

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**D-3**

**DATE: Monday December 13, 2021**

**CASE NUMBER: C15-2021-0102**

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

**OWNER: Team Properties, LLC (Pamela Madere)**

**ADDRESS: 3201 WESTLAKE DR**

**VARIANCE REQUESTED:** The applicant is requesting variance(s) from the Land Development Code, Section 25-2-551 (Lake Austin District Regulations) (B) (1) (a) from shoreline setback requirements to reduce the shoreline setback from 75 feet (required) to 25 feet (requested) along a man-made slough in order to remodel an existing Single-Family residence + associated improvements in a "LA", Lake Austin zoning district.

*Note: The Land Development Code 25-2-551 (B) This subsection specifies shoreline setbacks in a Lake Austin (LA) district (1) The shoreline setback is: (a) 75 feet*

**BOARD'S DECISION: BOA DEC 13, 2021 MEETING **WITHDRAWN BY APPLICANT****

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
(b) The hardship is not general to the area in which the property is located because:
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:

*Elaine Ramirez*  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for  
\_\_\_\_\_  
Jessica Cohen  
Madam Chair