

# Planning Commission Item

June 2, 2026



<b>Item</b>	Consider a Front Yard Setback Variance to Construct an Addition at 6691 Deerwood Drive	
<b>File No.</b>	Planning Case #26-08	<b>Item No:</b> B.1
<b>Agenda Section</b>	<b><u>PUBLIC HEARINGS</u></b>	
<b>Prepared By</b>	Rachel Arsenault, Associate Planner	
<b>Applicant</b>	Alexander Design Group.	
<b>Present Zoning</b>	Single Family Residential District (RSF)	
<b>Land Use</b>	Residential Low Density	
<b>Acerage</b>		
<b>Density</b>		
<b>Applicable Regulations</b>	Chapter 20 – Article 20-XII RSF Single-Family Residential Chapter 20 – Article 20-II – Division 20-II-3 Variances Chapter 20 – Article 20-XXVIII Bluff Protection	

**SUGGESTED ACTION**

The Chanhassen Planning Commission approves the request for a front yard setback variance for the property located at 6691 Deerwood Drive.

**SUMMARY**

The applicant is requesting a variance to the required front setbacks to facilitate an addition on the existing lawful non-conforming home located at 6691 Deerwood Drive.

**BACKGROUND**

This property is located in the Carver Beach neighborhood, platted in 1927. According to Carver County data, the home was constructed in 1932. The property contains a single-family home, a shed and a gravel parking area that stretches into the right-of-way. Currently, there is no garage or paved driveway on the property.

The existing home has a footprint of 918 square feet and is located 1 foot 9 inches from the front property line at its closest point to the front lot line. This property contains a bluff with a delineation line running north and south through the property. The north-east corner of the home is located 3 feet 10 inches from the top of the bluff. The bluff extends away from the home in the middle of the structure, and cuts back towards the home on the south end of the property.

### **DISCUSSION**

### **RECOMMENDATION**

Staff recommends that the Chanhassen Planning Commission approves the requested front-yard setback variance to construct the addition as demonstrated in the plan set.

### **ATTACHMENTS**

[Plan Set](#)

[Survey](#)

[26-08 Staff Report](#)

[Findings of Fact](#)

[6691 Deerwood Dr Application](#)

[26-08 Affidavit of Mailing](#)