

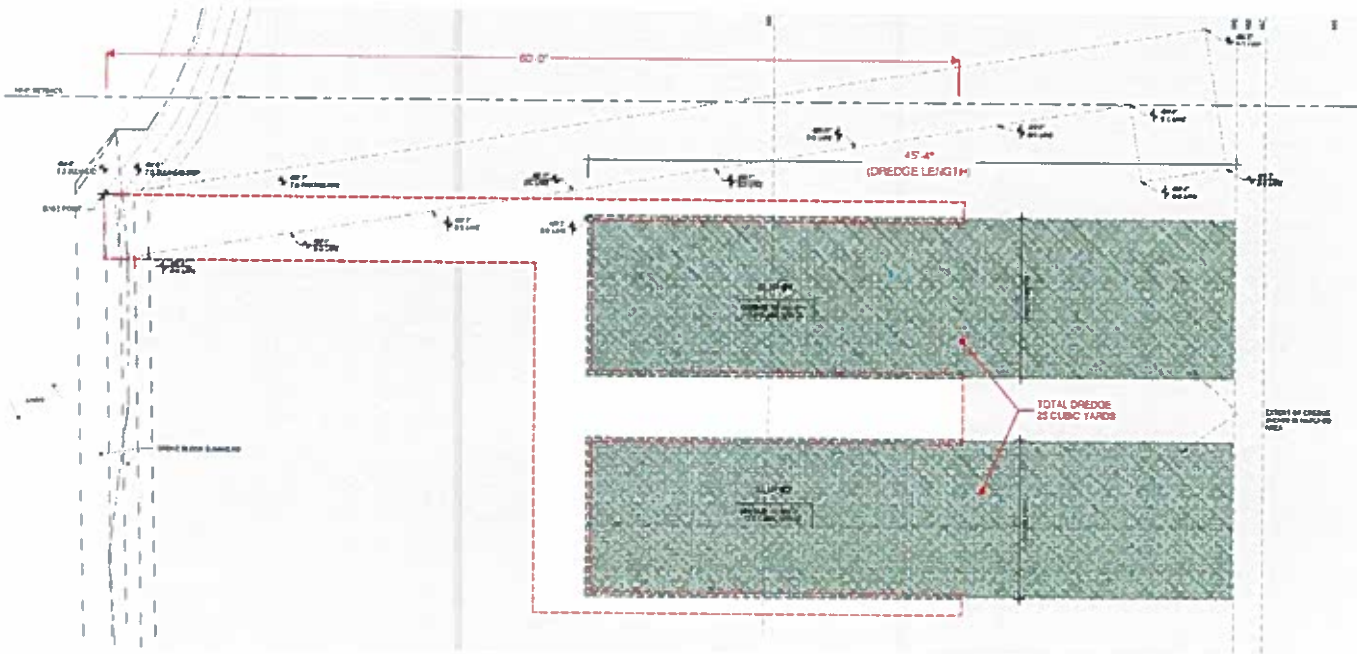
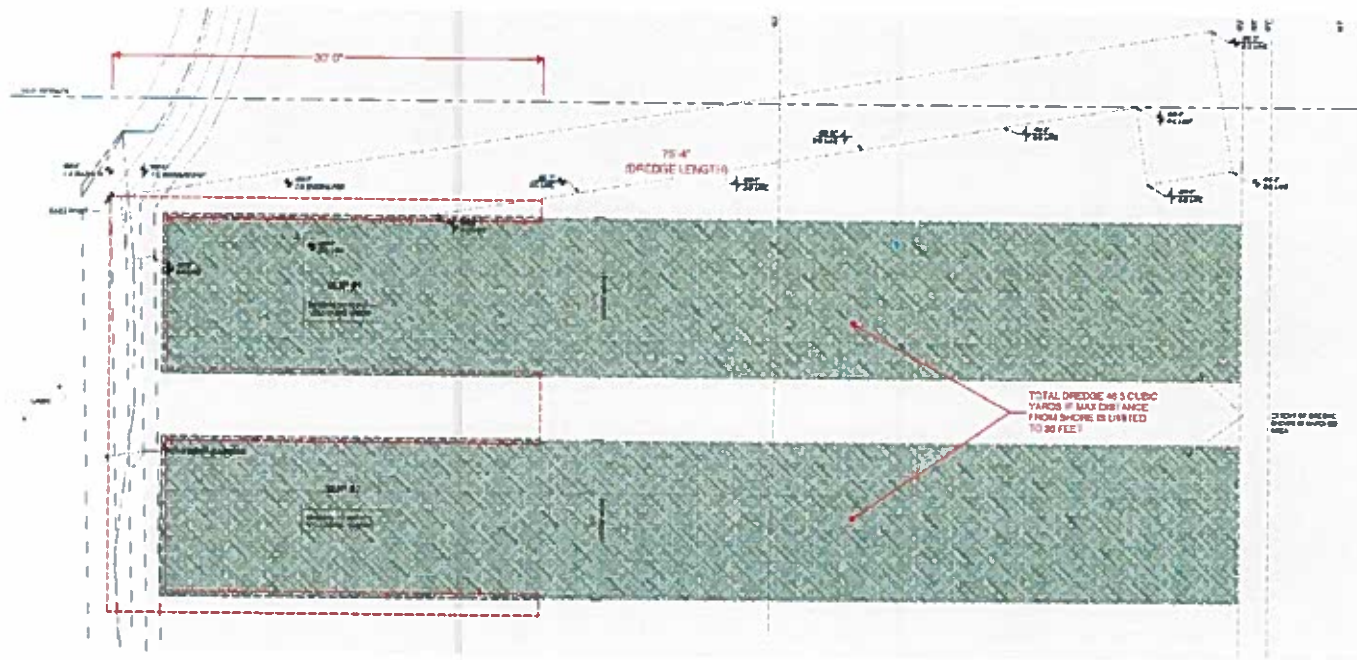
3009 WESTLAKE DRIVE

Application for Variance to LDC-25-2-
1176(A)(1)

Dock extension greater than 30 ft. from
the Lake Austin shoreline







3009 Westlake Drive

Area docks

Legend

30 FT OFFSET FROM THE SHORELINE

866 FT ±

EXISTING DOCK AT 3009 WESTLAKE

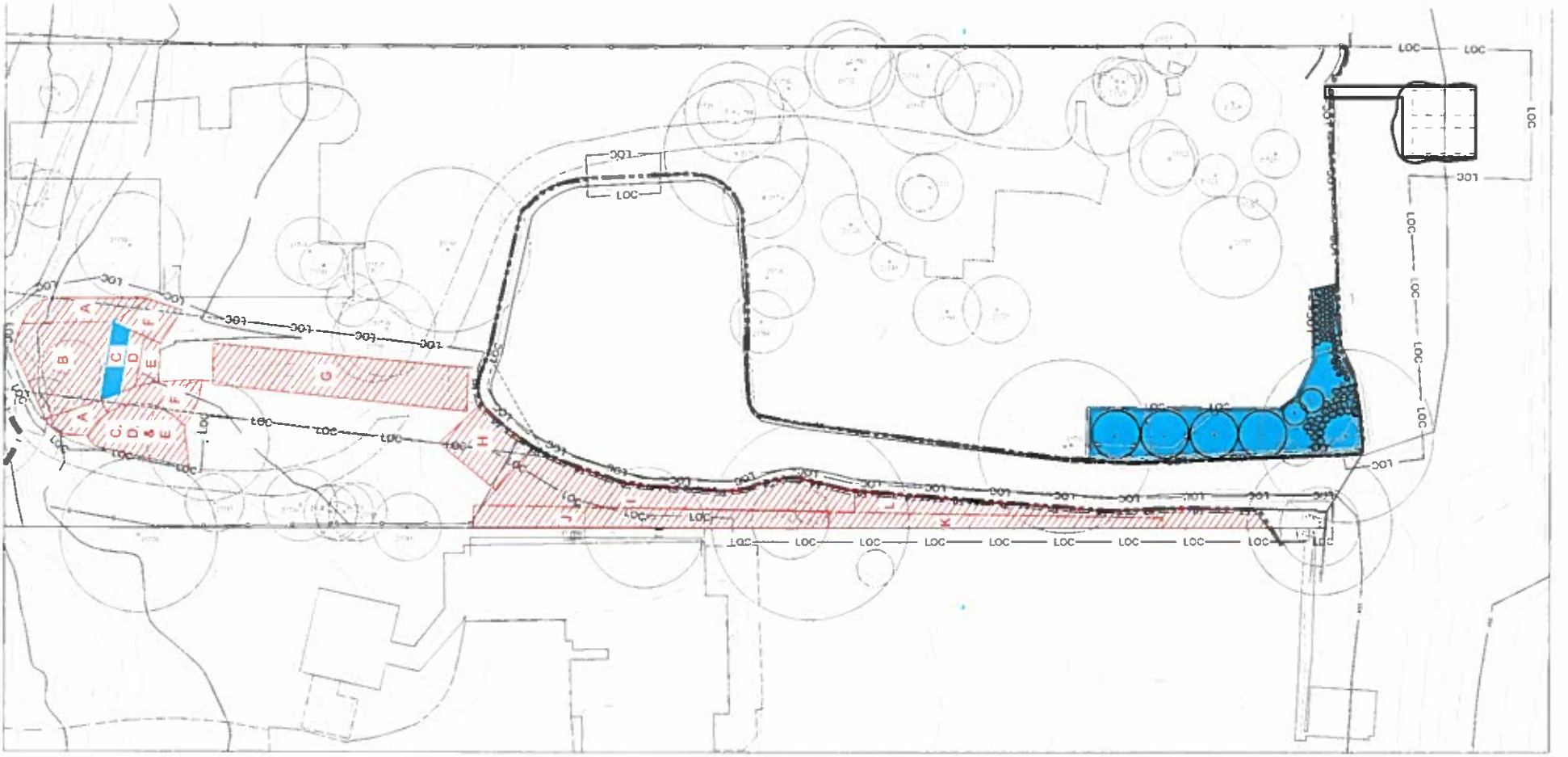
Google Earth

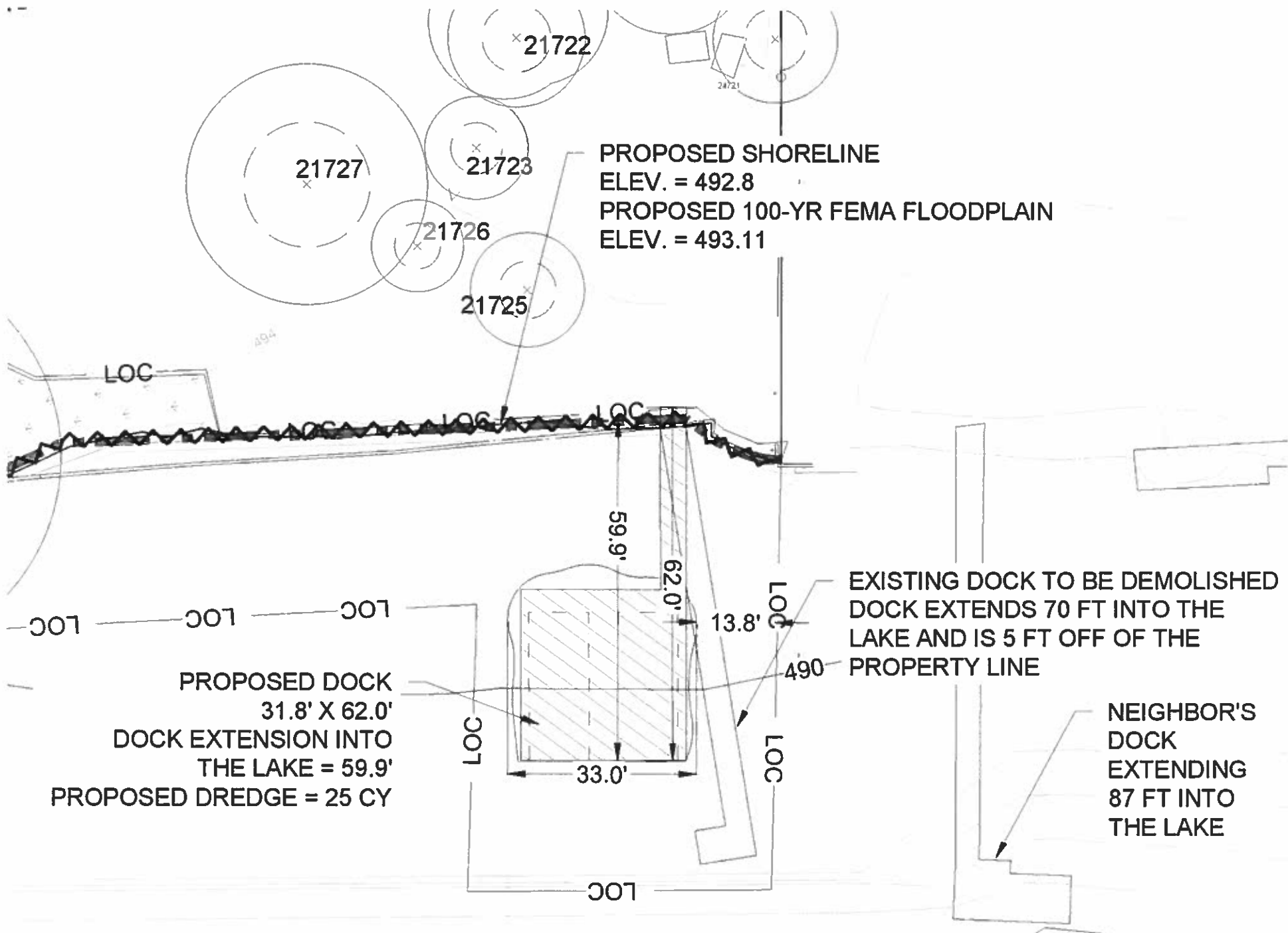
Old Bull Creek



700 ft





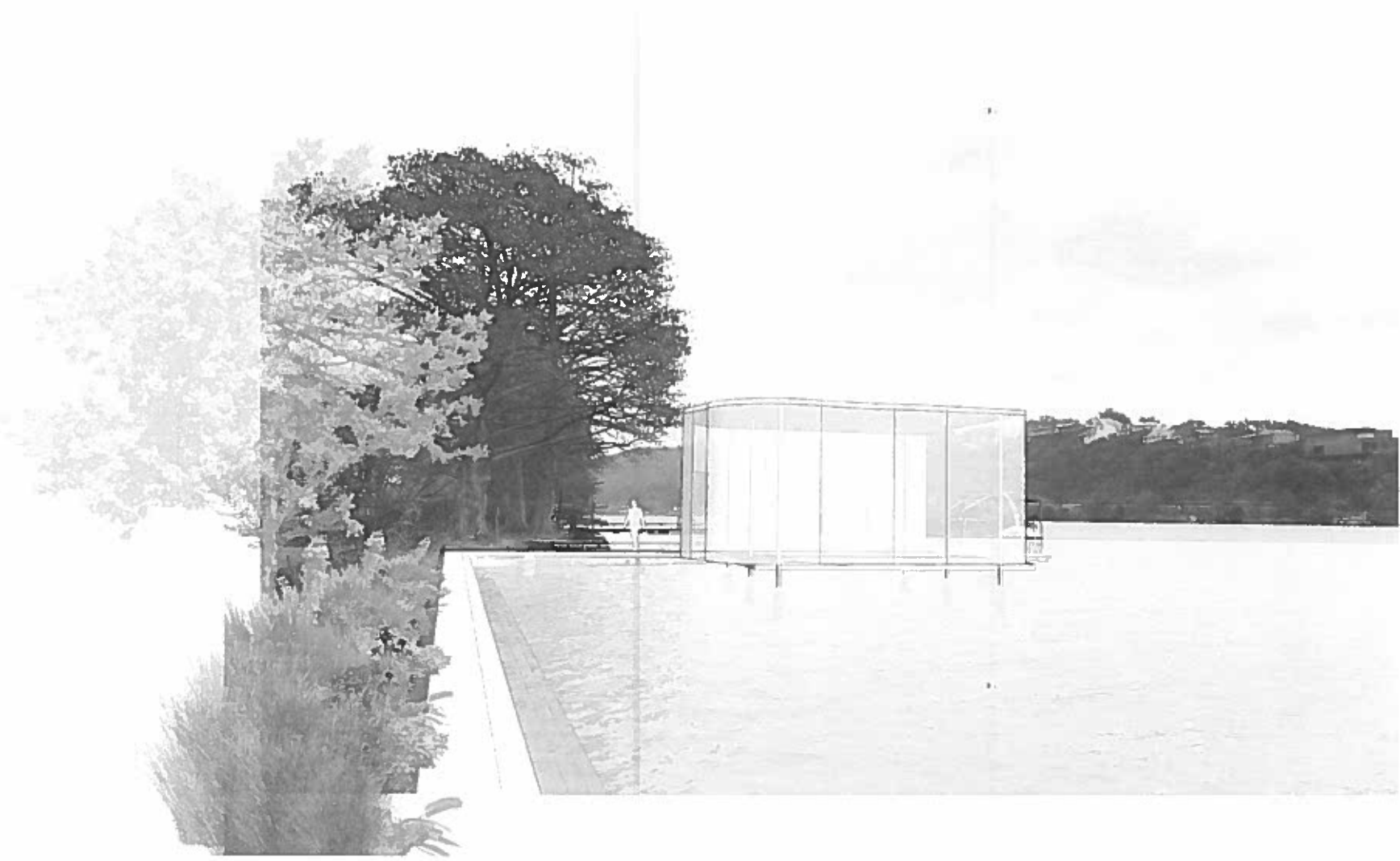


PROPOSED SHORELINE
ELEV. = 492.8
PROPOSED 100-YR FEMA FLOODPLAIN
ELEV. = 493.11

EXISTING DOCK TO BE DEMOLISHED
DOCK EXTENDS 70 FT INTO THE
LAKE AND IS 5 FT OFF OF THE
PROPERTY LINE

NEIGHBOR'S
DOCK
EXTENDING
87 FT INTO
THE LAKE

PROPOSED DOCK
31.8' X 62.0'
DOCK EXTENSION INTO
THE LAKE = 59.9'
PROPOSED DREDGE = 25 CY



CASA LOTUS

BOAT DOCK ENVELOPE & LOCATION

m Miró Rivera
Architects

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March 8, 2019


To: Leane Heldenfels
From: Michael A. Schroeder
Subject: Case Number C15-2019-0010
Applicant: Janis Smith, P.E.
Owner: Eduardo Margain
Address: 3009 Westlake Drive
Austin, TX 78746

I am writing this letter in response to the Notice Of Public Hearing, Land Development Code Variance letter I received from the City of Austin regarding Case Number C15-2019-0010. My lot is upstream and adjacent to Eduardo Margain's property. My lot address is 3011 Westlake Drive, Austin, Texas, 78746. I read the variance request and have spoken to the Engineer working with Eduardo to ensure my understanding of the specific variance requested. I have no objection to the variance and support the proposed boat dock plan.

My wife and/or I plan to attend the hearing on Monday, March 11, 2019 at 5:30 to demonstrate our support.

Please do not hesitate to contact me should you have any questions.

Sincerely,


Michael A. Schroeder

