

Department of Community Planning and Economic Development - Planning Division Report
Variance
BZZ-4834

Date: July 15, 2010

Applicant: Al Theisen

Address of Property: 4528 Abbott Avenue South

Contact Person: Al Theisen, (612) 616-0198

Planning Staff: Robert Clarksen, (612) 673-5877

Date Application Deemed Complete: June 17, 2010

End of 60 Day Decision Period: August 16, 2010

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

Existing Zoning: R1A Single Family District

Zoning Plate Number: 36

Proposed Use: An addition to an existing single family home

Variance: To reduce the front yard setback established by connecting a line between the two adjacent residential structures along Abbott Avenue from 34' 6" feet to 30 feet to allow for the addition of a second-story to an existing single-family dwelling.

Zoning code section authorizing the requested variance: 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."

Background: The subject property is a typical residential lot for South Minneapolis within the single family residential zoning district. Improvements on the property consist of an existing one and a half-story dwelling amongst a block comprised mostly of structures of a similar design and architectural character, interspersed with an occasional two story dwelling. The existing dwelling is located approximately 30' 6" from the front property line which is approximately 4" from the inside edge of the sidewalk. The nearest portion of the front elevation of the adjacent structure to the north maintains a 30 foot setback from the front property line. The R1A zoning district requires a minimum front yard setback of 20 feet except where a greater established setback prevails. The required front yard shall be increased where the established front yard of the adjacent principal residential structures exceeds the minimum front yard required by the zoning district. Upon original review of the site plan by CPED staff, it appeared the adjacent home to the south was located further back (34' 6") from the front property line. However, the applicant submitted a revised site plan that better depicted the location of the corner of the structure to the house. By virtue of the application of the established front setback based on the location of the adjacent

structures with respect to the existing use of the subject property, the front yard setback was thought to be increased to approximately 34' 6". However, due to the revised site plan, staff no longer believes the requested variance is necessary. The applicant intends to add an 832 square foot second-story capped by a 4/12 pitch gable roof above the first floor of the existing single family dwelling. The remodeled structure would be consistent with the character of the homes in the area.

Staff has yet to received any written correspondence from the Linden Hills Neighborhood Association. Any comments received will be forwarded to the Board at the July 15 meeting.

Findings Required by the Minneapolis Zoning Code - Variance:

The applicant is seeking a variance to the front yard setback along Abbott Avenue South from 34'6" to 30'6" to remodel the existing single family dwelling and add a second story above the first floor. However, due to the revised site plan, staff no longer believes the requested variance is necessary.

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 **return** the application to reduce the front yard setback established by connecting a line between the two adjacent residential structures along Abbott Avenue from 34' 6" feet to 30 feet to allow for the addition of a second-story to an existing single-family dwelling located at 4528 Abbott Avenue South in the R1A Single-Family District.

Attachments:

- 1) Updated site plan