

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Thursday November 08, 2018**

**CASE NUMBER: C15-2018-0047**

|              |                             |
|--------------|-----------------------------|
| <u>  Y  </u> | Brooke Bailey               |
| <u>  Y  </u> | William Burkhardt           |
| <u>  -  </u> | Christopher Covo (OUT)      |
| <u>  Y  </u> | Eric Golf                   |
| <u>  -  </u> | Melissa Hawthorne (OUT)     |
| <u>  Y  </u> | Bryan King                  |
| <u>  Y  </u> | Don Leighton-Burwell        |
| <u>  Y  </u> | Rahm McDaniel               |
| <u>  -  </u> | Martha Gonzalez (Alternate) |
| <u>  Y  </u> | Veronica Rivera             |
| <u>  Y  </u> | James Valdez                |
| <u>  Y  </u> | Michael Von Ohlen           |
| <u>  Y  </u> | Kelly Blume (Alternate)     |
| <u>  -  </u> | Ada Corral (Alternate)      |

**APPLICANT: DAVID CANCIOLOSI**

**OWNER: Mark Kristen**


**ADDRESS: 3201 WESTLAKE DR**

**VARIANCE REQUESTED:** The applicant is requesting a variance from Section 25-2-551 to reduce the Lake Austin Shoreline Setback from 75-feet (required) to 5-feet (proposed) shoreline setback around an existing slough to accommodate a remodel and repair by replacement of the existing single-family residence and accessory structures in the LA – Lake Austin zoning district.

**BOARD'S DECISION:** The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to December 10, 2018, Board Member Brooke Bailey second on a 10-0 vote; **POSTPONED TO December 10, 2018.**

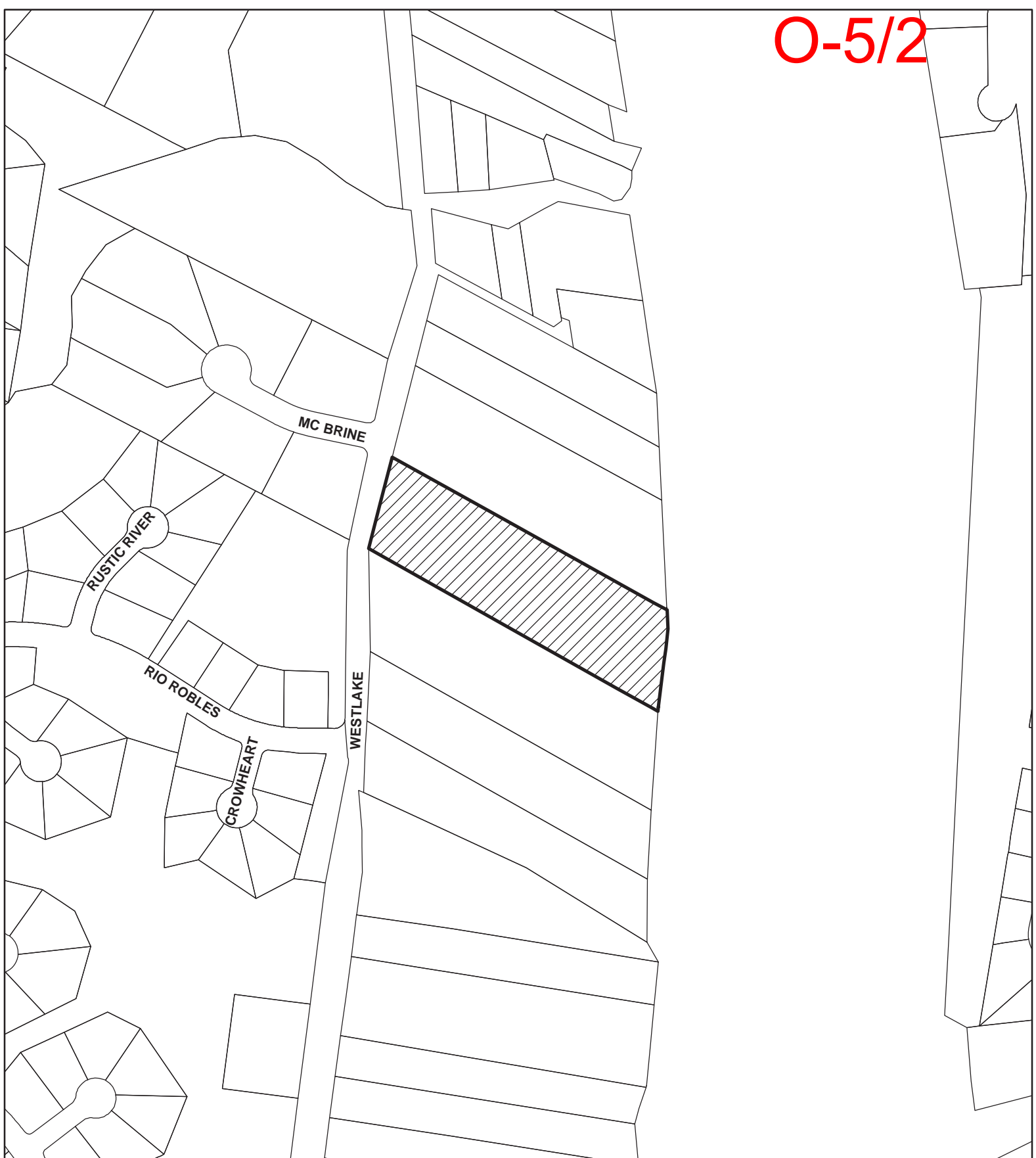
**FINDING**




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:

  
Leane Heldenfels  
Executive Liaison

  
William Burkhardt  
Chairman

O-5/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2018-0047  
LOCATION: 3201 Westlake Dr.

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.



1" = 306'

*From the office of:*

PERMIT PARTNERS, LLC  
105 W. Riverside Dr. Suite 225  
Austin, Texas 78704  
David C. Cancialosi  
512.593.5368 c.  
512.494.4561 f.

October 26, 2018

City of Austin c/o Leanne Heldenfelds  
City of Austin Board of Adjustment  
One Texas Center  
505 Barton Springs  
Austin, Texas 78704

**RE: BOA request for 3201 Westlake Drive to reduce 75' Shoreline Setback regulated per LDC 25-551(B)(1)(a) to 5' around an on-site slough**

Dear Board of Adjustment Commissioners,

My client is seeking a variance to reduce the shoreline setback along a man made slough that enters the property directly from the main body of Lake Austin. The applicable Lake Austin shoreline setback is 75'. My client is seeking a 5' Lake Austin shoreline setback around the slough.

**Reasonable Use**

The original 1915-era Lakeshore Addition lots 80 and 81 were replatted in 1998 via case #C8-97-0082.0A. The configuration of a new lot 80A (subject site) and the remainder lot 81 was performed in an unusual manner in that the man made slough was incorporated in the newly platted lot lines of lot 80A, thereby applying the 75' LA shoreline setback to a substantial portion of the new lot 80A. The remainder lot 81 is not part of this application; it is a separate legal lot. Lot 80A is a 2.7 acre lot with a 20, 543 square foot man made slough on it.

The applicant is requesting a reduced setback along the slough to accommodate a remodel and repair by replacement of the existing single-family project and associated accessory structures. Portions of the existing residence and driveways encroach into the 75' setback; as such, the existing residence and garage are essentially "wedged" into the southeast corner of the 2.7 acre lot between the SE property line and the 75' shoreline extending from the slough. The owner desires to remodel the property and requests reasonable flexibility to relocate the improvements to a more centered location on the flat portion of the lot adjacent to the slough.

We believe this is a fair and reasonable use in the Lake Austin zoning category as that category specifically prescribes development of a residential nature. However, a literal application of the LA zoning performance standards inhibits a reasonable use. Any use is substantially limited by a number of factors specific to this lot to include zoning setbacks, drainage easements, lot shape and topography, two sides of lake frontage, and reduced net site building area.

**Hardship**

The original 1915 Lakeshore Addition lots 80 and 81 were replatted in 1998 to create lot 80A and a remainder lot 81. Lot 80A is the subject site at 3201 Westlake Drive. The 1998 plat reoriented the lot lines to include the approximate ½ acre man made slough entirely on lot 80A. This caused the 75' shoreline setback to substantially encroach into lot 80A in all directions. This is a drastic change from the prior, original lot shape since the original 1915 Lakeshore Addition plat configuration contained the slough entirely on (the original) lot 81, making only lot 81 subject to the 75' shoreline setback.

The 1998 replat changed that entirely. In lot 81A's current configuration the 75' shoreline setback extends not only from the main body of Lake Austin, but also from the on-site slough on the northern side of the subject site. This causes substantial loss of buildable area when calculating net site area in accordance with LA zoning performance



standards. The replat overwhelmed the newly created lot 80A with 34,783 SF of 75' shoreline setback and added a 20,534 SF slough to the lot. This calculates to 55,317 SF of unbuildable land, or roughly 43% of the total lot area.

Suffice to say, the site has several encumbrances that affect the physical condition of the property by way of the following hardships. In summary:

1. The slough stretches roughly 333' into a 445' section of the property. The remainder section (between 333' - 445' is 100% inundated by the 75' shoreline setback and zoning setbacks.
2. The 75' shoreline setback accounts for roughly 34,783 square feet, or about 27% of total land area.
3. The 75' shoreline setback prohibits any development to the west of the slough between it and lot 81. (when looking at the exhibit this is the land area to the left of the slough)
4. The slough itself accounts for 20,534 square feet, or roughly 16% of total land area.
5. Approximately 75'-80' to the south of the slough, and in the middle of the lot, there is a 25' septic tank and drainfield setback. It is located in the middle and throughout the entire stretch of the 0-25% slope area of lot 80A from the main body of Lake Austin toward Westlake Dr. This setback accounts for 10,391 square feet. Essentially, it prohibits any septic or drainfields closer than 100' to the water, forcing OSSF improvements to the south and west of each of the 2 shorelines on lot 80A.
6. The existing house and driveway built after the plat via legally issued building permits issued 1999-2002 encroach into the 75' shoreline. The owner desires to correct this via a reduced setback and also allow a more reasonable amount of IC. See point #9 below. The building permit for the home on Lot 80A could not have been issued, nor could the house have received a certificate of occupancy if the City enforced shoreline setbacks from man-made sloughs. In the late 1990's the City did not interpret the Code to require the shoreline setback from the man-made sloughs. If they had, the building permit never would have been issued. The hardship to the applicant is that the City's administrative interpretation of the Shoreline Setback provision and the way it should be enforced have changed; not any change in the way the applicant has sought to use his property.
7. The septic field accounts for 10,228 square feet
8. The bottom portion of lot 80A has a drainage easement in which no improvements may be installed. This easement ranges between 80'-100' in width and overlays and supersedes the 75' LA shoreline setback from the main body. It accounts for 13,992 square feet of lot area.
9. The lot slope categories and buildable areas are as follows:
  - a. 0-25% slope excluding combined setbacks = 30,184 SF = 6,037 SF allowable IC
  - b. 25-35% slope = 903 SF = 93 SF allowable IC
  - c. 35%+ slope = 5,178 SF = 0 SF allowable IC
  - d. 75' shoreline setback SF = 34,783 SF
  - e. **Total land area 126,193 SF allows 20% IC, or 6,127 SF buildable area, or 4.9% of total taxable lot area**
10. There exists 120,066 SF of unbuildable area on a 126,193 SF lot due to:
  - a. LA zoning IC calculations per LDC 25-2-551
  - b. The 75' setback
  - c. The 25' wide septic and drainfield setback
  - d. The septic field
  - e. The drainage easement
  - f. The front and side zoning setbacks

11. When applying the 20% IC limit per plat and LA zoning, plus the aforementioned encumbrances, only 6,127 SF of a 126,193 SF (2.7 acres) is available to fit a single-family residence and associated improvements.

**Not General to the Area**

Man made sloughs are fairly rare along Lake Austin. They do exist; and when they do, they create significant development constraints. The Board has recognized this on similar properties. Sloughs are not general to the area, but rather the exception.

**Area of Character**

Any remodel or repair by replacement of the existing structures will be in keeping the varied construction styles found along Lake Austin. There will be no adverse impact to adjacent properties. All development shall comply with all other applicable codes. Active measures will be taken to ensure the protection of Lake Austin via best management practices.

In sum, the proposed 5' setback along the slough would allow a reasonable use of the property, would not be dissimilar to other shoreline setbacks the Board has approved for sites with man made sloughs, and will have no adverse impact on adjacent properties. Best management practices would be employed as part of any remodel to ensure protection of on-site environmental features where applicable, Lake Austin itself, and neighboring properties,

I respectfully ask the Commission to take into consideration the aforementioned statements and approve the requested variance for the stated reasons. Please see attached exhibits for your reference and I look forward to any questions you may have on this matter.

Sincerely,



David C. Cancialosi, Agent for Owner

Cc: Mark Kristen





## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

O-5/6

## 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: 3201 Westlake Drive, Austin TX 78746

Subdivision Legal Description:

LOT 80&81 LAKE SHORE ADDN ABS 772 SUR 1 THOMAS D ACR 1.967

Lot(s): 80 & 81 Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: Lake Austin

I/We David Cancialosi (Permit Partners) on behalf of myself/ourselves as  
authorized agent for Mark Kristen affirm that on

October 5, 2018, 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: Reduce 75' Shoreline Setback regulated per LDC 25-551(B)(1)(a) to 5' around an on-site slough

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

LDC 25-551(B)(1)(a)

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## 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:

SEE ATTACHED MEMO

### Hardship

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

SEE ATTACHED MEMO

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

SEE ATTACHED MEMO



**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:

SEE ATTACHED MEMO

**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:

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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:

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

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

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**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:  Date: 10/5/18

Applicant Name (typed or printed): David Cancialodi (Permit Partners)

Applicant Mailing Address: 105 W Riversdie Rd. Suite 225

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-593-5361

Email (optional – will be public information): 

**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: 10/5/18

Owner Name (typed or printed): Mark Kristen

Owner Mailing Address: 3201 Westlake Dr.

City: Austin State: TX Zip: 78704

Phone (will be public information): (797)412-0304

Email (optional – will be public information): 

**Section 5: Agent Information**

Agent Name: David Cancialosi

Agent Mailing Address: 105 W Riverside Dr. Suite 225

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-593-5361

Email (optional – will be public information): 

**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).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Survey of Existing Conditions

SURVEY PLAT FOR FRED AND SYLVIA RIZK  
3.88 AC., LOTS 80 & 81 OF THE LAKESHORE ADDITION  
AND THE PROLONGATION OF THE NORTHERLY AND  
SOUTHERLY LINES OF SAID LOTS, AND THE WATERS OF LAKE,  
A SUBDIVISION OF RECORD IN VOL. 3, PG. 30  
PLAT RECORDS OF TRAVIS COUNTY, TEXAS

LAKESHORE ADDITION  
VOL. 5, PG. 30-31  
LOT 82

NOTICE: THIS MAP COPYRIGHT  
2008 BY FOREST SURVEYING &  
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PROVIDED SOLELY FOR THE USE  
OF THE CURRENT PARTIES. NO  
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ORIGINAL TRANSACTION FOR  
WHICH THIS MAP WAS CREATED.  
(MAY BE COPIED IN THAT  
CONTEXT IF CONDITIONS REMAIN  
UNCHANGED)

SCALE: 1"=40'

Congregation Of "The Holy Cross"  
(6.16 Acres) 928/526

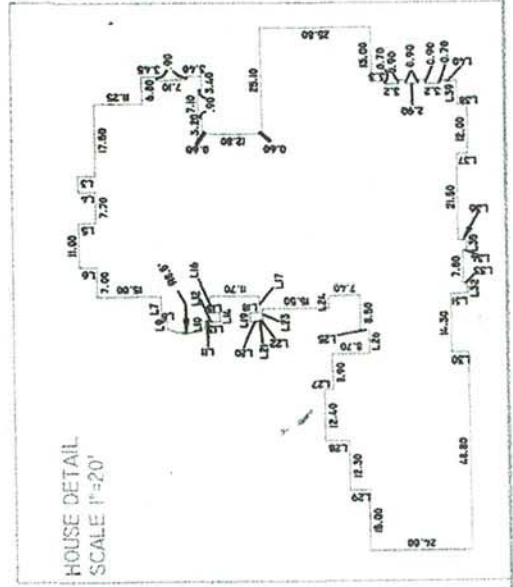
RECORD INFORMATION FOR RESTRICTIVE COVENANTS AND RECORD EASEMENT DETAILS HAS NOT BEEN PROVIDED AND RECORD INFORMATION HAS NOT BEEN RESEARCHED AS A PART OF THIS SLURRY, EXCEPT AS SHOWN.

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA (ZONE AE) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD HAZARD BOUNDARY MAP REVISED AS PER MAP NUMBER 48453C0200 E, EFFECTIVE DATE 06/16/1993. A FLOOD HAZARD STUDY TO IDENTIFY ADDITIONAL AREAS OF FLOOD HAZARD IS NOT INCLUDED IN THIS SURVEY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IDENTIFIES ANY EVIDENCE OF BOUNDARY LINE CONFLICTS, SHORTAGES IN AREA, PROTRUSIONS, INTRUSIONS, AND OVERLAPPING OF IMPROVEMENTS. THIS PROPERTY ADJUTS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

**SURVEY DATE** JULY 11, 2008.

William F. Forest, Jr. R.P.L.S. 1847



ANDERSON

ELEVATION BECHMARK

STEEL COTTON TOWER

IRON PN FOUND

CORNER NOT FOUND, REPLACED

WITH 1/2" IRON PN

IRON PN SET

IRON PNE FOUND

IRON PUST

NAIL FOUND

NAIL SET

CONCRETE MONUMENT FOUND

EXISTING WIRE FENCE

CHAINLINK FENCE

BOARD FENCE

SHARPE MACHINE

GAS LN VALVE

WELL

FIRE PUMP

POWER POLE

WATER VALVE

TELEPHONE CABLE

WATERLINE EXISTING

OVERHEAD POWER LINE

CENTER LINE OF CHANNEL

RECORD CULDS (BEARING / DISTANCE)

DATA THIS SURVEY

SPECIAL FLOOD HAZARD AREA PER FEMA

(APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)

TRAIL LINES

LAND PLANT LINES

ALL ELEVATION REFERENCES ARE IN TRANSIT

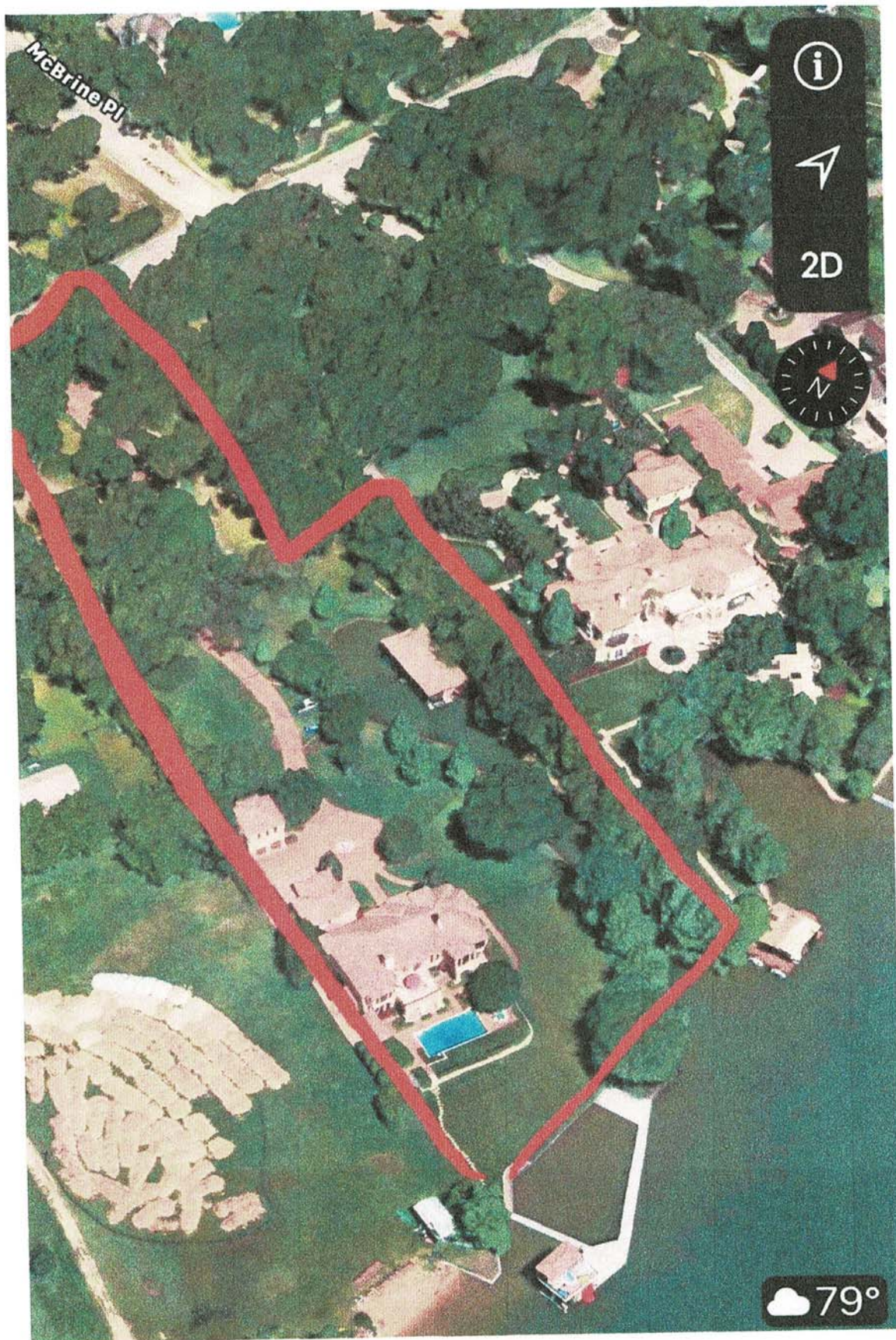
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| L93  | 44.00 | L93  | 1.00  |

**FOREST SURVEYING  
AND MAPPING COMPANY**  
1602 ASH STREET  
GROESBETOWN, TEXAS  
612-630-5027

5254 RIZOV, LANA RUTH DOROTHY DWS  
FD JAGGING



O-5/1 1

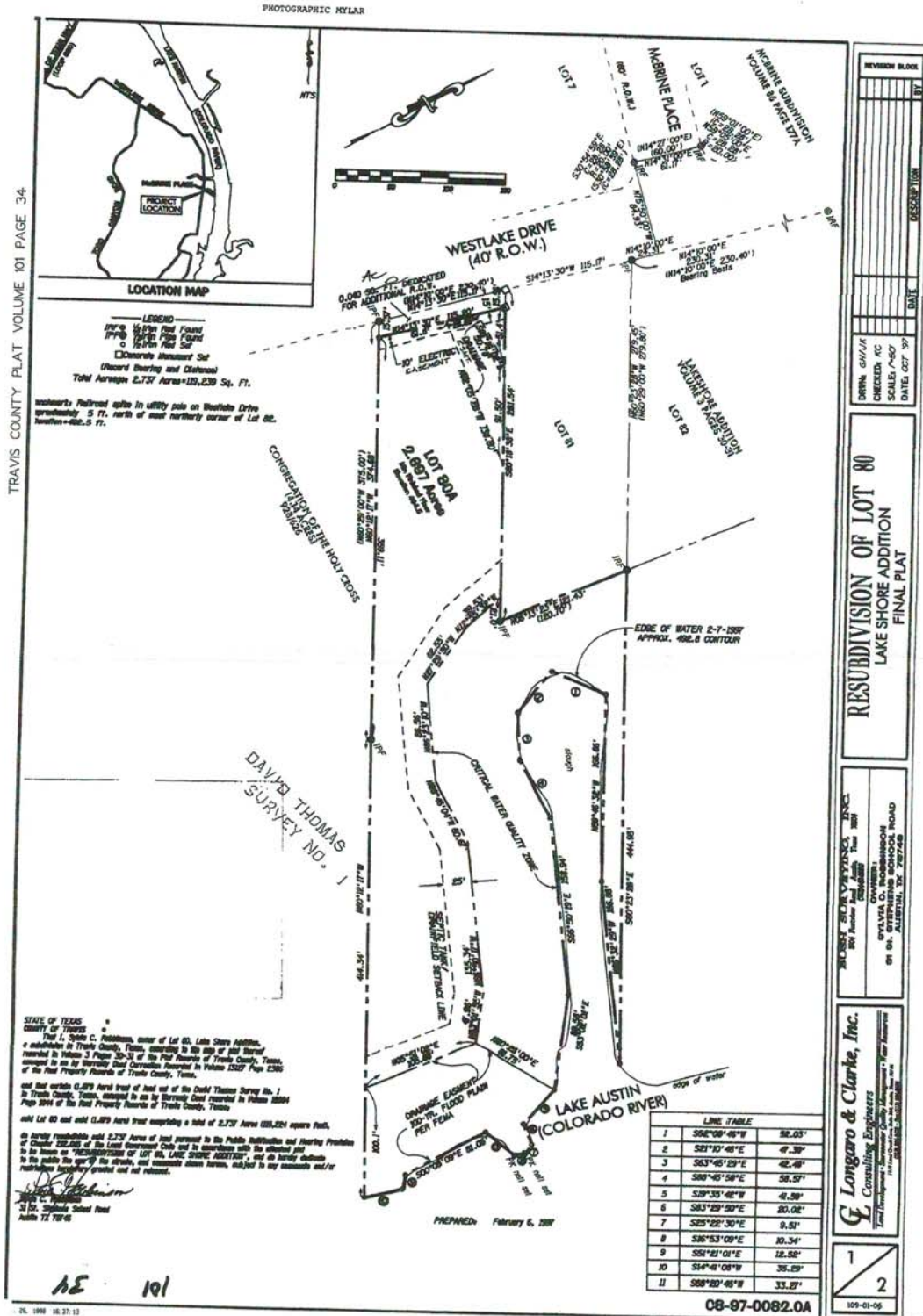




O-5/12

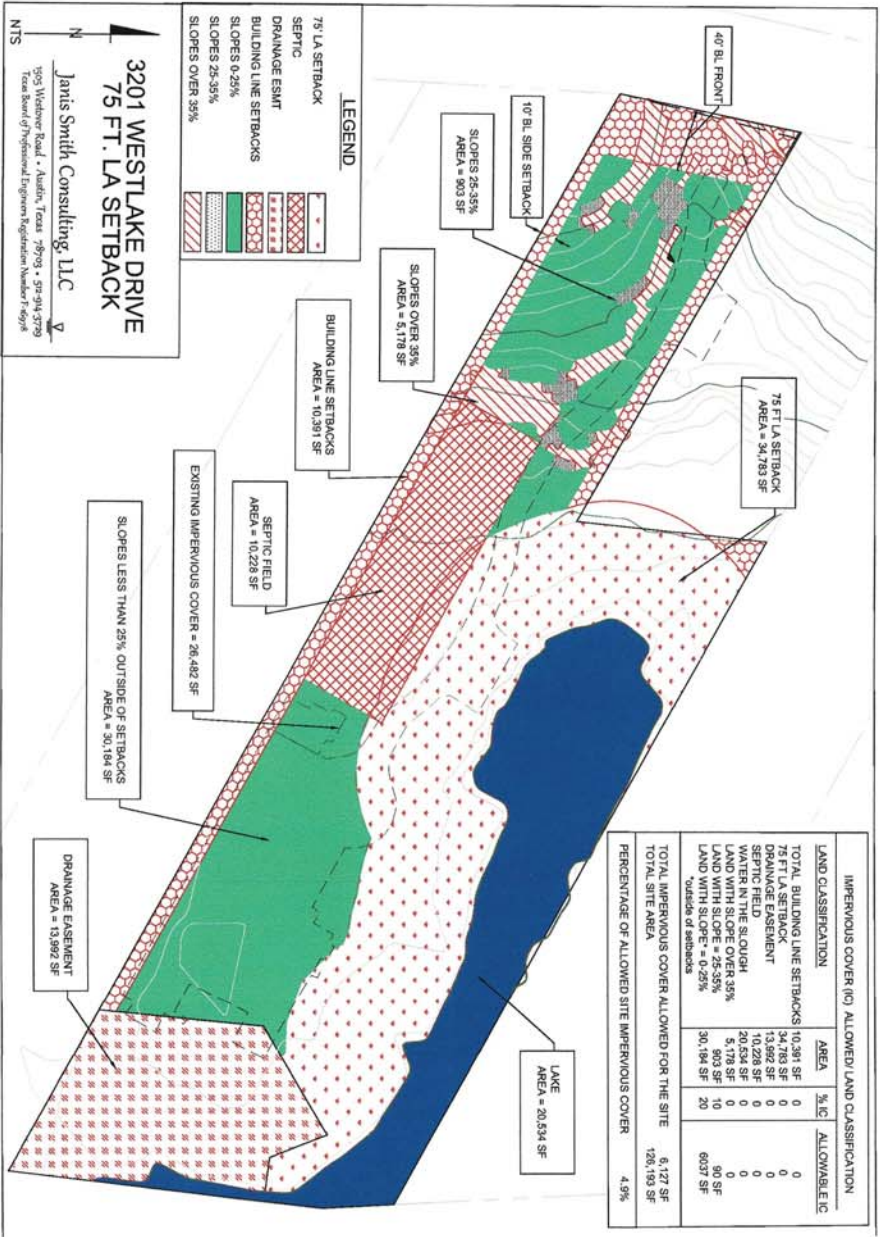


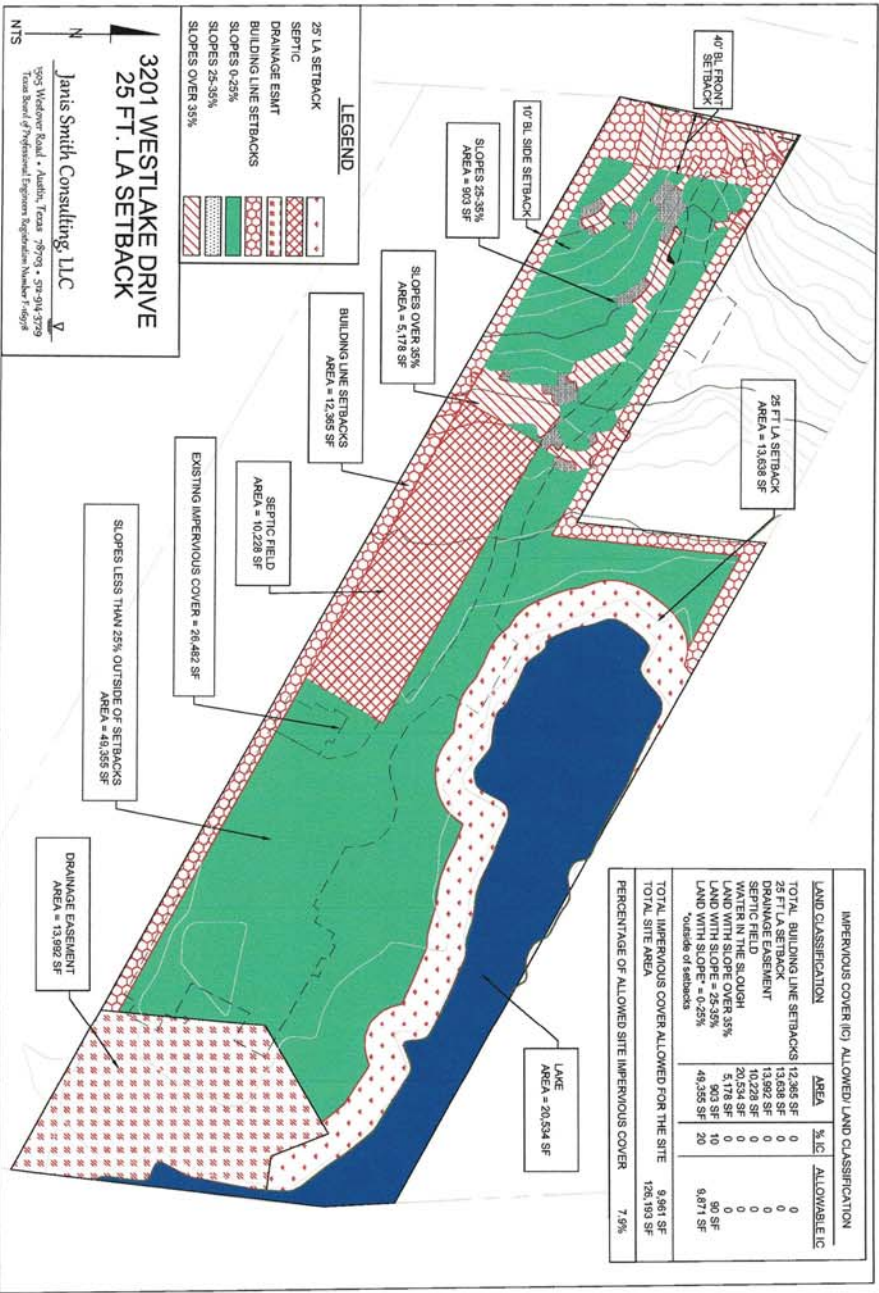


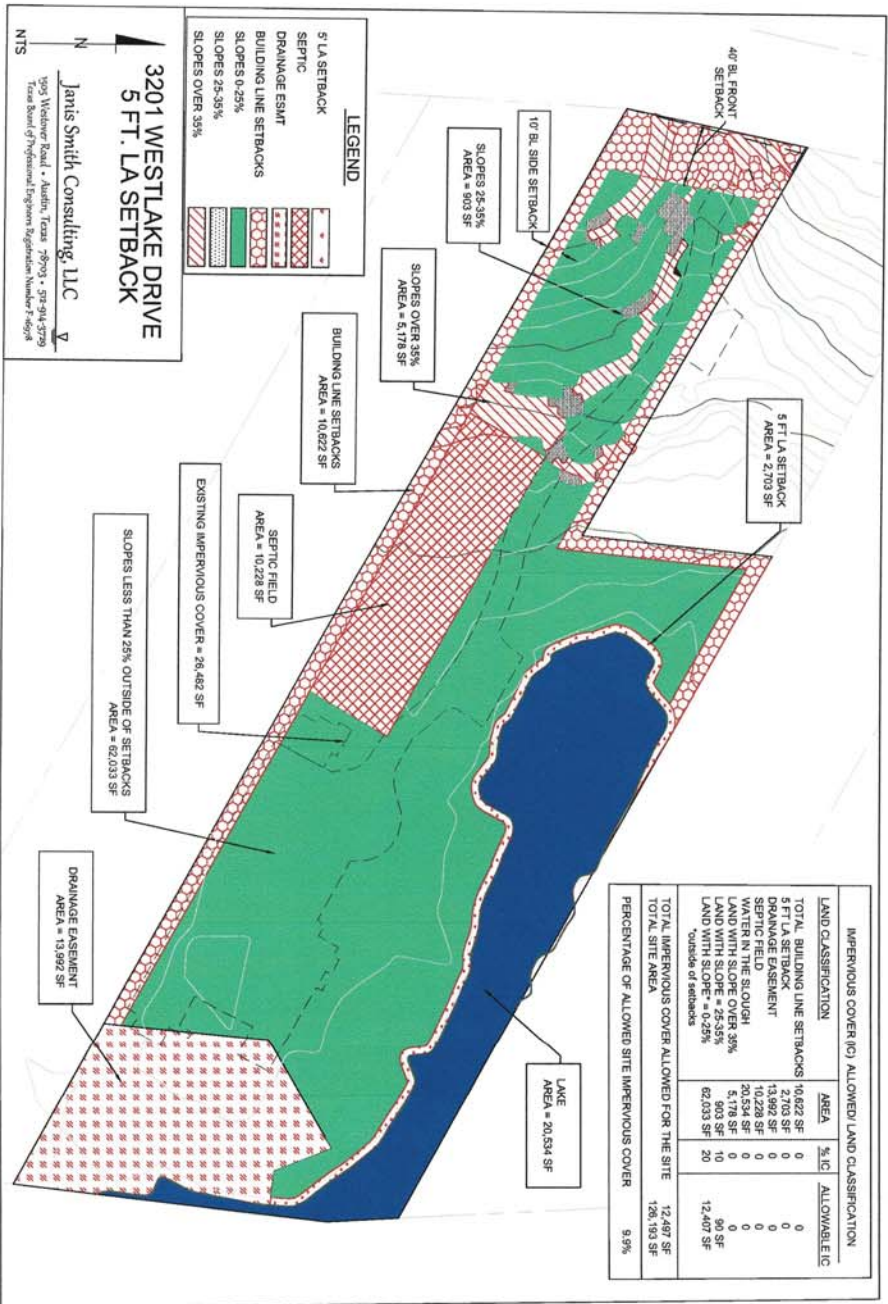


PHOTOGRAPHIC MYLAK











November 6, 2018

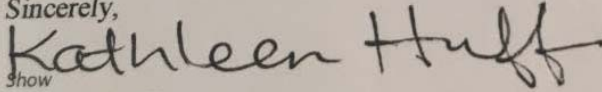
RE: 3201 Westlake Dr.

Dear Board of Adjustment Commissioners,

I am writing this letter to express my support of Mr. Kristen's variance to reduce the 75' shoreline setback to a 5' shoreline setback along the man-made slough on his property at 3201 Westlake Dr. I understand that reducing the setback will allow him to relocate the house and associated improvements towards the center of the lot as well as allow a more reasonable buildable area. Approving the variance will allow him to remove the existing buildings from the corner of the lot and would provide both properties with more privacy.

Thank you in advance for considering his request.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Huff". The signature is written in a cursive, flowing style. Below the signature, the word "show" is printed in a small, light font.

Kathleen Huff  
3117 Westlake Dr.  
Austin, TX 78746

O-5/19 @mtg

From the office of:

PERMIT PARTNERS, LLC  
105 W. Riverside Dr. Suite 225  
Austin, Texas 78704  
David C. Cancelosi  
512.593.5368 c.  
512.494.4561 f.  
[REDACTED]

15-2018047

October 26, 2018

City of Austin c/o Leanne Heldenfelds  
City of Austin Board of Adjustment  
One Texas Center  
505 Barton Springs  
Austin, Texas 78704

**RE: BOA request for 3201 Westlake Drive to reduce 75' Shoreline Setback regulated per LDC 25-551(B)(1)(a) to 5' around an on-site slough**

Dear Board of Adjustment Commissioners,

My client is seeking a variance to reduce the shoreline setback along a man made slough that enters the property directly from the main body of Lake Austin. The applicable Lake Austin shoreline setback is 75'. My client is seeking a 5' Lake Austin shoreline setback around the slough.

#### **Reasonable Use**

The original 1915-era Lakeshore Addition lots 80 and 81 were replatted in 1998 via case #C8-97-0082.0A. The configuration of a new lot 80A (subject site) and the remainder lot 81 was performed in an unusual manner in that the man made slough was incorporated in the newly platted lot lines of lot 80A, thereby applying the 75' LA shoreline setback to a substantial portion of the new lot 80A. The remainder lot 81 is not part of this application; it is a separate legal lot. Lot 80A is a 2.7 acre lot with a 20, 543 square foot man made slough on it.

The applicant is requesting a reduced setback along the slough to accommodate a remodel and repair by replacement of the existing single-family project and associated accessory structures. Portions of the existing residence and driveways encroach into the 75' setback; as such, the existing residence and garage are essentially "wedged" into the southeast corner of the 2.7 acre lot between the SE property line and the 75' shoreline extending from the slough. The owner desires to remodel the property and requests reasonable flexibility to relocate the improvements to a more centered location on the flat portion of the lot adjacent to the slough.

We believe this is a fair and reasonable use in the Lake Austin zoning category as that category specifically prescribes development of a residential nature. However, a literal application of the LA zoning performance standards inhibits a reasonable use. Any use is substantially limited by a number of factors specific to this lot to include zoning setbacks, drainage easements, lot shape and topography, two sides of lake frontage, and reduced net site building area.

#### **Hardship**

The original 1915 Lakeshore Addition lots 80 and 81 were replatted in 1998 to create lot 80A and a remainder lot 81. Lot 80A is the subject site at 3201 Westlake Drive. The 1998 plat reoriented the lot lines to include the approximate ½ acre man made slough entirely on lot 80A. This caused the 75' shoreline setback to substantially encroach into lot 80A in all directions. This is a drastic change from the prior, original lot shape since the original 1915 Lakeshore Addition plat configuration contained the slough entirely on (the original) lot 81, making only lot 81 subject to the 75' shoreline setback.

The 1998 replat changed that entirely. In lot 81A's current configuration the 75' shoreline setback extends not only from the main body of Lake Austin, but also from the on-site slough on the northern side of the subject site. This causes substantial loss of buildable area when calculating net site area in accordance with LA zoning performance

standards. The replat overwhelmed the newly created lot 80A with 34,783 SF of 75' shoreline setback and added a 20,534 SF slough to the lot. This calculates to 55,317 SF of unbuildable land, or roughly 43% of the total lot area.

Suffice to say, the site has several encumbrances that affect the physical condition of the property by way of the following hardships. In summary:

1. The slough stretches roughly 333' into a 445' section of the property. The remainder section (between 333' - 445' is 100% inundated by the 75' shoreline setback and zoning setbacks.
2. The 75' shoreline setback accounts for roughly 34,783 square feet, or about 27% of total land area.
3. The 75' shoreline setback prohibits any development to the west of the slough between it and lot 81, (when looking at the exhibit this is the land area to the left of the slough)
4. The slough itself accounts for 20,534 square feet, or roughly 16% of total land area.
5. Approximately 75'-80' to the south of the slough, and in the middle of the lot, there is a 25' septic tank and drainfield setback. It is located in the middle and throughout the entire stretch of the 0-25% slope area of lot 80A from the main body of Lake Austin toward Westlake Dr. This setback accounts for 10,391 square feet. Essentially, it prohibits any septic or drainfields closer than 100' to the water, forcing OSSF improvements to the south and west of each of the 2 shorelines on lot 80A.
6. The existing house and driveway built after the plat via legally issued building permits issued 1999-2002 encroach into the 75' shoreline. The owner desires to correct this via a reduced setback and also allow a more reasonable amount of IC. See point #9 below. The building permit for the home on Lot 80A could not have been issued, nor could the house have received a certificate of occupancy if the City enforced shoreline setbacks from man-made sloughs. In the late 1990's the City did not interpret the Code to require the shoreline setback from the man-made sloughs. If they had, the building permit never would have been issued. The hardship to the applicant is that the City's administrative interpretation of the Shoreline Setback provision and the way it should be enforced have changed; not any change in the way the applicant has sought to use his property.
7. The septic field accounts for 10,228 square feet
8. The bottom portion of lot 80A has a drainage easement in which no improvements may be installed. This easement ranges between 80'-100' in width and overlays and supersedes the 75' LA shoreline setback from the main body. It accounts for 13,992 square feet of lot area.
9. The lot slope categories and buildable areas are as follows:
  - a. 0-25% slope excluding combined setbacks = 30,184 SF = 6,037 SF allowable IC
  - b. 25-35% slope = 903 SF = 93 SF allowable IC
  - c. 35%+ slope = 5,178 SF = 0 SF allowable IC
  - d. 75' shoreline setback SF = 34,783 SF
  - e. **Total land area 126,193 SF allows 20% IC, or 6,127 SF buildable area, or 4.9% of total taxable lot area**
10. There exists 120,066 SF of unbuildable area on a 126,193 SF lot due to:
  - a. LA zoning IC calculations per LDC 25-2-551
  - b. The 75' setback
  - c. The 25' wide septic and drainfield setback
  - d. The septic field
  - e. The drainage easement
  - f. The front and side zoning setbacks



11. When applying the 20% IC limit per plat and LA zoning, plus the aforementioned encumbrances, only 6,127 SF of a 126,193 SF (2.7 acres) is available to fit a single-family residence and associated improvements.

**Not General to the Area**

Man made sloughs are fairly rare along Lake Austin. They do exist; and when they do, they create significant development constraints. The Board has recognized this on similar properties. Sloughs are not general to the area, but rather the exception.

**Area of Character**

Any remodel or repair by replacement of the existing structures will be in keeping the varied construction styles found along Lake Austin. There will be no adverse impact to adjacent properties. All development shall comply with all other applicable codes. Active measures will be taken to ensure the protection of Lake Austin via best management practices.

In sum, the proposed 5' setback along the slough would allow a reasonable use of the property, would not be dissimilar to other shoreline setbacks the Board has approved for sites with man made sloughs, and will have no adverse impact on adjacent properties. Best management practices would be employed as part of any remodel to ensure protection of on-site environmental features where applicable, Lake Austin itself, and neighboring properties.

I respectfully ask the Commission to take into consideration the aforementioned statements and approve the requested variance for the stated reasons. Please see attached exhibits for your reference and I look forward to any questions you may have on this matter.

Sincerely,



David C. Cancialosi, Agent for Owner

Cc: Mark Kristen



## CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

O-5/22

### 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: 3201 Westlake Drive, Austin TX 78746

Subdivision Legal Description:

LOT 80&81 LAKE SHORE ADDN ABS 772 SUR 1 THOMAS D ACR 1.967

Lot(s): 80 & 81

Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_

Division: \_\_\_\_\_

Zoning District: Lake Austin

I/We David Cancialosi (Permit Partners)

on behalf of myself/ourselves as

authorized agent for Mark Kristen

affirm that on

October 5, 2018, 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: Reduce 75' Shoreline Setback regulated per LDC 25-551(B)(1)(a) to 5' around an on-site slough

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

LDC 25-551(B)(1)(a)

## 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:

SEE ATTACHED MEMO

### Hardship

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

SEE ATTACHED MEMO

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

SEE ATTACHED MEMO



**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:

SEE ATTACHED MEMO

**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:

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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:

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

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

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**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: [Signature] Date: 10/5/18

Applicant Name (typed or printed): David Cancialodi (Permit Partners)

Applicant Mailing Address: 105 W Riversdie Rd. Suite 225

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-593-5361

Email (optional – will be public information): [Redacted]

**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: [Signature] Date: 10/5/18

Owner Name (typed or printed): Mark Kristen

Owner Mailing Address: 3201 Westlake Dr.

City: Austin State: TX Zip: 78704

Phone (will be public information): (797)412-0304

Email (optional – will be public information): [Redacted]

**Section 5: Agent Information**

Agent Name: David Cancialosi

Agent Mailing Address: 105 W Riverside Dr. Suite 225

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-593-5361

Email (optional – will be public information): [Redacted]

**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).

\_\_\_\_\_  
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 \_\_\_\_\_  
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O-5/27





O-5/28



November 6, 2018

RE: 3201 Westlake Dr.

Dear Board of Adjustment Commissioners,

I am writing this letter to express my support of Mr. Kristen's variance to reduce the 75' shoreline setback to a 5' shoreline setback along the man-made slough on his property at 3201 Westlake Dr. I understand that reducing the setback will allow him to relocate the house and associated improvements towards the center of the lot as well as allow a more reasonable buildable area. Approving the variance will allow him to remove the existing buildings from the corner of the lot and would provide both properties with more privacy.

Thank you in advance for considering his request.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Huff". The signature is written in a cursive, flowing style. Below the first few letters of the first name, the word "show" is written in a very small, faint font.

Kathleen Huff  
3117 Westlake Dr.  
Austin, TX 78746







*[Handwritten signature]*

86-9-2

Y. Y. LEWIS AND ASSOCIATES UNDER THE LENS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HERETOFORE CARRY THAT THIS FIRM OPERATES WITH TITLE IS OF THE NORTH CITY CORP. OF N.O. IN GENERAL, IN THIS AND CONNECTED TO THE BEST OF AN KNOWLEDGE, AND WAS OBTAINED FROM AN ACTUAL SURVEY OF THE PROPERTY MORE CORRECT AND SUPERVISION OF THE DEEDS.

1-27-98

[illegible][illegible][illegible][illegible]

HOLOGRAPHIC FILM

CG-87-0082.0A

DEPT. \_\_\_\_\_  
 DATA DEPARTMENT, COMM. TEL. \_\_\_\_\_  
 DEPT. \_\_\_\_\_  
 FILED FOR RECORD AT \_\_\_\_\_  
 MAR. 1, 1964  
 DEPT. \_\_\_\_\_  
 OF \_\_\_\_\_

1. DANA KIRKMAN, CLERK OF THE COUNTY COURT, OF THURGOOD COUNTY, TEXAS, DO HEREBY  
CERTIFY THAT  
OF THE  
THURGOOD COUNTY, TEXAS, HAS FILED AN ORDER AUTHORIZING THE FILING AND RECORDING OF THIS  
PLAN AND THE  
RECORDS OF SAID PLAN AND THE RECORDS OF SAID COUNTY, TEXAS, IN BOOK 1, PAGE 11 OF THE COUNTY COURT OF SAID COUNTY,  
THURGOOD COUNTY, TEXAS.

[illegible]

**IDENTITY**

**THOMAS COUNTY, TEXAS**

**1900 CENSUS, COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF THOMAS  
I, MARK NEWMAN, CLERK OF THOMAS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING  
CERTIFICATE OF MARRIAGE OF ANTHONY J. GARCIA AND ANITA L. GARCIA WAS  
FILED IN MY OFFICE ON THE 11TH DAY OF SEPTEMBER, 1964, AT 10:00 A.M. AND WAS  
RECORDED ON THE 11TH DAY OF SEPTEMBER, 1964, AT 10:00 A.M. IN MY BOOK OF MARRIAGES  
AND OF COUNTY AND STATE IN PLAIN BOOK.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS  
11TH DAY OF SEPTEMBER, 1964.

\_\_\_\_\_  
MARK NEWMAN, CLERK OF THOMAS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE THIS 27TH DAY OF MARCH, 1968 A.D.

*[Signature]*  
CITY ENGINEER

APPROVED FOR ACCEPTANCE THIS 27TH DAY OF MARCH, 1968 A.D.

*[Signature]*  
CITY ENGINEER

[illegible]

1. **THE STATE OF TEXAS**  
 2. **COUNTY OF TRAVIS**  
 3. **DOES HEREBY CERTIFY**  
 4. **THAT THE FOLLOWING IS A TRUE AND CORRECT COPY**  
 5. **OF THE ORIGINAL FILED IN THE OFFICE OF THE**  
 6. **CLERK OF THE DISTRICT COURT OF THE**  
 7. **STATE OF TEXAS, IN THE**  
 8. **COUNTY OF TRAVIS, IN THE**  
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 10. **STATE OF TEXAS VS. THE**  
 11. **STATE OF TEXAS**  
 12. **IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, THIS 17TH**  
 13. **DAY OF JANUARY, 1964.**  
 14. **CLERK OF DISTRICT COURT**  
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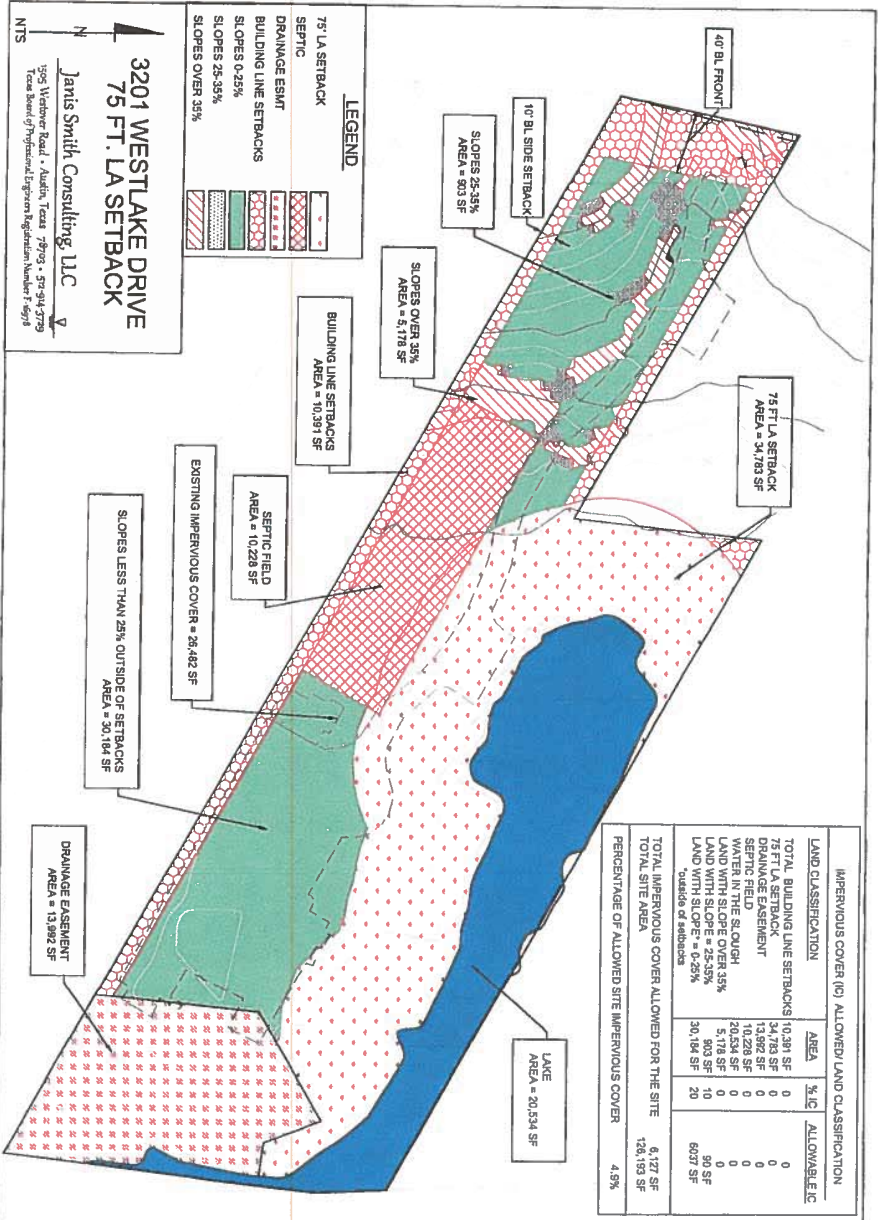
**G Longaro & Clarke, Inc.**  
Consulting Engineers  
Local Development • Structural Design • Engineering • Water Resources  
3811 East Grand Ave., Suite 100 • Denver, Colorado 80202  
(303) 733-4231 • Fax (303) 733-1126 • Telex 74744

**BOEH SOUVYNE, INC.**  
801 Fremont East, Apt. 700  
Cincinnati, Ohio 45202

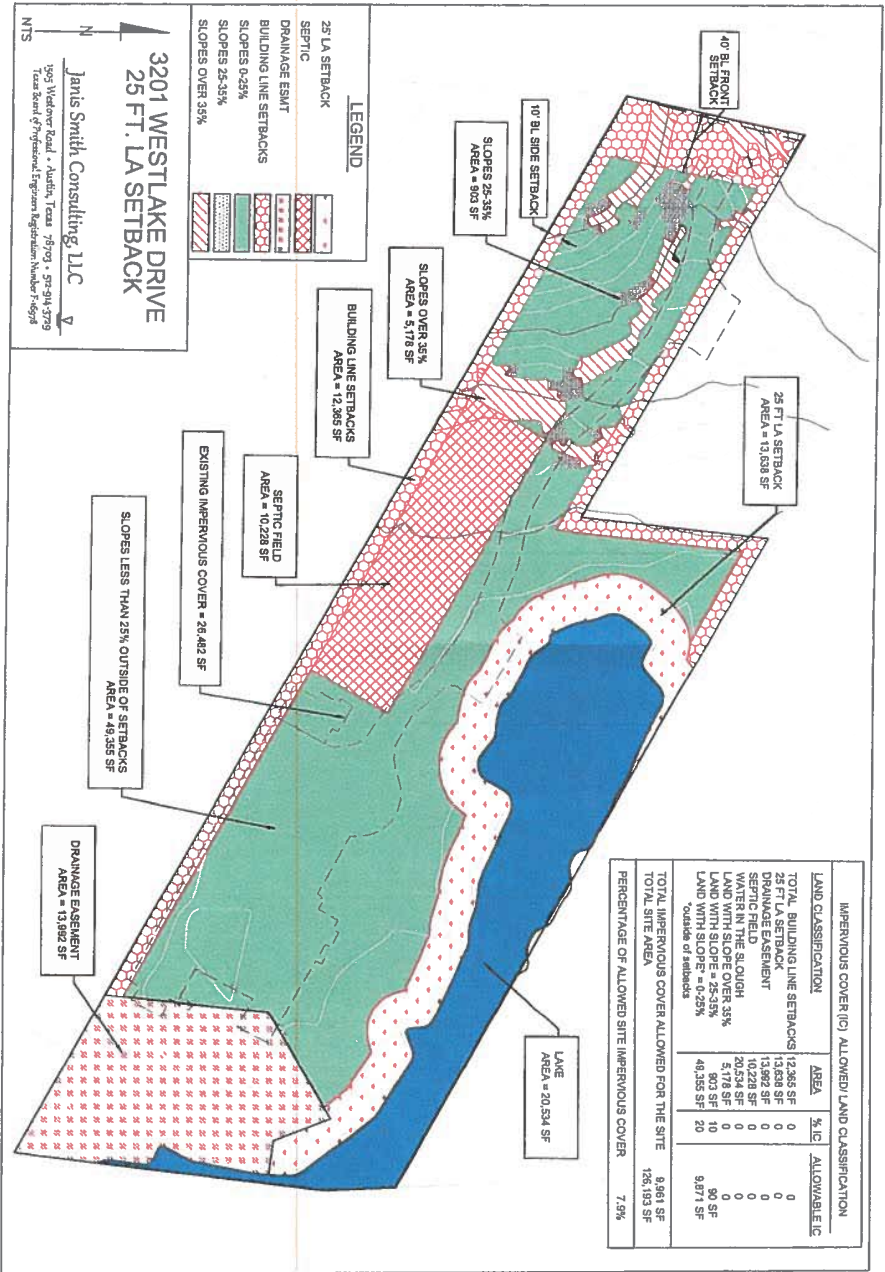
**OWNER:**  
BYLVIA C. ROBINSON  
611 W. STEPHENS SCHOOL ROAD

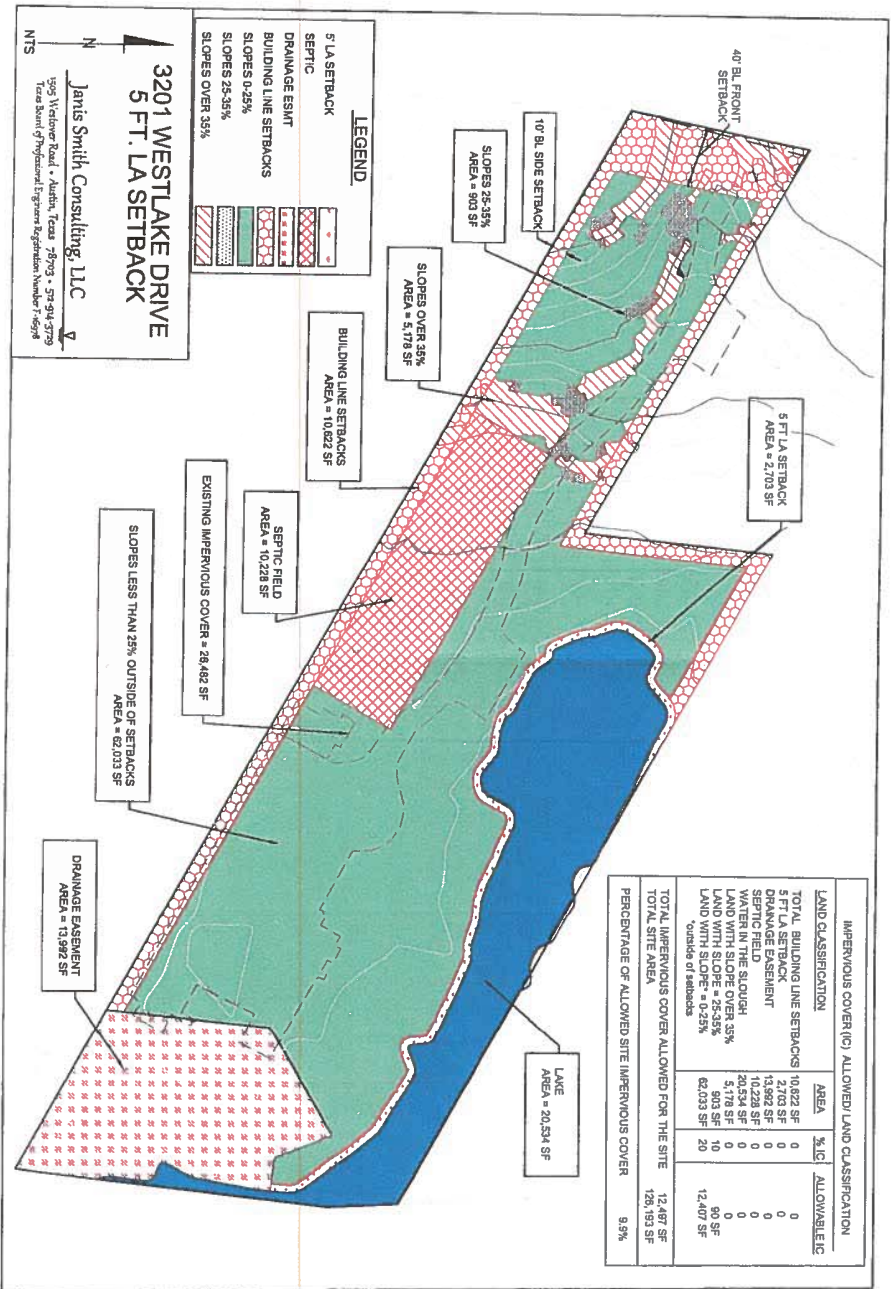
**RESUBDIVISION OF LOT 80  
LAKE SHORE ADDITION**

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3201 WEST LAKE DRIVE  
AUSTIN, TX 78746

## Case #C15-2018-0047

Variance from LDC 25-551(B)(1)(a) to reduce 75'  
Shoreline Setback to a 5' Shoreline setback around  
an on-site slough



## REASONABLE USE

- The original lots 80 and 81 were replatted in 1998.
- The configuration of new lot 80A (subject site) was done in an unusual manner.
- The applicant is requesting a reduced setback to accommodate a remodel and repair by replacement of the existing single-family project and associated accessory structures.
- This is a fair a reasonable use in Lake Austin zoning category as that category specifically prescribes development of a residential nature

## HARDSHIPS

1. One of the main hardships is that the City's administrative interpretation of the Shoreline Setback provision and the way it should be enforced have changed; not any change in the way the applicant has sought to use his property.
2. The slough stretches roughly 333' into a 445' section of the property. The remainder land (between 333' – 445' is 100% inundated by the 75' shoreline setback and zoning setbacks.
3. The 75' shoreline setback accounts for roughly 34,783 square feet, or about 27% of total land area.
4. The 75' shoreline setback prohibits any development to the west of the slough between it and lot 81. (when looking at the exhibit this is the land area to the left of the slough)
5. The slough itself accounts for 20,534 square feet, or roughly 16% of total land area.
6. Approximately 75'-80' to the south of the slough, and in the middle of the lot, there is a 25' septic tank and drainfield setback. It is located in the middle and throughout the entire stretch of the 0-25% slope area of lot 80A from the main body of Lake Austin toward Westlake Dr. This setback accounts for 10,391 square feet. Essentially, it prohibits any septic or drainfields closer than 100' to the water, forcing OSSF improvements to the south and west of each of the 2 shorelines on lot 80A.

## HARDSHIPS CONT.

7. The existing house and driveway built after the plat via legally issued building permits issued 1999-2002 encroach into the 75' shoreline. The owner desires to correct this via a reduced setback and also allow a more reasonable amount of IC. See point #9 below.
  8. The building permit for the home on Lot 80A could not have been issued, nor could the house have received a certificate of occupancy if the City enforced shoreline setbacks from man-made sloughs. In the late 1990's the City did not interpret the Code to require the shoreline setback from the man-made sloughs. If they had, the building permit never would have been issued.
  9. The septic field accounts for 10,228 square feet
  10. The bottom portion of lot 80A has a drainage easement in which no improvements may be installed. This easement ranges between 80'-100' in width and overlays and supersedes the 75' LA shoreline setback from the main body. It accounts for 13,992 square feet of lot area.
  11. The lot slope categories and buildable areas are as follows:
    - 0-25% slope excluding combined setbacks = 30,184 SF = 6,037 SF allowable IC
    - 25-35% slope = 903 SF = 93 SF allowable IC
    - 35%+ slope = 5,178 SF = 0 SF allowable IC
    - 75' shoreline setback SF = 34,783 SF
- **Total land area 126,193 SF allows 20% IC, or 6,127 SF buildable area, or ~5% of total taxable lot area.**



## HARDSHIPS CONT.

12. There exists 120,066 SF of unbuildable area on a 126,193 SF lot due to:

- LA zoning IC calculations per LDC 25-2-551
- The 75' setback
- The 25' wide septic and drainfield setback
- The septic field
- The drainage easement
- The front and side zoning setbacks

13. When applying the 20% IC limit per plat and LA zoning, plus the aforementioned encumbrances, only 6,127 SF of a 126,193 SF (2.7 acres) is available to fit a single-family residence and associated improvements.

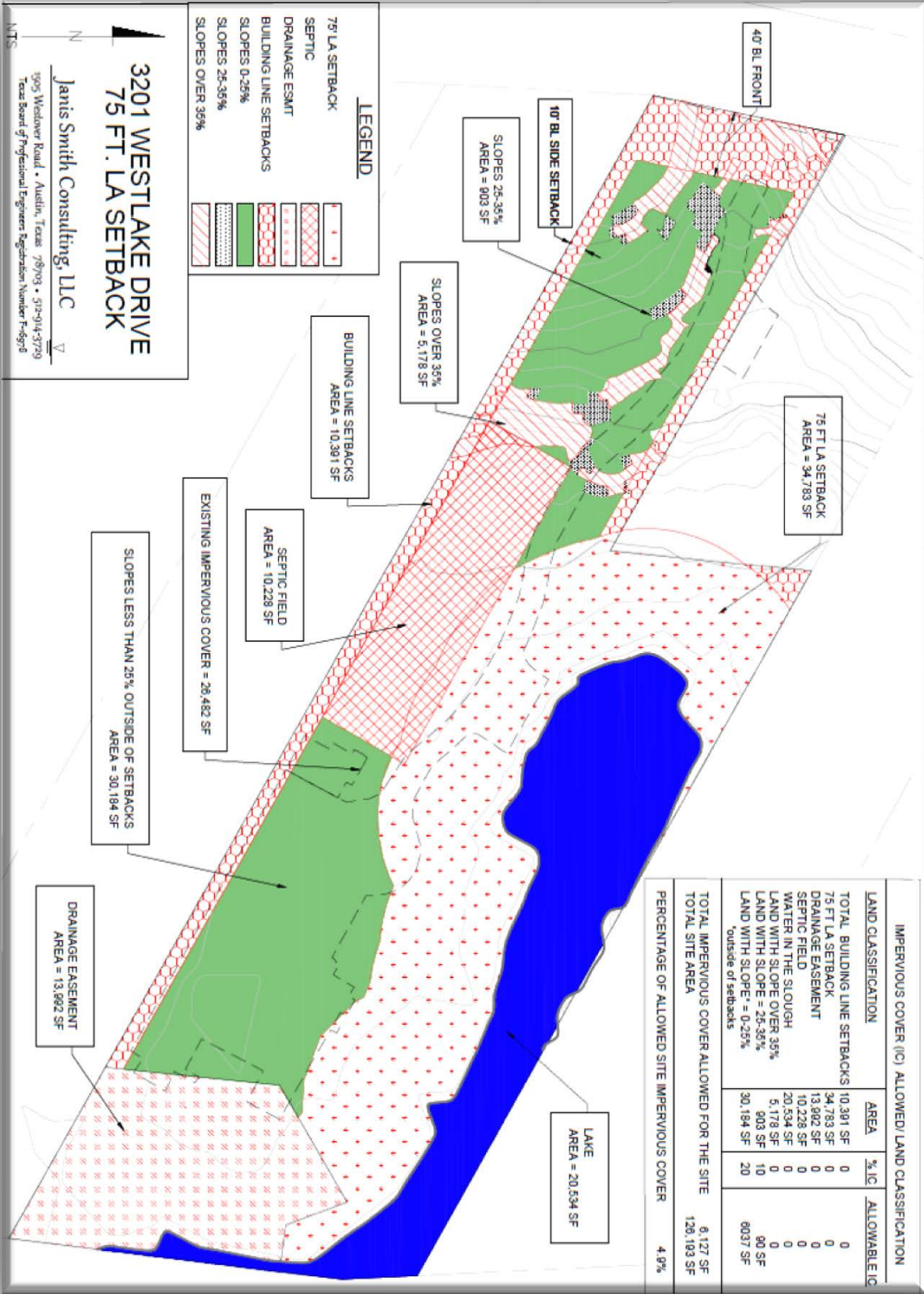
14. The slough has been on site since at least 1958 per COA aerials

## AREA OF CHARACTER

1. Any remodel or repair by replacement of the existing structures will be in keeping the varied construction styles found along Lake Austin and this stretch of Westlake Dr. There will be no adverse impact to adjacent properties.
2. In sum, the proposed setback reduction would allow a reasonable use of the property, would not be dissimilar to other shoreline setbacks the Board has approved for sites with man made sloughs, and will have no adverse impact on adjacent properties.

EXISTING 75' SETBACK

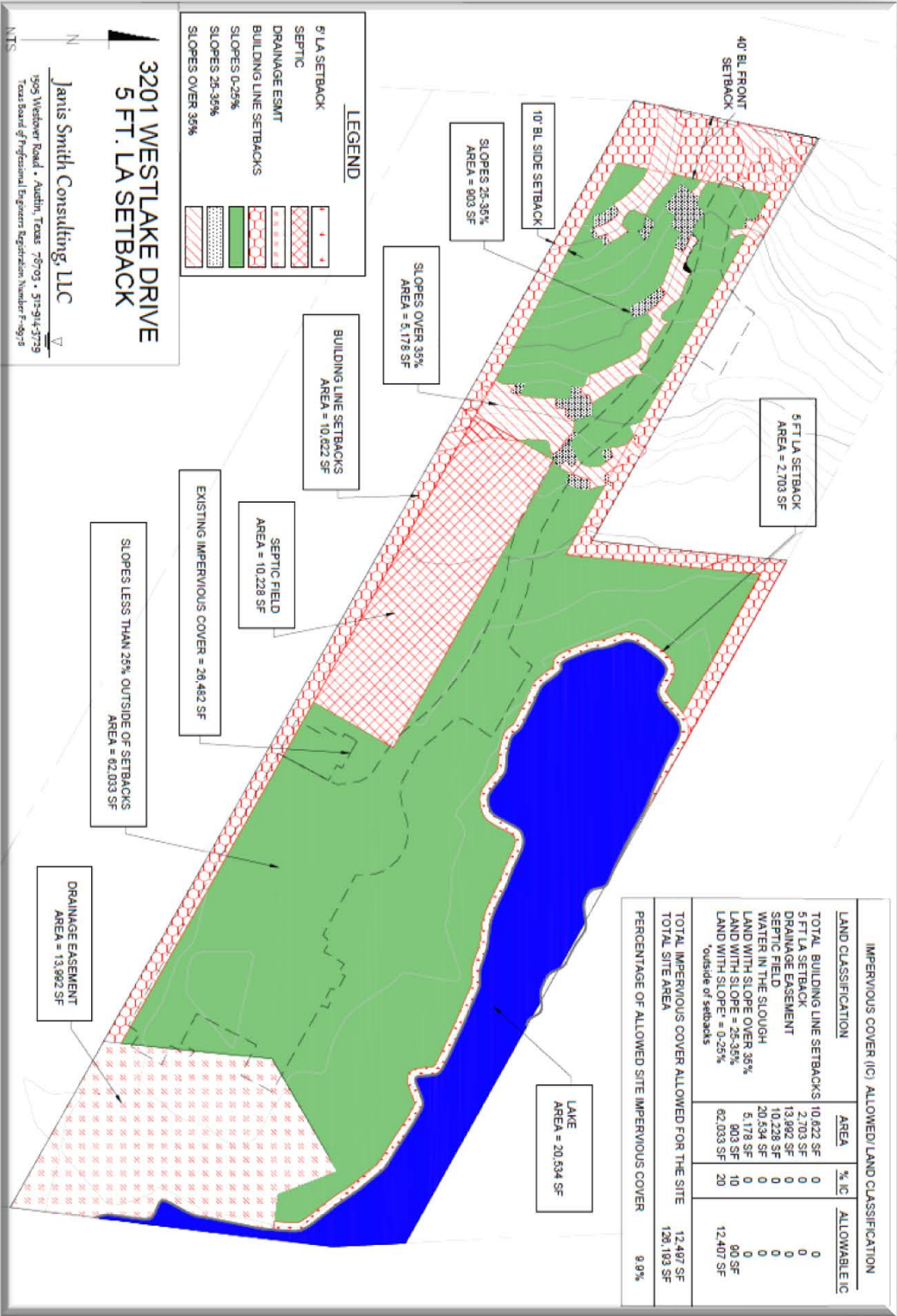
O-5/41





5' REQUESTED SETBACK

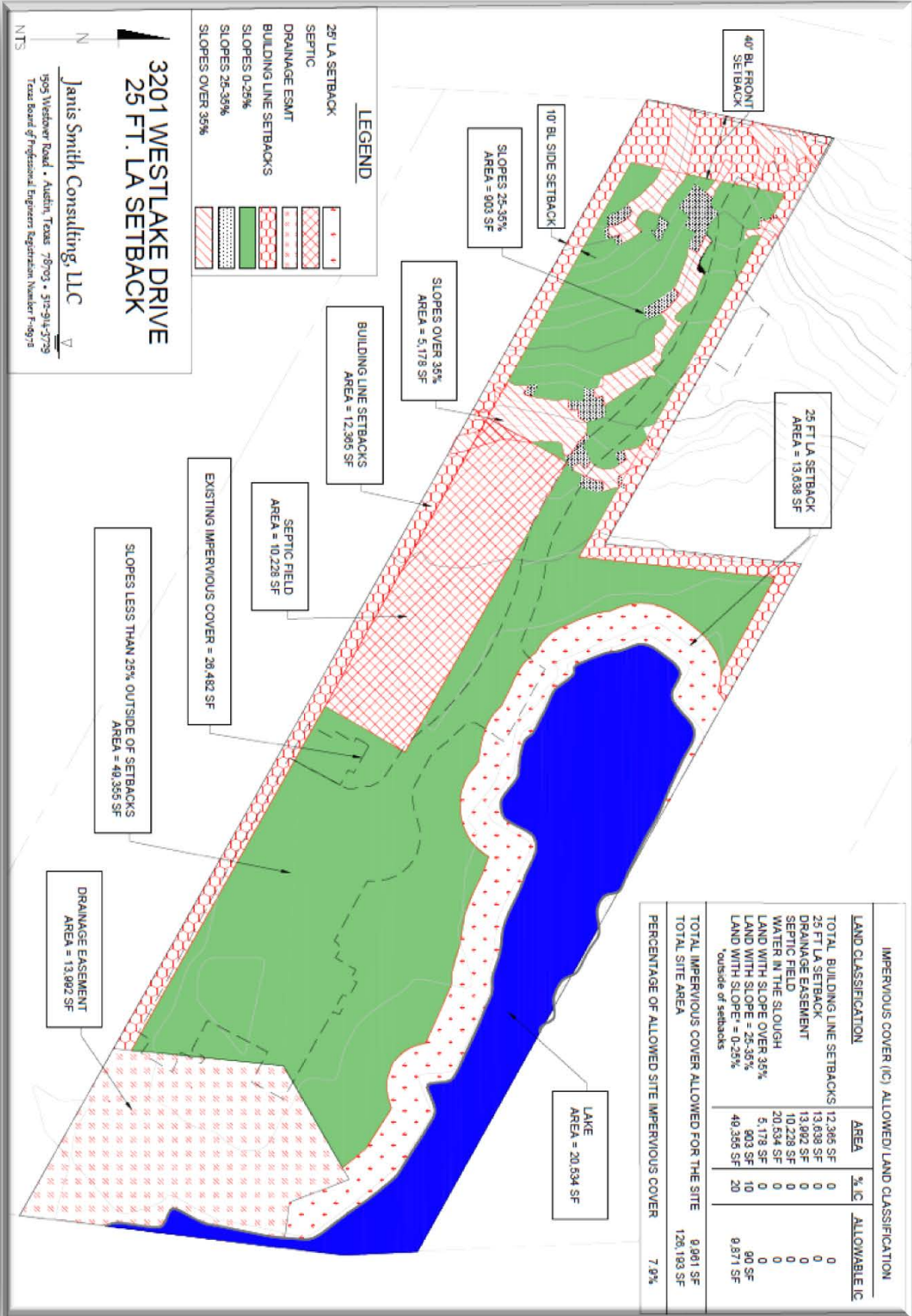
O-5/42



Janis Smith Consulting, LLC  
1905 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-46978

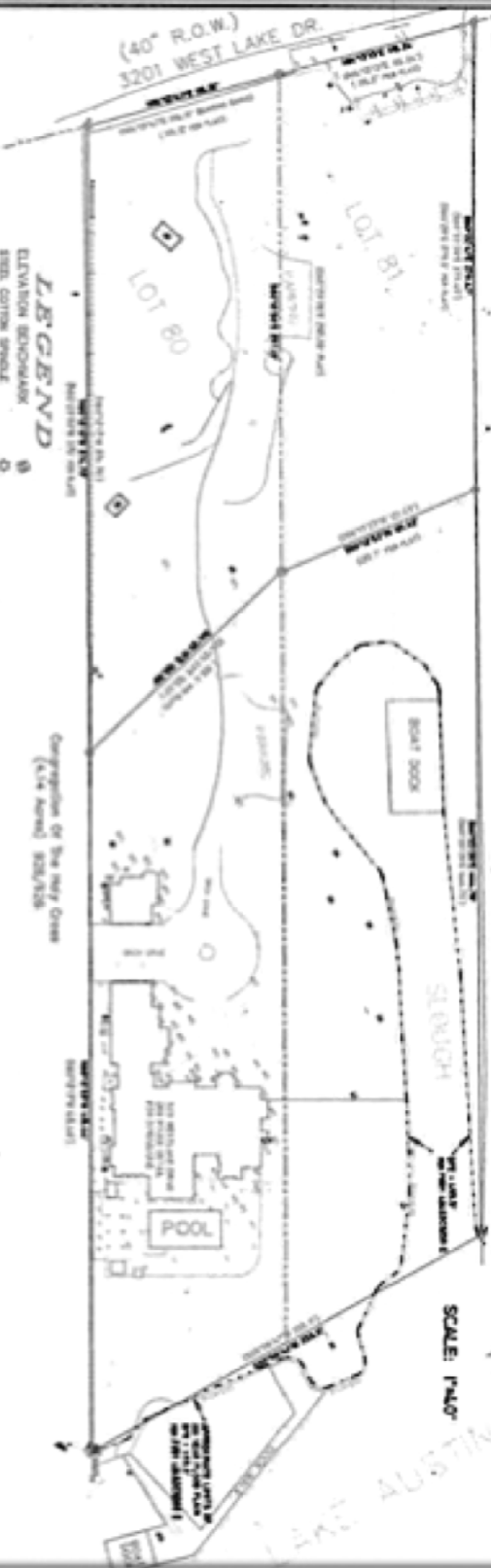
25' SETBACK

O-5/43



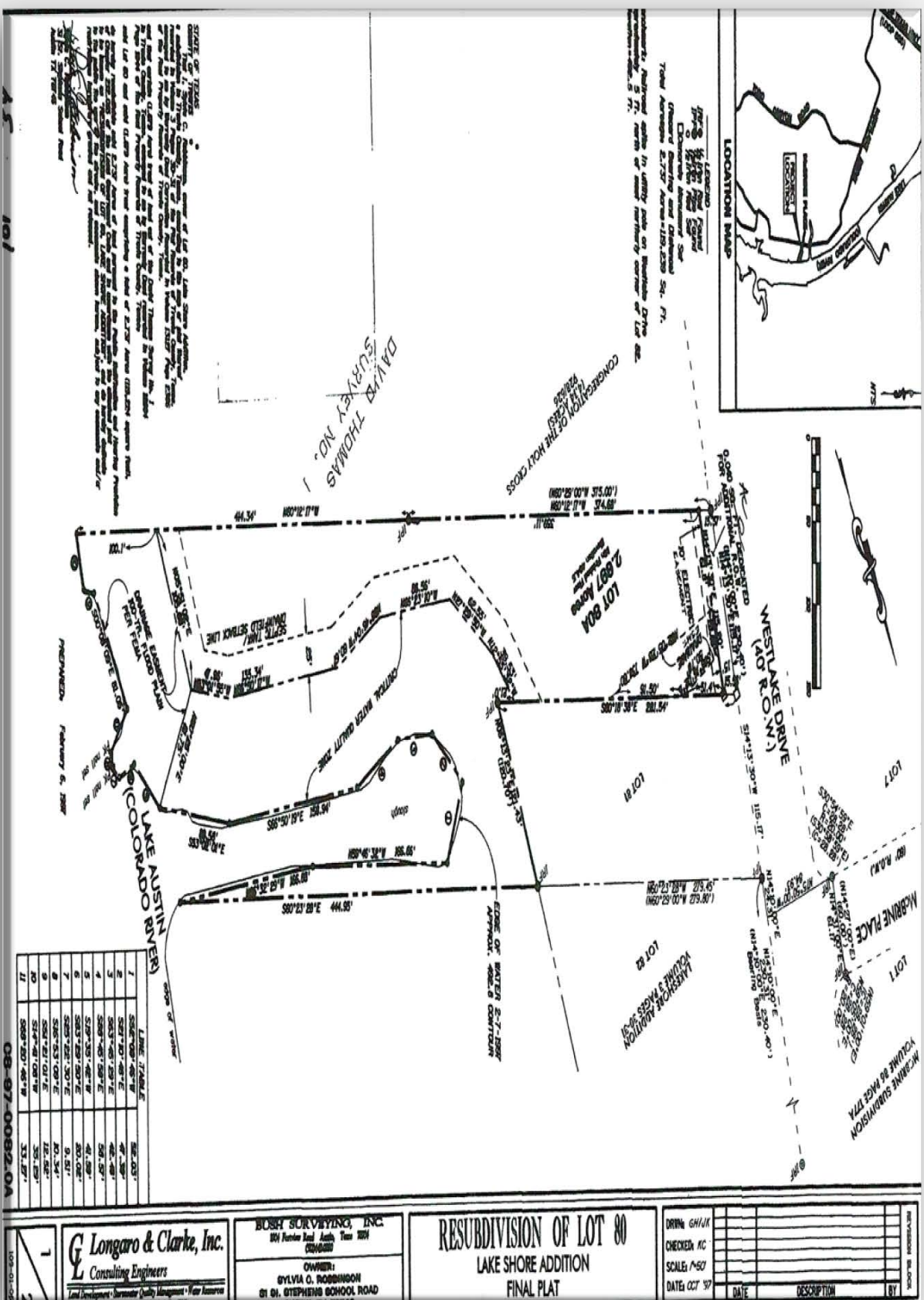
# SURVEY

## SURVEY PLAT FOR FRED AND SYLVIA RIZK 3.88 AC., LOTS 80 & 81 OF THE LAKESHORE ADDITION AND THE PROLONGATION OF THE NORTHERLY AND SOUTHERLY LINES OF SAID LOTS, AND THE WATERS OF LAKE, A SUBDIVISION OF RECORD IN VOL. 9, PG. 30 PLAT RECORDS OF TRAVIS COUNTY, TEXAS



|     |     |     |   |       |       |       |   |       |       |       |   |       |       |       |   |       |       |       |   |       |       |       |   |       |       |       |   |       |       |       |   |       |       |       |   |       |       |       |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |        |    |        |        |   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| 1/4 | 1/2 | 3/4 | 1 | 1 1/4 | 1 1/2 | 1 3/4 | 2 | 2 1/4 | 2 1/2 | 2 3/4 | 3 | 3 1/4 | 3 1/2 | 3 3/4 | 4 | 4 1/4 | 4 1/2 | 4 3/4 | 5 | 5 1/4 | 5 1/2 | 5 3/4 | 6 | 6 1/4 | 6 1/2 | 6 3/4 | 7 | 7 1/4 | 7 1/2 | 7 3/4 | 8 | 8 1/4 | 8 1/2 | 8 3/4 | 9 | 9 1/4 | 9 1/2 | 9 3/4 | 10 | 10 1/4 | 10 1/2 | 10 3/4 | 11 | 11 1/4 | 11 1/2 | 11 3/4 | 12 | 12 1/4 | 12 1/2 | 12 3/4 | 13 | 13 1/4 | 13 1/2 | 13 3/4 | 14 | 14 1/4 | 14 1/2 | 14 3/4 | 15 | 15 1/4 | 15 1/2 | 15 3/4 | 16 | 16 1/4 | 16 1/2 | 16 3/4 | 17 | 17 1/4 | 17 1/2 | 17 3/4 | 18 | 18 1/4 | 18 1/2 | 18 3/4 | 19 | 19 1/4 | 19 1/2 | 19 3/4 | 20 | 20 1/4 | 20 1/2 | 20 3/4 | 21 | 21 1/4 | 21 1/2 | 21 3/4 | 22 | 22 1/4 | 22 1/2 | 22 3/4 | 23 | 23 1/4 | 23 1/2 | 23 3/4 | 24 | 24 1/4 | 24 1/2 | 24 3/4 | 25 | 25 1/4 | 25 1/2 | 25 3/4 | 26 | 26 1/4 | 26 1/2 | 26 3/4 | 27 | 27 1/4 | 27 1/2 | 27 3/4 | 28 | 28 1/4 | 28 1/2 | 28 3/4 | 29 | 29 1/4 | 29 1/2 | 29 3/4 | 30 | 30 1/4 | 30 1/2 | 30 3/4 | 31 | 31 1/4 | 31 1/2 | 31 3/4 | 32 | 32 1/4 | 32 1/2 | 32 3/4 | 33 | 33 1/4 | 33 1/2 | 33 3/4 | 34 | 34 1/4 | 34 1/2 | 34 3/4 | 35 | 35 1/4 | 35 1/2 | 35 3/4 | 36 | 36 1/4 | 36 1/2 | 36 3/4 | 37 | 37 1/4 | 37 1/2 | 37 3/4 | 38 | 38 1/4 | 38 1/2 | 38 3/4 | 39 | 39 1/4 | 39 1/2 | 39 3/4 | 40 | 40 1/4 | 40 1/2 | 40 3/4 | 41 | 41 1/4 | 41 1/2 | 41 3/4 | 42 | 42 1/4 | 42 1/2 | 42 3/4 | 43 | 43 1/4 | 43 1/2 | 43 3/4 | 44 | 44 1/4 | 44 1/2 | 44 3/4 | 45 | 45 1/4 | 45 1/2 | 45 3/4 | 46 | 46 1/4 | 46 1/2 | 46 3/4 | 47 | 47 1/4 | 47 1/2 | 47 3/4 | 48 | 48 1/4 | 48 1/2 | 48 3/4 | 49 | 49 1/4 | 49 1/2 | 49 3/4 | 50 | 50 1/4 | 50 1/2 | 50 3/4 | 51 | 51 1/4 | 51 1/2 | 51 3/4 | 52 | 52 1/4 | 52 1/2 | 52 3/4 | 53 | 53 1/4 | 53 1/2 | 53 3/4 | 54 | 54 1/4 | 54 1/2 | 54 3/4 | 55 | 55 1/4 | 55 1/2 | 55 3/4 | 56 | 56 1/4 | 56 1/2 | 56 3/4 | 57 | 57 1/4 | 57 1/2 | 57 3/4 | 58 | 58 1/4 | 58 1/2 | 58 3/4 | 59 | 59 1/4 | 59 1/2 | 59 3/4 | 60 | 60 1/4 | 60 1/2 | 60 3/4 | 61 | 61 1/4 | 61 1/2 | 61 3/4 | 62 | 62 1/4 | 62 1/2 | 62 3/4 | 63 | 63 1/4 | 63 1/2 | 63 3/4 | 64 | 64 1/4 | 64 1/2 | 64 3/4 | 65 | 65 1/4 | 65 1/2 | 65 3/4 | 66 | 66 1/4 | 66 1/2 | 66 3/4 | 67 | 67 1/4 | 67 1/2 | 67 3/4 | 68 | 68 1/4 | 68 1/2 | 68 3/4 | 69 | 69 1/4 | 69 1/2 | 69 3/4 | 70 | 70 1/4 | 70 1/2 | 70 3/4 | 71 | 71 1/4 | 71 1/2 | 71 3/4 | 72 | 72 1/4 | 72 1/2 | 72 3/4 | 73 | 73 1/4 | 73 1/2 | 73 3/4 | 74 | 74 1/4 | 74 1/2 | 74 3/4 | 75 | 75 1/4 | 75 1/2 | 75 3/4 | 76 | 76 1/4 | 76 1/2 | 76 3/4 | 77 | 77 1/4 | 77 1/2 | 77 3/4 | 78 | 78 1/4 | 78 1/2 | 78 3/4 | 79 | 79 1/4 | 79 1/2 | 79 3/4 | 80 | 80 1/4 | 80 1/2 | 80 3/4 | 81 | 81 1/4 | 81 1/2 | 81 3/4 | 82 | 82 1/4 | 82 1/2 | 82 3/4 | 83 | 83 1/4 | 83 1/2 | 83 3/4 | 84 | 84 1/4 | 84 1/2 | 84 3/4 | 85 | 85 1/4 | 85 1/2 | 85 3/4 | 86 | 86 1/4 | 86 1/2 | 86 3/4 | 87 | 87 1/4 | 87 1/2 | 87 3/4 | 88 | 88 1/4 | 88 1/2 | 88 3/4 | 89 | 89 1/4 | 89 1/2 | 89 3/4 | 90 | 90 1/4 | 90 1/2 | 90 3/4 | 91 | 91 1/4 | 91 1/2 | 91 3/4 | 92 | 92 1/4 | 92 1/2 | 92 3/4 | 93 | 93 1/4 | 93 1/2 | 93 3/4 | 94 | 94 1/4 | 94 1/2 | 94 3/4 | 95 | 95 1/4 | 95 1/2 | 95 3/4 | 96 | 96 1/4 | 96 1/2 | 96 3/4 | 97 | 97 1/4 | 97 1/2 | 97 3/4 | 98 | 98 1/4 | 98 1/2 | 98 3/4 | 99 | 99 1/4 | 99 1/2 | 99 3/4 | 100 | 100 1/4 | 100 1/2 | 100 3/4 | 101 | 101 1/4 | 101 1/2 | 101 3/4 | 102 | 102 1/4 | 102 1/2 | 102 3/4 | 103 | 103 1/4 | 103 1/2 | 103 3/4 | 104 | 104 1/4 | 104 1/2 | 104 3/4 | 105 | 105 1/4 | 105 1/2 | 105 3/4 | 106 | 106 1/4 | 106 1/2 | 106 3/4 | 107 | 107 1/4 | 107 1/2 | 107 3/4 | 108 | 108 1/4 | 108 1/2 | 108 3/4 | 109 | 109 1/4 | 109 1/2 | 109 3/4 | 110 | 110 1/4 | 110 1/2 | 110 3/4 | 111 | 111 1/4 | 111 1/2 | 111 3/4 | 112 | 112 1/4 | 112 1/2 | 112 3/4 | 113 | 113 1/4 | 113 1/2 | 113 3/4 | 114 | 114 1/4 | 114 1/2 | 114 3/4 | 115 | 115 1/4 | 115 1/2 | 115 3/4 | 116 | 116 1/4 | 116 1/2 | 116 3/4 | 117 | 117 1/4 | 117 1/2 | 117 3/4 | 118 | 118 1/4 | 118 1/2 | 118 3/4 | 119 | 119 1/4 | 119 1/2 | 119 3/4 | 120 | 120 1/4 | 120 1/2 | 120 3/4 | 121 | 121 1/4 | 121 1/2 | 121 3/4 | 122 | 122 1/4 | 122 1/2 | 122 3/4 | 123 | 123 1/4 | 123 1/2 | 123 3/4 | 124 | 124 1/4 | 124 1/2 | 124 3/4 | 125 | 125 1/4 | 125 1/2 | 125 3/4 | 126 | 126 1/4 | 126 1/2 | 126 3/4 | 127 | 127 1/4 | 127 1/2 | 127 3/4 | 128 | 128 1/4 | 128 1/2 | 128 3/4 | 129 | 129 1/4 | 129 1/2 | 129 3/4 | 130 | 130 1/4 | 130 1/2 | 130 3/4 | 131 | 131 1/4 | 131 1/2 | 131 3/4 | 132 | 132 1/4 | 132 1/2 | 132 3/4 | 133 | 133 1/4 | 133 1/2 | 133 3/4 | 134 | 134 1/4 | 134 1/2 | 134 3/4 | 135 | 135 1/4 | 135 1/2 | 135 3/4 | 136 | 136 1/4 | 136 1/2 | 136 3/4 | 137 | 137 1/4 | 137 1/2 | 137 3/4 | 138 | 138 1/4 | 138 1/2 | 138 3/4 | 139 | 139 1/4 | 139 1/2 | 139 3/4 | 140 | 140 1/4 | 140 1/2 | 140 3/4 | 141 | 141 1/4 | 141 1/2 | 141 3/4 | 142 | 142 1/4 | 142 1/2 | 142 3/4 | 143 | 143 1/4 | 143 1/2 | 143 3/4 | 144 | 144 1/4 | 144 1/2 | 144 3/4 | 145 | 145 1/4 | 145 1/2 | 145 3/4 | 146 | 146 1/4 | 146 1/2 | 146 3/4 | 147 | 147 1/4 | 147 1/2 | 147 3/4 | 148 | 148 1/4 | 148 1/2 | 148 3/4 | 149 | 149 1/4 | 149 1/2 | 149 3/4 | 150 | 150 1/4 | 150 1/2 | 150 3/4 | 151 | 151 1/4 | 151 1/2 | 151 3/4 | 152 | 152 1/4 | 152 1/2 | 152 3/4 | 153 | 153 1/4 | 153 1/2 | 153 3/4 | 154 | 154 1/4 | 154 1/2 | 154 3/4 | 155 | 155 1/4 | 155 1/2 | 155 3/4 | 156 | 156 1/4 | 156 1/2 | 156 3/4 | 157 | 157 1/4 | 157 1/2 | 157 3/4 | 158 | 158 1/4 | 158 1/2 | 158 3/4 | 159 | 159 1/4 | 159 1/2 | 159 3/4 | 160 | 160 1/4 | 160 1/2 | 160 3/4 | 161 | 161 1/4 | 161 1/2 | 161 3/4 | 162 | 162 1/4 | 162 1/2 | 162 3/4 | 163 | 163 1/4 | 163 1/2 | 163 3/4 | 164 | 164 1/4 | 164 1/2 | 164 3/4 | 165 | 165 1/4 | 165 1/2 | 165 3/4 | 166 | 166 1/4 | 166 1/2 | 166 3/4 | 167 | 167 1/4 | 167 1/2 | 167 3/4 | 168 | 168 1/4 | 168 1/2 | 168 3/4 | 169 | 169 1/4 | 169 1/2 | 169 3/4 | 170 | 170 1/4 | 170 1/2 | 170 3/4 | 171 | 171 1/4 | 171 1/2 | 171 3/4 | 172 | 172 1/4 | 172 1/2 | 172 3/4 | 173 | 173 1/4 | 173 1/2 | 173 3/4 | 174 | 174 1/4 | 174 1/2 | 174 3/4 | 175 | 175 1/4 | 175 1/2 | 175 3/4 | 176 | 176 1/4 | 176 1/2 | 176 3/4 | 177 | 177 1/4 | 177 1/2 | 177 3/4 | 178 | 178 1/4 | 178 1/2 | 178 3/4 | 179 | 179 1/4 | 179 1/2 | 179 3/4 | 180 | 180 1/4 | 180 1/2 | 180 3/4 | 181 | 181 1/4 | 181 1/2 | 181 3/4 | 182 | 182 1/4 | 182 1/2 | 182 3/4 | 183 | 183 1/4 | 183 1/2 | 183 3/4 | 184 | 184 1/4 | 184 1/2 | 184 3/4 | 185 | 185 1/4 | 185 1/2 | 185 3/4 | 186 | 186 1/4 | 186 1/2 | 186 3/4 | 187 | 187 1/4 | 187 1/2 | 187 3/4 | 188 | 188 1/4 | 188 1/2 | 188 3/4 | 189 | 189 1/4 | 189 1/2 | 189 3/4 | 190 | 190 1/4 | 190 1/2 | 190 3/4 | 191 | 191 1/4 | 191 1/2 | 191 3/4 | 192 | 192 1/4 | 192 1/2 | 192 3/4 | 193 | 193 1/4 | 193 1/2 | 193 3/4 | 194 | 194 1/4 | 194 1/2 | 194 3/4 | 195 | 195 1/4 | 195 1/2 | 195 3/4 | 196 | 196 1/4 | 196 1/2 | 196 3/4 | 197 | 197 1/4 | 197 1/2 | 197 3/4 | 198 | 198 1/4 | 198 1/2 | 198 3/4 | 199 | 199 1/4 | 199 1/2 | 199 3/4 | 200 | 200 1/4 | 200 1/2 | 200 3/4 | 201 | 201 1/4 | 201 1/2 | 201 3/4 | 202 | 202 1/4 | 202 1/2 | 202 3/4 | 203 | 203 1/4 | 203 1/2 | 203 3/4 | 204 | 204 1/4 | 204 1/2 | 204 3/4 | 205 | 205 1/4 | 205 1/2 | 205 3/4 | 206 | 206 1/4 | 206 1/2 | 206 3/4 | 207 | 207 1/4 | 207 1/2 | 207 3/4 | 208 | 208 1/4 | 208 1/2 | 208 3/4 | 209 | 209 1/4 | 209 1/2 | 209 3/4 | 210 | 210 1/4 | 210 1/2 | 210 3/4 | 211 | 211 1/4 | 211 1/2 | 211 3/4 | 212 | 212 1/4 | 212 1/2 | 212 3/4 | 213 | 213 1/4 | 213 1/2 | 213 3/4 | 214 | 214 1/4 | 214 1/2 | 214 3/4 | 215 | 215 1/4 | 215 1/2 | 215 3/4 | 216 | 216 1/4 | 216 1/2 | 216 3/4 | 217 | 217 1/4 | 217 1/2 | 217 3/4 | 218 | 218 1/4 | 218 1/2 | 218 3/4 | 219 | 219 1/4 | 219 1/2 | 219 3/4 | 220 | 220 1/4 | 220 1/2 | 220 3/4 | 221 | 221 1/4 | 221 1/2 | 221 3/4 | 222 | 222 1/4 | 222 1/2 | 222 3/4 | 223 | 223 1/4 | 223 1/2 | 223 3/4 | 224 | 224 1/4 | 224 1/2 | 224 3/4 | 225 | 225 1/4 | 225 1/2 | 225 3/4 | 226 | 226 1/4 | 226 1/2 | 226 3/4 | 227 | 227 1/4 | 227 1/2 | 227 3/4 | 228 | 228 1/4 | 228 1/2 | 228 3/4 | 229 | 229 1/4 | 229 1/2 | 229 3/4 | 230 | 230 1/4 | 230 1/2 | 230 3/4 | 231 | 231 1/4 | 231 1/2 | 231 3/4 | 232 | 232 1/4 | 232 1/2 | 232 3/4 | 233 | 233 1/4 | 233 1/2 | 233 3/4 | 234 | 234 1/4 | 234 1/2 | 234 3/4 | 235 | 235 1/4 | 235 1/2 | 235 3/4 | 236 | 236 1/4 | 236 1/2 | 236 3/4 | 237 | 237 1/4 | 237 1/2 | 237 3/4 | 238 | 238 1/4 | 238 1/2 | 238 3/4 | 239 | 239 1/4 | 239 1/2 | 239 3/4 | 240 | 240 1/4 | 240 1/2 | 240 3/4 | 241 | 241 1/4 | 241 1/2 | 241 3/4 | 242 | 242 1/4 | 242 1/2 | 242 3/4 | 243 | 243 1/4 | 243 1/2 | 243 3/4 | 244 | 244 1/4 | 244 1/2 | 244 3/4 | 245 | 245 1/4 | 245 1/2 | 245 3/4 | 246 | 246 1/4 | 246 1/2 | 246 3/4 | 247 | 247 1/4 | 247 1/2 | 247 3/4 | 248 | 248 1/4 | 248 1/2 | 248 3/4 | 249 | 249 1/4 | 249 1/2 | 249 3/4 | 250 | 250 1/4 | 250 1/2 | 250 3/4 | 251 | 251 1/4 | 251 1/2 | 251 3/4 | 252 | 252 1/4 | 252 1/2 | 252 3/4 | 253 | 253 1/4 | 253 1/2 | 253 3/4 | 254 | 254 1/4 | 254 1/2 | 254 3/4 | 255 | 255 1/4 | 255 1/2 | 255 3/4 | 256 | 256 1/4 | 256 1/2 | 256 3/4 | 257 | 257 1/4 | 257 1/2 | 257 3/4 | 258 | 258 1/4 | 258 1/2 | 258 3/4 | 259 | 259 1/4 | 259 1/2 | 259 3/4 | 260 | 260 1/4 | 260 1/2 | 260 3/4 | 261 | 261 1/4 | 261 1/2 | 261 3/4 | 262 | 262 1/4 | 262 1/2 | 262 3/4 | 263 | 263 1/4 | 263 1/2 | 263 3/4 | 264 | 264 1/4 | 264 1/2 | 264 3/4 | 265 | 265 1/4 | 265 1/2 | 265 3/4 | 266 | 266 1/4 | 266 1/2 | 266 3/4 | 267 | 267 1/4 | 267 1/2 | 267 3/4 | 268 | 268 1/4 | 268 1/2 | 268 3/4 | 269 | 269 1/4 | 269 1/2 | 269 3/4 | 270 | 270 1/4 | 270 1/2 | 270 3/4 | 271 | 271 1/4 | 271 1/2 | 271 3/4 | 272 | 272 1/4 | 272 1/2 | 272 3/4 | 273 | 273 1/4 | 273 1/2 | 273 3/4 | 274 | 274 1/4 | 274 1/2 | 274 3/4 | 275 | 275 1/4 | 275 1/2 | 275 3/4 | 276 | 276 1/4 | 276 1/2 | 276 3/4 | 277 | 277 1/4 | 277 1/2 | 277 3/4 | 278 | 278 1/4 | 278 1/2 | 278 3/4 | 279 | 279 1/4 | 279 1/2 | 279 3/4 | 280 | 280 1/4 | 280 1/2 | 280 3/4 | 281 | 281 1/4 | 281 1/2 | 281 3/4 | 282 | 282 1/4 | 282 1/2 | 282 3/4 | 283 | 283 1/4 | 283 1/2 | 283 3/4 | 284 | 284 1/4 | 284 1/2 | 284 3/4 | 28 |
|-----|-----|-----|---|-------|-------|-------|---|-------|-------|-------|---|-------|-------|-------|---|-------|-------|-------|---|-------|-------|-------|---|-------|-------|-------|---|-------|-------|-------|---|-------|-------|-------|---|-------|-------|-------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|----|--------|--------|--------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|-----|---------|---------|---------|----|







# CURRENT AERIAL IMAGES





HISTORICAL COA GIS AERIALS  
1958 & 1977 SHOW CUT IN SLOUGH ON ORIGINAL LOT 81  
LAKESHORE ADDITION



1958



1977



2018 AERIAL SHOWS SLOUGH ON NEWLY CREATED  
LOT 80A FROM 1998 RESUB

