



January 25, 2021

John Meyer
703 Fletcher St
Austin TX, 78704

Property Description: CEN 35FT OF E205FT BLK 3 BAWCOM SUBD

Re: C15-2021-0001

Dear John,

Austin Energy (AE) has reviewed your revised application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following sections of the Land Development Code;

Section 25-2-492 (Site Development Regulations) (a); to decrease the minimum lot width from 50 feet (required) to 34 feet 9 inches (requested); and Section 25-2 (Subchapter F, Residential Design and Compatibility Standards, Article 2, Development Standards, 2.6 Setback Planes; to decrease the 45 degree angle side setback plane (required) to 0 degrees (requested) on the west side of lot. In order to erect a Single-Family Residence in a SF-3", Single-Family Residence zoning district.

Austin Energy does not oppose the above variances requested, with the adjustments made to the proposed building figures, provided the proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense. It is noted that the existing service drop for both 703 and 705 Fletcher Street is covered multi-plex secondary conductors.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

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