

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM 04

DATE: Monday, January 13, 2025

CASE NUMBER: C15-2024-0031

_____ Thomas Ates (D1)
_____ Bianca A Medina-Leal (D2)
_____ Jessica Cohen (D3)
_____ Yung-ju Kim (D4)
_____ Melissa Hawthorne (D5)
_____ Jeffery Bowen (D6)
_____ Janel Venzant (D7)
_____ Margaret Shahrestani (D8)
_____ Brian Poteet (D9)
_____ Michael Von Ohlen (D10)
_____ Marcel Gutierrez-Garza (M)
_____ VACANT (Alternate) (M)
_____ Suzanne Valentine (Alternate) (M)
_____ VACANT (Alternate) (M)

APPLICANT: Victoria Haase

OWNER: Austin Area School for Dyslexics, Inc.

ADDRESS: 2615 ½ HILLVIEW RD

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section:

- 25-2-492 (*Site Development Regulations*):
 - Height Requirements to increase the height from 35 feet (maximum allowed) to 50 feet (requested)
 - Setback Requirements to decrease the minimum front yard setback from 25 feet (required) to 15 feet (requested)
 - Setback Requirements to decrease the minimum rear yard setback from 10 feet (required) to 5 feet (requested)
 - Building Coverage to increase from 40 percent (maximum allowed) to 60% (requested)
 - Impervious Coverage to increase from 45 percent (maximum allowed) to 60 percent (requested)

- 25-2-832 (*Private Schools*) (1) a site must be located on a street that has a paved width of at least 40 feet (required) to 30 feet (requested) from the site to where it connects with another street that has a paved width of at least 40 feet (required) to 30 feet (requested)

in order to erect school buildings and structured sub-grade parking facilities in a “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (West Austin Neighborhood Group).

BOARD’S DECISION: POSTPONED TO November 14, 2024, BY APPLICANT; November 14, 2024 Postponed to December 9, 2024 due to the absence of a sufficient number of Board Members required for a formal vote on each case; December 9, 2024 POSPONED TO JANUARY 13, 2025; January 13, 2025 POSTPONEMENT REQUEST TO FEBRUARY 10, 2025

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:
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:



Elaine Ramirez
Executive Liaison

Diana Ramirez for

Jessica Cohen
Madam Chair