

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

DATE: Monday October 8, 2018

CASE NUMBER: C15-2018-0037

<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)

OWNER/APPLICANT: Kathleen Huff

ADDRESS: 3117 WESTLAKE DR Bldg B

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A)(6) to increase the dock height from not more than 30 feet (required) to 42 (requested, top of cupola) in order to complete construction of a boat dock within the "LA" Lake Austin Residence-zoning-district.

Note: A dock may not exceed 30 feet in height as measured from the highest point of the structure above the normal pool elevation of the lake.

BOARD'S DECISION: BOA MEETING SEPT 10, 2018 POSTPONED TO OCTOBER 8, 2018 BY STAFF (RE-NOTICE REQUIRED)

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A)(6) to increase the dock height from not more than 30 feet (required, permitted) to 45 feet (requested, top of cupola) in order to complete a boat dock within the "LA" Lake Austin Residence zoning district.

Note: The Land Development Code states that a boat dock may not exceed 30 feet in height as measured from the highest point of the structure above the normal pool elevation of the lake.

BOARD'S DECISION: Oct 8, 2018 The public hearing was closed on Board Member Rahm McDaniel motion to Postpone to November 8, 2018, Board Member Christopher Covo second on an 11-0 vote; **POSTPONED TO NOVEMBER 8, 2018**

EXPIRATION DATE:

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



City of Austin

BUILDING PERMIT

PERMIT NO : 2012-126625 BP
3117 WESTLAKE DR BLDG B

Type: RESIDENTIAL

Status : Active

Issue Date : 12/21/2012

Expiry Date : 12/17/2018

LEGAL DESCRIPTION: ABS 21 SUR 1 SPARKS W ACR 4.14						SITE APPROVAL: SP-2010-0355D		ZONING:	
PROPOSED OCCUPANCY:		WORK PERMITTED: New		ISSUED BY: Glenda Wilsford					
install 51.2' x 30' 2-stry boat dock with 2-slips and related improvements per release plans.									
TOTAL SQFT New/Addn: 1,536		VALUATION Total Job Valuation : \$100,000.00		TYPE CONST.		USE CAT 437		GROUPS	
								FLOORS	
								UNITS	
								# OF PKG SPACES	
TOTAL BLDG COVERAGE		% COVERAGE		TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS 0.0	
								METER SIZE 0.00	

Contact	Phone	Contact	Phone
Owner, Kathleen Huff	(512) -	Internet User, richard skirrow, Skirrow LLC	(512) 785-3225
Inactive General Contractor, Dalgleish Construction Company	(512) 346-8554	Inactive General Contractor, Brent Cunningham, A-Tex Boat Docks, LLC	(512) 576-7555
Inactive General Contractor, Aus Tex Building Consultants LLC	(512) 909-4663	General Contractor, Skirrow LLC	(512) 785-3225

Fee Description	Fee Amount	Paid Date	Fee Description	Fee Amount	Paid Date
Building Permit Fee	\$268.00	12/21/2012	Building Permit Fee	\$134.00	05/16/2017
Development Services Surcharge	\$10.72	12/21/2012	Development Services Surcharge	\$5.12	06/17/2015
Development Services Surcharge	\$5.36	05/16/2017	Development Services Surcharge	\$5.12	08/18/2017
Electrical Permit Fee	\$128.00	06/17/2015	Electrical Permit Fee	\$128.00	08/18/2017
Expired Building Permit Fee	\$75.00	02/10/2014	Reinspection Fee	\$65.00	02/10/2014
Reinspection Fee	\$65.00	09/12/2017	Reinspection Fee	\$65.00	09/12/2017
Reinspection Fee	\$53.00	04/13/2018			
Total Fees:	\$1,007.32				

Construction documents approved by the building official are approved with the intent that such construction documents comply in all respects with City technical codes. The review of construction documents is not exhaustive of all code requirements. The issuance or approval of plans and specifications or other construction documents is not an approval of any violation of the technical codes or of any other ordinance of the jurisdiction. The issuance of an approval based on plans, specifications and other data shall not prevent the building official from requiring the correction of errors in the plans, specifications or other data.

The City of Austin has not conducted a plan review of the mechanical, electrical or plumbing on this plan set. Be advised that all work performed on this project must be as per applicable trade code.

Inspection requirements		
Building Inspection	Electric Inspection	Environmental Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.



City of Austin

BUILDING PERMIT

01237
002/4

PERMIT NO : 2012-126625 BP
3117 WESTLAKE DR BLDG B

Type: RESIDENTIAL

Status : Active

Issue Date : 12/21/2012

Expiry Date : 12/17/2018

LEGAL DESCRIPTION:

ABS 21 SUR 1 SPARKS W ACR 4.14

SITE APPROVAL:

ZONING:

SP-2010-0355D

PROPOSED OCCUPANCY:

WORK PERMITTED:

New

ISSUED BY:

Glenda Wilsford

Install 51.2' x 30' 2-stry boat dock with 2-slips and related improvements per release plans.

TOTAL SQFT

New/Addn: 1,536

VALUATION

Total Job Valuation : \$100,000.00

TYPE CONST.

USE CAT

437

GROUPS

FLOORS

UNITS

OF PKG SPACES

TOTAL BLDG COVERAGE

% COVERAGE

TOTAL IMPERVIOUS COVERAGE

% COVERAGE

OF BATHROOMS

0.0

METER SIZE

0.00

Type	Date	Status	Comments	Inspector
101 Building Layout	08/05/2015	Pass		Chris Ruddell
102 Foundation	08/31/2017	Fail		Chris Ruddell
103 Framing	10/18/2017	Pass		Mark Hill
104 Insulation		Open		David Brasich
105 Wallboard		Open		Chris Ruddell
106 Fire Resistance-Rated Const		Open		Chris Ruddell
109 TCO Occupancy		Open		David Brasich
110 Termite Inspection		Open		Chris Ruddell
112 Final Building		Open		David Brasich
114 Continuance of work	04/16/2018	Open		DeeAnn Afra
114 Continuance of work		Open		DeeAnn Afra
600 EV TCO Occupancy		Open		Environmental Inspectors
601 EV TCO Stocking		Open		Environmental Inspectors
602 Environmental Inspection		Open		Environmental Inspectors
Deficiencies		Open		David Brasich

3117 Westlake Dr
002/5



C15.2018-0037

Figure 1 - View from across the lake from 3117 Westlake Drive – other side of lake is over 100 feet higher in elevation than the boat dock



Figure 2 - View of cupola on 3117 Westlake - note this is the major source of light for the dock since fan does not have a light



Figure 3 - View of boat dock from back porch of neighboring house at 3115 Westlake - cannot see the boat dock from this house due to trees and location



Figure 4 - Midway down driveway of 3117 Westlake - cannot even see boat dock from here or Westlake Drive



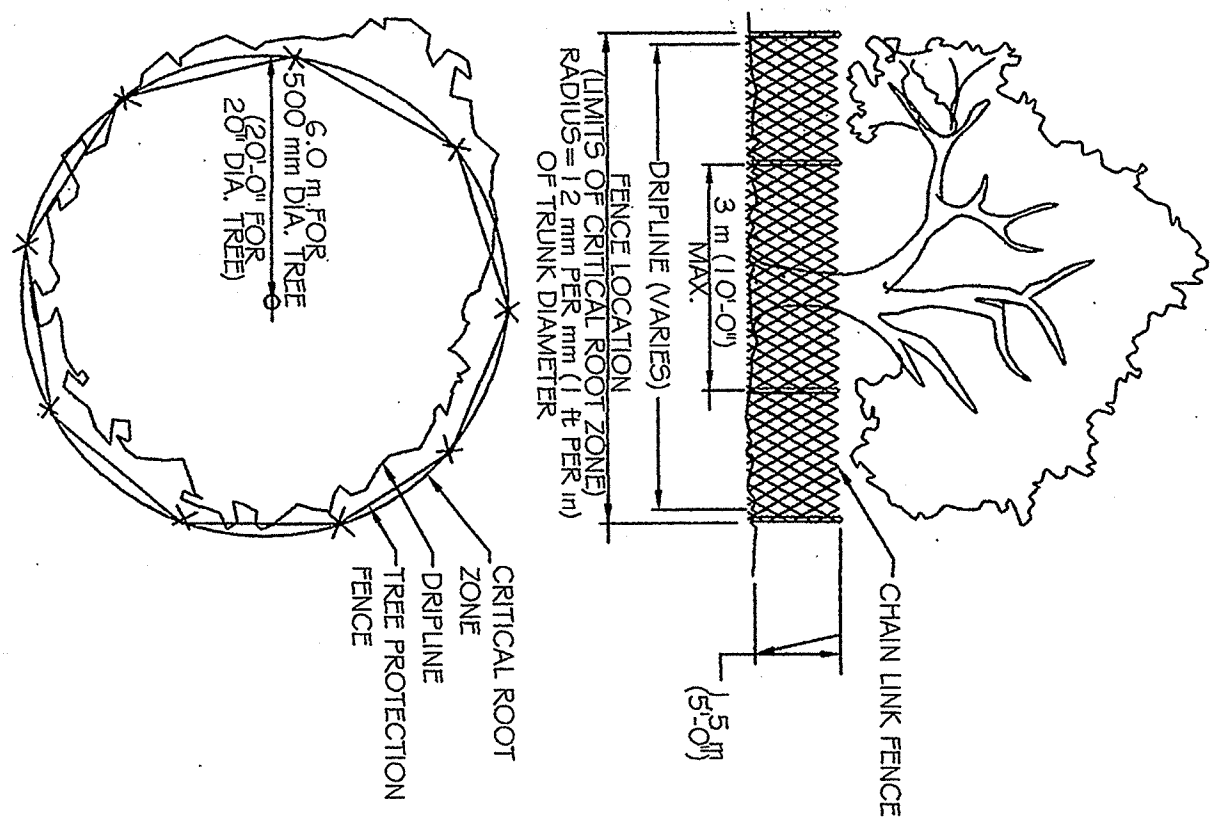
Figure 5 - View from top of 3117 driveway near on Westlake Drive frontage - cannot see the boat dock from the road



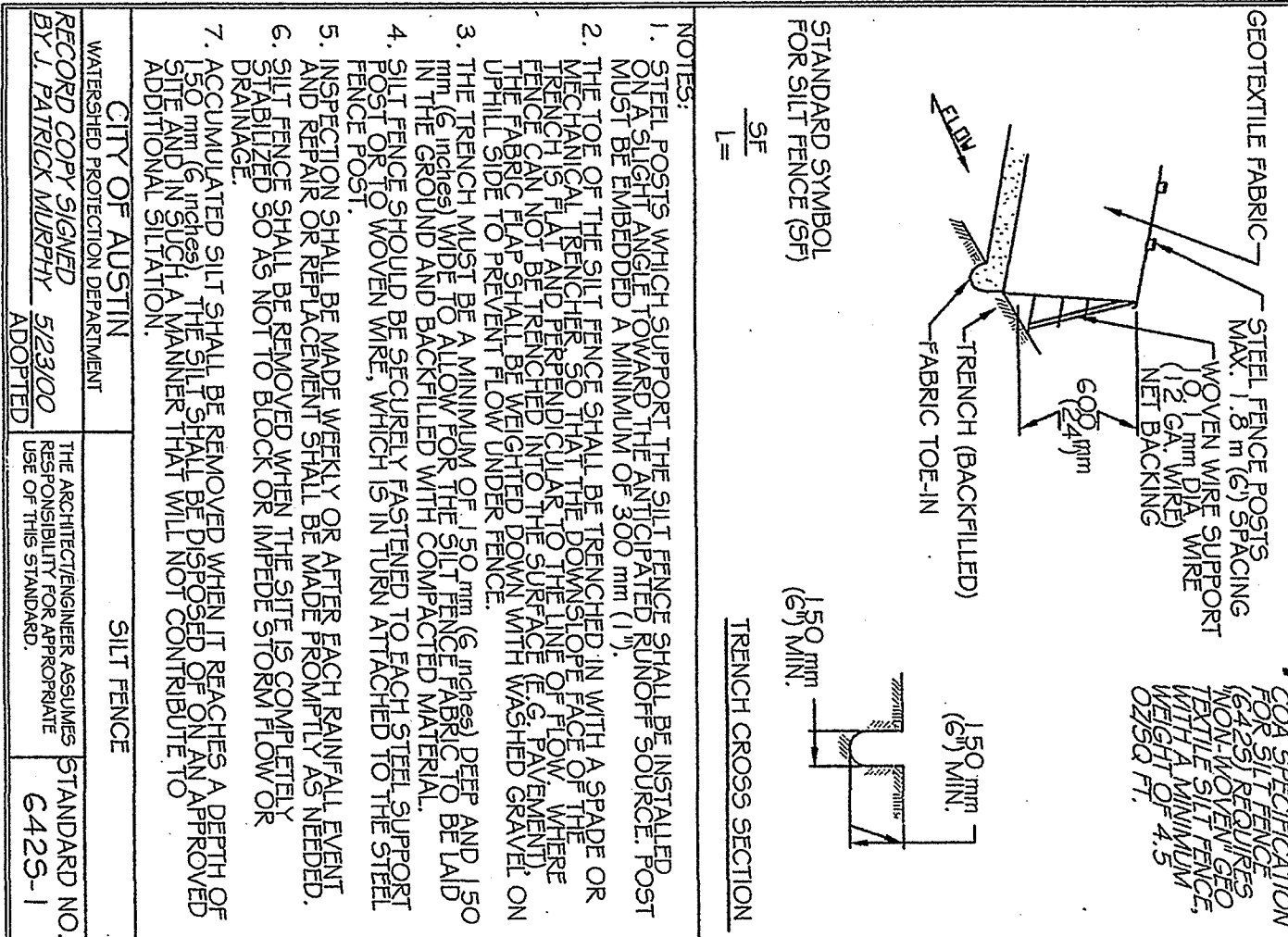
Figure 6 - View of dock from other neighbor's property at 3201 Westlake Drive - note that both neighbors on either side of 3117 Westlake Drive are in support of the boat dock as built



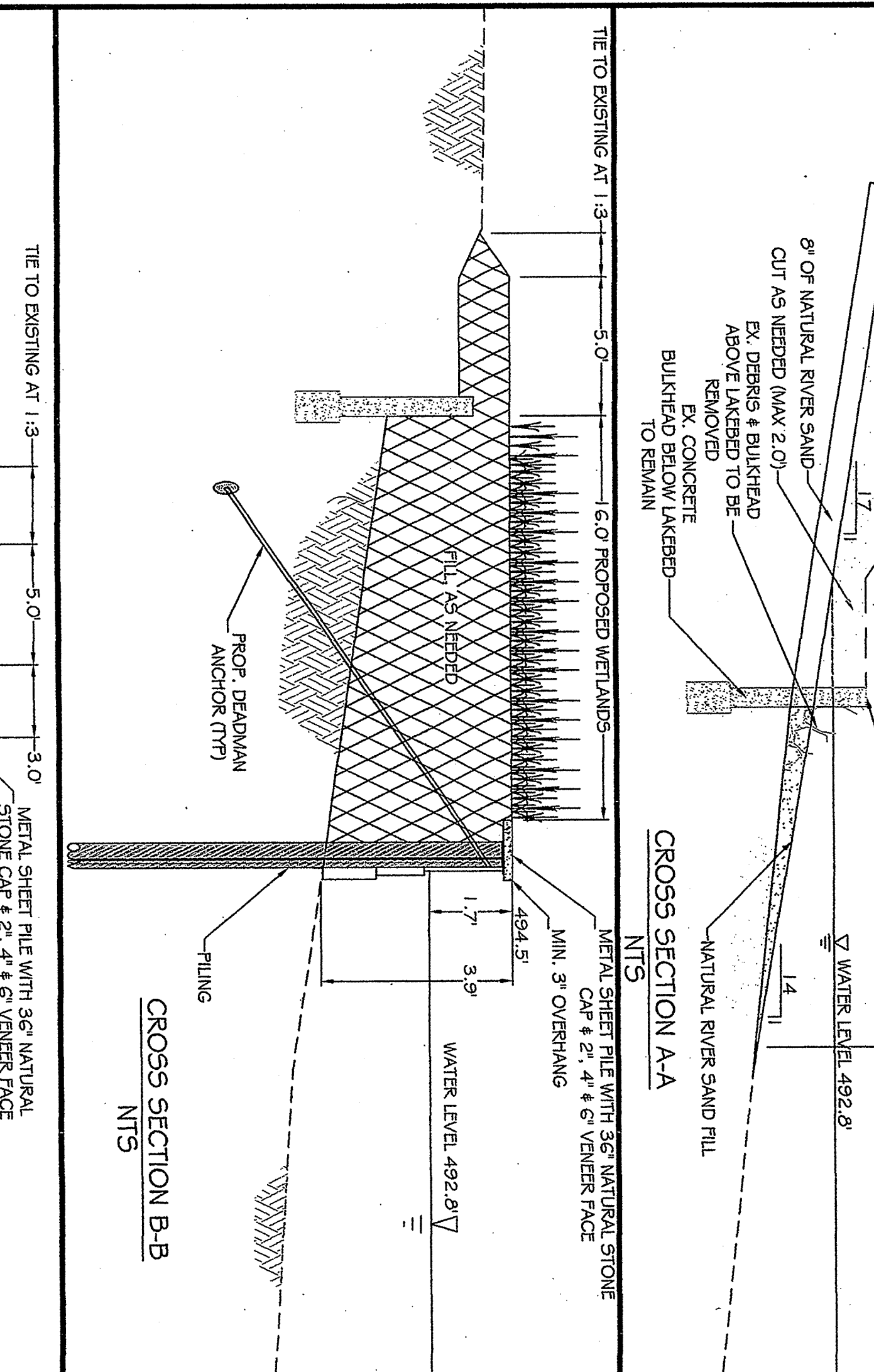
Figure 7 - View from lake toward boat dock



CITY OF AUSTIN
RECORDED COPY SIGNED
BY: PATRICK MURPHY
DATE: 1/11/2011
6105.2

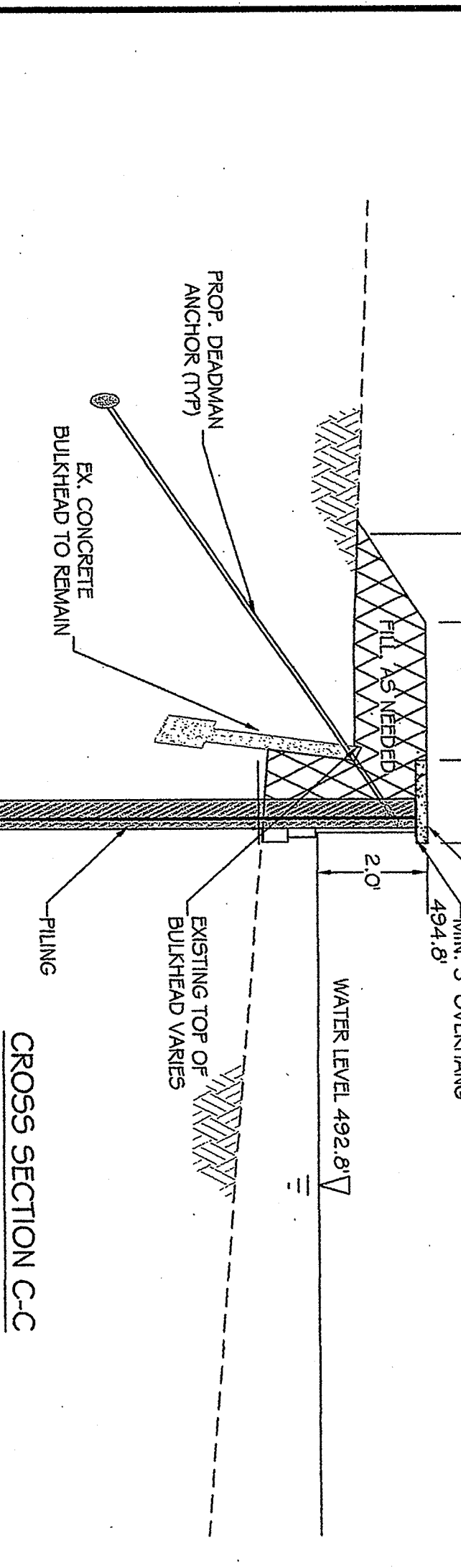


LIST OF EXISTING WETLAND PLANTS: COMMON NAME
(SCIENTIFIC NAME)
1. YELLOW FLAG IRIS (Iris pseudacorus)
LANDSCAPE SCHEDULE FOR WETLAND AREA
1. THE DESIGNATED SHORELINE EDGE WILL BE PLANTED
WITH APPROPRIATE WETLAND SPECIES LISTED BELOW:
2. AQUATIC PLANTS: 2 QT. CAREX ENKENS, PLACED @
2 C.C. TOTAL PROPOSED PLANTS = 96
3. MANAGE AND REMOVE EXOTIC SPECIES FROM AREA
COA APPROVED ALTERNATE AQUATIC SPECIES MAY BE UTILIZED
IF THE SPECIFIED SPECIES IS NOT READILY AVAILABLE.

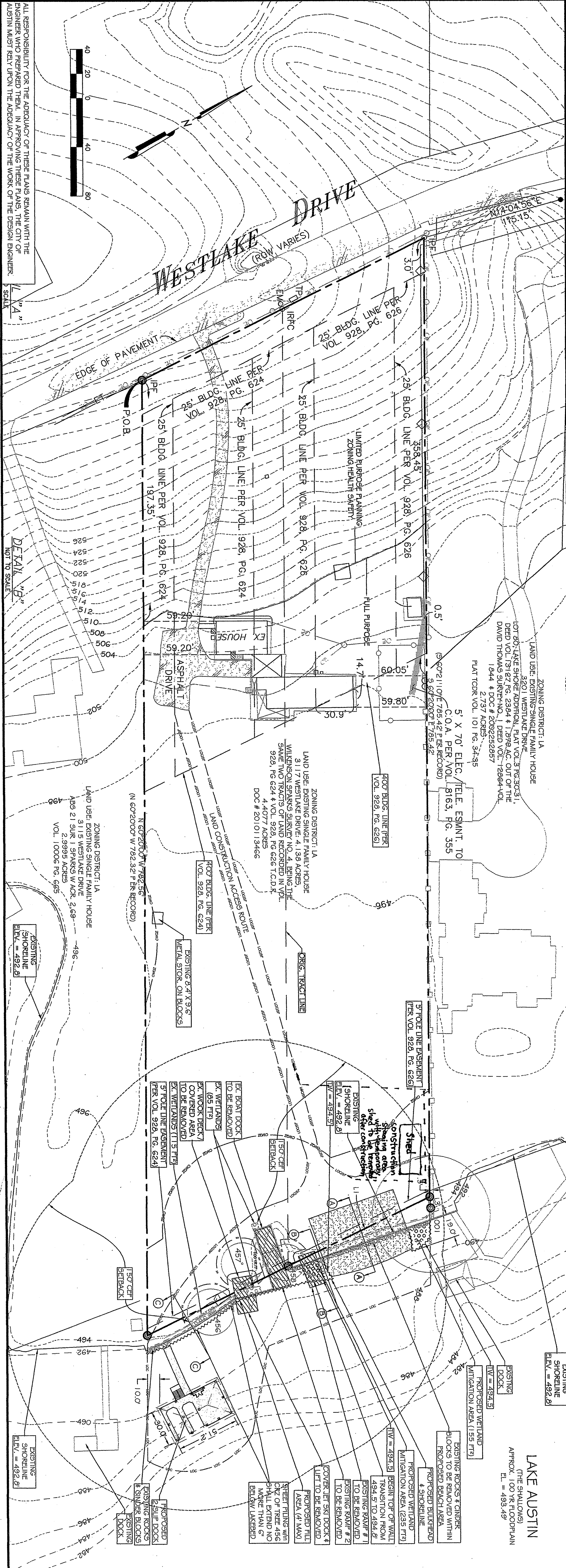


LEGEND
EXISTING GRADING CONTOUR
PROPOSED GRADING CONTOUR
PROPERTY LINE
LIMITS OF CONSTRUCTION
TREE FENCE PROTECTION
CHAIN LINK FENCE
CRITICAL WATER QUALITY ZONE
OVERHEAD ELECTRIC / TELE. LINE
FEMA 100 YEAR FLOODPLAIN
EXISTING WETLAND CEF
PROPOSED WETLAND AREA
EX. CONCRETE BULKHEAD
SAND / BEACH AREA
(IF RECORD)
T.C.D.R. DOC. # 2010113466

TABLES: LINE DATA, SURVEY DATA, CUT/FILL FOR ALL MODIFICATIONS, FILL BELOW THE NORMAL HIGH WATER MARK ELEVATION.



APPROVED
JAN 31 2012
JUN 09 2011
City of Austin
Department of Public Works
Development Services



3117 WESTLAKE DRIVE
SITE PLAN
DESIGNED: DMH
APPROVED: [Signature]
SCALE: 1"=40'
DATE: March 23, 2011
SHEET 2 of 3
SP-2010-0355D

AUPPERLE COMPANY
Engineering, Planning & Development Services
2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241
Texas Board of Professional Engineers Registration Number F-1994

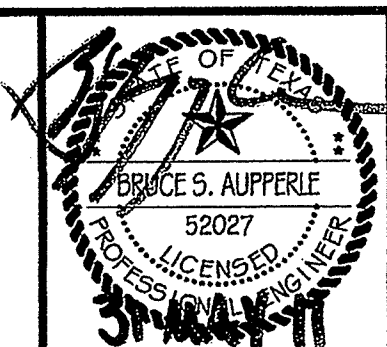
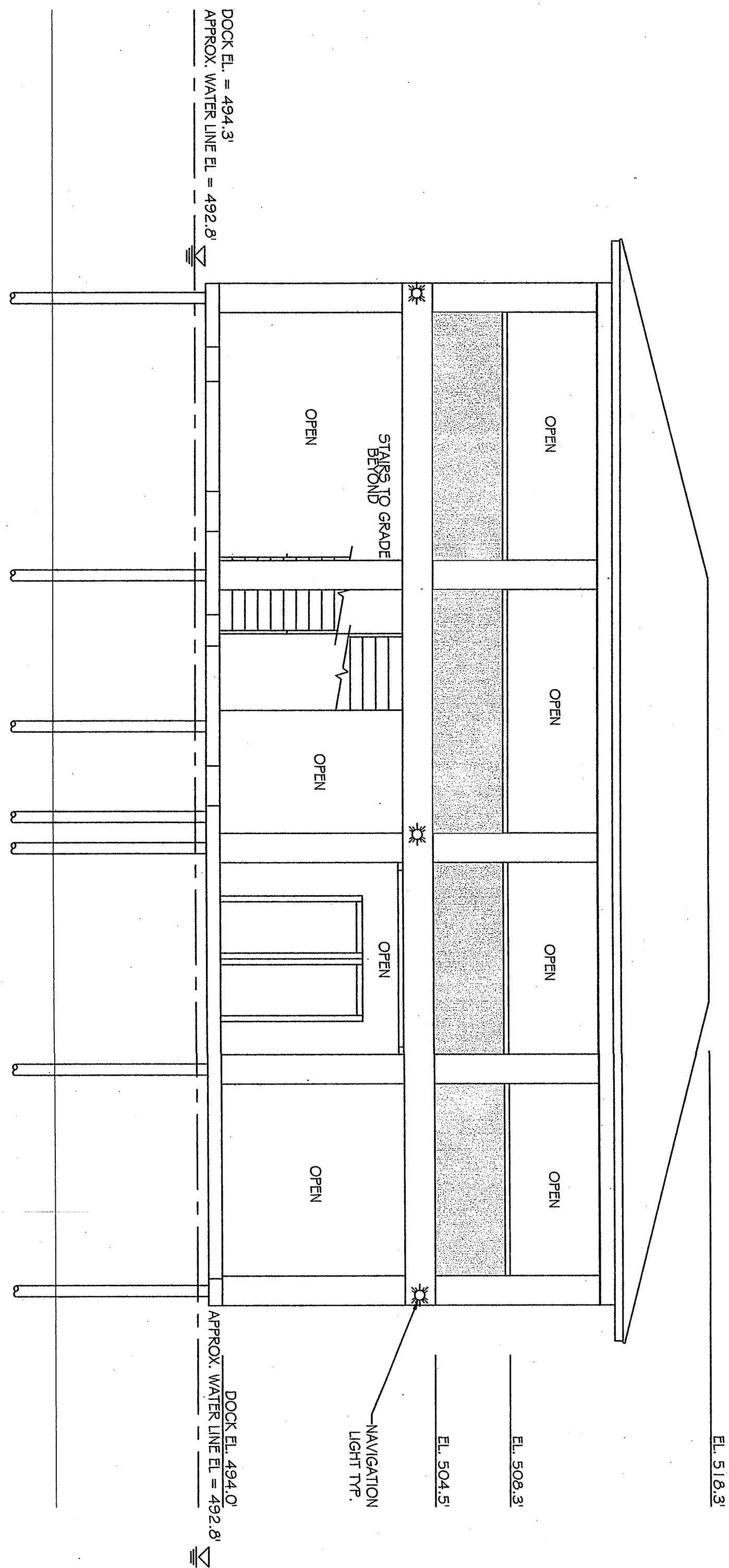
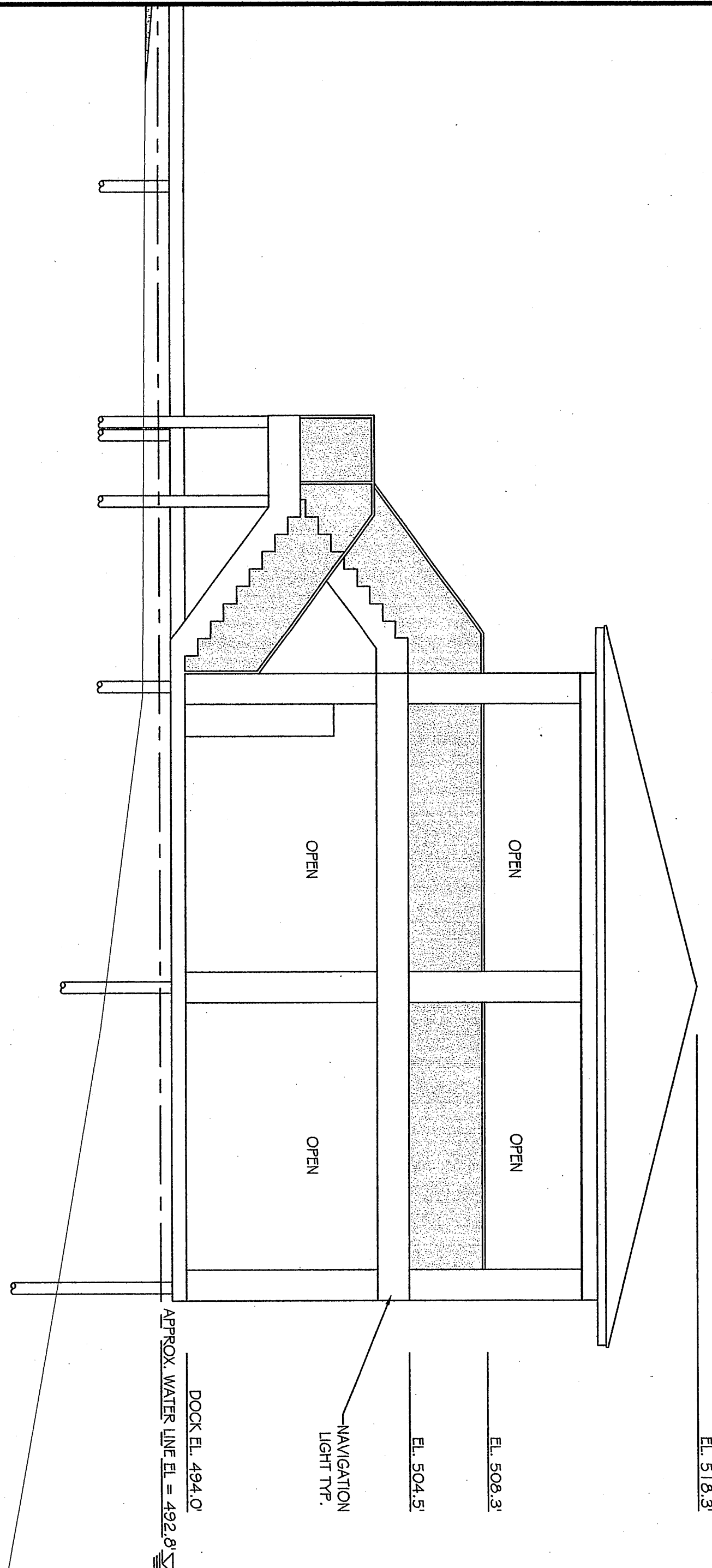
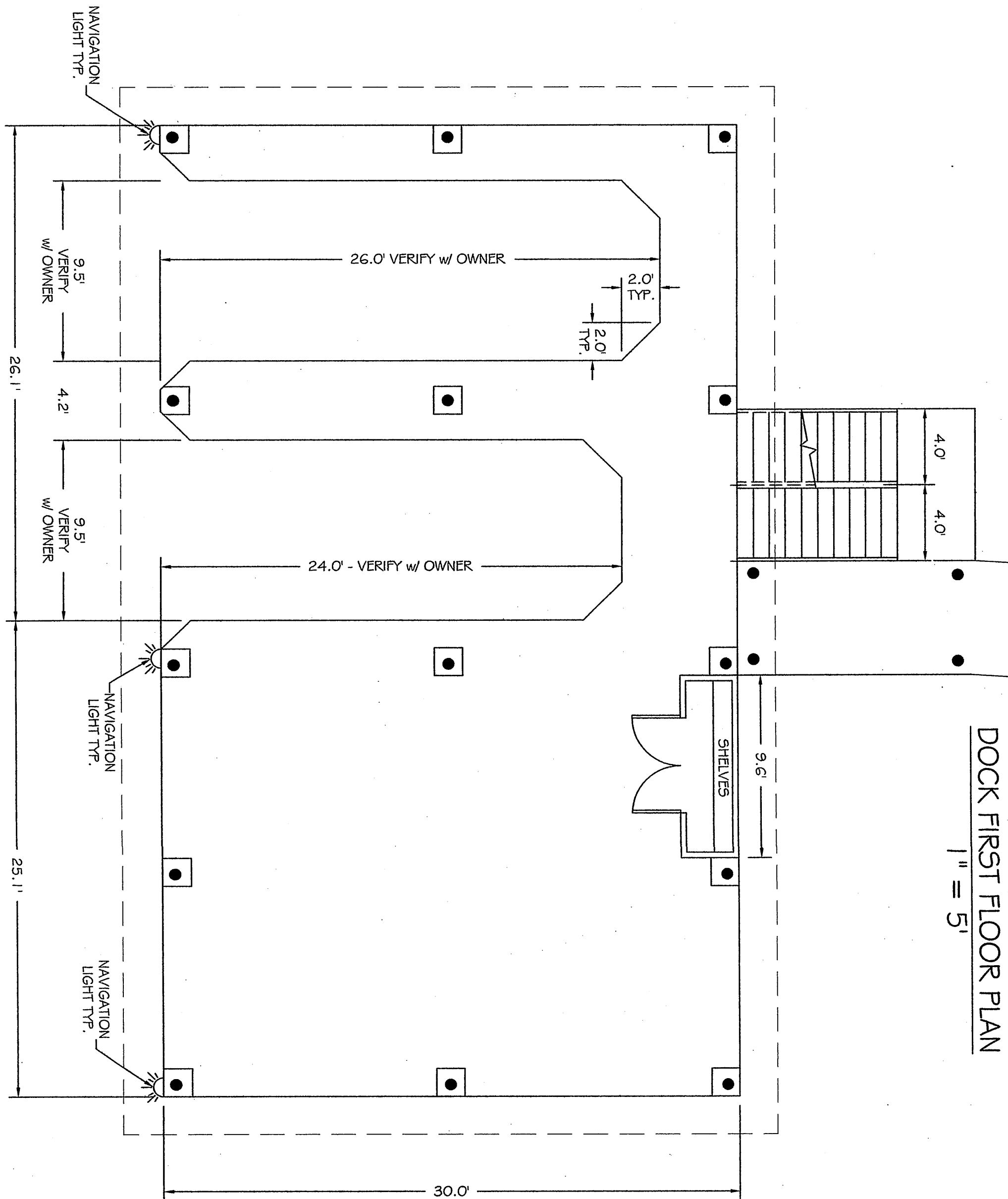


Table with 4 columns: NO., DATE, REVISION, APP'D.

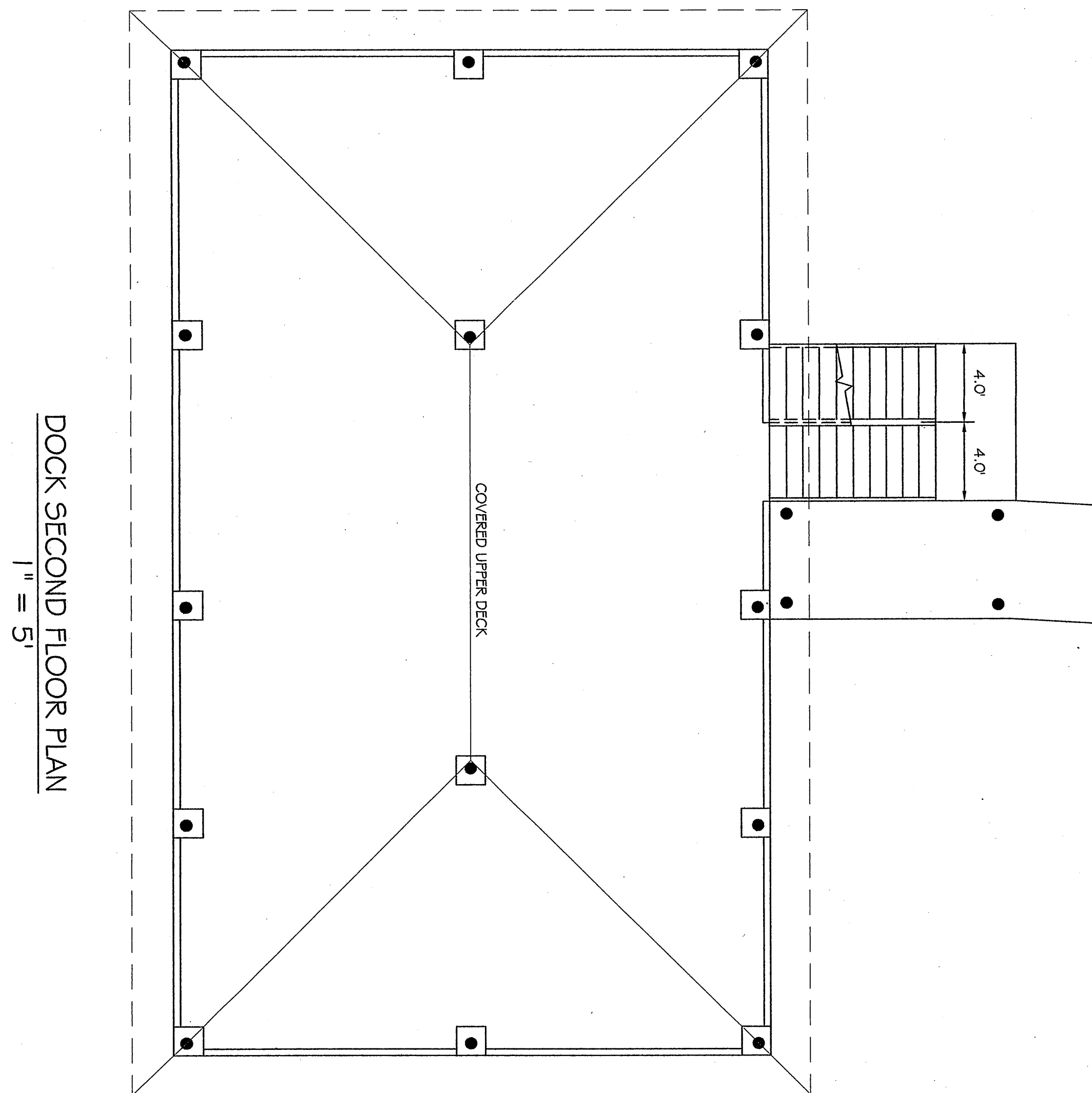
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



ELEVATION FROM LAKE
1" = 5'

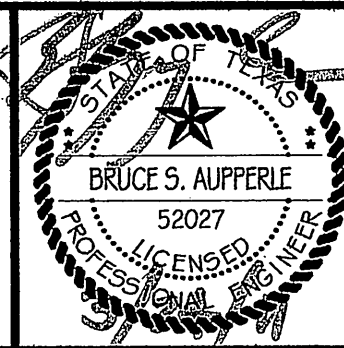


ELEVATION FROM UPSTREAM
1" = 5'



3117 WESTLAKE DRIVE
DOCK PLAN

AUPPERLE COMPANY
Engineering, Planning & Development Services
2219 Westlake Drive #110, Austin, Texas 78746 512 329-8241
Texas Board Of Professional Engineers Registration Number F-1994



NO.	DATE	REVISION	APPVD

DESIGNED: DAM
APPROVED: [Signature]
SCALE: 1" = 5'
3117 WESTLAKE DRIVE
DATE/FEBRUARY 10, 2011
SHEET 3 OF 3

3117 - 5P-2010-0355D

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

DATE: Monday September 10, 2018

CASE NUMBER: C15-2018-0037

_____ Brooke Bailey OUT
 _____ William Burkhardt
 _____ Christopher Covo
 _____ Eric Golf
 _____ Melissa Hawthorne
 _____ Bryan King
 _____ Don Leighton-Burwell
 _____ Rahm McDaniel
 _____ Martha Gonzalez (Alternate)
 _____ Veronica Rivera
 _____ James Valdez
 _____ Michael Von Ohlen
 _____ Kelly Blume (Alternate) (for BB)
 _____ Pim Mayo (Alternate)

OWNER/APPLICANT: Kathleen Huff

ADDRESS: 3117 WESTLAKE DR Bldg B

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A)(6) to increase the dock height from not more than 30 feet (required) to 42 (requested, top of cupola) in order to complete construction of a boat dock within the "LA" Lake Austin Residence zoning district.

Note: A dock may not exceed 30 feet in height as measured from the highest point of the structure above the normal pool elevation of the lake.

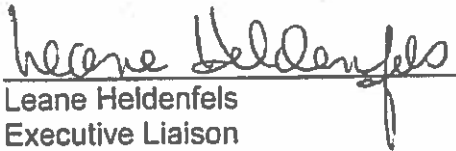
BOARD'S DECISION: BOA MEETING SEPT 10, 2018 POSTPONED TO OCTOBER 8, 2018 BY STAFF (RE-NOTICE REQUIRED)


EXPIRATION DATE:

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

From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: C15-2018-0037/3117 Westlake Drive - email below before drawings but after 9/10 ds
Date: Thursday, September 27, 2018 4:52:38 PM

From: [REDACTED]
Sent: Monday, September 10, 2018 4:42 PM
To: Heldenfels, Leane
Subject: Re: Boat House at 3117 Westlake Drive - on Lake Austin

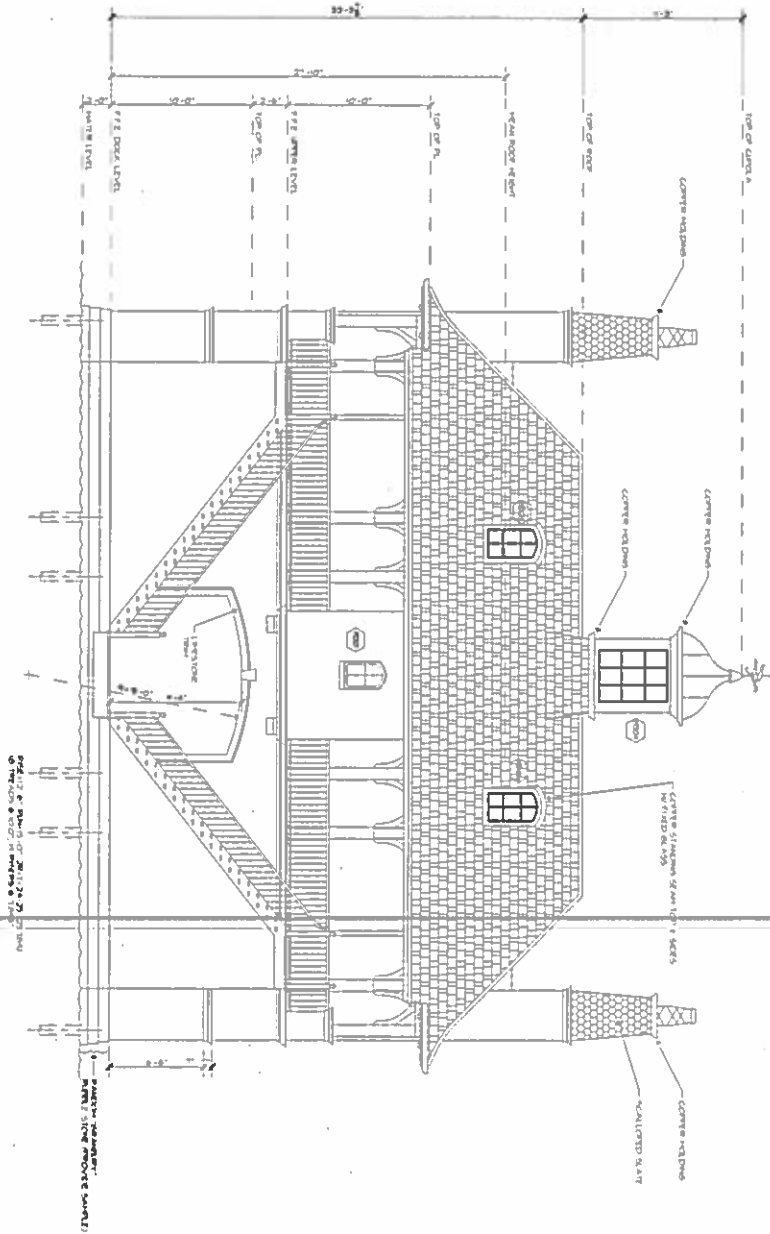
Leane,

Let's postpone until 10/8 then. I will check with my arch to see if he can be there too.

I would like to meet with you two weeks before and make sure everything is in place so we don't have another delay.

Thank you!

Kathleen



REAR ELEVATION

SCALE

1

A 7.1.0

PROJECT NO. 000000
DATE 01/11/2011
DRAWN BY 01/11/2011
CHECKED BY 01/11/2011

REAR ELEVATION

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.
4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.
5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.

PROJECT FILE AND ADDRESS

DATE

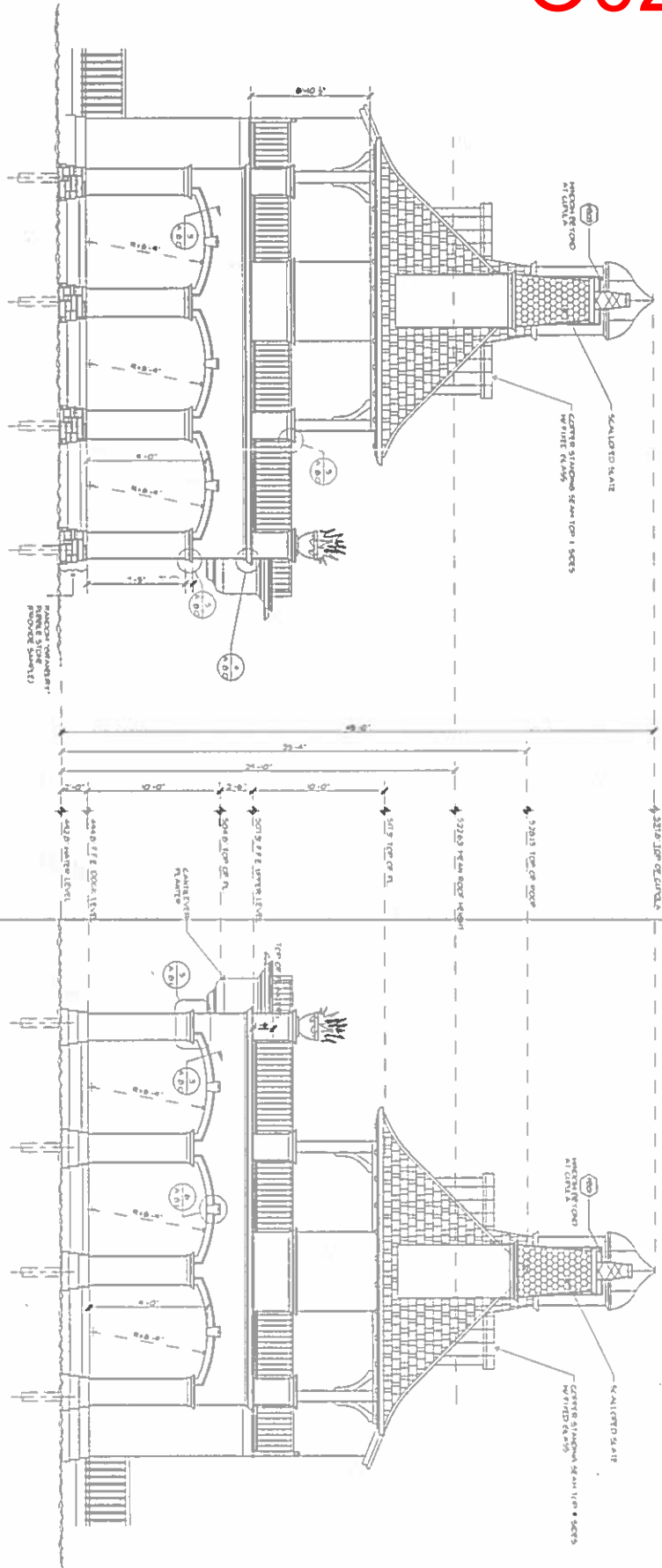
PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.

PROJECT NO.



LEFT AND RIGHT ELEVATION

SCALE

1

A 7.2.0

DATE	BY	REVISION
07/10/2010	STAFF	2043
07/10/2010	STAFF	2043

PROJECT TITLE AND NUMBER

PROJECT NAME AND SCALE

ARCHITECT

NOTES

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

ARCHITECT

PROJECT TITLE AND NUMBER

From: rick skirrow [REDACTED]
Date: August 29, 2018 at 8:19:21 AM CDT
To: Kathleen Huff [REDACTED]
Subject: 3117 Westlake Dr boat house height
Reply-To: rick skirrow [REDACTED]

Peter and Katheen,

Since Skirrow LLC started work on the boat house at 3117 Westlake Dr, there have been several City of Austin Inspections with no inspectors mentioning a possible height violation to me.

Sincerely
Rick Skirrow
512-785-3225

From: William Hablinski <[REDACTED]>

Date: August 15, 2018 at 3:10:06 PM CDT

To: Kathleen Huff [REDACTED]

Peter Hu [REDACTED]

Subject: Boat House Project at 3117 Westlake Drive, Austin TX

All:

The Current construction of the boat house was done under the code and zoning ordinances of the City of Austin from April of 2012 for single family residences. Those rules allowed for the height to be measured from the average ground plain to the midpoint of a sloped roof, between the eave and the ridge. We were not aware that there were separate rules governing the height of boat house structures. Accordingly the distance from the ground plain at the shore line to the midpoint is 27'-10". If you measure to the ridge it is 33'-3 7/8" to the ridge. And if you measure from the water you would add an additional 2'-0" in height.

Attached is are the front and rear elevations of the boathouse for your use.

Sincerely,
William Hablinski AIA

From: William Hablinski [REDACTED]
Date: August 29, 2018 at 9:15:10 AM CDT
To: Kathleen Huff <[REDACTED]> 'Peter Huff' [REDACTED]
Cc: Jose Sosa <[REDACTED]>
Subject: Boat house at 5117 Westlake Drive - on Lake Austin

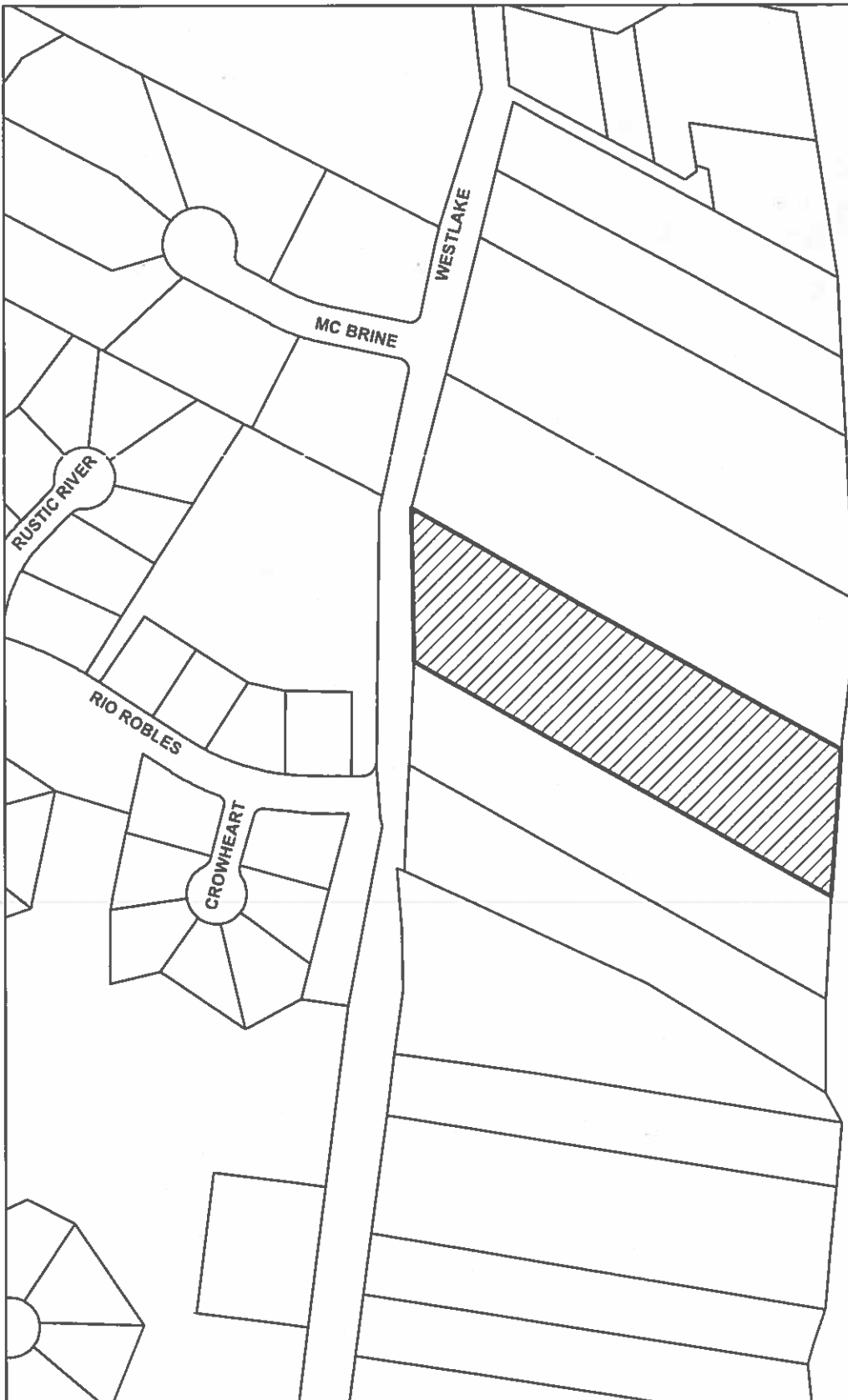
Kathleen and Peter -

In response to the COA regarding the height of the boat house be advised of the following:

- 1 The total vertical height from the water pool (492.8' elevation) to the top of the cupola is 45' exactly - (537.8' elevation).
- 2 The vertical height from the water level to the top of the roof is 35'4" (528.13 elevation)
- 3 The vertical height of the cupola from the ridge of the roof to the top of the cupola is 9.8 '
- 4 The vertical height of the boat house from the water level to the mid-point of the roof is 29'-10"
- 5 The vertical height of the boat house from the average grade of the land to the mid-point of the roof is 27'-10"

Please see the attached drawings which graphically explains the above information. Please call me with additional comments or questions. As a note, when we designed the boat house April of 2012, it was our understanding that the height of the boat house would be measured from the water pool elevation, or average grade elevation from the base to the mid-point of the roof, or the mean roof height distance between the eave and the ridge.

Best regards,
Bill Hablinski



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: C15-2018-0037

LOCATION: 3117 WESTLAKE DRIVE

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

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: 3117 Westlake Drive

Subdivision Legal Description:

ABS 21 SUR 1 SPARKS W ACR 4.14

Lot(s): ABS 21 SUR 1 SPARKS W ACR 4.14

Block(s): ABS 21 SUR 1 SPARKS W ACR 4.

Outlot: ABS 21 SUR 1 SPARKS W ACR 4.14

Division: ABS 21 SUR 1 SPARKS W ACR 4.

Zoning District: Travis County

I/We Kathleen Huff

on behalf of myself/ourselves as

authorized agent for N/A

affirm that on

Month August

, Day 8

, 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: Boat Dock

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

Boat dock height - certain small portions of the boat dock including a weathervane and parts of a cupola currently exceed the boat dock height limit. § 25-2-1176 - SITE DEVELOPMENT REGULATIONS FOR DOCKS, MARINAS, AND OTHER LAKEFRONT USES

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 boat dock is consistent with the zoning of this property, so no zoning changes are required or requested. The boat dock does not block any views from any property other than the applicant/owner's. 100% of the neighboring owners have declared their support for the variance being requested. Other nearby properties are over 100' higher than this property because they are on hills that overlook this property and therefore are not impacted. The boat dock has been in place for several years at its current height, gone through several City of Austin inspections, and no one has complained. The weathervane may not be as effective at a lower height.

Hardship

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

The weathervane may not be as effective at a lower height because it would be blocked by the structure and nearby trees. The boat dock architect/builder believed in good faith that the boat dock (including the weathervane/cupola that secures it) were within the height limits for a house when they built it. They were not familiar with the different limit for docks. The construction has been inspected many times without major incident and is now ready for its final inspection.

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

See above - also other nearby properties are over 100' higher than this property because they are on hills that overlook this property and therefore are not impacted.

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 boat dock does not block any views from any property other than the applicant/owner's.
100% of the neighboring owners have declared their support for the variance being requested.
Other nearby properties are over 100' higher than this property because they are on hills that
overlook this property and therefore are not impacted. The boat dock has been in place for
several years at its current height and no one has complained. There are many nearby trees
that are taller than the dock and already block the applicant/owner's view more than the dock.

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:

N/A

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:

N/A

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

N/A

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

N/A

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: Kathleen Huff Date: 08/08/2018

Applicant Name (typed or printed): Kathleen Huff

Applicant Mailing Address: 3117 Westlake Drive

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 330-0685

Email (optional – will be public information): _____

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: Kathleen Huff Date: 08/08/2018

Owner Name (typed or printed): Kathleen Huff

Owner Mailing Address: 3117 Westlake Drive

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 330-0685

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: N/A

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

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).

The applicant/owner willingly gave up two boat ramps and a boat dock on the existing property to build the new boat dock. These actions greatly improved the appearance of the shoreline. The requested variance will allow for the final approval and final inspection of the dock, which was completed a few months ago and has been through several City of Austin inspections without

Additional Space (continued)

any major issues over the last 2 years. I relied on an architect and builder that typically work on residential construction. They were not familiar with the different height limit for a boat dock. Only a small % of the roof (mostly the attached small weathervane and its cupola) actually exceeds the height limit, so it does not materially impact the look and feel of the structure or block any views. The structure has been in place for many years without any issues until I was recently notified that I needed to get this variance prior to the final inspection being approved. The boat dock passed its site plan review and all other reviews to date.

The boat dock does not block any views from any property other than the applicant/owner's. 100% of the neighboring owners have declared their support for the variance being requested (see attached documents). Other nearby properties are over 100' higher than this property because they are on hills that overlook this property and therefore are not impacted in any way. The boat dock has been in place for several years at its current height and no one has complained. There are many nearby trees that are taller than the dock and already block the applicant/owner's view more than the dock.

SAVE

view from 3201 Westlake Drive

002/29



View From 3115 Westlake Drive

002/30



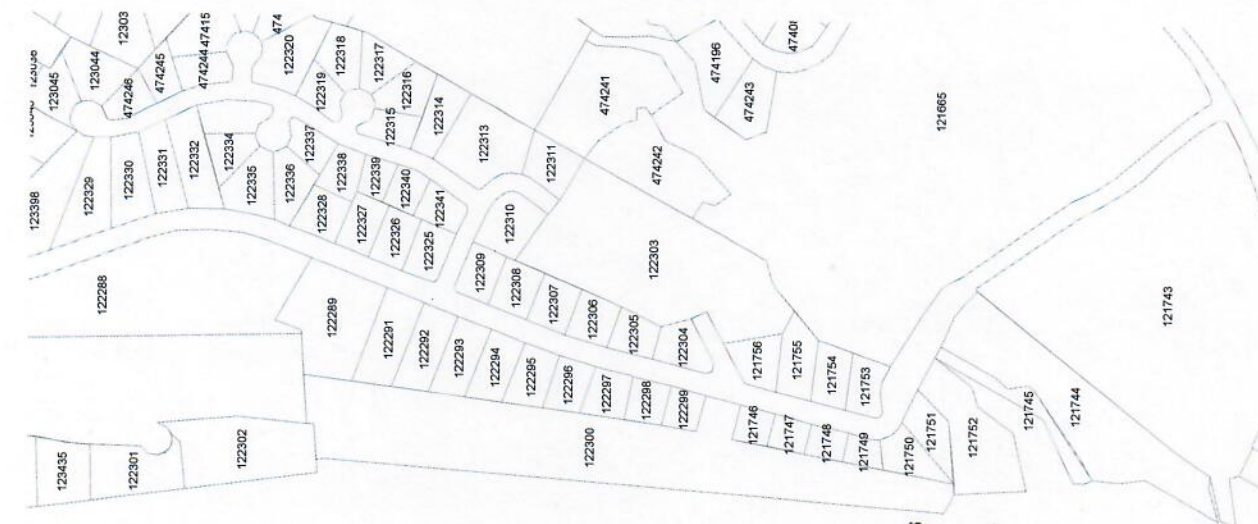
View Across Lake - Note 100 foot +
height difference

002/31

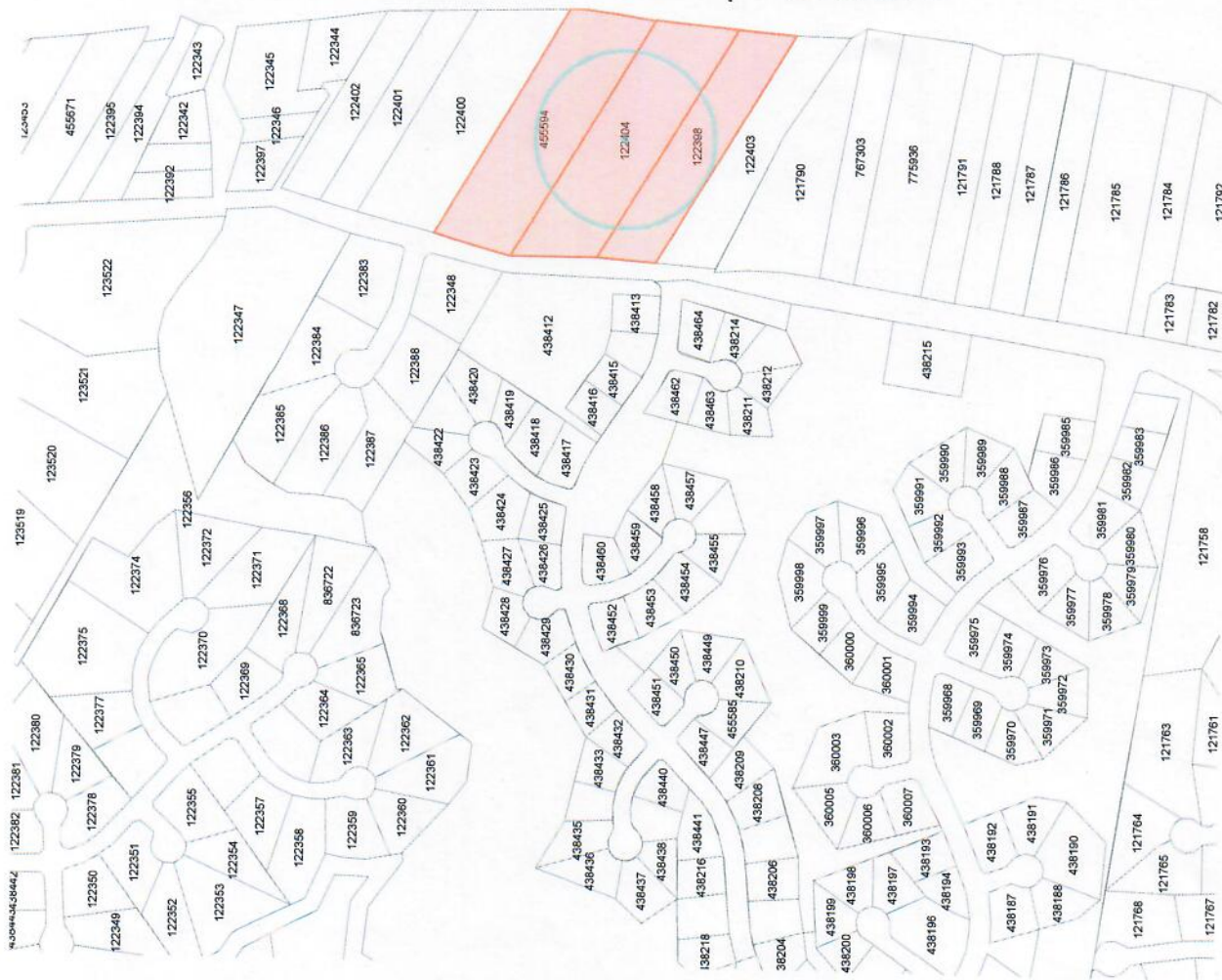


View from Westlake Drive (317 Westlake) 002/32
— note significant height difference from
road to lake



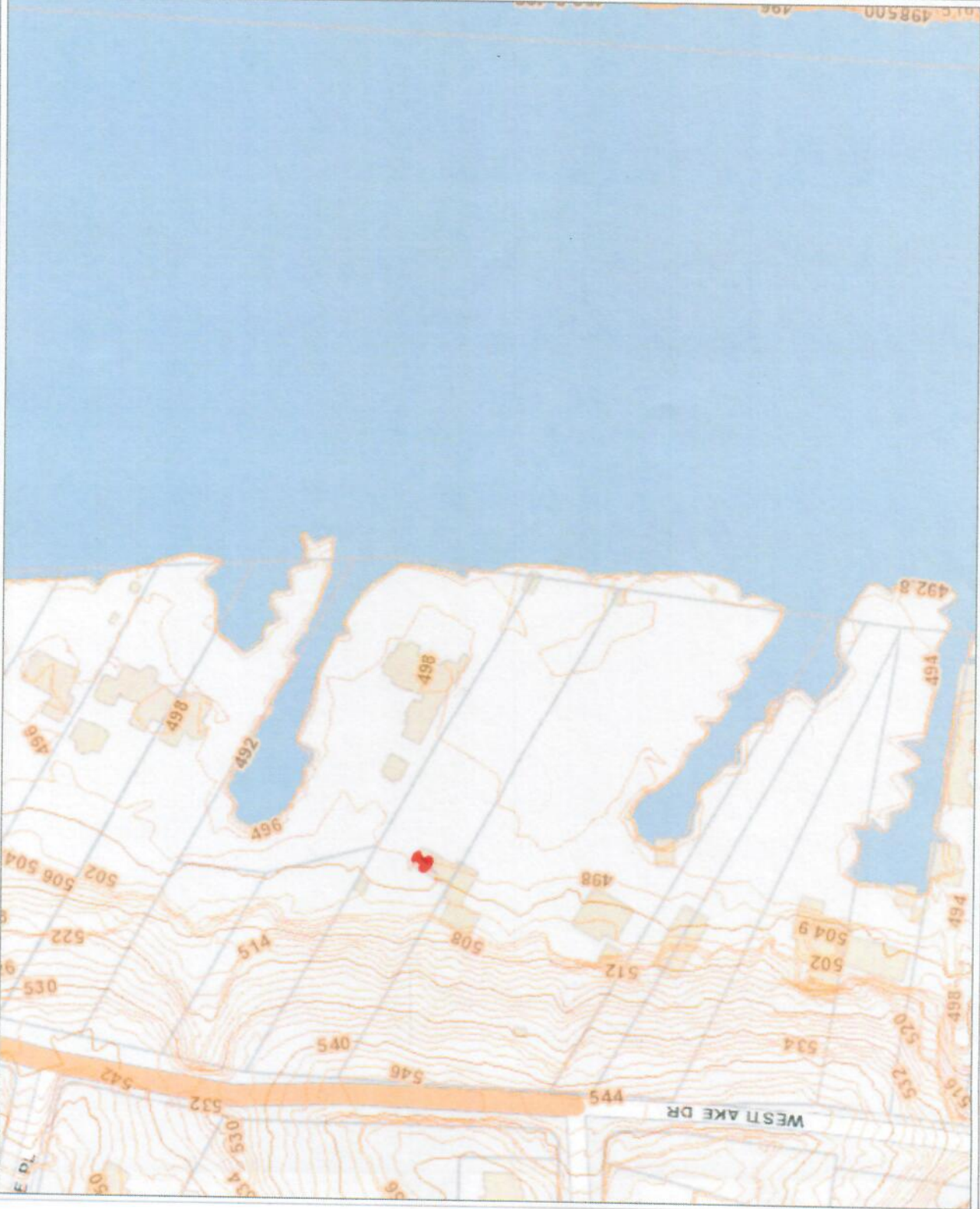


300' radius
map supplied
by
Leane
Heldenfels
of City
of Austin



CITY OF AUSTIN DEVELOPMENT WEB MAP

002/34





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 THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



I, Kathleen Huff, am applying for a variance from the Board of Adjustment regarding Section 25-2-1176 of the Land Development Code. The variance would allow me the ability to exceed the height limit for the boat dock on this property.

By signing this form, I understand that I am declaring my support for the variance being requested.

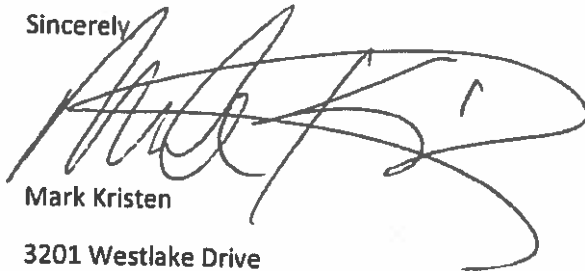
Property Owner Name (Printed)	Address	Signature
MARK KASTEN	3201 Westlake Drive, Austin, TX 78746	
Kathleen Huff	3115 Westlake Drive, Austin, TX 78746	

City of Austin, Texas

To Whom it May Concern:

I confirm that my property is one of the two properties that directly borders on 3117 Westlake Drive, Austin, Texas where Kathleen Huff is currently building a boat dock. I understand that the boat dock has largely been completed but might have a weathervane and/or cupola section of the roof that may exceed the height restriction. I believe that the boat dock is attractive and am happy with it as it currently looks. The height of the dock does not detract from my view and enjoyment of my property in any way. The height of the boat dock would not impact any other neighbors that I could see as well. I would strongly encourage the City of Austin to approve the final inspection of this boat dock and any variances that would be needed to keep the boat dock as it now stands. Thank you.

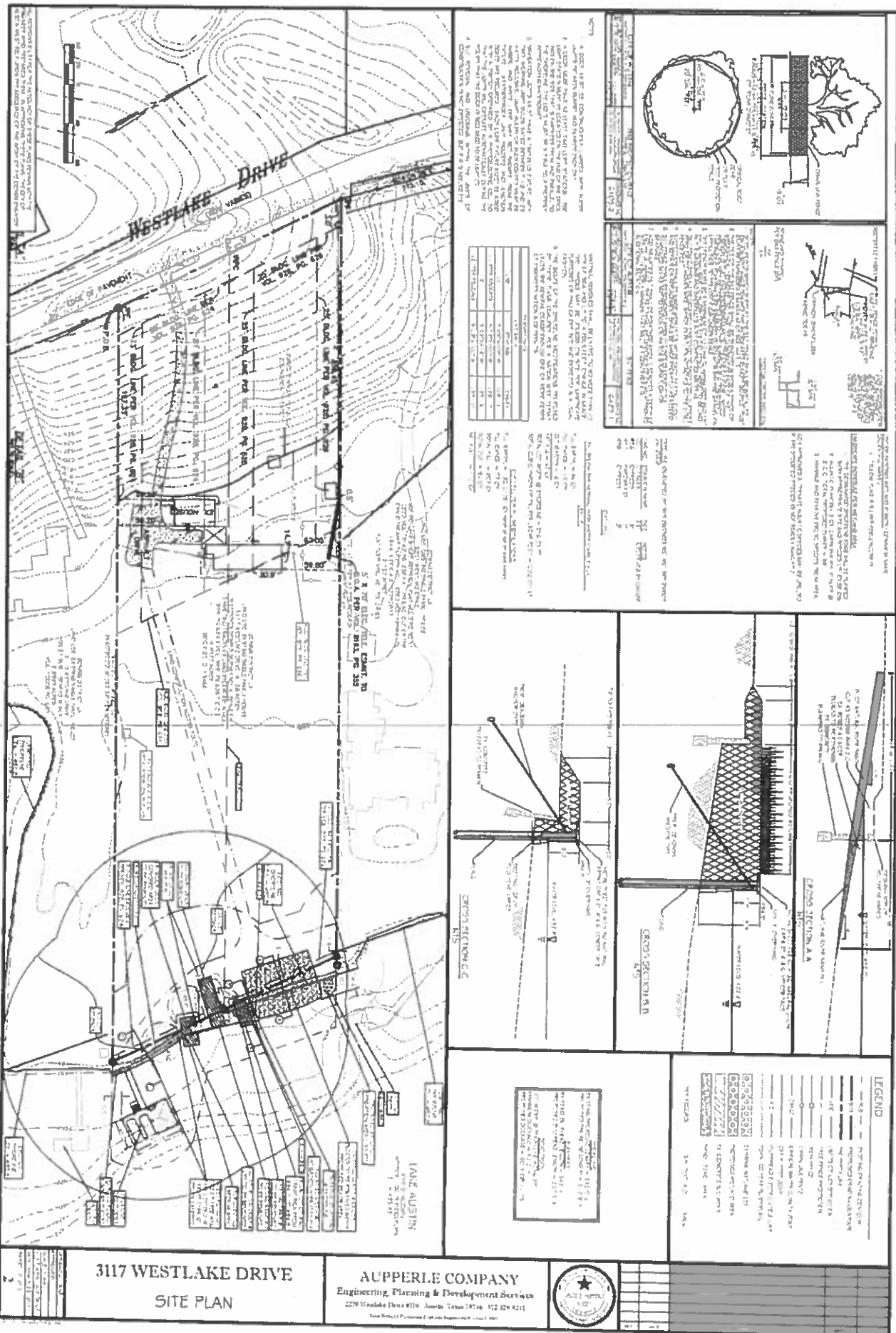
Sincerely

A handwritten signature in black ink, appearing to read 'Mark Kristen', with a large, stylized flourish extending from the end of the signature.

Mark Kristen

3201 Westlake Drive

Austin, Texas 78746



HABLIWSKI
Architects
SILVER SPRING, MARYLAND
301.581.1111

PROJECT NAME AND ADDRESS
NORTH
RESIDENCE
AUSTIN, TEXAS

DESIGNER
HABLIWSKI ARCHITECTS
301.581.1111
301.581.1111
301.581.1111

DATE
10/10/10

PROJECT NAME AND ADDRESS
NORTH
RESIDENCE
AUSTIN, TEXAS

DESIGNER
HABLIWSKI ARCHITECTS
301.581.1111
301.581.1111
301.581.1111

DATE
10/10/10

PROJECT NAME AND ADDRESS
NORTH
RESIDENCE
AUSTIN, TEXAS

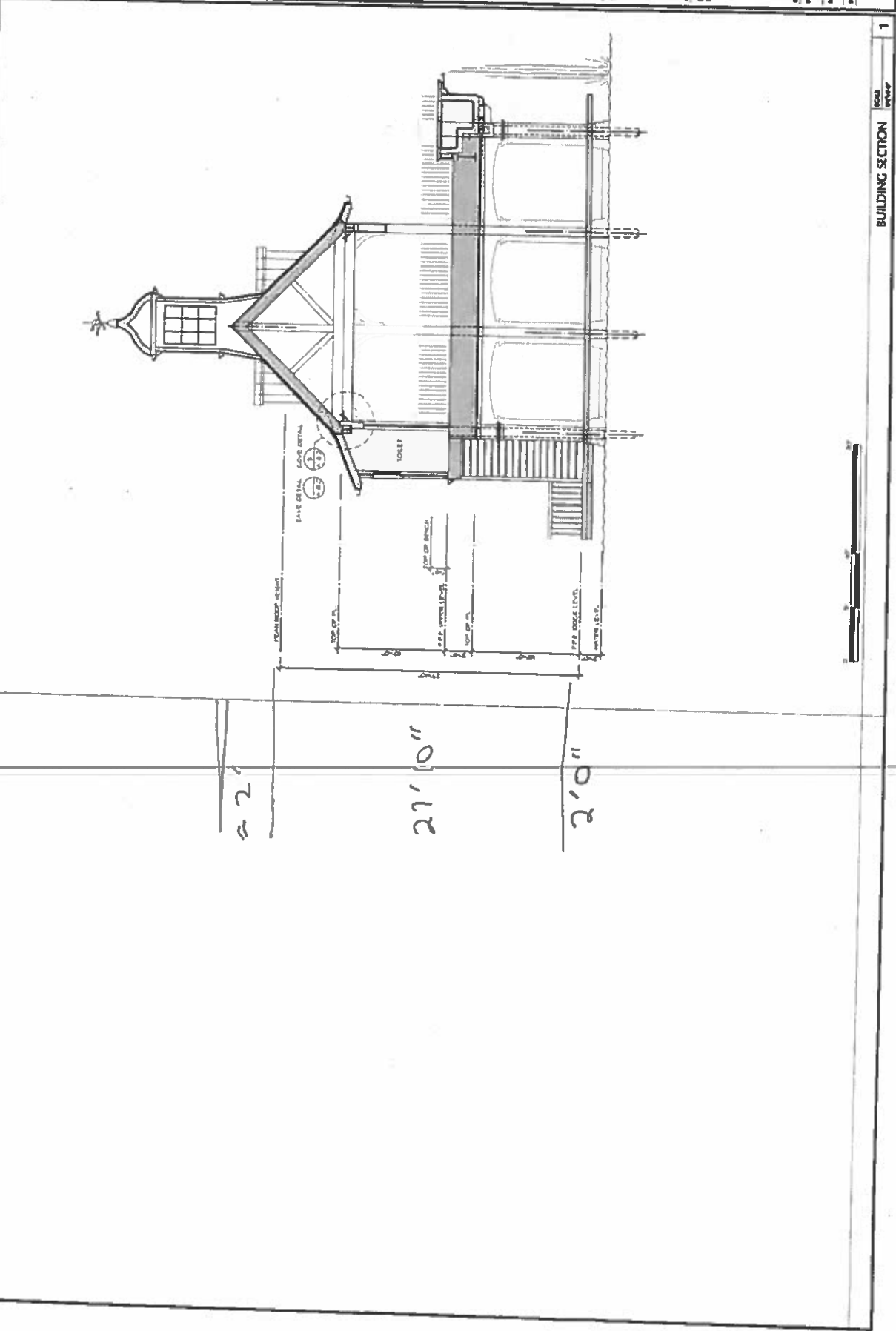
DESIGNER
HABLIWSKI ARCHITECTS
301.581.1111
301.581.1111
301.581.1111

DATE
10/10/10

PROJECT NAME AND ADDRESS
NORTH
RESIDENCE
AUSTIN, TEXAS

DESIGNER
HABLIWSKI ARCHITECTS
301.581.1111
301.581.1111
301.581.1111

DATE
10/10/10



BUILDING SECTION 1



From: rick skirrow <[REDACTED]>
Date: August 29, 2018 at 8:19:21 AM CDT
To: Kathleen Huff <[REDACTED]>
Subject: 3117 Westlake Dr Boat house height
Reply-To: rick skirrow <[REDACTED]>

Peter and Katheen,

Since Skirrow LLC started work on the boat house at 3117 Westlake Dr, there have been several City of Austin Inspections with no inspectors mentioning a possible height violation to me.

Sincerely
Rick Skirrow
512-785-3225

From: William Hablinski <[REDACTED]>

Date: August 15, 2018 at 3:10:06 PM CDT

To: Kathleen Huff <[REDACTED]> "Peter Huff" <[REDACTED]>

Subject: Boat House Project at 3117 Westlake Drive, Austin TX

All:

The Current construction of the boat house was done under the code and zoning ordinances of the City of Austin from April of 2012 for single family residences. Those rules allowed for the height to be measured from the average ground plain to the midpoint of a sloped roof, between the eave and the ridge. We were not aware that there were separate rules governing the height of boat house structures. Accordingly the distance from the ground plain at the shore line to the midpoint is 27'-10". If you measure to the ridge it is 33'-3 7/8" to the ridge. And if you measure from the water you would add an additional 2'-0" in height.

Attached is are the front and rear elevations of the boathouse for your use.

Sincerely,
William Hablinski AIA

From: William Hablinski <[REDACTED]>

Date: August 29, 2018 at 9:15:10 AM CDT

To: Kathleen Huff <[REDACTED]> "Peter Huff" <[REDACTED]>

Cc: Jose Sosa <[REDACTED]>

Subject: Boat House at 3117 Westlake Drive - on Lake Austin

Kathleen and Peter -

In response to the COA regarding the height of the boat house be advised of the following:

- 1 The total vertical height from the water pool (492.8' elevation) to the top of the cupola is 45' exactly - (537.8' elevation).
- 2 The vertical height from the water level to the top of the roof is 35'4" (528.13 elevation)
- 3 The vertical height of the cupola from the ridge of the roof to the top of the cupola is 9.8 '
- 4 The vertical height of the boat house from the water level to the mid-point of the roof is 29'-10"
- 5 The vertical height of the boat house from the average grade of the land to the mid-point of the roof is 27'-10"

Please see the attached drawings which graphically explains the above information. Please call me with additional comments or questions. As a note, when we designed the boat house April of 2012, it was our understanding that the height of the boat house would be measured from the water pool elevation, or average grade elevation from the base to the mid-point of the roof, or the mean roof height distance between the eave and the ridge.

Best regards,
Bill Hablinski

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/department/development-services

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2018-0037, 3117 Westlake Drive

Contact: leane heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 10, 2018

Peter Helt

Your Name (please print)

3115 Westlake Drive, Austin, TX 78746

Your address(es) affected by this application

Peter Helt

Signature

Daytime Telephone: (512) 431-4237

Date

9/1/18

Comments:

The dock looks fine and needs to be completed so the construction workers and equipment will go away. None of the neighbors have ever had any issues or complained about this dock.

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing. They may be submitted by:

Mail: City of Austin-Development Services Department/ 1st Floor

LeaneHeldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: comments returned by mail must be postmarked no later than the Wed prior to the hearing to be received by the Board at this hearing)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov

☒ I am in favor
☐ I object