

October 10<sup>th</sup>, 2025

**Letter of Support for Variance Requests C15-2025-0026 & C15-2025-0027**

Dear Chair Cohen and Members of the Board of Adjustments,

I am writing in support of variance requests C15-2025-0026 and C-15-2025-0027. I grew up visiting my great grandmother at these properties and now live here as I moved to Austin just a year ago. Our family has made these two lots our home over the last 60 years, and we have all grown to love and respect the lake. Our current boat docks were designed by my great grandfather and extend more than 30 feet into the lake as that is how long they needed to be to dock a boat. These boat docks pre-date the iconic 360-bridge and were not designed to optimize view, they were designed to allow for navigation.

I can assure you that our intention is not to “abuse the code” as our opposition claims. In fact, we have designed the length of the boat docks to the minimum length needed to dock a boat, and we need this variance to navigate. **The proposed dock at 1752 Channel Road will be almost four feet shorter than the existing structure, and the proposed dock at 1750 Channel Road will be six inches shorter.** I have included images measuring the lake depth at 30 feet from the shoreline where the 1752 dock is proposed and the lake depth is currently 2’9.5” (Exhibit A). As you can see, at this depth docking a boat would not be possible. Moreover, where the hull of the boat would sit would be even shallower, currently measuring 2’1.5” (Exhibit B). Moreover, the proposed plan would limit disruptions to the lakebed which is of great importance to us, our neighbors, and the greater Lake Austin community.

**It is my understanding that a variance application concerns the specific property that is applying and that property’s specific hardship. The presentation clearly demonstrates that the lake is abnormally shallow in front of both properties with data from Austin GIS, which is a clear hardship that wouldn’t allow for watercraft navigation at 30 feet. We also show that the lake is deeper near the downstream neighbors, illustrating why the downstream neighbors didn’t need a variance – they do not have a hardship.**

I have included images that show the shoreline from the property (Exhibit D). As you can see, the downstream neighbor’s shoreline extends much further into the lake than the existing and proposed boat docks, further illustrating why our properties have a hardship. Additionally, the image shows that the boat dock which is 36 feet long actually extends much less into the lake than the adjacent neighbor’s dock which is 30 feet long (Exhibit C).

## ITEM05/2-SUPPORT

The proposed boat docks will be further from the middle of the lake than the adjacent boat docks on either side; therefore, no hazard will be created with these docks. In fact, the new boat docks will extend less into the lake than the current structures; therefore, if anything, the proposed boat docks would make the lake safer.

I understand that the opposition is concerned about the docks impacting their view of the iconic 360 bridge. To be respectful of our neighbors, we have thoughtfully designed an open boat dock that will allow our neighbors to see the bridge; however, the reality is that we are located closer to the bridge, and the view of the neighbors isn't protected in the State of Texas. Despite this we are doing our best to be good, thoughtful neighbors. The opposition's other claims about creating hazards and not needing a variance are unfounded and made only with the goal of protecting their view.

Please approve this variance request as we have thoroughly demonstrated the hardship at 1750 & 1752 Channel Rd and will continue to be thoughtful of the Lake Austin community and our neighbors. Our goal is to build a boat dock that we can safely navigate to and that our family can enjoy for the next 60 years.

Sincerely,

A handwritten signature in blue ink that reads "Nina Wells". The signature is written in a cursive style and is positioned above the printed name.

Nina Wells

Lifelong Visitor and Current Resident of 1750 & 1752 Channel Road

Exhibit A: Image from 09/24/2025 showing the lake depth is 2'9.5" 30 ft from shore

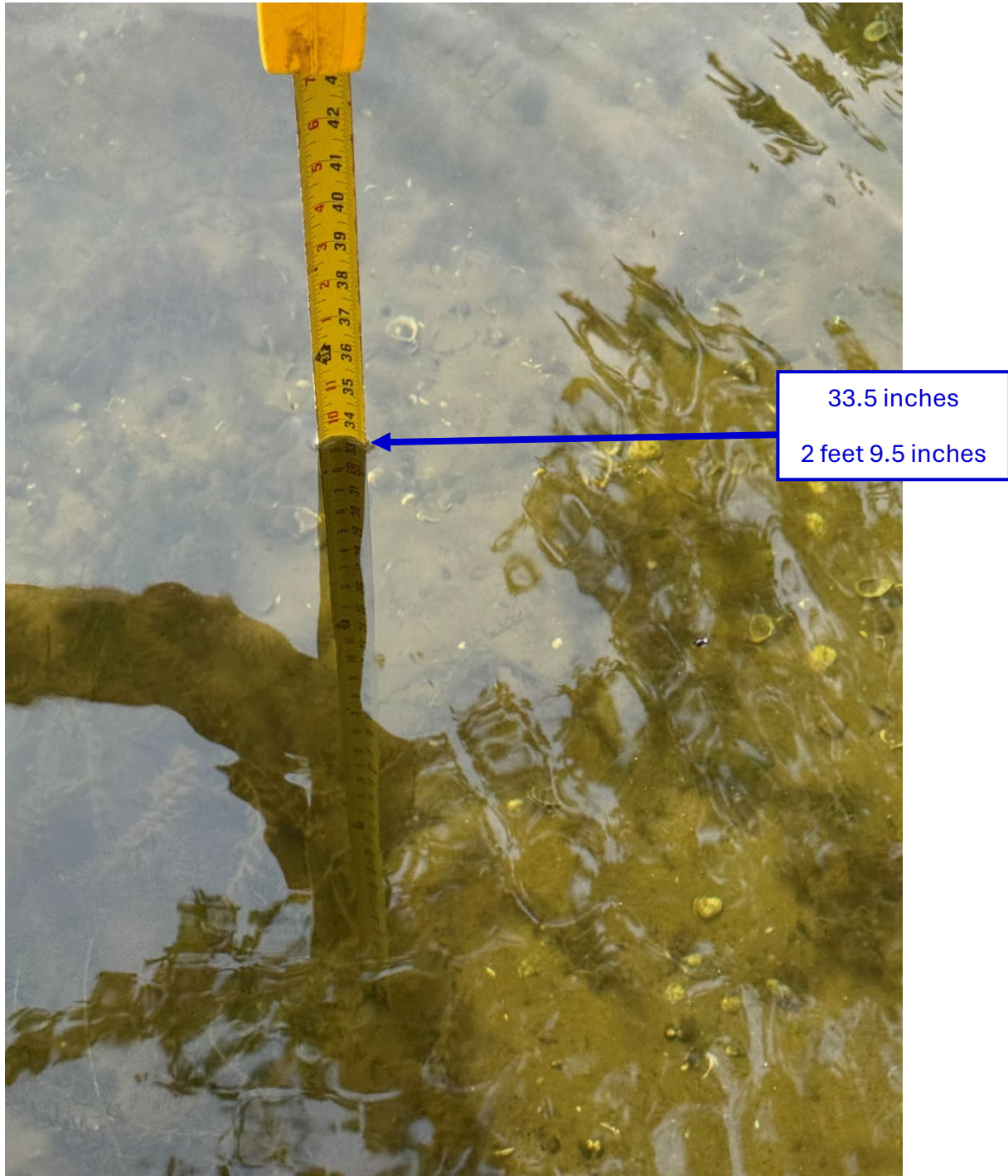
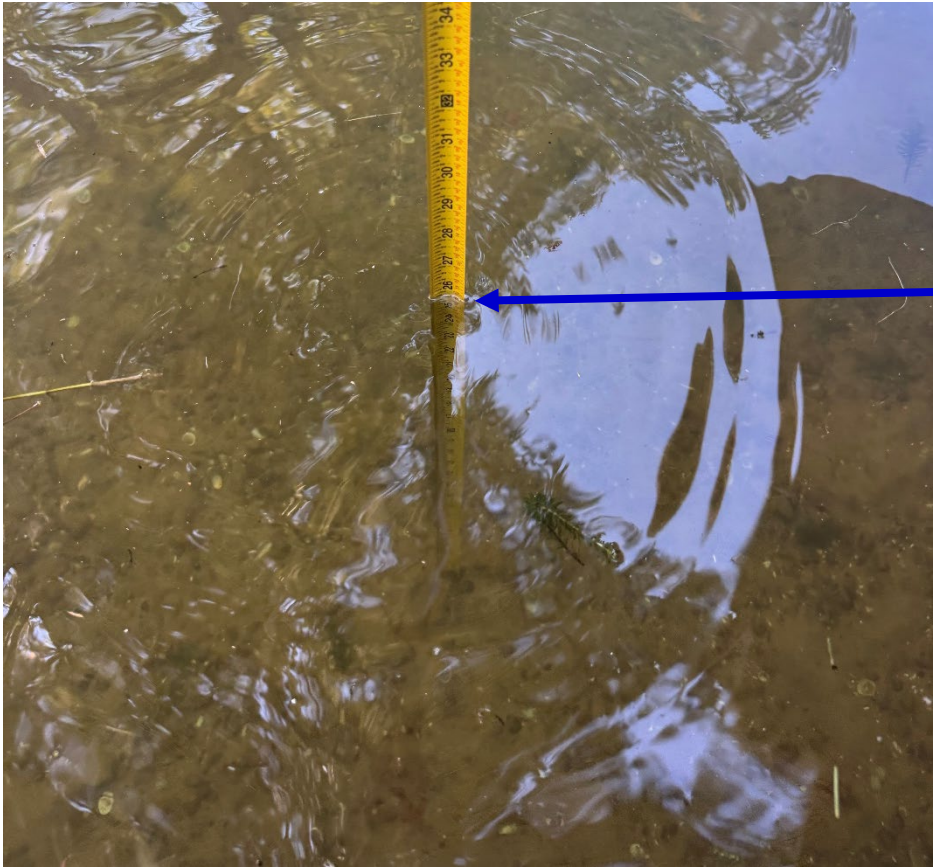
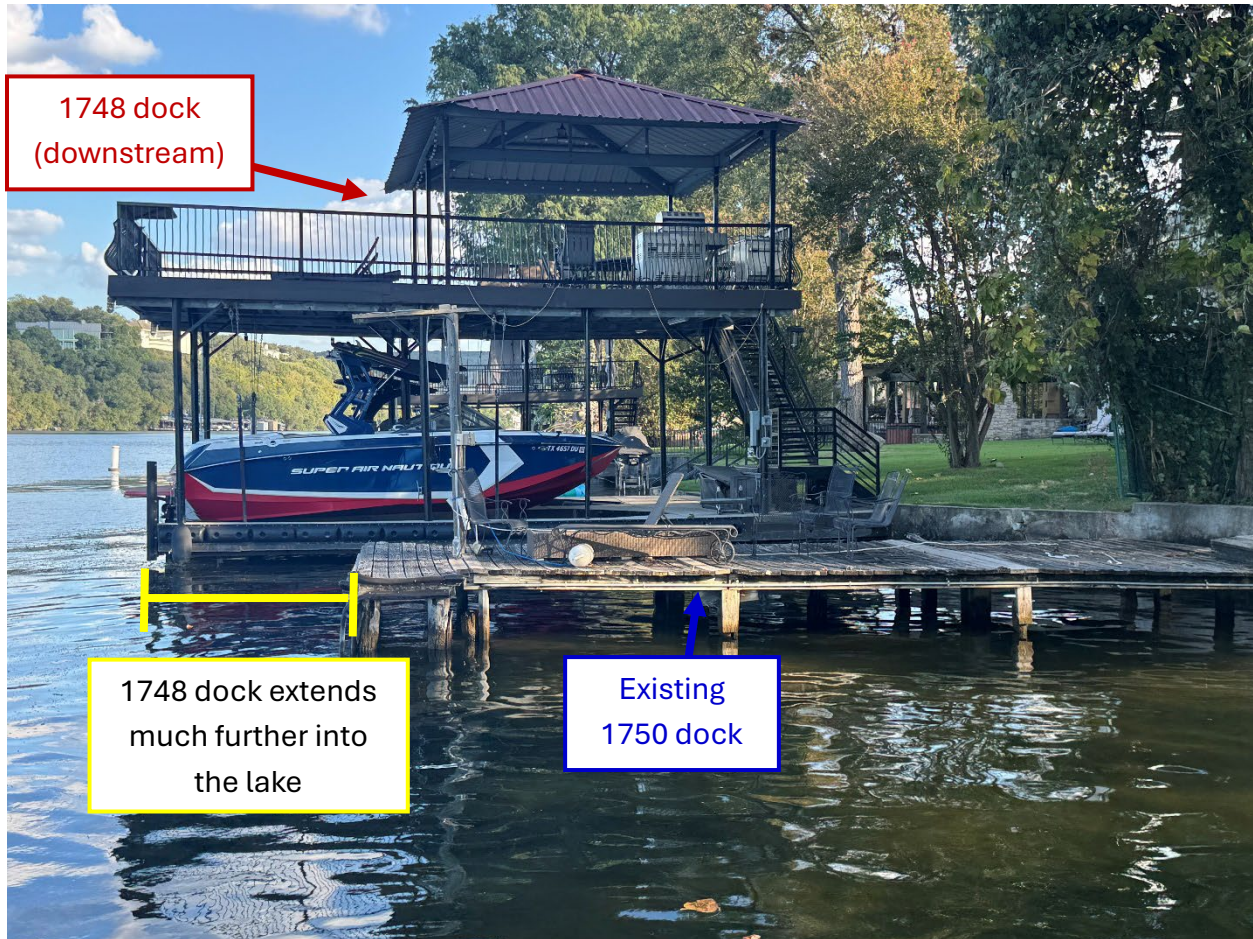


Exhibit B: Image from 10/09/2025 showing the lake depth measure 2'1.5" where the hull of a boat would sit with a 30ft long boat dock



25.5 inches  
2 feet 1.5 inches

**Exhibit C: Images showing existing structures extend less into the lake than the downstream neighboring dock which is 30ft in length.**



Current structure which is 6 inches longer than the proposed is further from the middle of the lake than the adjacent downstream neighbors 30 foot dock.

**Exhibit D: Downstream shoreline curves into the in front of the dock creating several feet of length into the lake.**



Closeup of neighboring shoreline shows that it protrudes into the lake several feet where the boat dock is.