

4726 BUNNY RUN

C15-2020-0030 Presented by Janis J. Smith, P.E.

Application for Variance to

LDC-25-2-963(D)(2)(a)

Reconstruction of Non-Complying Docks in a
Changed Location and Footprint



Property Profile

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Address

4726 BUNNY RUN

Jurisdiction: AUSTIN LTD
 Zoning: LA
 Council District: 10
 County: TRAVIS
 Map Grid: MF29

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[Appraisal District](#)
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Full Street Address
 4726 BUNNY RUN

Place ID
 194822

ZType
 LA

Annexation History - Click Below

 05/06/1982 - LTD

Legal Description

 LOT 34 LAKE SIDE ADDN

Community Registry List

 Austin Independent School District
 Austin Lost and Found Pets
 BRNA ASSOCIATION INC.
 Bike Austin
 City of Rollingwood
 Friends of Austin Neighborhoods
 Glenlake Neighborhood Association
 SELTexas
 Save Our Springs Alliance
 Sierra Club, Austin Regional Group
 TNR BCP - Travis County Natural Resources
 The Creek at Riverbend Neighborhood Association

Expired Permits

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All Aerials

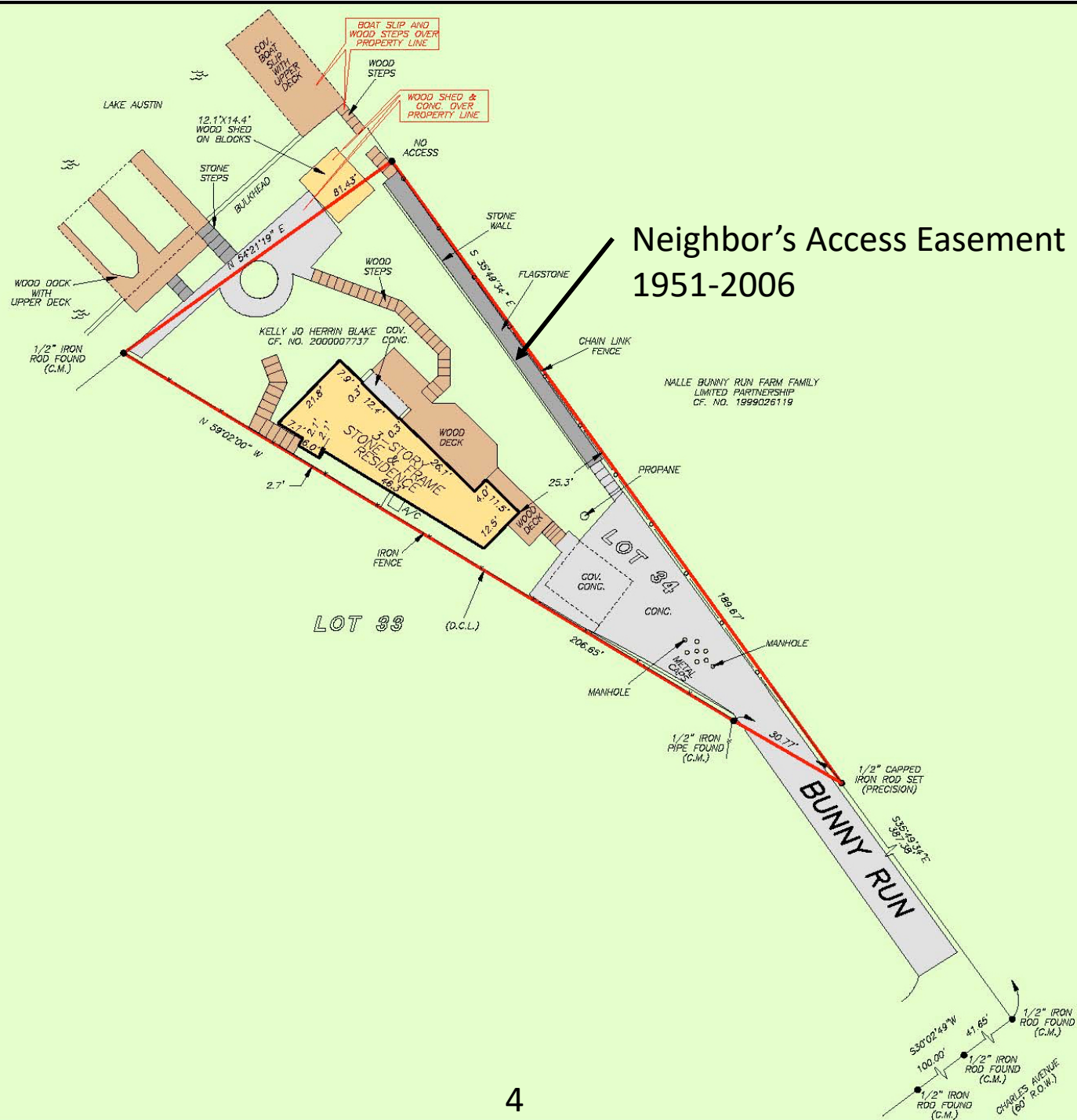
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X 3093139.23452
 Y 10100148.77208

2

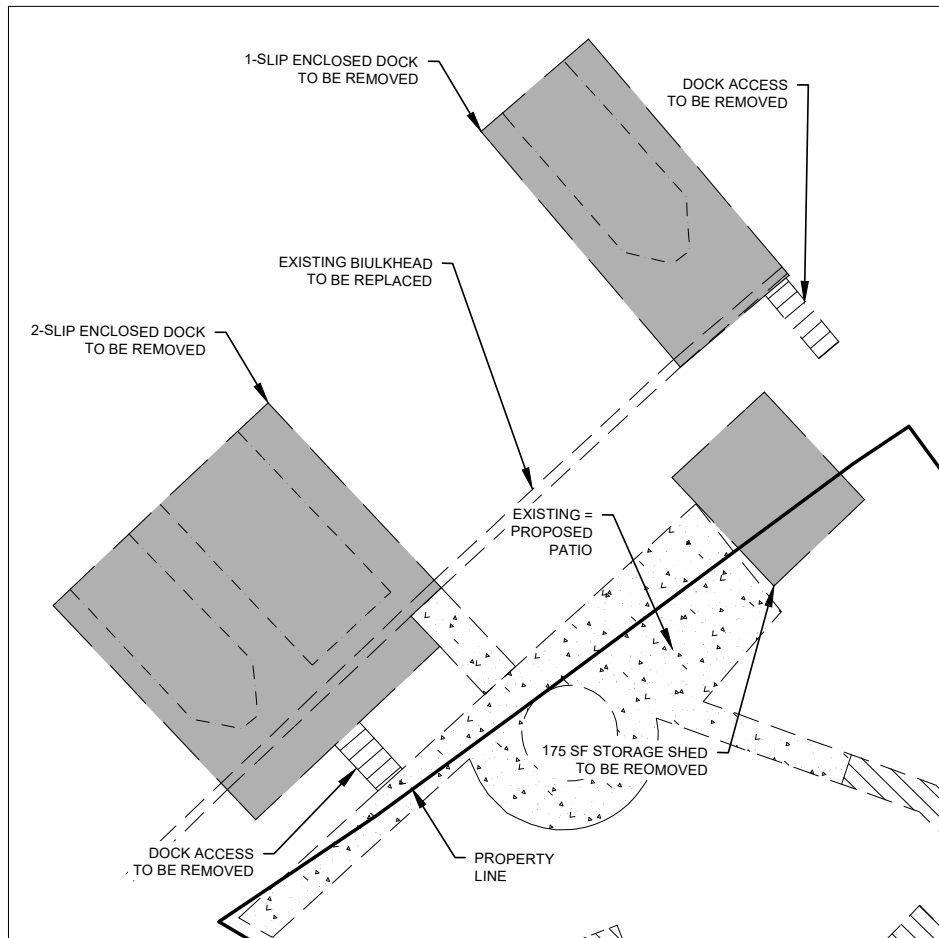


Neighbor's Access Easement 1951-2006

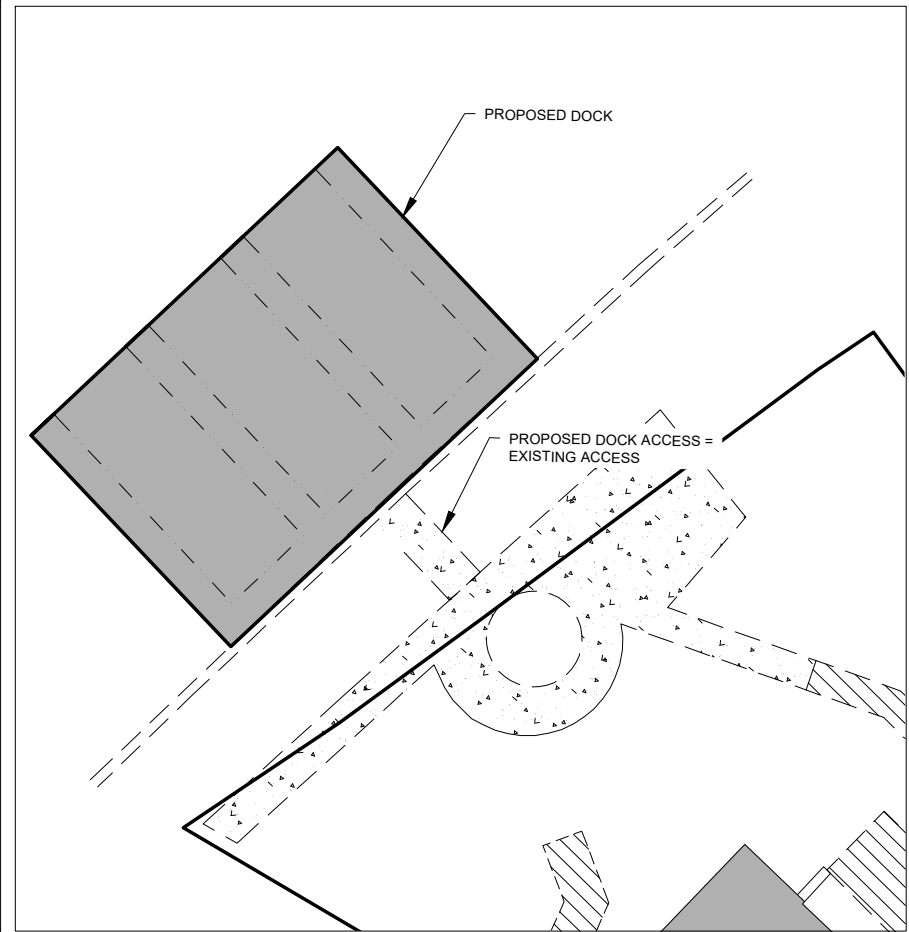


§ 25-2-963 - MODIFICATION AND MAINTENANCE OF NONCOMPLYING STRUCTURES.

- (D) The following requirements must be met in order to repair, reinforce, modify, or maintain a non-complying dock, bulkhead, or shoreline access as defined in Section 25-2-1172 (*Definitions*):
- (1) the use must be an accessory use in compliance with Section 25-2-893(G) (*Accessory Uses for a Principal Residential Use*);
 - (2) except as allowed under Section 25-8-652 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*):
 - (a) the location and footprint may not be altered; and
 - (b) the degree of noncompliance may not be increased;
 - (3) a survey of existing conditions must be included with the site plan or building permit application and must depict current elevations, contours, trees, and any other information required by the building official;
 - (4) demolition is subject to the limitation in Subsection (B)(4) of this section;
 - (5) dock structural components, including load bearing beams, walls, piers, and roofs, may be altered or replaced without reducing the legally existing length, height, or horizontal footprint of the dock, provided that the dock complies with:
 - (a) the limitation in Subsections (D)(7)—(8) of this section; and
 - (b) all other applicable regulations of Article 13 (*Docks, Bulkheads, and Shoreline Access*) and Section 25-2-893 (*Accessory Uses for a Principal Residential Use*);
 - (6) no increase is allowed to:
 - (a) the number of walls;
 - (b) the height, width or depth; or
 - (c) the number of slips or mooring capacity; and
 - (7) for a dock, bulkhead, or shoreline access constructed after January 1, 1984, the applicant must provide evidence of a prior permit authorizing the construction; and
 - (8) for a dock, bulkhead, or shoreline access constructed prior to January 1, 1984, no unpermitted additions or alterations that occurred after January 1, 1984 are allowed.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Dock Parameter	Existing	Proposed
Maximum Height (ft)	18	16
Combined Dock Size (SF)	1217	1200
Combined Dock Width (ft)	42.2	40.5
Number of Slips	3	3
Enclosed Area (SF)	155*	48
Air Conditioning	Yes	No
Property Line Offset	0 and 9.5	>10ft
Living Quarters in Dock	Yes	No

*An additional 175 SF enclosed storage shed is sited 9 ft. from the shoreline.