

Planning Commission Item

April 15, 2025



Item	Consider Front Yard Setback Variance for 840 Carver Beach Rd (Planning Case 2025-06)	
File No.	25-06	Item No: B.3
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Rachel Jeske, Planner	
Applicant	Bryan Anderson	
Present Zoning	Single Family Residential District (RSF)	
Land Use	Residential Low Density	
Acerage	0.53	
Density		
Applicable Regulations	Chapter 20, Division 3, Variances. Chapter 20, Article 20-VII, Shoreland Management District Chapter 20, Article 20-XII, "RSF" Single-Family Residential District	

SUGGESTED ACTION

The Chanhassen Board of Appeals and Adjustments approves the requested front yard setback variance for the expansion of a home at 840 Carver Beach Road subject to the conditions of approval and adopts the attached Findings of Facts and Decision.

SUMMARY

The applicant is requesting a variance to maintain an existing nonconforming front yard setback of approximately 22.7 feet. The Subject Property was established with a plat in 1927 which predates the current RSF zoning district, and as a result, the existing front yard setback has lawful nonconforming status. This is one of the city's oldest neighborhoods. The applicant is requesting an addition to the home located at an existing nonconforming setback. The proposal does not exceed the properties

allowable maximum impervious lot cover percentage.

BACKGROUND

The property is located on the west side of Lotus Lake. This parcel is a combination of lots 1024 – 1037 from the Carver Beach plat, which was platted in 1927. The house was built in 1954 and it was added on to in 2018 to create the existing 1,326 square foot home.

DISCUSSION

RECOMMENDATION

Staff recommends approval of the requested variance.

ATTACHMENTS

[Application](#)

[Written Justification](#)

[Survey](#)

[Elevations](#)

[Floor Plans](#)

[Staff Report](#)

[Findings of Fact](#)

[Affidavit of Mailing](#)

[Affidavit of Publication](#)