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CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, June 8, 2015 **CASE NUMBER: C15-2015-0070**

____Y___ Jeff Jack – Chair **2nd the Motion**
____Y___ Michael Von Ohlen
____Y___ Melissa Whaley Hawthorne - Vice Chair
____Y___ Sallie Burchett
____Y___ Ricardo De Camps
____Y___ Brian King
____Y___ Vincent Harding **Motion to PP to Aug 10, 2015**
____-___ Will Schnier - Alternate
____-___ Stuart Hampton - Alternate

OWNER/APPLICANT: James Schoenbaum

ADDRESS: 614 BLANCO ST

VARIANCE REQUESTED: The applicant has requested variance(s) from:

A. Section 25-2-1063 (B) (2) of Article 10, Compatibility Standards (Height Limitations and Setbacks for Large Sites) to decrease the distance a person may construct a structure from 25 feet from property on which a use permitted in an SF-5 or more restrictive zoning district is located (required) to 5 feet (requested); and to

B. Section 25-2-1063 (C) (1) of Article 10, Compatibility Standards (Height Limitations and Setbacks for Large Sites) to increase the height limitations for a structure from two stories and 30 feet, if the structure is 50 feet or less from property in an SF-5 or more restrictive zoning district (required) to 36 feet and three stories (requested); and to

C. Section 25-2-1064 (C) (1) (b) of Article 10, Compatibility Standards (Front Setback) to decrease the front building setback of at least 25 feet from a right-of-way if the tract on which the building is constructed adjoins a property on which a use permitted in a SF-5 or more restrictive district is located (required) to 15 feet (requested)

in order to construct a new 12 unit condominium project a "MF-4-H-HD-NP", Multifamily Residence Moderate High Density – Historic Landmark – Historic Area - Neighborhood Plan zoning district. (Old West Austin)

BOARD'S DECISION: POSTPONEMENT REQUESTED BY INTERESTED PARTY TO 8/10 MEETING, OPPOSED BY APPLICANT- **THIS REQUEST WAS DENIED BY THE BOARD**

The public hearing was closed on Board Member Vincent Harding motion to Postpone to August 10, 2015, Board Member Jeff Jack second on a 7-0 vote; POSTPONED TO August 10, 2015.

FINDING:

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

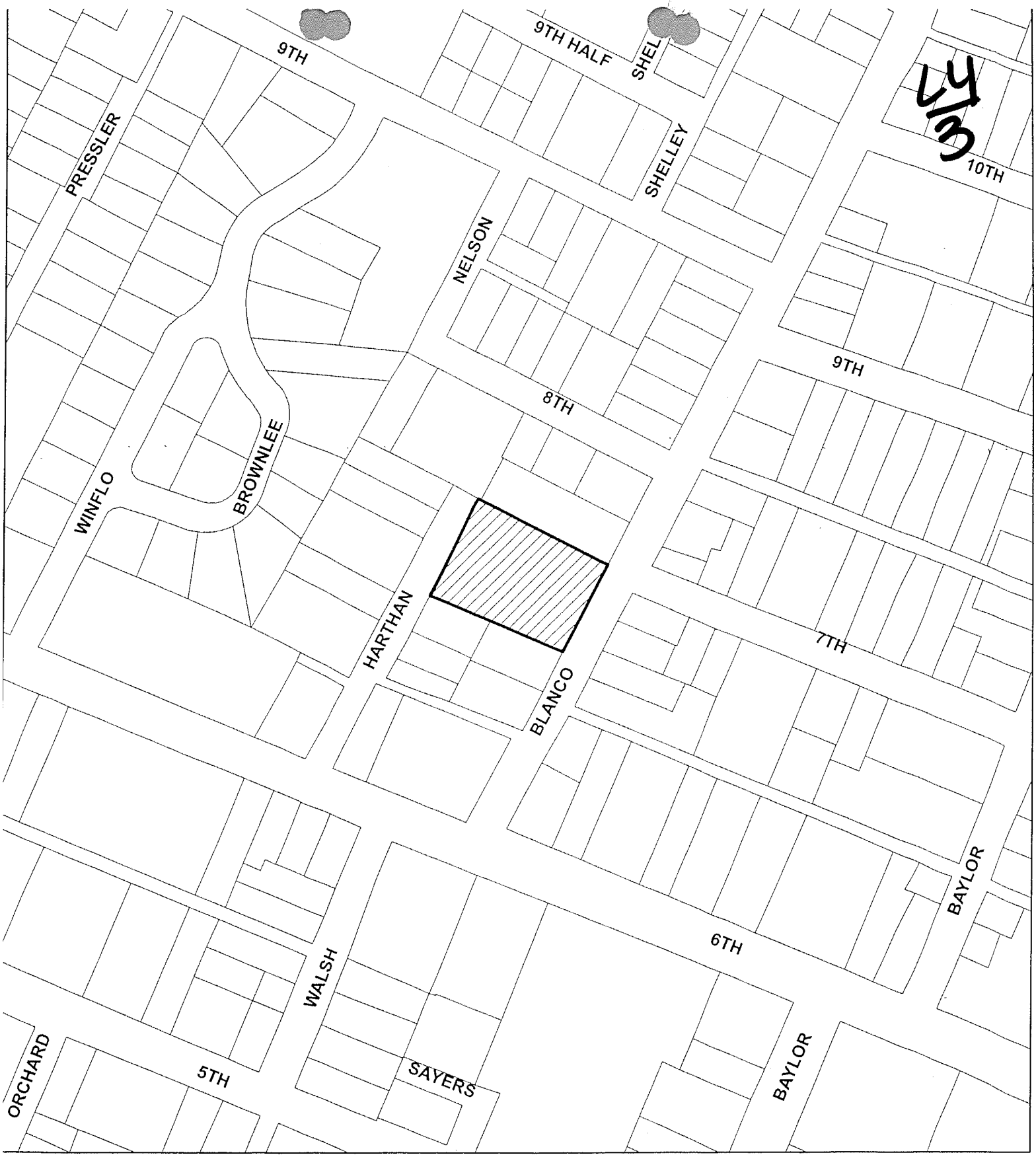
2. (a) The hardship for which the variance is requested is unique to the property in that:

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

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:

Leane Heldenfels
Executive Liaison

Jeff Jack
Chairman



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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.

1 " = 200 '

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made

Revised

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CASE# C15-2015-0070
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 Z

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:

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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) combing 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.

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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 rebuttled. 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: 4/12

PDRD/CHPO

MAY 29 2014

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

Adopted December 2012

Permit Information

For Office Use Only

BP- 2014-0116C C14H/LHD - 1992-0002

Property Name or LHD: Armstrong-Odem House Contributing/Non-contributing

☒ Release Permit ☐ Do Not Release Permit ☒ HLC Review 6/23/14 Fee Paid: $507.52

for Steve Sadow 7/14/2014

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

City/Zip: Austin, Texas 78704

Phone: (512) 994-9404

Email: james@arbollindo.com

Architect or Contractor Information

Company: Clayton and Little Architects

Address: 1001 East 8th

City/Zip: Austin, Texas 78702

Phone: 512 477 1727 ex 202

May 29, 2014 — Owner's Signature — Date

5.29.2014 — Applicant's Signature — Date

VIEW LOOKING NORTHWEST

Architects
Clarkson & Little

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 1 OF 9

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 7/14/2014
BY: _____
for HLC Chair

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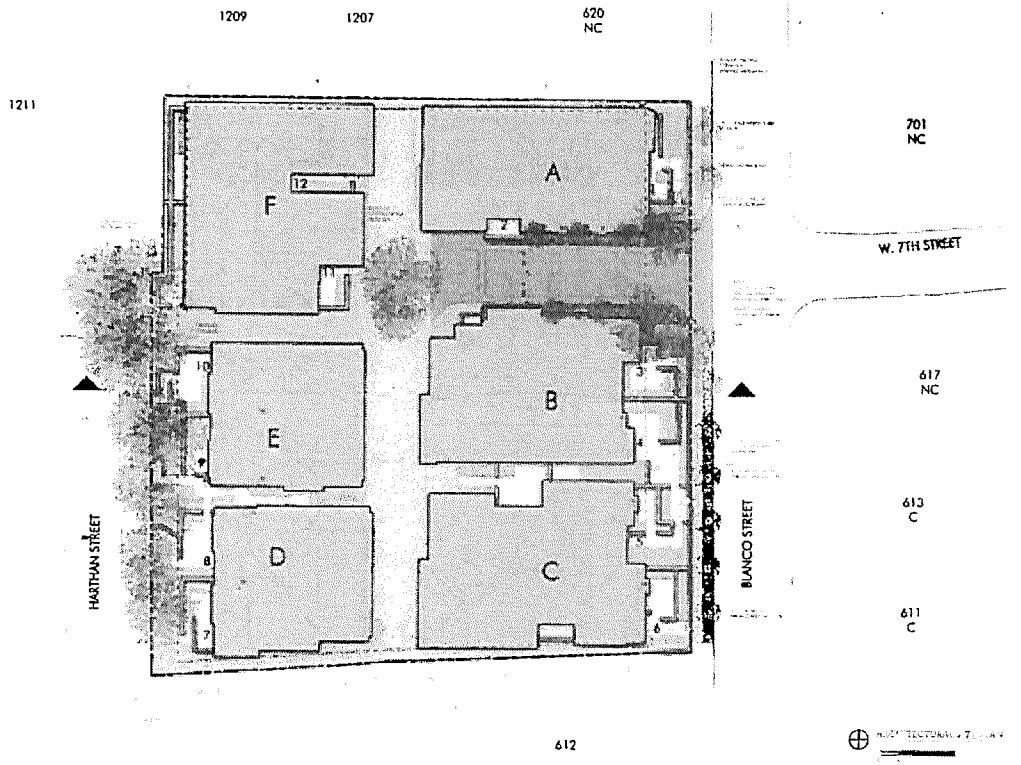

Architects
Clayton & Little

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 3 OF 9

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 7/14/14

for HLC Chair

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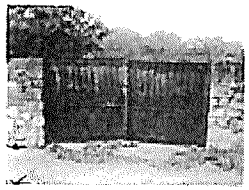
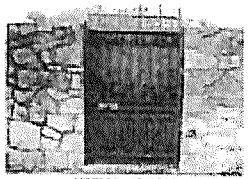


RESTORE & REUSE HISTORIC GATE



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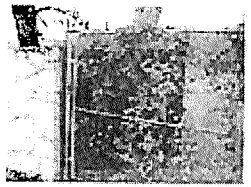
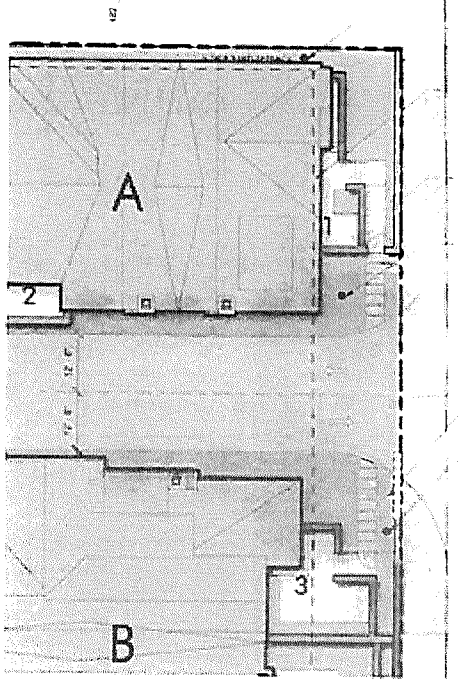


RESTORE & REUSE HISTORIC GATE

STABILIZE & RESTORE EXIST. STONE WALL



REMOVE EXISTING 21' CEDAR ELM (PROVIDE MITIGATION)

19' AVERAGE FRONT YARD SETBACK

482'

NEW 6' TALL BRICK WALL

PROTECT EXISTING 18' CEDAR ELM TO REMAIN

484'

REMOVE 14' OF HISTORIC WALL AND RELOCATE RESTORED EXISTING HISTORIC GATE

PROTECT EXISTING 22' CEDAR ELM TO REMAIN

480'

Clayton&Little

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

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

SHEET 3 OF 9

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The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

Clayton&Little

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

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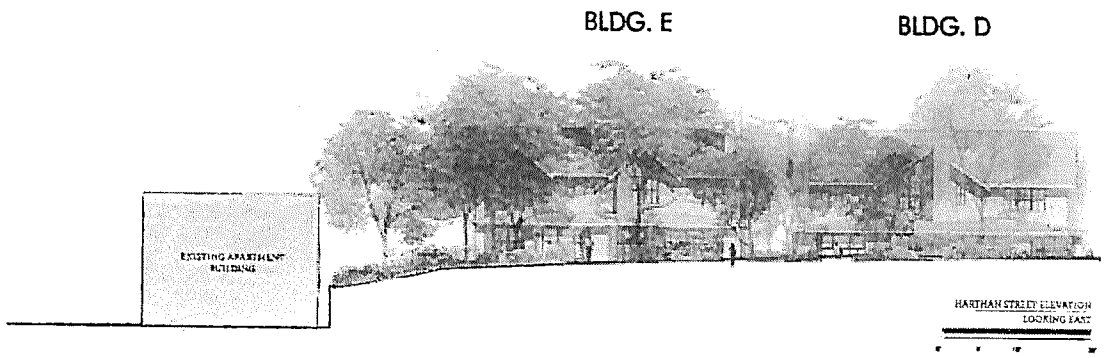

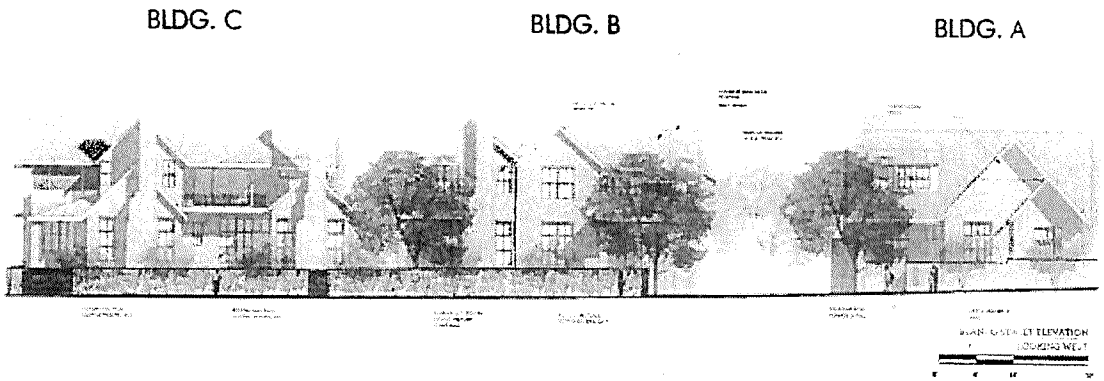

Architects
Clayton&Little

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 5 OF 9

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

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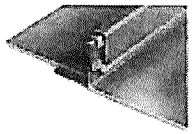
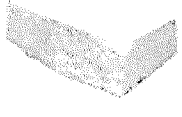
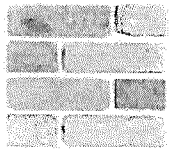
EXTERIOR MATERIALS



STANDING SEAM METAL ROOF



SAWN LIMESTONE LINTELS AND SILLS



AUSTIN COMMON BLEND (SIMILAR)

IVORY WINDOWS METAL CLAD WOOD (CERTAIN LOCATIONS)

BLACK WINDOWS METAL CLAD WOOD (MOST LOCATIONS)

PAINTED SIDING MEDIUM GRAY

LOOKING NORTH

Clayton&Little

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 6 OF 9

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

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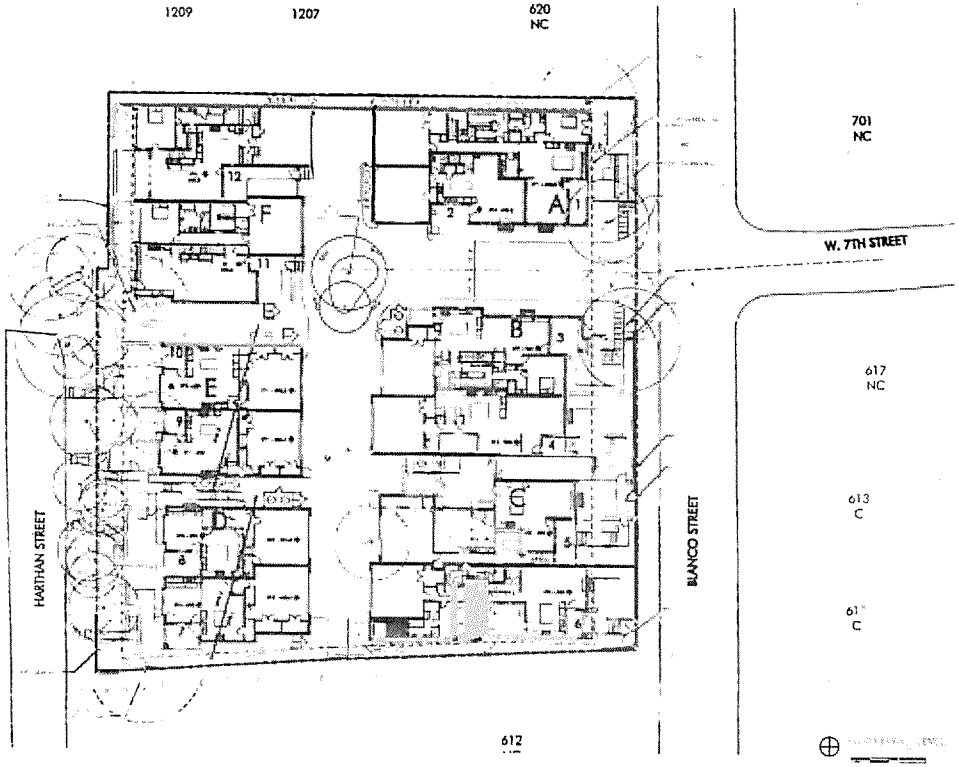

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ClaytonLittle

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614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 7 OF 9

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

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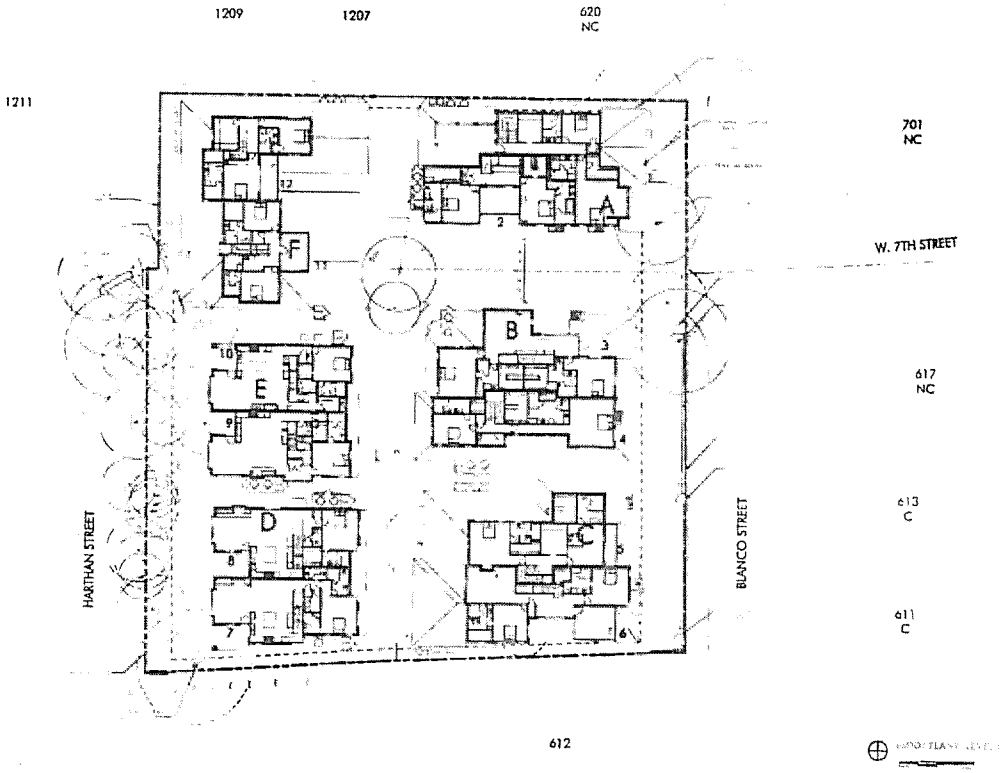

Architects
Clayton&Little

The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 8 OF 9

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

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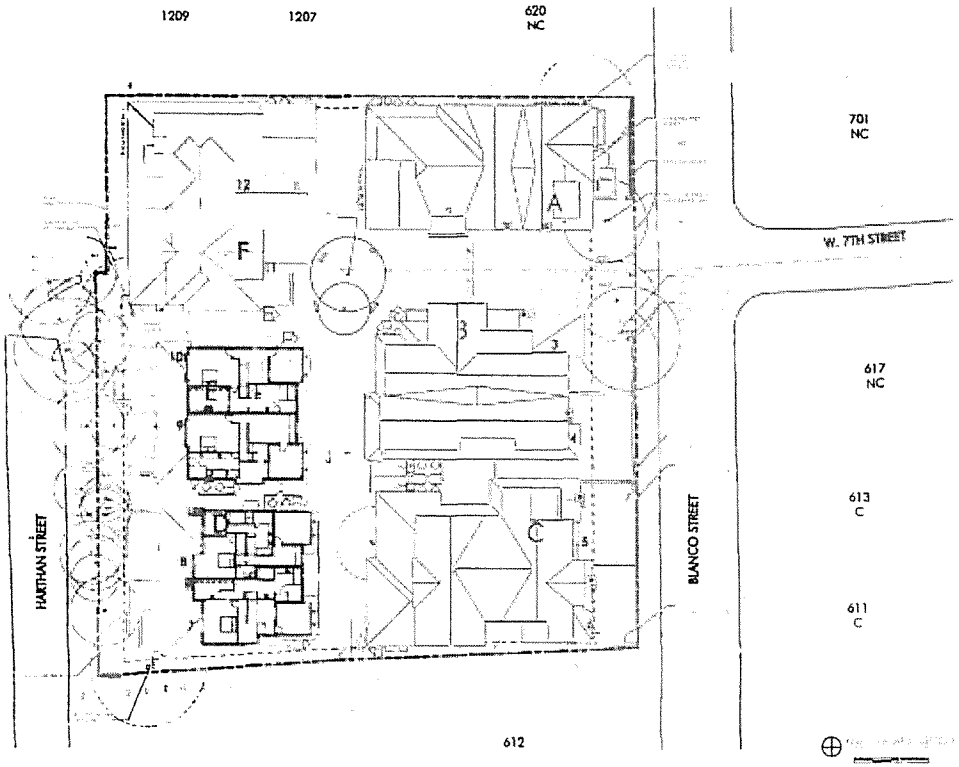

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The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

SHEET 9 OF 9

APPROVED BY
HISTORIC LANDMARK COMMISSI
DATE: 7/14/14
BY: [signature]
for HLC Chair

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§ 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.

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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 Clayton. It is not to be used for regulatory approval, permitting or construction purposes.

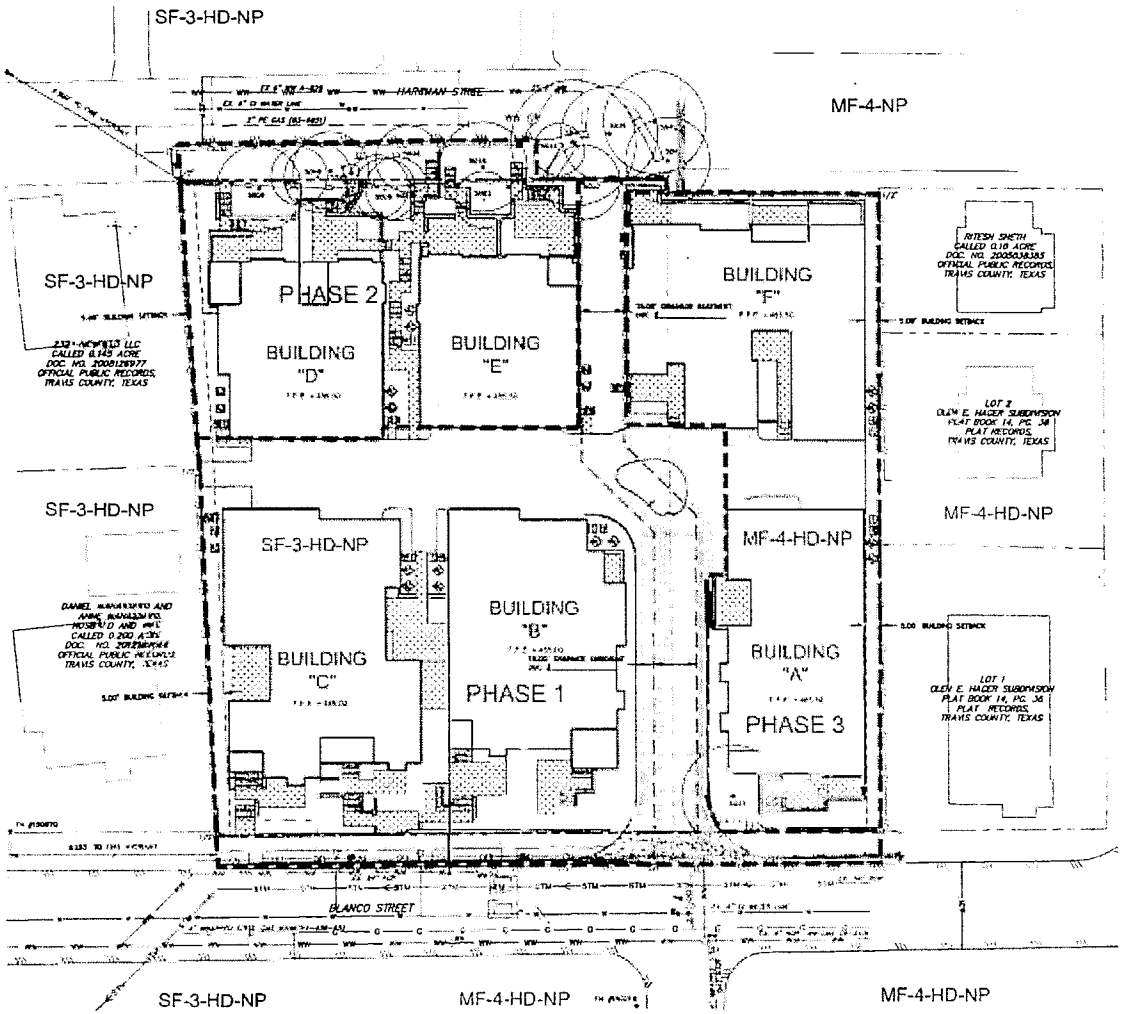
The Stonewall

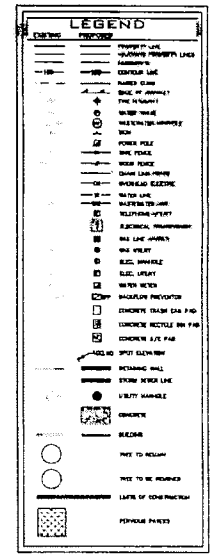
614 Thru 618 Blanco Street, Austin, Texas 78703

March 25, 2015

VIEW LOOKING NORTHWEST

215





NOTES:

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS. WALLS SHALL BE 6' MINIMUM.
3. EACH COMPACT SPACE SHALL BE LABELED "SMALL CAR ONLY."
4. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3, SUBCHAPTER F, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING PLAN REVIEW.
5. COMPLIANCE WITH BUILDING DESIGN STANDARDS PER THE ZONING ORDINANCE FOR [illegible] IS REQUIRED (EXISTING ZONING).
6. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELD IN COMPLIANCE WITH SUBCHAPTER E 3.3. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE COMPLIANCE WITH SUBCHAPTER A 3.3. ARE WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHTING FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.2 E.
7. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 23-8-104).
8. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-6 OR MORE RESTRICTIVE. (SECTION 25-2-1067).
9. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RISE OF SEVEN (7) TO A PASE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-2-1067).
10. THE NOICE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 FEA AT THE PROPERTY ADJACENT TO RESIDENTIAL USES. (SECTION 25-2-1067).
11. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
12. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
13. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE CHAPTER 25-10.
14. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
15. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR ENTITY THE SERVING PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
16. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
17. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
18. NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
19. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
20. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A [illegible] PERMIT IS REQUIRED.
21. [illegible] WITH THE COMMERCIAL AND MULTI-FAMILY [illegible] TRANSITIONS FOR MULTI-FAMILY COMPLEXES AND [illegible] CALL [illegible] [illegible] SPACE SHALL BE PROVIDED [illegible]
22. [illegible] AND NO AFFORDABLE UNITS [illegible]

SITE PLAN RELEASE NOTES:

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
3. ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE CHAPTER 25-10.
4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
6. ALL EXISTING STRUCTURE SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
8. [illegible] MAY BE MADE FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
9. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
10. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

SINGLE FAMILY ATTACHED RESIDENTIAL UNITS	# OF BEDROOMS PER UNIT	REQUIRED PARKING	TOTAL SPACES REQUIRED	TDM PARKING REDUCTION	TOTAL SPACES REQUIRED	TOTAL SPACES PROPOSED	PARKING SPACES IN GARAGES	COMMON PARKING SPACES
12	3/UNIT (8 TOTAL) 2/UNIT (4 TOTAL)	2.5/UNIT 2/UNIT	20 8 (28 TOTAL)	5	23	26	24 (2/UNIT)	2

BUILDING	# OF UNITS	TYPE	BLDG. COVERAGE AREA (S.F.)
A	3	SINGLE FAMILY ATTACHED	8,087 S.F.
B	2	SINGLE FAMILY ATTACHED	5,390 S.F.
C	3	SINGLE FAMILY ATTACHED	8,873 S.F.
D	3	SINGLE FAMILY ATTACHED	8,880 S.F.
E	3	SINGLE FAMILY ATTACHED	8,916 S.F.
F	3	SINGLE FAMILY ATTACHED	7,780 S.F.

BUILDING COVERAGE	
BUILDINGS A – F	31,322 S.F. (57%)
ALLOWABLE BUILDING COVERAGE	32,931 S.F. (60%)

F.A.R. CALCULATIONS

AREAS
GROSS SITE AREA 54,929
GROSS FLOOR AREA (GFA) 39,099
(Including HOME Units and SCREENED PORCH)

FLOOR AREA ALLOWED (.7:1) 41,187

PROPOSED F.A.R. .711

PROPOSED IMPERVIOUS COVER		
BUILDINGS (ROOF LINES) :	28,991 S.F.	(0.67 AC.)
PAVED AREA :	9,015 S.F.	(0.21 AC.)
AC/TR PADS :	338 S.F.	(0.01 AC.)
STAIRS :	637 S.F.	(0.01 AC.)
WALLS :	1,037 S.F.	(0.02 AC.)
TOTAL :	38,008 S.F.	(0.87 AC.)

GROSS IMPERVIOUS COVER CALCULATIONS	
GROSS SITE AREA:	54,929 S.F. (1.261 AC.)
% LIMIT OF IMPERVIOUS COVER PER MF-4, ZONING :	70%
ALLOWABLE IMPERVIOUS COVER	38,450 S.F. (0.883 AC.)

SITE PLAN APPROVAL: [illegible]
FILE NUMBER: _____ APPLICATION DATE: _____
APPROVED BY COMMISSION ON: _____ UNDER SECTION: _____ OF CHAPTER: _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (3 yrs. LDC): _____ CASE MANAGER: _____
PROJECT EXPIRATION DATE (FDD expiration): _____ [illegible]

Owner, Planning and Development Review
RELEASED FOR GENERAL COMPLIANCE: _____ [illegible]
Rev 1: _____ Correction 1: _____
Rev 2: _____ Correction 2: _____
Rev 3: _____ Correction 3: _____
Final plat must be recorded by the project expiration date; if applicable, Subsequent site plans which do not comply with the Endorsement at the time of filing, and all structural building permits under a series of construction PERMITS (which is not required), must also be approved prior to the Project Expiration Date.

DOUCET & ASSOCIATES
Civil Engineering • Planning • Surveying/Mapping
7401 B. Highway 71 W., Suite 160
Austin, Texas 78735, Phone: (512) 583-2600
www.doucetandassociates.com
Firm Registration Number: 10121

OVERALL SITE PLAN

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

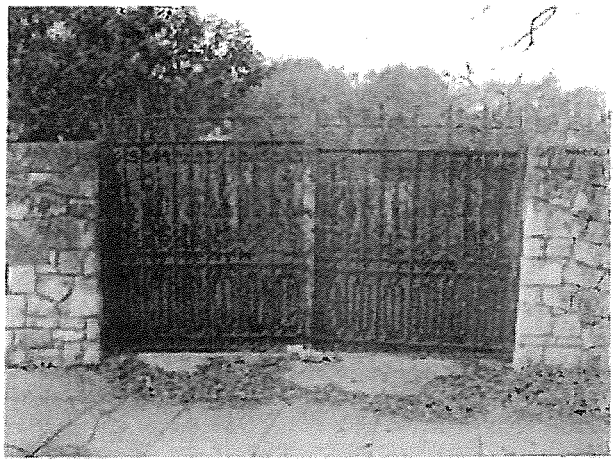
Designed: [illegible]
Drawn: [illegible]
Reviewed: [illegible]
Date: 02-06-2014

SHEET
10
OF 37

Project No:
1352-001

SP-2014-0116C

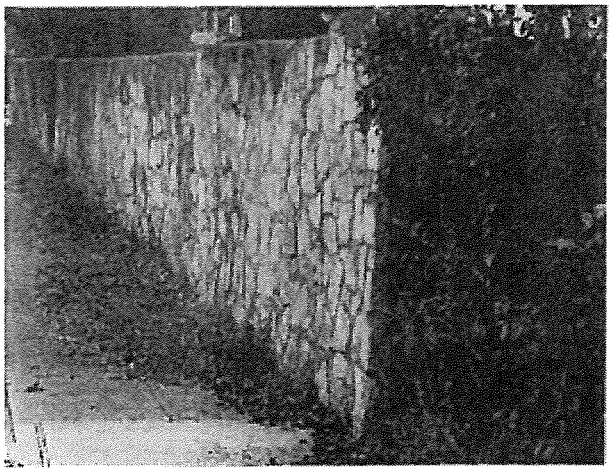
24



RESTORE & REUSE HISTORIC GATE

RESTORE & REUSE HISTORIC GATE

RESTORE & REUSE HISTORIC GATE



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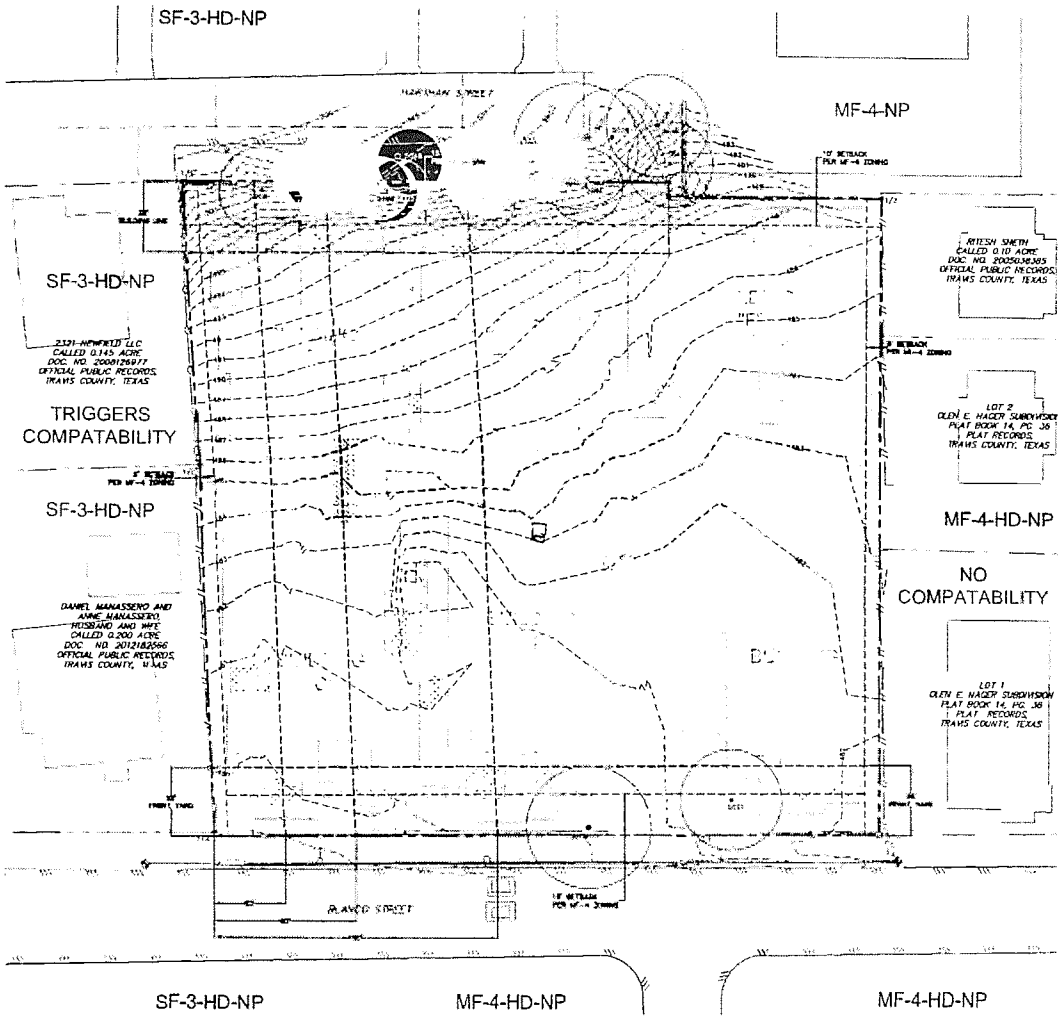
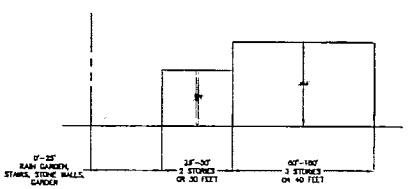




§ 25-2-1063 HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(A) THIS SECTION APPLIES TO A SITE THAT HAS:

(1) AN AREA THAT EXCEEDS 30,000 SQUARE FEET; OR

(2) A STREET FRONTAGE THAT EXCEEDS 100 FEET.

(B) IN THIS SECTION, THE TERM "STRUCTURE" EXCLUDES A RAIN GARDEN USING NO CONCRETE THAT IS DESIGNED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL. A PERSON MAY NOT CONSTRUCT A STRUCTURE 25 FEET OR LESS FROM PROPERTY:

(1) IN AN URBAN FAMILY RESIDENCE (SF-6) OR MORE RESTRICTIVE ZONING DISTRICT; OR

(2) ON WHICH A USE PERMITTED IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.

(C) THE HEIGHT LIMITATIONS FOR A STRUCTURE ARE:

(1) TWO STORIES AND 30 FEET, IF THE STRUCTURE IS 60 FEET OR LESS FROM PROPERTY:

(A) IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT; OR

(B) ON WHICH A USE PERMITTED IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED; OR

(2) THREE STORIES AND 40 FEET, IF THE STRUCTURE IS MORE THAN 60 FEET AND NOT MORE THAN 100 FEET FROM PROPERTY:

(A) IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT; OR

(B) ON WHICH A USE PERMITTED IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.

(3) FOR A STRUCTURE MORE THAN 100 FEET BUT NOT MORE THAN 300 FEET FROM PROPERTY ZONED SF-6 OR MORE RESTRICTIVE, 40 FEET PLUS ONE FOOT FOR EACH 10 FEET OF DISTANCE IN EXCESS OF 100 FEET FROM THE PROPERTY ZONED SF-6 OR MORE RESTRICTIVE; OR

(4) FOR A STRUCTURE MORE THAN 300 FEET BUT NOT MORE THAN 840 FEET FROM PROPERTY ZONED SF-6 OR MORE RESTRICTIVE, 80 FEET PLUS ONE FOOT FOR EACH FOUR FEET OF DISTANCE IN EXCESS OF 300 FEET FROM THE PROPERTY ZONED SF-6 OR MORE RESTRICTIVE.

SOURCE: SECTION 13-2-724; ORD. 990225-70; ORD. 000309-38; ORD. 030211-11; ORD. 20080228-043; ORD. 20080228-050; ORD. 20090122-085; ORD. 20090528-022; ORD. 20120517-046.

§ 25-2-1064 FRONT SETBACK.

A BUILDING MUST HAVE A FRONT BUILDING LINE SETBACK OF AT LEAST 25 FEET FROM A RIGHT-OF-WAY IF THE TRACT ON WHICH THE BUILDING IS CONSTRUCTED IS:

(1) ADJOINS PROPERTY:

(A) IN AN URBAN FAMILY RESIDENCE (SF-6) OR MORE RESTRICTIVE ZONING DISTRICT; OR

(B) ON WHICH A USE PERMITTED IN A SF-6 OR MORE RESTRICTIVE DISTRICT IS LOCATED; AND

(2) FACES ON THE SAME STREET AS THE ADJOINING PROPERTY.

SOURCE: SECTION 13-2-726(A); ORD. 990225-70; ORD. 031211-11.

§ 25-2-1065 SCALE AND CLUSTERING REQUIREMENTS.

(A) THE MASSING OF BUILDINGS AND THE APPROPRIATE SCALE RELATIONSHIP OF A BUILDING TO ANOTHER BUILDING MAY BE ACCOMPLISHED BY:

(1) AVOIDING THE USE OF A CONTINUOUS OR UNBROKEN WALL PLANE;

(2) USING AN ARCHITECTURAL FEATURE OR ELEMENT THAT:

(A) CREATES A VARIETY OF SCALE RELATIONSHIPS;

(B) CREATES THE APPEARANCE OR FEELING OF A RESIDENTIAL SCALE; OR

(C) IS EMPHATIC TO A STREETLINE OR AN ADJOINING PROPERTY; OR

(3) USING MATERIAL CONSCIOUSLY THROUGHOUT A PROJECT AND THAT IS HUMAN IN SCALE; OR

(4) USING A DESIGN MOTIFFAGE OR ELEMENT THAT:

(A) CREATES A HUMAN SCALE APPROPRIATE FOR A RESIDENTIAL USE; OR

(B) PROVIDES THE CONSTRUCTION OF A STRUCTURE IN CLOSE PROXIMITY TO A SINGLE-FAMILY RESIDENCE ZONING DISTRICT THAT IS:

(I) SIGNIFICANTLY MORE MASSIVE THAN A STRUCTURE IN A SINGLE-FAMILY RESIDENCE ZONING DISTRICT; OR

(II) ARCHITECTURAL TO AN APPROPRIATE HUMAN SCALE; AND

(C) ALLOWS THE CONSTRUCTION OF A STRUCTURE, INCLUDING A MULTI-FAMILY STRUCTURE, THAT EXHIBITS A HUMAN SCALE AND MASSING THAT IS APPROPRIATE FOR A RESIDENTIAL USE.

(B) EXCEPT FOR GOOD CAUSE, THE FIRST TIER OF BUILDINGS IN A MULTI-FAMILY OR MIXED USE PROJECT MUST BE CLUSTERED IN A GROUP THAT IS NOT MORE THAN 80 FEET WIDE, AS MEASURED ALONG THE SIDE OF THE BUILDINGS THAT ARE MOST PARALLEL TO THE PROPERTY LINE OF THE SITE.

(C) THE DEPTH OF THE FIRST TIER OF BUILDINGS DESCRIBED UNDER SUBSECTION (B) MAY NOT EXCEED:

(1) TWO UNITS; OR

(2) 60 FEET.

(D) A BUILDING MUST BE AT LEAST 18 FEET APART FROM ANOTHER BUILDING, AS MEASURED FROM WALL FACE TO WALL FACE.

(E) SUBSECTIONS (B), (C), AND (D) DO NOT APPLY TO AN:

(1) PRIVATE OR PUBLIC PRIMARY EDUCATIONAL FACILITY;

(2) PRIVATE OR PUBLIC SECONDARY EDUCATIONAL FACILITY; OR

(3) A COLLEGE OR UNIVERSITY.

(F) IN SUBSECTION (B), GOOD CAUSE MAY BE SHOWN BY COMPLIANCE WITH SUBSECTION (A).

SOURCE: SECTION 13-2-726(C) AND (D); ORD. 990225-70; ORD. 000309-38; ORD. 031211-11.

§ 25-2-1066 SCREENING REQUIREMENTS.

(A) A PERSON CONSTRUCTING A BUILDING SHALL SCREEN EACH AREA OR A PROPERTY THAT IS USED FOR A FOLLOWING ACTIVITY FROM THE VIEW OF ADJACENT PROPERTY THAT IS IN AN URBAN RESIDENCE (SF-6) OR MORE RESTRICTIVE ZONING DISTRICT:

(1) OFF-STREET PARKING;

(2) THE PLACEMENT OF MECHANICAL EQUIPMENT;

(3) STORAGE; OR

(4) REFUSE COLLECTION.

(B) A PERSON CONSTRUCTING SHORELINE ACCESS, AS THAT TERM IS DEFINED IN SECTION 25-2-1172 (DEFINITIONS), SHALL SCREEN THE SHORELINE ACCESS FROM THE VIEW OF PROPERTY THAT IS IN AN URBAN RESIDENCE (SF-6) OR MORE RESTRICTIVE ZONING DISTRICT. A PERSON MAY COMPLY WITH THIS SUBSECTION BY PROVIDING VEGETATION AND TREE CANOPY AS PRESCRIBED BY RULE, AND MAY SUPPLEMENT COMPLIANCE WITH OTHER SCREENING METHODS PRESCRIBED BY RULE. THE OWNER MUST MAINTAIN THE SCREENING PROVIDED UNDER THIS SECTION.

(C) A PERSON MAY COMPLY WITH SUBSECTION (A) BY PROVIDING A TWELL FENCE, BERM, OR VEGETATION. IF A FENCE IS PROVIDED, THE HEIGHT OF THE FENCE MAY NOT EXCEED SIX FEET EXCEPT AS ALLOWED OR PERMITTED BY SECTION 25-2-900 (FENCES AS ACCESSORY USES).

(D) THE OWNER MUST MAINTAIN A FENCE, BERM, OR VEGETATION PROVIDED UNDER THIS SECTION.

SOURCE: SECTION 13-2-726(E); ORD. 990225-70; ORD. 031211-11; ORD. 20120329-073.

§ 25-2-1067 LIGHTING REGULATIONS.

(A) EXTERIOR LIGHTING MUST BE HOODED OR SHIELDED SO THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM ADJACENT PROPERTY:

(1) IN AN URBAN FAMILY RESIDENCE (SF-6) OR MORE RESTRICTIVE ZONING DISTRICT; OR

(2) ON WHICH A USE PERMITTED IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.

(B) THE NOISE LEVEL OF MECHANICAL EQUIPMENT MAY NOT EXCEED 70 DB AT THE PROPERTY LINE.

(C) A PERMANENTLY PLACED REFUSE RECEPTACLE, INCLUDING A DUMPSTER, MAY NOT BE LOCATED 50 FEET OR LESS FROM PROPERTY:

(1) IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT; OR

(2) ON WHICH A USE PERMITTED IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.

(D) THE LOCATION OF AND ACCESS TO A PERMANENTLY PLACED REFUSE RECEPTACLE, INCLUDING A DUMPSTER, MUST COMPLY WITH GUIDELINES PUBLISHED BY THE CITY. THE watershed PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT SHALL REVIEW AND MUST APPROVE THE LOCATION OF AND ACCESS TO EACH REFUSE RECEPTACLE ON A PROPERTY.

(E) A HIGHLY REFLECTIVE SURFACE, INCLUDING REFLECTIVE GLASS AND A REFLECTIVE METAL ROOF WITH A PITCH THAT EXCEEDS A RUN OF SEVEN TO A RISE OF TEN, MAY NOT BE USED UNLESS THE REFLECTIVE SURFACE IS A SOLAR PANEL OR COPPER OR PAINTED METAL ROOF.

(F) AN INTENSIVE RECREATIONAL USE, INCLUDING A MULTI-USE TRAIL AND INCLUDING A SWIMMING POOL, TENNIS COURT, BALL COURT, OR PLAYGROUND, MAY NOT BE CONSTRUCTED 50 FEET OR LESS FROM ADJOINING PROPERTY:

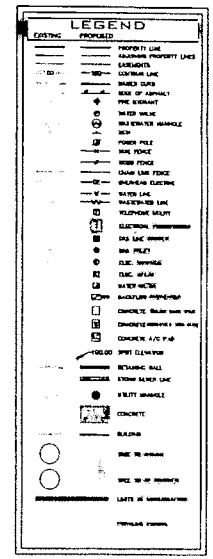
(1) IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT; OR

(2) ON WHICH A USE PERMITTED IN AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.

(G) UNLESS A PARKING AREA OR DRIVEWAY IS ON A SITE THAT IS LESS THAN 150 FEET WIDE, A PARKING AREA OR DRIVEWAY MAY NOT BE CONSTRUCTED 25 FEET OR LESS FROM A LOT THAT IS:

(1) IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT; OR

(2) ON WHICH A USE PERMITTED IN AN SF-6 OR MORE RESTRICTIVE ZONING DISTRICT IS LOCATED.



DOUCET & ASSOCIATES
Civil Engineering · Planning · Surveying/Mapping
7401 B. Highway 71 W., Suite 160
Austin, Texas 78735. Phone: (512) 583-2100
www.doucet-assoc.com
Firm Registration Number: 10105900
Firm Registration Number: 3132

THE STONEWALL COMPATIBILITY EXHIBIT

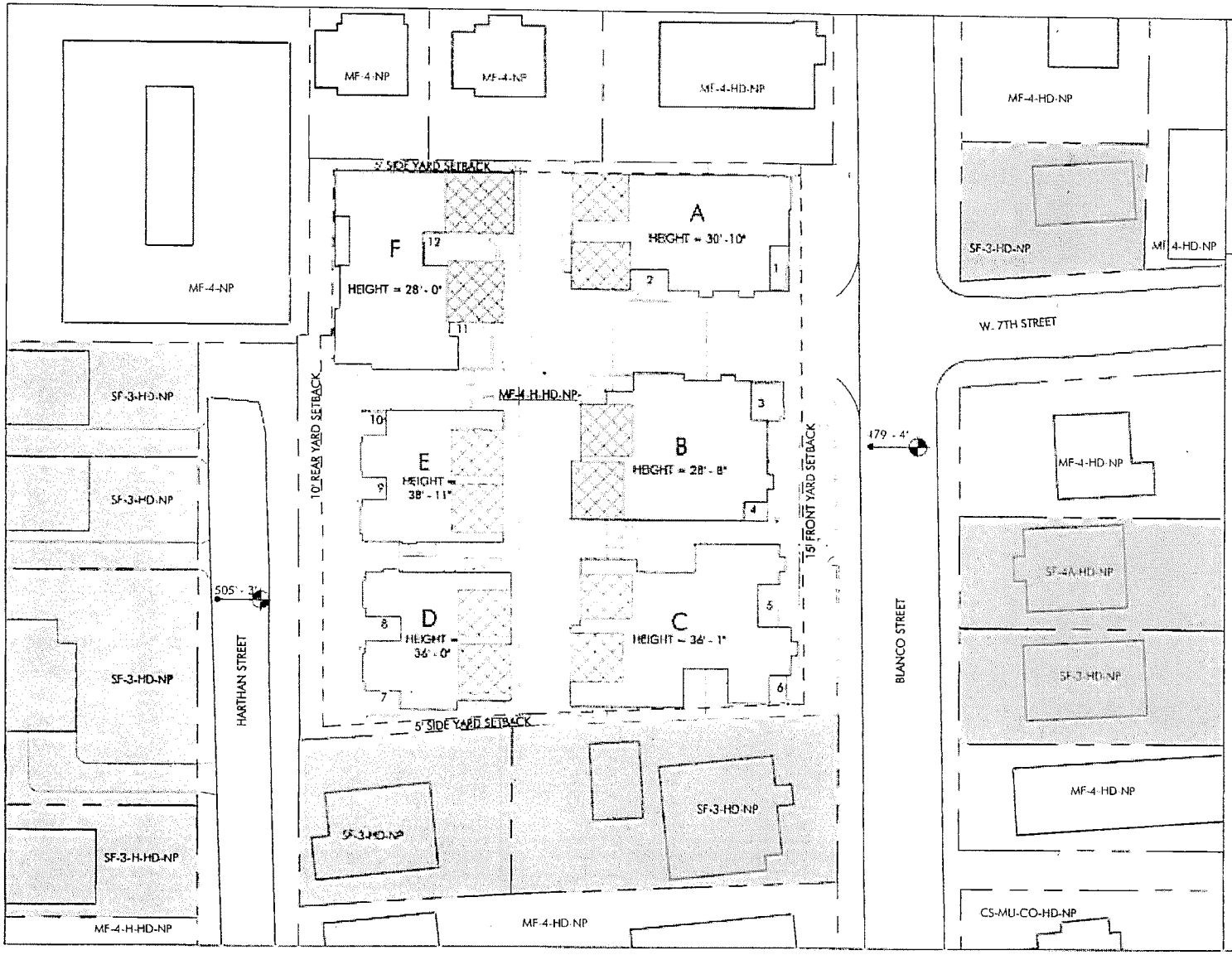
THE STONEWALL
614 - 706 BLANCO STREET
611 - 617 HARTHAN STREET

Designed: TM
Drawn: SM
Reviewed: RT
Date: 09.13.2014

SHEET
1
OF 1

Project No.:
1357-001

2/15



LEGEND:

- UNDER-BUILDING PARKING
- <30' HEIGHT
- <40' HEIGHT
- OVER 40' HEIGHT
- ZONING TRIGGERS COMPATIBILITY

614 BLANCO:

IN ACCORDANCE WITH LAND DEVELOPMENT CODE SECTION 25-2-1052 (A), COMPATIBILITY STANDARDS DO NOT APPLY TO A PROPERTY IN A HISTORIC LANDMARK OR HISTORIC AREA COMBINING DISTRICT. CASTLE HILL LHD AND ZONING REGULATIONS ARE APPLIED.

SITE INFO	
SIZE:	54,929 SF
BLDG COVER ALLOWED (60%)	32,957 SF
BLDG COVER PROPOSED:	28,534 SF
COVERAGE ALLOWED (70%)	38,450 SF
COVERAGE PROPOSED:	38,450 SF
FAR ALLOWED (.75)	41,197 SF
FAR PROPOSED:	40,971 SF
BUILDING HEIGHT ALLOWED.	60 FT

CONDITIONED SPACE:	
FIRST FLOOR:	14,391 SF
SECOND + THIRD FLOORS	23,181 SF
TOTAL:	37,572 SF
PARKING	28 SPACES

UNIT COUNT	
2-BR:	4
3-BR:	8
TOTAL:	12

0 10' 20 40

Architect:
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.

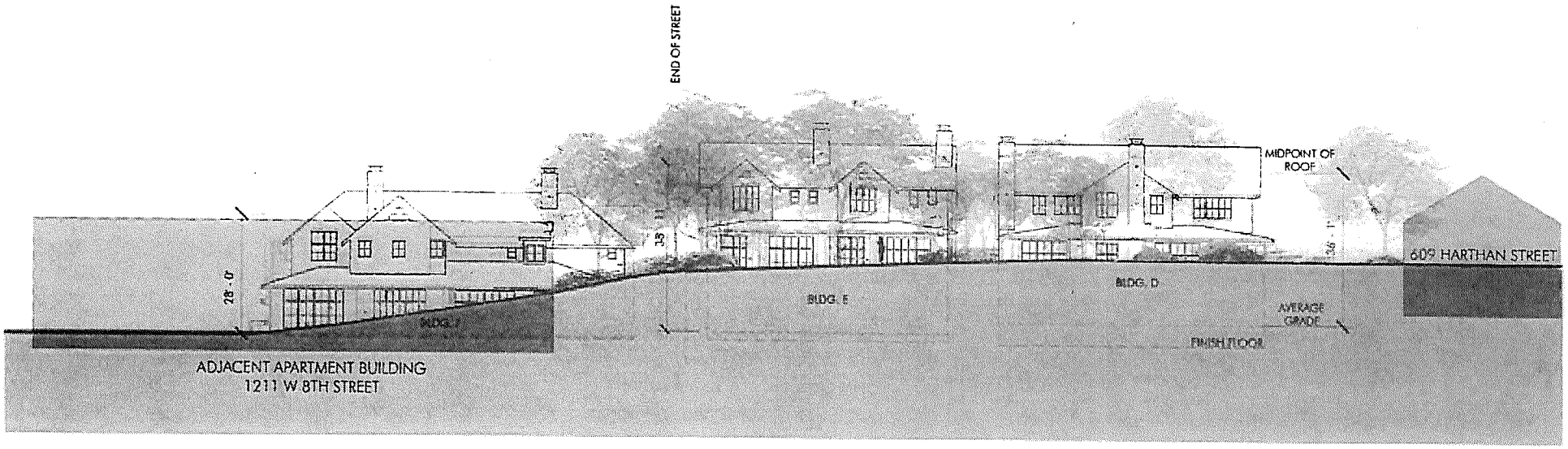
The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

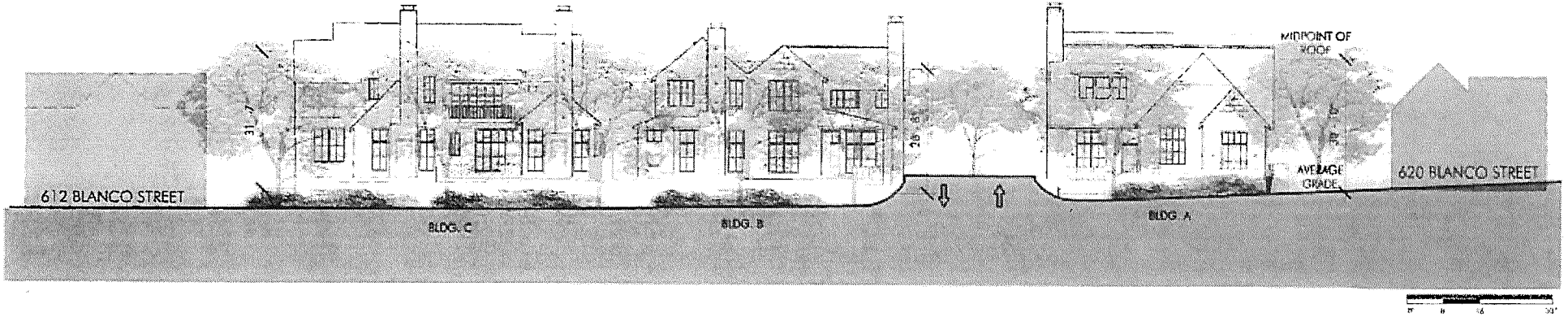
March 25, 2015

SITE PLAN

SIE



HARTHAN STREET VIEW



Architect:
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The Stonewall

614 Thru 618 Blanco Street, Austin, Texas 78703

March 25, 2015

STREET ELEVATIONS

E1.0

Heldenfels, Leane

44
31

From: James K Schoenbaum [redacted]
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 [redacted]
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

Date: July 11, 2014

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

44
32

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 [redacted].

Thank you,

Larry Halford

On behalf of Old West Austin Neighborhood Association.

Heldenfels, Leane

From: [redacted]
Sent: Monday, June 08, 2015 9:43 AM
To: Heldenfels, Leane
Subject: 614-618 Blanco Street C15-2015-0070

44
33

The owner of 600 Harthan street is within 200 feet of 614 and 618 Blanco Street and is in support of the project.

We are not in support of the variance requests for the development on those lots especially the set backs that are currently required by code.

We have concerns that the reduced set backs on the west side of the tract fronting Harthan street allows the developer to increase his height of the structures by moving up the slope and thus building at a height that blocks the long standing views of the historic houses on Harthan street.

We would consider being for the proposed set backs if they postpone their request and come out and put a pole up on the west side of the development that is flagged showing the height of the roof lines of those houses to be built fronting on Harthan street. This would allow there the neighbors to see actual heights and what impact if any, the new development will have on their existing views. Its obvious the developer wants to have height in order to have views of downtown at the expense of the existing historic homes on Harthan Street.

There is natural buffer to Harthan street due to elevation of the development site on Blanco street being at lower grade level and that should be maintained to protect the houses on Harthan street.

David L Morrison

Austin Premium Property Mgt Co.
500 W 6th St.
4th Floor #402
Austin, Texas 78701
512-917-7338 Mob
512-320-8040 Off
License # 0168821

The Texas Real Estate Commission requires that the public must be supplied with the following link regarding brokerage services:http://www.trec.state.tx.us/pdf/contracts/op-k.pdf

C15-2015-0070

Old West Austin Neighborhood Association

L4
34

June 4, 2015
Board of Adjustment
City of Austin
Re: **Requests for Variances; Arbol Lindo LLC; 614 and 618 Blanco Street**

Dear Members:

This letter is an update to my letter of May 20, 2015 sent on behalf of Old West Austin Neighborhood Association ("OWANA") in reference to the variance requests for Arbol Lindo LLC and James Schoenbaum for the construction of a residential project known as The Stonewall at 614 and 618 Blanco Street. At OWANA's June 2, 2015 meeting, the general membership voted overwhelmingly to support the variance requests.

OWANA and the nearby neighbors have been working closely with the Mr. Schoenbaum regarding the redevelopment of this property and the projects compatibility with the neighborhood. He designed The Stonewall with substantial input from nearby neighbors. The issuance of the variances will enable the neighborhood-desired design of the project to go forward.

OWANA urges the Board to approve the requested variances.

Sincerely,

Paul Seals, Chair, OWANA Steering Committee

5/35

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 application. 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 will be sent.

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:
http://www.austintexas.gov/development.

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. Any comments received will become part of the public record of the case.

Case Number: C15-2015-0070, 614 and 618 Blanco
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, June 8th, 2015

DOUG MARCELLA
Your Name (please print)

☐ I am in favor
☒ I object

1106 W 6th #208
Your address(es) affected by this application

Signature — 6/1/15 *Date*

Daytime Telephone: 210-545-3001

Comments:
Front Set Back to 15' Not Compatible with Neighborhood —
Height & Density Added Congestion & Also Not Compatible on Blanco —

If you use this form to comment, it may be returned by noon the day of the hearing to:

City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or Fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

C15-2015-0070

Heldenfels, Leane

L4
36

From:	Bailey Harrington [redacted]
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

Heldenfels, Leane

LU 37

From: Laura Kelso [redacted]
Sent: Monday, May 25, 2015 9:09 PM
To: Heldenfels, Leane
Cc: [redacted]
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 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.

May 21, 2015

L4
38

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, Arbollindo, 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

To: [redacted]
Subject: RE: Support for Variance Requests for 614 and 618 Blanco Street - The Stonewall

4/39

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

Heldenfels, Leane

From: Ltswolff [redacted]
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"

44
40

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: Charles Hornung <[redacted]
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

44
41

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

4/42

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

Paul Seals, Chair, OWANA Steering Committee

44/43

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

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

44/44

Begin forwarded message:

From: Marjorie Hook <[redacted]
Subject: Variance support for 614/618 Blanco
Date: May 8, 2015 at 12:36:05 PM CDT
To: Leane.Heldenfels@AustinTexas.Gov, j[redacted]

Dear Leane:

My name is Marjorie Hook. Iâ€™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 Arbollindo LLC and Mr. James Schoenbaum for the construction of the project known as the Stonewall in the Castle Hill Local Historic District (CHLHD).

Iâ€™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.

44/45

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@freeitdata.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: "[redacted]" <[redacted]>, Julie <jorchid@grandecom.net>, Wayne Orchid <[redacted]

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. Schoenbaumâ€™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 donâ€™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 <[redacted]
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: [redacted]

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 Arbollindo 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

Stonewall (formerly Armstrong-Odom) Property Petition

I support the granting of the three variances* to the property to be known as Stonewall at 700 Blanco Street

Name	Address	Phone	Email
NICK DEAVER	606 HIGHLAND AVE	512 494 9808	nick@nickdeaver.com
Manue Reynolds	604 Highland ave	[illegible]	—
Arnaldo D. A	608-A Highland Ave	949-235-7858	—
MARIANNE & RICK POSS	617 HIGHLAND AVE		mposs1972@att.net
Brady Coleman	603 Highland "	512-477-1922	—
JESSICA DEAVER	606 HIGHLAND AVE	646 709 1115	jessica.nichelle@gmail.com
Aaron Menus	2101 ELMONT DR.	734 717-1061	acmelus@gmail.com
Claudia Rea	709 N. Tumbleweed	512 263 5058	[illegible]
Ann Pate	8704 Yosemite Dr.	512 971 0341	[illegible]
[illegible]	2601 Westover Rd	—	—
[illegible]	1710 Waterston Ave	512 476 7872	sally.jumpnet@sbcglobal.net
Tere O'Connell	1405 W. 10th 78703	5127511374	tereoconnell@sbcglobal.net
Ian Page	606A Highland Avenue	5125901664	iancpage@yahoo.com

*According to City, the front setback on Blanco should be 25' not 15'; south side setback should be 25' not 5' and a height violation of 5-6 ft. exists on two structures facing Harthan Street. Discrepancies resulted from the fact that compatibility standards were added to the Castle Hill design standards, when most Historic Districts are exempted from them.

5/18

Stonewall (formerly Armstrong-Odom) Property Petition

I support the granting of the three variances* to the property to be known as Stonewall at 700 Blanco Street

Name	Address	Phone	Email
NICK DEAVER	606 HIGHLAND AVE	512 494 9808	nick@nickdeaver.com
Manue Reynolds	604 Highland ave	[illegible]	—
Arnaldo D. A.	608-A Highland Ave	949-235-7858	—
MARIANNE & RICK POSS	617 HIGHLAND AVE		mposs1972@att.net
Brady Coleman	603 Highland "	512-477-1422	—
JESSICA DEAVER	606 HIGHLAND AVE	646 709 1115	jessica.michelle@gmail.com
Adam Melius	2101 ELMONT DR.	734 717-1061	acmelius@gmail.com
Claudia Rea	709 N. Tumlinson St	512 203 5018	[illegible]
Ann Pat[illegible]	2704 Yosemite Dr.	512 971 0341	[illegible]
[illegible] Smalyth	2601 Westover Rd	—	—
[illegible]	1710 Waterston Ave	512 476 7872	sally.jumpnet@sbcglobal.net
Tere O'Connell	1405 W. 10th 78703	5127511374	tereoconnell@sbcglobal.net
Ian Page	606A Highland Avenue	5125901664	ianpage@yahoo.com

*According to City, the front setback on Blanco should be 25' not 15'; south side setback should be 25' not 5' and a height violation of 5-6 ft. exists on two structures facing Harthan Street. Discrepancies resulted from the fact that compatibility standards were added to the Castle Hill design standards, when most Historic Districts are exempted from them.

5/19

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 application. 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 will be sent.

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:
http://www.austintexas.gov/development.

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. Any comments received will become part of the public record of the case.

Case Number: C15-2015-0070, 614 and 618 Blanco
Contact: Leane Heldenfels, 512-974-2202
Public Hearing: Board of Adjustment, June 8th, 2015

James P. Murphy
Your Name (please print)

☒ I am in favor
☐ I object

1120 - 1118 West 6th
Your address(es) affected by this application

Signature 6/3/15 *Date*

Daytime Telephone: 512-791-6059

Comments:
I am in favor. Finally a development on an Eye Sore

If you use this form to comment, it may be returned by noon the day of the hearing to:
City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088
Or Fax to (512) 974-6305
Or scan and email to leane.heldenfels@austintexas.gov

C15-2015-0070

Stonewall (formerly Armstrong-Odom) Property Petition

614, 618 ~~614, 616~~

I support the granting of the three variances* to the property to be known as Stonewall at ~~700~~ Blanco Street

Name	Address	Phone	Email
ristine Buendel	1200 Elm #211 78703		C_buendel@yahoo.com
ichael Sullivan	1613 W. 9th ½ 78703	512 484 0767	LTMSullivan@hotmail.com
abeth Fischer	806 Nelson St #104 78703		efischer14@gmail.com
jamin Serrato	805 Pressler #A 78703	512 479 6959	BRN@15minutes.com
y Heitman	804 Pressler St. 78703	(512) 422-9832	psheitman@yahoo.com
Finley	1301 Marshall "	(512) 931-5033	loupee531@gmail.com
alyn Stewart	700 Patterson Ave		stewart@physics.utexas.edu
a Millman	1212 W. 8th St. 78703		lismillman@aol.com
oge Harmyler	802 W. 8th 78703	477-2382	[illegible]@gmail.com

ording to City, the front setback on Blanco should be 25' not 15'; south side setback should be 25' not 5' and a height violation of 5-6 ft. exists on two tures facing Harthan Street. Discrepancies resulted from the fact that compatibility standards were added to the Castle Hill design standards, when most oric Districts are exempted from them.

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Name	Address	Phone	Email
Jason LaTurner	615 West Lynn	3365722	JLaTurner@gmail.com
ene Shoghi	705 Highland Ave.	512 785 9438	irenepavlis@hotmail.com
llie Bailey	613 West Lynn	512·221·7772	hallie.manning@gmail.com
Wendy Dittmer	615 West Lynn	512 3365722	wendy_dittmer@hotmail.com

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Name	Address	Phone	Email
nuel L. Archer	1511 West 10th St.	480-9635	samuellincolnarcher@gmail.com
rk Moore	1006 Elm St.	771-7177	markfmoore@gmail.com
b Crowell	1006 Elm St	750-8219	rob.crowell@gmail.com
Sims	1701 Waterston Ave	206.225.6501	kssims@gmail.com

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Name	Address	Phone	Email
M Remington	705 Theresa Ave 78703	773 209-6310	juliadonnelly@hotmail.com
Chris Elms	1201 B Marshall 78703	360-317-4473	chriselms@vom.com

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Name	Address	Phone	Email
ithleen Deaver	606 Highland Ave	512-494-9808	kathleen@nickdeaver.com
lison Ryan	1305 W 9½ St Apt 101	512-326-3688	alison2005ryan@yahoo.com
heela Rai	1217 W. 5th Street	512-480-9455	sheela.x.rai@gmail.com
nes Thomassen	"	"	jazsrDD@yahoo.com
udy Alexander	612 Pressler	512-826-1505	JCLA3752@aol.com
EDWIN R Jordan	1112 W. 7th St.	512-472-2931	edwinrjordan@yahoo.com
anice Burckhardt	1111 W 7th St	512 458 1690	janice_burckhardt@yahoo.com
ICHARD RYAN	1305 W. 9½ St Apt 101	512 478-8126	dick2005ryan@yahoo.com
ureen Metteaver	602 Harthan	512-472-7980	mmetteaver@gmail.com
isabeth Fischer	806 Nelson St #104 78703	512 443 3343	efischer14@gmail.com
Richard Queen	910 Blanco 78703	5129236709	raqueen910@gmail.com
EVIN O'HANLON	1200 LORRAIN ST 78703	(512)633-1491	kohanlon@808west.com
OMAS PERRIOT	1508 PALMA PLAZA	512 7966837	NOSREPBT@YAHOO.COM

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Name	Address	Phone	Email
? s Perkowski	604A Pressler St	832 922 2944	ron@cleanenergyprojectfunding.com
Sheila Fleming	1500 West Lynn #10		Sheilamariescat@yahoo.com
nah Cawright	1101 Blanco	512-758-5144	Rocco@mail.utexas.edu
? ichard McCown	607 Blanco St.	512-461-0201	richardsmccown@gmail.com

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5/5

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Name	Address	Phone	Email
e Loiacono	1609B W. 9th St	512-517-5590	joe2006@me.com
b Atkins	1307 W. 10th	512-689-0737	rlatkins3@aol.com

ording to City, the front setback on Blanco should be 25' not 15'; south side setback should be 25' not 5' and a height violation of 5-6 ft. exists on two tures facing Harthan Street. Discrepancies resulted from the fact that compatibility standards were added to the Castle Hill design standards, when most ric Districts are exempted from them.

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Name	Address	Phone	Email
ley Victory	612 Blanco St.	5125360528	ashleymvictory@gmail.com
ek Victory	612 Blanco St.	512-391-9359	derekvictory@gmail.com
SSEF KAZZOUN	1105 LORRAIN ST.	512-625-1052	YOUSSEF@KAZZOUN.COM
un Huntley	1105 W. 10th St.	512-478-1025	H2ntlyloan@yahoo.com

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