

**LAND USE APPLICATION SUMMARY**

*Property Location:* 5140 Lyndale Avenue South  
*Project Name:* 5140 Lyndale Avenue Lot Split  
*Prepared By:* Shanna Sether, Senior City Planner, (612) 673-2307  
*Applicant:* Shannon and Laurence Johnson  
*Project Contact:* Shannon Johnson  
*Request:* To create two parcels from one.  
*Required Applications:*

<b>Variance</b>	To reduce the minimum south interior side yard from 7 feet to approximately 3 feet for an existing structure.
<b>Variance</b>	To reduce the minimum lot width from 50 feet to 47 feet.
<b>Minor Subdivision</b>	That would create two lots at 5140 Lyndale Avenue South, including a variance of the lot width standards of the subdivision regulations to reduce the minimum lot width of the proposed lots, where there is no alley present.

**SITE DATA**

<b>Existing Zoning</b>	RI Single-Family District SH Shoreland Overlay District
<b>Lot Area</b>	13,582 square feet / .31 acres Proposed Parcel A: 7,070 square feet Proposed Parcel B: 6,512 square feet
<b>Ward(s)</b>	13, adjacent to 11
<b>Neighborhood(s)</b>	Lynnhurst Neighborhood Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Community Corridor (South on Lyndale Avenue at Minnehaha Creek)
<b>Small Area Plan(s)</b>	<u>Lyndale Avenue: A Vision (1997)</u>

<b>Date Application Deemed Complete</b>	July 13, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 11, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is approximately 103.8 feet wide and 13,582 square feet in area. The single-family dwelling on the lot was constructed in 1925 and the south half has never been built on.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding area consists of single-family dwellings, also zoned R1 Single-Family District. The lots range in size from 5,084 square feet to 19,500 square feet of lot area. The subject property is just north of Minnehaha Creek and the property is in the SH Shoreland Overlay District.

**PROJECT DESCRIPTION.** The subject property has one parcel with two underlying platted lots, Lots 1 and 5. The applicant is proposing to divide the property into two parcels. Parcel A is proposed to be 7,070 square feet in area and 56.8 feet wide. Parcel A has an existing single-family dwelling with a detached garage and the applicant is proposing a wider lot in order to retain the existing structures. The existing dwelling would be located approximately 3.1 feet from the proposed property line where the minimum interior side yard setback is 7 feet; this will require a variance. The Parcel B is proposed to be 6,512 square feet in area and 47 feet wide. The minimum lot width in the R1 Single-Family District is 50 feet; therefore, the proposed lot width will require a variance. In addition to this requirement, Section 598.240(2) [a] of the subdivision regulations requires that lot width be increased by 10 feet when an alley is not provided. The two lots do not have access to an alley, so the lot width is required to be increased from 50 to 60 feet. Parcel A is proposed to be 56.8 feet wide and Parcel B is proposed at 47 feet wide and neither parcel meets this standard, so variances of the subdivision regulations for lot width are required.

**PUBLIC COMMENTS.** Staff has received a letter of support from the Lynnhurst Neighborhood Association; a copy of the letter is attached to the staff report. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum south interior side yard from 7 feet to approximately 3 feet for an existing structure based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The applicant is seeking a variance to the south interior side yard setback from 7 feet to approximately 3 feet to allow for an existing single family home as a result of the proposed minor subdivision. The applicant is requesting this variance in order to comply with the building code that requires a minimum 3 ft. separation between a wall with openings (windows) and a property line. Strict adherence to the regulations would not allow for the existing single-family dwelling to remain on the property and allow for the proposed minor subdivision. Staff finds that the existing location of the structure is a practical difficulty in complying with the ordinance and this is not a circumstance that has been created by the applicant.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The existing dwelling will be located approximately 3 feet from the proposed property line. The purpose of required yards and regulating the location of accessory structures is to provide for orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory structures and providing adequate light, air, open space and separation of uses. The applicant is requesting this variance in order to comply with the building code that requires a minimum 3 ft. separation between a wall with openings (windows) and a property line. There is an existing 10-foot wide shared driveway between the structure and any future new single-family dwelling. Any new single-family dwelling on the proposed vacant lot would be required to meet a minimum 6-foot side yard setback. Staff finds that the proposed setback adjacent to the existing driveway is a reasonable request that is consistent with the spirit and intent of the ordinance and comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Staff finds that the proposed variance will not alter the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity. The separation between structures will be a minimum of 10 feet, based on the location of the driveway and will allow for the existing structure to remain in its present location without significant alteration or demolition. The purpose of providing the minimum 3-foot setback is to comply with the building code; therefore, the proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot width from 50 feet to 47 feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Staff finds that the existing location of the dwelling creates a practical difficulty in complying with the ordinance. The existing dwelling was constructed in 1925 and the south half of the lot has never been constructed upon. The applicant is proposing to divide the existing parcel with two platted lots into two parcels. Due to the location of the structure and the need to comply with the building code to provide a separation of 3-feet, proposed Parcel B is reduced to 47 feet in width. Staff finds that this circumstance was not created by the applicant.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The RI Single-Family District is established to provide for an environment of predominantly low density, single-family dwellings and cluster developments on lots of a minimum of 6,000 square feet and 50 feet of width. The purpose of providing a minimum lot area of 6,000 square feet and minimum lot width of 50 feet is to ensure that the lot is sufficient in size to provide a dwelling with off-street parking that will meet the minimum setbacks, gross floor area and additional zoning requirements. The lot widths in the area range from 28 to 130 feet, with an average of just under 60 feet. The applicant has demonstrated that the two proposed parcels would be sufficient to allow for

the existing structure and the future construction of a new single-family dwelling with a detached garage that would not require additional variances. Therefore, staff finds that request is reasonable and consistent with the spirit and intent of the ordinance.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Staff finds that the proposed variance will not alter the essential character of the locality or be injurious to the use and enjoyment of other property in the vicinity. The lot widths range from 28 feet to 130 feet in the surrounding area. The proposed lot width would have a 7-foot setback on the north, due to the driveway and a 6-foot interior side yard setback on the south, leaving a maximum building width of 34 feet, which is in character with other structures in the area. Any proposed construction on the south lot will require building permits; therefore, the proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties.

### **Additional Standards for Variances within the SH Shoreland Overlay District**

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

There is no construction proposed at this time. The subject property is not located on or within 40 feet of the top of a steep slope. However, the future construction of the single-family dwelling will require an erosion control permit detailing mitigation methods to avoid possible pollution of public waters, both during and after construction.

2. *Limiting the visibility of structures and other development from protected waters.*

The future construction of the Parcel B will have a maximum height of two and one-half (2.5) stories or twenty-eight (28) feet, whichever is less and the highest point of the roof with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet. There are four developed properties between the vacant lot and Minnehaha Creek. Additionally, the park land immediately adjacent to the creek is densely vegetated with mature trees. The site will have limited, if any, views from Minnehaha Creek.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

This provision is not applicable to the project area. The site does not have immediate access to Minnehaha Creek.

### **Minor Subdivision**

The Department of Community Planning and Economic Development has analyzed the application for a minor subdivision based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

The proposed subdivision would create two parcels out of one parcel. Parcel A has an existing single-family dwelling with a detached garage and the applicant is proposing a wider lot in order to retain the existing structures. The existing dwelling would be located approximately 3.1 feet from the proposed property line where the minimum interior side yard setback is 7 feet; this will require a variance. The Parcel B is proposed to be 6,512 square feet in area and 47 feet wide.

Subdivision Regulations:

The proposed parcels do not meet the minimum lot width of the subdivision regulations.

As noted above, the R1 Single-family District requires a lot width of 50 feet. In addition to this zoning code requirement, Section 598.240(2)[a] of the subdivision regulations requires that lot width be increased by 10 feet when an alley is not provided. The two parcels do not have access to an alley, so the lot width is required to be increased from 50 to 60 feet. Parcel A is proposed to be 56.8 feet wide and Parcel B is proposed at 47 feet wide and neither parcel meets this standard, so variances of the subdivision regulations for lot width to eliminate the requirement for an additional 10 feet beyond the 50 feet required by the zoning ordinance.

Zoning Ordinance:

The applicant is seeking two variances; one to reduce the minimum side yard setback from 7 feet to approximately 3 feet and a variance to reduce the lot width of the vacant lot. Both of these variances are being requested in order to preserve the existing single-family dwelling on Parcel A. Staff is recommending approval of both requested zoning variances.

Comprehensive Plan:

Staff finds that the proposed subdivision is consistent with the following policies of the *Minneapolis Plan for Sustainable Growth*:

**Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood.

**598.310. Variances.** *Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:*

(1) *There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.*

(2) *The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.*

The purpose of the lot width requirement is to provide room for driveways on lots where there is no alley access. Lot widths are required to be increased to allow for a driveway on the side of the house. The existing detached garage located in the northwest corner of the existing parcel is accessed via a curb cut along Lyndale Avenue South along a shared driveway between the proposed parcels that leads to the rear of the property. Staff finds that the site can support the required accesses to the properties with the existing and proposed driveways, curb cuts and garages without the need for an increased lot width due to a lack of alley access.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The subdivision will not have an adverse effect on surrounding properties or change the character of the area. Although the majority of the parcel has not been developed previously, the two two-family dwellings will be consistent with the use and density of the area. Further, the proposed dwellings will allow for adequate off-street parking; therefore, the subdivision should not add congestion to the public streets.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

None of these hazards appear to exist on the property. The subject property is in the SH Shoreland Overlay District and adequate measures will be taken to ensure any new construction will not adversely affect the water quality of Minnehaha Creek or create erosion conditions off-site.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

The subject property does not have access to a public alley; however, an existing shared driveway will exist between the two properties. As previously mentioned, the subject property is located in the SH Shoreland Overlay District, but it is not located on or within 40 feet of the top of a steep slope. Therefore, staff finds that each lot created is suitable in its natural state for the existing and proposed use with minimal alteration.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The zoning code was recently amended in order to provide additional on-site retention of stormwater through a combination of increased setbacks and reduced lot coverage and impervious surface. Staff finds that the proposed subdivision makes adequate provisions for stormwater runoff and permanent erosion control, both during and after construction.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Shannon and Laurence Johnson for the property located at 5140 Lyndale Avenue South:

**A. Variance to reduce the interior side yard setback.**

Recommended motion: **Approve** the application for a variance to reduce the minimum south interior side yard from 7 feet to approximately 3 feet for an existing structure.

**B. Variance to reduce the minimum lot width.**

Recommended motion: **Approve** the application for a variance to reduce the minimum lot width for proposed Parcel B from 50 feet to 47 feet.

**C. Minor Subdivision.**

Recommended motion: **Approve** the application for a minor subdivision that would create two lots at 5140 Lyndale Avenue South, including a variance of the lot width standards of the subdivision regulations to reduce the minimum lot width of the proposed lots, where there is no alley present.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Photos
5. Correspondence

# Shannon M. Johnson

5140 Lyndale Avenue South, Minneapolis, MN 55419 | 763-360-3480 | [shandida72@gmail.com](mailto:shandida72@gmail.com)

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Shanna Sether

City of Minneapolis – Community Planning and Economic Development  
250 S. Fourth Street – Room 300  
Minneapolis, MN 55415

Dear Shanna,

My husband Laurence Johnson and I are applying to split our current lot, PID 16-028-24-41-0002, located at 5140 Lyndale Ave. South, into two lots: ***Lot A that has our existing home and garage, and Lot B, which will be a vacant lot fit for building another single-family home.***

We are applying for a minor subdivision with two variances.

**VARIANCE to reduce the minimum lot width of Lot B from 50 ft. to approximately 47 ft. and to reduce the south interior side yard setback from 6 feet to approximately 3 feet for an existing dwelling.**

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

There are unique circumstances of the parcel of land that have created the practical difficulties and have not been created by any persons presently having an interest in the property. The applicant is proposing to adjust the platted boundary between the two platted lots to allow for the existing dwelling to meet the minimum interior side yard of 6 ft. to the proposed property line. The reason for this is because our single-family home is located there. The driveway will be shared.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

The property owners are proposing to use the property in a reasonable manner, consistent with the spirit and intent of the ordinance and the comprehensive plan by keeping the single-family home on Lot A, instead of tearing it down.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.**

This variance would not alter the essential character or be injurious to the use or enjoyment of other property in the vicinity. The majority of the platted lots along the same block also have shared driveways or plots of the same size. This will actually be in more character to have two lots of this size, rather than one large one.

## MINOR SUBDIVISION

### Required Findings:

- 1. The subdivision is in conformance with the land subdivision regulations and the applicable regulations of the zoning ordinance and policies of the comprehensive plan.**

The proposed subdivision would create two parcels out of one parcel. There is an existing single-family home on Lot A. The applicant would like to create two separate parcels. Lot A is 7070 sq. ft. and 50 ft. wide and this parcel is where the applicant's current single-family home and garage are located. Parcel B is 6500 sq. ft. and 47-feet wide and is the vacant lot.

#### Zoning code:

The applicant has requested variances of the minimum lot width of the zoning ordinance. The R1 Single-Family District requires a minimum lot width of 50 ft. and lot area of Lot A is 7070 sq. ft. and 50 ft. wide and this parcel is where the single-family home is located. Lot B will be 6500 sq. ft. and 47 ft. wide and is the site of the vacant lot. The required variances are included in this report.

#### Subdivision regulations:

The proposed parcels meet the subdivision regulations.

#### Comprehensive plan

Staff has identified the following policies of the *Minneapolis Plan for Sustainable Growth* that are relevant to the submitted applications:

**Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood.

The subdivision is consistent with the above noted language of the plan.

- 2. The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.**

The subdivision will not have an effect on surrounding properties or change the character of the area due to the existing location of the single family dwelling on Lot A or the future development of a single family dwelling on Lot B. It should not add congestion to the public streets as it would only add one single-family home to the area when developed, and the driveway would be shared.

- 3. All land intended for building sites can be used safely without endangering the residents or users of the subdivision and the surrounding area because of flooding, erosion, high water table, severe soil conditions, improper drainage, steep slopes, rock formations, utility easements, or other hazard.**

The existing home on the property will remain in its present location and another single-family dwelling will be proposed in the future on the other lot. It does not appear that any of the above noted conditions exist at the site.

- 4. The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.**

Both lots share a driveway, as many do on the same block or in the Lynnhurst neighborhood.

- 5. The subdivision makes adequate provision for storm or surface water runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development does not exceed the amount occurring prior to development.**

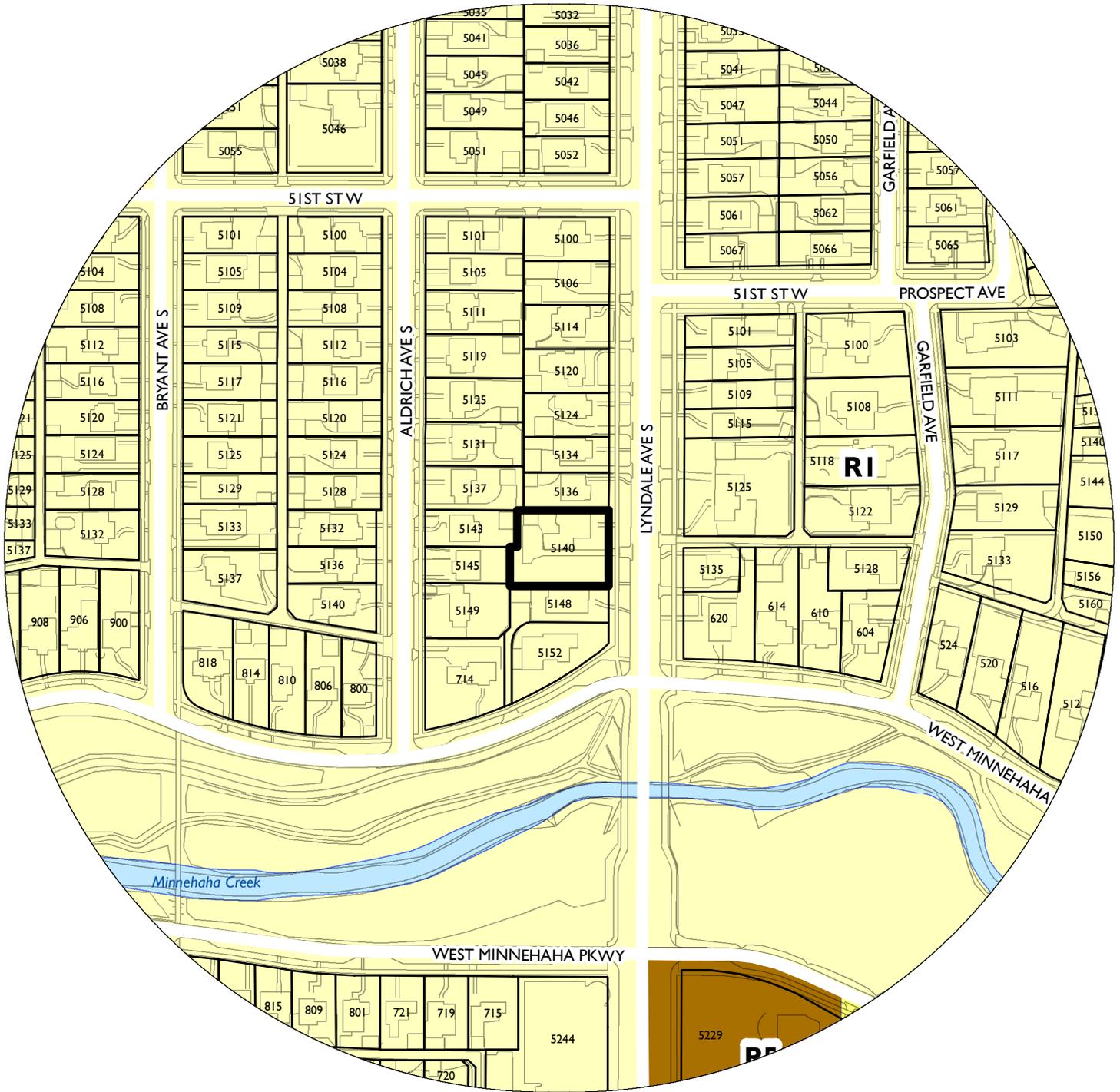
Existing utility and drainage provisions are adequate for the existing and proposed structures.

If you have any questions, you may contact Laurence at 763-213-3421 or [laurenceio2000@yahoo.com](mailto:laurenceio2000@yahoo.com) or me at 763-360-3480 or [shandida72@gmail.com](mailto:shandida72@gmail.com).

Thank you,  
Shannon & Laurence Johnson

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

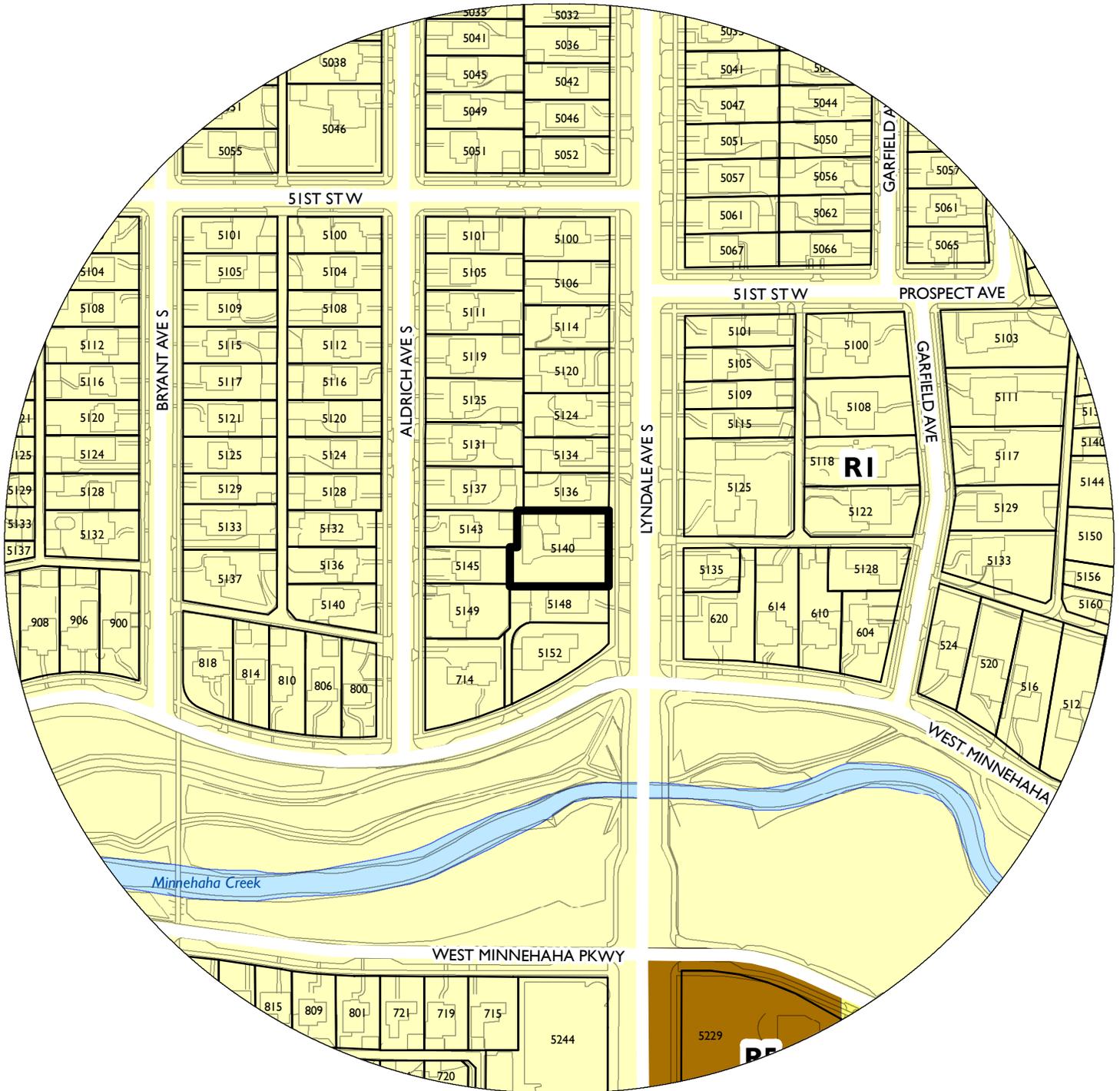
**5140 Lyndale Avenue South**

FILE NUMBER

**MS-239**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**5140 Lyndale Avenue South**

FILE NUMBER

**BZZ-7270**

STRUCTURE HARDCOVER  
NORTH LOT

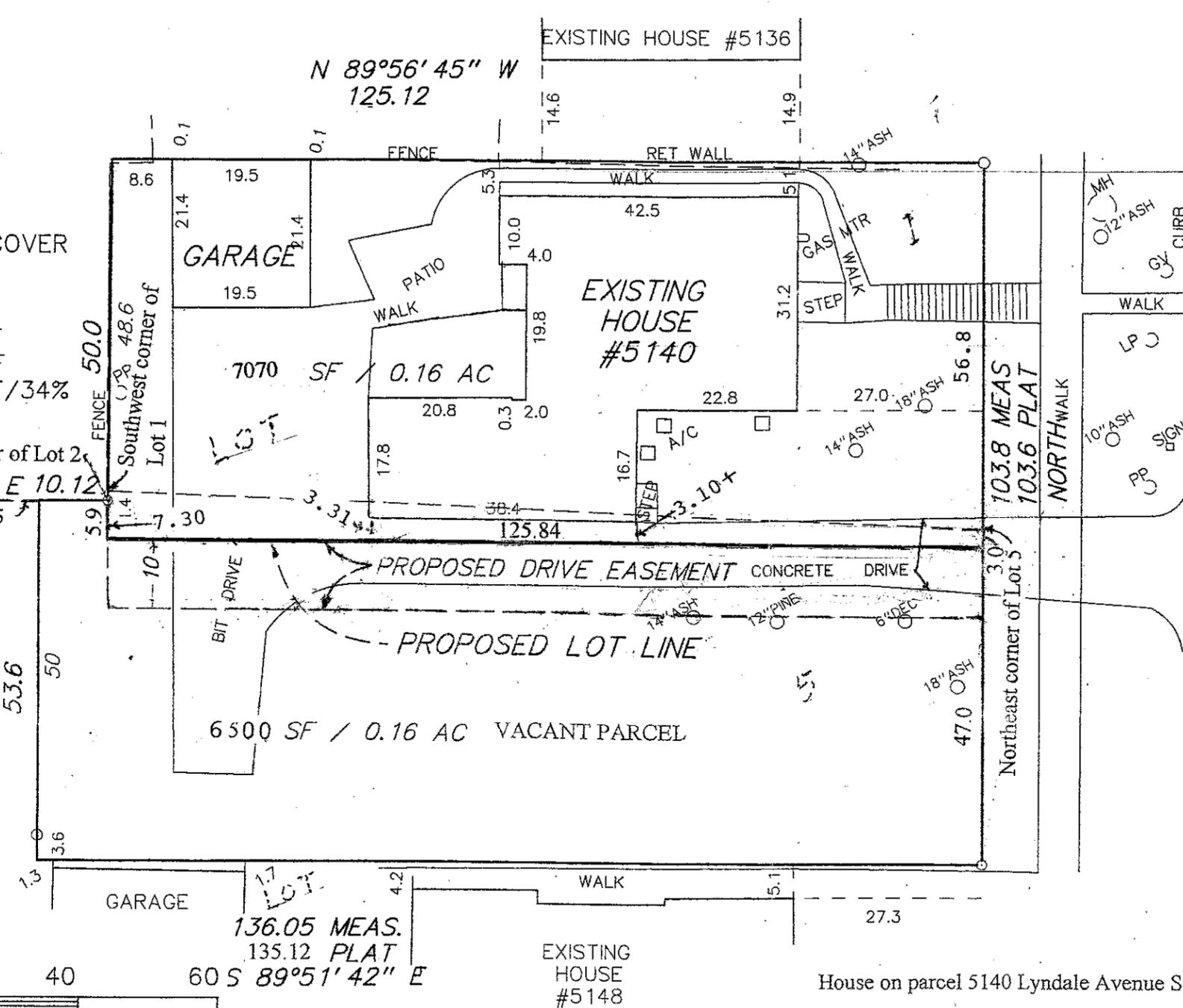
EXISTING  
HOUSE = 1913 SF  
GARAGE = 422 SF  
TOTAL = 2335 SF/34%

Southeast corner of Lot 2  
S 89°57' 25" E 10.12  
North line of said Lot 5



- x992.5 = EXISTING SPOT ELEVATION.
- OHL = OVERHEAD UTILITY LINE
- CB = CATCH BASIN
- MH = MANHOLE
- PP = UTILITY POLE
- GFE = GARAGE FLOOR ELEVATION
- FFE = MAIN FLOOR ELEVATION

EXISTING DESCRIPTION:  
ALL OF LOT 1, AND PART OF LOT 5,  
AUD. SUBD. NO. 192, HENNEPIN CO., MN.  
ADDRESS - 5140 LYNDAL AVE S  
PID#16-028-24-41-0002  
LOT AREA = 13582 SF/ 0.31 AC  
SURVEY IS SUBJECT TO CHANGE PER  
TITLE OR EASEMENT INFORMATION



House on parcel 5140 Lyndale Avenue South, Minneapolis, Minnesota:

DESCRIPTION for House at 5140 Lyndale Ave. So.  
see page 2.

LYNDAL AVE S

Description of vacant parcel:  
DESCRIPTION for vacant lot at 5140 Lyndale Ave. So.  
see page 2

PROJECT NO.	BOOK	PAGE
DATE JAN 12, 2012		
REVISIONS 2/8/12 DIM SF 1/20/12 PROP LOT LINE		
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.		
FRANK R. CARDARELLI REG. NO. 6508		

**PROPOSED  
LOT DIVISION**  
for  
**Laurence and Shannon Johnson**  
**5140 LYNDAL AVE S**

Land  
Surveyor  
**Frank R. Cardarelli**  
6440 FLYING CLOUD DRIVE  
EDEN PRAIRIE, MN 55344  
952-941-3031

Rev. Dated 7-24-2012  
Rev. 6-24-2015



**1035 14th Avenue SE**

City of Minneapolis

Community Planning and Economic Development Department

Created on: February 2, 2015



Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.

4633 Aldrich Avenue South  
Minneapolis, MN 55419

June 22, 2015

RE: Variance request for 5140 Lyndale Avenue South.

I have reviewed a request for variance from Shannon and Laurence Johnson for a proposed subdivision of a lot at 5140 Lyndale Av. S. The proposal involves dividing the lot and potentially building another single family home or offering the southern lot for sale as a buildable lot while maintaining their residence in the house on the north side of the lot.

There are two variances needed: A variance to reduce the minimum lot width from 50' to approximately 47' to allow for a lot division and a variance to reduce the south interior side yard setback from 6' to 3' for an existing dwelling (owner's home).

My response to the criteria for variance is:

1. Does it set a precedent? No. This is a fairly unique case in the neighborhood, where half of a double lot is vacant. A 47' lot is still 7' wider than the 40' lots that are common in the neighborhood.
2. Do the neighbors object? The adjacent and rear properties were contacted but did not respond. In the neighborhood's opinion, any concerns that might be raised would relate to the construction of any new home, not the requested variances.
3. Does it enhance the property? The proposed subdivision shouldn't negatively affect any of the adjacent properties, assuming a high-quality single-family home is constructed on the newly-created lot. It also provides a way to add additional residents, tax revenue and density without removing existing homes or altering the single-family characteristic of the area.

On behalf of the Lynnhurst Neighborhood Association, I have no objection to the granting of this variance.

Sincerely,  
Michael O'Brien

Lynnhurst Neighborhood Board  
Variance Chair



















