

49  
1

BIG VIEW

FAR VIEW



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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



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.

1" = 200'

Revised

CASE# C15205-0113  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

49  
2

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: 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 8/31, 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)

X ERECT \_\_\_ ATTACH \_\_\_ COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

Variance from Sections 25-2-1176(A)(1) to allow construction of a dock 52 feet from the shoreline  
due to very shallow water near the shoreline and the limitation to not exceed 25 CY of dredge.

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):

L9  
3

**REASONABLE USE:**

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

Existing zoning regulation will create need for substantial amount of dredge, about 80 CY, if dock is to meet allowed length of 30' from shoreline 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:

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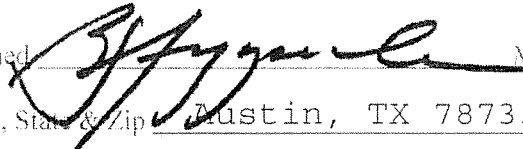
4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

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**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 bruceaupperle@me.com  
City, State & Zip Austin, TX 78733  
Printed Bruce Aupperle Phone 5124227838 Date 8/31/15

**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 \_\_\_\_\_

See revised

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

69  
5

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE  
*\* may be 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.**

519

**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:

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:

49  
1

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:

---

---

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 Santos Singh Mail Address 4965 BELLECHASE DR

City, State & Zip BEAUMONT, TX 77706

Printed SANTOSH SINGH Phone 409-898-8920 Date 6.5.2015

49  
8

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 BIG VIEW #4 AERIAL 2012



## 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.

Handwritten:  $F = 1$

**OWNER:**  
RAY J. SAKAGUCHI, EMGIA  
6010 BIG BAY DRIVE #2  
AUSTIN, TX 78730

**ENGINEER:**  
BROCK S. ALVAREZ, P.E.  
10006 CIRCLEVIEW DRIVE  
AUSTIN, TEXAS 78733  
PHONE (512) 462-7030  
FAX (512) 329-0241

[illegible][illegible]

CONSENTANTS FOR TESTS

**AUPPERLE COMPANY**  
Engineering, Planning & Development Services  
10088 Carleview Drive, Austin, Texas 78733 512 329-8241  
Texas Board Of Professional Engineers Registration Number P-1994

[illegible][illegible]

8818 Big View Drive #4  
COVER SHEET & NOTES

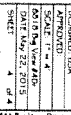
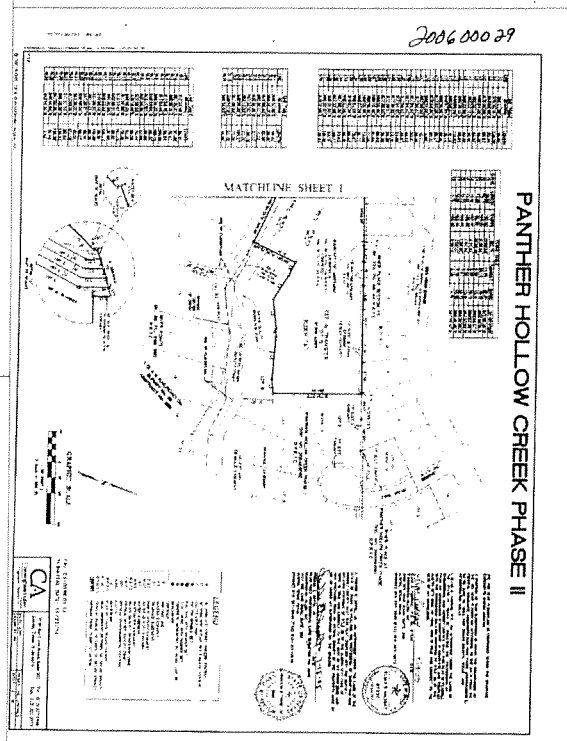
8818 Big View Drive #4  
COVER SHEET & NOTES







8818#4 Big View Drive



**AUPPERLE COMPANY**  
Engineering, Planning & Development Services  
10088 Circleview Drive, Austin, TEXAS 78733 512 329-8241  
Team Board Of Professional Engineers Registration Number P-1994

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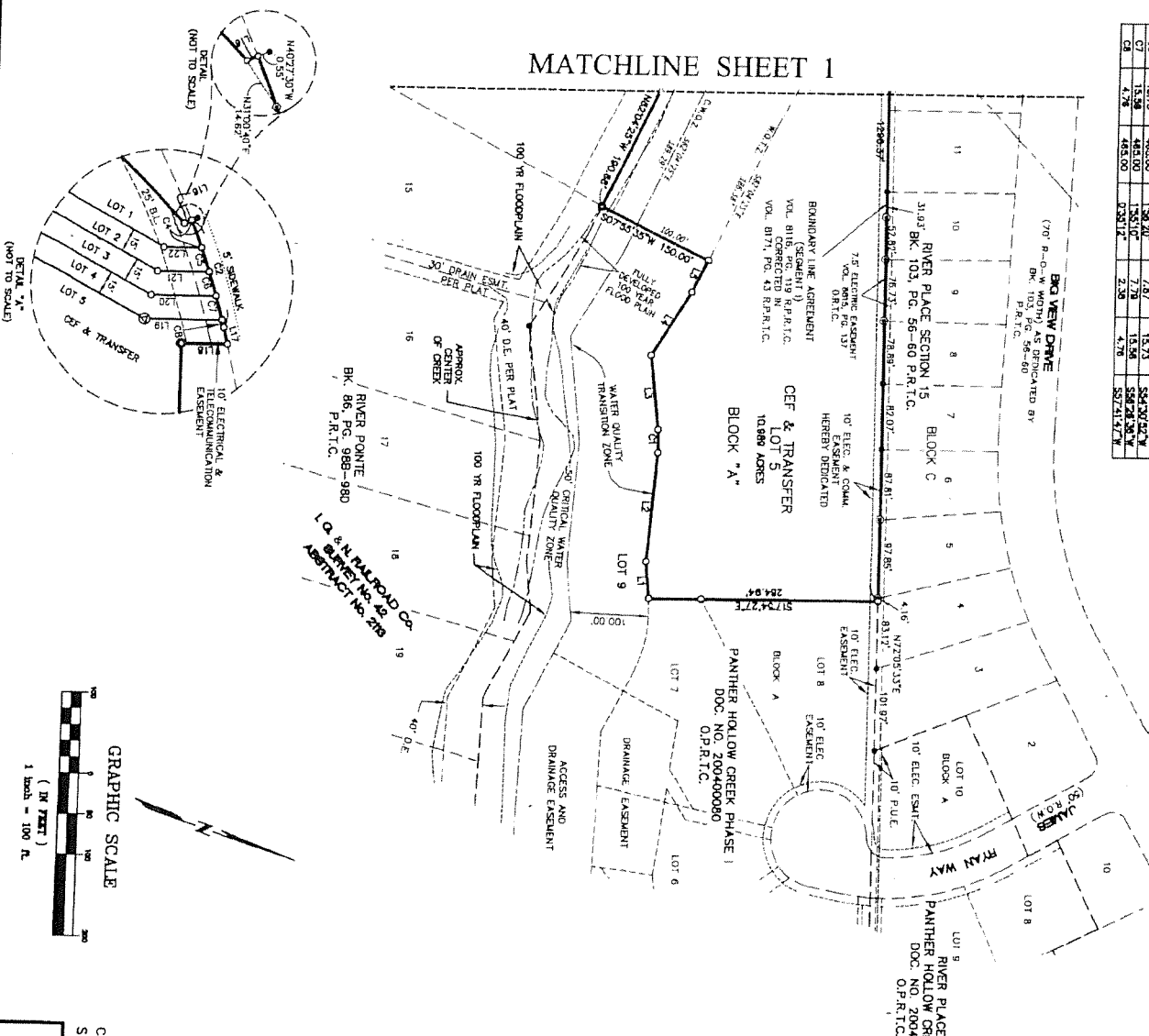
# PANTHER HOLLOW CREEK PHASE II

LINE	DESCRIPTION	LENGTH
L1	5881.71 °W	13.40
L2	5743.91 °W	83.54
L3	5606.25 °W	83.67
L4	5468.59 °W	83.87
L5	5330.93 °W	84.07
L6	5193.27 °W	84.27
L7	5055.61 °W	84.47
L8	4917.95 °W	84.67
L9	4780.29 °W	84.87
L10	4642.63 °W	85.07
L11	4504.97 °W	85.27
L12	4367.31 °W	85.47
L13	4229.65 °W	85.67
L14	4091.99 °W	85.87
L15	3954.33 °W	86.07
L16	3816.67 °W	86.27
L17	3679.01 °W	86.47
L18	3541.35 °W	86.67
L19	3403.69 °W	86.87
L20	3266.03 °W	87.07
L21	3128.37 °W	87.27
L22	2990.71 °W	87.47
L23	2853.05 °W	87.67
L24	2715.39 °W	87.87
L25	2577.73 °W	88.07
L26	2440.07 °W	88.27
L27	2302.41 °W	88.47
L28	2164.75 °W	88.67
L29	2027.09 °W	88.87
L30	1889.43 °W	89.07
L31	1751.77 °W	89.27
L32	1614.11 °W	89.47
L33	1476.45 °W	89.67
L34	1338.79 °W	89.87
L35	1201.13 °W	90.07
L36	1063.47 °W	90.27
L37	925.81 °W	90.47
L38	788.15 °W	90.67
L39	650.49 °W	90.87
L40	512.83 °W	91.07
L41	375.17 °W	91.27
L42	237.51 °W	91.47
L43	99.85 °W	91.67
L44	-67.91 °W	91.87
L45	-230.25 °W	92.07
L46	-387.59 °W	92.27
L47	-544.93 °W	92.47
L48	-702.27 °W	92.67
L49	-859.61 °W	92.87
L50	-1016.95 °W	93.07
L51	-1174.29 °W	93.27
L52	-1331.63 °W	93.47
L53	-1488.97 °W	93.67
L54	-1646.31 °W	93.87
L55	-1803.65 °W	94.07
L56	-1960.99 °W	94.27
L57	-2118.33 °W	94.47
L58	-2275.67 °W	94.67
L59	-2433.01 °W	94.87
L60	-2590.35 °W	95.07
L61	-2747.69 °W	95.27
L62	-2905.03 °W	95.47
L63	-3062.37 °W	95.67
L64	-3219.71 °W	95.87
L65	-3377.05 °W	96.07
L66	-3534.39 °W	96.27
L67	-3691.73 °W	96.47
L68	-3849.07 °W	96.67
L69	-4006.41 °W	96.87
L70	-4163.75 °W	97.07
L71	-4321.09 °W	97.27
L72	-4478.43 °W	97.47
L73	-4635.77 °W	97.67
L74	-4793.11 °W	97.87
L75	-4950.45 °W	98.07
L76	-5107.79 °W	98.27
L77	-5265.13 °W	98.47
L78	-5422.47 °W	98.67
L79	-5579.81 °W	98.87
L80	-5737.15 °W	99.07
L81	-5894.49 °W	99.27
L82	-6051.83 °W	99.47
L83	-6209.17 °W	99.67
L84	-6366.51 °W	99.87
L85	-6523.85 °W	100.07
L86	-6681.19 °W	100.27
L87	-6838.53 °W	100.47
L88	-6995.87 °W	100.67
L89	-7153.21 °W	100.87
L90	-7310.55 °W	101.07
L91	-7467.89 °W	101.27
L92	-7625.23 °W	101.47
L93	-7782.57 °W	101.67
L94	-7939.91 °W	101.87
L95	-8097.25 °W	102.07
L96	-8254.59 °W	102.27
L97	-8411.93 °W	102.47
L98	-8569.27 °W	102.67
L99	-8726.61 °W	102.87
L100	-8883.95 °W	103.07

LINE	BEARING	LENGTH
D.1	H49.47.55 E	40.22
D.2	H41.15.10 W	30.30
D.3	S24.28.33 E	26.00
D.4	S85.50.27 W	7.22
D.5	N32.31.28 W	27.13
D.6	N01.34.07 E	150.18
D.7	S33.58.52 E	73.70
D.8	S35.58.20 W	186.57
D.9	S07.36.24 E	71.52
D.10	S20.14.10 E	57.78
D.11	S56.32.03 E	41.49

	LINE	BEARING	LENGTH
W.1	51.725.46'E	50.41'	
W.2	51.725.46'E	10.00'	
W.3	51.725.46'E	10.00'	
W.4	51.725.46'E	49.41'	
W.5	51.725.46'E	100.80'	
W.6	51.725.46'E	105.48'	
W.7	51.725.46'E	99.30'	
W.8	51.725.46'E	99.60'	
W.9	51.725.46'E	99.60'	
W.10	51.733.22'E	70.44'	
W.11	51.733.22'E	70.44'	
W.12	51.733.22'E	64.54'	
W.13	51.733.22'E	64.54'	
W.14	51.733.22'E	64.54'	
W.15	51.733.22'E	64.54'	
W.16	51.733.22'E	110.87'	
W.17	51.733.22'E	110.87'	
W.18	51.733.22'E	110.87'	
W.19	51.733.22'E	110.87'	
W.20	51.733.22'E	110.87'	
W.21	51.733.22'E	110.87'	
W.22	51.733.22'E	110.87'	
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W.24	51.733.22'E	110.87'	
W.25	51.733.22'E	110.87'	
W.26	51.733.22'E	110.87'	
W.27	51.733.22'E	110.87'	
W.28	51.733.22'E	110.87'	
W.29	51.733.22'E	110.87'	
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W.42	51.733.22'E	110.87'	
W.43	51.733.22'E	110.87'	
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W.48	51.733.22'E	110.87'	
W.49	51.733.22'E	110.87'	
W.50	51.733.22'E	110.87'	
W.51	51.733.22'E	110.87'	
W.52	51.733.22'E	110.87'	
W.53	51.733.22'E	110.87'	
W.54	51.733.22'E	110.87'	
W.55	51.733.22'E	110.87'	
W.56	51.733.22'E	110.87'	
W.57	51.733.22'E	110.87'	
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W.59	51.733.22'E	110.87'	
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W.64	51.733.22'E	110.87'	
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W.66	51.733.22'E	110.87'	
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W.70	51.733.22'E	110.87'	
W.71	51.733.22'E	110.87'	
W.72	51.733.22'E	110.87'	
W.73	51.733.22'E	110.87'	
W.74	51.733.22'E	110.87'	
W.75	51.733.22'E	110.87'	
W.76	51.733.22'E	110.87'	
W.77	51.733.22'E	110.87'	
W.78	51.733.22'E	110.87'	
W.79	51.733.22'E	110.87'	
W.80	51.733.22'E	110.87'	
W.81	51.733.22'E	110.87'	
W.82	51.733.22'E	110.87'	
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W.84	51.733.22'E	110.87'	
W.85	51.733.22'E	110.87'	
W.86	51.733.22'E	110.87'	
W.87	51.733.22'E	110.87'	
W.88	51.733.22'E	110.87'	
W.89	51.733.22'E	110.87'	
W.90	51.733.22'E	110.87'	
W.91	51.733.22'E	110.87'	
W.92	51.733.22'E	110.87'	
W.93	51.733.22'E	110.87'	
W.94	51.733.22'E	110.87'	
W.95	51.733.22'E	110.87'	
W.96	51.733.22'E	110.87'	
W.97	51.733.22'E	110.87'	
W.98	51.733.22'E	110.87'	
W.99	51.733.22'E	110.87'	
W.100	5		

GAME	LENGTH	MAJORS	CREAT. TABLE		
			DETA.	TYMANT.	CH-REARNG
C1	28.85	160.00	10.22	14.52	20.50
C2	70.71	485.00	0.20	1.44	571.08
C3	15.58	25.00	0.08	0.41	50.54
C4	18.16	445.00	2.71	9.09	546.27
C5	15.52	445.00	2.71	9.09	546.27
C6	15.52	445.00	1.90	7.80	530.23
C7	15.52	445.00	1.90	7.80	530.23
C8	15.58	445.00	1.55	7.78	534.26
CA	4.78	465.00	0.12	2.08	527.41

[illegible]

1. FREDERICK W. SPRELL, JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PLACE THE PROFESSION OF SURVEYING AND THE RELATED PORTIONS OF TITLE 22 OF THE TEXAS GOVERNMENT CODE, 1969, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

*Frederick W. Sprell, Jr.* DATE 7-15-95

FREDERICK W. SPRELL, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2066  
3102 WEST CANYON ROAD, SUITE 202  
AUSTIN, TEXAS 78746  
(PHONE) 512-227-2644 (FAX) 512-227-2973

STATE OF TEXAS



LEGEND

- |   |  |
|---|--|
| 0 | 1/2" REIN ROD FOUND (UNLESS STATED)      |
| 1 | 1/4" REIN ROD W/ CAP SET (UNLESS STATED) |
| 2 | COTTON SPINDLE SET                       |
| 3 | P.K. NAIL WITH WASHER SET                |
| 4 | STEEL SPOKE WITH WASHER SET              |
| 5 | STEEL ROD THROUGH W/ ALUM CAP SET        |
| 6 | SOFTWALK                                 |
| 7 | BUILDING LINE                            |
| 8 | ACCESS EXISTENT                          |
| 9 | PAVEMENT EXISTENT                        |
| A | PAVEMENT EXISTENT                        |
| B | PUBLIC UTILITY EXISTENT                  |
| C | WATER QUALITY EXISTENT                   |
| D | WATER EXISTENT                           |
| E | WATER QUALITY EXISTENT                   |
| F | WATER QUALITY ZONE                       |
| G | CRITICAL WATER QUALITY ZONE              |
| H | CRITICAL ENVIRONMENTAL FEATURE           |
| I | ELECTRIC                                 |
| J | PLAY RECORDS TRANS COUNTY                |
| K | REAL PROPERTY RECORDS OR TRANS COUNTY    |
| L | CRITICAL PUBLIC RECORDS OR TRANS COUNTY  |
| M | ANNUAL FIRST FLOOR ELEVATION             |

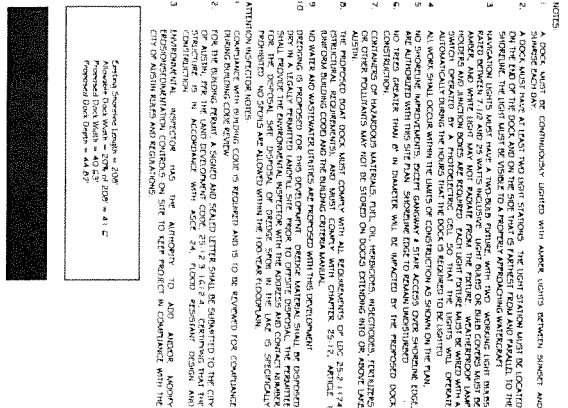
CBJ-03-0186.01.1A  
SUBMITTAL DATE: 11/23/04

**CA**  
Cunningham | Allen

3103 Bee Cave Road, Suite 202  
Austin, Texas 78746-6819

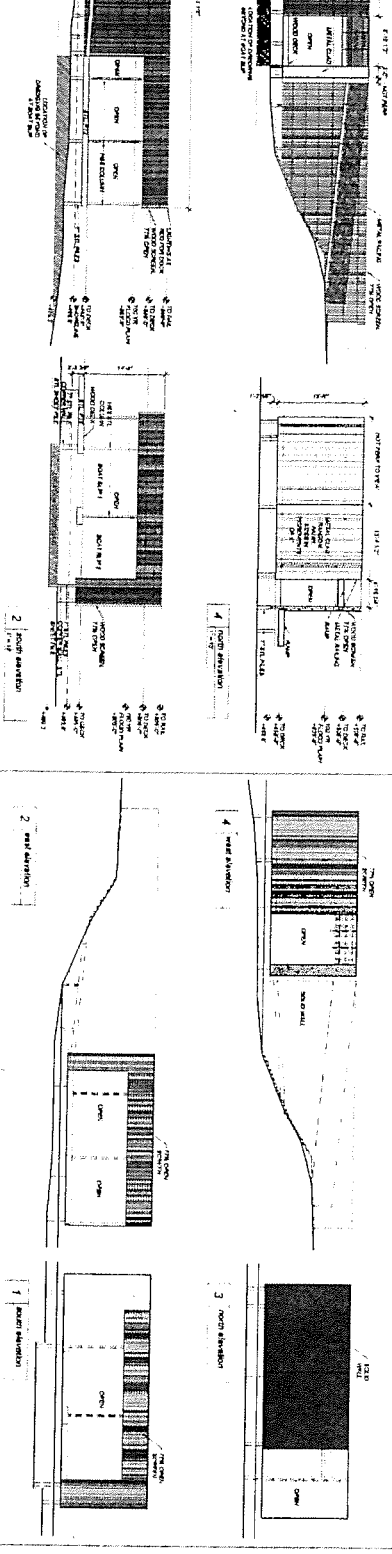
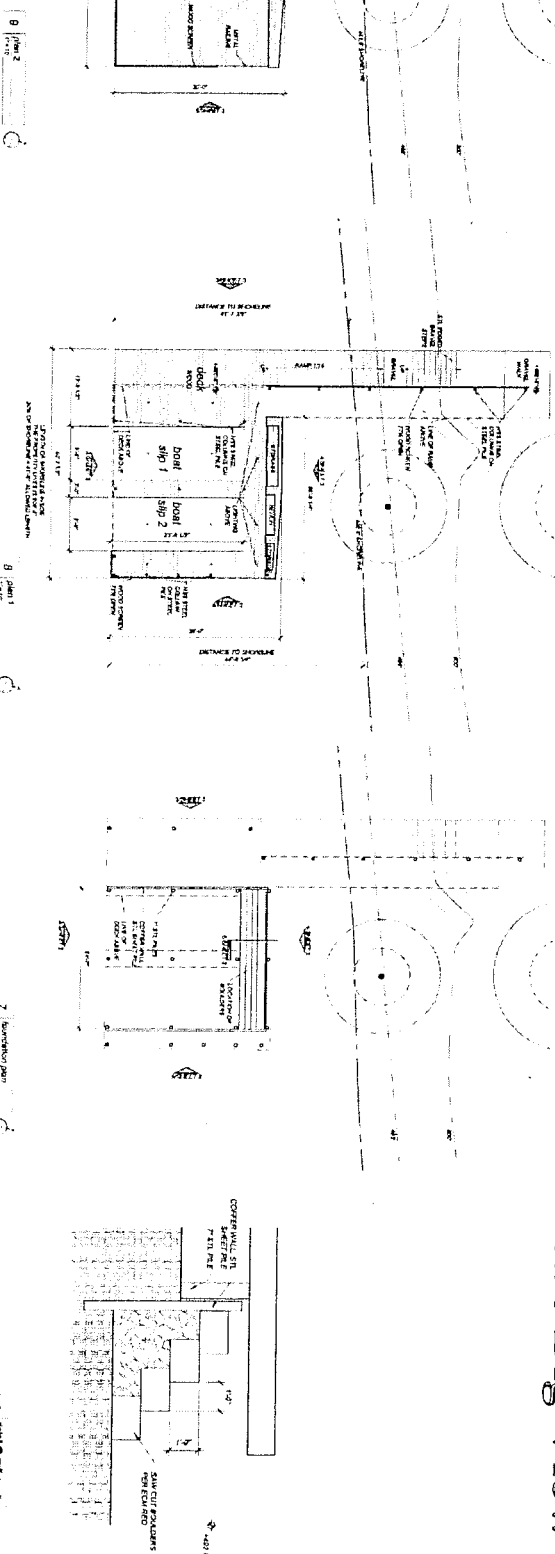
**Tel.: (512) 327-2946**  
**Fax: (512) 327-2973**

8818#4 Big View Drive

[illegible]

5/12

# 8818#4 Big View Drive



Item	Description	Quantity	Unit	Price	Total
1	Foundation	1	Sq. Ft.	10.00	10.00
2	Framing	1	Sq. Ft.	20.00	20.00
3	Roofing	1	Sq. Ft.	15.00	15.00
4	Interior Finishes	1	Sq. Ft.	30.00	30.00
5	Exterior Finishes	1	Sq. Ft.	25.00	25.00
6	Landscaping	1	Sq. Ft.	10.00	10.00
7	Driveway	1	Sq. Ft.	15.00	15.00
8	Garage	1	Sq. Ft.	20.00	20.00
9	Pool	1	Sq. Ft.	10.00	10.00
10	Deck	1	Sq. Ft.	15.00	15.00
11	Staircase	1	Sq. Ft.	10.00	10.00
12	Bathroom	1	Sq. Ft.	15.00	15.00
13	Bedroom	1	Sq. Ft.	20.00	20.00
14	Living Room	1	Sq. Ft.	30.00	30.00
15	Kitchen	1	Sq. Ft.	25.00	25.00
16	Hallway	1	Sq. Ft.	10.00	10.00
17	Entry	1	Sq. Ft.	15.00	15.00
18	Front Porch	1	Sq. Ft.	10.00	10.00
19	Back Porch	1	Sq. Ft.	15.00	15.00
20	Side Porch	1	Sq. Ft.	10.00	10.00
21	Staircase	1	Sq. Ft.	10.00	10.00
22	Bathroom	1	Sq. Ft.	15.00	15.00
23	Bedroom	1	Sq. Ft.	20.00	20.00
24	Living Room	1	Sq. Ft.	30.00	30.00
25	Kitchen	1	Sq. Ft.	25.00	25.00
26	Hallway	1	Sq. Ft.	10.00	10.00
27	Entry	1	Sq. Ft.	15.00	15.00
28	Front Porch	1	Sq. Ft.	10.00	10.00
29	Back Porch	1	Sq. Ft.	15.00	15.00
30	Side Porch	1	Sq. Ft.	10.00	10.00



