

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM04

DATE: Monday August 14, 2023

CASE NUMBER: C15-2023-0029

Y Thomas Ates
 Y Jessica Cohen
 Y Melissa Hawthorne
 Y Brian Poteet
 Y Marcel Gutierrez-Garza
 - Margaret Shahrestani (OUT)
 - Richard Smith (OUT)
 Y Janel Venzant
 Y Michael Von Ohlen
 Y Yung-ju Kim
 Y Kelly Blume (Alternate)
 - VACANT (Alternate)
 - Suzanne Valentine (Alternate)

APPLICANT: Stephen Hawkins

OWNER: Austin Rowing Club

ADDRESS: 74 TRINITY ST

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 from 30 feet (required) to 120 feet (requested), in order to remodel and the expansion of a floating boat dock and storage racks in a “DMU-P” Downtown Mixed Use-Public zoning district.

BOARD’S DECISION: The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen motions to approve; Board member Melissa Hawthorne seconds on 9-0 votes; GRANTED.

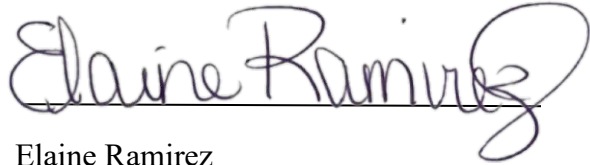
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the 15-30’ buffer of mud and wetland coupled with a gentle slope into the water prohibits comfortable navigation, furthermore PARD, the Watershed Dept and Trail Conservatory have requested for the storage of kayaks and SUP’s be removed from the shoreline and onto the docks
2. (a) The hardship for which the variance is requested is unique to the property in that: no other dock on Lady Bird Lake has the expansive wetland coupled with gentle slopes into the lake along the hike and bike trail, reestablishing this shoreline in coordination with the Watershed

Department, PARD and Trail Conservancy is essential to slowing the massive amounts of erosion that is occurring.

(b) The hardship is not general to the area in which the property is located because: the location of Austin Rowing Club is at a bend of Lady Bird Lake that collects more sediment along the shore than an average point on the lake.

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 variance will enable the expansion of the wetland along the shoreline in and out of the water, all of the proposed construction will occur on the water from a barge and no impact will occur on the property



Elaine Ramirez
Executive Liaison

Diana A. Ramirez for

Jessica Cohen
Maam Chair