

Planning Commission Item

October 7, 2025



Item	Consider a variance for a decreased front yard setback for a proposed attached deck at 6580 Pleasant View Way (Planning Case #25-14)	
File No.	Planning Case #25-14	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Property Owner, Joseph Pavelko	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Low Density	
Acerage	0.45 Acres	
Density		
Applicable Regulations	Chapter 20, Division 3, Variances Chapter 20, Article 20-XII "RSF" Single-Family Residential District Chapter 20, Section 20-908, Yard Regulations Article 20-VII, Shoreland Management District	

SUGGESTED ACTION

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

SUMMARY

The applicant is requesting a variance for a decreased front yard setback for a proposed attached deck on the subject property. The encroachment into the front yard setback is 13 feet to accommodate the proposed 10 x 14-foot deck, allowing for a 17-foot setback.

BACKGROUND

This property was platted in 1978 as a part of Larson's Subdivision. The home was built in 1981, with the front of the home facing Pleasant View Way, the private access easement entrance to the property. Pleasant View Road runs along the west side of the property.

DISCUSSION

RECOMMENDATION

Staff recommends approval of the requested variance.

ATTACHMENTS

[Development Application](#)

[Applicant Narrative](#)

[Survey](#)

[Deck Plan](#)

[Variance Staff Report](#)

[Findings of Fact](#)

[Affidavit of Mailing 25-14](#)

[Affidavit of Publication 25-14](#)