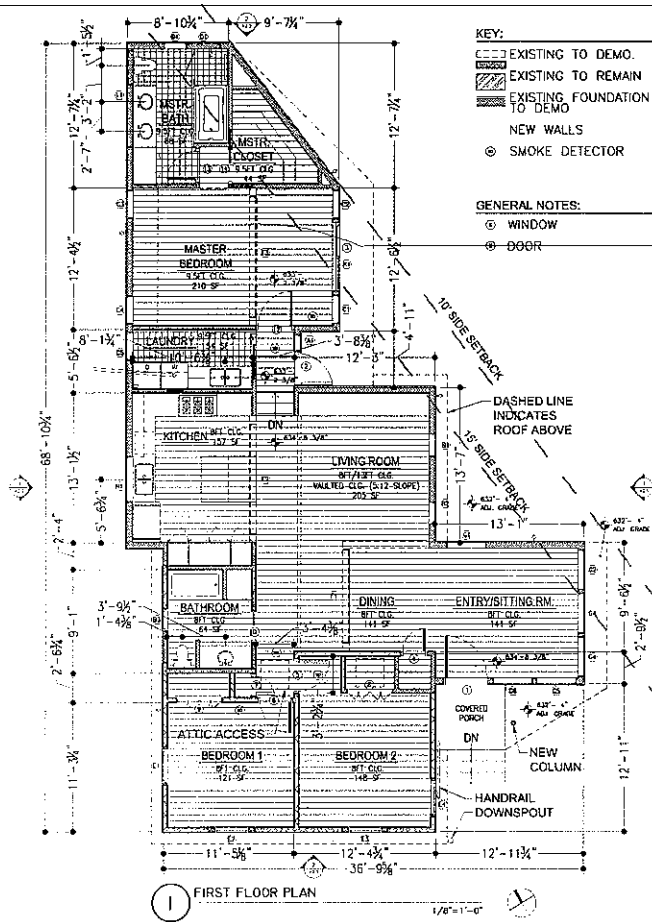


**BRADLEY RESIDENCE**  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

PROJECT NUMBER  
1315  
DATE  
05.16.14  
BOA VARIANCE  
SHEET NO. 1  
SITE PLAN

**A1.0**  
mf and associates

[illegible]

**BRADLEY RESIDENCE**  
3005 W. 40TH STREET | AUSTIN, TEXAS | 78733

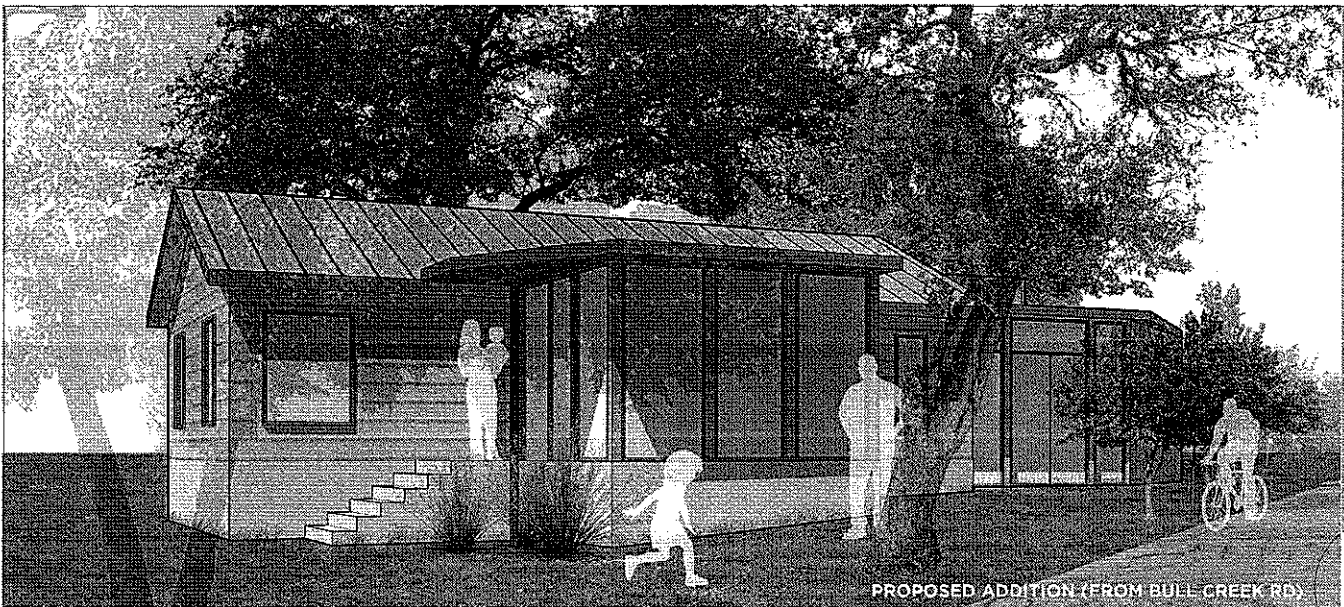
**NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.**

The following are the names of the people who are listed in the directory of the company. The names are listed in alphabetical order of the last name.

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## A1.1



PROPOSED ADDITION (FROM BULL CREEK RD)



CURRENT CONDITIONS (FROM BULL CREEK RD)

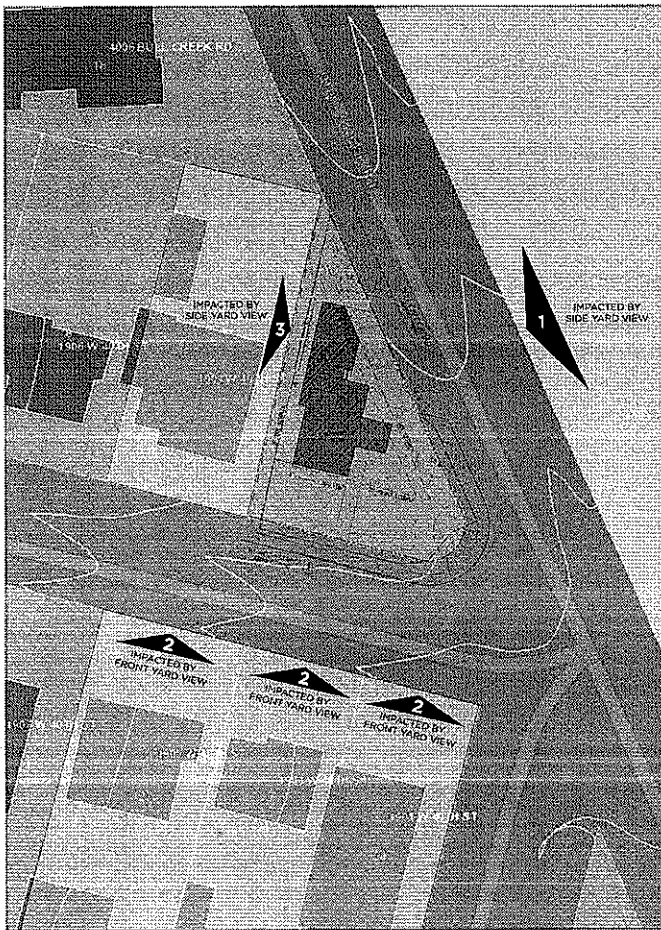
**mf**

1000 N. GARDEN STREET, SUITE 100, ST. LOUIS, MO 63103  
 TEL: 314.433.1111  
 WWW.MFARCHITECTS.COM

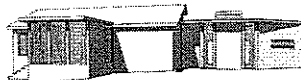
**BRADLEY RESIDENCE**  
 1000 N. GARDEN STREET, SUITE 100, ST. LOUIS, MO 63103  
 NOT FOR REGULATORY APPROVAL,  
 PERMITTING, OR CONSTRUCTION.

PROJECT: 1315  
 DATE: 05.16.14  
 BOA VARIANCE  
 SUPPLEMENTAL  
 INFORMATION

**A0.0**  
 mf ARCHITECTS



**PROPOSED ONE-STORY ADDITION,  
SEEKS 10' SETBACK VARIANCE**



**1** Side yard facing Bull Creek Road; addition maintains height of existing house, mostly hidden by fence



**2** Front yard facing 40th Street, addition not visible from street



**3** Side yard facing neighbor to the West

**ALTERNATIVE TWO-STORY ADDITION,  
IF REQUIRED TO MEET 15' SETBACK**



DASHED LINE INDICATES PROPOSED NEW ELEVATION



DASHED LINE INDICATES PROPOSED NEW ELEVATION



**mf**

BRADLEY RESIDENCE  
1315  
05.16.14  
BOA VARIANCE  
SUPPLEMENTAL  
INFORMATION

**BRADLEY RESIDENCE**  
1315  
05.16.14  
BOA VARIANCE  
SUPPLEMENTAL  
INFORMATION



NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

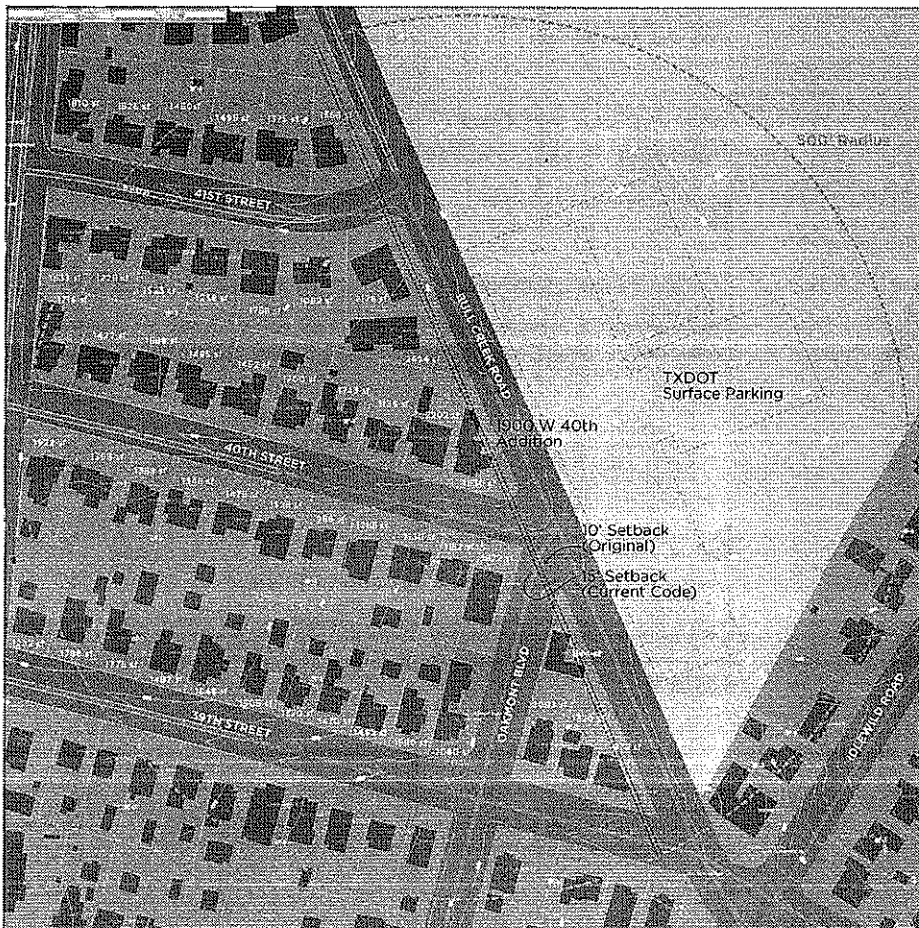
BRADLEY RESIDENCE  
1315  
05.16.14  
BOA VARIANCE  
SUPPLEMENTAL  
INFORMATION

BRADLEY RESIDENCE  
1315  
05.16.14  
BOA VARIANCE  
SUPPLEMENTAL  
INFORMATION

BRADLEY RESIDENCE  
1315  
05.16.14  
BOA VARIANCE  
SUPPLEMENTAL  
INFORMATION

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mf



**REASONABLE USE:**

15' setback does not allow for reasonable addition to property because of unique lot shape; original house exceptionally small at 861 SF, far below neighborhood average of 1534 SF.

**HARDSHIP:**

- Angled lot virtually unusable with 15' setback
- Majority of lots in neighborhood are rectangular

**AREA CHARACTER:**

SQUARE FOOTAGE in keeping with neighborhood

- Neighborhood Average: 1534 SF
- Proposed Total: 1630 SF

**SINGLE-STORY**

- Unobtrusive, maintains the look and feel of area
- Desirable for accessibility

**MATERIALS**

- Renovation involves clean up and re-use of many existing materials

**ADJACENCY**

- Side yard adjacency where variance is requested is commercial surface parking
- No residential occupancy of TXDOT property

**DEGREE:**

129 SF total area in violation

**PRECEDENCE:**

Existing house violates 15' setback, obeys 10'; closest similar lot condition (Southeast, triangular) violates 15' setback, obeys 10'

**VISIBILITY:**

Does not reduce visibility for cars on 40th Street turning onto Bull Creek

**mf**

1000 E. ADAM STREET  
SUITE 100  
DALLAS, TEXAS 75201  
214.760.1111  
www.mfarchitect.com

**BRADLEY RESIDENCE**

**NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.**

1000 E. ADAM STREET  
SUITE 100  
DALLAS, TEXAS 75201  
214.760.1111  
www.mfarchitect.com

PROJECT NUMBER  
1315

DATE  
05.16.14

TYPE  
BOA VARIANCE

REVISIONS  
SUPPLEMENTAL  
INFORMATION

**A0.0**

mf architect



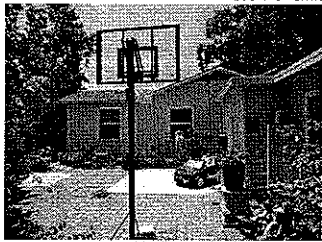
REAR YARD, LOOKING NORTH



LOOKING NORTHWEST FROM CORNER OF FRONT YARD



LOOKING WEST FROM STREET SIDE YARD



FRONT YARD, LOOKING NORTH



LOOKING SOUTH FROM REAR YARD



LOOKING NORTH FROM FRONT YARD



LOOKING WEST FROM STREET SIDE YARD



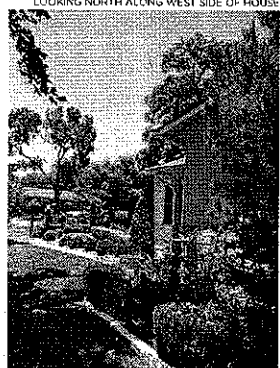
LOOKING NORTHWEST FROM CORNER OF FRONT YARD



LOOKING NORTH FROM FRONT YARD



LOOKING NORTH ALONG WEST SIDE OF HOUSE



LOOKING SOUTHWEST FROM STREET SIDE YARD

1900 W. 40TH STREET: EXISTING CONDITIONS

**mf**

MOORE-BARTON  
ARCHITECTS  
2001 PENNSYLVANIA  
AVENUE, SUITE 200  
PHILADELPHIA, PA 19103  
TEL: 215.592.1234

**BRADLEY RESIDENCE**  
NOT FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION.

DATE: 05.16.14  
PROJECT: BOA VARIANCE  
SHEET: SUPPLEMENTAL  
INFORMATION

**A0.0**

mf architects



## 1900 W. 40<sup>th</sup> Street: Neighborhood Communications

07.02.2014

### Neighborhood Canvas (500' Radius):

- Canvas conducted during the morning hours of July 2, 2014.
- About half of the residents were home and spoke with our team. Of the people we spoke with, there seemed to be an overall consensus of support regarding our variance request. Most people preferred to send in the COA "Notice of Public Hearing Land Development Code Variance" letter with "I am in favor" box checked rather than signing the on-hand COA petition form we had with us. The COA petition form has been provided.
- We had one instance of non-support from a resident who had just been denied a variance for his driveway. His lack of support seemed to come more from principal rather than problems with the proposed design.
- Carl Hehmsoth (Oakmont Neighborhood Association President) spoke to our team during the canvas and said he fully supported our request. He mentioned that the HOA was aware of our request (from previous engagement from MF Architecture) and was in full support. Carl's signature is on the COA petition form.

### Oakmont Heights Neighborhood Association:

- Initial email contact was made on June 17, 2014 to Mr. Avakian (vice president info provided by COA)
- Phone conversation with Tom Whatley on June 23, 2014:
  - Mr. Whatley reached out to our firm based on the sign posted in the yard of 1900 W. 40<sup>th</sup> Street. It was discovered that the previous correspondence sent to Mr. Avakian had not been forwarded to the rest of the board since he was out of town.
  - When outlined the request for Mr. Whatley, he noted that it sounded fine as long as it did not obstruct views from drivers turning North onto Bull Creek Rd. from 40<sup>th</sup> Street. MF agreed to follow up with the same correspondence and supporting documents previously sent to Mr. Avakian on June 17<sup>th</sup>.
- Follow-up information provided to Tom Whatley (secretary) on June 23, 2014 via email.
- MF requested a formal letter of approval from the HOA with no response.

### North Austin Neighborhood Alliance:



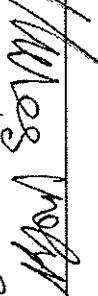
- Phone contact was made with Chip Harris on July 30, 2014 regarding the requested variance.
- Mr. Harris asked a few general questions and then said this type of variance was out of the scope of this association. He would neither support or deny our request in writing but did say we shouldn't expect any negative voice from he or this alliance in regard to this matter.



07.02.14

I, GABRIELA BRADY, am applying for a variance from the Board of Adjustment regarding Section 25-2-492 of the Land Development Code. The variance would allow me the ability to USE A 10' SIDE STREET SETBACK INSTEAD OF THE REQUIRED 15' SETBACK.

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
JASON FALUDI	1917 W 40TH ST.	
CARL FERNSTADT	1905 W 41ST	
RYAN LOPEZ	1913 W 41ST	

→ HOA PRESIDENT

500' RADIUS NEIGHBORHOOD CANVAS DONE DURING THE MORNING HOURS OF 07.02.14. PLEASE SEE ATTACHED COMMENTS & REMARKS FROM OUR EFFORTS...

C15-2014-0090