



703 FLETCHER



705 FLETCHER

PROJECT NAME:

703 + 705 FLETCHER ST

IMAGE NAME:

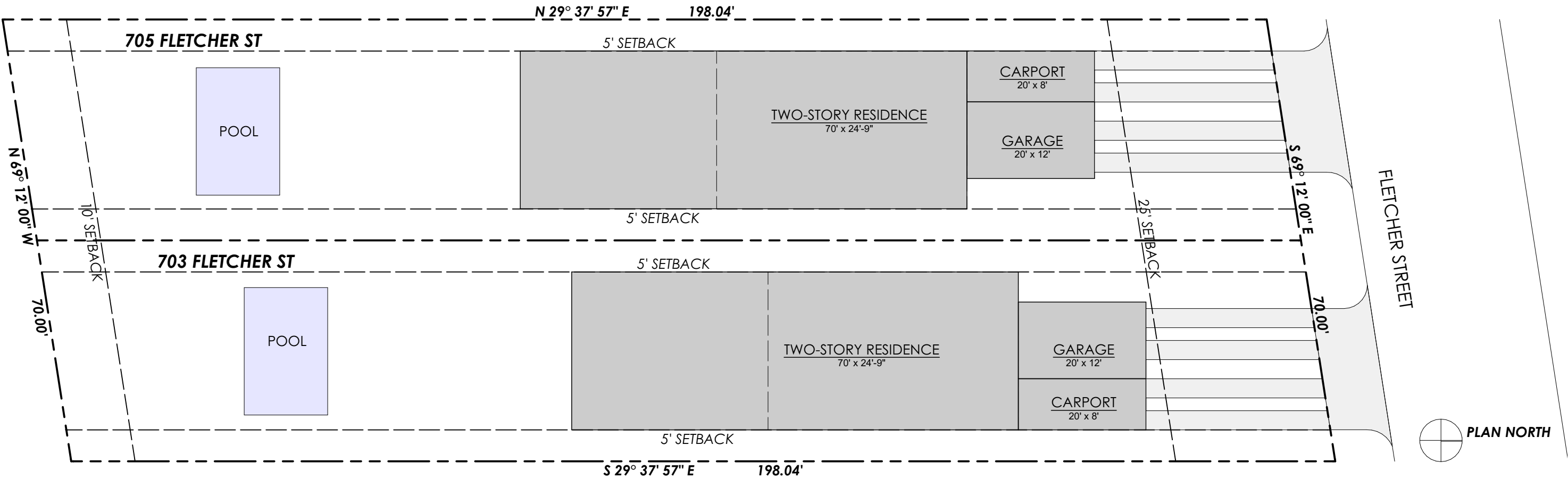
STREET VIEW (CURRENT)

PAGE





THIS IS A PROPOSED SITE PLAN PENDING THE REMOVAL
OF THE EXISTING ON SITE UTILITY POLE AT 703 FLETCHER ST



703 FLETCHER: ALLOWABLE AREAS

SITE AREA	6,849 SF	
ALLOWABLE IMPERVIOUS COVER	3,082 SF	45 %
PROPOSED IMPERVIOUS COVER	2,459 SF	
ALLOWABLE BUILDING COVER	2,740 SF	40 %
PROPOSED BUILDING COVER	2,130 SF	
ALLOWABLE F.A.R.	2,740 SF	0.4 TO 1

BUILDING AREAS

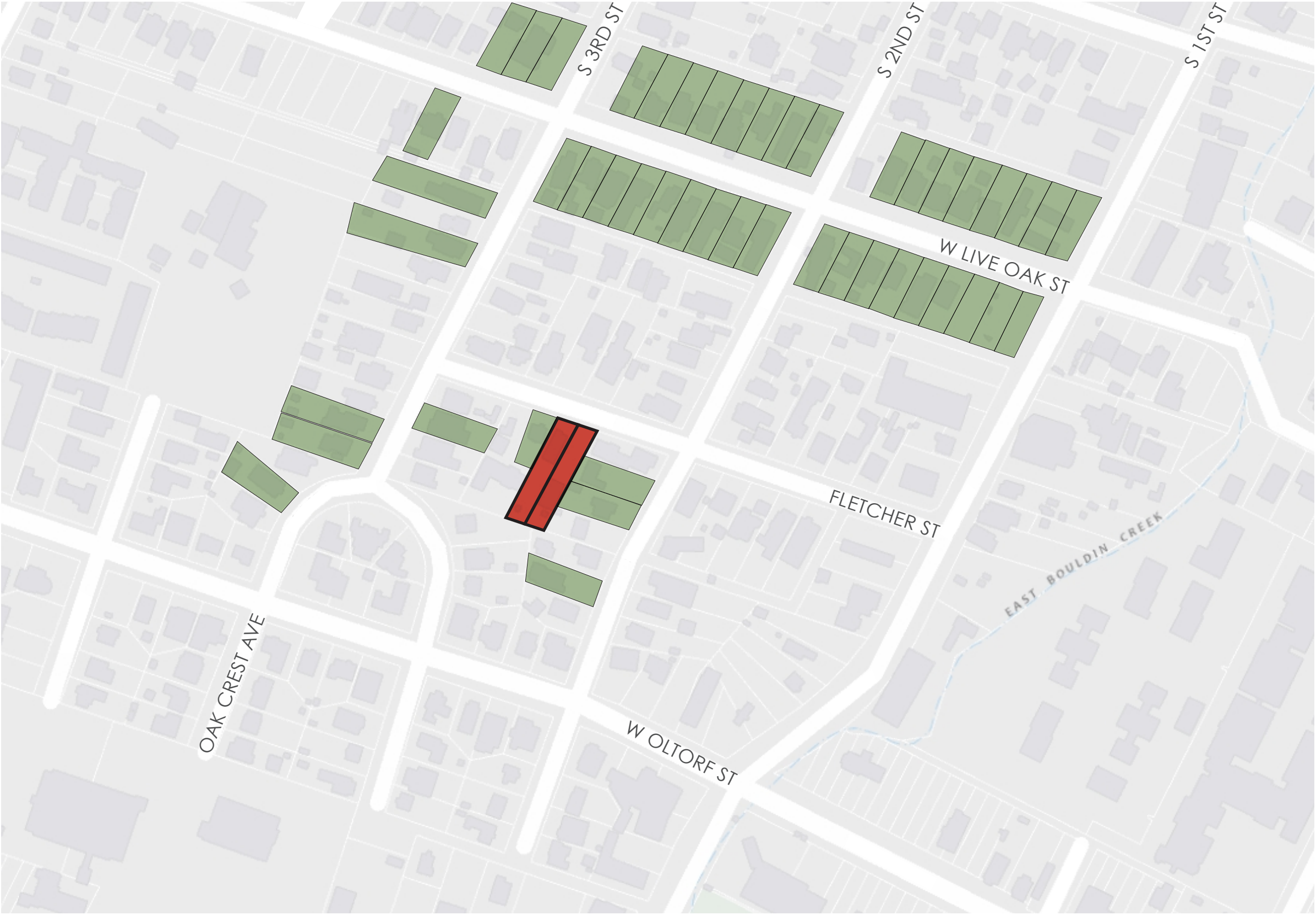
CARPORT	0 SF	(450 SF REDUCTION)
GARAGE	40 SF	(200 SF REDUCTION)
TWO-STORY RESIDENCE	2,700 SF	
TOTAL BUILDING AREA	2,740 SF	

705 FLETCHER: ALLOWABLE AREAS

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BUILDING AREAS

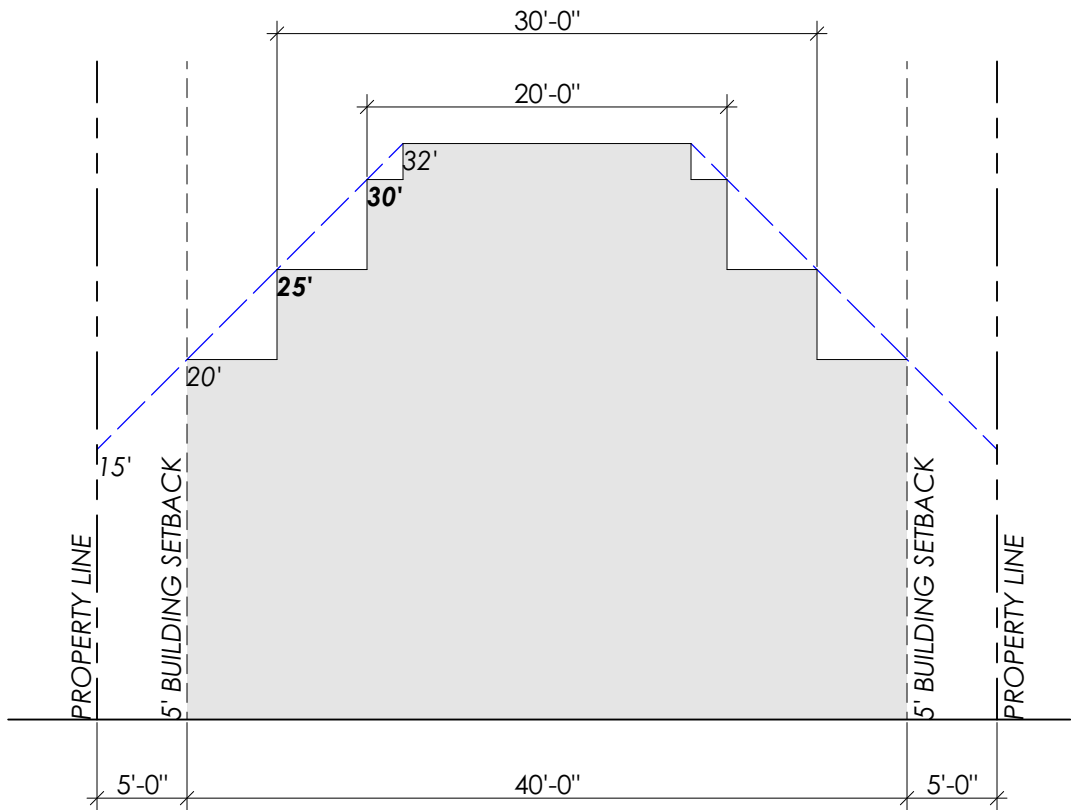
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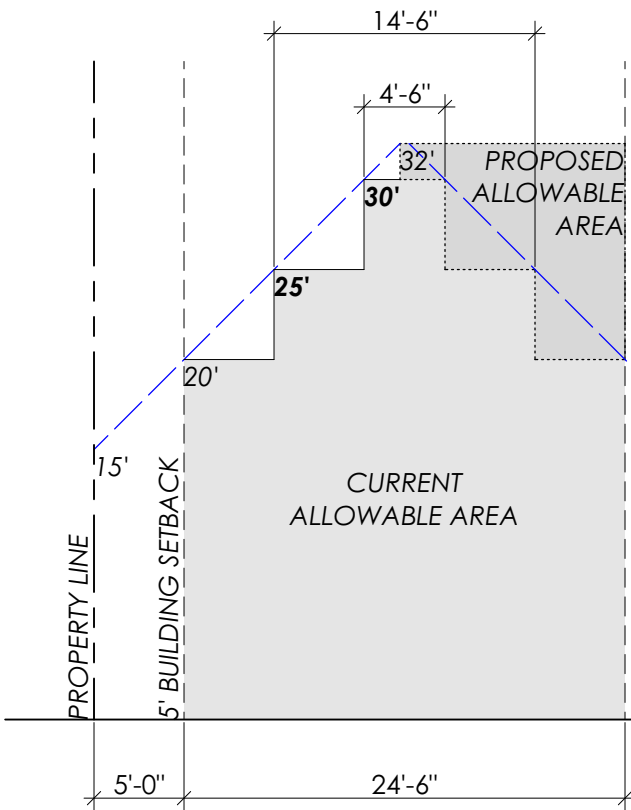
- PROPOSED LOTS**
(703 + 705 FLETCHER ST)
- OTHER SUBSTANDARD LOTS**
(LESS THAN 50' WIDE)



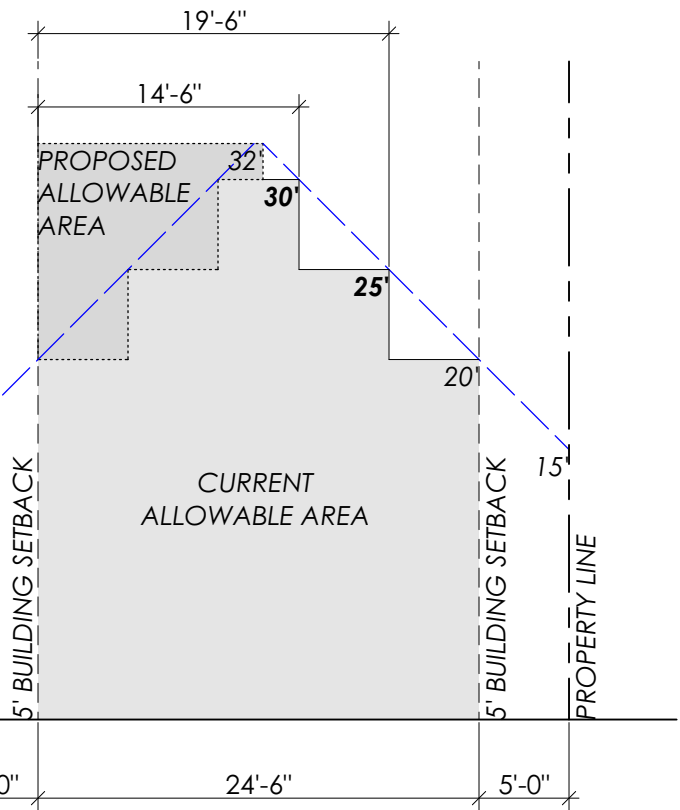
TYPICAL 50' LOT



703 FLETCHER

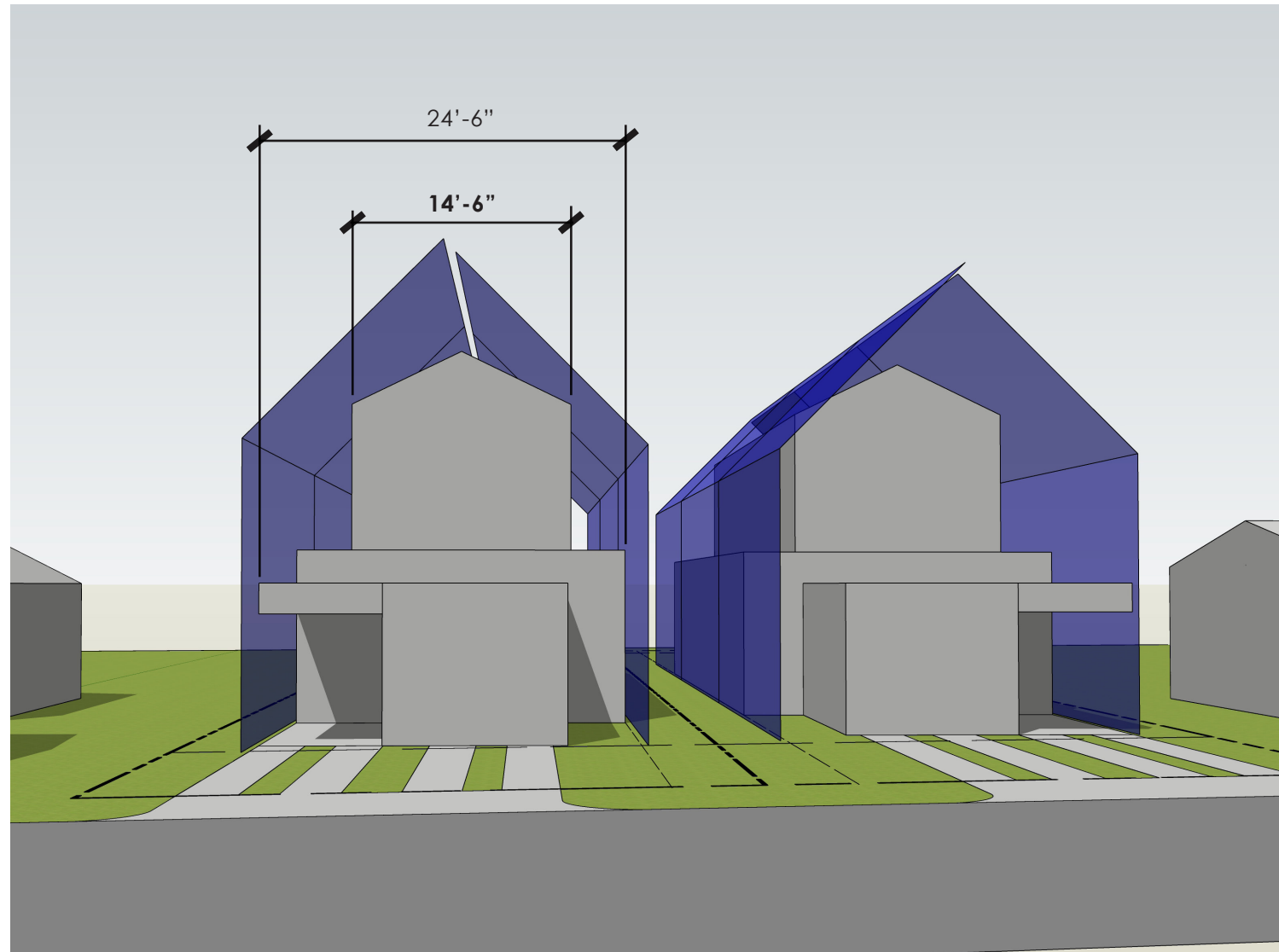


705 FLETCHER

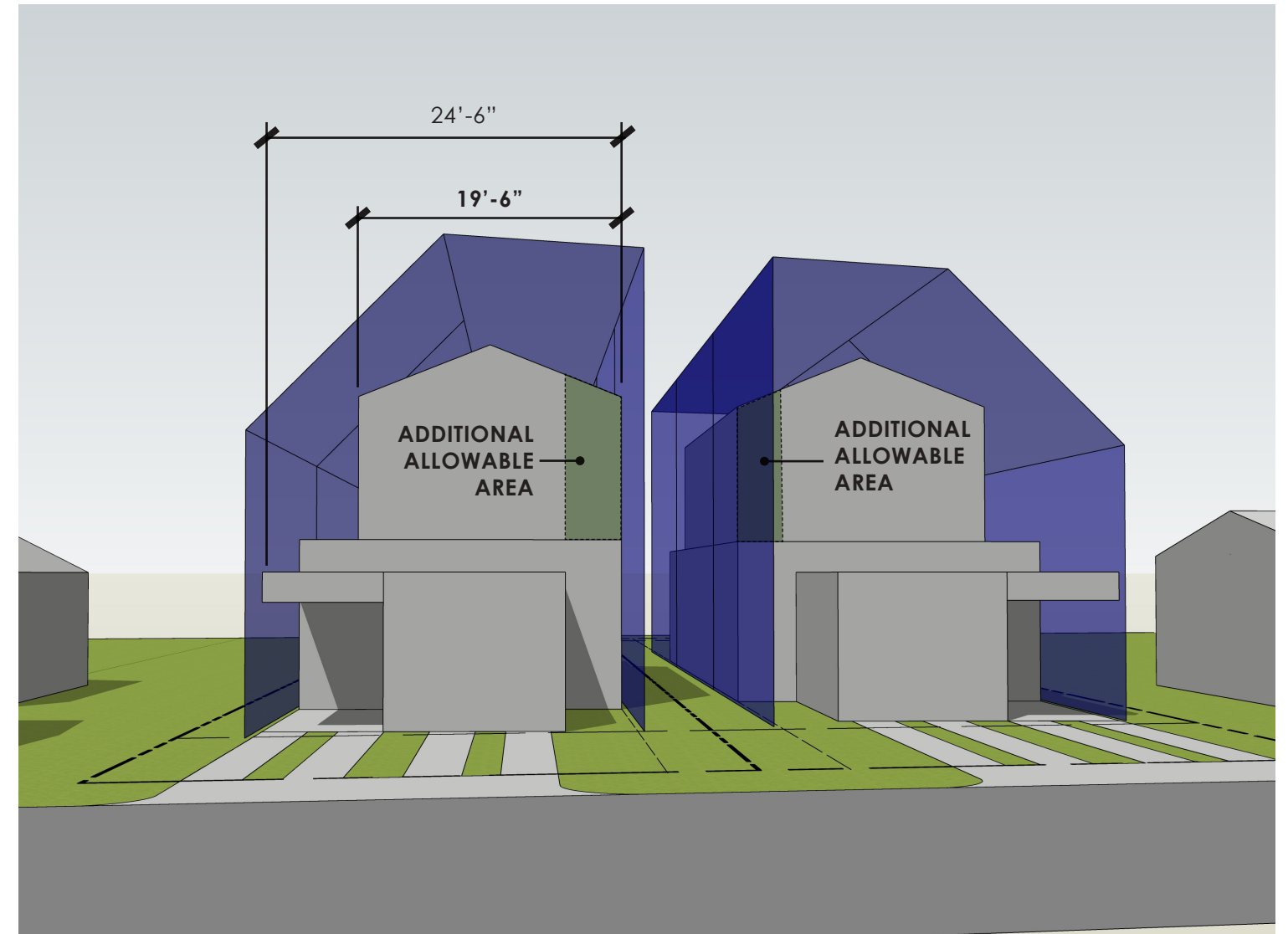




CURRENT ALLOWABLE AREA

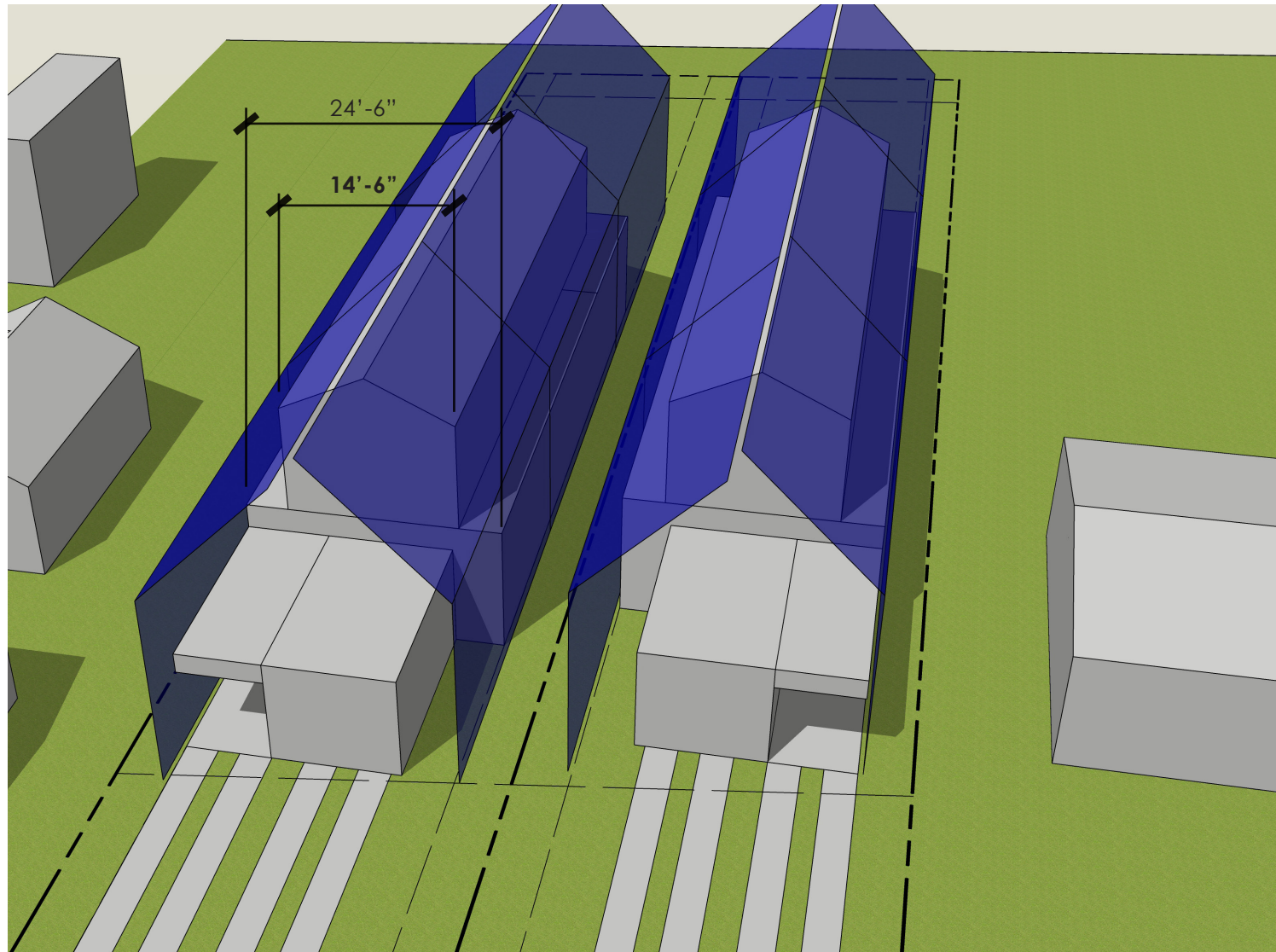


PROPOSED ALLOWABLE AREA

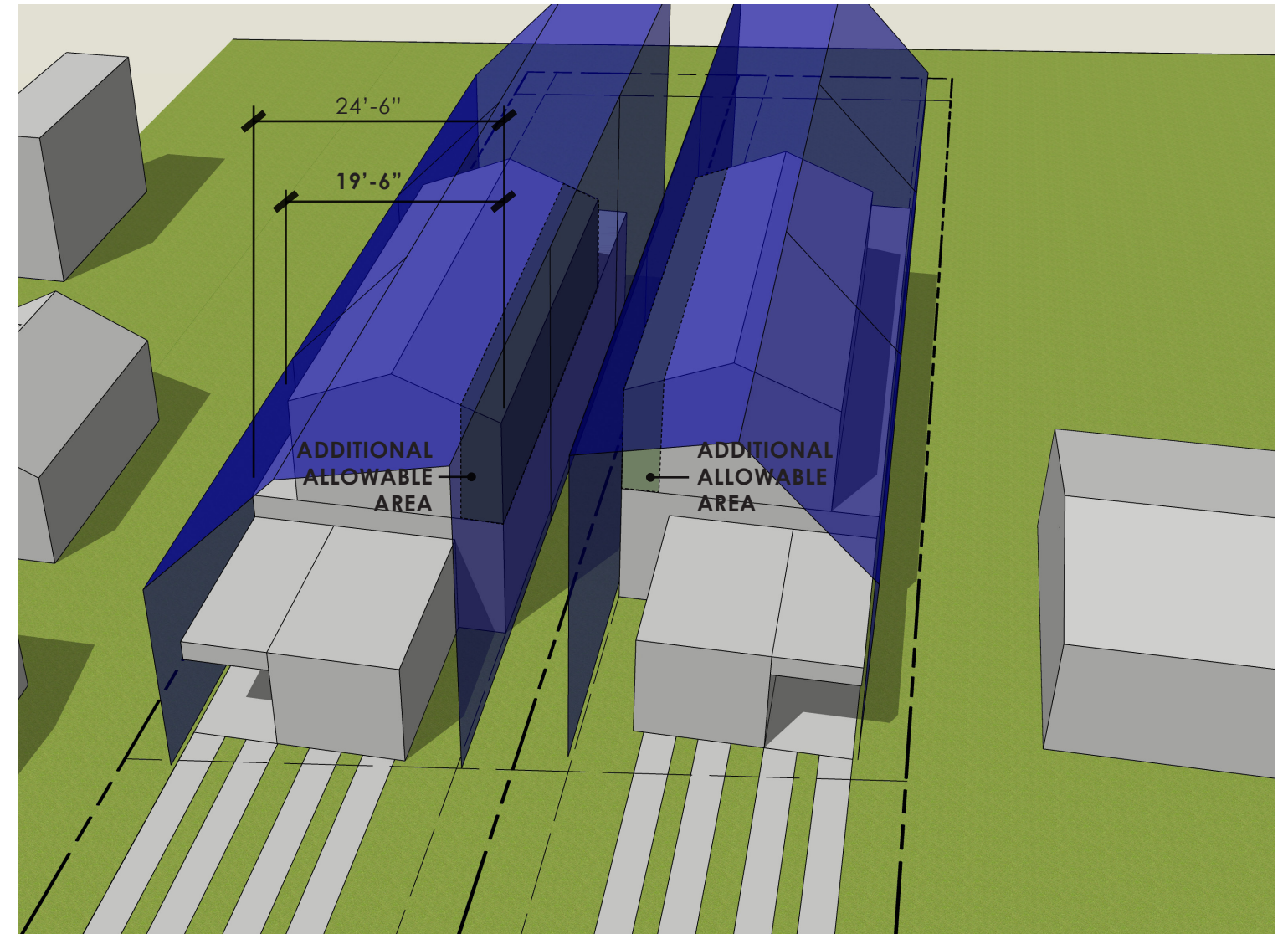




CURRENT ALLOWABLE AREA

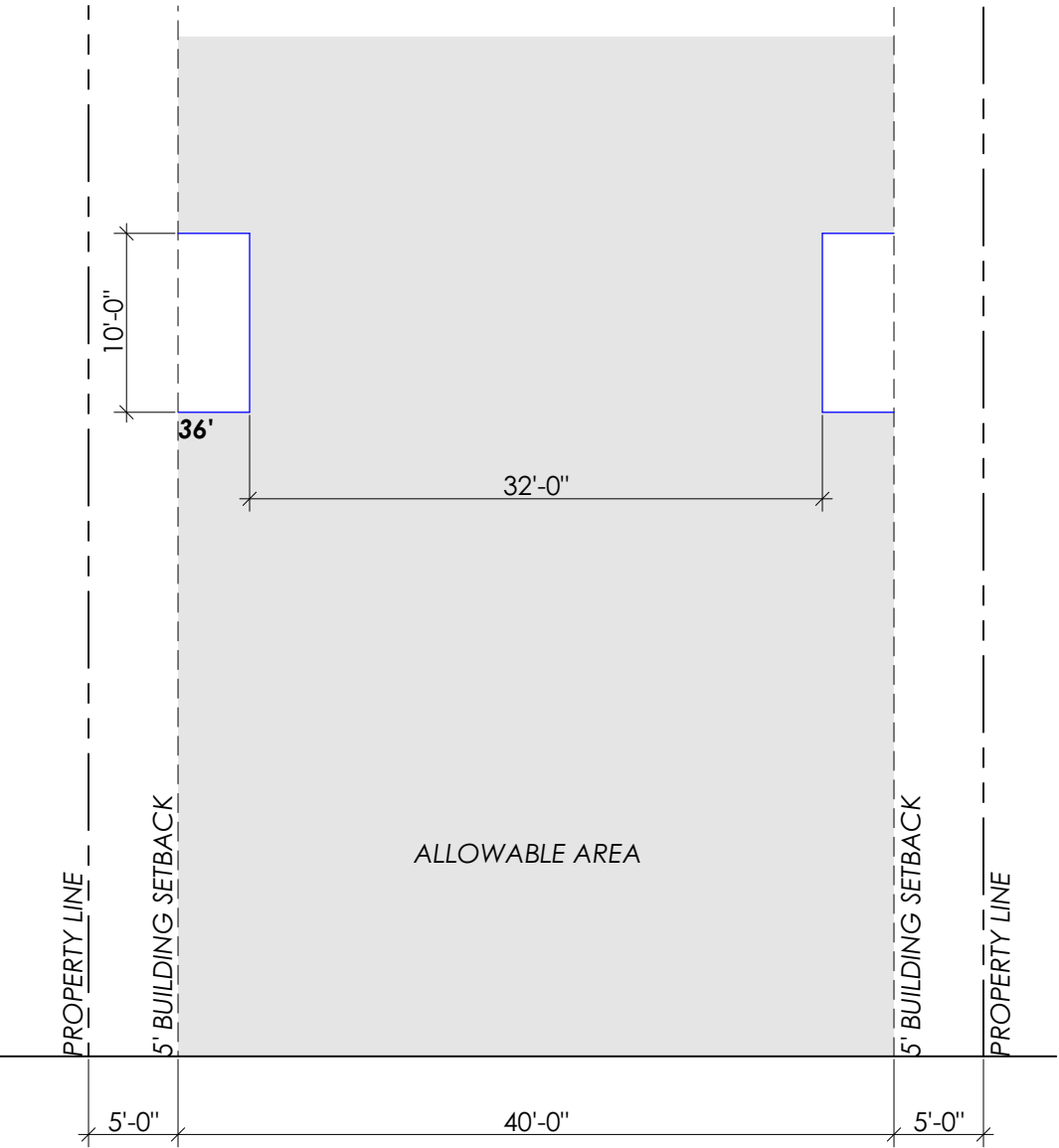


PROPOSED ALLOWABLE AREA

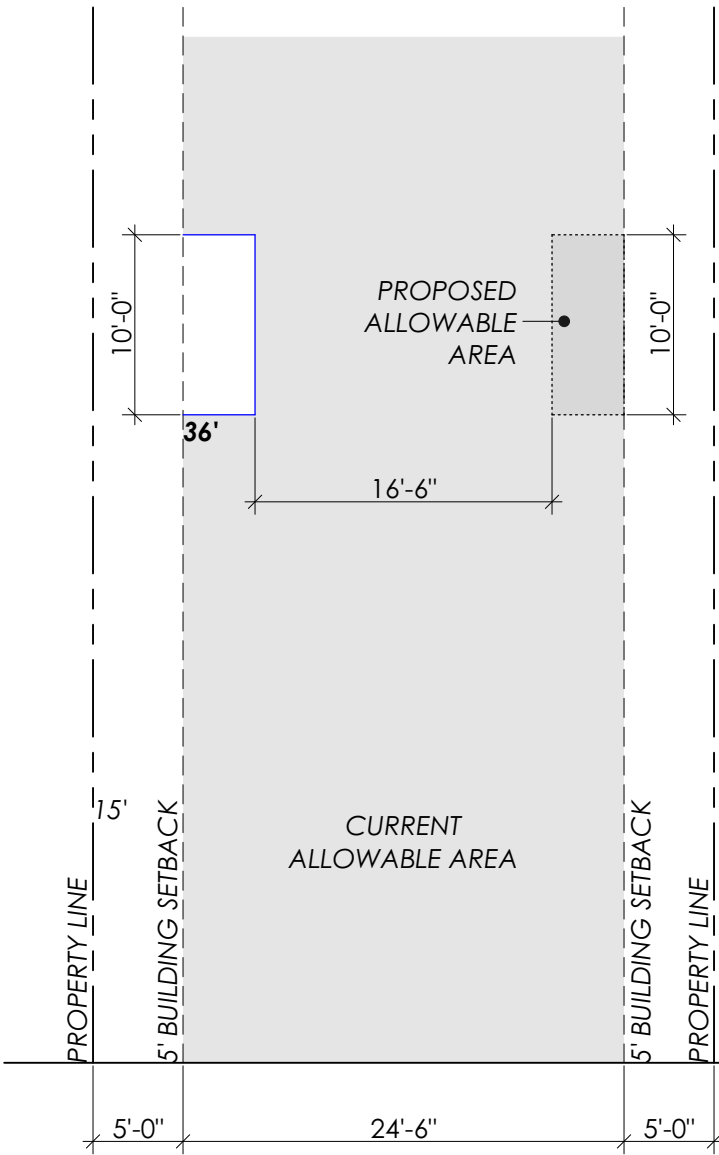




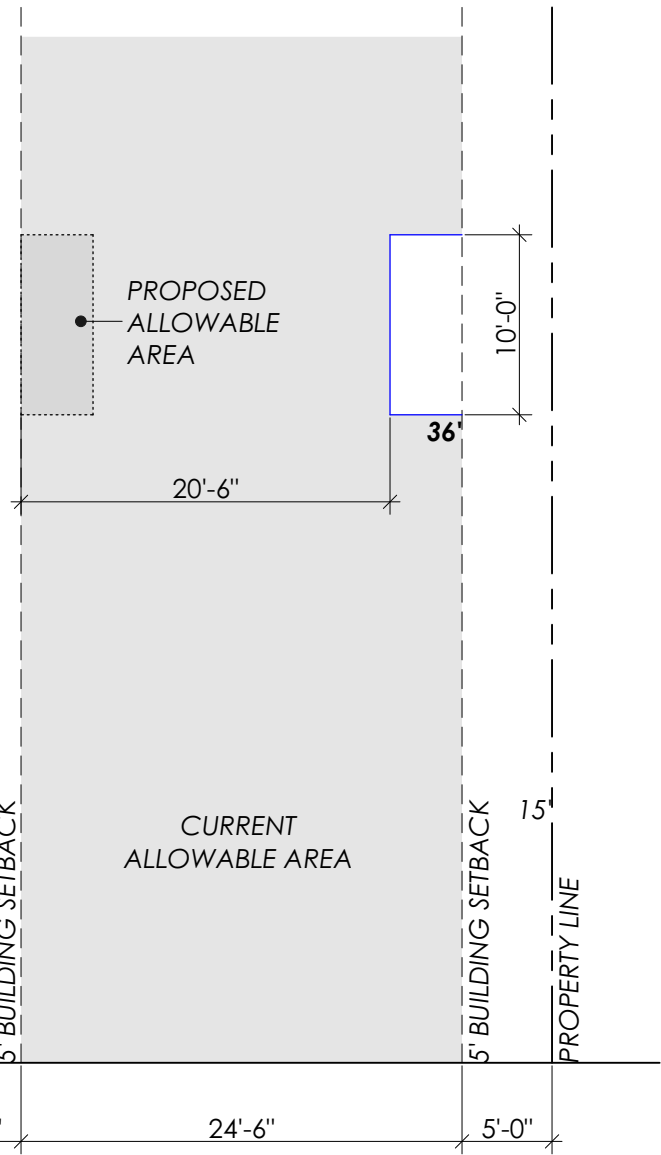
TYPICAL 50' LOT



703 FLETCHER



705 FLETCHER





HARDSHIP

SUBSTANDARD LOT WIDTH (34'-9" EACH)

ASKING FOR

- 1. PERMISSION TO BUILD ON A LOT WITH A SUBSTANDARD LOT WIDTH (LDC 25-2-492-D)
- 2. REMOVAL OF THE MCMANSION SIDE SETBACK PLANES BETWEEN THE TWO LOTS (LDC 25-2 Subchapter F Article 2.6A)
- 3. REMOVAL OF THE SIDEWALL ARTICULATION REQUIREMENT BETWEEN THE TWO LOTS LDC (25-2 Subchapter F Article 2.7)

NOT ASKING FOR

- NO ADDITIONAL F.A.R.
- NO ADDITIONAL SQUARE FOOTAGE
- NO ADDITIONAL IMPERVIOUS COVER
- NO ADDITIONAL HEIGHT
- NO CHANGES TO THE FRONT OR SIDEYARD SETBACKS

NOT A PRECEDENT

- SUBSTANDARD LOT WIDTH (34'-9" EACH)
- 2 ADJACENT LOTS WITH THE SAME OWNER

Results of Neighborhood Door-to-Door Survey



Total Houses in Survey:	95	
Total Respondents:	29	30.5%
“For or Don’t Care” respondents:	28	96.6%
“Against” respondents:	1	3.4%

Emails with Bouldin Creek Neighborhood Association

Below is a reverse chronological sequence of emails between us and the Bouldin Creek Neighborhood Association. We never received a response to the last two emails below.

From: John Meyer <Jmeyer@jangelodesignbuild.com>
Subject: Re: 703 and 705 Fletcher
Date: January 14, 2021 at 3:30:23 PM CST
To: paul strange <strange20@msn.com>

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.jangelodesignbuild.com

From: John Meyer <Jmeyer@jangelodesignbuild.com>
Subject: Re: 703 and 705 Fletcher
Date: January 4, 2021 at 1:56:30 PM CST
To: paul strange <strange20@msn.com>

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
www.jangelodesignbuild.com

On Jan 4, 2021, at 1:40 PM, paul strange <strange20@msn.com> 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 <Jmeyer@jangelodesignbuild.com>
Sent: Monday, January 4, 2021 1:11 PM
To: paul strange <strange20@msn.com>
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.jangelodesignbuild.com

● paul strange

December 7, 2020 at 8:10 PM

PS

703 and 705 Fletcher

To: Dad

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.

Emails with Bouldin Creek Neighborhood Association

● paul strange

December 4, 2020 at 4:22 PM

PS

Re: 703 Fletcher and 705 Fletcher

To: Dad

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

From: John Meyer <Jmeyer@jangelodesignbuild.com>

Sent: Friday, December 4, 2020 11:12 AM

To: paul strange <strange20@msn.com>

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.jangelodesignbuild.com

On Nov 20, 2020, at 10:22 AM, paul strange <strange20@msn.com> 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 <Jmeyer@jangelodesignbuild.com>

Sent: Friday, November 20, 2020 10:15 AM

To: paul strange <strange20@msn.com>

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.jangelodesignbuild.com

On Nov 20, 2020, at 10:11 AM, paul strange <strange20@msn.com> wrote:

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 <Jmeyer@jangelodesignbuild.com>

Sent: Friday, November 20, 2020 8:16 AM

To: paul strange <strange20@msn.com>

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.jangelodesignbuild.com

On Nov 14, 2020, at 3:33 PM, paul strange <strange20@msn.com> 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 are the precedent issues if we would recommend approval.

From: paul strange <strange20@msn.com>

Sent: Saturday, November 14, 2020 3:15 PM

To: John Meyer <jmeyer@jangelodesignbuild.com>

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.

Emails with Bouldin Creek Neighborhood Association

From: John Meyer <jmeyer@jangelodesignbuild.com>
Sent: Saturday, November 14, 2020 12:30 PM
To: paul strange <strange20@msn.com>
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

Comments from Paul Strange during Nov 13, 2020 in-person meeting:

- Paul said he would call an ad-hoc zoning committee meeting
- Paul said he would get us on the next SC meeting.
- Paul said there is not enough time to get on the December GA meeting so we'd have to wait until March 2021 GA meeting.
- BCNA doesn't want to inadvertently set a precedent
- Paul suggested possible used that we had already rejected for lack of feasibility

On Nov 12, 2020, at 4:37 PM, paul strange <strange20@msn.com> 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 <jmeyer@jangelodesignbuild.com>
Sent: Wednesday, November 11, 2020 5:00 PM
To: paul strange <strange20@msn.com>
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
www.jangelodesignbuild.com

Emails with Bouldin Creek Neighborhood Association

On Nov 9, 2020, at 4:53 PM, paul strange <strange20@msn.com> 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 <jmeyer@jangelodesignbuild.com>

Sent: Monday, November 9, 2020 10:47 AM

To: paul strange <strange20@msn.com>

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
www.jangelodesignbuild.com

On Nov 9, 2020, at 10:37 AM, paul strange <strange20@msn.com> wrote:

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

From: paul strange <strange20@msn.com>

Sent: Tuesday, November 3, 2020 9:35 AM

To: John Meyer <jmeyer@jangelodesignbuild.com>; Jesse Moore <jtmooore624@yahoo.com>;

Kate Francis <kmfrancis@gmail.com>; pinkhouse iphone <pinkhouseiphone@gmail.com>;

Ronnie Dittmar <rdittmar@gmail.com>; Coldwell Matt <mattcold@icloud.com>

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 <jmeyer@jangelodesignbuild.com> 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
www.jangelodesignbuild.com

<BCNA FLUM.pdf>

Summary

REQUESTED VARIANCES:

- 1. Lot less than 50'
- 2. Delete 45° side setback plane at interior lot line only
- 3. Delete sidewall articulation at interior lot line only

DOOR-TO-DOOR NEIGHBORHOOD SURVEY

- Fantastic response
- Overwhelming % of respondents were for it
- Respondents acknowledged improvements to neighborhood

BOULDIN CREEK NEIGHBORHOOD ASSOCIATION

- We've worked hard to work with the neighborhood association
- Zoning Committee agreed to take to next level
- Steering Committee opposed piercing the McMansion tent based on not wanting to set a precedence

EXISTING NEIGHBORS KEEP WHAT THEY BARGAINED FOR

- No changes to the code on the side of the property abutting neighbors
- New buyers will see what they're getting before they buy

NOT A PRECEDENT

- Variance #1 – 34'-9" lot – no precedent because there are numerous already under 50'
 - Variance #2 – 45° side setback plane
 - Variance #3 – Sidewall articulation
- Not precedents because there are no other 35' wide lots side-by-side in the area