

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

**DATE: Monday February 11, 2019**

**CASE NUMBER: C15-2019-0008**

N  Brooke Bailey  
 Y  William Burkhardt  
 -  Christopher Covo OUT  
 Y  Eric Golf  
 Y  Melissa Hawthorne  
 N  Bryan King  
 -  Don Leighton-Burwell  
 Y  Rahm McDaniel OUT  
 -  Martha Gonzalez (Alternate)  
 Y  Veronica Rivera  
 N  James Valdez  
 Y  Michael Von Ohlen  
 Y  Kelly Blume (Alternate) (for CC)  
 Y  Ada Corral (Alternate) (for RM)

**APPLICANT: David Cancialosi**

**OWNER: Quincy Lee**

**ADDRESS: 1515 MANANA ST**

**VARIANCE REQUESTED:** The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the dock length 30 feet (required) to 44 feet (requested, existing) in order to reconstruct an existing 50 foot long neighborhood association day boat and swim dock in an "LA" Lake Austin Residence zoning district.

**BOARD'S DECISION: BOA FEB 11, 2019** The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 8-3 vote (Board Members Brooke Bailey, Bryan King, James Valadez nay); **DENIED.**

**EXPIRATION DATE: February 11, 2020**

**FINDING:**

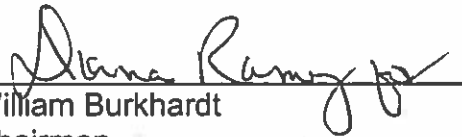
1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the dock use is reasonable in that it is allowed in LA zoning, this accessory use is allowed and common among properties with Lake Frontage.
2. (a) The hardship for which the variance is requested is unique to the property in that: the existing boat dock has been in place since before 1985 per COA records, the existing 23' wide dock stretches 50' from the 492.8' shoreline due to the shallow water near the shoreline, along Manana Street have shallow water near the

shoreline on this side of the Colorado, any dock on this particular lot must extend further than current code allows (30' per code) in order to accommodate a boat into the slip regardless of slip size. The dock's proposed length is also necessary to avoid any encroachment into the critical root zones of the surrounding trees, the rear of this site is covered in CRZ's and per code no dredging nor coffer walls are allowed in the 50% CRZ.

- (b) The hardship is not general to the area in which the property is located because: applicant not aware of any sites in the area with these exact conditions
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: the proposed variance is in keeping with boat docks in the area, it would be a single slip, simple dock which would be substantially similar in size and location to the existing dock in place for 30+ years



Leane Heldenfels  
Executive Liaison



William Burkhardt  
Chairman