

**Department of Community Planning and Economic Development – Planning Division**  
Conditional Use Permit, Site Plan Review, Variances  
BZZ – 2617

**Date:** October 5, 2005

**Applicant:** 522 Ridgewood AG, LLC

**Address of Property:** 522 Ridgewood Avenue

**Project Name:** 522 Ridgewood Avenue Condominiums

**Contact Person and Phone:** Bryce Ferrell, (612) 597-1003

**Planning Staff and Phone:** Janelle Widmeier, (612) 673-3156

**Date Application Deemed Complete:** September 13, 2005

**End of 60-Day Decision Period:** November 12, 2005

**Ward:** 7      **Neighborhood Organization:** Stevens Square Community Organization

**Existing Zoning:** OR2 High Density Office Residence District

**Proposed Zoning:** Not applicable for this application

**Zoning Plate Number:** 18

**Legal Description:** Not applicable for this application

**Proposed Use:** Multiple-Family Residence

**Concurrent Review:**

**Conditional use permit:** to increase the maximum number of dwelling units from 9 to 11 for an existing multiple-family dwelling.

**Variance:** to reduce the minimum lot size requirement from 7,700 square feet to 7,007 square feet, or 9 percent.

**Variance:** to reduce the minimum gross floor area requirement of an efficiency unit from 350 square feet to 334 square feet.

**Variance:** to reduce the minimum parking requirement from 10 spaces to 3 spaces, where 5 spaces are grandfathered.

**Applicable zoning code provisions:** Chapter 525, Article VII Conditional Use Permits; and Chapter 525, Article IX Variances.

**Background:** The applicant, Bryce Ferrell, on behalf of 522 Ridgewood AG, LLC proposes to legalize two dwelling units in an existing multiple-family residence located at 522 Ridgewood Avenue. The property is located in a high density residential area South of I-94 and East of Lyndale Avenue South. In 1925, a 2-story, 9-unit residential structure with a garden level was constructed on the subject site. Prior to the purchase of the building by the present owner, three additional units were established in the lower level. The zoning office determined that these three units were not legally established and are therefore nonconforming. The applicant is proposing to legalize two of the three nonconforming units. These units are identified as “Unit 10” and “Unit 11” on the attached floor plans.

A multiple-family dwelling is allowed as a conditional use in the OR2 District. The property is deemed to have a conditional use permit for nine dwelling units. Adding two dwelling units requires a modification of the conditional use permit. Three variances must be granted to make the units legal as well. The minimum lot area requirement in the OR2 district is 700 square feet per dwelling unit. The 11 units proposed do not meet that requirement. Unit “11” has less floor area than the minimum requirement for an efficiency unit. In general, the zoning code requires that one parking space is provided for each dwelling unit. Residential uses in the OR2 district are required to provide only 90 percent of the general requirement. The parking requirement for the legal dwelling units is eight spaces. Three legal spaces are provided on site. Because the nine units established before the zoning code required parking, five spaces are grandfathered. With the addition of two dwelling units, the minimum parking requirement increases to 10 spaces, where five spaces are still grandfathered. The additional two required parking spaces cannot be provided on site. Variances are requested to meet these requirements.

As of the writing of this staff report, staff has not received any correspondence from the neighborhood group. Staff will forward additional comments, if any are received, at the City Planning Commission meeting.

The applicant has indicated that they would like to continue the land use application one cycle to allow the neighborhood organization the proper time to review the information provided to them by the applicant.

## **RECOMMENDATIONS**

### **Recommendation of the Community Planning and Economic Development Department – Planning Division for the Conditional Use Permit:**

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application for a conditional use permit to increase the maximum number of dwelling units from 9 to 11 for an existing multiple-family dwelling for the property located at 522 Ridgewood Avenue to the meeting of October 17, 2005.

**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 City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum lot size requirement from 7,700 square feet to 7,007 square feet, or 9 percent for the property located at 522 Ridgewood Avenue to the meeting of October 17, 2005.

**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 City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum gross floor area requirement of an efficiency unit from 350 square feet to 334 square feet for the property located at 522 Ridgewood Avenue to the meeting of October 17, 2005.

**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 City Planning Commission adopt the above findings and **continue** the application for a variance to reduce the minimum parking requirement from 10 spaces to 3 spaces, where 5 spaces are grandfathered for the property located at 522 Ridgewood Avenue to the meeting of October 17, 2005.

**Attachments:**

- 1) Zoning map