

revised

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

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

CASE # C15-Z014-0128
ROW # 11201651

01 3538 0217

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

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

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

STREET ADDRESS: 7900 Big View

LEGAL DESCRIPTION: Subdivision - ABS 375 SUR 456 HOBBS W R ACR 2.755

Lot(s) _____ Block _____ Outlot _____ Division _____

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

Michael and Bob Herd- _____ affirm that on
August 28, 2014, _____,

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

(check appropriate items below)

ERECT ATTACH COMPLETE REMODEL MAINTAIN

a new boat dock closer than 10' from the property line and to fill in part of the existing cut in slip, and more than 20% of width (existing)

dock width 27'10" = 27.6% 102'10" width

in a 2 mile ETJ and LA district.

(zoning district)

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

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

REASONABLE USE:

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

There is an existing cut in boat dock closer than 10'.

HARDSHIP:

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

There is an existing cut in boat dock.

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

There are not many cut in slips because this area has just been developed in the last 10 years.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The cut in slip is on the property and so it should not affect the neighbors.

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 Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

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

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

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

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

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

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

Signed _____ Mail Address 10088 Circleview Drive

City, 78733 State & Zip Austin, TX

Printed Carolyn Aupperle Phone 512-422-
7838 Date August 28, 2014

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

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

VARIANCE REQUIREMENTS:

General Requirements:

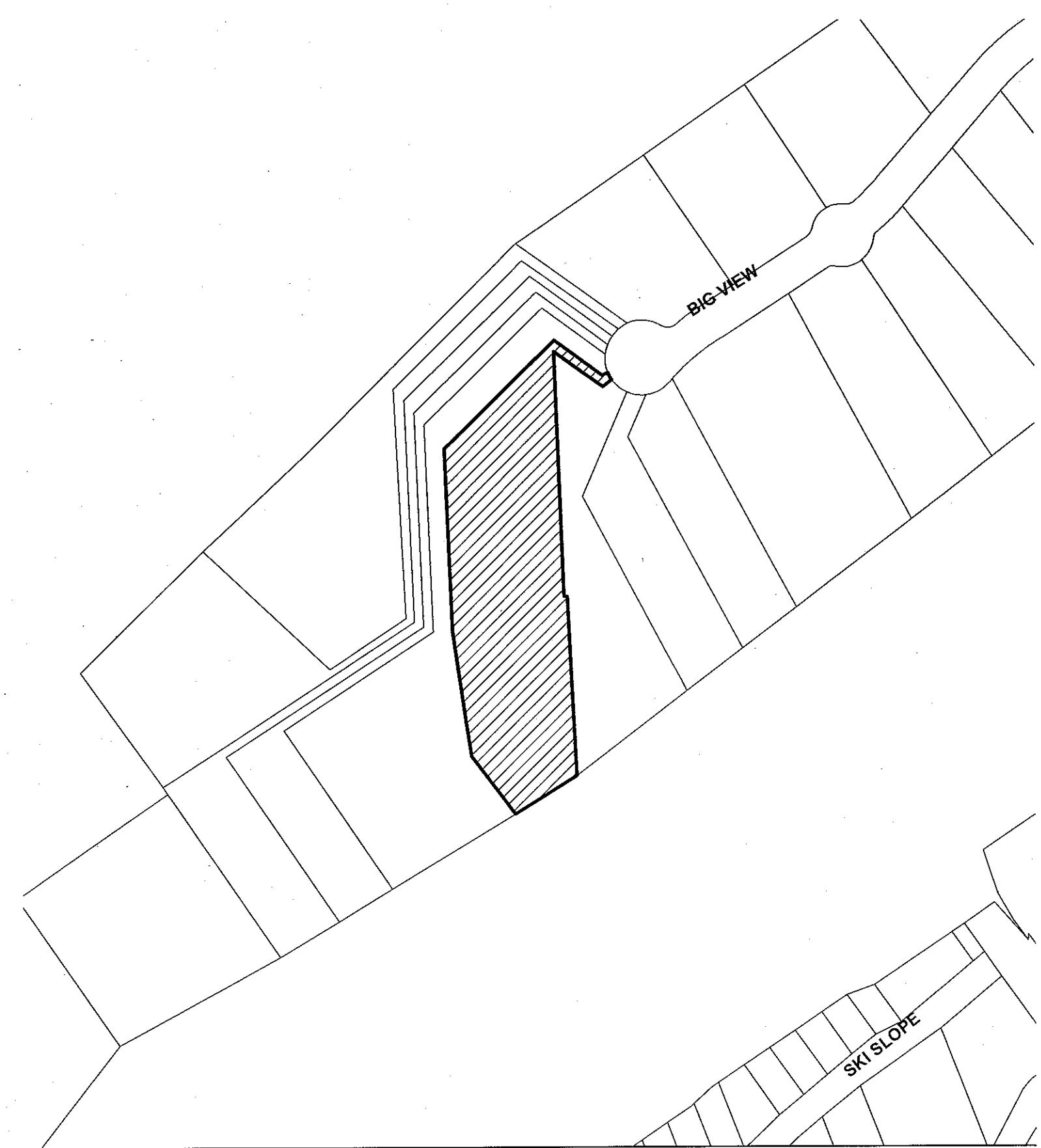
- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500 foot radius. These are available from the Travis Central Appraisal District at 3314 Cross Park Drive (834-9138).
- (4)(3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - \$360. All other zonings - \$660.)
- (5)(4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.
- (6)(5) Austin Energy approval

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

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SUBJECT TRACT

PENDING CASE

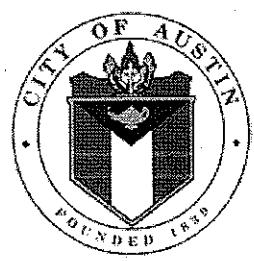
ZONING BOUNDARY

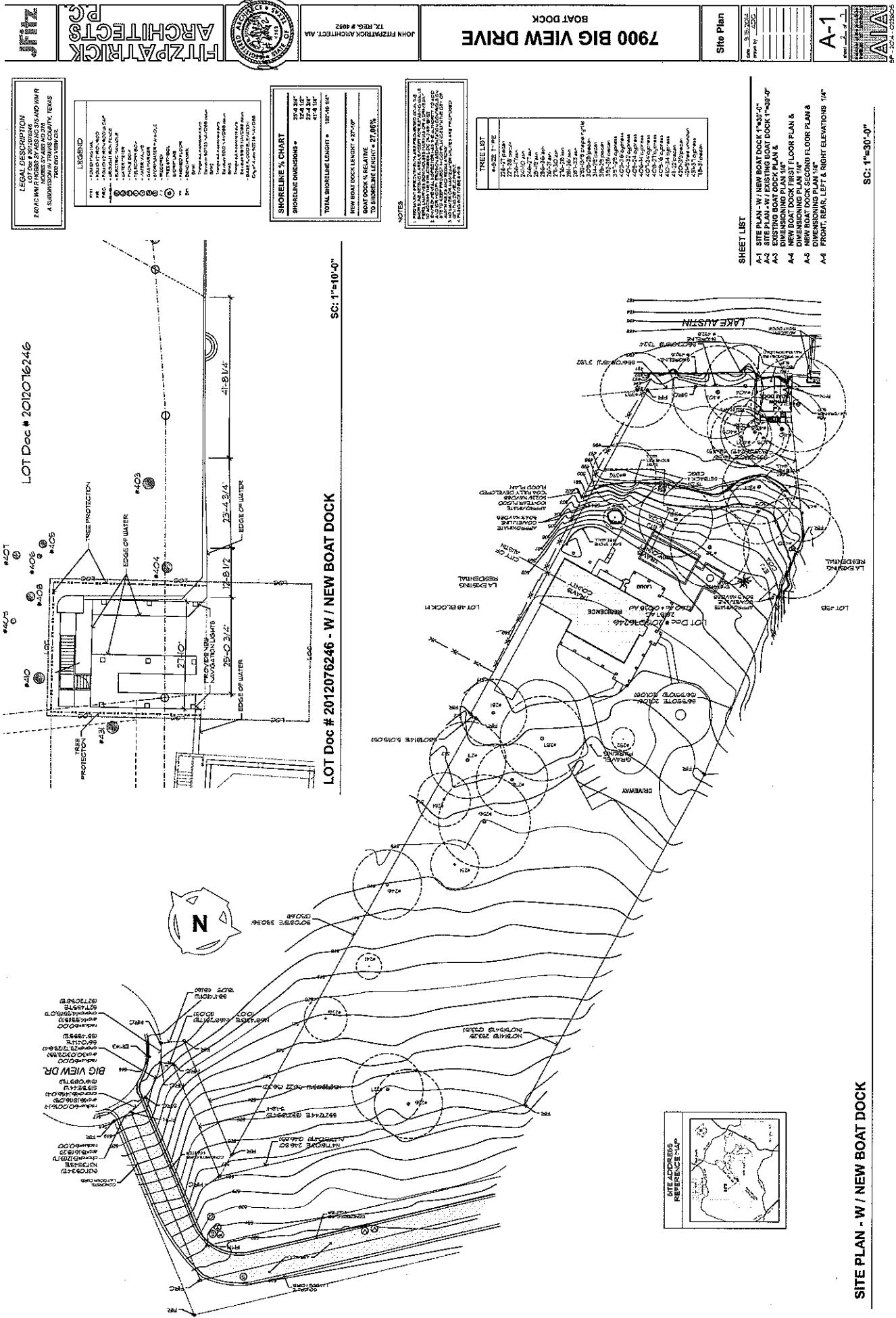
CASE#: C15-2014-0128
Address: 7900 BIG VIEW

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.

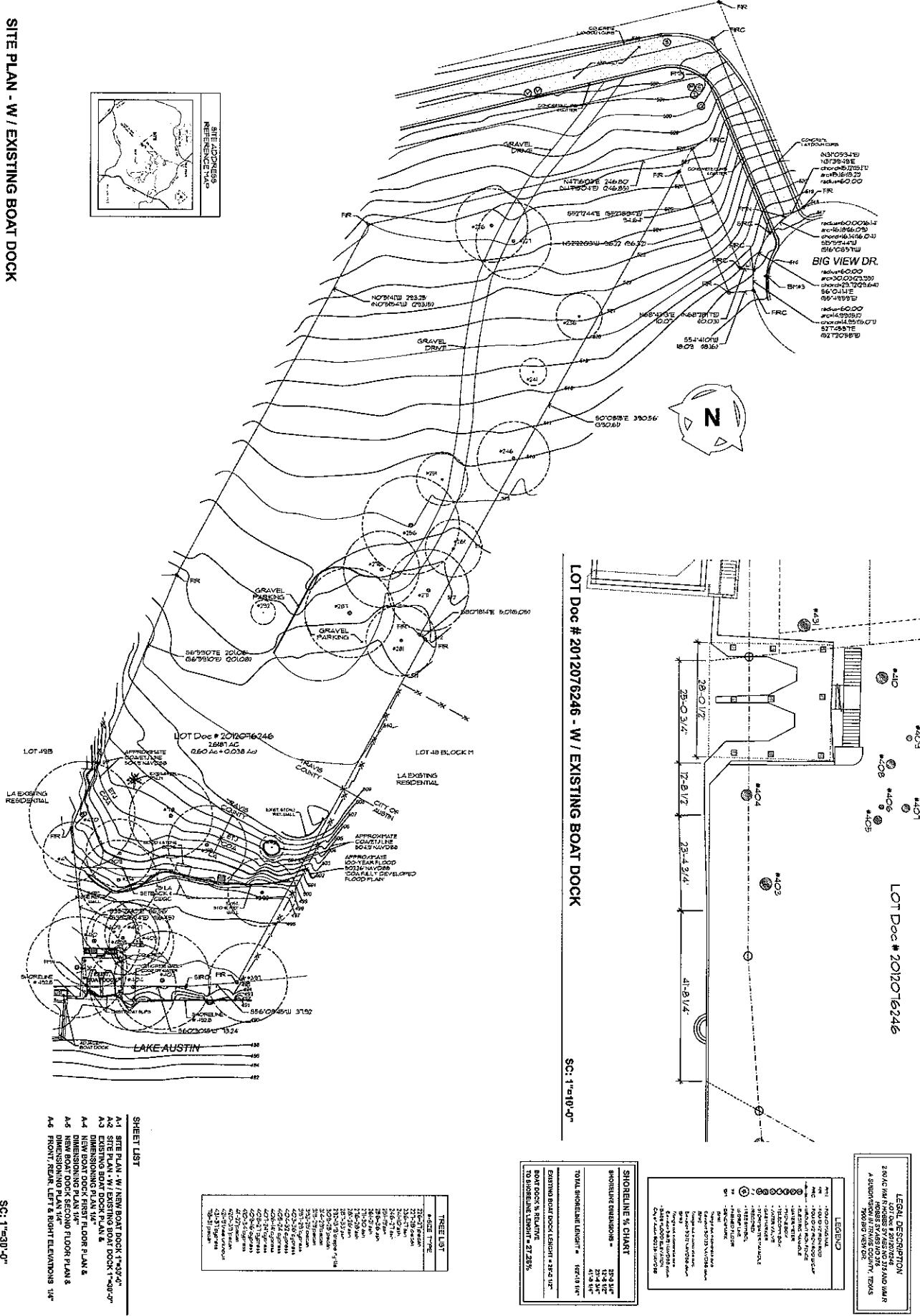
1" = 200'

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.





SITE PLAN - W / EXISTING BOAT DOCK



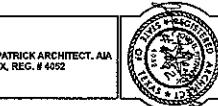
BP-204-0716203

A-2

Site Plan

**7900 BIG VIEW DRIVE
BOAT DOCK**

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. # 4052



**FITZPATRICK
ARCHITECTS
P.C.**

JFIZZ

LEGAL DESCRIPTION
LOT Doc # 2012076246
280 AC PARKING LOT AND MAR
A SUBDIVISION IN TRAVIS COUNTY, TEXAS
TWO BLDG VENUE

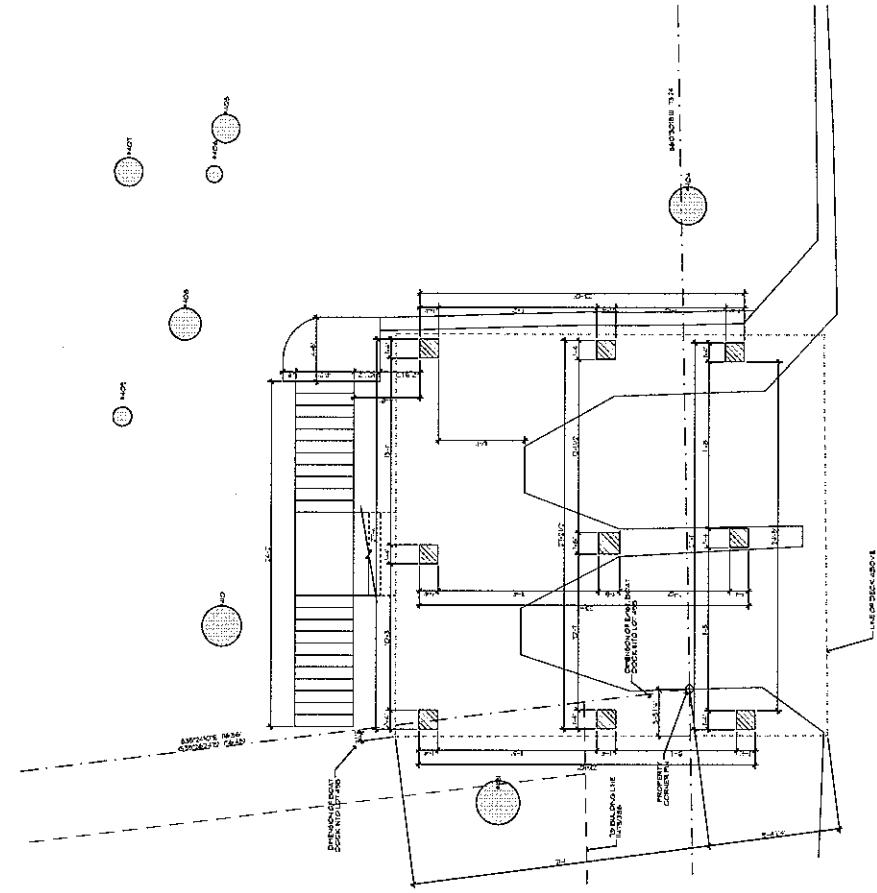


EXISTING BOAT DOCK DIMENSIONING PLAN

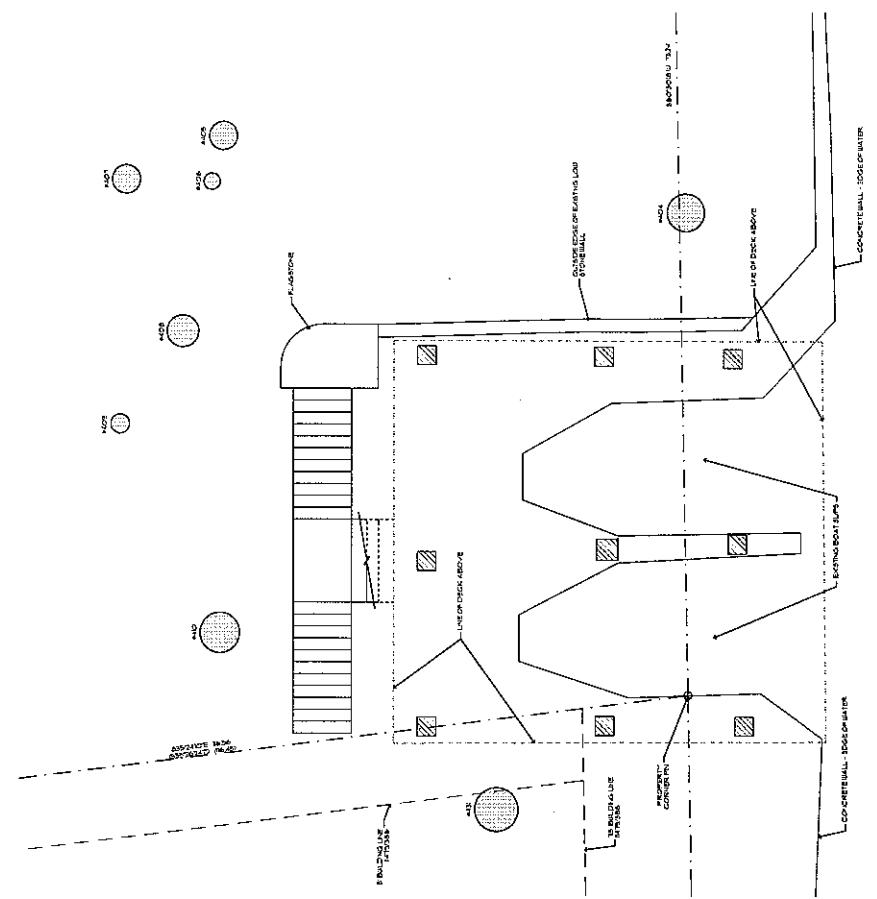
SC: 1/4"=1'-0"

EXISTING BOAT DOCK PLAN

SC: 1/4"=1'-0"



LAKE AUSTIN



LAKE AUSTIN

SC: 1/4"=1'-0"



ARCHITECTS
PLAZA TRIC

TL REG. # 4052

7900 BIG VIEW DRIVE
BOAT DOCK

**Boat Dock
Floor & Dim
Plans**

A-4

AIA

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1 CT 498

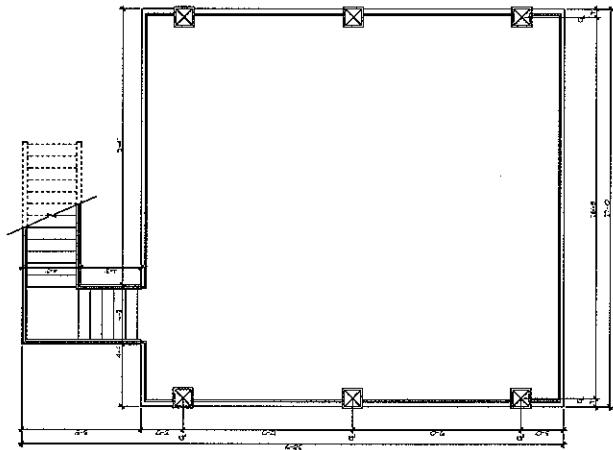
NEW BOAT DOCK - FIRST FLOOR PLAN

SC: 1/4"=1'-0"

NEW BOAT DOCK - FIRST FLOOR DIMENSIONING PLAN

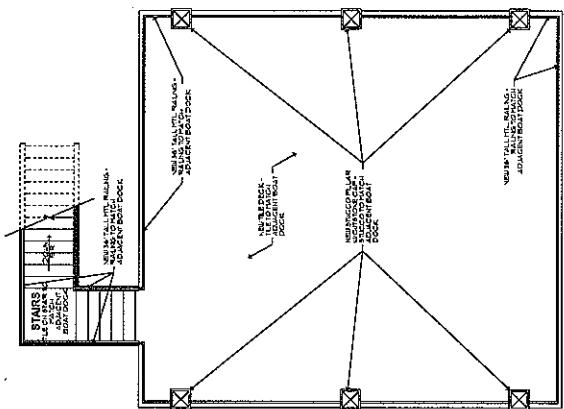
SC: 1/4" x 1' 0"

JFirz

FILZPATRICK
ARCHITECTS
PCJOHN PATRICK ARCHITECT, AIA
TJ, REG. #10527900 BIG VIEW DRIVE
BOAT DOCKBoat Dock
Floor & Dim
Plans
Rev. 3/20/2004
byA-5
Sheet E-1
1/200 ScaleA-5
Sheet E-1
1/200 ScaleNOTES
1. All dimensions are in feet.
2. All dimensions are net dimensions.
3. All dimensions are net dimensions.

NEW BOAT DOCK - SECOND FLOOR DIMENSIONING PLAN

SC: 1/4"=1'-0"



NEW BOAT DOCK - SECOND FLOOR PLAN

SC: 1/4"=1'-0"

SC: 1/4"=1'-0"

JITZ PATRICK
ARCHITECTS PC

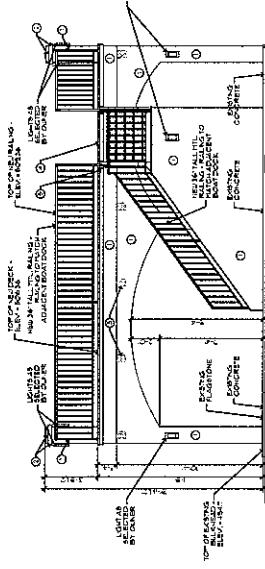
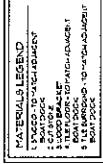


7900 BIGVIEW DRIVE
BOAT DOCK

JOHN FRIZZETT INC. ARCHITECTURE

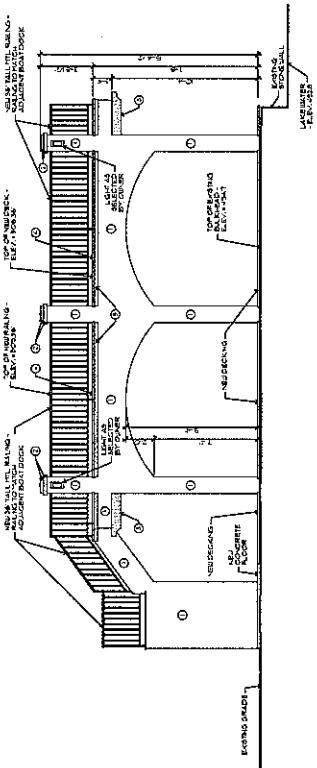
TX, REG. & GDS

NOTED
1.4' INCHES DODGE, 1/4" INCHES
1/4" INCHES = 1'-0"



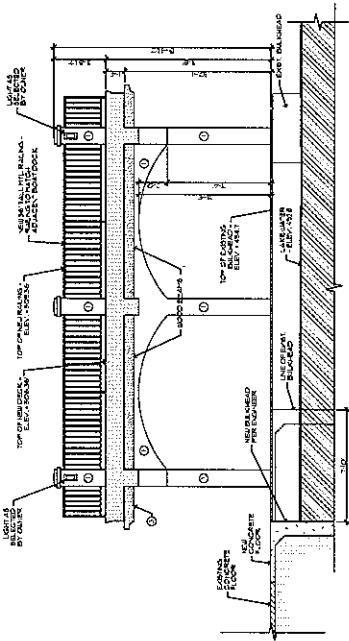
FRONT ELEVATION - VIEW FROM LAKE

SC: 1/4"=1'-0"



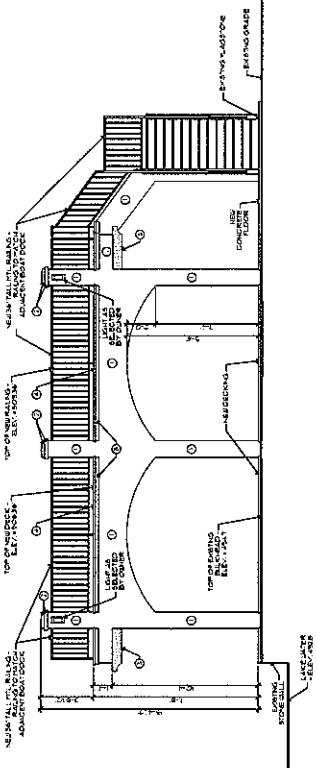
LEFT ELEVATION

SC: 1/4"=1'-0"



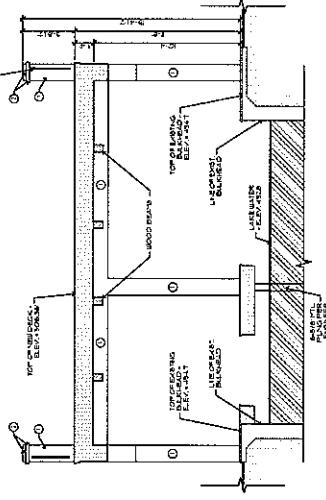
RIGHT ELEVATION

SC: 1/4"=1'-0"



REAR ELEVATION - VIEW FROM STREET

SC: 1/4"=1'-0"



SC: 1/4"=1'-0"

SECTION A

SC: 1/4"=1'-0"

SECTION B

SC: 1/4"=1'-0"

Boat Dock Elevations

Boat Dock Elevations

Boat Dock Elevations

A-6

A-1

A-2

A-3

A-4

A-5

June 10, 2014

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

To Whom It May Concern:

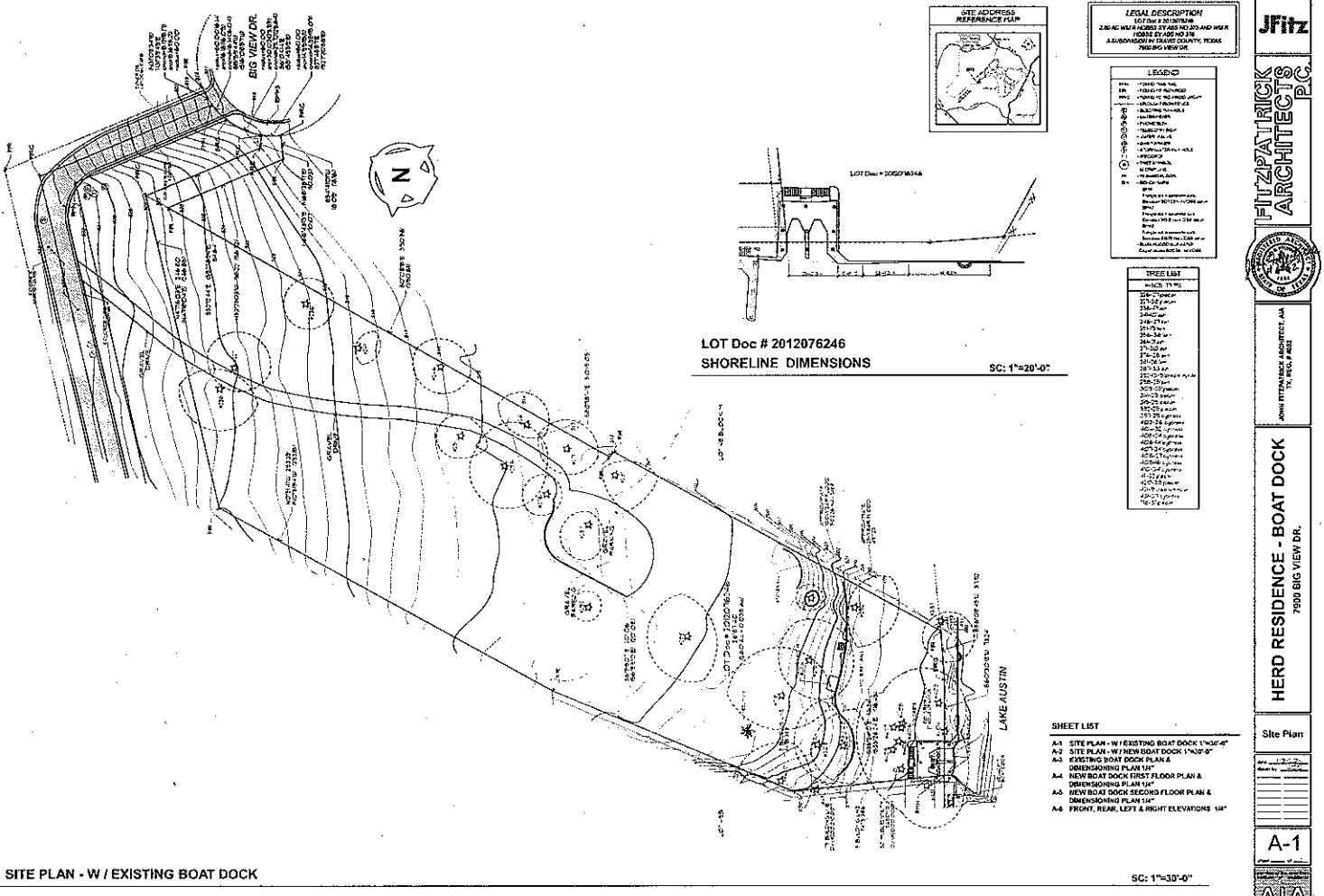
I, Bob Herd, own the property at 7900 Big View per Deed Document # 2013130410. I wish to demolish my existing dock and construct a new dock at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

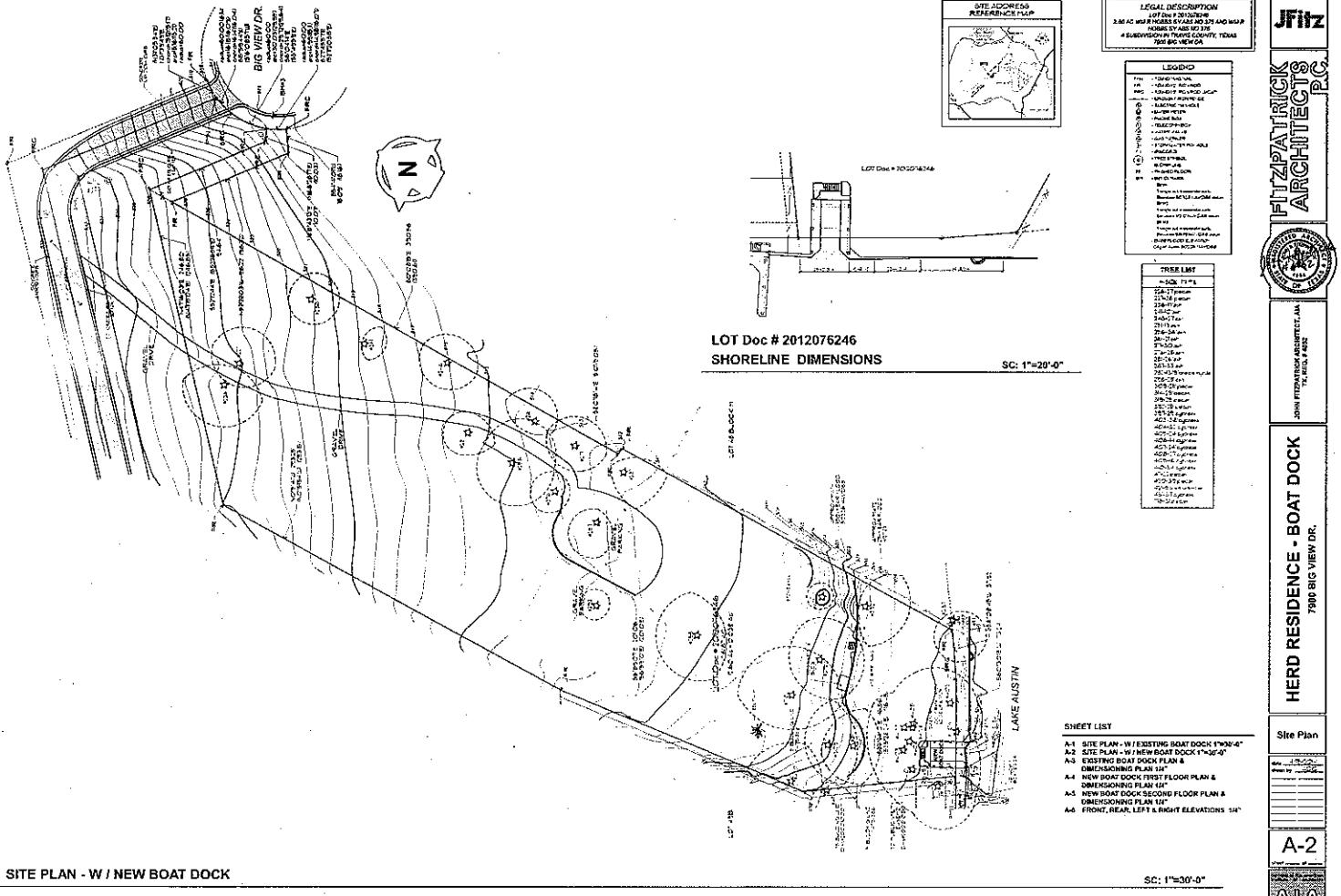
Regards,

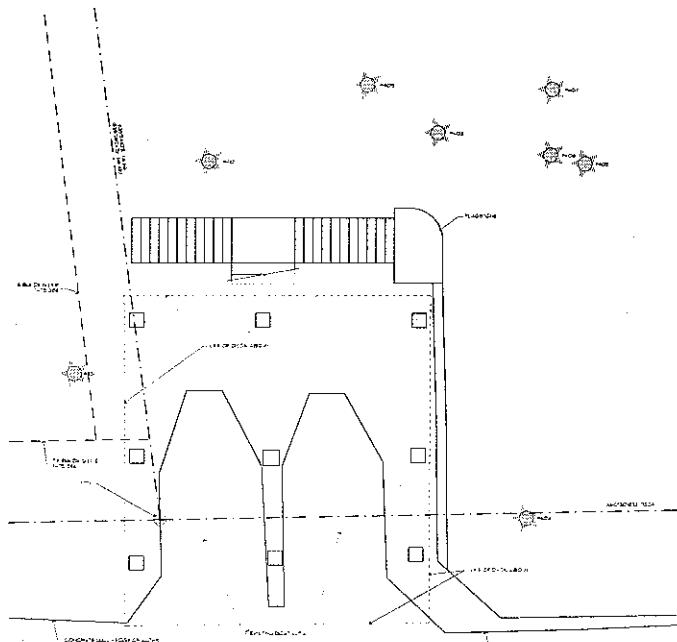


Bob Herd
3901 Manhattan Drive
Tyler, TX 75701

7900 Big View Drive

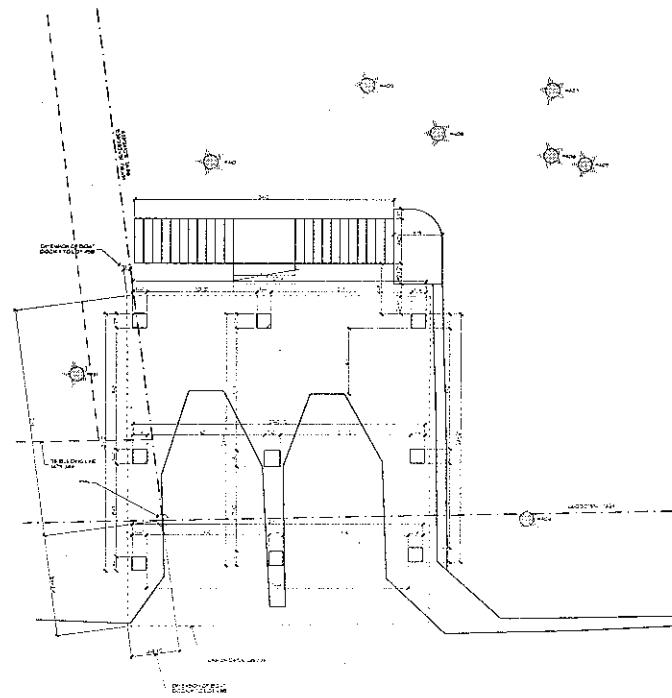






EXISTING BOAT DOCK PLAN

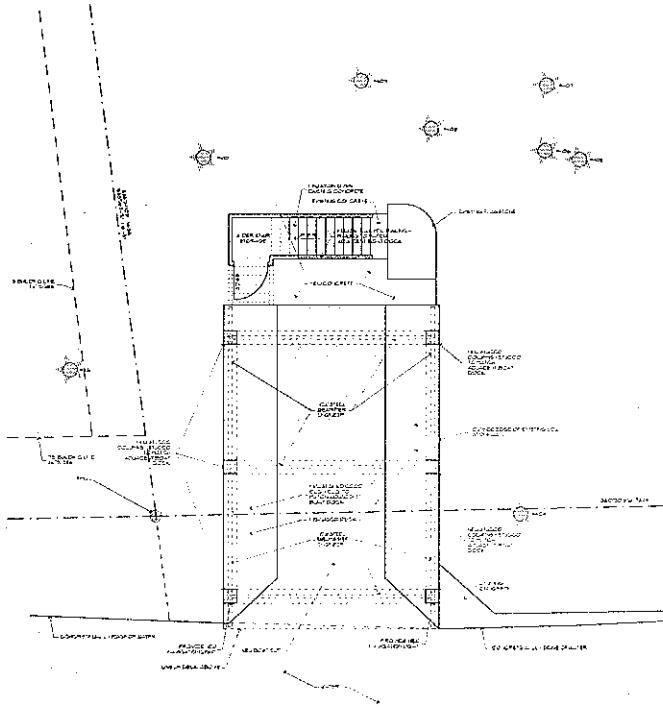
SC: 1/4"=1'-0"



EXISTING BOAT DOCK DIMENSIONING PLAN

SC: 1/4"=1'-0"

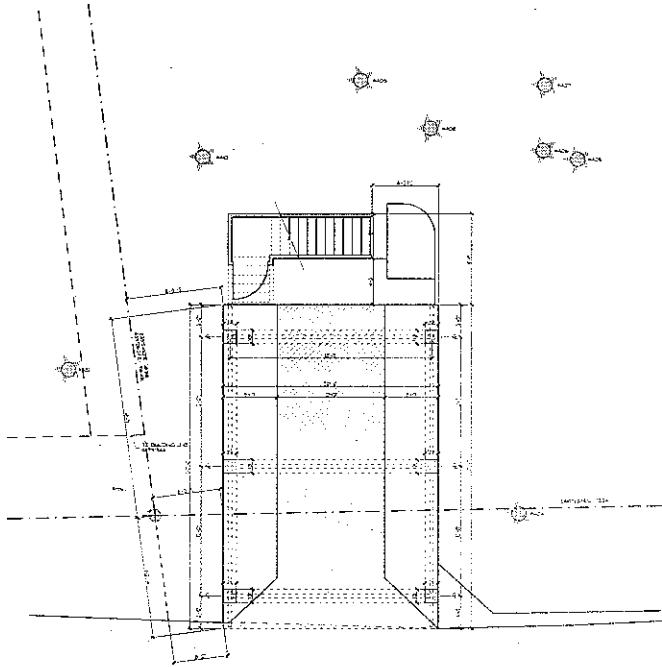
JFitz
FITZPATRICK
ARCHITECTS
PC
John Fitzpatrick Architect, AIA
7500 BIG VIEW DR.
TX 78748
Exst.
Boat Dock
A-3
AIA



LAKE AUSTIN

NEW BOAT DOCK - FIRST FLOOR PLAN

SC: 1/4"=1'-0"



LAKE AUSTIN

NEW BOAT DOCK - FIRST FLOOR DIMENSIONING PLAN

SC: 1/4"=1'-0"

JFitz
FITZPATRICK
ARCHITECTS
PC



JOHN FITZPATRICK, AIA
7500 BIG VIEW DR.
HOUSTON, TX 77033



AIA



NCARB



ISCA



TSA

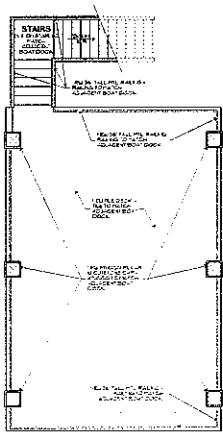


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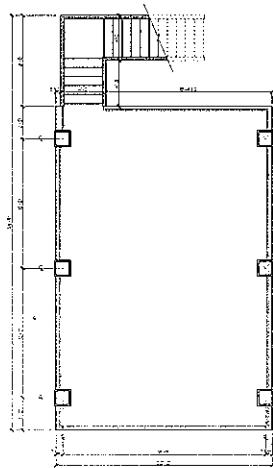
AWWA

NEW BOAT DOCK - SECOND FLOOR PLAN



SC: 1/4"=1'-0"

NEW BOAT DOCK - SECOND FLOOR DIMENSIONING PLAN

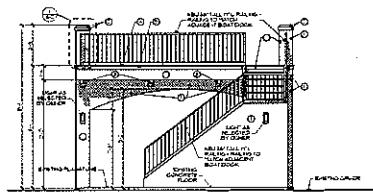


SC: 1/4"=1'-0"

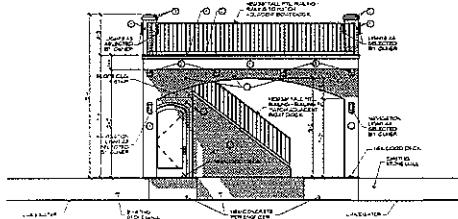
FITZPATRICK
ARCHITECTS
PC.
JFitz

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. NO. 4453

Boat Dock
Floor & Dim.
Plans
A-5
ATA

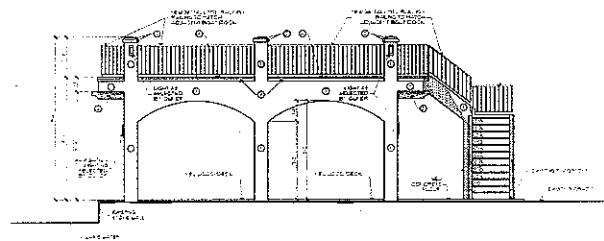


FRONT ELEVATION - VIEW FROM STREET



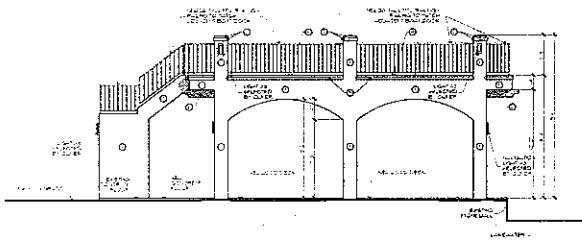
REAR ELEVATION - VIEW FROM LAKE

SC: 1/4"=1'-0"



LEFT ELEVATION

SC: 1/4"=1'-0"



RIGHT ELEVATION

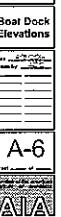
SC: 1/4"=1'-0"

FITZPATRICK
ARCHITECTS
PC



JOHN FITZPATRICK ARCHITECT, AIA
7900 BIGVIEW DR.
TE, MD 20831

HERD RESIDENCE - BOAT DOCK
Boat Dock Elevations
A-6



CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SP-2014-0226DS
REVISION #: 00
CASE MANAGER: Rosemary Avila

UPDATE: U0
PHONE #: 512-974-2784

PROJECT NAME: 7900 Big View
LOCATION: 7900 BIG VIEW DR BLDG BD

SUBMITTAL DATE: June 19, 2014
REPORT DUE DATE: June 30, 2014
FINAL REPORT DATE: July 1, 2014

1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 10, 2014.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 4 copies of the plans and 4 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1.

REVIEWERS:

Heritage Tree Review: Keith Mars
Environmental: Liz Johnston
Planner 1: Cindy Casillas
Site Plan: Rosemary Avila
Wetlands Biologist: Andrew Clamann



Site Plan Review - Rosemary Avila - 512-974-2784

- SP1. Depict and label the lake gradient line on the site plan, showing the shoreline during the period when the lake is lowered. The Lake Austin gradient line normally follows the 482.0 ft. contour, and the proposed boat dock cannot extend past the gradient line. Please provide the topographical datum basis used for location of the gradient line.
- SP 2. Call out the Lake Austin shoreline elevation as 492.8.
- SP 3. Show the 75-foot shoreline setback on the plan, and include this note on the site plan sheet: "Permanent improvements are prohibited within the shoreline setback area, except for retaining walls, piers, wharves, boathouses, marinas or a driveway to access the structures [LDC 25-2-551(B)(2)]".
- SP 4. Demonstrate that the proposed width of the boat dock does not exceed twenty percent (20%) of the length of the shoreline [LDC 252-1176(D)(2)]. Any application for a dock that exceeds 20% will require Planning Commission approval.
- SP 5. A residential boat dock is considered an accessory use to a primary residence [LDC 25-2-893(G)]. Please show either a valid residential building permit for this property on the site plan or information on a local residential address for the owner of the property.
- SP 6. Is dredging proposed? Any application that exhibits dredging in or along the lake or is considered to be a shoreline modification must be approved by Planning Commission [LDC 25-7-63]. If there is no dredging proposed please add note on the site plan.
- SP 7. Label the dock dimensions (width and length) on page 7.
- SP 8. Will the boat dock be enclosed, and/or will any roof covering be provided? Structural plans have been provided with this submittal, but no architectural information and/or elevations – please include. Please add note the proposed dock will not be more than 30% enclosed.
- SP 9. Add note on the site plan indicating piling size.
- SP 10. For LA zoning the setback cannot exceed 10' [25-2-492].
- SP 11. On the site plan, show the zoning and land use of the adjacent properties.
- SP 12. Show the submittal date on the cover sheet as June 12, 2014.
- SP 13. Show the City limit line, when located in or near the site, on the site plan and location map.
- SP 14. Have all existing and future dedicated easements, including joint access, drainage, conservation, utility, communication, etc. been shown? Indicate volume and page or document number, or dedication by plat. All buildings, fences, landscaping, patios, flatwork and other uses or obstructions of a drainage easement are prohibited, unless expressly permitted by a license agreement approved by the City of Austin authorizing use of the easement.

SP 15. Please indicate the case number in the lower right margin of each sheet, SP-2014-0226DS.

SP 16. Show the project title on each sheet of the site plan.

SP 17. The tract is not legal by subdivision, therefore a Land Status Determination is required to determine if it is a legal tract. In order to make this determination, contact the Development Assistance Center on the first floor (Section 25-1-61).

Environmental Review - Liz Johnston - 512-974-1218

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

- EV 1 This comment is pending confirmation from ERM staff that there are no outstanding issues related to the ERI or Critical Environmental Features. [LDC 28-8-121 through 124, ECM 1.3.0]
- EV 2 Provide a fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1.]
- EV 3 Add note on ESC plan stating; "Environmental Inspector has the authority to add and/or modify erosion/sedimentation controls on site to keep project in-compliance with the City of Austin Rules and Regulations." [LDC 25-8-183]
- EV 4 Please show all proposed access from the dock to the residence and include it in the limits of construction.
- EV 5 Please revise the sequence of construction to include demolition of the existing boat dock. Confirm whether demolition will take place from the water.
- EV 6 Show plan views at a standard engineering scale (EX 1" = 20', 1" = 10', etc.)
- EV 7 On all plan sheets, please clearly show and label the creek centerline, COA fully-developed floodplain, CWQZ and LA Zoning setback. 25-8-92
- EV 8 On all plan sheets, revise graphic depiction of trees so that they are in accordance with ECM 3.3.2.D. The critical root zone should be a solid circle. [ECM 3.3.2]
- EV 9 Provide tree protection for all trees with critical root zones that enter the LOC.
- EV 10 It appears the proposed development occurs partially within the critical root zone of heritage trees. Please contact Keith Mars at 974-2755 to resolve any issues related to the preservation of these trees. [LDC 25-8-641, ECM 3.3.2]

EV 11 Please indicate whether or not any dredging is proposed with the construction of the dock. [LDC 25-8-652]

EV 12 It appears that a portion of the cut-in slip is proposed to be filled. Please clarify. Clearly delineate the existing 492.8 shoreline and the proposed location of the 492.8 shoreline on all relevant sheets. Additional comments may be generated.

EV 13 If fill is proposed, please show the location of floating silt screen or other form of ESC within the water and provide a detail of the proposed product.

EV 14 Please provide a limits of construction line and remember to include construction access.

EV 15 Provide a construction staging and spoils area with Erosion/Sedimentation controls located downstream of the area.

EV 16 Please include a conspicuous note on the plans that no water or wastewater utilities are proposed with this development.

Flood Plain Review - Henry Price - 512-974-1275

No comments.

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

WB1. Update0. ERI requires clarification and/or correction. ERI states "Site does contain some non-native shoreline wetland plants; however, the extent of their coverage does not constitute a critical environmental feature". ECM 1.3.0 requires identification of wetland CEFs, and this statement does not provide any conclusive information. Please state the composition of wetland plant community and demonstrate whether or not it meets the USACE criteria of hydrophytic community either by species composition or area. This comment pending clarification/correction of ERI and a site visit to verify ERI.

WB2. Update0. This reviewer does not find a site plan permit for the existing bulkhead at this location. Please either provide documentation of an approved site plan permit for the existing bulkhead, or revise this site plan (D site plan) to include the bulkhead and ensure compliance with ECM 1.13.0

WB3. Update0. Please identify LOC on all sheets and provide reveg details for native vegetation for all disturbed areas within CWQZ.

WB4. Update0. It is unclear what new bulkheading, fill and/or dredge is proposed with this site plan. Please show and clarify all details related to any new bulkhead, fill and/or dredge.

WB5. Update0. Please provide elevations/topographic contours of the bank, bulkhead, shoreline and shallow water/lake bed for the proposed development on profile details.

WB6. Update0. Additional comments may be generated forthcoming clarity of site plan.

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

CASE # C15-2014-0128

ROW # 11207651

ROLL # 0135380217

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

See revision

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

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

| STREET ADDRESS: 7900 Big View

| LEGAL DESCRIPTION: Subdivision - ABS 375 SUR 456 HOBBS W R ACR 2.755

| Lot(s) _____ Block _____ Outlot _____ Division _____

| I/We Carolyn Aupperle _____ on behalf of myself/ourselves as authorized agent for _____ **Deleted:** _____

| Michael and Bob Herd _____ affirm that on _____ **Deleted:** _____
August 28, 2014 _____,

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

(check appropriate items below)

| ERECT ATTACH COMPLETE REMODEL MAINTAIN

| a new boat dock closer then 10' from the property line and to fill in part of the existing cut in slip.

| in a 2mile ETJ and LA _____ district.
(zoning district)

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

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

REASONABLE USE:

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

| There is an existing cut in boat dock closer than 10'.

HARDSHIP:

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

| There is an existing cut in boat dock.

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

| There are not many cut in slips because this area has just been developed in the last 10 years.

Deleted: _____

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

| The cut in slip is on the property and so it should not affect the neighbors.

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 Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

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

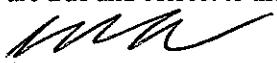
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
-
-

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

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

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

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

Signed  Mail Address 10088 Circleville Drive

City, 78733 State & Zip Austin, TX

Printed Carolyn Aupperle Phone 512-422-
7838 Date August 28, 2014

June 10, 2014

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

To Whom It May Concern:

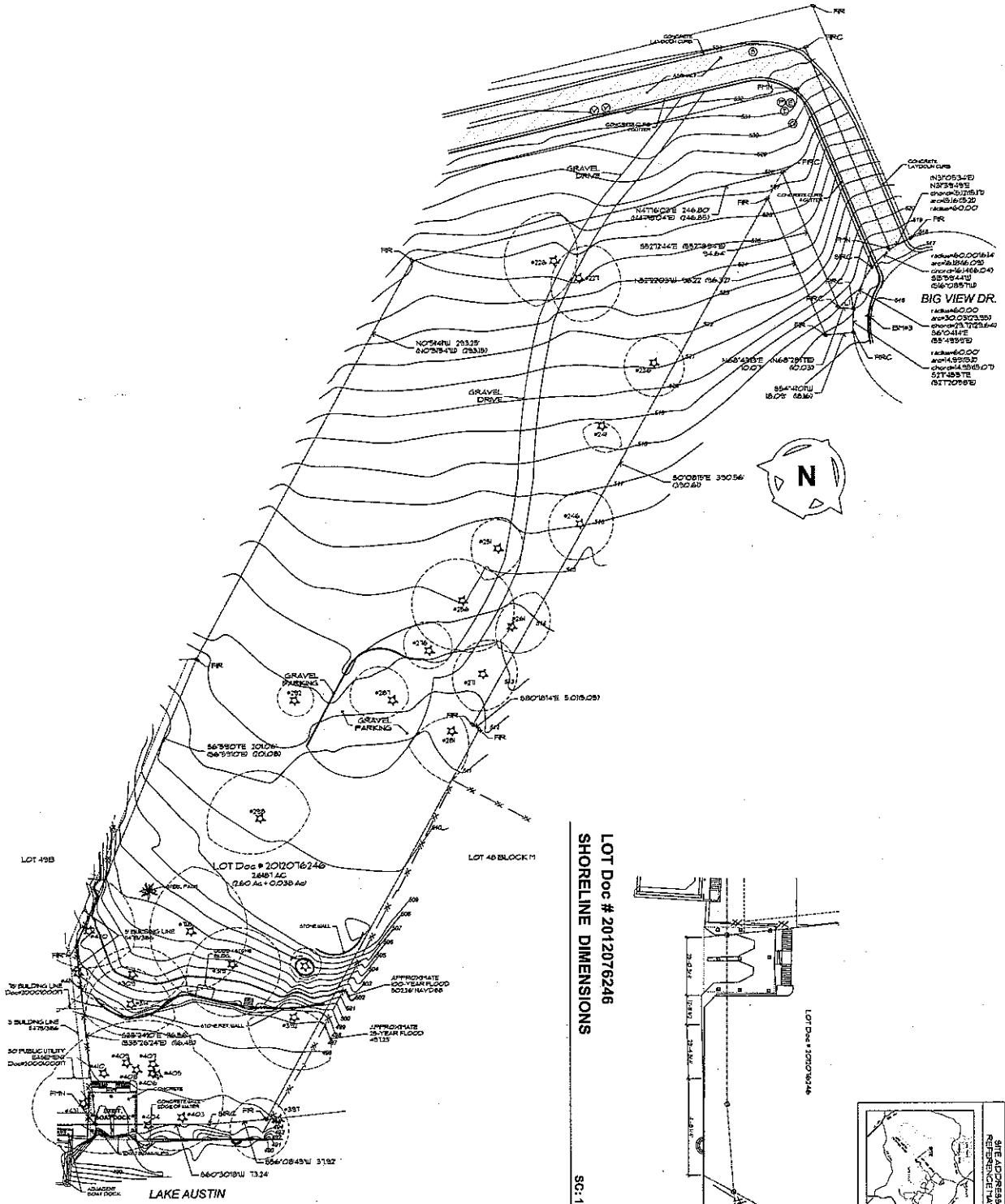
I, Bob Herd, own the property at 7900 Big View per Deed Document # 2013130410. I wish to demolish my existing dock and construct a new dock at the property. Bruce S. Aupperle, P.E. and Aupperle Company are our authorized agents for the City of Austin applications needed for the subject property. Please contact me if you have any questions.

Regards,



Bob Herd
3901 Manhattan Drive
Tyler, TX 75701

SITE PLAN - W / EXISTING BOAT DOCK



SHEET LIST

A-1 SITE PLAN - W/ EXISTING BOAT DOCK 1'-30" x 4'
A-2 SITE PLAN - W/ NEW BOAT DOCK 1'-30" x 4'
A-3 EXISTING BOAT DOCK PLN. A
DIMENSIONING PLAN 14"
A-4 NEW BOAT DOCK FIRST FLOOR PLN. &
DIMENSIONING PLAN 14"
A-5 DIMENSIONING PLAN 14"
A-6 FRONT, REAR, LEFT & RIGHT ELEVATIONS 14"

SC: 1"=30' 0"

HERD RESIDENCE - BOAT DOCK
7900 BIG VIEW DR.

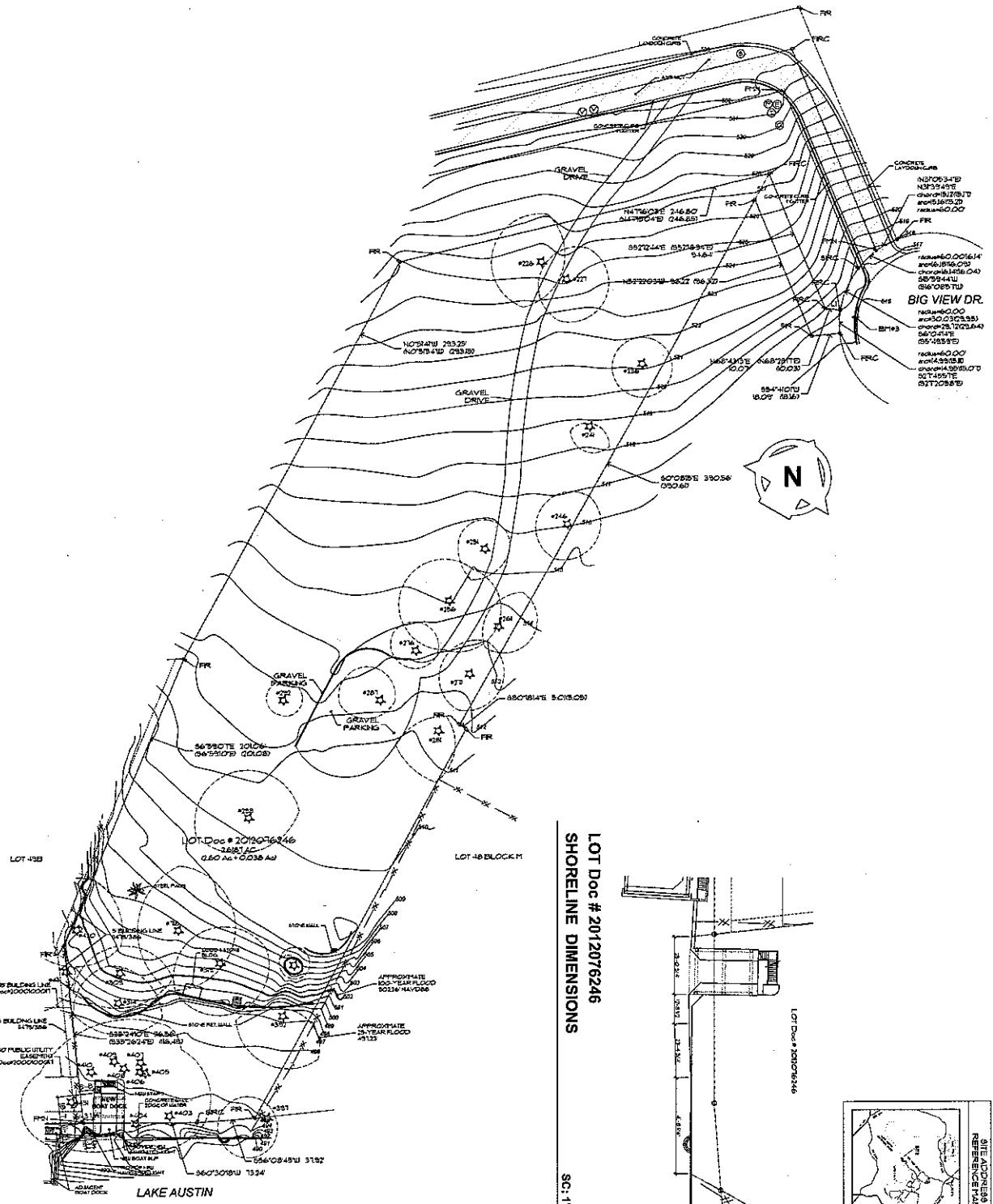
JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. # 4052



**FITZPATRICK
ARCHITECTS
PC**

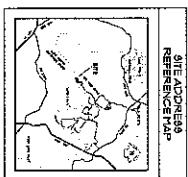
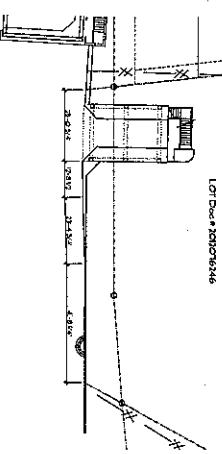
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SITE PLAN - W / NEW BOAT DOCK



LOT Doc # 2012076246
SHORELINE DIMENSIONS

SC: 1"=20'-0"



LEGEND	
P/R	POINT OF REFERENCED
R/R	RIGHT OF REFERENCED
L/R	LEFT OF REFERENCED
U/R	UPRIGHT REFERENCED
D/R	DOWNRIGHT REFERENCED
N/R	UPRIGHT REFERENCED
W/R	DOWNRIGHT REFERENCED
S/R	UPRIGHT REFERENCED
E/R	DOWNRIGHT REFERENCED
FR	FORWARD REFERENCED
RR	REAR REFERENCED
LR	LEFT REFERENCED
UR	UPRIGHT REFERENCED
DR	DOWNRIGHT REFERENCED
UR	UPRIGHT REFERENCED
DR	DOWNRIGHT REFERENCED

SHEET LIST	
A1-1	SITE PLAN - W/ EXISTING BOAT DOCK 1"=20'-0"
A1-2	SITE PLAN - W/ NEW BOAT DOCK 1"=20'-0"
A2	EXISTING BOAT DOCK PLN & DIMENSIONING PLN 1/4"
A3	NEW BOAT DOCK 1/4" ELEVATION & DIMENSIONING PLN 1/4"
A4	NEW BOAT DOCK 1/4" LEFT & RIGHT ELEVATIONS 1/4"
A5	NEW BOAT DOCK 1/4" FIRST FLOOR PLN 1/4"
A6	NEW BOAT DOCK 1/4" SECOND FLOOR PLN 1/4"
A7	NEW BOAT DOCK 1/4" ROOF PLN 1/4"
A8	NEW BOAT DOCK 1/4" REAR ELEVATION 1/4"

- SC: 1"=20'-0"

HERD RESIDENCE - BOAT DOCK
7900 BIG VIEW DR.

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. # 4032



FITZPATRICK
ARCHITECTS
PC

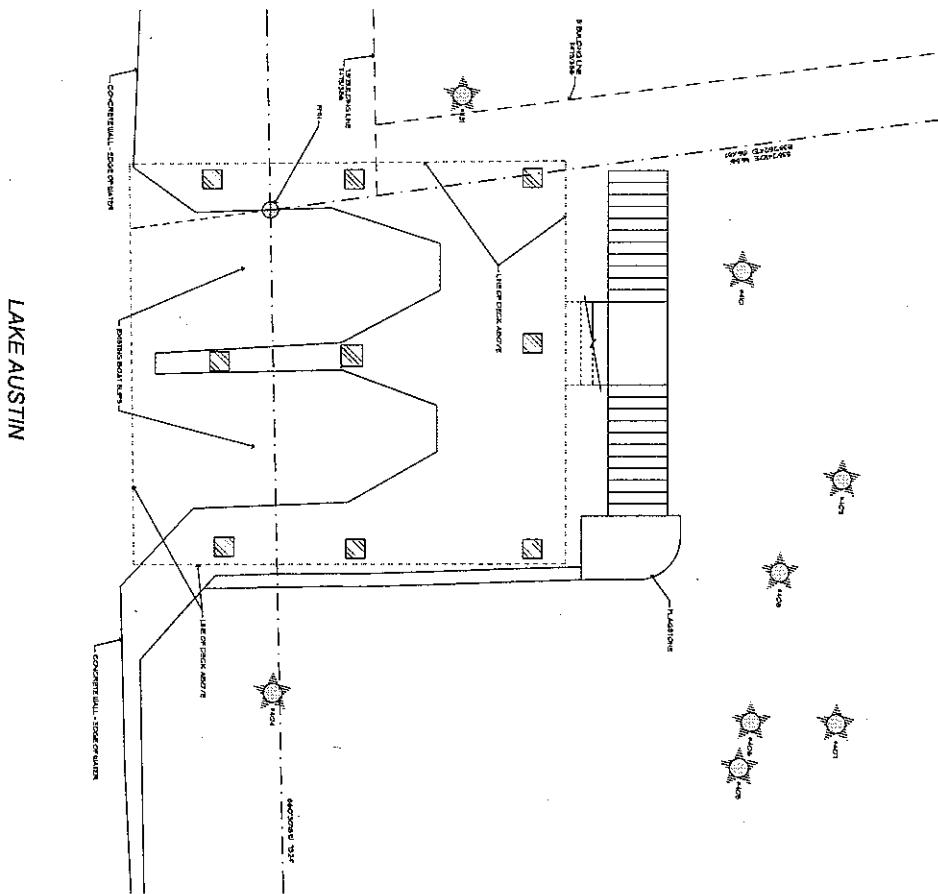
JF



A-2

EXISTING BOAT DOCK PLAN

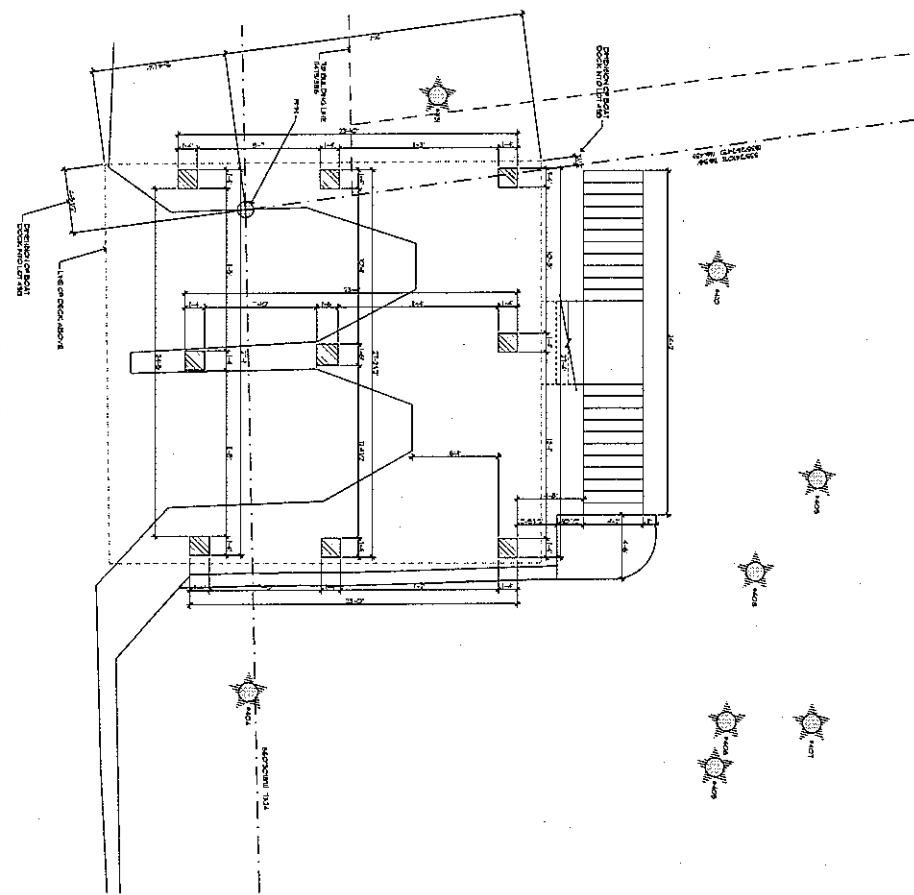
SC: 1/4"=1'-0"



LAKE AUSTIN

EXISTING BOAT DOCK DIMENSIONING PLAN

SC: 1/4"=1'-0"



HERD RESIDENCE - BOAT DOCK
7900 BIG VIEW DR.

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. #4052



**FITZPATRICK
ARCHITECTS
P.C.**

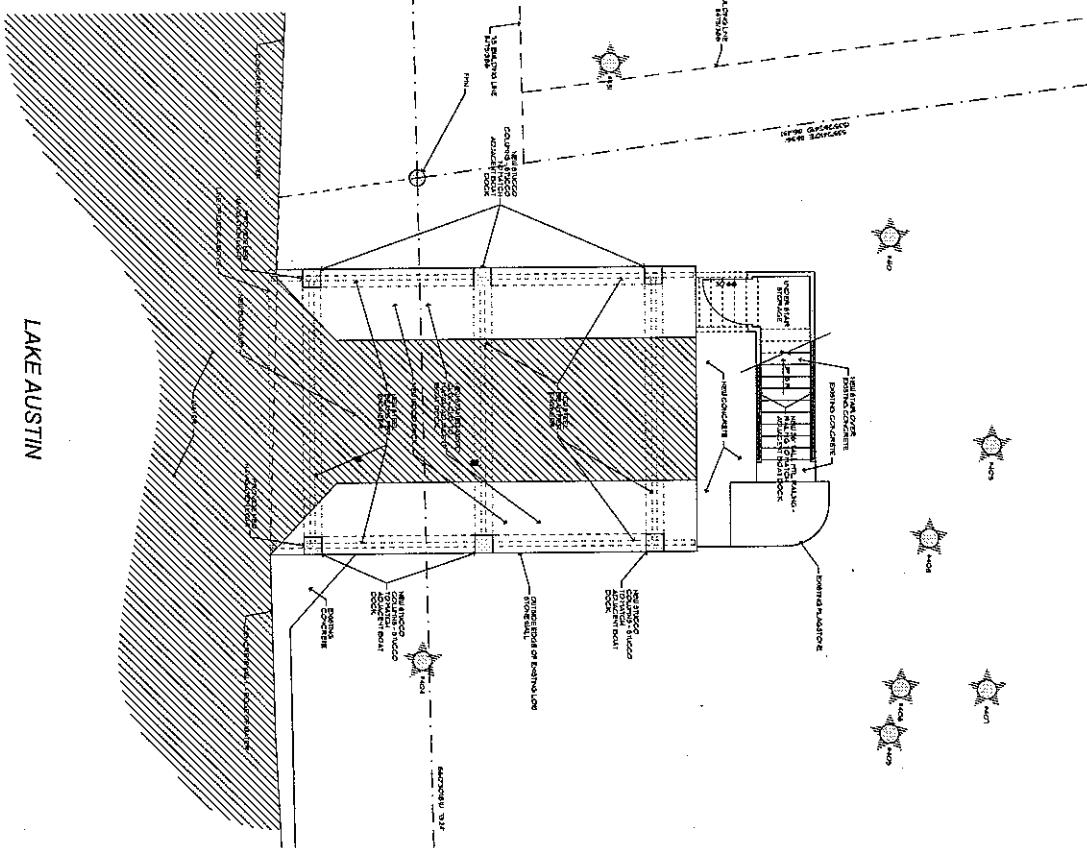
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A-3

**Exist.
Boat Dock**

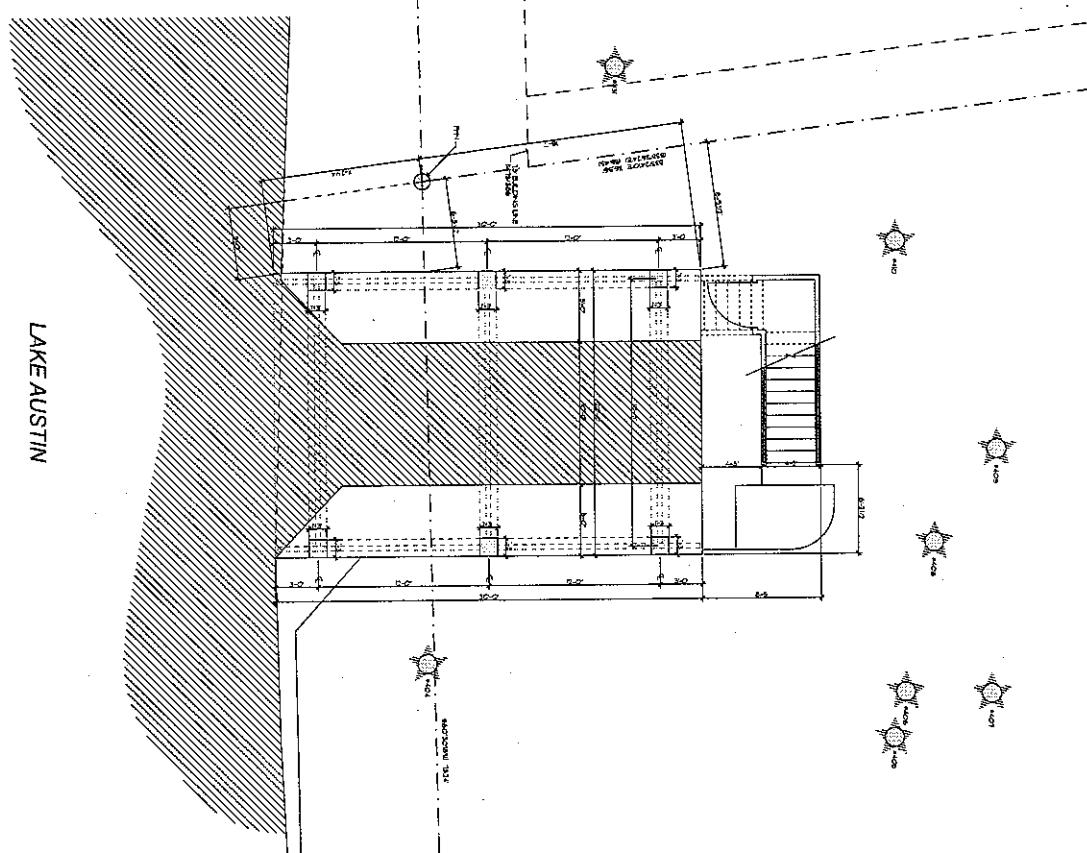
Rev. 4/2024
Drawing No. 0001-0000
Architect: JOHN FITZPATRICK
Engineer: JOHN FITZPATRICK
Contractor: JOHN FITZPATRICK
Owner: JOHN FITZPATRICK



NEW BOAT DOCK - FIRST FLOOR PLAN

SC: 1/4"=1'-0"

LAKE AUSTIN



NEW BOAT DOCK - FIRST FLOOR DIMENSIONING PLAN

SC: 1/4"=1'-0"

LAKE AUSTIN

HERD RESIDENCE - BOAT DOCK
7900 BIG VIEW DR.

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. # 4052



**FITZPATRICK
ARCHITECTS
P.C.**

JF



A-4

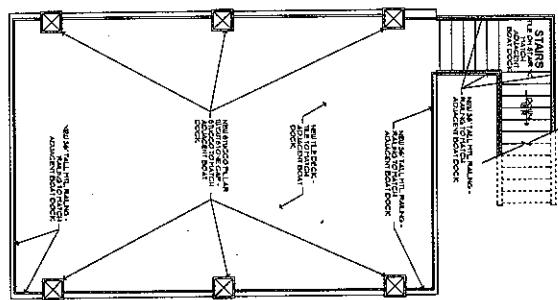
Sheet 3 of 7

**Boat Dock
Floor & Dim
Plans**

Rev. 10/2002
Drawing No. 100-00000000

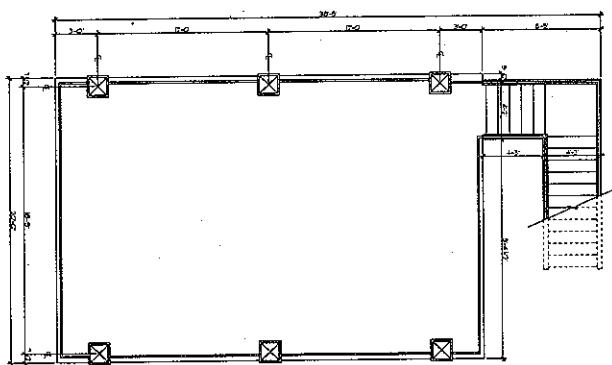
NEW BOAT DOCK - SECOND FLOOR PLAN

SC: 1/4"=1'-0"



NEW BOAT DOCK - SECOND FLOOR DIMENSIONING PLAN

SC: 1/4"=1'-0"



A-5

HERD RESIDENCE - BOAT DOCK
7900 BIG VIEW DR.

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. # 4052

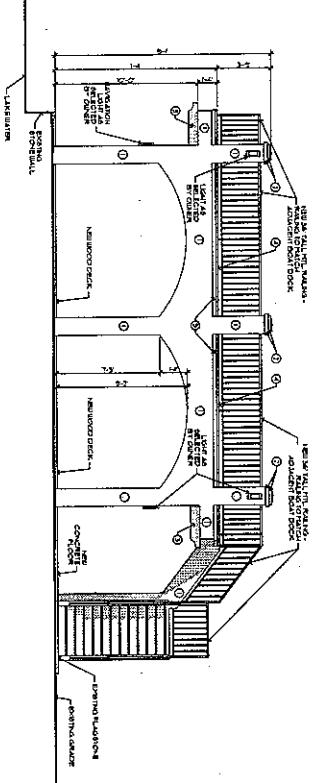


FITZPATRICK
ARCHITECTS
P.C.

J. Fitz

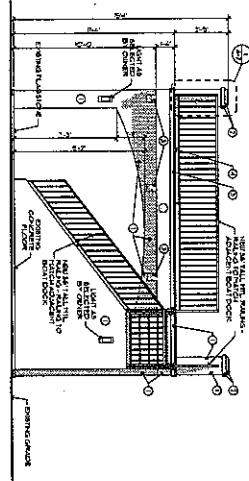
Boat Dock
Floor & Dim
Plans
Rev. 4/17/2014
Approved by _____

LEFT ELEVATION

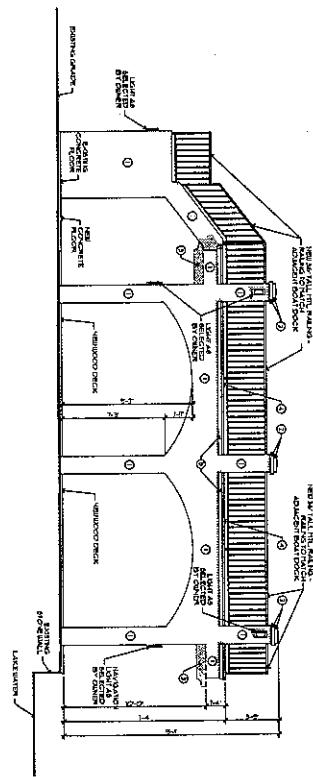


SC: 1/4"=1'-0"

FRONT ELEVATION - VIEW FROM STREET



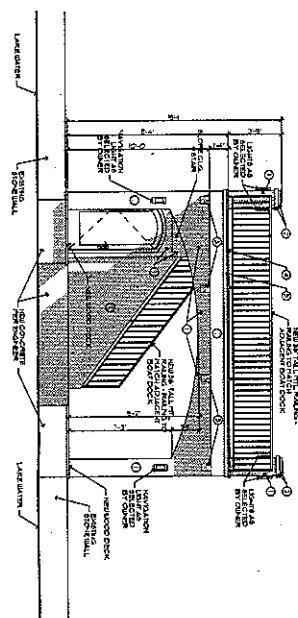
RIGHT ELEVATION



SC: 1/4"=1'-0"

SC: 1/4"=1'-0"

REAR ELEVATION - VIEW FROM LAKE



MATERIALS LEGEND	
STRUCTURE	STAINLESS STEEL
DOORS	SLIDING GLASS
ROOF	SHED ROOF
WALLS	STAINLESS STEEL
FLOOR	CONCRETE
STAIRS	CONCRETE

HERD RESIDENCE - BOAT DOCK
7900 BIG VIEW DR.

JOHN FITZPATRICK ARCHITECT, AIA
TX, REG. #4052



FITZPATRICK
ARCHITECTS
P.C.

STATE
OF TEXAS



A-6

Boat Dock
Elevations

Rev. 10/2014

File No. 0057202

Architect

John Fitzpatrick

Reg. #4052

TX

07-2014-04585020



City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6012494

Payment Date: 08/28/2014

Invoice No.: 6032249

Payer Information

Company/Facility Name: Aupperle Company

Payment Made By: CAROLYN AUPPERLE
10088 CIRCLEVIEW DR
AUSTIN TX 78733

Phone No.: (512) 329-8241

Payment Method: American Express

Payment Received: \$388.00

Amount Applied: \$388.00

Cash Returned: \$0.00

Comments: AUTH 508710-1024

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4120	BOA/SRB Fee	11207651	7900 BIG VIEW DR Bldg BD	2014-000124-BA	\$388.00
				Total	\$388.00