

From: Alan Gertner
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: COA Notice, Case # C15-2019-0059, 101 & 102 Lago Verde Dr, Variance Request, Objection
Date: Friday, January 03, 2020 9:01:53 PM
Attachments: [plat_map_vol07Bpg184.tif](#)

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Ms. Ramirez,

I am responding to the COA Notice Case # C15-2019-0059. The Case is for 101 & 102 Lago Verde Dr, Austin, Tx 78734.

The Case is a variance request to:

- Decrease the min lot width from 100' to 50'.
- Decrease the min interior side yard setback requirement from 10' to 5'.

I object to the variance request for the following reasons and recommend the variance request be denied:

- I have included a plat map for the Rio Vista Addition neighborhood.
- The Case requests a variance for the long, narrow Case tract. The Case tract appears to have been designed as a road ROW, not as a residential lot. The tract does not have a lot number like all the residential lots in the neighborhood.
- The Case tract may be 1 ac, but is long, skinny and does not lend itself to residential development.
- All the residential lots in the neighborhood are at least 100' wide. The Case tract is approx 50' wide.
- Each neighborhood residential property is required to have a septic system and water source. The Case tract does not lend itself to a septic system or water well installation. The tract could potentially pull water from Lake Austin rather than having a water well.
- The Case tract has a steep slope by the lake shoreline, low slope above the lake and a steeper slope toward the lot rear. The slope makes the property difficult to develop.
- The proposed variance is not consistent with the rest of the neighborhood lots.

In summary, the Case tract was never designed to be used as a residential lot. Even though the tract

is 1 ac, the tract is long and skinny and has limited usability. The tract appears to have been designed as a road ROW rather than a residential tract. There is no room for the required septic system and a water well.

There is currently a small house on the Case tract. The house is located near the lake. It is unknown if the Case tract has a septic system and/or water well.

The current Case tract usage should be allowed to continue as long as the status quo is maintained. Any Case tract enhancements or improvements must be required to comply with the current regulations. No variance should be allowed.

I object to the Case variance request. The Case variance request should be denied for the reasons described above.

Please add me as an interested party. I own property within 500' of the Case tract. My contact info is:

Alan Gertner
202 Lago Verde Dr
Austin, Tx 78734
512-402-1941

Attending the Jan 13th, 2020 hearing will be very difficult for me. Please ensure my written comments, objection to and recommendation to deny the variance be submitted to the review board.

Please confirm you have received this msg.

Thanks,
Alan Gertner

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