

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**E-4**

**DATE: Monday November 8, 2021**

**CASE NUMBER: C15-2021-0093**

Y  Thomas Ates  
 Y  Brooke Bailey  
 Y  Jessica Cohen  
 Y  Melissa Hawthorne  
 Y  Barbara McArthur  
 Y  Rahm McDaniel  
 Y  Darryl Pruett  
 Y  Agustina Rodriguez  
 Y  Richard Smith  
 -  Michael Von Ohlen (out)  
 -  Nicholl Wade (out)  
 Y  Kelly Blume (Alternate)  
 Y  Carrie Waller (Alternate)  
 -  Vacant (Alternate)

**APPLICANT: Janis Smith PE**

**OWNER: Jeff and Ally Davidson**

**ADDRESS: 8818 BIG VIEW DR Bldg 4**

**VARIANCE REQUESTED: The applicant has requested variance(s) from the Land Development Code, 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 50 feet (requested) in order to erect a boat dock in an "LA" Lake Austin Residence zoning district.**

**BOARD'S DECISION: BOA Meeting Oct 11, 2021-**POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS** (Due to not enough Board Members present at the meeting); **Nov 8, 2021 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to approve; Board Member Rahm McDaniel seconds on a 11-0 vote; GRANTED.****

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: at this location with dock and driveway limits the depth is not navigable or usable
2. (a) The hardship for which the variance is requested is unique to the property in that: its extremely shallow along the shoreline

- (b) The hardship is not general to the area in which the property is located because: along this curve of the lake also have very shallow water at the shoreline, the vast majority of dock sites on the lake can be accessed by following current code restrictions.
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: as adjacent docks have similar setbacks and similar issues with shallowness of the lake and the additional five feet that helps alleviate the dredge amount is de minimis on this application.

*Elaine Ramirez*

Elaine Ramirez  
Executive Liaison

*Diana A. Ramirez*

Jessica Cohen  
Madam Chair