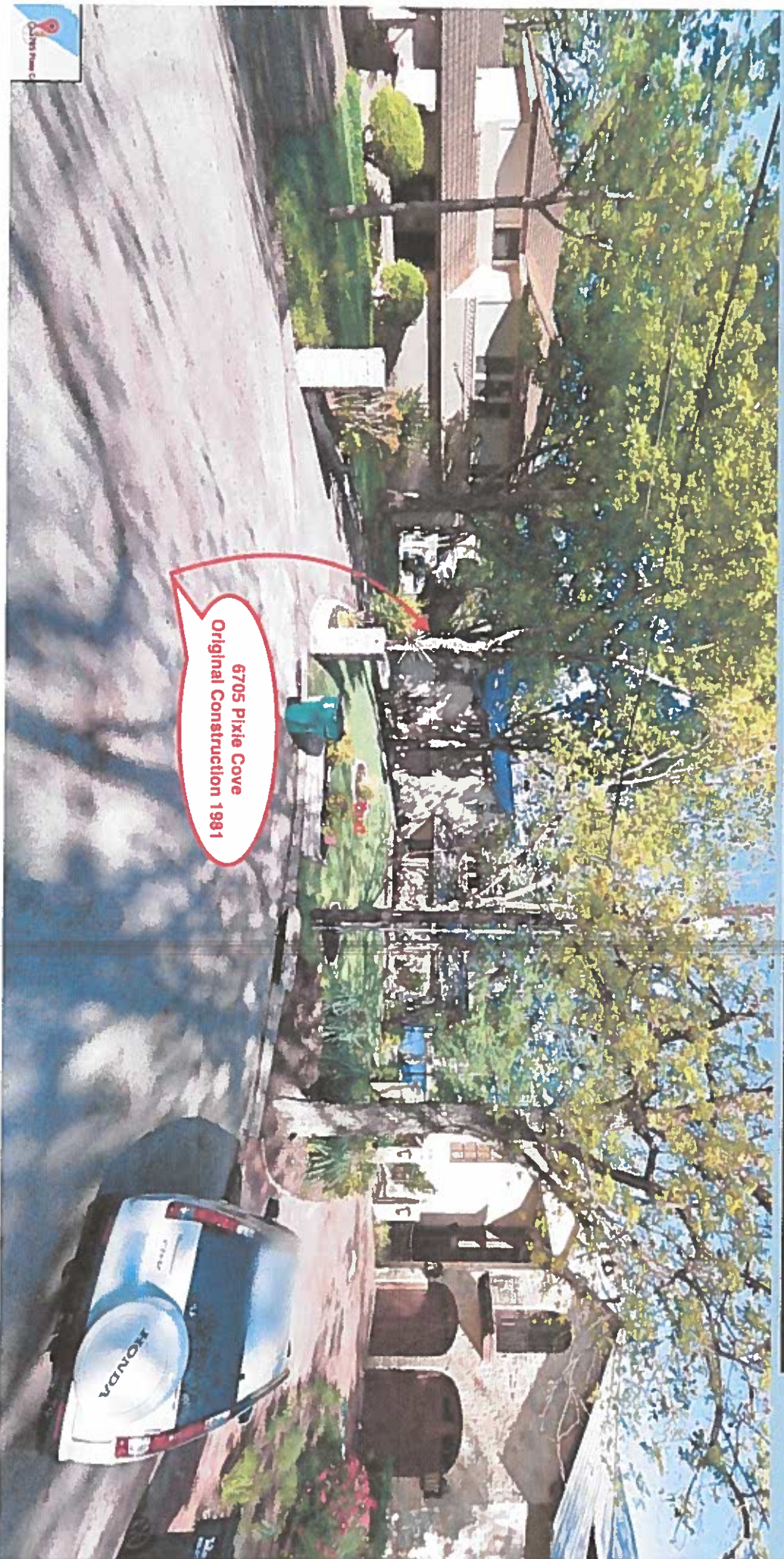


**6705 PIXIE COVE
AUSTIN, TX 78746**

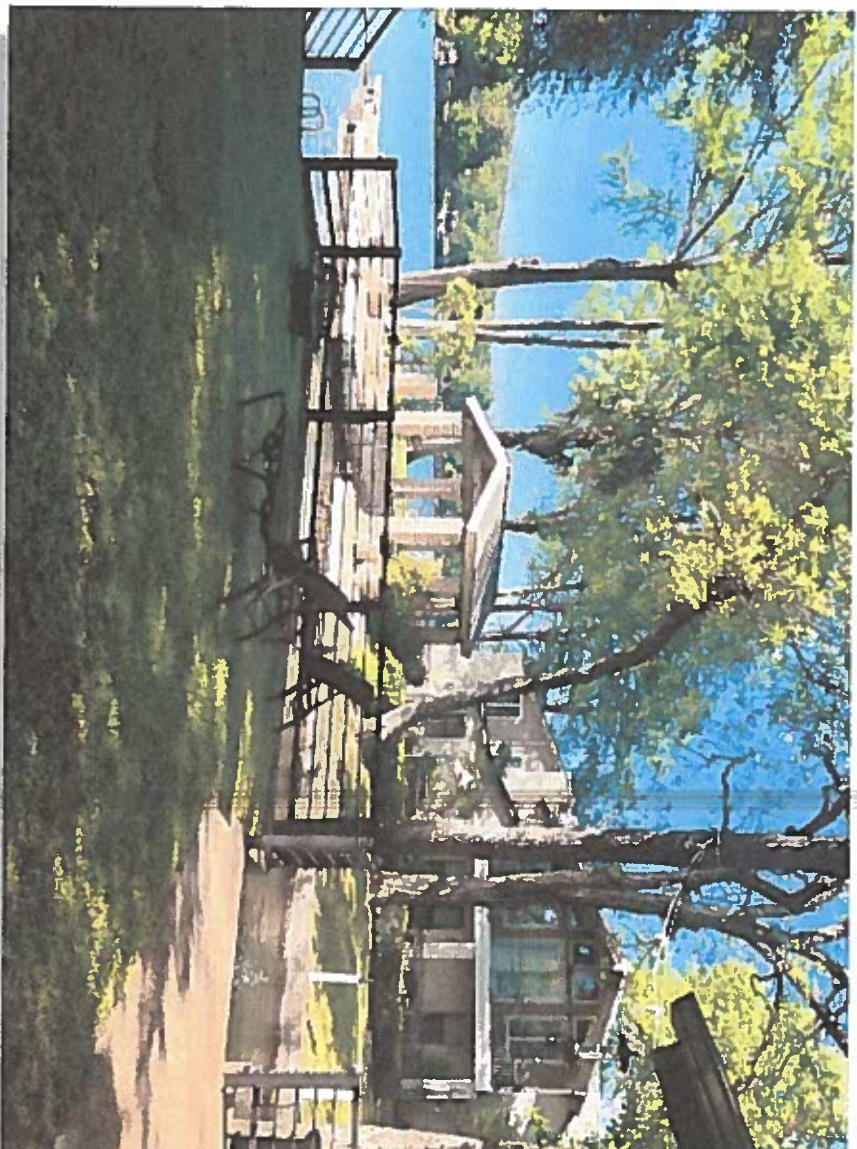
Case Number: C15-2018-0009

- SECTION 25-2-551(B)(1)(b) to maintain an existing shoreline setback of 14' 6" from an existing cut-in boat slip for an existing residence.
- SECTION 25-2-492(d) to maintain an existing 4' 10" interior side yard setback
- SECTION 25-2-551(C)(3)(a) to reduce impervious cover limit of 52.5%

6705 PIXIE COVE STREET VIEW



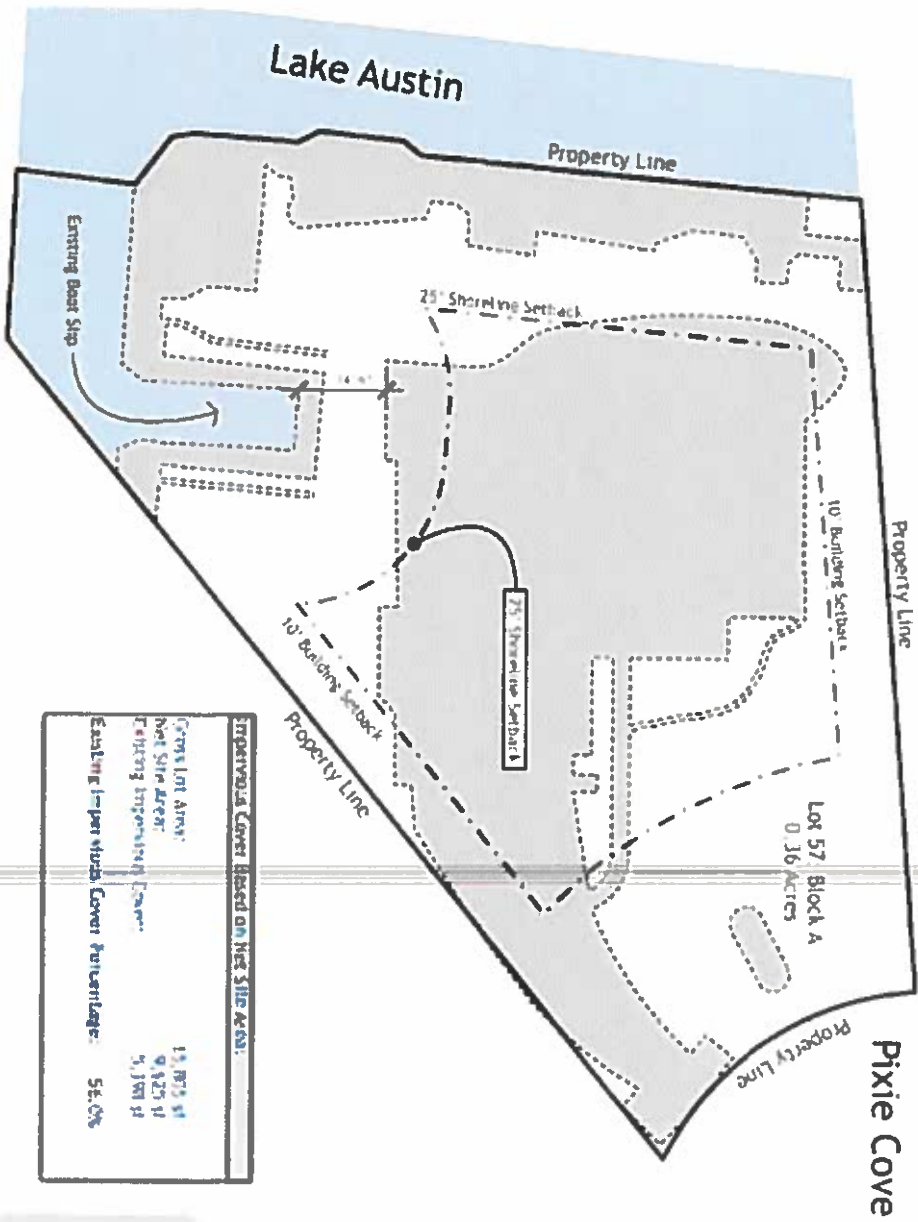
EXISTING VIEW ACROSS CHANNEL



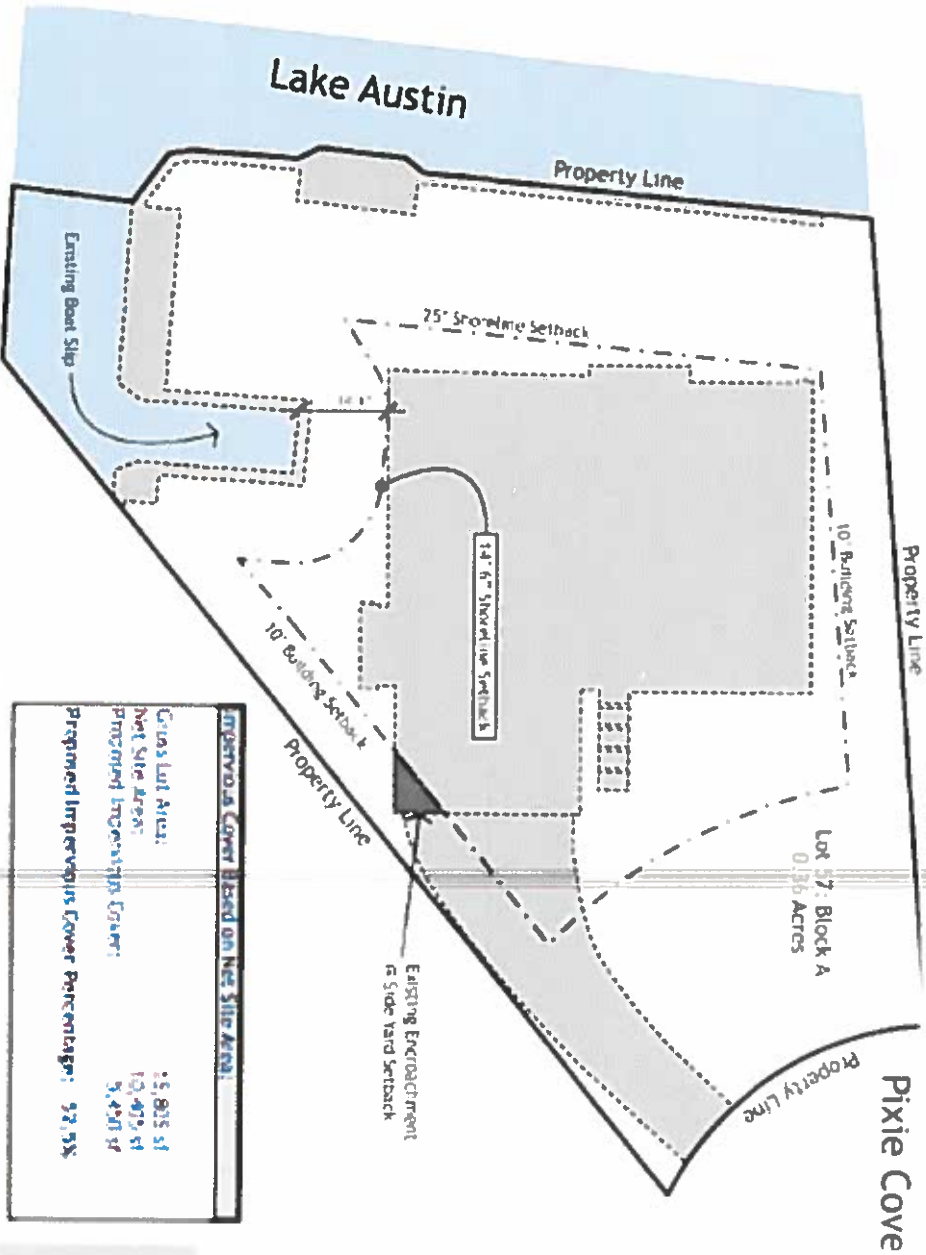
PROPOSED VIEW ACROSS CHANNEL



EXISTING FOOTPRINT



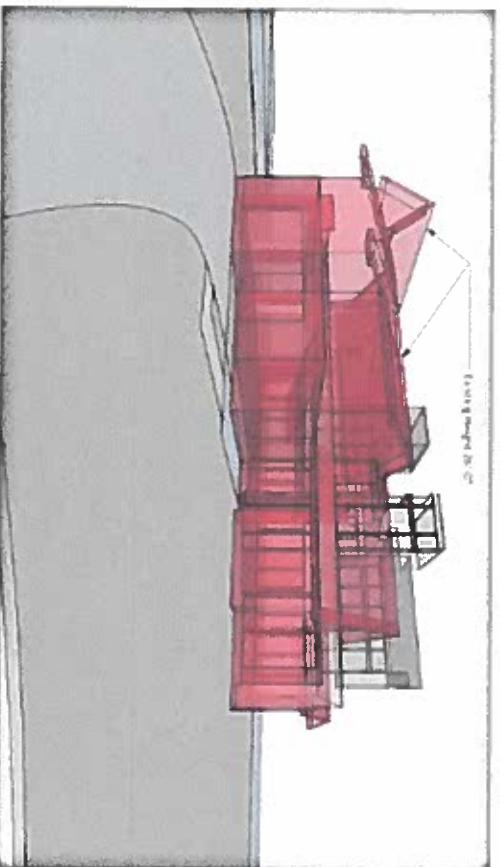
PROPOSED FOOTPRINT



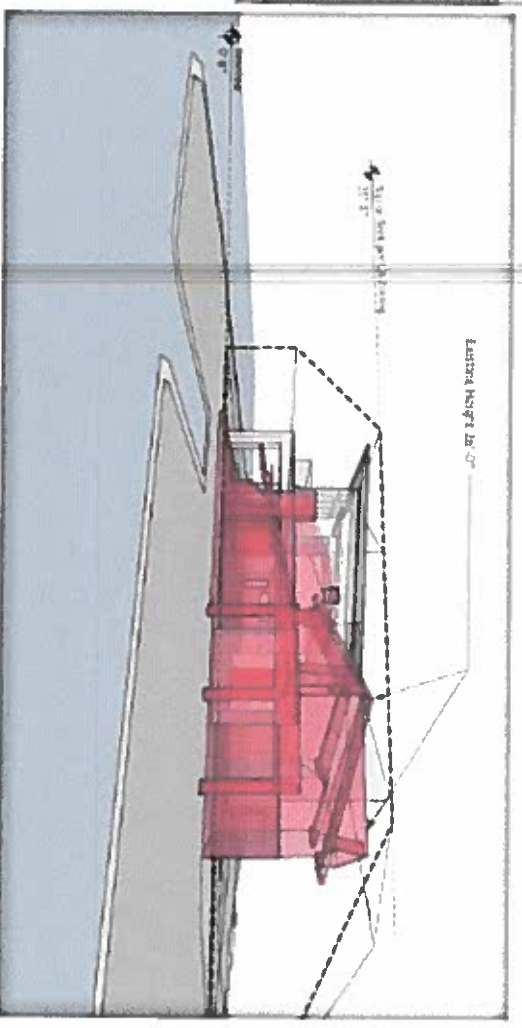
OVERHEAD CONTEXT VIEW



HEIGHT COMPARISON STREET & CHANNEL SIDE

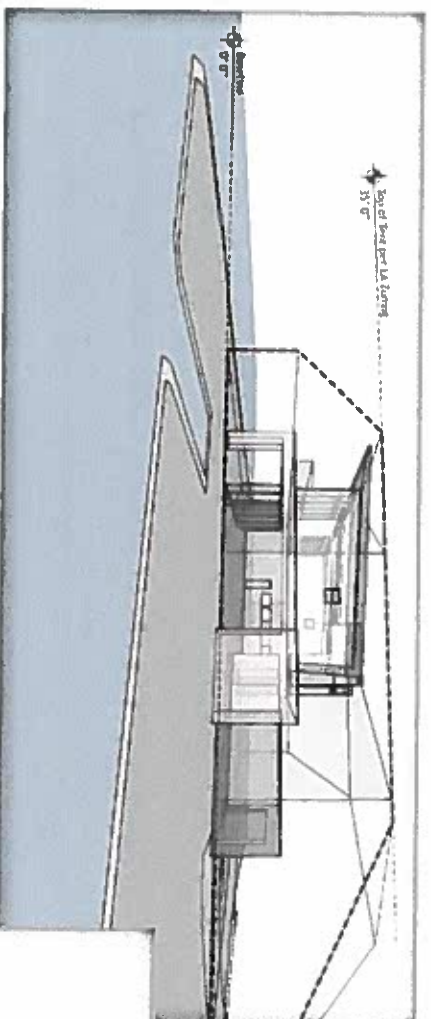


Height Comparison- Street Side
Red = existing
Grey = proposed

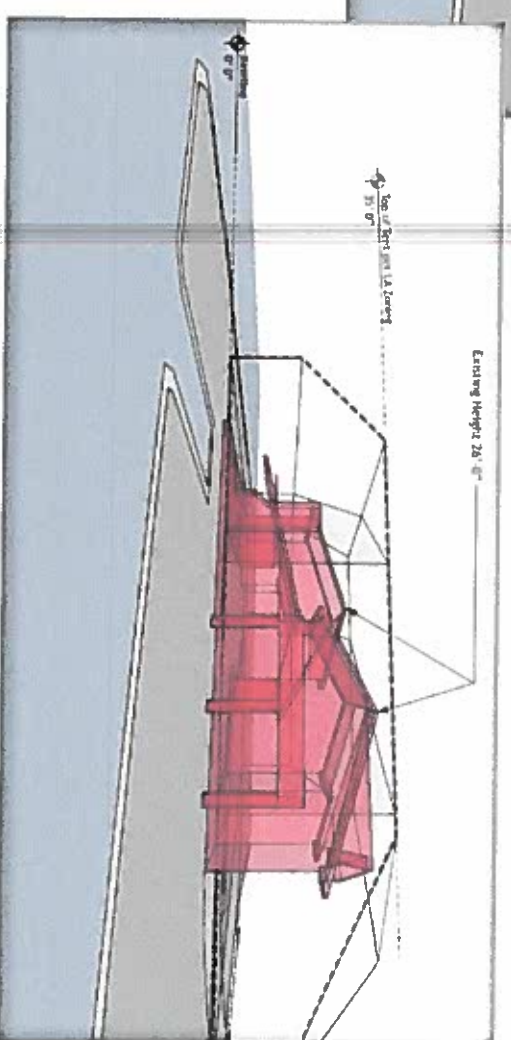


Height Comparison- Channel Side

PROPOSED VS EXISTING MASSING CHANNEL SIDE

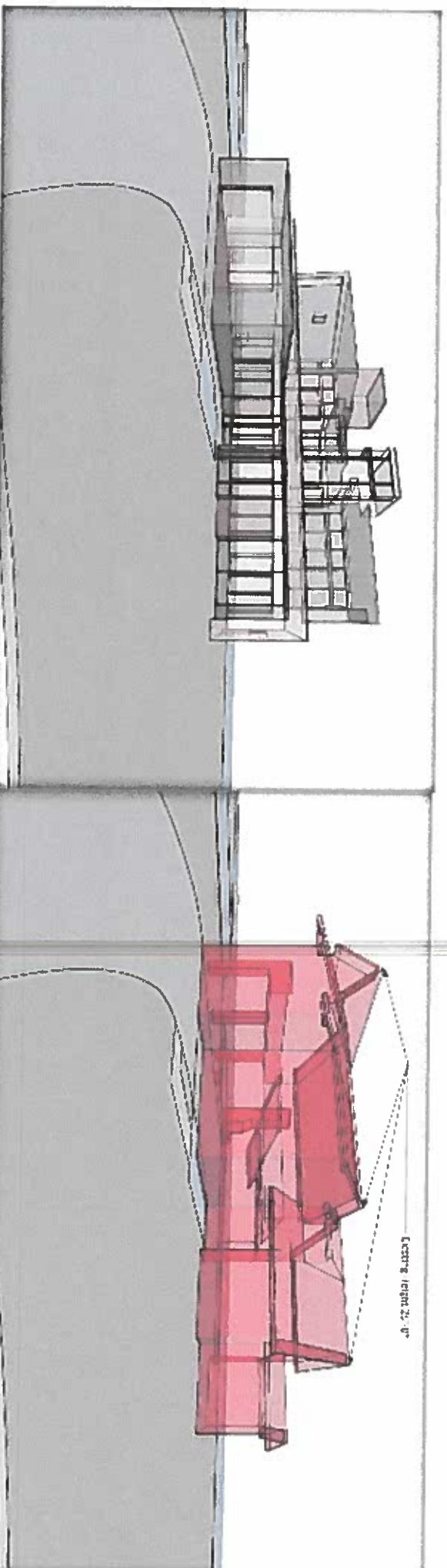


Proposed Massing- Channel Side



Existing Massing- Channel Side

PROPOSED VS EXISTING MASSING (CONT.)



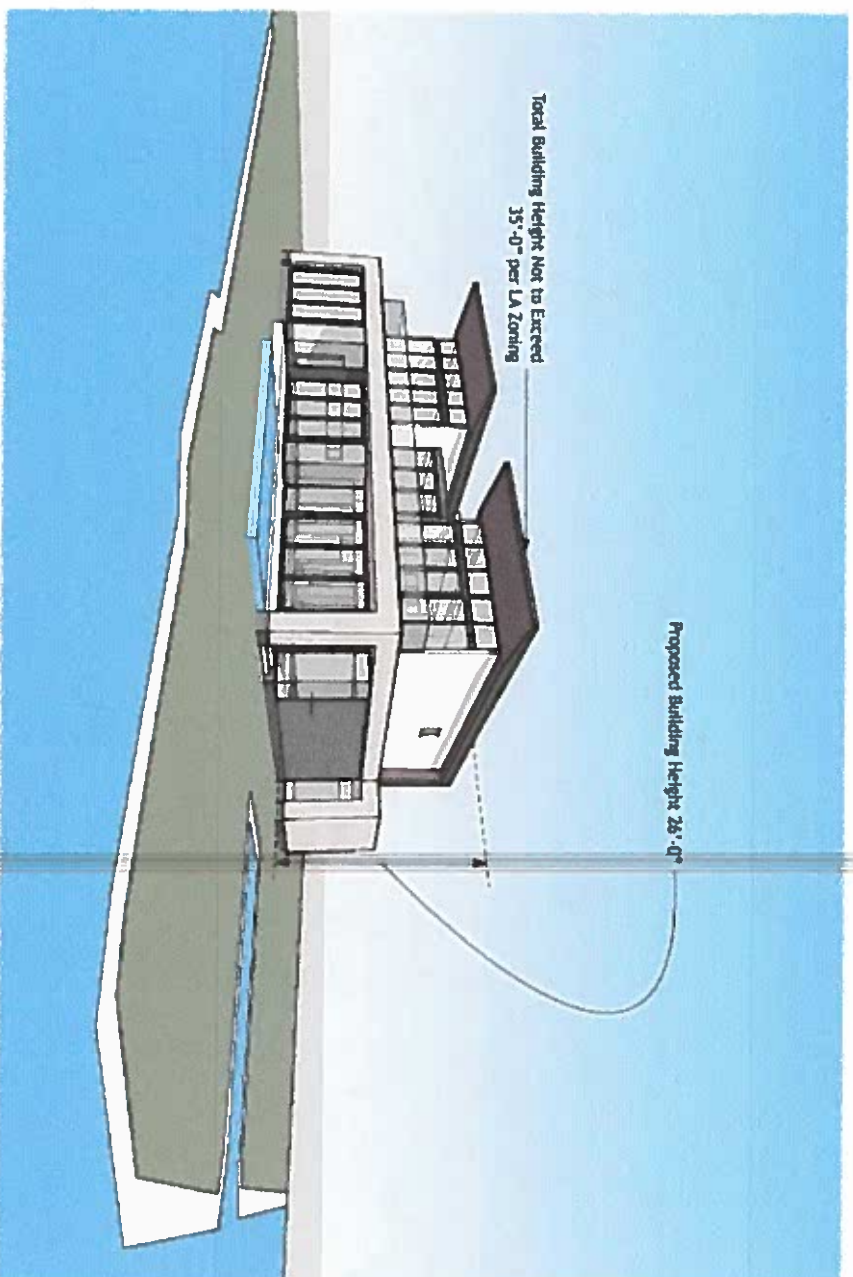
Proposed Massing- Street Side

Existing Massing- Street Side

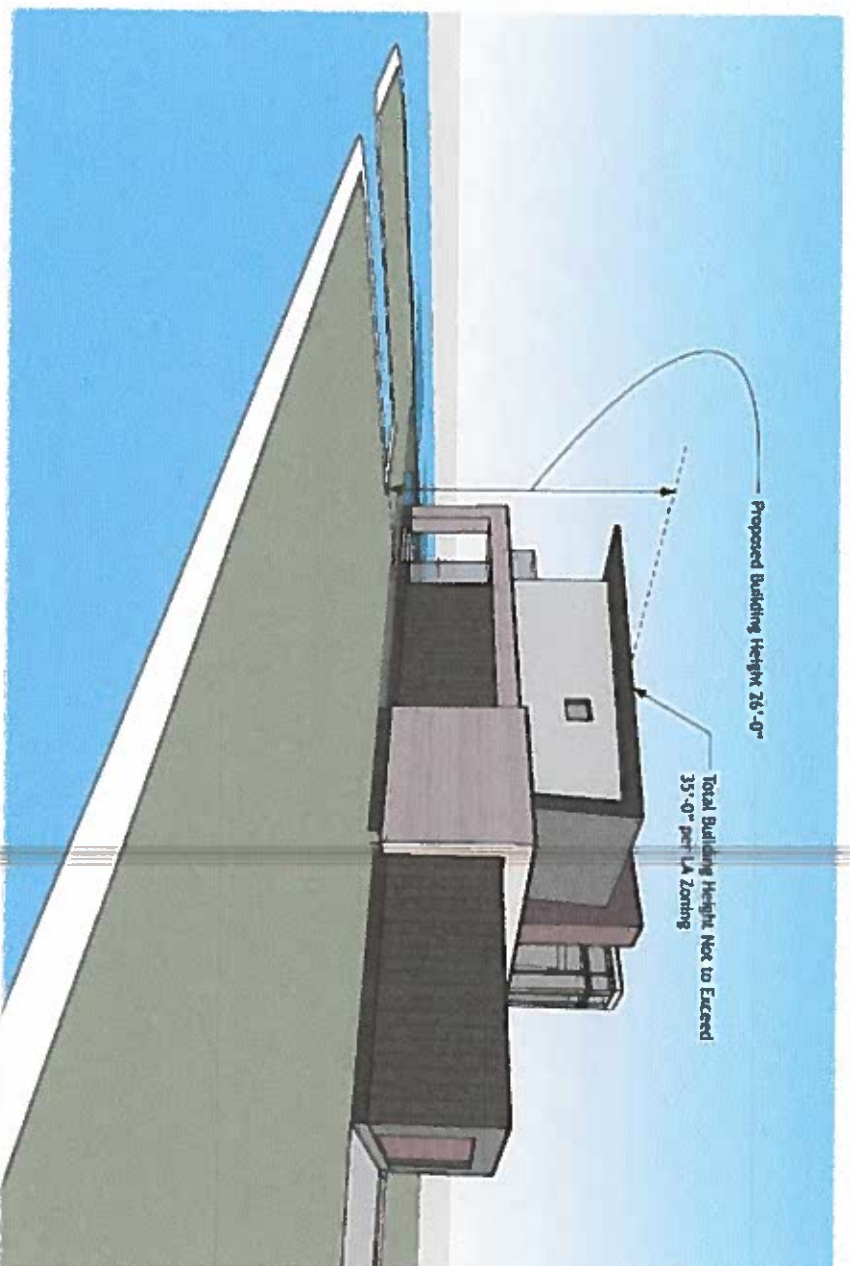
PROPOSED ELEVATION- MAIN BODY LAKE AUSTIN SIDE NORTHWEST



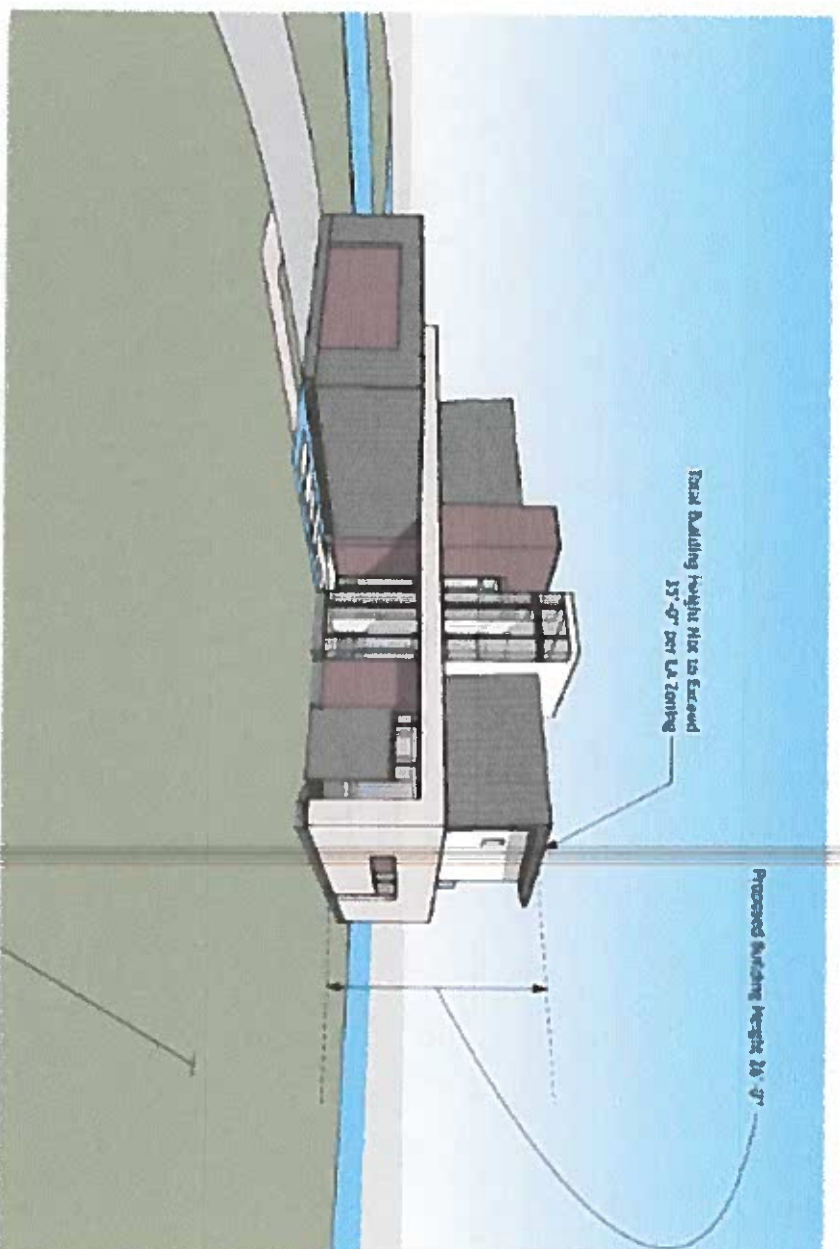
PROPOSED ELEVATION- MAIN BODY LAKE AUSTIN SIDE SOUTHWEST



PROPOSED ELEVATION- CHANNEL SIDE SOUTHEAST



PROPOSED ELEVATION- STREET SIDE



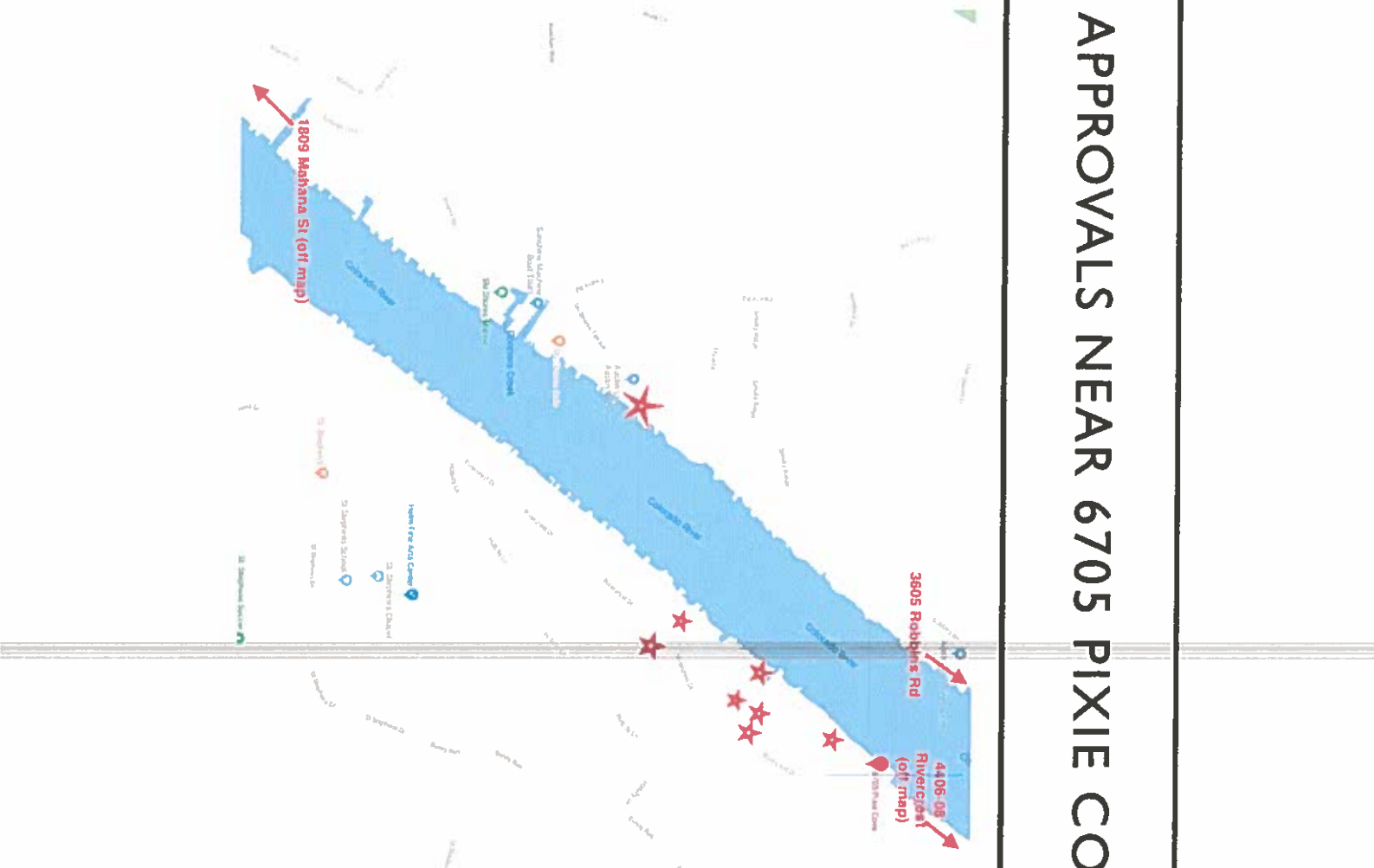
WALL LOCATIONS
RED = EXISTING
BLUE = PROPOSED



PRIOR RIVERCREST AREA BOA APPROVALS

1. 3206 Rivercrest: Increase dock width from 20% to 30% of shoreline width. Approved via C15-2015-0014. Findings state the structure had "...reached the end of its physical life..."
2. 3404 Rivercrest: Maintain shed from 1' to 2.5' of side property line. Approved via C15-2014-0114.
3. 4406 Rivercrest: Decrease side setback 10' to 5'. Approved via C15-2014-0110. Findings state "then neighborhood was developed in the 70's..."
4. 4408 Rivercrest: Decrease side setback 10' to 5'. Approved via C15-2014-0109. Findings state "then neighborhood was developed in the 70's..."
5. 3207 Rivercrest: Increase IC from 20% to 32%. Approved via #C15-2013-004. Findings state "zoning regulations do not allow reasonable use due to the 1964 subdivision plat..."
6. 6706 Elliland: Increase dock from 1200 SF to 1522 SF & 1 dock to 3 docks. Approved via #C15-2015-0151. Findings state that reduced dock size will reduce existing values.
7. 6702 Troll Haven: Deck Setback and IC above 35% (no other information available online). Approved via #C15-2008-000074
8. 6706 Troll Haven: Decrease shoreline from 25' to 6' 11" and to allow IC from 63.4% to 54%. Approved via #C15-2010-0119. Findings state odd shaped lot, house orientation, channel setback poses addition setback, 1977 structure pre-dates application of LA zoning.
9. 6703 Leprechaun: Increase IC to 37%. Approved via #C15-2013-0026. Findings state existing deck puts site over allowable IC and deck is needed to utilize the rear yard.
10. 3605 Robbins Rd: Decrease front setback from 25' to 12' to erect new garage and elevator tower. Decrease IC from 57% to 55% in 0-15% slope. Increase IC 14% to 25% in 15-25% slope. Increase IC 16.8% to 33.7% in 35%+ slope. Approved via #C15-2011-0115.
11. 3121 Ski Shores Terrace: Increase deck length from 30' to 45'. Granted with conditions via #C15-2015-0044. Findings state that two shorelines off-set the normal measurement.
12. 1809 Manana St. Decrease lot size requirement in LA zoning. Decrease shoreline 75' to 25'. Approved via #C15-2007-0118

APPROVALS NEAR 6705 PIXIE COVE



REQUEST SUMMARY

- SECTION 25-2-551(B)(1)(b) to maintain an existing shoreline setback of 14' 6" from an existing cut-in boat slip for an existing residence.
- SECTION 25-2-492(d) to maintain an existing 4'10" interior side yard setback
- SECTION 25-2-551(C)(3)(a) to reduce impervious cover limit of 52.5%

LETTERS OF SUPPORT FOR:

**6705 PIXIE COVE
AUSTIN, TX 78746**

Phillip & Missy Cameron

hole

✓ 3600
✓ 6704

Pixie CV

67031

✓ 6706

ELFLAND DR

(3,091,567.689, 10,096,171.728)

0.03 Miles

5/14/2018

Mail

Fwd: Bruce Ezell Support letter for 6705 Pixie Cove Building Permit Approval

6704 Pixie Cove

david cancialosi

Mon 5/14/2018 2:05 PM

To: Kasey Jaegers

Print for file tonight

Have a positive day!
DC

Sent from a mobile device. There will be typos. Communications sent via this device are confidential and shall not be shared unless authorized.

Begin forwarded message:

From: Bruce Ezell <[redacted]>
Date: May 14, 2018 at 12:57:36 CDT
To: david cancialosi <[redacted]>
Cc: "C [redacted]" <[redacted]>
Subject: Bruce Ezell Support letter for 6705 Pixie Cove Building Permit Approval

To whom it may concern,

I am a neighbor of Phillip and Missy Cameron, owners of 6705 Pixie Cove, and have lived in the Rivercrest neighborhood since 1991.

I enthusiastically support the approval of the Cameron's remodel and building plans, including the variances as requested.

Please feel free to contact me with any questions.

Best regards,

Bruce Ezell
3704 Rivercrest Drive
Austin, Texas 78746
512-426-4666

4/4/2018

1

3704 Rivercrest

FW: Proposed Project on Pixie Cove, Austin, 78746

david cancelosi

Thu 3/29/2018 11:46 AM

To: Kase

Print for BOA case

Kind Regards,
David C. Cancialosi
Permit Partners LLC
105 W. Riverside Dr. #225
Austin, Texas 78704
512.593.5361 O
512.593.5368 D
512.494.4561 F

This email is intended for the recipient only. If this message is not received by the intended recipient please destroy and immediately notify sender. Thank you.

From: Melinda Simmen <[redacted]>
Date: Wednesday, March 28, 2018 at 8:04 AM
To: DC <[redacted]>
Subject: Proposed Project on Pixie Cove, Austin, 78746

To: City of Austin BOA

Frank and I are neighbors of the proposed project on Pixie Cove. We feel certain the project will enhance the neighborhood and upgrade a home that is 37 years old and at the end of its usefulness. We understand the new project is almost entirely contained in the footprint of what is currently there and is not out of character in size or scope of what currently exists in the neighborhood.

Thank you for your consideration of this project.

Melinda and Frank Simmen

Melinda Simmen
H: 512-330-8314
C: 713-240-8035

4/4/2018

Mail

Fwd: Phillip and Missy Cameron

in 3701 Rivercrest

david cancialosi

Fri 3/30/2018 8:44 AM

To Kasey Jae

Print for Pixie Cove BOA.

Kind Regards,
DC

Sent from a mobile device. There will be typos.

Begin forwarded message:

From: Bill Ansell < >
Date: March 30, 2018 at 8:38:45 AM CDT
To: < >
Cc: < >
Subject: Phillip and Missy Cameron

To the City of Austin BOA,

I am corresponding to encourage you to approve the Cameron's request. I have known Phillip and Misty for forty years and they will be a welcome addition to the Rivercrest neighborhood.

My wife Libbie and I have a home at 3701 Rivercrest Drive, which is approximately a half block from the Cameron's house. We are very much in favor of Cameron's plans and look forward to your favorable response.

Best regards,
Bill Ansell

William C. Ansell, CPA

HL&B | Partner

Business: (409) 765-9311 | Direct: (409) 443-5001

Email: < > | Fax: (409) 765-9393

1011 Tremont, Galveston, Texas 77550

William C. Ansell, CPA | Partner | Tremont Street Financial Group, LLC

1

HL&B Ham, Langston
& Brezina, LLP

BDO
ALLIANCE USA

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The context of this email is limited to matters specifically addressed herein and is not intended to address other potential tax consequence or the potential application of tax penalties to this or any other matter.

6703 Pixie Cove

WANDA THOMPSON

6703 PIXIE COVE

AUSTIN TEXAS 78746

512-775-3923

Via: Facsimile # 512-974-6305

City of Austin-Development Services Department

Leane Heldefels

PO BOX 1088

Austin Texas 78767

Re: Public Hearing: Board of Adjustments

Agenda Item # C15-2018-009-6705 Pixie Cove

I am writing to the Board of Adjustments to inform you that I, along with my daughter and son-n-law have met with the owners of 6705 Pixie Cove. After reviewing their plans I am in total agreement with the placement of their home and the improvements that they want to make. Please note that I do not wish to file an objection to the new home construction at 6705 Pixie Cove.

Sincerely

Wanda Thompson

6/5/2018

Mail

Fwd: request for variance support at 6705 Pixie Cove

3600 Rivercrest

david cancelosi

Tue 6/5/2018 3:27 PM

To: Kasey Jaegers

Kasey, please print this email for the pixie cove file. This is a Hunter Armistead at 3600 Rivercrest Dr. supporting the variance. This completes all neighbors on the pixie Cove cul-de-sac now supporting the variances.

Have a positive day!
DC

Sent from a mobile device. There will be typos. Communications sent via this device are confidential and shall not be shared unless authorized.

Begin forwarded message:

From: Hunter Armistead <
Date: June 5, 2018 at 15:03:41 CDT
To: Kasey Jaegers < >, david cancelosi
Subject: RE: request for variance support at 6705 Pixie Cove

Thanks — will support my neighbors...

David do you have what you need from Steve to get rid of the 2 problem trees?

From: Kasey Jaegers
Sent: Tuesday, June 05, 2018 11:17 AM
To: david cancelosi; Hunter Armistead
Subject: Re: request for variance support at 6705 Pixie Cove

This message came from outside of Pattern. Be careful with links and attachments. Learn more [here](#).

Hi Hunter,

I have also included a document that shows the map of where the house is located compared to yours as well as the site plan exhibit that shows existing first closed footprints.

Regards,

Kasey Jaegers, Office Manager

Permit Partners, LLC
105 W Riverside Drive, Suite 225
Austin, TX 78704
(O) 512-593-5361
(F) 512-213-0261

6706 Elfland Dr.

Fwd: Support for 6705 Pixie Cove variance

david cancialosi

Sat 6/9/2018 7:19 AM

To: Kasey Jaegers

Pls print for file

Have a positive day!
DC

Sent from a mobile device. There will be typos. Communications sent via this device are confidential and shall not be shared unless authorized.

Begin forwarded message:

From: Kirk Massey
Date: June 9, 2018 at 07:15:20 CDT
To: david cancialosi
Subject: Support for 6705 Pixie Cove variance

I am Kirk Massey, and I am the owner of 6706 Elfland Dr. My wife Ellen & I support the current requested variances for 6705 Pixie Cove designed to allow the new owners to tear down the old existing house & rebuild a new home in the same location, using lake setbacks and impervious cover measurements very close to the conditions of the current actual home-site.