

# Letter of Intent

July 17, 2023

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: **707 BASTROP ST TX 78653**

**Dear Mr. Dunlop,**

We are writing to you to request three variances' approval for the subject property. The three variances approval we seek are:

1. Setback Waiver - the side setbacks to 5', the front to 20' and the rear to 10'
2. Minimum Lot Width Variance - to reduce to 40 ft
3. "Lot Depth to Width ratio" variance – Per Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 45 Lots and Blocks, (b) Lots (8) The ratio of average depth to average width shall not exceed two and one-half to one (2.5:1). However, this property Depth to Width ratio: 6.25:1 (250 ft long, 40 ft wide)

The subject property 707 Bastrop ST TX 78653, Legal description as: **S40FT OF LOT 6-10 BLK 1 LANE A E ADDN**. The current configuration is 40 ft wide and 250 ft long, with a total of ~10,000 sqft.

Per our research, the subject property's current configuration existed in 1958. It is NOT conforming with the current Manor code of Ordinances. We are requesting to grant these variances for this lot in order to proceed with the development. Our architect designed the building in such a way that **the ratio** of the depth of each unit to the width of each unit **is as close to the Golden Ration (1.618) as possible**. The depth of each unit is 37 ft, the width of each unit is 23 ft (ratio is 1.61). Please see the attached Appendix B for the design and the rendering. We believe this duplex will add the charm and elegance to the surrounding properties and neighbors.

In this package, you will find

Appendix A: The property map/location

Appendix B: Architecture design (high level) and rendering

Please help to grant these requests and let me know if you have any questions.

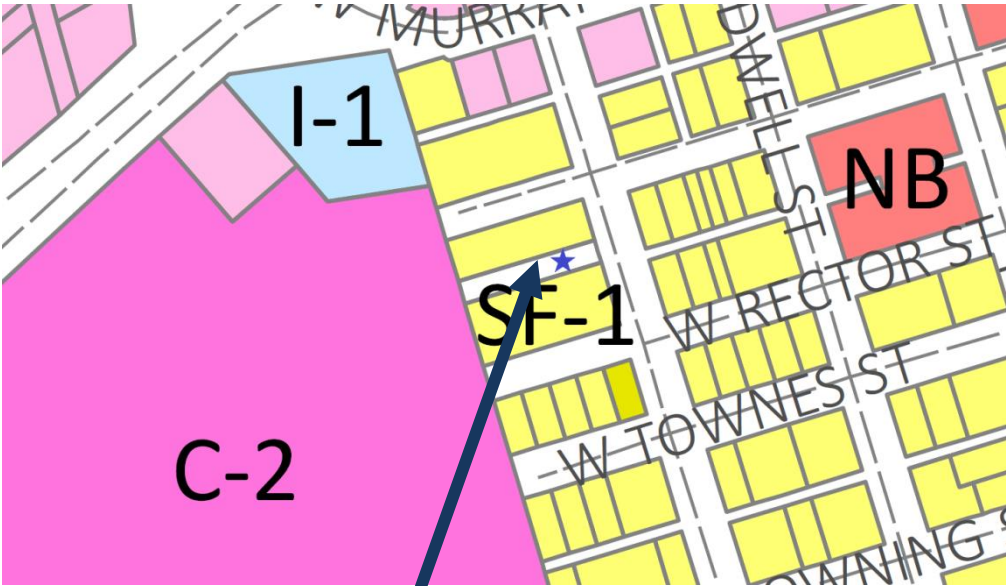
Respectfully,



Katherine Chen

Savvy ATX Realty

# Appendix A: The property map/location



Subject Property: **707 BASTROP ST TX 78653**

# Appendix B: Architecture Design (high level) and Rendering



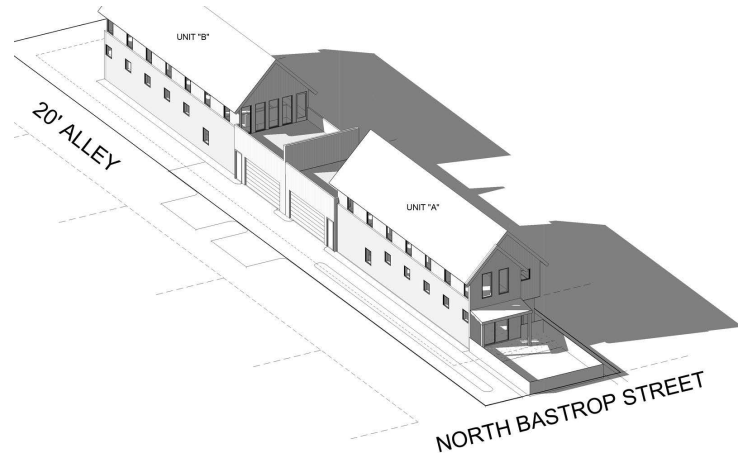
INTERIM REVIEW DOCUMENTS  
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION  
Daniel B. Shearer  
Tx. Reg. No. 26562

6.12.2023

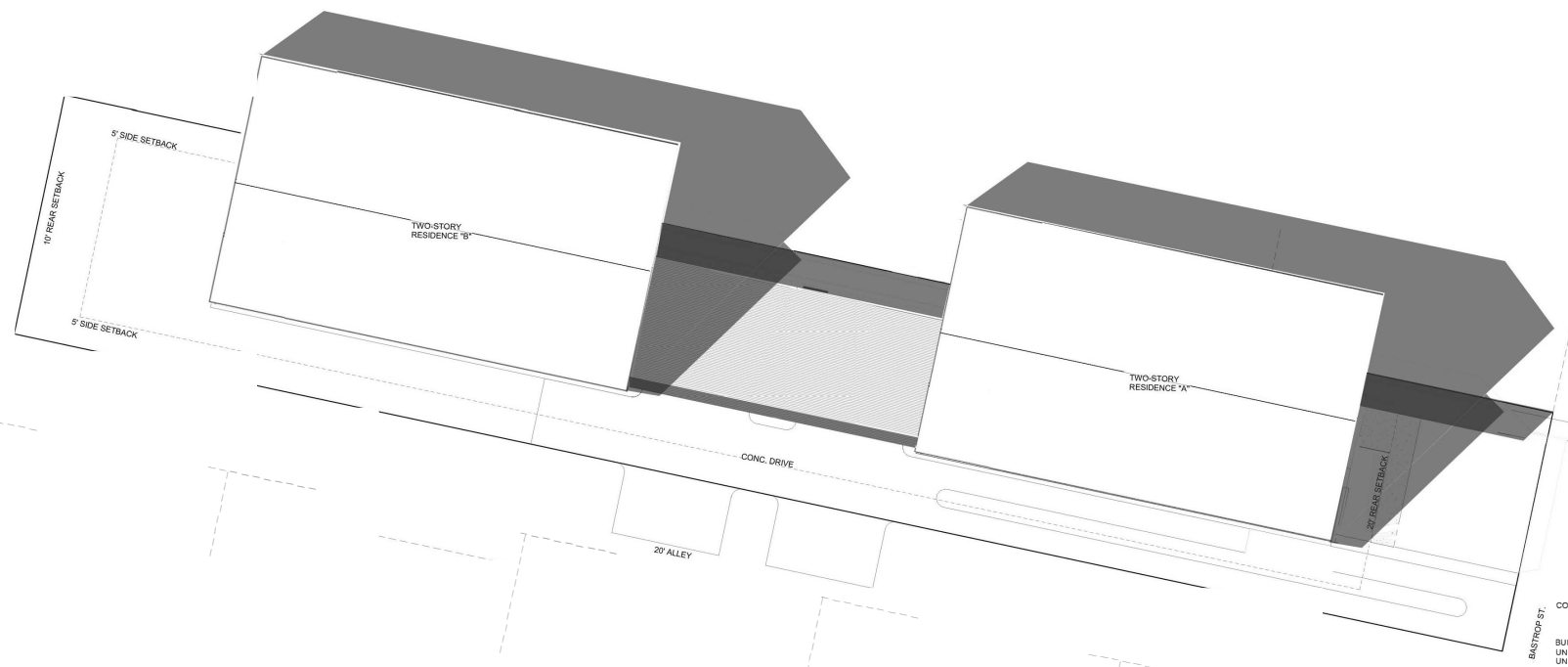
**CIRCLE + SQUARE**  
600 Congress Avenue  
14th Floor  
Austin, Texas  
214.280.3527

**PROJECT OWNER**  
Katherine Chen

**PROJECT NAME**  
707 N. Bastrop St  
Manor, Texas 78655



3D AXONOMETRIC EXHIBIT



**CONCEPT SITE PLAN INFORMATION**

	9,986 SF
<b>BUILDING COVER</b>	
UNIT A*	1,584 SF
UNIT B*	1,584 SF
<b>TOTAL</b>	3,168 SF
<b>PAVED AREA</b>	
DRIVEWAY*	2,001 SF
SIDEWALK	658 SF
<b>TOTAL</b>	2,659 SF
<b>TOTAL IMPERVIOUS COVER</b>	4,243 SF
IMPERVIOUS COVER %	42%
PRINCIPAL STRUCTURE %	21%
PRINCIPAL/ACCESSORY %	42%

**COMMENTS:**

6.12.2023  
ARCHITECTURAL SITE PLAN  
A-100



INTERIM REVIEW DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION  
Daniel S. Shreve  
Tx. Reg. No. 28562

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COMMENTS:

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EXTERIOR VIEWS

A-101

