

Zoning Board of Adjustment Minutes

Regular Meeting

October 16, 2025 - 4:30 pm

Room 350, Public Service Center

250 S. 4th St., Minneapolis, MN 55415

Members Present: Matthew Perry (Chair), Annie Wang (Vice-Chair), Anna Callahan, Derek Eicholz, Sally Grans Korsh, Adam Hutchens, Peter Ingraham, and Taylor Smrikarova (Quorum: 5)

Staff : Rachel McIntyre

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes

[Sep 18, 2025 Zoning Board of Adjustment](#)

Action Taken: Accepted

Public Hearing

4. **64 Orlin Avenue SE, Ward 2**

City Planner: [Ben Carrier](#), PLAN20197

The Zoning Board of Adjustment adopted staff findings for the variances to reduce the required front yard along Orlin Avenue Southeast from approximately 12.6 feet to 8.5 feet to allow for a new attached garage and roof-top deck to an existing single-family dwelling located at 64 Orlin Avenue Southeast by Michelle Garens:

A. Variance.

Action: The Zoning Board of Adjustment **approved** the variance to reduce the required front yard from 12.6 feet to 8.5 feet for an attached garage, subject to the following conditions:

1. Approval of the final site plan, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 16, 2027.

B. Variance.

Action: The Zoning Board of Adjustment **approved** the variance to reduce the required front yard from 12.6 feet to 8.5 feet for a rooftop deck exceeding 50 square feet, subject to the following conditions:

1. Approval of the final site plan, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 16, 2027.

C. Variance.

Action: The Zoning Board of Adjustment **approved** the variance to the location restrictions on attached garages facing the front lot line for residential uses to allow for an attached garage more than 5 feet closer to the front lot line than the façade of the existing dwelling, subject to the following conditions:

1. Approval of the final site plan, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 16, 2027.

D. Variance.

Action: The Zoning Board of Adjustment **approved** the variance to the width restrictions on attached garages facing the front lot line for residential uses to allow for an attached garage exceeding 60% of the width of the entire structure, subject to the following conditions:

1. Approval of the final site plan, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 16, 2027.

[64 Orlin Ave SE Staff Report](#)

Approved on consent.

5. **1118 53rd St W, Ward 13**

City Planner: [Myles Campbell](#), PLAN20106

The Zoning Board of Adjustment adopted staff findings for the application by Sprenger Homes Inc. for the property located at 1118 53rd St W:

A. Variance.

Action: The Zoning Board of Adjustment **approved** the variance to reduce the minimum required interior side yard from 1 foot to 0.7 foot for a detached garage, subject to the following conditions:

1. Approval of final site, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 16, 2027, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.

[1118 53rd St W Staff Report](#)

Approved on consent.

6. **2821 Brookwood Terrace, Ward 13**

City Planner: [Myles Campbell](#), PLAN20266

The Zoning Board of Adjustment adopt staff findings for the application by Archos Architecture & Design for the property located at 2821 Brookwood Terrace:

A. Variance.

Action: The Zoning Board of Adjustment **denied** the variance to reduce the minimum required interior side yard from 5 feet to 3.1 feet for a home addition.

B. Variance.

Action: The Zoning Board of Adjustment **approved** the variance to allow development within forty (40) feet of a steep slope in the Shoreland Overlay District, subject to the following conditions:

1. Approval of final site, elevation, and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 16, 2027, unless extended by the Zoning Administrator, or the permit may be revoked for noncompliance.
3. Erosion control measures shall be implemented prior to construction and shall remain in place until construction is complete.

[2821 Brookwood Terrace Staff Report](#)

[2821 Brookwood Presentation](#)

The public hearing was opened, and the following people spoke:

1. Marsha Haagenson

The public hearing was closed.

Aye: Eicholz, Hutchens, Ingraham, Smrikarova, Wang

Nay: Callahan, Grans Korsh

Announcements

7. **Updates**

Action Taken: Received and filed

Adjournment

The meeting adjourned at 5:20pm.