



# CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #1  
April 9, 2015  
BZZ-7063

## LAND USE APPLICATION SUMMARY

*Property Location:* 2605 California Street Northeast  
*Project Name:* 2605 California Street Northeast Lot Division  
*Prepared By:* [Suado Abdi](#), City Planner, (612) 673-2467  
*Applicant:* Mike Kohler  
*Project Contact:* Mike Kohler  
*Request:* Allow lot split  
*Required Applications:*

<b>Variance</b>	To reduce the required minimum lot area from 5,000 square feet to 4,710 square feet has been <b><u>withdrawn</u></b>
<b>Variance</b>	To reduce the required minimum lot width from 40 feet to 39.25 feet has been <b><u>withdrawn</u></b>

## SITE DATA

<b>Existing Zoning</b>	R2B Two-family District
<b>Lot Area</b>	9,714 square feet
<b>Ward(s)</b>	I
<b>Neighborhood(s)</b>	Marshall Terrace
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	N/A

## BACKGROUND

The applicant is withdrawing the variances in order to apply for a Minor Subdivision to allow the lot split. The Hennepin County property map shows the existing lot was originally platted as two separate parcels, which were later combined to create one parcel. Each lot had 40.5 feet lot width. However, by re-splitting the lot, the proposed survey does not follow the underlying platted lot line. Therefore, a Minor Subdivision is required to be reviewed by the City Planning Commission. The minor subdivision along with the variances will be heard at the April 27<sup>th</sup> meeting of the City Planning Commission.

<b>Date Application Deemed Complete</b>	March 4, 2015	<b>Date Extension Letter Sent</b>	Not Applicable
<b>End of 60-Day Decision Period</b>	May 3, 2015	<b>End of 120-Day Decision Period</b>	Not Applicable

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Mike Kohler for the property located at 2605 California Street Northeast.

**A. Variance to reduce the required minimum lot area.**

Recommended motion: The variance to reduce the minimum lot area requirement from 5,000 square feet to 4,710 square feet for the northerly parcel to allow a lot split at the property of 2605 California Street NE has been **withdrawn**.

**B. Variance to reduce the required minimum lot width.**

Recommended motion: The variance to reduce the minimum lot width requirement from 40 feet to 39.25 feet for northerly parcel to allow a lot spilt at the property of 2605 California Street NE has been **withdrawn**.