

Department of Community Planning and Economic Development – Planning Division Report

Variance Request
BZZ-3775

Date: October 11, 2007

Applicant: Carlos Recalde, on behalf of Juan Francisco Fernandez

Address of Property: 3033 Park Avenue

Contact Person and Phone: Carlos Recalde, 612-492-6686

Planning Staff and Phone: Molly McCartney, 612-673-5811

Date Application Deemed Complete: September 6, 2007

Appeal Period Expiration: October 22, 2007

End of 60 Day Decision Period: November 5, 2007

Ward: 8 **Neighborhood Organization:** Central

Existing Zoning: R2B Single-family District

Proposed Use: Third dwelling unit

Proposed Request: Certificate of Nonconforming Use to legally establish a third dwelling unit at 3033 Park Avenue in the R2B Two-family District.

Zoning code section authorizing the request: Chapter 531 Nonconforming Uses and Structures; Section 531.30.

The Department of Community Planning and Economic Development Planning Division recommends that the Board of Adjustment continue this item for one cycle to the October 25, 2007 meeting.