

Department of Community Planning and Economic Development – Planning Division
Variance
BZZ-5034

Date: January 20, 2010

Applicant: Allan Hoelzel and Lucie Marusin

Address of Property: 3403 Saint Paul Avenue

Project Name: Hoelzel and Marusin House

Contact Person and Phone: Allan Hoelzel, (612) 812-2268, or Lucie Marusin, (612) 812-1385

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

Date Application Deemed Complete: December 12, 2010

End of 60-Day Decision Period: February 14, 2010

Ward: 7 **Neighborhood Organization:** Cedar Isles Dean Neighborhood Association (CIDNA)

Existing Zoning: R1/Single Family District and SH/Shoreland Overlay District

Lot Area: 7,121 square feet

Zoning Plate Number: 23

Legal Description: Lot 3, Block 1, Brian Jenson Addition, Hennepin County, Minnesota

Proposed Use: New single family dwelling

Concurrent Review:

- a. Variance to reduce the minimum width of a dwelling on a zoning lot (525.520 (12)).
- b. Variance to allow stairs that are greater than four feet in height in the front yard setback along Saint Paul Avenue (525.520 (1));
- c. Variance to reduce the required front yard setback along Saint Louis Avenue from the required 25 feet to 2 feet to allow for the proposed structure (525.520 (1));
- d. Variance to allow for a first floor terrace greater than 50 square feet in the front yard setback along Saint Louis Avenue and to allow a terrace to project more than four (4) feet into the required yard (525.520 (1));
- e. Variance to allow for a second floor deck greater than fifty (50) square feet in the front yard setback along Saint Louis Avenue (525.520 (1));
- f. Variance to allow eaves that project four feet from the building in the required interior side yard on the west elevation (525.520 (1));

- g. Variance to allow eaves that project four feet from the building in the required front yard along Saint Louis Avenue (525.520 (1));

Background: The subject parcel, 3403 Saint Paul Avenue, is located south of Cedar Lake in the Cedar-Isles-Dean neighborhood. The property is a reverse corner, triangularly shaped lot that is 7,121 square feet (213 ft. by 92 ft. by 160 ft by 9 feet). The lot has street frontage along Saint Paul and Saint Louis Avenue. The lot is currently vacant; in 2003, a wrecking permit was issued for the former structure (BWM 1001202).

The subject property and the adjacent properties are zoned R2B (Attachment A1). The houses to the west (3411 Saint Paul Avenue), south (2828 Saint Louis Avenue), and north (3400 Saint Paul Avenue) are single family dwellings. To the east of the subject property is a 1980's town home development (Attachment A2).

Allan Hoelzel and Lucie Marusin, the Applicants, are proposing a two-story, single-family house with an attached garage. The house is proposed to have a 25-foot front yard setback along Saint Paul Avenue. Along Saint Louis Avenue, the house is proposed to be located two feet from the front property line at its closest point (Attachment B12). Note: Saint Louis Avenue has a 15 foot easement from the front property line to the western curb of Saint Louis Avenue.

The proposed house requires seven variances. However, the proposed house is a creative design for a highly unique lot in Minneapolis. In a preliminary review, the house meets the Minneapolis Zoning Code minimum site plan design standards (Chapter 530). The City of Minneapolis Zoning Code requires new one to four unit housing developments to receive at least 15 points by providing a combination of items/features (see Table 1 below). As designed, the proposed house would receive 15 points (with a basement, primary exterior material of stucco, 20 percent window coverage on the front elevations, and 10 percent on the side elevations).

CPED confirmed that the proposed house's lowest level meets the definition of a basement and that the house is in compliance with the two and one-half (2.5) story limitation. Section 520.160 of the Minneapolis Code states that the lowest level of a structure will be considered a story if:

The finished floor surface directly above a basement, cellar or unused under floor space is more than six (6) feet above grade, for more than fifty (50) percent of the total perimeter, or is more than twelve (12) feet above grade at any point, such basement, cellar or unused under floor space shall be considered a story.

The perimeter of the house is 207'-1½". No portion of the proposed house is exposed for more than twelve feet and the portion of the lowest level that is exposed for more than 6 feet above grade is 45 percent. Therefore, the lowest level is considered a basement and not a story. Since the lowest level is considered a basement and not a story, the house is a two-story house.

CPED also confirmed that the proposed house meets the floor area ratio calculation of the R1 Zoning District. Table 546-3 states that the floor area ratio of a single-family dwelling can be up to 0.5. The proposed house has a 0.45 floor area ratio (FAR), which is under the 0.5 floor area ratio (FAR) of the R1 Zoning District. Note: Since the basement floor area is more than four (4) feet above natural grade for more than fifty (50) percent of the total perimeter, the 1,417 square foot proposed basement counted towards the house's floor area ratio.

In addition, CPED confirmed that the proposed house meets the height requirements of the R1 Zoning District. Section 546.300 states that the maximum height of a single-family house in the R1 Zoning District is thirty (30) feet. The proposed house is 27'4" as defined by the Minneapolis Zoning Code.

Table 1. Administrative Site Plan Review Design Standards

<i>Points</i>	<i>Design Standard</i>
5	Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure
5	The structure includes a basement as defined by the building code
4	The primary exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass
3	Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows
3	Not less than ten (10) percent of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows
2	The pitch of the primary roof line is 6/12 or steeper. However, the point shall be awarded for a building with a flat roof where there is at least one existing building with a flat roof within one hundred (100) feet of the site
1	The structure includes an open front porch of at least fifty (50) square feet where there is at least one existing open front porch within one hundred (100) feet of the site
1	The development includes at least one (1) deciduous tree in the front yard

Public Comment: The Community Planning and Economic Development (CPED) Department notified property owners within 350 feet of the variance request on December 28, 2010. As of January 14, 2010, No letter were submitted.

Findings Required by the Minneapolis Zoning Code:

1. The property cannot be put to a reasonable use under the conditions allowed and strict adherence to the regulations of this zoning ordinance would cause undue hardship.

a. Minimum width: The Applicant is seeking a variance to reduce the minimum width of a dwelling on a zoning lot. Provision 535.90 of the Minneapolis Zoning Code requires that single and two-family dwellings have a minimum width of twenty-two (22) feet for 80 percent of the habitable floor area. The proposed house maintains a width of twenty-two feet for 55 percent of the structure. CPED recognizes a hardship with the combination of the triangular shape of the subject property, the property having two front yard setbacks, and the minimum buildable area that the lot contains (approximately 890 square feet). Of the 890 square feet of buildable area, 76 square feet is 22 feet in width (8.5 percent). Therefore,

without the granting of the minimum width variance, the site would not be able to build a house that met all zoning code requirements.

b. Saint Paul Avenue stairs: The Applicant is seeking a variance to allow stairs to be built on the north elevation that are five feet above the average level of natural grade (Attachment B12 and B20). The zoning code allows stairs to be not more than four (4) feet above the average level of natural grade. CPED believes that the Applicant's proposed design necessitates the need for a variance and that design alternatives exist to allow for a design that would not require a variance. It is the Applicant that has proposed to raise the level of the first floor to its proposed height. If the Applicant lowered the house by a foot or more, the variance would not be required. The construction of stairs five feet in height to access a front door is not a common characteristic of the Minneapolis housing stock. In addition, it will encourage this house and other newly constructed houses to build a greater exposed basement and raise the height of the first floor.

c. Front yard setback: The Applicant is seeking a variance to reduce the front yard setback along Saint Louis Avenue to two feet at its closest point to allow for a new single-family dwelling. CPED recognizes a hardship with the combination of the triangular shape of the subject property, the property having two front yard setbacks, and the minimum buildable area that the lot contains (approximately 890 square feet) (Attachment A4). Without granting of a front yard setback variance along Saint Louis Avenue, the site would not be able to build a house that met all zoning code requirements.

However, CPED believes that it is important for the current design proposal to maintain a minimum setback of one foot from the front property line along Saint Louis Avenue for the eaves (rather than the proposed zero foot setback) to help reduce a possible future land use conflict.

d. First floor terrace: The Applicant is proposing to construct a 195 square foot terrace patio that is 1.5 feet from the front property line along Saint Louis Avenue at its closest point (Attachment B12 and B19). The zoning code allows terraces in the front yard setback when they are less than fifty (50) square feet and project less than four (4) feet into the required yard. CPED believes there is no hardship for the proposed terrace and that design alternatives exist that would allow for a terrace to be built that met zoning code requirements.

e. Second floor deck: The Applicant is proposing a 490 square foot second floor deck that is located within the front yard setback along Saint Louis Avenue. The Minneapolis Zoning Code allows decks in the front setback when they are less than fifty (50) square feet and project less than four (4) feet into the required yard. The proposed deck projects 10 feet into the required yard, rather than the required four feet (Attachment B13). However, the second floor deck would not extend beyond the footprint of the proposed house. At its closest point, the deck would be 15 feet from the front property along Saint Louis Avenue (Attachment B13). CPED recognizes that the subject property has a hardship with the combination of the triangular shape of the subject property, the property having two front yard setbacks, and the lot's minimum buildable area (approximately 890 square feet). Without the granting of a

front yard setback variance along Saint Louis Avenue, a house, with or without a second floor deck, would not be able to be built that met all zoning code requirements.

f. Eaves along western interior side yard: The Applicant is seeking a variance to allow eaves that project four feet from the building in the required western interior side yard (Attachment B12-B13 and B19-B20). The proposed house meets the six-foot interior side yard setback requirement. The Minneapolis Zoning Code allows eaves to project two feet from the building in the interior side yard setback. CPED believes that the Applicant has reasonable design options under the conditions allowed by the official code without causing undue hardship. It is the Applicant's proposed house design with four foot eaves that necessitates the need for a variance. Design alternatives exist that would allow for the house to be built without requiring this variance.

g. Eaves along front yard of Saint Louis Avenue: The Applicant is seeking a variance to allow eaves that project four feet from the building in the required front yard setback along Saint Louis Avenue (Attachment B12-B13, and B19-B20). The Minneapolis Zoning Code allows eaves to project three feet from the building in the required front yard. At their closest point, the proposed eaves would extend exactly to the property line along Saint Louis Avenue (Attachment B13). Design alternatives exist that would allow for the house to be built without requiring this variance. CPED believes that the Applicant has reasonable options under the conditions allowed by the official code without causing undue hardship.

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.

a. Minimum width: The Applicant is seeking a variance to reduce the minimum width of a dwelling on a zoning lot. Provision 535.90 of the Minneapolis Zoning Code requires that single and two-family dwellings have a minimum width of twenty-two (22) feet for 80 percent of the habitable area. The proposed house maintains a width of twenty-two feet for 55 percent of the structure. CPED recognizes the lot has unique circumstances given the combination of the triangular shape of the subject property, the property having two front yard setbacks, and the minimum buildable area that the lot contains. Of the 890 square feet of buildable area, 76 square feet is 22 feet in width (8.5 percent). Without the granting of the minimum width variance, the site would not be able to build a house that met all zoning code requirements.

b. Saint Paul Avenue stairs: The Applicant is proposing a house with stairs built within the front yard setback along Saint Paul Avenue that are five feet above the average level of natural grade. The zoning code allows stairs to be not more than four (4) feet above the average level of natural grade. The purpose of this requirement is to encourage/require new construction to be compatible with the historic housing fabric while maintaining orderly development, orderly land use, and minimize conflicts among land uses. The construction of stairs five feet in height to access a front door is not a common characteristic of the Minneapolis housing stock. In addition, it will encourage this house and other newly

constructed houses to build a greater exposed basement and raise the height of the first floor. If the Applicant lowered the house by a foot or more, the variance would not be required.

CPED believes that the circumstances of 3403 Saint Paul Avenue are not unique to the parcel of land for which the variance is sought and have been created by the Applicant. For the proposed house, the Applicant has proposed to build the top of the first floor 5' 11 ½" higher than existing grade (compare B12 and B20). If the Applicant lowered the house by a foot or more, the variance would not be required.

c. Front yard setback: The Applicant is seeking a variance to reduce the front yard setback along Saint Louis Avenue to two feet to allow for a new single-family dwelling. The subject property is a reverse corner, triangularly shaped lot with two front yard setbacks. The combination of these elements creates a lot that only has 890 square feet of buildable area (Attachment A4). These circumstances are unique for a Minneapolis residential lot and have not been created by the Applicant. CPED believes there is no reasonable alternative to the variance and that strict adherence to the regulations would not allow for a house to be built on the lot that met all zoning code requirements.

However, CPED believes that it is important for the current design proposal to maintain a minimum setback of one foot from the front property line along Saint Louis Avenue for the eaves (rather than the proposed zero foot setback) in order to help reduce the possibility of a future property conflict.

d. First floor terrace: The Applicant is proposing a 195 square foot terrace that is located 1.5 feet from the front property line. The Minneapolis Zoning Code allows terraces in the front setback when they are less than fifty (50) square feet and project less than four (4) feet into the required yard. While there are unique characteristics of the parcel, the circumstances for which the variance has been sought for the terrace have been created by the Applicant's proposed design and are not unique to the parcel.

e. Second floor deck: The Applicant is proposing a 490 square foot second floor deck that is located within the front yard setback along Saint Louis Avenue (Attachment B13). The Minneapolis Zoning Code allows decks in the front yard setback when they are less than fifty (50) square feet and project no more than four (4) feet into the required yard. The proposed deck projects 10 feet from the front yard setback, which is six feet more than what is allowed (Attachment B13). However, the second floor deck would not extend beyond the footprint of the proposed house. At its closest point, the deck would be 15 feet from the front property along Saint Louis Avenue (Attachment B13). CPED recognizes the subject property contains unique circumstances with the combination of the triangular shape of the subject property, the property having two front yard setbacks, and the lot's minimum buildable area (approximately 890 square feet). Without the granting of a front yard setback variance along Saint Louis Avenue, the site would not be able to build a house, with or without a second floor deck, that met all zoning code requirements.

f. Eaves along western interior side yard: The Applicant is seeking a variance to allow eaves to project four feet from the house rather than the required two feet along the western interior property line (Attachment B13, B19, and B20). Even though the shape of the lot is unique, CPED believes that the circumstances are not unique to the parcel of land for which the variance is sought and have been created by the Applicant with the proposed design. The Applicant is able to meet the permitted obstruction requirements for eaves along the interior property line without a variance.

g. Eaves along front yard of Saint Louis Avenue: The Applicant is seeking a variance to allow eaves to project four feet from the house rather than the required three feet along the front yard setback of Saint Louis Avenue (Attachment B13, B19, and B20). Even though the shape of the lot is unique, CPED believes that the circumstances are not unique to the parcel of land for which the variance is sought and have been created by the Applicant. The Applicant is able to meet the permitted obstruction requirements for eaves along the front property line without a variance by choosing an alternative roofing design.

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.

a. Minimum width: CPED believes that granting of a variance to allow for the construction of a house that does not meet the minimum width requirement will not alter the essential character of the area or be injurious to the enjoyment of other property in the vicinity. The intent of the minimum width requirement is to ensure that new single family houses are consistent with existing housing stock. The proposed house design attempts to meet the minimum width requirement in a creative design and layout. The proposed house would meet the Minneapolis Zoning Code design standards and add to the eclectic mix of Saint Paul and Saint Louis Avenue.

b. Saint Paul Avenue stairs: The granting of the variance to allow stairs greater than four feet in height within the front yard setback will not be in keeping with the spirit and intent of the ordinance. The purpose of the permitted obstructions is to allow new construction to be compatible with the historic housing fabric while maintaining orderly development, orderly land use, and minimize conflicts among land uses. CPED believes that the circumstances of 3403 Saint Paul Avenue are not unique to the parcel of land for which the variance is sought and have been created by the Applicant. The construction of stairs five feet in height to the front entrance, such as have been proposed at 3403 Saint Paul Avenue, is not a common characteristic of the Minneapolis housing stock. If the Applicant lowered the house by a foot or more, the variance would not be required. In addition allowing this variance to be granted will encourage this house and other newly constructed houses to have a greater exposed basement and higher first floor elevation which will not be in keeping with the spirit and intent of the ordinance. .

c. Front yard setback: CPED believes that granting of a front yard setback variance to allow for the construction of the proposed, new single-family dwelling will not alter the essential character of the area or be injurious to the enjoyment of other property in the vicinity. The

intent of the setback requirements is to promote good urban design by enforcing consistent setbacks of buildings and suitable green space around buildings. Even though the subject property is proposed to be two feet from the Saint Louis Avenue property line, it is only a small segment of the proposed construction that would be this close to the front property line.

The proposed location of the new construction will not be obtrusive to the neighboring properties. The proposed single-family house at 3403 Saint Paul Avenue is approximately 84 feet from the south property line (shared lot line with 2828 Saint Louis Avenue) and 64 feet from the property line of the neighboring town home development to the east. In addition, the proposed house will not adversely alter the essential character of the area. The surrounding area is an eclectic mix of housing styles including ramblers with front-facing garages, 1980 townhouses, Cape Cod, Tutor Revival, and cotemporary houses (Attachment B9-B11).

However, CPED believes that it is important for the current design proposal to maintain a minimum setback of one foot from the front property line along Saint Louis Avenue for the eaves (rather than the proposed zero foot setback) to help prevent possible future land conflicts.

d. First floor terrace: The granting of the variance to allow for a 195 square foot terrace that is 1.5 feet from the front property line will not be in keeping with the spirit and intent of the ordinance. The purpose of the permitted obstructions is to allow new construction to be compatible with the historic housing fabric while maintaining orderly development, orderly land use, and minimize conflicts among land uses. The proposed terrace is well beyond the size allowed by the Minneapolis Zoning Code, well beyond the location requirements allowed by the zoning code, and is not a common characteristic in Minneapolis residential development.

e. Second floor deck: CPED believes that granting of a variance to allow for the construction of a second floor deck within the front yard setback for the subject property along Saint Louis Avenue will not alter the essential character of the area or be injurious to the enjoyment of other property in the vicinity. The intent of the yard controls are established to provide for the orderly development, use of land, and to minimize conflicts among land uses by regulating the dimension and use of yards. The circumstances of the subject property, in particular the minimal buildable area of the lot (890 square feet), are highly unusual for a residential lot in Minneapolis. The proposed second floor deck at this location will not hinder light, air, open space, and separation considerations for the neighboring properties. The deck meets the interior side yard setback variance and is located ample distance from neighboring structures. In addition, the second floor deck would not extend beyond the footprint of the proposed house therefore reducing its visibility.

f. Eaves along western interior side yard: The granting of the variance to allow the eaves to project four feet from the house within the western interior side yard will not be in keeping with the spirit and intent of the ordinance. The purpose of required yards is to provide for orderly development, orderly use of land, and to minimize conflicts among land uses by providing adequate light, air, open space and separation of uses. The projection of the eaves four feet from the house rather than the required two feet in the interior side yard could

negatively impact the use and enjoyment of the property to the west (3411 Saint Louis Avenue). If the proposed house is built as shown, the proposed house and the house at 3411 Saint Louis Avenue would only be separated by five feet (Attachment B12).

g. Eaves along front yard of Saint Louis Avenue: The Applicant's proposed house design includes eaves that project four feet from the house rather than the required three feet in the front yard along Saint Louise Avenue. In addition, the eaves are proposed to extend to the property line along Saint Louis Avenue at one point. The purpose of the required yard setbacks is to provide for orderly development, orderly use of land, and to minimize conflicts among land uses. Although, the eaves of the proposed house would not be injurious to the use and enjoyment of neighboring properties near Saint Louis Avenue at this time, allowing the proposed eaves to extend to the property line may provide a conflict of land use at a future time. It is possible that at some point in the future, plans may come forward that require use of the 15 foot easement from the subject property's front property line along Saint Louis Avenue to the curb. CPED believes that it is important for the eaves to be setback a minimum of one foot from the front property line along Saint Louis Avenue in order to help prevent a future land use conflict.

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.

a. Minimum width: Granting of the requested variance would likely have no impact on the congestion of area streets or fire safety, nor would the variance be detrimental to the public welfare or endanger the public safety.

b. Stairs: Granting of the requested variance would likely have no impact on the congestion of area streets or fire safety, nor would the variance be detrimental to the public safety. However, granting of the variance may have a detrimental impact to the public welfare. The revised infill development standards for single to four unit developments were adopted to try to reduce the height, bulk, and massing differences between new houses and neighboring existing structures. If the stairs are built to the requested height it will encourage this house and other new houses to be built to a greater height, which will have a negative impact on the public welfare.

c. Front yard setback: Granting of the variance would have no impact on the congestion of area streets or fire safety, nor would the variance be detrimental to the public welfare or endanger the public safety.

d. First floor terrace: Granting of the requested variance to allow for a 195 square foot terrace patio that is 1.5 feet from the front property line along Saint Louis Avenue at its closest point would likely have no impact on the congestion of area streets or fire safety. However, the proposed terrace may be detrimental to the public welfare or endanger the public safety at a future time. The terrace is proposed to be built to a height of nine feet in height. If a sidewalk is installed within the easement, the sidewalk may have a perceived

and/or real unsafe environment given the terrace would have a tall blank wall so close to the sidewalk

e. Second floor deck: Granting of the requested variance would likely have no impact on the congestion of area streets or fire safety, nor would the variance be detrimental to the public welfare or endanger the public safety.

f. Eaves along western interior side yard: Granting of the requested variance would likely have no impact on the congestion of area streets, nor would the variance be detrimental to the public welfare or endanger the public safety. However, the eaves at this location may be a fire hazard. If built as proposed, the house at 3403 Saint Paul Avenue would be located five feet from the house at 3411 Saint Paul Avenue.

g. Eaves along front yard of Saint Louis Avenue: Granting of the requested variance would likely not be a fire hazard. However, given the potential use of the 15 foot easement at a future date, eaves built exactly to the front property line may have an impact on the congestion of area streets and public safety.

RECOMMENDATIONS

A. Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **approve** the variance to allow reduce the minimum width of a dwelling on a zoning lot for the proposed structure at 3403 Saint Paul Avenue in the R1 Single Family District and the SH Shoreland Overlay District; subject to the following conditions of approval:

1. Community Planning and Economic Development Department – Planning Division staff review and approve final site and elevation plans.

B. Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **deny** the variance to allow stairs that are greater than four feet in height in the front yard setback along Saint Paul Avenue for the proposed structure located at 3403 Saint Paul Avenue in the R1 Single Family District and the SH Shoreland Overlay District.

C. Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **approve** the variance to reduce the required front yard setback along Saint Louis Avenue from the required 25 feet to 2 feet to allow for the proposed structure located at 3403 Saint Louis Avenue in the R1 Single Family District and the SH Shoreland Overlay District, subject to the following conditions of approval:

1. Community Planning and Economic Development Department – Planning Division staff review and approve final site and elevation plans.
2. The eaves of the proposed house shall be setback a minimum of one foot from the front property line along Saint Louis Avenue.

D. Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **deny** the variance to allow a first floor terrace that is greater than 50 square feet and projects more than four (4) feet in the front yard setback along Saint Paul Avenue in the R1 Single Family District and the SH Shoreland Overlay District.

E. Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **approve** the variance to allow a second floor deck that is greater than 50 square feet and projects more than four (4) feet in the front yard setback along Saint Paul Avenue in the R1 Single Family District and the SH Shoreland Overlay District, subject to the following conditions of approval:

1. Community Planning and Economic Development Department – Planning Division staff review and approval of the site and elevation plans.

F. Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **deny** the variance to allow eaves that project four feet from the house within the western interior side yard for the proposed structure located at 3403 Saint Louis Avenue in the R1 Single Family District and the SH Shoreland Overlay District.

G. Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:

The Department of Community Planning and Economic Development – Planning Division recommends that the Board of Adjustment adopt the above findings and **deny** the variance to allow eaves that project four feet from the house within the front yard setback along Saint Louis Avenue for the proposed structure located at 3403 Saint Louis Avenue in the R1 Single Family District and the SH Shoreland Overlay District.

Attachments:

Appendix A: CPED Information

- A1: Zoning map
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Appendix B: Applicant Information

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