

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**ITEM 05**

**DATE: Monday, February 10, 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)  
\_\_\_\_\_ VACANT (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; FEB 10, 2025 POSTPONED TO MAY 12, 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