

Address: 71 Julius St

Homeowners:

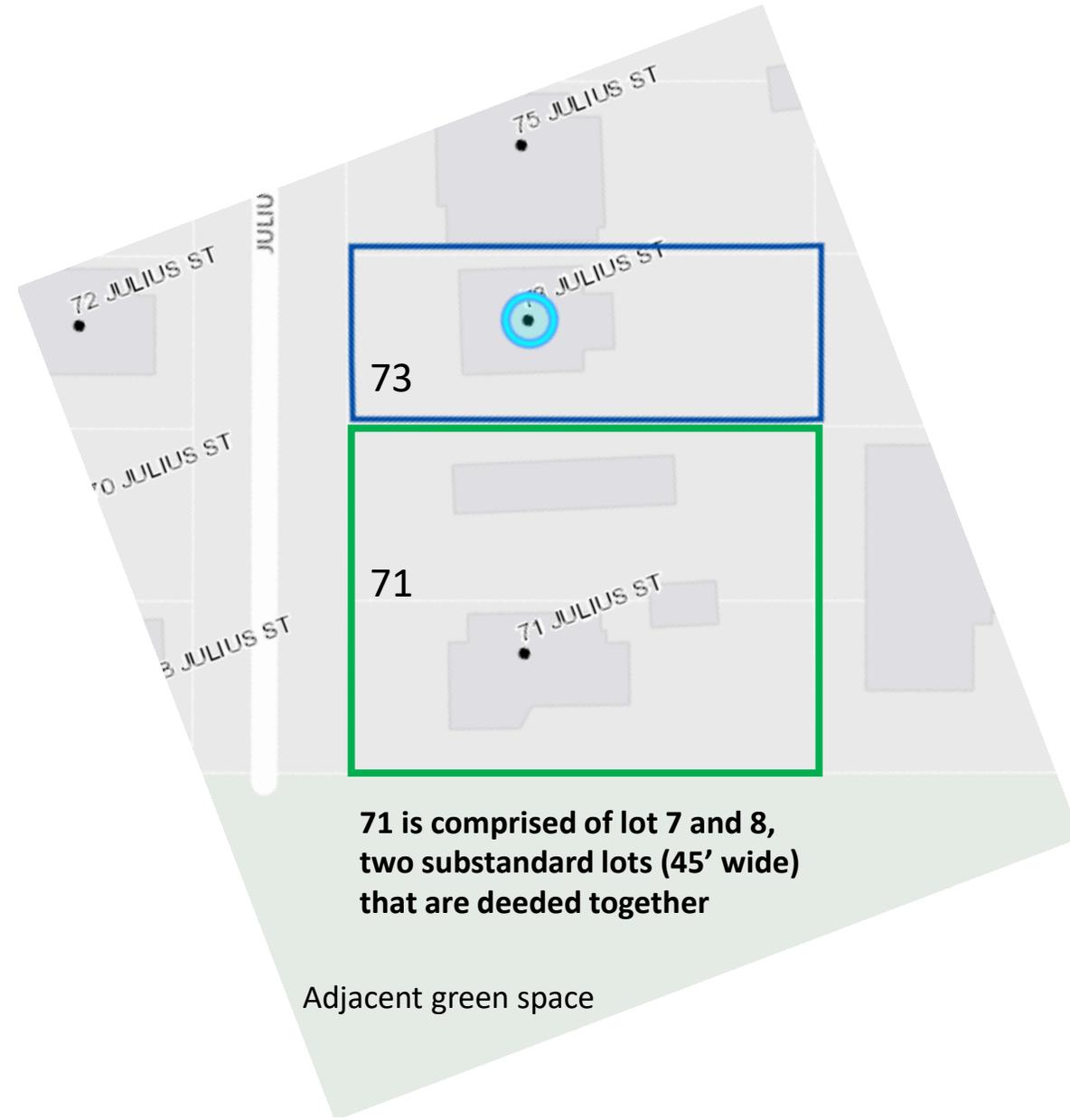
Dan Coops and Amy Ruhl-Coops

Variance request: Waterfront Overlay

- Residential home re-build in secondary setback
- Impervious cover from 30% → 36.8%

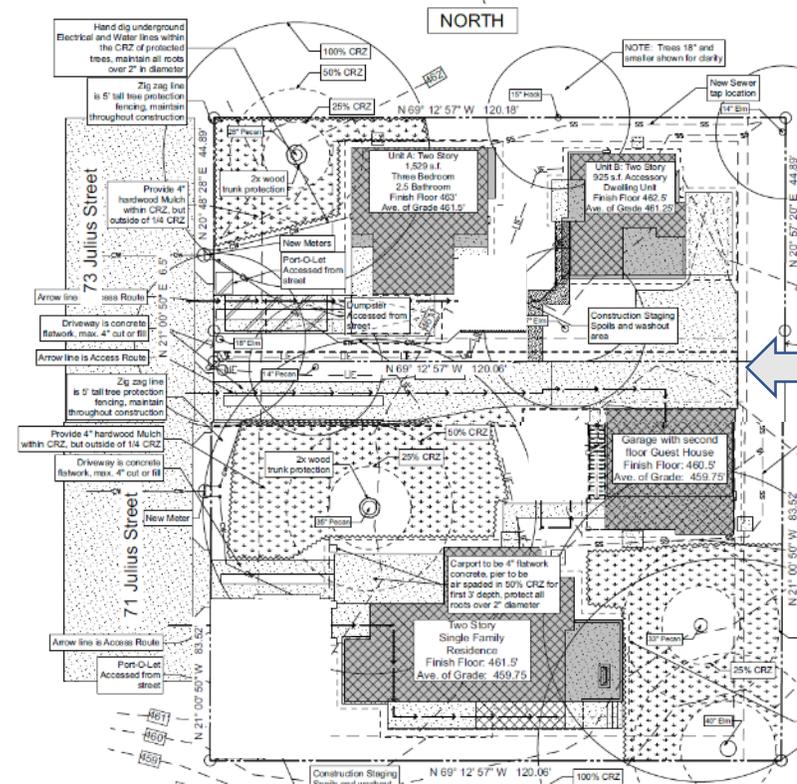


Previous site plan of 71 & 73 Julius and the proposed site plan



71 is comprised of lot 7 and 8, two substandard lots (45' wide) that are deeded together

Adjacent green space



Shared driveway (ie, 1 fewer driveways)

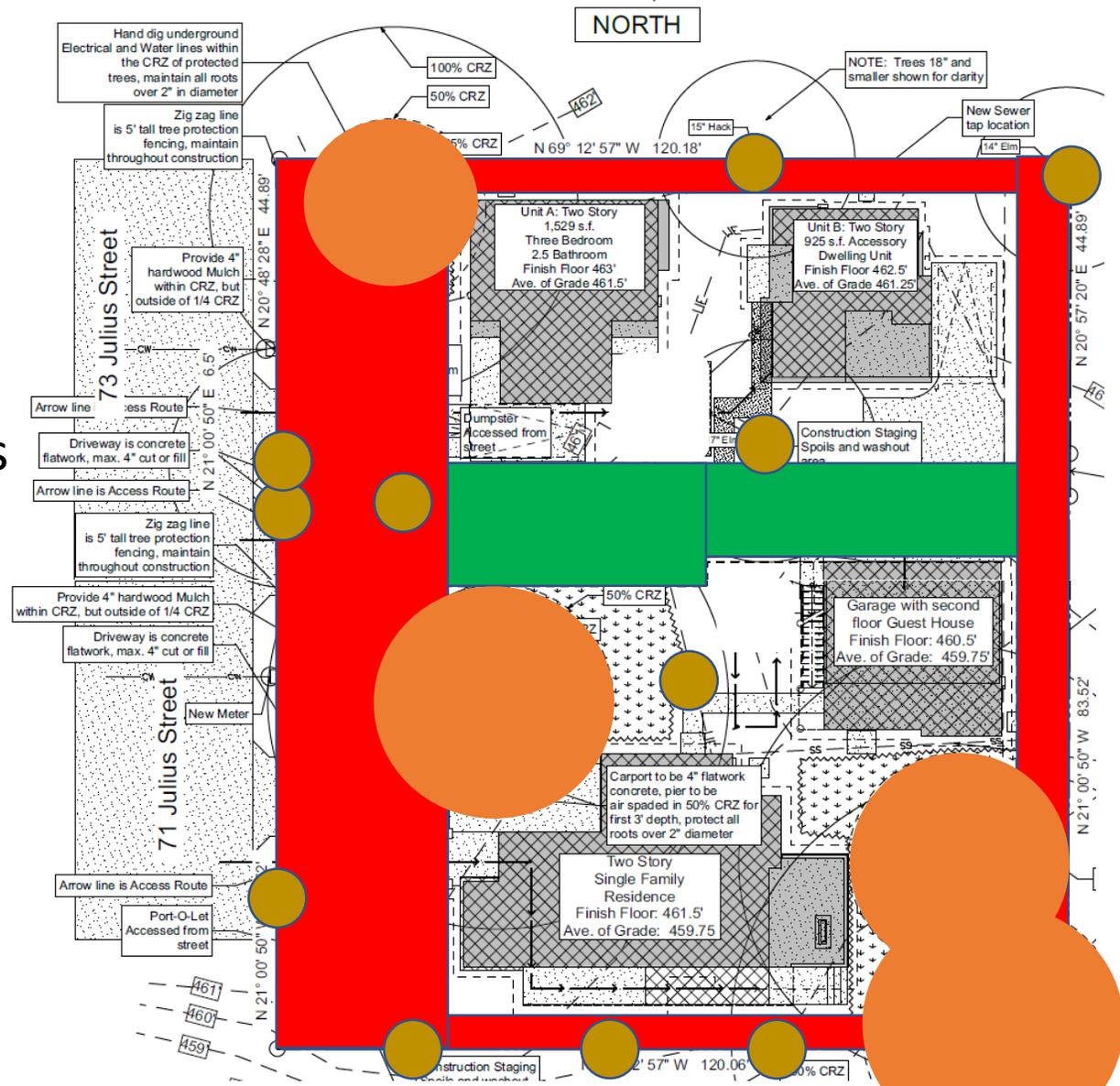
- Total dwelling units for 71&73: previously ~3, propose 4
- Total BR's for 71&73: previously 6, propose 10
- Parking spots for 71&73: previously ~5, propose 6

Red: Front, back and side setbacks

Orange: 50% CRZ of protected trees

Brown: Trees <19" we plan to save

Green: JUAE for shared driveway

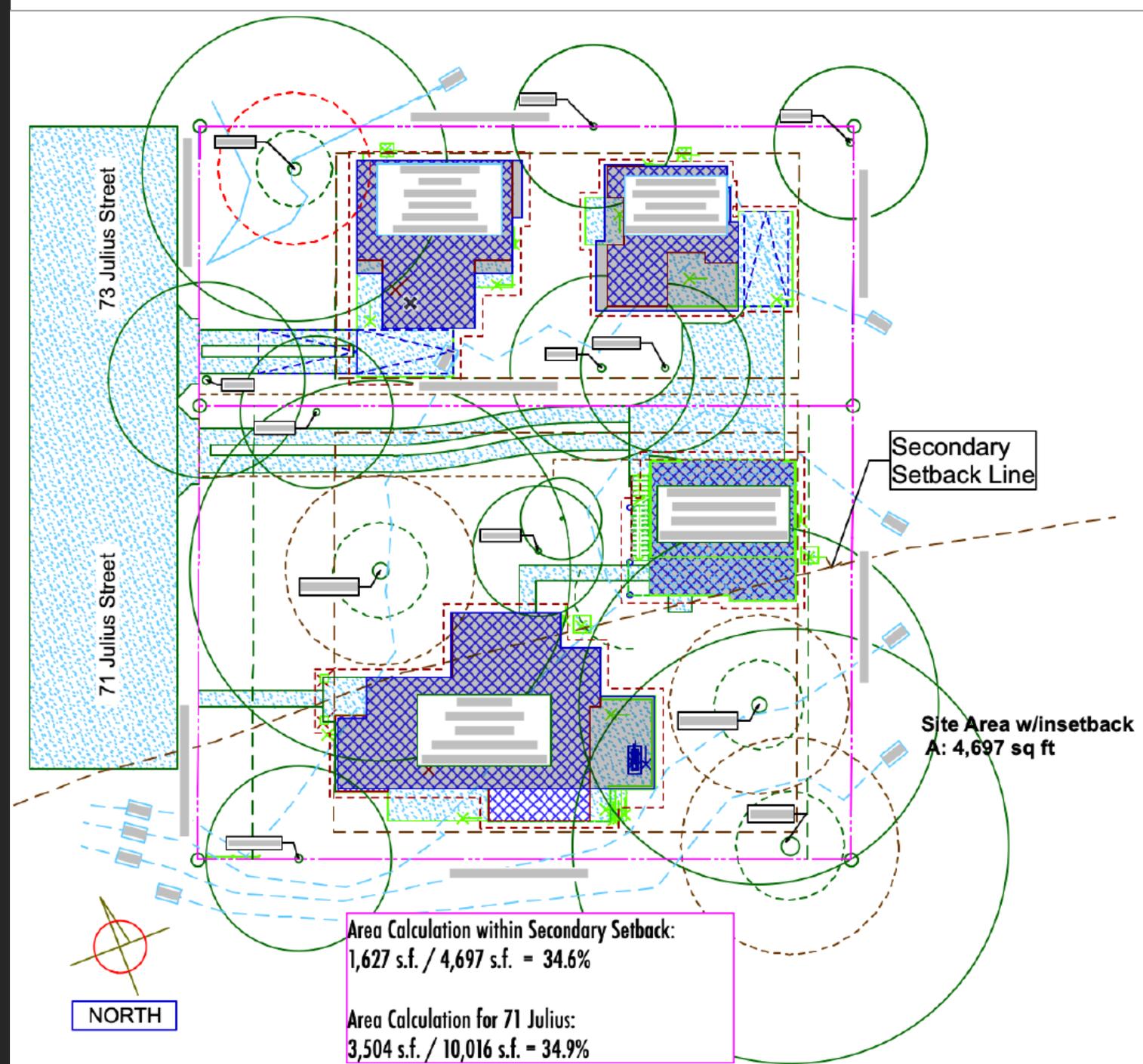


New alternative design option that reduces I.C. down to 34.9% within the secondary setback:

- Removes front carport on 71
- Pushes house to extreme west and north as close as possible to heritage pecan critical root zone (CRZ)

Pushing down to this option:

- Reduces parking: 3 → 2 spaces
- 2 spaces for 6 drivers would put more parking on the street for:
 - 2 parents
 - 2 students/drivers
 - 2 grandparents
- Less IC in the WO but with a less functional design with little or no advantage to neighborhood or city





Neighborhood character includes new construction



72 Julius
(immediately across the street)



70 San Saba
(Adjacent property east of 71 Julius
which is also on two substandard lots)



2607 Canterbury (two lots east from 71 San Saba)



2611 Canterbury



75 San Saba

73 San Saba

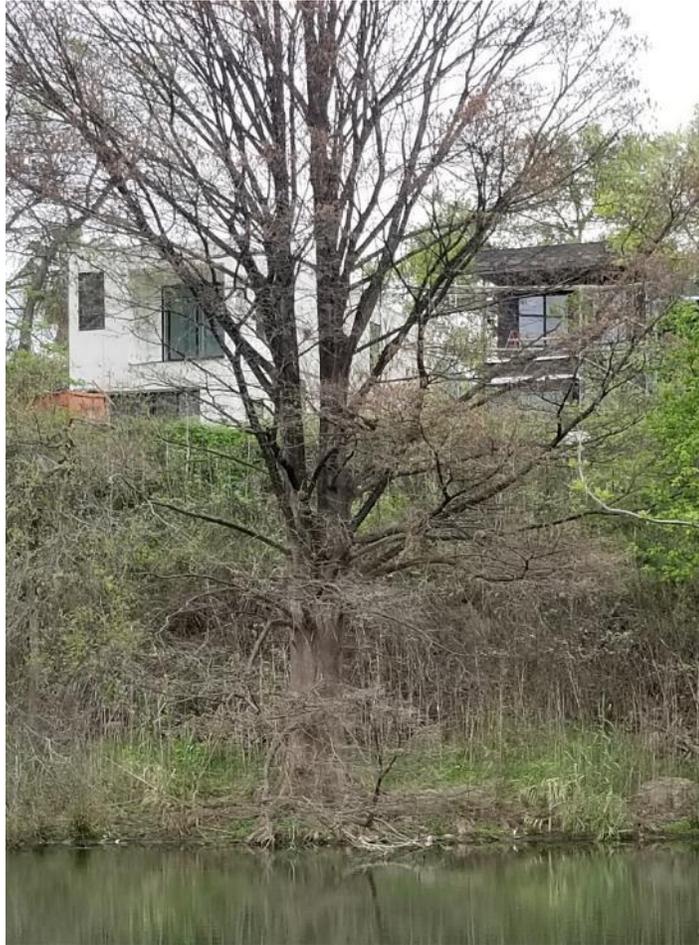
71A San Saba

Neighborhood character includes new construction

71B San Saba

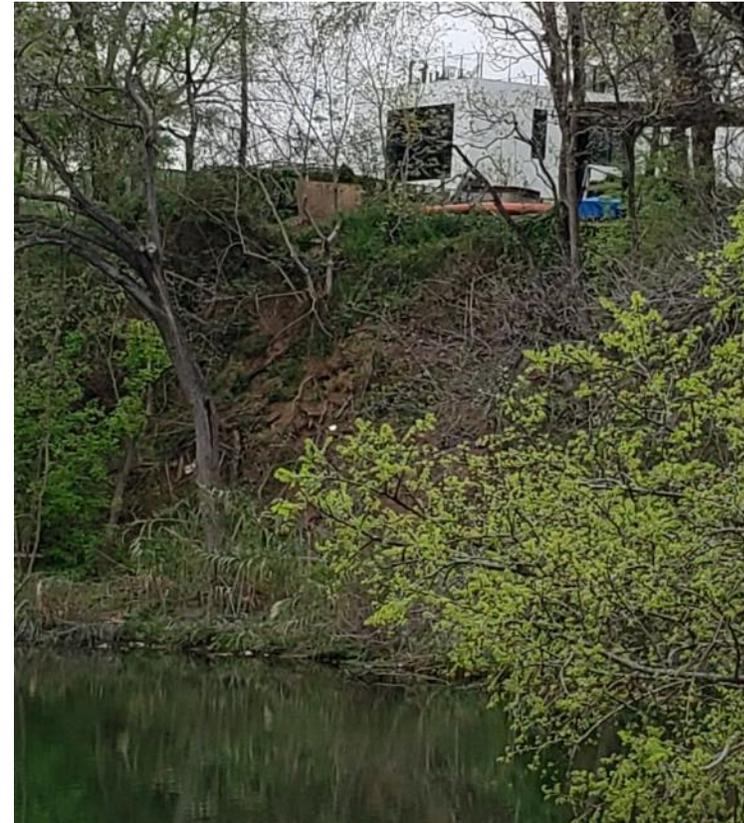


New construction has been allowed recently in this neighborhood where the city chose not to apply / enforce the waterfront overlay code for residences



71A San Saba

71B San Saba



2711 Canterbury



71 Julius 70 San Saba Also 70 San Saba 71A San Saba 71B San Saba 2607 Canterbury



Our variance request is asking for only 36.8% I.C. in the W.O. secondary setback

Section 25-2-556 allows up to 55% I.C. and appears to fully apply to 71 Julius:

§ 25-2-556 - **ADDITIONAL IMPERVIOUS COVER** IN SINGLE-FAMILY STANDARD LOT (SF-2) AND FAMILY RESIDENCE (SF-3) DISTRICTS.

- (A) In a single-family standard lot (SF-2) or family residence **(SF-3)** district, the building official may approve impervious cover of up to **55 percent** on a lot after determining that the requirements of this section are satisfied.
- (B) The principal use of the lot must be a **residential** use.
- (C) The lot must be included in a plat that was recorded before January 2, 1989.
- (D) The lot must **adjoin open space**, including a golf course or regional park, and the open space:
 - (1) must not contain a significant amount of impervious cover;
 - (2) must not be likely to be developed with a significant amount of impervious cover;
 - (3) must contain at least twice the area of the adjacent lots; and
 - (4) must not be separated from the lot by an impervious barrier, including street pavement or a paved plaza.
- (E) A variance from a required building setback on the lot must not have been granted or requested, and the owner of the lot must agree not to request a variance from a required building setback.
- (F) A development intensity transfer affecting the open space must not have been granted.

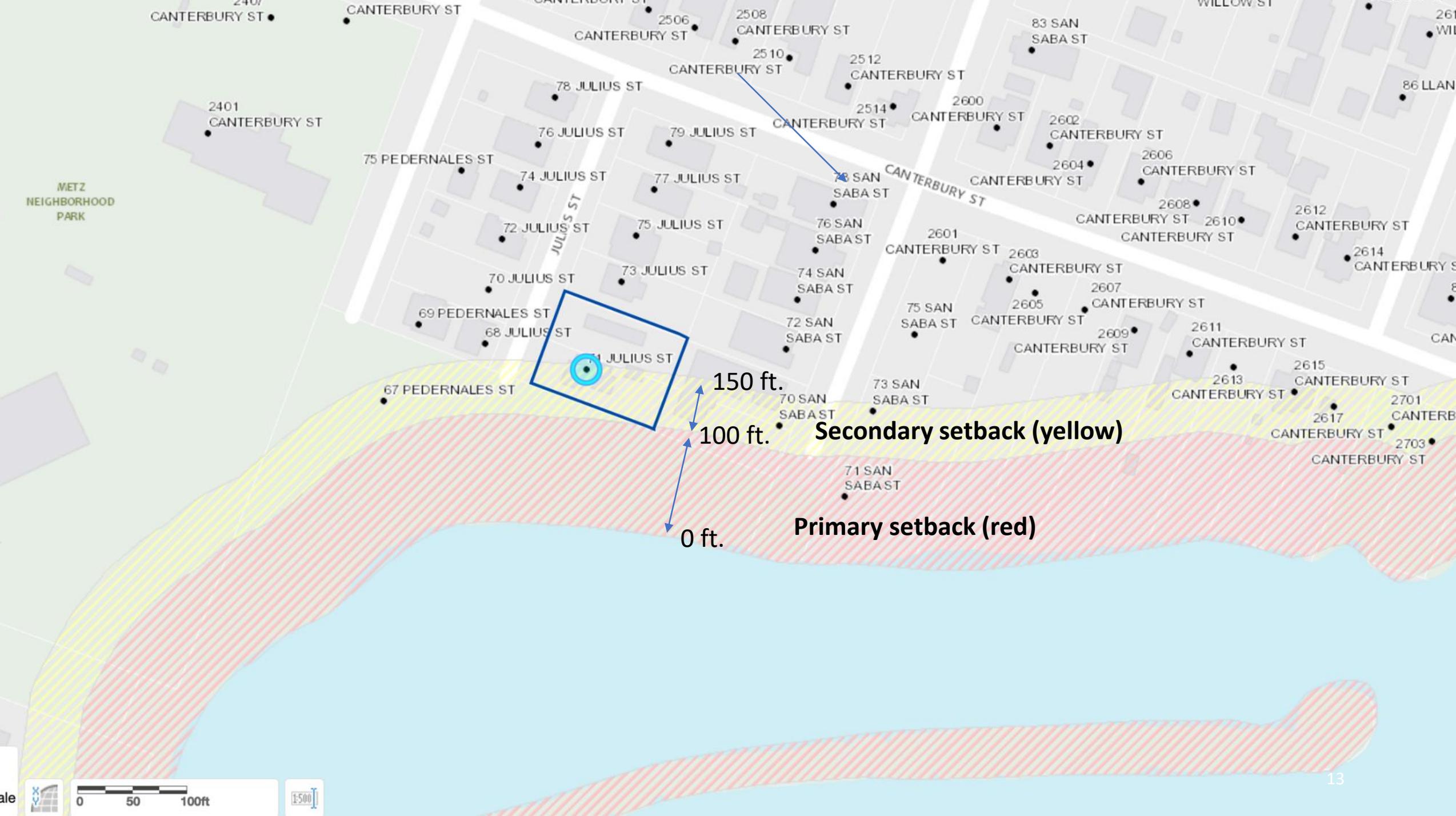
Source: Sections 13-2-634(b) and 635(d); Ord. 990225-70; Ord. 031211-11.

March 9th BOA presentation for 71 Julius on following pages

Support

- 8 letters of support from neighbors in the immediate neighborhood
- Not aware of any opposition





150 ft.

Secondary setback (yellow)

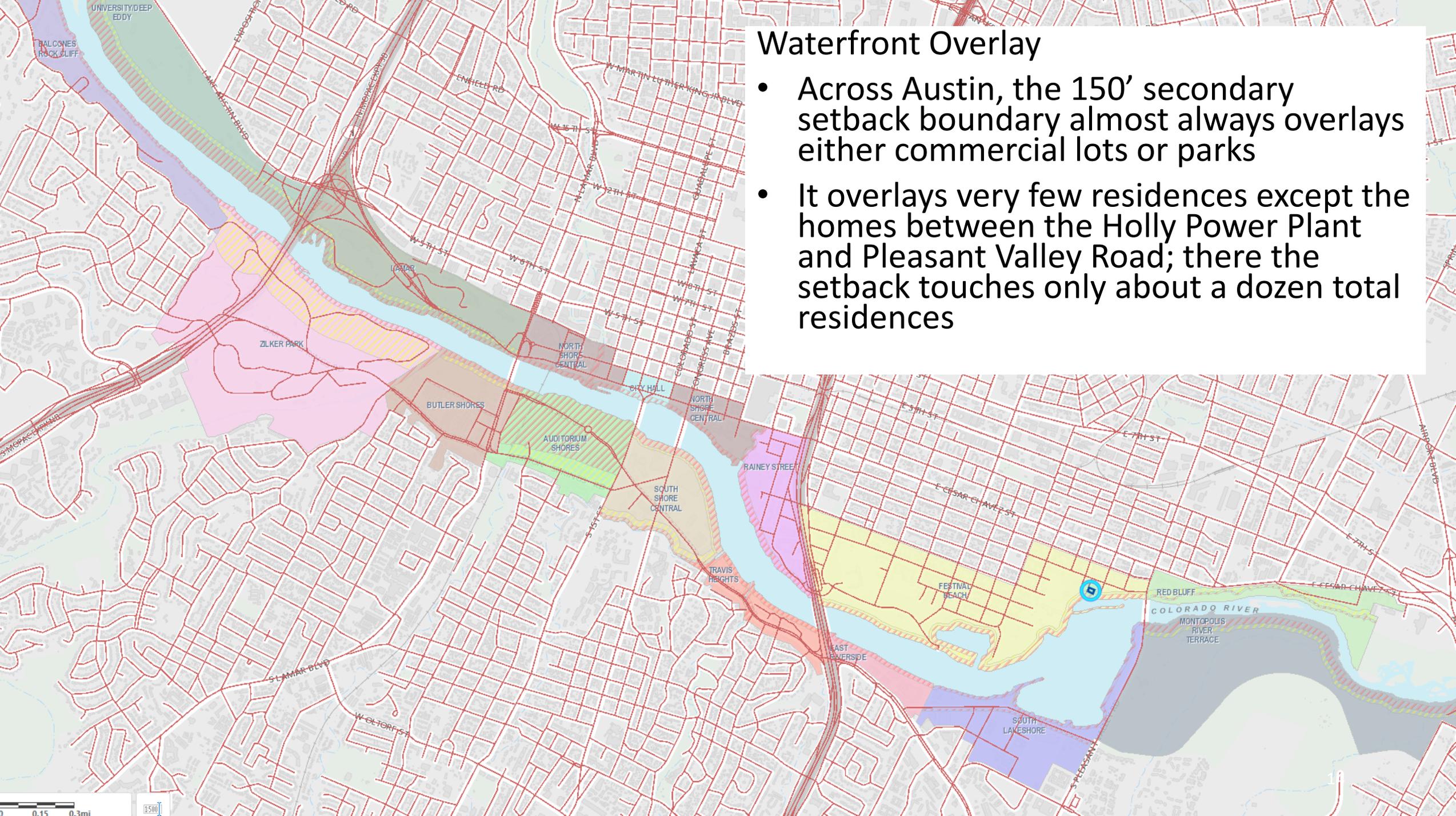
100 ft.

Primary setback (red)

0 ft.



1:500



Waterfront Overlay

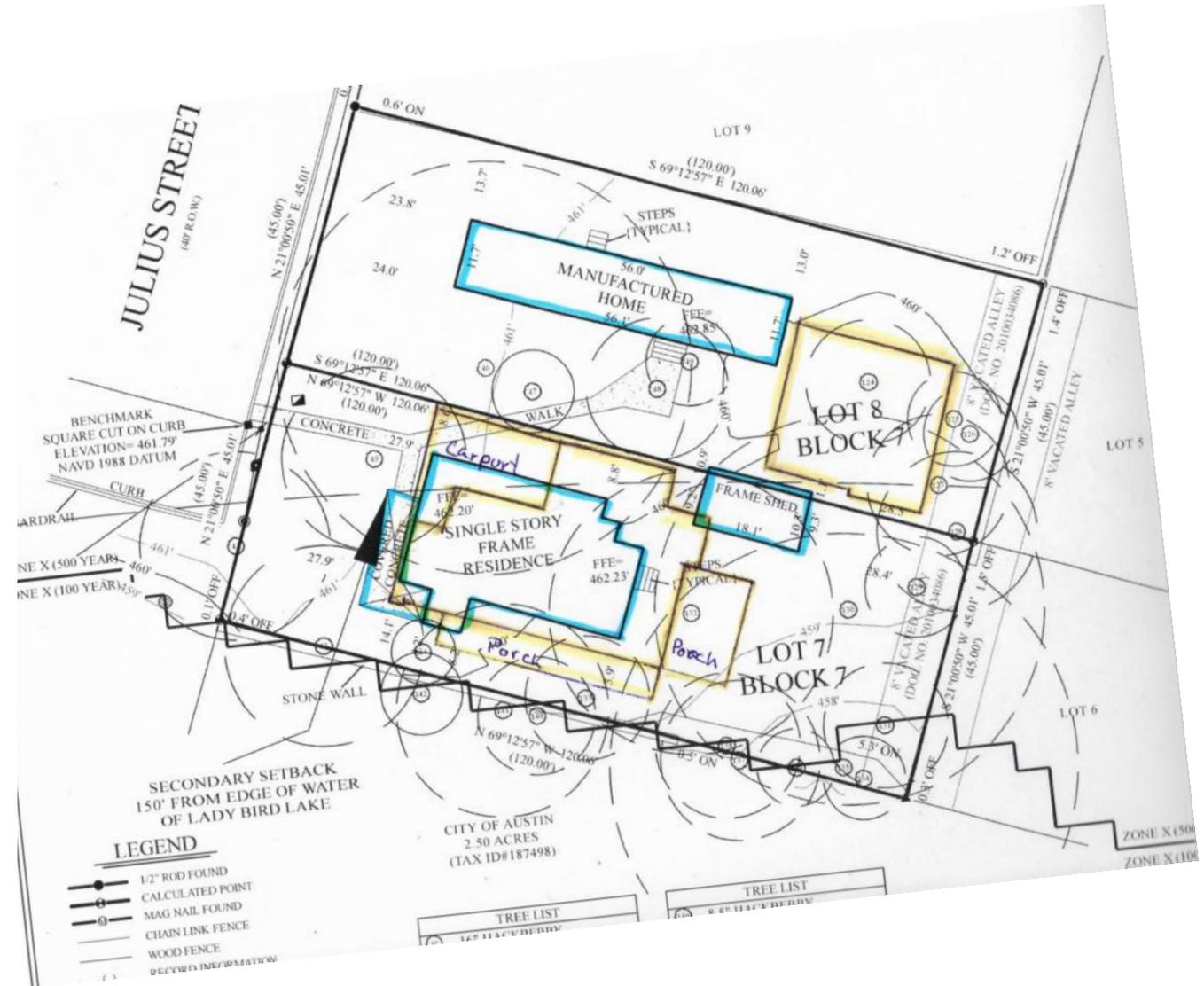
- Across Austin, the 150' secondary setback boundary almost always overlays either commercial lots or parks
- It overlays very few residences except the homes between the Holly Power Plant and Pleasant Valley Road; there the setback touches only about a dozen total residences

Waterfront Overlay

- The LDC language is focused primarily on restrictions for commercial applications
 - (1) art gallery;
 - (2) art workshop;
 - (3) cocktail lounge;
 - (4) consumer convenience services;
 - (5) cultural services;
 - (6) day care services (limited, general, or commercial);
 - (7) food sales;
 - (8) general retail sales (convenience or general);
 - (9) park and recreation services;
 - (10) residential uses;
 - (11) restaurant (limited or general) without drive-in service; and
 - (12) other uses as determined by the Land Use Commission.
- The language doesn't seem to take into account the single-family neighborhood in east Holly

71 Julius St

- Blue outline: structures at purchase, since relocated
- Yellow outline: proposed design





71 Julius Street view near the time of purchase



71 Julius backyard view near the time of purchase



Relocated the previous 71 Julius house and the manufactured home also while designing our new home



Current street view of 71 Julius with 35" pecan



1 Street West View
1:142.06

Studio Momentum
1415 Justin Lane
Austin, Texas, 78757
512-462-7961



Signature
[Handwritten Signature]

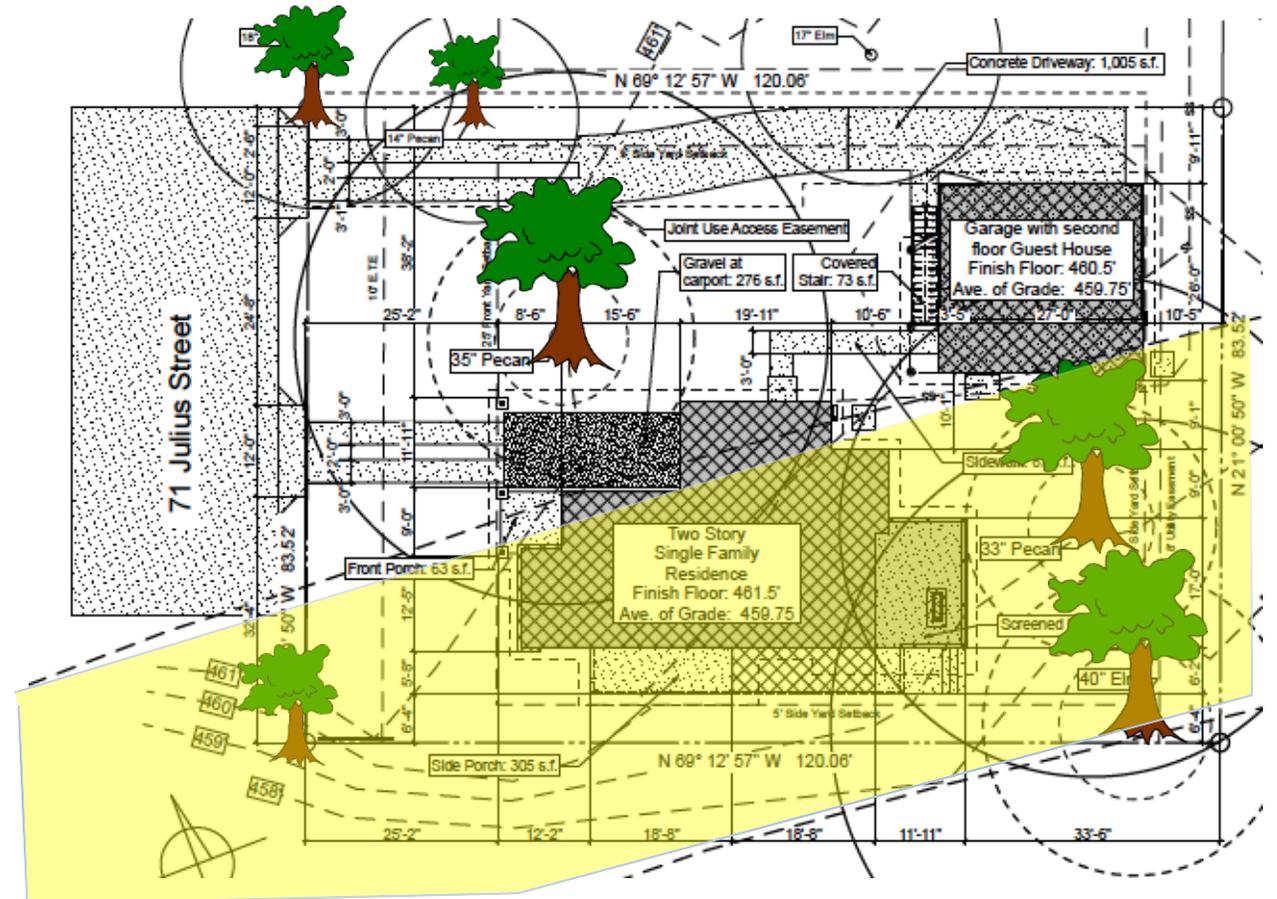
Date
1/13/19
For Board of
Adjustment Review

Rendering of our proposed home and detached garage/guest house

- Impervious Cover (IC) over 30% when purchased
- Proposed home design is 36.8% IC in the WO secondary setback
- Coverage of existing end lot home sites in neighborhood exceeds 30%



- Preservation of heritage tree imposes unique hardship on our lot
 - We LOVE the big trees and are completely committed to preserving them
 - But cannot place house further north (out of secondary setback) due to the 35" pecan



Impervious Cover and the net ask

	Impervious Cover (max)
71 Julius at time of purchase	>30%
Waterfront Overlay secondary setback limit	30%
Proposed design in the secondary setback	36.8%
Adjacent end lots in the neighborhood	>30%
Normal SF-3 outside waterfront overlay (25-2-492)	45%
SF-3 lot with adjacent open green space (25-2-556)	55%
Our ask for 71 Julius - #1	Re-build residential
Our ask for 71 Julius - #2	36.8% in the secondary setback

Dan Coops and Amy Ruhl-Coops
71 Julius Street
Austin, TX 78702

Board of Adjustment
City of Austin

Re: Our future home on 71 Julius Street

Hello Board members,

When the younger of our two boys graduated in 2017 we eagerly looked forward to moving to a walkable Austin neighborhood after having raised our family in northwest Austin. We seriously looked into moving to Hancock, Hyde Park, the Medical District and Clarksville, but when we found Julius Street in Holly, we knew we had found something special.

Easy access to the best part of the hike and bike trail! Excellent restaurants and food trucks within walking distance! A funky amalgamation of neighbors! A park with a splash pad! We knew we had found a great spot to build our home.

The lot is large enough to have space for Amy's parents separately, and has space to accommodate our sons when they are visiting back from school and beyond. We can't wait to build and move in.

Thank you for considering our request.

Sincerely,



Daniel Coops



Amy Ruhl-Coops

Thank you

The guidance of why we are asking here, now

On Tue, Jan 7, 2020 at 11:52 AM Layton, Emily <Emily.Layton@austintexas.gov> wrote:

We confirmed with Christopher Johnson, the Division Manager of DAC that the BoA was the route to go. Land Use which oversees DAC is actually not supervised by Beth.

Emily Layton, AIA

Residential Zoning Supervisor

[City of Austin Development Services Department](#)

One Texas Center, 505 Barton Springs Road, 2nd Floor

Office: 512.974.2522

Please contact my direct supervisor with any kudos or concerns at susan.barr@austintexas.gov

