

**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]

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

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**From:** John Meyer <[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.\[REDACTED\]](http://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.

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**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.\[REDACTED\]](http://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.\[REDACTED\]](http://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

being. I can schedule a meeting if you get me something in the next couple of days. No a simple issue, what are the precedent issues if we would recommend approval.

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**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.

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**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.

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**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 <[REDACTED]>

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

**To:** John Meyer <[REDACTED]>; Jesse Moore <[REDACTED]>; Kate Francis <[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>

City Report

#### PUBLIC HEARING INFORMATION

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Case Number: C15-2021-0001

Contact: Elaine Ramirez, [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

Public Hearing: Board of Adjustment, February 8<sup>th</sup>, 2021

Your Name (please print) Steven B. Jackson ☒ I am in favor ☐ I object

606 Fletcher St

Long Address (as affected by this application)

Elaine Ramirez 1/30/21  
Signature Date

Daytime Telephone: 919-358-3395

Comments: I support this project

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](mailto:elaine.ramirez@austintexas.gov)

**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Subject:** 703 & 705 Fletcher / C15-2021-0001/ C15-2021-0002  
**Date:** Thursday, February 04, 2021 3:53:35 PM  
**Attachments:** [image001.png](#)

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Hi Elaine,

As I am a neighbor, I have received the Public Hearing Information in the mail. I was hoping that I could just email you rather than mailing the paperwork in.

This applicant has purchased both properties, knowing the limitations and is now requesting rather significant variances on both properties so that he can construct larger homes for the purposes of greater profit. I think that this type of reasoning is what has ruined my neighborhood with the extreme number of demolitions and the resulting McMansions becoming the norm. What was an average neighborhood is now exclusively filled with million dollar homes.

That said, I AM NOT IN FAVOR OF EITHER PROPOSAL.

Let me know if this is sufficient.

Hope all is well with you.

Thank you.

**Jan Adler**

*Plans Examiner Supervisor/ Commercial Plan Review*  
City of Austin Development Services Department  
6310 Wilhelmina Delco Dr. Austin, Tx. 78752  
**Office:** 512-974-6377



*Commercial Plan Review website:*

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**Please contact my direct supervisor with any kudos or concerns at**  
**[Mitchell.Tolbert@austintexas.gov](mailto:Mitchell.Tolbert@austintexas.gov)**

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**Case Number: C15-2021-0002**

**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing: Board of Adjustment; January 11<sup>th</sup>, 2021**

Lisa Wemberger

Your Name (please print)

☒ I am in favor  
☐ I object

706 + 708 Fletcher St., Austin 78704

Your address(es) affected by this application

Elisa Wemberger

Signature

2/4/21

Date

Daytime Telephone: 630.561.2006

Comments: Re: 705 + 703 Fletcher St.

- will fit in better w/ our community vs  
having an extra tall, narrow home(s)

- just was made aware that there was a neighborhood  
meeting re: above properties (~ Dec '20). Why, as a  
neighbor directly across from these properties,  
wasn't invited. DA will be primarily me that  
will be looking @ these new homes on a daily basis

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Elaine Ramirez

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**Contact:** Elaine Ramirez; [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)

**Public Hearing: Board of Adjustment; February 8<sup>th</sup>, 2021**

Ralph DeBernardo

Your Name (please print)

☒ I am in favor  
☐ I object

611 Fletcher St

Your address(es) affected by this application

Ralph DeBernardo

Signature

1/29/2021

Date

Daytime Telephone: 201-988-3821

Comments:

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