

Department of Community Planning and Economic Development - Planning Division
Expansion of a Legal Nonconforming Use and Variances
BZZ-3709

Date: August 27, 2007

Applicant: Maurice Anderson and Phyllis Clemants

Address of Property: 3712-14 West Calhoun Parkway

Project Name: Anderson-Clemants addition

Contact Person and Phone: Peter Jacobson – Lake County Builders 612-926-9206

Planning Staff and Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: July 27, 2007

End of 60 Day Decision Period: September 25, 2007

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

Existing Zoning: R1 Single-family Residential District and SH Shoreland Overlay District.

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 23

Legal Description: Not applicable for this application.

Proposed/Existing Use: An approximately 192 (12' x16') square foot addition to an existing legally nonconforming two-family structure.

Concurrent Review:

Expansion of a Legal Nonconforming Use: For a 192 square foot building addition.

Variance: To reduce the required south side yard setback from 6 feet to approximately 3 feet.

Variance: To reduce the required front yard setback on Xerxes Avenue South from 49.5 feet to 35 feet.

Applicable zoning code provisions: Chapter 525, Article IX Variances, specifically Section 525.520(1) “to vary the yard requirements...” and Chapter 531 Nonconforming Uses and Structures.

Background: This application has been withdrawn.