

April 1, 2022

Board of Adjustment

City of Austin

Attn: Elaine Ramirez

Re: Case Number C15-2022-0032 for 2904 Rivercrest Dr. Austin TX 78746

To whom it may concern:

I own and live at 2902 Rivercrest Dr. and have done so for the last 29 years. We are the property just to the South of the applicant (Cody Stavig – 2904 Rivercrest Dr.). Indeed, we share a property line with 2904 Rivercrest Dr. I have met with Cody Stavig and have seen / discussed his plans. They've been thoughtful in their approach and plans.

I am writing in support of the Stavig's request to keep their house at 2904 Rivercrest Dr. in its current location while retrofitting part of their roof to create a more cohesive and contemporary look to the original gable roofline. I appreciate their reduction in impervious coverage and overall consideration of Lake Austin regulations. Their request to the city has no negative impact on my property (2902 Rivercrest) and, conversely, will have a positive impact on the neighborhood as a whole.

I ask that you approve their requests detailed in Case Number C15-2022-0032. We very much support their request and look forward to having Cody and family as neighbors.

Thanks for considering our input as nearby residents.

Sincerely,



James Jefferson Dean

2902 Rivercrest Dr.

Austin, TX 78746

jamesdeantoo@gmail.com

cell 512-970-8544

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: C15-2022-0032

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; **April 11th, 2022**

DANIEL REEVES

Your Name (please print)

☒ I am in favor
☐ I object

Your address(es) affected by this application

2905 RIVERCREST DR

Signature

Date

Daytime Telephone:

512-653-2522

Comments:

I LIVE ACROSS THE STREET AND
HAVE SEEN THE PLANS FOR THIS REMODEL
PROJECT. IT IS A VERY NICE DESIGN, AND
WE ARE EXCITED TO SEE IT HAPPEN.

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

Ashley Knight

From: Christen S. Steen <[REDACTED]>
Sent: Sunday, April 3, 2022 7:08 AM
To: david cancialosi; Ashley Knight
Cc: Kasey Jaegers
Subject: Re: letter of support request for rivercrest variance

To Whom it may concern,

RE: Case # C15-2022-0032

Please accept this letter as confirmation of our support for the Stavig's request. We appreciate their consideration for Lake Austin regulations and overall reduction in impervious coverage. Their request has no impact on our 3 properties (3401 Rivercrest, 3405 Rivercrest and 3707 Rivercrest) and will have an overall positive impact on the street.

CHRISTEN and STEVEN STEEN

From: david cancialosi [REDACTED]
Sent: Friday, April 1, 2022 2:17 PM
To: Ashley Knight <[REDACTED]>
Cc: Kasey Jaegers [REDACTED]
Subject: letter of support request for rivercrest variance

Good Afternoon All,

I hope you are well.

I have a request. A client is seeking a variance to maintain his house but, needs to perform an extensive remodel at 2904 Rivercrest.

In order to do so he needs 2 simple variances from the City of Austin Board of Adjustments. That hearing is Monday April 11th.

Would you consider writing a support letter (or email)?

1. They need to keep the front setback at 25' vs the LA setback of 40'. Upon original construction the house appears to have been erroneously approved by staff for a 25' setback.

- Secondly, because the house sits inside the front setback they need a variance to raise the height of a non-complying wall since they're straightening out what essentially is a zig zag roof line into a straight and even gable roof. The portion of the foundation that sits in the front setback (between the 40' and 25' measurements) is triggering the need to request the variance since one cannot "*raise the height*" of a non-complying wall.

Both requests are very diminimus in nature and we expect no issues from the Board, but thought I'd ask for your consideration.

Plus, the homeowner is reducing the existing 50% IC to under 35% IC, which is consistent with LA zoning requirements.

Attached is an example letter from their neighbor.

Feel free to ask any questions and thank you.

Appreciate the support!
DC



David Cancialosi
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CONFIDENTIALITY

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