

Department of Community Planning and Economic Development – Planning Division Report**Variance Request
BZZ-2197****Date:** March 3, 2005**Applicant:** Gary Knutson**Address of Property:** 3500 Lake Calhoun Parkway West**Date Application Deemed Complete:** February 7, 2005**End of 60 Day Decision Period:** April 8, 2005**Appeal Period Expiration:** March 14, 2005**Contact Person and Phone:** Beth Malmberg, 612-338-2020**Planning Staff and Phone:** Carrie Flack, 612-673-3239**Ward:** 13 **Neighborhood Organization:** West Calhoun**Existing Zoning:** R1 District, Single-family District**Proposed Use:** Construction of a dormer addition

Proposed Variance: A variance to reduce the required front yard setback along West Lake Calhoun Pkwy from the setback established by connecting a line between the front two corners of the two adjacent residential structures to 83 ft. to allow for the construction of a dormer addition on property located at 3500 West Lake Calhoun Pkwy in District R1 Single-family District.

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

Background: The subject site is approximately 19,690 sq. ft. and consists of a 2.5-story single family dwelling that is approximately 5,600 sq. ft. in size. The applicant is proposing to renovate an existing solarium with modern solarium windows on the front of the house and replace the space with a library on the first floor with a new second floor dormer that will create space for a master bedroom closet. The new second floor dormer will cantilever 1.5 ft. over the new windows installed on the first floor. The proposed new windows and trim will more closely replicate existing Tudor styled architectural detailing on the house. The dwelling is already located within the established front yard setback. The new dormer addition will project 1.5 ft. further into the established front yard setback and thus the variance is necessary.

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.**

Established front yard setback: The applicant is seeking a variance to reduce the front yard setback along West Lake Calhoun Pkwy from the setback established by connecting a line between the front two corners of the two adjacent residential structures to 83 ft. to allow for the construction of a dormer addition. The applicant has stated that the new dormer and windows will more closely match the Tudor styled architectural detailing existing on the dwelling. The established setback of the 2 adjacent dwellings presents a challenge for the applicant since the dwelling is already located within the established front yard setback. The new dormer addition which matches an existing dormer on the dwelling will project 1.5 ft. further into the established front yard setback than the current dwelling. Strict adherence to the regulations would not allow for the proposed new dormer addition which seems to be a reasonable use of the property.

- 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.**

Established front yard setback: The conditions upon which the setback variance is requested are unique to the parcel of property due to the setback of the 2 adjacent single family dwellings. The R1 zoning district allows a 25 foot setback. However, the adjacent residential structures are both set back significantly further than the allowed 25 feet due to topography. As previously mentioned, the dwelling is already located within the established front yard setback and was not a circumstance created by the applicant. The new dormer addition which matches an existing dormer on the dwelling will project 1.5 ft. further into the established front yard setback than the current dwelling.

- 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.**

Established front yard setback: Granting the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the surrounding area or be injurious to the use or enjoyment of other property in the vicinity. The new dormer addition will more closely match an existing dormer/pitch on the front of the dwelling that is characteristic of a Tudor styled dwelling. The dormer will only project 1.5 ft. further into the established front yard setback. Staff believes that the new dormer addition will enhance the architectural integrity of the dwelling.

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.**

Front yard setback: Granting the variance would likely have no impact on congestion of area streets or fire safety, nor would the proposed dormer addition be detrimental to the public welfare or endanger the public 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 West Lake Calhoun Pkwy from the setback established by connecting a line between the front two corners of the two adjacent residential structures to 83 ft. to allow for the construction of a dormer addition on property located at 3500 West Lake Calhoun Pkwy in District R1 Single-family District subject to the following conditions:

1. That the Planning Department review and approve the final site and elevation plans.
2. That the exterior building materials used for the addition shall be compatible to the exterior building materials of the house.