

## PUBLIC HEARING INFORMATION

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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;
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**Case Number:** C15-2022-0021

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

**Public Hearing:** Board of Adjustment; March 14<sup>th</sup>, 2022

JOHN WOODWORTH

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

6919 GREENSHORES DRIVE #3

Your address(es) affected by this application

John Woodworth

Signature

2-7-2022

Date

Daytime Telephone: \_\_\_\_\_

Comments: CONCERN ABOUT IMPERVIOUS COVER REQUIREMENTS

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)

## E-2/2-LATE BACKUP

### PUBLIC HEARING INFORMATION

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**Public Hearing:** Board of Adjustment; March 14<sup>th</sup>, 2022

*Ronda Raymond*

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

*3603 Robbins Road*

Your address(es) affected by this application

*Ronda Raymond*

Signature

*3/7/22*

Date

Daytime Telephone: *415-531-3203*

Comments: *Concerns about impervious cover, rainwater run-off, & parking.*

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: [Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)



# NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Este aviso es para informarle que hemos recibido una solicitud para una varianza dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3455.

**Mailing Date:** March 3<sup>rd</sup>, 2022

**Case Number:** C15-2022-0021

Please be advised that the City of Austin has received an application for a variance from the Land Development Code.

<b>Applicant:</b>	Bhavani Singal; 832-641-2370
<b>Owner:</b>	Heidi Lew
<b>Address:</b>	<b>3701 ROBBINS RD; ABS 437 SUR 1 JETT J ACR 0.50 OR LOT B OAK SHORES UNRECORDED</b>

- Variance Request(s):** The applicant is requesting a variance(s) from the Land Development Code, Section(s):
1. 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum Front Yard Setback from 40 feet (required) to 15 feet (requested) **and**
  2. 25-2-551 (*Lake Austin District Regulations*) (C) (3)
    - (a) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 48 percent (requested), (58% existing)
    - (c) increase the maximum impervious cover on a slope with a gradient of more than 25 percent and not more than 35 percent from 5 percent (allowed) to 14 percent (requested), (4% existing) in order to erect a new two story Single-Family residence in a "LA", Lake Austin zoning district.

**Note:** This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted.

This application is scheduled to be heard by the **Board of Adjustment** on **March 14<sup>th</sup>, 2022**. The meeting will be held Hybrid, in-person at **Austin City Hall / 301 West 2<sup>nd</sup> Street / Council Chambers - 1<sup>st</sup> Floor / Room 1001, beginning at 5:30 PM**.

Some Board Members of the **Board of Adjustment** may be participating by videoconference, **beginning at 5:30 PM**. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

To find out how to participate in the meeting in-person or virtually, please view information below, contact the Case Manager listed below by e-mail or go to the following website:

**Board of Adjustment:** <http://www.austintexas.gov/department/boards-and-commissions>

You can find out more information on this application by inserting the case number at the following website:  
<https://abc.austintexas.gov/web/permit/public-search-other>.

*\*To see where on the agenda/when this item will be heard, on the Friday prior to the hearing go to the Board's website (start at [www.austintexas.gov](http://www.austintexas.gov), then click on government, click on Boards and Commissions, then highlight Board of Adjustment and click on view website, click on Agendas and find this hearing agenda/case order there. The Board will vote on postponement and withdraw requests at the beginning of the hearing, as close to 5:30pm as possible.*

# E-2/4-LATE BACKUP

**From:** Rick Swisher  
**To:** [Ramirez, Elaine](#)  
**Subject:** Case C15-2022-0021  
**Date:** Wednesday, March 09, 2022 3:43:35 PM  
**Attachments:** [3701 Oak Shores C15-2022-0021.pdf](#)

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## \*\*\* External Email - Exercise Caution \*\*\*

I have attached the requested form to this email and thought it might help to put the verbiage in the body of this email as well. I appreciate your consideration and marked the form "I do not Support" that is not 100% accurate. I only wish there to be consideration to insure there is not a parking issue on this narrow street and this steep curve. If there is no off-street parking made available at this lot, there will be issues. Currently when a car is parked on the asphalt at this lot, it blocks over ½ of the street making it dangerous for a car coming down the hill by needing to be on the wrong side of the street during this steep blind curve.

### COMMENTS:

Regarding the proposed variances for case C15-2022-0021 I have one concern. The requested 15' front yard setback should be reviewed as per my comments below. There is a unique issue with this project.

Robbins Road is a narrow, non-standard road only 18 feet wide. This is barely enough for two cars to pass plus this property is on a steep curve that causes additional issues for parked cars. Most of us living on this street have either provided for extra parking off the street on our property, or the ROW, to add gravel so guests have room to park off the road. While I do not know where the front/street property line starts, I would suggest you review it to insure there is enough room to add such a parking area. It is quite possible this can be achieved and allow the 15' setback variance but should be reviewed and be part of your consideration. In addition to owning a home on the street, I was the builder of a neighboring home at 3605 Robbins Road where a variance was granted allowing a similar front yard variance. In the case of the 3605 Robbins granted variance, it was to allow a below street grade garage with parking on top that allows for off street parking for guests.

Richard Swisher  
3601 Robbins Road

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

## E-2/5-LATE BACKUP

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

**Public Hearing:** Board of Adjustment; March 14<sup>th</sup>, 2022

RICHARD SWISHER

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

3601 Robbins Rd Austin, TX 78730

Your address(es) affected by this application

158

Signature

3-9-2022

Date

Daytime Telephone: 512-633-2082

Com Regarding the proposed variances for case C15-2022-0021 I have one concern. The requested 15' front yard setback should be reviewed as per my comments below. There is a unique issue with this project.

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