet AE clearance criteria requirements for distances from AE facilities. All improvements and costs associated with the relocation or removal of AE facilities is the responsibility of the property owner. In order for the above application to comply with our requirements, we (Austin Energy) will need the variance request to be increased from 10' to 15' in order for the proposal to meet Austin Energy clearance requirements. . Owner/Applicant must obtain written approval of conflict resolution from Eben Kellogg 512-322-6050, Austin Energy - Public Involvement/Real Estate, Services, prior to a BOA approval. I would recommend that you reach out to James Rowin (James.Rowin@austinenergy.com) Electric Design Lead Southeast – 512-505-7665

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

Austin Energy
Public Involvement | Real Estate Services
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