

Planning Commission Item

March 3, 2026



Item	3603 Red Cedar Point Front Setback Variance Request	
File No.	Planning Case 26-02	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Arsenault, Associate Planner	
Applicant	Property Owner Gregg Geiger	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Low Density	
Acerage	0.71 Acres	
Density		
Applicable Regulations	Chapter 20, Division 3, Variances Article 20-VII, Shoreland Management District Article 20-XII, RSF Single-Family Residential District	

SUGGESTED ACTION

“The Chanhassen Planning Commission acting as the Board of Appeals and Adjustments approves the requested front yard setback and adopts the attached Findings of Facts and Decision.”

SUMMARY

The request for a variance stems from a property line dispute between the property owners at 3603 and 3605 Red Cedar Point Road, resulting in a court order requiring a portion of the parcel to be transferred from the current owner (3603 Red Cedar Point Road) to the neighbor at 3605 Red Cedar Point Road.

The property at 3603 Red Cedar Point Road after the transfer of the a portion of the property remains compliant with the remaining requirements for properties within the Residential Single-Family District and within the Shoreland Overlay District. The only variation required is a front setback for the west line of the property.

The owner is requesting a new front setback variance of 7 feet 6 inches to facilitate a lot line adjustment. The requested variance is solely related to a proposed lot line adjustment between the properties located at 3605 and 3603 Red Cedar Point.

There are no proposed building additions for either home associated with this variance request.

BACKGROUND

In 2015, this property received a front setback and shoreland setback variance to construct a two-story attached garage. The addition was constructed, and the front setback is 9 feet 10 inches as approved in the variance.

DISCUSSION

RECOMMENDATION

Staff recommends approval of the requested front setback variance for the property located at 3603 Red Cedar Point, subject to the conditions listed in the staff report.

ATTACHMENTS

[Development Application](#)

[Narrative](#)

[Survey](#)

[Staff Report](#)

[Findings of Fact](#)

[Affidavit of Mailing](#)