D-2/1-LATE BACKUP

Ramirez, Elaine

From: [redacted]
Sent: Friday, July 09, 2021 5:40 PM
To: Ramirez, Elaine; Ramirez, Diana
Subject: C15-2021-0056 3006 Glenview Avenue Agenda Item D-2
Attachments: 3006 Glenview 7-12-21 BOA case.pdf

Importance: High

*** External Email - Exercise Caution ***

Good afternoon Elaine and Diana,

Please be sure that the Board of Adjustment members get the following position statement and attachment before the Monday, July 12, 2021 hearing.

By the way, the Bryker Woods Neighborhood Association did not receive notification of this variance hearing from the City, rather we received it second hand from another neighborhood association.

Thank you,
Joyce Basciano
Bryker Woods Neighborhood Association

Dear Chair Cohen and Members of the Board of Adjustment,

Re: C15-2021-0056 3006 Glenview Avenue Agenda Item D-2

The Bryker Woods Neighborhood Association (BWNA) Board of Directors considered this variance request. In the case of through lots we are guided by the **precedent set by the Board of Adjustment on Monday, September 8, 2014 in Case Number C15-2014-0115 (see attachment).** That case involved another through lot on Glenview Avenue that backed up to Jefferson St. (3200 Glenview, cited in the backup for 3006 Glenview). The 2014 BOA Decision **granted a variance decreasing the 25 ft setback to 10 ft** from the property line, **not 5 ft**. A 10 ft rear lot setback is still reasonable for through lots on Glenview Avenue and is in keeping with the historic character of Jefferson St.

Accordingly, we support a decrease of the 25 ft setback to 10 ft but oppose a decrease of the setback to 5 ft.

Thank you for your service to the community,

Joyce Basciano, for the Bryker Woods Neighborhood Association

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D-2/2-LATE BACKUP

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, September 8, 2014 **CASE NUMBER: C15-2014-0115**

___Y____ Jeff Jack
___Y____ Michael Von Ohlen **Motion to Grant**
___Y____ Ricardo De Camps
___Y____ Bryan King
___Y____ Stuart Hampton - Vincent Harding (left early)
___Y____ Melissa Hawthorne **2nd the Motion**
___Y____ Sallie Burchett

APPLICANT: Jim Bennett
OWNER: Kenneth Gorence

ADDRESS: 3200 GLENVIEW AVE

VARIANCE REQUESTED: The applicant has requested a variance(s) to Section 25-2-515 (D) *(Rear Yard of Through Lot)* to decrease the rear yard of a through lot from 25 feet (required) to 10 feet (requested) in order to rebuild a garage and add a 360 square foot 2nd story guest quarters (no kitchen) in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Windsor Road)

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Grant 10 feet back from property line, no short term rental, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED 10 FEET BACK FROM PROPERTY LINE, NO SHORT TERM RENTAL.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: an accessory structure currently exist in the proposed location where the garage has always been located
2. (a) The hardship for which the variance is requested is unique to the property in that: the existing garage originally constructed in its current location since 1939 does not meet the current through lot setback requirement, and is considered non-complying , the existing developed condition of the site including the landscaping, trees, and location of the existing house dictate the proper replacement of the structure, this lot has frontage on three streets which compound the placement
   (b) The hardship is not general to the area in which the property is located because: this lot has frontage on three streets, requiring three street yard setbacks which further complicates the placement of the structure
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the proposed garage will be constructed 10' back from the property line where it has been since 1939 garage is currently located in the same location

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman

D-2/3-LATE BACKUP

Heldenfels, Leane

From: Joyce Basciano <[redacted]
Sent: Monday, September 08, 2014 8:32 AM
To: Heldenfels, Leane
Subject: C15-2014-0115 3200 Glenview Avenue

Importance: High

Good morning Leane,
Please be sure that the Board of Adjustment members get the following position statement before tonight's hearing.
Thank you,
Joyce Basciano
Bryker Woods Neighborhood Association

Dear Chairman Jack and the Members of the Board of Adjustment,

Re: **C15-2014-0115 3200 Glenview Avenue**

The Bryker Woods Neighborhood Association (BWNA) Board of Directors carefully considers each variance request. We do not agree with all the justifications in the application. We do not believe that just because a lot has an existing non-complying structure, it should be granted a variance in order to rebuild that structure in the same or similar location.

That being said, our non-opposition to this particular variance request is based on the:

1) uniqueness of the lot-- it is bounded on 3 sides by streets **and has an odd configuration**

2) understanding that the owner is willing to bring his new replacement structure into full compliance with development standards (including parking requirements) for an accessory structure on non-through lot properties.

3) opinion that a 10 ft **rear setback** and the ground floor use as a garage is in keeping with the historic character of Jefferson St.

Should the Board of Adjustment decide to grant this variance request the BWNA Board of Directors respectfully asks that the BOA **include the 3 bases of our non-opposition in the text of its decision.**

Thank you.

Joyce Basciano, for the Bryker Woods Neighborhood Association

D-2/4-LATE BACKUP

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.

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 added to the Late Back-up and 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: C15-2021-0056
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

MIKE BOHM
Your Name (please print)

☒ **I am in favor**
☐ **I object**

2907 GLENVIEW AVE
Your address(es) affected by this application

Signature 7/6/21 *Date*

Daytime Telephone: 210-882-0731

Comments: MIRRORS OTHER APPROVED VARIANCES FOR THROUGH LOTS ALONG GLENVIEW DR.

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) to:
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

D-2/5-LATE BACKUP

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 added to the Late Back-up and 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: C15-2021-0058
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; July 12th, 2021

PAulette H. Roch
Your Name (please print)

☒ **I am in favor**
☐ **I object**

1207 CHOQUETTE DR. AUSTIN, TX 78757
Your address(es) affected by this application

Paulette H. Roch — *Signature*

7-7-2021 — *Date*

Daytime Telephone: 512-426-6576

Comments:

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) to:

Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

D-2/6-LATE BACKUP

Ramirez, Elaine

From: Melissa Nordberg [redacted]
Sent: Monday, July 12, 2021 7:56 AM
To: Ramirez, Elaine
Subject: request C15-2021-0056

*** External Email - Exercise Caution ***

Hi Elaine,

I would like to show my support for variance request C15-2021-0056 made by Chase and Andrea Hamilton. The east side of the Jefferson is like an alley and homeowners need off-street parking! It's a Must! Thank you

Missy Nordberg
917-975-1850

Sent from my iPhone
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D-2/7-LATE BACKUP

Ramirez, Elaine

From: Ak Bowersock [redacted]
Sent: Monday, July 12, 2021 8:46 AM
To: Ramirez, Elaine
Subject: case number C15-2021-0056

*** External Email - Exercise Caution ***

To whom it may concern:
I support variance request C15-2021-0056 made by Chase and Andrea Hamilton. The east side of the Jefferson Corridor is treated like an alley by homeowners and off-street parking is essential to keeping the character of our neighborhood. I live across the street and I am in support of this.

Sincerely,
Arien Bowersock
3104 Bryker Dr.
Austin TX 78703

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D-2/8-LATE BACKUP

Ramirez, Elaine

From: Rob Shands [redacted]
Sent: Monday, July 12, 2021 9:23 AM
To: Ramirez, Elaine
Cc: Andrea Rado Hamilton <[redacted]; [redacted]
Subject: Support Approval: case number C15-2021-0056

*** External Email - Exercise Caution ***

Hello -

I support variance request C15-2021-0056 made by Chase and Andrea Hamilton. Their request is completely reasonable for the neighborhood. This variance is in line with the City's stated goals of promoting smart density to combat the affordability crisis.

Thank You,

Rob Shands
3003 Beverly Rd
Austin, Tx 78703

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D-2/9-LATE BACKUP

Ramirez, Elaine

From: Meredith Jarrett [redacted]
Sent: Monday, July 12, 2021 9:58 AM
To: Ramirez, Elaine
Subject: case number C15-2021-0056

*** External Email - Exercise Caution ***

I support the variance request C15-2021-0056 made by Chase and Andrea Hamilton. The east side of the Jefferson Corridor is treated like an alley by homeowners and off-street parking is essential to keeping the character of our neighborhood. Our home specifically looks directly onto their home, we are their across the street neighbors on Jefferson and think that this will be a huge improvement to our neighborhood. We fully support the construction of their project.

Meredith and Ted Jarrett
1701 W 31st St, Austin, TX 78703

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