

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM04

DATE: Monday December 11, 2023

CASE NUMBER: C15-2023-0048

Y Thomas Ates (D1)
 - VACANT (D2)
 Y Jessica Cohen (D3)
 Y Yung-ju Kim (D4)
 Y Melissa Hawthorne (D5)
 Y Jeffery Bowen (D6)
 Y Janel Venzant (D7)
 Y Margaret Shahrestani (D8)
 Y Brian Poteet (D9)
 Y Michael Von Ohlen (D10)
 Y Marcel Gutierrez-Garza (M)
 - Kelly Blume (Alternate) (M)
 - Suzanne Valentine (Alternate) (M)
 - VACANT (Alternate) (M)

APPLICANT: Stephen Hawkins

OWNER: Willow Beach, LLC

ADDRESS: 1446 ROCKCLIFF RD

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-1176 (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) (A) (5) (a) to increase the footprint of a boat dock from 1,200 square feet (maximum allowed) to 2,235 square feet (requested), in order to erect a second boat dock in a "LA", Lake Austin zoning district.

Note: *Land Development Code, 25-2-1176 Site Development Regulations for Docks, Marinas, and other Lakefront Uses*

(A) *A dock or similar structure must comply with the requirements of this subsection.*

(5) *The footprint of a dock, including the portion of a cut-in slip, attached access structures, or roof overhang, may not exceed:*

(a) *1,200 square feet for a dock that is accessory to a principal residential use*

BOARD'S DECISION: The public hearing was closed by Madam Chair Jessica Cohen, Board member Maggie Shahrestani motions to postpone to January 8, 2024; Board member Jeffery Bowen seconds on 10-0 votes; POSTPONED TO JANUARY 8, 2024.

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
Executive Liaison



Jessica Cohen
Madam Chair