

April 22, 2015

Board of Adjustments  
City of Austin  
Austin, Texas

Re: Collier Lake House / 1806 Ski Slope Drive

C15-2015-0086

To Whom It May Concern,

Mr. and Mrs. Collier asked me to design a small weekend lake house for their family's use. Knowing that it was a small and steep lot the Collier's and I brainstormed for ways to design the project that would have limited impact on the site specifically with regard to impervious cover and drainage.

We determined that the septic field must be at least 50 feet from the lake and the lot had a 25 foot shoreline setback. The result is that the house is located in the only place it can be. The septic field and parking take up the rest of the lot. **Please refer to Drawing Exhibit A.** Our concept is to elevate the house, parking, and walkways above the ground by a significant amount. **Please refer to Drawing Exhibit B.** As a result the area of built structure actually touching the ground is limited to 235.5 square feet. If you discount the existing retaining wall we are only adding 148 square feet of impervious cover touching the ground.

By taking this approach I think we are successful in minimizing the site impact and may, if fact, improve the current drainage. Currently, of course, all the site drainage runs unabated downhill into the lake. With the structures raised the existing drainage pattern will not change. After consulting with a landscape architect our intention is to place a bed of large diameter rocks under the footprint of the house. This, coupled with the planted vegetation on the septic field, will actually slow the speed of drainage, curb erosion, and allow for greater percolation of water into the soil. Further, our intention is to collect the roof water run off and direct it into an underground french drain system thereby furthering the ground absorption of water. We will use the same roofing material that is used for potable rainwater collection systems so no pollutants will enter the ground from the roofing material. **This is indicated in the Building Section in Drawing Exhibit B.**

This is not a "mcmansion" type of project. The home is limited to 1396 s.f. with a 747 square foot footprint and is modest in it's materials and design. It is not dissimilar in size to many other projects on the street and will fit nicely into the neighborhood.

**Drawing Exhibit C** is a diagram showing that the retroactive application of LA zoning restrictions (including 10'-0" side yard setbacks, the 25'-0" shoreline setback, and impervious cover slope restrictions) when coupled with the COA requirement for a viable septic system leads to an allowable impervious cover of only 94 s.f. (2.4% of the lot area) thereby making the lot virtually unbuildable.

**Drawing Exhibit D** shows the total existing site and proposed impervious cover. Please note that city departments have already approved a septic design based on these drawings.

I appreciate your time and consideration.

Sincerely,

Chris Lewis  
Chris Lewis Architects L.L.C.  
Texas Lic. #10325  
512.474.8124  
chrislewisarchitects.com

1900 Cliffwood Drive,  
Austin, TX, 78733

Date: May 24<sup>th</sup>, 2015

Subject: Proposed House on Ski Slope Drive.

C15-2015-0086

To Whom it may concern,

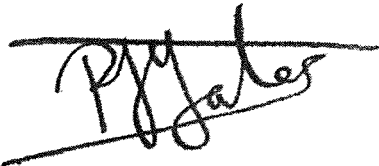
I am the home owner of 1900 Cliffwood Drive, a property that is accessed at the end of Ski Slope Drive. As such, I am neighbors of Mark Collier and family.

I am supportive of Mark Collier building the proposed home on his lot. The development of the lot will, in my opinion, add to the neighborhood feel of Ski Slope.

I feel confident that the style of the home proposed is in keeping with the homes along the street and support the overall character of the community.

Please contact me directly should you wish to discuss my sponsorship of this development further.

Regards,

A handwritten signature in black ink, appearing to read "Peter Yates", written over a horizontal line.

Peter Yates

512 666 3111

## 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 application. 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
- 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](http://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: C15-2015-0086, 1806 Ski Slope

Contact: Leane Heldenfels, 512-974-2202, [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)

Public Hearing: Board of Adjustment, June 8th, 2015

Shane Utley

Your Name (please print)

☐ I am in favor  
☒ I object

1711 Foggy Glen C.V. ATX 78733

Your address(es) affected by this application

Shane Utley

Signature

Date

Daytime Telephone: 512-934-1171

Comments: We still have STANDING WATER in the Area from recent Flooding. These changes will have AN ADVERSE effect on us and our neighbors and should not be approved.

Note: any comments received will become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

Scan & Email to: [leana.heldenfels@austintexas.gov](mailto:leana.heldenfels@austintexas.gov)