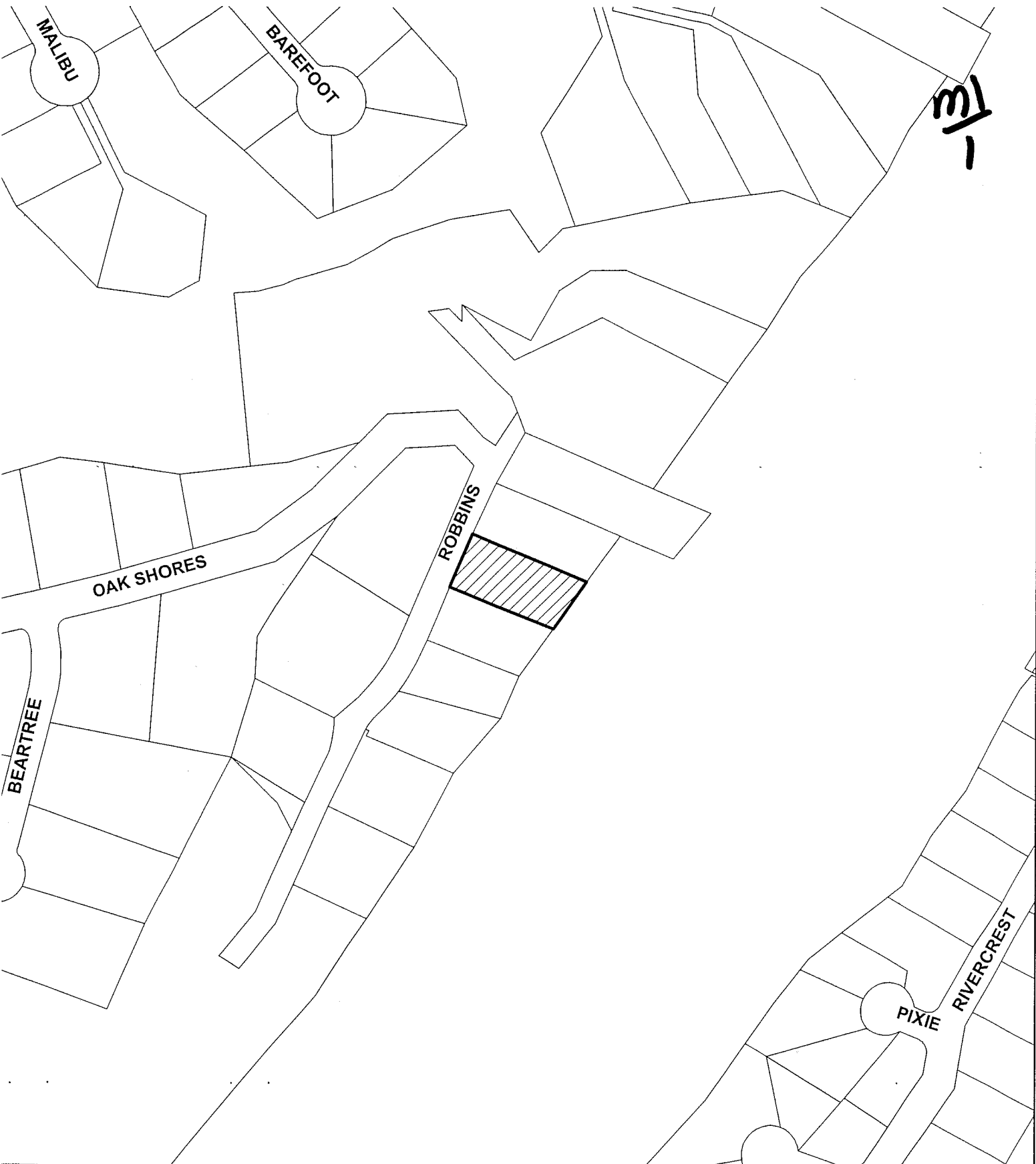




131



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0026
LOCATION: 3607 Robbins Rd.



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" = 221'

m/2

CASE # C15-2016-0026
ROW 11483900
TAX 0133210305
TEADV

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

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

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

STREET ADDRESS 3607 Robbins Rd.

LEGAL DESCRIPTION: Subdivision – JAMES JETT SURVEY NO.1 ABS. 43.7

Lot(s) .459 ACRE Block _____ Outlot _____ Division _____

I Jim Bennett as authorized agent for Stoney Barton

_____ affirm that on 11/11/15 _____ hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN – REPAIR

Repair an existing 2-story, 31' -10" x 42' -5" dock and gangway and appurtenances. The existing dock has the following non-complying characteristics: a dock width of 31'10", a 0ft. side yard, a projection of 42.5 ft., and providing a dock accommodating 4 vessels.

in a LA lake Austin (zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Christine Esparza with Austin Energy at 322-6112 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

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.

m/3

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
the boat dock has existed in this location as evident by the previous permits, inspections and C/O

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
The pylons are existing and no new pylons have been installed in association with this application.

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

The boat dock has existed since 1986.

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 boat dock want change the area of character because the dock has been in place for about 29 years.

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:

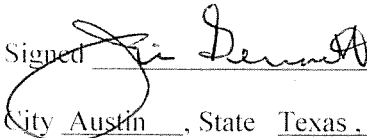
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

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 11505 Ridge Dr.

City Austin, State Texas, & Zip 78748

Printed : Jim R. Bennett Phone: (512) 282-3079 _____ Date:

OWNERS 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 _____

City, State & Zip _____

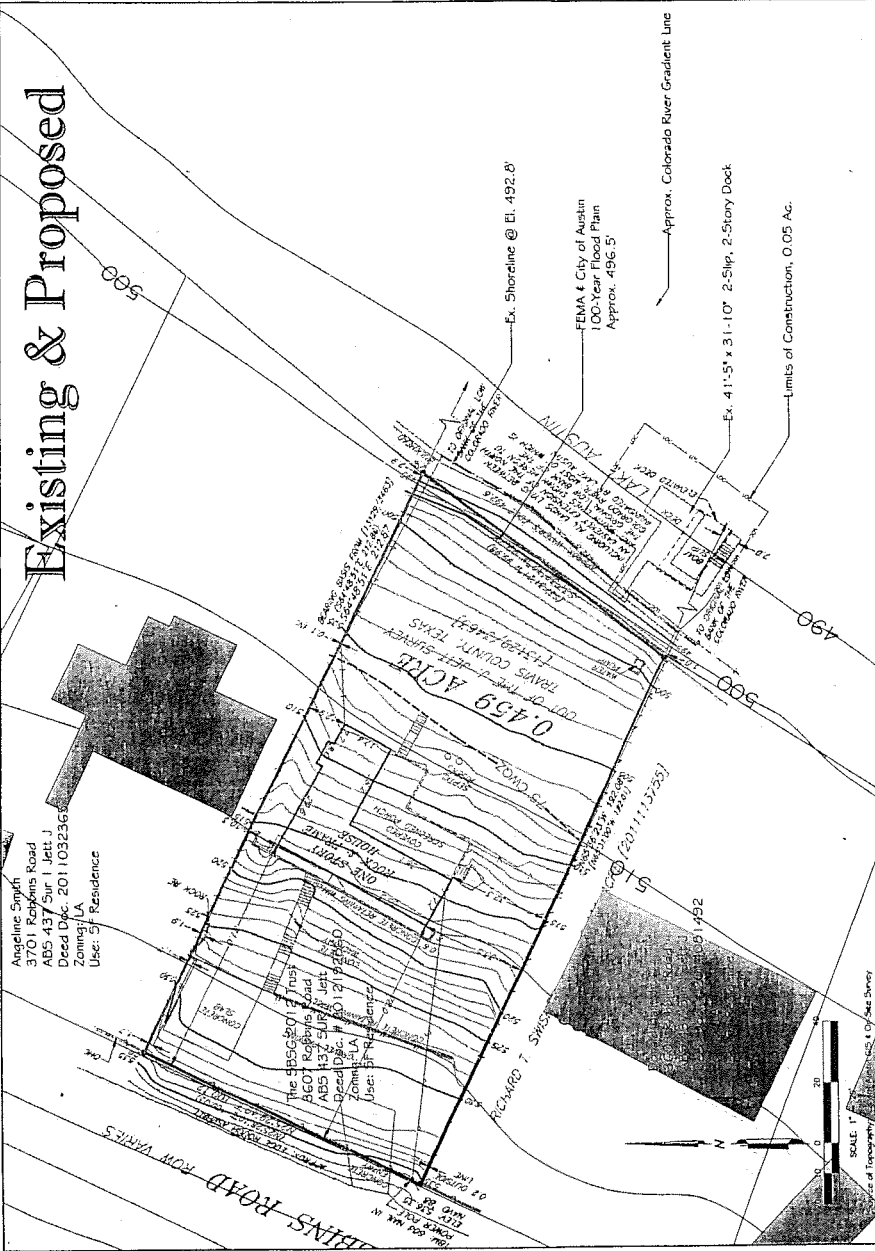
Printed _____ Phone _____ Date _____

C15-2016-0026

74-2279 at least 48 hours prior with this location and

3607 Robbins Road

Existing & Proposed



- NOTES:
1. A DOCK MUST BE CONTINUOUSLY LIGHTED WITH WATER LIGHTS BETWEEN SUNSET AND SUNRISE EACH DAY.
 2. THE LIGHTS MUST BE LOCATED ON THE DOCK STRUCTURE AND THE LIGHT STATION MUST BE LOCATED ON THE DOCK STRUCTURE AND PARALLEL TO THE DOCK STRUCTURE. THE LIGHTS MUST BE VISIBLE TO A PROPERLY APPROACHING NAVIGATOR.
 3. NAVIGATION LIGHTS MUST HAVE A TWO-BUILD PATTERN, WITH TWO WORKING LIGHT BULBS BAYED BETWEEN 7-1/2" AND 25" WATTS AND TWO WORKING LIGHT BULBS BAYED BETWEEN 7-1/2" AND 25" WATTS. THE LIGHTS MUST BE VISIBLE FROM THE DOCK STRUCTURE AND THE LIGHT STATION MUST BE VISIBLE FROM THE DOCK STRUCTURE. THE LIGHTS MUST BE VISIBLE FROM THE DOCK STRUCTURE AND THE LIGHT STATION MUST BE VISIBLE FROM THE DOCK STRUCTURE.
 4. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION. THE LIMITS OF CONSTRUCTION SHALL BE THE DOCK STRUCTURE AND THE LIGHT STATION. THE LIMITS OF CONSTRUCTION SHALL BE THE DOCK STRUCTURE AND THE LIGHT STATION.
 5. NO SHORELINE IMPROVEMENTS, EXCEPT REPAIR OF EXISTING WORK, SHALL BE PERMITTED ON THE SHORELINE OF THE DOCK STRUCTURE AND THE LIGHT STATION. THE SHORELINE OF THE DOCK STRUCTURE AND THE LIGHT STATION SHALL BE MAINTAINED AS IS.
 6. NO TIES GREATER THAN 6" IN DIAMETER WILL BE IMPACTED BY THE PROPOSED DOCK CONSTRUCTION.
 7. THE DOCK STRUCTURE SHALL BE CONSTRUCTED OF STEEL OR WOODWORK. THE DOCK STRUCTURE SHALL BE CONSTRUCTED OF STEEL OR WOODWORK.
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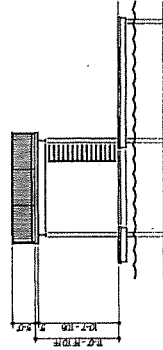
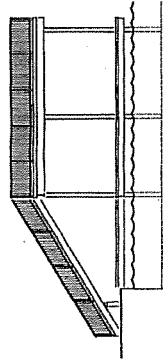
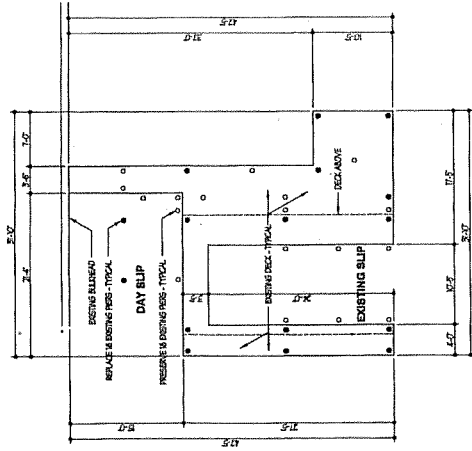
Engineering, Planning & Development Services
AUPPERLE COMPANY

3607 Robbins Road
SITE PLAN

DESIGNED: TDA
APPROVED:
DATE: March 4, 2013
SHEET 2 OF 3

613

3607 Robbins Road



LAKE ELEVATION 1/8"

3607 Robbins Road Austin, TX

DOCK / PILING PLAN 1/8"

3607 Robbins Road Austin, TX

Notes:

- 1) The maximum enclosure of the boat dock shall be 50% as defined by Code.
- 2) Piling shall be 6-300" sized piling.

