
LAND USE APPLICATION SUMMARY

Property Location: 4001 Queen Ave S
Project Name: 4001 Queen Ave S
Prepared By: Mei-Ling Smith, Senior City Planner, (612) 673-5342
Applicant: Jim Ridens
Project Contact: Randy Buffie
Request: To construct a new deck attached to an existing single-family home.
Required Applications:

Variance	To allow development within 40 feet of a steep slope in the SH Shoreland Overlay District.
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SITE DATA

Existing Zoning	R1 Single-Family District SH Shoreland Overlay District
Lot Area	8,145 square feet / 0.19 acres
Ward(s)	13
Neighborhood(s)	Linden Hills Neighborhood Council
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	August 21, 2017	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 20, 2017	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site contains a two-story single-family home that was constructed in 1900. The home has a detached garage to the rear (east) of the residential structure. The rear property line is adjacent to a retaining wall and the railroad tracks for the Como-Harriet Streetcar Line, which is located at the bottom of a steep slope. Because of the trolley track ditch, approximately 40 percent of the site is located within 40 feet of the top of a steep slope.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site is approximately 700 feet to the southwest of Cemetery Lake, approximately 1,000 feet northwest of Lake Harriet, and 1,300 feet to the south of Lake Calhoun. While the area immediately surrounding the site contains primarily single-family homes, the subject site is two blocks north of the 43rd Street W & Sheridan Avenue S Neighborhood Commercial Node.

PROJECT DESCRIPTION. The applicant is proposing the replace the 244 square foot deck and stairway with a new deck, stairway, and railing that would total 367 square feet in area. The applicant has stated that the current deck is in need of repair and its design is not functional in relation to the rest of the house. The new deck would be in the same location as the existing deck, except that footprint would be expanded on the south end to allow for more usable space for guest seating and circulation. In addition, the deck would be constructed on one level, while the existing deck has two levels.

A variance is required to allow development on a steep slope – or, an average slope exceeding 18 percent or greater measured over a horizontal distance of 50 feet or more – in the SH Shoreland Overlay District. Based on the materials submitted by the applicant, the proposed deck would not be located within 40 feet of the top of the steep slope. The plans do indicate that the detached garage will be remodeled in the future, but not as part of the current proposal. Since the detached garage would be located within 40 feet of the top of a steep slope, a variance to allow development in the SH Shoreland Overlay District would be required at that time. However, a variance for the deck project, alone, does not require a variance, and staff has returned the variance application to the applicant.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Randy Buffie, on behalf of Jim Ridens, for the property located at 4001 Queen Avenue S:

A. Variance.

Recommended motion: **Return** the application for a new deck within 40 feet of a steep slope in the SH Shoreland Overlay District.