

THE CHURCH IN AUSTIN

2530 S. Congress Ave. Phone (512) 443-0078

Austin, Texas 78704 Fax (512) 443-0188

April 10, 2017

Addendum to Supplemental Objection Letter to the Hotel's Requested Variances (please insert this behind the Supplemental Objection Letter in Notebook #1 supplement)

Re: Case # C15-2016-0124

Dear Board of Adjustment Members,

Addendum Exhibit 1 is the amended variance request the hotel presented to the church board on Saturday, April 8. The Church in Austin opposes all the requested variances because, as explained in our Supplemental Objection Letter to the Hotel's Requested Variances (hereafter "Supplemental Objection Letter"), they do not meet the legal requirements for granting variances established by the Board of Adjustment in its publication "A Community Guide to The City of Austin's Board of Adjustment: Practical Tips for Zoning Variances, Special Exceptions and Administrative Appeals" (hereafter "Guidebook"). According to the Guidebook, the Board of Adjustment can grant variances to the compatibility standards if the applicant can establish facts that support the legal requirements for a variance: Hardship, Reasonable Use, and Area Character.

Addendum Exhibit 2 is a map and the signed forms of the impacted neighbors, in addition to the fourteen clergy that reside in on-site parsonages, that oppose the amended variance request. The shaded houses oppose the variances. As can be seen, the impacted neighbors prevailingly oppose the amended variances.

Below is a chart comparing the Guesthouse Hotel to the average of the other four following similar boutique SoCo hotels: Hotel San Jose, South Congress Hotel, Austin Motel, and Hotel Saint Cecilia. As is seen, the Guesthouse Hotel can build their hotel according to code and still be larger and taller than the average of the other four hotels.

Guesthouse Hotel Versus Four Similar Boutique SOCO Hotels:

Hotel San Jose, South Congress Hotel, Austin Motel, Hotel Saint Cecilia

		To Code	
	Guesthouse Hotel	Area Average	Comparison
Lot Size	1.53 acres	1.07 acres	43% Larger
% Building sq. ft./ Lot	115%	68%	69% Larger
Building sq. ft.	76,730	32,522	133% Larger
# Floors	2.7	2.25	20% Taller
# Rooms	79	44	80% More

Addendum Exhibit 3 is the hotel's diagram showing the reconfiguration of the front of the driveway moved to the adjoining church property line. We are thankful that the building has been moved further away, but now the entry and exit for the hotel guests and cars is facing the church. This will be the busiest and noisiest area of the hotel. By disallowing the variance requesting a reduction of driveway setback from 15 feet to 5 feet 6 inches, the entryway would be moved from 32 feet to 42 feet.

Addendum Exhibit 4A, 4B, and 4C is a comparison of the view of the middle section of the hotel from our children's cabin showing existing (4A), according to code (without variances) (4B), and with variances (4C). The building according to code provides for the protections listed in the Board of Adjustment's Guidebook: privacy, open space, view, and noise.

Addendum Exhibit 5A, 5B, and 5C is a comparison of the view of the front section of the hotel from the church entrance showing existing (5A), according to code (without variances) (5B), and with variances (5C). Again, the building according to code provides for the protections listed in the Board of Adjustment's Guidebook: privacy, open space, view, and noise.

According to the Guidebook, page 9, "To grant a variance, the Board must find that the request meets the three specific criteria" described below. The following chart summarizes that the hotel has not met one of the three criteria for its driveway or building.

Has the Hotel Met Legal Requirements for Granting Variances?

Legal Requirement		Variance	
		Driveway	Building
1.	Reasonable Use	No	No
2.	Hardship		
	a. Unique	No	No
	b. Not general	No	No
	c. (Not self-created)	No	No
3.	Area Character		
	a. Not alter character of area		No
	b. Not impair use	No	No
	c. Not impair purpose of the regulations	No	No

In conclusion, the hotel developer has failed to prove that (1) applicable compatibility standards do not allow for a reasonable use of the property, (2) that the hardship is unique to the property, or (3) that the variances will not alter area character, impair the use of adjacent property, and impair the purpose of the compatibility standards. The hotel must prove all three to be granted the variances. The Church in Austin and other neighbors have provided evidence (1) that the compatibility standards do allow for a reasonable use of the property, (2) that hardship is not unique to the property, and (3) that the variances will alter area character, impair the use of adjacent property, and impair the purpose of the compatibility standards. Therefore, we request that the Board of Adjustment deny the hotel's requests for variances for the driveway and building setback and height limitations from adjoining property.

Thank you for your kind consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Tym Seay". The signature is fluid and cursive, with the first and last names being clearly legible.

Tym Seay
Chairman of the Board
Of The Church in Austin

Addendum Exhibit 1

2510 South Congress The Guesthouse Hotel

AMENDED VARIANCE REQUEST and PROPOSED CONDITIONS

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We are requesting variances from Article 10, Compatibility Standards, amended as follows:

- A. ~~Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) (B) to increase the required setback from a property in an urban family residence (SF-5) or more restrictive zoning district or on which a use permitted in SF-5 or more restrictive zoning district is located from 25 feet to 0 feet;~~ **THIS VARIANCE REQUEST HAS BEEN WITHDRAWN. THE BUILDING HAS BEEN RELOCATED OUT OF THE 25' SIDE SETBACK.**
- B. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (1) for a structure 50 feet or less from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from two stories and 30 feet to ~~five stories and 60 feet~~ **three stories and 44 feet;** and to
- C. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (2) for a structure more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from three stories and 40 feet to ~~five stories and 60 feet~~ **three stories and 44 feet;** and to
- D. Section 25-2-1064 (*Front Setback*) to increase the minimum front building line setback from at least 25 feet from a right-of-way if the tract on which the building is constructed adjoins property in an SF-5 or more restrictive zoning district or on which a use permitted in a SF-5 or more restrictive district is located and fronts on the same street as the adjoining property to ~~0 feet~~ **6 feet;** and to
- E. ~~Section 25-2-1067 (Design Regulations) (F) to permit an intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground to be constructed 50 feet or less from adjoining property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located; and to~~ **THIS VARIANCE REQUEST HAS BEEN WITHDRAWN. THE POOL HAS BEEN RELOCATED OUT OF THE 50' SETBACK.**
- F. Section 25-2-1067 (*Design Regulations*) (H) to decrease minimum setback distance of the driveway from adjacent properties to be constructed on a site less than 125 wide from 15 feet to ~~5 feet~~ **5 feet 6 inches.**

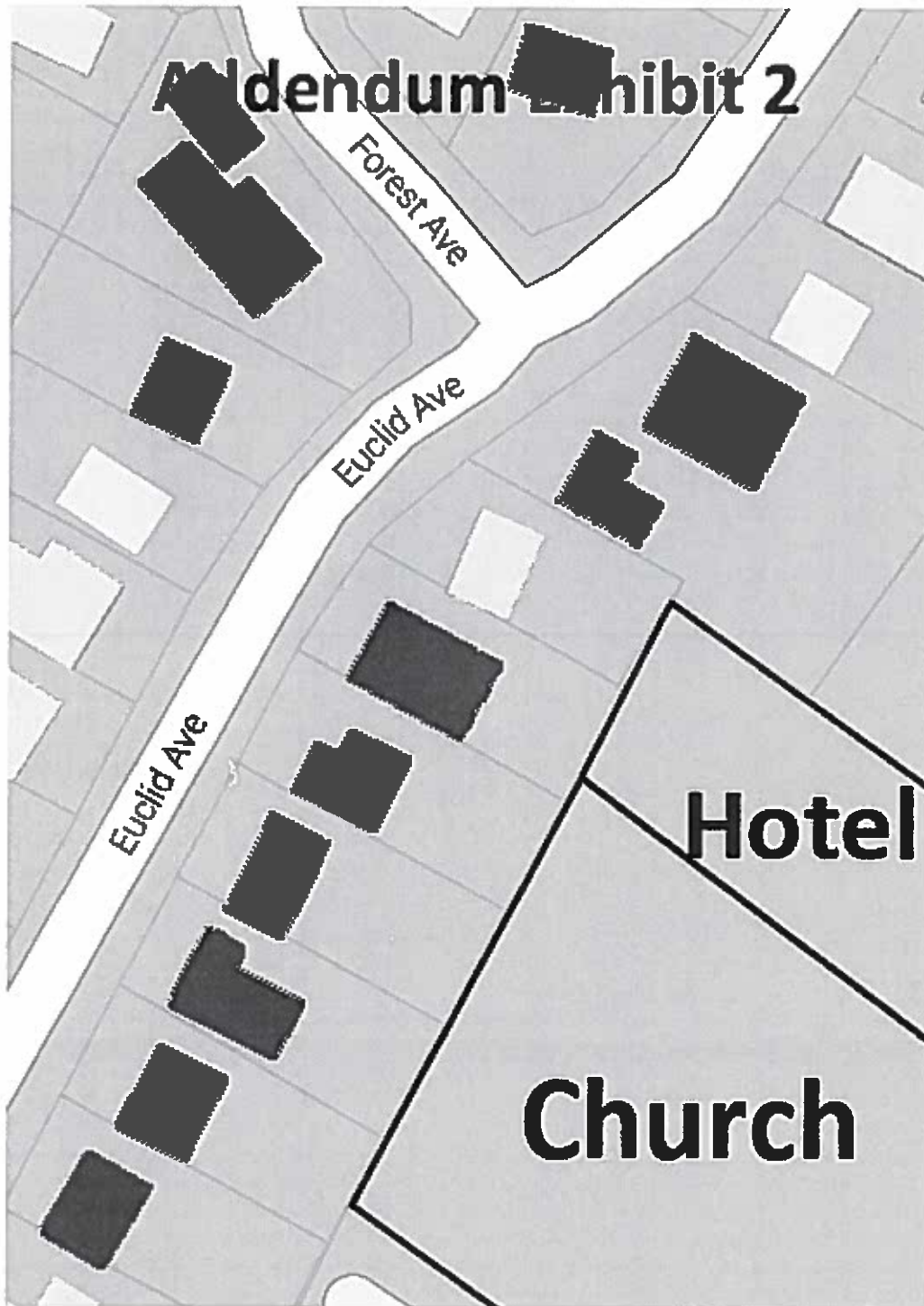
in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

WE WILL ALSO REQUEST THAT THE FOLLOWING RESTRICTIONS BE MADE CONDITIONS OF THE VARIANCE APPROVALS:

1. All buildings must be a minimum of 32' from the southern property line.
2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

Addendum Exhibit 2

Appendendum Exhibit 2



Dawson Neighbors

2510 South Congress The Guesthouse Hotel

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Building setback from neighbors

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Building setback from Congress Ave.

- D. Section 25-2-1064 (Front Setback) to increase the minimum front building line setback from at least 25 feet from a right-of-way if the tract on which the building is constructed adjoins property in an SF-5 or more restrictive zoning district or on which a use permitted in a SF-5 or more restrictive district is located and fronts on the same street as the adjoining property to ~~0 feet~~ **(6 feet)** and to

Pool

- E. ~~Section 25-2-1067 (Design Regulations) (F) to permit an intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground to be constructed 50 feet or less from adjoining property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located; and to~~ **THIS VARIANCE REQUEST HAS BEEN WITHDRAWN. THE POOL HAS BEEN RELOCATED OUT OF THE 50' SETBACK.**

Driveway

- F. Section 25-2-1067 (Design Regulations) (H) to decrease minimum setback distance of the driveway from adjacent properties to be constructed on a site less than 125 wide from 15 feet to ~~5 feet~~ **(5 feet 6 inches)**

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): FRANK FRERICKS

Signature: 

Address: 2505 EUCLID

UNIT B

Date: April 8, 2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): CHARLES LINDHOLM

Signature: Charles Lindholm

Address: 2506 EUCLID AVENUE
AUSTIN, TX 78704

Date: 4-8-17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Mary Supp

Signature: Mary Supp

Address: 2501 Euclid Ave-

Austin, TX 78704

Date: 4-8-2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): MANUEL C. MACHUCA

Signature: Manuel C. Machuca

Address: 2424 EUCLID AVE

AUSTIN, TX 78704

Date: 8 Sept. 2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Lucille Machuca

Signature: Lucille Machuca

Address: 2424 Euclid Ave.
Austin, Tx 78704

Date: 4-08-17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Albert Rodriguez

Signature: Albert Rodriguez

Address: 2509 Euclid AVE

78704 Austin TX

Date: 4-8-17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): GENE MEZIERE JK

Signature: Gene Mezere JK

Address: 2511 Euclid Ave
Austin, Tx 78704

Date: 4/8/17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Melba McZick

Signature: Melba McZick

Address: 2511 EUCLID AVE

Austin, TX 78704

Date: 4/8/17

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print):

Melanie Angermann

Signature:

Melanie Angermann

Address:

2505 Euclid

Austin, TX 78704

Date:

4/8/17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): MARY L. LINDHOLM

Signature: Mary L. Lindholm

Address: 2506 Euclid Ave
Austin 78704

Date: 4-8-17

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Ave Bonar

Signature: Ave Bonar

Address: 2423 Forest Ave
Austin, 78704

Date: 4-8-17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Signature

Name (print):

Raymond Gutierrez

Signature:

Address: *2507 Euclid Ave*

Date: *4-8-2017*

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Whitney Wide

Signature: Whitney Wide

Address: 2426 Euclid Avenue

Austin, TX 78704

Date: 4/8/2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): William McKenna

Signature: William McKenna

Address: 2503 Euclid
Austin TX 78704

Date: 4/9/2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): CAROLYN M. MILLER

Signature: Carolyn M. Miller

Address: 2406 Euclid Avenue
Austin, TX 78704

Date: 4/8/2017

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Name (print):

Jacob Daniel Apodaca

Signature:

Jacob Daniel Apodaca

Address:

2421 Euclid Ave

Austin TX 78704

Date:

4/9/2017

Julia K. Apodaca
Julia K. Apodaca
2421 Euclid Ave
Austin TX 78704-5517
4/9/2017

Dawson Neighbors
(Clergy)

2510 South Congress The Guesthouse Hotel

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print):

Laurel Eng

Signature:

Laurel Eng

Address:

2530 S. Congress Ave # 231

Austin, TX 78704

Date:

4/10/2017

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Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): YOONOK JANG

Signature: 

Address: 2530 S Congress Ave

#131

Date: 4/10/2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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Name (print): Merrill Enno

Signature: Merrill Enno

Address: 2830 S Congress Ave Apt 231

Austin TX 78704

Date: 4-10-17

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Name (print): Hyun Woo Lee

Signature: 

Address: 2530 S. Congress #131

Austin, TX 78704

Date: 4/10/2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

WE WILL ALSO REQUEST THAT THE FOLLOWING RESTRICTIONS BE MADE CONDITIONS OF THE VARIANCE APPROVALS:

1. All buildings must be a minimum of 32' from the southern property line.
2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Edith Rodriguez

Signature: Edith Rodriguez

Address: 2530 S. Congress Ave #203

Austin, TX 78704

Date: April 10, 2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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1. All buildings must be a minimum of 32' from the southern property line.
2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Margaret Eades

Signature: 

Address: 2530 S. Congress Ave. #200

Austin, TX 78704

Date: 4.10.2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Ki Hyang Joo

Signature: Jdi Jdy Joo

Address: 2530 S. Congress Ave. #200

Austin, TX 78704

Date: 4/10/17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Fei-Shen TSU

Signature: [Handwritten Signature]

Address: 2530 S. Congress Ave Apt 200

Austin, TX 78704

Date: 4/10/17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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CONDITIONS OF THE VARIANCE APPROVALS:**

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2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Danielle McCartney

Signature: Danielle McCartney

Address: 2530 S. Congress Ave #200

Austin TX 78704

Date: 4-10-17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Yiuman Sze-to

Signature: 

Address: 2530 Congress 126

Austin Tx, 78704

Date: 4/10/17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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CONDITIONS OF THE VARIANCE APPROVALS:**

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Lucianna Garcia

Signature: Lucianna Garcia

Address: 2530 S. Congress Ave.

232

Date: 4/10/17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Beth Rutkowski

Signature: Beth F. Rutkowski

Address: 2530 S. Congress Ave #132
Austin, TX 78704

Date: 04-10-17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)


**WE WILL ALSO REQUEST THAT THE FOLLOWING RESTRICTIONS BE MADE
CONDITIONS OF THE VARIANCE APPROVALS:**

1. All buildings must be a minimum of 32' from the southern property line.
2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Kyle Barton

Signature: 

Address: 2530 S. Congress # 133

Austin, TX 78704

Date: 4/10/2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Caitlin Barton

Signature: 

Address: 2530 S Congress #133

Austin, TX 78704

Date: 4.10.17

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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2. Applicant must erect a privacy fence at least 7' in height along the southern property line of the property.

I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): Joanna Hall

Signature: J Hall

Address: 2530 S CONGRESS Ave, #130

Date: ~~3/10~~ 4/10/2017

in order to erect a hotel and swimming pool in a "CS-V-CO-NP", General Commercial Services - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan and a "GR-V-CO-NP", Community Commercial - Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Dawson)

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I oppose these variance. The hotel should build according to City code.

Case number: C15-2016-0124, The Guesthouse Hotel

Name (print): CHRIS HALL

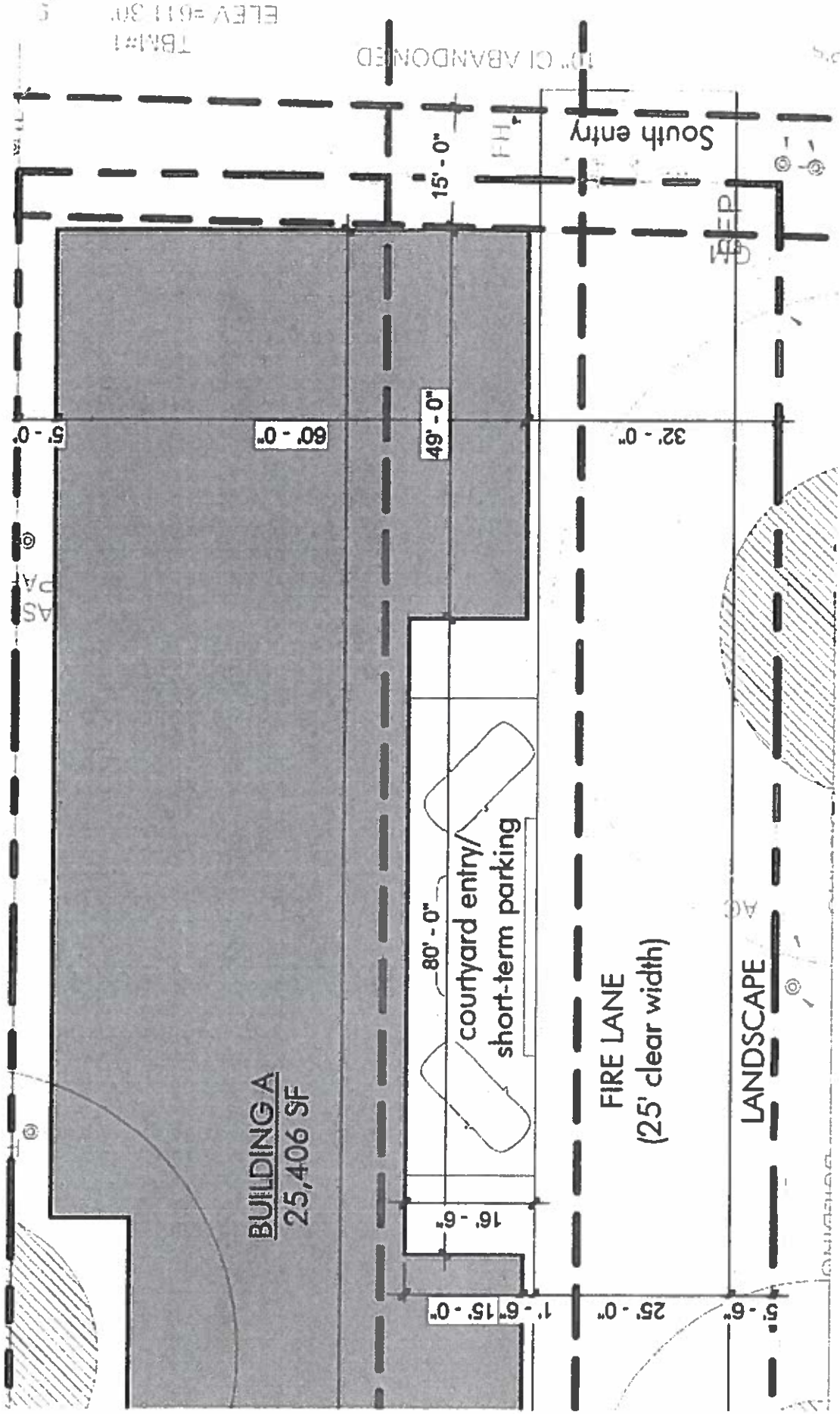
Signature: [Signature]

Address: 2530 S. CONGRESS AVE. #130

Date: 4/10/2017

Addendum Exhibit 3

Add. Exh. 3



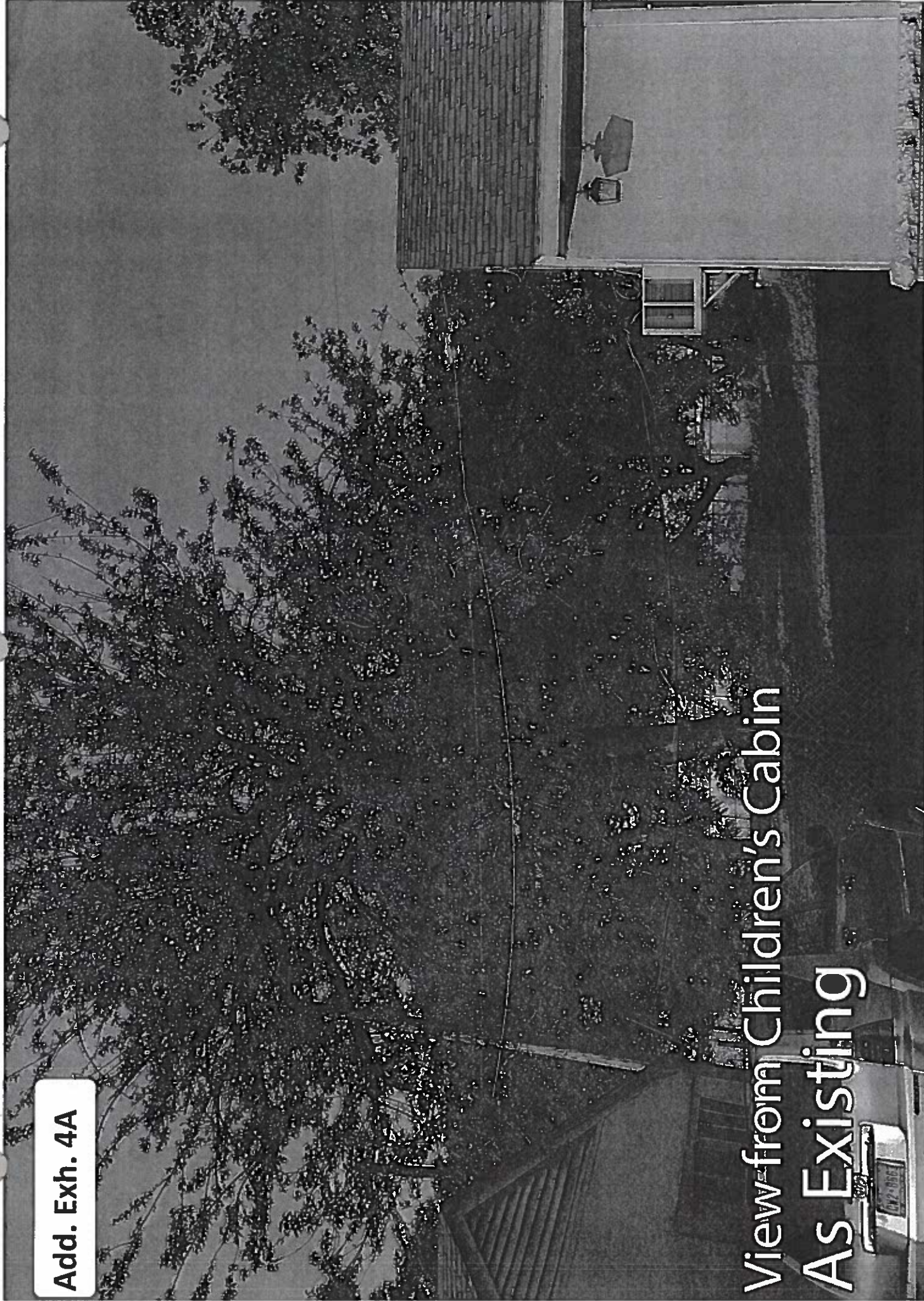
Addendum Exhibit 4A

Addendum Exhibit 4B

Addendum Exhibit 4C

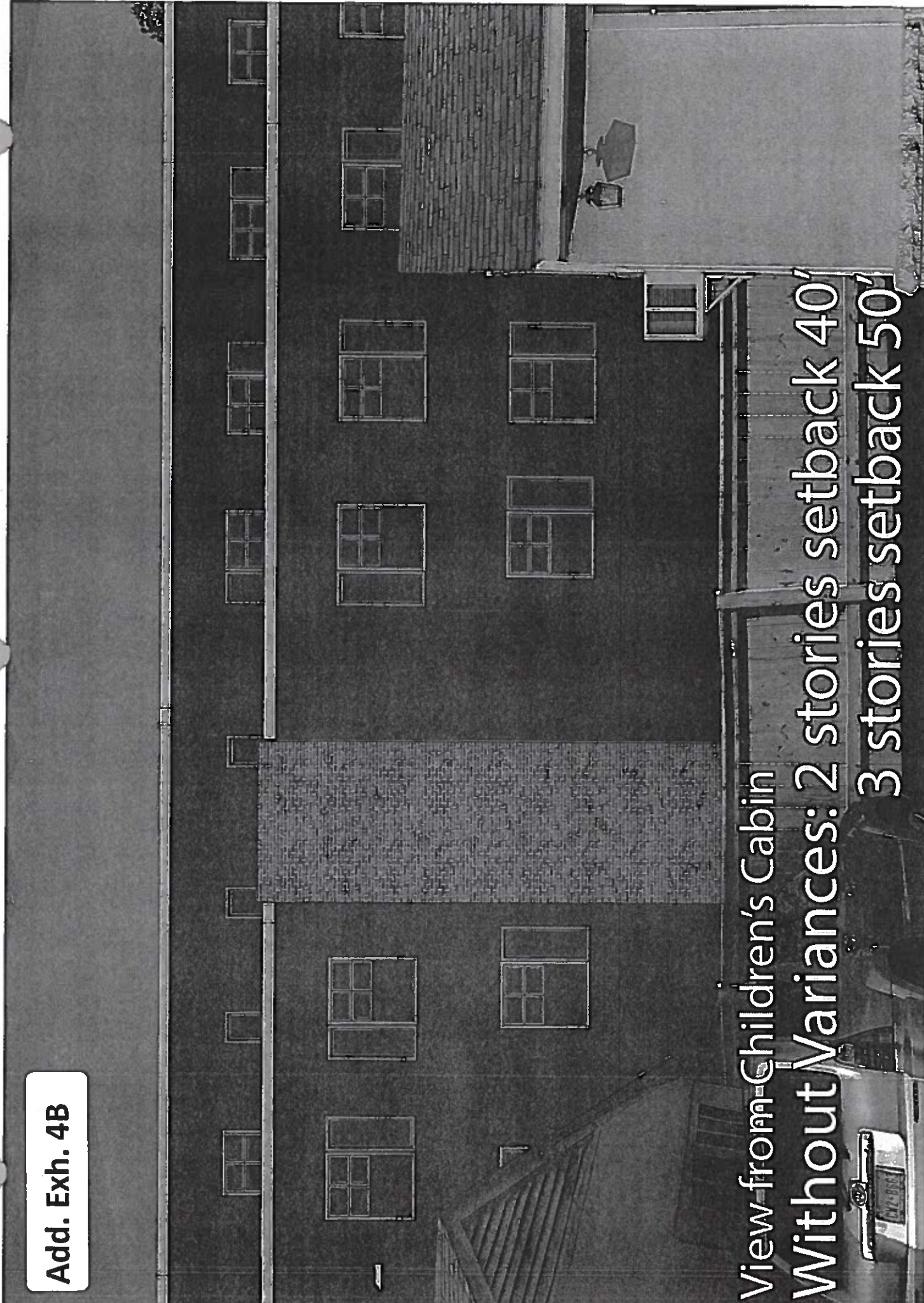
Add. Exh. 4A

View from Children's Cabin
As Existing



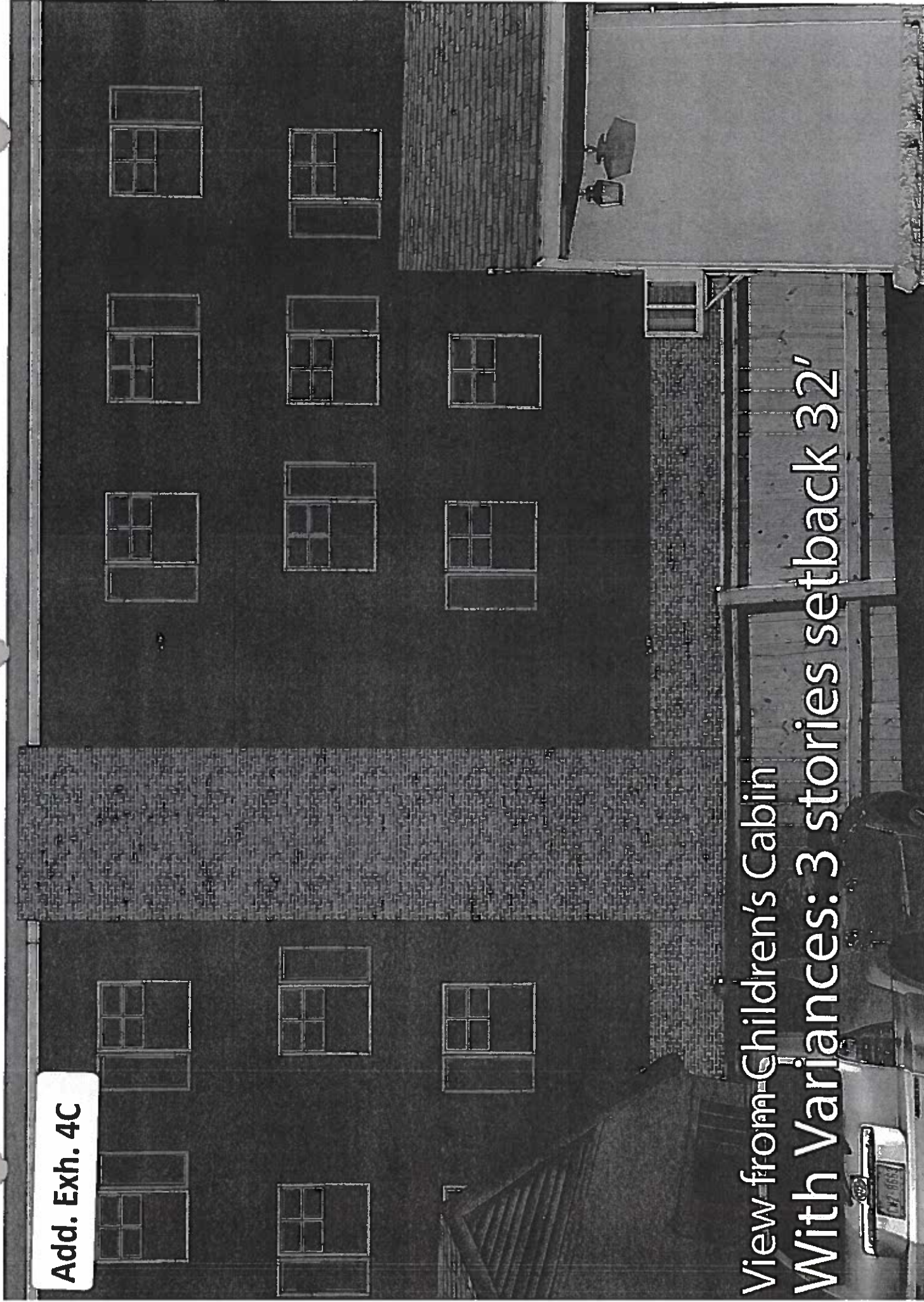
Add. Exh. 4B

View from Children's Cabin
Without Variances: 2 stories setback 40'
3 stories setback 50'



Add. Exh. 4C

View from Children's Cabin
With Variances: 3 stories setback 32'



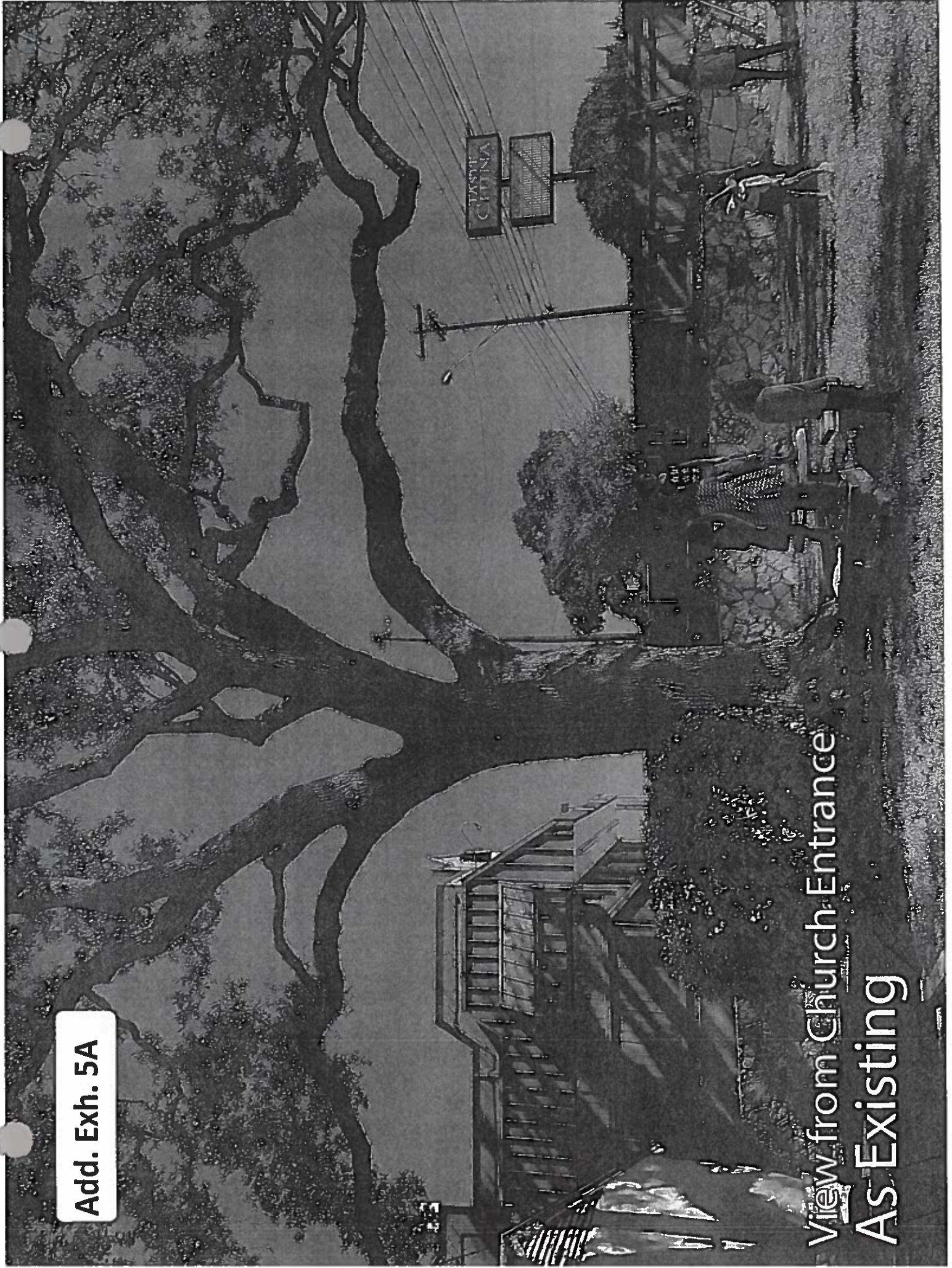
Addendum Exhibit 5A

Addendum Exhibit 5B

Addendum Exhibit 5C

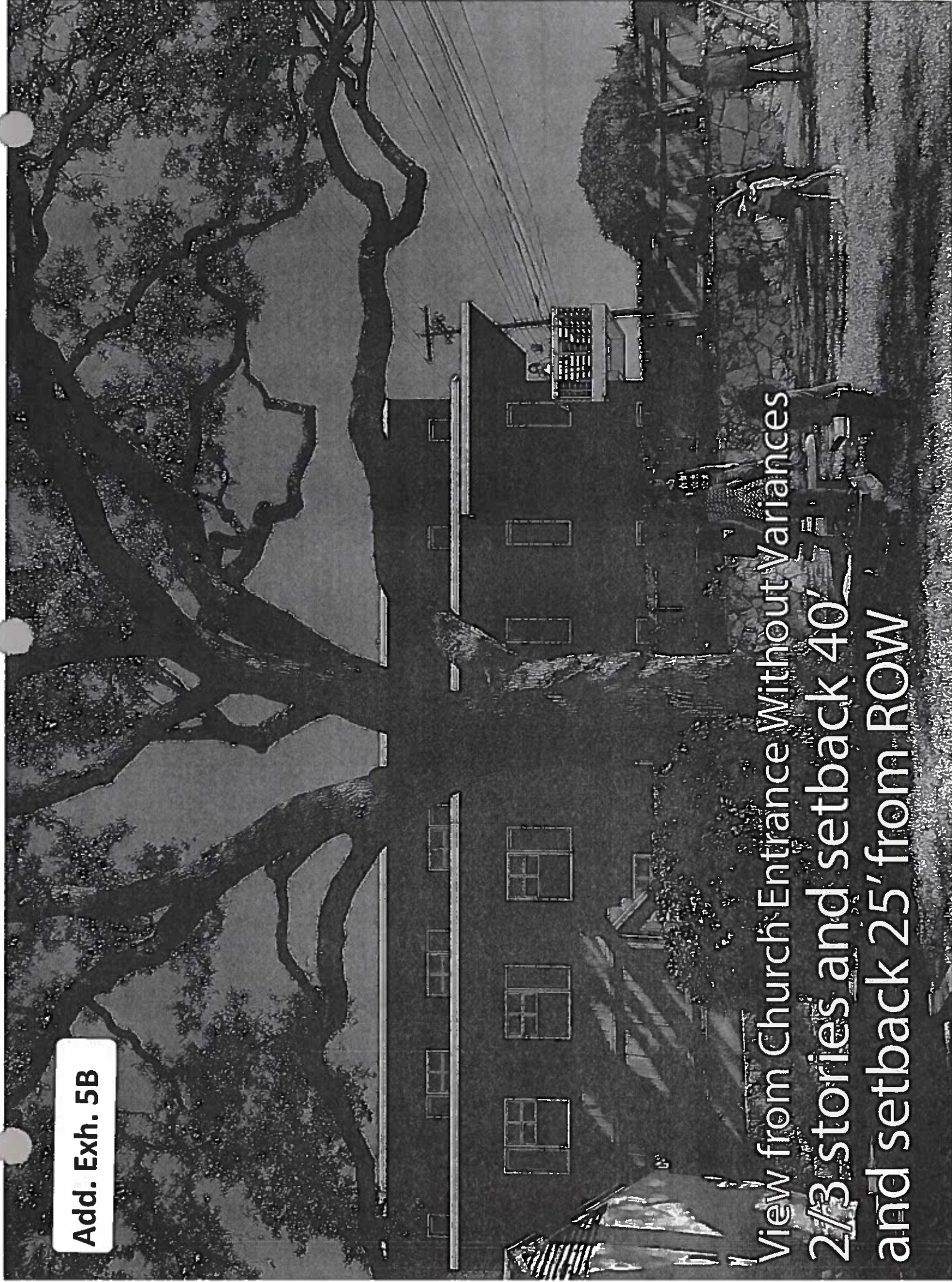
Add. Exh. 5A

View from Church Entrance
As Existing



Add. Exh. 5B

View from Church Entrance Without Variances
2/3 stories and setback 40'
and setback 25' from ROW



Add. Exh. 5C

View from Church Entrance With Variances
3 stories and setback 32'
and setback 6' from ROW

