PLANNING COMMISSION STAFF REPORT
Variance for 6124 Lakeland Avenue North

FROM: **Dan Olson, City Planner**

TO: **Planning Commission (for February 12 Meeting)**

DATE: **February 7, 2024**

RE: **PUBLIC HEARING - Variance request from Efrain Cardenas to the required front setback to allow home additions at 6124 Lakeland Avenue North (Application Number 2024-01)**

A. BACKGROUND

Efrain Cardenas, who owns the home at 6124 Lakeland Avenue North, has applied for a variance to reduce the minimum front setback to allow additions to the front of the home. The property is zoned Low Density Residential (R-1).

Notice of the February 12 public hearing was published in the Sun Post on February 1 and mailed to property owners and renters within 500 feet (see attachment A), and posted to all neighborhoods on Nextdoor. A sign was also posted on the property. Since the notification area included properties in Brooklyn Park, a notice was also sent to the City of Brooklyn Park.

Attachments:

A. Site location map showing public hearing notification area.
B. Existing zoning map.
C. Project narrative submitted by applicant.
D. Current property photos.
E. Property survey showing proposed additions.
F. Home addition plans.
G. Powerpoint presentation.

B. VARIANCE REQUEST

Property history

The existing residential home at 6124 Lakeland, which is located on a 27,450 sq. ft. lot (0.6 acres), was constructed in 1936. A portion of the home does not currently meet the minimum required front setback of 30' because additional right-of-way was taken by Hennepin County in 2012 in County Road 81 (Bottineau Boulevard) and it's frontage road, Lakeland Avenue. This is an existing condition and the home is defined as a legally nonconforming structure since the home existed prior to the city's first zoning ordinance was adopted in 1939.

The applicant began construction of a garage addition, with living space above, in 2023, and is proposing to construct a rear deck in 2024. Both of these construction projects meet building setbacks.

Proposed variances

The applicant is now proposing to construct three additions to the front of the home and is requesting the following variances:

Front addition. If the variance is approved, the closest part of the addition will be 25' from the front property line rather than the required 30'. The additional living space includes an expanded living room on the main floor and an expanded bedroom on the upper floor. The requested variance is for the following building elements:

- **Convert porch to living space.** The porch is approximately 27' from the front property line. This porch will be converted to living space and second story living space will be added above this porch.

  - ***Requested variance*: The variance for the porch conversion reduces the required setback from 30' to 27'.**

- **Upper story cantilever.** The existing upper story is approximately 29' from the front property line. The applicant is proposing to add an approximately 2' wide cantilever to expand the upper story of the home and this cantilever will be 28' from the front property line.

  - ***Requested variance*: The variance for the upper story cantilever reduces the required setback from 30' to 28'.**

- **Entryway addition**. A small uncovered entryway addition will be added in front of the existing porch that will be 25' from the front property line.

  - ***Requested variance*: The variance for the entryway addition reduces the required setback from 30' to 25'.**

C. RECOMMENDED FINDINGS

The following are the relevant approval criteria for these variances as outlined in city code section 510.33, followed by staff response:

a) Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the terms of the variances are consistent with the comprehensive plan.

Response: The intent of the city's zoning ordinance is to provide for regulations to promote orderly development that allows for adequate access to light, air, and convenient access to property. The approval of a variance to reduce the front building setback will not impede access to adequate light or air for adjacent properties or for the existing home.

If the variance is approved, the single-family home will continue to be in conformance to the Comprehensive Plan's Low Density Residential future land use designation.

b) Variances shall only be permitted when the City Council finds that strict enforcement of specific provisions of this section would create practical difficulties due to circumstances unique to a particular property under consideration. Practical difficulties, as used in connection with the granting of a variance, means that the property owner:

1) proposes to use the property in a reasonable manner not permitted by an official control; and

2) the plight of the landowner is due to circumstances unique to the property not created by the landowner; and

3) the variance, if granted, will not alter the essential character of the locality.

Response:

The use of the subject property for a single-family home with a front building addition is a reasonable use for the property. The approval of the variance means that the city recognizes the reality that the home was allowed by the city in 1936, prior to the creation of zoning requirements such as setbacks. Furthermore, the proposed additions would easily comply if additional right-of-way had not been taken by Hennepin County in 2012. Since the additions only reduce the minimum setback by a maximum of 5', the essential character of the surrounding area will not change if the variance is approved.

c) Economic considerations alone do not constitute practical difficulties.

Response: The applicant has expressed that the reason for the variance is to create additional living space for the home. Therefore economic considerations alone are not the sole reason for requesting this variance.

C. REQUESTED ACTION

The Planning Commission is asked to make a recommendation to the City Council to either deny or approve the variance application from Efrain Cardenas at 6124 Lakeland Avenue North to modify the requirements for the minimum front setback as follows:

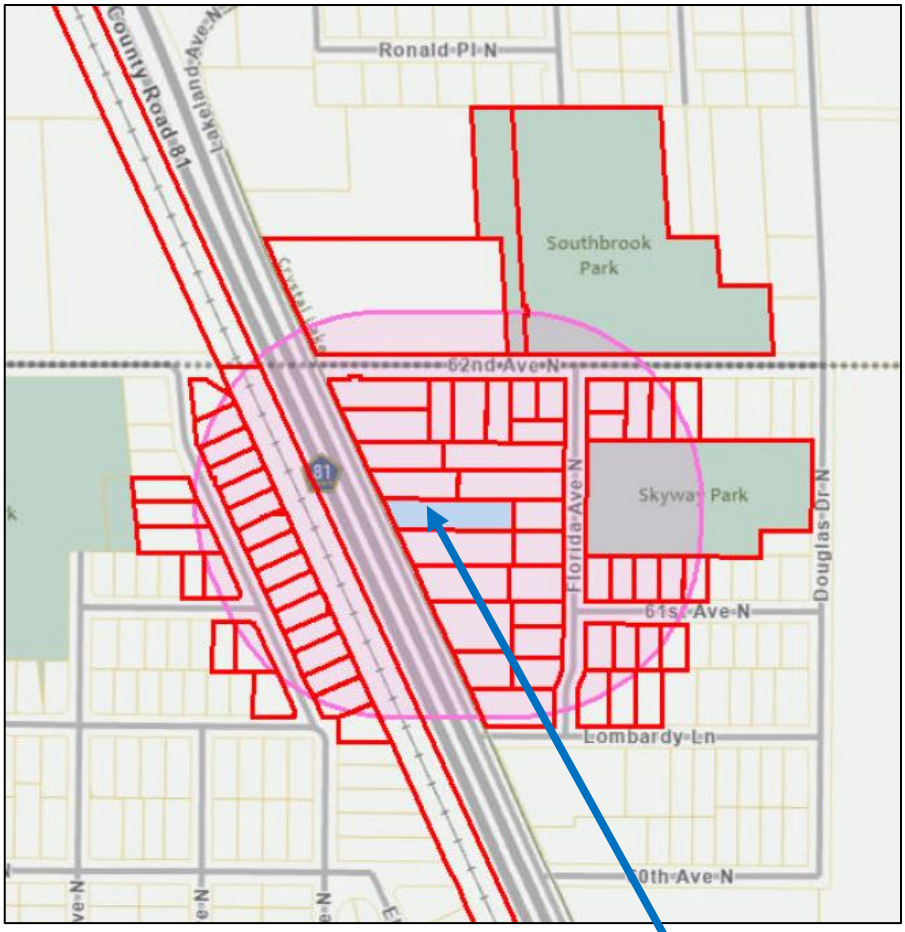
- Requested variance: The variance for the porch conversion reduces the required setback from 30' to 27'.
- Requested variance: The variance for the upper story cantilever reduces the required setback from 30' to 28'.
- Requested variance: The variance for the entryway addition reduces the required setback from 30' to 25'.

This recommendation should include findings of fact either for or against the proposal. The Commission may reference the findings for approval in Section B, above. Staff recommends approval of the variance request with the conditions below:

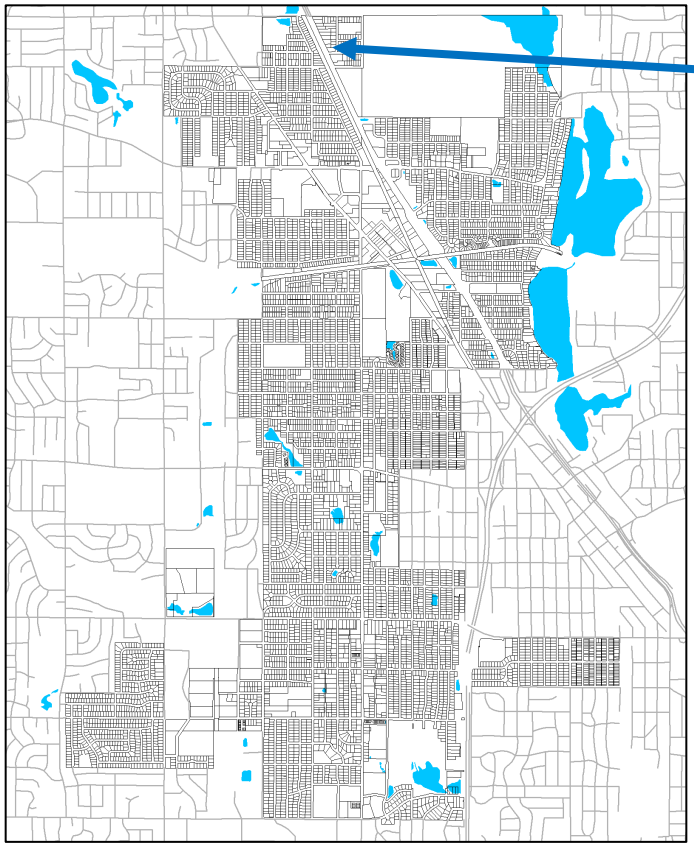
1. Compliance. The variances are subject to the applicable requirements of the Crystal City Code. The applicant is required to comply with all applicable federal, state, and local laws, rules, regulations and ordinances and is required to obtain such other permits and permissions as may be required.
2. No Waiver. Failure by the city to take action with respect to any violation of any condition, covenant or term of the variance shall not be deemed to be a waiver of such condition, covenant, or term or any subsequent violation of the same or any other condition, covenant, or term.
3. Binding Effect. This variance, and the conditions placed on its approval, are binding on the applicant, the applicant's successors and assigns, shall run with the property, and shall not in any way be affected by the subsequent sale, lease, or other change from current ownership. The obligations of the applicant under this approval shall also be the obligations of the current and any subsequent owners of the property.
4. Acceptance of Conditions. Utilization of the property for any of the uses allowed by this variance shall automatically be deemed acceptance of, and agreement to, its terms and conditions without qualification, reservation, or exception.

City Council action is anticipated on February 20, 2024.

Site Location and Public Hearing Notice Mailing Map



Attachment A



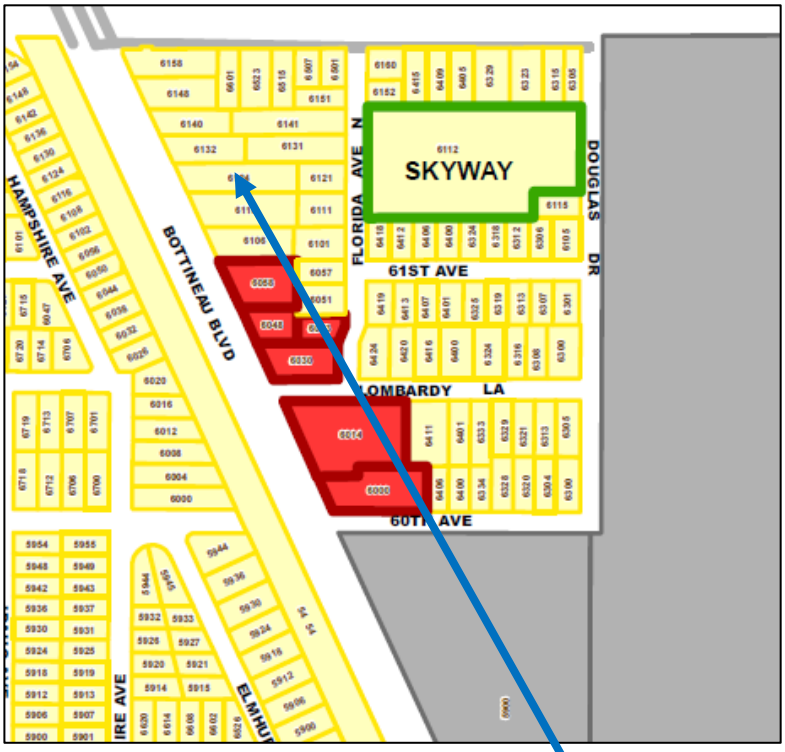
6124 Lakeland Ave N

CITY of CRYSTAL

4141 Douglas Dr. N.
Crystal MN 55422

Zoning Map

Attachment B

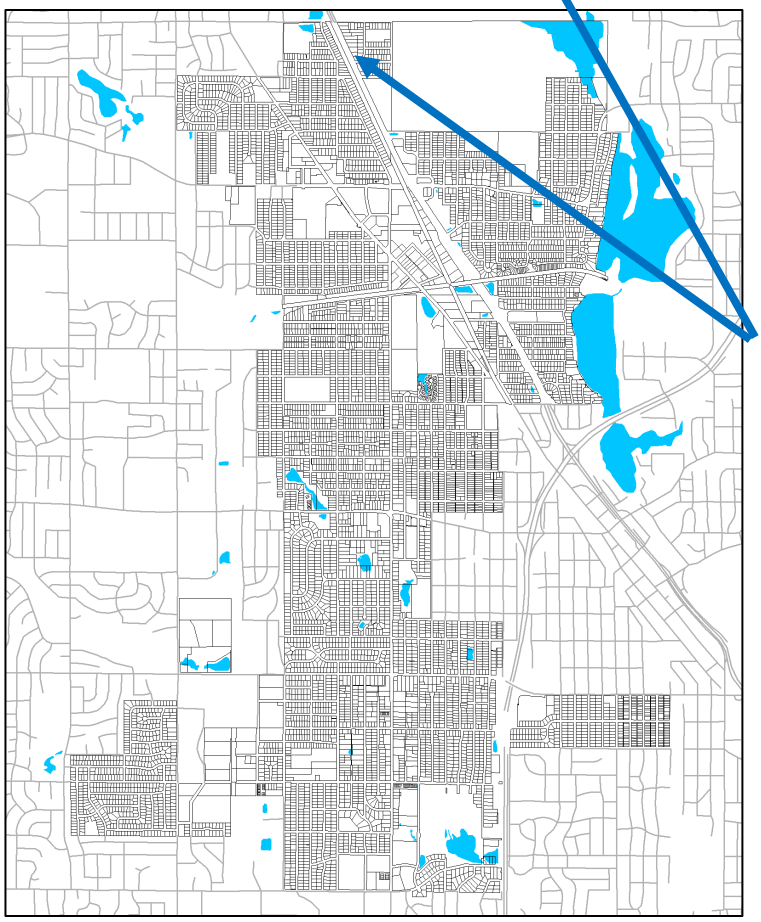


BASE ZONING DISTRICTS:

- R1 - LOW DENSITY RESIDENTIAL
- R2 - MEDIUM DENSITY RESIDENTIAL
- R3 - HIGH DENSITY RESIDENTIAL
- C - COMMERCIAL
- TC - TOWN CENTER
- I - INDUSTRIAL
- AP - AIRPORT DISTRICT

OVERLAY DISTRICTS:

- Planned Development Districts (PD)
- Town Center Planned Development (TC-PD)
- Properties Rezoned to TC-PD
- Floodplain Overlay District



6124 Lakeland Ave N

CITY of CRYSTAL

4141 Douglas Dr. N.
Crystal MN 55422

Attachment C

CITY of CRYSTAL

VARIANCE APPLICATION CHECKLIST

Type 2 Review

This application checklist provides information about what is to be submitted for the project narrative and the site plan. A complete development review application includes the following:

- ☐ Completed and signed development review application
- ☐ Completed and signed escrow form
- ☐ Completed application checklist
- ☐ Application fee

1. **Variance Narrative**
   Submit a separate narrative document which answers or addresses the following questions about the proposed variance.

   a) What is the zoning district for the property?
   Low density residential.

   b) What is the existing use for the property?
   Residential.

   c) What is the proposed use for the property?
   Residential, personal.

   d) What requirement of the unified development code (City code chapter 5) are you requesting a variance from?

   e) Describe how the variance request is in harmony with the general purposes of the unified development code (City code section 500.03).

   f) Describe how the proposed variance is consistent with the Comprehensive Plan, such as the planned use map.

   g) Describe the unique circumstances of the property that create a need for a variance.

   h) Describe how granting the variance will not change the essential character of the surrounding area.

2. Site plan design features checklist. Check all items included in the application. Items may be modified with advance approval from the city planner.

General Plan Information.

a) The site plan must be prepared by a land surveyor licensed by the State of Minnesota.
b) The applicant shall submit one 11" x 17" copy of the site plan, and email a pdf copy to city planner Dan Olson at dan.olson@crystalmn.gov

e) I believe the changes that we planning to make would not affect on any way with the neighboard property or public infrastructure.

f) the property is guided low density residencial. and the addition will conform to that designation.

g) well the new variance will create a decent living space on the property adding more sqft. on main level and upper level. not changing the hight of the property.

h) I do not think that would change much the character of the property It would help the apparence on the neighboard hood.

Attachment D

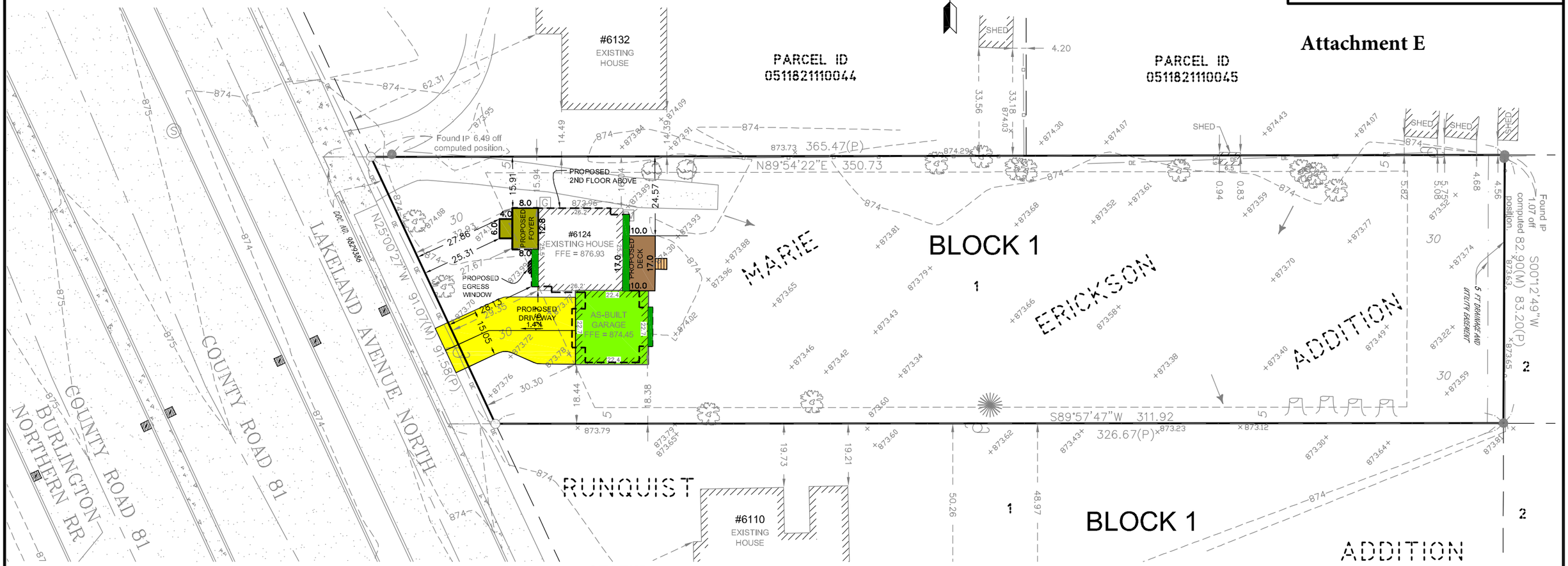
6124

SITE AND DIMENSION PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

0 30 60
SCALE IN FEET

Attachment E



BUILDING SETBACKS

ZONING: R1 = LOW DENSITY RESIDENTIAL DISTRICT
HOUSE: FRONT = 30 FT
REAR = 30 FT
SIDE = 5 FT

PROPOSED HARDCOVER

EXISTING HOUSE	668 SQ. FT.
AS-BUILT ADDITION	508 SQ. FT.
WEST 2ND FLOOR EXTENSION	23 SQ. FT.
EAST 2ND FLOOR EXTENSION	48 SQ. FT.
EAST 2ND FLOOR GAR. EXT.	16 SQ. FT
FOYER	125 SQ. FT.
DECK	182 SQ. FT.
DRIVEWAY	670 SQ. FT.
EXISTING BITUMINOUS SURFACE	889 SQ. FT.
TOTAL IMPERVIOUS AREA	3,129 SQ. FT.
TOTAL LOT AREA	27,414 SQ. FT.
PROPOSED HARDCOVER	11.4%

LEGAL DESCRIPTION

Lot 1, Block 1, MARIE ERICKSON ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

REFERENCE BENCHMARK

ELEVATION = 867.09 (NAVD 88)
MNDOT DISK "GEP A".

PROPOSED LEGEND

- DENOTES AS-BUILT ADDITION
- DENOTES PROPOSED FOYER
- DENOTES PROPOSED DECK
- DENOTES PROPOSED DRIVEWAY
- DENOTES PROPOSED EGRESS WINDOW

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- ×999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES CONIFEROUS TREE
- DENOTES BUSH
- DENOTES DECIDUOUS TREE
- DENOTES CHAINLINK FENCE
- DENOTES WOOD FENCE
- OE DENOTES OVERHEAD ELECTRIC
- DENOTES ELECTRIC POWER POLE
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- DENOTES SANITARY MANHOLE
- EM DENOTES ELECTRIC METER
- G DENOTES GAS METER
- DENOTES STORM CATCH BASIN (SQUARE)
- DENOTES STUMP
- DENOTES DRAINAGE FLOW
- RR DENOTES RAILROAD

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

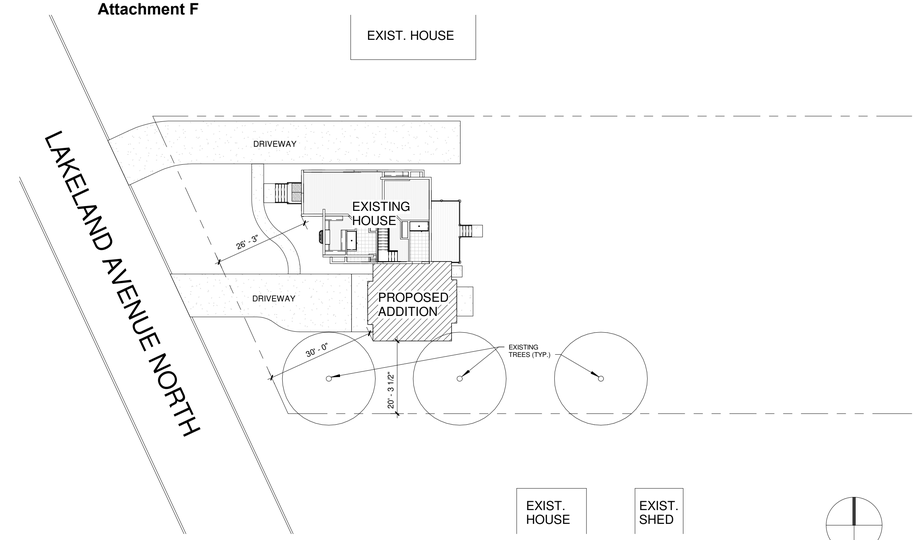
EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

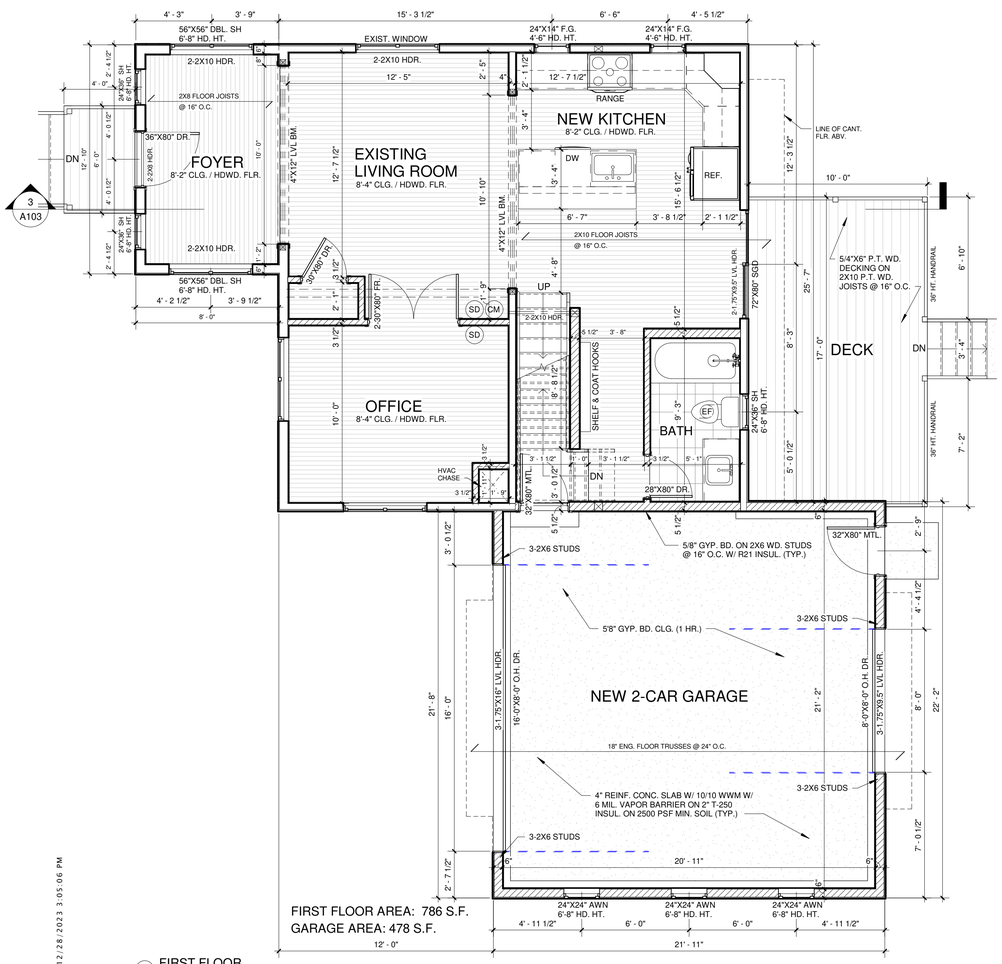
Vlad Sivriver DATED: 01/22/2024
VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: EFRAIN CARDENAS	FIELD WORK DATE: 01/10/2024	DRAWN BY: IS	PROJECT NO.: 22-012
LOCATION: 6124 LAKELAND AVENUE NORTH CRYSTAL, MN 55428	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. 2 OF 2

Attachment F



1 SITE PLAN
1" = 20'-0"



FIRST FLOOR AREA: 786 S.F.
GARAGE AREA: 478 S.F.

3 FIRST FLOOR
1/4" = 1'-0"

CONSTRUCTION NOTES

GENERAL REQUIREMENTS

1. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL BUILDING CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS. ETC.
2. ALL AREAS USED FOR STAGING, DUMPSTERS, CONTRACTOR PARKING, ETC. SHALL BE DESIGNATED BY OWNER.
3. ALL AREAS OF THE JOBSITE MUST BE KEPT BROOM CLEAN. NO DEBRIS SHALL BE LEFT ON SITE EXCEPT IN DESIGNATED AREAS.
4. ACCESS TO ALL ENTRANCES AND EXITS MUST BE MAINTAINED IN AN ORDERLY AND SAFE MANNER.
5. STRUCTURAL LUMBER TO BE SOUTHERN YELLOW PINE OR EQUAL.
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. NOTIFY OWNER OF ANY DISCREPANCIES.
7. PROVIDE FALL PROTECTION FOR WINDOW SILLS BELOW 36" AFF.
8. WINDOWS ARE GENERIC IN SIZES SPECIFIED ON DRAWINGS. SEE WINDOW MANUFACTURER SPECIFICATIONS FOR ROUGH OPENING SIZES.
9. HEADERS ABOVE DOOR AND WINDOW OPENINGS IN WOOD-FRAMED BEARING WALLS ARE 2-2X10 UNLESS NOTED OTHERWISE.
10. ALL BEARING WALLS TO HAVE DOUBLE TOP PLATES. ALL BUILDING LOADS AND STRUCTURAL MEMBERS TO BE VERIFIED AND SIZED BY MATERIAL SUPPLIER.

THE SUBTRADES WILL BE RESPONSIBLE FOR THE COMPLETE DESIGN OF THEIR SCOPE OF WORK. ALL DESIGN AND COSTS FOR THE WORK SHALL BE PRESENTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
THESE SUBTRADES ARE RESPONSIBLE FOR ALL CONSTRUCTION DOCUMENTATIONAND PERMITS REQUIRED TO COMPLETE THEIR WORK.
THESE SUBTRADES ARE RESPONSIBLE FOR ALL COORDINATION WITH RELATED TRADES WHEN THE SCOPE OF WORK OVERLAPS. I.E. HVAC WILL PROVIDE SUFFICIENT COORDINATION WITH ELECTRIAL SUBCONTRACTORS SO THAT ALL WORK AND CODES NECESSARY TO COMPLETE THIS WORK ARE INCLUDED IN THE PROJECT COST.
THESE SUBTRADES MUST ENSURE THAT ALL WORK IS COMPLETED ACCORDING TO ALL CODES ENFORCED IN THE JURISDICTION OF THE PROJECT.

STRUCTURAL NOTES

A. GENERAL

1. STRUCTURAL DESIGN OF THIS BUILDING IS IN ACCORDANCE WITH THE CURRENT STATE BUILDING CODE AND THE IBC.
2. NOTIFY THE ARCHITECT OF ANY DRAWING DISCREPANCIES IMMEDIATELY. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO PROVIDE ADEQUATE BRACING UNTIL BUILDING IS CLOSED IN. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, SUPPLY AND INSTALLATION OF ALL BRACING, SHORING AND FORMWORK REQUIRED.

B. FOUNDATION

1. ANY UNSUITABLE SOIL BELOW FOOTING BEARING LOCATIONS TO BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% STANDARD PROCTOR (REMOVE ANY SOIL WITH ORGANIC MATERIALS SUCH AS TOPSOIL).
2. USE FROST RESISTANT GRANULAR BACKFILL AROUND PIERS AND WALLS.
3. PROTECT EXCAVATIONS & POURED FOOTINGS FROM FROST PENETRATION AT ALL TIMES. NO CONCRETE TO BE PLACED ON FROZEN SOIL.

C. CONCRETE

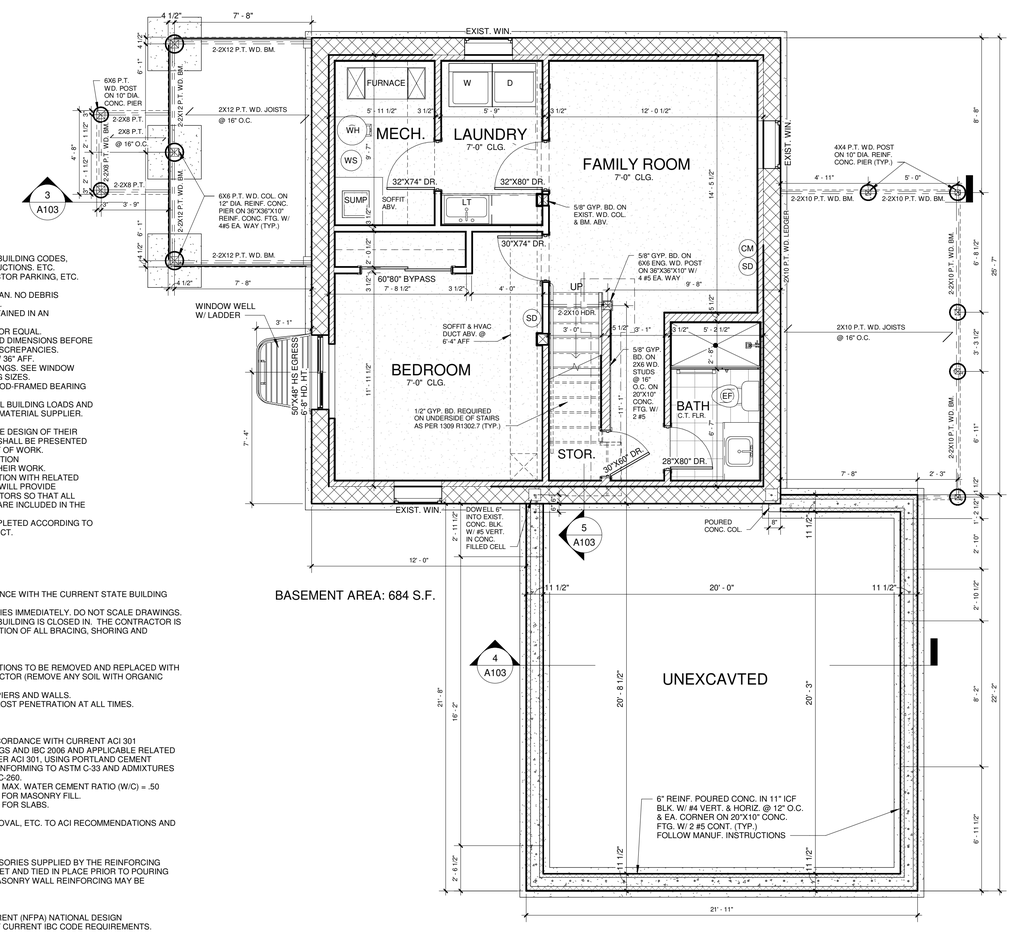
1. EXCEPT AS NOTED, ALL CONCRETE WORK TO BE IN ACCORDANCE WITH CURRENT ACI 301 SPECIFICATIONS FOR STRUCTURAL WORK FOR BUILDINGS AND IBC 2006 AND APPLICABLE RELATED STANDARDS. CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150 OE X-595, AGGREGATE CONFORMING TO ASTM C-33 AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-999 AND C-260.
2. CONCRETE STRENGTH TO BE 4000 PSI AT 28 DAYS WITH MAX. WATER CEMENT RATIO (W/C) = .50
3. MAX. AGGREGATE SIZE: 3/4" FOR FOOTINGS & SLAB, 3/8" FOR MASONRY FILL.
4. MAX. SLUMP: 4" EXCEPT FOR 8" FOR MASONRY FILL & 3" FOR SLABS.
5. AIR ENTRAPMENT: 4.5 - 7.5 % FOR EXPOSED WORK.
6. CONCRETE MATERIALS, FORMING, PLACING, FORM REMOVAL, ETC. TO ACI RECOMMENDATIONS AND ACCEPTABLE STANDARD CONSTRUCTION PRACTICE.

D. REINFORCING STEEL:

1. ALL REBAR TO BE HELD IN PLACE WITH PROPER ACCESSORIES SUPPLIED BY THE REINFORCING STEEL SUPPLIER. ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THE VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

E. WOOD FRAMING:

1. ALL WOOD FRAMING TO BE IN ACCORDANCE WITH CURRENT (NFPA) NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND MEET CURRENT IBC CODE REQUIREMENTS.
2. ALL WOOD FRAMING MEMBERS TO BE #2 SPF.



2 BASEMENT
1/4" = 1'-0"

ALDEN
ASSOCIATES
ARCHITECTURE

AldenArchitecture@gmail.com
Phone: 763-300-2840

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

LEON GROTHE
Typed or Printed Name

26845 — License #
10 - 10 - 23 — Date

CARDENAS RESIDENCE

6124 LAKELAND AVENUE N
CRYSTAL, MINNESOTA

PERMIT SET

ORIGINAL ISSUE: 06/13/23

REVISIONS

No.	Description	Date

Project Number___
PROJECT NUMBER

Author___ Checker
L GROTHE CHECKED BY

CARDENAS RESIDENCE

PLANS

A101

12/28/2023 3:05:06 PM

3 EAST ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

4 NORTH ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTES

GENERAL REQUIREMENTS

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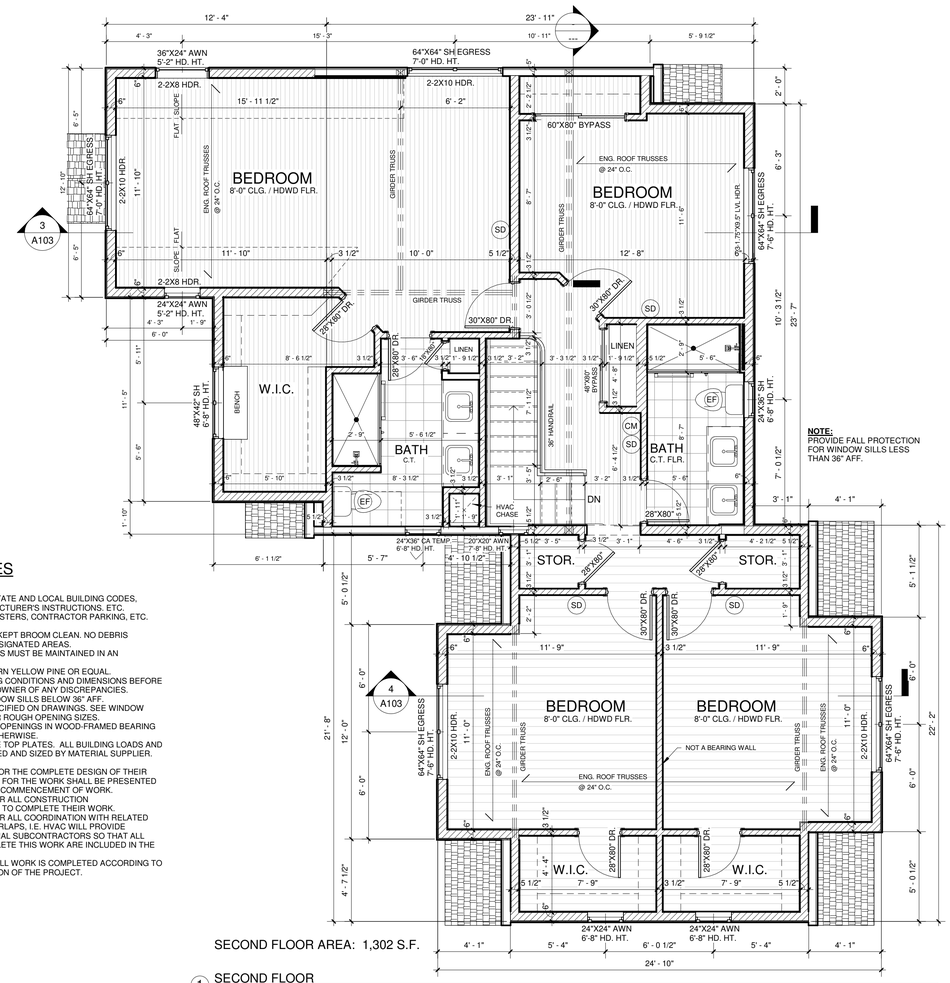

1 SECOND FLOOR
1/4" = 1'-0"

ALDEN ASSOCIATES ARCHITECTURE

AldenArchitecture@gmail.com
Phone: 763-300-2840

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

LEON GROTHE
Typed or Printed Name

26845 — License #
10 -10 -23 — Date

CARDENAS RESIDENCE

6124 LAKELAND AVENUE N
CRYSTAL, MINNESOTA

PERMIT SET

ORIGINAL ISSUE: 06/14/23

REVISIONS

No.	Description	Date

Project Number___
PROJECT NUMBER

Author_ L GROTHE — Checker CHECKED BY

CARDENAS RESIDENCE

SECOND FLOOR PLAN & ELEVATIONS

A102

12/28/2023 3:03:56 PM

CONSTRUCTION NOTES

GENERAL REQUIREMENTS

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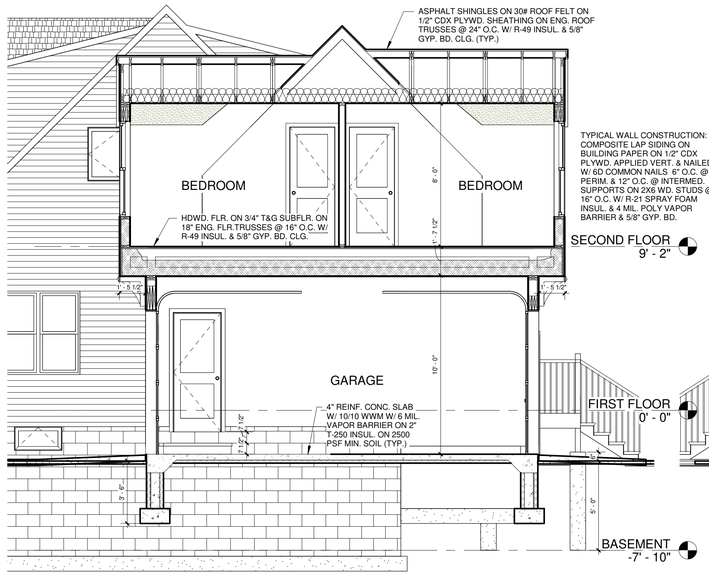
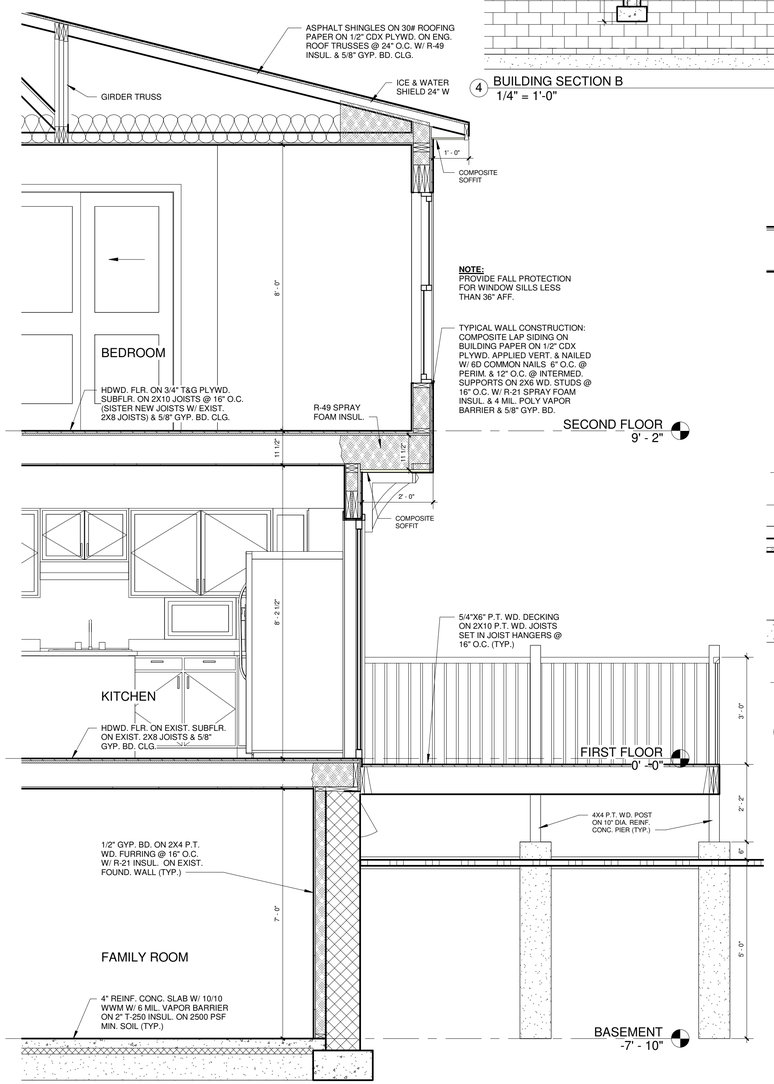
9. HEADERS ABOVE DOOR AND WINDOW OPENINGS IN WOOD-FRAMED BEARING WALLS ARE 2-2X10 UNLESS NOTED OTHERWISE.
10. ALL BEARING WALLS TO HAVE DOUBLE TOP PLATES. ALL BUILDING LOADS AND STRUCTURAL MEMBERS TO BE VERIFIED AND SIZED BY MATERIAL SUPPLIER.

THE SUBTRADES WILL BE RESPONSIBLE FOR THE COMPLETE DESIGN OF THEIR SCOPE OF WORK. ALL DESIGN AND COSTS FOR THE WORK SHALL BE PRESENTED TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
THESE SUBTRADES ARE RESPONSIBLE FOR ALL CONSTRUCTION DOCUMENTATIONAND PERMITS REQUIRED TO COMPLETE THEIR WORK.
THESE SUBTRADES ARE RESPONSIBLE FOR ALL COORDINATION WITH RELATED TRADES WHEN THE SCOPE OF WORK OVERLAPS, I.E. HVAC WILL PROVIDE SUFFICIENT COORDINATION WITH ELECTRIAL SUBCONTRACTORS SO THAT ALL WORK AND CODES NECESSARY TO COMPLETE THIS WORK ARE INCLUDED IN THE PROJECT COST.
THESE SUBTRADES MUST ENSURE THAT ALL WORK IS COMPLETED ACCORDING TO ALL CODES ENFORCED IN THE JURISDICTION OF THE PROJECT.

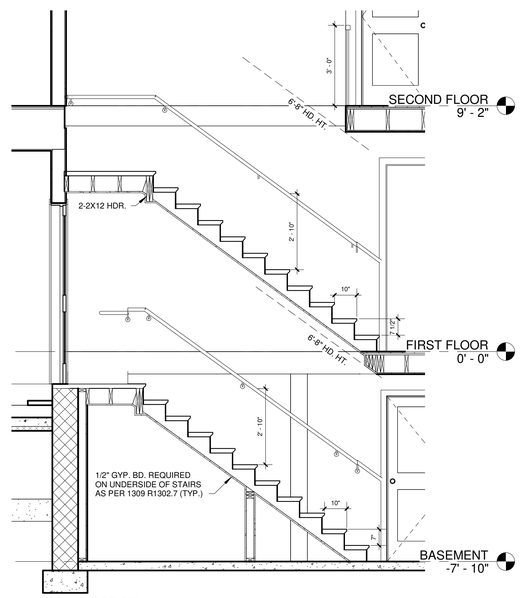


4 BUILDING SECTION B
1/4" = 1'-0"

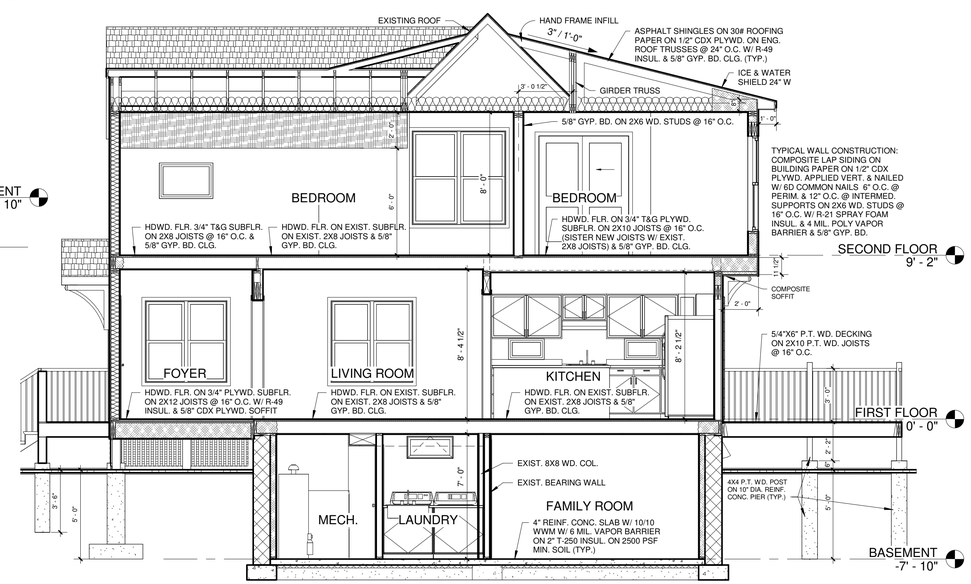
1 SOUTH ELEVATION
1/4" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



5 STAIR SECTION
3/8" = 1'-0"



3 BUILDING SECTION A
1/4" = 1'-0"

ALDEN ASSOCIATES ARCHITECTURE

AldenArchitecture@gmail.com
Phone: 763-300-2840

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

LEON GROTHE
Typed or Printed Name

26845 — License #
10 -10 -23 — Date

CARDENAS RESIDENCE

6124 LAKELAND AVENUE N
CRYSTAL, MINNESOTA

PERMIT SET

ORIGINAL ISSUE: 06/14/23

REVISIONS

No.	Description	Date

Project Number___
PROJECT NUMBER

Author__ L GROTHE
Checker CHECKED BY

CARDENAS RESIDENCE

ELEVATION & SECTIONS

A103

12/28/2023 3:02:43 PM

Attachment G

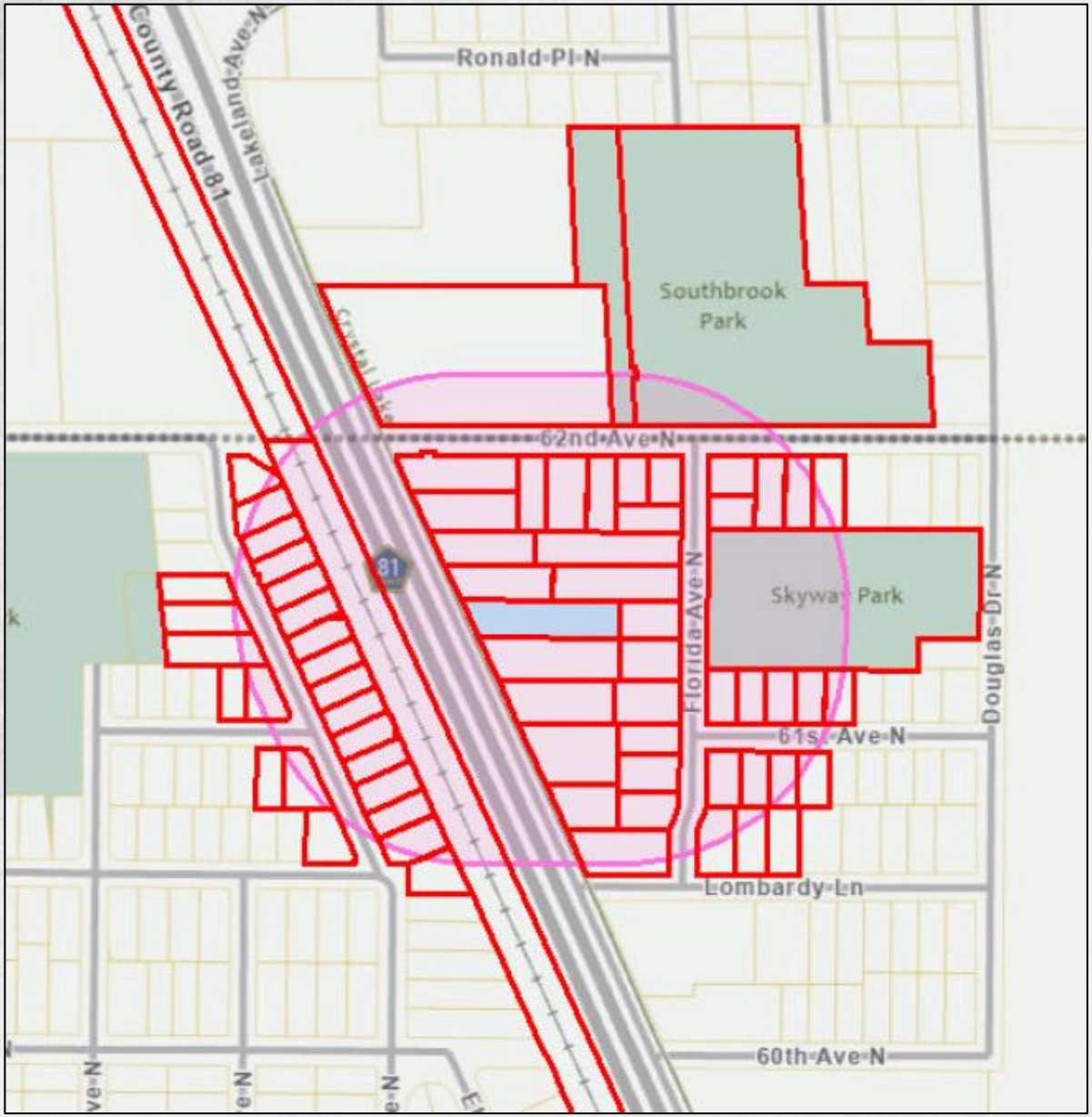
CITY of CRYSTAL

Planning Commission
February 12, 2024

Public Hearing
Variance for 6124 Lakeland Ave N

Application Number: 2024-01

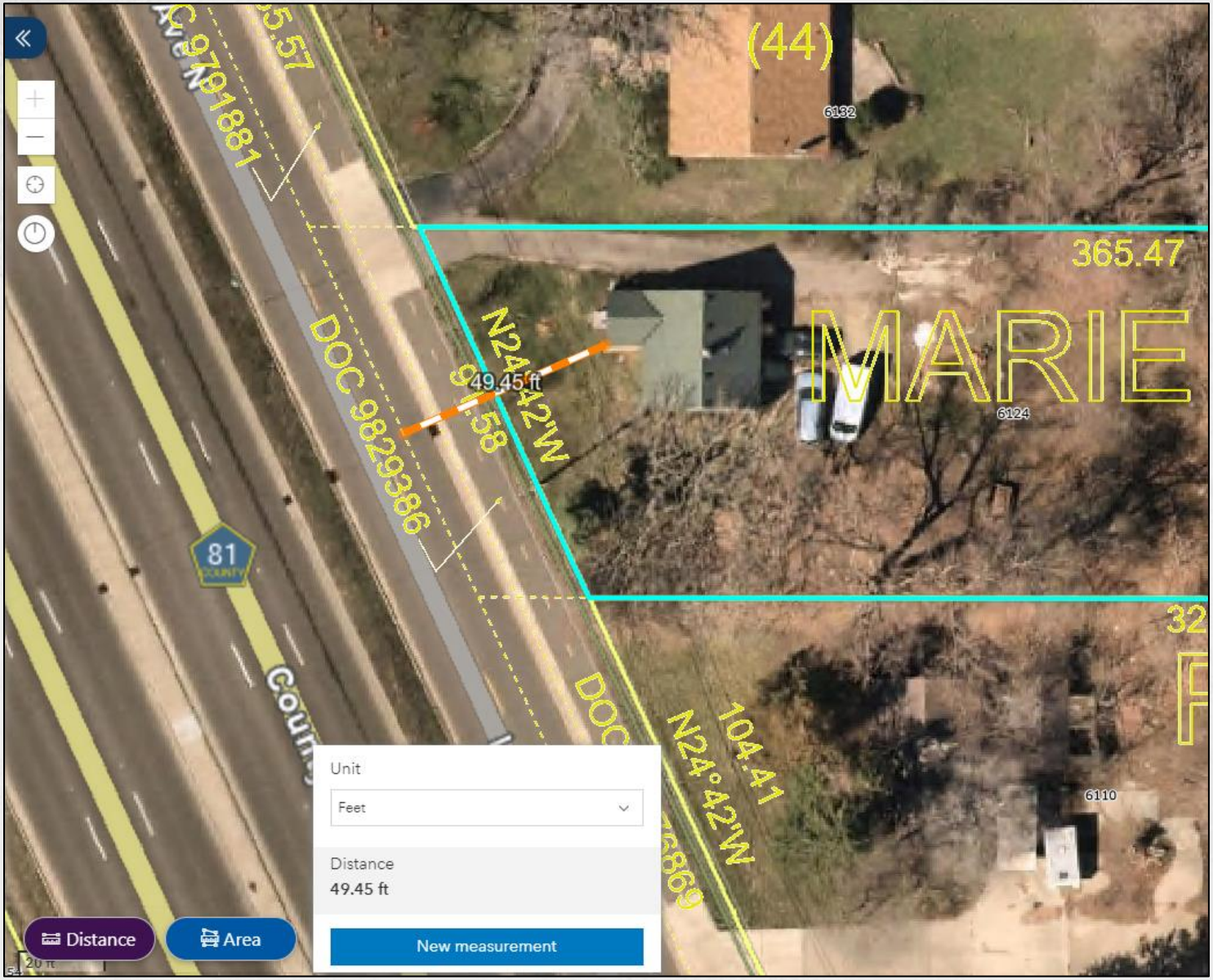
Site Location and 500 foot mailing radius



Also published in the Sun Post, on the city website, posted on the property and to all neighborhoods on Nextdoor

2022 Aerial Photo

2022 Aerial Showing Setback to Original Front Lot Line

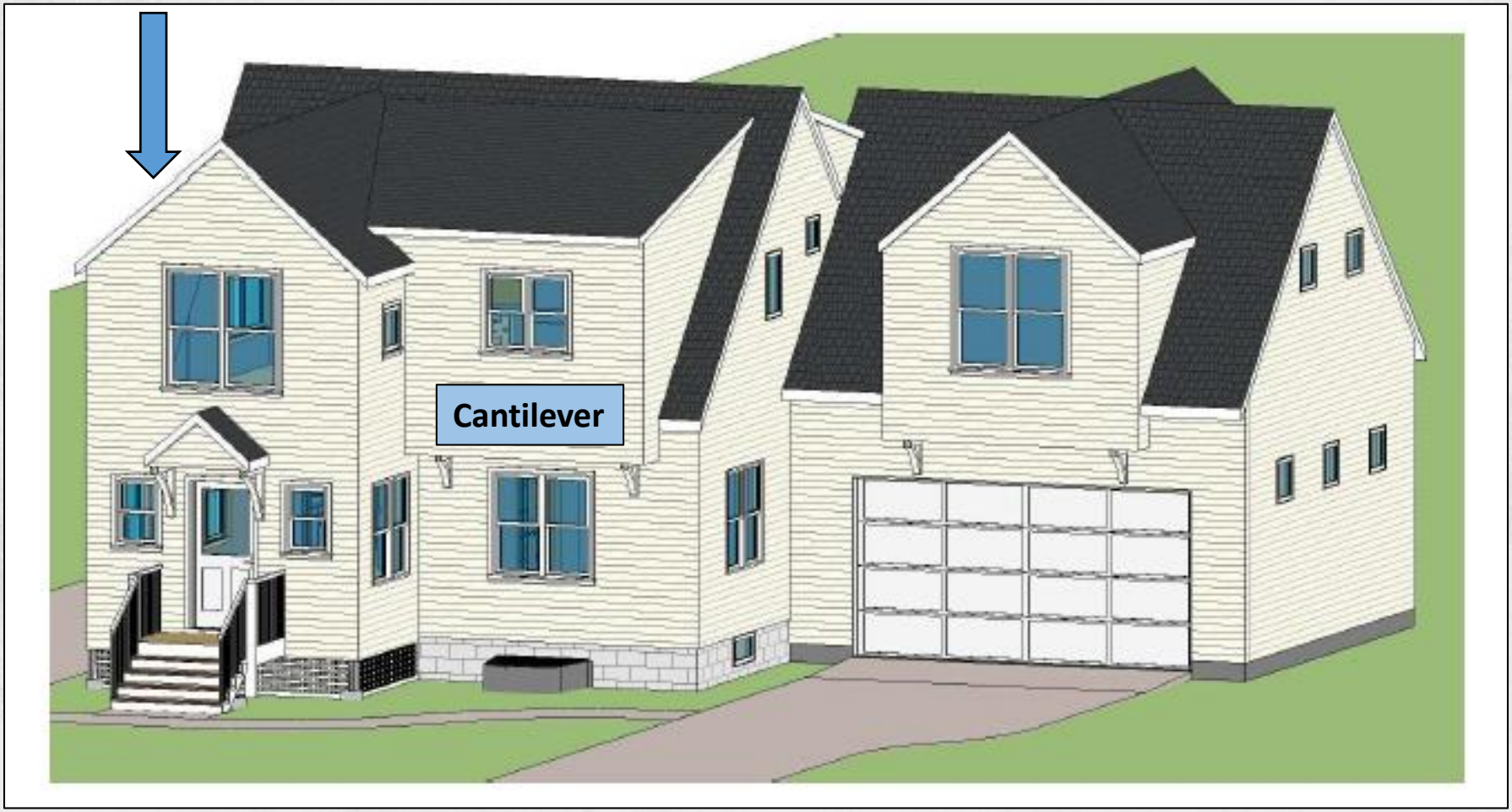


Variance Request

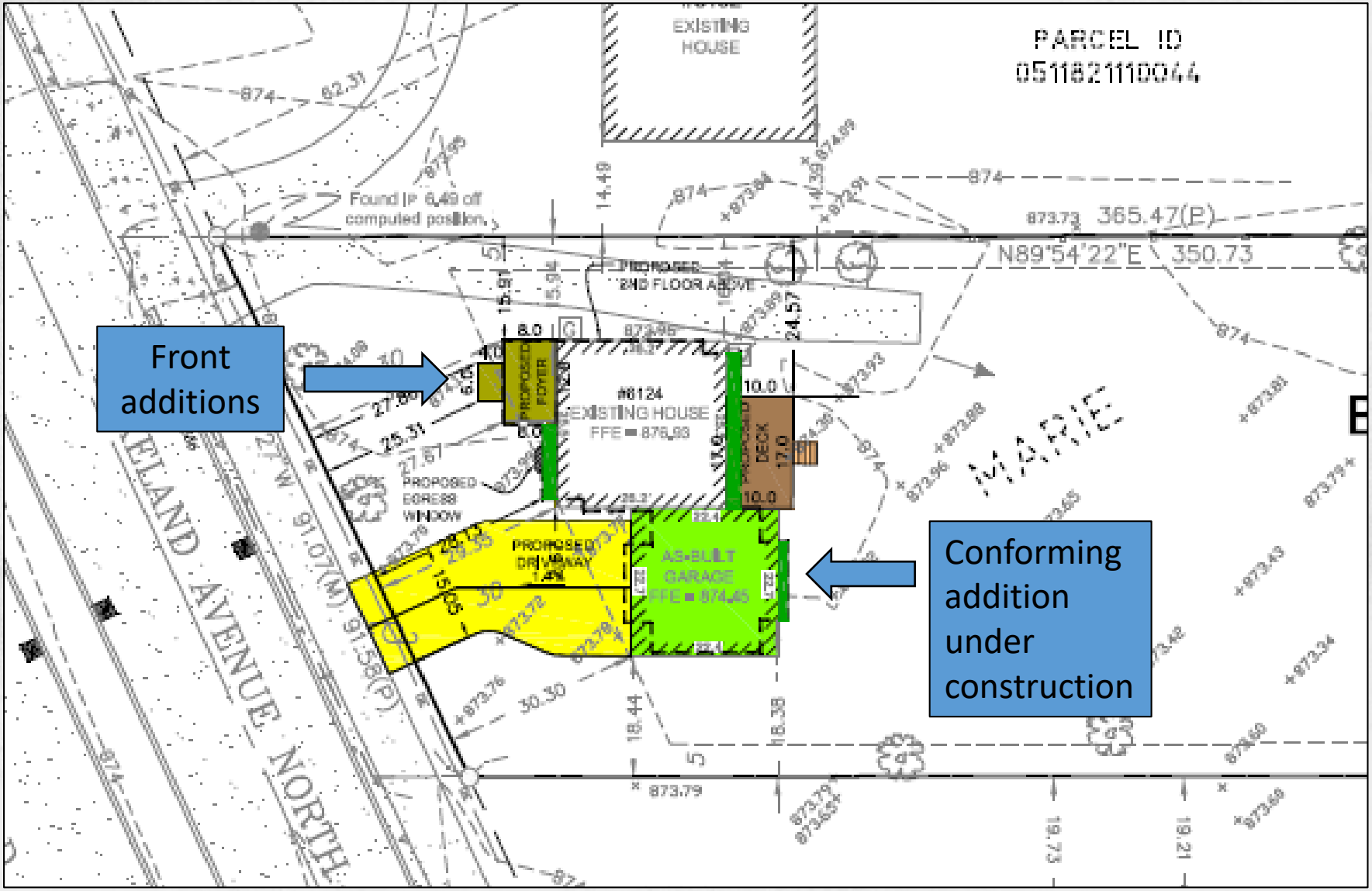
- Property owner Efrain Cardenas is seeking variances so he can expand the living space of his single-family home built in 1936.
  - *The additional living space includes an expanded living room on the main floor and an expanded bedroom on the upper floor.*
- Requested variances to front building setback of 30’ are:
  - Reduce setback to 27’ to convert existing porch to a 2-story living space
  - Reduce setback to 28’ for a second story cantilever
  - Reduce setback to 25’ for a front entryway

Front Addition Elevation

Convert porch to 2-story living space and add entryway



2024 Property Survey



Recommended Findings

- A single-family home with a front building addition is a reasonable use of property

- In harmony with intent of zoning regulations:
  - Does not conflict with the need for adequate light, air, and access for adjacent properties

- Variance will not alter character of the neighborhood
  - Since the additions only reduce the minimum setback by a maximum of 5’, the essential character of the surrounding area will not change if the variance is approved.

Recommended Findings (continued)

- Unique circumstances:
  - The home was allowed in 1936, prior to the creation of zoning requirements such as setbacks in 1939. Also, the proposed additions would meet current setbacks if Hennepin County had not taken additional right-of-way in 2012.

- Economic considerations alone are not sole reason for variance:
  - The applicant has expressed that the reason for the variance is to create additional living space for the home.

Planning Commission Action

- Staff recommends approval of the variance request with the conditions in the staff report

- Next steps:
  - City Council will consider Planning Commission recommendation on February 20