

Zoning Board of Adjustment

ACTIONS

Regular Meeting

4:30 p.m., Thursday, February 16, 2012
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Board Membership: Sean Cahill, Matt Ditzler, John Finlayson, Pam Meier, James Nutt, Dan Ogiba, Matt Perry, Dick Sandberg, and Ami Thompson

Committee Clerk: Diana Armstrong

Board Members Absent: Dick Sandberg

The meeting was called to order at 4:32 p.m.

The Minutes approved for the meeting held on February 2, 2012

PUBLIC HEARINGS

Introduction to the Public Hearing

Public Hearing

1. 3702 40th St W (BZZ-5458, Ward: 13) ([Janelle Widmeier](#))

Variance: Application by Andrew Gillum for a variance to reduce the front yard requirement adjacent to Drew Ave S to allow a second story addition, a bay window, an awning, an open porch, an egress window well, and a deck for a single-family dwelling located at the property of 3702 40th St W.

Action: The Board of Adjustment adopted the findings and **approved** the variance to reduce the front yard requirement adjacent to Drew Ave S to allow a second story addition, a bay window, an awning, an open porch, an egress window well, and a deck for a single-family dwelling located at the property of 3702 40th St W, subject to the following conditions:

1. Department of Community Planning and Economic Development—Planning Division staff review and approval of the final site plan, building plans and elevations.
2. The applicant shall obtain all necessary approvals and permits prior to construction.

2. 2305 52nd St W (BZZ-5466, Ward: 13) ([Becca Farrar](#))

Variance: Application by Mackey Malin Architects, on behalf of Joseph Schroeder and Karen Amesbury, for a variance to allow for development within a steep slope. The applicant proposes to expand the existing tuck-under garage located on the east elevation of the single-family home along Penn Avenue South by 235 square feet as well as construct a two-story addition above the expanded garage totaling approximately 960 square feet on the property at 2305 52nd Street West. The property is zoned R1 (Single-family) District and is located in the SH Overlay (Shoreland Overlay) District.

Action: The Board of Adjustment adopted the findings and **approved** the variance application to allow an expansion of the existing tuck-under garage located on the east elevation of the single-family home by 235 square feet as well as a two-story addition located above the expanded garage totaling approximately 960 square feet on property located within a steep slope in the SH Overlay District at 2305 52nd St W subject to the following condition of approval:

1. The exterior of the addition shall be wood siding and shall match the wood finish on the existing structure.

3. 1466 W Minnehaha Pkwy (BZZ-5468, Ward: 13) ([Becca Farrar](#))

Variance: Application by Albertsson Hansen Architecture, on behalf of Bill Hefner & Julie Rohovit, for a variance to allow for an expansion of the existing single-family home within the reverse corner side yard setback requirement along Humboldt Ave S. The applicant proposes to construct a two-story addition, relocate the principal entry, and construct a new porch on the east elevation of the structure that requires a variance from approximately 29 feet to approximately 16 feet, 5 inches at the closest point for the property located at 1466 W Minnehaha Parkway. The property is zoned R1 (Single-family) District and is located in the SH Overlay (Shoreland Overlay) District.

Action: The Board of Adjustment adopted the findings and **approved** the variance application to allow a reduction in the reverse corner side yard setback requirement along the east property line from approximately 29 feet to approximately 16 feet, 5 inches in order to construct a two-story addition, relocate the principal entry, and construct a new porch on the property located at 1466 West Minnehaha Parkway subject to the following conditions of approval:

1. The exterior of the additions shall be cement board panels and trim.
2. The egress window shall conform to the permitted obstruction criteria as noted in Table 535-1 of the Zoning Code.
3. The proposed kitchenette noted on the basement floor plan may include a sink but shall not include any appliances.

FOR DISCUSSION

Unfinished Business

New Business

A warm welcome was extended to the new board member, Pam Meier. (Perry)

Adjournment

The meeting adjourned at 4:53 p.m.

Next Regular Board of Adjustment Meeting: March 8, 2012

The Board Chair reserves the right to limit discussion on Agenda items.

Board of Adjustment decisions are final on all other items unless appealed.

Attention: The meeting site is wheelchair accessible; if you need other disability related accommodations, such as a sign language interpreter or materials in alternative format, please contact 612-673-3220 (673-2157 TTY/VOICE) at least five days prior to the meeting.

Attention: If you want help translating this information, call -Hmong - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; Spanish - Atención. Si desea recibir asistencia