

The North Loop Neighborhood Plan Contract Team | [REDACTED]

Contact: James T. Howard, [REDACTED]

April 17, 2021

**VIA EMAIL**

[elaine.ramirez@autintexas.gov](mailto:elaine.ramirez@autintexas.gov)

City of Austin  
Board of Adjustment  
Austin City Hall  
301 W. 2nd Street  
Austin, Texas 78701

Re: Letter of Support for Variance Application  
5314 Avenue G, Austin, Texas 78751  
BOA Case N. C15-2021-0041

Board Members:

I am writing on behalf of the North Loop Neighborhood Plan Contract Team (the “Planning Team”) in support of Mary Schuwerk’s and Nick Paglia’s Variance Application for 5314 Avenue G, Austin, Texas 78751 (the “Application”).

As outlined in the Application, Ms. Schuwerk and Mr. Paglia are remodeling a portion of their home to, among other things, bring the home in line with safety and accessibility standards. To meet these standards, the finished floor elevation will need to be increased by 19” from the current finished floor elevation, 7” more than the 12” allowance in §25-2-963. Additionally, 5314 Avenue G is a unique and undersized lot, and the remodel will therefore result in impervious cover of approximately 47.7%, 2.7% more than the 45% permitted for SF-3-NP zoning under §25-2-492 but a 1% decrease from current impervious cover, along with continued encroachment of a setback on the back side of the lot.

Ms. Schuwerk and Mr. Paglia have done an incredible job reaching out to and interfacing with the neighborhood regarding this project and have garnered the support of their neighbors along with the support of the North Loop Neighborhood Association and the Planning Team. Ms. Schuwerk and her architect presented to the Planning Team on April 12, 2021, and the Planning Team unanimously voted to support her Application in front of the Board of Adjustment.

We strongly believe that current zoning regulations do not allow for reasonable use of the property by Ms. Schuwerk and Mr. Paglia and that the obvious hardship affecting 5314 Avenue G is unique to the property due to its configuration and unusually small lot size. The project will also have no effect on area character, and our understanding is that Ms. Schuwerk’s and Mr. Paglia’s immediate neighbors support the project fully.

# D-7/2-LATE BACKUP

The Planning Team believes that the requested variance is entirely appropriate for this project and that the Application should be granted. We sincerely hope that the Board of Adjustment will approve the variance as requested.

We appreciate your time and attention to this letter of support.

Sincerely,

THE NORTH NEIGHBORHOOD PLAN CONTACT  
TEAM

/James T. Howard/

James T. Howard, Chair

## 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](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be viewed by the Board the night of the meeting. 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: C15-2021-0041**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing: Board of Adjustment; May 10<sup>th</sup>, 2021**

Renée and David Orr

Your Name (please print)

☒ I am in favor  
☐ I object

5312 Avenue H 78751

Your address(es) affected by this application

Elaine Ramirez

Signature

May 1, 2021

Date

Daytime Telephone: 512 565-4563

Comments: We support all parts of this variance request. We have seen the proposed improvements presented and agree that they are warranted and improve the property.

**If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing):**

Elaine Ramirez

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

# D-7/4-LATE BACKUP

I am a resident of the North Loop neighborhood and I am in favor of granting a variance to the residents if 5314 Avenue G, Mary Schuwerk and Nick Paglia, for the purpose of interior remodel and addition to their home. I am also in favor of granting an allowable impervious cover of 48.7% in order that the existing walks and drive may remain.

Catherine Wray Meagher  
Signature

4/29/21  
Date

5302 Avenue G Unit A  
Address

