

Department of Community Planning and Economic Development – Planning Division

Variance Request
BZZ-3933

Applicant: Marc Southerland & Simba Blood

Address of Property: 3917 39th Avenue South

Contact Person and Phone: Marc Southerland, (612) 721-2923

Planning Staff and Phone: Brian Schaffer, (612) 673-2670

Date Application Deemed Complete: February 5, 2008

Publication of Staff Report: February 29, 2008

Public Hearing: March 6, 2008

Appeal Period Expiration: March 17, 2008

End of 60 Day Decision Period: April 5, 2008

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

Existing Zoning: R1A Single Family District

Proposed Use: An enclosed front porch.

Proposed Variance: A variance to reduce the required front yard setback from 20 feet to 16 feet 3 inches to allow for a new enclosed front porch on an existing single family dwelling located at 3917 39th Avenue South

Zoning code section authorizing the requested variance: 525.520 (1)

Background: Staff is requesting that this item be continued. It has been discovered that there was an error in the notice for the variance. The variance should be to reduce the front yard setback from 20 feet to 13 feet 10 inches to allow for a new enclosed front porch, not 16 feet 3 inches as noticed. In addition to the error in noticing a second variance has been identified to reduce the interior side yard setback from 5 feet to 3 feet 7 inches to allow for the new enclosed front porch.

Staff must send out new notices for the variances. The application will be heard at the April 10, 2008 Board of Adjustments meeting.