

# D-6/1-PRESENTATION

**C15-2021-0068**

**1411 GASTON AVENUE**

**APPLICANT: BJ CORNELIUS**

## **PRESENTATION INDEX**

EXHIBIT 1 – STREETVIEW PHOTO

EXHIBIT 2 – 1411 GASTON AVE SITE PLAN

EXHIBIT 3 – FRONT ELEVATION

EXHIBIT 4 – EXISTING REAR ELEVATION

EXHIBIT 5 – PROPOSED REAR ELEVATION

EXHIBIT 6 – FLOOR PLAN 2<sup>ND</sup> LEVEL

EXHIBIT 7 – NEIGHBOR SUPPORT 1407 GASTON AVE

EXHIBIT 8 – NEIGHBOR SUPPORT 1413 GASTON AVE

EXHIBIT 9 – OWNER'S AFFIDAVIT

# D-6/2-PRESENTATION

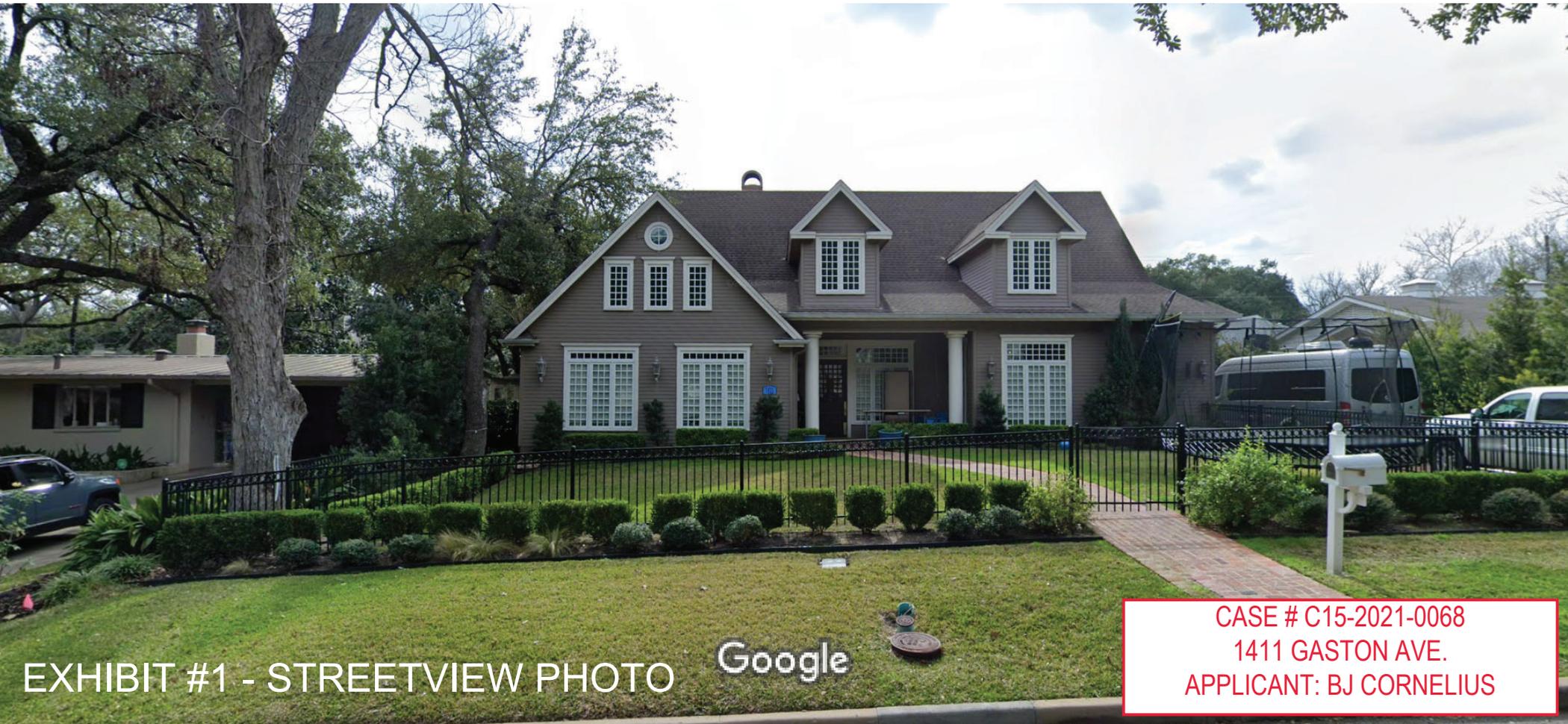
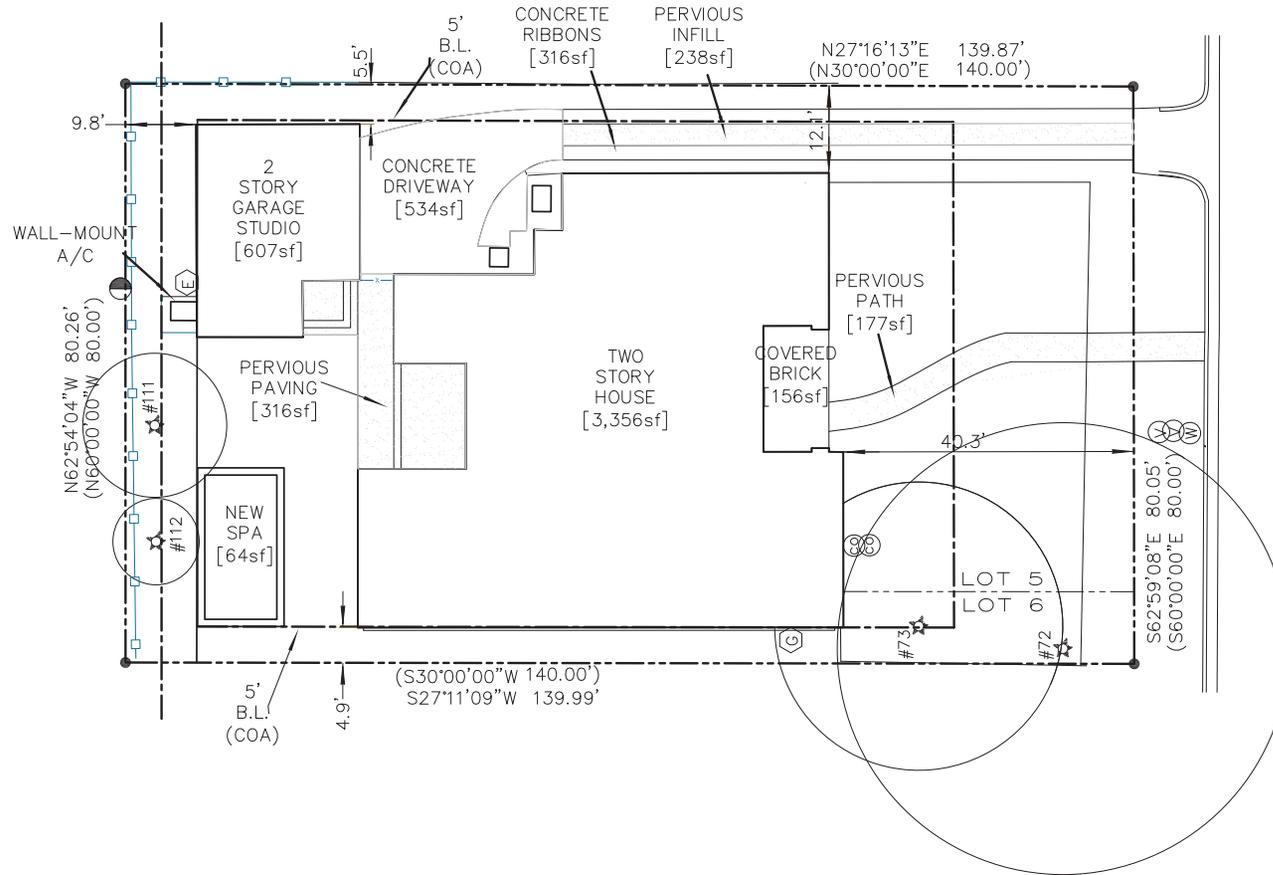


EXHIBIT #1 - STREETVIEW PHOTO

Google

CASE # C15-2021-0068  
1411 GASTON AVE.  
APPLICANT: BJ CORNELIUS

# D-6/3-PRESENTATION



PROPOSED IMPERVIOUS AREAS:  
 64 Sq.ft. NEW 12'X22' SPA COPING  
 607 Sq.ft. 2 STORY GARAGE/STUDIO  
 534 Sq.ft. CONCRETE DRIVE  
 316 Sq.ft. CONCRETE RIBBON DRIVE  
 3356 Sq.ft. 2 STORY HOUSE  
 156 Sq.ft. COVERED BRICK PORCH

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5,033 Sq.ft. IMPERVIOUS COVERAGE

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11,216 Sq.ft. LOT 5 & W 10' LOT 6

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44.9% IMPERVIOUS COVER

# D-6/4-PRESENTATION



NO CHANGES WILL BE MADE TO THE FRONT ELEVATION.



402 CORRAL LANE AUSTIN, TEXAS 78745  
DESIGN-BUILD OFFICE: 512-444-1580 | FAX: 512-444-1790



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0" 0 2 4 6 8 10

PHASE: CONCEPT  
DATE: 2.05.2021

ADDITION&RENOVATIONS AT THE ADMIRAND-COX RESIDENCE | 1411 GASTON AUSTIN, TX 78703

THIS DRAWING MAY NOT BE BID OUT, REPRODUCED OR VIEWED BY ANY OTHER CONSTRUCTION COMPANIES WITHOUT WRITTEN PERMISSION FROM CG&S DESIGN-BUILD

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

EXHIBIT 3 - FRONT ELEVATION

CASE # C15-2021-0068  
1411 GASTON AVE  
APPLICANT: BJ CORNELIUS

# D-6/5-PRESENTATION



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DESIGN-BUILD OFFICE: 512-444-1580 | FAX: 512-444-1730



EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



PHASE: CONCEPT  
DATE: 2.05.2021

ADDITION&RENOVATIONS AT THE ADMIRAND-COX RESIDENCE | 1411 GASTON AUSTIN, TX 78703

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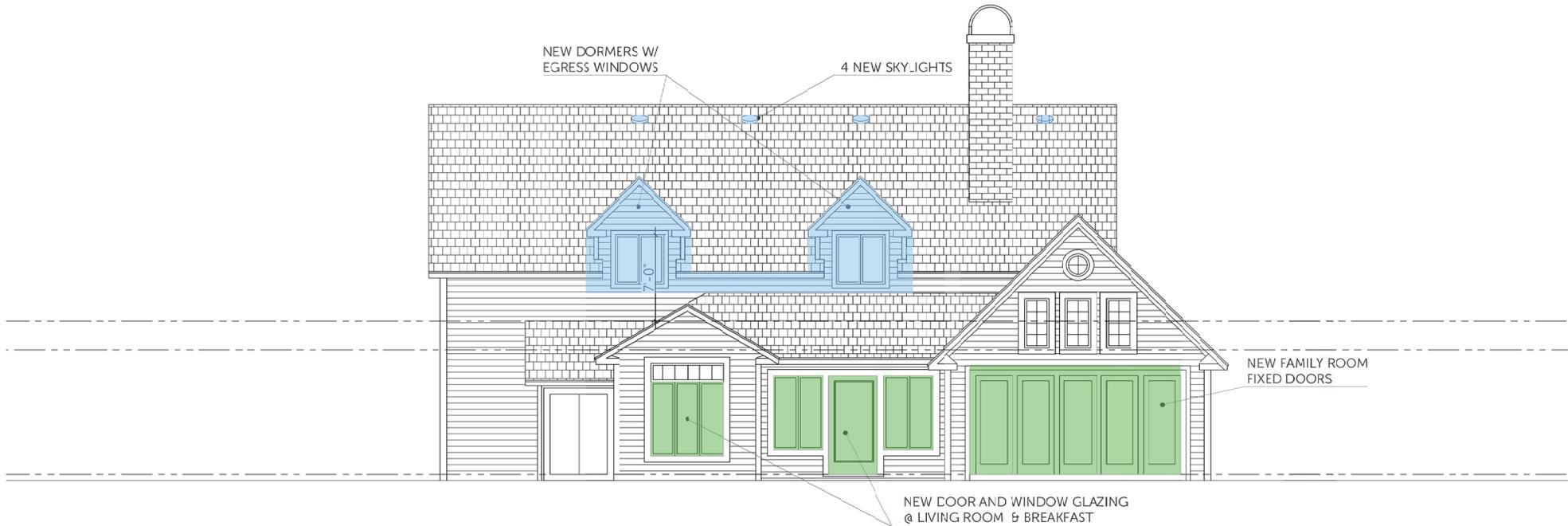
EXHIBIT 4 - EXISTING REAR ELEVATION

CASE # C15-2021-0068  
1411 GASTON AVE  
APPLICANT: BJ CORNELIUS

# D-6/6-PRESENTATION

## LEGEND

- MODULE 1  
STAIRWAY, REFRAME BEDROOM  
CEILING, NEW WALK-IN CLOSETS
- MODULE 2  
FAMILY ROOM REMODEL, REAR WINDOW  
REPLACEMENT



## ALTERED REAR ELEVATION

SCALE: ##### 0 2 4 6 8 10

PHASE: CONCEPT  
DATE: 1.27.2021



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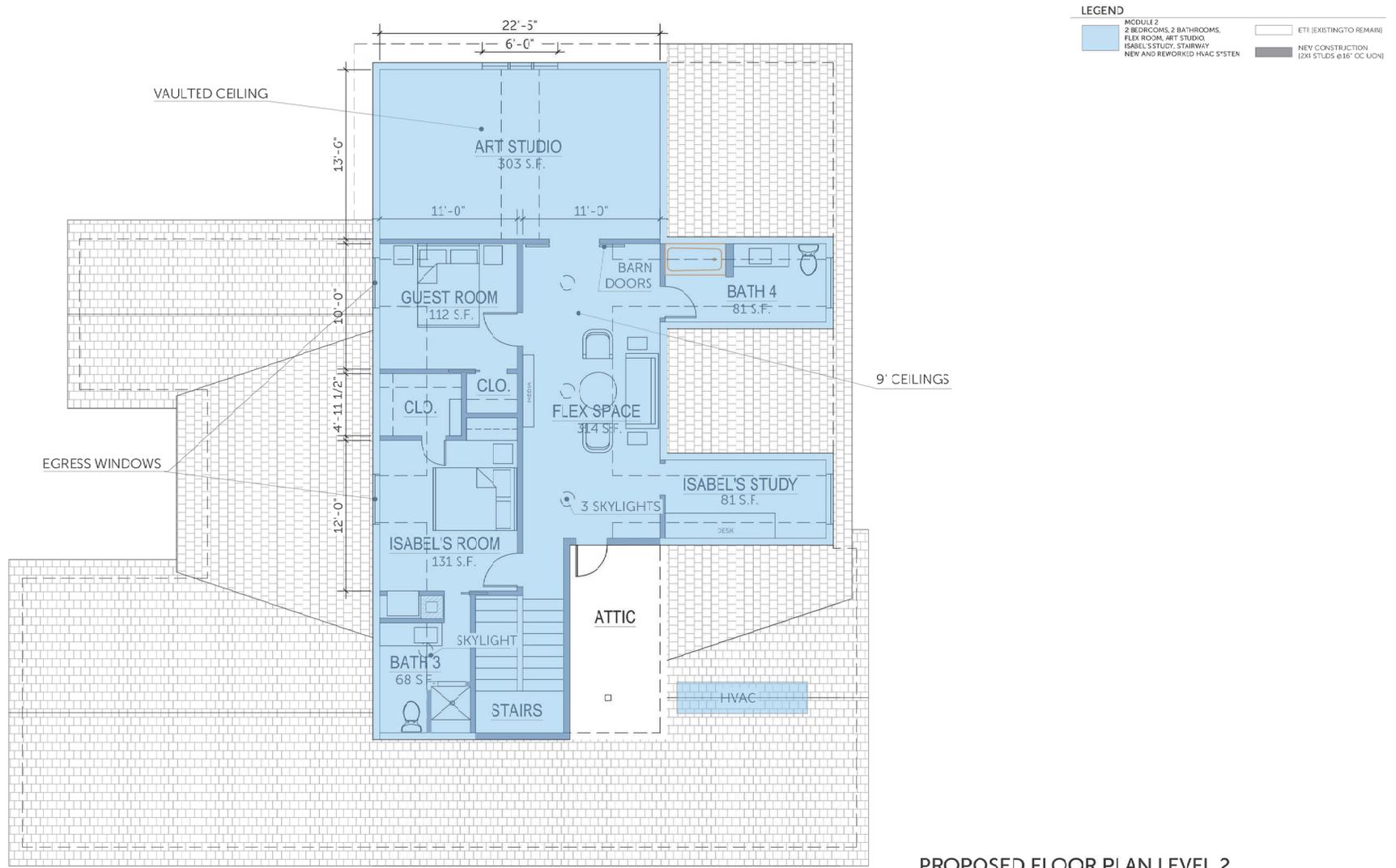
ADDITION&RENOVATIONS AT THE ADMIRAND-COX RESIDENCE | 1411 GASTON AUSTIN, TX 78703

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EXHIBIT 5 - PROPOSED REAR ELEVATION

CASE # C15-2021-0068  
1411 GASTON AVE  
APPLICANT: BJ CORNELIUS

# D-6/7-PRESENTATION



**LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> MODULE 2	<span style="display:inline-block; width:15px; height:15px; border:1px dashed black;"></span> ETR (EXISTING TO REMAIN)
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> 2 BEDROOMS, 2 BATHROOMS, FLEX ROOM, ART STUDIO, ISABEL'S STUDY, STAIRWAY	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> NEW CONSTRUCTION (2X4 STUDS @16\"/>

**PROPOSED FLOOR PLAN LEVEL 2**

SCALE: 1/8" = 1'-0"

PHASE: CONCEPT  
DATE: 1.27.2021



402 CORRAL LANE AUSTIN, TEXAS 78745  
DESIGN-BUILD OFFICE: 512-444-1580 | FAX: 512-444-1730

ADDITION&RENOVATIONS AT THE ADMIRAND-COX RESIDENCE | 1411 GASTON AUSTIN, TX 78703

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## EXHIBIT 6 - FLOOR PLAN 2ND LEVEL

**CASE # C15-2021-0068**  
**1411 GASTON AVE**  
**APPLICANT: BJ CORNELIUS**

# D-6/8-PRESENTATION

City of Austin:

I/We were contacted by Berry Shawn Cox who lives at 1411 Gaston Avenue, Travis County, Austin, Texas 78703, with his wife, Joan Harris Admirand.

He informed me/us of their intent to request for Variance for the build-out of the existing attic space to create habitable living space for their home at 1411 Gaston Avenue, Austin, Texas 78703.

In the proposed buildout, they stated they are requesting:

1. No expansion to the current exterior building envelope save the addition of 2 dormers in the back of the house for egress from the second floor to comply with fire code requirements and to allow sunlight into the attic rooms.
2. These dormers would be partially visible from the backyard of our home.
3. The rear exterior drawing attached shows the two dormers.

We have no objection to their application for this variance based on this information at this time.



Christian and/or Natalie Kopp (1407 Gaston)

04/15/2021

Date

EXHIBIT 7 - NEIGHBOR LETTER OF SUPPORT  
1407 GASTON AVE

CASE # C15-2021-0068  
1411 GASTON AVE  
APPLICANT: BJ CORNELIUS

# D-6/9-PRESENTATION

City of Austin:

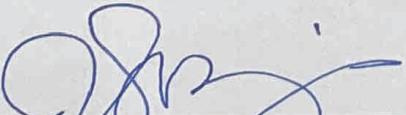
I/We were contacted by Berry Shawn Cox who lives at 1411 Gaston Avenue, Travis County, Austin, Texas 78703, with his wife, Joan Harris Admirand.

He informed me/us of their intent to request for Variance for the build-out of the existing attic space to create habitable living space for their home at 1411 Gaston Avenue, Austin, Texas 78703.

In the proposed buildout, they stated they are requesting:

1. No expansion to the current exterior building envelope save the addition of 2 dormers in the back of the house for egress from the second floor to comply with fire code requirements and to allow sunlight into the attic rooms.
2. These dormers would be partially visible from the backyard of our home.
3. The drawing attached shows the two proposed dormers and the west facing window.

We have no objection to their application for this variance based on this information at this time.

  
\_\_\_\_\_  
Scott and/or Kelly Redding (1413 Gaston)

4/13/21  
\_\_\_\_\_  
Date

# D-6/10-PRESENTATION

## AFFIDAVIT

STATE OF TEXAS

\*

\*

COUNTY OF TRAVIS

\*

Berry Shawn Cox, being duly sworn deposes and states that he is co-owner with his wife, Joan Harris Admirand and they reside at the home located at 1411 Gaston Avenue, Travis County, Austin, Texas 78703.

This Affidavit is made as part of an initial submission to the City of Austin related to a request for Variance related to a build-out of the existing attic space to create habitable living space for the home at 1411 Gaston Avenue, Austin, Texas 78703.

We have retained CGS to prepare architectural design drawings and construction specifications for our build-out. In the proposed buildout, we have requested:

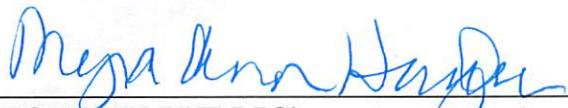
1. No expansion to the current exterior building envelope save the addition of 2 dormers in the back of the house for egress from the second floor to comply with fire code requirements.
2. There are three neighbors behind our home that would be potentially affected visually by these dormers. The home directly behind ours is owned by Jan and Bobby Jenkins [1404 Ethridge]. I have shown them the exterior proposal and they had no concerns related to the addition of the two dormers. The homes on west side of the Jenkins' residence is currently under construction and has no view of the proposed dormers and the other home is soon to be on the market and likewise has no view of the proposed dormers.
3. The directly adjacent next door neighbors, 1407 and 1413 Gaston would not have a visual line of sight to the dormers and both had no concerns with the addition of dormers on the roof our home.
4. The proposed renovation would not affect the front façade of the home. No neighbors with views of the façade from their home expressed concern.
5. I contacted Jane Hayman, the president of the Pemberton Heights Neighborhood Association. Membership in this association is voluntary, and I have learned that it does not involve itself in the Variance process for homes in the neighborhood and therefore does not have submission/approval process for variance requests.

# D-6/11-PRESENTATION

6. The purpose of this addition is to allow me, a working professional full-time artist, space to expand my growing studio practice which has woefully outgrown our garage. The addition would keep us from having to obtain additional space outside of the home.

  
B Shawn Cox

Subscribed and sworn to before me  
this 19 day of April, 2021.

  
(NOTARY PUBLIC)  
My commission Expires 5/24/2023.

