

Heldenfels, Leane

From: David M [REDACTED]
Sent: Monday, August 08, 2016 11:21 AM
To: Heldenfels, Leane
Subject: comments, case # C15-2016-0086, 1106 Mansell Ave.

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Greetings,

I am writing to comment in objection to the variance request for the property at 1106 Mansell Ave., in Austin 78721.

I have been living at my current address on Ledesma Road for about 10 years, and have seen, in just the past several years, many of the existing "normal" empty lots in this neighborhood, being (over) developed into places that are grossly more expensive, and very out-of-place in appearance from all the surrounding properties.

This particular lot was not built on in the past, probably because it's pretty much a bottom-of-the-barrel spot for a house, small, and on the side of a steep hill, and only now with the greatly inflated housing prices, becoming "cost effective" to build on.

I believe that treed lots like this are very important to preserving the character of the neighborhood as it is; and also perform a valuable service in helping to absorb the substantial runoff that comes every time it rains.

At my mother's house just down the street at 4906 Ledesma Road, she already is seeing increased runoff issues because of the two large new houses that have been built behind her (on Mendoza St), in also steep and formerly unbuildable lots.

Please don't approve this variance. The impervious cover restrictions are in place for a reason, and I see no reason why this lot should get preferential treatment by allowing the grandfathered exception; ESPECIALLY when the price house that is built is very likely to also greatly exceed those of the surrounding houses, and negatively impact them in multiple ways.

regards and thank you for your attention,

David W Mitchell
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