

**Department of Community Planning and Economic Development - Planning Division Report**

Variance Request  
BZZ-3408

**Date:** March 1, 2007

**Applicant:** Kent and Monica Stuart (property owners)

**Address of Property:** 4116 Zenith Avenue South

**Contact Person and Phone:** Monica Stuart (612) 922-1364

**Planning Staff and Phone:** Aaron Hanauer, (612) 673-2494

**Date Application Deemed Complete:** January 29, 2007

**Public Hearing:** March 1, 2007

**Appeal Period Expiration:** April 2, 2007

**End of 60 Day Decision Period:** March 31, 2007

**Ward:** 13      **Neighborhood Organization:** Linden Hills Neighborhood Association

**Existing Zoning:** R1, Single-Family District

**Proposed Use:** Construction of front stairs that are 11 ft. 6 in. for a new single-family dwelling.

**Proposed Variances:** A variance to increase the width of stairs allowed in a front yard setback from 6 ft. to 11 ft. 6 in. to allow for the construction of wider front steps at 4116 Zenith Avenue South in the R1, Single-Family District.

**Zoning code section authorizing the requested variance:** 525.520 (1)

**Background:** Staff is recommending a continuance of this item to the March 22, 2007, Board of Adjustment meeting due to the applicants unexpectedly being out of town on March 1, 2007.

**Recommendation of the Department of Community Planning and Economic Development Planning Division:**

The Department of Community Planning and Economic Development Planning Division recommends that the Board of Adjustment **continue** the item to the February 15, 2007, Board of Adjustment meeting.