

C15-2014-0093

**Heldenfels, Leane**

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**From:** Kevin Lewis [REDACTED]  
**Sent:** Monday, September 08, 2014 11:21 AM  
**To:** Heldenfels, Leane  
**Cc:** Catherine Mohin  
**Subject:** BCNA opposition to C15-2014-0093 900 S. 1st St.

Dear Ms Heldenfels, please forward this to the Board of Adjustment members regarding the cited case on today's agenda. It's my understanding that the applicant has requested another postponement, so BCNA will not plan to attend tonight. Please confirm receipt.

Best,  
Kevin Lewis  
President  
Bouldin Creek Neighborhood Assn.

To: City of Austin Board of Adjustment

Case : 900 S. First St., C15-2014-0093

September 8, 2014

Regarding the requested variance at 900 S. 1st St., BCNA continues to oppose the requested variance. We are concerned that the application as filed would, if granted, waive compatibility relative to the clearly residentially-used and zoned property at 909 S. 2nd St., as well as relative to the property at 908 S. 1st St.

In addition to this fundamental objection, the BCNA Zoning Committee and neighbors in the immediate vicinity of the PSW developments on 900 S First (condominiums) and 900 S. Second (residential subdivision) have a number of concerns in general about the proposed two developments. We are concerned that PSW is submitting variance requests and applications for right of way vacations connected with their planned projects without a comprehensive analysis of how the projects interact with each other and how they will impact the existing neighborhood, neighbors, street grid, and environment. The plans as described so far leave many unanswered questions and may have undesired effects.