

# ICON DESIGN+BUILD

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RE: CITY OF AUSTIN VARIANCE REQUEST  
LYNN HOLLAND  
3404 RIVERCREST DR.

Dear CITY OF AUSTIN VARIANCE COMMITTEE:

This letter is to inform the City of Austin of the existing conditions at 3404 Rivercrest that are being reviewed for code compliance. Icon Design Build remodeled the existing house for Mr. Lynn Holland beginning work in 2012 under the permit number 2012-049925 BP.

This project went through full planning and permitting through the city of Austin. It is important to note that the shed that is currently in question has been indicated on all of the plan submittals to the city. No question has ever been raised about the legality of the structure from any of the city of Austin staff. The permit was granted, the construction was done, and the property received a certificate of occupancy. Furthermore the building in question has been in existence since the original house was built in 1984. It is my understanding that the city of Austin does not pursue cases that older than 10 years. Mr Holland has information from several other sources discussing the damage that could be done to the property and extreme expense that would be incurred if the city were to require him to remove the structure. It would be completely unfair of the city of Austin to require Mr Holland to go through the trouble and expense of remedying a situation that was created not only well before he owned the property but after the City of Austin has reviewed and was well aware of the existing conditions and said nothing prior to this notification.

Secondly, in regard to the fence variance, Mr Holland and his neighbor each have a valid concern for the safety of the children that live in the house adjacent to his property and both agreed that the fence should be taller to ensure that the children were not to climb the fence and end up in the pool or lake. The safety concern is very real as the children were found playing on Lynns property during construction multiple times. Furthermore the fence is not visible from any other property and therefore is not an eyesore or concern for any of the other neighbors.

I hope that this letter helps in Mr. Hollands case to the city for maintaining the existing conditions for the property, Please feel free to contact me if you have further questions about the property.

Sincerely,

Michael Ryan Dickson

Owner- Icon Design Build