

Prossner and Associates, Inc.

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February 24, 2014

Mr. Michael Simmons-Smith, Liaison
Waterfront Overlay Committee
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78701

Re: Variance from Waterfront Overlay District Section 25-2-735d for 1106 Lambie Street
Case No. SP-2013-0484CS

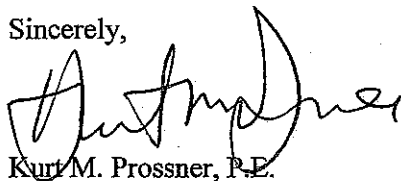
Mr. Simmons-Smith,

Please accept this correspondence as a formal request for a waiver from Section 25-2-735D (Festival Beach Subdistrict Regulations) of the Austin City Code for a proposed four (4) unit residential development proposed at 1106 Lambie Street (**SP-2013-0484CS**). The Owner is in the process of submitting a site plan and we were informed during the review of a similar site plan at 1013 Lambie Street that sites in this area are limited to 40% impervious cover under the Waterfront Overlay District requirements. We would like to request a variance to be allowed to develop up to 55.45% impervious cover (4,576 s.f.) per the attached site plan.

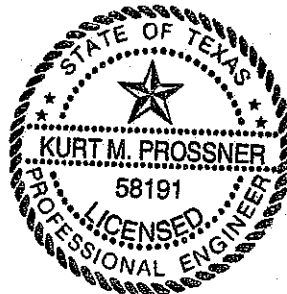
We understand the waiver must first be heard by the Waterfront Overlay Board and then sent to the Platting and Zoning Commission for approval. Once the site plan has been formally submitted we will forward this same request to both the Case Manager and the Environmental Reviewer assigned.

Should you require any additional information please contact our office.

Sincerely,



Kurt M. Prossner, P.E.
President



cc: Mr. Michael Friedman

file:friedman/1106 lambie/impervious cover variance.doc