

Karen McGraw Architect PLLC

4315 Avenue C
Austin, Texas 78751
512-459-2261 cell 512-917-1761
~~_____~~

C15-2015-0167
F2
37

February 8, 2016

Chairman and Members of the City of Austin Board of Adjustment,

In 2002, the North University Neighborhood Association retained my services to assist them in producing a neighborhood plan and rezoning via a Neighborhood Conservation Combining District. The neighborhood had developed over 100 years with many changes and many small tracts with a mix of different zoning and uses. After a full survey of the neighborhood character and land uses and a draft of zoning prepared by a committee of neighbors, neighborhood leaders and I met with many different property owners to apply appropriate zoning and gain their agreement with the new district.

At one point we met with the (now former) owners of the Steck House, and agreed to some zoning specifics including the relief from compatibility on the rear 70' of the mutual lot line with the adjacent neighbor to facilitate the addition of multi-family units on both properties.

Clearly, at that time compatibility would have applied to the entire east side of the Steck House property if the land use changed from Single-family to Multi-family. The relief from compatibility in the back was to facilitate additional development and not infringe on the character of the Steck House by retaining compatibility in the front to discourage development in that area. Otherwise, why in the world would we exempt it from part of the lot?

The NCCD application was filed in February, 2004, long before the Steck House "H" application was filed in April, 2004. The first NCCD hearing at the City Council was May 6, and it was postponed several times after that finally being fully adopted on August 25. The Steck House "H" case was heard by the HLC and PC and finally adopted by the City Council on June 24, a date when the NCCD also appeared on the agenda and was again postponed. The compatibility provision, agreed to long before either filing, was not revisited by either myself, the neighborhood or staff. I cannot recall whether the neighbors, myself or city staff were aware of the ordinance that exempted "H" from compatibility.

In any case, we would not have exempted part of the lot from compatibility if we thought it did not apply. We certainly believed the single family house would trigger it. I think this is the proof of our intent.

Thanks,



Karen McGraw AIA

F2
38

TO: Members of the Board of Adjustment

From: Richard Gambrell and John Gambrell

Date: February 2, 2016

RE: Case No. C15-2015-0167, 305 E 34th St. (Steck House)

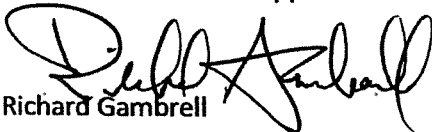
My family has owned the real property located at 309 E 34th St. since 1987. Our property is located immediately East of the Steck House at 305 E 34th St. We have a single family home located at the property which we currently use as rental property.

Our understanding is that the North University Neighborhood Association NCCD was adopted by the City Council in 2004. It contains the following provision "compatibility standards for height and setbacks do not apply to the rear 70 feet of the common property line between 305 E 34th and 309 E 34th St." My recollection as to the purpose of the addition of this provision relates to the multi- family zoning on both 305 E 34th St. and 309 E 34th St.

We further understand that NUNA was seeking a rollback on multi- family zoning of lots where the use was single family such as my family's property and the Steck House. As a compromise of this issue and without agreeing to the rollback, the rear 70 feet of both properties were exempted from compatibility standards while the front 100 feet remained subject to compatibility standards since that's where the single family home on each lot was located. This compromise allows multi- family development in the rear of the property without imposition of the 25 feet setback required by the compatibility standards. I believe that this compromise is applicable to 305 E 34th St. and to our property at 309 E 34th St.

My current understanding is that the proposed development of the Steck House property would further exempt from the compatibility standards the front 100 feet. Although the proposed development at 305 E 34th St. would be overbearing to my tenants, we appreciate the need for properties in this location to be afforded their highest and best use. At some point in the future, either our family or a subsequent owner would most probably want the same treatment for 309 E 34th St. as is being requested by Cater Joseph. Therefore, with the understanding that at some future point the proposed Cater Joseph rules would also be available to our 309 E 34th St. property, we do not object to the application filed by Cater Joseph in this matter.

Your consideration is appreciated.



Richard Gambrell

John Gambrell