

Address: 71 Julius St

Homeowners:

Dan Coops and Amy Ruhl-Coops

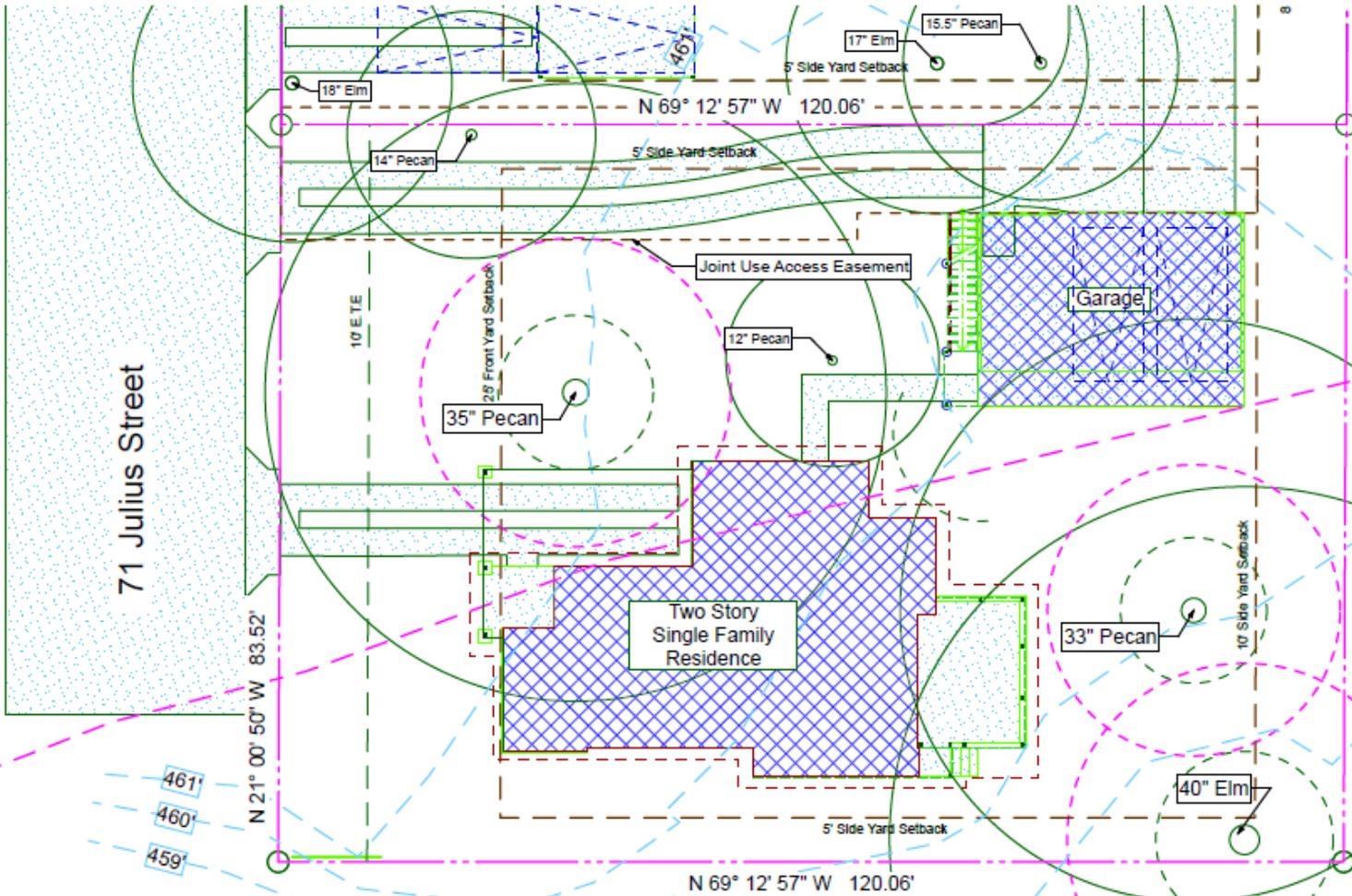
Variance request: Waterfront Overlay

- Residential home re-build in secondary setback

~~- Impervious cover from 30% → 36.8%~~



- Redesigned the main house:
 - Reduced size of house
 - Removed south side porches
 - Reduced size of carport
 - Eliminated carport flatwork and went entirely to ribbons
 - Moved it as far north as possible while still saving the 35" pecan
- Redesigned the garage:
 - Reduced size
 - Moved it as far north as possible while still sharing a driveway with 73 Julius
 - Placed it entirely outside of the secondary setback
- Maintained or improved all other setbacks and measures
- Removed all impervious cover we could from the secondary setback and reached 29.9%



Site Area Entire Lot

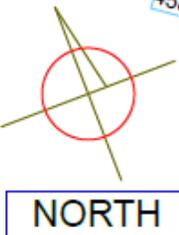
A: 10,019 sq ft

Building Cover: 2,545 s.f. (25.5%)
 Impervious Cover: 3,576 s.f. (35.8%)

Site Area w/insetback

A: 4,697 sq ft

Impervious Cover in Setback:
 1,407 s.f. (29.9%)



Signature: *[Handwritten Signature]*

For Board of Adjustment Review
 6/16/2020

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

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Sheet Title:
 Enhanced Site Plan

Thank you