

Department of Community Planning and Economic Development – Planning Division
Variances
BZZ-4647

Date: January 14, 2009

Applicant: Clarence and Rosemary Hasbrook

Addresses of Property: 1030 24th Avenue NE

Project Name: 1030 24th Avenue NE

Contact Person and Phone: Clarence Hasbrook, (612) 781-0235

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

Date Application Deemed Complete: December 10, 2009

End of 60-Day Decision Period: February 8, 2010

Ward: 1 **Neighborhood Organization:** Windom Park Citizens in Action

Existing Zoning: R2B Two-Family District

Zoning Plate Number: 26

Legal Description: Not applicable for this application

Proposed Use: An off-street parking area and an accessory structure

Concurrent Review:

- **Variance** to reduce the front yard setback along Taylor Street NE from approximately 20 feet to 11 feet to allow for a shed
- **Variance** to reduce the minimum south interior side yard setback 5 feet to approximately 1 foot to allow for a shed

Applicable zoning code provisions: Chapter 525, Article IX Variances, Specifically Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations” and 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....”

Continuance: The applicant has clarified the use of the proposed project and staff has identified additional variances required after notification was sent to the neighborhood organization, affected property owners and *Finance and Commerce*. The applicant is requesting that the Board of Adjustment consider a parking area in addition to the shed. Therefore, there are two additional variances required:

(1) a variance to reduce the minimum distance between an accessory structure and a dwelling from 6 ft. to 1 ft. and (2) a variance to reduce the minimum distance between a parking area and a dwelling from 6 ft. to 0 ft.

Staff is recommending that the applications be continued one cycle to the January 28, 2010, Board of Adjustment meeting to allow for notification of the additional variance applications.

RECOMMENDATIONS:

**Recommendation of the Department of Community Planning and Economic Development—
Planning Division for the Variance:**

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **continue** the variance to reduce the front yard setback along Taylor Street NE from approximately 20 feet to 11 feet to allow for a shed for the property located at 1030 24th Avenue NE to the January 28, 2010 public hearing.

**Recommendation of the Department of Community Planning and Economic Development—
Planning Division for the Variance:**

The Department of Community Planning and Economic Development—Planning Division recommends that the City Planning Commission and the City Council accept the above findings and **continue** the to reduce the minimum south interior side yard setback 5 feet to approximately 1 foot to allow for a shed for the property located at 1030 24th Avenue NE to the January 28, 2010 public hearing.

Attachments:

1. Zoning map