

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday August 10, 2020

Item #: C-1
CASE NUMBER: C15-2020-0036

Y Brooke Bailey
 Y Jessica Cohen
 Y Ada Corral
 Y Melissa Hawthorne
 Y William Hodge
 Y Don Leighton-Burwell
 Y Rahm McDaniel
 Y Darryl Pruet
 - Veronica Rivera OUT
 Y Yasmine Smith
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate)
 - Martha Gonzalez (Alternate)

APPLICANT: David Cancialosi

OWNER: Travis Machen

ADDRESS: 3005 WESTLAKE DR

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-551 (Lake Austin (LA) District Regulations) to reduce the Shoreline Setback requirement from 75 feet (required) to 25 feet (requested) for a main body, canal and man-made cove in order to construct a Single-Family Residential use in an "LA" zoning district.

BOARD'S DECISION: **The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Grant (as per previously approved variance C15-2019-0003 dated January 14, 2019) and as per drawing C-1/15 and no structure spanning the inlet access point, Board Member William Hodge seconds on an 11-0 vote; GRANTED (AS PER PREVIOUSLY APPROVED VARIANCE C15-2019-0003 DATED JANUARY 14, 2019) AND AS PER DRAWING C-1/15 AND NO STRUCTURE SPANNING THE INLET ACCESS POINT.**

EXPIRATION DATE: August 10, 2021

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the original lots 66, 67, 68 were re-platted 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 re-platted 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



Elaine Ramirez
Executive Liaison

Diana Ramirez for
Don Leighton-Burwell
Chairman