

Heldenfels, Leane

From: Carol Lee ~~carolee@grmll.com~~
Sent: Sunday, December 13, 2015 7:51 PM
To: Heldenfels, Leane
Subject: Additional Comments on item L-11, case C15-2015-0157
Attachments: BoA_14Dec2015_AdditionalComments.pdf

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Ms. Heldenfels,

I see that the applicant has submitted new and revised information for case C15-2015-0157, scheduled as item L-11 on the Board of Adjustment December 14th meeting agenda. Could you please help ensure that the members of the Board of Adjustment receive the attached additional comments from me before they make a determination on these variances? I notice that they closed the public hearing with last month's action to postpone but I may be able to attend tomorrow's meeting should they have questions about either set of my comments.

Thank you,

Carol Lee

~~carolee@grmll.com~~

512-794-8250

Heldenfels, Leane

From: Lisette & Al <lisetteandal@austin.rr.com>
Sent: Sunday, December 13, 2015 12:46 PM
To: Heldenfels, Leane
Subject: C15-2015-0157 -opposed to variances

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Dear Ms. Heldenfels:

Please forward my below comments to the Board of Adjustment members before their ruling on the cited case.

Thank you,
Lisette Schmidli
Lisetteandal@austin.rr.com
512-345-1776

To the Board of Adjustment, via Leane Heldenfels

From: Lisette Schmidli, Glenlake resident and Board member of 2222 CONA

Case Number: C15-2015-0157, 3405 Far View Drive

The requests for variances to allow this amount of impervious cover are quite outrageous. There are important environmental reasons why these ordinances are in place. This steep lot borders Emma Long parkland, which is directly on Lake Austin. Having lived along this same bluff for 25 years, we have seen incredible rain events that can do massive erosive damage on the water's way down to the river. There can be waterfalls leaping out over the bluff. From this lot, more impervious cover will increase the erosion onto City Park land below and into the river.

Much less impervious cover is what is needed. As these applicants are wishing to build a much larger house than the original site, perhaps they should change all their outdoor surfaces into environmentally friendly permeable materials. If the applicants were willing to downsize their impervious cover requests, it would be a great long term benefit for the whole bluff and river bank below.

If the architects are local, and have seen this site overlooking Lake Austin, their architects really should be knowledgeable about special restrictions on property this close to the Colorado River.

A Glenlake neighbor wrote to you so concisely, I would like to quote Carol Lee:

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"The Lake Austin Overlay District was specifically intended to regulate lots such as this property. The Overlay District was created primarily to help protect the water quality of Lake Austin, recognizing the significance that impervious cover and construction on steep slopes has on water quality. It is imperative that the terms of the Ordinance be enforced for all subject property within the 1000-feet of the shoreline for it to be effective. The 1000-foot impact is measured horizontally, not vertically. For example, the Preliminary Site Plan for the subject property shows the septic tank and equipment located on steep slope "high above" the lake, but an overflow would reach the water faster than if the land were flat. The objectives of the Overlay protect the bluffs along Lake Austin as well as the quality of water in it."

Please do not allow variances for more impervious cover above Lake Austin.