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PLANNING COMMISSION MEETING AGENDA ITEM REPORT

DATE: August 20, 2025

SUBMITTED BY: Brandon Wink, Planning & Community Development

ITEM TYPE: Resolution

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Final Order PLN-VAR-25-0003, Case Number PLN-VAR-25-0003:**
Request for Variance approval to grant a 3-foot reduction from the front setback requirement of 20 feet from the front property line; for property located at 3901 5th Avenue North-East (Parcel ID 1042800359) in the R-1 (Low Density, Single Family) zoning district. Application filed by Austin Maginnis of TEAM Builders SRQ (agent) for Paul Notine (owner).

SUGGESTED ACTION: Motion to either approve or deny Final Order PLN-VAR-25-0003, Case Number PLN-VAR-25-0003.

Is this item Quasi-Judicial?

Yes

Does this item require a public hearing?

Yes

EXPLANATION:

Austin Maginnis of TEAM Builders SRQ (agent) for Paul Notine (owner) has submitted a variance application requesting a reduction of 3-feet in the required 20-foot front setback at the property located at 3901 5th Avenue NE. This variance application is intended to make it easier for them to commence with new construction of a house, within that front setback.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

Reviewed by City Attorney Rudacille.

SUGGESTED MOTION:

Motion to either approve or deny Final Order PLN-VAR-25-0003, Case Number PLN-VAR-25-0003.

ATTACHMENTS:

[Final Order - PLN-VAR-25-0003.pdf](#)

[Application Materials.pdf](#)

[Staff Report.pdf](#)