

Good morning Michael.

Regarding the nearly identical options:

It may be that because of the diagonal setback boundaries a little more basement area is included in the primary setback in option 1.

#### REASON WE WOULD LIKE TO ATTEND COMMISSION MEETING THIS MONDAY

My client is proposing to build a residence close enough to the lakefront (albeit over 30 feet above the waterline) so that building will take place in both the primary and secondary waterfront overlay setback areas. The building will include a basement.

We would like to present to the Commission on Monday to get a sense of how the Commission would receive an application for a variance to build within the primary and secondary setbacks given that the impervious cover within the primary setback would be close to 15% and close to 30% within the secondary setback. My client feels that she needs to be prudent and not barge ahead with detailed construction planning until she gets a sense of what the City of Austin may allow in a variance situation. In addition she is hoping to learn if there has been any progress in amending the overlay requirements to exempt single family housing.

I will forward you the more detailed site plan showing the guest house and driveway as quickly as I can but it may not be before noon today.

Thank you for your attention to this.

Sincerely,

Paul Balmuth  
PB Fine Construction LLC

Sent from my iPhone

On Mar 7, 2014, at 10:03 AM, "Simmons-Smith, Michael" <[Michael.Simmons-Smith@austintexas.gov](mailto:Michael.Simmons-Smith@austintexas.gov)> wrote:

Paul, as I look over the materials you e-mailed me yesterday, I have a couple of questions:

1. What is the difference between Option #1 and Option #2? They appear to be virtually identical.
2. When we met in my office on December 4, you provided a much more detailed plot plan of the proposed development at 2605 Canterbury, which included the location of the driveway and a guest house. It would be beneficial if you could provide the Board with as detailed a plan as possible.
3. Are you expecting Board approval for the proposed development on Monday evening? If so, please note that the Board will not take action on an item that has not yet been submitted for review by the City. You should be able to get a feel for how the Board will react to this case when/if it is presented for variance approval, but no vote will be taken on this matter at the meeting on Monday.

Also, the Waterfront Board will be meeting in the Austin Energy Building at 721 Barton Springs Road on Monday at 6:00. I have included a draft copy of the agenda for your convenience.

Again, please note that we would appreciate a descriptive narrative regarding this proposed project before noon today.

**Michael Simmons-Smith, Senior Planner**

**City of Austin Planning and Development Review Department**

Land Use Review

City of Austin

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