

**LAND USE APPLICATION SUMMARY**

*Property Location:* 1805 Glenwood Avenue  
*Project Name:* Appeal of the Zoning Administrator  
*Prepared By:* Andrew Liska, City Planner, 612.673.2264  
*Applicant:* Karis Thompson & Matthew Trefz  
*Project Contact:* Karis Thompson & Matthew Trefz  
*Request:* To construction a new-single family dwelling.  
*Required Applications:*

<b>Appeal of the Decision of the Zoning Administrator</b>	Interpretation of width requirements associated with the construction of a new single family dwelling has been <b>withdrawn</b> .
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**SITE DATA**

<b>Existing Zoning</b>	R2B District
<b>Lot Area</b>	5,658 square feet
<b>Ward(s)</b>	4
<b>Neighborhood(s)</b>	Harrison
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	NA
<b>Small Area Plan(s)</b>	NA

<b>Date Application Deemed Complete</b>	October 14, 2016	<b>Date Extension Letter Sent</b>	
<b>End of 60-Day Decision Period</b>	December 13, 2016	<b>End of 120-Day Decision Period</b>	

## BACKGROUND

The design of the proposed structure did not meet the intent of the Zoning Code design requirement associated with the minimum width of habitable space. The proposed design however, does meet the Code requirement as it is written.

The Zoning Administrator has determined that the language of the Code provision should be altered to better reflect the intent of the design standard. There is no Zoning Code text amendment at this time.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the appeal by Karis Thompson and Matthew Trefz for the property located at 1805 Glenwood Avenue:

**A. Appeal of the Decision of the Zoning Administrator.**

Recommended motion: The appeal of the decision of the Zoning Administrator has been withdrawn.