

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2022-0056

BOA DATE: July 11th, 2022

ADDRESS: 1305 Singleton Ave

COUNCIL DISTRICT: 1

OWNER: Hal Wuertz

AGENT: Daniel Fields

ZONING: SF-3-NP (Chestnut)

LEGAL DESCRIPTION: LOT 9 BLK 18 OLT 32&33 DIV B GLENWOOD ADDN

VARIANCE REQUEST: a) decrease the minimum rear yard setback from 10 feet to 5 feet b) Two-Family Residential use location at least 10 feet to the rear or side of the principal structure (required) to a Two-Family use location at to the front of the principal structure (requested)

SUMMARY: change use of primary structure to a two-family residential and erect a primary single residence to the rear

ISSUES: preserve the existing 728 sq. ft. house

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	SF-3-NP	Single-Family
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Chestnut Addition Neighborhood Assn. (C.A.N.A.)
 Chestnut Neighborhood Plan Contact Team
 Chestnut Neighborhood Revitalization Corporation (CNRC)
 Del Valle Community Coalition
 East Austin Conservancy
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # C15-2022-0056 ROW # 12947977 Tax # 0210111302

Section 1: Applicant Statement

Street Address: 1305 Singleton, Austin TX 78702

Subdivision Legal Description:

LOT 9 BLK 18 OLT 32&33 DIV B GLENWOOD ADDN

Lot(s): 9 Block(s): 18

Outlot: 32&33 Division: B

Zoning District: SF-3-NP (Chestnut)

Council District: 1

I/We DANIEL FIELDS on behalf of myself/ourselves as

authorized agent for HALLEY WUERTZ & DANIEL FIELDS affirm that on

Month May, Day 26, Year 2022, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: ERECT 1,690 SF PRINCIPLE STRUCTURE AT BACK OF LOT TO DETER DEMOLITION OF THE EXISTING 728 SF STRUCTURE (BUILT 1953, RENOVATED 2012) AT STREET FRONT IN ORDER TO PRESERVE TO THE SCALE, CONTEXT AND CHARACTER OF THE NEIGHBORHOOD.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-774-C-2-A: "THE SECOND DWELLING UNIT MUST BE LOCATED AT LEAST 10 FEET TO THE REAR OR SIDE OF THE PRINCIPAL STRUCTURE" I AM REQUESTING A VARIANCE SO THAT THE SECONDARY UNIT DOES NOT HAVE TO BE LOCATED TO THE REAR OR SIDE OF THE PRINCIPAL STRUCTURE.

25-2-492 "MINIMUM SETBACK: REAR YARD: SF3: 10" I AM REQUESTING A VARIANCE SO THE REAR YARD SETBACK IS FIVE FEET FOR A PRIMARY DWELLING UNIT IF THE REAR LOT LINE IS ADJACENT TO AN ALLEY, PROVIDING PARITY WITH 25-2-F-2.4.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

(1) A NEW HOUSE AND ADU WOULD REQUIRE THE DEMOLITION OF THE EXISTING 1953 COTTAGE, CONTRIBUTING TO THE EROSION OF SCALE AND CHARACTER THAT IS REPRESENTATIVE OF SMALL MID AND EARLY 1900s COTTAGES OF THE CHESTNUT NEIGHBORHOOD. (2) A SECONDARY UNIT (PERMITTED ONLY ON THE SIDE OR REAR OF PRIMARY UNIT) ONLY ALLOWS .15FAR (IN THIS CASE 900 SF), THUS LIMITING THE TOTAL AMOUNT OF DEVELOPMENT POSSIBLE IN ORDER TO PRESERVE THE EXISTING COTTAGE AT STREET-FRONT

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

THE PROPERTY INCLUDES AN ORIGINAL HOUSE, REFINISHED 2012, THAT TYPIFIES THE CHARACTER OF THE AREA, AND IS WORTH PRESERVING PER THE CHESTNUT NEIGHBORHOOD PLAN. SIMILARLY SIZED NEIGHBORHOOD PROPERTIES ARE ALLOWED 2,400 SF AND 2 UNITS. PRESERVING THE 728 SF HOUSE, PREVENTS THE OWNERS FROM EQUITABLE LAND USE AS ENJOYED BY NEIGHBORS.

b) The hardship is not general to the area in which the property is located because:

REMAINING HISTORIC HOMES IN THE NEIGHBORHOOD ARE DWINDLING, AND FEW OLDER HOMES ARE WELL MAINTAINED ENOUGH TO SAVE. FURTHERMORE, MOST OLDER HOMES ON THE STREET ARE OVER 900 SQFT AND SO ALREADY HAVE A FRONT-OF-PROPERTY PRIMARY STRUCTURE. THEREFORE, MOST OWNERS ARE NOT BURDENED WITH THE CHOICE BETWEEN PRESERVATION AND DEVELOPMENT.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THIS VARIANCE TO MAINTAIN A SMALLER FOOTPRINT/PRESERVE COTTAGE AT STREET FRONT AND ALLOW FOR PRINCIPAL STRUCTURE AT THE REAR, CONTRIBUTES TO MAINTAINING WHAT IS LEFT OF THE THE OLD-STYLE CHARACTER OF THE NEIGHBORHOOD IN DESIGN AND SCALE WHILE MATCHING THE DEVELOPMENT TRENDS PRECEDING THIS MOST RECENT UPTICK OF DEMOLISH & REPLACE. A TWO-STORY STRUCTURE IS COMMON ALONG THE ALLEY IN TWO FAMILY DEVELOPMENT AND THEREFORE MASSING IS NOT TIED TO FRONT/BACK LDC SF RULES.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 05/26/2022

Applicant Name (typed or printed): Daniel Fields

Applicant Mailing Address: 2614 Francisco St.

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 826-2865

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 05/26/2022

Owner Name (typed or printed): Halley Wuertz

Owner Mailing Address: 2614 Francisco St.

City: Austin State: TX Zip: 78702

Phone (will be public information): (401) 225-7606

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Daniel Fields

Agent Mailing Address: 2614 Francisco St.

City: Austin State: TX Zip: 78702

Phone (will be public information): (512) 826-2865

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

TO DEMOLISH THIS EXISTING HOME IS CONTRARY TO THE CHESTNUT NEIGHBORHOOD
PLAN. THE FOLLOWING EXCERPTS FROM THE CHESTNUT NEIGHBORHOOD PLAN
DEMONSTRATE THE NEED TO PRESERVE THIS COTTAGE:

Additional Space (continued)

(1) "GOAL 1: REVITALIZE THE HISTORIC, RESIDENTIAL AND PEDEDSTRIAN - FRIENDLY CHARACTER OF CHESTNUT." THIS VARIANCE REQUEST PRESERVES THE EXISTING COTTAGE TO REPRESENT THE CHARACTER, SCALE AND CULTURE OF THE NEIGHBORHOOD.

(2) "GOAL 3: PROMOTE THE REHABILITATION OF EXISTING HOUSING AND NEW, INFILL HOUSING COMPATIBLE WITH THE OLD STYLE OF THIS NEIGHBORHOOD." THIS VARIANCE REQUEST ALLOWS THE OWNERS TO FULLY DEVELOP THE LOT WHILE BREATHING NEW LIFE INTO THE EXISTING COTTAGE, CONTRIBUTING TO THE OLD STYLE OF THE NEIGHBORHOOD.

REFERENCES THAT SUPPORT THIS VARIANCE FROM THE IMAGINE AUSTIN COMPREHENSIVE PLAN:

(3) AUSTIN IS LIVABLE. "ECONOMICALLY MIXED AND DIVERSE NEIGHBORHOODS ACROSS ALL PARTS OF THE CITY HAVE A RANGE OF AFFORDABLE HOUSING OPTIONS." THIS VARIANCE REQUEST CREATES DENSITY WITHOUT OVERBURDENING THE NEIGHBORHOOD.

(4) "AUSTIN IS NATURAL AND SUSTAINABLE AUSTIN IS A GREEN CITY. WE ARE ENVIRONMENTALLY AWARE AND ENSURE THE LONGTERM HEALTH AND QUALITY OF OUR COMMUNITY THROUGH RESPONSIBLE RESOURCE USE AS CITIZENS AT THE LOCAL, REGIONAL, AND GLOBAL LEVEL." THIS VARIANCE REQUEST PREVENTS THE DEMO OF THE EXISTING STRUCTURE, THUS PREVENTING UNNECESSARY LANDFILL WASTE.

DESIGN SURVEY

ATS Job # **210915**

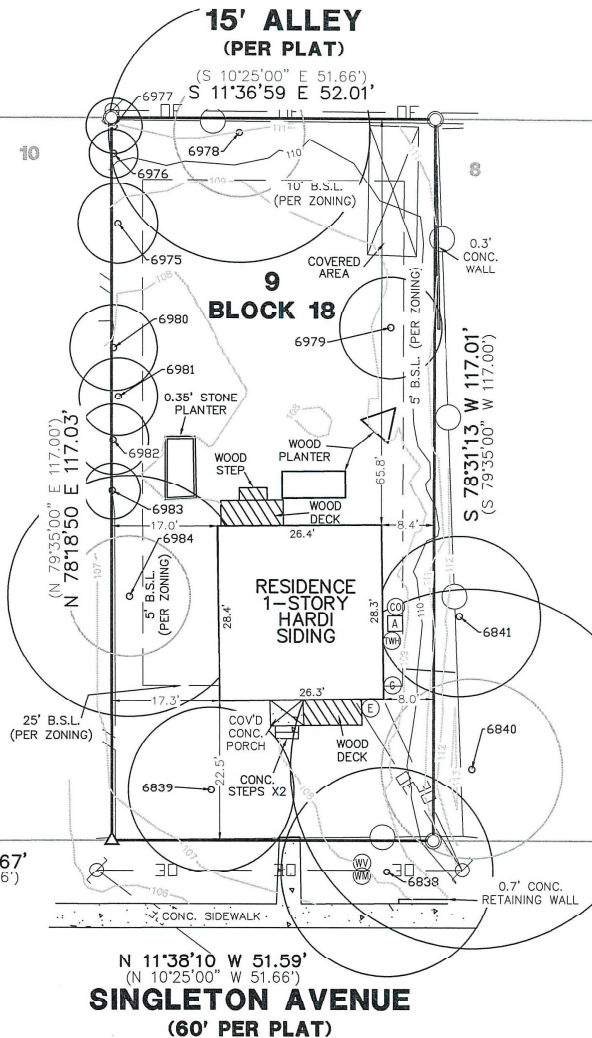
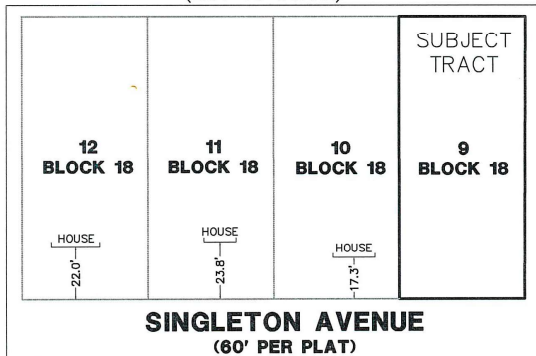
Reference: Ravel Architecture Address: 1305 Singleton Avenue, Austin, Texas
 Lot 9, Block 18, GLENWOOD ADDITION TO EAST AUSTIN, a subdivision in Travis County,
 Texas, according to the map or plat as recorded in Vol. 2, Pg. 154, Plat Records, Travis
 County, Texas.

SCALE: 1"=20'

LEGEND	
	1/2" (IRF) IRON ROD FOUND
	1/2" (I.D.) IRON PIPE FOUND
	CALCULATED POINT
	B.S.L. BUILDING SETBACK LINE
	() RECORD INFORMATION
	A AIR CONDITIONER
	G GAS METER
	E ELECTRIC METER
	CU WASTEWATER CLEANOUT
	WM WATER METER
	WV WATER VALVE
	P POWER POLE
	TH TANKLESS WATER HEATER
	CL CHAINLINK FENCE
	WF WOOD FENCE
	WF WIRE FENCE
	OE OVERHEAD ELECTRIC LINE
	CA COVERED AREA
	WD WOOD DECK
	CONC CONCRETE

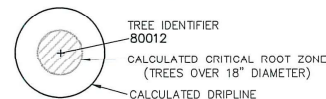
Surveyor's Notes:
 Bearings and Directional Control based on
 Texas State Plane Coordinate System, Central
 Zone (4203), NAD 83

FOR FRONT YARD SETBACK AVERAGING
 (NOT TO SCALE)



TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6838	AMERICAN ELM 17"
6839	PECAN 13.3"
6840	LACEY OAK 29.1"
6841	AMERICAN ELM 9"-7.9"
6975	LIVE OAK 4.7"-3.4"
6976	HACKBERRY 3.9"
6977	HACKBERRY 4.5"
6978	AMERICAN ELM 21"
6979	AMERICAN ELM 8.2"
6980	HACKBERRY 7"
6981	HACKBERRY 6.3"
6982	HACKBERRY 5.7"
6983	HACKBERRY 4.5"
6984	PECAN 19.5"

GRAPHIC REPRESENTATION OF TREE DRIPLINE:
 EXAMPLE: A TRIPLE STEM TREE WITH STEMS
 10", 8", 6" SHALL RENDER A GRAPHICAL
 RADIUS OF $10 + (8/2) + (6/2) = 17'$ FEET



Notes:

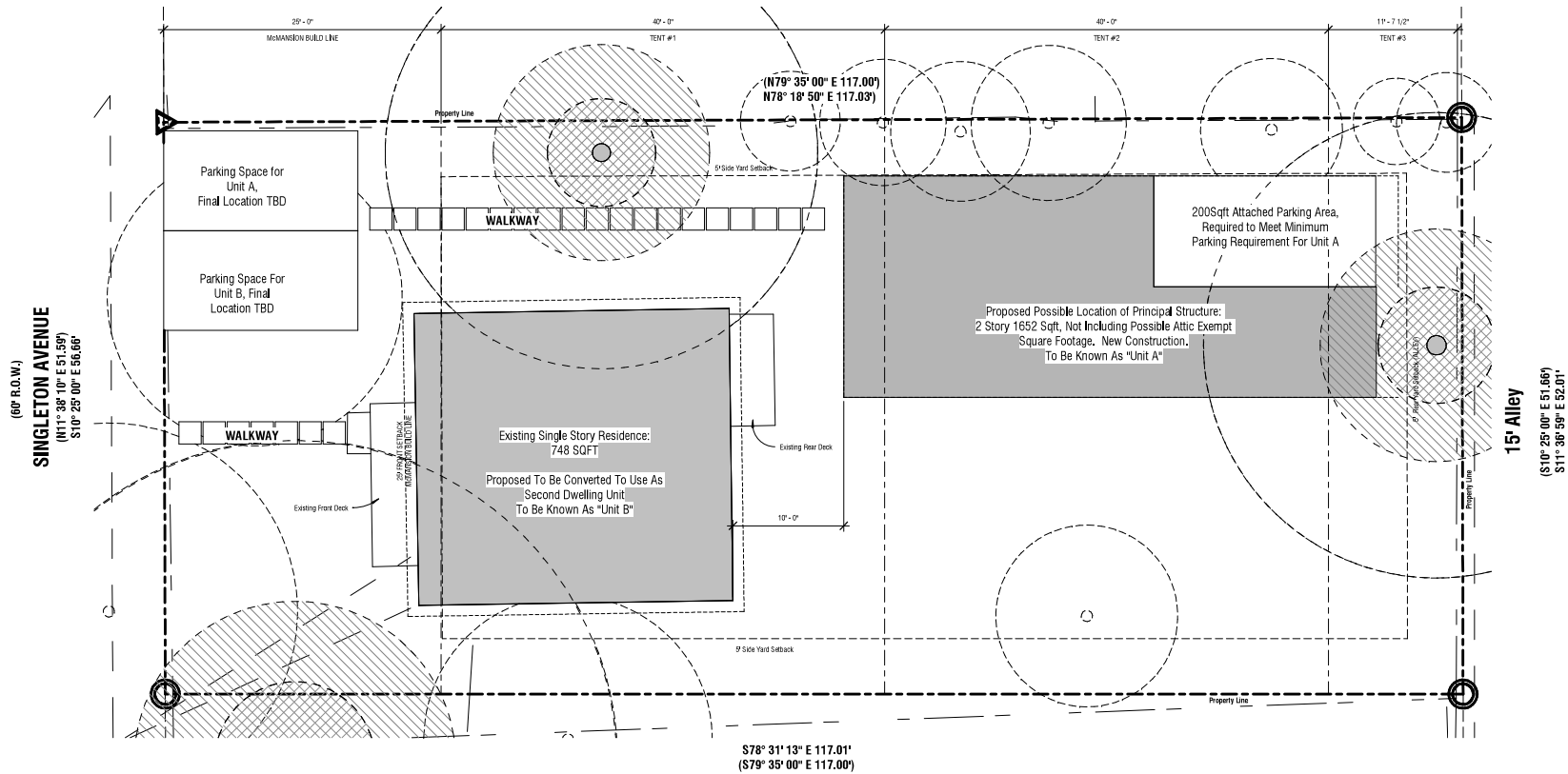
- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Building setback lines are per the current City of Austin Zoning Ordinance.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway, and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback, RPLS No. 5738
 Client: Ravel Architecture
 Date of Field Work: 09/13/21, 09/14/21
 Field: MALFARO
 Tech: DCElniker
 Date Drawn: 09/17/21
 Path: Projects/BULK/S-Z/SingletonAve1305/Production/Dwgs/DESIGN-SingletonAve1305_210915.dwg



ATS Engineers
Inspectors
& Surveyors
 www.ats-engineers.com
 TBPLS FIRM REG. #10126000
 4910 West Hwy 290
 AUSTIN, TEXAS 78735
 (512) 328-6995
 FAX: (512) 328-6996



North Arrow

Scale

Notes

RAVEL
ARCHITECTURE

2012 E Cesar Chavez Street
Austin, TX 78702

Project Name

Notes

Variance Request

Notes

May 22nd, 2022

Notes

1305 Singleton Ave.
Cavan Merski
2804 Lafayette Ave.
Austin, TX 78722

Notes

Proposed Site
Plan

Notes

A-01

**Variance Request
1305 Singleton**

July 11, 2022



Summary



- **We are seeking two variances that will allow us to build a primary residence behind an existing 728 sf home.** The two variances have to do with the location of the secondary dwelling, and the rear yard setback.

25-2-744-C-2-A: "THE SECOND DWELLING UNIT MUST BE LOCATED AT LEAST 10 FEET TO THE REAR OR SIDE OF THE PRINCIPAL STRUCTURE.

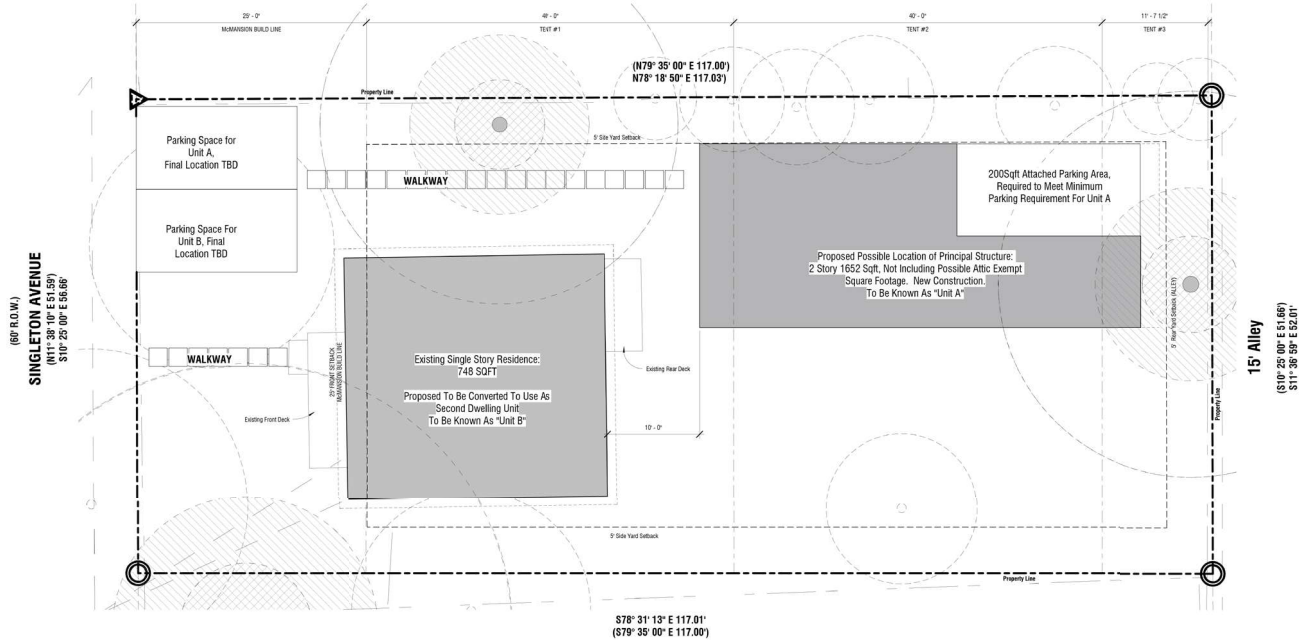
25-2-492 "MINIMUM SETBACK: REAR YARD: SF3: 10 FEET"
- **This property includes an original house, refinished in 2012, that typifies the character of the area and is worth preserving per the chestnut neighborhood plan.** Providing us with this variance will allow us to preserve the existing cottage and have equitable land use as enjoyed by neighbors.
- **Remaining historic homes in the neighborhood are dwindling and few older homes are well maintained enough to save.** Furthermore, most older homes on the street are over 900 sf and so already have a front-of-property primary structure. Therefore, most owners are not burdened with the choice between preservation and demolition.
- **This variance to maintain the cottage while building a principal structure at the rear will help to maintain neighborhood character**

Proposed Site Plan
(Example Locations Only)

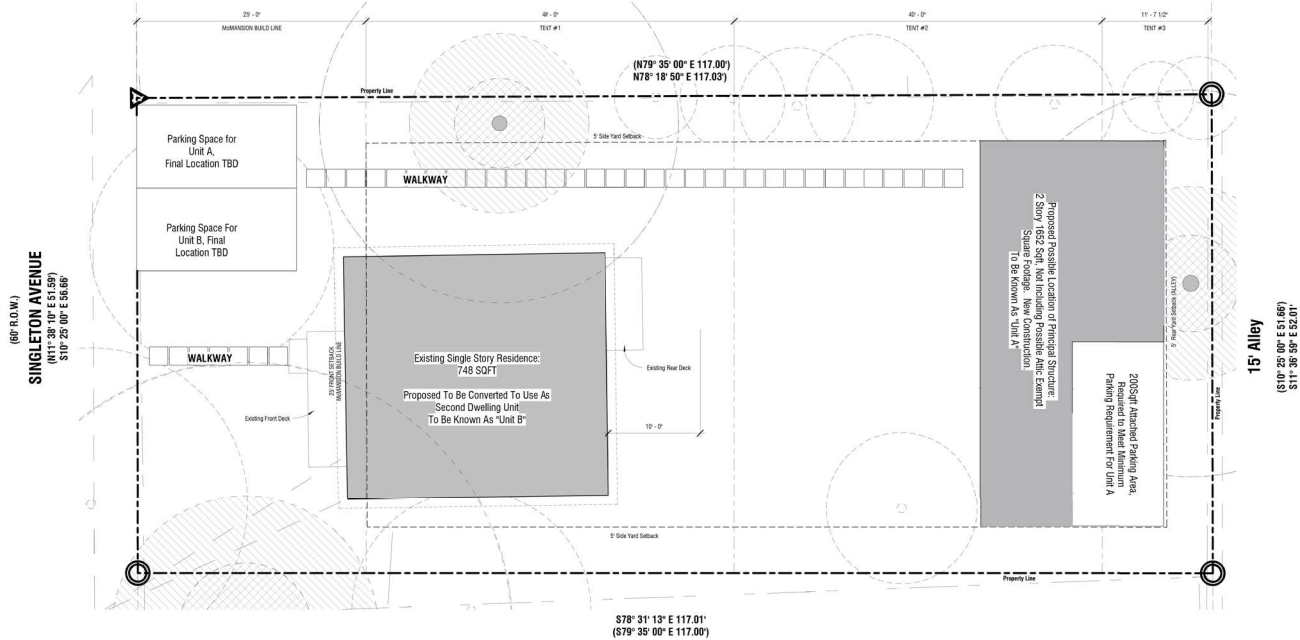
IMPORTANT NOTE: Unfortunately, the tree at the back of the property is in poor health. It has been checked by a 3rd party arborist who determined that it will fall down in 2 years. As a result, we have obtained a permit to remove the tree.

Example Location A

D-2/11



Example Location B



Variance Request: 1305 Singleton

Photographs

The structure at 1305 Singleton was always a beautiful and redemable structure. It has solid construction and design features that are hard to find like large windows and high ceilings. The 2012 rennovation gave this structure a new life. The refinished materials and new systems mean this home should easily last another 50 years. It is a unique building and a building worth saving.



Variance Request: 1305 Singleton
Photographs



D-2/13



Variance Request: 1305 Singleton
Photographs



Variance Request: 1305 Singleton
Photographs

D-2/15



Conceptual Massing

This proposal would leave the existing house as-is, maintaining the neighborhoods character and urban fabric.

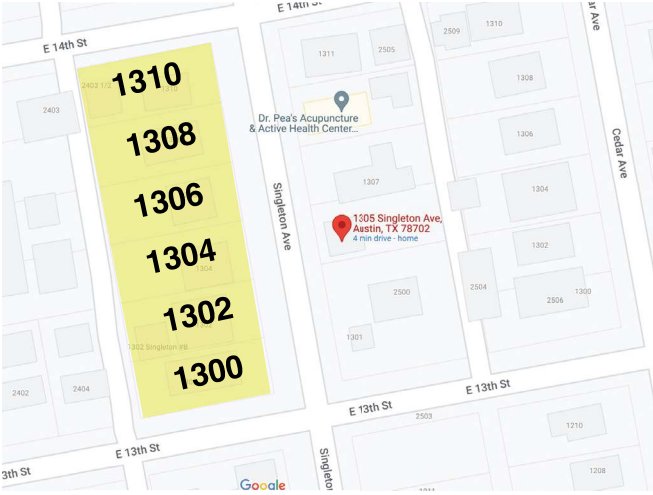
This conceptual massing shows the new construction from street front.

The homes on this portion of Singleton include 7 single-story older homes and 5 two-story newer homes. 5/7 older homes are over 900 sqft and so are not burdened with this choice between demolition and preservation.



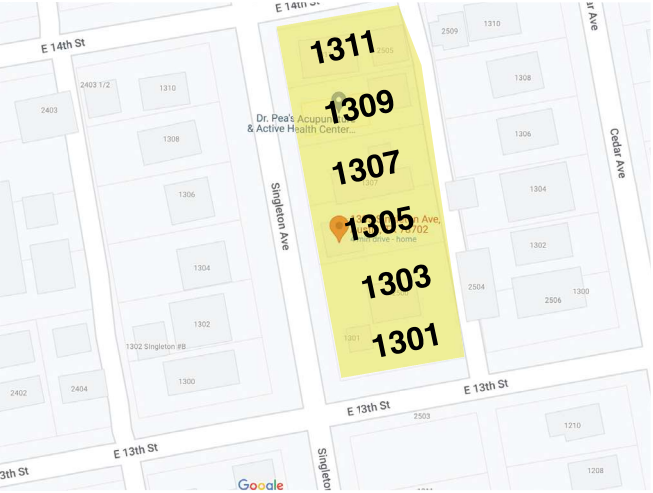
Variance Request: 1305 Singleton

**Neighborhood Context:
Street-Front Homes**



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.



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-2/21

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-2/22

6/6/22, 9:29 AM

Gmail - Letter of support



Letter of support

[REDACTED]@i.com>

Thu, May 26, 2022 at 7:08 [REDACTED]

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**

D-2/23

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

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 Westinkam 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: Danua 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 Hennessey Address: 1706 Cedar Date: 6/20/22

Name: Rebecca Howman 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

Gmail - 1305 Singleton Ave

D-2/24



1305 Singleton Ave

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