

RE: 1800 E MARTIN LUTHER KING JR BLVD - CASE #C15-2018-0046

Dear Sirs and Madams,

My wife, Sharon Shuppert, and I own our home in the Chestnut Neighborhood, just 3/10th of a mile from our property at 1800 East Martin Luther King Jr. Blvd. We purchased our home in this neighborhood in 2003 and for 15 years, have felt an increasing connection to our local community. On February 9th, 2018, we purchase the property on MLK where we hope to build our vision.

Sharon is a licensed acupuncturist and Chinese Medicine practitioner and has long dreamt of opening a wellness center offering complementary and alternative health services and education to the community. By adding residential units, we will provide much needed housing in Austin's booming east side. It is our intention to build out a site that fits with the city's plan to create dynamic commercial-residential mixed-use along one of it's major transit corridors.

We have successfully engaged with the two neighborhood associations involved, Blackland and Upper Boggy Creek. We secured unanimous endorsements from both these N.A.s. These endorsements are, in no small part, due to the affordable housing component of our project, which exceeds VMU requirements at 20%. With your approval of these variance requests, we will be able to fulfill this agreement.

When we purchased the property at 1800 E. MLK Jr. Blvd., the lot next door was vacant. It was, and is, zoned MF-3. It was September, after the Planning Commission approval of our zoning change, when we discover that the adjacent property, 1802 E MLK, was developed with single family housing, triggering compatibility constraints. This is why we are appealing to the BOA to grant these variances.

We have reached out to the owners of all the properties surrounding ours, and have received their signatures of support for the variance (petitions are in your packets). We were able to contact the owner-developer of the adjacent property, 1802-A E. MLK, through his realtor. He declined to sign a petition, though he posed no opposition to our project. Mr. Carl Brunson of 1802-B, after reviewing the drawings for the building, not only signed the petition, but expressed excitement about the added value to the neighborhood.

We are dedicated to this neighborhood in which we live and plan to work. Our intentions are to add value to our neighborhood with a low impact project, offer health and wellness services, and provide much needed residential housing, including affordable housing. We would greatly appreciate your support by granting us the variances that will allow us to make our dream a reality.

Sincerely,  
Frank Cheff

  
Mobile: 512-947-8883

[Phoenix & Dragon Acupuncture and Oriental Medicine](#)  
Sharon Shuppert, L.Ac., Dipl.OM,  
[phoenixanddragon.net](http://phoenixanddragon.net). 512-659-3226

**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 website:

[www.austintexas.gov/department/development-services](http://www.austintexas.gov/department/development-services)

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. **All comments received will become part of the public record of this case.**

**Case Number:** C15-2018-0046, 1800 E. Martin Luther King  
**Contact:** Leane Heldenfels, 512-974-2202, [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)  
**Public Hearing:** Board of Adjustment, Monday January 14, 2019

*GREEN DR10 EX11*

I am in favor  
 I object

*1700 E 21*

Your address(es) affected by this application

*1881 E 23*

Signature

*[Signature]*

Date

Daytime Telephone: *426-5126*

Comments:

**Comments must be returned no later than 10am the day of the hearing to be seen by the Board at this hearing, they may be sent by:**

**Mail:** City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received in time for this hearing)

**Fax:** (512) 974-6305

**Email:** [leane.heldenfels@austintexas.gov](mailto:leane.heldenfels@austintexas.gov)