

**BOARD OF ZONING APPEALS  
2019 ANNUAL REPORT**

## 2019 Board of Zoning Appeals

### Commissioners

Nancy Nelson, Chair (2020)

Richard Orenstein, Vice Chair (2020)

David Perich (2020)

Andy Snope (2020)

Rotating Planning Commission Representative

Kade Arms-Regenold (Youth Representative,  
2020)

*Note: Terms run May 1-April 30*

### Council Liaison

Larry Fonnest

### City Staff

Marc Nevinski, Physical Development Director

Jason Zimmerman, Planning Manager

Emily Goellner, Associate Planner/Grant Writer

Myles Campbell, Planner

Emily Anderson, Planning Intern

Lisa Wittman, Administrative Assistant

Amie Kolesar, Planning Assistant

### Purpose, Mission, And Prescribed Duties

The Board of Zoning Appeals (BZA) hears requests for variances from the requirements of the Zoning Code, which is Chapter 113 of the Golden Valley City Code. The BZA consists of five members that meet once a month if there are any petitions pending for action. A Planning Commissioner serves as the fifth member of the BZA.

### Criteria For Analysis

A variance may be granted when the petitioner for the variance establishes that there are practical difficulties in complying with this Chapter. "Practical difficulties," as used in connection with the granting of a variance, means:

- the property owner proposes to use the property in a reasonable manner not permitted by this Chapter
- the plight of the property owner is due to circumstances unique to the property not created by the property owner
- the variance, if granted, will not alter the essential character of the locality

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. The BZA may not grant a variance that would allow any use not allowed for property in the Zoning District where the affected person's land is located. The BZA may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

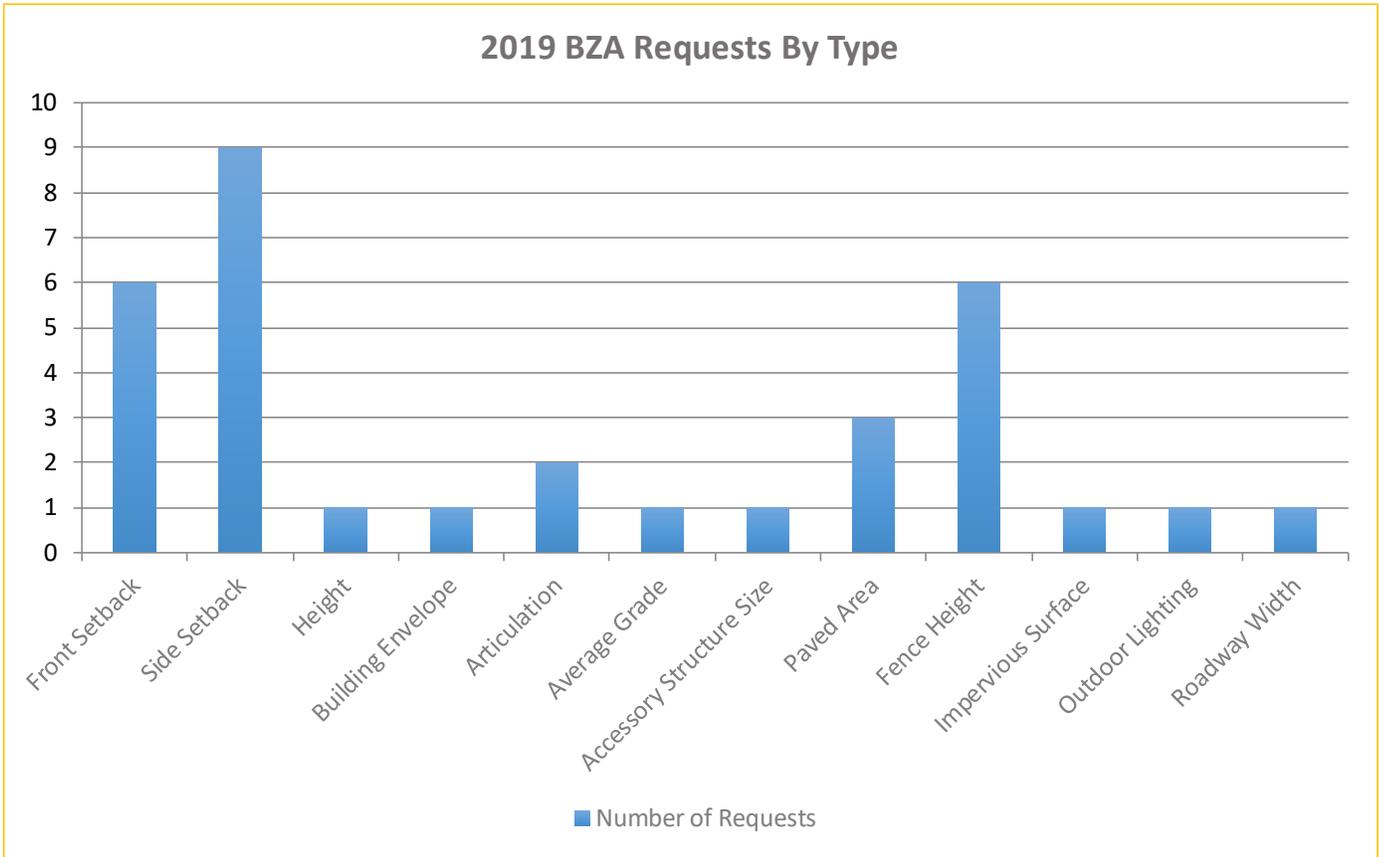
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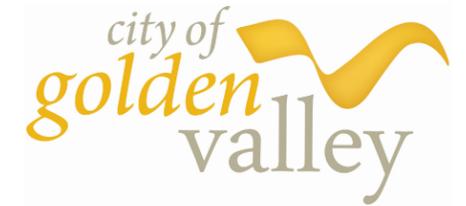
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# 2019 Overview

**Variances Considered**  
**33**  
**In R-1 Residential Zoning District**  
**30**

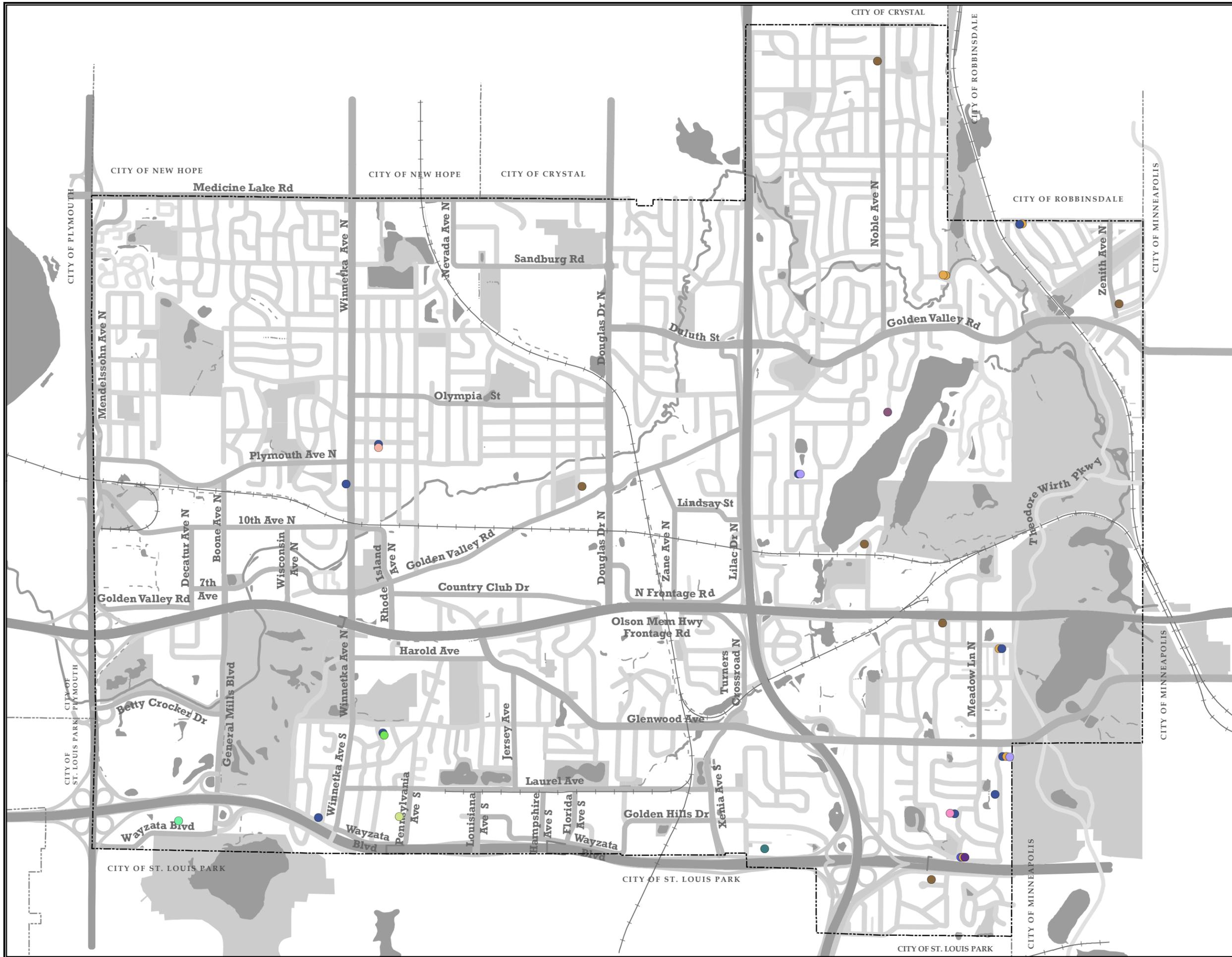




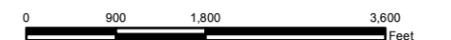
# Variance Requests

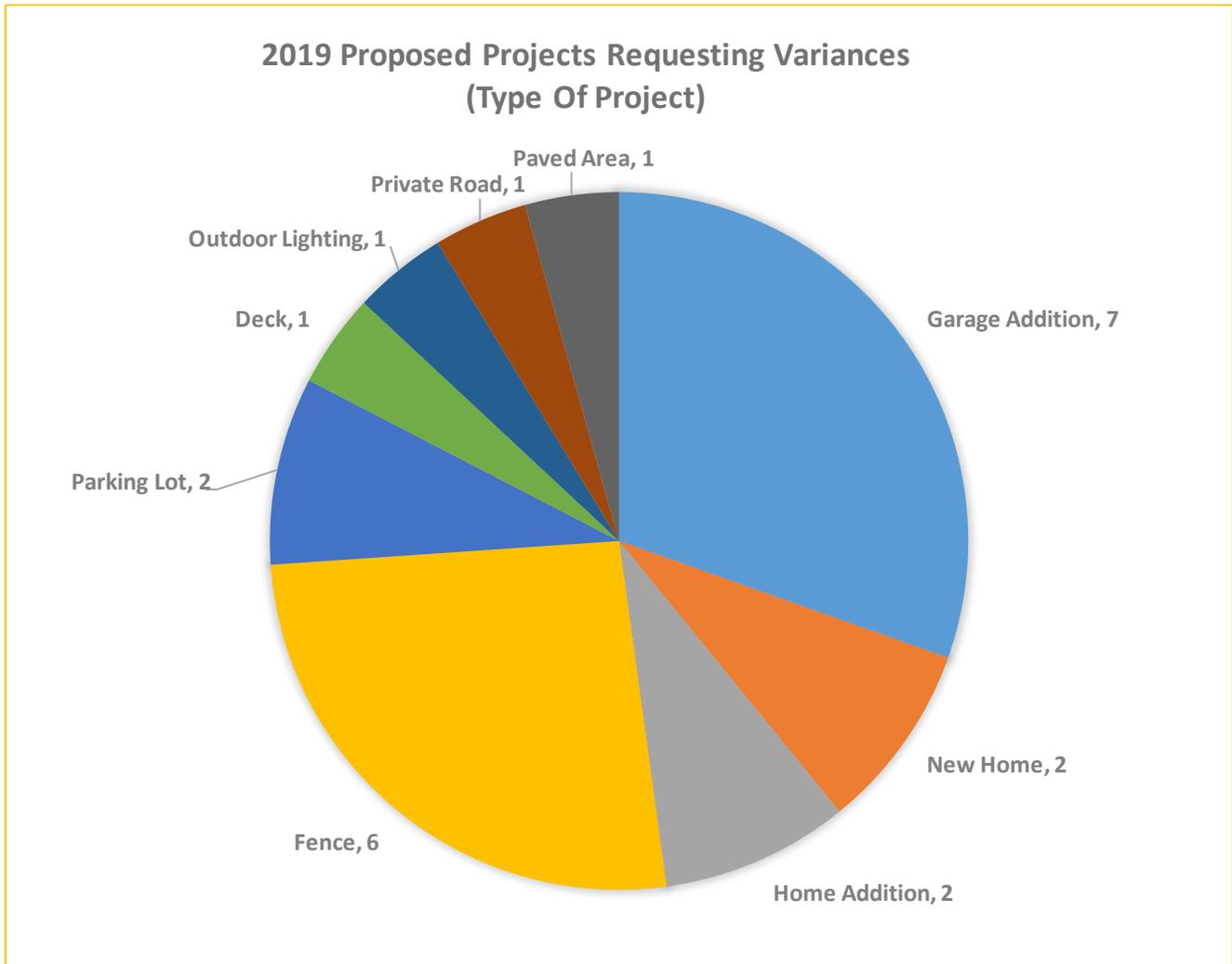
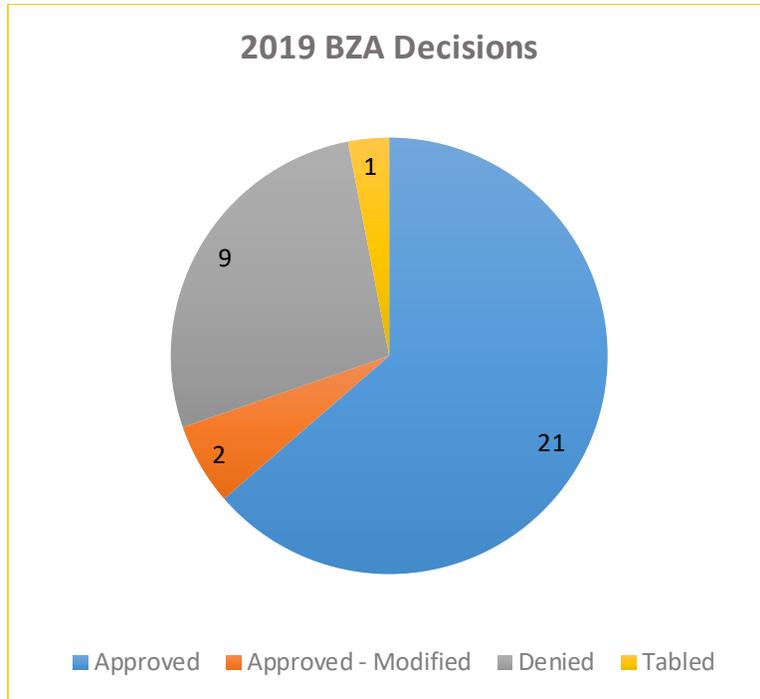
## Requests by Type, 2019

- Accessory Structure Location
- Articulation
- Grading/Average Grade
- Building Envelope
- Fence Height
- Front Setback
- Height
- Impervious Surface
- Outdoor Lighting
- Parking
- Parking Setbacks
- Roadway Width
- Side Setback



Print Date: 4/22/2020  
 Sources:  
 -Hennepin County Surveyors Office for Property Lines (2018).  
 -City of Golden Valley for all other layers.



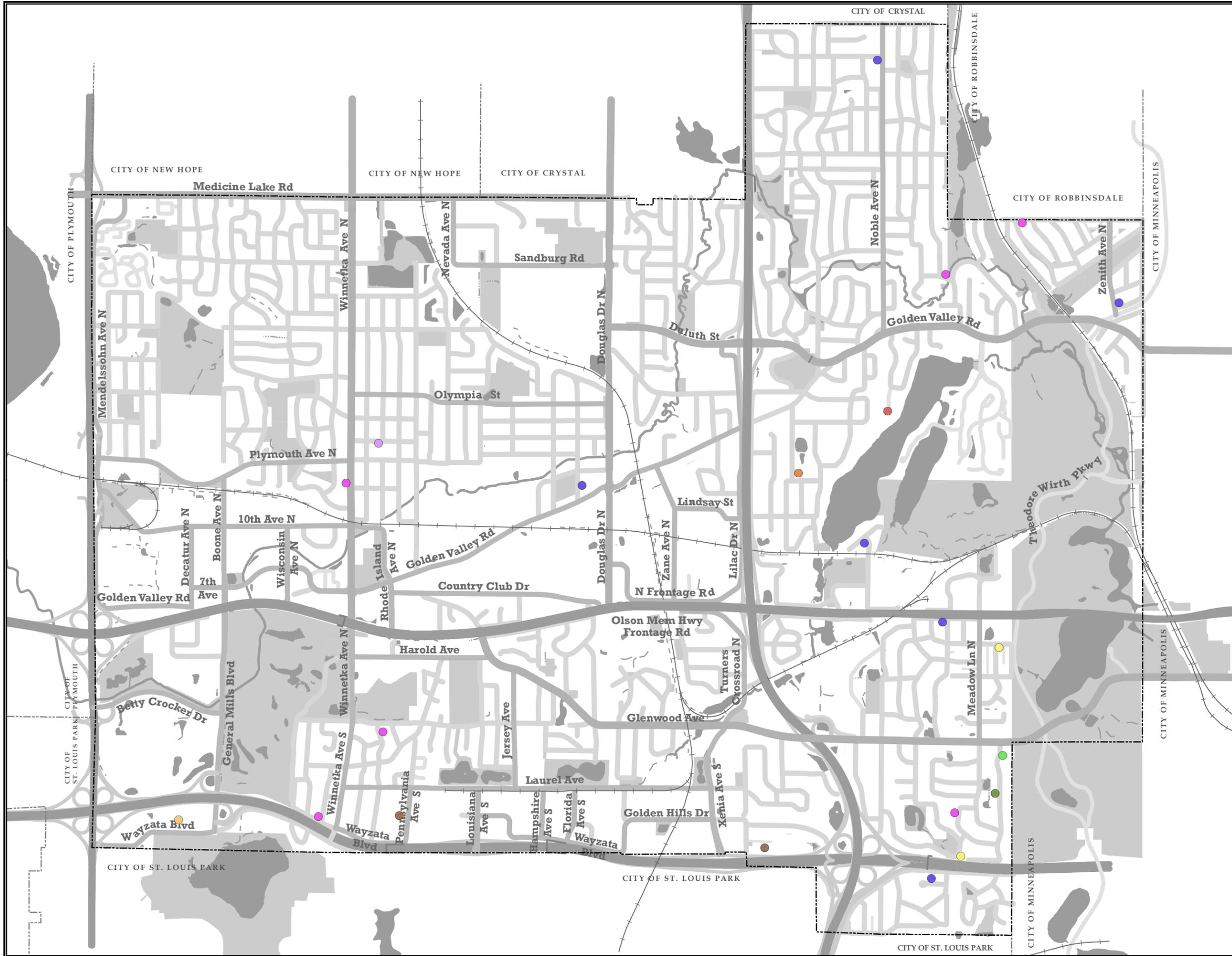




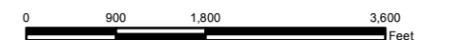
# Variance Requests

## Requests by Project, 2019

- Building Addition
- Deck
- Fence
- Garage/Garage Addition
- Home Addition
- New Home
- Outdoor Lighting
- Parking
- Paved Area
- Private Road



Print Date: 4/22/2020  
 Sources:  
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 -City of Golden Valley for all other layers.



# Five-Year Summary: 2015-2019

**Variances Considered**  
127

**In R-1 Residential Zoning District**  
113

**In R-2 Residential Zoning District**  
2

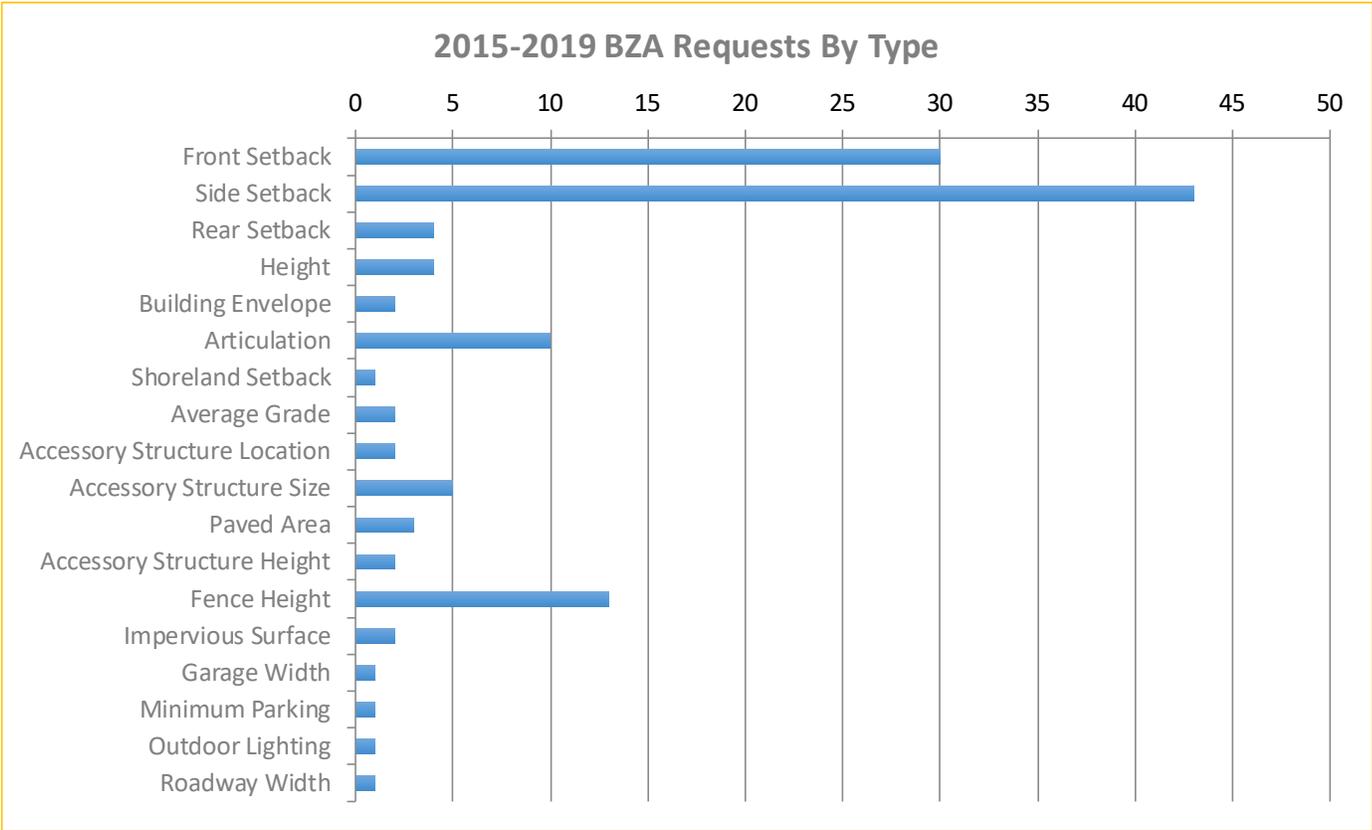
**In Commercial Zoning District**  
2

**In Mixed-Use Zoning District**  
2

**In Institutional Zoning District**  
6

**In Industrial Zoning District**  
1

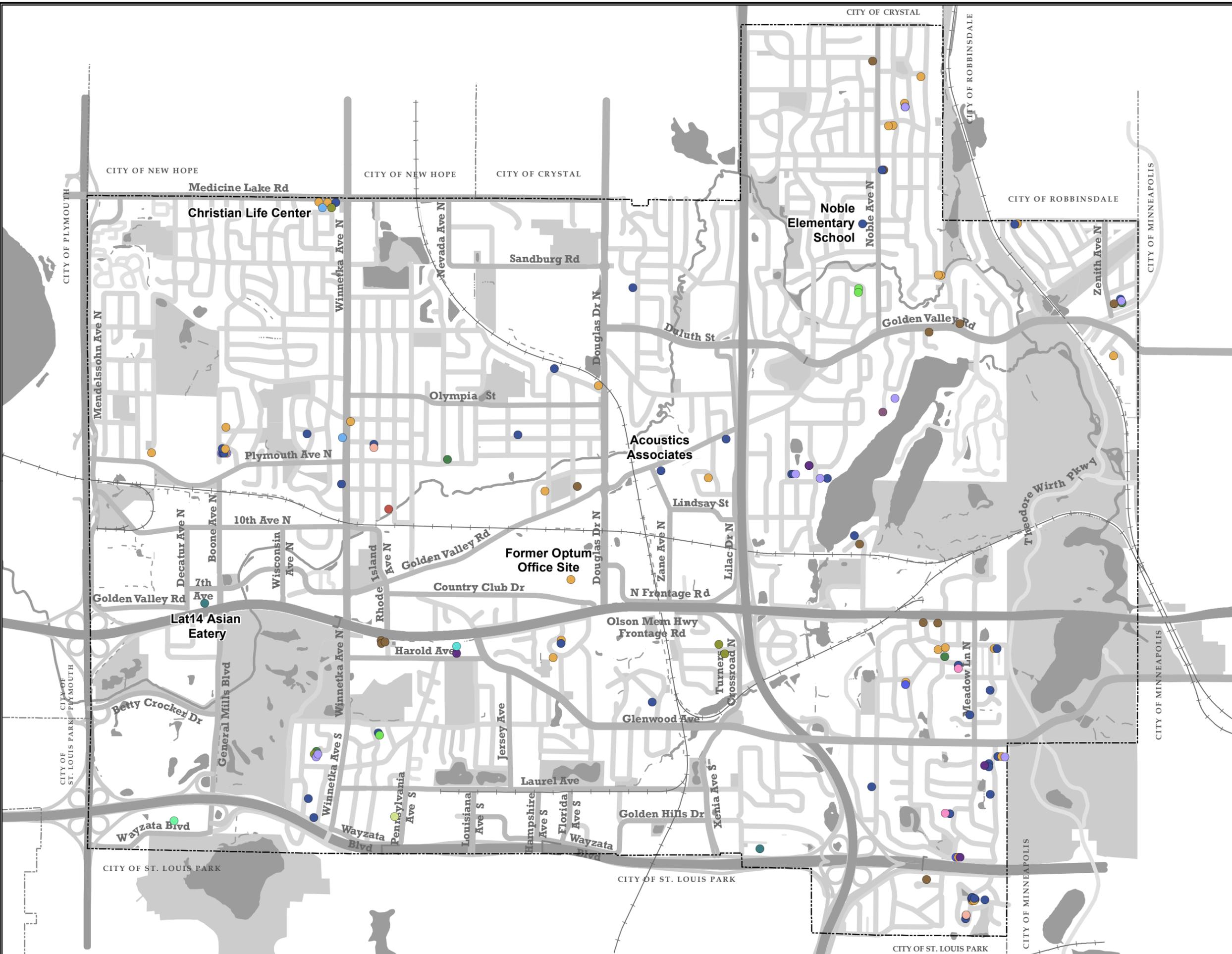
**In Light Industrial Zoning District**  
1



# Variance Requests

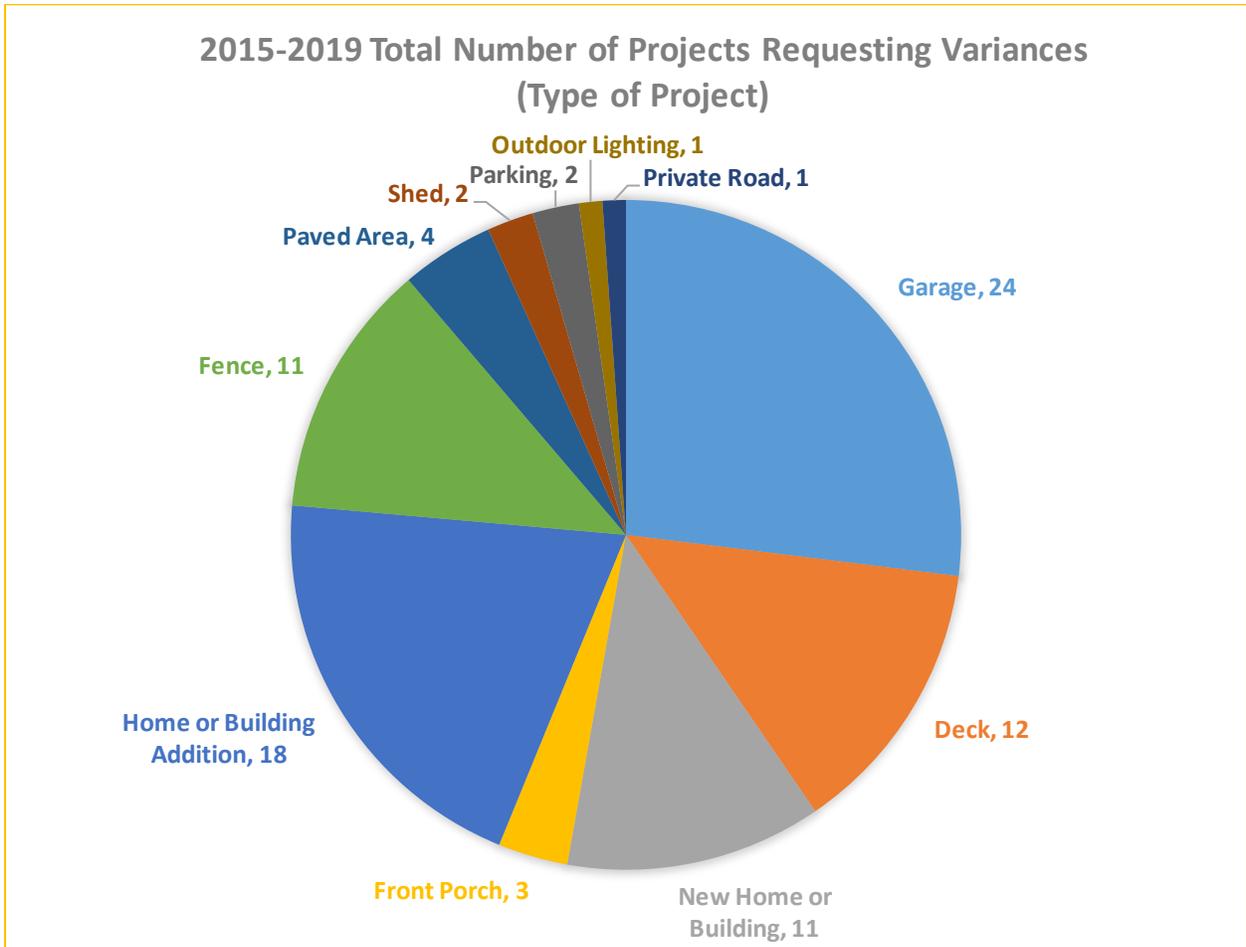
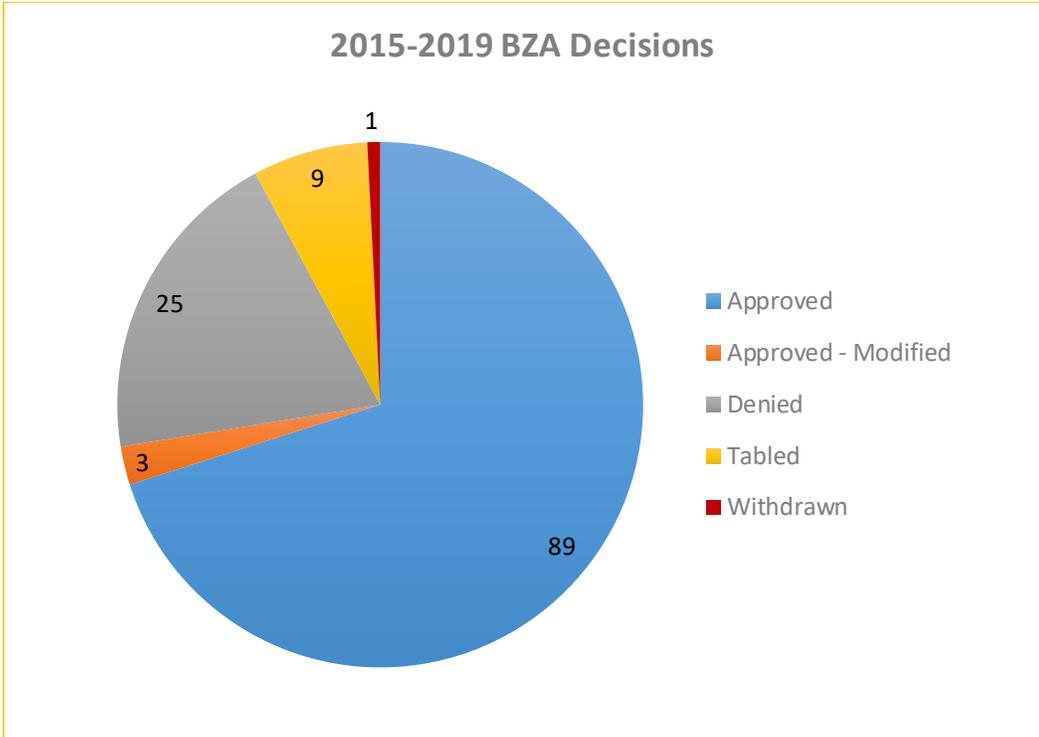
## Requests by Type, 2015-2019

- Accessory Structure Height
- Accessory Structure Location
- Accessory Structure Size
- Articulation
- Grading/Average Grade
- Building Envelope
- Fence Height
- Front Setback
- Garage Width
- Height
- Impervious Surface
- Outdoor Lighting
- Parking
- Parking Setbacks
- Rear Setback
- Roadway Width
- Shoreland Setback
- Side Setback



Print Date: 4/22/2020  
 Sources:  
 -Hennepin County Surveyors Office for Property Lines (2018).  
 -City of Golden Valley for all other layers.

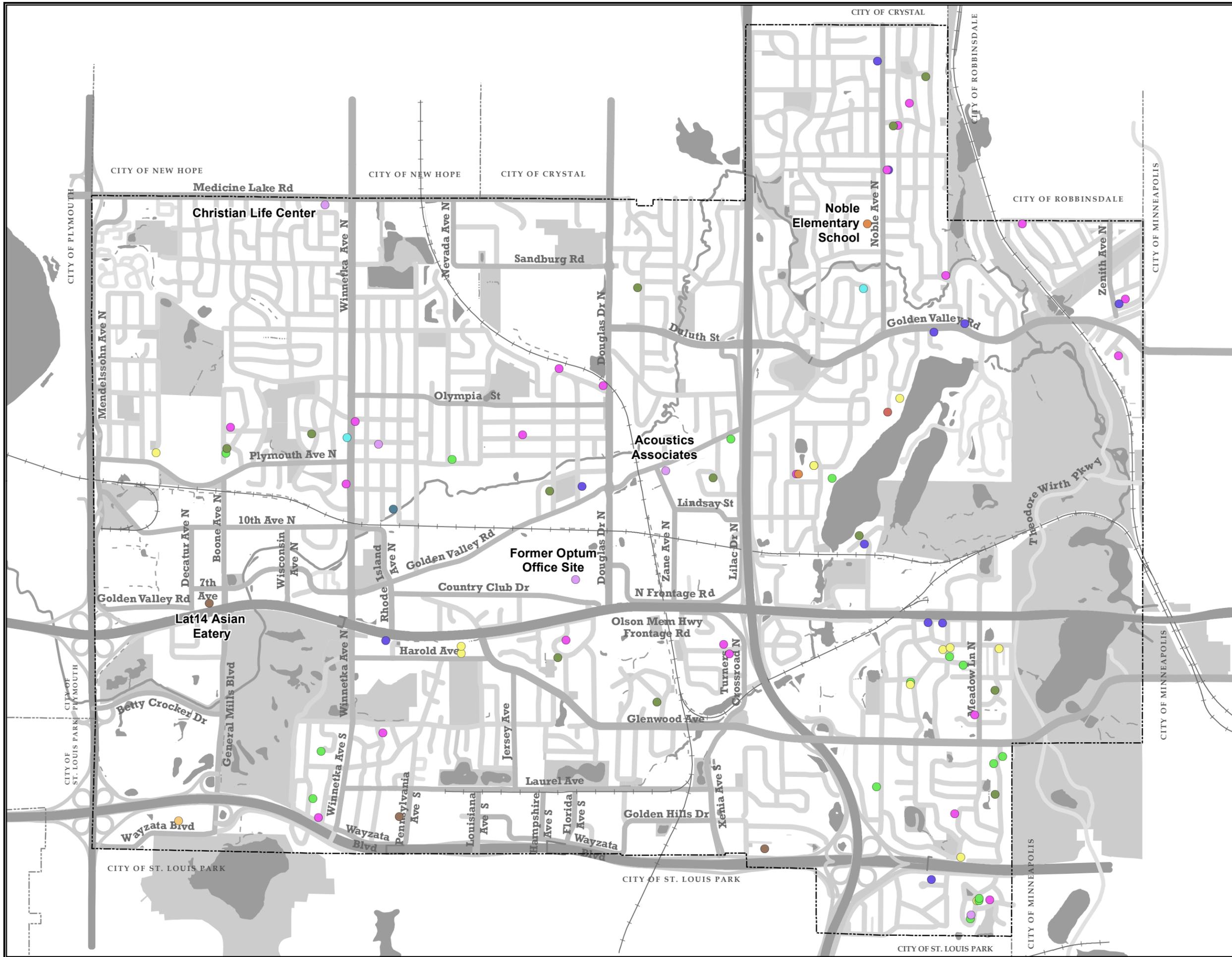




# Variance Requests

## Requests by Project, 2015-2019

- Building Addition
- Deck
- Fence
- Front Porch
- Garage/Garage Addition
- Home Addition
- New Home
- Outdoor Lighting
- Parking
- Paved Area
- Private Road
- Shed



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## Types Of Variances Considered

Variance Type	Description
Front Yard Setback	Requests to build structures within 35 feet of the front yard property line in R-1, R-2, and Institutional Districts. Institutional Districts also require that at least 25 feet be landscaped and maintained as a buffer zone.
Side Yard Setback	Requests to build structures within the side yard setback area, which ranges from 5 feet to 50 feet depending on the type of structure and the Zoning District.
Rear Yard Setback	Requests to build structures within the rear yard setback area, which ranges from 5 feet to 50 feet depending on the type of structure and the Zoning District.
Articulation	Requests to waive articulation requirement, which requires inward or outward articulation of 2 feet in depth and 8 feet in length for every 32 feet of side wall on homes in the R-1 and R-2 Zoning Districts.
Height	Requests to build principal structures over the maximum height requirement, which ranges from 25 to 28 feet depending on the type of roof and the Zoning District.
Fence Height	Requests to build fences over the maximum height requirements, which ranges from 4 to 12 feet depending on the location on the property (front yard or side/rear yard) and the Zoning District.
Building Envelope	Requests to build a structure beyond the maximum building envelope, which is defined for properties within the R-1 and R-2 Zoning Districts. This includes the 2:1 or 4:1 slope requirement when the structure is taller than 15 feet at the side yard setback line.
Accessory Structure Location	Requests to build a garage, shed, or other accessory structure in a location that is not completely to the rear of the principal structure or in a location that is not at least 10 feet from the principal structure.
Accessory Structure Size	Requests to build a garage, shed, or other accessory structures above the allowable limit of 1,000 square feet in R-1, R-2, and Institutional Zoning Districts.
Accessory Structure Height	Requests to build a garage, shed, or other accessory structures above the maximum height requirements, which is 10 feet in the R-1, R-2, and Institutional Zoning Districts.
Garage Width	Request to build a garage in the R-2 District that is wider than 65 percent of the width of the front façade.
Average Grade	Requests to change the average grade of a property by more than 1 foot.
Shoreland Setback	Requests to build a structure within the minimum shoreland setbacks, which are larger than standard front, side, and rear setbacks.
Impervious Surface	Requests to construct additional impervious surface beyond the maximum allowable, which is 50 percent of the lot in R-1 and R-2 and 60 percent in R-3 and R-4 Zoning Districts.
Minimum Parking	Request to build or use an existing parking lot or garage with a number of parking spaces that is less than the minimum required based on the use of the property.

Outdoor Lighting	Request regarding the total amount of foot candles of light produced by lighting systems, the amount of allowed light trespass, or other issues relating to lighting systems.
Roadway Width	Requests to build a private roadway above or below the maximum and minimum required widths respectively.