



June 5, 2019

Re: GAIN request for reconsideration

Case: #C15-2019-0027, 810 ½ San Marcos Street

Dear Chair Burkhardt and Board of Adjustment Members:

The Organization of Central East Austin Neighborhoods, which serves as the contact team for the Central East Austin neighborhood plan area, respectfully urges you to grant the request for reconsideration of the above-referenced case submitted by Guadalupe Association for an Improved Neighborhood.

There appears to have been a notification error preventing GAIN stakeholders from participating in the May 13, 2019 hearing. Had they been able that evening to provide you the background, analysis and perspective laid out in their May 22 letter, you may have reached a different conclusion.

The applicant does not appear to have a hardship, except as regards its desire for a taller viewing deck to overlook the historic French Legation. We hope that you will give careful consideration to GAIN's discussion (as quoted below). Any site challenges to functional ingress and egress can be achieved without exceeding the NCCD's current controls of the building envelope.

The East 11th Street NCCD is the product of years of complex negotiations that aimed to balance considerable latitude for commercial areas with a few measures for conservation of adjacent public and private historic spaces. We ask that you please do all you can to retain that balance, either by denying the variance requests or postponing to allow more time for the applicant to work with GAIN towards an optimal solution.

Thank you for considering our perspective and for your service to Austin.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Jones', followed by a long horizontal flourish line extending to the right.

Nate Jones

President, Organization of Central East Austin Neighborhoods

the weeds behind a silt fence; [2]. Previous designs developed by the applicant for the same project needed no variances. And, relatively minor design changes to the current design could be made to the second story and roofing that would create the desired space for the project *without any need for the variance in height*. The AMLI Eastside Apartments, Eleven apartments, Tyndall condominiums, and La Vista de Guadalupe apartments have all been constructed in sub-district 3 of the NCCD without any variance from using the mean elevation of adjacent streets to determine heights; 3). A variance to the *supposed* requirement to use existing curb cuts allowing instead ingress and egress for the project parking off of East 9th Street would eliminate the need for the two drive-through driveways and the museum space could then be located on the first floor, as the applicant told us they desired, eliminating traffic problems and the need for additional height;]4). The owners

Case Number C15-2019-0027

Contact: Elaine Ramirez

Public Hearing: Board of Adjustment, June 10, 2019

I write on behalf of myself, Delia Sifuentes, and my husband, Ben Sifuentes. We oppose the variance requested by The Daughters of the Republic of Texas ("DRT"). Our home at 1003 E. 9th Street, Austin, Texas 78702 has been in my family since it was built by my father in approximately 1914. I was born in that home. I acquired the home from my father around 1973, and will be passing the home down to my own children. This is a true family home. I also own the home at 811 San Marcos, Austin, Texas 78702. That home was sold to me by my former neighbor who was a lifetime friend and who, upon learning she had a terminal illness, asked me to buy the home from her and give her a life estate for her remaining months. It was important to her that a person from the neighborhood get her home because she knew I would advocate for the preservation of her home and the neighborhood. Granting the variance request would have a negative impact on our property and the other homes in the area. A building of 50 feet in height, instead of the allowed 40 feet, would be out of character for the structures in the area. The neighborhood is full of historic homes, some of which have been in families for over 100 years. DRT puts a paramount on preserving Texas history so it seems antithetical that they would want to disrupt the historical integrity of a historic neighborhood to build an unnecessarily tall building. As the Neighborhood Association has laid out, it is possible for DRT to construct their building without the need for the variance. The neighborhood was recently designated a historical overlay district meaning the city has deemed the architecture and the neighborhood to be historically significant. Allowing the variance would be contrary to the city's acknowledgement of maintaining the historical integrity of the neighborhood. We respectfully request the Board of Adjustment to deny the unnecessary and intrusive variance request.