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**LAND USE APPLICATION SUMMARY**

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*Property Location:* 621 Upton Ave S  
*Project Name:* 621 Upton Ave S New Garage  
*Prepared By:* Alyssa Brandt, City Planner, (612) 673-5877  
*Applicant:* John Thomas  
*Request:* To construct a new detached garage  
*Required Applications:*

<b>Variance</b>	To reduce the interior side yards to from 8 feet to 1.5 feet in order to construct a new detached garage not wholly within the rear 40 feet of the lot.
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**SITE DATA**

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<b>Existing Zoning</b>	R1A Single Family District
<b>Lot Area</b>	6,843 square feet / 0.157 acres
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Bryn Mawr
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	N/A
<b>Small Area Plan(s)</b>	<u>Bryn Mawr Land Use Plan (2014)</u>

Date Application Deemed Complete	October 26, 2017	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	December 26, 2017	End of 120-Day Decision Period	N/A

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## BACKGROUND

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**SITE DESCRIPTION AND PRESENT USE.** 621 Upton Ave S is a triangular lot near the intersection of Upton Avenue S and Cedar Lake Road S. Due to the angle of Cedar Lake Road South, the block is not square and the alley runs at an angle through the Southern portion of the block and along the Southern boundary of the subject property. The site currently has a single family home with a front-loading single stall garage. According to City records, the house was constructed in 1938 and the garage was added in 1976.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties are predominantly low density residential, with a few larger uses nearby, such as Bryn Mawr Elementary School, Anwatin Middle School, and offices for Century Link. The majority of nearby properties are zoned R1 or R1A, with several properties zoned OR2.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a 420 square foot garage at the rear of the property. The proposed setbacks are 1.5 feet from both side lot lines. Upon closer review of the application, staff has determined that the garage is sited within the rear 40 feet of the lot, and thus eligible for the reduced setbacks laid out in MCO 535.280. As such, the identified variance is not required and the application is being returned to the applicant.

**PUBLIC COMMENTS.** At the time of writing this report, no comments have been received from the public. Any correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

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## RECOMMENDATIONS

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The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by John Thomas for the properties located at 651 Upton Avenue S:

**A. Variance to decrease the interior side yard setbacks.**

Recommended motion: **Return** the application for a variance to decrease the interior side yard to 1.5 feet.