

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

**DATE: Monday January 14, 2019**

**CASE NUMBER: C15-2019-0003**

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

**APPLICANT: David Cancialosi**

**OWNER: Travis Machen**

**ADDRESS: 3005 WESTLAKE DR**

**VARIANCE REQUESTED:** The applicant has requested variance(s) to Section 25-2-551 to reduce the Lake Austin Shoreline Setback from 75-feet (required) to 25-feet (proposed) shoreline setback around an existing man-made cove to erect a single family residence and accessory structures in the LA – Lake Austin zoning district.

**BOARD'S DECISION:** The public hearing was closed on Board Member Bryan King motion to Grant with conditions as per drawing Option #2 and no structure spanning the inlet access point, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED WITH CONDITIONS AS PER DRAWING OPTION #2 AND NO STRUCTURE SPANNING THE INLET ACCESS POINT.**

**EXPIRATION DATE: January 14, 2020**

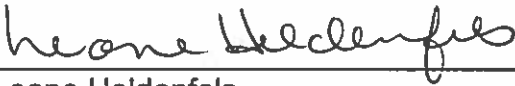
**FINDING:**


1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the original lots 66, 67, 68 were replatted in 1965, applicant is requesting a reduced setback along the cove to accommodate a replacement of the existing single family structure and associated accessory structures

2. (a) The hardship for which the variance is requested is unique to the property in that: original 1915 Lakeshore Addition lots were replatted in 1965, this placed the cove entirely on the all three lots, the city changed the zoning from "A" First Height and Residential (which is essentially the same as today's SF-2 zoning) to Lake Austin zoning. This city-initiated zoning change occurred in the early 1980's, the cove nor the main body was not subject to net site area calculations associated with LA zoning code.

(b) The hardship is not general to the area in which the property is located because: man-made inlets on private lots are fairly rare, they do exist and when they do, they create significant development constraints

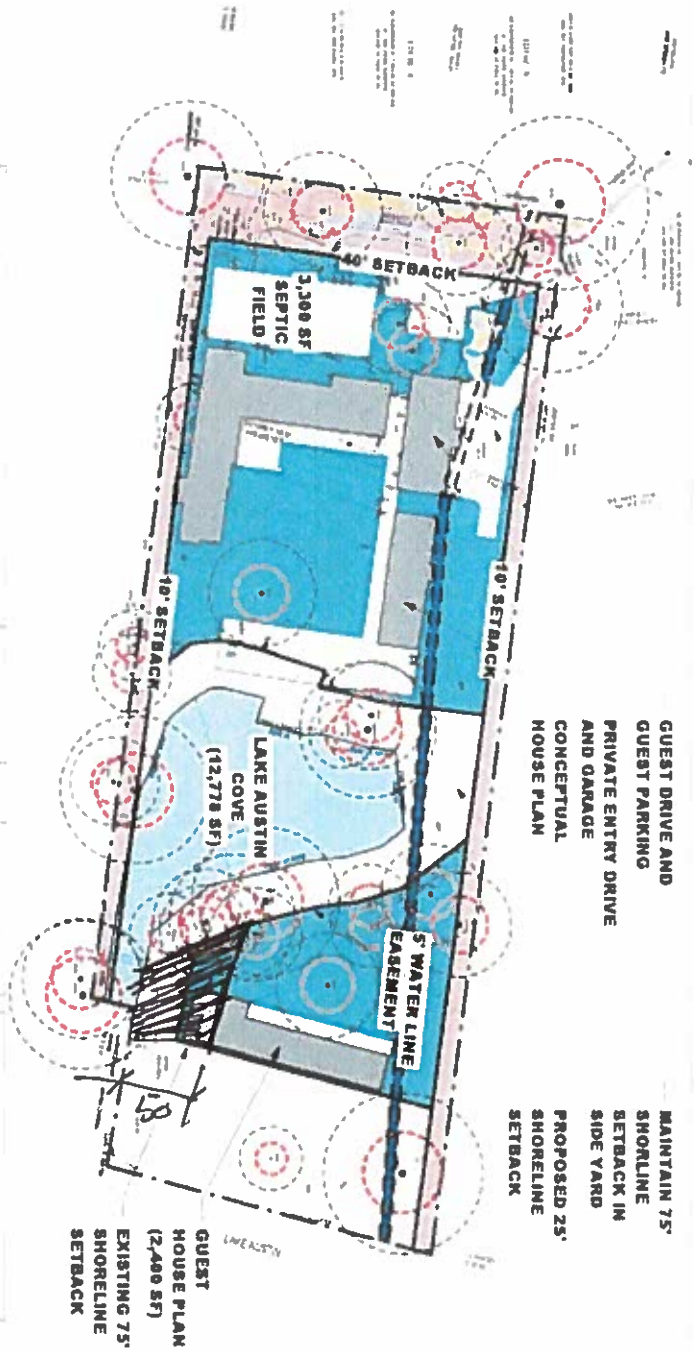
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: any construction will be in keeping the varied construction styles found along Lake Austin and this stretch of Westlake Dr. There will be no adverse impact to adjacent properties

  
\_\_\_\_\_  
Leane Heldenfels  
Executive Liaison

  
\_\_\_\_\_  
William Burkhardt  
Chairman

C15 - 2019-0003

# PROPOSED CONDITIONS WITH 25' SETBACK AT COVE & GUEST HOUSE OPTION 2



LAND CLASSIFICATION	AREA	%C	ALLOWABLE %C	TREE DESCRIPTION
TOTAL BUILDING LINE SETBACKS	17,249 SF	0	0	
75' & 25' (PROPOSED) SHORELINE SETBACK	24,001 SF	0	0	
5' WATERLINE EASEMENT	2,628 SF	0	0	
LAND WITH SLOPE = 25-35%	271 SF	5	14 SF	
LAND WITH SLOPE = 15-25%	290 SF	10	28 SF	
LAND WITH SLOPE = 0-15%	51,545 SF	35	18,041 SF	slaves outdoor of property setbacks
TOTAL IMPERVIOUS COVER (IC) ALLOWED FOR SITE	18,043 SF			
TOTAL SITE AREA	108,832 SF			
PERCENTAGE OF IMPERVIOUS COVER FOR NSA OF 44,751 SF	21.3%			

**LAKE FLATO**

LAKE SHORE RESIDENCE

DATE: 04/11/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

DESCRIPTION: PROPOSED 25' & 75' SETBACK WITH HOUSE PLAN

REFERENCE DESIGNS: [Number]

PROJECT NO: 10026

PROJECT ARCHITECT: [Name]

DATE: [Date]

**EXHIBIT-5**