



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

Date: January 8, 2015

To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

**Subject:** Joel Fischer has appealed the decision of the Zoning Board of Adjustment to deny a variance to increase the maximum floor area ratio (FAR) of a single family home from 0.50 to 0.54 in order to construct a single-family home with an attached garage for the property located at 2000 Fremont Ave S in the R2B Two-Family District.

**Recommendation:** The following action was taken by the Zoning Board of Adjustment on December 11, 2014:

### **2000 Fremont Avenue South (BZZ #6934) (Joe Giant)**

Joel Fischer has applied for a variance to increase the maximum floor area ratio to allow for the construction of a single-family home with attached garage for the property located at 2000 Fremont Avenue South.

**Action:** The Board of Adjustment adopted staff findings and **denied** the application for variance at 2000 Fremont Avenue South to increase the maximum floor area ratio of a new home from 0.50 to 0.54.

**Aye:** Cahill, Ditzler, Finlayson, Johannessen, Ogiba, Saufley, Thompson

**Nay:** Sandberg

**Motion passed**

**Ward:** 7

Prepared by: Joseph R. Giant, City Planner (612-673-3489) Approved by: Jason Wittenberg, Planning Manager (612-673-2297) Presenters in Committee: Joseph R. Giant, City Planner
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### **Community Impact**

- Neighborhood Notification: The Lowry Hill Neighborhood Organization was notified of the application. They have expressed support for the variance. A letter from the neighborhood group is included with the application materials.
- Zoning Code: See staff report

- End of 60/120-day decision period: The 60 day decision period will end on January 17, 2015.