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Subject: 221 48th east
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Proposed Use: New detached garage accessory to an existing single-family dwelling

Concurrent Review:

- Variance to reduce the minimum west and south interior side yard setbacks from 5 feet to 1 foot to allow for a new detached garage.

Background: The subject property is approximately 43.75 feet by 91 feet (3,964 sq. ft. in area) and consists of a two -story single-family dwelling on a reverse corner lot, with frontage 48th Street east and 3rd Avenue S . There is an existing 18 foot by 11.8 foot detached garage, located 1 feet to the south property line and 1 feet to the west property line. The applicant is proposing to construct a new 20 foot by 20 foot garage in approximately the same location, 1 foot from the south and west interior side property lines.

The zoning code allows for a reduction of the side yard requirements to one foot when the entire accessory building is located in the rear 40 feet provided that the accessory building is located entirely to the rear of the principal structure and 40 feet from the rear wall on the adjacent lot. The proposed detached garage is located in the rear 40 feet of the subject property's lot, but it is not located entirely behind the neighbor's structure to the west and would be located 16 feet to the rear wall of the neighbor's structure to the south.

south interior side yard is 6 feet. Therefore, the applicant is requesting a variance to reduce the required west

Findings Required by the Minneapolis Zoning Code:

VARIANCES: (1) to reduce the minimum south and west interior side yard setbacks from 5 feet to 1 foot to allow for a new detached garage and

- 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.**

The circumstances upon which the variances are requested are unique to the parcel of land due to its lot type (reverse corner lot), substandard lot size, topography and lack of alley access and have created practical difficulties. The applicant is proposing to construct the garage in approximately the same location as the existing garage, which is currently nonconforming to the location on the property. The proposed garage would increase in footprint 2 feet in depth and 7 feet in width to accommodate a second vehicle.. The subject property is a reverse corner lot and the proposed garage could not be constructed entirely to the rear of the adjacent dwelling to the north and could not be located 40 feet from the adjacent dwelling to the east. Due to the location of the adjacent dwellings, the garage would be required to be built in behind main dwelling , Will be In compliance with the 6 foot set back from main dwelling .

- 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.**

The applicant is seeking a variance to reduce the south and west interior side yard to allow for the construction of a new garage in approximately the same location. The purpose of yard requirements is to provide for orderly development and use of land and to minimize conflicts among land uses by governing the location of accessory uses and structures. The lot is a reverse corner lot with greater setbacks and the lot is substandard in size and lacks alley access. Staff finds that the proposed location of the garage, in the rear 40 feet of the subject property and in approximately the same location as the existing garage, 1 foot from the west and south interior side property lines, allows for reasonable use of the property.

- 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: Staff finds that the proposed variances will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The applicant is proposing to construct the garage in approximately the same location as the existing garage ,which are currently nonconforming to the location on the property. The proposed garage would increase in footprint 5 feet in width to accommodate a second vehicle. The zoning code allows for a reduction of the interior side yard requirements to one (1) foot .