

**2803 EDGEWATER DRIVE
AUSTIN TEXAS 78733**

BOA Case # C15-2019-0055

VARIANCE REQUEST

1. LDC 25-2-551(c)(3)(c) increase impervious coverage from 0%IC existing to 66% IC proposed in the 25%-35% slope category, which allows 5%.
2. LDC 25-2-551(e)(2) increase impervious coverage from 0% IC existing to 29% IC proposed in a slope category greater than 35%, which allows 0%.

REASONABLE USE

1. The property owner is requesting increased impervious cover to accommodate a proposed single family structure and associated improvements. To do so in a reasonable manner, the aforementioned impervious coverage percentages are requested.
2. This us a fair and reasonable use in Lake Austin zoning category as that zoning category specifically prescribes development of a residential nature.
3. The area proposed for the new residence is the flattest are of the lot. The proposed improvements are in the most reasonable location.
4. The lot is so steep that the allowable square footage and related impervious coverage amounts far exceed what is allowed by code. This is unreasonable. The project proposes the most reasonable use of the lot.

NOT GENERAL TO THE AREA

1. There are no known vacant lots in the immediate area with the combined hardships of topography and no frontage on Lake Austin which prohibit a significant amount of land from being utilized in a reasonable manner.

AREA OF CHARACTER

1. Any Construction will be in keeping the varied construction styles found through West Austin. There will be no adverse impact to adjacent properties.