

Department of Community Planning and Economic Development – Planning Division

Variance Request
BZZ-2428

Date: July 21, 2005

Applicant: Luke Shaner

Address of Property: 5500 27th Avenue South

Contact Person and Phone: Luke Shaner, (612) 724-9680

Planning Staff and Phone: Tanya Holmgren, (612) 673-5887

Date Application Deemed Complete: June 15, 2005

End of 60 Day Decision Period: August 14, 2005

Ward: 12 **Neighborhood Organization:** Nokomis East Neighborhood Association

Existing Zoning: R1A, Single-family Residential District

Proposed Use: A rear addition to an existing single-family dwelling.

Proposed Variance: A variance to reduce the front yard setback established by the adjacent residential structure along 27th Avenue South from 76 ft. to 56 ft. to allow for the construction of a rear addition to a dwelling on a corner lot in the R1A Single-family district at a property located at 5500 27th Avenue South in the R1A Single-family district.

Zoning code section authorizing the requested variance: 525.520 (1)

Background: The property was noticed as a variance to reduce the front yard setback established by the adjacent residential structure along 27th Avenue South to 18 ft. to allow for the construction of a rear addition to a dwelling on a reverse corner lot in the R1A Single-family District for property located at 5500 27th Avenue South. The property is not a reverse corner lot, it is a standard corner lot and requires both a front and a side yard variance. A new notice has been sent for the property for the August 4, 2005, Board of Adjustments hearing.

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 continue this item to August 4, 2005, to allow for the notice of a variance to reduce the front yard setback established by the adjacent residential structure along 27th Avenue South from 76 ft. to 56 ft. and a variance to reduce to the required side yard setback from 5 ft. to 3.5 ft. to match the existing dwelling both to allow for the construction of a rear addition to a dwelling on a corner lot, because the house is located in the required front yard