

AGENDA

BOARD OF ZONING APPEALS DECEMBER 19, 2006

COUNCIL CHAMBERS
7:30 P.M.

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 21, 2006

RENEWAL ITEMS

ITEM #2 – APPROVAL OF ITEM #3 AND ITEM #4

ITEM #3 – VARIANCE REQUEST. CONGREGATION SHIR-TIKVAH, 3900 NORTHFIELD PARKWAY, for relief to maintain landscaping in lieu of the 4'-6" high masonry-screening wall required along the east side of their off-street parking area where it abuts residential zoned property.

SUGGESTED RESOLUTION. To grant Congregation Shir-Tikvah, 3900 Northfield Parkway, a three-year renewal of relief to maintain landscaping in lieu of the 4'-6" high masonry-screening wall required along the east side of their off-street parking area where it abuts residential zoned property.

ITEM #4 – VARIANCE REQUEST. CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, 2784 E. SQUARE LAKE, for relief of the 4'-6" high masonry wall required along the east and west sides of off-street parking.

SUGGESTED RESOLUTION. To grant Church of Jesus Christ of Latter Day Saints, 2784 E. Square Lake, a three-year renewal of relief of the 4'-6" high masonry-screening wall required along the east and west sides of off-street parking.

PUBLIC HEARINGS

ITEM #5 – VARIANCE REQUEST. KEN BURKHART, 122 MINNESOTA, for relief of the Ordinance to expand the parking lot at an existing industrial building that will result in the parking lot being within 15' of the front property line, where Section 30.20.09 of the Zoning Ordinance requires a 50' front yard setback and Paragraph L of Section 31.30.00 requires that this yard remain free of parking spaces.

ITEM #6 – VARIANCE REQUEST. KEN BURKHART, 224 MINNESOTA, for relief of the Ordinance to expand the parking lot at an existing industrial building that will result in the parking lot being within 15’ of the front property line, where Section 30.20.09 of the Zoning Ordinance requires a 50’ front yard setback and Paragraph L of Section 31.30.00 requires that this yard remain free of parking spaces.

ITEM #7 – VARIANCE REQUEST. MR. & MRS. MICHAEL TAORMINO, 1874 WYNGATE, for relief of the Ordinance to construct a deck enclosure that will result in a 35’ rear yard setback where Section 30.10.02 requires a 45’ rear yard setback for buildings in the R-1B Zoning District.

ITEM #8 – VARIANCE REQUEST. TROY CHURCH OF THE NAZARENE, 6840 CROOKS, for relief of side yard building setback, side yard parking lot setback, and screening requirements of Section 10.30.04 of the Ordinance to construct a multi purpose/classroom addition to the existing Church.

AGENDA EXPLANATION

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2. RESOLVED, that Item #3 and Item #4 (with the exception of Item(s)) are hereby approved in accordance with the suggested resolutions printed in the Agenda Explanation.

Motion by
Supported by

3. Congregation Shir-Tikvah, 3900 Northfield Parkway. Petitioner is requesting renewal of a variance granted for relief to maintain landscaping in lieu of the 4'-6" high masonry-screening wall required along the east side of their off-street parking area where it abuts residential zoned property. This variance has been granted on a yearly basis since 1996. This item last appeared before this Board at the meeting of December 2000 and was granted a three (3) year renewal. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Congregation Shir-Tikvah, 3900 Northfield Parkway a three (3) year renewal of relief to maintain landscaping in lieu of the 4'-6" high masonry-screening wall required along the east side of their off-street parking area where it abuts residential zoned property.

- Variance is not contrary to public interest.
- There are no complaints or objections on file.
- Variance would not have an adverse effect to surrounding property.

4. Church of the Jesus Christ of Latter Day Saints, 2784 E. Square Lake. Petitioner is requesting renewal of a variance to maintain landscaped berm in place of the 4'-6" high masonry wall required along the east and west side of off-street parking. This Board originally granted this variance in 1991 based on the fact that the berm is in keeping with the area and desired by the abutting neighbors. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Church of Jesus Christ Latter Day Saints, 2784 E. Square Lake, a three (3) year renewal for relief of the 4'-6" high masonry wall required along the east and west sides of off-street parking.

- Conditions remain the same.
- There are no complaints or objections on file.

AGENDA EXPLANATION

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5. Ken Burkhart, 122 Minnesota. Petitioner is requesting relief of the Ordinance to expand the parking lot at an existing industrial building. The petitioner is proposing the construction of three parking spaces in the front of an existing industrial building that will result in the parking lot being within 15' of the front property line. Section 30.20.09 of the Zoning Ordinance requires a 50' front yard setback and Paragraph L of Section 31.30.00 requires that this yard remain free of parking spaces.

6. Ken Burkhart, 224 Minnesota. Petitioner is requesting relief of the Ordinance to expand the parking lot at an existing industrial building. The petitioner is proposing the construction of three parking spaces in the front of an existing industrial building that will result in the parking lot being within 15' of the front property line. Section 30.20.09 of the Zoning Ordinance requires a 50' front yard setback and Paragraph L of Section 31.30.00 requires that this yard remain free of parking spaces.

7. Mr. & Mrs. Michael Taormino, 1874 Wyngate. Petitioner is requesting relief of the Ordinance to construct a room over a deck that will result in a proposed 35' rear yard setback. Section 30.10.02 requires a 45' rear yard setback for buildings in the R-1B Zoning District.

8. Troy Church of the Nazarene, 6840 Crooks. Petitioner is requesting relief of the Ordinance to construct a multi purpose/classroom addition to the existing Church.

Paragraph B of Section 10.30.04 requires a side yard setback of 50' for a Church in the R-1B Zoning District. Paragraph G of the same Section further requires that side setback to be increased to 80' when the addition includes active indoor recreation facilities. The site plan submitted indicates that the building will be only 48.9' from the north property line.

Paragraph E of Section 10.30.04 requires that there be no parking in these required side yards. The site plans submitted indicated new parking or driveways within 16' of the north property line and 47' of the south property line. Paragraph F of this Section also requires a 4'-6" high screening wall or landscaped berm be installed between parking areas and adjacent residential land. No screening elements are provided between the parking area and the adjacent residential land to the north or south.