



HOUSING AND LAND USE COMMITTEE MEETING

Macalester-Groveland Community Council

Thursday, March 15th – 6:30 p.m.

NOTE CHANGE OF LOCATION *** EDGCUMBE RECREATION CENTER – 320 S. Griggs St *******

Chair: Sam Walling

Secretary: Jack Fei

Staff: Liz Boyer

AGENDA

6:30 I. Introductions

6:35 II. 299 Warwick Ave variance application

Purpose: The applicant is proposing to demolish an existing house down to the foundation and construct a new single family dwelling. The following variances are being requested: 1) the zoning code requires a minimum side yard setback of 4' for properties located in the R4, single family zoning district. The applicant is proposing a side yard setback of 3' on the south side of the house for a variance request of 1'. 2) In Planning District 14, in which this property is located, the maximum building height of a single family is 22' with a 4' side yard setback. Since the applicant is requesting a side setback of 3', the maximum building height allowed is 21' and the applicant is proposing a building height 21'-3" for a variance request of 3".

7:00 III. 1295 Wellesley Ave variance application

Purpose: The applicant is proposing to construct a second-story addition to an existing single family dwelling. The following variances are being requested: 1) the zoning code states the minimum side yard setback for a single family dwelling located in the R4 zoning district is 4'. The structure has an existing setback of 3.3' on the west side of the property; the applicant intends to build the addition along the existing sidewall for a variance request of .7' and 2) In Planning District 14, in which this property is located, the zoning code requires a side wall articulation on walls that are greater than 35' in length. The existing sidewall on the west side of the house is 36.5' in length, for a variance request of 1.5.' 3) the zoning code states the maximum building height for a single family dwelling located in the R4 zoning district is 22' with a setback of 4'. Since the applicant is proposing a side setback of 3' on the west side, the maximum building height allowed for this structure is 21' for a variance request of 1'.

7:30 IV. Adjourn

The Housing and Land Use Committee provides an open forum for citizen participation in civil dialogue that applies City guidelines for land use in a way that recognizes the unique nature of our Macalester-Groveland residences, businesses and institutions and enhances the livability of our neighborhood.

All times are approximate. Agenda is subject to change due to additions or deletions. All meetings of the Macalester-Groveland Community Council are open to the public and residents are invited to attend. For more information about the Macalester-Groveland Community Council or its committees, please call 651-695-4000 or visit www.macgrove.org.