



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 a variance of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, for a single-family dwelling located at the property of 3213 East Lake Calhoun Parkway.

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

1. 3213 East Lake Calhoun Parkway, Ward 10
Staff report by [Janelle Widmeier](#), BZZ-7194

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Tim Prinsen for the property located at 3213 East Lake Calhoun Parkway:

A. Variance of the accessory dwelling unit standards.

Action: The Zoning Board of Adjustment **denied** the application for a variance of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, from 1,000 square feet to 1,563 square feet with the following amendment to finding 2:

1. The property is not proposed to be used in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

Aye: Cahill, Drescher, Finlayson, Johannessen, Ogiba, Sandberg, Saufley, Thompson
Motion passed

Ward: 10

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| 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 East Calhoun Community Organization 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 18, 2015.

Supporting Information

On July 6, 2015, Tim Prinsen filed an appeal of the decision of the Zoning Board of Adjustment decision to deny a variance of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, for a single-family dwelling located at the property of 3213 East Lake Calhoun Parkway. The reason for appeal is attached to this report.