



1 Street West View
1:142.86



2 South Side View
1:142.86



3 East Side View
1:142.86



4 Northwest View
1:142.86

Studio Momentum
1415 Justin Lane
Austin, Texas, 78757
512-452-7961



Signature:
[Handwritten Signature]

Issue:
1/13/19
For Board of
Adjustment Review

Project:
Ruhl-Coops Residence
71 Julius St.
Austin, Texas,
78702

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Revisions:

Sheet Title:

Three Dimensional Views

Sheet Number:

A6.2

Address Search Find Review Case Parcel Search Historic Layers Find Layers

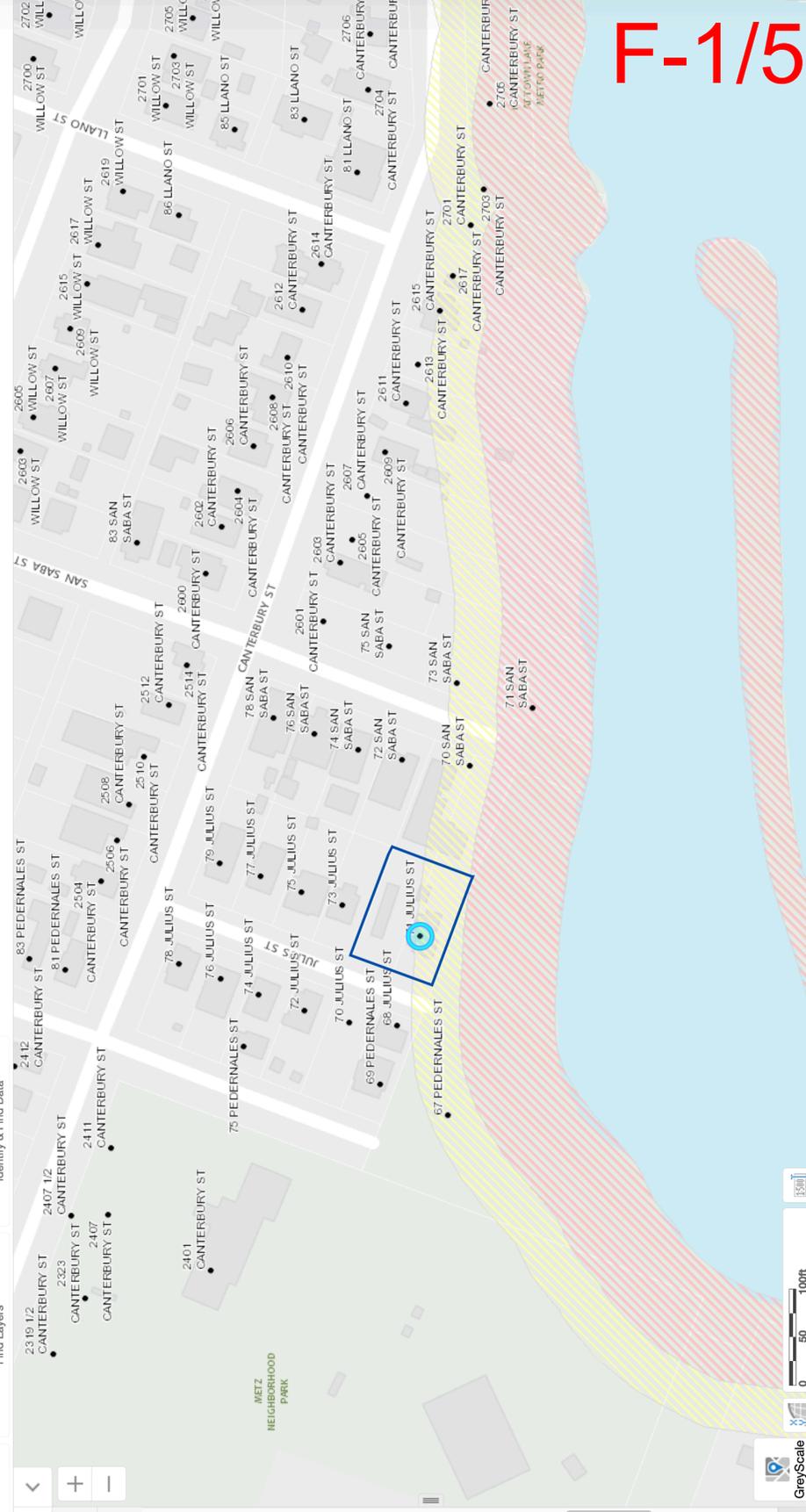
Change visible map layers Identify & Find Data

Point Query Filter

Address Search Find Review Case Parcel Search Historic Layers Find Layers

Change visible map layers Identify & Find Data

Point Query Filter



F-1/56

- Layers**
- All Available Layers
- Filter Layers...
- Downtown Parks
 - Downtown Creeks
 - East 6th/Pecan St
 - Green Building Mandatory
 - Hazardous Pipelines Overlay
 - Hill Country Roadways Overlay
 - Lake Austin Overlay
 - Neighborhood Conservation Combining District
 - Residential Design Standards
 - Transit Oriented Development
 - Urban Renewal Overlay
 - Scenic Roadways Overlay
 - Waterfront Setbacks Overlay
 - Waterfront Overlay
 - West Campus Neighborhood Overlay

Home Layers Address

GreyScale

0 50 100ft

Tool Labels

Screenshot

Address Search Find Review Case Parcel Search Address Permits By Address

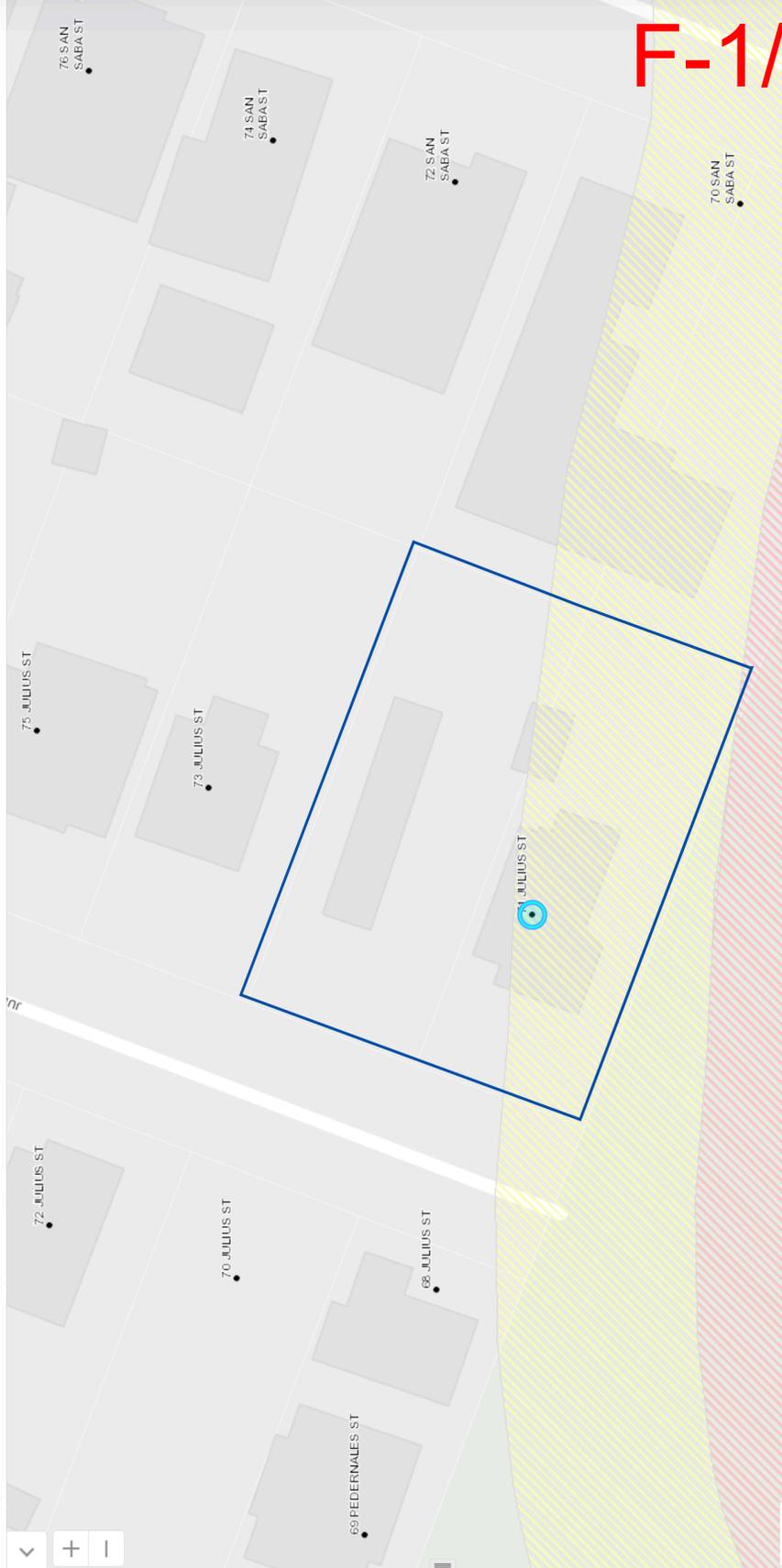
Change visible map layers Find Layers Historic Layers Filter

Identify & Find Data Query Filter

Point Query Filter

Tool Labels

Screenshot



F-1/57

Layers

All Available Layers

Filter Layers...

- Downtown Parks
- Downtown Creeks
- East 6th/Pecan St
- Green Building Mandatory
- Hazardous Pipelines Overlay
- Hill Country Roadways Overlay
- Lake Austin Overlay
- Neighborhood Conservation Combining District
- Residential Design Standards
- Transit Oriented Development
- Urban Renewal Overlay
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- Waterfront Setbacks Overlay
- Waterfront Overlay
- West Campus Neighborhood Overlay

Scale: 0 15 30ft

GreyScale

Home Layers Address

F-1/58



View of House site looking East from Julius

F-1/59



View of 35" Pecan

F-1/60



View of site from across Julius

F-1/61

View East along South Property Line



F-1/62

View of Other Heritage Trees on the Site



F-1/63



View of Large Existing House at 70 San Saba, East of property

F-1/64



View South From Property

F-1/65

Natural Vegetation south of property



F-1/66



Land South of the property between water edge and property line

F-1/67



View South from end of Julius Street

F-1/68



View West from Property

C15-2019-0010 Travis Young for Daniel & Amy Coops 71 Julius Street

BOA Request for variance(s) from Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested) in order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

Letters of support from the neighbor surrounding 71 Julius St.

Jorge Stergiou
70 Julius Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

This past year I built a home at 70 Julius St. I've met Dan and Amy a few times over the past couple years and we've exchanged experiences about building in the neighborhood. They have worked to clear the lot and have talked about their plans to build their home here.

Recently, they have shown me their plans to their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I support their design plan.

Sincerely,

Jorge Stergiou

A handwritten signature in black ink, appearing to read 'Jorge Stergiou', written in a cursive style.

Tannen Campbell
77 Julius Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy a couple times over the past couple years. They have been good neighbors in letting me know when the trucks were coming to relocate the 71 Julius home and before they started any noisy work. As they have worked to clear the lot they have talked about their plans to build their home in our neighborhood.

Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tannen Campbell', with a long horizontal flourish extending to the right.

Tannen Campbell

Marcel Meyer
70 San Saba Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Steet

Board members,

I own and live in the "waterfront" property on San Saba Street immediately behind 71 Julius.

Recently, they have shown me their plans to their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I support their design plan.

Sincerely,

Marcel Meyer



512-689-4455

Christina and Joe McCafferty
72 San Saba Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

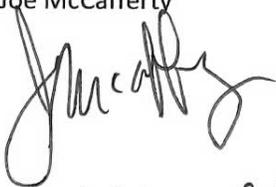
Board members,

We've met Dan and Amy a couple times over the past few years. They have been good neighbors in letting us know when the trucks were coming to relocate the 71 Julius home and before they started any noisy work. As they have worked to clear the lot they have talked about their plans to build their home in our neighborhood.

Recently, they have shown us their plans to their home at 71 Julius. We think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and we support their design plan.

Sincerely,

Christina and Joe McCafferty



Christina McCafferty

F-1/74

DARVIS FISHER
74 San Saba Street

Austin, TX 78702

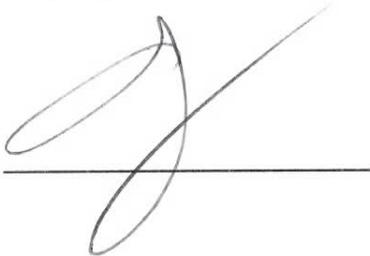
Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy, the owners of the property at 71 Julius which is currently a vacant lot. Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'D' and 'F' intertwined, written over a horizontal line.

Austin, TX 78702

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy own a the property of 71 Julius that is currently a vacant lot. Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,

May Ne

2506 Canterbury St.

Austin, TX 78702



F-1/76

Kevin Leiske
308 Canterbury St

Austin, TX 78702

512-947-7426

Board of Adjustment
City of Austin

Re: 71 Julius Street

Board members,

I've met Dan and Amy, the owners of the property at 71 Julius which is currently a vacant lot. Recently, they have shown me their plans to build their home at 71 Julius. I think the home is a good fit for the neighborhood and will not impact the view or use of the waterfront and I fully support their design plan.

Sincerely,