

**Community Planning and Economic Development - Planning Division Report**

Variance Request  
BZZ-1835

**Date:** August 5, 2004

**Applicant:** Octavio Zeas and Blanca Bautista

**Address of Property:** 2444 Chicago Avenue South

**Date Application Deemed Complete:** June 28, 2004

**End of 60 Day Decision Period:** August 27, 2004

**End of 120 Day Decision Period:** October 26, 2004

**Contact Person and Phone:** Octavio Zeas and Blanca Bautista, 612-871-0349

**Planning Staff and Phone:** Tanya Holmgren, 612-673-5887

**Ward: 8 Neighborhood Organization:** Central Neighborhood Improvement Association

**Existing Zoning:** R4, Multiple-family District

**Proposed Use:** Conversion of a duplex to a triplex.

**Proposed Variance:** A variance to reduce the required lot area from 5,000 sq. ft. to 4,400 sq. ft. to allow for the conversion of a two-family dwelling to a triplex.

**Zoning code section authorizing the requested variance:** 525.520 (1) (2b)

**Continuance:**

The applicants have received a violation letter and have applied for additional variances under this application and respectfully request that this item be continued to the August 19, 2004 meeting to allow for re-notification.

**Recommendation of the Department of Community Planning and Economic Development:**

The Department of Community Planning and Economic Development Planning Division recommends that the Board of Adjustment continue this item to the August 19, 2004 meeting.