

20 0 20 40 60 Feet

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- 600 NAIL FOUND
- 600 NAIL SET
- SPINDLE FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- W/W/W. WATER/WASTEWATER
- E.E. ELECTRIC EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- () RECORD INFORMATION
- POWER POLE
- O.H. OVERHEAD UTILITIES

YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

Alamo Title Company
11420 Bee Caves Road A-100
Austin, Texas 78738
Phone (512) 402-9830
Fax (512) 402-9827

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, MORE OR LESS, BEING OUT OF AND A PORTION OF THE WILKINSON SPARKS 1/4 LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A-1", ATTACHED HERETO AND MADE PART HEREOF.

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 1611 WESTLAKE DRIVE
CITY: WEST LAKE HILLS REFERENCE NAME: LODDIE NAYMBLA

Dewey H. Burris & Associates, Inc.
Land Surveying Services

1404 West North Loop Blvd. 512-458-6969
Austin, Texas 78756 Fax 512-458-9845



THIS AREA IS DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #845302020E DATED 8-18-83. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE

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1 Page 1 / 1 - Total 10 rows returned.

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
1	2012-124589 EP		The construction of a boat dock according to the approved site plan 2 stry (open on sides), 28.5' x 14'.	R- 437 Residential Boat Dock / New	1611 WESTLAKE DR	Expired	Yes
2	2012-124589 BP	2012-124589 BP	The construction of a boat dock according to the approved site plan 2 stry (open on sides), 28.5' x 14'.	R- 437 Residential Boat Dock / New	1611 WESTLAKE DR	Expired	Yes
3	2012-118993 SC	SP-2010-0311DS	approved correction 1c	/	1611 Westlake Drive	Approved	Yes
4	2012-106352 SC	SP-2010-0311DS	Denied Correction 1C	/	1611 Westlake Drive	Review Completed	Yes
5	2011-009393 EV	SP-2010-0311DS		Site Plan /	1611 Westlake Drive	Closed	Yes

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder	
6	2010-093858 SP	SP-2010-0311DS	The applicant is proposing to construct a boat dock with associated improvements.	Site Plan Administrative Small Project / Boat Docks/Shoreline Modification	1611 Westlake Drive	Approved and Released	Yes
7	2007-163967 DA	DA-2007-1205	APPROVED EXEMPTION	Site Plan Determination/Exemption /	BOATDOCK RESTORATION	Agreed	No
8	2005-013349 EP	05016309	Upgrade Elec Srv To Exst Res Eud Only	Residential / Remodel	1611 Westlake Dr	Final	No
9	1970-E63559 W	E63559		Water / Commercial	PIER Migration Water Tap - 1611 WESTLAKE DR, WEST LAKE HILLS, 78746	Expired	Yes
10	2006-000167 DA	C8I-06-0167		Land Status Determination /	WALTER & LODDIE NAYMOLA	Approved	No

1 Page 1 / 1 - Total 10 rows returned.

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002/44
P31 of 35



TITLE: BOAT DOCK / PEGGY N. STUDER
 PAGE: 1 OF 2
 SUBMITTAL DATE: AUGUST 8, 2002
 CASE NUMBER: SP-02-0299DS
 DATE: 8-8-02
 DEVELOPMENT PERMIT: SP-02-0299DS
 DATE: 8-8-02
 REVIEWED BY: J.M.M.
 DATE: 8-8-02
 PARKS AND RECREATION DEPARTMENT:
 DATE:

SHEET
 1 OF 2

002/450135
 1615 Westlake Dr. 1 of 2

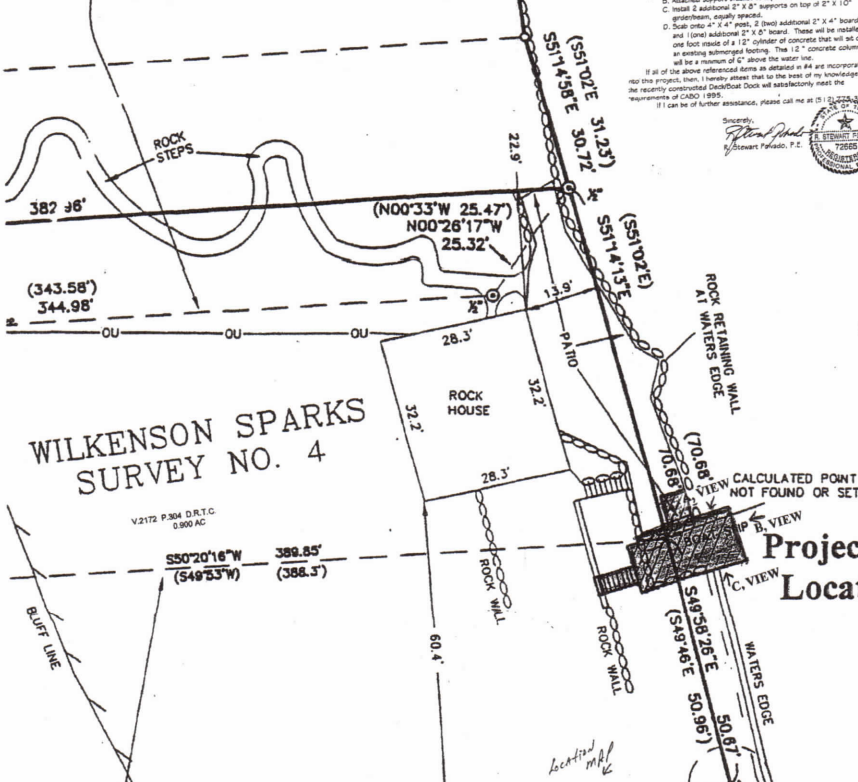
SP-02-0299DS

seems of this application does not constitute a verification of all data, information and calculations supplied by the user. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, nor or not the application is reviewed for code compliance by City Engineers.

City of Austin General Construction Notes are incorporated by reference and made a part of this project for applicability to all projects. The City of Austin must rely on the adequacy of the work of the engineer / designer. Release of this application is not a verification of all data, information, and calculations supplied by the applicant. The Engineer of record is solely responsible for the completeness, accuracy, and adequacy of his submittal, whether or not the application is reviewed for code compliance by City Engineers.

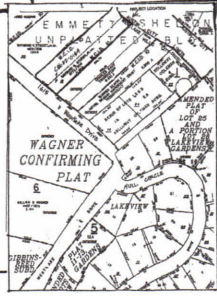
APPROVED AND RELEASED
 J.M.M.
 FEB 9 3 2003
 CITY OF AUSTIN

RAYMOND G. STUDER AND
 WIFE PEGGY STUDER
 V. 4631 P. 338
 (ONE ACRE)
 J.R.T.C.



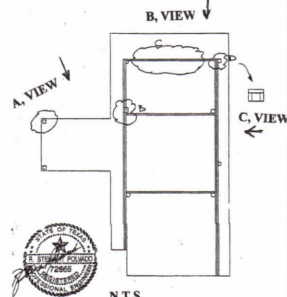
WILKINSON SPARKS
 SURVEY NO. 4

EMMETT SHELTON TO
 ADA M. VAN GUNDY
 V. 715 P. 409
 DATE 6-23-43
 D.R.T.C.
 ADA M. VAN GUNDY TO
 O.P. LOCKHART
 V. 719 P. 420
 DATE 8-05-43
 D.R.T.C.



SEE DETAIL "B"

BEE CREEK LAKE AUSTIN



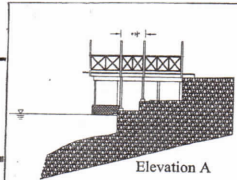
SEQUENCE OF CONSTRUCTION:
 1. Install pre-construction monitoring controls (if needed).
 2. Install pre-construction monitoring controls (if needed).
 3. Hold pre-construction meeting with the Environmental Engineer.
 4. Install dock pilings.
 5. Construct dock.
 6. Obtain final inspection permit.



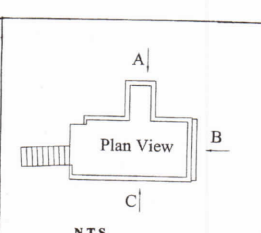
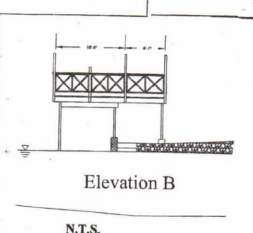
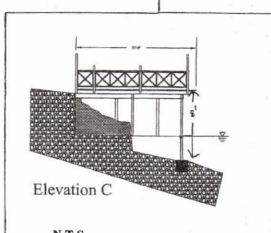
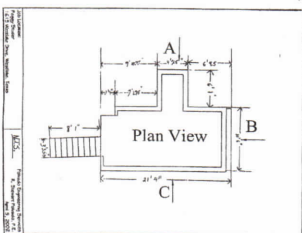
Job Location:

SHEET 1 OF 2

BOAT DOCK / PEGGY N. STUDER
 LEGAL ADDRESS: ABS 21 SUR 1
 SPARKS W
 ACR 800
 STREET ADDRESS: 1615 WESTLAKE DR.
 WESTLAKE HILLS, TEXAS
 78746-3726



Polvado Engineering Services
 R. Stewart Polvado, P.E.
 April 5, 2002



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1 Page 1 / 1 - Total 7 rows returned.

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
1 2017-076440 SP	SP-2017-0228DS	The applicant is proposing the development of a new boat dock, dock access, and associated improvements.	Site Plan Administrative Small Project / Boat Docks/Shoreline Modification	Donnell Boat Dock Replacement	Awaiting Update	No
2 2015-004419 EP	2015-004419 EP	New 2 Stry Sf res w/ att'd garage & cov'd porch. Electrical service only. EUD	Residential / New	1615 WESTLAKE DR	Final	No
3 2014-131168 EP	2014-131168 EP	Home builders loop for demo of existing residence only EUD	Residential / Remodel	1615 WESTLAKE DR	Final	No
4 1971-E68154 W	E68154		Water / Commercial	PIER Migration Water Tap - 1615 WESTLAKE DR, WEST LAKE HILLS, 78746	Expired	Yes

Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
5	2003-012991 BP	03001404 New Construction Of A Private Resid Boat Dock	C- 214 Other Nonhousekeeping Shelter / New	1615 Westlake Dr	Expired	No
6	2002-000184 DA	C8I-02-0184	Land Status Determination /	PEGGY N. STUDER	Approved	No
7	2002-000299 SP	SP-02-0299DS	Site Plan Administrative Small Project / Boat Docks/Shoreline Modification	BOAT DOCK/PEGGY N. STUDER	Approved and Released	Yes

1 Page 1 / 1 - Total 7 rows returned.

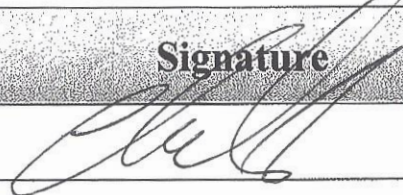
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I, Dustin Donnell, am applying for a variance from the Board of Adjustment regarding Section LDC 25-2-1176(A)(2) & (4) of the Land Development Code. The variance would allow me the ability to construct a boat dock that is 1.9 feet longer and 4.3 feet wider than without the variance, making the total dock 30 feet x 30 feet.


By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Charles Davis	1613 Westlake Drive	
Scott and Stephanie Cusack	1617 Westlake Drive	
Malini Singh	1618 Westlake Drive	
Richard and Laura Kooris	1625 Westlake Drive	
Heather and Byron Attridge	1627 Westlake Drive	
Ryan and Holly Lambert	1600 Westlake Drive	
Clayton Christopher	1855 Westlake Drive	



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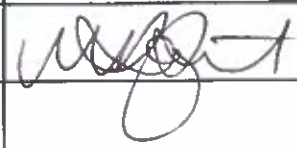

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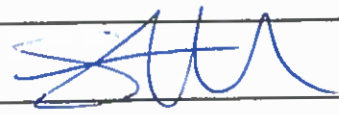
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Heather and Byron Attridge	1627 Westlake Drive	
Ryan and Holly Lambert	1600 Westlake Drive	<i>Holly Lambert</i>
Clayton Christopher	1855 Westlake Drive	<i>[Signature]</i>



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Ryan and Holly Lambert	1600 Westlake Drive	
Clayton Christopher	1855 Westlake Drive	



November 27, 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 small length and width adjustments.

The original boat dock (Exhibit A) 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 8.0 feet (Exhibit B). 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*.

Following the October 9, 2017 Board of Adjustment public hearing, we received e-mail communication from Ms. Liz Johnston with the City's Watershed Protection Department requesting an update to the proposed site plans regarding the existing "channel width" measurements (Exhibit C).

A review of the City's GIS aerial imagery, along with pictures taken at the site revealed that the 1867 Westlake Dr. property on opposite shoreline from the proposed replacement boat dock, has claimed shoreline unlawfully, resulting in a unique hardship on these matters (Exhibit D).

Board of Adjustment Members

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

November 27, 2017

Page 2

Following the City's Watershed Variances criteria per Appendix U (Exhibit E) of the Environmental Criteria Manual, we offer the following "Findings of Fact", as follows:

JUSTIFICATION:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? YES – The property on opposite shoreline has claimed several vertical and horizontal feet of shoreline unlawfully, creating a special and unique hardship limitation on the 1615 Westlake Dr. property 25-2-1176(A)(2) calculations.
2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? YES – The proposed variance is the minimum departure from the rules to achieve a minimum safe design footprint arrangement necessary to accommodate the Owner's two (2) watercraft, and would be a commensurate footprint size of 30' X 30' commonly approved by COA. The proposed footprint of dock (1006 square feet) would also be 16% smaller than the 1200 square feet maximum allowed by rule.
3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. YES – The proposal does not seek any special privileges not enjoyed by other similarly situated properties. In fact, examples of COA approved boat docks in the Bee Creek area with similar size variance conditions are provided for consideration (Exhibit F):
 - A. 1855 Westlake Drive 30' X 30'
 - B. 1 Hidden Cove 30' X 40'
 - C. 1887 Westlake Drive 30' X 35.5'
 - D. 1847 Westlake Drive 30' X 30'
 - E. 1611 Westlake Drive 30' into channel
4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance? YES – Approval of the variance would not impact water quality.
5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? YES – Invoking any restrictions in light of the undue hardships presented, would effectively deny the Owner a reasonable economic use of the property.

Board of Adjustment Members

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

November 27, 2017

Page 3

Additionally, we would provide Exhibit G showing the neighbor's written local support for approval.

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,

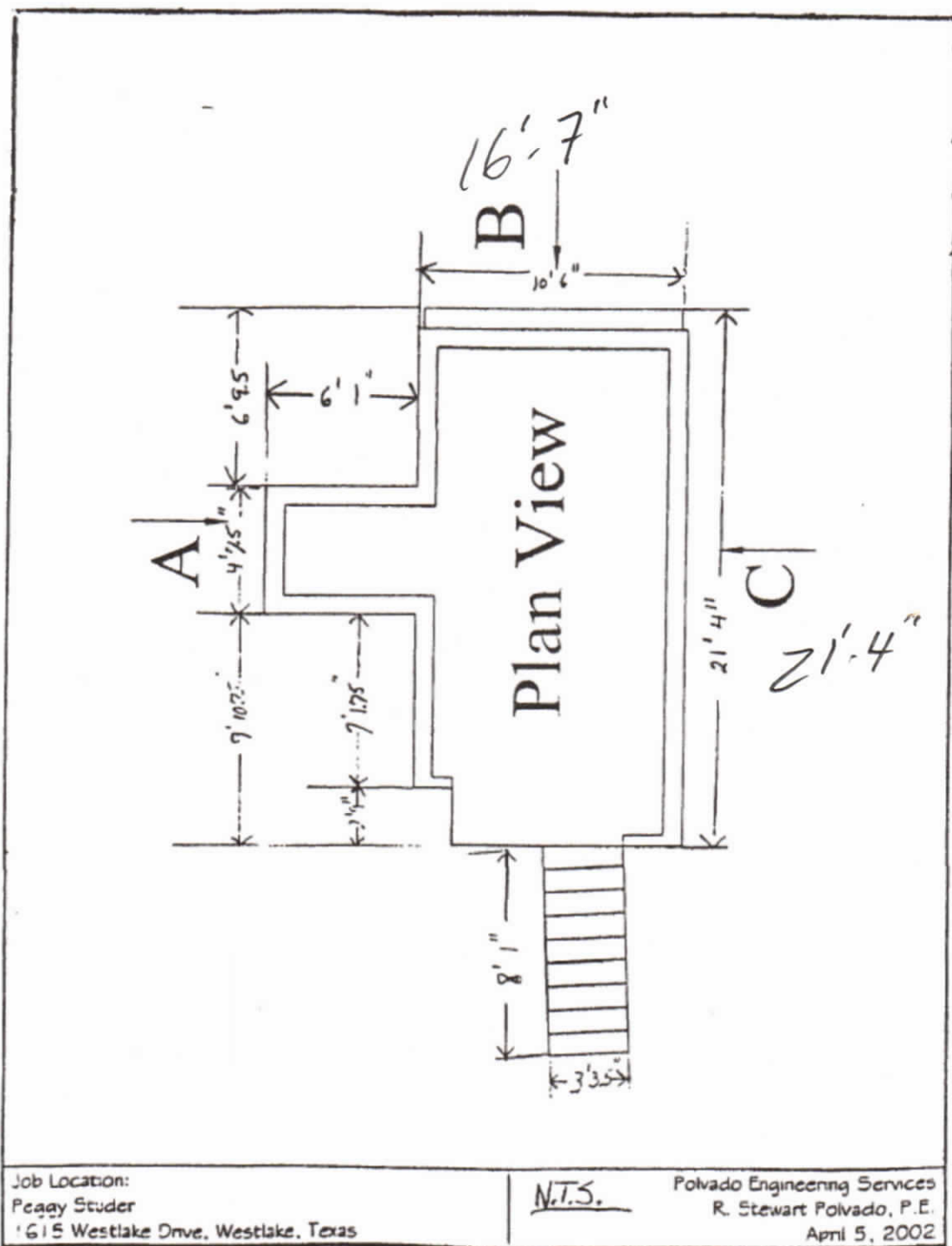
A handwritten signature in black ink, appearing to read "Rick Rasberry". The signature is fluid and cursive, with the first name "Rick" being more prominent than the last name "Rasberry".

Ricky "Rick" Rasberry, CESSWI

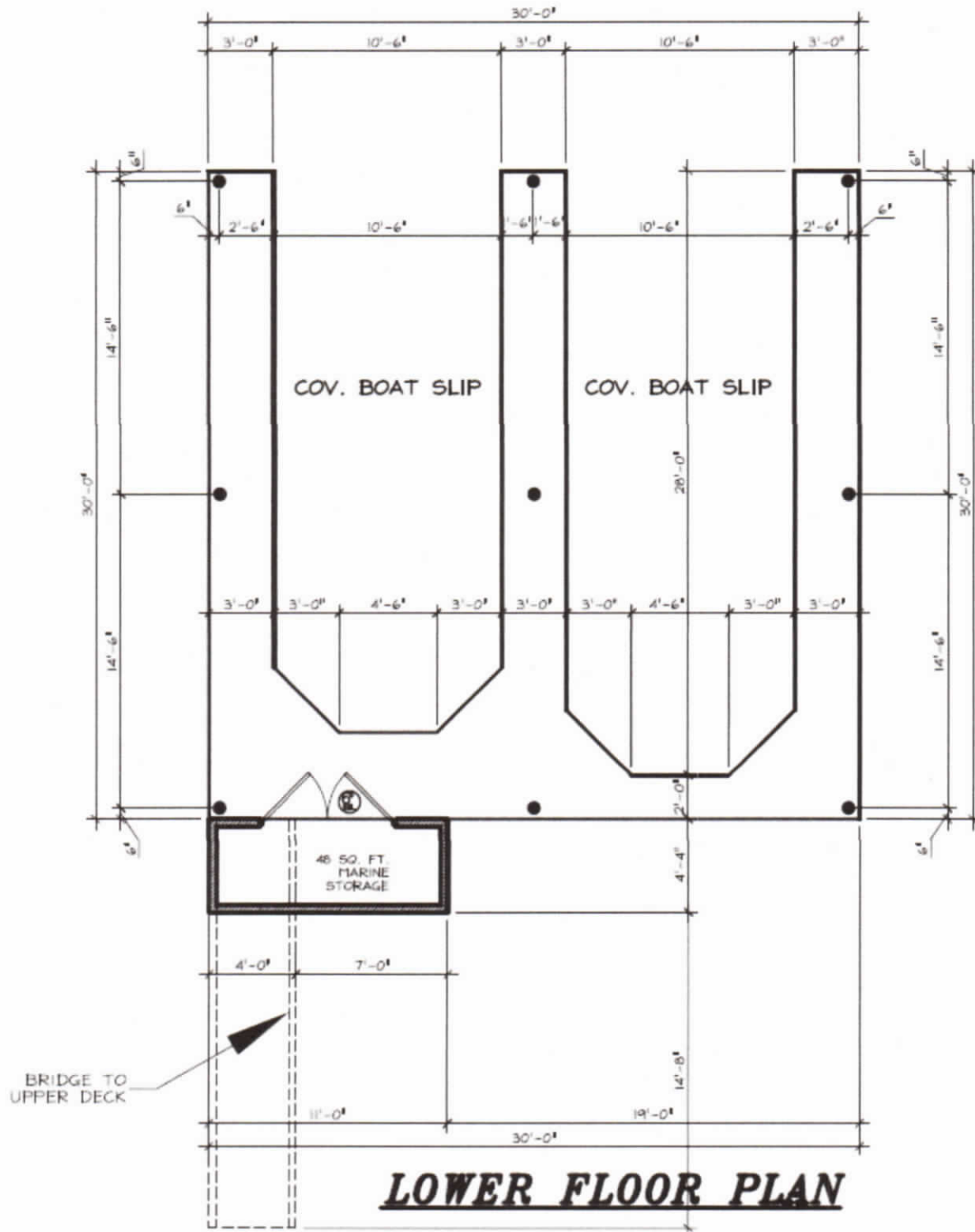
cc: Dustin Donnell

Existing Dock Design

Exhibit A



Proposed Dock Design 1006 Square Feet



Rick Rasberry

From: [REDACTED]
Sent: Monday, November 27, 2017 12:24 PM
To: 'Heldenfels, Leane'; Johnston, Liz
Cc: [REDACTED]
Subject: 1615 Westlake Dr Measurement for Hearing (110' X 20% = 22.0 feet)

Leane/Liz,

After further consideration we would like to try and keep moving toward the 12/11/17 Board Agenda if possible. And while it's unclear exactly what complications might be realized from the hardship at this time -- any additional discovery and/or measuring of the channel width, considering the recent findings of illegal development on the 1867 Westlake Dr. property, can be carried out concurrently by the COA Staff while the matters are moving forward with the Board's process for hearing.

Therefore, we would accept the City's 10/27/17 measurement of 110' for the purpose of providing any updated calculations, per the Watershed Protection Department's 10/27/17 demand on these matters. The public notice provisions should be updated accordingly, as follows (110' X 20% = 22.0 feet):

Applicant:	Rick Rasberry, (512) 970-0371
Owner:	Dustin Donnell
Address:	1615 WESTLAKE DR

Variance Request(s): The applicant has requested variance(s) from Section 25-2-1176 (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) (A):

A. (2) to increase the distance a dock may extend from no more than 20 percent of a channel width as measured by a line that is perpendicular to the centerline of the channel and that extends from the shoreline where the dock is located to the opposite shoreline, or in this case ~~28.1~~ feet (required, permitted) to 30 feet (requested); and **22.0**

B. (4) (a) to increase the width of a dock measured parallel to the shoreline of the lot or tract where the dock is proposed, and including all access and appurtenances, from 25.7 feet (required, permitted) to 30 feet (requested)

in order to construct a new boat dock within the "LA" Lake Austin Residence zoning district.

Additional application amendments, exhibits, and new evidence will be provided to Leane in a separate e-mail before 5 p.m. today. Please let me know of any other questions or needs on these matters now, thanks!

Kindest Regards,

Rick Rasberry, CESSWI
Lake Austin Boat Dock & Shoreline Permits
512-970-0371
[REDACTED]