

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
Item04

DATE: Monday March 10, 2025

CASE NUMBER: C15-2025-0006

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

APPLICANT: Jennifer Hanlen

OWNER: David and Stephanie Goodman

ADDRESS: 3706 MEADOWBANK DR

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code Subchapter F: Residential Design and Compatibility Standards, Article 2, Development Standards Section 2.1 (*Maximum Development Permitted*) to increase the F.A.R from 40% (required) to 41.3% (requested), in order to complete a remodel/addition to include a garage to an existing single family residence in an “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (WANG Neighborhood Plan).

NOTE: LDC 25-2 Land Development, Subchapter F: Residential Design and Compatibility Standards, Article 2: - Development Standards, Section 2.1 – Maximum Development Permitted.

The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3, except that the lot area of a flag lot is calculated consistent with the requirements of 25-1-22 (Measurements).

BOARD’S DECISION: The public hearing was closed by Madam Chair Jessica Cohen, Board member Michael Von Ohlen’s motion to Deny; Board member Maggie Shahrestani second on 10-0 votes; DENIED.

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