

**Shilpa Amin**  
**104 Laura Lane**  
Rollingwood, Texas

**January 5, 2026**

**Chair, Board of Adjustment**  
City of Rollingwood

**Re: Variance Request – 104 Laura Lane**

Dear Chair and Members of the Board,

I am the owner of the property at 104 Laura Lane and respectfully request a variance under Section 107-492 of the Rollingwood Zoning Ordinance related to the location and effective height of a proposed screening wall.

The request is based on site-specific physical conditions that create an unnecessary hardship if the ordinance is applied strictly. The property is curved along Laura Lane and slopes downward towards the left perimeter. In addition, riprap and drainage improvements were required by the City and installed along the downhill portion of the lot, occupying the area where a fully compliant screening wall would otherwise be located.

The proposed screening wall is designed to remain within the required build line for the substantial majority of its length. However, due to the lot's configuration, slope, and the location of the required drainage infrastructure, a limited segment of the wall necessarily extends beyond the build line. Because the wall is constructed along sloping grade, its effective height varies relative to adjacent grade and curb elevation, even though the design intent is modest and consistent.

These conditions are not self-imposed and are not economic in nature. Strict enforcement of the ordinance would prevent a reasonable and effective screening solution for an existing front-yard pool condition that is atypical due to the property's orientation and topography. There is no feasible alternative placement that would avoid these constraints while still providing effective screening.

The proposed screening wall is designed at a modest height of approximately four feet, consistent with typical pool barrier standards. This height allows for effective visual screening of the pool area while also enhancing safety by providing a clear and continuous

barrier along the street-facing edge of the property. The wall is scaled appropriately to the slope and surrounding residences and will not create excessive massing or negatively affect neighborhood character.

Granting the variance will be consistent with the purpose and intent of the zoning ordinance and will not be detrimental to public health, safety, or welfare. Supporting site plans and photographs are included to clearly demonstrate the physical constraints and the limited nature of the request.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shilpa Amin', with a stylized flourish extending to the right.

**Shilpa Amin**