

**Department of Community Planning and Economic Development – Planning Division**  
Variances  
BZZ-5709

**Date:** September 13, 2012

**Applicant:** Sussel Construction

**Address of Property:** 1785 Logan Avenue South

**Contact Person and Phone:** Mike Russell, (651) 645-0331

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

**Date Application Deemed Complete:** August 7, 2012

**End of 60 Day Decision Period:** October 6, 2012

**Ward: 7 Neighborhood Organization:** Lowry Hill Neighborhood Association, adjacent Kenwood Isles Area Association

**Existing Zoning:** R2 Two-Family District

**Proposed Use:** An attached garage addition, connecting the existing single-family dwelling to the existing detached garage, thereby making it an attached garage

**Concurrent Review:**

- Variance to reduce the minimum north interior side yard setback from 5 feet to approximately 2 feet to allow for an attached garage addition connecting an existing single family dwelling to an existing detached garage, thereby making an attached garage.
- Variance to reduce the minimum rear yard setback from 5 feet to approximately 2 feet to allow for an attached garage addition connecting an existing single family dwelling to an existing detached garage, thereby making an attached garage.

**Zoning code section authorizing the requested variance:** Chapter 525, Article IX Variances, Specifically Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations”.

**Background:** The subject property is approximately 75 feet by 135 feet (10,125 square feet) and contains an existing single-family dwelling and detached accessory structure. The dwelling and detached garage were permitted for construction in 1911. The applicant is proposing to add an attached garage addition, approximately 21 feet by 19 feet, which would connect the existing detached garage to the dwelling. The new attached garage addition would be located approximately 11 feet from the north interior property line. However, the existing detached garage is located 2 feet from the north interior property line and 2 feet from the rear property line. The required yards for an attached garage are the equivalent to that of the principal structure, which is a minimum distance of 5 feet from the

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interior side and rear property lines. The proposed construction will make the existing garage nonconforming to the setback requirements along the north interior side and rear property lines. Therefore, the applicant has requested two variances to reduce the minimum north interior side setback and rear setback from 5 feet to approximately 2 feet to allow for an attached garage addition connecting an existing single family dwelling to an existing detached garage, thereby making an attached garage.

The existing dwelling has a footprint of 2,232 square feet and the existing garage has a footprint of 525 square feet. The proposed attached garage addition would add 399 square feet. The total lot coverage of the site is 3,156 square feet, which is approximately 31% of the lot (50% is the maximum). The gross floor area of the existing dwelling is 4,144 square feet and the existing gross floor area of the detached garage is 525 square feet. With the addition of the attached garage, the total gross floor area of the structures is 4,818 square feet. The floor area ratio for the property is .476 (.5 is the maximum).

As of the writing of this staff report, staff has not received any correspondence from neighborhood associations. Staff will forward comments, if any are received, at the Board of Adjustment meeting.

### **Findings Required by the Minneapolis Zoning Code:**

**VARIANCE:** (1) to reduce the minimum north interior side yard setback from 5 feet to approximately 2 feet to allow for an attached garage addition connecting an existing single family dwelling to an existing detached garage, thereby making an attached garage and (2) to reduce the minimum rear side yard setback from 5 feet to approximately 2 feet to allow for an attached garage addition connecting an existing single family dwelling to an existing detached garage, thereby making an attached garage.

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

**Both variances:** Staff recognizes that there are unique circumstances of the property, including the existing location of the garage and the lack of an alley that contribute to practical difficulties in complying with the ordinances. These circumstances have not been created by the applicant. The dwelling and garage were permitted for construction in 1911. The existing garage is located approximately 2 feet from the north interior side and rear property lines. The proposed addition will be located approximately 11 feet from the north property line.. The existing garage is accessed from Logan Avenue South via a driveway along the north property line. The applicants are proposing to remove the existing driveway and provide a landscaped yard. The new driveway will allow for access to the existing and proposed attached garages via Summit Avenue.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

**Both variances:** Staff believes that the applicant is proposing to use the property in a reasonable manner that is consistent with the zoning code and comprehensive plan. The purpose of yard

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requirements and regulations pertaining to the location of accessory structures is to provide for orderly development and use of land and to minimize conflicts among land uses between principal and accessory uses. The adjacent property to the north is located approximately 20 feet from the shared property line and over 30 feet from the proposed addition. The existing garage will be in the same location since its construction in 1911. The total gross floor area devoted to the off-street parking area within the attached garages will be 924 square feet. Based on the lot area, the maximum gross floor area devoted to parking that is allowed is 1,000 square feet.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

**Both variances:** The proposed garage addition attaching the existing single-family dwelling to the detached garage will not substantially alter the essential character of the surrounding neighborhood or be injurious to the use and enjoyment of property in the vicinity. The single-family home and detached garage will remain in their present location and the proposed addition exceeds the minimum interior side yard setback along the north property line. The majority of homes on this block have attached garages, located towards the rear of the property. Unlike most neighborhoods in the City of Minneapolis attaching the garage to the house in this particular situation will not alter the essential character of the area. In addition, there is a significant amount of landscaping along the north property line and the adjacent neighbor to the north is setback approximately 20 feet from the shared property line. The proposed project will include the removal of an existing 112 foot long driveway adjacent to the north property line. The proposed site plan shows a 435 square foot (4%) decrease in impervious surface on the site. Finally, if granted the proposed variances will not be detrimental to the health, safety or welfare of the general public. The proposed garage will require a building permit and compliance with the applicable building codes.

### **RECOMMENDATIONS**

#### **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 minimum north interior side yard setback from 5 feet to approximately 2 feet to allow for an attached garage addition connecting an existing single family dwelling to an existing detached garage, thereby making an attached garage, for the property located at 1785 Logan Avenue South in the R2 Two-Family Residence District, subject to the following conditions of approval:

1. The attached garage addition shall be setback 11 feet from the north interior property line.
2. The exterior materials used for the attached garage addition shall complement the exterior materials of the principal structure on the property.
3. The existing driveway located along the north propertyline shall be removed.

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4. The existing curb cut located along Logan Avenue South shall be removed. New curb, gutter and a grass boulevard shall be provided.
5. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development – Planning Division.
6. All site improvements shall be completed by September 13, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

### **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 minimum rear side yard setback from 5 feet to approximately 2 feet to allow for an attached garage addition connecting an existing single family dwelling to an existing detached garage, thereby making an attached garage, for the property located at 1785 Logan Avenue South in the R2 Two-Family Residence District, subject to the following conditions of approval:

1. The exterior materials used for the attached garage addition shall complement the exterior materials of the principal structure on the property.
2. Approval of the final site and elevation plans by the Department of Community Planning and Economic Development – Planning Division.
3. All site improvements shall be completed by September 13, 2014, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

### **Attachments:**

- 1) Written descriptions and findings submitted by the applicant
- 2) Copy of e-mails sent to Council Member Goodman, Lowry Hill Neighborhood Association and Kenwood Isles Area Association
- 3) Zoning map
- 4) Site plan
- 5) Floor plan
- 6) Building elevations
- 7) Building section
- 8) Photographs