



## CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment  
BOA Agenda Item #5  
October 13, 2016  
BZZ-7942

### LAND USE APPLICATION SUMMARY

*Property Location:* 202 14th Avenue Northeast  
*Project Name:* 202 14th Avenue Northeast  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Erin Hickey  
*Project Contact:* Erin Hickey  
*Request:* To allow the conversion of a single-family dwelling to a two-family dwelling.  
*Required Applications:*

<b>Variance</b>	To reduce the minimum parking requirement from 2 spaces to 1 space to allow a second dwelling unit.
-----------------	---

### SITE DATA

<b>Existing Zoning</b>	R2B Two-family District
<b>Lot Area</b>	5,025 square feet
<b>Ward(s)</b>	3
<b>Neighborhood(s)</b>	Sheridan
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Community Corridor (2 <sup>nd</sup> Street Northeast)
<b>Small Area Plan(s)</b>	<a href="#">Sheridan Neighborhood Small Area Plan (2014)</a>

<b>Date Application Deemed Complete</b>	September 6, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	November 5, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The site is a reverse corner lot with frontage on 2<sup>nd</sup> Street Northeast and 14<sup>th</sup> Avenue Northeast. A 2-story, single-family dwelling is located on the subject property. It was constructed in the early 1900's. City records indicate that the property has been used both as a single-family dwelling and a two-family dwelling in the past. In 1998, the property was converted from a two-family dwelling to a single-family dwelling. There is one vehicle parking space on the property that is located in an attached garage. The applicant has started to rehabilitate the dwelling.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a mix of uses in the immediate area, including low density residential, a place of assembly, and small commercial uses.

**PROJECT DESCRIPTION.** A two-family dwelling is a permitted use in the R2B district, provided all applicable zoning code requirements are met. The applicant is proposing to convert the existing single-family dwelling into a two-family dwelling. A minimum of one parking space per dwelling unit is required for a two-family dwelling. To comply with the zoning requirements, one additional parking space must be provided. Because only one vehicle parking space exists on the property, the applicant is requesting a variance of this requirement. Compliance with applicable building codes and obtaining a building permit is required in addition to needing zoning approval to add the second dwelling unit.

**PUBLIC COMMENTS.** As of writing this report, correspondence from the neighborhood group has not been received. Any 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 parking requirement from 2 spaces to 1 space to allow the conversion of a single-family dwelling to a two-family dwelling 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 ordinance because of unique circumstances not created by the property owner. The property has been used as two-family dwelling with one parking space in the past. Also, there are no on-site locations where an additional parking space can be located without needing some kind of variance. The footprint of the existing building occupies most of the buildable area of the site. A new open parking space is required to be located at least 6 feet from habitable space of any dwelling. Parking is not allowed in required front yards or between a residential structure and an adjacent street. Front yards at least 20 feet in width are required between both 2<sup>nd</sup> Street Northeast and 14<sup>th</sup> Avenue Northeast and the building. The space between the dwelling and the interior side lot lines is also insufficient for another parking space. If the attached garage were expanded to a two-car garage, variances to allow a garage to extend more than 5 feet beyond habitable space of a dwelling and to allow it to be more than 60 percent of the width of the entire structure could also be required. Expanding the garage would also require a wider driveway and curb cut and eliminate trees on the property.

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.*

The purpose of parking regulations is to provide for the parking needs of uses and structures and to enhance the compatibility between parking areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability. The property has been used as two-family dwelling with one parking space in the past. CPED staff is not aware of any adverse effects as a result of adding a second unit. The site is conveniently located near high frequency transit. Two transit routes operate on 2<sup>nd</sup> Street and the nearest bus stop is one block away. The site is also located within walking and biking distance of many amenities and convenience uses. The request is reasonable and in keeping with the spirit and 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 reduction in the parking requirement would not alter the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity nor be detrimental to the public health, safety of welfare and would not result in significant congestion in the adjacent streets. There is a mix of residential uses in the immediate area. Because of the proximity to transit and convenient access to a variety of amenities and convenience uses, granting of the variance would have little impact on congestion of area streets.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Erin Hickey for the property located at 202 14th Avenue Northeast:

### **A. Variance to reduce the minimum parking requirement.**

Recommended motion: **Approve** the variance to reduce the minimum parking requirement from 2 spaces to 1 space to allow the conversion of a single-family dwelling to a two-family dwelling, subject to the following conditions:

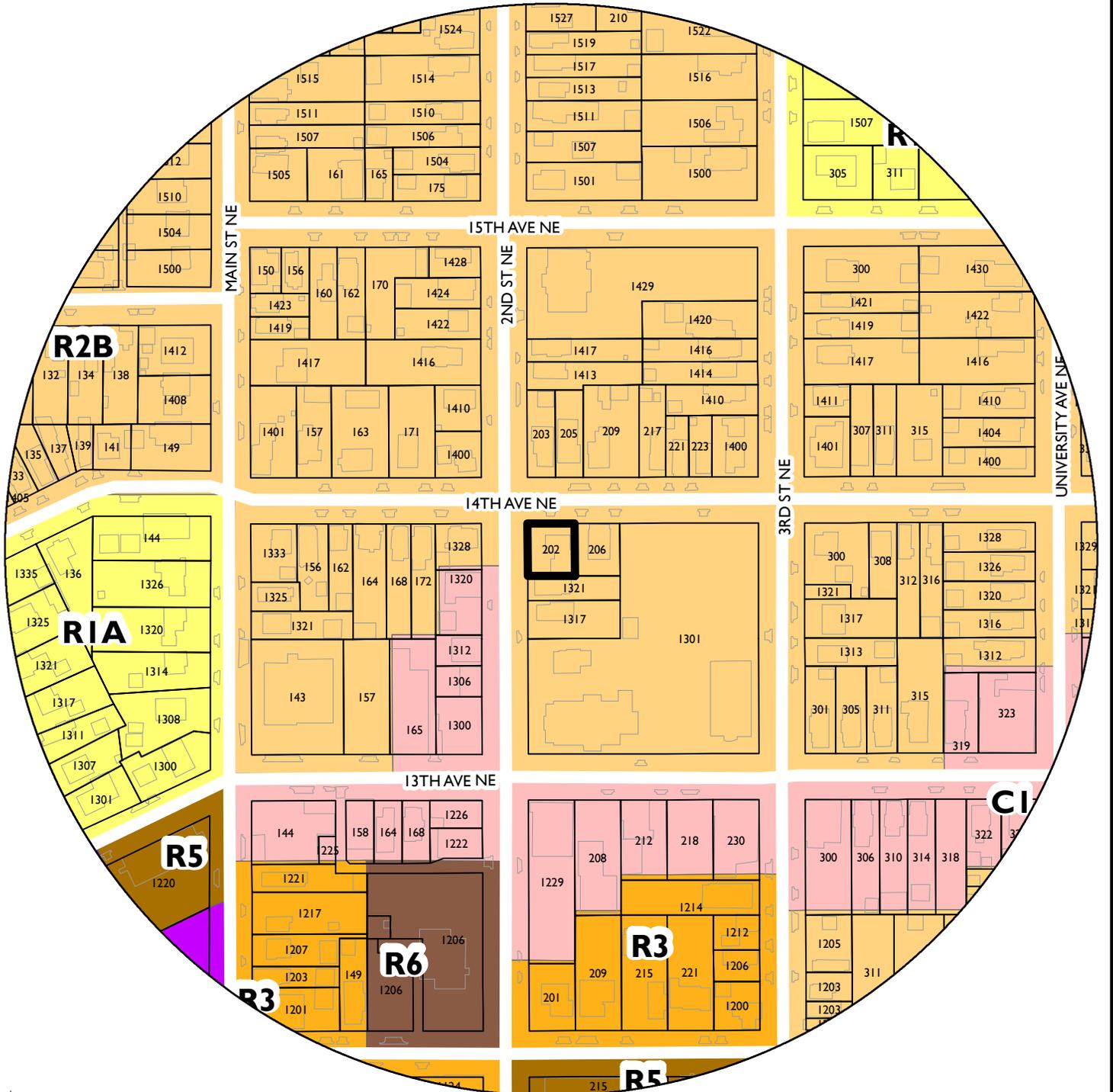
1. Approval of the final floor plans by the Department of Community Planning and Economic Development.
2. The building permit shall be obtained and building alterations begun by October 13, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Site plan
4. Floor plans
5. Photos

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**202 14th Avenue Northeast**

FILE NUMBER  
**BZZ-7942**

Erin Hickey  
9250 164<sup>th</sup> in now  
Ramsey, MN 55303

Sept 6, 2016

Dear Zoning Board of Adjustment,

Application for variance.

This Land Use Application is for a variance to reduce the minimum parking requirement from two (2) to one (1) space to allow the conversion of a single family dwelling to a two family dwelling in the R2B district.

The address of the property is 202 14<sup>th</sup> Ave. N.E.

I am presently rehabbing a house at this address and the present zoning of the lot is R2B. The house was previously a duplex and most recently used as a single family home. I have been informed by the city zoning department that I meet the requirements to convert back to a duplex except I only have one off street parking spot in the one stall garage. The lot configuration for this dwelling is a reverse corner lot. Because of its set backs, it is physically impossible to add an additional off street parking spot.

I will be an owner-occupant living in the two bedroom unit and renting out a one bedroom unit.

There has been 110 yards of waste removed from this house already. I am determined to bring this corner lot back to the home it deserves to be. I have already formed relationships with surrounding neighbors, who have been extremely pleased and grateful for the work we are putting in on this home to better this area.

Your support on the request would be greatly appreciated.

Please do not hesitate to call or e-mail me or my father with and questions or concerns.

Sincerely  
Erin Hickey

14th Ave N.E  
14-029-24-23-0053

↑  
N

Lot 5047 sqft

← TARPAC →

← TARPAC →

2nd St NE

Side walk

33ft

40ft  
+  
20

202 14th Ave N.E

DRIVE WAY

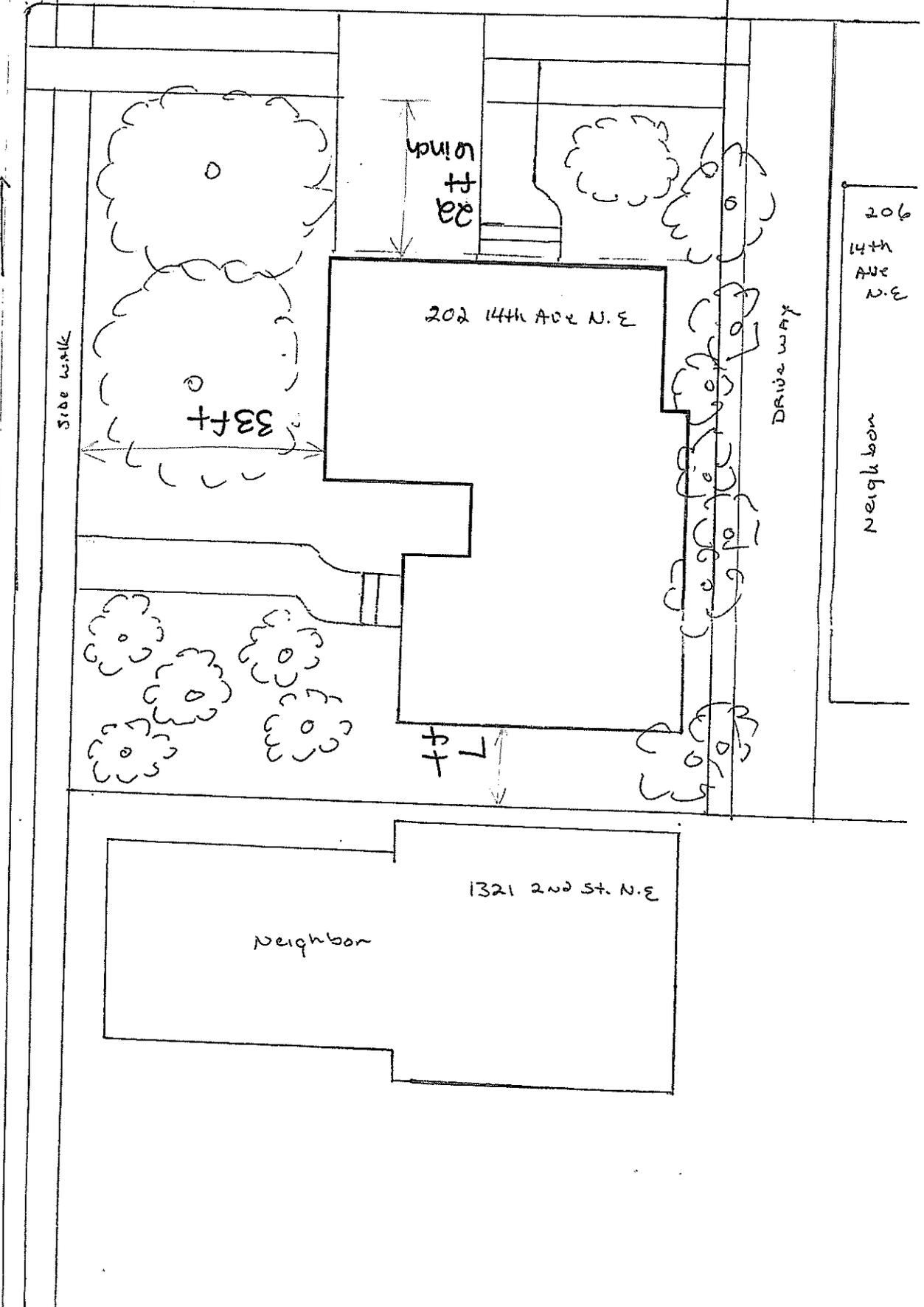
206  
14th  
Ave  
N.E

Neighbor

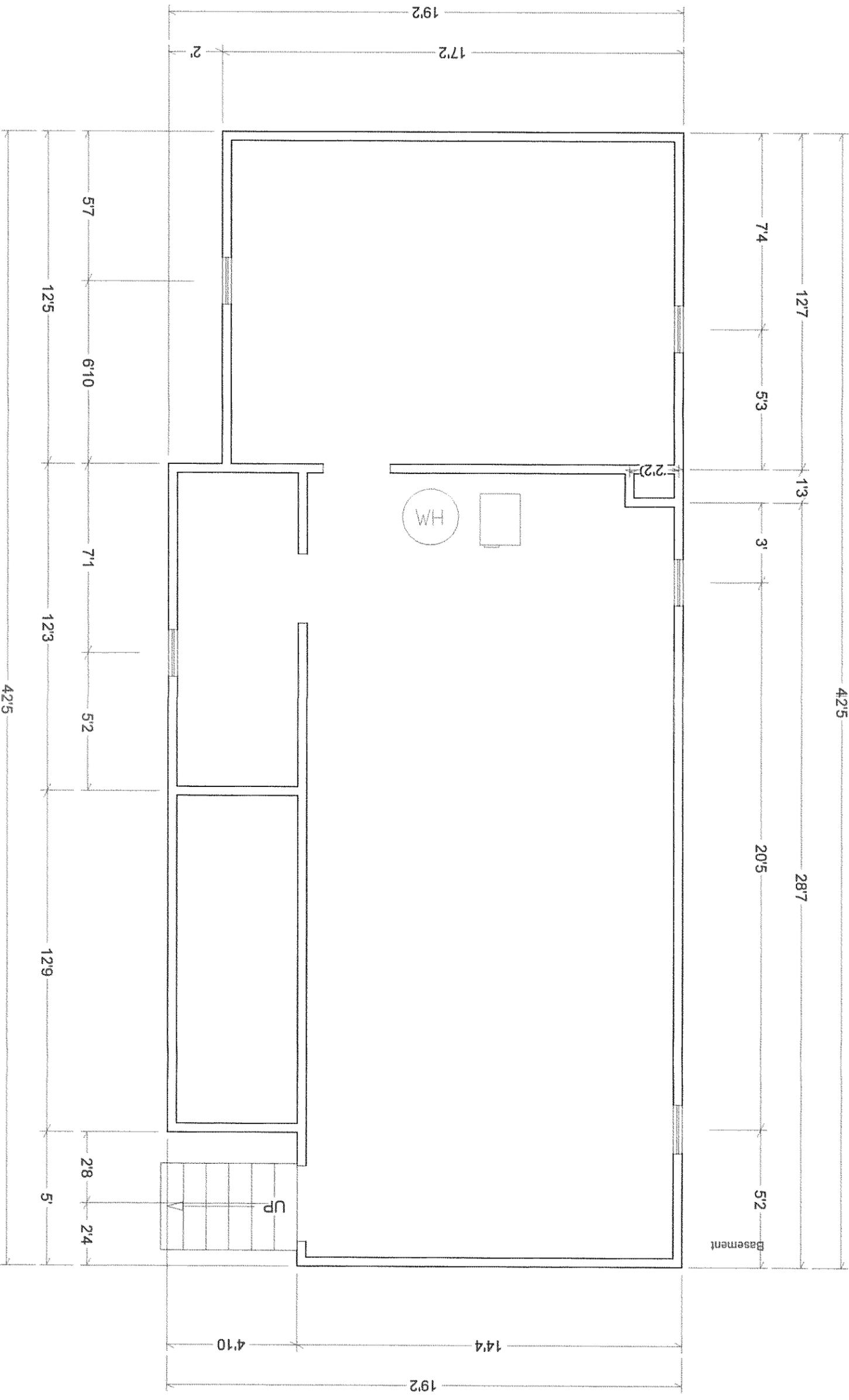
7ft

1321 2nd St. N.E

Neighbor



202 14th AVE N.E  
14-029-24-23-0053



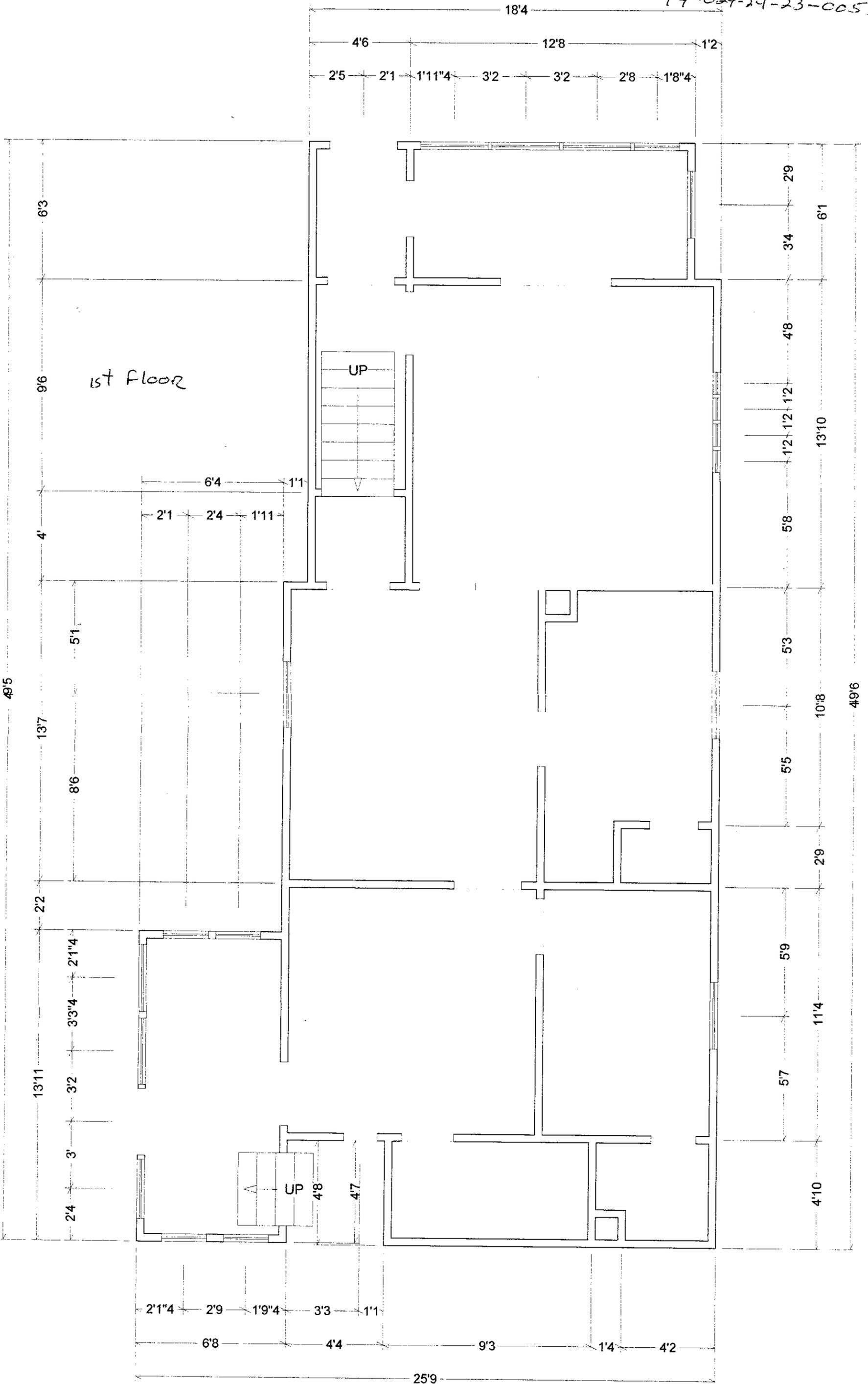
Basement

Basement

UP

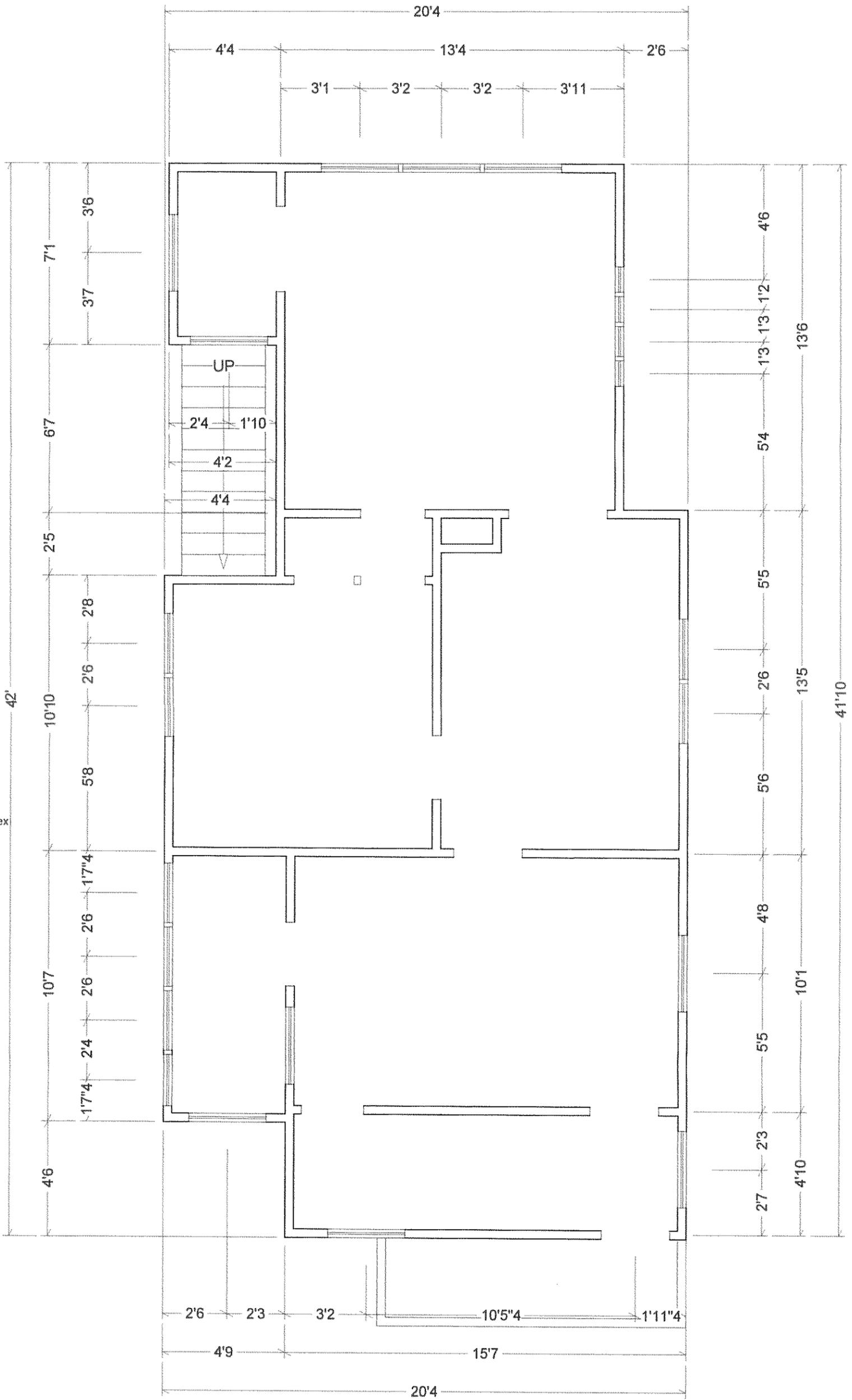
WH

LUT 14TH ST N.E.  
14-029-24-23-0053



202 14TH AVE N.E.  
14-029-24-23-0053

Upper Duplex



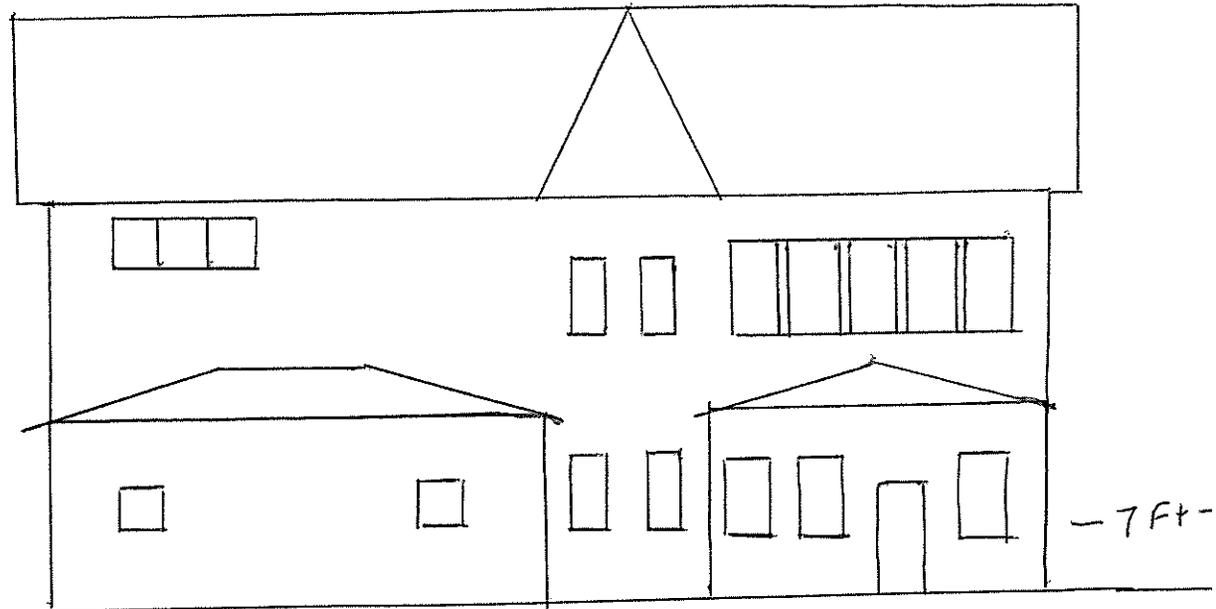
1/8 in = 1 ft

202 14th Ave NE  
EAST VIEW FROM 2ND ST

14-029-24-23-0053

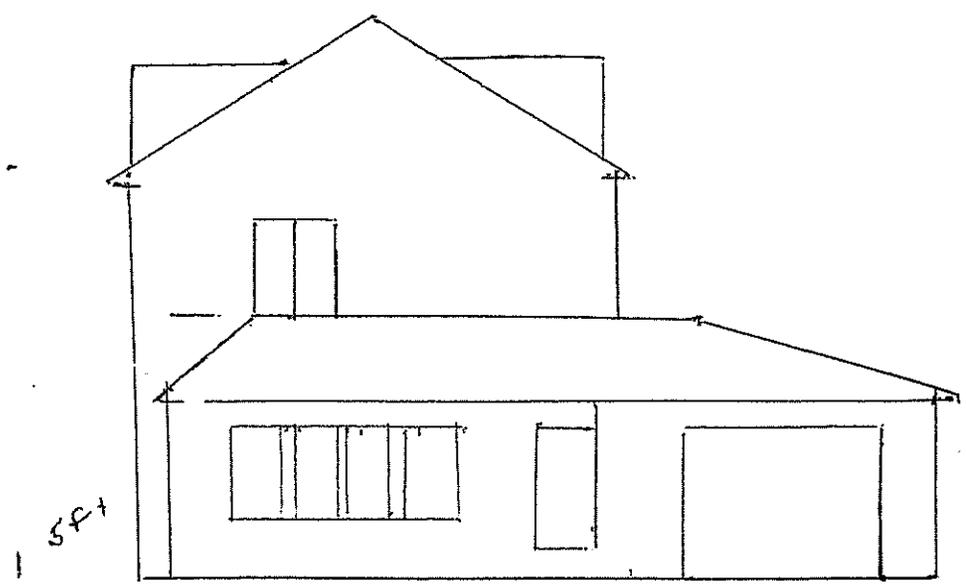
14th Ave  
NE

23 Ft



- 7 Ft -

202 14th AVE N.E  
South view from 14th AVE N.E  
1/8 in = 1 Ft  
14-029-24-23-0053



15ft

24ft.

|

20ft St



