

SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2015-0070

Address: 614 & 618 BLANCO STREET



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

1" = 200'

Revised

CASE# 05-205-0670
ROW# _____
TAX# _____

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 614 & 618 Blanco Street

LEGAL DESCRIPTION: Subdivision — 1.261 acres of land out of Lots 1 & 2, Original City of Austin

Lot(s) 1 & 2 Block _____ Outlot 3 Division 2

I/We James Schoenbaum on behalf of myself ourselves as authorized agent for

Arbol Lindo, LLC affirm that on April 1, 2015,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)

X ERECT ___ ATTACH ___ COMPLETE ___ REMODEL ___ MAINTAIN

Variance from Sections 25-2-1063(B) to reduce the 25 feet setback to 5 feet, 25-2-1063(C)(1) to allow a

structure to exceed a height of two stories and 30 feet to approximately 36 feet, and 25-2-1064 to reduce

the front yard setback from 25 feet to 15 feet. These variances, if granted, will allow the
construction of a condominium project with 12 residential units.

in a MF-4-H-HD-NP district.
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence
supporting the findings described below. Therefore, you must complete each of the applicable
Findings Statements as part of your application. Failure to do so may result in your application
being rejected as incomplete. Please attach any additional support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

See attached letter.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

See attached letter.

- (b) The hardship is not general to the area in which the property is located because:

See attached letter.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
-
-

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
-
-

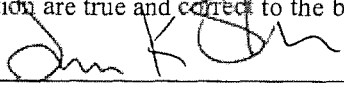
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

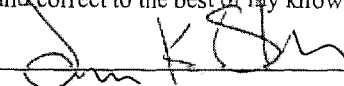
APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 3005 S. Lamar Blvd., Suite D109-386

City, State & Zip Austin, Texas 78704

Printed James K Schoenbaum Phone 512-994-9404 Date April 1, 2015

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 3005 S. Lamar Blvd., Suite D109-386

City, State & Zip Austin, Texas 78704

Printed James K Schoenbaum Phone 512-994-9404 Date April 1, 2015

614 & 618 Blanco Street, Austin, Texas 78703

FINDINGS OF FACT:

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Compatibility standards do not allow the use deemed reasonable pursuant to the design and support of the neighborhood. The property is zoned historic (MF-4-H-HD-NP) and located within the Castle Hill Local Historic District (CHLHD). According to Section 25-2-1052, compatibility standards do not apply to "property in a historic landmark (H) or historic area (HD) combining district". The project was designed and vetted with the neighborhood, and received approval by the Historic Landmark Commission, under this provision. Late in the review process, it was discovered that the design standards adopted as part of the CHLHD provide that "notwithstanding the provisions of Section 25-2-1052(A)(2), Article 10 Compatibility Standards, shall apply to the Castle Hill Historic District." If the site were to adhere to the requirements of the CHLHD, it would yield a less desirable project for both the applicant and the neighborhood. Adherence to the CHLHD would provide for a monolithic building along the north property line and several smaller units located south of the proposed internal driveway.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

It is the only vacant property in CHLHD zoned H with a site plan that has been signed off on by the City except for this issue and that the neighborhood supports. Additionally, the property has several site constraints that dictate where the buildings can be located on the property. Currently there is a ½ acre of offsite drainage that sheet flows across the property from the southwest corner of the site to the northeast corner which will be captured and channeled through a 15 foot drainage easement located in internal driveway. City staff requires that the internal driveway be aligned with 7th Street (dividing the property). There is also a historic iron gate and wall located along the east property line that must be preserved. Compatibility standards require a 25 foot setback on the southern property line, and if adhered to, would render the iron gate and wall inconsequential and not fully functional, thereby substantially reducing its true historical significance. The iron gate and wall are the only remaining historic structures on the property and they must be utilized and incorporated in the overall design as a functional element of the project. Given the offsite flows, location of the drainage easement, dictated by the requirement to align the internal driveway with 7th Street, the requirement to preserve the historic iron gate/wall along Blanco Street, coupled with the applicability of the CHLHD, the hardships associated with this property are cumulative in nature.

- (b) The hardship is not general to the area in which the property is located because:

Generally there are no other MF-H zoned sites without building structures in the area that would trigger a compatibility standard review under the CHLHD. In addition, the location of the drainage easement coupled the requirement to align the internal driveway with 7th Street, and the preservation of the historic iron gate and wall along Blanco, provide for a unique hardship that is not general to the area but site specific.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The design of the project is in keeping with the CHLHD standards and has been approved by Historic Landmark Commission and the neighborhood as not altering the character or impairing adjacent properties.

Old West Austin Neighborhood Association

May 20, 2015

Board of Adjustment

City of Austin

RE: Requests for Variances; Arbollindo LLC; 614 and 618 Blanco Street

Dear Members:

Old West Austin Neighborhood Association (OWANA) offers this letter in reference to the variance requests for Arbollindo LLC and James Schoenbaum for the construction of a residential project known as The Stonewall at 614 and 618 Blanco Street.

OWANA and the nearby neighbors have been working closely with the Mr. Schoenbaum regarding the redevelopment of this property. He designed The Stonewall with substantial input from nearby neighbors. Last year, our general membership considered the project and expressed significant support for the project as it is currently designed.

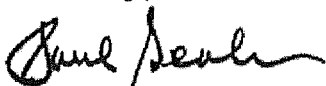
At that time, the development of The Stonewall, as designed, did not necessitate any variances. That situation has changed based on a revised site review of the project by City staff.

The Stonewall is the first major infill development in a local historic district in Austin. The Castle Hill Local Historic District design standards were developed in such a way that they apply both compatibility standards and conflicting historic design standards, thus necessitating the need for variances in the view of the City staff.

The issuance of the variances will enable the original design of the project, which has the substantial support of OWANA and nearby neighbors, to go forward.

The OWANA Steering Committee considered the variance requests at its May meeting. The Steering Committee supports the variance requests and voted to present the variance requests to the OWANA general membership at OWANA's June 2 meeting with a recommendation that the variances be approved.

Sincerely,



Paul Seals, Chair, OWANA Steering Committee

Wayne Orchid
604 Harthan Street
Austin, TX 78703

May 19th, 2015

Ms. Leane Heldenfels
Ms. Diana Ramirez
City of Austin, Board of Adjustment
Planning and Development Review

Subject: BOA HEARING FOR 614 and 618 Blanco Street Project: the Stonewall

Ms. Heldenfels and Ms. Ramirez:

I am submitting this letter in support of the variance requests from Mr. James Schoenbaum for his proposed development at 614 and 618 Blanco Street. This project should come before the Board of Adjustment on June 8th.

I own 604 Harthan Street, which is across the street from the proposed development. I also own 609 Harthan Street, which shares a lot line with the proposed development, and which is triggering the need for the added compatibility set back.

I understand that Mr. Schoenbaum is asking for variances from Sections 25-2-1063(B) to reduce the 25 feet setback to 5 feet, 25-2-1063(C)(1) to allow a structure to exceed a height of two stories and 30 feet to approximately 36 feet, and 25-2-1064 to reduce the front yard setback from 25 feet to 15 feet.

By granting these variances, Mr. Schoenbaum will be able to proceed with his development as designed. He has done his due diligence in the neighborhood and has sought input from all the nearby neighbors in order to achieve the designs he presented to the city for building permits. My wife and I strongly support this development. I have lived on Harthan Street for 15 years and I have seen many proposed projects for this lot, but none with the vision or consideration James has shown.

I ask that the Board will grant Mr. Schoenbaum the variances because his project is fully compatible with all requirements of the Castle Hill Local Historic Ordinance. Again, it is my property (which is zoned SF) that is triggering the need for the added compatibility set backs and I feel that this should not be needed in this case. Mr. Schoenbaum's plans are compatible as designed. I believe the code language in the Castle Hill ordinance that is triggering compatibility for this property is outside the intention of the ordinance.

I hope the Board of Adjustments will remedy this situation and grant the variances to Mr. Schoenbaum for his project, which will enhance the character of our street and provide an example for other compatible infill development. Please don't hesitate to contact me with any questions.

Sincerely,



Wayne Orchid
Owner, 604 and 609 Harthan Street
Austin, TX 78703
(512) 629-1157

Date: July 11, 2014

To: City of Austin – Historic Landmark Commission
c/o Steve Sadowsky

From: OWANA, Old West Austin Neighborhood Association

Subject: Letter of Support for Certificate of Appropriateness
Historic Case No. C14H-1992-0002
Review Case No. 2014-0311007-SP
614 Blanco St

The Old West Austin Neighborhood Association (OWANA) Steering Committee, acting on behalf of the General Membership, on July 7th 2014, voted to support the request for Certificate of Appropriateness for the proposed the development of 12 condominium units as currently designed. The applicant has presented substantially this design to OWANA at two prior General Membership meetings, and at numerous informal gatherings of members and nearby neighbors. We believe this project as designed is consistent with the Design Standards for both the Castle Hill Historic District and the Harthan Street Historic District.

If you have any questions or need additional information you can contact me at 512-797-5917 or larry_halford@yahoo.com.

Thank you,

Larry Halford

On behalf of Old West Austin Neighborhood Association.

This message, as well as any attached document, contains information that is confidential and/or privileged, or may contain attorney work product. The information is intended only for the use of the addressee named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this message or its attachments is strictly prohibited, and may be unlawful. If you have received this message in error, please delete all electronic copies of this message and its attachments, if any, destroy any hard copies you may have created, without disclosing the contents, and notify the sender immediately. Unintended transmission does not constitute waiver of the attorney-client privilege or any other privilege. Unless expressly stated otherwise, nothing contained in this message should be construed as a digital or electronic signature, nor is it intended to reflect an intention to make an agreement by electronic means.

Begin forwarded message:

From: Marjorie Hook <margiehook@gmail.com>
Subject: Variance support for 614/618 Blanco
Date: May 8, 2015 at 12:36:05 PM CDT
To: Leane.Heldenfels@AustinTexas.Gov, james@arbollindo.com

Dear Leane:

My name is Marjorie Hook. I'm the owner of 613 Blanco Street, which is across the street from the proposed development at 614 and 618 Blanco streets.

I am writing today to ask that you grant a variance to Arbolindo LLC and Mr. James Schoenbaum for the construction of the project known as the Stonewall in the Castle Hill Local Historic District (CHLHD).

I've owned my home for over 20 years. I vividly remember the home that once occupied 614 Blanco. I also remember the day that it first burned in 1995. Since that time, the neighbors who surround the property have lived for two decades with empty lot that has at times been blighted.

A few years ago, I was part of a group of residents that sought to establish the Castle Hill Local Historic District. We did so to avoid further loss of the historic character of our neighborhood. We also wanted to create design standards that would ensure the development on these particular lots would be compatible with the exiting historic homes and structures

Mr. Schoenbaum has taken great care to ensure that his project is compatible with the surrounding homes. I attended several meetings to see his proposed project and felt that it achieved the goal of our entire district to have compatible new construction that would not detract from the character of our neighborhood.

I understand it is rare to obtain a variance, but I know this project is very deserving. Part of the reason that Mr. Schoenbaum is in this situation is due to the conflicts within the Castle Hill design standards.

The CHLHD code that is triggering compatibility for this property is outside the intention of the ordinance.

We as residents face the hardship of losing a really fine example of how new infill construction can blend with the historic fabric of an urban neighborhood. I ask the Board of Adjustment to grant the requested variance. The residents of Blanco Street have waited a LONG time for such a project.

Sincerely,

Marjorie Hook
613 Blanco Street
512-954-0898

Begin forwarded message:

From: Wayne Orchid <wayne@freitdata.com>
Subject: BOA HEARING FOR 614 and 618 Blanco Street Project: the Stonewall
Date: May 19, 2015 at 11:18:35 PM CDT
To: "Leane.Heldenfels@austintexas.gov" <Leane.Heldenfels@austintexas.gov>, "Diana.Ramirez@austintexas.gov" <Diana.Ramirez@austintexas.gov>
Cc: "james@arbollindo.com" <james@arbollindo.com>, Julie <jorchid@grandecom.net>, Wayne Orchid <wayne@freitdata.com>

Ms. Leane Heldenfels
Ms. Diana Ramirez
City of Austin, Board of Adjustment
Planning and Development Review

Subject: BOA HEARING FOR 614 and 618 Blanco Street Project: the Stonewall

Ms. Heldenfels and Ms. Ramirez:

I am submitting this letter in support of the variance requests from Mr. James Schoenbaum for his proposed development at 614 and 618 Blanco Street. This project should come before the Board of Adjustment on June 8th.

I own 604 Harthan Street, which is across the street from the proposed development. I also own 609 Harthan Street, which shares a lot line with the proposed development, and which is triggering the need for the added compatibility set back.

I understand that Mr. Schoenbaum is asking for variances from Sections 25-2-1063(B) to reduce the 25 feet setback to 5 feet, 25-2-1063(C)(1) to allow a structure to exceed a height of two stories and 30 feet to approximately 36 feet, and 25-2-1064 to reduce the front yard setback from 25 feet to 15 feet.

By granting these variances, Mr. Schoenbaum will be able to proceed with his development as designed. He has done his due diligence in the neighborhood and has sought input from all the nearby neighbors in order to achieve the designs he presented to the city for building permits. My wife and I strongly support this development. I have lived on Harthan Street for 15 years and I have seen many proposed projects for this lot, but none with the vision or consideration James has shown.

I ask that the Board will grant Mr. Schoenbaum the variances because his project is fully compatible with all requirements of the Castle Hill Local Historic Ordinance. Again, it is my property (which is zoned SF) that is

triggering the need for the added compatibility set backs and I feel that this should not be needed in this case. Mr. Schoenbaum's plans are compatible as designed. I believe the code language in the Castle Hill ordinance that is triggering compatibility for this property is outside the intention of the ordinance.

I hope the Board of Adjustments will remedy this situation and grant the variances to Mr. Schoenbaum for his project, which will enhance the character of our street and provide an example for other compatible infill development. Please don't hesitate to contact me with any questions.

Sincerely,

Wayne Orchid
Owner, 604 and 609 Harthan Street
Austin, TX 78703
(512) 629-1157

Begin forwarded message:

From: Maureen Metteauer <mmetteauer@gmail.com>
Subject: Project at 614 and 618 Blanco Street<the Stonewall
Date: May 11, 2015 at 10:12:38 PM CDT
To: <Leane.Heldenfels@AustinTexas.Gov>, <diana.ramirez@austintexas.gov>
Cc: <james@arbollindo.com>

Dear Ms. Heldenfels and Ms. Ramirez:

We submit this letter in support of the project at 614 and 618 Blanco Street (78703), which will be before the Board of Adjustment in June. We ask the Board of Adjustment to approve the requested variances for 614 and 618 Blanco for the construction of condominiums by Mr. James Schoenbaum of Arbolindo LLC.

We live at 602 Harthan Street, which is two houses down and across the street from the proposed development. Four units in this proposed development are designed to face Harthan Street.

From the start, Mr. Schoenbaum solicited our input and has gone out of his way to ensure that all of the nearby neighbors supported his project. We strongly support this development.

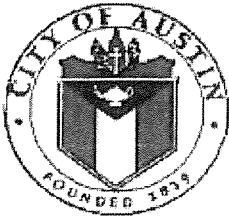
We hope that the board will grant Mr. Schoenbaum the variances because his project is fully compatible with all requirements set forth in the Castle Hill Local Historic Ordinance and honors the spirit of the Harthan Street Local Historic District, the city's first LHD.

Mr. Schoenbaum faces a unique hardship since some of the development standards in the LHD are conflicted. We hope the Board of Adjustment will remedy this issue and grant the variances.

We have owned our home since 1999 and have longed to see compatible development for this property. Mr. Schoenbaum's proposal is highly compatible with the remaining homes on Harthan Street, and we are eager to see it become reality.

Sincerely,

Maureen and Michael Metteauer
602 Harthan Street



Historic Landmark Commission
MINUTES

SPECIAL CALLED MEETING
Monday, July 14, 2014

The Historic Landmark Commission convened in a special called hearing on Monday, July 14, 2014 at One Texas Center (Room 325), 505 Barton Springs Road in Austin, Texas.

Chair Laurie Limbacher called the public hearing to order at 7:12 p.m.

Commission Members in Attendance:

Chair, Laurie Limbacher, Vice Chair John Rosato, Andrea Roberts, Mary Jo Galindo and Terri Myers

Commission Members absent: *Commissioners Dan Leary and Leslie Wolfenden-Guidry*

Staff in Attendance: Steve Sadowsky and Tori Haase

I. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

There were no speakers

II. APPROVAL OF MINUTES

1. May 19, 2014

MOTION: Approve the minutes of the May 19, 2014 Historic Landmark Commission public as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

III. BRIEFINGS

None

motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

3. C14H-1978-0035 – Jacoby-Pope Building
200 E. 6th Street
Proposal: Construct new metal awnings.
Applicant: Clayton + Little, architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Lighten the appearance of the awning.
Staff Recommendation: While the applicant has complied with the Committee's recommendations, staff still recommends a more traditional look and materials for the proposed awnings on this historic landmark building.

MOTION: Follow the staff recommendation to approve the Certificate of Appropriateness as per staff recommendation; as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

4. C14H-1990-0006 – Mount Bonnell
3800 Mount Bonnell Road
Proposal: Install a new marker at the base of the staircase.
Applicant: City Parks and Recreation Department
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

MOTION: Follow the staff recommendation to approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

5. C14H-1992-0002-- Armstrong-Odom House
614 Blanco Street
Proposal: Construct a new development on a vacant lot.
Applicant: Clayton + Little, architects
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

James Schowenbaum spoke in support. Susana Gimson, Peter MacNeilage, Gene Waugh, Allen Kaplan, and Linda MacNeilage spoke in opposition. James Schowenbaum rebutted. Emily Little provided clarifying comments as the architect for the project. The public hearing was closed on a motion by Commissioner Rosato. Commissioner Roberts second the motion on a 5-0 vote.

MOTION: Follow the Committee and staff recommendation to approve the Certificate of Appropriateness as proposed on a motion by Commissioner Rosato. Commissioner Roberts second the motion on a 5-0 vote.

**6. LHD-2014-0010 – 3812 Duval Street
Hyde Park**

Proposal: Construct a second story addition.
Applicant: Murray Legge, architect
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Committee Recommendation: Approve as proposed.
Staff Recommendation: Approve as proposed.

MOTION: Follow the staff recommendation to approve the Certificate of Appropriateness as proposed; as per passage of the consent agenda on a motion by Commissioner Galindo. Commissioner Roberts second the motion on a 5-0 vote.

7. LHD-2014-0005 – 3907 Avenue C – Postponement request by applicant to July 28, 2014

Proposal: Construct a two-story rear addition and re-configure front windows and the front porch.
Applicant: Doug Keating
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

MOTION: Postpone the public hearing to July 28, 2014 on a motion by Commissioner Myers. Commissioner Galindo second the motion on a 5-0 vote.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2013-0109

1710 W. 34th Street (Old West Austin)

Proposal: Construct a new 2-story house.
Applicant: Harrison Giles, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Reduce the scale and massing of the proposed house to be more compatible with the character of the district.

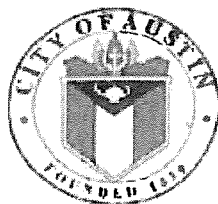
COMMENTS: No additional comments to the staff recommendation.

2. NRD-2014-0034

1504 Northwood Road (Old West Austin)

Proposal: Construct a rear addition and reconfigure the front of a ca. 1937 contributing house.
Applicant: Cater Joseph, owner
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Recommend that the applicant not change the front of the house – and maintain the existing façade.

DATE of SUBMISSION:



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

PDRD/CHPO

MAY 29 2014

Permit Information

For Office Use Only	BP- <u>2014-0116C</u> (C14H)/LHD - <u>1092-0002</u>
	Property Name or LHD: <u>Armstrong - Odem House</u> Contributing/Non-contributing
	<input checked="" type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input checked="" type="checkbox"/> HLC REVIEW <u>6/23/14</u> FEE PAID: \$ <u>507.92</u>
	<u>[Signature]</u> for Steve Sadownsky <u>7/14/2014</u> HISTORIC PRESERVATION OFFICE DATE:

Property Information

Address: 614 700 Blanco Street Austin, Texas 78703

Scope of Work

Construction of 12 residential condominium units and landscaping of the surrounding grounds.

Applicant

Name: Sadi Brewton
Address: 1001 East 8th Street
City/Zip: Austin, Texas 78702
Phone: 512 477 1727 ex 218
Email: sadi@claytonandlittle.com

Owner

Name: James K Schoenbaum/ Arbol Lindo, LLC
Address: 3005 S. Lamar Blvd. Ste d109-386
Austin, Texas 78704
City/Zip: (512) 994-9404
Phone: james@arbolindo.com
Email:

Architect or Contractor Information

Company: Clayton and Little Architects
Address: 1001 East 8th
City/Zip: Austin, Texas 78702
Phone: 512 477 1727 ex 202

Owner's Signature

May 29, 2014

Date

Applicant's Signature

5.29.2014

Date



Architect
 Cleveland, Inc.
 614 Thru 618 Blanco Street, Austin, Texas 78703
 Phone: (512) 476-1111
 Fax: (512) 476-1112
 Email: info@clevelandinc.com
 Website: www.clevelandinc.com

The Stonewall 614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 1 OF 9

APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 7/14/2014
 BY: [Signature]
 for HLC Chair

APPROVED BY
 NATIONAL LANDMARK COMMISSION
 DATE 7/14/14
 for HLC Chair

SHEET 3 OF 8

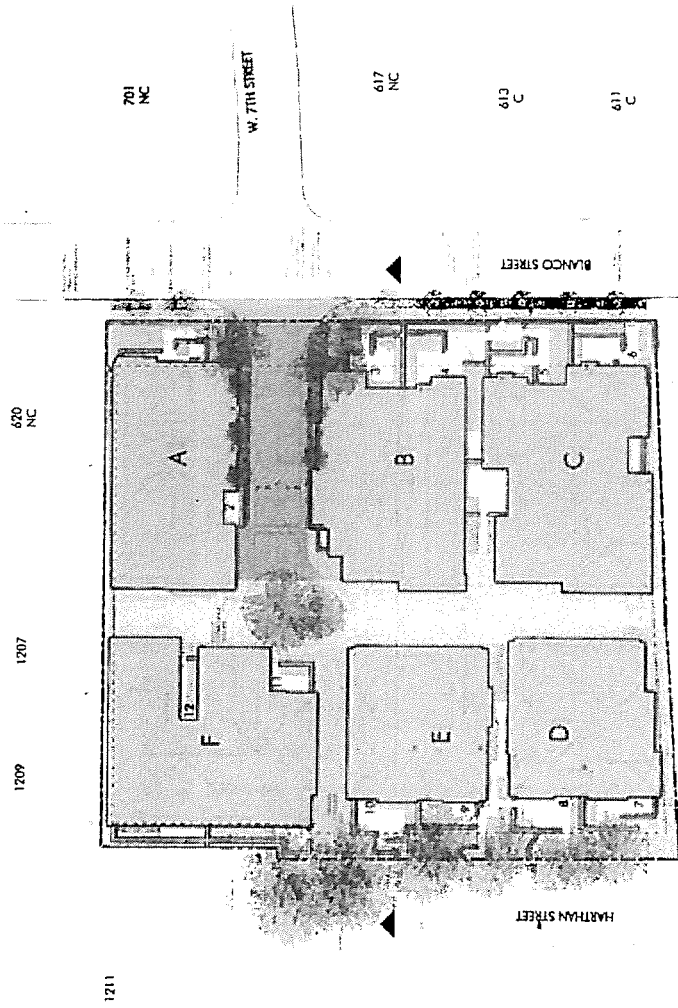
W. 7TH STREET

612

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

Architect:
 Clayco, Inc.
 Austin, Texas
 512-476-1234
 www.clayco.com



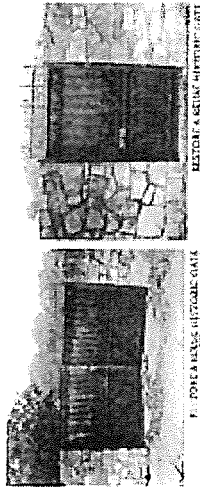
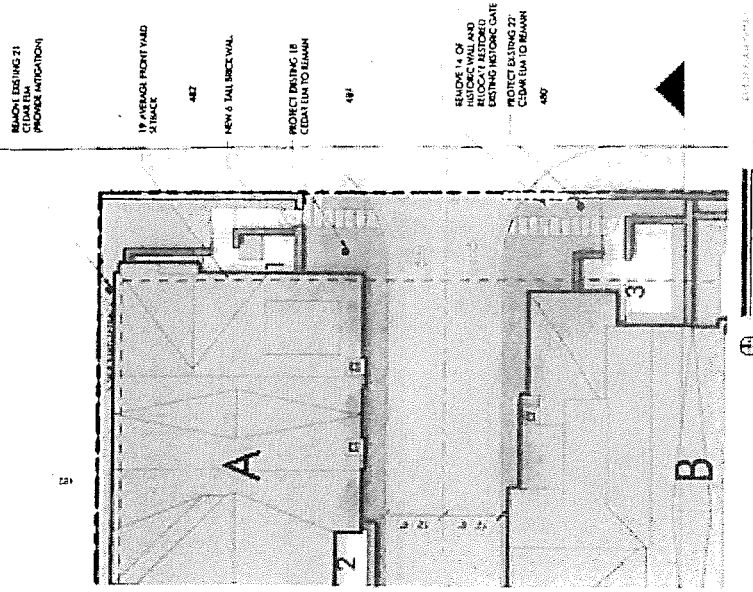
Clayton Little
 Architect
 1100 West 11th Street
 Austin, Texas 78703
 Phone: 512.476.1111
 Fax: 512.476.1112
 Email: clayton@claytonlittle.com

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

APPROVED BY
 HISTORIC LANDMARK COMMISSION
 DATE 7/14/14
 BY [Signature]
 for HLC Chair

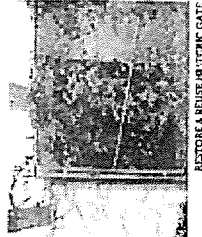
SHEET 3 OF 9



EXISTING 6' TALL HISTORIC GATE




EXISTING 6' TALL HISTORIC GATE



EXISTING 6' TALL HISTORIC GATE

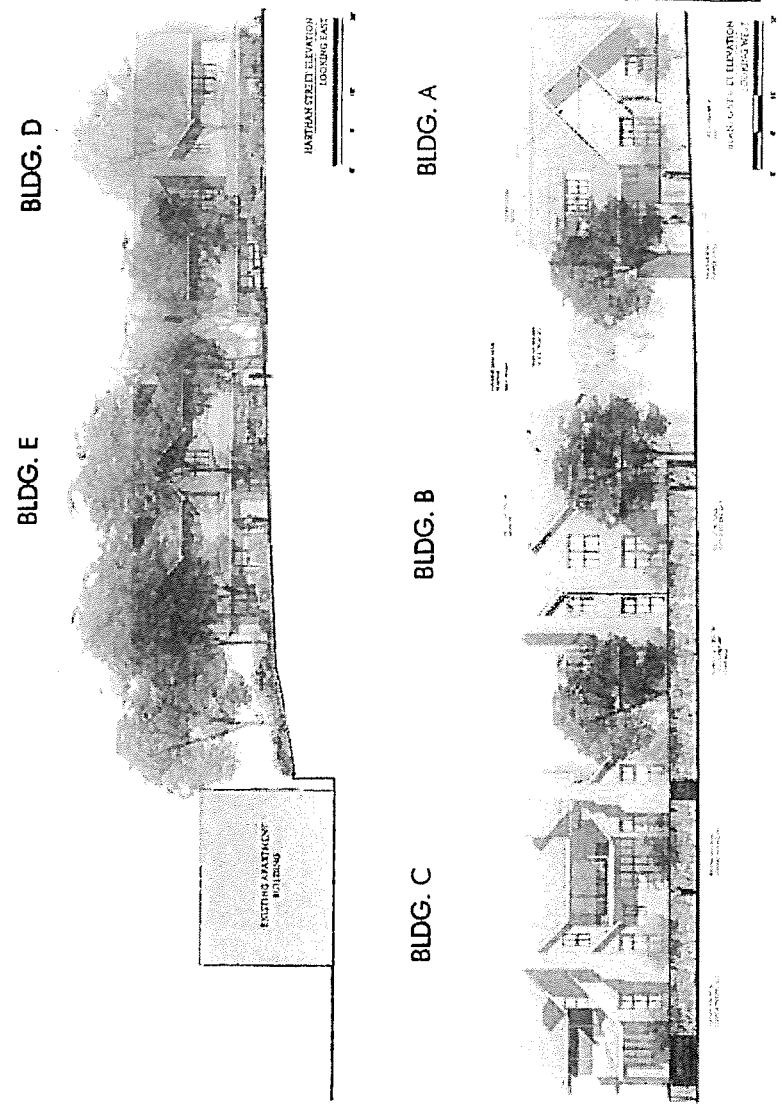
The Stonewall

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 7/14/14
BY: 
for HLC Chair

ARCHITECT
Clayton Little
 614 Thru 618 Blanco Street, Austin, Texas 78703
 Phone: 512.476.1111
 Fax: 512.476.1112
 Email: clayton@claytonlittle.com
 Website: www.claytonlittle.com

The Stonewall 614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 5 OF 9



APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 11/14/11
 BY: [Signature]
 for HLC Chair

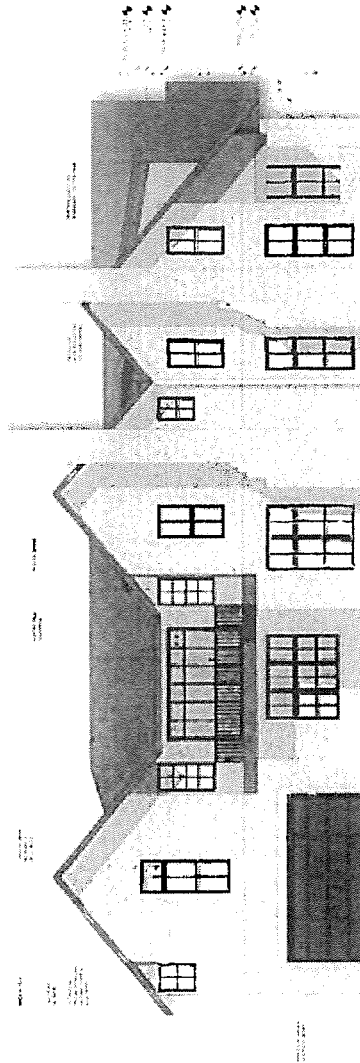
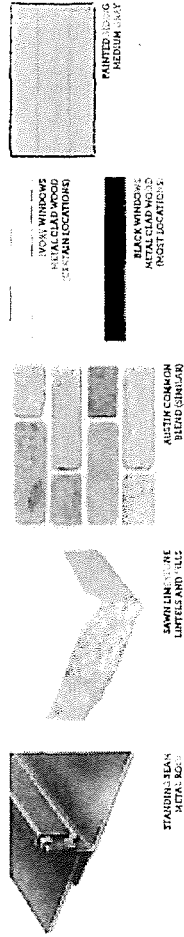
SHEET 005 9

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

Architect: [Faint text]
 Date: [Faint text]
 Project: [Faint text]

EXTERIOR MATERIALS



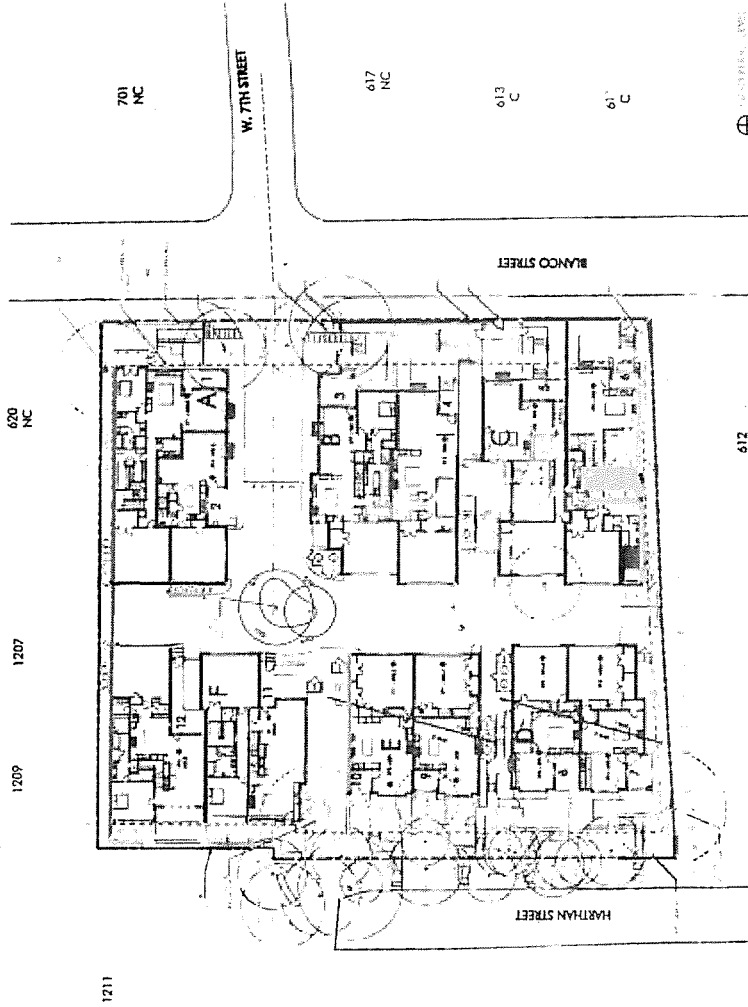
Architect: [Faint text]
 Date: [Faint text]
 Project: [Faint text]

A.C. MEYER
 Architect
 614 Third 618 Blanco Street, Austin, Texas 78703
 512.476.1111
 www.acmeyer.com

614 Third 618 Blanco Street, Austin, Texas 78703

The Stonewall

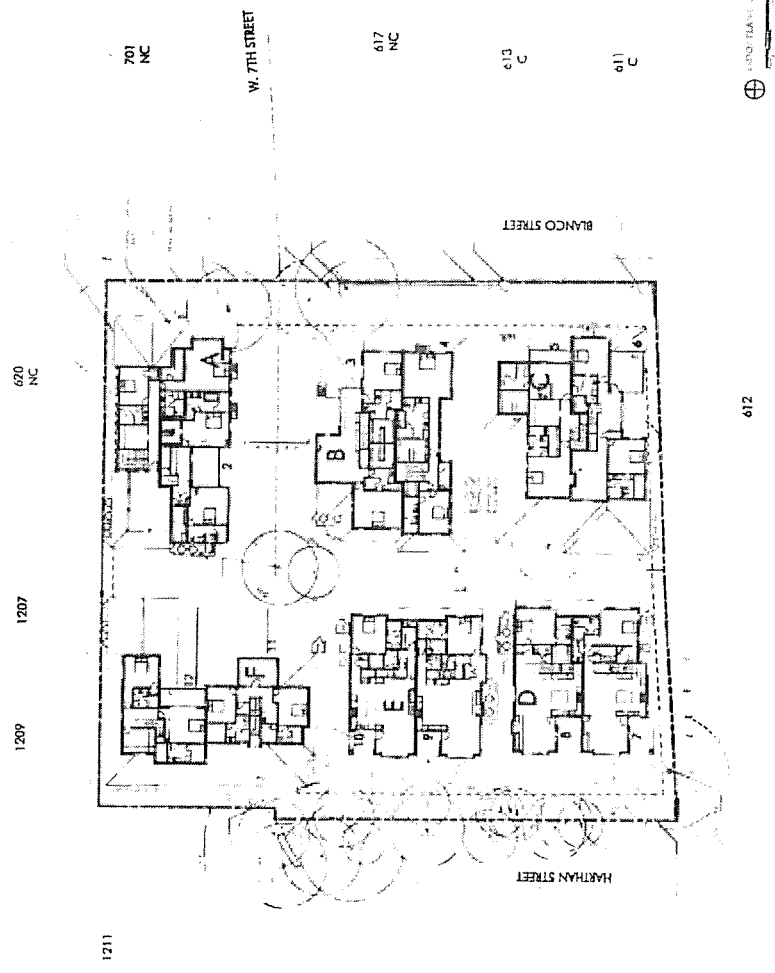
SHEET 7 OF 8



APPROVED BY
 HISTORIC LANDMARK COMMISSION
 DATE: 7/14/14
 BY: [Signature]
 for HLC Chair

Architect
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The Stonewall
614 Thru 618 Blanco Street, Austin, Texas 78703



SHEET 8 OF 9

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 7/14/14
BY: [Signature]
for HLC Chair

The Stonewall
614 Thru 618 Blanco Street, Austin, Texas 78703

APPROVED BY _____
 HISTORIC LANDMARK COMMISSION
 DATE 7/11/14
 BY SA
 for HLC Chair

§ 25-2-1052 - EXCEPTIONS.

(A) This article does not apply to:

- (1) construction for a residential use that is permitted in an urban family residence (SF-5) or more restrictive zoning district and that complies with SF-5 or more restrictive zoning district site development regulations;
- (2) property in a historic landmark (H) or historic area (HD) combining district;
- (3) a structural alteration that does not increase the square footage, area, or height of a building; or
- (4) a change of use that does not increase the amount of required off-street parking.

(B) This article does not apply if property that triggers the compatibility standards is located in an SF-5 or more restrictive zoning district and is:

- (1) in the 100-year floodplain, in a rural residence (RR) zoning district, and not developed with a single-family dwelling;
- (2) a buffer zone established before March 1, 1984;
- (3) a right-of-way, utility easement, or railroad line that is not located on property protected by this article; or
- (4) developed with a use not permitted in an SF-5 or more restrictive zoning district, if the use fronts on:
 - (a) an arterial street defined by the Transportation Plan; or
 - (b) an industrial street with a right-of-way of at least 80 feet.

(C) For a property that contains a structure in which a use permitted in an SF-6 or less restrictive district is located and a structure in which a use permitted in an SF-5 or more restrictive use is located, this article does not apply to that portion of the property that is closer to the structure containing the use permitted in an SF-5 or more restrictive district.

(D) This article does not apply to a passive use, including a park and hike and bike trail, in the 100 year flood plain if:

- (1) the requirements of Chapter 25-8 (Environment) are met; and
- (2) The use is within an easement dedicated to the City, if applicable.

(E) For an area used or developed as a residential infill or neighborhood urban center special use in a neighborhood plan combining district, this article applies only to the property along the perimeter of the area.

Source: Sections 13-2-731(b), (c) and (e) and 13-2-737; Ord. 990225-70; Ord. 000406-81; Ord. 031211-11; Ord. 041202-16; Ord. 20050519-008; Ord. 20061130-064; Ord. 20090212-070; Ord. 20131017-046.

9. New additions or alterations to structures shall be done in such a manner that if the addition or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

B. REFERENCE TO CITY ORDINANCES

The following Standards identify requirements for construction within the district that are in addition to all existing city ordinances, as modified by this document. Front yard setback requirements for new construction and maximum height for single family construction are modified as noted herein.

1. Notwithstanding the provisions of § 25-2-1052 (A)(2), Article 10 Compatibility Standards, shall apply to the Castle Hill Historic District.

C. EXCLUSIONS

These Design Standards do not apply to:

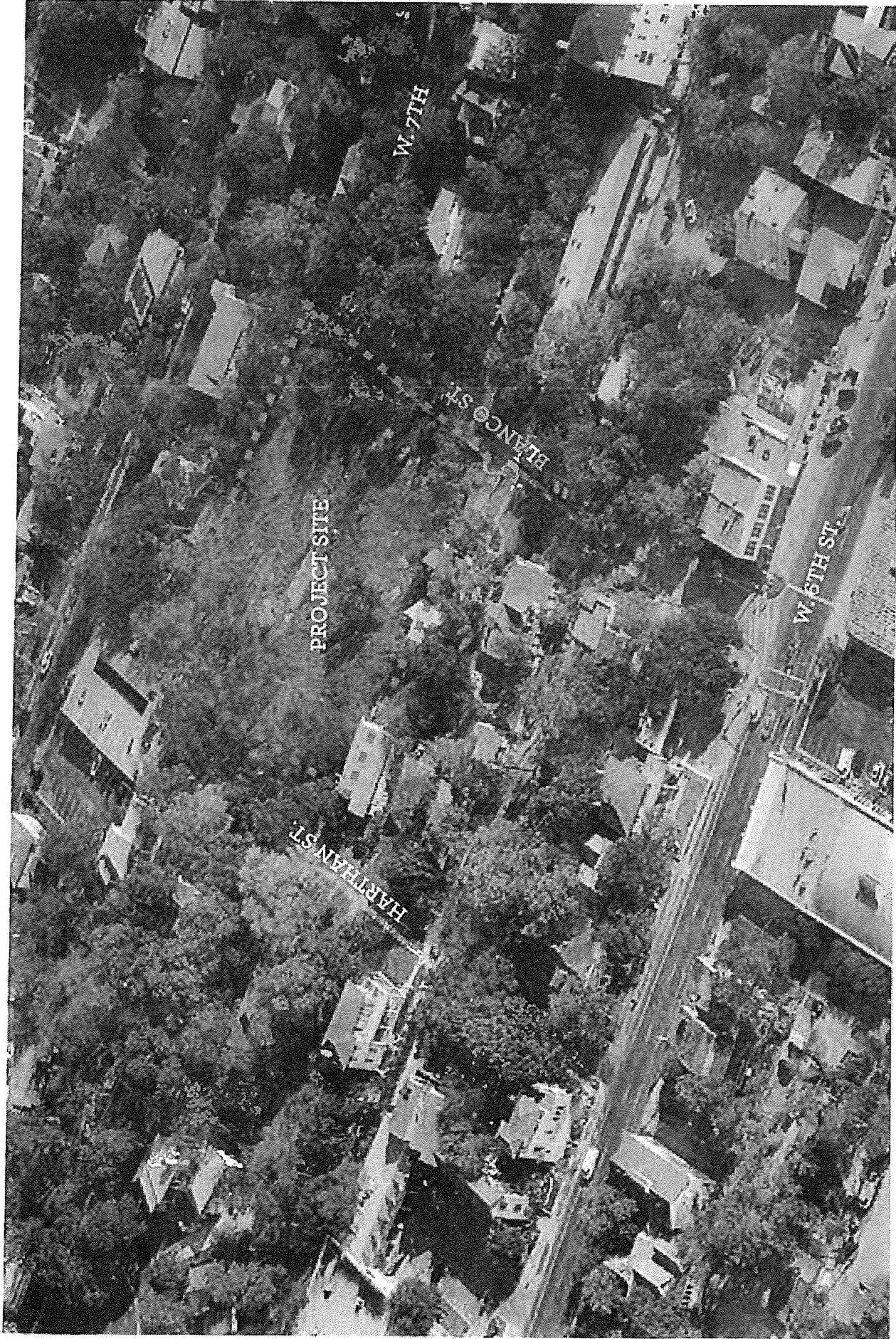
1. Construction that is not visible from public streets (alleys are not considered "public streets" for the purposes of this document);
2. Exterior paint color; or
3. The interior of a building.

II. DESIGN STANDARDS FOR THE CASTLE HILL LOCAL HISTORIC DISTRICT

A. GENERAL DISTRICT STANDARDS

The following standards reflect over-arching principles of design and architectural detail, and apply to all properties within the district. Unless stated, the standards are required. Recommendations/Advisory Standards are not mandatory, but will be considered in the Certificate of Appropriateness process particularly when tax benefits are associated with the proposed work.

1. Requirements
 - (a) Repair, rather than replace, original materials. Replace only materials that are deteriorated beyond repair or that detract from and are not original to the building. Replacement materials shall match the original materials when feasible.
 - (b) Do not make changes to the public view of an existing contributing or non-contributing building that have no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building.
 - (c) Use best efforts to utilize photographic or physical evidence when reconstructing original historic details.



VIEW LOOKING NORTHWEST

Architects
Clayton & Little

Preliminary - Not for Construction - This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting or construction purposes.

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

February 23rd, 2015

EXISTING
EXHIBIT 1



Clayton & Little

Preliminary - Not for Construction - This drawing was prepared under the supervision of Paul Clapp. It is not to be used for regulatory approval, permitting or construction purposes.

The Stonewall
614 Third 618 Blanco Street, Austin, Texas 78703

March 25, 2015

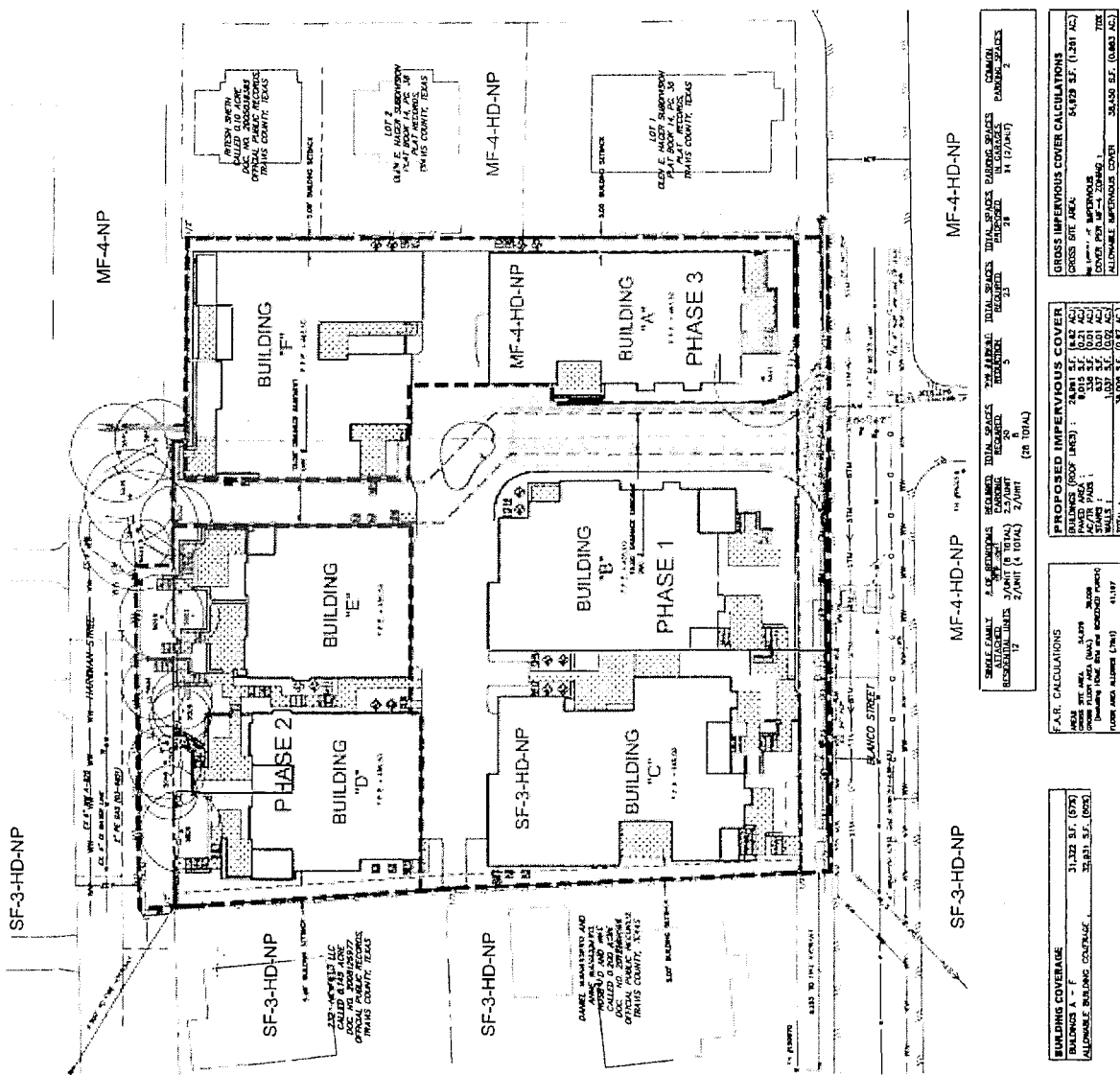
VIEW LOOKING NORTHWEST

THE STONEWALL
614 • 706 BLANCO STREET
611 • 617 HARTHAN STREET



- [illegible]

BUILD-UP TABLE			BUILD COVERAGE AREA (S.F.)
DRAINAGE	# OF UNITS	TYP.	
A	3	SINGLE FAMILY DETACHED	8,000 S.F.
B	2	SINGLE FAMILY DETACHED	8,000 S.F.
C	3	SINGLE FAMILY DETACHED	8,075 S.F.
D	4	SINGLE FAMILY DETACHED	8,000 S.F.
E	3	SINGLE FAMILY DETACHED	8,010 S.F.
F	3	SINGLE FAMILY DETACHED	7,700 S.F.



F.A.R. CALCULATIONS			
WEAR			
CHURNS	SITE AREA	34,879	
	CHURNS FLOOD AREA (MAX)		36,000
	[Including HOME, SW and BORDERED POND-0]		
	FLOOD AREA ALLOWED (70%)		41,107

BUILDING COVERAGE	
BUILDINGS A - F	31,322 S.F. (57%)
ADDITIONAL BUILDING COVERAGE	33,831 S.F. (60%)

PROPOSED IMPERVIOUS COVER

BUILDINGS (ROOF LINES) :	24.91 S.F.	(8.87 AC.)
PAVED AREA :	0.015 S.F.	(0.21 AC.)
CURB/PAVES :	336 S.F.	(0.01 AC.)
WATERS :	837 S.F.	(0.01 AC.)
WATERS :	1,037 S.F.	(0.02 AC.)
TOTAL :	58,004 S.F.	(0.87 AC.)

GROSS IMPERVIOUS COVER CALCULATIONS	
GROSS SITE AREA	54,929 S.F. (1.291 AC.)
LESS: IF IMPERVIOUS COVER PER MS-4 20% ⁴⁰ 1	7008
LOWABLE IMPERVIOUS COVER	38,430 S.F. (0.883 AC.)



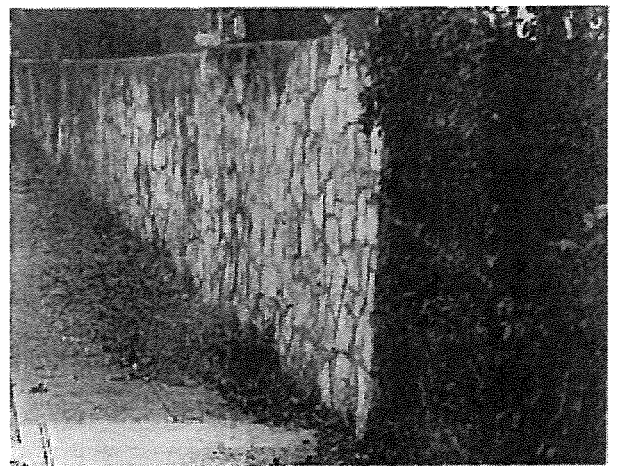
RESTORE & REUSE HISTORIC GATE



RESTORE & REUSE HISTORIC GATE



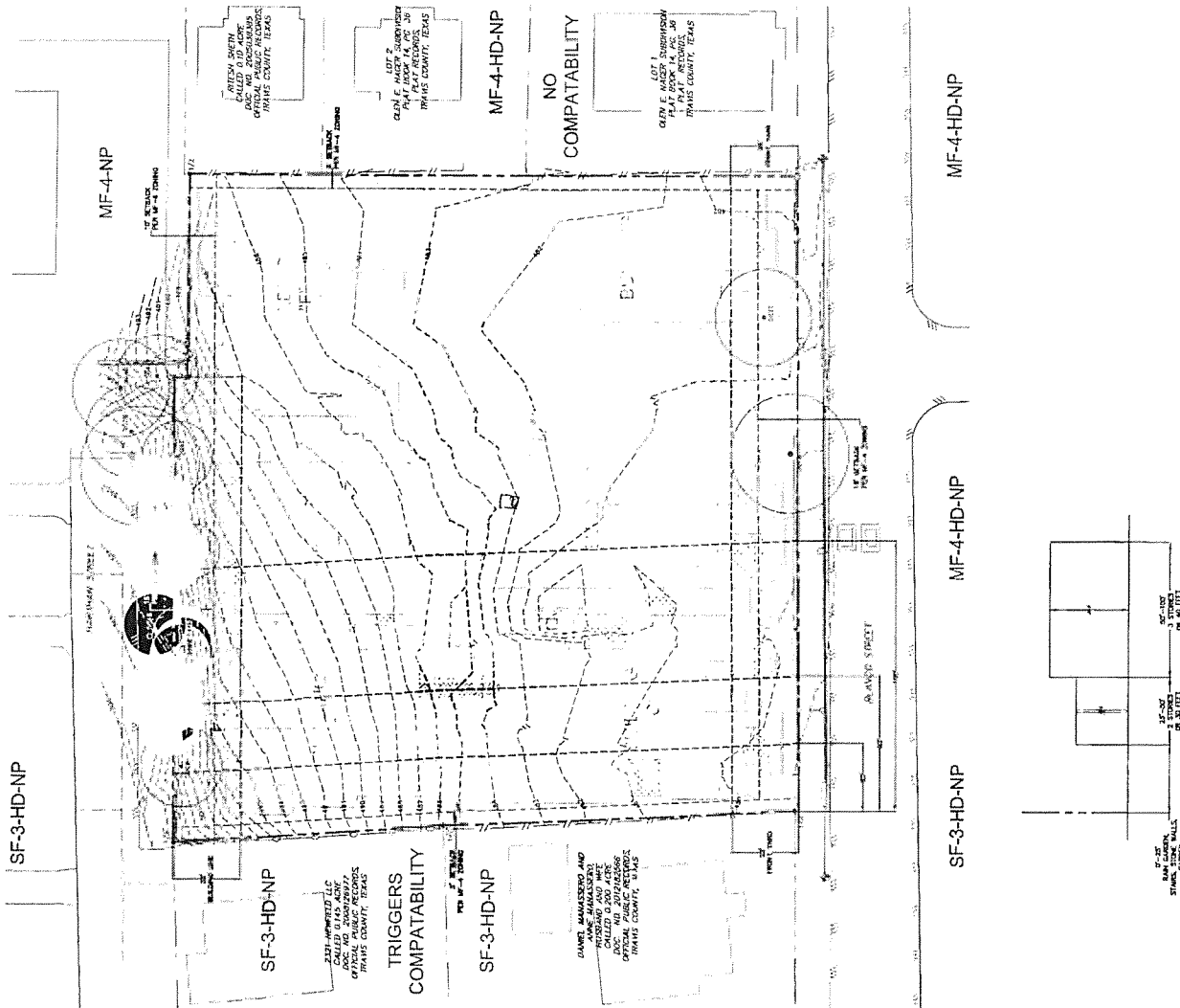
RESTORE & REUSE HISTORIC GATE



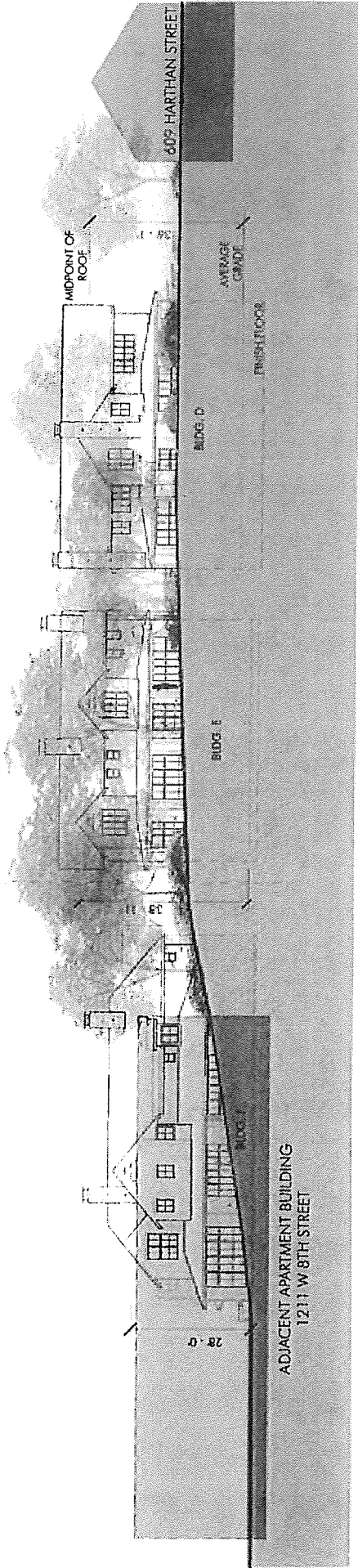
STABILIZE & RESTORE EXIST. STONE WALL

[illegible]

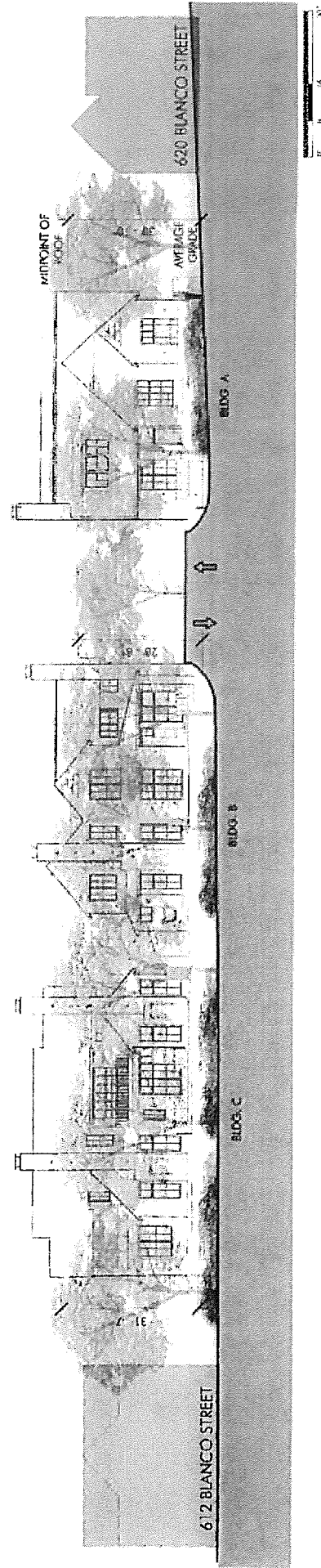
- [illegible]



END OF STREET



HARTMAN STREET VIEW



Heldenfels, Leane

From: James K Schoenbaum <james@arbolindo.com>
Sent: Tuesday, May 26, 2015 6:14 PM
To: Heldenfels, Leane
Cc: Amanda Morrow
Subject: Re: 614 and 618 Blanco BOA Meeting on June 8th - Request for Postponement of Hearing

Hi Leane,

We do indeed oppose this postponement. There are multiple other neighbors who have arranged their schedules well in advance to be at the hearing on June 8th. Some, like Ms. Manassero, are not even residents of the City of Austin, while others have scheduled travel plans. To delay at this late date for one individual would create scheduling conflicts for many. We hope the Board will deny this request.

Thank you,
James

James K. Schoenbaum
Member, Arbol Lindo, LLC
(512) 994-9404

On May 26, 2015, at 5:43 PM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

See request for postponement received regarding your case below. Board will consider the request at the beginning of the hearing (5:30), so you should be there at that time to speak against it, unless you're not opposed to the request/postponement to the 7/13 hearing.

FYI –

Leane Heldenfels
Board of Adjustment Liaison
City of Austin

From: Anne Manassero <anne@manassero.com>
Sent: Tuesday, May 26, 2015 4:06 PM
To: Heldenfels, Leane
Subject: 614 and 618 Blanco BOA Meeting on June 8th - Request for Postponement of Hearing

Dear Leane,

I am writing to formally request a postponement of the hearing by the Board of Adjustments regarding the filing of application for administrative approval for the following project:

Case Number: SP-2015-0166C
Project Name: The Stonewall
Project Location: 700 Blanco Street
Applicant: Doucet & Associates, Ted McConaghy
Owner: Arbol Lindo, LLC, James Schoenbaum

Heldenfels, Leane

From: Laura Kelso ~~laura@kelso.com~~
Sent: Monday, May 25, 2015 9:09 PM
To: Heldenfels, Leane
Cc: ~~Arbollindo, James~~
Subject: BOA Hearing on 614 and 618 Blanco Street, The Stonewall

Dear Ms. Heldenfels,

My name is Laura Kelso and my husband, Jamie O'Neill, and I own the homes at 901 and 903 Blanco Street. I am writing to ask that the Board of Adjustment grant requested variances to Arbollindo LLC and Mr. James Schoenbaum for the construction of townhomes known as the Stonewall at 614 and 618 Blanco Street in the Castle Hill Local Historic District.

The history of this property has become somewhat legendary within our neighborhood. For more than twenty years, it has stood vacant among numerous single-family dwellings. It once was home to a grand estate for the Armstrong and Odom families. The house that stood on the lot at 614 Blanco was a red brick Victorian structured design by A.O. Watson, famed architect that designed many grand homes around Austin including the Caswell houses in Judges Hill.

This home sadly burned in the 1990s, and the city ultimately made the decision to bulldoze the remnants in 1999. Since that time, the property has sat vacant.

I am well aware of the desire of the residents of the Castle Hill historic district to have compatible development on this empty lot, as Jamie and I share that desire.

This was one of the driving forces behind our neighborhood's effort to establish the second of two local historic districts in Austin, which I helped spearhead. We wanted to ensure that anything erected on this lot (indeed, one of the last large lots in the urban core) would be compatible with the large inventory of historic properties surrounding it.

We embraced the design offered by Mr. Schoenbaum because it seeks to blend new construction into the historic fabric of Blanco and Harthan Streets, while simultaneously, enabling a higher level of dense development. In designing his complex, Mr. Schoenbaum keeps the structures in scale with surrounding homes, rendering these new condos more like single-family houses. This element is crucial because so many other multi-family structures have taken the opposite appearance in our neighborhood: they do not blend with the mix of bungalows and Victorian homes. They stick out like sore thumbs and remind both residents and visitors of the previous homes that were razed to make way for out-of-scale development.

Mr. Schoenbaum's proposed Stonewall development avoids this pitfall. It was designed with significant input from surrounding neighbors. I should add that as someone who was very involved in the LHD process, we were hopeful that our efforts would attract precisely this kind of development, enhancing the overall appearance and history of our neighborhood. I don't believe that Mr. Schoenbaum should have to scrap his plans because the design standards of Castle Hill LHD conflict with this vision. We tried our best to agree to standards that would lead to the best outcomes in terms of compatible development. However, most of us are not developers or real-estate architecture professionals. We are concerned neighbors who wanted to preserve the special character of our urban neighborhood, an area at risk everyday from encroaching downtown development.

It would be a significant setback for the residents of Castle Hill and Harthan Street to lose a project that meshes so well in design and scale with the rest of the neighborhood. In that sense, I ask that you please grant Mr. Schoenbaum the variances he seeks.

Thank you for your time and consideration.

C15-2015-0070

Heldenfels, Leane

From: Bailey Harrington <gbaily.harrington@gmail.com>
Sent: Tuesday, May 26, 2015 7:53 AM
To: Heldenfels, Leane; Ramirez, Diana
Cc: james@arbollindo.com
Subject: Board of Adjustment/Project at 614 and 618 Blanco Street

Leane and Diana,

My name is Bailey Harrington, I own a condo on 10th and Blanco and would like to email you in conditional support of the project going before the Board of Adjustment this month on 614 and 618 Blanco.

So long as the developer has worked with and received support for the requested setback variances from the directly affected property owners, I fully support this project.

Please feel free to contact me if you would like me to talk to you further about this.

Thanks,

-Bailey

Old West Austin Neighborhood Association

May 20, 2015

Board of Adjustment

City of Austin

RE: Requests for Variances; Arbollindo LLC; 614 and 618 Blanco Street

Dear Members:

Old West Austin Neighborhood Association (OWANA) offers this letter in reference to the variance requests for Arbollindo LLC and James Schoenbaum for the construction of a residential project known as The Stonewall at 614 and 618 Blanco Street.

OWANA and the nearby neighbors have been working closely with the Mr. Schoenbaum regarding the redevelopment of this property. He designed The Stonewall with substantial input from nearby neighbors. Last year, our general membership considered the project and expressed significant support for the project as it is currently designed.

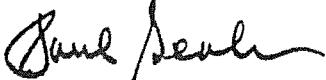
At that time, the development of The Stonewall, as designed, did not necessitate any variances. That situation has changed based on a revised site review of the project by City staff.

The Stonewall is the first major infill development in a local historic district in Austin. The Castle Hill Local Historic District design standards were developed in such a way that they apply both compatibility standards and conflicting historic design standards, thus necessitating the need for variances in the view of the City staff.

The issuance of the variances will enable the original design of the project, which has the substantial support of OWANA and nearby neighbors, to go forward.

The OWANA Steering Committee considered the variance requests at its May meeting. The Steering Committee supports the variance requests and voted to present the variance requests to the OWANA general membership at OWANA's June 2 meeting with a recommendation that the variances be approved.

Sincerely,



Paul Seals, Chair, OWANA Steering Committee

Heldenfels, Leane

From: Wayne Orchid <~~wayne@streetdata.com~~>
Sent: Tuesday, May 19, 2015 11:19 PM
To: Heldenfels, Leane; Ramirez, Diana
Cc: james@arbollindo.com; Julie; Wayne Orchid
Subject: BOA HEARING FOR 614 and 618 Blanco Street Project: the Stonewall
Attachments: Harthan Street variance.pdf

Ms. Leane Heldenfels
Ms. Diana Ramirez
City of Austin, Board of Adjustment
Planning and Development Review

Subject: BOA HEARING FOR 614 and 618 Blanco Street Project: the Stonewall

Ms. Heldenfels and Ms. Ramirez:

I am submitting this letter in support of the variance requests from Mr. James Schoenbaum for his proposed development at 614 and 618 Blanco Street. This project should come before the Board of Adjustment on June 8th.

I own 604 Harthan Street, which is across the street from the proposed development. I also own 609 Harthan Street, which shares a lot line with the proposed development, and which is triggering the need for the added compatibility set back.

I understand that Mr. Schoenbaum is asking for variances from Sections 25-2-1063(B) to reduce the 25 feet setback to 5 feet, 25-2-1063(C)(1) to allow a structure to exceed a height of two stories and 30 feet to approximately 36 feet, and 25-2-1064 to reduce the front yard setback from 25 feet to 15 feet.

By granting these variances, Mr. Schoenbaum will be able to proceed with his development as designed. He has done his due diligence in the neighborhood and has sought input from all the nearby neighbors in order to achieve the designs he presented to the city for building permits. My wife and I strongly support this development. I have lived on Harthan Street for 15 years and I have seen many proposed projects for this lot, but none with the vision or consideration James has shown.

I ask that the Board will grant Mr. Schoenbaum the variances because his project is fully compatible with all requirements of the Castle Hill Local Historic Ordinance. Again, it is my property (which is zoned SF) that is triggering the need for the added compatibility set backs and I feel that this should not be needed in this case. Mr. Schoenbaum's plans are compatible as designed. I believe the code language in the Castle Hill ordinance that is triggering compatibility for this property is outside the intention of the ordinance.

I hope the Board of Adjustments will remedy this situation and grant the variances to Mr. Schoenbaum for his project, which will enhance the character of our street and provide an example for other compatible infill development. Please don't hesitate to contact me with any questions.

Sincerely,

Wayne Orchid
Owner, 604 and 609 Harthan Street
Austin, TX 78703
(512) 629-1157

Heldenfels, Leane

To: ~~kathleen@nickdeaver.com~~
Subject: RE: Support for Variance Requests for 614 and 618 Blanco Street - The Stonewall

From: kathleen@nickdeaver.com [<mailto:kathleen@nickdeaver.com>]
Sent: Thursday, May 21, 2015 4:51 PM
To: Heldenfels, Leane
Cc: james@arbollindo.com
Subject: Support for Variance Requests for 614 and 618 Blanco Street - The Stonewall

Dear Ms.Heldenfels:

My name is Kathleen Deaver and I own the property at 606 Highland Avenue, Austin, TX 78703. I would like to have this letter made available to members of the Board of Adjustment as they consider the variance requests from Mr. James Schoenbaum for construction of condominiums at 614 and 618 Blanco Street.

My property is within 200 feet of Mr. Schoenbaum's properties. I strongly support his project and urge the BOA to issue variances as requested.

I believe Mr. Schoenbaum needs these variances in order to build his project *as designed*. An overwhelming number of residents in our neighborhood approved his current plans and provided input during the design process. The result is a development that the neighborhood truly loves.

Mr. Schoenbaum's project —known as the Stonewall—is highly compatible with the surrounding residential homes. He has taken great care to ensure his project is agreeable to his neighbors and blends with the historic character of our neighborhood. He faces a unique hardship, as his properties are essentially the only ones in our neighborhood to which conflicting design rules apply.

By approving these variance requests, the Board of Adjustment will truly ensure that the project remains compatible with the neighborhood.

Sincerely,

Kathleen Deaver
606 Highland Ave. 78703

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Lin Team
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Michelle Slattery, Inherit Austin
Mike Ward, Pioneer Farms

STAFF

Kate Singleton
Executive Director

May 21, 2015

Mr. Jeff Jack, Chair
City of Austin Board of Adjustment
Post Office Box 1088
Austin, TX 78767-8865
Sent via Email

Dear Mr. Jack and Board Members:

Re: Request for Variance, Stonewall Condominiums 614-618 Blanco Street, Arbolindo, LLC.

Preservation Austin supports the application for a variance for the property located at 614-618 Blanco Street (Stonewall Condominiums). The property owner and architect have been working for over two years on the design of a proposed 12-unit condominium project at the long-vacant lot, formerly the site of the historic Armstrong-Odom House, which burned in July 1995. The site is zoned historic and is within the Castle Hill Local Historic District and the west boundary faces the Harthan Street Local Historic District. Clayton Little Architects have worked closely with Old West Austin Neighborhood Association, nearby neighbors and the Austin Historic Landmark Commission in developing a design solution for this important site.

This request is for a variance from three requirements of the Land Development Code, Chapter 25-2, Article 10 (Compatibility Standards). On all three items the proposed work complies with the base zoning for the site which includes the Historic District Zoning, and the variances are needed for the Compatibility Standards only.

Clayton and Little Architects attended the May Preservation Committee meeting and gave a detailed presentation about the project. The Committee reviewed the project and determined that it has been designed to be compatible with the character of the neighborhood. The variance actually allows the project to more readily reinforce the existing building and neighborhood patterns: an example is the Blanco street setback. The committee voted to request Preservation Austin's Executive Committee support the variance request. The Executive Committee reviewed the project, concurred with the Preservation Committee and supports the request for a variance.

Sincerely,

Shelly Hemingson
President, Preservation Austin

Heldenfels, Leane

From: Charles Hornung <~~chhornung@mac.com~~>
Sent: Wednesday, May 20, 2015 9:24 PM
To: Heldenfels, Leane
Cc: james@arbollindo.com
Subject: Support for Variance Requests for 614 and 618 Blanco Street - The Stonewall

Dear Ms.Heldenfels:

We represent the owner of 605 Harthan and 611 Blanco Streets. We would like to have this letter made available to members of the Board of Adjustment as they consider the variance requests from Mr. James Schoenbaum for construction of condominiums at 614 and 618 Blanco Street.

Our property is within 200 feet of Mr. Schoenbaum's properties. We strongly support his project and urge the BOA to issue variances as requested.

We believe Mr. Schoenbaum needs these variances in order to build his project *as designed*. An overwhelming number of residents in our neighborhood approved his current plans and provided input during the design process. Mr. Schoenbaum's project — the Stonewall—is highly compatible with the surrounding residential homes. He has taken great care to ensure his project is agreeable to his neighbors and blends with the character of this neighborhood.

By approving these variance requests, the Board of Adjustment will ensure that the project remains compatible with the neighborhood.

Sincerely,

Chet Hornung and Sunni Brown

605 Harthan Street & 611 Blanco Street

Heldenfels, Leane

From: Ltswolff ~~ltswolff@valenc.com~~
Sent: Wednesday, May 20, 2015 6:40 PM
To: Heldenfels, Leane
Cc: james@arbollindo.com; David Wolff
Subject: Support for variance at 614 & 618 Blanco, "the Stonewall"

Dear Ms Heldenfels,

Our names are Leslie and David Wolff and we own our house at 1206 W 8th Street, where we reside. We would like to have this letter made available to the Board of Adjustment as they consider the request from James Schoenbaum for variances for condos at 614 and 618 Blanco.

Our home is within 200 feet of Mr Schoenbaum's Blanco property; indeed, we will be looking at his condos from our front porch, once they are built.

We strongly support the project, as designed, which necessitates the variances as requested by Mr Schoenbaum. His plan is good for our neighborhood and good for us. He has been a good neighbor in making his plans with the input of the neighborhood. We would like to see him get his variances and build the project exactly as he wishes.

In summation:

We are David and Leslie Wolff

At 1206 W 8th Street

And we strongly support, and urge the BOA to grant, the variances requested by James Schoenbaum for his property at 614 and 618 Blanco.

Thank you for your consideration,

Leslie and David Wolff

Sent from my iPhone

Heldenfels, Leane

From: Maureen Metteauer <mmetteauer@gmail.com>
Sent: Monday, May 11, 2015 10:13 PM
To: Heldenfels, Leane; Ramirez, Diana
Cc: james@arbolindo.com
Subject: Project at 614 and 618 Blanco Street; the Stonewall

Dear Ms. Heldenfels and Ms. Ramirez:

We submit this letter in support of the project at 614 and 618 Blanco Street (78703), which will be before the Board of Adjustment in June. We ask the Board of Adjustment to approve the requested variances for 614 and 618 Blanco for the construction of condominiums by Mr. James Schoenbaum of Arbolindo LLC.

We live at 602 Harthan Street, which is two houses down and across the street from the proposed development. Four units in this proposed development are designed to face Harthan Street.

From the start, Mr. Schoenbaum solicited our input and has gone out of his way to ensure that all of the nearby neighbors supported his project. We strongly support this development.

We hope that the board will grant Mr. Schoenbaum the variances because his project is fully compatible with all requirements set forth in the Castle Hill Local Historic Ordinance and honors the spirit of the Harthan Street Local Historic District, the city's first LHD.

Mr. Schoenbaum faces a unique hardship since some of the development standards in the LHD are conflicted. We hope the Board of Adjustment will remedy this issue and grant the variances.

We have owned our home since 1999 and have longed to see compatible development for this property. Mr. Schoenbaum's proposal is highly compatible with the remaining homes on Harthan Street, and we are eager to see it become reality.

Sincerely,

Maureen and Michael Metteauer
602 Harthan Street