

Department of Community Planning and Economic Development - Planning Division Report**Variance Request
BZZ-3432**

Date: March 22, 2007

Applicant: Richard Laumer (property owner)

Address of Property: 3116 44th Street West

Contact Person and Phone: Richard Laumer, (612) 922-3440

Planning Staff and Phone: Aaron Hanauer, (612) 673-2494

Date Application Deemed Complete: February 21, 2007

Public Hearing: March 22, 2007

Appeal Period Expiration: April 2, 2007

End of 60 Day Decision Period: April 23, 2007

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

Existing Zoning: R1A, Single-Family District

Proposed Use: Construction of home addition and attached rear garage with roof top deck.

Variances that were noticed:

Staff, in error, notified property owners within 350 feet of the subject property that the proposed project required the following variances:

- Variance to allow an attached garage to exceed 1,000 square feet
- Variance to reduce the east interior side yard setback from 5 feet to 4.4 feet
- Variance to reduce the west interior side yard setback from 5 feet to 3 feet
- Variance to reduce the rear yard setback from 5 feet to 3.1 feet

The correct variances the applicant is requesting are as follows:

Proposed Variances:

- Variance to allow an attached garage to exceed 676 square feet
- Variance to reduce the east interior side yard setback from 5 feet to 3.5 feet
- Variance to reduce the west interior side yard setback from 5 feet to 3 feet
- Variance to reduce the rear yard setback from 5 feet to 0.18 feet

CPED Planning Division
BZZ-3432

Zoning code section authorizing the requested variance: 525.520 (3) (1) (1) (1)

Background: Staff is recommending a continuance of this item to the April 19, 2007, Board of Adjustment meeting due to errors made in the notification to property owners within 350 feet of the subject property and the applicant not submitting all required materials.

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 **continue** the item to the April 19, 2007, Board of Adjustment meeting.