

October 2, 2020

Anne and Michael Harrington
106 Kristy Drive
Rollingwood, Texas 78746

City of Rollingwood
Board of Adjustments
403 Nixon Drive
Rollingwood, Texas 78746

To the Chair of the Board of Adjustments:

We are writing to request a variance to our property. As the world has descended into pandemic, our need for an additional structure on our property grew. With three kids at school online and one parent working from home it has become clear that we need a space that can serve as a home office separate from our main house. My husband prior to the pandemic worked from home usually one day per week. His office is technically in Mexico City so the other days he traveled. Due to COVID-19 he is not able to travel to his Mexico City office and for the foreseeable future will be working from home.

Due to our family's particular health concerns it is questionable as to when or if he will resume travel. We understand many properties have extra spaces either attached or apart that provide the kind of space we are looking for. As we drive through the neighborhood we can see examples and note how this might enhance our neighbor's properties. For example, our direct neighbors who face Ashworth have a similar structure to the side of their house. The way the interior of our house is laid out sounds travel wildly inside and one can hear everything happening in other rooms. It has become clear that we need a space external to the inside home. He will still be tied to the Mexico office but will continue to work from home and thus we have found a solution in the building of a studio shed off of our back deck.

The placement of this shed is ideal because it maintains property aesthetics, it is not obtrusive nor does it break up the yard. It is in a space that is seldom used currently. The property behind us is a forested hill through which we cannot see the neighbor's house nor they ours. To the right of our house and back this shed would only be seen from a distance by a side yard of another neighbor and it does not block or hinder their view or aesthetics in any way.

Our problem lies in the awkward shape of our lot. It is diamond shaped and due to that the 20' setback does not allow us enough room to place the shed in the prime location. We are requesting a variance of a 10' setback for a 10x14 pier and beam shed. The spot we chose was chosen with care and conscientiousness of our neighbors. We believe we fulfill the hardship requirements for a variance and kindly ask you to review and grant such variance.

Thank you for your time and consideration.

Anne and Michael Harrington