

August 27, 2014

Dear Board of Adjustment Members:

I am a homeowner in the Island Way Condominium Complex located adjacent to and across the cul-de-sac from the applicant's lot. The character of the area of Island Way is one of multifamily residences. All lots on Island Way have been developed as multi-family. Four out of five of the lots on Island Way front onto Lake Austin.

Our neighborhood consists of many environmental features being in the Edwards Aquifer Recharge Zone. One of the most sensitive features is the Canyon Rimrock that extends through the middle of Island Way's cul-de-sac between the applicant's lot, at the top of the Canyon Rimrock, and the lots below that front onto Lake Austin.

Recently, Department of Watershed Protection staff Scott Hiers, Senior Environmental Scientist and John Clement, Environmental Program Coordinator visited the site and will submit the Canyon Rimrock into the city database for Critical Environmental Features. This Canyon Rimrock consists of caves, fragile rock outcroppings, and water seepage thru fissures that result in ferns, trees and other native vegetation growing directly out of the rock face. The applicant's home is very near the edge of the Canyon Rimrock overlooking the homes below.

There are eight homes at the base of this Canyon Rimrock. Some of us have lived there more than 30 years and we continuously experience falling rock and other debris coming off the Canyon Rimrock onto the roofs of our homes as well as our vehicles.

A few months ago, the applicant removed several tall trees and other vegetation at the top of the Canyon Rimrock which immediately caused a surge in the amount of falling rock and debris which we are still experiencing today.

We as homeowner's strongly feel that any further development on the applicant's lot would further compromise the already fragile integrity of this very sensitive Canyon Rimrock and would increase the danger to residents and property that would accompany any further development.

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Island Way Homeowner's Association

The applicant is asking for additional impervious cover up to 97% of the buildable 0-15% slope category. The existing impervious cover is now 86%, which is far beyond the allowable 35% and far beyond any reasonable minimum departure from the allowable 35% impervious cover.

I represent the majority of the Island Way Homeowner's Association in asking the Board to deny the applicant's variance request. I wish to correct for the record the applicant's proposal submitted for the August 11, 2014 hearing. Under Area Character #3 –it stated, "The variance request is supported by adjacent neighbors". None of the other residents on Island Way were aware of the variance request by the applicant until we received our letters in the mail from the City of Austin, Board of Adjustment.

In the future, if any development is proposed on the applicant's lot, we would like to respectfully request an environmental study be done to accompany any future requests.

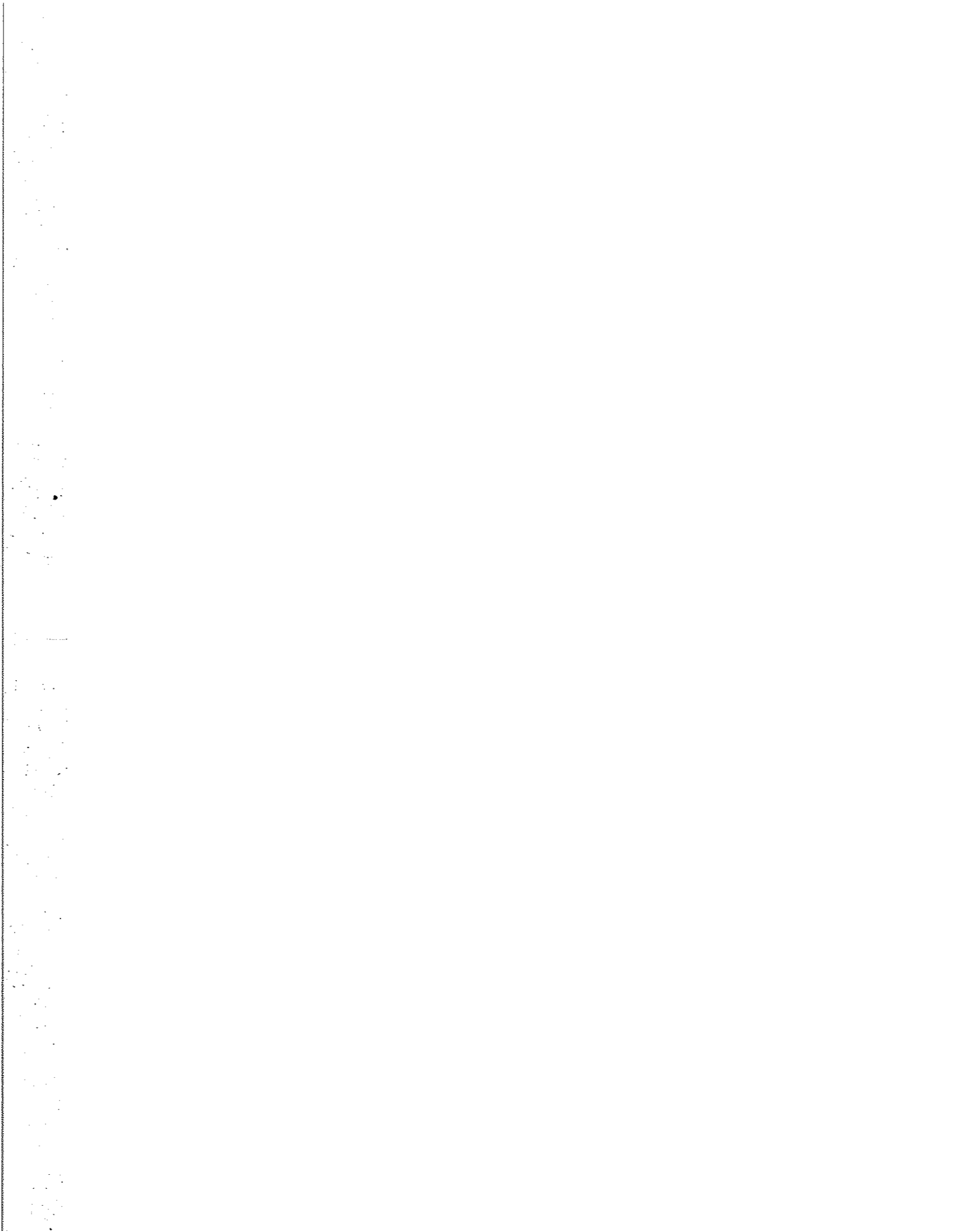
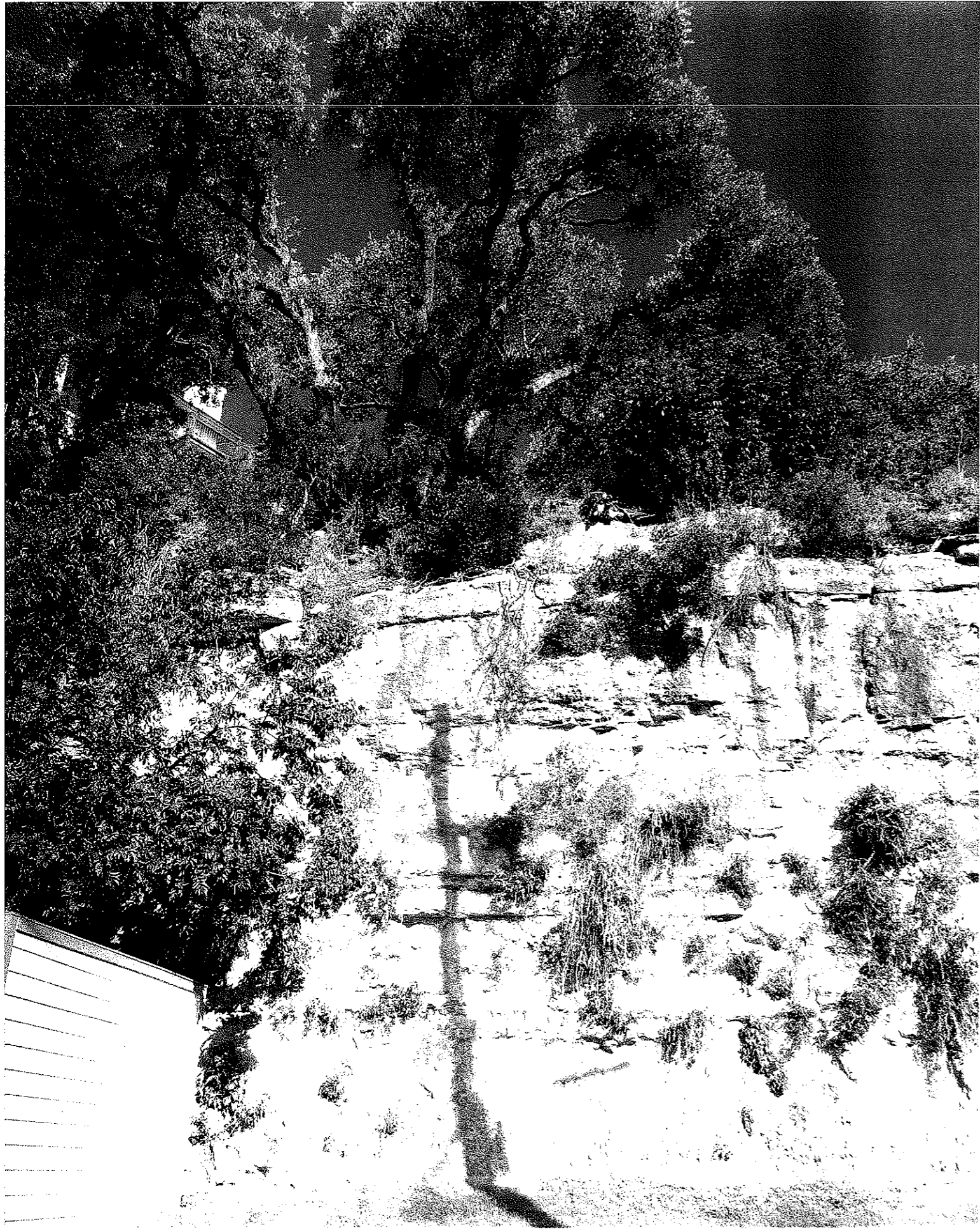
We are including some recent photos of the area and other visual aids to help you understand our concerns.

Thank you for your consideration of our concerns.



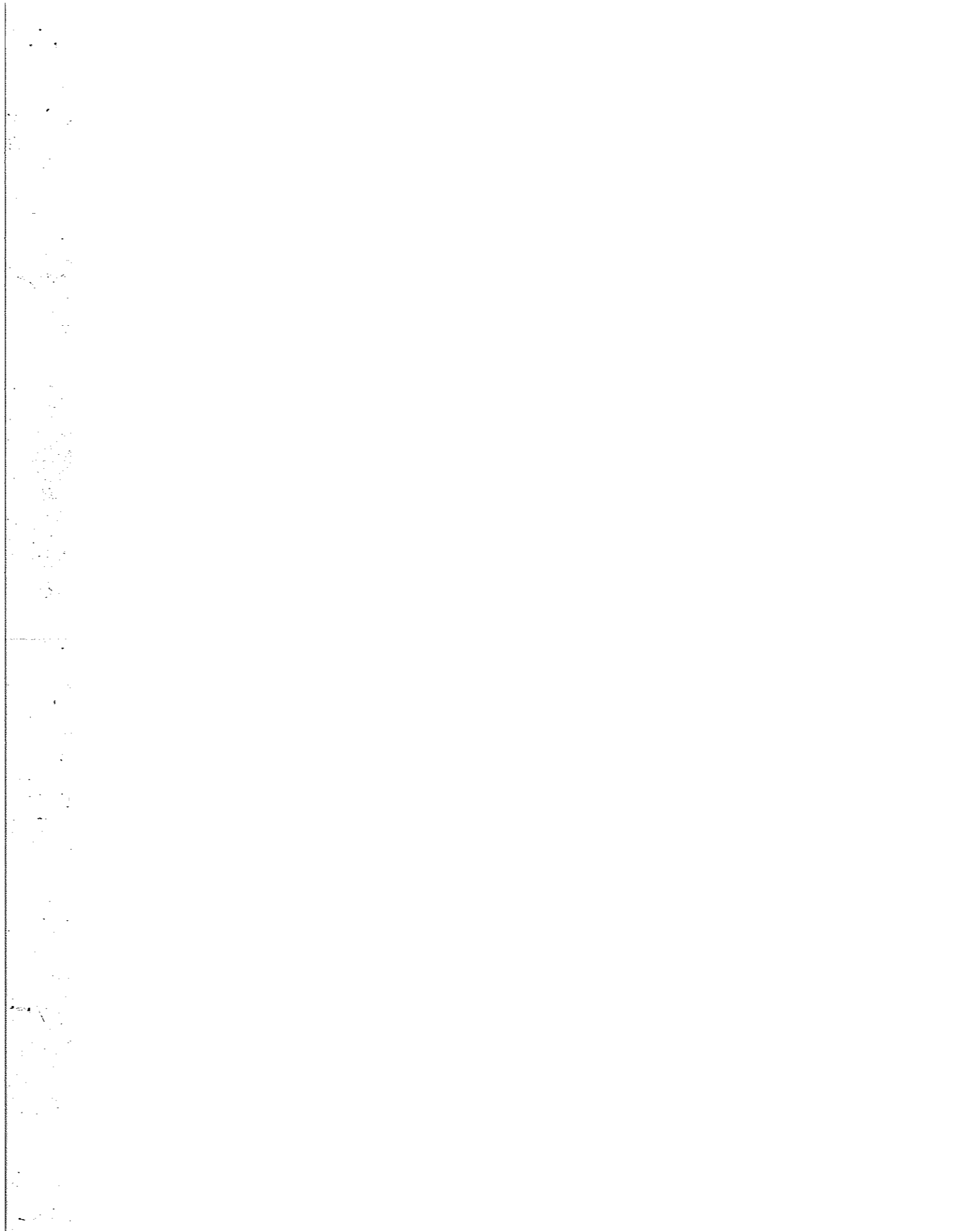
Earl Fields
President, Island Way Homeowner's Association

Copy: Island Way Homeowner's Association Members





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C15-204-011

LAKE WINDYBROOK
DAVIDSON

drainage down street
Island Way

canyon rimrock

canyon rimrock

3801

3800

3802

3804

3806

ISLAND WAY

canyon rimrock

critical water quality zone

A

C15-204-011

this photograph shows:

- ① applicant's lot & neighboring lots in aerial view
- ② canyon rimrock locations
- ③ drainage thru lots at base of rimrock/bluff

Lake Austin

B

Island Way
R.O.W.

approx. E of
R.O.W.

25' Building Line

25' Building Line

50' Radius

Island Way
R.O.W.

bottom of Rimrock

area of Rimrock & rock outcroppings

approx. line of
Bottom
of
Canyon Rimrock
Bluff

Existing
3801 Island Way

10'-1"
Proposed Addition
23'-7"

Proposed Pool

5' setback line

78.60'

Proximity of proposed
new construction to
adjacent homes.

3806
2 unit Condo

3804
2-unit Condo

3802
2-unit Condo

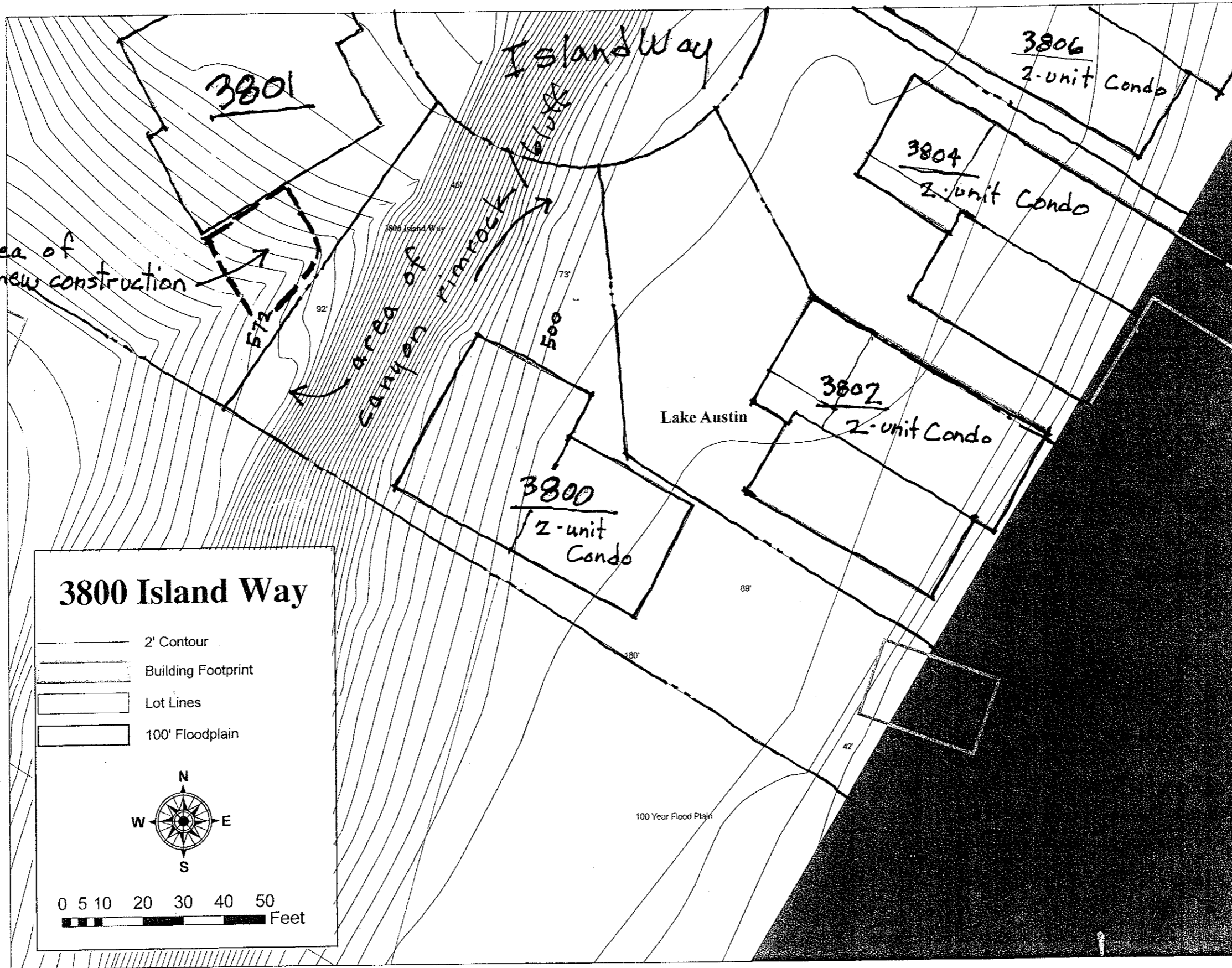
Site Plan

not to scale: 1" = 10'

Existing
3800 Island Way
2-unit Condo

L A K E A U S T I N

approx. area of proposed new construction



City of Austin Topographic Map

