

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday January 8, 2018

CASE NUMBER: C15-2017-0054

____ Brooke Bailey
____ William Burkhardt
____ Christopher Covo
____ Eric Goff
____ Melissa Hawthorne
____ Bryan King
____ Don Leighton-Burwell
____ Rahm McDaniel
____ Veronica Rivera
____ James Valadez
____ Michael Von Ohlen
____ Kelly Blume (Alternate)
____ Martha Gonzalez (Alternate)
____ Pim Mayo (Alternate)

APPLICANT: Rick Rasberry

OWNER: Dustin Donnell

ADDRESS: 1615 WESTLAKE DR

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A):

A. (2) to increase the distance a dock may extend from no more than 20 percent of a channel width as measured by a line that is perpendicular to the centerline of the channel and that extends from the shoreline where the dock is located to the opposite shoreline, or in this case 28.1 feet (required, permitted) to 30 feet (requested); and

B. (4) (a) to increase the width of a dock measured parallel to the shoreline of the lot or tract where the dock is proposed, and including all access and appurtenances, from 25.7 feet (required, permitted) to 30 feet (requested) in order to construct a new boat dock within the "LA" Lake Austin Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to November 13, 2017, Board Member Eric Goff second on an 9-2 vote (Board members Bryan King and Don Leighton-Burwell nay); **POSTPONED TO NOVEMBER 13, 2017. November 13, 2017 POSTPONED TO DECEMBER 11, 2017 BY STAFF; DEC 11, 2017 POSTPONED TO JANUARY 8, 2018 (Re-notification needed)**

RENOTIFICATION: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A):

A. (2) to increase the distance a dock may extend from no more than 20 percent of a channel width as measured by a line that is perpendicular to the centerline of the channel and that extends from the shoreline where the dock is located to the opposite shoreline, or in this case 21.7 feet (required, permitted) to 30 feet (requested); and

B. (4) (a) to increase the width of a dock measured parallel to the shoreline of the lot or tract where the dock is proposed, and including all access and appurtenances, from 25.7 feet (required, permitted) to 30 feet (requested)

in order to construct a new boat dock within the "LA" Lake Austin Residence zoning district.

BOARD'S DECISION: Jan 8, 2018 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to February 12, 2018, Board Member Don Leighton-Burwell second on a 11-0 vote; **POSTPONED TO FEBRUARY 12, 2018, Feb 12, 2018**

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
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:


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman



January 29, 2018

Board of Adjustment Members

City of Austin

Re: Request for Approved Variance LDC 25-2-1176(A)(2) and LDC 25-2-1176(A)(4) Regarding Boat Dock Length and Width Conditions, Boat Dock Remodel, SP-2017-0228DS, 1615 Westlake Drive on Lake Austin, TX

Dear Board Members:

In response to the questions and requests for information raised at the January 8, 2018 public hearing, please accept this reply with the following:

- Example v-hull and pontoon watercraft typical sizes found on Lake Austin (Exhibit A)
- Additional site pictures in support of APD's finding no navigational risk with proposal (Exhibit B)
- Public Information from City regarding 1867 Westlake Drive Shoreline Modifications (Exhibit C)
- Public Information from City regarding 1847 Westlake Drive Shoreline Modifications (Exhibit D)
- Response to the January 4, 2018 "Jay Symcox Letter" (Exhibit E)
- Owner's Presentation

Please let us know if you should have any questions or require any additional information and we look forward to receiving your favorable reply of acceptance.

Very truly yours,

Rick Rasberry

Ricky "Rick" Rasberry, CESSWI

cc: Dustin Donnell

00314

Exhibit A1 of 2



Length 24'-2"
Width 8'-5"

003/5

Exhibit A2 of 2



Length
27' 5"
Deck length
25' 1.5"
Deck width
8' 6"

1867 Westlake Dr

These 2 docks
extend 30'

1615 Westlake Dr

MAIN LAKE

Picture Taken During
2017 Lake Austin
Draw-Down



Exhibit B2-2

Existing
Docks 30'
From
Shoreline

30' Proposed

12/14/2017

