

Department of Community Planning and Economic Development – Planning Division**Variance Request
BZZ-2940**

Date: April 25, 2006

Applicant: Project for Pride in Living, Inc.

Address of Property: 2321 Logan Avenue North

Contact Person and Phone: Matt Soucek, (612) 455-5215

Planning Staff and Phone: Brad Ellis (612) 673-3239

Date Application Deemed Complete: April 4, 2006

Public Hearing: May 4, 2006

Appeal Period Expiration: May 15, 2006

End of 60 Day Decision Period: June 4, 2006

Ward: 5 Neighborhood Organization: Northside Residents Redevelopment Council

Existing Zoning: R2B Two Family District

Proposed Use: Construction of a new single-family dwelling with detached garage.

Proposed Variance: A variance to reduce the required front yard setback along Willow Avenue North from 38 feet to 19 feet to allow for the construction of a new single-family dwelling with a detached garage on a reverse corner lot at 2321 Logan Avenue North in the R2B Two Family District.

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

Background: The subject property is located on the corner of Willow Avenue North and Logan Avenue North and is approximately 49.5 feet by 110 feet (5,460 square feet). The adjacent property across the alleyway to the north fronts Willow Avenue North and the adjacent property to the east fronts Logan Avenue North. The subject property is currently vacant. The applicant is proposing to construct a new single-family dwelling with a detached garage on the subject property as part of the redevelopment of the former Lowell School Site.

The subject property is a reverse corner lot created by the recent platting of the parcels (BZZ-2394 and PL-171) during the August 1, 2005 meeting of the City Planning Commission. This parcel received a variance from the subdivision regulations to be created as a reverse corner lot. The proposed dwelling would meet the required side yard setbacks of the district, as well as the front yard setback along Logan

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Avenue North. The setback along Willow Avenue is set by the property at 1922 Willow Avenue North, which is set back 38 feet.

Staff has reviewed the proposed dwelling for compliance with the required Administrative Site Plan Review. The design of the structure would exceed the required points by having a detached garage, a basement, 10 percent windows on the sides, an open front porch, and a tree in the front yard. The proposal meets the minimum window requirements.

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.**

The applicant has requested a variance to reduce the required front yard along Willow Avenue North from 38 feet to 19 feet to allow for the construction of a new single-family dwelling with a detached garage on a reverse corner lot. The proposed dwelling almost meets the district front yard setback, and would meet the district corner side yard setback were it not a reverse corner lot. Strict adherence to the regulations would require that the entire dwelling be constructed behind the district front yard setback, which is not possible. Not granting the variance would cause an undue hardship on the property. A single family home is a reasonable use in the R2B Two Family District.

- 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.**

Front yard setbacks: The subject property is a reverse corner lot, which means a front yard setback is required along both Willow Avenue North and Logan Avenue North. This is a circumstance that is unique to this parcel. This reverse corner lot was created by the applicant and the City as a result of a variance from the subdivision standards as noted above. (Note that approval was by CPC) However, the shape of the original Lowell School property necessitated the creation of this reverse corner lot. The shape of the original property was not 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.**

Front yard setback: Staff believes the new single-family dwelling will not alter the essential character of the surrounding neighborhood. The area is zoned R2B Two Family District and consists primarily of single and two family dwellings. Staff believes that the new single-family dwelling will not be injurious to the use or enjoyment of other property in the vicinity.

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- 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.**

Granting the setback variances would have no impact on the congestion of area streets or fire 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 required front yard setback along Willow Avenue North from 38 feet to 19 feet allow for the construction of a new single-family dwelling with a detached garage on a reverse corner lot, subject to the following conditions:

1. Review and approval of final site and elevation plans by the CPED Planning Division.
2. Final review and approval of the final site and elevation plans in compliance with site plan review requirements for 1-4 unit dwelling units by Planning Division staff before building permits may be issued.