

October 14, 2008

Dear Council Members,

My name is Tiffany Russell and I am neighbor to 328 Heartwood Drive. I was present at the last meeting speaking against any variances for the subject property. I apologize now that I am unable to make the meeting on October 28, 2008. Please, however, do not take this as a disregard for the importance of the meeting, I am not any less worried about the direct impact that the wall and fill have on my property but also all the properties located upstream.

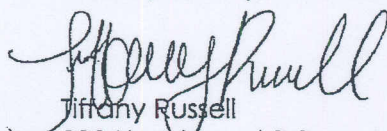
The applications for variances are being applied for in pieces and real issues are not being addressed appropriately. I urge the panel to take time to understand the impact of this wall and fill. Any adverse effect in flood water is detrimental to other properties. A couple of inches in rise may seem insignificant to anyone not being affected by the flood water, but it can mean all the difference to our homes being flooded. Currently I pay \$772.00 per year in flood insurance and each year the insurance rate goes up. To my knowledge, FEMA regulates the amount of insurance that each property must have by the levels of floodplain that they are located in. It's my opinion that the rise in insurance and revisions in the floodplain maps are a direct indication that the floodplain in our neighborhood is a serious issue to FEMA.

I am also of the opinion that the City of Austin would not have allowed the construction of the retainer wall with fill had they had a clear understanding of the project and of the obstruction of water flow and its impact beforehand. Allowing people to apply for variances after a reprimand sends a clear message that homeowners can apply for and do questionable projects without having to do proper fact finding beforehand.

I have included information that may be useful in trying to understand the situation at hand. You will notice that I have attached a previous letter written to Chairman Fuentes and other board members for the Board of adjustment in 2007. I believe this letter, with its attachments, will give you the proper history needed to resolve this matter sooner rather than later.

Again, I apologize that I cannot attend this very important meeting, but want to assure you that I take very seriously this wall and its impact on our neighborhood.

Thank you for your time and for reviewing the information that I have provided.


Tiffany Russell
330 Heartwood Drive