

Planning Commission Item

July 7, 2026



Item	Consider a Front Yard Setback Variance for a Fence at 7024 Dakota Ave (Planning Case #26-09)	
File No.	26-09	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Gwen Kelley,	
Applicant	Next Day Fences	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Low Density	
Acerage	0.47	
Density		
Applicable Regulations	Chapter 20 – Article 20-II – Division 20-II-3 Variances Chapter 20 – Article 20-XII RSF Single-Family Residential District Chapter 20 – Article 20 XXIII – Division 20-XXIII-5 Fences and Walls	

SUGGESTED ACTION

The Chanhassen Planning Commission, acting as the Board of Adjustments and Appeals, approves the requested front yard setback variance for a fence at the property located at 7024 Dakota Avenue.

SUMMARY

The applicant is requesting a variance to the required front setbacks to install a privacy fence at 7024 Dakota Ave.

BACKGROUND

This property is located in the Colonial Grove at Lotus Lake neighborhood, platted in 1956. The home

was constructed in 1967 according to Carver County property data. The driveway extends from Dakota Avenue which makes the property along Dakota Avenue the front yard by municipal code, despite the front door, or main entrance, being located along Dakota Circle.

Due to the steep grade on the west side of the property, the driveway was placed off the side of the house on Dakota Avenue to comply with city standards for driveway slope. Consequently, the single-family home itself on the property is considered lawful nonconforming to the front setback, and is located an estimated 25 feet and 4 inches from the front property line at its closest point.

DISCUSSION

RECOMMENDATION

Staff recommends that the Chanhassen Planning Commission approve the requested front-yard setback variance to install a privacy fence as demonstrated in the plan set.

ATTACHMENTS

[Application](#)

[Narrative](#)

[Survey](#)

[Staff Report](#)

[Findings of Fact](#)