



November 3, 2020

Re: 1509 East 14th Street (Item D4)

Dear Board of Adjustment,

The Organization of Central East Austin Neighborhoods supports setback and parking variance requests for 1509 East 14th Street, subject to the following conditions:

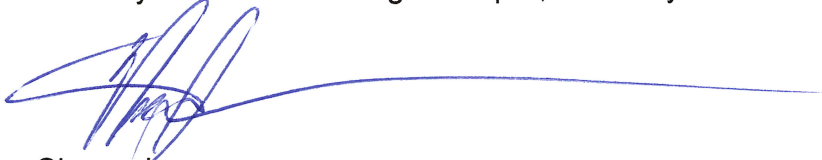
1. Total square footage of new construction is limited to 1000 sf;
2. Owner shall construct a solid privacy fence of the maximum height permitted by code along the western, southern and eastern property lines; and
3. Owner shall not seek a variance for removal of the heritage tree in the front yard.

This property is challenging to redevelop. It is a longstanding tiny lot (1806 sf), and more than half of its rear property line jogs significantly inward, forming an L-shape. Additionally, any new building footprint is limited across a significant portion of the front of the lot by the intersection of Critical Root Zones for two large heritage trees--one located in the center of 1509, and the other on the neighboring property to the west. Together, these site conditions constitute a unique hardship not of the owners' making.

OCEAN appreciates the efforts of the property owners and their architect to engage the contact team and nearby neighbors to solicit input about their proposed set of variances and preliminary plan. The design is sensitive to the existing context and neighbors' desire for privacy, and it is supportive of the long-term health of both trees. Though there were a few concerns about the wisdom of eliminating parking requirements, this portion of East 14th Street is wide and runs along the Oakwood Cemetery Annex where there is plenty of street parking available. It makes sense to afford this latitude to enable a new home that is a great fit for this part of the planning area. Our understanding is that the owners intend to reside at 1509, and we would appreciate confirmation of that at your meeting.

as both the contact team and East 14th Street residents strongly support the variances for housing, rather than STR use.

Thank you for considering our input, and for your service to Austin.

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

Sincerely,

Nate Jones

President, Organization of Central East Austin Neighborhoods