

From: Bryce Allison
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: C15-2022-0061 / 1401 E 3rd St
Date: Tuesday, October 04, 2022 8:29:48 AM

*** External Email - Exercise Caution ***

Dear Board of Adjustment,

I have been in conversations with Cortland Chalfant regarding the property at 1401 E 3rd St and the newly requested setback on the Navasota side from 15' to 10'.

He has shared his plans to remove the existing structure and rebuild a new house and ADU that is more fitting with the neighborhood. I understand that these new plans would respect the existing setback adjacent lot (east side) but will require a variance on the setback of Navasota side of the street.

Since these new plans lead to a structure that is more fitting with the nature and character of the neighborhood, I am supportive of the request for variance on the Navasota side to reduce the setback from 15' to 10' in order to accommodate this.

Thanks,
David Allison

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From: Kelly Sibilsky
To: [Ramirez, Elaine](#)
Subject: C15-2022-0061 - Public Hearing Scheduled for October 10, 2022
Date: Friday, October 07, 2022 10:36:07 AM

*** External Email - Exercise Caution ***

Good morning,

My husband and I live just down the street from 1401 E. 3rd Street and have been following this case closely. The existing white structure has been a graffiti covered eyesore that brings the entire neighborhood down for far too long. It has been our opinion all along that the structure should be torn down - not only because it is an eyesore but because it is a fire hazard for the neighboring property and does not fit into the character of the neighborhood.

I've reviewed the latest variance request to reduce the street (Navasota) side set back from 15' to 10' and the images of the proposed structure which is the subject of the October 10, 2022 meeting. It is my opinion that removing and replacing the existing white structure with what is being proposed would fit into the neighborhood much better. Therefore, I am in favor of the BOA granting this variance to reduce the street (Navasota) side set back from 15' to 10' - so long as the structure being contemplated does, in fact, meet other setback requirements and remains substantially as depicted in the presentation.

Thank you,

Kelly Sibilsky
1412 E. 3rd Street, Unit A

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October 7, 2022

Board of Adjustment
City of Austin

RE: Variance Request for 1401 E. 3rd Street; C15-2022-0061

Dear Board Members & Staff,

On behalf of the East Cesar Chavez Neighborhood Plan Contact Team (ECC-NPCT), I'm writing in support of the applicant's request for a variance to reduce the minimum street side yard setback from 15' to 10'.

As the Board likely knows, the development of this lot has been challenging due, in part, to the substandard dimensions at the corner of Navasota and E. 3rd Streets.

The new owner/applicant of this lot has invested significant time and resources to develop a cohesive site plan and way forward. Specifically, the applicant:

- Conducted extensive surveys of the area to ensure accurate plot lines and setbacks;
- Surveyed the setback of nearby residential and commercial lots on Navasota street; and
- Developed a site plan in coordination with local residents to ensure that it's keeping with the neighborhood's character.

Accordingly, a quorum of members in attendance voted unanimously to support the applicant's variance request at the General Meeting on September 21, 2022, in accordance with the ECC-NPCT bylaws.

We greatly appreciate the applicant's approach of working transparently with residents and various neighborhood representatives to develop a workable solution for this lot and ask that you vote to approve the applicant's request.

Sincerely,

Eric Pace, Chair
East Cesar Chavez NPCT
[REDACTED]
512-760-2480