

Department of Community Planning and Economic Development - Planning Division Report
Variance
BZZ-4630

Date: December 17, 2009

Applicant: Robert Cameron and Amy Patee

Address of Property: 3541 Lyndale Avenue South

Project Name: Lucky Dog Studio Parking Variance

Contact Person: Robert Cameron, (612) 812-9946

Planning Staff: Shanna Sether, (612) 673-2307

Date Application Deemed Complete: November 13, 2009

End of 60-Day Decision Period: January 12, 2010

Ward: 10 **Neighborhood Organization:** Lyndale, adjacent to CARAG

Existing Zoning: C2 Neighborhood Corridor Commercial District

Zoning Plate Number: 37

Legal Description: Not applicable

Proposed Use: New commercial tenants to an existing commercial building

Variance: to reduce the required off-street parking to allow for minor sports and health facility, salon/spa and a retail commercial use located at 3541 Lyndale Avenue South, in the C2 Neighborhood Corridor Commercial District

Zoning code section authorizing the requested variance: Chapter 525, Article IX Variances, Specifically Section 525.520(7) “to reduce the applicable off-street parking requirements...”

Continuance: The subject property is approximately 45 ft. by 122 ft. (5,495 sq. ft.) and was previously occupied by Barberry Flowers. The applicants are proposing to remodel the commercial building and provide a yoga studio and spa on the first floor and a new retail, sales and service commercial tenant in the basement. The applicants have requested a variance to reduce the required off-street parking to allow for minor sports and health facility, salon/spa and a retail commercial use located at 3541 Lyndale Avenue South, in the C2 Neighborhood Corridor Commercial District

The applicant has requested a continuance of this application one-cycle to the next Board of Adjustment public hearing to allow for additional time to secure ownership of the property.

RECOMMENDATIONS

Recommendation of the Community Planning and Economic Development Department – Planning Division for the Variance:

The Community Planning and Economic Development Department – Planning Division recommends that the Board of Adjustment adopt the above findings and **continue** the application for a variance to reduce the required off-street parking to allow for minor sports and health facility, salon/spa and a retail commercial use located at 3541 Lyndale Avenue South, in the C2 Neighborhood Corridor Commercial District one-cycle to the next Board of Adjustment public hearing.

Attachments:

1. E-mail from the applicant requesting a continuance to the next Board of Adjustment public hearing.
2. Zoning Map