

Re: Support for Variance from Blackshear

C15-~~2017~~-0011
2017

ML
13

Subject: Re: Support for Variance from Blackshear
From: ~~n.jones@natejones.com~~
Date: 3/1/2017 6:47 PM
To: "Jason Medina" <cda@carterdesign.net>

Hi Jason,
I hope you are having an exciting week!
It is still okay to use the letter you have from OCEAN that supports the variance for 1134 Chicon St.
Let me know if there is anything else we can do to help.
Have a great day,
Nathan

Nathan Jones
President, Organization of Central East Austin Neighborhoods

12/14



September 10, 2015

Re: C15-2015-0114—1134 Chicon Street

Dear Board of Adjustment,

The Organization of Central East Austin Neighborhoods (OCEAN), which serves as the neighborhood plan/contact team for Central East Austin, supports with qualifications the above-referenced request for variance to decrease the minimum lot size for development of a duplex at 1134 Chicon Street in Blackshear-Prospect Hill Neighborhood.

It is our understanding that 1134 and 1136 Chicon Street will be developed as a "family compound" with a shared driveway, and that there is no intent by the current property owner to use either property for Type 2 short-term rental (Please see attached letter from Mr. and Mrs. James O. Hill). Redevelopment of these MF-4-zoned lots as single-family rather than multifamily housing is a good fit for the adjacent neighbors and responsive to our priority to increase the supply of single-family housing options within the Central East planning area. We would appreciate formal assurance that this variance will not be used to increase the supply of Type 2 short-term rentals via sale of the property and ask for your assistance in establishing that is the case during the public hearing. We are anxious to support our neighbors in their endeavor but emphasize that our support for this variance is to create long-term housing, not hotel rooms.

Additionally, the OCEAN Board underscores that our support for variance to decrease the minimum lot size for a duplex use is specific to this case. With the exception of Blackshear-Prospect Hill, all OCEAN neighborhoods have adopted infill tools to promote single-family density, and we would not support a similar variance in those neighborhoods. Because infill options are not available to the applicant, this variance will enable a longtime Blackshear family the flexibility provided for property owners in other parts of the planning area.

Thank you for your service to our city and for your thoughtful consideration of our concerns in this case.

Sincerely,

Nathan Jones

President, Organization of Central East Austin Neighborhoods

MJ
15