

Variance Request: 1305 Singleton

**Neighborhood Context:
Street-Front Homes**



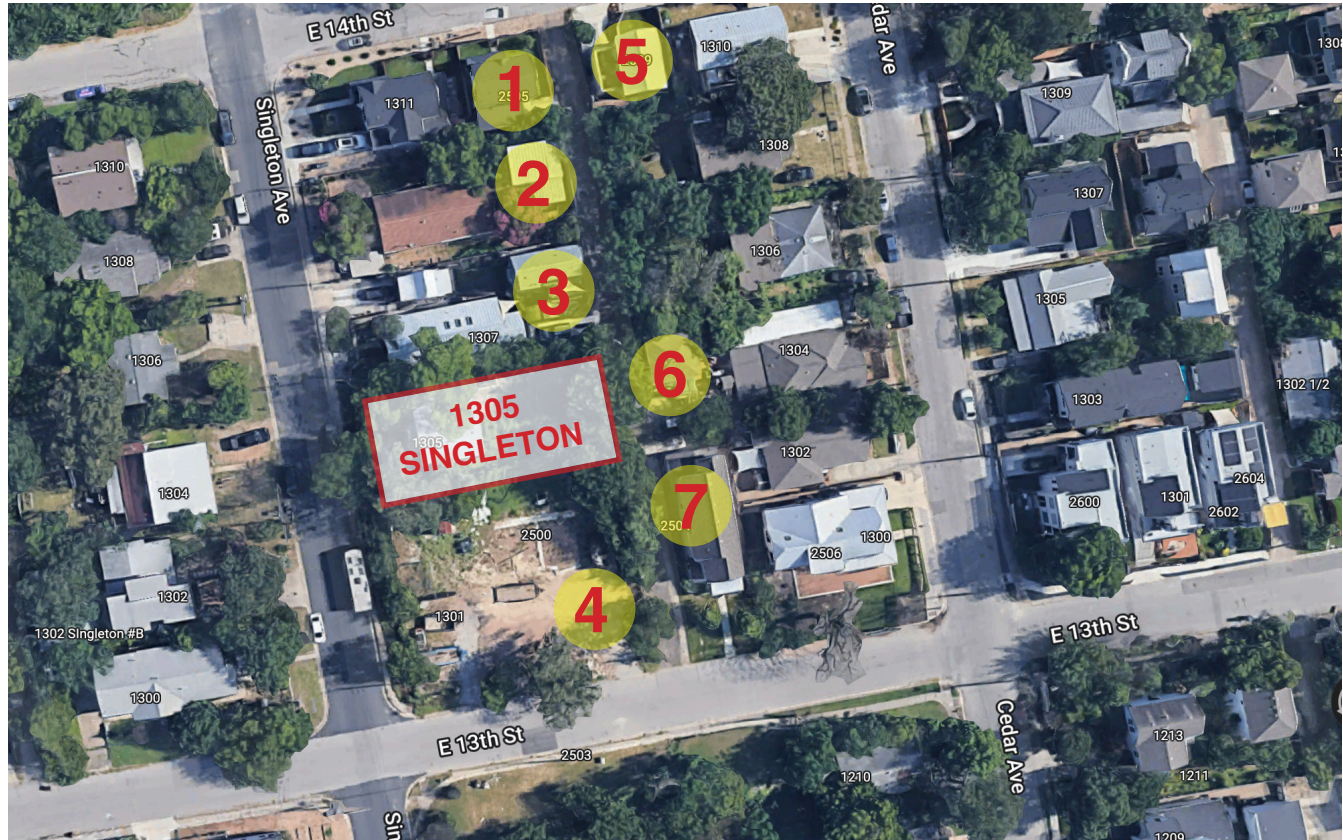
Neighborhood Context: 2-Story Alley Development

1305 Singleton is surrounded by examples of substantial 2-story “secondary units” built on the alley. We point this out to demonstrate that the “side or rear” “secondary unit” rule does not result in smaller massing on the alley.

There are 11 properties on the alley adjacent to 1305 Singleton and 7 of them include a second 2-story structure on the ally lot-line. Adjacent to 1305 Singleton are two examples of this at 1307 Singleton and 1304 Cedar.

Constructing the “primary residence” at the back of the property does not diminish the character of the alley and does not disturb the current massing. Furthermore, the existence of the alley buffers the proposed primary structure from adjacent properties.

D-2/11-PRESENTATION



Land Use and Transportation

GOAL ONE: REVITALIZE THE HISTORIC, RESIDENTIAL AND PEDESTRIAN-FRIENDLY CHARACTER OF CHESTNUT.

Background: Chestnut's cultural and historic resources, early 1900's homes, small grid lots, and other traditional design features are worthy of protection. While commercial uses in the neighborhood allow residents to walk to local stores, the potential intensity of these zoning categories causes concern with respect to the compatibility of future commercial development in the area.

This issue is not unique to Chestnut. The East Austin Land Use Study (City of Austin, 1996) cited a disproportionate amount of industrial and intensive commercial zoning in East Austin as well as over 1400 vacant lots. Chestnut has concentrations of Commercial Services (CS and CS-1) zoning, as a result of the conversion to the City's new zoning ordinance in the mid-1980s, which also made many of Chestnut's small grid lots non-complying. In addition, the Chestnut neighborhood lies adjacent to a vacant 21-acre tract with industrial zoning.

The residents of Chestnut would like to ensure that future use of existing zoning, or consideration of rezoning is compatible with the residential character of the area. Further, they would like to promote residential infill building styles which are compatible with the traditional wooden frame and front porch style of the neighborhood's houses. In addition, the neighborhood is requesting sidewalk improvements to realize the original pedestrian nature of their neighborhood, which is now surrounded by arterials and major collectors.

Chestnut may also be able to provide more diverse housing. Duplexes and clustered housing specifically designed for the elderly appear to be both welcome and needed. Further, Chestnut may be able to provide a limited supply of scattered, small scale housing through the creation of garage apartments.

Objective 1.1: Preserve the historic character of the Chestnut neighborhood.

1. Encourage the development of infill residential housing that is compatible with the original housing style of the neighborhood, such as front porches and wooden frames. (Chestnut Neighborhood).
2. Encourage and allow construction of residential buildings of compatible design on lots currently too small to allow legal construction. (DRID).
3. Allow garage apartments if compatibly designed. (DRID).
4. Update the City's East Austin Survey of Cultural Resources including:
 - "Emancipation Park" where former slaves and their Austin descendants celebrated Juneteenth.
 - The "Hudspeth's Corner" area along Cedar Avenue. This has a long history as a neighborhood commercial area, and has the potential to enhance the Chestnut community and Cedar Avenue.

Housing

Goal Three: PROMOTE THE REHABILITATION OF EXISTING HOUSING AND NEW, INFILL HOUSING COMPATIBLE WITH THE OLD STYLE OF THIS NEIGHBORHOOD.

Background: Chestnut is enriched by its abundance of older homes. However, many of these homes are in need of repair. Approximately 25% of the houses in Chestnut are in need of some kind of repair at an estimated average cost that could range from \$10,000 to \$25,000 per house.

As part of developing this neighborhood plan, the residents of Chestnut have gained an increased awareness of the historic resources that can be maintained as well as those that have been irretrievably lost. The residents of Chestnut have organized a non-profit Community Housing Development Organization so they can become stewards of their neighborhood's assets and invest in the future of their area. Likewise they would like to work more closely with the City's Department of Neighborhood Housing and Community Development.



Historic housing in the Chestnut neighborhood

Objective 3.1: Improve access and information to existing housing programs.

30. Gather and distribute housing and code related information in the neighborhood newsletter. (Chestnut Neighborhood and NHCD).
31. Identify programs, resources and opportunities to promote infill housing within Chestnut. (Chestnut Neighborhood and NHCD).

Variance Request: 1305 Singleton
**Neighborhood Association
Support**

D-2/13-PRESENTATION

City of Austin Board of Adjustment

June 10, 2022

Dear Board Members.

This letter serves to express the Chestnut Neighborhood Plan Contact Team's support for the requested variance at 1305 Singleton Avenue. One of the goals in our adopted Neighborhood Plan is to *Promote the Rehabilitation of Existing Housing & New, Infill Housing Compatible with the Old Style of the Neighborhood*. The applicant's proposal to preserve the existing front house, and add new infill housing in the rear, fully aligns with this neighborhood goal. We respectfully request that you approve this variance.

Sincerely,



David Carroll
Chestnut Neighborhood Plan Contact Team Chair

Variance Request: 1305 Singleton
Direct Neighbor Support

D-2/14-PRESENTATION

6/6/22, 9:29 AM

Gmail - Letter of support



Letter of support

Brett D [REDACTED] >
To: [REDACTED]@il.com

Thu, May 26, 2022 at 7:08 PM

Dear Mr Fields and Ms Wuertz,

As the owner of 1307 Singleton, I am happy to support your application for a variance that will preserve the existing home at 1305 Singleton. I understand that you are requesting a variance that will allow you to build a new primary residence in the back of the property while leaving the existing smaller home as an ADU on the front of the property.

Sincerely,
Brett DeVore
801.717.0022



6-1-22

RE: Variance application for 1305 Singleton

Dear Mr Fields and Ms Wuertz,

As the owner of 1301 and 1303 Singleton, I am happy to support your application for a variance that will preserve the existing home at 1305 Singleton. I understand that you are requesting a variance that will allow you to build a new primary residence in the back of the property while leaving the existing smaller home as an ADU on the front of the property.

Thank you,

Jeff Grier
Guardian Custom Builders, LLC
777 Shady Lane, Ste 8
Austin, TX 78702
512-382-1226

Variance Request: 1305 Singleton
**Additional Neighborhood
 Support**

Address	Visit 1	Notes	Visit 2	Notes
1310 Singleton	6/19	no answer	6/20	no answer
1308 Singleton	6/19	no answer		
1306 Singleton	6/19	signed		
1304 Singleton	6/19	no answer	6/20	no answer
1302 Singleton	6/19	signed		
1300 Singleton	6/19	no answer	6/20	no answer
1311 Singleton	6/19	no answer	6/20	no answer
1309 Singleton	6/19	signed		
1307 Singleton	previously emailed			
1305 Singleton				
1303 Singleton	previously emailed			
1301 Singleton	previously emailed			
1310 Cedar	6/19	no answer	6/20	no answer
1308 Cedar	6/19	no answer	6/20	no answer
1306 Cedar	6/19	no answer	6/20	no answer / dogs
1304 Cedar	6/19	no answer	6/20	no answer / dogs
1302 Cedar	6/19	no answer	6/20	prayer group
1300 Cedar	6/19	no answer	6/20	signed

D-2/15-PRESENTATION

We, the undersigned occupants of the addresses below, support the granting of a variance from code sections 25-2-774-C-2-A & 25-2-492 to the property at 1305 Singleton so that they can build a primary residence at the back of the property, five feet from the rear-alley lot line, and leave the existing structure at the front of the property as the ADU.

Name: Catherine Westmark Address: 1302 Singleton Ave Date: 6/19/22

Name: Patrick Hankton Address: 1306 Singleton Ave Date: 6/19/22

Name: Dana Asbury Address: 1309 Singleton Date: 6/19/22

Name: Tim Tyler Address: 1303 Cedar Date: 6/19/22

Name: Brett Gaertner Address: 1308 Singleton Date: 6-20-22

Name: Paula Address: 2565 E 14th Date: 6-20-22

Name: Megafire Address: 1309 Cedar Ave Date: 6/20/22

Name: Billy Address: 1300 Cedar Ave Date: 6/20/22

Name: Dawn Ballard Address: 1406 Cedar Ave Date: 6/20/22

Name: Ethan A Address: 2514 E 12th St Date: 6/22 6/20/22

Name: Jason Henderson Address: 1706 Cedar Date: 6/20/22

Name: Rebecca Howary Address: 1205 Maple Ave Date: 6/22/22

Name: Davey McEathran Address: 2406 E 12th St Date: 6/22/22

Variance Request: 1305 Singleton
**Historic Preservation
Office Support**

6/7/22, 11:42 AM

D-2/16-PRESENTATION
Gmail - 1305 Singleton Ave



Halley Wuertz [REDACTED] >

1305 Singleton Ave

[REDACTED]

Good morning,

The Historic Preservation Office supports Hal Wuertz and Dan Fields' efforts to preserve the existing historic-age house at 1305 Singleton. Its one-story scale and original detailing are part of the neighborhood's historic fabric and serves to enhance the historic integrity of the streetscape. We are in favor of the applicants' proposal to construct a larger dwelling at the rear, rather than demolish the historic-aged home. While it may not qualify as a historic landmark, its preservation is important to reflect the neighborhood's historic context, and the applicants' decision to preserve rather than demolish proves a hardship in Austin's current real estate market.

Best,

Kalan Contreras

MSHP | Senior Planner | Historic Preservation Office

Planning and Zoning Department

512.974.2727 | kalan.contreras@austintexas.gov