



LAND USE APPLICATION SUMMARY

Property Location: 3821 Washburn Avenue South
Project Name: Sport Court
Prepared By: Andrew Frenz, Zoning Inspector, (612) 673-3790
Applicant: Thomas Jasper
Project Contact: Thomas Jasper
Request: To construct a sport court and basketball hoop (recreational playground equipment).

Required Applications:

Variance	To reduce the minimum interior side yard requirement adjacent to the south property line from eight feet to two feet.
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SITE DATA

Existing Zoning	RI Single-Family District SH Shoreland Overlay District
Lot Area	9,200 square feet
Ward(s)	13
Neighborhood(s)	Linden Hills
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	September 19, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 18, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is a 9,200 square foot lot located in the RI Single-Family District and the Shoreland Overlay District. The property is occupied by a single-family dwelling that was constructed in 2014.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property to the immediate south of the subject property (3825 Washburn Avenue South) is occupied by a single-family dwelling. To the rear of the subject property is an undeveloped alley.

The surrounding area is developed almost exclusively with low-density residential uses. Lake Calhoun is located approximately one block to the north.

PROJECT DESCRIPTION. A sport court and basketball hoop have been installed at the southwest corner of the subject property. Portions of the sport court are located in both the required interior side yard and the required rear yard. Recreational playground equipment is allowed as a permitted obstruction in the required rear yard, but not in the required interior side yard. The applicant has requested a variance to allow the sport court and basketball hoop to remain in the interior side yard.

After submitting the variance request, the applicant met with the neighborhood organization. The applicant has requested a continuance to the October 27, 2016, meeting of the Zoning board of Adjustment to allow additional time to work with the neighborhood and to modify his application.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-6443	Administrative Site Plan Review of New I-4 Unit Dwelling	Construct new 2.5 story single-family dwelling with attached garage.	Approved 6/27/2014

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Thomas Jasper for the property located at 3821 Washburn Avenue South:

A. Variance to reduce the interior side yard requirement.

Recommended motion: **Continue** the application for a variance to reduce the minimum interior side yard requirement from eight feet to two feet to allow for recreational playground equipment to the October 27, 2016, Zoning Board of Adjustment meeting.

ATTACHMENTS

- I. Zoning map

Thomas Jasper

13th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3821 Washburn Avenue South

FILE NUMBER

BZZ-7940