



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

Date: July 30, 2015

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

Referral to: Zoning & Planning Committee

**Subject:** Appeal of the Zoning Board of Adjustment decision to deny variances for the property located at 1101 7th Street Southeast to allow a driveway with two parking spaces for a single-family dwelling.

**Recommendation:** The following action was taken by the Zoning Board of Adjustment on June 25, 2015:

### 1. 1101 7<sup>th</sup> Street Southeast, Ward 3

Staff report by [Janelle Widmeier](#), BZZ-7187

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Stephen Chan to allow a driveway with two parking spaces for the property located at 1101 7<sup>th</sup> Street Southeast:

#### A. Variance to reduce the minimum interior side yard requirement.

Action: The Zoning Board of Adjustment **denied** the variance to reduce the interior side yard requirement from 5 feet to 3.7 feet to allow parking.

**Aye:** Drescher, Ogiba, Perry, Sandberg, Thompson

**Nay:** Cahill, Finlayson, Johannessen, Saufley

**Motion passed**

#### B. Variance to allow a surface parking space to be located less than 6 feet from habitable space of a dwelling.

Action: The Zoning Board of Adjustment **denied** the variance to allow a surface parking space to be located less than 6 feet from habitable space of a dwelling.

**Aye:** Drescher, Ogiba, Perry, Sandberg, Thompson

**Nay:** Cahill, Finlayson, Johannessen, Saufley

**Motion passed**

**C. Variance of the UA University Area Overlay District standards.**

Action: The Zoning Board of Adjustment **denied** the variance of the UA University Area Overlay District standards to allow parking outside of the rear 25 feet of a lot.

**Aye:** Drescher, Ogiba, Perry, Sandberg, Thompson

**Nay:** Cahill, Finlayson, Johannessen, Saufley

**Motion passed**

**Ward:** 3

Prepared by: Janelle Widmeier, Senior City Planner Approved by: Jason Wittenberg, Planning Manager and Steve Poor, Development Services Director Presenters in Committee: Janelle Widmeier, Senior City Planner (612-673-3156)
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**Community Impact**

- Neighborhood Notification: The Marcy Holmes Neighborhood Association was notified of the application.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60/120-day decision period: On July 15, 2015, staff sent a letter to the applicant extending the 60-day decision period to no later than September 15, 2015.

**Supporting Information**

On July 6, 2015, Stephen Chan filed an appeal of the decision of the Zoning Board of Adjustment decision to deny variances for the property located at 1101 7th Street Southeast to allow a driveway with two parking spaces for a single-family dwelling. The reason for appeal is attached to this report.