PUBLIC HEARING INFORMATION

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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Anina Moore
Your Name (please print)

☐ **I am in favor**
☒ **I object**

2309 S. 3rd Street Austin TX 78704
Your address(es) affected by this application

A Moore — 1/11/21
Signature — *Date*

Daytime Telephone: 512/947-8161

Comments: I completely agree with BCNA's response to this variance and I own, and live in, an adjacent property.
I also want to point out that my property is misrepresented as "for/don't care" in Meyer's neighborhood canvas. I did not provide him with a response.

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0002
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Crystal D Flores
Your Name (please print)

☑ **I am in favor**
☐ **I object**

2214 S. 2nd St
Your address(es) affected by this application

Signature

1-10-2021
Date

Daytime Telephone: 512-786-3389

Comments:

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City of Austin-Development Services Department/ 1st Floor
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Crystal D. Flores
Your Name (please print)

☑ **I am in favor**
☐ **I object**

2214 S. 2nd St
Your address(es) affected by this application

Signature — 1-10-2021 *Date*

Daytime Telephone: 512-786-3389

Comments:

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Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

From: maria lucchese
To: Ramirez, Elaine
Subject: 703 and 705 Fletcher 78704
Date: Sunday, January 10, 2021 2:27:46 PM

*** External Email - Exercise Caution ***

Hello,
I am a neighbor of the proposed two builds at
703 and 705 fletcher Ave 78704

I am in favor of the requested variance for the builder. I am writing to allow the builder the variance they are requesting for their builds.

Please let me know if you have any questions.

Thank you,
Maria Lucchese
2309 S 2ND ST 78704

Get Outlook for iOS

PUBLIC HEARING INFORMATION

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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Alison Twigger / Alison Steve Twigger
Your Name (please print)

☑ **I am in favor**
☐ **I object**

710 Fletcher St Austin TX 78704
Your address(es) affected by this application

Signature — 1/9/2021 *Date*

Daytime Telephone: 512-8100376

Comments: We are accross the street the building looks better there way

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

F-1/47

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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Ruth + Brett Framel
Your Name (please print)

☑ **I am in favor**
☐ **I object**

709 Fletcher St, Austin 78704
Your address(es) affected by this application

Ruth Framel — 1/10/21
Signature — *Date*

Daytime Telephone: 512-415-0569 (Ruth)

Comments: We live next door to the two properties. We strongly believe that our neighborhood will look better with the type of homes this small variance would allow for. Please approve request.

Framel
Ruth Framel

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Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

GENINE L. FLORES

Your Name (please print)

☑ **I am in favor**
☐ **I object**

707 FLETCHER ST.

Your address(es) affected by this application

Genine L. Flores — 1-10-21

Signature — *Date*

Daytime Telephone: 512-903-4461

Comments: I live adjacent to the property. The neighbors will get a better designed property if this varance is approved.

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):

Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

F-1/49

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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Ruth + Brett Framel
Your Name (please print)

☑ **I am in favor**
☐ **I object**

709 Fletcher St, Austin 78704
Your address(es) affected by this application

Ruth Framel — 1/10/21
Signature — *Date*

Daytime Telephone: 512-415-0569 (Ruth)

Comments: We live next door to the two properties. We strongly believe that our neighborhood will look better with the type of homes this small variance would allow for. Please approve request.
Framel
Ruth Framel

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Elaine Ramirez
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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Lynda Frost
Your Name (please print)

☑ **I am in favor**
☐ **I object**

2213 South 2nd St. & 612 Fletcher
Your address(es) affected by this application

Lynda Frost — 1/10/2021
Signature — *Date*

Daytime Telephone: 512-657-3797

Comments: I have reviewed the proposed variance to 703 & 705 Fletcher and I have no objection.

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0002
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Crystal D Flores
Your Name (please print)

☑ **I am in favor**
☐ **I object**

2214 S. 2nd St
Your address(es) affected by this application

Signature

1-10-2021
Date

Daytime Telephone: 512-786-3389

Comments:

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Scan & Email to: elaine.ramirez@austintexas.gov

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Case Number: C15-2021-0001
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; January 11th, 2021

Crystal D. Flores
Your Name (please print)

☑ **I am in favor**
☐ **I object**

2214 S. 2nd St
Your address(es) affected by this application

Signature — 1-10-2021 *Date*

Daytime Telephone: 512-786-3389

Comments:

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Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

From: **Ruth Framel** [redacted]
Subject: Case C15-2021-0001 and 0002
Date: January 10, 2021 at 4:15 PM
To: elaine.ramirez@austintexas.gov
Cc: Brett Framel [redacted]

RF

Good morning Elaine,

As a courtesy for our neighbors, I am forwarding 4 responses to the variance requested for Case Numbers C15-2021-0001 and C15-201-0002. Others will be emailing their thoughts to you directly.

To my knowledge, the neighbors on this street are in favor or granting the request. Some felt they had made their preference known to the developer John Meyer, when he walked the neighborhood, and that was enough. However, when I looked at the official responses online at the COA website today, I noticed that only neighbors who are not affected by the building because they live on another street, had responded in the negative. And the BCNA, without bringing it to the membership or asking neighbors, decided to oppose.

As neighbors to the lots, we have lived with truly terrible houses and poorly maintained lots for many years. We look forward to the improvement and look of homes that can be built, especially if the variance is approved.

I would like to point out that in general I have been in favor of and appreciative of the general protections the McMansion Envelope has provided to neighbors and neighborhoods around Austin. However, especially in this neighborhood, we see way too many builders circumvent this ordinance by building 3 story skinny houses that are not nearly as livable as wider homes, and this type of build is particularly not in keeping with the surrounding homes. This builder is making a fair request based on the unusually skinny nature of the lots.

John Meyer is doing a good job of trying to build responsibly and beautifully. As neighbors most impacted by these new homes, we respectfully request that you grant the variance request.

Please include the 4 responses to each request attached to this email and confirm receipt.

Most appreciatively,

Ruth Framel and Brett Framel
709 Fletcher St.
512.415.0569

PDF
Alison and Steve Twigge...02.pdf

PDF
Crystal D Flores respon...02.pdf

PDF
Genine L Flores respon...02.pdf

PDF
Ruth and Brett

Framel...02.pdf

Never got a response to this email sent on 1-4-21

From: **John Meyer** [redacted]
Subject: Re: 703 and 705 Fletcher
Date: January 4, 2021 at 1:56 PM
To: paul strange s[redacted]

JM

Hello Paul,

I saw your response to me from the SC meeting.

I was not aware there was a meeting with our project on the agenda for the General Association in December. My understanding from our meeting on 11/13 was that we didn't have enough time to meet all the deadlines for the SC meeting and then the GA meeting in time to be on the December GA meeting. I understood that we would not be eligible for a General Association meeting until the 1st one in 2021, which I had in my notes as the 2nd Tuesday in March. I remember our talking about how that would push us out until the April BOA meeting if we tried to wait for that meeting before presenting to the BOA. As I recall you'd asked me what our hurry was.

As I recall my response was that we have to continue to pay interest and make a living, and that would be quite a long delay. You'd commented that at least interest rates were low right now.

At any rate, I wish I had known our project could have been on the General Assembly meeting agenda in December. I feel like the general assembly could have benefitted from the same presentation we plan to present to the BOA.

Regards,
John Meyer, President
J Angelo Design Build
210-882-6263
w[redacted]

> On Jan 4, 2021, at 1:40 PM, paul strange [redacted]:
>
> John we're going to be discussing that tonight as we're going to go to quarterly rather than bi-monthly meetings. Probably be the last month in each quarter, so it would be March 9. Why are you asking? The General Association voted on your Fletcher Street Properties at our December 8 Meeting and we advised the BOA of that decision.
>
> ---
>
> **From:** John Meyer <j[redacted]
> **Sent:** Monday, January 4, 2021 1:11 PM
> **To:** paul strange [redacted]
> [redacted] 703 and 705 Fletcher
>
> Hello Paul
>
> Can you please confirm when the next general association meeting for the BCNA is?
>
> Thank you
> John Meyer, President
> J Angelo Design Build
> 210-882-6263
> w[redacted]
>
> > On Dec 7, 2020, at 8:10 PM, paul strange <s[redacted]> wrote:
> >
> > John, the Steering Committee voted to oppose your request to pierce the McMansion Envelop on the two 35' lots you own on Fletcher. We feel there a precedent issue involved and not a true hardship. Two narrow 6,849 SF lots owned by the same individual allow for multiple design options.
> > Please advise any questions.

Never got a response to this email sent on 1-14-21

From: **John Meyer**[redacted]
Subject: Re: 703 and 705 Fletcher
Date: January 14, 2021 at 3:30 PM
To: paul strange [redacted]

JM

This email was sent out after the postponement of the BOA meeting on 1/11. We had attempted one more time to reach out to the BCNA organization

Hello Paul,

Is there any chance you could call a adhoc meeting for the General Association prior to the 2/8 BOA meeting? We'd like to show the neighborhood group the details of our variance request. We feel like the impact to the neighbors is practically nil since we are only asking for the variances on the side of the houses that face each other. We are not asking for any variance (other than the lot width) for the side of the houses that face neighbors' houses. We've spoken to quite a few in the neighborhood and have received very positive feedback, especially from several of the abutting neighbors.

Regards,

John Meyer, President
J Angelo Design Build
210-882-6263
www[redacted]

> On Jan 4, 2021, at 1:40 PM, paul strange [redacted] wrote:
>
> John we're going to be discussing that tonight as we're going to go to quarterly rather than bi-monthly meetings. Probably be the last month in each quarter, so it would be March 9. Why are you asking? The General Association voted on your Fletcher Street Properties at our December 8 Meeting and we advised the BOA of that decision.
>
> ---
>
> **From:** John Meyer <J[redacted]m>
> **Sent:** Monday, January 4, 2021 1:11 PM
> **To:** paul strange <s[redacted]>
> **Subject:** Re: 703 and 705 Fletcher
>
> Hello Paul
>
> Can you please confirm when the next general association meeting for the BCNA is?
>
> Thank you
> John Meyer, President
> J Angelo Design Build
> 210-882-6263
> www.[redacted]
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> > Please advise any questions.

From: **paul strange** s[redacted]
Subject: Re: 703 Fletcher and 705 Fletcher
Date: December 4, 2020 at 4:22 PM
To: John Meyer J[redacted]

PS

Thanks John. The SC will be meeting Monday and I'll get back to you after they have voted.

From: John Meyer <J[redacted]>
Sent: Friday, December 4, 2020 11:12 AM
To: paul strange [redacted]
Subject: Re: 703 Fletcher and 705 Fletcher

Hello Paul,

I hope all is well.

I've attached the cover letter we included to the CoA with our applications for the variances for the 2 lots at 703 and 705 Fletcher. I thought it might be useful in your Steering Committee meeting next week. Please feel free to use it or not as you like.

Regards,

John Meyer, President
J Angelo Design Build
210-882-6263
www[redacted]

> On Nov 20, 2020, at 10:22 AM, paul strange <[redacted] wrote:
>
> No. It's a simple case and not hard to understand. I don't know what you or your architect could personally add that would clarify the issue further.
>
> ---
>
> **From:** John Meyer <[redacted]
> **Sent:** Friday, November 20, 2020 10:15 AM
> **To:** paul strange [redacted]
> **Subject:** Re: 703 Fletcher and 705 Fletcher
>
> Will we be attending the SC meeting to present our case?
>
> Thanks,
> John Meyer, President
> J Angelo Design Build
> 210-882-6263
> www.[redacted]
>
> > On Nov 20, 2020, at 10:11 AM, paul strange <[redacted]:
> >
> > John, we have enough information based on your submission to make a recommendation to the Steering Committee. Once they meet and vote, I'll advise you of the SC's decision.
> >
> > ---
> >
> > **From:** John Meyer [redacted]
> > **Sent:** Friday, November 20, 2020 8:16 AM
> > **To:** paul strange <[redacted]>
> > **Subject:** Re: 703 Fletcher and 705 Fletcher
> >
> > Hello Paul,
> >
> > Do you know yet when we'll be having this meeting?
> >
> > Regards,
> > John Meyer, President
> > J Angelo Design Build
> > 210-882-6263
> > www[redacted]
> >
> > > On Nov 14, 2020, at 3:33 PM, paul strange <[redacted]> wrote:
> > >
> > > John, I will call an ad hoc meeting if you get me something in the next couple of days. It's a simple issue, what

John, I will call and see meeting if you get me something in the next couple of days. It's a simple issue, what are the precedent issues if we would recommend approval.

From: [redacted]
Sent: Saturday, November 14, 2020 3:15 PM
To: John Meyer [redacted]
Subject: Re: 703 Fletcher and 705 Fletcher

John, once I have them, I will schedule a meeting. As I told you, we don't meet unless we have an applicant ask to meet with us and have all the background, we require to understand the situation and the "ask". When we meet, we start our meetings at 7:00.
Please understand, we are a volunteer organization and as such often have competing commitments. Also, we have not been meeting much this year due to the Covid and the LDC rewrite. I'm not going to tell them to keep their schedules open until I have something to show them.

From: John Meyer [redacted]>
Sent: Saturday, November 14, 2020 12:30 PM
To: paul strange <[redacted]
Subject: Re: 703 Fletcher and 705 Fletcher

Hello Paul,

Our architect should have some massing models to go along with the floor plates for illustrations for Monday. What time is the meeting scheduled?

Thanks

John Meyer, President
J Angelo Design Build
210.882.6263

> On Nov 12, 2020, at 4:37 PM, paul strange [redacted]> wrote:
>
> John, I'll see you tomorrow @ 10:00. My printer is low on color ink, but you might want to print out the BCNA FLUM.
>
> ---
>
> **From:** John Meyer <[redacted]>
> **Sent:** Wednesday, November 11, 2020 5:00 PM
> **To:** paul strange <[redacted]
> **Subject:** Re: 703 Fletcher and 705 Fletcher
>
> Hello Paul,
>
> Would there be a time on Friday or Monday we could get together for a short meeting about these lots? I could come to your office or we could meet at our architects in one of their meeting rooms on E 7th St.
>
> Regards
> John Meyer, President
> J Angelo Design Build
> 210-882-6263
> [redacted]
>
> > [redacted] Nov 9, 2020, at 4:53 PM, paul strange <[redacted] wrote:
> >
> > The Steering Committee meets monthly and the Zoning Committee meets Monthly when we have an applicant that wants to contact us. Due to the LDC Rewrite, which is presently on hold, we have not had many meetings this calendar year. The GA will meet the 2nd Tuesday in December and quarterly in 2021. The SC has had their November Meeting and I'm not calling the Zoning Committee together until we have a genuine need. All meetings are being held virtually via Zoom.
> >
> > ---
> >
> > **From:** John Meyer [redacted]
> > **Sent:** Monday, November 9, 2020 10:47 AM
> > **To:** paul strange [redacted]>
> > **Subject:** Re: 703 Fletcher and 705 Fletcher
> >
> > Hello Paul,

My apologies for not replying sooner. We are meeting with the architect tomorrow to see/discuss some potential ideas for working with these two lots. I should be able to get with you soon after that - hopefully this week. How often does the Zoning Committee and BCNA Steering Committee meet? Also, how long do you put it out to the general association for a vote? We're working on a preliminary timeline and trying to get a sense of the process.

Regards,
John Meyer, President
J Angelo Design Build
210-882-6263
[redacted]

[redacted] Nov 9, 2020, at 10:37 AM, paul strange [redacted] > wrote:

John, I haven't heard from you. Reach out when you are ready to discuss these two properties.

From: paul strange <s[redacted]>
Sent: Tuesday, November 3, 2020 9:35 AM
To: John Meyer <[redacted]; Jesse Moore <[redacted]>; Kate Francis <k[redacted]>; pinkhouse iphone <[redacted]>; Ronnie Dittmar [redacted]; Coldwell Matt [redacted]>
Subject: Re: 703 Fletcher and 705 Fletcher

John the process is that the developer communicates with the Zoning Committee who makes a recommendation to the BCNA Steering Committee who then votes on that recommendation which then goes to the general association for a vote.
Please communicate directly with me as I am chair of the ZC.

On November 3, 2020, at 8:26 AM, John Meyer <[redacted]> wrote:

Hello All,

We are planning to develop the lots at 703 and 705 Fletcher. Each lot will have a new single family home built on it. However there are some issues. Currently each lot is only 35' wide and the minimum lot width requirement in Austin is 50'. Therefore we'll need to obtain a variance. I'd like to discuss some potential options related to the variance and would like to meet with the neighborhood group.

Would it be possible to have a preliminary conversation with the group, or a steering committee or a sector rep? I'm not sure if we've found the latest contact info related this particular neighborhood group. So, if not, please accept our apologies. If you wouldn't mind to forward this email on the appropriate person (or let me know who might be a better contact), I'd really appreciate it.

I can be reached at the number below as well.

Regards
John Meyer, President
J Angelo Design Build
210-882-6263
[redacted]

[redacted] FLUM.pdf>