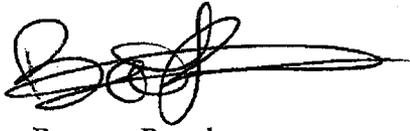


Hello Dan,

Would you reconsider allowing this boulevard garden? I have attached the application from Tom Backen and Jim Schoepke for a boulevard garden at 3644-3648 Lyndale Avenue South. I have also attached six letters of support from the neighbors to the north and south of the Mr. Backen and Mr. Schoepke and the four neighbors across the street.

So you are aware, the owners did get their encroachment permit to plant approved. They have also shortened the width of the concrete. If concrete is not permitted, is there another option, like pavers, that they could use? What might these options be?

Thank you for taking the time to look into this application again. We all appreciate it!

A handwritten signature in black ink, appearing to read 'Breanna Patsch', with a long horizontal flourish extending to the right.

Breanna Patsch  
Associate to Council Member Meg Tuthill  
Ward 10  
612-673-2210  
breanna.patsch@ci.minneapolis.mn.us

July 10, 2010

Sidewalk Division  
Room 201 City Hall  
Minneapolis, MN 55415

Dear Dan Bauer:

Thank you for reconsidering our special boulevard request. As per instructions from Breanna Patsch, aide to Council Person Meg Tuthill, I am re-submitting two applications for a Special Boulevard Permit.

Since we each had our own Encroachment Permits for the boulevard gardens in front of our properties, we decided that maybe we should each get a Special Boulevard Permit for this sidewalk proposal for the two properties as well (Jim and I reside at 3648 Lyndale Ave. S., but we also own and rent the house at 3644 Lyndale Ave. S.).

If you need to reach me, you can contact me by phone at 612-875-3648 or email me at [tbacken@comcast.net](mailto:tbacken@comcast.net)

Again, we thank you for your attention to our request.

Sincerely,

*Tom Backen + Jim Schoepke*  
Tom Backen and Jim Schoepke

## Attachment to Application for Special Boulevard Permit: Reasons for our Proposal

Our Special Boulevard Permit request was denied last summer. In light of that, we have revised our original request, and in this, our appeal to have it reconsidered, we have included letters from our neighbors (those to the north and south of our properties as well as the three who live across the street from us) who all feel our project does not "negatively impact the aesthetics of the neighborhood." In fact, as you'll see in their letters of support, they agree our proposal would enhance the neighborhood, as well as increase safety for people exiting their cars on the passenger side since they could then step out onto a strip of paved sidewalk along the curb and not into our boulevard gardens.

The boulevard here is 9-feet wide. In our original request, we asked permission to pour a 3-foot sidewalk along the curb. We have reduced that to just 30 inches (which is the minimum width we'd need to use our snowblower in the winter to keep this proposed sidewalk clear).

### Reasons we think you should allow us to do this project:

1. Particularly in winter, when snow banks line the streets, this proposed strip of concrete would allow people to get out of their cars on the curbside and not open their doors into a snow bank. Even with good snowplowing, inevitably the snow banks left behind end up narrowing the parking lane. We would snow-blow this sidewalk and keep it shoveled, clear, and safe. In addition, having this sidewalk would allow our tenants to park closer to the curb.
2. If it's a matter of being concerned about keeping green spaces in the city, the sidewalk we're proposing is not the whole width of the boulevard; in fact, it would be less than one-third of the width with the remaining two-thirds being landscaped with flowers, plants, and wood chips (see attached pictures).
3. We've been told that we *are* allowed to put pavers in along the curb without a permit and that would be acceptable. However, pavers are not as safe as a concrete sidewalk because they shift with the ground and the seasons, and they end up becoming jagged which could, potentially, trip people walking on them.
4. Some businesses along the Lyndale Avenue (just a block north and on the opposite side of the street) have concrete in their boulevards, so why aren't homeowners allowed to do so? In fact, these business boulevards are solid concrete for the *entire* boulevard, not two-thirds green as is our proposal. The businesses are the BP gas station at 36<sup>th</sup> and Lyndale Ave. S. and the building just north of this on Lyndale, next to the BP station (the former "Bayberry" flower shop, now empty).
5. It would cost the city nothing at all! We would, of course, pay for this sidewalk ourselves. The sidewalk would be installed by a state-licensed contractor (who also advised that a smooth sidewalk would be much preferred over pavers in this instance).
6. In addition, our proposed sidewalk would be slightly slanted so rainwater will run into the boulevard to water the trees and plants, and not run-off into the street (thus it would encourage less runoff into the city storm sewers—a concept we were educated about and encouraged to do when we attended city-sponsored "rain garden" workshops four years ago.

7. Finally, we believe in taking care of our properties and beautifying the city of Minneapolis. During the past two decades, we have consistently won Minneapolis Blooms Awards (on behalf of the Minneapolis Blooms Program of the Committee on Urban Environment) recognizing, honoring, and thanking gardeners who take pride in their boulevard gardens. In fact, our gardens have been twice featured in the Lyndale Farmstead neighborhood garden tour.

Thank you for considering our proposal and we look forward to hearing your decision.

Respectfully submitted,

Jim Schoepke

Tom Backen

Property owners of 3648 Lyndale Avenue South and 3644 Lyndale Avenue South  
Minneapolis, MN 55409

SIDEWALK DIVISION  
ROOM 201 CITY HALL  
MINNEAPOLIS MN 55415

APPLICATION FOR  
SPECIAL BOULEVARD PERMIT

THIS APPLICATION MUST BE APPROVED BY THE COUNCIL TRANSPORTATION AND PUBLIC WORKS COMMITTEE AND GRANTED BY THE CITY COUNCIL BEFORE YOU SECURE YOUR SPECIAL PERMIT FROM THE CITY ENGINEER.

DATE July 10, 2010

TO THE CITY COUNCIL:

Permission is requested to put in a concrete sidewalk (30 inches wide) along the curb in the boulevard in front of my rental property. This will make it safer for residents/tenants who park there so they can step out of their cars on the passenger side onto a solid sidewalk and not into our boulevard gardens.

Location: 3644 Lyndale Avenue South, Minneapolis, MN

Zoning \_\_\_\_\_ Use of Property residential/rental

Size 30 inches by approximately 30 feet Plan included: Yes (with photos) No \_\_\_\_\_

Additional information (Reason wanted) (please see attached sheet with reasons listed)

THIS PERMIT IS APPLIED FOR UPON THE EXPRESS CONDITION THAT ALL WORK DONE UNDER THE AUTHORITY OF SAME SHALL CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF THE ORDINANCES OF THE CITY OF MINNEAPOLIS.

Signed Thomas W. Backen

Fee Paid N/A

For Thomas Backen

Mailing address 3648 Lyndale Avenue South

Permit No. \_\_\_\_\_

Minneapolis, MN 55409

Telephone No. 612-875-3648

City Engineer Recommends Approve \_\_\_\_\_ Not Approve \_\_\_\_\_

Approved: Council Member Ward \_\_\_\_\_

Transportation and Public Works committee Recommends Approve \_\_\_\_\_ Not Approve \_\_\_\_\_

City Council Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Date

SIDEWALK DIVISION  
ROOM 201 CITY HALL  
MINNEAPOLIS MN 55415

APPLICATION FOR  
SPECIAL BOULEVARD PERMIT

THIS APPLICATION MUST BE APPROVED BY THE COUNCIL TRANSPORTATION AND PUBLIC WORKS COMMITTEE AND GRANTED BY THE CITY COUNCIL BEFORE YOU SECURE YOUR SPECIAL PERMIT FROM THE CITY ENGINEER.

DATE July 10, 2010

TO THE CITY COUNCIL:

Permission is requested to put in a concrete sidewalk (30 inches wide) along the curb in the boulevard in front of my home/rental property. This will make it safer for residents/tenants who park there so they can step out of their cars on the passenger side onto a solid sidewalk and not into our boulevard gardens.

Location: 3648 Lyndale Avenue South, Minneapolis, MN

Zoning \_\_\_\_\_ Use of Property residential/rental

Size 30 inches by approximately 40 feet Plan included: Yes (with photos) No \_\_\_\_\_

Additional information (Reason wanted) (please see attached sheet with reasons listed)

THIS PERMIT IS APPLIED FOR UPON THE EXPRESS CONDITION THAT ALL WORK DONE UNDER THE AUTHORITY OF SAME SHALL CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF THE ORDINANCES OF THE CITY OF MINNEAPOLIS.

Signed Jim Schoepke

Fee Paid N/A

For Jim Schoepke

Mailing address 3648 Lyndale Avenue South

Permit No. \_\_\_\_\_

Minneapolis, MN 55409

Telephone No. 612-875-6226

City Engineer Recommends Approve \_\_\_\_\_ Not Approve \_\_\_\_\_

Approved: Council Member Ward \_\_\_\_\_

Transportation and Public Works committee Recommends Approve \_\_\_\_\_ Not Approve \_\_\_\_\_

City Council Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Date

Lyndale Ave. South

city curb

proposed sidewalk  
← 30" wide →

proposed side  
walk  
30" wide

Boulevard view

9' wide

1 1/2'

garden

1 1/2'

Tree

garden

36418

cut view

side walk

36418

rock border

garden

36414

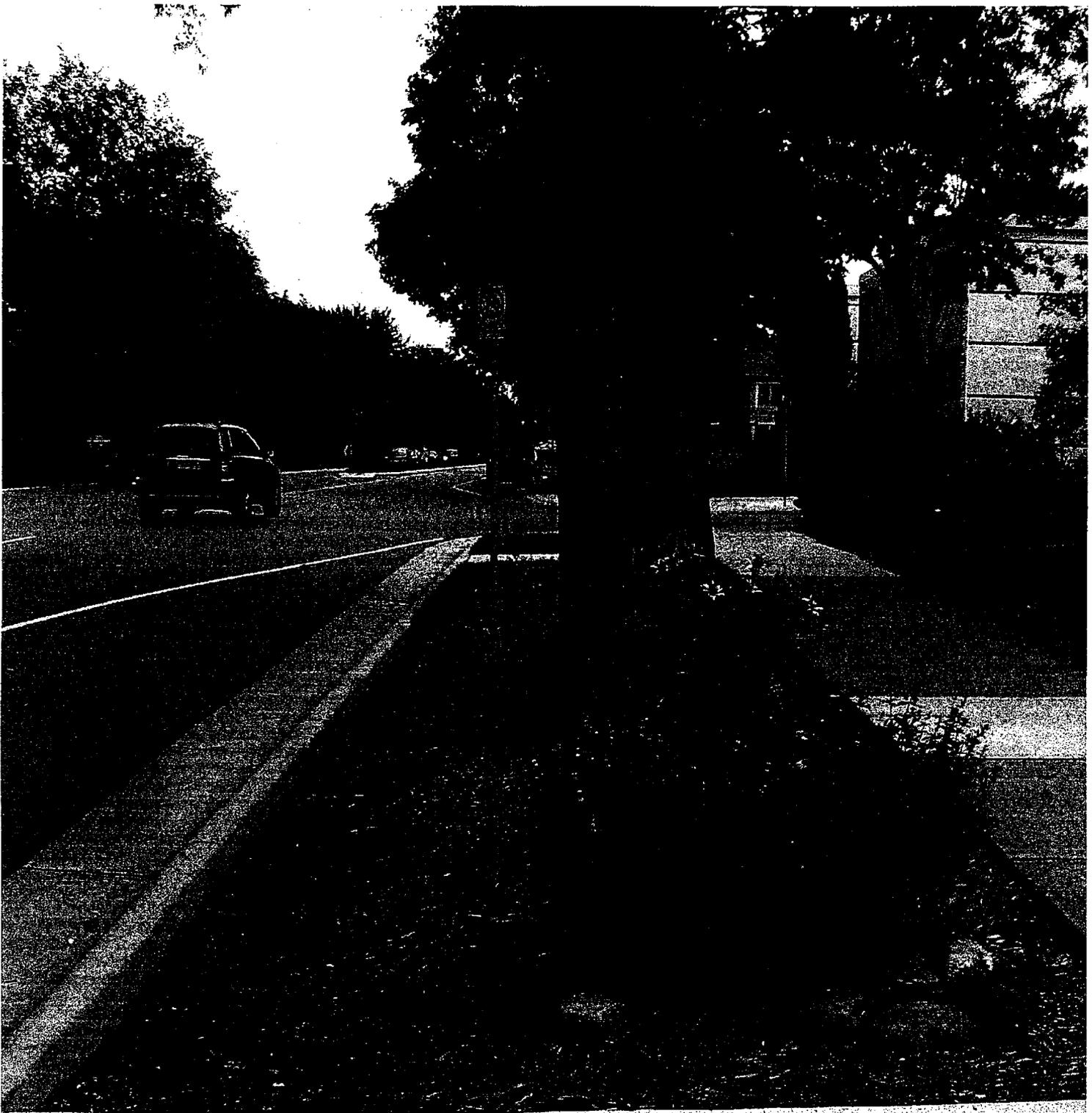
cut view

side walk

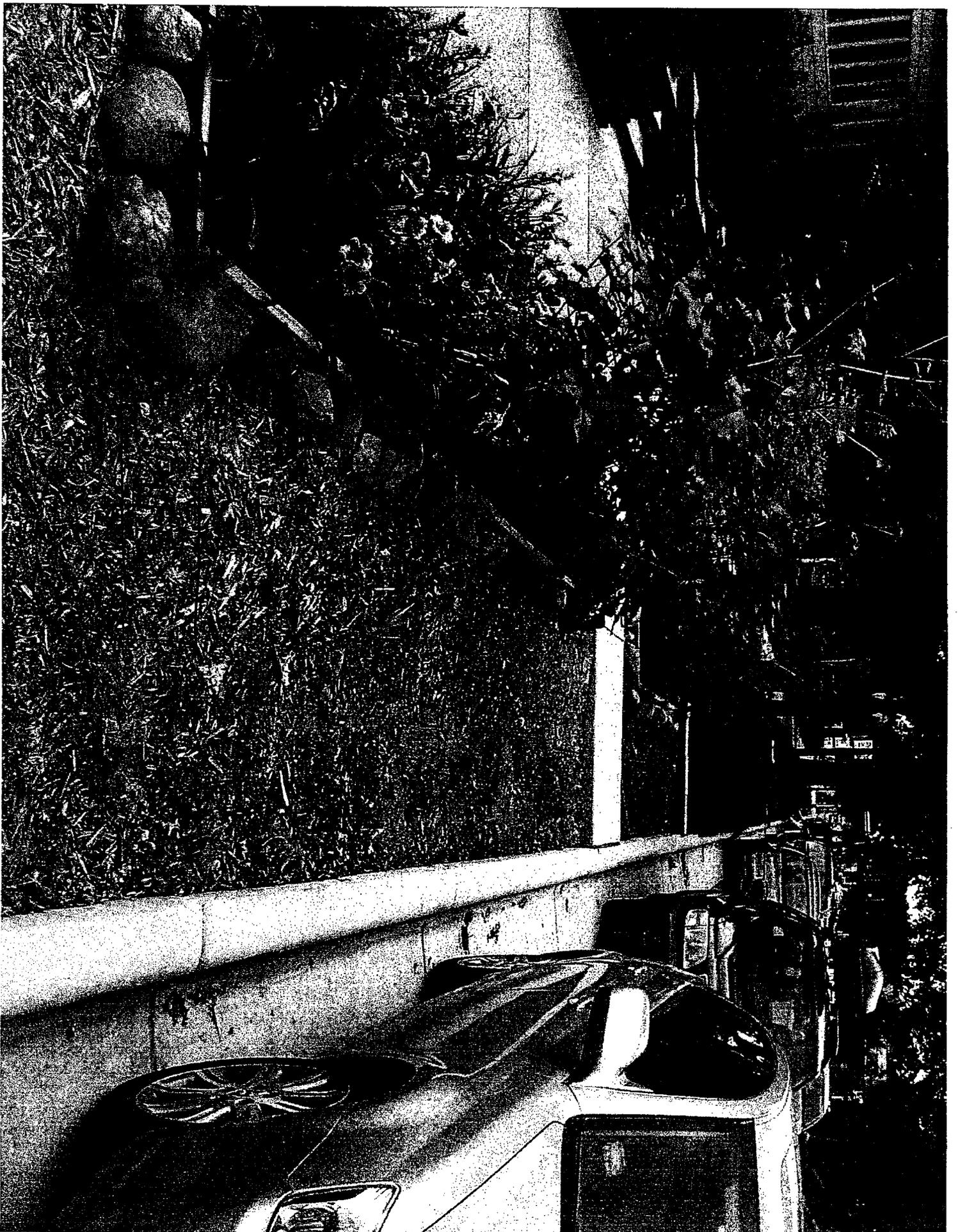
36414

← city side walk →

garden



3648 property



April 11, 2010

To members of the Minneapolis City Council:

I am writing you this note to let you know that I support the desire of the homeowners at 3648 Lyndale Avenue South and 3644 Lyndale Avenue South to pour a strip of concrete along the curb in the boulevards on their properties.

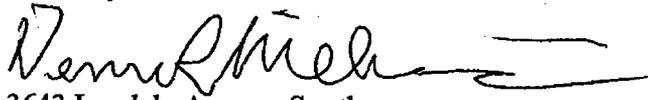
I live across the street from these houses, and I love everything these two guys do with their lawns. They maintain them painstakingly and they plant beds of flowers which simply beautify the neighborhood.

This specific project of theirs would in no way negatively impact the aesthetics of the neighborhood. In fact, it would do just the opposite. It would beautify the boulevards, plus make it safer for passengers to exit their cars and be able to step out onto solid pavement versus stepping into a flower bed or uneven ground.

Living across the street, I am able to see and appreciate how they take care of their properties and I know they will do the same with this project they have in mind.

They have my full support, and I encourage you to accept their boulevard request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis Melchior". The signature is written in dark ink and includes a long horizontal flourish at the end.

3643 Lyndale Avenue South

Minneapolis, MN 55409

Christine DeLarbre  
3647 Lyndale Ave. S.  
Minneapolis, MN 55409  
612-275-1925  
April 16, 2010  
Re: Variation for concrete walk on boulevard

Minneapolis City Council  
350 S. 5<sup>th</sup> St.  
City Hall, Room 307  
Minneapolis, MN 55415

Dear Minneapolis City Council Members:

Recently my neighbors at 3648 Lyndale Ave. S. came to my door to talk about some improvements they are considering for the boulevard in front of their properties. The duplex where I reside at 3647 Lyndale Ave. S. is directly facing their properties at 3648 and 3644 Lyndale Ave. S. The homeowners, Tom Backen and Jim Schoepke, are discussing the possibility of adding a narrow strip of concrete along the curb on the boulevard in front of their properties. The way I heard it described; the concrete walk addition would allow for leaving the garden in tact as well as add some comfort and secure footing for individuals parking on the street and exiting the vehicle curbside.

Tom and Jim explained that the City of Minneapolis does not allow for this improvement as it, "Would have a substantially negative impact on the aesthetic appearance of the adjacent residential properties." My understanding is that the city allows for the placement of pavers along the boulevard but not a permanent concrete sidewalk. However in my experience pavers typically become unsightly and unstable after a short time.

Using concrete to install a walk along the curb does not detract from aesthetic characteristics of the boulevard. Tom and Jim mentioned that they have earned the Blooming Boulevard Award from the City of Minneapolis for several years in recognition for their boulevard gardens. They intend to keep the gardens.

In my opinion the concrete walk is an excellent addition to what Tom and Jim have done to beautify the street. My parents are disabled which also accentuates my appreciation for the improvement to the curb and boulevard. It is a particularly useful feature in the winter months when it is often very difficult for my parents to come and go from the curbside. Furthermore pavers are visually less pleasing and less safe for the tenants and guests living in and visiting the neighborhood.

Sincerely,



Christine DeLarbre

Dear Members of the Minneapolis City Council,

My name is Alex Anderson and I am the homeowner of 3655 Lyndale Avenue South. My girlfriend Mary Certain and I live across the street and one lot south from 3644 and 3648 Lyndale, properties owned by Tom Backen and Jim Schoepke.

Tom and Jim have described their intentions for placing a small strip of sidewalk next to the curb. We feel that this will not adversely affect the appearance of Lyndale Avenue., and will instead offer an island of architectural tranquility on the green grass expanse that is the street's very wide boulevard. Furthermore, it will enhance the utility of the parking lane. The parking lane is relatively narrow, and people must park their cars very close to the curb in order not to stick out into traffic. By adding this strip of sidewalk, people getting out of the passenger side will be better able to reach their destination as pedestrians, rather than walk in a snowbank or in the street to get to the carriage walk.

We spend a lot of time in our sunroom, which faces Lyndale Avenue, and can readily see the two lots in question from this vantage point. Tom and Jim do an excellent job maintaining the appearance of their properties, and their concept will be a good addition to the space.

Sincerely,



Alex Anderson



Mary Certain

April 14, 2010

Michael Cloutier  
3640 Lyndale Avenue South  
Minneapolis, MN 55409

To whom it may concern:

My name is Michael Cloutier and live-in and own property located at 3640 Lyndale Avenue South, which is directly adjacent to Mr. Backen and Mr. Schoepke's two properties located 3648 and 3644 Lyndale Avenue South.

Both gentlemen have informed me in advance of their desire to place a concrete sidewalk along the curb in the boulevard of both properties. I support their intention and am very confident that no negative impact on my own property or neighborhood aesthetics in general will result from this modification. In reality, I believe that such an effort will actually improve both appearance and safety for the residents and tenants living on this block.

Having owned my property for seven years, it is quite apparent that both of their properties are meticulously maintained and draw a great degree of positive feedback for the entire block. I hope to see this continue with the approval of their permit request.

Thank you for your consideration and please do not hesitate to contact me with any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'Michael Cloutier', written in a cursive style.

Michael Cloutier  
612-889-6982

to the Minneapolis City Council  
or whomever it may concern

I live to the South of the Backen-Schoepf  
properties (at 3654 Lyndale So) and  
finer neighbors would be hard to find.

Their yards are gardens including  
the boulevards in front of their homes -  
at 3648 and 3644 Lyndale Ave So.

I support their proposal to lay a  
strip of sidewalk along the curb.

In no way do I see this as detrimental  
to our neighborhood.

Vern Maetzold  
3654 Lyndale Ave So  
Minneapolis, MN 55409

612 822 5002

To Whom it May Concern:

My name is Maria Schilling and I live at 3654 Lyndale. I am a neighbor of Jim Schoepke and Tom Backen, who live next door. Jim and Tom are prize-winning gardeners who take meticulous care of their home and yard. Their attention to detail has also helped our yard look better, as Jim and Tom take care of our snow removal and mowing. Jim and Tom are interested in placing a concrete strip along the curb on Lyndale, which would allow people to exit their vehicle without stepping into the snow and flower beds. I believe this is a great idea not only for safety and convenience, but also for aesthetics. The concrete strip will help keep the flower beds healthy and looking good, further enhancing the neighborhood.

Please reconsider your decision regarding Tom and Jim's request. I truly do not feel that this will have any negative impact on the appearance of the neighborhood, but will enhance appearance and safety.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Maria Schilling', written in black ink.

Maria Schilling

3654 Lyndale Avenue South #1  
Minneapolis, MN 55409  
612-821-6831