

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday March 11, 2019

CASE NUMBER: C15-2019-0010

<input type="checkbox"/>	Y	Ada Corral
<input type="checkbox"/>	Y	William Burkhardt
<input type="checkbox"/>	-	Christopher Covo OUT
<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"/>	-	Rahm McDaniel OUT
<input type="checkbox"/>	Y	Martha Gonzalez (Alternate) (for RM)
<input type="checkbox"/>	Y	Veronica Rivera
<input type="checkbox"/>	Y	James Valadez
<input type="checkbox"/>	Y	Michael Von Ohlen
<input type="checkbox"/>	Y	Kelly Blume (Alternate) (for CC)
<input type="checkbox"/>	-	VACANT (Alternate)

APPLICANT: Janis Smith P.E.

OWNER: Eduardo Margain

ADDRESS: 3009 WESTLAKE DR

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 62 feet (requested) in order to replace a 70 foot long boat dock in an "LA" Lake Austin Residence zoning district.

BOARD'S DECISION: Mar 11, 2019 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on an 11-0 vote; **GRANTED**

EXPIRATION DATE: March 11, 2020

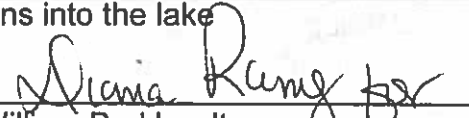
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: Existing regulations limit both dock extension into the lake and the quantity of allowed dredge, in order to abide by the dredge limit and have a navigable dock, the dock has to be pushed further into the lake and deeper water
2. (a) The hardship for which the variance is requested is unique to the property in that: the property has extremely shallow water near the shoreline, this is why the existing dock currently extends 70 feet

- (b) The hardship is not general to the area in which the property is located because: the vast majority of dock sites on the lake can be accessed by following in current code, this property cannot due to the shallow nature of the shoreline
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 character of the area is similar to many other docks along the stretch of shoreline have similar and often times greater, extensions into the lake



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman