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CITY OF AUSTIN

CASE # 11-041355RA

ROW # _____

TCAD # 0116000520000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1412 GASTON AVENUE, AUSTIN, TEXAS 78703

LEGAL DESCRIPTION: Subdivision - PEMBERTON HEIGHTS

Lot(s) 20,21* Block 27 Outlot _____ Division SEC 8

* W 40 FT OF LOT 20 & E 60 FT OF LOT 21

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We THOMAS H. DANIEL on behalf of myself/ourselves as authorized agent for

KEILEY & THOMAS DANIEL affirm that on _____, _____,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
____ Maximum Linear feet of Gables protruding from setback plane
____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

____ Side Wall Length Articulation

(Please describe request. Please be brief but thorough).

RE-PERMIT AN EXPIRED GUESTHOUSE ADDITION PERMIT

FROM 1993 AND REMODEL PORTION OF EXISTING ATTACHED

GARAGE TO CREATE DEN, SEWING ROOM, UTILITY ROOM, GARAGE, AND

REMODEL KITCHEN, FROM THE ALLOWABLE 40% (5598 SQ. FT.) TO
43.88% (6141 SQ. FT.)

in a SF3NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

PLEASE SEE ATTACHMENT.

REQUEST:

2. The request for the modification is unique to the property in that:

PLEASE SEE ATTACHMENT.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

PLEASE SEE ATTACHMENT.

1412 Gaston Avenue

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APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

REASONABLE USE:

1. **The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:**

In this proposed remodel and addition, we seek to re-permit an expired addition permit to add the second story guesthouse, remodel a portion of the existing garage into a den, add the utility and sewing rooms. In 1993, the City of Austin approved and issued a permit for an 1853 square foot residential guesthouse with garage and remodel of existing garage to create den, sewing room, utility room, and remodel existing kitchen. Inspections were performed, but the work was never completed. Please see the permit documentation attached. At the time, the F.A.R. regulations were not in place. Today, the review process allows one to re-permit such an expired permit, but doing so would increase the F.A.R. under the current regulation. As such, we seek a modification from the allowable 40% (5598 square feet) to 43.88% (6141 square feet).

REQUEST:

2. **The request for the modification is unique to the property in that:**

There is an existing expired 1993 permit to perform the work requested – an 1853 square foot residential guesthouse with garage and remodel of existing garage to create den, sewing room, utility room, and remodel existing kitchen. We seek to re-permit this expired permit to perform this remodel and addition.

AREA CHARACTER:

3. **The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:**

As proposed, this remodel and addition is in line the existing Pemberton Heights neighborhood including the specific adjacent and neighboring properties. While no portion of the remodel and addition will be visible from the street, this proposed project conforms with the character and style of the existing structure as well as the adjacent structures and the balance of the neighborhood. Moreover, the proposed project furthers the traditional character of Pemberton Heights neighborhood as a whole.

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From the street, the visual impact of the proposed addition will be nonexistent. This project will have no impact on the front of the existing home and no impact on the front footprint of the existing structure. With the proposed den and second story guesthouse addition above a portion of the existing garage all located in the back yard behind the original two story structured, the addition will not be visible from the front or the public's right-of-way on Gaston Avenue. The proposed elevation drawings reflect this situation.

Within the property, the proposed addition is set forth within the existing rear and side yard setback lines as reflected on the proposed site plan. Furthermore, the proposed addition will be surrounded by fences, tall trees and shrubbery, and other protective landscape barriers. The proposed addition will not negatively impact or visually detract from any of the neighboring structures, carport garages on two sides and a virtually blank two story house wall on the other. Also, the proposed project's improvement and minimal impact on the adjacent residents is reinforced by their support of the project.

The proposed addition is in proportion to the existing original home continues its roof line. The existing original home is two stories, and the proposed addition corrects several design and structural flaws of prior additions with a proportional continuation of the two story structure. Additionally whereas the roof line of the current structure drops from the second story down to the first floor office/exercise room and garage, the addition above the existing garage will continue the second story roof line. As such, this proposed remodel and addition will extend, further, and improve symmetry of the original structure. Further, the proposed project will use the existing style and design as well as the same materials as the existing original structure.

As proposed, the proposed remodel and addition will satisfy the purpose and intent of the existing Residential Design and Compatibility Commission ordinance, regulations, and guidelines. The remodel and addition conform to the character and style surrounding neighborhood even though not visible from the street, and it will not negatively impact the adjacent structures or neighbors.

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CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1412 GASTON AVENUE
City, State AUSTIN, TEXAS Zip 78703
Phone 512 771 7062 Printed Name THOMAS H. DANIEL
Signature Thomas H. Daniel Date _____

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1412 GASTON AVENUE
City, State AUSTIN, TEXAS Zip 78703
Phone 512 771 7062 Printed Name THOMAS H. DANIEL
Signature Thomas H. Daniel Date _____

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GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK
Must be submitted in person

An approved submittal will be scheduled for the next available RDCC hearing date

Confirm with City Staff sylvia.benavidez@ci.austin.tx.us for any scheduled changes

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application (initial fee \$100.00). An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee - \$220.00.
4. Other Information - Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.

Reasonable Use:

Application must demonstrate to the Commission how the Residential Design and Compatibility Standards regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Commission cannot approve modifications that are not stated in the Residential Design and Compatibility Standards Ordinance, Subchapter F - 2.8.1].

- a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

Area Character:

Application must demonstrate to the Commission how the modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

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Residential Design and Compatibility Commission Staff:

Sylvia Benavidez
sylvia.benavidez@ci.austin.tx.us

974-2522 office 974-6536 fax

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

PR Number 2011-041355 RA
Building Permit No. _____
Plat No. _____ Date 5-12-2011
Reviewer 2RB **D4/8**

PRIMARY PROJECT DATA

Service Address 1412 GASTON AVENUE, AUSTIN, TEXAS Tax Parcel No. 0116000520
Legal Description * W 40 FT OF LOT 20 & E 60 FT OF LOT 21
Lot * Block 27 Subdivision PEMBERTON HEIGHTS Section 8 Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence
☐ Duplex
☐ Garage ☐ attached ☐ detached
☐ Carport ☐ attached ☐ detached
☐ Pool

☒ Remodel (specify) REMODEL PORTION OF GARAGE TO OFFICE, DEN, SEWING ROOM, UTILITY ROOM
☒ Addition (specify) 2ND STORY GUEST HOUSE, STUDY, DEN
☐ Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF3NP

- Height of Principal building 29'10" ft. # of floors 2 Height of Other structure(s) _____ ft. # of floors _____
- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

Building \$ 63400
Electrical \$ 5000
Mechanical \$ 2500
Plumbing \$ 7500
Driveway/
Sidewalk \$ 5000
TOTAL \$ 83400
(labor and materials)
(ESTIMATED)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 13995 sq.ft.
Job Valuation - Principal Building \$ 93800
(Labor and materials) **(EST.)**
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)

\$ 177200
(Labor and materials) **(ESTIMATED)**

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>THOMAS & KELLEY DANIEL</u>	Telephone (h) <u>5124738268</u> (w) <u>5123940190</u>
BUILDER	Company Name _____ Contact/Applicant's Name _____	Telephone _____ Pager _____ FAX _____
DRIVEWAY/ SIDEWALK	Contractor _____	Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>THOMAS & KELLEY DANIEL</u> Address <u>1412 GASTON AVENUE</u>	Telephone <u>5127717062</u> City <u>AUSTIN</u> ST <u>TEXAS</u> ZIP <u>78703</u>

If you would like to be notified when your application is approved, please select the method:
_____ telephone _____ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

D4/9

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Thomas H. Parice DATE 6/27/2011

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

EXISTING Non Complying for I.C. - Prior to 1986 only BC was enforced
Zon - SF3 N/P - @ 5520
NRHD - OLD WEST AUSTIN
RDS - Mc Mansion
LSD - C81 - 2011-0109
ESPA - 164-17
AWA - 6-13-11
Tree Review - 2011-051476 - Apprd with conditions
Org. Pmt for New Construction - #2991 - 1-2-1940 SF Res w/ att. gar.
Sunroom Addn - 10-10-2002 final - 12-20-2002 -

Service Address 1412 Gaston Avenue

Applicant's Signature _____

Date _____

Guesthouse pmt - 1993 - Apprd for 1853 #
Repermit portion of guesthouse 1998 - 808 #

EXISTING NON-COMPLYING

RESIDENTIAL PERMIT APPLICATION "D"

FLOOR AREA RATIO INFORMATION

D4/11

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 1412 GASTON AVENUE, AUSTIN, TEXAS 78703

Applicant's Signature [Signature]

Date 6/27/2011

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

I. 1st Floor Gross Area

- a. 1st floor area (excluding covered or uncovered finished ground-floor porches)
- b. 1st floor area with ceiling height over 15 feet.
- c. TOTAL (add a and b above)

Existing

New / Addition

2426

sq.ft.

187

sq.ft.

sq.ft.

336

sq.ft.

sq.ft.

sq.ft.

II. 2nd Floor Gross Area See note ¹ below

- d. 2nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)
- e. 2nd floor area with ceiling height > 15 feet.
- f. TOTAL (add d and e above)

1806

sq.ft.

1017

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

III. 3rd Floor Gross Area See note ¹ below

- g. 3rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).
- h. 3rd floor area with ceiling height > 15 feet
- i. TOTAL (add g and h above)

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

sq.ft.

IV. Basement Gross Area

- j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.

sq.ft.

sq.ft.

V. Garage

- k. ☒ attached (subtract 200 square feet if used to meet the minimum parking requirement) $297 + 272 = 569 - 200 = 369$ ($297 + 72 = 369$)
- l. ☐ detached (subtract 450 square feet if more than 10 feet from principal structure)

297

sq.ft.

72

sq.ft.

sq.ft.

sq.ft.

VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)

sq.ft.

sq.ft.

VII. TOTAL

4529

sq.ft.

1612

sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

6141

sq. ft.

GROSS AREA OF LOT

13995

sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot)

43.88% sq. ft.

Max 5598 #
543 #
Max Waiver Request 25% = 1399.5 #

If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if
this is for a
building permit
only.

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(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request THOMAS H. DANIEL Phone 512 771 7062
Email TDANIEL@THDLAW.COM Fax 512 233 2735
Project Name _____ ☐ New Construction ☒ Remodeling
Project Address 1412 GASTON AVENUE, AUSTIN, TEXAS 78703 OR
Legal Description WEST 40 FT OF LOT 20 + EAST 60 FT OF LOT 21 Lot _____ Block 27
PEMBERTON HEIGHTS, SEC 8
Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☒ Overhead or ☐ Underground Voltage LR ☒ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: Addition on the rear of existing home

ESPA Completed by (Signature & Print name) _____

Date _____

Phone _____

AE Representative _____

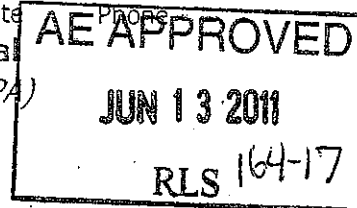
Approved: ☒ Yes ☐ No (Remarks on back) _____

Date _____ Phone _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

Version 1.1.0.0

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.





Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

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PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: THOMAS H. DANIEL Phone: 512 233 2735 Alternate Phone: 512 374 0170

Service Address: 1412 GASTON AVENUE, AUSTIN, TEXAS 78703

Lot: 20121 Block: 27 Subdivision/Land Status: PEMBERTON HEIGHTS, S8 Tax Parcel ID No.: 115728

Existing Use: vacant single-family res. duplex garage apartment other _____
(circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(circle one)

Number of existing bathrooms: 3.5 Number of proposed bathrooms: 6.5

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No ☒

City of Austin Office Use

Water Main size: 12" Service stub size: 1 1/4" Service stub upgrade required? N New stub size: _____

Existing Meter number: 231555 Existing Meter size: 5/8" Upgrade required? Y New size: 1"

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System ☒ WW Main size: _____

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

UDS (if applicable) Approved by UDS (Signature & Print name) _____ Date 6/13/11 Phone 974-8734

UDS Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

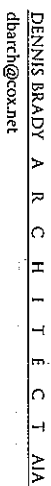
Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

RECEIVED
JUN 13 2011

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

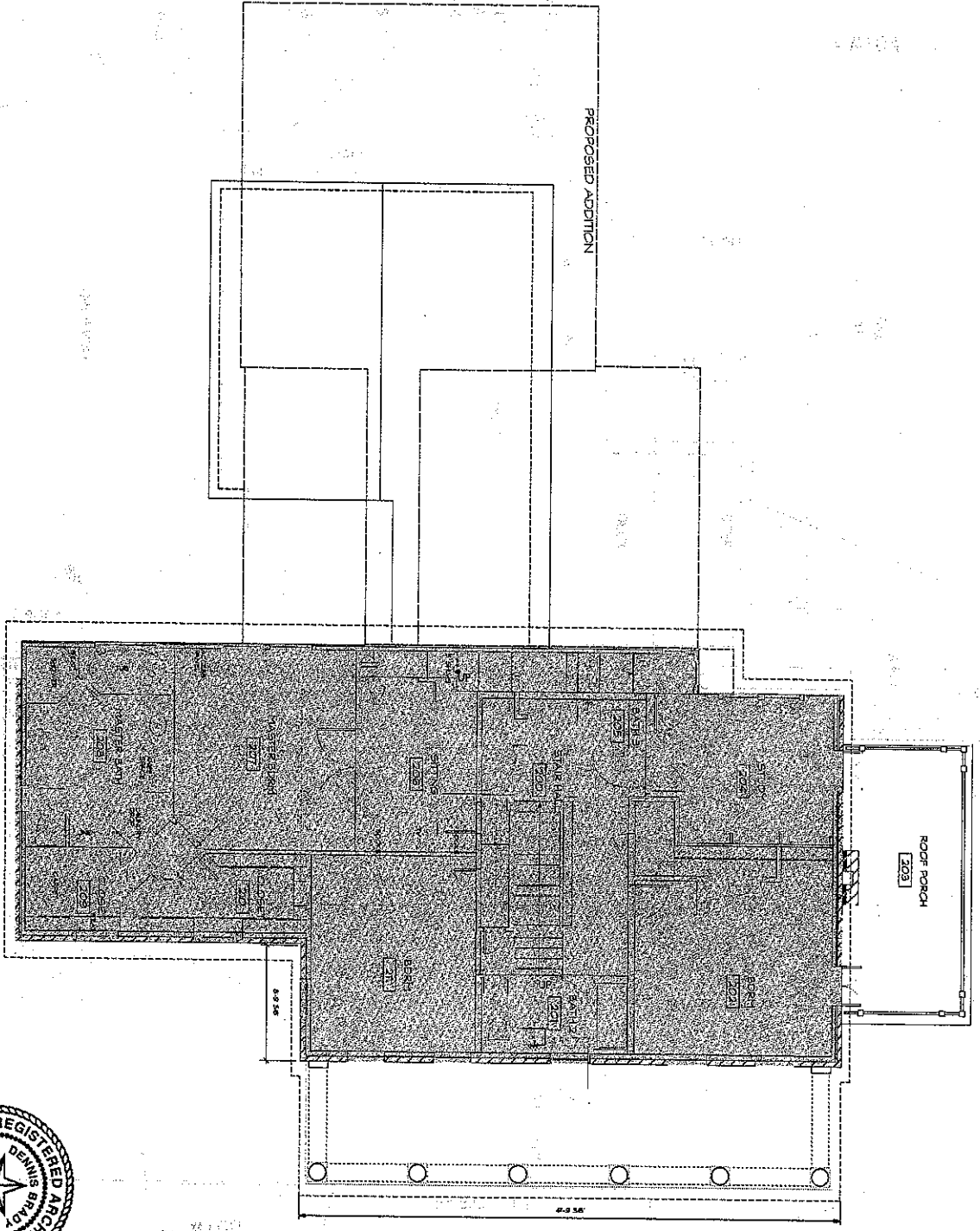
NOTION



EXISTING TO BE REMODELED

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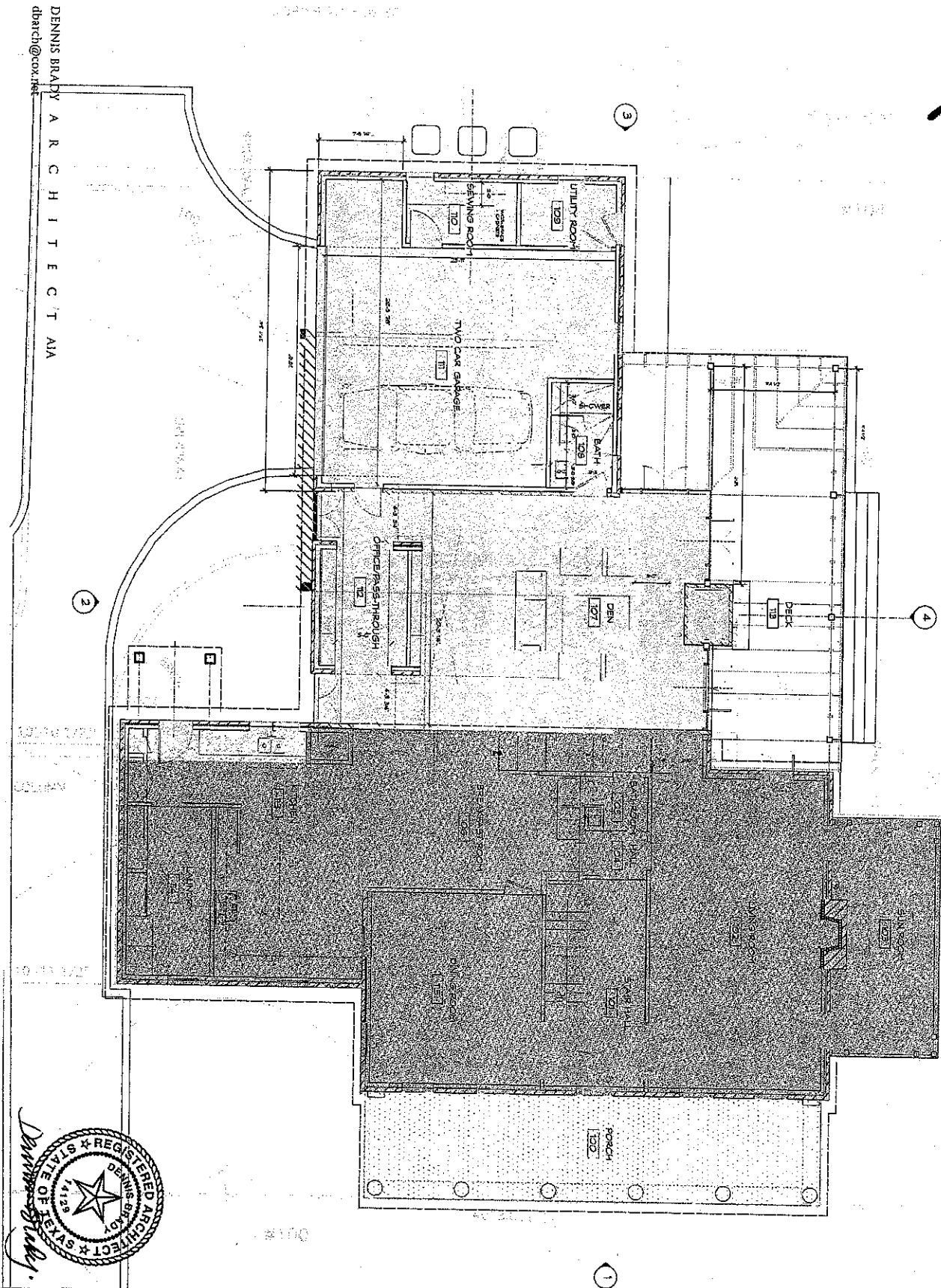
DENNIS BRADY ARCHITECT AIA
dbrach@cox.net



DANIEL RESIDENCE
RENOVATIONS AND ADDITION
1412 GASTON AVE, AUSTIN TX

- 2ND FLOOR PLAN - EXIST
SCALE = 1/8" = 1'-0"
- EXISTING:
2ND FLOOR PLAN LEGEND:
1ST FL. LIVING EXIST: 2214 SF
1ST FL. GARAGE EXIST: 549 SF
1ST FL. GROSS EXIST: 2763
2ND FL. LIVING EXIST: 1806 SF
GROSS SQ. FOOTAGE (-200SF): 2214-549+1806-200= 4369 SF
GARAGE ALLOWANCE (-200SF): 4369 SF
FAR EXIST: 4369 SF / 1899 SF = 512 TO 1
- EXISTING TO REMAIN
PROPOSED NEW ADDITION

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1ST FLOOR PLAN - REVISED
SCALE = 1/8" = 1'-0"



PROPOSED ADDITION:
1ST FLOOR PLAN LEGEND:

SITE AREA:
13,995 S.F.

1ST FL. CONDITIONED EXISTING/DL
(948+286+195+17) = 2,426 S.F.

1ST FL. CONDITIONED NEW:
(336+153+126) = 615 S.F.

1ST FL. GARAGE EXISTING/DL
297 S.F.

1ST FL. GARAGE NEW:
272 S.F.

2ND FL. EXISTING:
1806 S.F.

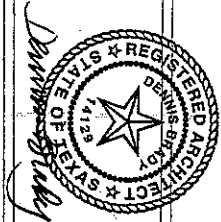
2ND FL. CONDITIONED NEW:
1077 S.F.

NEW GROSS SQ. FOOTAGE -
GARAGE ADDITION (2009):
4529+1972=6501 S.F.

FAR NEW:
6141 S.F. 13,995 S.F. = 13,995

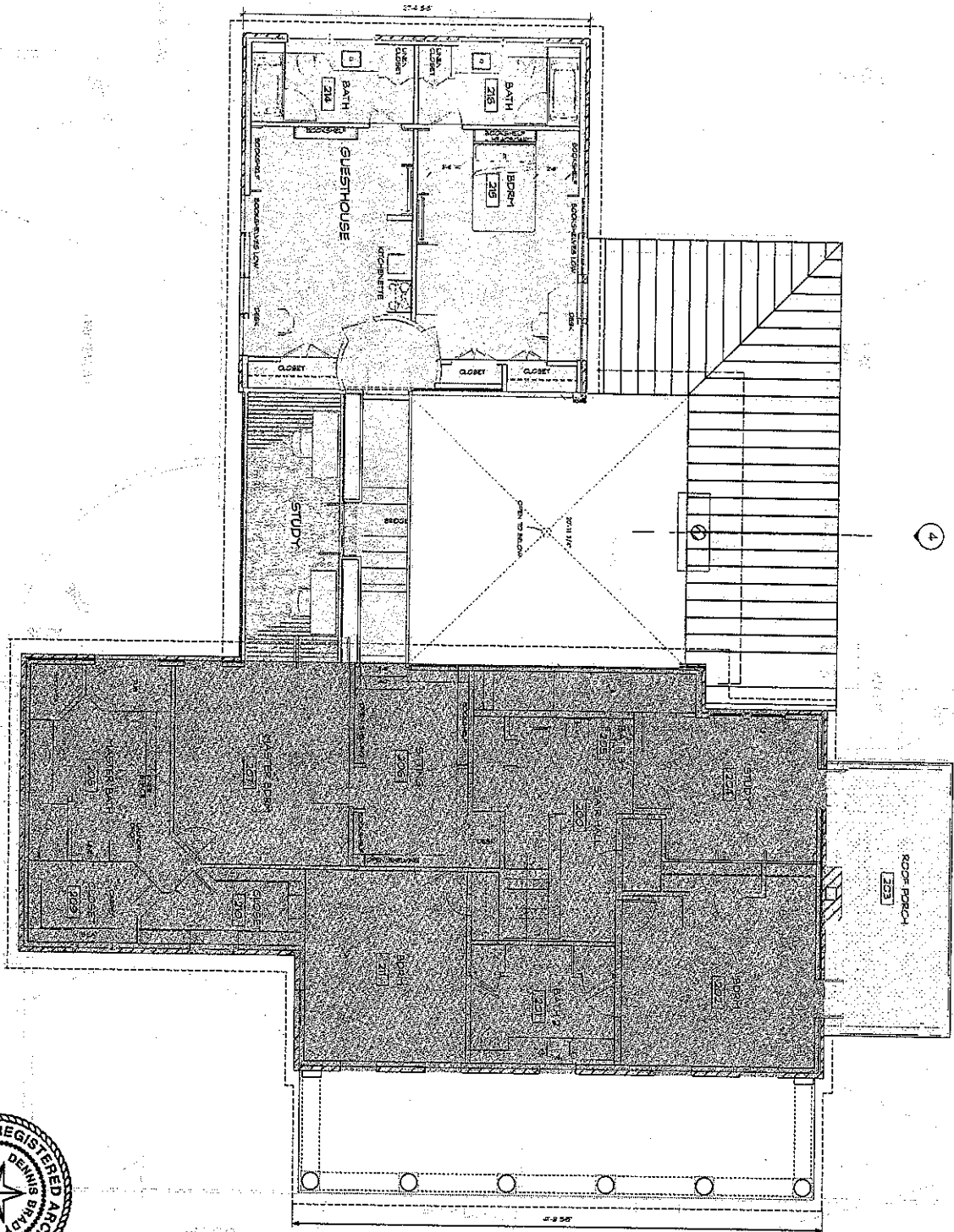
- EXISTING TO REMAIN
- REMODEL / ADDITION
- EXISTING TO DEMO

DENNIS BRADY ARCHITECT AIA
dbrach@cox.net



DANIEL RESIDENCE
RENOVATIONS AND ADDITION
1412 GASTON AVE, AUSTIN TX

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2ND FLOOR PLAN - REVISED
SCALE = 1/8" = 1'-0"



PROPOSED ADDITION:
2ND FLOOR PLAN LEGEND:

SITE AREA:
15,000 SF

1ST FL. CONDITIONED EXISTING:
(104,266+18,547) = 242,813 SF

1ST FL. CONDITIONED NEW:
(336+59,123) = 52,3 SF

1ST FL. GARAGE EXISTING:
287 SF

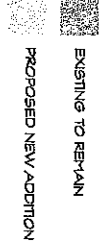
1ST FL. GARAGE NEW:
272 SF

2ND FL. EXISTING:
1806 SF

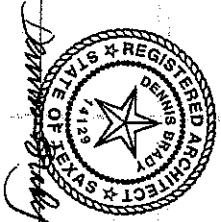
2ND FL. CONDITIONED NEW:
107 SF

NEW GROSS SQ. FOOTAGE -
GARAGE ALLOWANCE (200SF)
= 6141 SF

FAR NEW
6141 SF / 12,995 SF = 4399

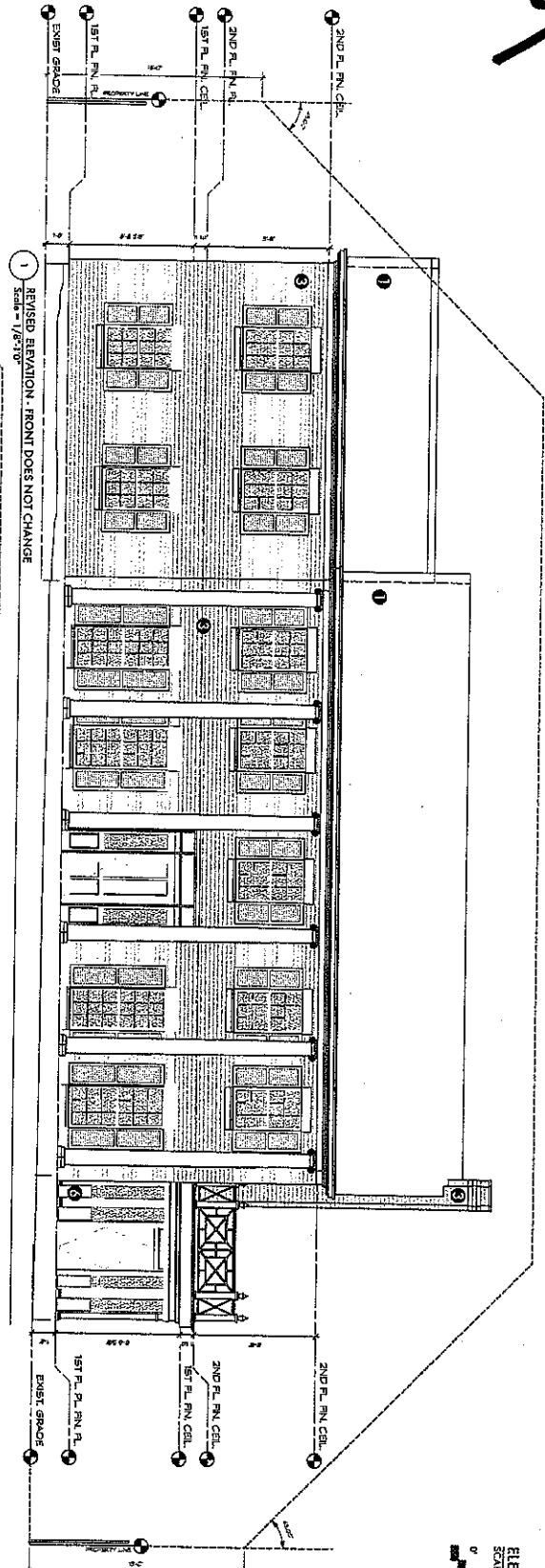


DENNIS BRADY ARCHITECT AIA
dbrad@cox.net



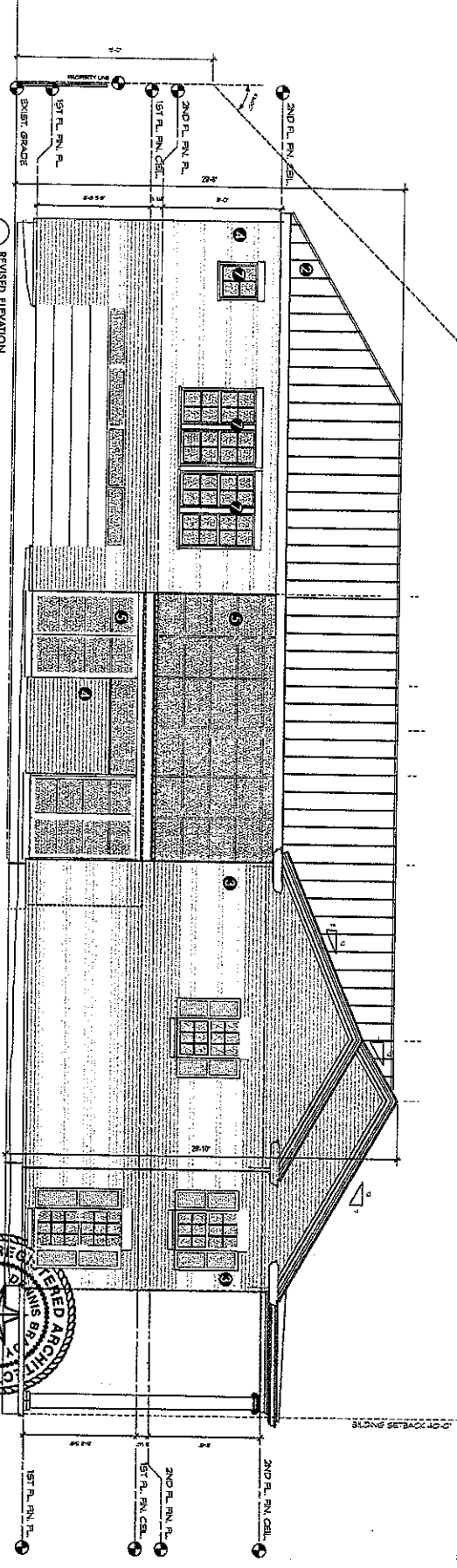
DANIEL RESIDENCE
RENOVATIONS AND ADDITION
1412 GASTON AVE, AUSTIN TX

04/18



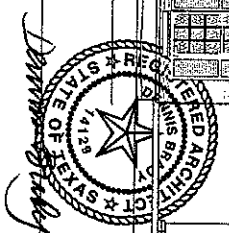
1 REVISED ELEVATION - FRONT DOES NOT CHANGE
Scale = 1/8"=1'-0"

- MATERIALS LEGEND**
- 1 Exter Asphalt Shingles
 - 2 Standing Seam Metal Roof
 - 3 Exter Brk - Painted
 - 4 New Brk - Painted to Match Existing
 - 5 Siderum Windows
 - 6 Exter Painted Wd Panels
 - 7 Painted Wd Double-Hung Windows to Match Existing



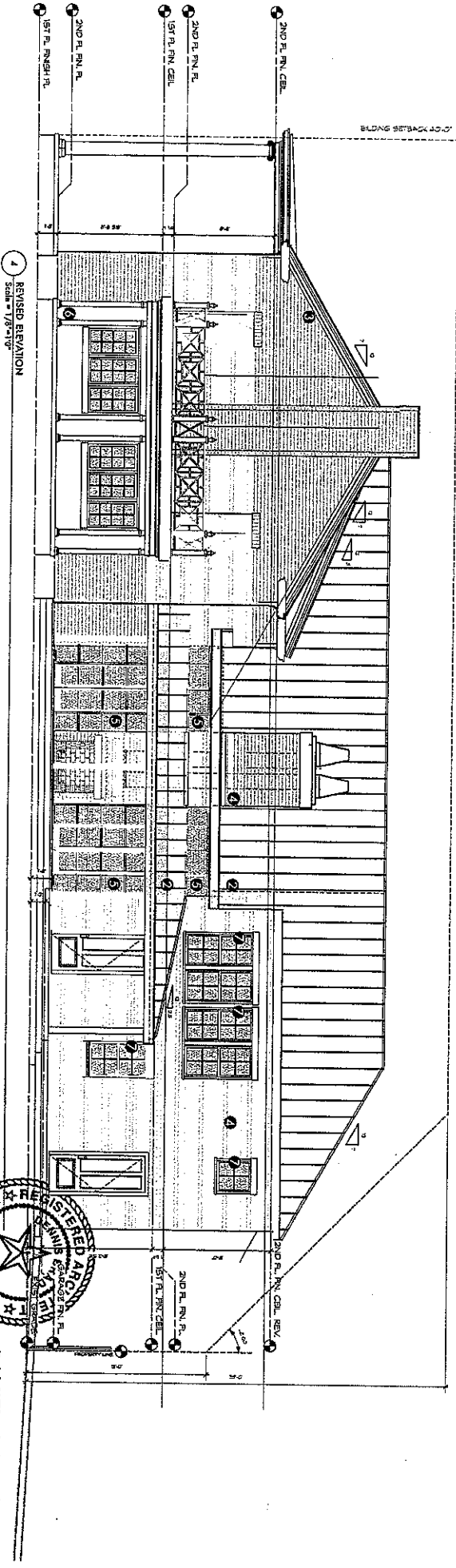
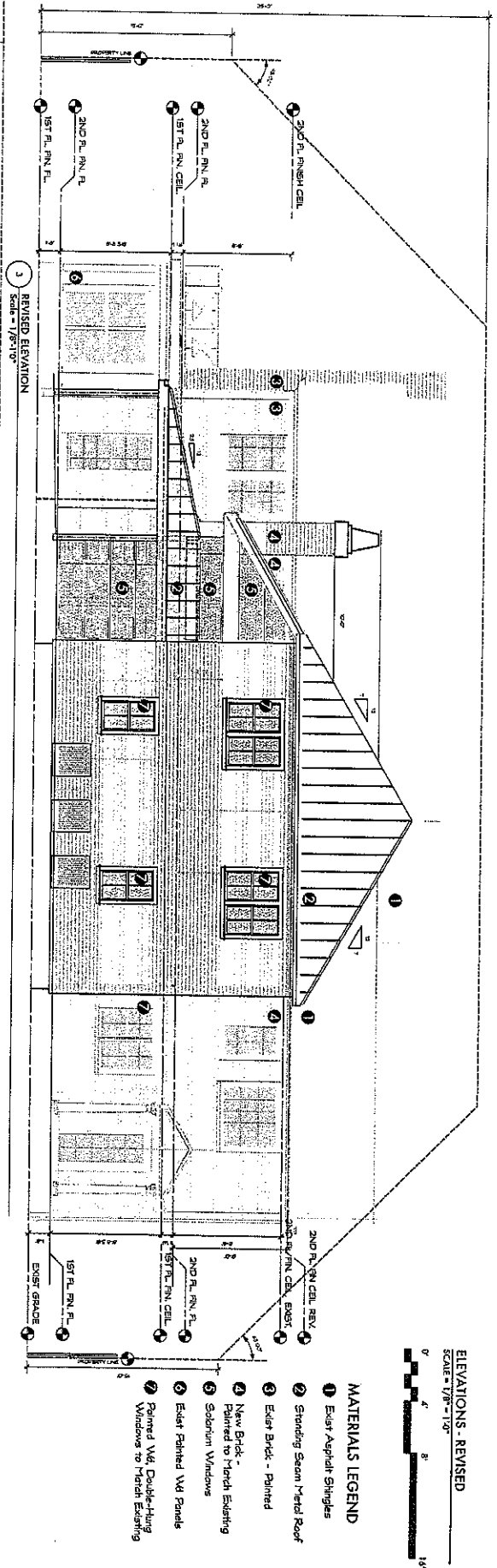
2 REVISED ELEVATION
Scale = 1/8"=1'-0"

DENNIS BRADY ARCHITECT AIA
dbrach@cox.net

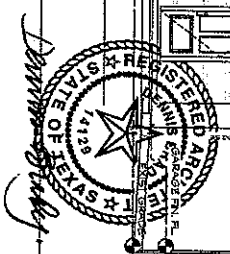


DANIEL RESIDENCE
RENOVATIONS AND ADDITION
1412 GASTON AVE, AUSTIN TX

04/19



DENNIS BRADY ARCHITECT AIA
dbrady@cox.net



DANIEL RESIDENCE
RENOVATIONS AND ADDITION
1412 GASTON AVE, AUSTIN TX



CITY OF AUSTIN - PROJECT PERMIT

Printed: 29 April 2011

PERMIT NO.
9304468STATUS
DORMANTTYPE
RADDRESS
1412 GASTON AVENUE A .00000DATE
19-APR-93D4
80

SUBDIVISION PEMBERTON HEIGHTS SECTION #8 BLOCK: 27 LOT: W40'OF LT 20&E60'OF LT 21										PERMIT CLERK BLOUNT, M			
PLAT 159		BLOCK 27		LOT W40'OF LT 20&E60'OF LT 21				GRID					
ZONE SF3		HT. & AREA		REQD.		PARKING PROVD.		PROPOSED OCCUPANCY RESIDENTIAL GUEST HOUSE W/GAR&REM EXIST GAR**					
SPECIAL PERMIT NO.		TOTAL SQ. FT. 1853		VALUATION \$70,535		TYPE CONST.		USE. CAT. R4-0		GROUP	FLOORS	BLDGS 1	UNITS 1
WORK PERMITTED ADDITION REMODEL				BASEMENT		BUILDING DIMENSIONS				MIN. STD.		ONR	

C O N T R A C T O R S	OWNER/CONTR.	KENNETH BARFIELDS	PHONE	FEE	PAID DATE	REQUIRED INSPECTIONS BUILDING MECHANICAL ELECTRIC PLUMBING WATER SEWER
	BUILDING	PONLS CLMINO	453-1339	\$307	04/19/1993	
	ELECTRICAL	KUBELKA, EUGENE		\$133	04/27/1993	
	MECHANICAL	KUNZ, GARY LOUIS		\$78	04/21/1993	
	PLUMBING	WILLIAMS, KENT		\$121	04/23/1993	
	SIDEWALK/DRIVE					
	SIGN					
ROOF / SIDE						
ELEC SERVICE FEE						
PLAN CHECK FEE						
			ETJ FEE	TOTAL FEE \$639	TOTAL PAID \$639	

C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

REMARKS: **CREATE DEN,SEWING RM,UTIL UTILITY ROOM&REM EXIST KITCHEN SMOKE DETECTOR REQUIRED/IF PLUMBE COME IN HAVE HIM FILL OUT EXIST TAP LETTER/DORMANT PER C MEUTH***

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.



CITY OF AUSTIN - PROJECT PERMIT

Printed: 29 April 2011

PERMIT NO.
9304468STATUS
DORMANTTYPE
RADDRESS
1412 GASTON AVENUE A .00000DATE
19-APR-93

PERMIT CLERK

BLOUNT, M

SUBDIVISION
PEMBERTON HEIGHTS SECTION #8 BLOCK: 27 LOT: W40'OF LT 20&E60'OF LT 21

PLAT 159	BLOCK 27	LOT W40'OF LT 20&E60'OF LT 21		GRID	
ZONE SF3	HT. & AREA	REQD.	PARKING PROVD.	PROPOSED OCCUPANCY RESIDENTIAL GUEST HOUSE W/GAR&REM EXIST GAR**	
SPECIAL PERMIT NO.		TOTAL SQ. FT. 1853	VALUATION \$70,535	TYPE CONST.	USE. CAT. R4-0
				GROUP	FLOORS
					BLDGS 1
					UNITS 1
WORK PERMITTED ADDITION REMODEL		BASEMENT	BUILDING DIMENSIONS		MIN. STD. ONR

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout	04/20/1993	PASS		MC FADDE	101
Plumbing Rough	04/27/1993	PASS		CLARDY	501
Plumbing Sewer					505
Plumbing Copper					502
Plumbing Gas					504
Foundation					102
Framing					103
Insulation/Energy					601
Plumbing Top Out					503
Mechanical Rough					401
Mechanical Vent					402
Electrical Slab					301
Electric Rough					302
Wallboard					104
Sidewalk Prepour					201
Driveway Prepour					202
* Final Building					706
* Final Electric					701
* Final Mechanical					703
* Final Plumbing					702
* Final Energy					704
F Final Concrete					705
I Final Sign					707
N Landscaping					
A Engineering					
* Water					
* Sewer					
* Fire					
* Health					

Admin Holds: NONE

Review Date

Remarks:

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.



City of Austin BUILDING PERMIT

D4
22

PERMIT NO: 1993-011341-BP

Type: RESIDENTIAL Status: Expired

1412 GASTON AVE

Issue Date: 04/19/1993 **EXPIRY DATE: 10/24/1993**

LEGAL DESCRIPTION Lot: 21 Block: 27 Subdivision: PEMBERTON HEIGHTS SEC 8						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition				ISSUED BY:			
Residential Guest House W/Gar&Rem Exist Gar**									
TOTAL SQFT		VALUATION Tot Val Rem: \$0.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	307.00	4/19/1993	Electrical Permit Fee	133.00	4/27/1993	Mechanical Permit Fee	78.00	4/21/1993
Plumbing Permit Fee	121.00	4/23/1993						
Fees Total:	639.00							

Inspection Requirements

Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection
Sewer Tap Inspection	Water Tap Inspection		

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Create Den, Sewing Rm, Util Utility Room&Rem Exist Kitchen Smoke Detector Required/If Plumber Come In Have Him Fill Out Exist Tap Letter/Dormant Per C Meuth*

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Gaston
BUILDING PERMIT

DY
23

PERMIT NO: 1993-011341-BP

Type: RESIDENTIAL Status: Expired

1412 GASTON AVE

Issue Date: 04/19/1993

EXPIRY DATE: 10/24/1993

LEGAL DESCRIPTION Lot: 21 Block: 27 Subdivision: PEMBERTON HEIGHTS SEC 8						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Addition				ISSUED BY:			
Residential Guest House W/Gar&Rem Exist Gar**									
TOTAL SQFT		VALUATION Tot Val Rem: \$00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Type	Date	Status	Comments	Inspector
101 Building Layout	4/20/1993	Pass	MIGRATED FROM PIER.	



City of Austin BUILDING PERMIT

D4
24

PERMIT NO: 1998-012062-BP

Type: RESIDENTIAL

Status: Final

1412 GASTON AVE

Issue Date: 04/16/1998

EXPIRY DATE: 09/24/1998

LEGAL DESCRIPTION Lot: 21 Block: 27 Subdivision: PEMBERTON HEIGHTS SEC 8						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: Add New Two Car Garage & Exerciseroom & Office		WORK PERMITTED: Addition				ISSUED BY:			
TOTAL SQFT		VALUATION Tot Val Rem: \$0.00		TYPE CONST.	USE CAT. 434	GROUP	FLOORS	UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

--	--	--	--	--	--	--	--	--	--

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	82.00	4/16/1998	Electrical Permit Fee	47.00	7/10/1998	Mechanical Permit Fee	41.00	5/27/1998
Plumbing Permit Fee	23.00	7/13/1998						
Fees Total:	193.00							

Inspection Requirements			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments Bldg 01 Rein***

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

D4/25

PERMIT NO: 2002-019958-BP

Type: RESIDENTIAL

Status: Final

1412 GASTON AVE

Issue Date: 10/10/2002

EXPIRY DATE: 12/20/2002

LEGAL DESCRIPTION Lot: 21 Block: 27 Subdivision: PEMBERTON HEIGHTS SEC 8						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: Remodel				ISSUED BY:			
Enclose Existing Attached Sunporch @ East Side Of Res.									
TOTAL SQFT		VALUATION Tot Val Rem: \$00		TYPE CONST.	USE CAT. 435	GROUP	FLOORS	UNITS	# OF PKG SPACES
TOTAL BLDG. COVERAGE		% COVERAGE	TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS		METER SIZE

Contact

General Contractor, Alan Muskin, The Muskin Company

Phone

(512) 371-0037

Contact

Phone

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	135.00	10/10/2002	Electrical Permit Fee	29.00	10/22/2002	Mechanical Permit Fee	23.00	10/22/2002
Fees Total:	187.00							

Inspection Requirements

Building Inspection

Electric Inspection

Mechanical Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

Dr. & Mrs. M. Y. Colby

1412 Gaston Ave.

159

-

27

E. 60' of 21 & W. 40'
of 20

D4
26

Pemberton Hgts.

brick veneer (2-story) res. with garage
attached

299n - 1-2-40

10



ATTN: JIM GABEL

Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor
Phone: (512) 974-1876 Fax: (512) 974-3010
Email: Michael.Embosi@ci.austin.tx.us Website: www.ci.austin.tx.us/trees

ROW I.D. 10004948
Mapscor Grid 5840

D4/07

Application request* (specify all that apply):

- ☐ Tree removal
- ☒ Development exceeding allowable standards for encroachment in the tree's critical root zone;
- ☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 1412 GASTON AVENUE, AUSTIN, TEXAS 78703

Name of owner or authorized agent: THOMAS H. DANIEL AND KELLEY J. DANIEL

Building permit number (if applicable):

Telephone #: 512 771 7062 Fax #: 512 233 2735 E-mail:

Type of Tree: SPANISH OAK Tree location on lot: NORTH EAST CORNER

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) 24" or diameter (across) 23.6" DBH

General tree condition: ☒ Good / ☐ Fair / ☐ Poor / ☐ Dead

Reason for request: PRE-CONSTRUCTION REVIEW

Tom Daniel
Owner/ Authorized Agent Signature

6/13/2011

Date

- Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

- ☐ Approved ☒ *Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: NO IMPACTS WITHIN 11' 9" FROM CENTER OF TREE. CONTIGUOUS TO PEAK BLOCK @ CORNER OF BLOCK.

- ☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant _____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☒ Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- ☐ Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.
- ☒ No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature

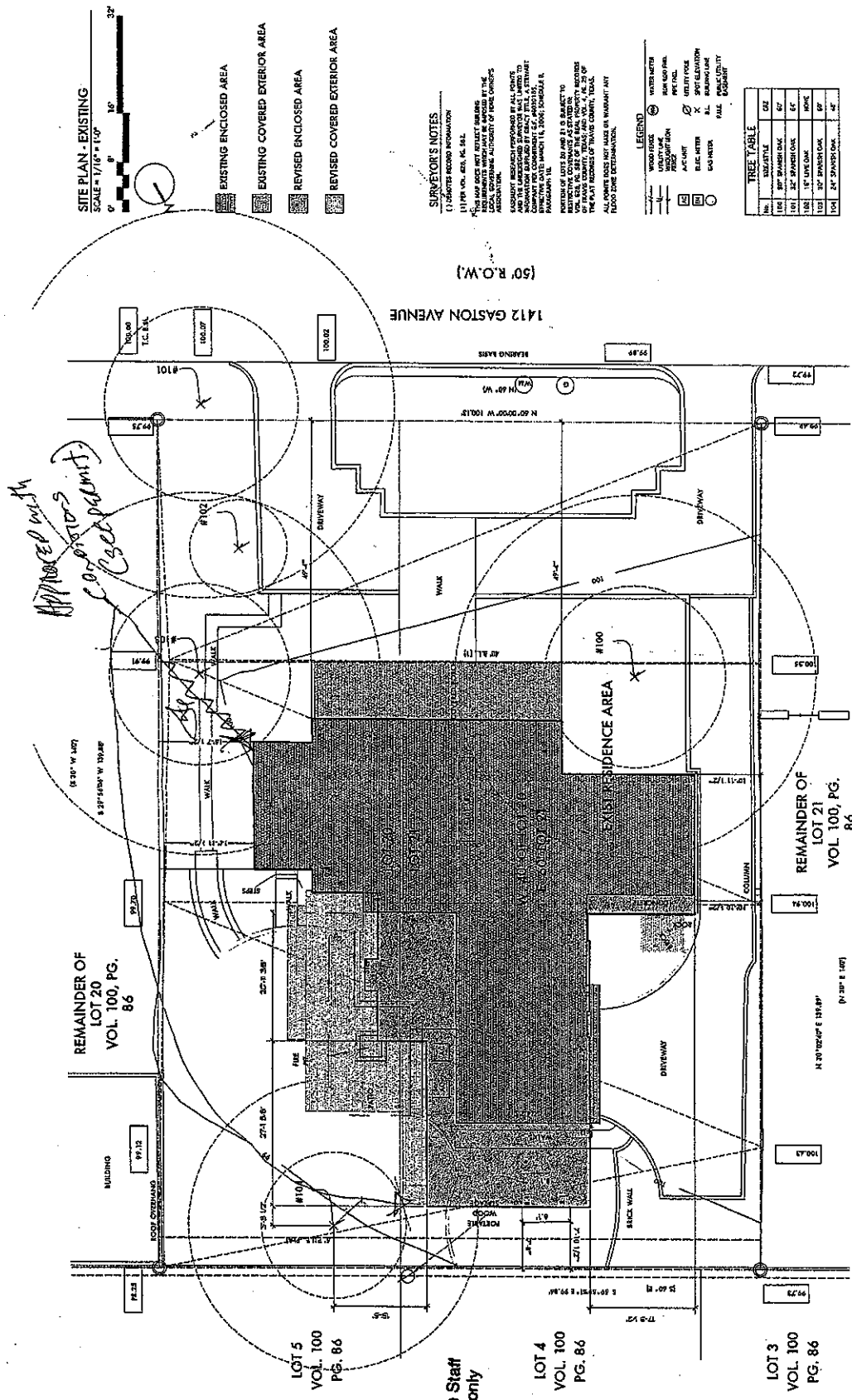
Date

City Arborist Signature

Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

DANIEL RESIDENCE
RENOVATIONS AND ADDITION
1412 GASTON AVE, AUSTIN TX



SURVEYOR'S NOTES
 () DENOTES RECORD INFORMATION

LEGEND

	WOOD FENCE		WATER METER
	UTILITY LINE		SPOT ELEVATION
	THROUGHOUT FENCE		RUNNING LINE
	A/C UNIT		PUBLIC UTILITY EQUIPMENT
	ELEC. METER		
	GAS METER		

TREE TABLE		
Size	Size/Style	Case
E02	30" SPANISH OAK	607
011	32" SPANISH OAK	645
002	18" LIVE OAK	MONC
023	30" SPANISH OAK	607
041	24" SPANISH OAK	445

[illegible]

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704
TEL.: (512) 440-0071 - FAX (512) 440-0159



DENNIS BRADY A R C H I T E C T A I A
dbarch@cox.net

Reviewed by
City Arborist Program Staff
for tree compliance only
1/15/2011

Tree
Review
Jim Gobel
6/15/2011

D4
29

AMANDA 4.4.27.9092310 User Sylvia Benavidez Signed on to AMANDA at AMANDA_prod1

File Date Search Edit Actions Reports Window Help

Close Update Mark All Delete Pick Rotate Accept Detail Query Exit To-Do List Reports Folder Property People Location People Lic Log Off Previous Next

Folder Property People Info Fee/Charge Process Document Comment Attachment

Folder#	F#	Gen.	Yr.	Sequence	Sec.	Rev.	Type	Status
1993 011341 00 00 EP	9304	Number	20	11	051476	000	00 TP	Tree Permit
1994 005626 00 00 BP	94022							Approved with Conditions
1994 009118 00 00 MP	94035							
1994 009118 00 00 EP	94035							
1994 009118 00 00 PP	94035							
1994 009118 00 00 BP	94035							
1995 007440 00 00 DS	95081							
1998 002708 00 00 EP	98163							
1998 002708 00 00 MP	98163							
1998 012062 00 00 BP	98046							
1998 012062 00 00 PP	98046							
1998 012062 00 00 MP	98046							
1998 012062 00 00 EP	98046							
2000 194147 01 0 IP	BP-0							
2002 007743 RM 0 PR	BP-0							
2002 019958 00 00 BP	0201							
2002 019958 00 00 EP	0201							
2002 019958 00 00 MP	0201							
2005 058185 604 0 EX	05071							
2007 136860 000 00 EP	2007							
2011 037603 C81 00 DA	C81-21							
2011 041355 RA 00 PR								
2011 051476 008 00 TP								

Property

House Prefix Street Type Direction Unit Type Unit

Address 412 GASTON AVENUE

City Postal Code Rd Property Flow ID

AUSTIN 78703 0116000520 432.656

Location Lot 21 Block: 27 Subdivision: PEMBERTON HEIGHTS SEC 8 Folder Unit

Indicators

Violations ☐

Properties ☐

Parent ☐

Child ☐

Due \$0.00

In Date Jun 13, 2011 Issue/Approval Jun 15, 2011 Expires

Reference File # By Jim Gobel Final Date

Sub Work

Name 1412 GASTON AVE Priority

Description

As Text Field Editor (Maximum 4000 characters)

no impacts within 11'-9" from center of tree. Cantilever or use of dek block at corner of deck required. Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. Plastic construction fencing is not permissible. No impacts are permitted within the tree 1/2 critical root zone (ECM 3.5.2), including trenching for utilities and installation of sprinkler system.

Condition

Group

List View Related View Copy Create Child

Show no. of rows on tabs < Back

AMANDA 4.4.27.9092310 User Sylvia Benavidez Signed on to AMANDA at AMANDA_prod1

start custom: info: m: 2: arcview: AMANDA 4.4.27.9092310 arcview: 5:22 PM



D4
30

City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception

May 02, 2011

File Number: **C8I-2011-0109**

Address: **1412 GASTON AVE**

Tax Parcel I.D. # **0116000520**

Tax Map Date: **02/10/2010**

The Watershed Protections & Development Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the west 40' of lot 20 and the east 60' of Lot 21, Block 27, Pemberton Heights, Section 8 in the current deed, recorded on May 04, 2006, in Document #2006081981, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Jan 20, 1994, in Volume 12106, Page 1454, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by wastewater service on Dec 28, 1939. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: 

**Daniel Word, Representative of the Director
Planning and Development Review**

D4
32

NEIGHBORHOOD SUPPORT LETTERS

D4
33

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Lesley Link Collins
Your Name (please print)

2605 McCallum Dr
Your address(es) affected by this application

Lesley Link Collins 6-27-2011
Signature Date

Comments: The remodel of the Daniels
home would be an asset
to our Pemberton Neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4.
34

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Gale David Clifton
Your Name (please print)

2509 Jarratt Ave 78703
Your address(es) affected by this application

Dz Clifton 6/27/11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
35

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Brad Laughlin

Your Name (please print)

2615 Harris Blvd

Your address(es) affected by this application

Brad Laughlin

Signature

6-27-11

Date

Comments:

Great design!

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
36

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Barbara K. Gotheny
Your Name (please print)

1414 Preston Ave
Your address(es) affected by this application

Barbara K. Gotheny 6/27/11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
37

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Kelly Redding
Your Name (please print)

1413 Gaston Ave
Your address(es) affected by this application

Kelly Redding 6/27/11
Signature Date

Comments: I have seen the
plans and they look great

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
38

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Paige Alam

Your Name *(please print)*

1401 Gaston Avenue

Your address(es) affected by this application

Paige G. Alam

Signature

6/23/11

Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4
39

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Leslie Winter
Your Name (please print)

1403 Gaston
Your address(es) affected by this application

[Signature]
Signature

6-22-11
Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
40

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Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Row Prater
Your Name (please print)

1404 GASTON
Your address(es) affected by this application

REI-Prater 6/25/11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
41

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

DR. & MRS. Wm. J. HALDEN
Your Name (please print)

1406 GASTON AVE.
Your address(es) affected by this application

Wm. J. Halden 6-23-11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
42

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Dorothy M. Nash
Your Name (please print)

1407 Gaston Ave.
Your address(es) affected by this application

Dorothy M. Nash 6-23-11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
43

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11- 041355 RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

JUDITH FRANDEN
Your Name (please print)

1410 GASTON AVE
Your address(es) affected by this application

Judith C. Franden 5-16-11
Signature Date

Comments: The addition will be wonderful
for the house and the neighborhood

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
44

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Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Kellen J Denier
Your Name (please print)

1412 Gaston Ave 78703
Your address(es) affected by this application

Kellen J Denier 6/26/11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
45

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Att: Melanie Walters

Your Name (please print)

1414 GASTON AVE.

Your address(es) affected by this application

[Signature]

Signature

6/21/11

Date

Comments:

Please Approve - Their plans ARE GREAT for the neighborhood and we live right next door to their project. We have lived at 1414 Gaston for approximately 20 years.

Thank You,

[Signature]

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4.
46

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Martha DeGrasse
Your Name (please print)

1415 Gaston Ave.
Your address(es) affected by this application

Martha DeGrasse
Signature

6/22/11
Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4
47

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Kristi + David Moriarty
Your Name (please print)

1412 Gaston Ave.
Your address(es) affected by this application

Kristi Moriarty 6/21/11
Signature Date

Comments:

We look forward to having the
Daniels' plans implemented.
Our neighborhood is well-served
by thoughtful additions such
as these.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
48

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Laura Northway
Your Name (please print)

1419 Gaston Avenue
Your address(es) affected by this application

Laura Northway 6/22/11
Signature Date

Comments: We are very excited about
the renovations and think it
will complement the neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4
49


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Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/>	I am in favor
<input type="checkbox"/>	I object

CLAUDE GREEN RIVES
Your Name (please print)

1400 PRESTON AVE. 78703
Your address(es) affected by this application

 06-22-11
Signature Date

Comments: We are in favor of this
proposal.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
50

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Carolyn A. Long

Your Name (please print)

1401 Preston Ave

Your address(es) affected by this application

Carolyn Long

Signature

6-21-11

Date

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4
51

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Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Chris Newton
Your Name (please print)

1404 Preston Avenue
Your address(es) affected by this application

C. Newton 6/25/11
Signature Date

Comments: _____
I've seen the plans.
Everything looks great &
in keeping with aesthetics
of the neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

DY
52

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

FARRA ROESSNER

Your Name (please print)

1407 PRESTON AVE

Your address(es) affected by this application

[Signature]

Signature

6/25/11

Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
53

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Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

JOHN LANGMORE
Your Name (please print)

1408 Preston Ave
Your address(es) affected by this application

[Signature] 6/25/11
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
54

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

David MARRAS

Your Name (please print)

1409 PRESTON AVE.

Your address(es) affected by this application

[Signature]

Signature

6-24-11

Date

Comments:

OK with me.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Marjorie Newhoff
Your Name (please print)

1410 Preston
Your address(es) affected by this application

Margie M. Neuloff 6-24-11
Signature Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4
56

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Case Number: 2011-041355RA
ADDRESS 1412 Gaston Avenue
Contact: Sylvia Benavidez, 974-2522
Public Hearing: July 6, 2011
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/>	I am in favor
<input type="checkbox"/>	I object

JIMMY HOLLAND
Your Name (please print)

1413 PRESTON
Your address(es) affected by this application

Jimmy A. Holland 6/23/2011
Signature Date

Comments: PLANS LOOK GREAT - ★✓

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

D4
57

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/>	I am in favor
<input type="checkbox"/>	I object

Krishn Alexander

Your Name (please print)

1415 preston avenue

Your address(es) affected by this application

[Signature]

Signature

June 15 2011

Date

Comments:

Our house sits directly behind
Daniels! We think the
addition will be perfect
for the neighborhood

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4
58

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Cawlyn + Don Lewis
Your Name (please print)

1416 Preston Ave.
Your address(es) affected by this application

C Lewis
Signature

6-23-11
Date

Comments: I've seen the plans
& approve of them.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

D4
59

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Case Number: 2011-041355RA

ADDRESS 1412 Gaston Avenue

Contact: Sylvia Benavidez, 974-2522

Public Hearing: July 6, 2011

Residential Design and Compatibility Commission

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Brooke Howard

Your Name (please print)

1418 Preston Avenue

78703

Your address(es) affected by this application

Brooke Howard

Signature

6/22/11

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810