

**City of Minneapolis**  
**Request for Committee Action**

**To:** Zoning & Planning  
**Date:** 1/7/2016  
**From:** Community Planning & Economic Development  
**Prepared by:** Andrew Liska, City Planner  
**Presented by:** Andrew Liska, City Planner  
**File type:** Action  
**Subcategory:** Land Use Application

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**Subject:**

Fence height variance appeal: Melisa Pollak, 2012 Cedar Lake Parkway

**Description:**

Considering an appeal submitted by Melisa Pollak regarding the decision of the Zoning Board of Adjustment denying a variance (BZZ-7457) to increase the maximum permitted height of a fence in the established front yard from 3 feet to 6 feet for the property located at 2012 Cedar Lake Parkway.

**Previous Actions:**

On November 16, 2015, the Board of Adjustment approved the variance request to construct a fence within 40 feet of a steep slope in the SH Shoreland Overlay District and denied the request to increase the maximum permitted fence height to 6 feet in the established front yard located at 2012 Cedar Lake Parkway.

The following actions were taken by the Board of Adjustment:

**I. 2012 Cedar Lake Parkway, Ward 7**  
**Staff report by [Andrew Liska](#), BZZ-7457**

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Melisa Pollak for the property located at 2012 Cedar Lake Parkway:

**A. Variance to increase the maximum allowed fence height.**

Action: The Board of Adjustment **denied** the variance to increase the maximum permitted height of a fence in the established front yard from 3 feet to 6 feet.

**Absent:** Ogiba

**Aye:** Drescher, Johannessen, Sandberg, Saufley, Thompson

**Nay:** Cahill, Finlayson

**Motion passed**

**B. Variance to allow development on or within 40 feet of the top of a steep slope.**

Action: The Board of Adjustment **approved** the variance to develop on a steep slope or bluff or within 40 feet of the top of a steep slope in the SH Shoreland Overlay District, subject to the following conditions:

- I. The development is limited to the fence and it must comply with all standards in Chapter 535 Article VI – Fences.

2. All site improvements shall be completed by November 19, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

**Absent:** Ogiba

**Aye:** Drescher, Johannessen, Sandberg, Saufley, Thompson

**Nay:** Cahill, Finlayson

**Motion passed**

**Ward/Neighborhood/Address:**

Ward 7

Bryn-Mawr

2012 Cedar Lake Parkway

**Background/Analysis:**

Melisa Pollak has filed an appeal regarding the decision of the Board of Adjustment to deny the land-use application to increase the maximum permitted fence height to 6 feet in the established front yard. The appellant has provided the variance findings for the variance request.

End of 60/120-Day Decision Period: The 120-day decision period ends February 4th, 2016.

**Financial Review:**

**No financial impact.**

**Attachments:**

1. Appellant's Statement
2. Meeting Minutes
3. CPED Staff Report and Attachments