

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

Revised

CASE # 06-2014-0139
ROW # 11214963

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

0117090706

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1904 Scenic, Boat Dock Location and Residence at 3810 Kennel Wood

LEGAL DESCRIPTION: Subdivision – LOT 7A LAUREL HEIGHTS AMENDED PLAT LTS 7.8&9 BLK 5, LOT 8 BLK 4 LAUREL HEIGHTS

Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Carolyn Aupperle on behalf of myself/ourselves as authorized agent for _____ Deleted: _____

David and Rona Baizer affirm that on August 28, 2014, _____,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a new boat dock more then 30' from the shoreline. ~~70'~~ ^{60'} requested

more than 20% width and closer then 10' off sideyard setback (required)
of 50.89' lot (10.8) (14 requested) 0'

in a LA district.
(zoning district)

27.5%

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

There is an existing bulkhead and the steep terrain make it very difficult to get any closer.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The bulkhead is existing and there are only a few rimrock areas that are accessible.

- (b) The hardship is not general to the area in which the property is located because:

Most lots are level with the lake.

Deleted: _____

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The bulkhead has been there for quite some time and the neighboring properties are also extending beyond 30'.

Deleted: _____

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

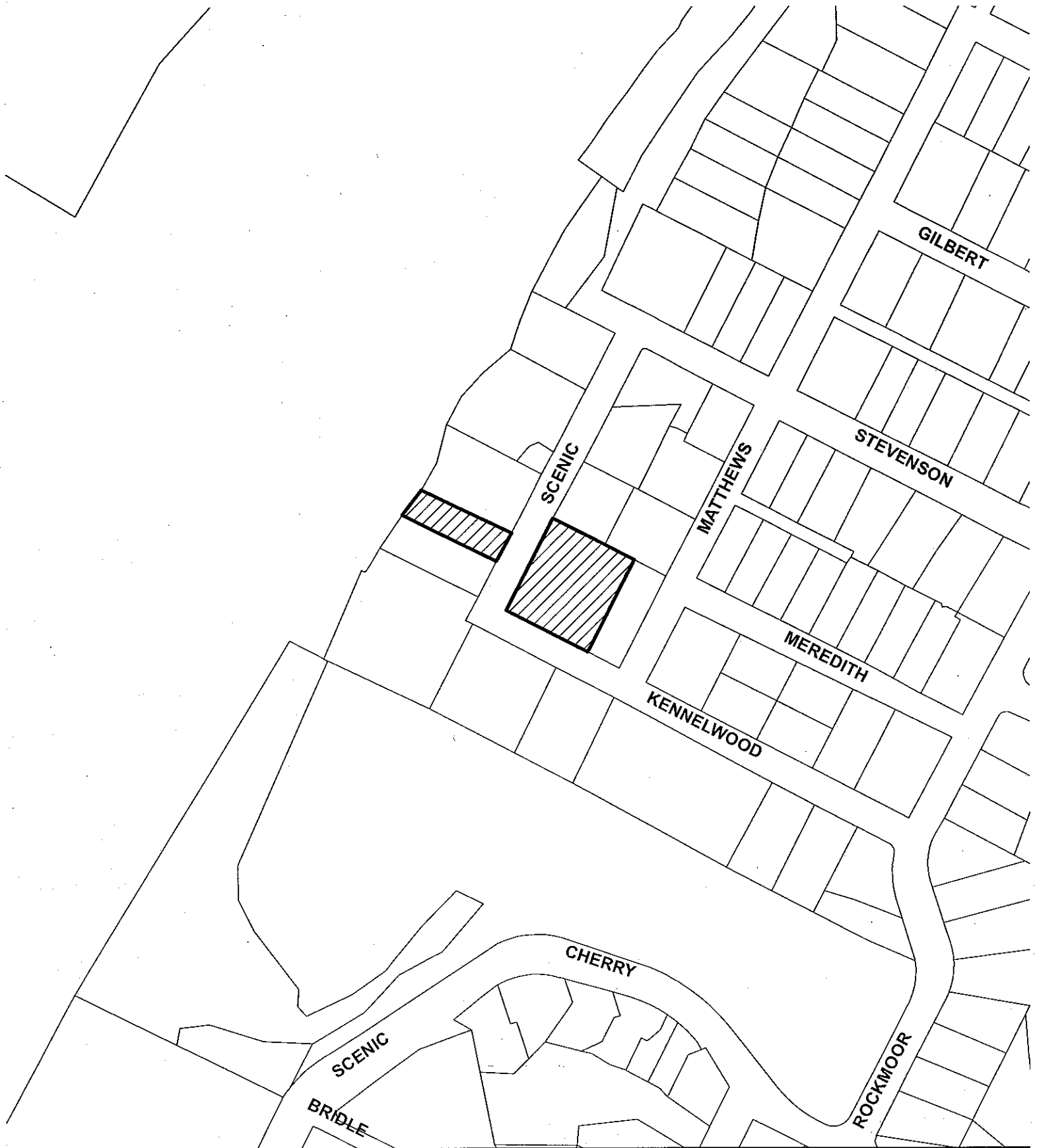
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.




APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 10088 Circleview
Drive _____

City, State & Zip Austin, TX
78733

Printed Carolyn Aupperle Phone 512-422-
7838 Date August 28, 2014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0139
Address: 1904 SCENIC DR (BOAT DOCK)
3810 KENNELWOOD (HOME)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

Heldenfels, Leane

From: Bruce Aupperle <~~mailto:bruce.aupperle@me.com~~>
Sent: Wednesday, October 01, 2014 2:32 PM
To: Heldenfels, Leane
Subject: Re: 1904 Scenic

Leane:

After careful consideration, I think we need to include the variance for "more than 20% width" in the BOA request.

The new dock is less than 20% of the lot width, however there is an existing 5' concrete pier that has been there since the 1930's that will remain and be used as a gangway.

Therefore, the total width of the new dock and old pier will exceed 20% of the lot's width.

The zoning in the area is also SF-3-NP.

The City GIS has the zoning boundary between the LA and SF-3-NP out in the lake and I am not sure which side of the line the new dock falls.

Thanks, Bruce Aupperle, P.E. (512) 422-7838 Mobile (512) 329-8241 Office Aupperle Company 10088 Circleview Drive Austin, TX 78733

On 9/30/2014 3:56 PM, Heldenfels, Leane wrote:

Hi Bruce – take and look at this and advise if I have anything different from what you'd like the notice to read.

I will send others as I receive them back from legal.

Thanks –

Leane

From: Bruce Aupperle [~~mailto:bruce.aupperle@me.com~~]
Sent: Tuesday, September 23, 2014 2:02 PM
To: Heldenfels, Leane
Cc: carolyn Aupperle
Subject: Fwd: RE: 1904 Scenic

Leane:

In general the consideration for our 10/13 BOA cases are:

2009 Lake Shore: >20% width under old code.

6901 Greenshore: >20% width under old code

1904 Scenic: >30' length, <10' offset under new code

2921 Westlake Cove: >20% width, >30' length under old code

7900 Big View: >20% width, <10' offset under old code

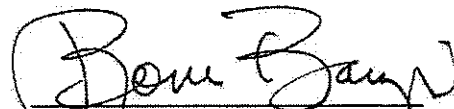
August 28, 2014

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

To Whom It May Concern:

We, Rona & David Baizer, own the property at 1904 Scenic Drive. We wish to build a new boat dock on the property. Aupperle Company and Andersson-Wise Architects are our authorized agents for the City of Austin applications needed for the subject property. Please contact us if you have any questions.


David Baizer


Rona Baizer



City of Austin
911 ADDRESSING
CITY SERVICE ADDRESS VALIDATION

Email: addressing@austintexas.gov **Phone:** (512) 974-2797 **Fax:** (512) 974-3337
911 Addressing Website: <http://austintexas.gov/911addressing>

Date: September 11, 2014

The Following Is A Valid Address:

Address : 1904 SCENIC DR

Building(s) : BD

Unit(s) :

*Please contact the United States Postal Service or go to www.usps.com for the correct zip code for this address.

Legal Description:

Subdivision : LAUREL HEIGHTS

Block ID : 4

Lot ID : 8

Geographic ID: 0117090706

Property ID : 117163

Jurisdiction: AUSTIN FULL PURPOSE

Verify your jurisdiction with our new Jurisdictions Web Map: <http://austintexas.gov/gis/JurisdictionsWebMap/>

County: TRAVIS

Parent Address Place Id: 5108424

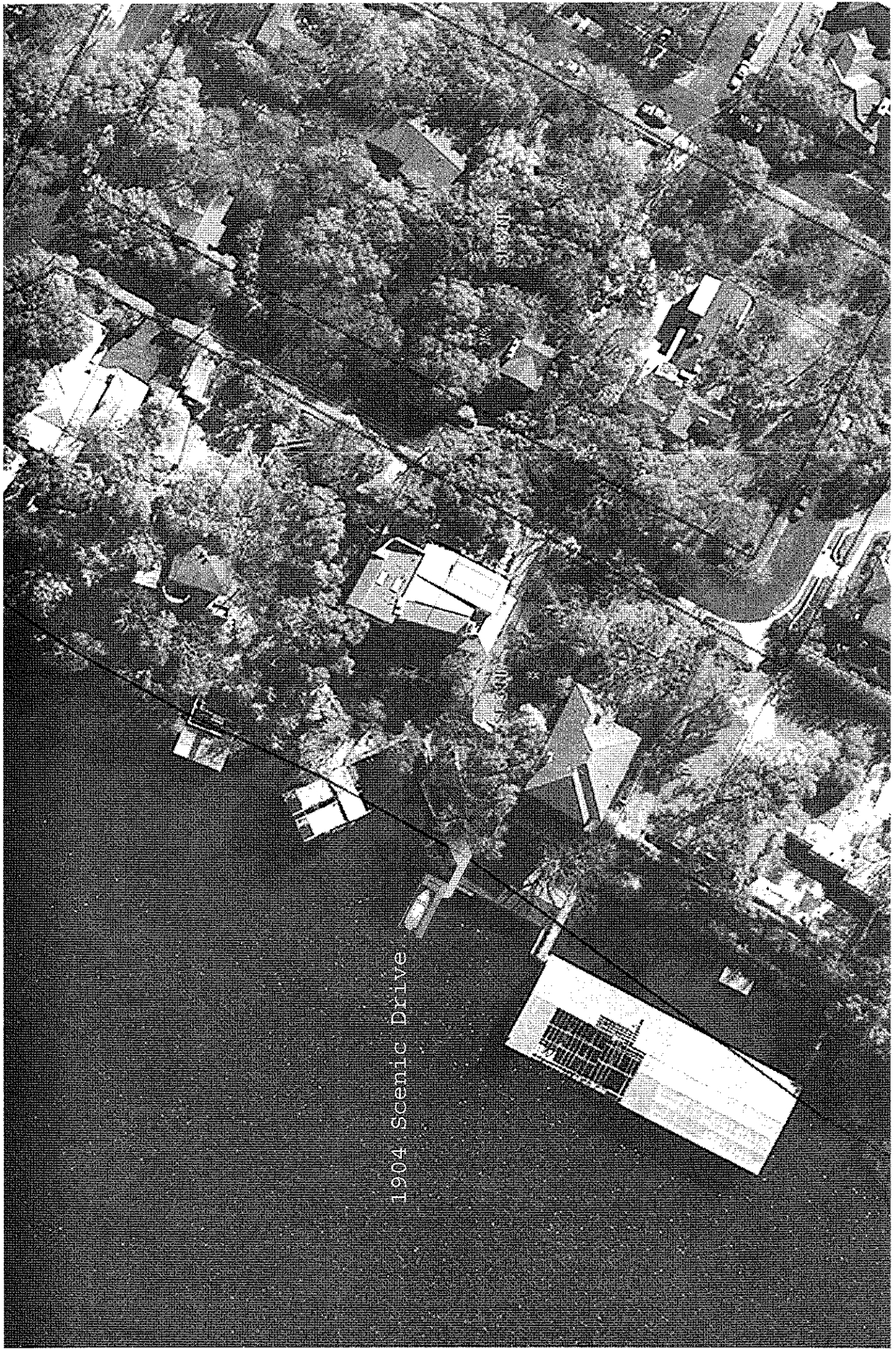
Comments:

Signed:

A handwritten signature in cursive script, appearing to read "Catherine Winfrey", written over a horizontal line.

CATHERINE WINFREY

Disclaimer: The assignment and/or verification of this address does not authorize a change in land use or constitute the City of Austin's approval of any division of real property. The assignment and/or verification of this address does not supersede any requirements of the City of Austin's Land Development Code, the Texas Local Government Code, or any other state or municipal regulations.



1904 Scenic Drive

A0.01

SHEET 1

SITE PLAN

SCHEMATIC DESIGN

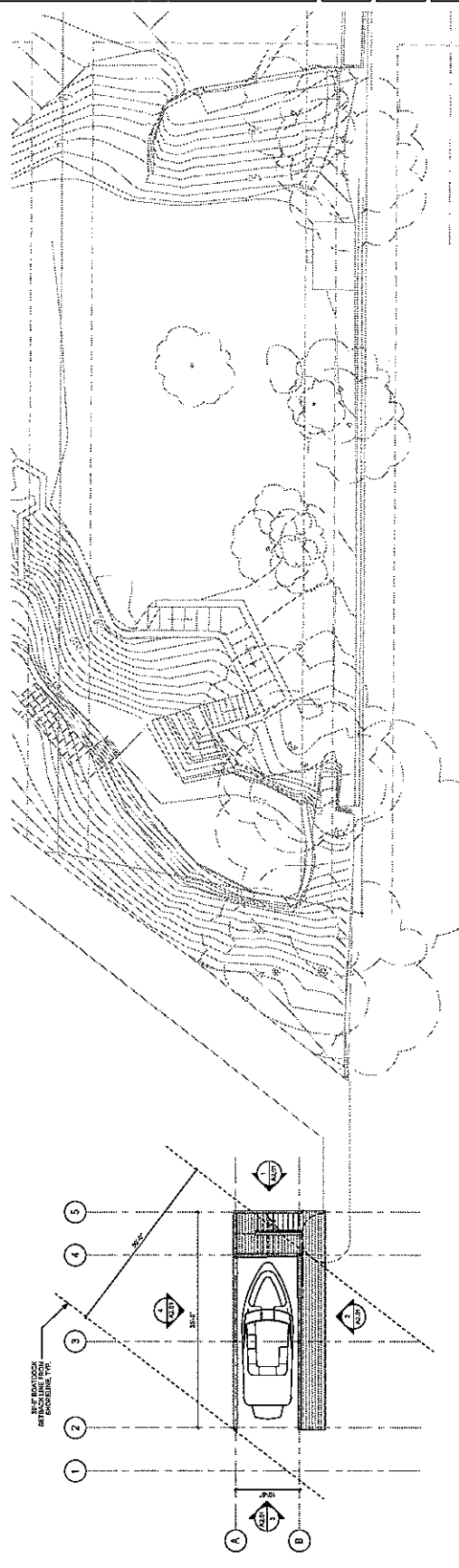
Date: 01 JAN 2017

ANDERSSON-WISE
ARCHITECTURAL ARCHITECTS
202 PARK BLVD, SUITE 200
ALBUQUERQUE, NM 87102
PH 505.262.0700 FAX 505.262.0701

BAIZER BOAT
DOCK
1904 SCENIC DRIVE

THIS DOCUMENT IS THE PROPERTY
OF ANDERSSON-WISE ARCHITECTS
AND IS NOT TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
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AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF
ANDERSSON-WISE ARCHITECTS.

NOT FOR
REGULATORY
APPROVAL
PERMITS
OR
CONSTRUCTION



SHEET :
A1.01

FIRST FLOOR PLAN

SCHEMATIC
DESIGN

DATE: 20 MAR 2017

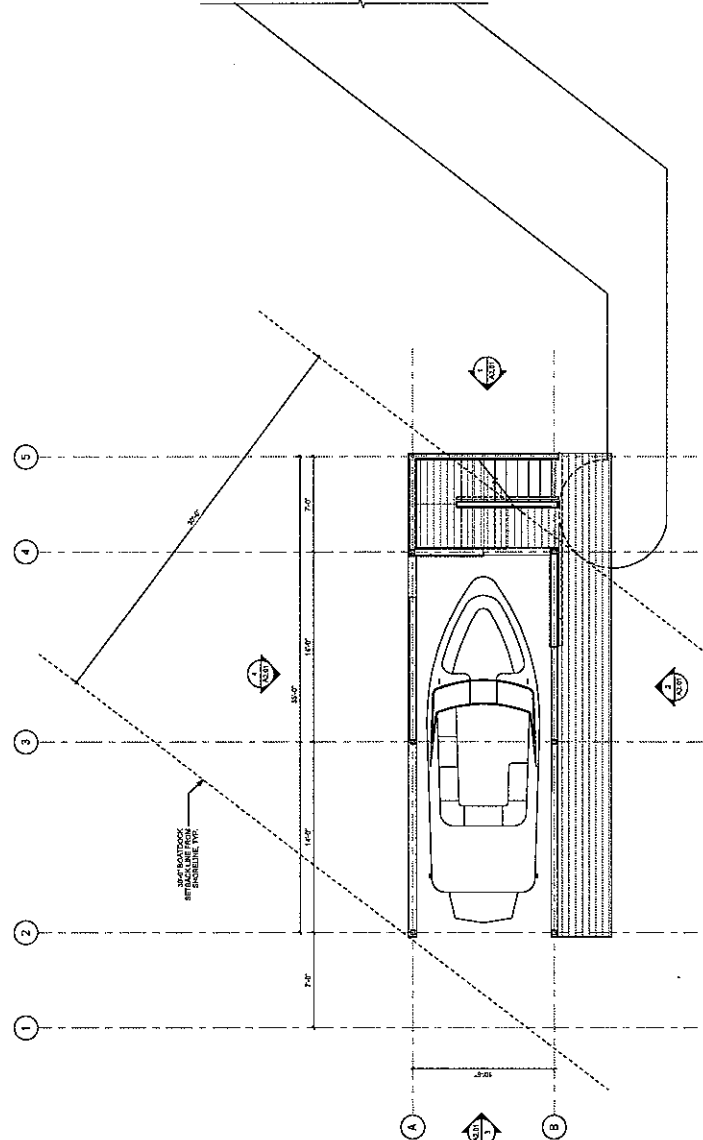
ANDERSSON WISE
Andersson Wise Architects
10700 15th Ave. S.W.
Burien, WA 98148
PH: 206.835.8100 FAX: 206.835.8101
WWW.ANDERSSONWISE.COM

**BAIZER BOAT
DOCK**
1904 SCENIC DRIVE

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CONSENT OF THE ARCHITECT

NOT FOR
REGULATORY
SUBMITTAL
PERMITTING OR
CONSTRUCTION

1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



A1.02

SHEET :

SECOND FLOOR PLAN

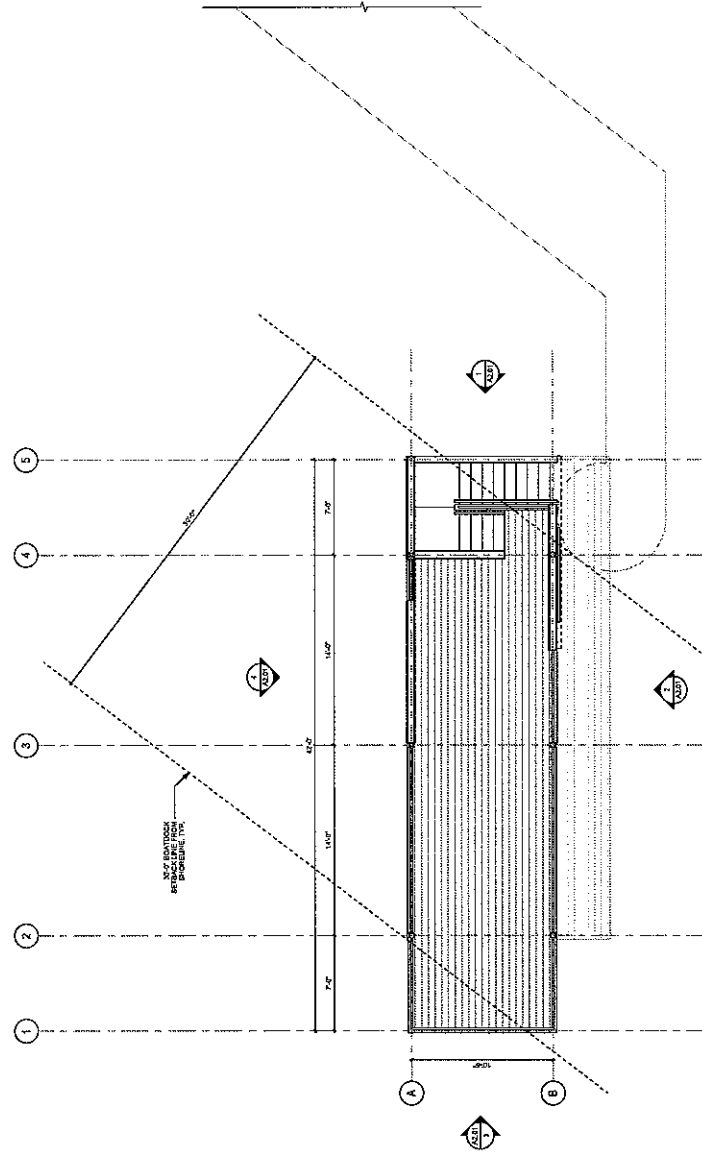
SCHEMATIC DESIGN

Date : 01 JAN 2013

ANDERSSON WISE
Architectural Architects
100 PARK DRIVE
SUITE 100
ROSELAND, NJ 07068
Tel: 201.991.1100
Fax: 201.991.1101
www.anderssonwise.com

BAIZER BOAT
DOCK
1904 SCENIC DRIVE

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REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.03

SHEET :

ROOF PLAN

SCHEMATIC
DESIGN

Date: 01 Jan 2021

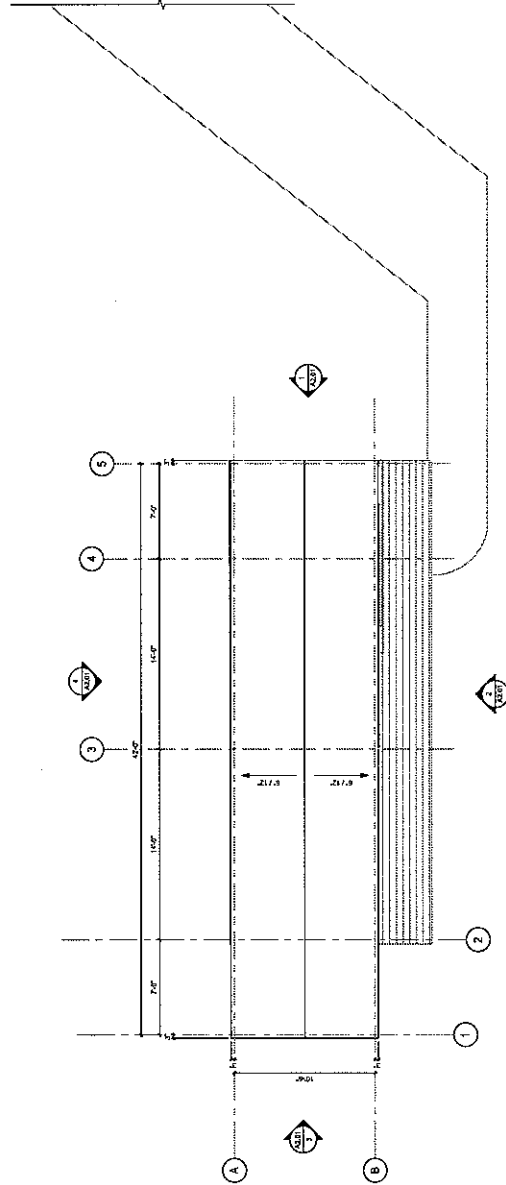
ANDERSSON-WISE
Architectural Services
107 9 Ave. S. Suite 100
Minneapolis, MN 55404
Phone: 612.338.1111

BAIZER BOAT
DOCK
1904 SCENIC DRIVE

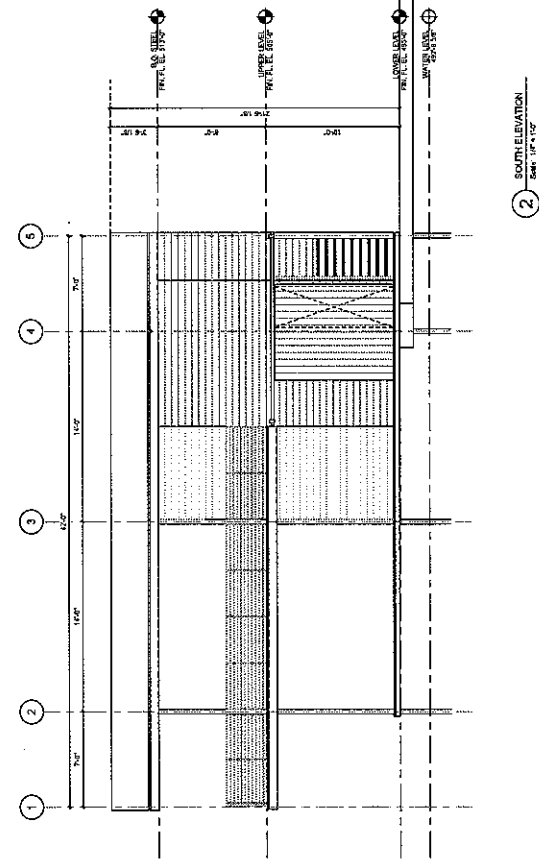
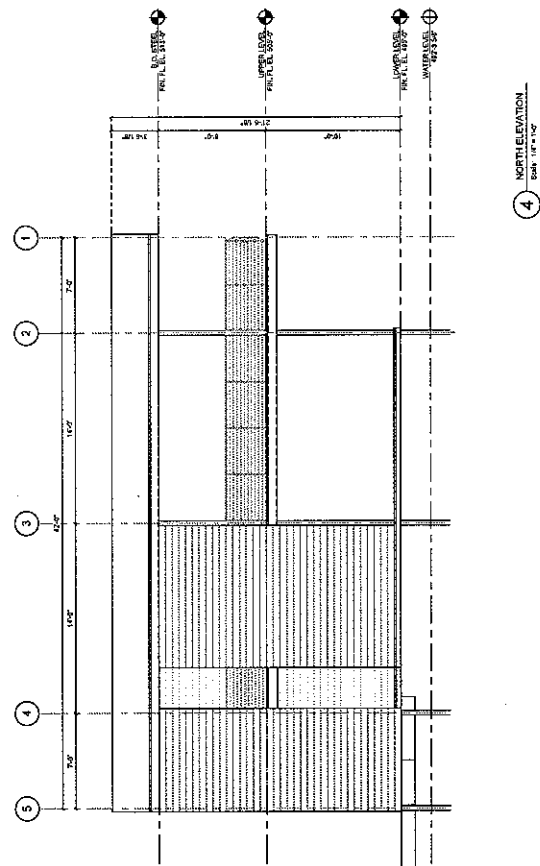
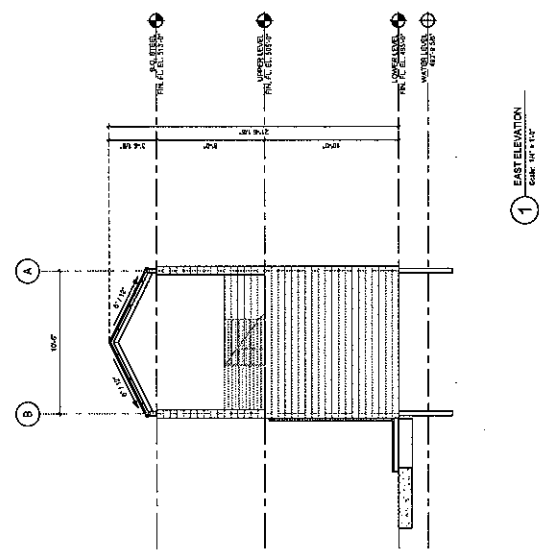
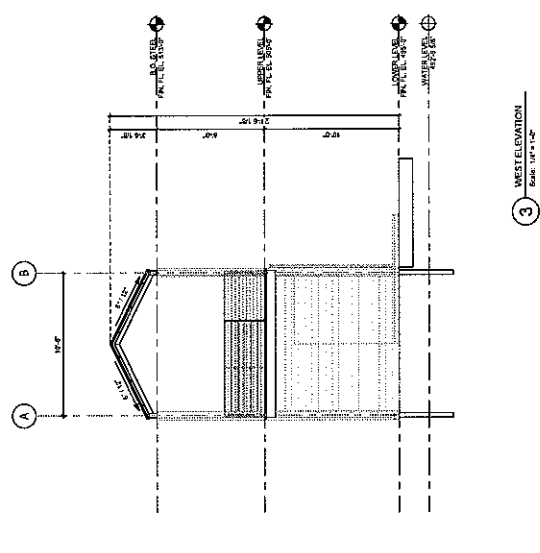
BAIZER BOAT DOCK
1904 SCENIC DRIVE
MINNEAPOLIS, MN 55404
PROJECT NO. 2020-001

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



<p>NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION</p>	<p>1804 SCENIC DRIVE BAIZER BOAT DOCK</p>	<p>ANDERSSON WISE Architects 1804 Scenic Drive Suite 100 Seattle, WA 98101 206.461.1234 www.anderssonwise.com</p>	<p>01 JAN 2013</p>	<p>SCHEMATIC DESIGN</p>	<p>EXTERIOR ELEVATIONS</p>	<p>SHEET:</p>
						A2.01







City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt 6020513
No.:

Payment 09/12/2014
Date:

Invoice 6039738
No.:

Payer Information

Company/Facility Name: AUPPERLE COMPANY

Payment Made By: CAROLYN AUPPERLE
10088 CIRCLE VIEW DR
AUSTIN TX 78733

Phone No.: (512) 329-8241

Payment Method: American Express

Payment Received: \$388.00

Amount Applied: \$388.00

Cash Returned: \$0.00

Comments: AUTH 563332-1024

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	11214963	1904 SCENIC DR Bldg BD	2014-000135-BA	\$388.00
Total					\$388.00

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

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ROW # 11214963

Roll # 0117090706

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Lot(s) _____ Block _____ Outlot _____ Division _____

I/We Carolyn Aupperle on behalf of myself/ourselves as authorized agent for _____

Deleted: _____

David and Rona Baizer affirm that on August 28, 2014, _____,

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(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

a new boat dock more then 30' from the shoreline, 37' requested

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(zoning district)

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VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

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Deleted: _____

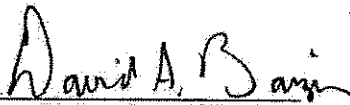
PARKING: (Additional criteria for parking variances only.)

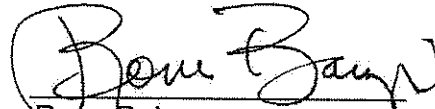
August 28, 2014

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

To Whom It May Concern:

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David Baizer


Rona Baizer