

Department of Community Planning and Economic Development – Planning Division Report

Variance Request
BZZ-3938

Date: March 6, 2008

Applicant: Tim Maurer, on behalf of Robert and Barbara Scott

Address of Property: 2700 West Lake of the Isles Parkway

Contact Person and Phone: Tim Maurer, 952-891-2716

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

Date Application Deemed Complete: February 4, 2008

Publication Date: February 29, 2008

Hearing Date: March 6, 2008

Appeal Period Expiration: March 17, 2008

End of 60 Day Decision Period: April 4, 2008

Ward: 7 Neighborhood Organization: Cedar, Isles, Dean Neighborhood Association

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

Proposed Use: Construction of a rear, one-story addition

Proposed Variance: A variance to reduce the front yard setback along Dean Parkway to allow for a rear addition to a single family dwelling at 2700 West Lake of the Isles Parkway in the R1 Single-family District and SH Shoreland Overlay District.

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

Background: The subject property is an existing single family dwelling, built in 1910, on a reverse corner lot at the intersection of West Lake of the Isles Parkway and Dean Parkway. The applicant is proposing to add a rear, single-story addition to the rear of the home. The plans indicate the addition will have the dimensions of 19 ft. 6 in. by 20 ft. and contain a screen porch and a basement. While the existing home is set back 11 ft. 6 in. from the property line along Dean Parkway, the proposed addition will be setback 25 ft. from the property line along Dean Parkway. The home to the west on Dean Parkway is setback 43 ft. from the property line along Dean Parkway, thus increasing the required

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setback.

Much of the existing home is currently in the required front yard setback along Dean Parkway which is greater than the district setback of 25 ft. The adjacent home to the west at 2617 Dean Parkway has a front yard setback of 43 ft. from the front property line. The proposed addition is 94 ft. to the east of the neighboring property.

The proposed screen porch addition will be keeping with the architectural style of the home. The home, built in 1920 by architect James Burner, is a classic foursquare with Prairie and Renaissance Revival details such as the red-tile hipped roof, symmetrical dormers on the 2.5 story, and north and south 'wings' (sun porch and living room additions). The property also has a rear carriage house, built in 1918. Located in a potential historic district, the Lake of the Isles Potential Historic District, the addition will have visibility from the public right of way along Dean Parkway, however, it is setback from the original building. The screen porch will be similar to the sun porch on the north side of the home, including materials of stucco and wood trim, flat roof with cornice line, and window transom above the screen panels. The basement will contain transom-like windows around the addition.

Findings Required by the Minneapolis Zoning Code:

- 1. The property cannot be put to a reasonable use under the conditions allowed by the official controls and strict adherence to the regulations of this zoning ordinance would cause undue hardship.**

Strict adherence to the zoning code prevents the proposed addition which will add a small rear, single-story addition to the property. This addition is not possible under the zoning code due to the established front yard setback created by the adjacent property. Due to the large setback of 43 ft. created by the home to the west, the zoning code limits the area where an addition may be placed on this lot without seeking a variance. A small rear addition to a single family house is a reasonable use for residential districts.

- 2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the ordinance.**

The circumstances are unique to parcel of land due to large setback created by the adjacent use to the west on Dean Parkway. Much of the existing building is already located in the required front yard setback due to the location of the adjacent home. The home built in 1910, prior to ownership by the current homeowners. The above circumstances have not been created by the applicant.

- 3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.**

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Granting the variance will be in keeping with the spirit and intent of the ordinance. The increased setback for front yards prevents buildings from encroaching into the front yard setback and potential view sheds. In this case, the addition is set back greater than 14 ft. from the most forward portion of the building toward Dean Parkway. The home to the west is setback 94 ft. from the proposed addition and the addition will not likely impact views of the lake from this residence due to the distance between the structures. The addition will not impact the view shed of private property or public property on Lake of the Isles.

The proposed screen porch addition will be keeping with the architectural style of the home. Located in a potential historic district, the Lake of the Isles Potential Historic District, the addition will have visibility from the public right of way along Dean Parkway, however, it is setback from the original building. The screen porch will be similar to a sun porch on the north side of the home, including materials of stucco and wood trim, flat roof with cornice line, and window transom above the screen panels. The basement will contain transom-like windows around the addition.

- 4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

The proposed variance would likely have no impact on congestion of area streets or fire safety, nor would the proposed addition be detrimental to the public welfare or endanger the public safety.

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 adopt the findings above and **approve** the variance to reduce the front yard setback along Dean Parkway to allow for a rear addition to a single family dwelling at 2700 West Lake of the Isles Parkway in the R1 Single-family District and SH Shoreland Overlay District, subject to the following conditions:

1. CPED–Planning Division review and approve the final site plan, floor plans, and elevation.