



## Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

**Date:** December 9, 2013

**To:** Council Member Gary Schiff, Chair, Zoning & Planning Committee and Members of the Committee

**Referral to:** Zoning & Planning Committee

**Subject:**

**Name of Appellant:** Don Gerberding, Master Properties

**Name of Original Applicant:** Don Gerberding, Master Properties

**Property Address:** 3408 Lake Street East

**Ward #:** 9

**Appeal of decision of the Zoning Board of Adjustment:** Don Gerberding, of Master Properties, on behalf of Lake Ltd., has filed an appeal of the decision of the Zoning Board of Adjustment denying a variance of the screening and landscaping requirements for a proposed accessory surface parking lot located at 3408 Lake Street East in the C2 Neighborhood Corridor Commercial District.

**Recommendation:**

The Zoning Board of Adjustment concurred with the recommendation of CPED Staff to deny the requested variance on November 7, 2013, for the property at 3408 Lake Street East, Ward #9, as follows:

**2. 3408 Lake St E (BZZ #6293, Ward 9) (Shanna Sether)**

**Variance:** Don Gerberding, of Master Properties, on behalf of Lake Ltd., has applied for a variance of the screening and landscaping requirements for a proposed accessory surface parking lot located at 3408 Lake St E in the C2 Neighborhood Corridor Commercial District.

**Action:** The Board of Adjustment adopted the staff findings and **denied** the variance of the screening and landscaping requirements for a proposed accessory surface parking lot located at 3408 Lake St E in the C2 Neighborhood Corridor Commercial District.

**Previous Directives:** None

Prepared by: Shanna Sether, Senior City Planner, 612-673-2307  
Approved by: Jason Wittenberg, Planning Manager, 612-673-2297  
Presenters in Committee: Shanna Sether, Senior City Planner, 612-673-2307

### **Community Impact**

- Neighborhood Notification: Longfellow Community Council was notified of the appeal on November 27, 2013.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On November 15, 2013, staff sent a letter to the applicant extending the City's decision period for an additional 60 days, to February 8, 2014.

### **Background/Supporting Information**

Don Gerberding, of Master Properties, on behalf of Lake Ltd., has filed an appeal of the decision of the Zoning Board of Adjustment denying a variance of the screening and landscaping requirements for a proposed accessory surface parking lot located at 3408 Lake Street East in the C2 Neighborhood Corridor Commercial District. At its meeting on November 7, 2013, the Board of Adjustment voted 6-0 to adopt staff findings and deny the requested variance. The appellants' complete statement of the actions and reasons for the appeal are attached. The staff report and attachments are also attached.