

(Bring
to
meeting)

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0075

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion To GRANT**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ Y ☐ Heidi Goebel

APPLICANT: Jim Bennett

OWNER: The Griffin School

ADDRESS: 5000-5002 MARTIN AVE

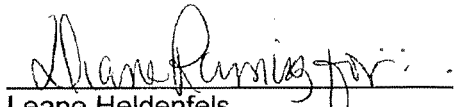
VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24, Board Member Clarke Hammond second on a 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
2. (a) The hardship for which the variance is requested is unique to the property in that: the property has frontage on three streets and an alley, none of which has 40ft of paving width, additional ROW nor paving can be provided when someone else owns the property that would be required to provide the 40ft of paving width for the entire block
 (b) The hardship is not general to the area in which the property is located because: private secondary schools are required to meet this requirement while the nearby public school is not required to meet this requirement, this is the only private school in close proximity
3. The variance 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: the site is developed with a church use and the change of use will not be a detriment to the neighborhood, it will not impair the purpose the regulations because ample frontage access, and traffic is being distributed onto three streets.


 Susan Walker
 Executive Liaison


 Leane Heldenfels
 Chairman

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0076

____Y____ Jeff Jack
____Y____ Michael Von Ohlen **Motion To GRANT**
____Y____ Nora Salinas
____Y____ Bryan King
____Y____ Leane Heldenfels, Chairman
____Y____ Clarke Hammond, Vice Chairman **2nd the Motion**
____Y____ Heidi Goebel

ADDRESS: 600 50TH ST

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

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Susan Walker
Executive Liaison

Leane Heldenfels
Chairman