

**Department of Community Planning and Economic Development – Planning
Division**

Variance and Minor Subdivision Application
BZZ-4594 & MS-202

Date: November 9, 2009

Applicant: David Gustafson, 2828 St. Louis Avenue, Minneapolis, MN 55416, (612) 925-5166

Addresses of Property: 2828 St. Louis Avenue

Project Name: Not applicable for this development.

Contact Person and Phone: David Gustafson, 2828 St. Louis Avenue, Minneapolis, MN 55416, (612) 925-5166

Planning Staff and Phone: Becca Farrar, (612)673-3594

Date Application Deemed Complete: October 8, 2009

End of 60-Day Decision Period: December 6, 2009

End of 120-Day Decision Period: On October 29, 2009, Staff sent a letter to the applicant extending the decision period to no later than February 4, 2010.

Ward: 7 Neighborhood Organization: Cedar-Isles-Dean Neighborhood Association (CIDNA)

Existing Zoning: R1 (Single-family) district and SH (Shoreland) Overlay District

Proposed Zoning: Not applicable for this application.

Zoning Plate Number: 23

Lot area: 14,062 square feet or .32 acres

Legal Description: See survey.

Proposed Use: Create two parcels to accommodate two new single-family homes.

Concurrent Review:

- Variance of the front yard setback requirement for a new single-family structure adjacent to the east property line along St. Louis Avenue.
- Minor Subdivision to create two parcels out of one parcel; both parcels would accommodate new single-family homes in the future.

Applicable zoning code provisions: Chapter 525, Article IX, Variances, Specifically Section 525.520(1) and Chapter 598 Subdivisions.

Background: The subject property consists of two platted lots under one property (tax) identification number (PID). The proposed subdivision would separate the two platted lots with a slight shift or alteration of the platted lot line which would enable the applicant to obtain individual PIDs for the two lots. The lots as proposed meet the minimum required lot area and width as required in the R1 district. A single-family home currently occupies the site and would be demolished in order to allow for the construction of two new single-family homes. The applicant proposes to develop one of the lots. The applicant has submitted a development plan that indicates that the structure proposed would need a variance of the front yard setback requirement from 25 feet to approximately 16 feet.

The applicant has requested a continuance until the November 30, 2009, Planning Commission meeting in order to complete elevations for the proposed residential structure.

RECOMMENDATION:

Recommendation of the Department of Community Planning and Economic Development– Planning Division for the variance:

The Department of Community Planning and Economic Development– Planning Division recommends that the City Planning Commission **continue** the variance application to reduce the required front yard setback for property located at 2828 St. Louis Avenue to the meeting of November 30, 2009.

Recommendation of the Department of Community Planning and Economic Development– Planning Division for the minor subdivision:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission **continue** the minor subdivision application for the property located at 2828 St. Louis Avenue to the meeting of November 30, 2009.

Attachments:

1. Zoning map

