

Planning Commission Item

September 2, 2025



Item	Consider a Variance for a Detached Accessory Structure located at 3630 Hickory Road (Planning Case #25-13)	
File No.	Planning Case 25-13	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Scot Lacek, Property Owner	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Low Density	
Acerage	0.25 Acres	
Density		
Applicable Regulations	Chapter 20, Division 3, Variances Chapter 20, Division 4, Nonconforming Uses Chapter 20, Article 20-XII "RSF" Single-Family Residential District Chapter 20, Section 20-904, Accessory Structures Chapter 20, Section 20-908, Yard Regulations	

SUGGESTED ACTION

"The Chanhassen Board of Appeals and Adjustments approves the requested decreased side yard setbacks, subject to the conditions of approval and adopts the attached Findings of Facts and Decision."

SUMMARY

The applicant requests a variance for decreased side yard setbacks for a proposed detached garage on the subject property. The proposed garage would replace an existing detached garage, which serves as the property's primary garage.

BACKGROUND

This property is located in the Red Cedar Point neighborhood, on Lake Minnewashta. This neighborhood was platted in 1913. The age of the plat creates unique circumstances due to the fact all the lots in the plat are undersized when compared to today's requirements for the Single-Family Residential District (RSF) within the Shoreland Overlay. The existing garage has grandfathered rights for replacement.

DISCUSSION

RECOMMENDATION

Staff recommends approval of the requested variance.

ATTACHMENTS

[Development Application](#)

[Applicant Narrative](#)

[Survey](#)

[Plan Set](#)

[Staff Report](#)

[Findings of Fact](#)

[Affidavit of Mailing](#)

[Affidavit of Publication](#)