



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #1
February 4, 2016
BZZ-7549

LAND USE APPLICATION SUMMARY

Property Location: 501 8th Street Southeast
Project Name: 501 8th Street Southeast Lot Split
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: 607 Holdings LLC
Project Contact: Jackie Gaston
Request: Divide the site into two separate parcels of the same size.
Required Applications:

Variance	To reduce the minimum lot area requirements of proposed Parcel A and Parcel B from 5,000 square feet to 4,756 square feet.
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SITE DATA

Existing Zoning	R5 Multiple-Family District UA University Area Overlay District
Lot Area	9,512 square feet
Ward(s)	3
Neighborhood(s)	Marcy Holmes Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	January 5, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	March 5, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site of 501 8th Street Southeast is comprised of two underlying platted lots, Lots 12 and 13 of Block 1, Pillsbury's Second Addition to Minneapolis. The total width is 82 feet. The existing two-family dwelling, located on Lot 13, was permitted for construction prior to 1890. It would be located 5.9 feet from where the new dividing lot line is proposed to be located. Lot 13 also contains a detached garage in the rear 40 feet of the property. It would be located 1.7 feet from the new dividing lot line. Lot 12 has been vacant since 1973 when a dwelling was demolished.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. In the immediate area, there is a mix of low- to medium-density residential uses.

PROJECT DESCRIPTION. The applicant is proposing divide the subject property into two lots of equal size along the original, underlying platted lot line. The duplex and garage on the proposed west Parcel A (Lot 13) would remain. A 4-unit dwelling is proposed to be constructed on the proposed east Parcel B (Lot 12). Drawings for the new dwelling are not available at this time. Because the lot division would occur along the original, underlying platted lot line, it can be processed administratively provided all other zoning requirements are met. In the R5 district, the minimum lot area requirement for dwellings is 5,000 square feet. Each lot is proposed to be 4,756 square feet in area. The two resulting lots would both meet the minimum lot width requirement and the existing dwelling and garage would maintain compliance with the interior side yard setbacks. A variance is required to reduce the minimum lot area before the lot division can be authorized.

PUBLIC COMMENTS. As of writing this report, no correspondence from the neighborhood group has been received. Correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot area requirements of proposed Parcel A and Parcel B from 5,000 square feet to 4,756 square feet to allow a lot division into two parcels based on the following findings:

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.*

Practical difficulties exist in complying with the minimum lot area requirements due to circumstances unique to the property. The subject site was originally two platted lots with the lot areas proposed by the applicant. The applicant is proposing to administratively split the site according to the original platting. The subject and surrounding properties are zoned R5, which supports high residential density development. These circumstances have not been created by the property owner.

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.*

Lot area requirements are established to ensure compatibility with surrounding uses. The applicant is proposing to split a large parcel into two lots for the construction of a multiple-family dwelling with 4 units in the R5 zoning district. The existing duplex would be retained. Both lots would have alley access. A lot split that follows the original platting, resulting in each lot having 4,756 square feet of lot area, to allow for a medium-density residential development would be a reasonable use of the property. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. In the immediate area, there is a mix of low- to medium-density residential uses. The proposed lots would each be 4,756 square feet in area. With one exception, all of the lots between 5th Avenue and 6th Avenue facing 8th Street are less than 5,000 square feet in area. The granting of the variance to allow for the construction of a new dwelling would not be detrimental to the health, safety or welfare of the public or those utilizing the property.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by 607 Holdings LLC for the property located at 501 8th Street Southeast:

A. Variance to reduce the minimum interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the minimum lot area requirements of proposed Parcel A and Parcel B from 5,000 square feet to 4,756 square feet to allow a lot division into two parcels, subject to the following conditions:

1. Approval of the lot division by the Department of Community Planning and Economic Development.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Photos

501 8th Street SE (PID 24-029-24-22-0127)

About the project:

The property is situated at the corner of 8th Street SE and 5th Avenue SE, one block away from the Hennepin Avenue corridor. A bus stop serving the 2 and 4 picks up directly in-front of the property. The property is currently zoned R5. It sits on a block that includes housing ranging from single-family to multi-unit apartment buildings. We are looking to split the current 0.22 acres 9,527 SF lot into two lots. On the vacant parcel, we're looking to build a four-unit townhome (fourplex) of size and scale to the rest of the block and surrounding neighborhood. In order to do this, we are seeking a variance to reduce the minimum lot area to create two lots at 4,750 SF each to allow a duplex (existing) and the 4-unit building (planned).

Practical difficulties:

The current lot is 0.22 acres 9,527 SF. It is significantly larger than the surrounding lots, The layout of it makes the property feel divided already. In splitting the current lot, we are only 500 SF short of the lot requirement; this is why we are requesting the variance. The lot as is currently is plotted is essentially two lots – one with a duplex and one sitting vacant.

Comprehensive Plan and Neighborhood Character:

In studying the neighborhood plan and the surrounding area, we feel that our project falls firmly in-line with the current, and future, plans of the area. The neighborhood consists of varied housing options, with everything from large apartment complexes to single-family homes. The bulk of the properties directly surrounding 501 8th Street SE are multi-family housing. The proposed fourplex will mirror its surroundings in size and nature.

The Marcy-Holmes neighborhood, where the property is located, is an eclectic mixture of new and old. We would like maintain that spirit by preserving the existing duplex while also creating a new housing option in a neighborhood that needs it.

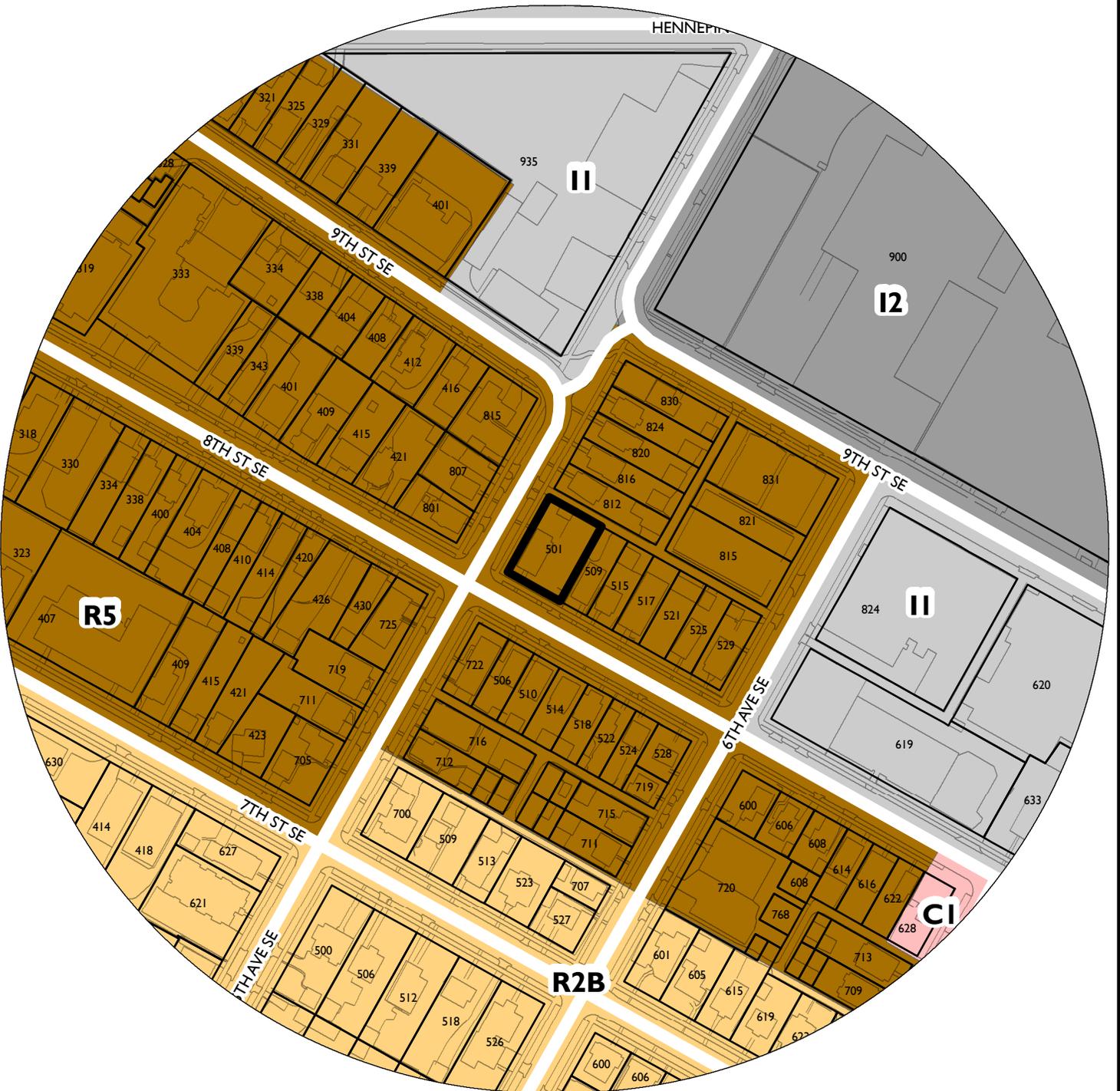
The neighborhood appeals to busy students, professionals, families and seniors. 501 8th Street SE sits at a four way stop directly on two heavily-used bus lines. Converting the vacant unused lot into housing would keep with the character of the street, and neighborhood. Having a structure on the lot would increase safety for those at the bus stop as it would eliminate a dark unlit lot. It would also clean up the street – a vacant lot, or plot of unused land, is prime for litter and garbage.

607 Holdings LLC

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
501 8th St SE

FILE NUMBER
BZZ-7549

CERTIFICATE OF SURVEY FOR SAM SCOTT

PROPERTY ADDRESS

501 8TH ST. SE
Minneapolis, MN 55414

DESCRIPTION: FROM TAX RECORDS

Lots 12 and 13, Block 1,
PILLSBURY'S 2ND ADDITION TO MINNEAPOLIS
Hennepin County, Minnesota.

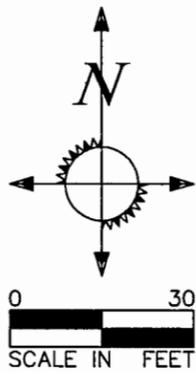
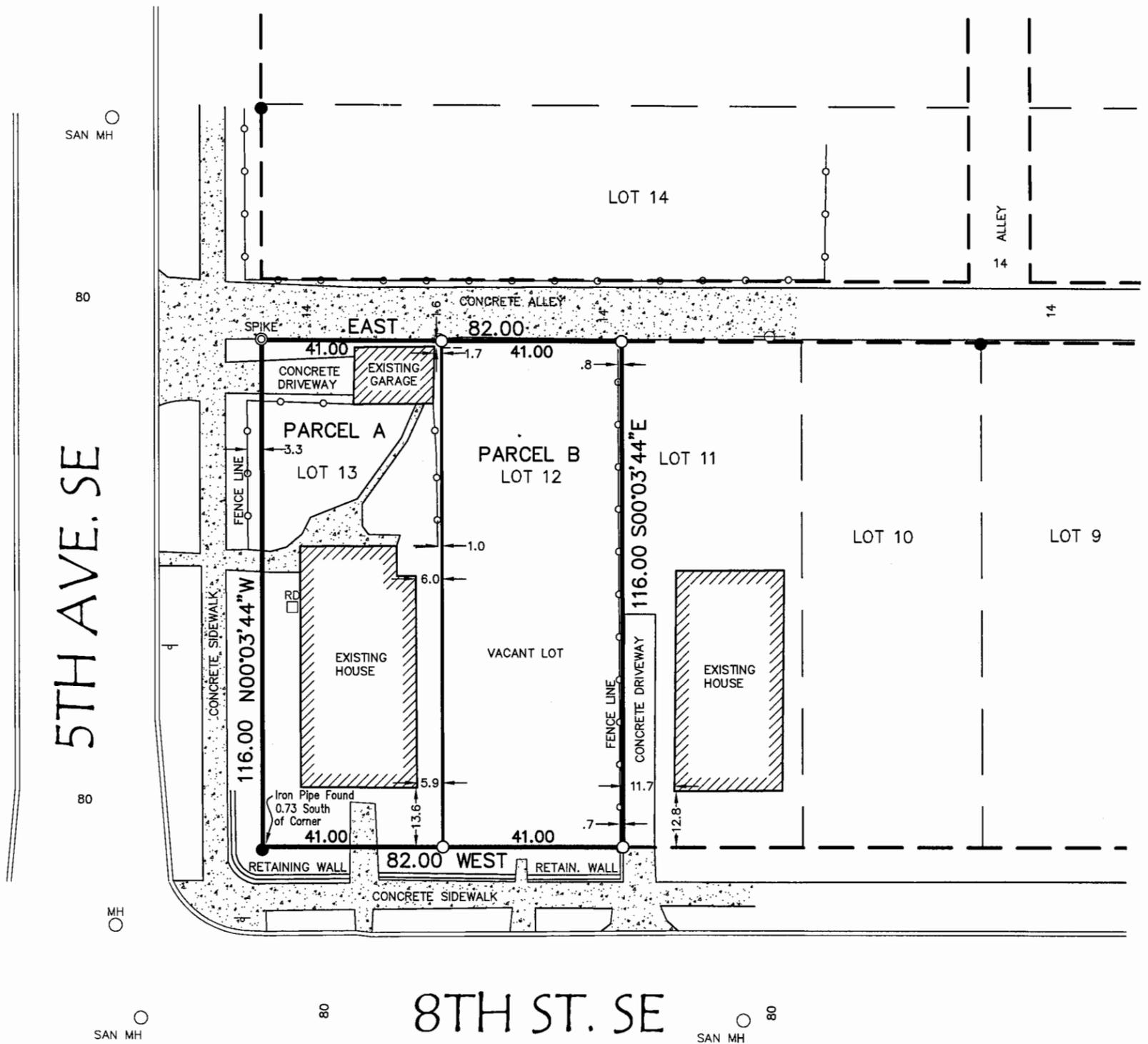
PROPOSED DESCRIPTIONS:

PARCEL A

Lots 13, Block 1,
PILLSBURY'S 2ND ADDITION TO MINNEAPOLIS
Hennepin County, Minnesota.

PARCEL B

Lots 12, Block 1,
PILLSBURY'S 2ND ADDITION TO MINNEAPOLIS
Hennepin County, Minnesota.



NOTES:

Bearings are on assumed datum.
Overall Legal Description
was taken from Tax Records.

LEGEND:

- Denotes Iron monument found
- Denotes Iron monument set and marked with RLS No. 47223
- ⊙ Denotes Spike set

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Theresa K. Foster

Theresa K. Foster
DATE 07/27/2015 LIC. NO. MN 47223



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501 8th Street SE (PID 24-029-24-22-0127)





Property as viewed from across 8th Street SE



Property as viewed from 5th Avenue SE



Neighbors to left and right as viewed from 8th Street SE – both are multi-tenant housing



Houses across 8th Street NE



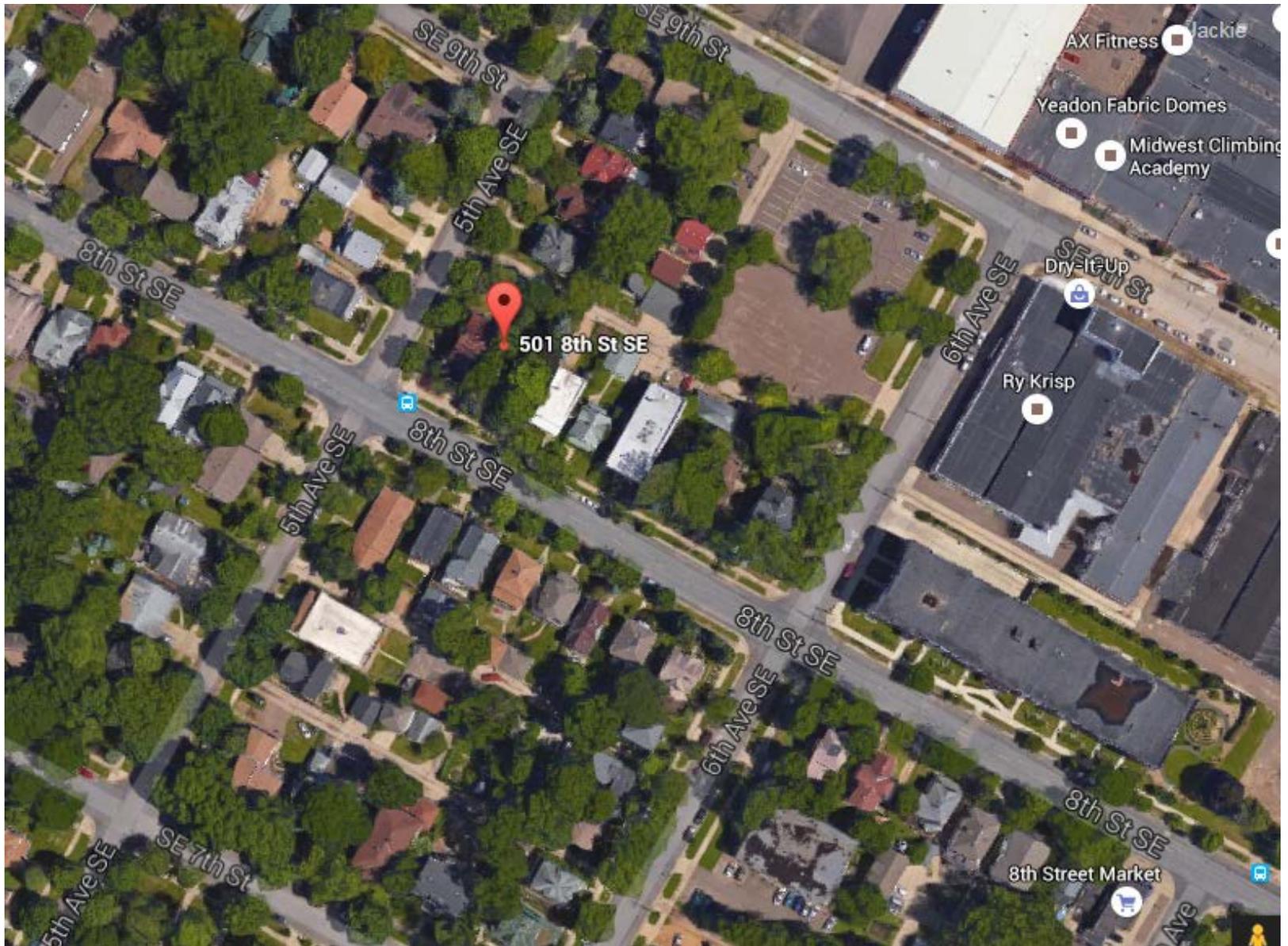
Apartment buildings down the block



Bus stop right in front of the property.



We are looking to split the current 0.22 acres 9,527 SF lot into two lots.



Overhead view of site and surrounding housing and businesses.