



October 10, 2019

David Cancialosi
2803 Edgewater Dr
Austin TX, 78733

Property Description: LOT 8 BLK 1 AUSTIN LAKE ESTATES SEC 2

Re: C15-2019-0055

Dear David,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider variance(s) from the following section of the Land development code:

Section 25-2-551 (C) (3) (c) increase Impervious Cover from 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent (required) to 66% (requested); 0% (existing) and; **(E) (2)** to increase Impervious Cover to 29% for a driveway;

In order to erect a Single-Family Residential home, being in the (LA) Zoning District and Lake Austin, neighborhood.

Austin Energy does not oppose requested variances, provided all proposed and existing improvements follow AE clearance criteria requirements, The National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.OCLSARE

If you require further information or have any questions regarding the above comments, please contact our office.

Thank you for contacting Austin Energy.

Eben Kellogg - Property Agent

Austin Energy - Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

2803 EDGEWATER C I5-2019-0055
BOA INTERESTED PARTY
OPPOSITION

“The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.”

from Code of the City of Austin, Texas § 25-2-180 - LAKE AUSTIN (LA)
OVERLAY DISTRICT.

PURPOSE OF LA ZONING

I-3/55

LATE BACK UP

- “The purpose of the Lake Austin (LA) overlay district is to protect the scenic, recreational, and environmental benefits of Lake Austin by restricting the scale and intensity of development near the lake.”
- from Code of the City of Austin, Texas § 25-2-180 - LAKE AUSTIN (LA) OVERLAY DISTRICT.
- We are neighbors and longtime property owners who believe that a variance should not be granted to remove most of the impervious cover from the steep hillsides of the Odom family's lot at 2803 Edgewater. The people who created the plat for Austin Lake Estates in March 1959 might today agree that the LA Zoning overlay, which dates to 1982, is far-sighted and EMINENTLY REASONABLE. We wish to conserve the Lake Austin environment for the future. We have seen a decade of extremes of heat, rainfall, and flooding, of losses of hillsides to erosion and subsidence, of the 500 year flood plain becoming the 100 year flood plain. We are determined to walk with courage in opposition to the granting of this variance.
- [*This presentation will reference the owners' current BOA Land Code Development Variance Request C15-2019-2055 as well as documents from the owners' previous Development Review Initial Application for 2803 and 2805 Edgewater Proposed Development 2019-080248 PR. Note that in June 2019 the Residential Zoning, Tech Master, Tree Ordinance, OSSF, and Fire Reviews were all REJECTED for that project.]

NOT REASONABLE USE

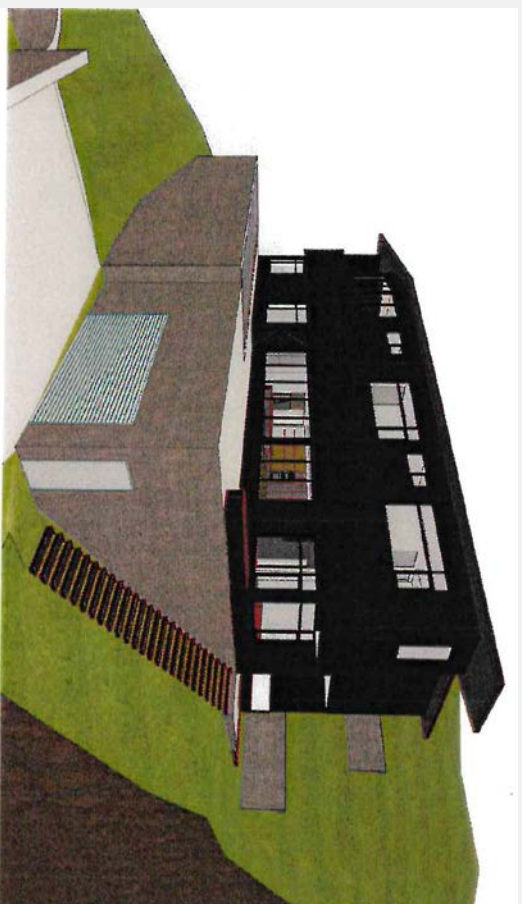
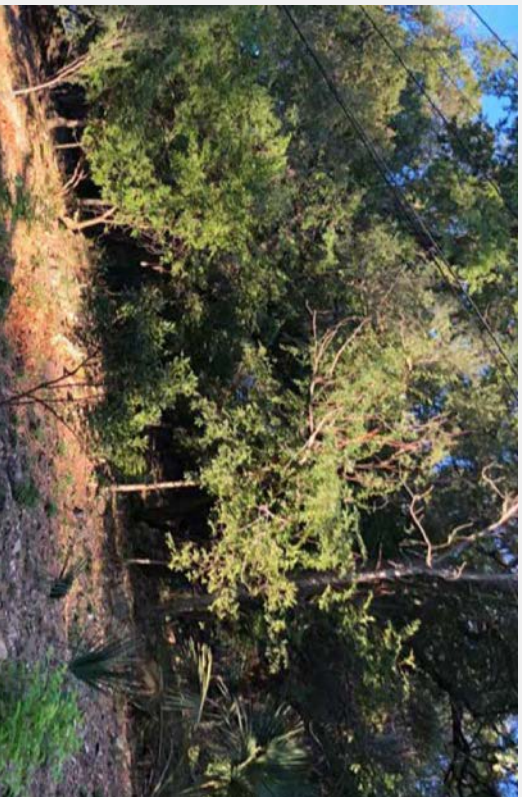
I-3/56

LATE BACK UP

- Reasonable Use:
- “*The lot is so steep that the allowable square footage and related impervious coverage amounts far exceed what is allowed by code... The impervious coverage numbers [requested] are high*”.
- They said it! 0% to 66%, 0% to 29% with a “gross lot area’s” coverage of... 39%. We feel that the lot should remain unbuildable with the LA overlay’s mandated percentages left intact. The LA Zoning overlay prescribes residential development within the limits mandated. Siting the residence on the flattest part of the lot is irrelevant. In 2019 we believe that the most reasonable use of the lot would be to construct a tiny house in a pier and beam style.
- Hardship: All the hardships described ARE general to the street on which the lot is located.
- No Financial Hardship: Many of the persuasive arguments here reference ancient history.
- The owners’ previous Chapter 245 Vested Rights application for their previous project, proposed development 2019-080248 PR, was rejected as part of the Development Review, hence the mentioned “legal remedy”. We believe that the zoning of the lot was changed from A to LA zoning 37 years ago FOR A GOOD REASON. All the lots on Edgewater are zoned LA.
- LA zoned properties without lake frontage pay Travis County and Eanes ISD taxes, not City of Austin taxes.
- “*Substantially less valuable*” for 37 years is not a unique hardship. Undeveloped LA zoned lot prices move with Austin’s real estate market.
- No Unique Topographical Hardship: There are several lots with similarly steep slopes right there on Edgewater Drive.

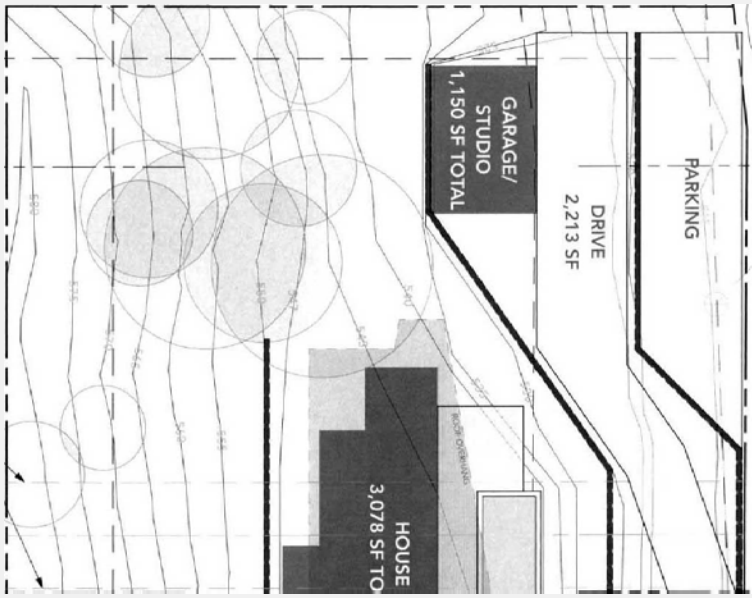
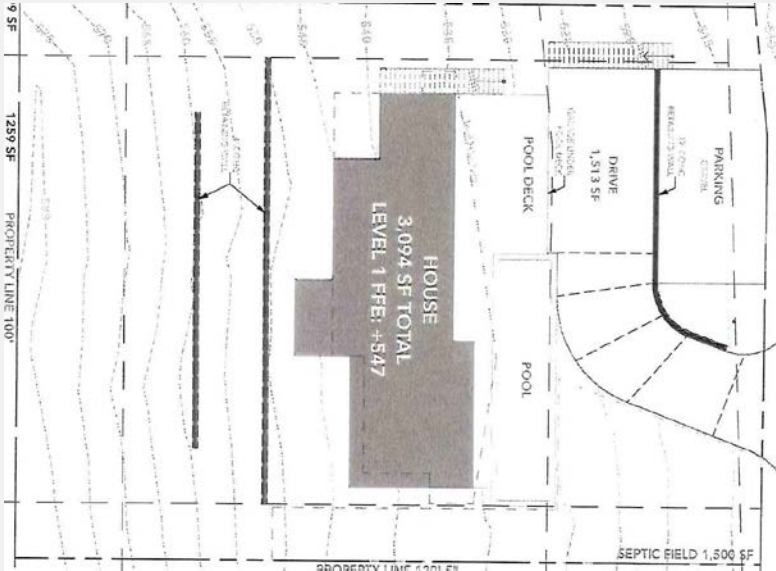
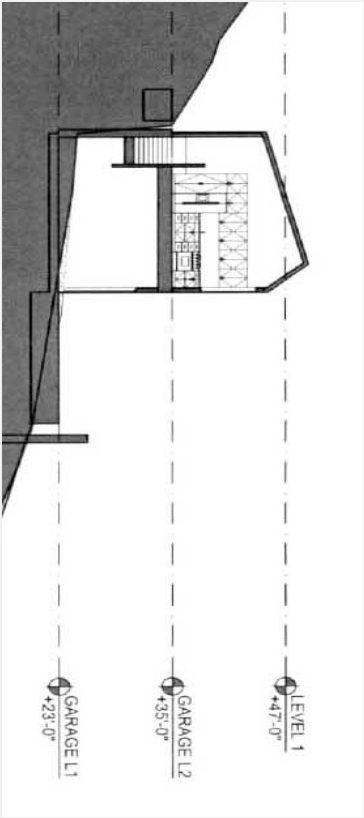
2803 EDGEWATER C15-2019-0055 BOA INTERESTED PARTY CONCERNS
ADVERSE IMPACTS TO ADJACENT PROPERTIES

- ***“There is NO 0-15% slope. There is no 15-25% slope. 28% is 25-35%, 72% is 35% or greater.”***
- The requested variance, if granted, WILL alter the character of the area adjacent to the property, WILL impair the use of adjacent LA zoned properties, and WILL impair the purpose of the regulations of the LA zoning district.
- Tree removal, trenching, and cutting and filling this steep hillside will completely alter the character of the hillside and may result in erosion, subsidence, and flooding which will effect properties above, below, and alongside the lot, as well as impairing the use of Edgewater Drive by homeowners who live beyond it.



2803 EDGEWATER CI 5-2019-0055 BOA INTERESTED PARTY CONCERNS
TRENCHING EXTENT NOT SHOWN

- No drawings in Variance Request CI 5-2019-2055 show the amount of trenching which will need to happen in order to cut and fill the hillside and create the [3] needed retaining walls. But it is possible to view this by comparing what was needed in the plan for the garage in 2019-080248 PR. The garage appears to be sited where the pool deck and garage underneath it will now be located. This alone appears to need a 12' cut and fill.



LATE BACK UP

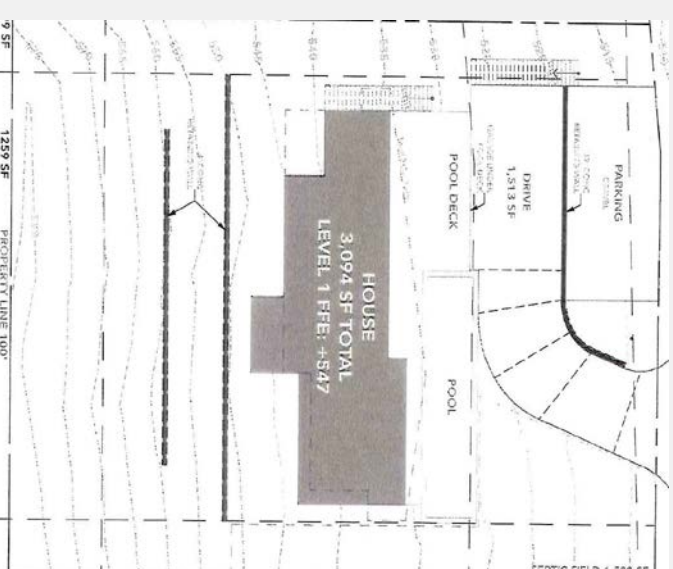
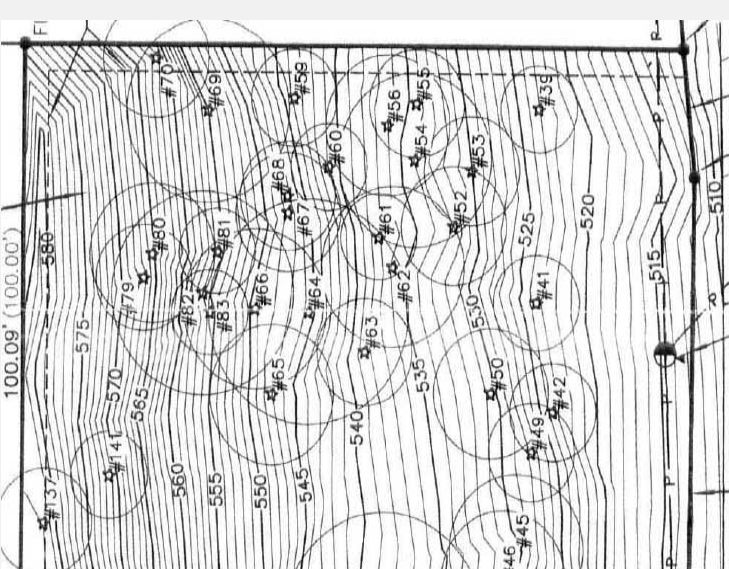
I-3/58

2803 EDGEWATER C15-2019-0055 BOA
INTERESTED PARTY CONCERNS
**EXTENSIVE TREE
REMOVAL**

Removal of 28 trees which constitute a beautiful Texas wildscape will completely alter the area's character.

This will destroy the existing ecosystem, greatly impact the privacy of the property at 2800 Saratoga Drive, and guarantee an increased risk of subsidence, hillside erosion, and flooding which will affect all adjacent properties.

*Tree Survey taken from 2019-080248 PR with a comparably sized version of Site Plan C15-2019-2055.



*Tree Survey is rotated to correspond with orientation of site plan

The [5] largest trees which are on the lot will need to be removed, along with 20 cedar elms, 1 live oak, 1 shumard oak, 2 hackberries, and 2 crepe myrtles. 2-3 Protected Trees need a Residential Plan review
#99 Cedar Elm – root zone extends into the septic field
#82 Cedar Elm will need to be removed to build retaining wall.
#54 and #64 Cedar Elm: Placement of stairway and house necessitates their removal.

2803 EDGEWATER C I 5-2019-0055 BOA INTERESTED PARTY CONCERNS DOMINO EFFECT

- Finally, we worry that approval of a variance for this project could set a precedent which might have a “domino effect” resulting in unwished-for gentrification which risks displacing longtime neighborhood residents.
- This information is provided to alert the Board of Adjustment of our specific concerns. We appreciate your consideration and thank you for your services to the City of Austin.



Susan C Spruance
Owner, 2704 Del Rio since 1995
Earl R Hunt and Susan C Spruance
Owners, 2701 Saratoga since 2010

PUBLIC HEARING INFORMATION

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Daniel Waldrip
Your Name (please print)

☐ I am in favor
☒ I object

2806 Saratoga Dr. Austin, TX 78733
Your address (if affected by this application)

[Signature]
Signature

10/13/19
Date

Daytime Telephone: _____

Comments: Gentrification concerns,
environmental/wildlife concerns,
precedent, domino-effect concerns.

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Janice Williams

Your Name (please print)

2810 Saratoga Dr. Austin TX 78733

Your address(es) affected by this application

Janice Williams

Signature

Date

Daytime Telephone: *512-263-8024*

Comments: *The lot in question can not*

environmentally be developed

without destroying the topography

of the Austin lake view by around it

☐ I am in favor
☒ I object

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Mason Pateri

Your Name (please print)

2809 Saratoga Dr.

Your address(es) affected by this application

[Signature]

Signature

10/13/19

Date

Daytime Telephone: 737-222-9762

Comments: ~~Character~~ Character of the neighborhood and ecosystem must be preserved

☐ I am in favor
☒ I object

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Austin, TX 78767-1088

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

RONALD W. JOHNSON

Your Name (please print)

☐ I am in favor
☒ I object

2605 SHARPTON DR AUSTIN

Your address(es) affected by this application

Bernard W. Johnson 10/13/19

Signature

Date

Daytime Telephone: 512-529-2911

Comments:

I object to any building larger than a ranch style building. and no electrical retaining walls to protect land slope & animal habitat.

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P. O. Box 1088

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Kathryn Greiger
Your Name (please print)

☐ I am in favor
☒ I object

2700 Saratoga
Your address(es) affected by this application

[Signature]
Signature

10/13/19
Date

Daytime Telephone: *512-297-9801*

Comments: *We strongly object to this building + driveway. Concern this may cause destruction of land.*

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

FORWARD BY MAIL
Your Name (please print) JOHN D. BARTON

2704 SHERIDAN DR

Your address(es) affected by this application

Patti Bleasdale

Signature

Date

Daytime Telephone: 512 263 7017

Comments:

EVIDENCES OUR PRIVACY

WILL EFFECT THE INDIVIDUALS

SEVERAL

DEVELOPMENT WAS SUPPOSE

TO BE LIMITED

SEPTIC SYSTEM

EFFECTS OUR PROPERTY VALUE

DUE TO VIEW

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☒ I object

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Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Carrie Ann Finch

Your Name (please print)

1806 Edgewater Drive 78733

Your address(es) affected by this application

Carrie Ann Finch

10-13-19

Signature

Date

Daytime Telephone:

512-422-7015

Comments:

I oppose any variance requests for any variance from the setback line. The applicant should be required to keep the setbacks and new walls to protect them or change the variance would cause additional runoff and damage other people's properties

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LATE BACK UP

1-3/67

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

FRED W. LANGRISH

Your Name (please print)

☐ I am in favor
☒ I object

2800 SPARTAN DR Lots 14 & 15A

Your address(es) affected by this application

Freddie Langrish 10/12/19

Signature

Date

Daytime Telephone: 512-217-3593

Comments: I have owned lots 14 & 15A since for 20 years + owned lot 13 (with a house and swimming pool) until May 2018, when I sold it for my son Leonard his fiancé. Equated about 2000 sq ft below the three lots. The extreme slope of the lots in question makes this proposal highly problematic. If the owner was planning to build a small house next to the street (1,000 sq ft max) I would not oppose it.

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

City of Austin-Development Services Department/ 1st Floor

Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Robert Roff / Irma Reyes
Your Name (please print)

2804 Swathys Dr. Austin, TX 78733
Your address(es) affected by this application

[Signature]
Signature

10/11/19
Date

Daytime Telephone: *512-263-4123*

Comments: *We believe the applicant's request is excessive and will "pave" the way for similar requests in the area. The applicant's proposed structure, pool, driveway are an environmental disaster. It will cause flooding to homes downhill, threaten the structural integrity of terrain uphill, and be unsightly to adjacent property owners because of physical size of structure.*

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Elaine Ramirez

P. O. Box 1088

Austin, TX 78767-1088

Fax: (512) 974-6305

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☐ I am in favor
☒ I object

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Erica Moon

Your Name (please print)

2801 Saratoga Dr, Austin TX 78733

Your address(es) affected by this application

City 132

Signature

10/13/19

Date

Daytime Telephone: 512-751-6281

Comments:

I don't believe the proposed develop-
ment will be good for the environment
(it will drive runoff) or the culture
of this community.
PLEASE DENY THIS PERMIT.

mericae VMware.com

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P. O. Box 1088

Austin, TX 78767-1088

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LATE BACK UP

I-3/71

October 5, 2019

Regarding the City of Austin Board of Adjustment case C15-2019-0055 for 2803 Edgewater Dr, after further review, I wish to rescind my approval of this request for variance in impervious cover which was previously documented in the form of a letter dated September 15, 2019 from Mark and Holly Odom, Applicants, and submitted as part of the Applicant's backup material.

My signature below indicates that I no longer approve of this request.

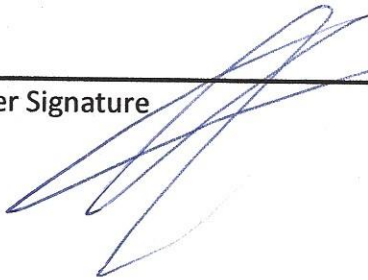
Steve Edgewood

Owner Address

STEVE COLMAN

Owner Name

Owner Signature

A handwritten signature in blue ink, appearing to be "Steve Edgewood", written over a horizontal line.

PUBLIC HEARING INFORMATION

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Carrie Ann Finch

Your Name (please print)

1806 Edgewater Drive 78733

Your address(es) affected by this application

Carrie Ann Finch

10-13-19

Signature

Date

Daytime Telephone:

512-422-7015

Comments:

I oppose any variance requests for any variance from the setback line of the property. The applicant should be required to keep the setbacks and new walls to protect them or change the variance would cause additional runoff and damage other people's properties.

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LATE BACK UP

1-3/72

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Sara Austin

Your Name (please print)

2706 Edgewater Dr.

Your address(es) affected by this application

[Signature]

Signature

10/11/19

Date

Daytime Telephone: *512-917-9630*

Comments: *I object to the size of the structure & to the amount of impervious cover. Drainage would be an issue.*

☐ I am in favor
☒ I object

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Austin, TX 78767-1088

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Barbara L Taylor

Your Name (please print)

2905 Edgewater Dr

Your address(es) affected by this application

Barbara L Taylor

Signature

10/7/2019

Date

Daytime Telephone: (512) 263-3020

Comments:

☐ I am in favor
☒ I object

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Austin, TX 78767-1088

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Case Number: C15-2019-0055

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, October 14th, 2019

Your Name (please print)

Mary M. Tomsu

☐ I am in favor
☒ I object

Your address(es) affected by this application

2905 Edgewater Drive

Signature

Mary M. Tomsu

Date

Daytime Telephone: 512-263-3020

Comments:

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Elaine Ramirez

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