

Department of Community Planning and Economic Development - Planning Division
Variance Application
BZZ - 2729

Date: December 15, 2005

Applicant: Darrell Pearson

Address Of Property: 4604 Vincent Avenue South

Contact Person And Phone: Darrell Pearson 952-927-9471

Planning Staff And Phone: Jim Voll 612-673-3887

Date Application Deemed Complete: November 9, 2005

End of 60 Day Decision Period: January 8, 2006

Appeal Period Expiration: December 12, 2005

Ward: 13 **Neighborhood Organization:** Linden Hills

Existing Zoning: R1A Single-Family Residential District

Proposed Use: Addition to an existing single-family home.

Proposed Variances: A variance to reduce the required northerly side yard from 5 feet to approximately 2.5 feet to allow for an addition to an existing single-family home.

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

Background: The subject property is zoned R1A, which requires a 5 foot setback for interior yards.

The applicant proposes to add a second story addition to the existing single family home. The original drawings submitted to staff showed the structure 2.5 feet from the north property line. After the application was filed and noticed for a public hearing the applicant had the site surveyed and discovered that the structure is actually 5.5 feet from the property line and therefore, no variance is necessary. The applicant has withdrawn the variance request (please see attached letter).

Recommendation of the Community Planning and Economic Development Department - Planning Division:

This application has been withdrawn.