

**Department of Community Planning and Economic Development – Planning Division**

Variance Request  
BZZ-4835

**Public Hearing:** July 15, 2010

**Applicant:** Richard Storlien of RDS Architects, on behalf of MariAn Klein and Steve Eberly

**Address of Property:** 4264 Linden Hills Boulevard

**Project Name:** Klein/Eberly Addition

**Contact Person and Phone:** Richard Storlien, (612) 810-9628

**Planning Staff and Phone:** Jacob Steen, (612) 673-2264

**Date Application Deemed Complete:** June 17, 2010

**End of 60 Day Decision Period:** August 16, 2010

**End of 120 Day Decision Period:** On July 6, 2010, staff sent a letter to the applicant extending the decision period to no later than October 15, 2010.

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

**Existing Zoning:** R1 Single Family District and SH Shoreland Overlay District

**Proposed Use:** A two story addition to the rear of a single family dwelling.

**Proposed Variance:** A variance to reduce the minimum distance between an accessory structure and a dwelling from 6 ft. to approximately 3 ft. to allow for the construction of a two-story addition to the existing single family dwelling on a corner lot for the property located at 4264 Linden Hills Boulevard in the R1 Single-Family District and SH Shoreland Overlay District.

**Zoning code section authorizing the requested variance:** Chapter 525, Article IX Variances, Specifically §525.520(8) “to permit parking that cannot comply with the location requirements for on-site parking, as specified in Chapter 537, Accessory Uses and Structures....”

**Background:** The applicant has requested that the application be continued to allow for further collaboration with Planning Staff to finalize plans for the proposed addition.

Staff is recommending that the applications be continued one cycle to the August 5, 2010, Board of Adjustment meeting. Staff has extended the 60/120 Day decision period to October 15, 2010 per Minnesota Statute §15.99.

**RECOMMENDATIONS:**

**Recommendation of the Department of Community Planning and Economic Development - Variance:**

The Department of Community Planning and Economic Development Planning Division recommends that the Board of Adjustment adopt the findings above and **continue** the variance to reduce the minimum distance between an accessory structure and a dwelling from 6 ft. to approximately 3 ft. to allow for the construction of a two-story addition to the existing single family dwelling on a corner lot for the property located at 4264 Linden Hills Boulevard to the August 5, 2010 public hearing.

**Attachments:**

- 1) Zoning map