

Department of Community Planning and Economic Development – Planning Division
Variance
BZZ 5163

Date: July 28, 2011

Applicant: John and Judith Reiling

Address of Property: 3616 Edmund Boulevard

Contact Person and Phone: John Reiling, (612) 729-9137

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

Date Application Deemed Complete: June 2, 2011

End of 60 Day Decision Period: July 31, 2011

End of 120 Day Decision Period: On July 12, 2011, staff sent a letter to the applicant extending the City's decision period for an additional 60 days, to September 29, 2011. On July 20, 2011 staff received a letter from the applicant granting an additional extension to December 1, 2011.

Ward: 12 **Neighborhood Organization:** Longfellow Community Council

Existing Zoning: R1 Single Family District, MR Mississippi River Critical Area Overlay and SH Shoreland Overlay District.

Proposed Use: New single-family dwelling with attached garage

Proposed Variance: A variance to allow for development on or within 40 feet of the top of a steep slope to allow for the new construction of a single-family dwelling, driveway and retaining walls on Lot 1 in the SH Shoreland Overlay District

Zoning code section authorizing the requested variance: Chapter 525, Article IX Variances, Specifically Section 525.520(17) "to permit development in the SH Shoreland Overlay District...within forty (40) feet of the top of a steep slope or bluff."

Continuance: The applicant was granted a continuance from the June 30, 2011, Zoning Board of Adjustment hearing to allow for sufficient time to analyze new information provided by adjacent neighbors. Staff has received an additional request for time to complete the necessary site plans and assessments of the property to address concerns about the proposed project. The applicant is requesting a continuance of four-cycles, to the September 15, 2011, Board of Adjustment meeting.

The applicant has also provided staff with a letter granting an additional extension to December 1, 2011, per MN §15.99.

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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 variance to allow for the development, including a new single-family dwelling, driveway and retaining walls on or within 40 feet of the top of a steep slope on Lot 1 of the property located at 3616 Edmund Boulevard in the R1 Single-Family District, SH Shoreland Overlay District and MR Mississippi River Critical Area Overlay District, two-cycles to the September 15, 2011, Board of Adjustment public hearing.

Attachments:

- 1) Zoning map
- 2) Request for continuance