

A variance from the Building Code Board of Appeals may be required for variances from the Zoning Board of Adjustment (no Sign Review Board cases need to call). Please consult a code specialist in the Plan Review Division at 974-2580.

If you need assistance completing this application (general inquiries only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2014-0059
ROW # 11122902

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

TR012709 0117

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 3821 and 3823 Westlake Drive—

LEGAL DESCRIPTION: Subdivision —
LOT 99A and 100A RESUB OF 99&100 LAKE SHORE ADDN

Lot(s) 99 and 100 Block _____ Outlot _____ Division _____

I/We Aupperle Company _____ on behalf of myself/ourselves as
authorized agent for

Lebarre Family LLC and Lazy T Royalty Management LTD ,
_____ affirm that on March 18, 2014 , _____,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

more than 2 docks per lot due to limited land on lake front

in a LA district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

This two lots were replatted to allow for each to have a reasonable size home on the lot without too many complications or variances being needed. In doing this one lot lost almost all frontage on the lake and there is no way to build a dock on 5' of land. The owner of the property will be deprived from the use of his property in a similar manner as other property owners along the lake have been authorized, and obtained a permit to do. Without a variance the owner can not enjoy the use of his property.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

There is no other property that is designed like this property or has such a small amount of lake frontage. Even without the redesign we still need a variance due to how small the lots are.

- (b) The hardship is not general to the area in which the property is located because:

The land code now does not allow for this design to happen.

AREA CHARACTER:

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 lots near by will not be affected due to the location of the lake where this is and how big the other lot frontages are.

PARKING: (Additional criteria for parking variances only.) N/A

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

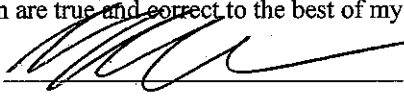
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 10088 Circleview Drive

City, 78733 State & Zip Austin, TX

Printed Carolyn Aupperle, agent Phone 512-912-6399
Date 3/18/14

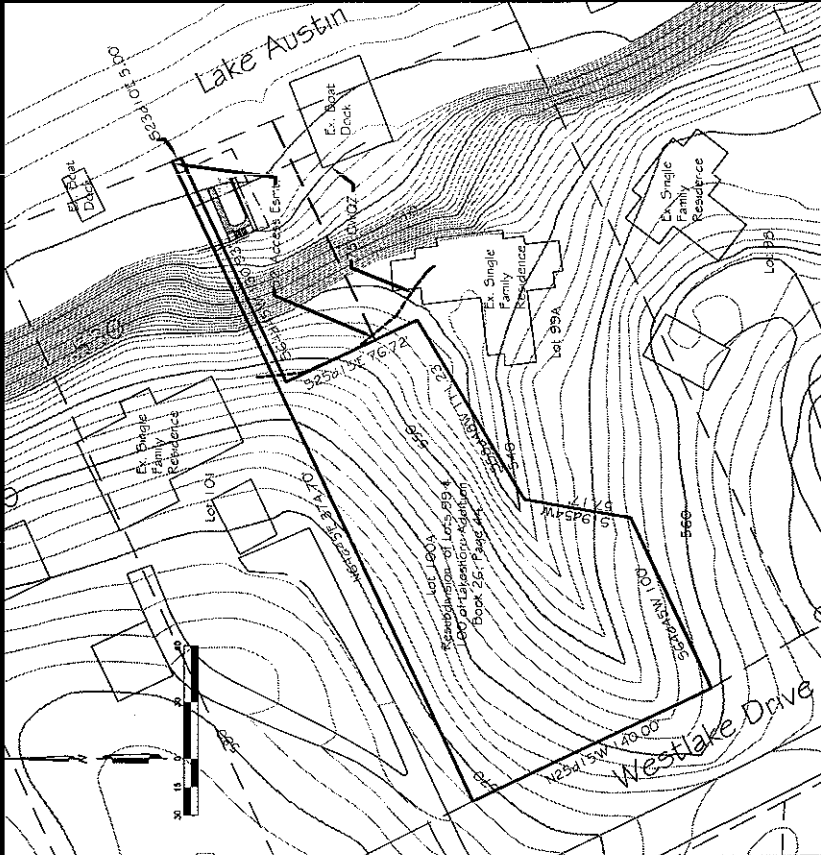
| | |
|----------|---------------------|
| DATE | 10/1/00 |
| BY | W. J. H. H. |
| CHECKED | W. J. H. H. |
| APPROVED | W. J. H. H. |
| SCALE | AS SHOWN |
| PROJECT | 3023 Westlake Drive |
| SHEET | 10 |



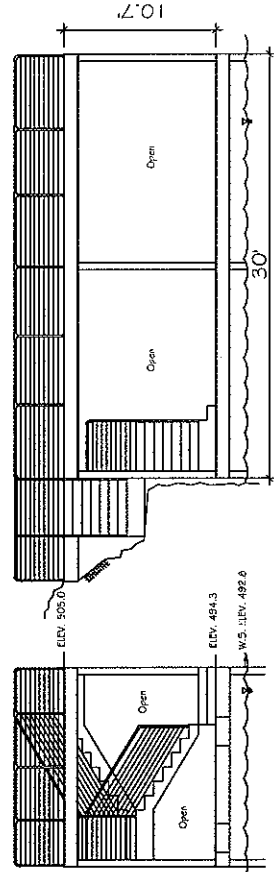
AUPPERLE COMPANY
 Engineering, Planning & Development Services
 2219 Westlake Drive #110, Austin, Texas 78746 512 329-8251

3023 Westlake Drive
Boat Dock Plan & Elevations

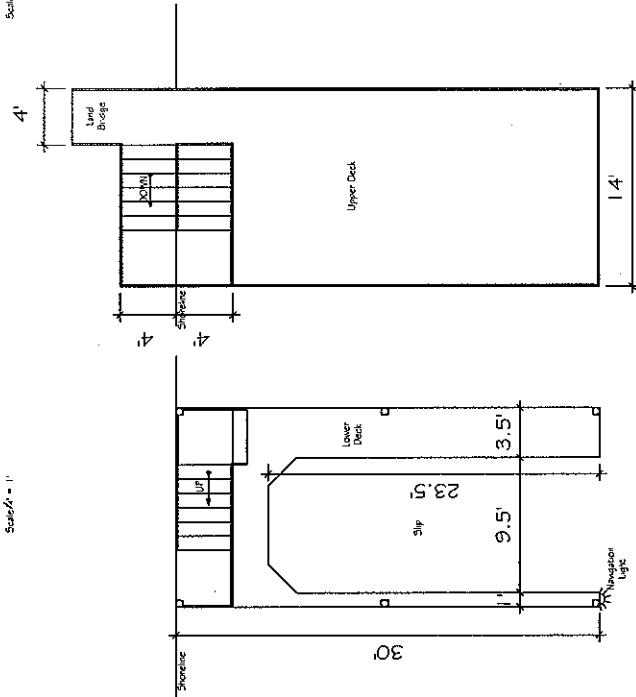
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- NOTES:**
- Navigation lights must have a two-bulb fixture, with two working light bulbs rated between 7-1/2 and 25 watts inclusive. Light bulbs or bulb covers must be amber, and white light may not radiate from the fixture. Weatherproof lamp holders and junction boxes are required. Each light fixture must be wired with a switch operated by a photoelectric cell so that the lights will operate automatically during the hours that the dock is required to be lighted by this section.
 - All access for construction activities will be by water.
 - All piles will be 5-1/4" driven steel piles. All piles will be driven to 0.5' refusal per blow.
 - There are no trees equal to or greater than 8-inch in diameter within the limits of construction.



SIDE ELEVATION
 Scale: 1" = 1'






FLOOR PLAN UPPER DECK
 Scale: 1" = 1'

FLOOR PLAN LOWER DECK
 Scale: 1" = 1'

As represented on this drawing of these plans, the owner and the engineer assume no liability for any errors or omissions in the design or construction of the dock or any other structure shown on these plans.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2014-0059
Address: 3821 & 3823 WESTLAKE DRIVE

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



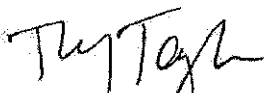
August 1, 2013

City of Austin
Planning and Development Review Department
PO Box 1088
Austin, TX 78716

To Whom It May Concern:

I, Tom Taylor, manage the property at 3823 Westlake Drive. We wish to construct a new dock at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject work at the property. Please contact me if you have any questions.

Regards,

A handwritten signature in dark ink, appearing to read "Tom Taylor", with a stylized flourish at the end.

LeBarre Family LLC and Lazy T Royalty Management, Ltd.

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2240622

ACCOUNT NUMBER: 01-2709-0117-0000

PROPERTY OWNER:

LEBARRE FAMILY LLC &
LAZY T ROYALTY MANAGEMENT LTD
3300 S 14TH ST
ABILENE, TX 79605-5016

PROPERTY DESCRIPTION:

LOT 100A RESUB OF 99&100 LAKE SHOR
E ADDN

ACRES .7663 MIN% .000000000000 TYPE

SITUS INFORMATION: 3823 WESTLAKE DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

| YEAR | ENTITY | TOTAL |
|------|-----------------------|------------|
| 2013 | TRAVIS COUNTY | *ALL PAID* |
| | EANES ISD | *ALL PAID* |
| | TRAVIS CENTRAL HEALTH | *ALL PAID* |
| | TRAVIS COUNTY ESD #9 | *ALL PAID* |

TOTAL SEQUENCE 0

| | |
|-------------------|------------|
| TOTAL TAX: | *ALL PAID* |
| UNPAID FEES: | * NONE * |
| INTEREST ON FEES: | * NONE * |
| COMMISSION: | * NONE * |
| TOTAL DUE ==> | *ALL PAID* |

TAXES PAID FOR YEAR 2013 \$13,082.19

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 02/19/2014

Bruce Elfant
Tax Assessor-Collector

Fee Paid: \$10.00

By: 

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2240623

ACCOUNT NUMBER: 01-2709-0128-0000

PROPERTY OWNER:

LAZY T ROYALTY MANAGEMENT LTD
3300 S 14TH ST
ABILENE, TX 79605-5016

PROPERTY DESCRIPTION:

LOT 99A RESUB OF 99&100 LAKE SHORE
ADDN

ACRES

1.0833 MIN%

.000000000000 TYPE

SITUS INFORMATION: 3821 WESTLAKE DR

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| YEAR | ENTITY |
|------|-----------------------|
| 2013 | TRAVIS COUNTY |
| | EANES ISD |
| | TRAVIS CENTRAL HEALTH |
| | TRAVIS COUNTY ESD #9 |

| TOTAL |
|------------|
| *ALL PAID* |
| *ALL PAID* |
| *ALL PAID* |
| *ALL PAID* |

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

| |
|------------|
| *ALL PAID* |
| * NONE * |
| * NONE * |
| * NONE * |
| *ALL PAID* |

TAXES PAID FOR YEAR 2013 \$31,813.18

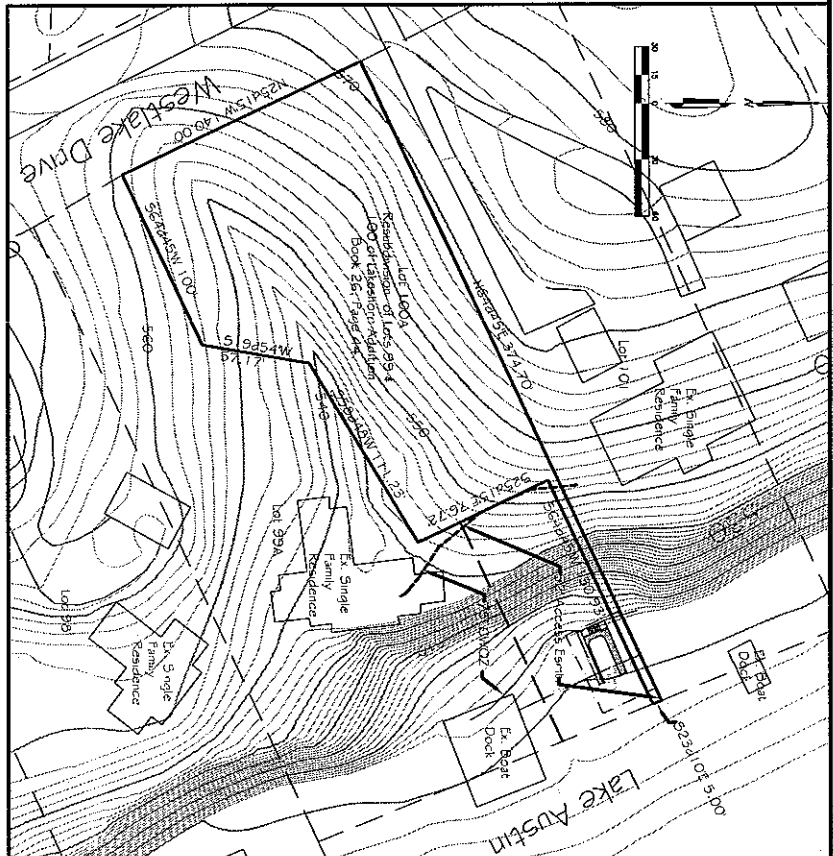
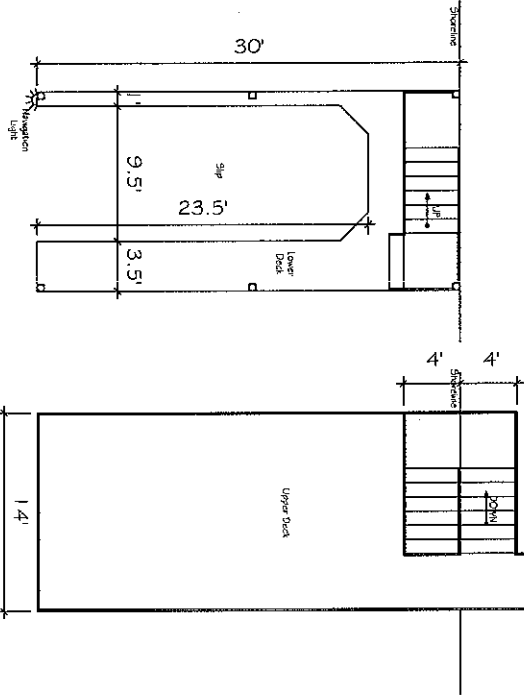
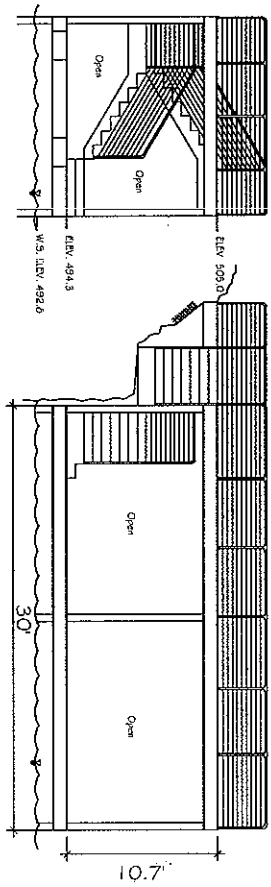
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Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 



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 3. All piles will be 5-1/4" driven steel piles. All piles will be driven to 0.5' refusal per blow.
 4. There are no trees equal to or greater than 6-inch in diameter within the limits of construction.

As prepared by the firm, the drawings are based on information furnished by the client. The firm assumes no responsibility for the accuracy of the information furnished by the client. The drawings are not to be used for any purpose other than that for which they were prepared.