

M05/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0054

LOCATION: 1615 Westlake Dr



1" = 167'

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.

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CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

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

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 1615 Westlake Drive

Subdivision Legal Description:

LOT 2 BLK A THE STUDDER SUBDIVISION

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: City of West Lake Hills Jurisdiction

I/We Rick Rasberry, CESSWI on behalf of myself/ourselves as
authorized agent for Dustin Donnell affirm that on
Month August, Day 28, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☒ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Boat Dock

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

1. LDC 25-2-1176(A)(2) -- Request to increase length of boat dock from 28.1' to 30.0'
 2. LDC 25-2-1176(A)(4) -- Request to increase width of boat dock from 25.7' to 30.0'
-
-

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

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

The owner's modern-day watercraft are too large to be safely docked within the structural dimension limitations afforded by the zoning rules. Other similarly situated boat docks already developed in Bee Creek have been granted approved site plans and site plan exemptions with variances to LDC 25-2-1176(A)(2) and 25-2-1176(A)(4). Any denial of the requested variance would effectively invoke a reasonable use hardship unique to the property.

Hardship

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

Other similarly situated boat docks already developed in Bee Creek have been granted approved site plans and site plan exemptions from COA with variances to LDC 25-2-1176(A)(2) and 25-2-1176(A)(4) regarding dock widths and lengths.

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

The residential property is located within the City of West Lake Hills and the COA jurisdiction is limited only to the shoreline (492.8 msl and lower). COA has issued approved site plans and site plan exemptions with variances to LDC 25-2-1176(A)(2) and 25-2-1176(A)(4) to other property owners not located in the Bee Creek area.

Area Character

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:

Boat docks have been developed in the Bee Creek area for more than sixty (60) years. Several of the existing boat docks in the Bee Creek area have been allowed to vary from the width and length rule restrictions. This proposal is only requesting 1.9' additional length of dock into the channel and 4.3' width increase of the dock on the shoreline to accomodate for safe docking of the Owner's two (2) large watercraft. The proposed improvements would in no way impair the use of adjacent conforming properties.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A 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 reasonably require strict or literal interpretation and enforcement of the specific regulation because:

No parking variance is being sought with the boat dock remodel site plan application and the Owner's Residence is near the boat dock.

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:

N/A -- Boat Dock

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

The boat dock remodel would be sited in a consistent and congruent fashion similar to the other boat docks in Bee Creek.

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

The site (single family residence) is located within the City of West Lake Hills full jurisdiction and any approved variance would apply to the boat dock use only.

Section 3: Applicant Certificate

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

Applicant Signature: Rick Rasberry, CESSWT Date: 8/28/17

Applicant Name (typed or printed): Rick Rasberry (Lake Austin Boat Dock & Shoreline Permits)

Applicant Mailing Address: 2510 Cynthia Ct

City: Leander State: Tx Zip: 78641

Phone (will be public information): (512) 970-0371

Email (optional – will be public information): rick@rickrasberry.com

Section 4: Owner Certificate

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

Owner Signature: _____ Date: _____

Owner Name (typed or printed): Dustin Donnell

Owner Mailing Address: 1615 Westlake Drive

City: West Lake Hills State: Tx Zip: 78746

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Rick Rasberry (Lake Austin Boat Dock & Shoreline Permits)

Agent Mailing Address: 2510 Cynthia Ct

City: Leander State: Tx Zip: 78641

Phone (will be public information): (512) 970-0371

Email (optional – will be public information): rick@rickrasberry.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Additional Information Provided as Attachments:

EXHIBIT A -- COVER LETTER TO BOARD

EXHIBIT B -- EXAMPLE COA APPROVALS FOR OTHER BEE CREEK AREA DOCKS

EXHIBIT C -- FULL SIZE SITE PLANS SP-2017-0228DS



August 28, 2017

Board of Adjustment Members

City of Austin

Re: Request for Approved Variance LDC 25-2-1176(A)(2) and LDC 25-2-1176(A)(4) Regarding Boat Dock Length and Width Conditions, Boat Dock Remodel, SP-2017-0228DS, 1615 Westlake Drive on Lake Austin, TX

Dear Board Members:

On behalf of the Owner of the referenced property I am requesting approval to allow for the proposed boat dock remodel improvements to include the slight length and width adjustments.

The original boat dock on the property was designed and built more than sixty (60) years ago and is very small in relation to boat dock designs made now to safely accommodate much larger modern-day watercraft sizes and configurations.

The Owner is requesting Board approval to increase the width of the boat dock by 4.3 feet, and to increase the length by 1.9 feet. This would be the minimum safe design footprint arrangement necessary to accommodate the Owner's two large watercraft, and would be a commensurate footprint size of 30' X 30' commonly approved by COA.

The existing residential lot/property has been fully developed with a single-family residence and accessory boat dock for several decades. While the residential property is in the city limits of West Lake Hills, the proposed plans and specifications comply with City Code 25-7-62 along with all other parts of City Ordinance No. 20140626-113 *Relating to the Lake Austin Zoning District and the Regulation of Boat Docks, Bulkheads, and Shoreline Access*.

We would present the following examples of COA approved boat docks in the Bee Creek area with similar size variance conditions for your consideration (details found in Exhibit B):

1. 1855 Westlake Drive 30' X 30'
2. 1 Hidden Cove 30' X 40'
3. 1887 Westlake Drive 30' X 35.5'
4. 1847 Westlake Drive 30' X 30'
5. 1611 Westlake Drive 30' into channel

Board of Adjustment Members

Request for Approved Variance LDC 25-2-1176(A)(2) and LDC 25-2-1176(A)(4)

August 28, 2017

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It should be noted that the property Owner is seeking no special privilege to remodel the boat dock and other necessary appurtenances not already given to owners of other similarly situated property with approximately contemporaneous development, and as provided. The proposal would result in promoting ecological function and maintaining the natural character of the lakeshore. Any denial of the requested application for variance would be construed as deprivation of a privilege given to other property owners and would effectively deny the property Owner a reasonable use.

Please let me know if you should have any questions or require any additional information and we look forward to receiving your favorable reply of acceptance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Rasberry".

Ricky "Rick" Rasberry, CESSWI

cc: Dustin Donnell

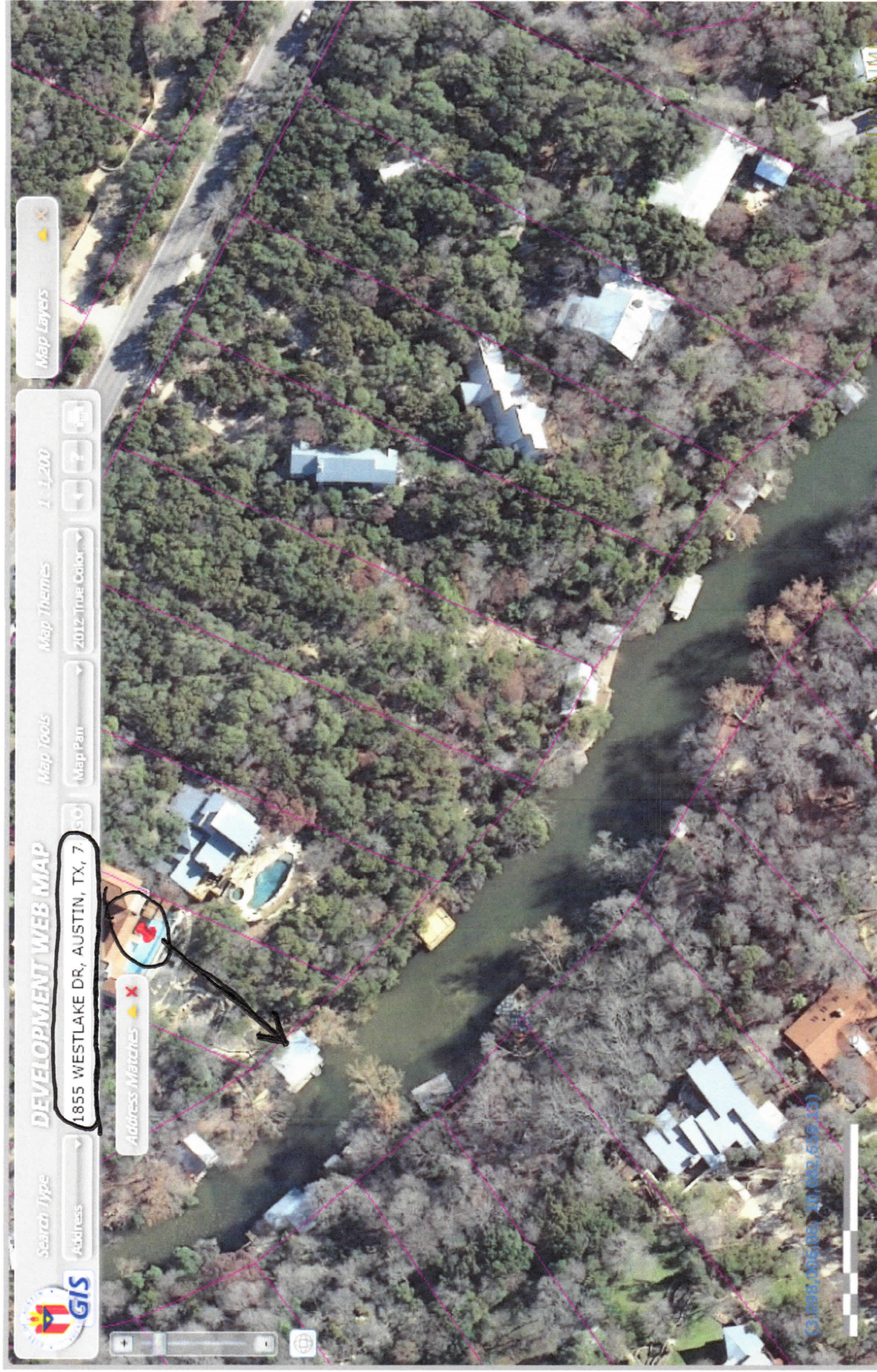
EXAMPLE DOCK SITES FOR BOA CONSIDERATION



M05/8
Exhibit B1 of 35

PREPARED BY RICK
RASBERRY 8/25/17

M05/9
B20135



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To view permit details, click on the Case/Permit Number

PERMIT INFORMATION

	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
21	2010-056373 BP	2010-056373 BP	Demolish detached garage. ***ALREADY DEMOLISHED and new house being built***	R- 649 Demolition All Other Bldgs Res / Demolition	1855 WESTLAKE DR	VOID	Yes
22	2010-056372 BP	2010-056372 BP	Demolish residence. ***ALREADY DEMOLISHED and new house being built***	R- 645 Demolition One Family Homes / Demolition	1855 WESTLAKE DR	VOID	Yes
23	2010-056371 PR	2010-056371 PR	Re-permitting for expired demolition permit numbers 2009-046172-BP & 2009-046173-BP. Demolish residence and detached garage. ***ALREADY DEMOLISHED and new house being built***	R- 645 Demolition One Family Homes / Demolition	1855 WESTLAKE DR	Approved	Yes