



CITY OF
FALCON HEIGHTS

2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

email: mail@ci.falcon-heights.mn.us
website: www.ci.falcon-heights.mn.us

Phone - (651) 792-7600
Fax - (651) 792-7610

May 11, 2009

Dear Property Owner:

You are hereby notified that the owner of the apartment building at 1496 Larpenteur has applied for several variances to build a new 5-car garage adjacent to the alley behind the building. The city code requires a five foot side setback for a detached garage on an alley in a residential district, unless the property meets certain conditions. The existing garage qualifies the owner to build with a two foot setback on the east side of the lot but not for the west side. Therefore, the owner requests a variance for the west side.

In addition the code limits a detached garage to 40% of the rear 30 feet of the lot and limits the total amount of accessory building area to 1000 square feet. The proposed garage exceeds both of these limits. Therefore, the owner is also seeking an area variance.

The City is required to notify owners of properties within 350 feet. I have enclosed a copy of the site plan. You are welcome to attend the Planning Commission meeting at which this variance application will be considered:

Tuesday, May 26, 2009
7:00 p.m.
City Hall Council Chambers

Please call me at 651/792-7613 if you require further information. You may also send written comments to me at deb.jones@falconheights.org or by U.S. Mail at the address below.

Thank you,

Deborah Jones
Zoning and Planning Coordinator

cc: City Administrator, Planning Commissioners