




137

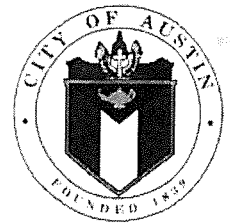
BIG VIEW

FAR VIEW



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0113
Address: 8818 BIG VIEW #4



1" = 200'

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.

CASE# C15-2015-0113
ROW# 11385499
TAX# 0137360432

m
2

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE
* maybe wrong parcel, not matching in TCAD -
* 0139360206

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

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

STREET ADDRESS: 8818 Big View #4 Big View Drive

LEGAL DESCRIPTION: Subdivision - Panther Hollow Creek Ph. II

Lot(s) 4 Block A Outlot _____ Division _____

I/We Bruce S Aupperle, P.E. on behalf of myself/ourselves as authorized agent for

Raj & Santosh Singla affirm that on 6/1, 2015,

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Variance from Sections 25-2-1176(A)(1) to allow construction of a dock 45 feet from the shoreline due to very shallow water near the shoreline.

in a 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):

m7
3

REASONABLE USE:

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

Existing zoning will create need for substantial dredging during construction and for annual maintenance.

HARDSHIP:

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

The property has extremely shallow water near the shoreline.

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

The properties downstream of this area on Lake Austin have shallow water issues similar to this lot.

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 variance will not alter the character of the area because adjacent docks have similar lengths from the shoreline.

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:

4/37

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 Circlevue Dr,

City, State & Zip Austin, TX 78733

Printed Bruce Aupperle, P.E. Phone 512-329-8241 Date 6-5-2015

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 Santosh Singh Mail Address 4965 BELLECHASE DR

City, State & Zip BEAUMONT, TX 77706

Printed SANTOSH SINGH Phone 409-898-8920 Date 6.5.2015

5/3/15

June 5, 2014

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

To Whom It May Concern:

We, Raj & Santosh Singla, own the property at 8818 #4 Big View per Deed Document # 2013037557. We wish to 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,








Raj & Santosh Singla
4965 Bellchase Drive
Beaumont, TX 77706-7764

8818 BIC VIEW #4 AERIAL 2012



8818

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

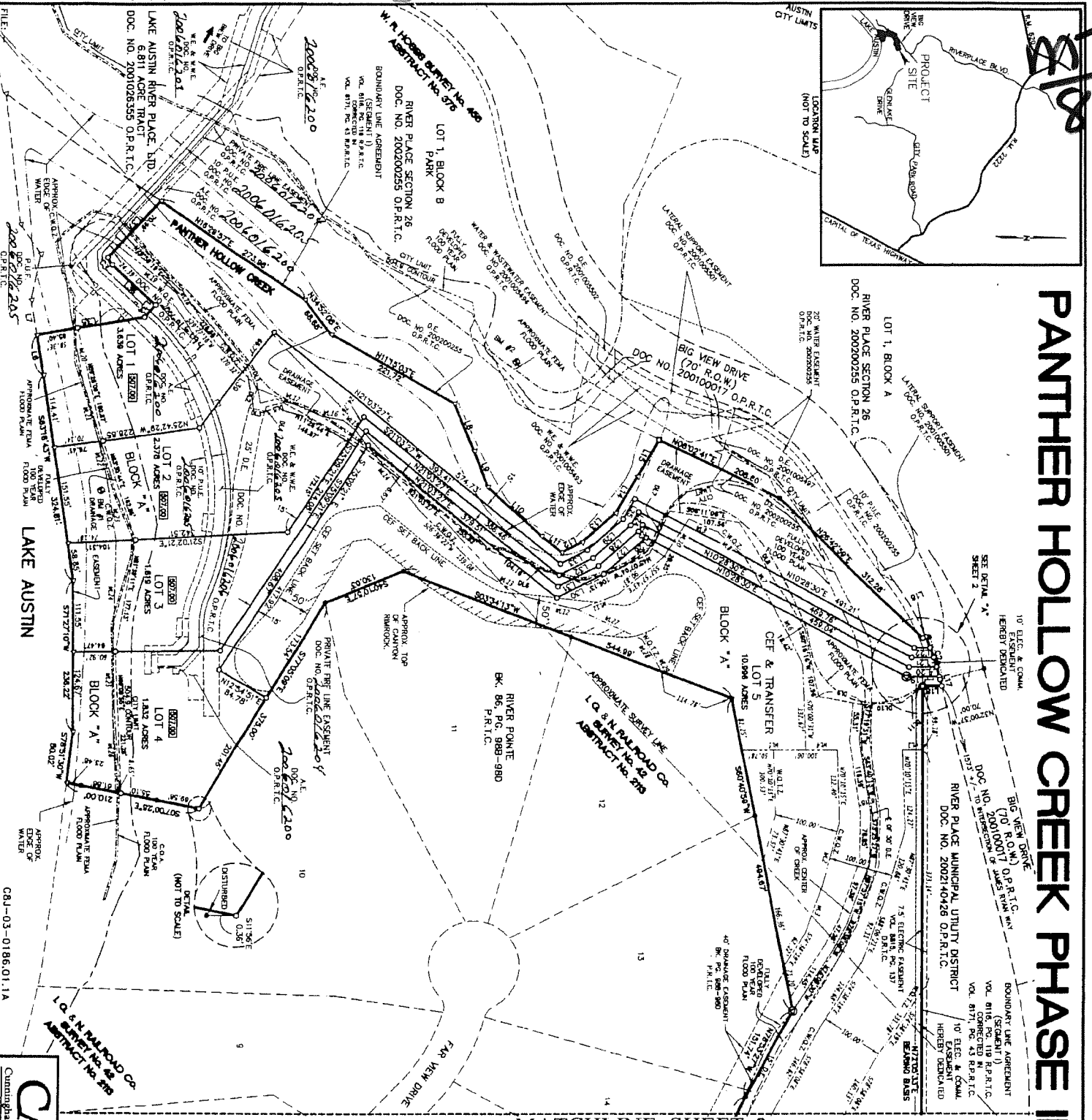
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

11/30/06 \$ 92.00

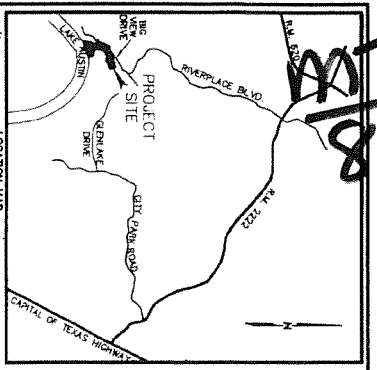
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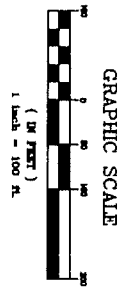
PHOTOGRAPHIC MYL



PANTHER HOLLOW CREEK PHASE II



MATCHLINE SHEET 2



OWNER:
DANIEL L. LUTZ, JR.
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Phone: (512) 468-9843
Fax: (512) 468-9843

ENGINEER:
CUMMINGS & ALLEN, INC.
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Phone: (512) 327-2873
Fax: (512) 327-2873

LEGEND

- 1) LOTION SPUR SET IN POWER POLE NO. 200025, ± 80' NORTH OF THE NORTH LINE OF LOT 1, BLOCK A, PANTHER HOLLOW CREEK PHASE II, ELEVATION: 785.00
- 2) LOTION SPUR SET IN 12" D.I. C&G, ± 100' SOUTHWEST OF THE EASTERN CORNER OF LOT 1, BLOCK A, PANTHER HOLLOW CREEK PHASE II, ELEVATION: 785.00
- 3) LOTION SPUR SET IN 12" D.I. C&G, ± 100' SOUTHWEST OF THE EASTERN CORNER OF LOT 1, BLOCK A, PANTHER HOLLOW CREEK PHASE II, ELEVATION: 785.00
- 4) LOTION SPUR SET IN 12" D.I. C&G, ± 100' SOUTHWEST OF THE EASTERN CORNER OF LOT 1, BLOCK A, PANTHER HOLLOW CREEK PHASE II, ELEVATION: 785.00

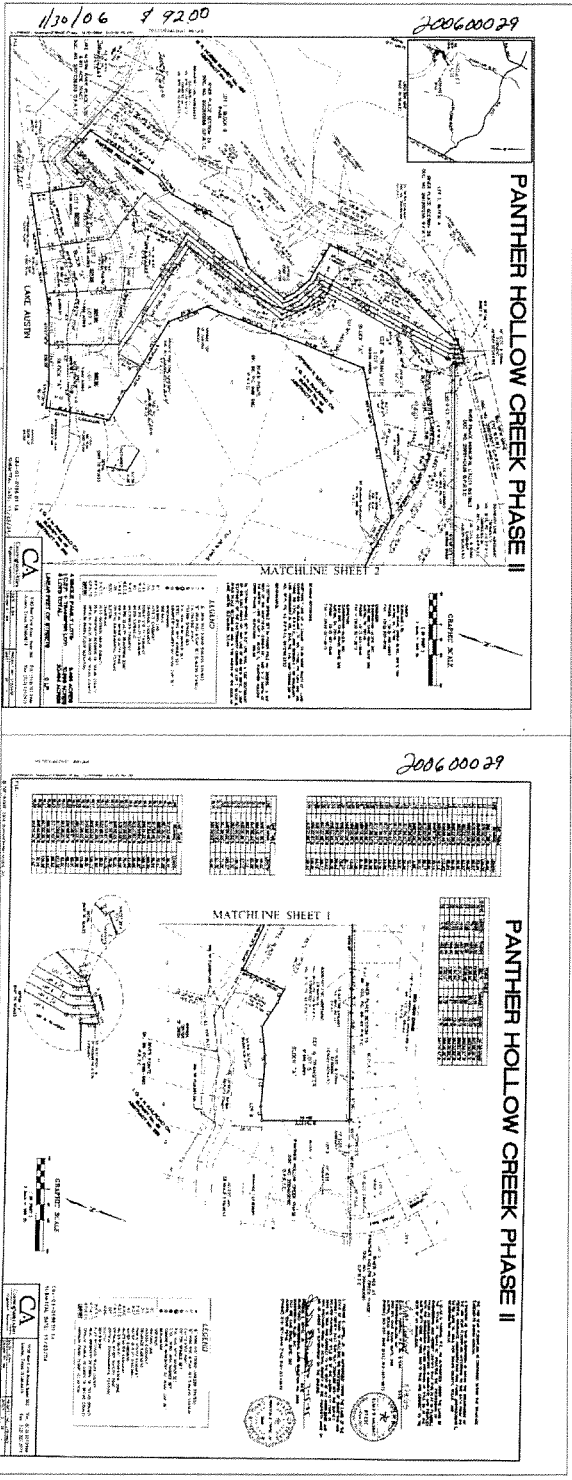
Cummins & Allen
3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6819
Tel: (512) 327-2873
Fax: (512) 327-2873
DATE: 9/04

PANTHER HOLLOW CREEK PHASE II

3103 Bee Cave Road, Suite 202
Austin, Texas 78746-6619
Tel.: (512) 327-2946
Fax: (512) 377-2073

312

8818#4 Big View Drive



PANTHER HOLLOW CREEK PHASE II

200600029

CA

1/30/06 \$ 92.00

200600029

CA

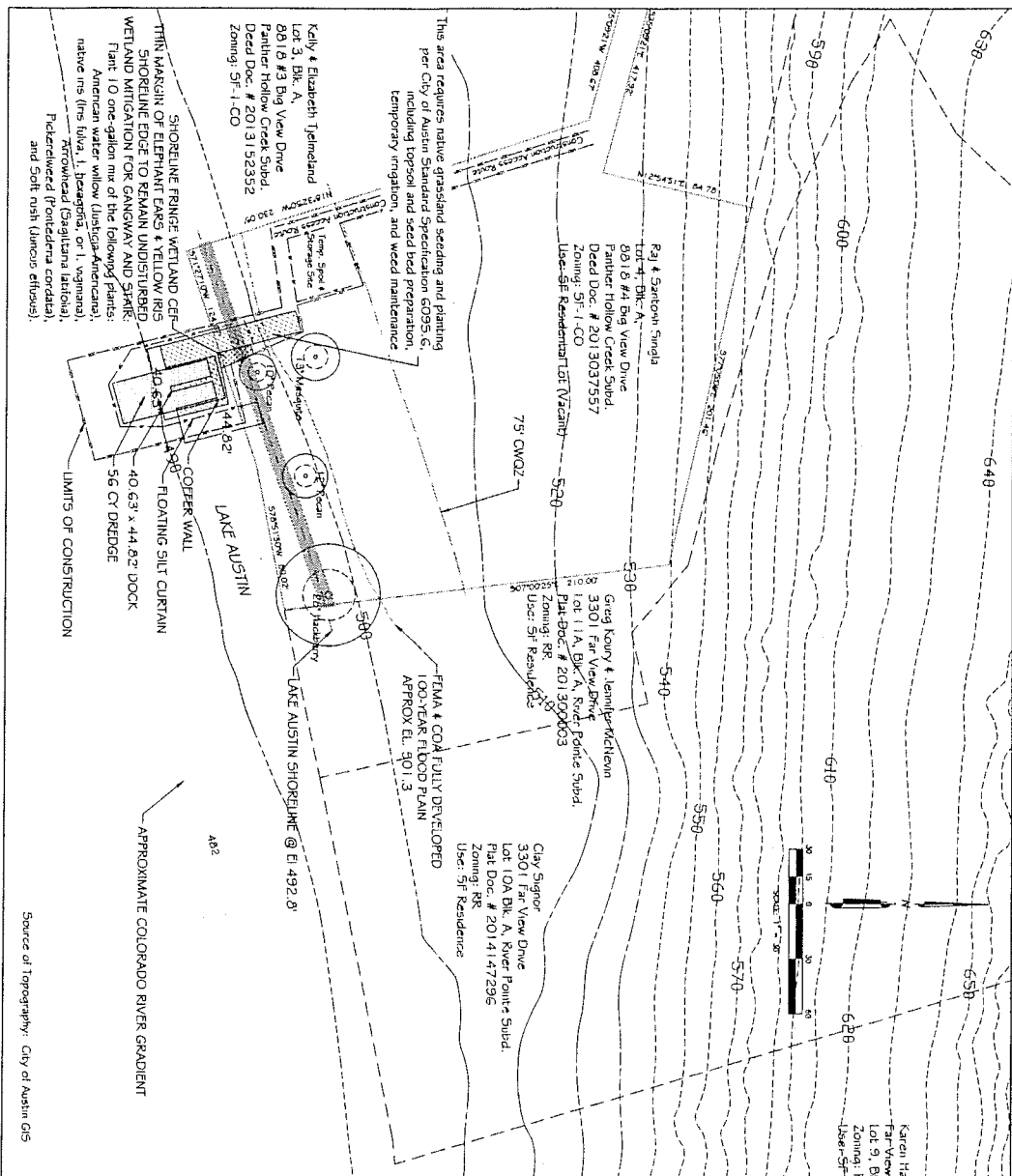
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PANTHER HOLLOW CREEK PHASE II

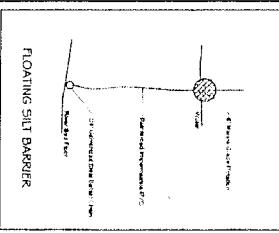
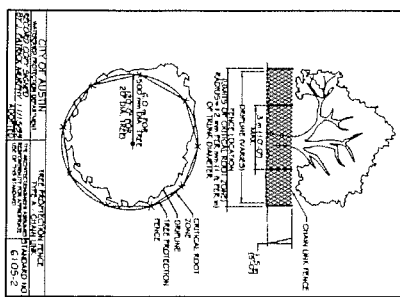
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L5	S69°30'W	145.00
L6	S66°30'W	180.00
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File

8818#4 Big View Drive



Source of Topography: City of Austin GIS



1. A SILT CURTAIN SHALL BE CONSTRUCTED WITH A MINIMUM LENGTH OF 100 FEET AND A MINIMUM WIDTH OF 10 FEET.
2. THE SILT CURTAIN SHALL BE CONSTRUCTED WITH A MINIMUM LENGTH OF 100 FEET AND A MINIMUM WIDTH OF 10 FEET.
3. THE SILT CURTAIN SHALL BE CONSTRUCTED WITH A MINIMUM LENGTH OF 100 FEET AND A MINIMUM WIDTH OF 10 FEET.
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10. THE SILT CURTAIN SHALL BE CONSTRUCTED WITH A MINIMUM LENGTH OF 100 FEET AND A MINIMUM WIDTH OF 10 FEET.

Barrier Dimensions: Length = 100 ft, Width = 10 ft, Height = 4 ft



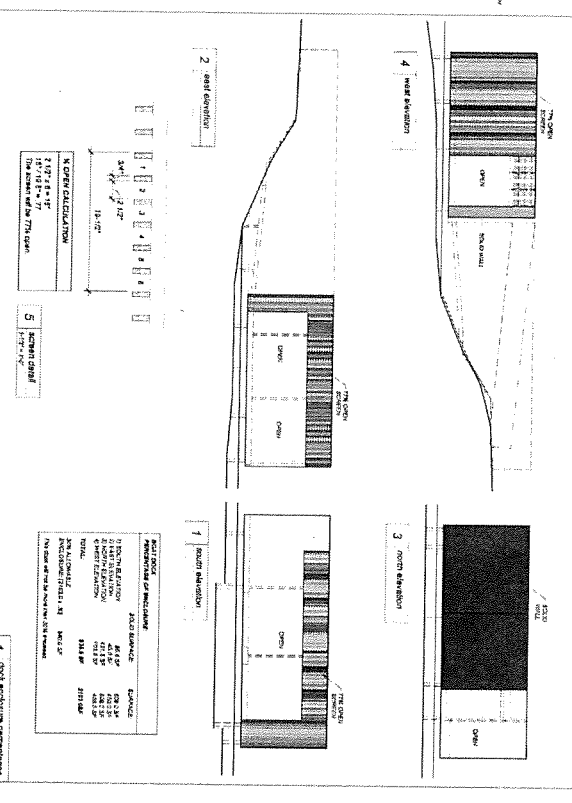
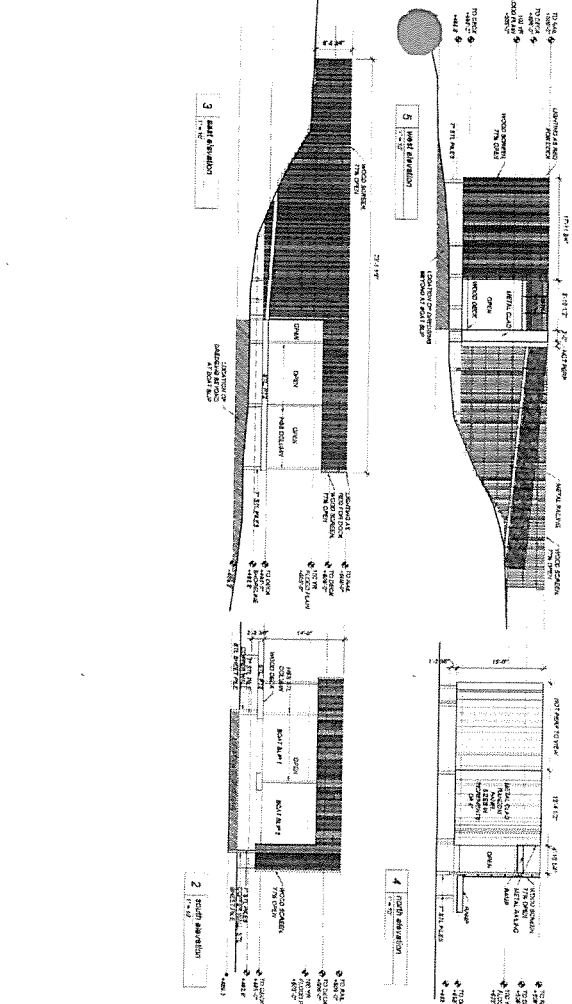
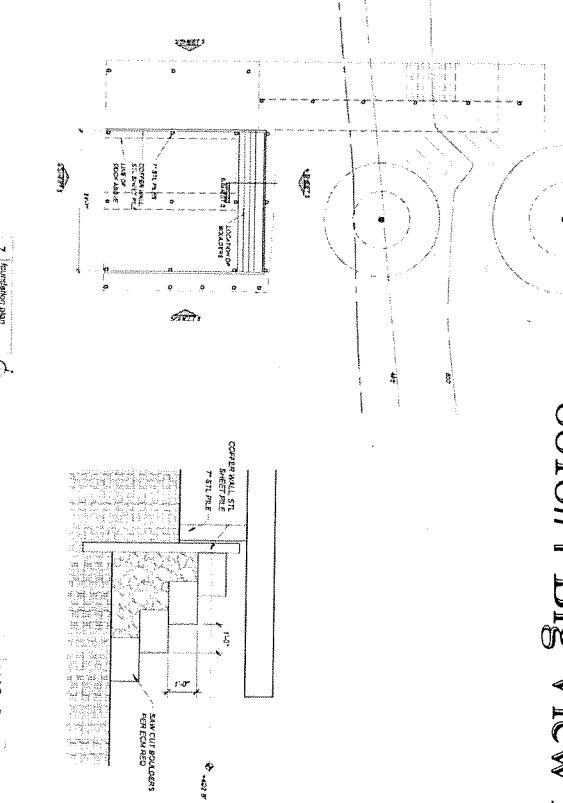
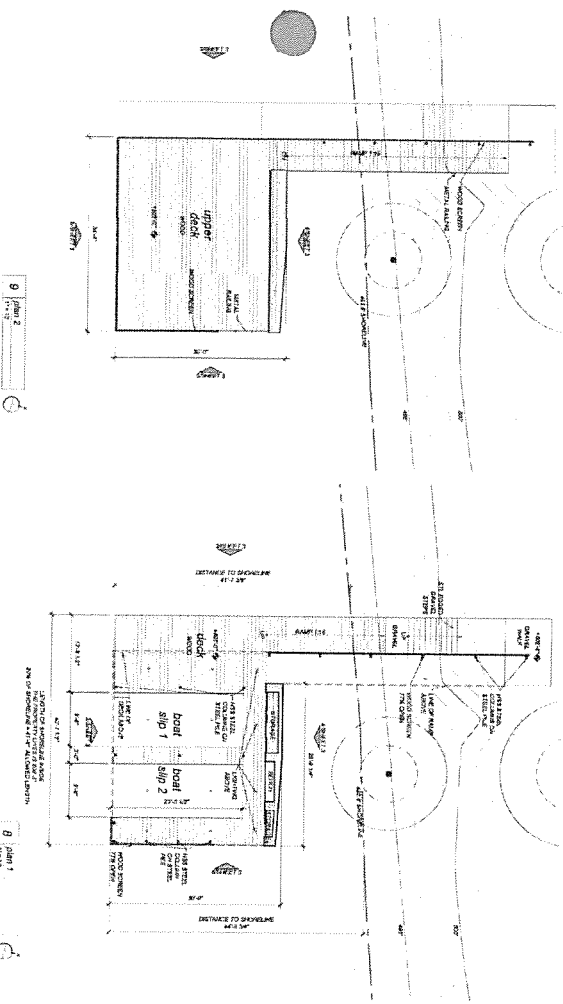
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SITE PLAN & EROSION AND
SEDIMENTATION CONTROL PLAN

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