



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) 974-2193.

Mailing Date: December 3rd, 2020

Case Number: C15-2020-0076

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

Applicant:	Gina Hill; (503)515-1940
Owner:	Gina & Peyton Hill
Address:	1605 BRACKENRIDGE ST; S7FT LOT 2 *& N39FT LOT 3 BLK 12G FAIRVIEW PARK

Variance Request(s): The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 5 feet (requested) in order to erect a detached garage with ADU in a "SF-3-NP" Single-Family Residence – Neighborhood Plan zoning district (South River City Neighborhood Plan).

Note: Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.

This application is scheduled to be heard by the **Board of Adjustment** on **December 14th, 2020**. **Due to current situation with COVID-19, the meeting will be held virtually online** and viewable at <http://www.atxn.tv> beginning at **5:30p.m.** The meeting may be held at **City Hall**, 1st Floor, 301 West 2nd Street **beginning at 5:30 PM.**

To find out how to participate in the meeting, 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, then click on government, then click on Boards and Commissions, then highlight Board of Adjustment and click on view website, then 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 possible.*

You are being sent this notice because City Ordinance requires **that all property owners and utility account holders within 500 feet of the proposed development** and affected neighborhood organizations **be notified** when an application is scheduled for a **public hearing**.

You are not required to respond to this notice, however if you have any questions concerning this application, please contact **Elaine Ramirez of the Land Use Review Department** at elaine.ramirez@austintexas.gov and refer to the Case Number at the top right of this notice.

You may also find information on this case at our website: <https://www.austintexas.gov/department/development-services>

At this page click on the words Public Search, then input the case number above and click submit. Open the BA case by clicking on the title then scroll down to attachments to find the information submitted.

If you do wish to respond to this notice follow instructions provided on the following page.

For additional information on the City of Austin's land development process, please visit our website:
<https://www.austintexas.gov/department/development-services>

Versión en español a continuación

Board of Adjustment meeting will be held virtually on Monday, December 14th, 2020 with Social Distancing Modifications

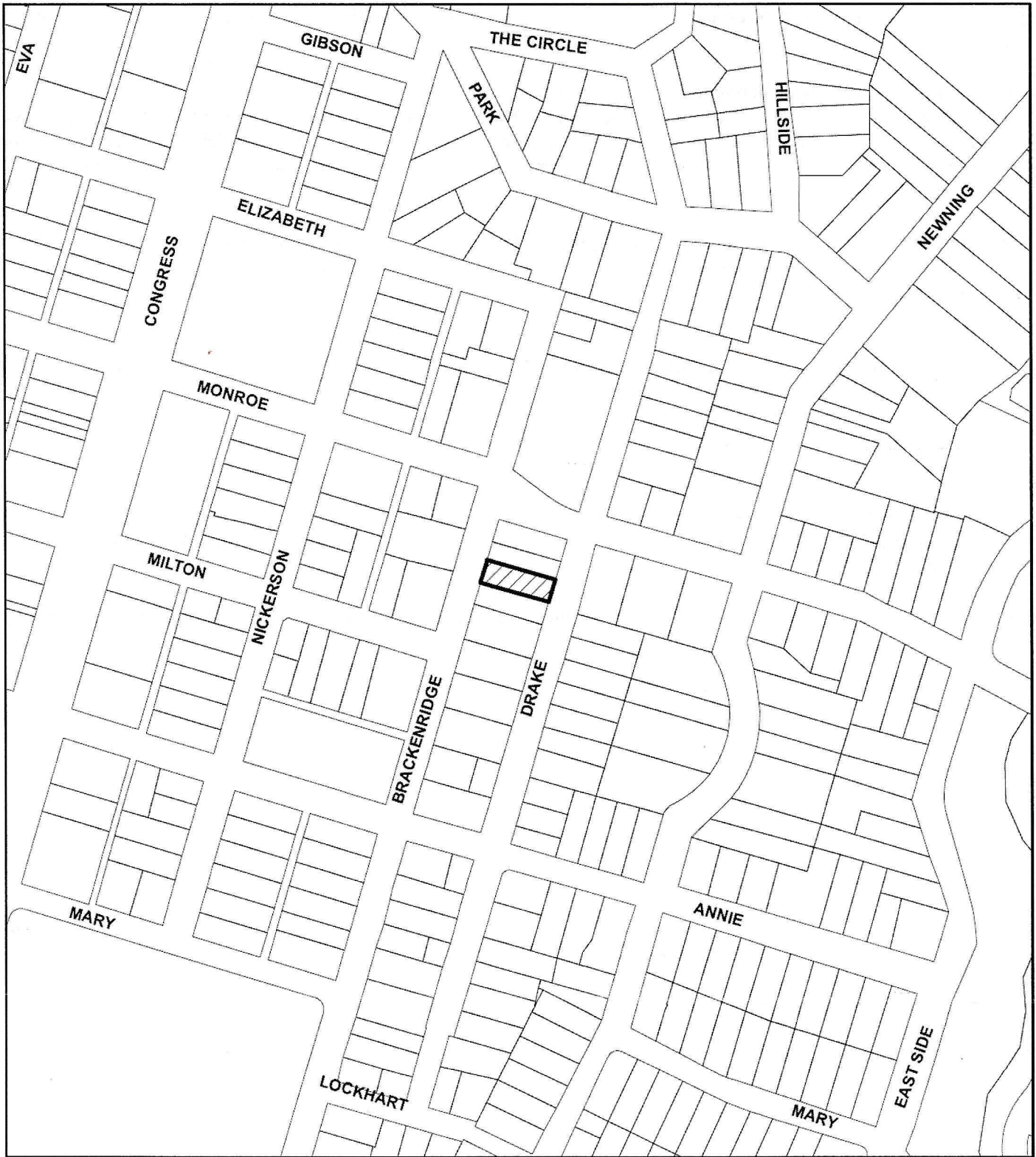
Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (Day before the scheduled meeting, December 13th, 2020 before 12p.m. - Noon).**




To speak remotely at the December 14, 2020 Board of Adjustment Meeting, residents must:

- Email the board liaison at elaine.ramirez@austintexas.gov (the day before the meeting). **The information required** is the speaker name, case # they wish to speak on, whether they are for/against/neutral, speaker's address, telephone number and/or email address.
 - Once a request to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call providing the telephone number to call on the day of the scheduled meeting.
 - Speakers **must** call in between 5:00p.m. – 5:20p.m, prior to the meeting starting in order to speak, late callers **will not be accepted** and will not be able to speak.
 - Speakers will be placed in a queue until their time to speak and must place their phone on mute until called on to speak.
- Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

Reunión del Board of Adjustment FECHA de la reunion (December 14th, 2020)

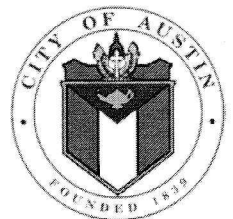
La junta se llevará con modificaciones de distanciamiento social



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0076
 LOCATION: 1605 BRACKENRIDGE STREET



1" = 250'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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 or at a public hearing. 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: C15-2020-0076
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; December 14th, 2020

Your Name (please print) _____

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

Your address(es) affected by this application

Signature _____

Date _____

Daytime Telephone: _____

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 social distancing):

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