

Macalester-Groveland Community Council
Housing and Land Use Committee
March 15, 2018 Special Meeting

Attendees: Sam Walling (chair), Jack Fei (secretary), Liz Boyer (MGCC staff), Tom Dietsche, Mike Moore, Cathy Plessner, Michelle Berg, Marc Manderscheid, Kate Hebel

1. 299 Warwick Ave – Variance Request

- The request is for a lot scrape and rebuild using the existing foundations. Variances requested 1) Sideyard setback of 3' (min. 4'); and 2) Height of 21' 3" (max. 21').
- The variance is requested to avoid incurring the expense of a new foundation (40 – 50K).
- Opposition to the variance is based on “economic considerations alone do not constitute practical difficulties” and concern about setting a precedence.
- Support for the variance is based on ‘conservation and reuse’ of the foundation coupled with the ‘fit’ of the proposed structure with current neighborhood scale.
- Motion to recommend approval of the Variance (Jack Fei, Tom Dietsche 2nd) passes 4-2.

2. 1925 Wellsley Ave – Variance Request

- The request is to rebuild the second story. Variances requested: Sideyard setback of 3.3' (min. 4'); Sidewall articulation of 36.5' (max. 35'); and height of 21' (max. 22').
- An effort was made to contact the neighbors but no responses were received.
- There was no committee opposition to the variance.
- The point was made the variance request was generated by the ‘sidewall articulation rules’ that are under review for multiple issues.
- Motion to recommend approval of the Variance (Marc Manderscheid, Cathy Plessner 2nd) passes unanimously.