



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date February 13, 2013	Agenda # VII.A.
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INFORMATION & BACKGROUND

Project Description

Mr. Thomas J. Maimares is requesting to shift the existing lot line that divides the two properties at 5809 and 5813 Tingdale Avenue. (See property location on pages A1–A3.) The purpose of the request is to slightly shift the side lot line between these two properties so that the each lot would have more area in the between the home and the side property line, and to eliminate the driveway encroachment at the front lot line. (See property location and proposed lot line shift on pages A4–A6.)

Surrounding Land Uses

The surrounding properties and uses include single-family homes zoned and guided low-density residential. (See page A2.)

Existing Site Features

Single-family homes are located on both parcels.

Planning

Guide Plan designation: Low-density residential
Zoning: R-1, Single-family residential

Primary Issue

- **Is the proposed lot division reasonable?**

Yes. The resulting lot line shift does not create an additional lot. The size of each parcel remains the same, and the lot width and depth also do not change. The shift in lot line is accomplished by trading equal 106 square foot sections of property. The result is that the side yard setback for the home at 5809 Tingdale would increase from 2.5 feet to 5.4

feet; and the side yard setback from the home at 5813 Tingdale would increase from 4.7 feet to 5.5 feet. (See pages A5–A6.) Additionally, the driveway for the home at 5813 would no longer encroach on the 5809 property. (See page A4.)

Staff Recommendation

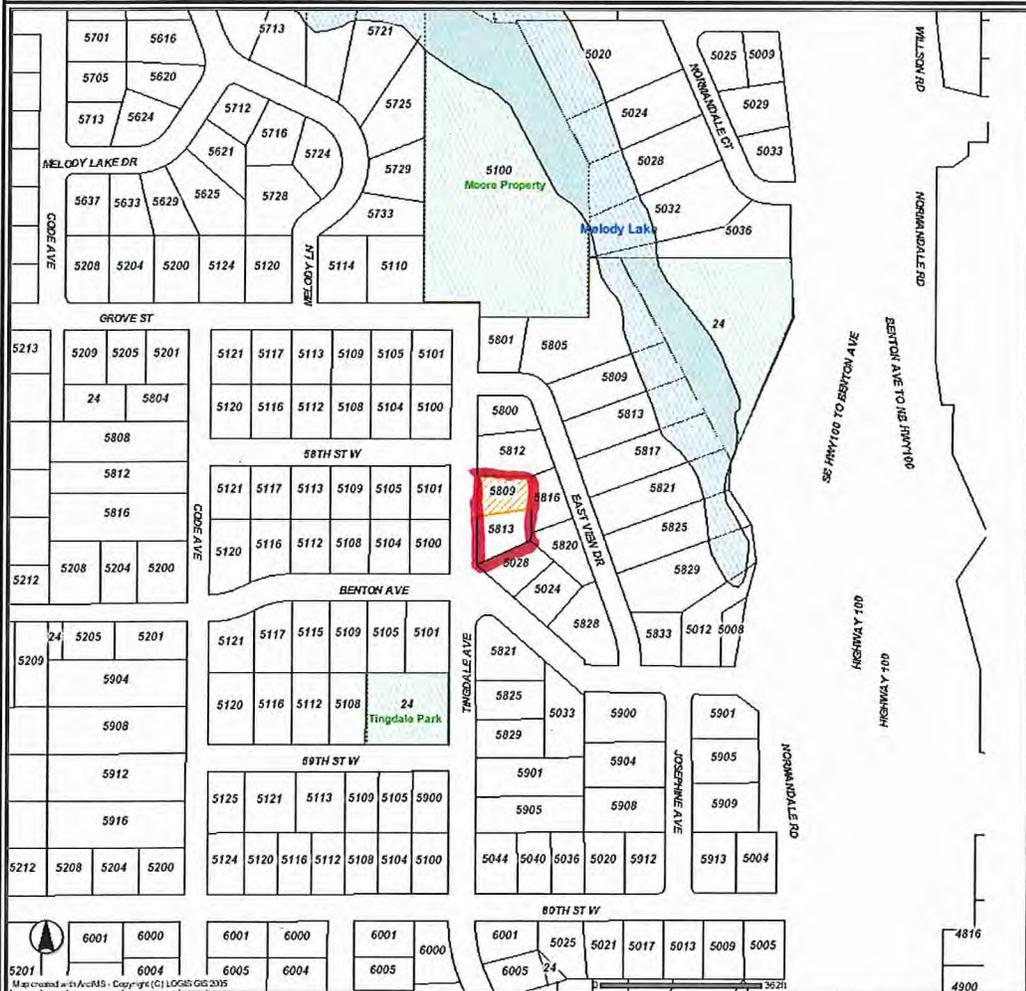
Recommend that the City Council approve the Lot Division of 5809 and 5813 Tingdale Avenue:

Approval is subject to the following findings:

1. The proposed lot line adjustment does not create a new lot.
2. The purpose of the lot line adjustment is to provide additional side yard setback for each home and eliminate the driveway encroachment.
3. The resulting lot area, lot width and lot depth would not change.

Deadline for a city decision: May 7, 2013

City of Edina



- Legend**
- Highlighted Feature
 - Surrounding House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels

Map created with ArcGIS - Copyright (C) LOGIS GIS 2005



PID: 3311721310073

**5809 Tingdale Ave
Edina, MN 55436**



City of Edina



- Legend**
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 - 2009 Aerial Photo

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**5809 Tingdale Ave
Edina, MN 55436**



City of Edina



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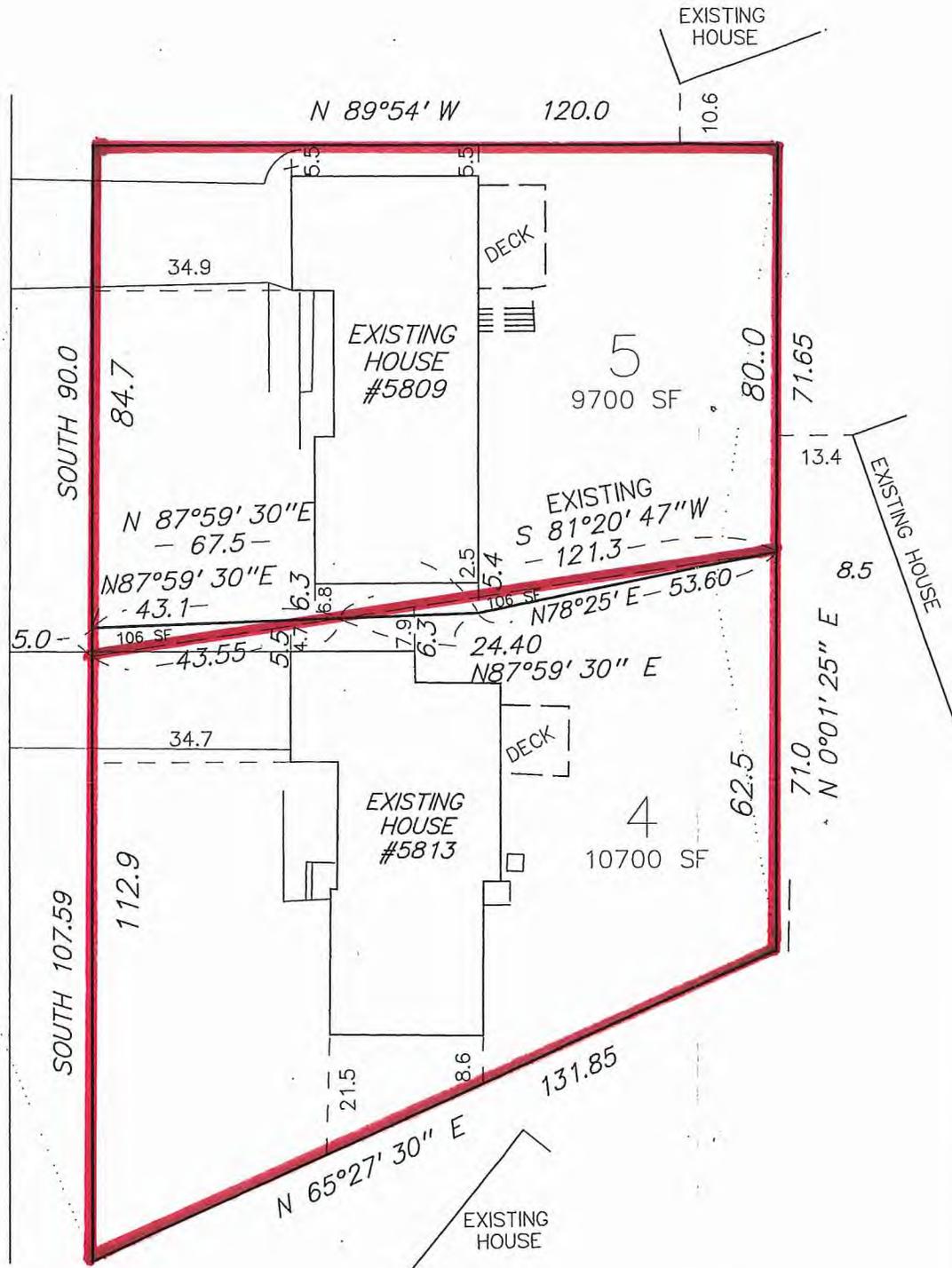


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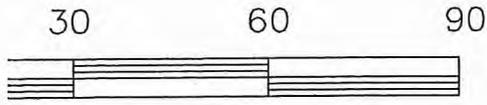
**5809 Tingdale Ave
Edina, MN 55436**



TINGDALE AVENUE



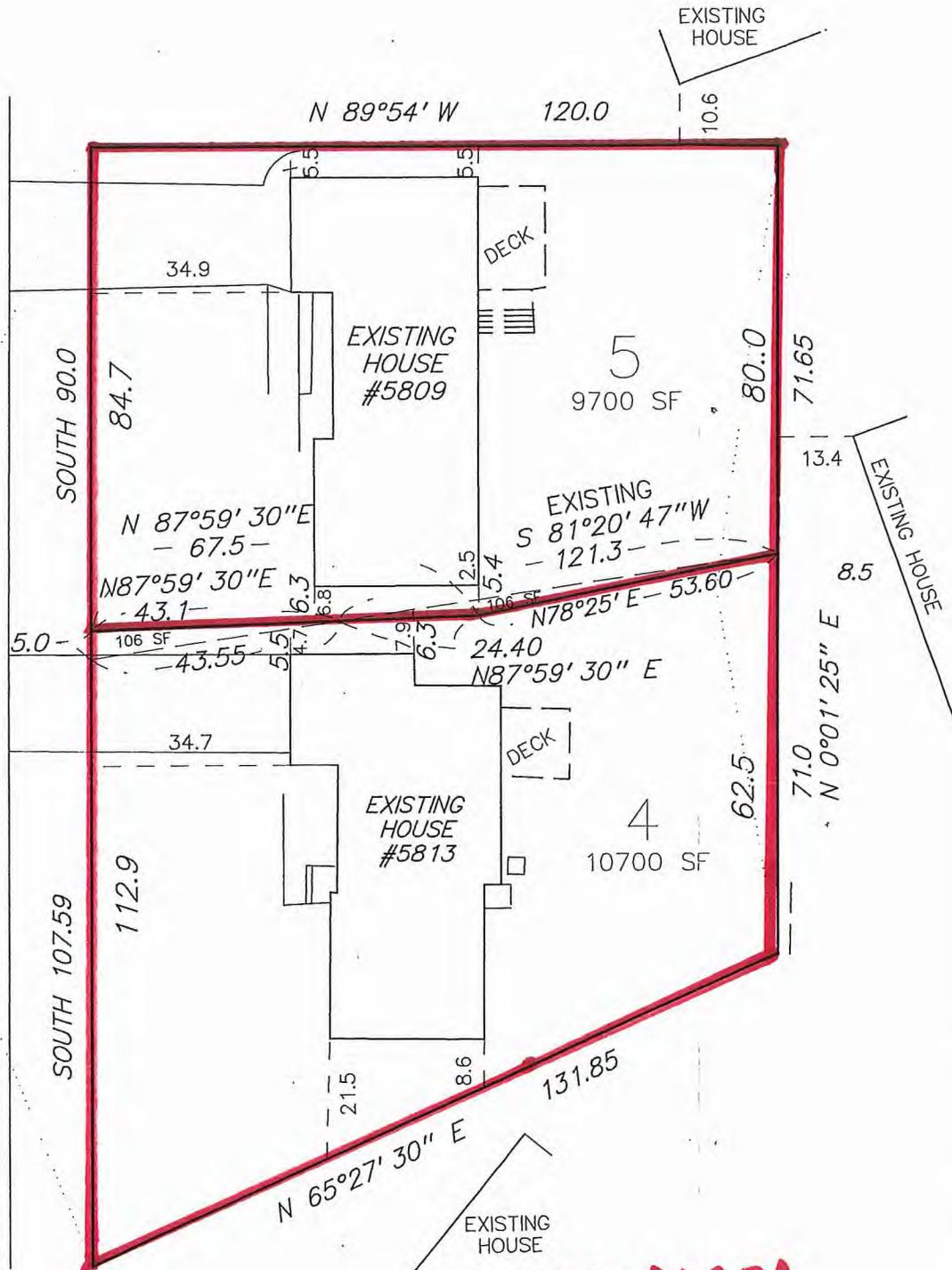
EXISTING LOTS



30 60 90
LE IN FEET
= OVERHEAD UTILITY LINE

AS

TINGDALE AVENUE



**PROPOSED
LOTS**



30 60 90
LE IN FEET
= OVERHEAD UTILITY LINE



5809 Tingdale

A7



5813 Tingle

A8