

From: Nick Fritz
To: [Ramirez, Elaine](#)
Subject: C15-2022-0002
Date: Friday, September 02, 2022 9:52:22 PM

*** External Email - Exercise Caution ***

Hello Elaine, hope your weekend went well.
im reaching out again b/c i got a notification via letter about them trying to build a condominium... again across the street from my house.

Case Number: C15-2022-0002

- a) i, nicholas fritz am against Marek Hnizda / Guadalupe Heights LLC (Lacman Patil) trying to increase the height Limit from two stories and 30 feet(maximum allowed) to 3 stories in 30 feet(requested) for a building location 50 feet or less from property in and SF-5 or more restricted zoning district.
- b) i, nicholas fritz am against Marek Hnizda / Guadalupe Heights LLC (Lacman Patil) trying to Increase height limitations to increase the highest limits from three stories and 40 feet(maximum allowed) to 4 stories and 40 feet (requested) and "SECTION 25-2-1064 (Front Setback):
- c) i, nicholas fritz am against Marek Hnizda / Guadalupe Heights LLC (Lacman Patil) trying to decrease the front setback from 25 feet (minimum required) to 15 feet (requested) on a tract that adjoins property in an SF-5 or more restricted zoning district and fronts on the same street in order to erect a Multi-Family building in a "MF-4-CO", Multi-Family Residence Moderate-High Density-Conditional Overlay Zoning district.

again, don't want a condominium across the street from my house nor do i or anyone around me think it's a good idea for the neighborhood. The area of the condominium is going to be built is already a high traffic area and will cause great deals of traffic with construction and without construction. Don't forget about the kids that live around the area as well making an unsafe environment for more cars speeding around the corner.

please let me know if you have any questions
nick

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.

From: Mark Foohey
To: [Ramirez, Elaine](#)
Subject: Case Number: C15-2022-0002
Date: Monday, September 05, 2022 12:55:13 PM

*** External Email - Exercise Caution ***

Dear Ms. Ramirez,

I am writing in regards to case number C15-2022-0002 regarding a proposed zoning change to be heard by the Board of Adjustment on 9/12/22. I own a property within 500 feet of the subject property and I am opposed to this change. I do not agree with a zoning change particularly the number of stories allowed and reduced setbacks in any property that is adjacent to single family homes.

Thank you,
Mark Foohey

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.

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: C15-2022-0002

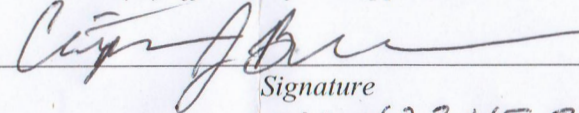
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; September 12th, 2022

Chris Billmeier
Your Name (please print)

109 W 55th St.

Your address(es) affected by this application


Signature

9/5/22
Date

Daytime Telephone: 512 423 4538

Comments: This area of the neighborhood is already congested and zero available parking on the street. 4 stories without a parking garage is unacceptable!

☐ I am in favor
☒ I object

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

From:
To:
Subject:
Date:

Christine Galida
[Ramirez, Elaine](#)
Case number: C15-2022-0002
Thursday, September 08, 2022 2:43:11 PM

*** External Email - Exercise Caution ***

I don't have a scanner so I hope a photo works

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: C15-2022-0002
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; September 12th, 2022

Christine Galida
Your Name (please print)

407 Nelray Blvd
Your address(es) affected by this application

Christine Galida 9-2-22
Signature Date

Daytime Telephone: 512-671-0916

Comments:
Projects should fit the
parameters of the code. The
codes should NOT be
changed to allow a project

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

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.

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: C15-2022-0002

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

Public Hearing: Board of Adjustment; September 12th, 2022

Colleen M. Sullivan

Your Name (please print)

☐ I am in favor
☒ I object

505 W. 55th Street Unit B Austin TX 78751

Your address(es) affected by this application

Colleen M. Sullivan

9/11/2022

Signature

Date

Daytime Telephone: 512-413-7966

Comments: This variance will allow the addition of several condos or apartments in an area that can't handle the extra vehicles that will be parked on the local streets. The streets around here already have too many cars parked on them. Also, a 4 story building will alter the character of the area--there are no buildings so high in the immediate vicinity. I think there will also be flooding problems with all the added impervious groundcover. There's simply nothing unique about this property that should warrant a variance that will

have so many adverse effects on the neighborhood. I'm also concerned with having a 4 story building 5 feet from my home. 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

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: C15-2022-0002

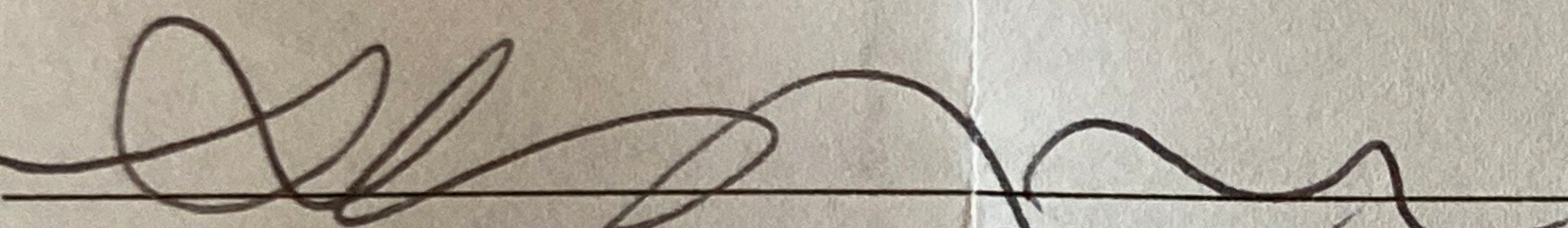
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; September 12th, 2022

Joseph Barque and Brittany Bigg
Your Name (please print)

☐ I am in favor
☒ I object

502 W. 58th St. #3, Austin, TX 78751
Your address(es) affected by this application


Signature

9/11/22
Date

Daytime Telephone: 512-572-4259

Comments: We request that the building be
adhere to existing code. The planned
height of the proposed building would
interfere with the neighborhood's traffic
patterns.

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

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: C15-2022-0002

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

Public Hearing: Board of Adjustment; September 12th, 2022

AMY LIU

Your Name (please print)

☐ I am in favor
☒ I object

505 W. 55TH ST #A, AUSTIN TX

Your address(es) affected by this application

AMY LIU

Signature

09.10.2022

Date

Daytime Telephone: 404.421.8442

Comments: THIS IS A RESIDENTIAL NEIGHBORHOOD WHERE SPEED LIMIT IS 25MPH MAX, WHERE HOUSES ARE MOSTLY 2-STORIES, AND WHERE GREEN SPACE IS SO LIMITED. ON THE TWO STREETS FLANKING DIRECTLY NORTH (55TH) AND SOUTH (NEURAY), ON THE SAME BLOCK, THERE ARE ONLY THREE - MAYBE FOUR - 3-STORY UNITS. THERE ARE NO 4-STORY UNITS. THIS MODIFICATION WOULD TAKE AWAY THE CHARACTER OF THE NEIGHBORHOOD.

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