

**Department of Community Planning and Economic Development (CPED)**  
Variances and Site Plan Review  
BZZ-6181

**Date:** August 26, 2013

**Applicant:** Paul Dzubnar

**Address of Property:** 4000 Lyndale Avenue South

**Project Name:** Crooked Pint Ale House

**Contact Person and Phone:** James Smart with Smart Associates, (612) 335-8797

**CPED Staff and Phone:** Hilary Dvorak, (612) 673-2639

**Date Application Deemed Complete:** July 26, 2013

**End of 60-Day Decision Period:** September 24, 2013

**End of 120-Day Decision Period:** Not applicable for this development

**Ward:** 10      **Neighborhood Organization:** East Harriett and adjacent to Kingfield

**Existing Zoning:** C1, Neighborhood Commercial District

**Proposed Zoning:** Not applicable for this development

**Zoning Plate Number:** 30

**Legal Descriptions:** Not applicable for this development

**Proposed Use:** Mixed use commercial building

**Concurrent Review:**

- **Variance:** to reduce the off street parking from 14 to 0.
- **Variance:** of the front yard setback from 20 feet to 3 feet to allow the building and to 0 feet to allow an 8.2 foot wide walkway for the first 40 feet north of the south property line.
- **Site plan review:** for a 3,838 square foot addition to an existing building. The building will contain two commercial spaces; one of the spaces will be occupied by a restaurant.

**Applicable zoning code provisions:** Chapter 525, Article IX, Variances, specifically Section 525.520(6) “To vary the applicable minimum and maximum number of required off-street parking, stacking or loading spaces” and Section 525.520(1) “To vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations” and Chapter 530, Site Plan Review.

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**Background:** The applicant is proposing to add a 3,838 square foot addition to the existing vacant commercial building located at 4000 Lyndale Avenue South. After the addition is complete there will be two tenant spaces within the building; one that will be accessed off of West 40<sup>th</sup> Street and another that will be accessed off of Lyndale Avenue South. The tenant space facing Lyndale Avenue South is going to be a restaurant called the Crooked Pint Ale House. The development requires a parking variance, a setback variance along Lyndale Avenue South and site plan review. The development has not been reviewed by Public Works through the Preliminary Development Review process. To allow time for this meeting to occur CPED staff is recommending that the applications be continued to the September 16, 2013, City Planning Commission meeting.

**RECOMMENDATIONS**

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the variance application to reduce the off street parking from 14 to 0 for the property located at 4000 Lyndale Avenue South to the September 16, 2013, City Planning Commission meeting.

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

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the variance application to reduce the front yard setback from 20 feet to 3 feet to allow the building and to 0 feet to allow an 8.2 foot wide walkway for the first 40 feet north of the south property line for the property located at 4000 Lyndale Avenue South to the September 16, 2013, City Planning Commission meeting.

**Recommendation of the Department of Community Planning and Economic Development for the site plan review:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission **continue** the site plan review application for a 3,838 square foot addition to an existing building located at 4000 Lyndale Avenue South to the September 16, 2013, City Planning Commission meeting.