

## PUBLIC HEARING INFORMATION

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  - 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.

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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).

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**Case Number: C15-2022-0025**

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

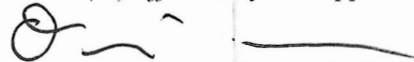
**Public Hearing:** Board of Adjustment; April 11<sup>th</sup>, 2022

Orion Reynolds

Your Name (please print)

306 W 38th St Apt 104

Your address(es) affected by this application



Signature

(682) 256-0319

Daytime Telephone:

Date

4/11/22

☒ I am in favor  
☐ I object

Comments: This case is a great way to introduce more efficient housing in the North Campus Area. Housing more people is a great goal, especially considering the housing crisis Austin is currently facing. This is a simple no-brainer to support.

**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)

From: Matt DeLong  
To: [Victoria Calk](#)  
Subject: [Victoria Calk](#)  
Date: Friday, April 07, 2023 4:33:28 PM

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

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**Case Number: C15-2022-0025**

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

**Public Hearing: Board of Adjustment; April 11<sup>th</sup>, 2022**

☒ I am in favor  
☐ I object

Your Name (please print)

Friends of Hyde Park

Your address(es) affected by this application

N.A.

4/1/22

Date

Signature

Daytime Telephone:

Comments:

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)

**From:** Matt Dean  
**To:** [Ramirez, Elaine](#)  
**Subject:** C15-2022-0025 Comment  
**Date:** Sunday, April 03, 2022 11:17:21 AM

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

Hi Elaine,

I support this variance to allow for a Two-Family residence. Please tell the Board that there's at least one neighbor in support that can't attend the meeting.

Thanks,  
Matt Dean  
434.981.5338

3409 Speedway  
Austin, TX 78705

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**Case Number: C15-2022-0025**

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

**Public Hearing:** Board of Adjustment; April 11<sup>th</sup>, 2022

Pamela Bell (Morris)

Your Name (please print)

☒ I am in favor  
☐ I object

3500 Speedway

Your address(es) affected by this application

Pamela Bell

3/31/2022

Signature

Date

Daytime Telephone:

512-560-1953

Comments:

**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)



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

**Public Hearing:** Board of Adjustment; April 11<sup>th</sup>, 2022

Tracy Firsching  
Your Name (please print)

3414 Cedar st  
Your address(es) affected by this application

[Signature]  
Signature

3/30/22  
Date

Daytime Telephone: 512-454-9651

Comments:

I have seen the  
plans & approve  
of the project.

If you will be using this form to comment, please return it via email to:

Elaine Ramirez; 512-974-2202

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



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**Case Number: C15-2022-0025**

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

**Public Hearing: Board of Adjustment; April 11<sup>th</sup>, 2022**

Carson Nguyen

☒ I am in favor  
☐ I object

Your Name (please print)

302 W 38<sup>th</sup> ST, APT 217

Your address(es) affected by this application

Austin, TX, 78705 Carson 4/5/22

Signature

Date

Daytime Telephone: (682) 272-4815

Comments: The variance allows for  
denser housing, which will increase  
the supply of houses and reduces  
the pricing of houses for me. I'm a  
college student, so it matters to me  
that housing would be cheap.

**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)



Written comments must be submitted to the contact person listed on the notice before 4:00 pm the day of the public hearing to be added to the File Bookings and viewed by the Board the night of the meeting. Your comments should include the name of the board/committee or Council, the subject 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: C15-2022-0025

Contact: Elaine Ramirez, e Ramirez@amsar.aust.tx.gov

Public Hearing: Board of Adjustment, April 18th, 2022

ROBERT KALER - ARCHITECT

Owner/Agent/Architect

☒ I am in favor  
☐ I object

207 E 24TH ST. AUSTIN, TX 78705

Has a 40% lot coverage in this application

Robert Kaler

Signature

4.5.22

Date

Daytime Telephone: 512-799-8641

Comments: GOOD PLAN. FITS WITH THE  
NEIGHBORHOOD SCALE &  
HISTORIC LOOK

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

Elaine Ramirez, 512-973-2202

Send E-Mail to: Elaine.Ramirez@amsar.aust.tx.gov

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**Case Number: C15-2022-0025**

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

**Public Hearing:** Board of Adjustment; April 11<sup>th</sup>, 2022

CINDY L. WILKINSON  
Your Name (please print)

☒ I am in favor  
☐ I object

300 EAST 34<sup>TH</sup> STREET  
Your address(es) affected by this application

Cindy L. Wilkinson  
Signature

4/06/22  
Date

Daytime Telephone: (512) 482-8024

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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)



**From:** Pamela Bell  
**To:** [Ramirez, Elaine](#)  
**Cc:** [REDACTED]  
[REDACTED]  
**Date:** Friday, April 08, 2022 2:51:43 PM

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

Ms. Ramirez,

Please provide this information to the members of the Board of Adjustment for the meeting on April 11, 2022.

Members of the North University Neighborhood Association and its Neighborhood Planning Team met on Tuesday, April 5, 2022 to review Ms. Suzannah Cox's request for variances in the North University NCCD Ord. 3040826-058 building plans on her property at 3709 Cedar. We met Ms. Cox and her architect, Karen McGraw, to review the site plans for construction of an additional Accessory Dwelling Unit and a replacement garage. We reviewed and discussed the project plans, and walked the property. We agree that the request for a variance to decrease the width requirements from 50 feet to 41 feet is reasonable, given the overall size of the lot. We also support reducing the setback requirements from five feet to three feet, as the project will not impact the neighboring property (it is an apartment building). We know as well that Ms. Cox has obtained written many approvals from the neighbors.

*For this case only*, we agree that Ms. Cox's project will enhance the property and our neighborhood, and thus we support the changes in the variances in the North University NCCD Ord. No. 20110804-040 Part 3 (5)(b) and Ord. No. 040826-058 Part 7 (3)(d) for her property.

If you have any questions, please do not hesitate to contact me.

Pam Bell, Ph.D.  
3500 Speedway  
Austin, TX 78705  
(c) 512.560.1953

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February, 2022

RE CASE # C15-2022-0025

Regarding proposed new construction at 3709 Cedar Street in Austin by owner:

Suzannah Cox 361-557-1960 liverwurst@sbcglobal.net

The lot size (41' x 160') provides enough space to build a tiny home and garage feeding into the alley. Cox's son John Cox lives in the current 1933 Bungalow which is to be left intact. The added unit is intended to be home to Suzannah Cox. It would comply with the 850 SF limit.

Cox has engaged the services of agent/architect Karen McGraw to be sure any construction will comply with City and NUNA regulations and interests.

In doing so, she has found the need to request a couple of variances from COA:

The lot width is narrower than the 50' minimum stipulated by the North University NCCD for a second unit. Because the lot is so deep and is surrounded by such varying use properties, we feel the spirit of NUNA NCCD aims are met by such a build.

Replacing the existing accessory garage building (currently 10.4 x 32.2' and 2.3' from the south property line) per North University NCCD Part 7 (3) (d) to 3' from the south property line and 9' from the rear property line 12' x 32', will provide critical added parking.

Cox intends to comply with all other zoning regulations and will also seek approval from NUNA (North University Neighborhood Association) before proceeding.

The following neighbors have spoken with Ms. Cox and agree they have no objection to the project described above.

NAME	Address	Signature
Bell, Pam/Rusty pamelajeane.bell@gmail.com 512-560-1953/512-560-7711	3500 Speedway	See 4/8/22 email to Elaine Ramirez at BOA
Scott Morris/Cecelia Smith smorris@centralaustincdc.org 512-371-7961	3705 Cedar	See 3/14/22 letter
Chapman, Derek/Amy bearablelight@gmail.com/ galleryhouses@yahoo.com	3703 Cedar	Amy M Chapman 3/10/22
Firsching, Tracy/Brian .... tracyfirsching@gmail.com 512-454-9651	3414 Cedar	[Signature] 3/14/22



3705 Cedar St.  
Austin, TX 78705

March 14, 2022

Ms. Suzannah Cox  
3709 Cedar St.  
Austin, TX 78705

RE: **Second unit proposal for 3709 Cedar**

Dear Suzannah:

The North University Neighborhood Conservation Combining District (NCCD) was created with the goal of adding residential density to the neighborhood while preserving the fabric of the built environment. Sensitive infill development has occurred throughout the NCCD since it was enacted in 2004. Planners selected the NCCD tool, because, unlike other overlays, it had the ability to relax site development standards based on the existing characteristics. However, it could not anticipate every scenario on every parcel.

This proposal seeks to add a second unit under the NCCD, while preserving the primary structure, redevelopment that has been done on scores of properties in the district for 18 years. But due to the unique characteristics of your lot, site development regulations will not allow for a second unit.

**I strongly support variances that would reduce the minimum lot width to 41 feet to add a second unit to 3709 Cedar, and to reduce the side and rear setbacks to 3 and 9 feet, respectively, to allow for an accessory garage.**

The plot plan you brought by last week indicates the primary dwelling will be preserved, and there will be compliance with all other site development regulations.

I would also support a variance to the parking requirement. This property is situated within 500 feet of several active Capital Metro stops and bike lanes. While there has been an increase in residents in the area, there has been a marked decline in the number of cars per household. Considering a surface parking option may save the cost in your proposal.

In addition, the paved alley has become a pedestrian thoroughfare, from dog walkers to workers and students using it to get to the bus stops. Your second unit will help engage it. Consider bringing the second dwelling unit closer to the paved alley, and providing an entrance to face it. Doing this would increase safety, by adding eyes both to your property and to the public space, as well to increase the use and design options of a larger outdoor common space between the two units.

Thank you so much for your investment in this community. I look forward to the project taking shape!

Sincerely,



Scott Morris

Cc: Karen McGraw, A.I.A.