Avery O Design
Texuport
S 2nd St
S 3rd St
Fletcher St
S 3rd St
705
703
Fletcher St
S 2nd St
Oak Crest Ave
S 3rd St

Bouldin Creek Neighborhood Association
Bouldincreek.org

Date: December 30, 2020

TO: Board of Adjustment

Subject: Case C15-2021-0001 & 0002
703 and 705 Fletcher

Board Members,

The Bouldin Creek Neighborhood Association has voted against the variance request of John Meyer to pierce the McMansion Envelop. We do not feel there is a hardship other than economic. Our rationale is that the owner of two adjacent lots of approximately 6,900 SF each should be able to design around the lot width limitations without requiring a variance.
Thank you for your service.

Sincerely,

Paul Strange
President and Zoning Chair

Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78704

Results of Neighborhood Door-to-Door Survey

Total Houses in Survey:	95	
Total Respondents:	26	27.4%
"For or Don't Care" respondents:	23	88.5%
"Against" respondents:	3	11.5%

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

Melynda Nuss + José Skinner
Your Name (please print)

☐ **I am in favor**
☑ **I object**

2308 S. 2nd St.
Your address(es) affected by this application

Signature — *Date* 12-29-20

Daytime Telephone: 512-799-9792

Comments: Can't see anything about this project that merits a departure from the rules.

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

Gina Mateer
Your Name (please print)

☒ **I am in favor**
☐ **I object**

2317 S 3rd St.
Your address(es) affected by this application

GMateer — 1/11/21
Signature — *Date*

Daytime Telephone: 832-439-6534

Comments: live near site

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

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

Gina Mateer
Your Name (please print)

☒ I am in favor
☐ I object

2317 S. 3rd St.
Your address(es) affected by this application

GR Mateer — 1/11/21
Signature — *Date*

Daytime Telephone: 832-439-6534

Comments: live near site

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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

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:

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):
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

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@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

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

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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

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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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- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

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

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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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:

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

PUBLIC HEARING INFORMATION

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and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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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:

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

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 <[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.
>
> ---
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> **From:** John Meyer <J[redacted]m>
> **Sent:** Monday, January 4, 2021 1:11 PM
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> > Please advise any questions.