

**Department of Community Planning and Economic Development – Planning Division Report**

Variance Request  
BZZ-3105

**Date:** July 20, 2006

**Applicants:** Marissa Lasky

**Address of Property:** 1233 Edlin Place

**Contact Person and Phone:** Marissa Lasky

**Planning Staff and Phone:** Molly McCartney, 612-673-5811

**Date Application Deemed Complete:** June 26, 2006

**Public Hearing Date:** July 20, 2006

**Appeal Period Expiration:** July 31, 2006

**End of 60 Day Decision Period:** August 25, 2006

**Ward: 7**      **Neighborhood Organization:** Bryn Mawr Neighborhood Association

**Existing Zoning:** R1 Single-family District

**Proposed Use:** Construction of an elevator addition

**Proposed Variance:**

A variance to reduce the west interior side yard setback from 6 ft. to 3 ft. to allow for elevator addition 1233 Edlin Place in the R1 Single-family District and SH Shoreland Overlay District.

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

**Background:** The subject site is an interior lot with dimensions of 61 ft. by 132 ft (7,939 sq. ft.) and consists of a two story, single-family dwelling. The applicant is proposing to construct a 6 ft. by 5 ft. (30 sq. ft.) addition to contain an elevator on the west side of the dwelling. The elevator will project two feet past the wall of the dwelling toward the interior property line. The existing wall of the dwelling meets the required 6 ft. side yard in the R1 District. The proposed addition would project approximately 2 ft. into the required yard. The adjacent residential structure to the west is approximately 6 ft. from the shared property line and has no windows that face the subject site. There is also a fence along the shared property line.

**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.**

Strict adherence to the zoning code requires that the proposed addition be constructed a minimum of 6 ft. from the east interior property line. The applicant states that the addition can not be built in another location because of the interior of the house lack the proper configuration to accommodate an elevator shaft. Staff believes that due to the interior configuration of the dwelling and the small size of the elevator addition, the variance request is reasonable.

- 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.**

The conditions upon which the setback variances are requested are unique to the parcel of property due to the floor plan of the dwelling and the location of the dwelling on the lot. The applicant states that the proposed location of the elevator offers the easiest access due to the configuration of the interior rooms, including existing doorways. The existing dwelling is also located on the lot so that the west side of the dwelling is closer to the property line than the east side. The applicant states that there is less impact to neighbors by constructing the addition on the west side of the dwelling because the neighbors to the west have no windows that face the subject site.

- 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.**

Granting the variance will be in keeping with the spirit and intent of the ordinance and will not alter the character of the surrounding area to the small size and design of the addition. The proposed 30 sq. ft. addition is small compared the rest of the dwelling and a portion of the elevator addition is located within the existing building envelope. The addition will project into the required set back for a small amount, approximately 3 ft. deep and 6 ft. in length. The addition will match the lap siding and roof pitch of the existing dwelling. There will be little impact to the adjacent neighbor to the west; there are no windows on this dwelling that face the subject site and there is an existing fence along the shared property line.

- 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.**

**CPED Planning Division Report**  
BZZ-3105

Granting the front yard setback variance would likely have no impact on the congestion of area streets or fire safety, nor would the proposed dwelling 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 west interior side yard setback from 6 ft. to 3 ft. to allow for elevator addition 1233 Edlin Place in the R1 Single-family District and SH Shoreland Overlay District., subject to the following conditions:

1. That the Planning Division review and approve the final site and elevation plans that measure to an architectural or engineering scale.