

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday October 8, 2018

CASE NUMBER: C15-2018-0035

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input checked="" type="checkbox"/>	Christopher Covo
<input checked="" type="checkbox"/>	Eric Golf
<input checked="" type="checkbox"/>	Melissa Hawthorne
<input checked="" type="checkbox"/>	Bryan King
<input checked="" type="checkbox"/>	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Rahm McDaniel
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input checked="" type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Pim Mayo (Alternate)

APPLICANT: Bruce S. Aupperle, P.E.

OWNER: Skylark Partners II LP (Edward B. Frierson AIA)

ADDRESS: 1704 CHANNEL RD

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-551 (Lake Austin (LA) District Regulations) (B) (1) (b) to decrease the shoreline setback from 25 feet (required) to 10 feet (requested) in order to erect a single family home in a "LA", Lake Austin zoning district.

BOARD'S DECISION: BOA meeting Aug 13, 2018 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to October 8, 2018, Board Member Rahm McDaniel second on an 11-0 vote; POSTPONED TO OCTOBER 8, 2018; October 8, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant as per drawing (dated 10/8/2018) provided by applicant, Board Member Christopher Covo second on an 11-0 vote; GRANTED AS PER DRAWING (DATED 10/8/2018/) PROVIDED BY APPLICANT.

EXPIRATION DATE: OCTOBER 8, 2019

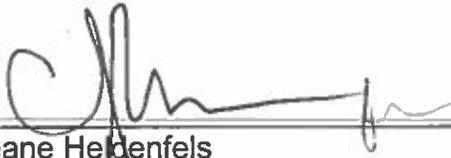
FINDING:

1. 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

2. (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 the existing channel 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 edge, the applicant proposed to fill in the old boat slip, which would have made this BOA variance request mute, staff did not support to filling in the old boat slip, that slip is now abandoned and is underneath the finished deck, yet the edge of water remains within 15' of the proposed home

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

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: a 25' building line setback will be maintained along the channel, such that it will not impair the use of the 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 be improved with the proposed new home construction.

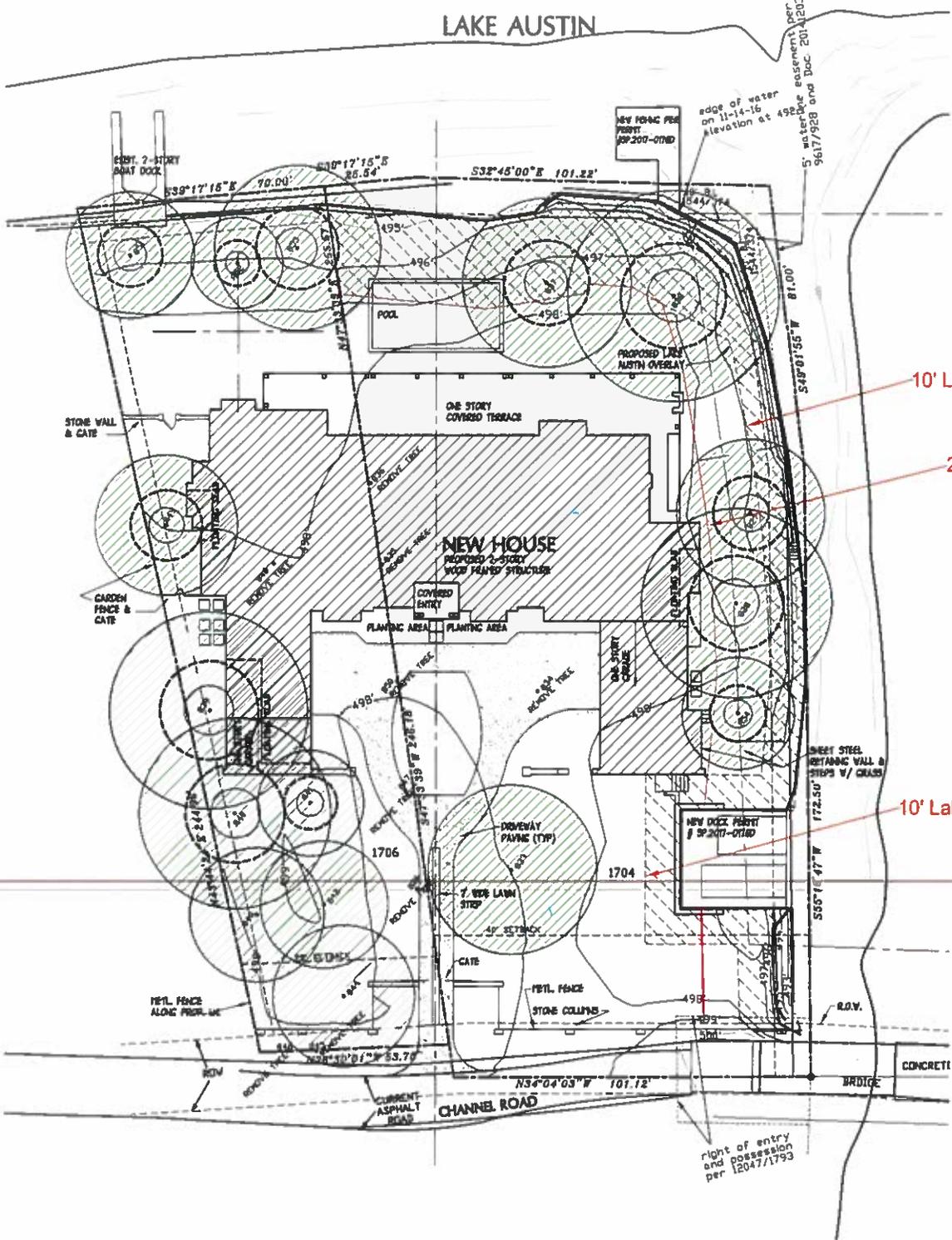


Leane Heidenfels
Executive Liaison



William Burkhardt
Chairman

LAKE AUSTIN



10' Lake Setback

25' Building Line Setback

10' Lake Setback



1 Site Plan
1"=20'

