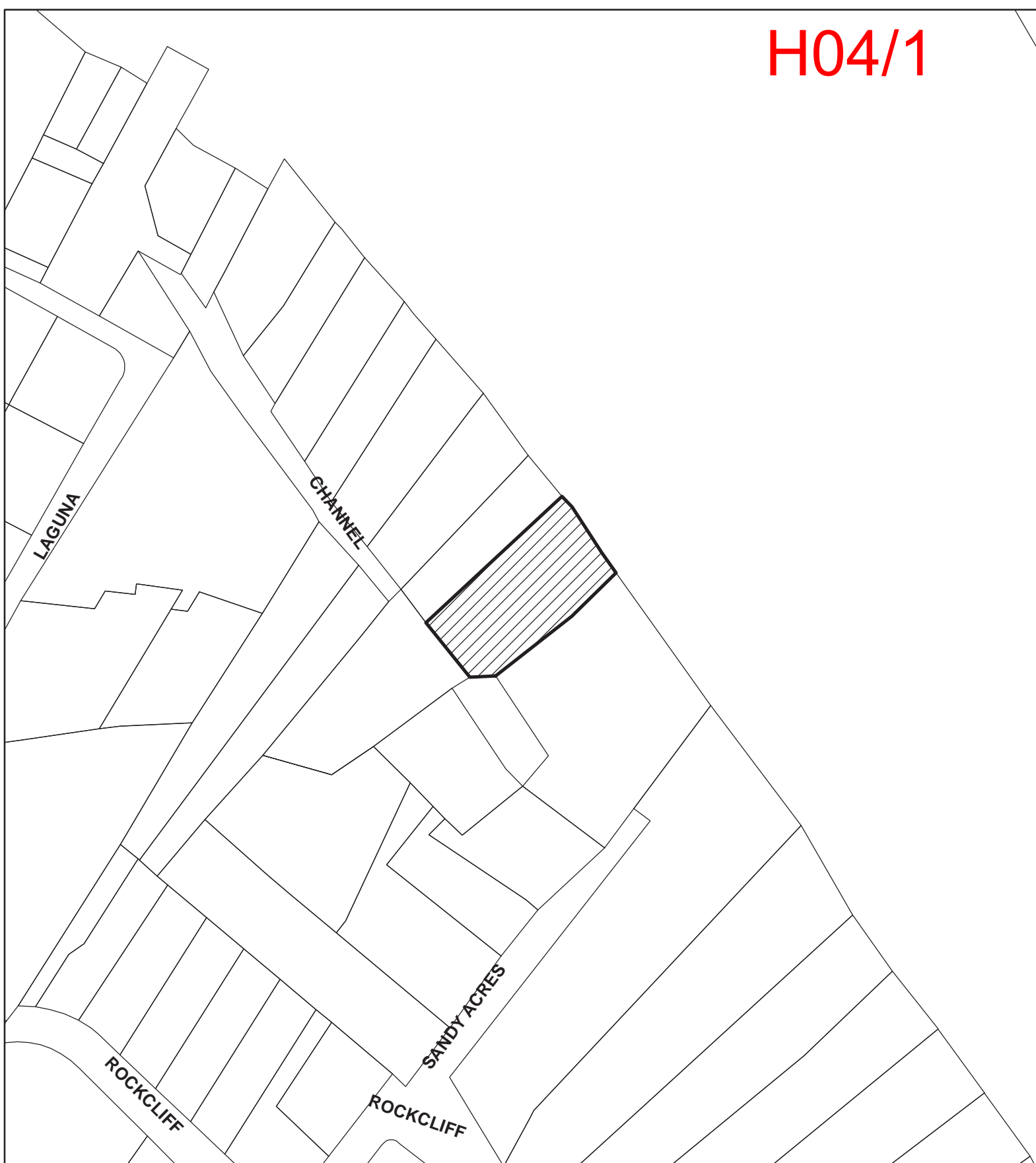


H04/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0035  
1704 CHANNEL ROAD



1" = 167'

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.



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000  
505 Barton Springs Road, Austin, Texas 78704

# H04/2

## Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 1704 Channel Road

Subdivision Legal Description:

ABS 329 SUR 2 GRAY T ACR .650

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: LA

I/We Bruce S. Aupperle, P.E. on behalf of myself/ourselves as  
authorized agent for SKYLARK PARTNERS II LP affirm that on  
Month July, Day 10, Year 2018, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Single Family Home

Portion of the City of Austin Land Development Code applicant is seeking a variance from.

Section 25-2-551 (D) (1) (b) requires an LA setback along the access channel. The applicant has requested a variance to decrease the minimum shoreline setback requirement of Section 25-2-551 (D) (1) (b) from 25 feet to 10 feet (along the man-made access channel) in order to erect a single-family residence in an "LA" Lake Austin zoning district.

## Section 2: Variance Findings

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 supporting documents.

**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.**

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

### Reasonable Use

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

The adjacent man-made channel located at 1702 Channel Road grants water and boat access to many homes south of said property and not on the main body of Lake Austin. The existing channel thus requires a 25' LA setback at 1704 Channel Road from the water's western edge of the channel. The property at 1702 Channel is zoned SF-2 and does not require a 25' LA setback from the channel's water's edge.

### Hardship

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

The hardship for which the variance is requested is unique to the property in that the 25' LA shoreline setback and a 20' LA sideyard setbacks at 1704 Channel Road.

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

The hardship is not general to the area in which the property is located because there are multiple properties and other instances in the vicinity that have man-made access channels yet were not required to maintain the LA shoreline setback requirements.

## Area Character

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 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 character of the property will improve with new development on this particular lake lot, substantial improvements are planned for the lot will not impair the purpose of the regulations.

## 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 in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

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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:

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

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

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**Section 3: Applicant Certificate**

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

Applicant Signature: Bruce S. Aupperle, P.E. Digitally signed by Bruce S. Aupperle, P.E.  
Date: 2018.07.10 13:31:00 -05'00' Date: 07/10/2018

Applicant Name (typed or printed): Bruce S. Aupperle, P.E.

Applicant Mailing Address: 10088 Circleview Drive

City: Austin State: TX Zip: 78733

Phone (will be public information): (512) 422-7838

Email (optional – will be public information): [REDACTED]

**Section 4: Owner Certificate**

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

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Name (typed or printed): \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: Bruce S. Aupperle, P.E.

Agent Mailing Address: 10088 Circleview Drive

City: Austin State: TX Zip: 78733

Phone (will be public information): (512) 422-7838

Email (optional – will be public information): [REDACTED]

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

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## CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

# Board of Adjustment General/Parking Variance Application

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**Section 3: Applicant Certificate**

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Applicant Signature: Bruce S. Aupperle, P.E. Digitally signed by Bruce S. Aupperle, P.E.  
Date: 2018.07.10 13:31:00 -05'00' Date: 07/10/2018

Applicant Name (typed or printed): Bruce S. Aupperle, P.E.

Applicant Mailing Address: 10088 Circlevue Drive

City: Austin State: TX Zip: 78733

Phone (will be public information): (512) 422-7838

Email (optional – will be public information): [REDACTED]

**Section 4: Owner Certificate**

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

Owner Signature: [Signature] Date: 7/10/2018

Owner Name (typed or printed): John Pomeroy

Owner Mailing Address: 4697 Rockcliff Rd

City: AUSTIN State: TX Zip: 78746

Phone (will be public information): 512.473.0025

Email (optional – will be public information):

**Section 5: Agent Information**

Agent Name: Bruce S. Aupperle, P.E.

Agent Mailing Address: 10088 Circlevue Drive

City: Austin State: TX Zip: 78733

Phone (will be public information): (512) 422-7838

Email (optional – will be public information): [REDACTED]

**Section 6: Additional Space (if applicable)**

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Applicant Name (typed or printed): Bruce S. Aupperle, P.E.

Applicant Mailing Address: 10088 Circleview Drive

City: Austin State: TX Zip: 78733

Phone (will be public information): (512) 422-7838

Email (optional – will be public information): [REDACTED]

**Section 4: Owner Certificate**

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

Owner Signature: [Signature] Date: 7/10/18

Owner Name (typed or printed): OWNERS AGENT/ARCHITECT EDWARD B. FRERSON, AIA

Owner Mailing Address: 4307 FARHILLS

City: AUSTIN State: TX Zip: 78731

Phone (will be public information): 512-502-9340

Email (optional – will be public information): [REDACTED]

**Section 5: Agent Information**

Agent Name: Bruce S. Aupperle, P.E.

Agent Mailing Address: 10088 Circleview Drive

City: Austin State: TX Zip: 78733

Phone (will be public information): (512) 422-7838

Email (optional – will be public information): [REDACTED]

**Section 6: Additional Space (if applicable)**

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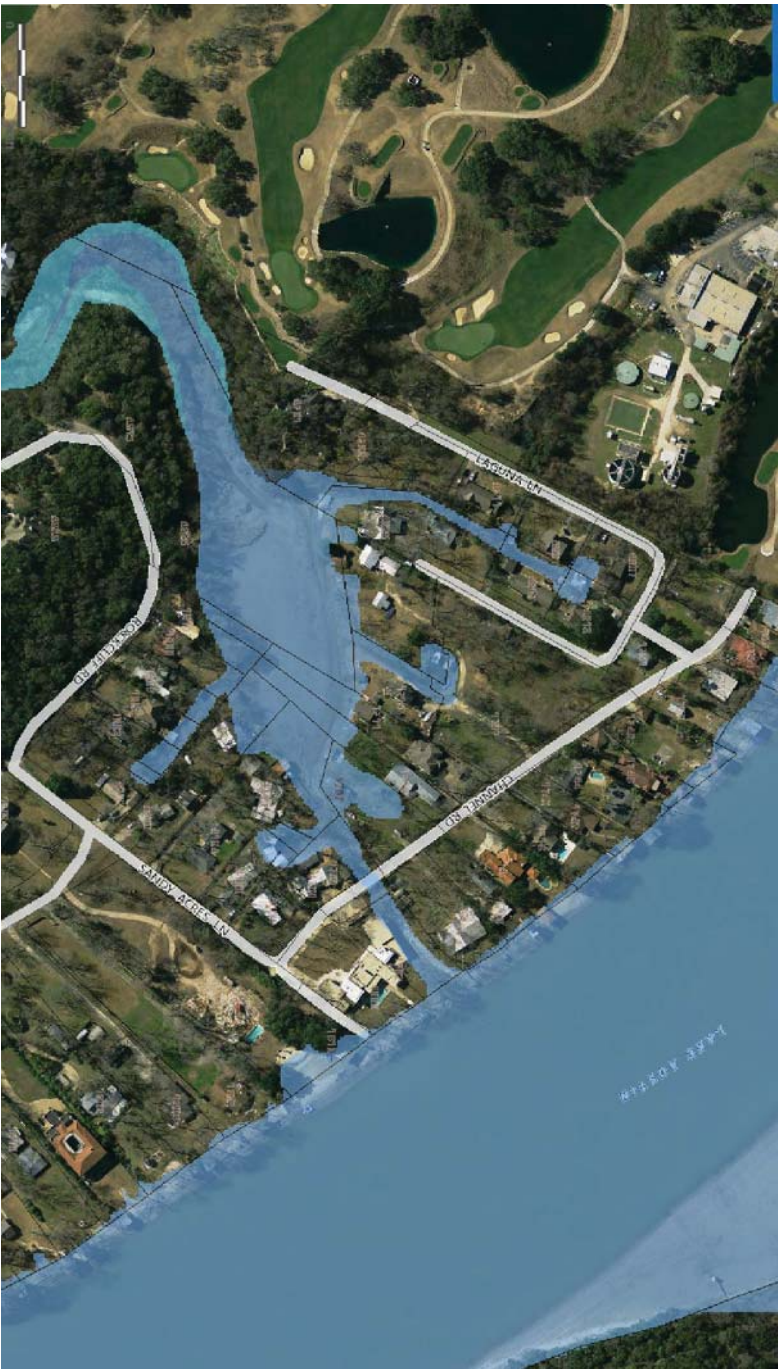
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7704  
CHANNEL ROAD  
Austin, Texas

THE OFFICE OF  
BRYAN B. BROWN  
ARCHITECT  
4007 PALMCREST BL.  
AUSTIN, TX 78731  
512-451-9040

TITLE:  
SHEET:  
SCALE:



H04/12





H04/13





H04/14





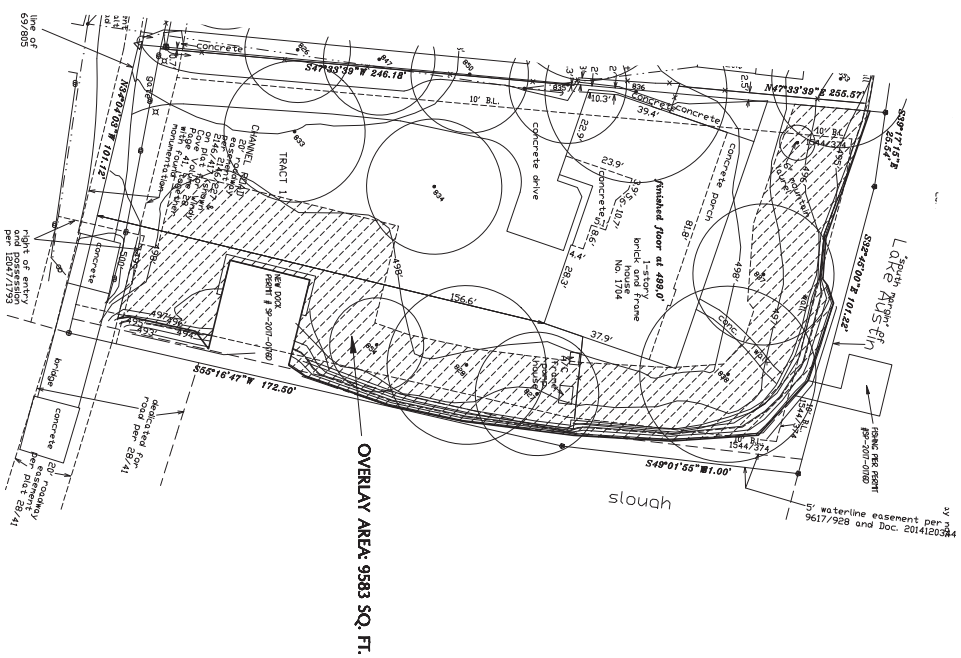
H04/15





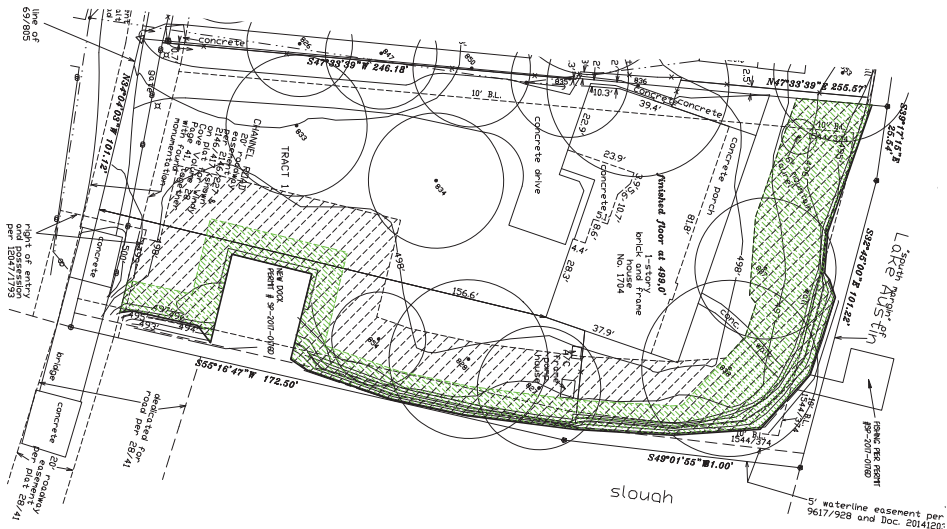
H04/16





1 LA Overlay  
25/25  
1" = 20'-0"



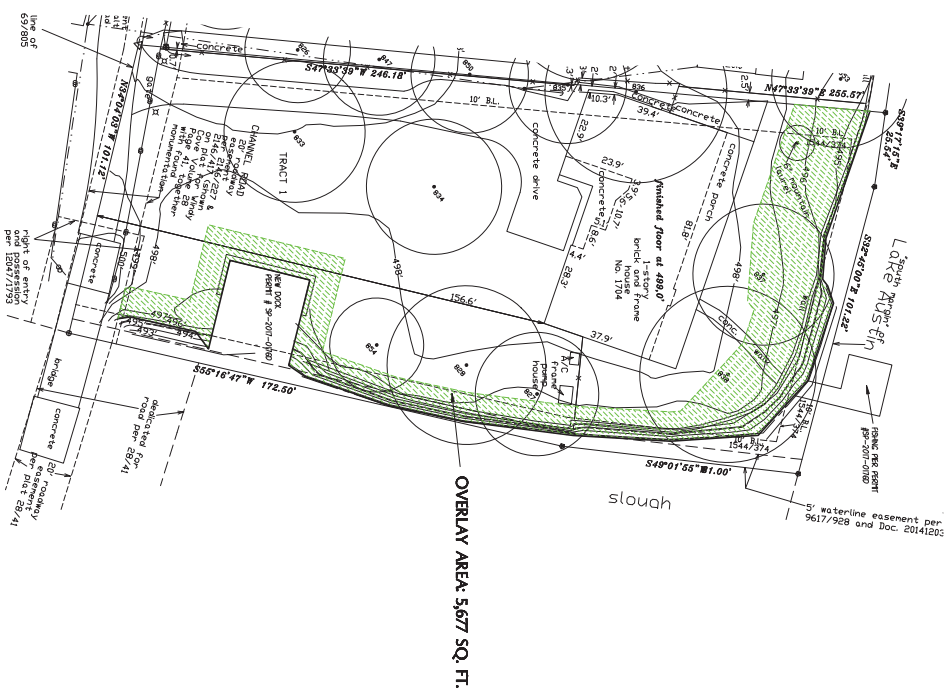


1  
LA Overlay  
Comparison of Overlays  
1" = 20'-0"

704  
CHANNE ROAD  
Austin, Texas

THE OFFICE OF  
BRYAN B. FRIEDMAN  
ARCHITECT  
4007 PALM JAIL RD.  
AUSTIN, TX 78751  
512-461-9949

TITLE:  
SHEET:  
SCALE:



1  
LA Overlay  
2.5' / 10'  
1" = 20'-0"