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MEMORANDUM

DATE: October 29, 2002

TO: Gary Schiff, Chair
Zoning and Planning Committee

FROM: Tom Leighton, City Planner

SUBJECT: Housing Related Amendments to the Zoning Code

On October 21, 2002, the City Planning Commission (CPC) acted to recommend approval of the proposed changes to the city's zoning code.

This memorandum is to correct one point of inaccuracy in the staff report. The staff report identifies three scenarios in which a proposed development might make use of the proposed 30% lot area and lot width variances. (Existing zoning code language allows variances only up to 20% of the minimum required lot area and width.) But the first scenario, infill development of single family homes, should not have been identified as benefiting from the expanded variance. Single family homes can already be established on any lot of record "provided that the yard dimensions . . . for the district in which the lot is located . . . shall be met." Furthermore, if minimum yards are not provided, this condition can be still be satisfied—by applying for and obtaining a variance of the required yard.

In other words, the ability to develop a single family home on any Minneapolis lot of record is not improved by the proposed 30% lot area and lot width variance. The other two scenarios in the report describe situations where the proposed variance might be utilized.