

Department of Community Planning and Economic Development – Planning Division
Minor Subdivision Application
MS 205

Date: June 14, 2010

Applicant: Robert S. Carney Jr.

Address of Property: 4232 Colfax Avenue South

Project Name: 4232 Colfax Avenue South Minor Subdivision

Contact Person and Phone: Robert S. Carney Jr., (612) 824-4479

Planning Staff and Phone: Shanna Sether (612) 673-2307

Date Application Deemed Complete: May 5, 2010

End of 120-Day Decision Period: September 2, 2010

Ward: 13 **Neighborhood Organization:** East Harriet Farmstead Neighborhood Association

Existing Zoning: R1A Single-family District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 30

Legal Description: See survey

Proposed Use: Parcel A (northerly parcel) will be 5,904 square feet and contains an existing single-family home and Parcel B (southerly parcel) will be 5,381 square feet and is the proposed site for future single-family home to be constructed onto the property.

Minor subdivision: that would create two lots at 4232 Colfax Avenue South in the R1A Single Family Residence District, including a variance of the lot width standards to the subdivision regulations to reduce the minimum lot width of the proposed lots from 50 to 40 and 44 feet, where there is no alley present.

Applicable Code Provisions: Chapter 598 Subdivisions.

Development Plan: Please see attached survey. A single-family dwelling exists on one parcel and a future single-family dwelling is proposed to be constructed on the other parcel.

Continuance: In addition to the minor subdivision, staff has identified the need for a variance to reduce the minimum required south interior side yard from 5 feet to approximately 4 feet 4 inches. This

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variance will require additional public notification. In addition, the applicant is requesting an additional variance to reduce the south interior side yard from 5 feet to 0 feet of Parcel A and a variance to reduce the minimum north interior side yard from 5 feet to 0 feet, in order to allow for an existing deck.

The additional land use applications were identified after the notifications were sent to the neighborhood organization and *Finance and Commerce*. Staff is recommending that the applications be continued one cycle to the June 28, 2010, Planning Commission meeting to allow for notification correction and additional variance application.

RECOMMENDATIONS:

**Recommendation of the Department of Community Planning and Economic Development—
Planning Division for the Minor Subdivision:**

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **continue** the minor subdivision that would create two lots at 4232 Colfax Avenue South in the R1A Single Family Residence District, including a variance of the lot width standards to the subdivision regulations to reduce the minimum lot width of the proposed lots from 50 to 40 and 44 feet, where there is no alley present, to the June 28, 2010, City Planning Commission public hearing.

Attachments:

1. Zoning map