

Ward 9

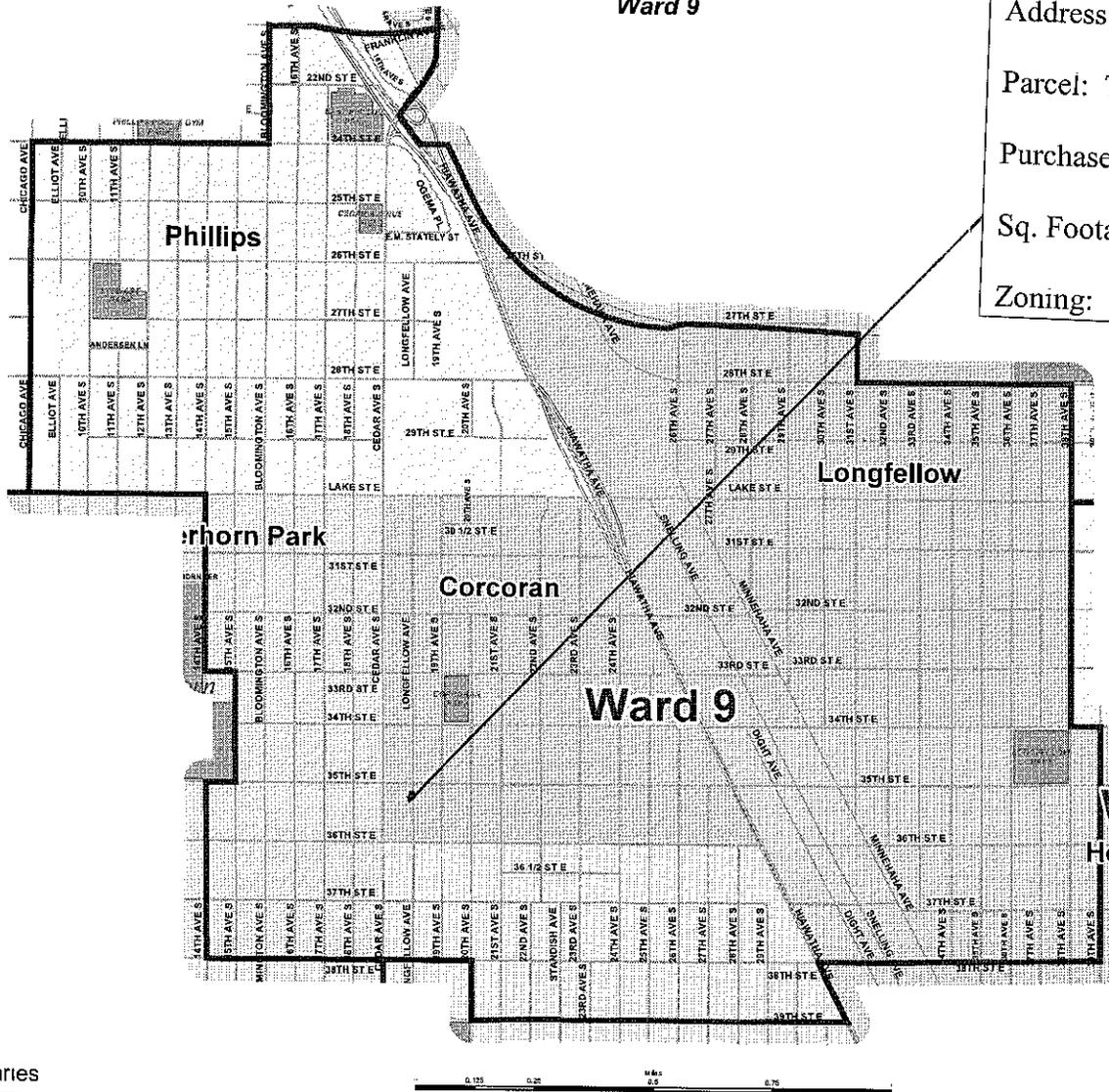
Address: 3504 Longfellow Av S

Parcel: TF-698

Purchaser: AA Contracting, Inc.

Sq. Footage: 3,750

Zoning: R2B



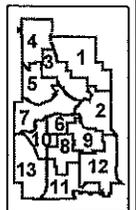
Legend

-  City Boundary
-  Ward Boundary
-  Neighborhood Boundaries



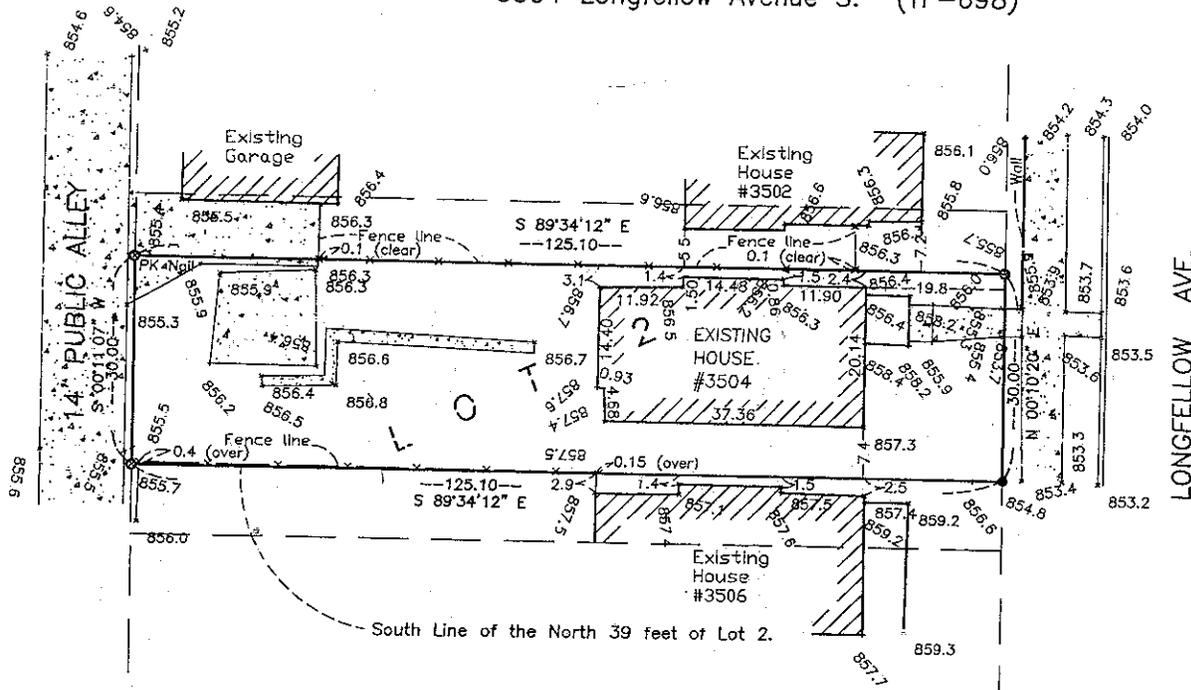
City of Minneapolis
Wards and Neighborhoods

Created from the 2008 Minneapolis Ward and Neighborhoods Project



CERTIFICATE OF SURVEY

Survey for: Community Planning and Economic Development
 3504 Longfellow Avenue S. (TF-698)



SCALE: 1" = 20'

- Denotes Iron Monument Found
- Denotes Iron Monument Set

LOT AREA = 3,753 sq.ft.

DESCRIPTION: The South 30 feet of the North 39 feet of Lot 2, Block 12 WILBERS 2ND ADDITION TO MINNEAPOLIS.

I hereby certify that this survey was prepared by me or under my direct supervision, and that I am a registered land surveyor under the laws of the State of Minnesota. Dated this 28th day of April, 2005.

CARLSON & CARLSON, INC.
 LAND SURVEYORS
 Tele. No. (612) 888-2084

BY *Larry R. Couture*
 Larry R. Couture, Land Surveyor
 Minnesota License No. 9018

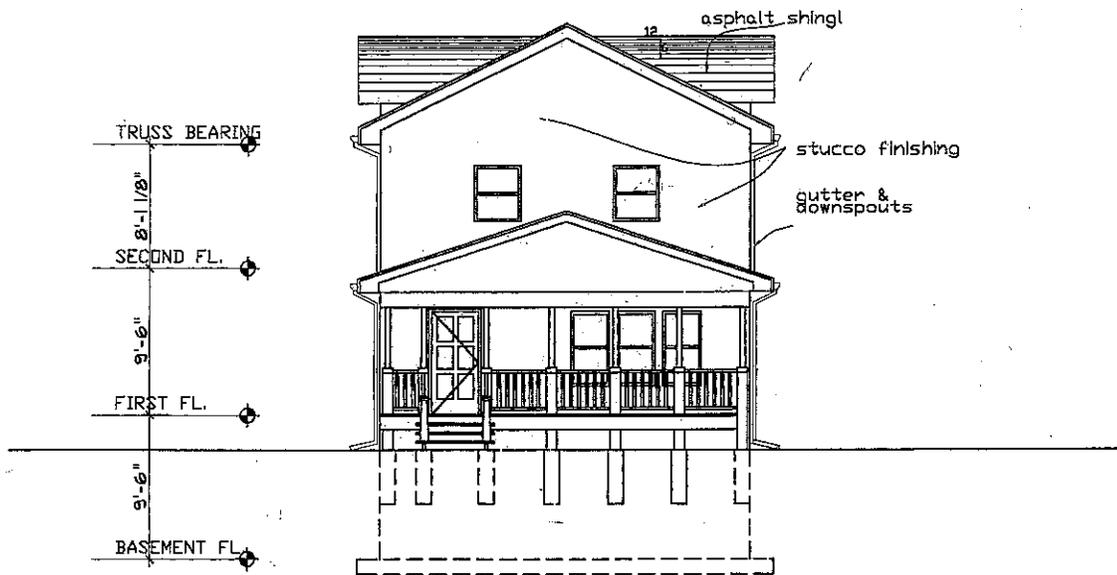


CARLSON & CARLSON, INC.
 LAND SURVEYORS

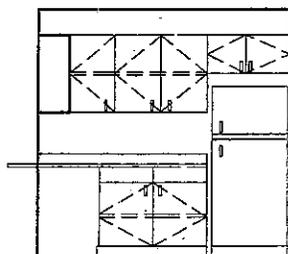
346-50



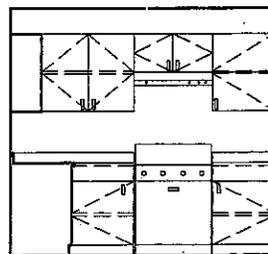
3 SIDE ELEVATION
P-2 1/8"=1'-0"



5 FRONT ELEVATION
P-2 1/8"=1'-0"



7 KITCHEN ELEVATION
P-2 1/4"=1'-0"

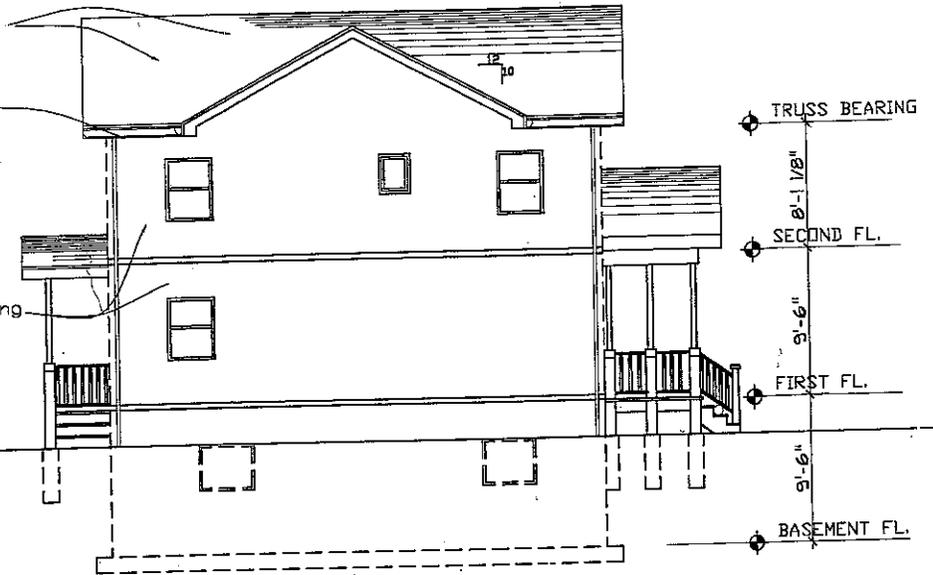


8 KITCHEN ELEVATION
P-2 1/4"=1'-0"

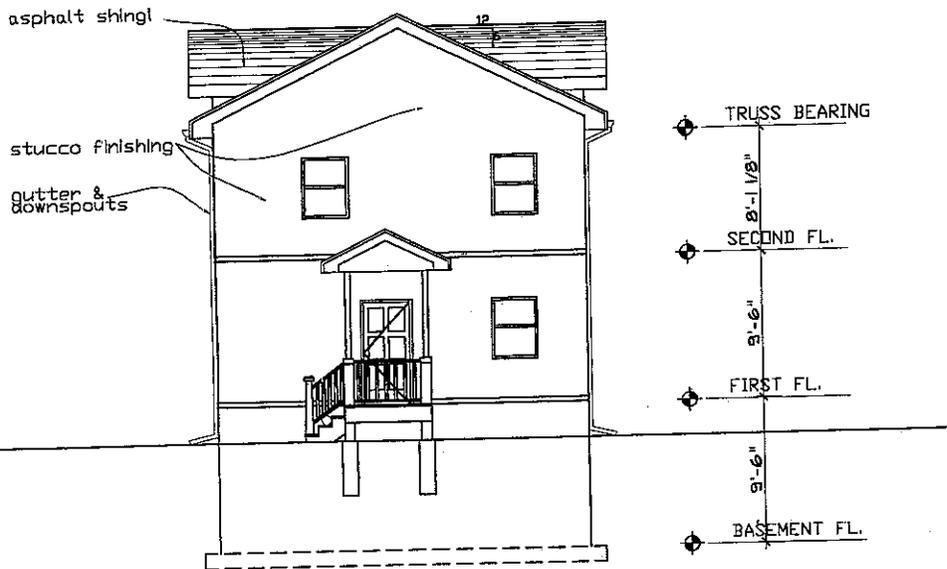
3504 LDNGFELLOW
A.A. CONTRACTING

elnagdy architects

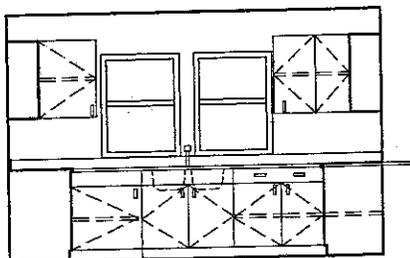
4556 WINNETKA AVE
 NEW HOPE, MN
 55428
 PHONE (763) 535-5574
 FAX (763) 535-5555



4 SIDE ELEVATION
 P-2 1/8"=1'-0"



6 REAR ELEVATION
 P-2 1/8"=1'-0"



9 KITCHEN ELEVATION
 P-2 1/4"=1'-0"

consultants

project number _____
 date _____
 drawn by _____
 checked by _____

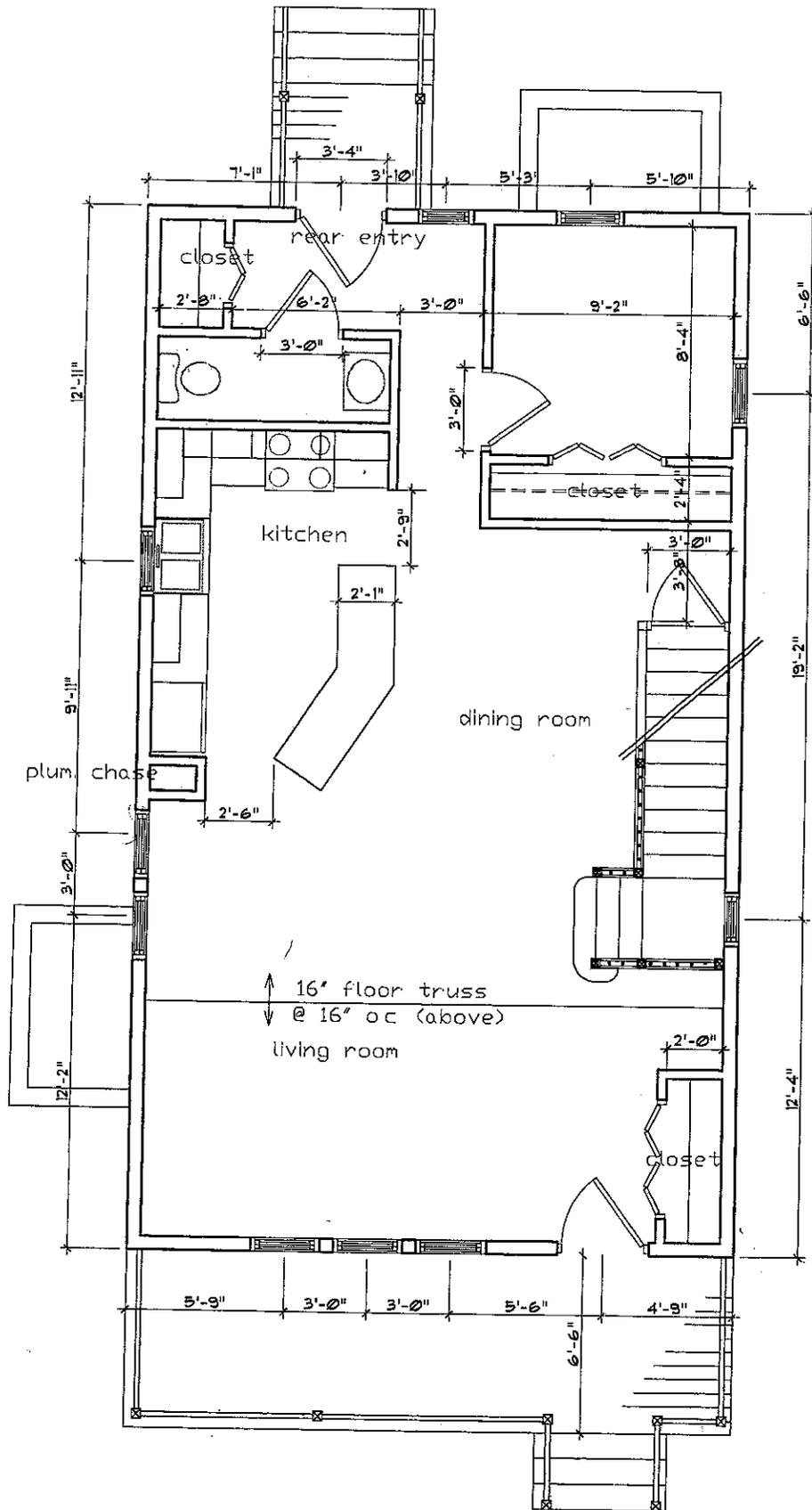
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF MINNESOTA.

REGISTRATION# _____
 NAME _____
 SIGNATURE _____
 DATE _____

certification

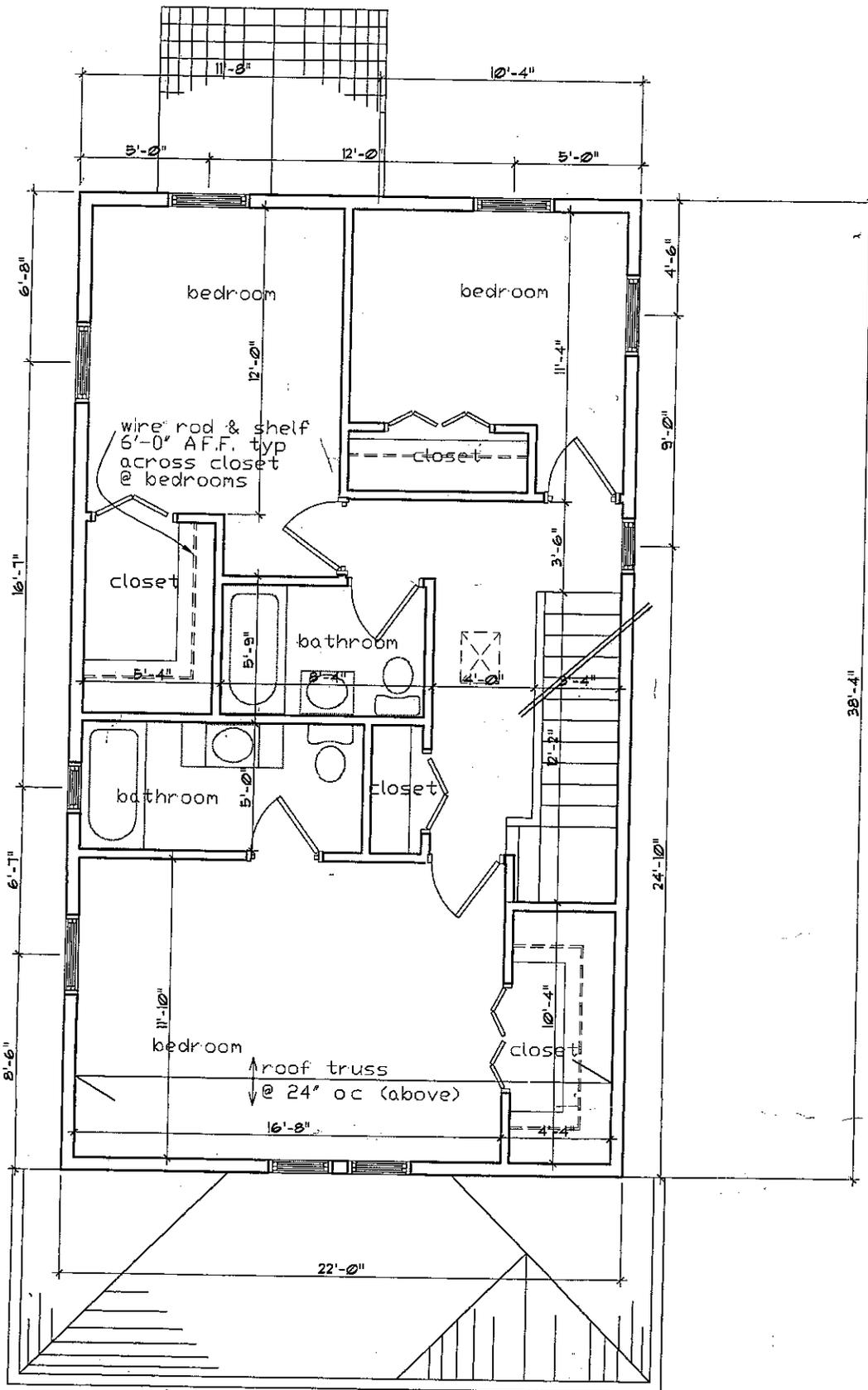
revisions

XXX
 3504 LONGFELLOW
 A.A. CONTRACTING



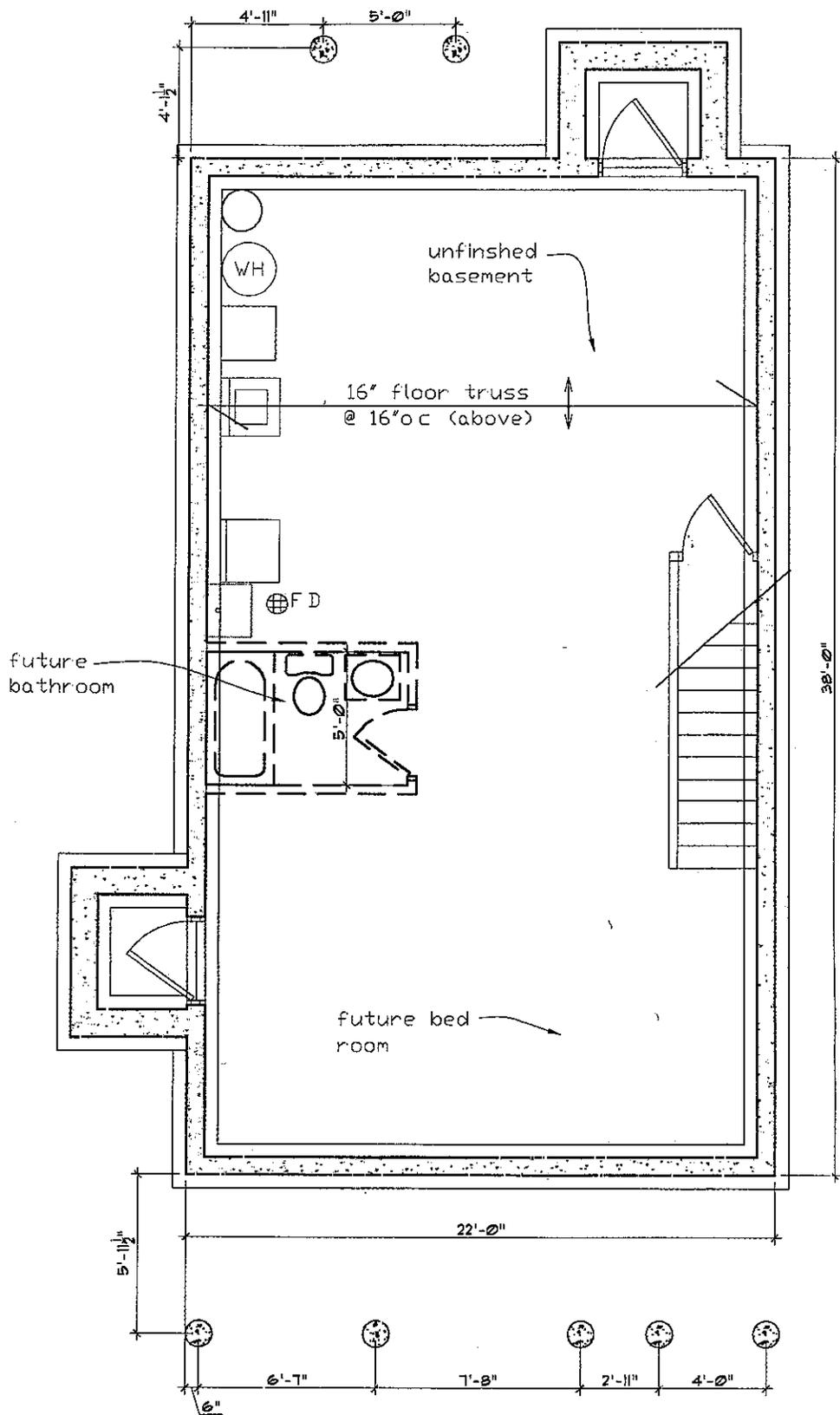
2 FIRST FLOOR PLAN
 P-1 1/4"=1'-0"

3504 LONGFELLOW
 A. A. CONTRACTING



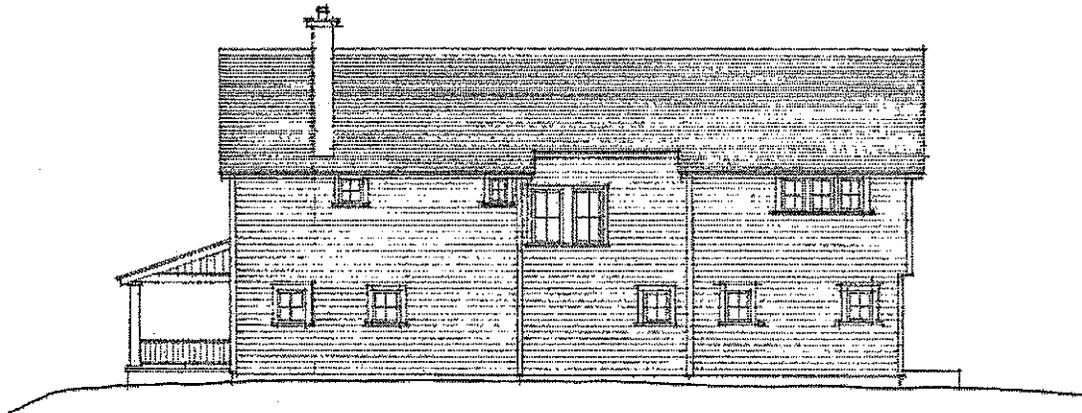
3 SECOND FLOOR PLAN
 P-1 1/4" = 1'-0"

3504 LONGFELLOW
 A-A CONTRACTING



1 BASEMENT PLAN
 P-1 1/4" = 1'-0"

3504 LONG FELLOW
 A. A. CONTRACTING



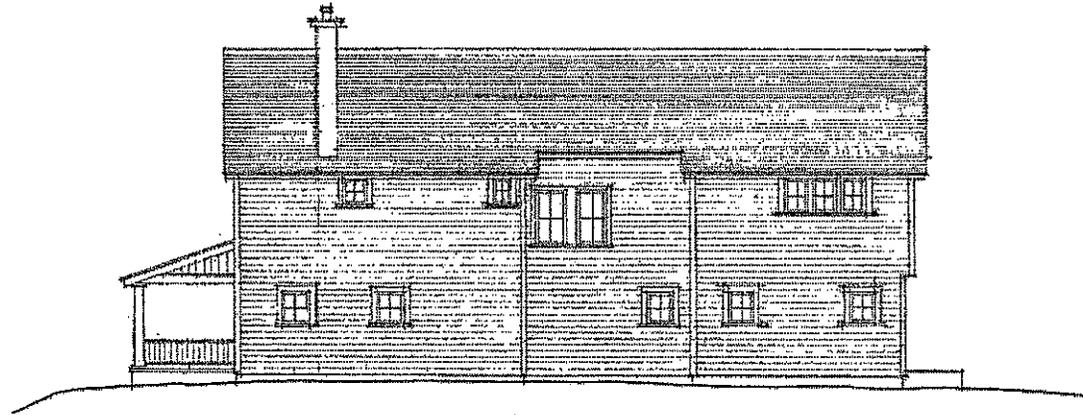
North Elevation



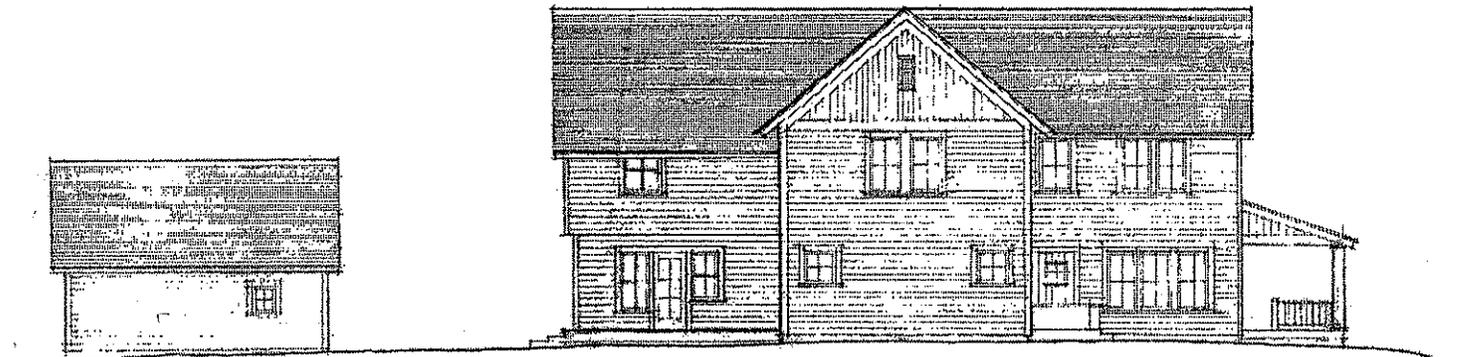
South Elevation

1/25

3504 LONGFELLOW
MILLERVILLE, INC.



North Elevation



South Elevation

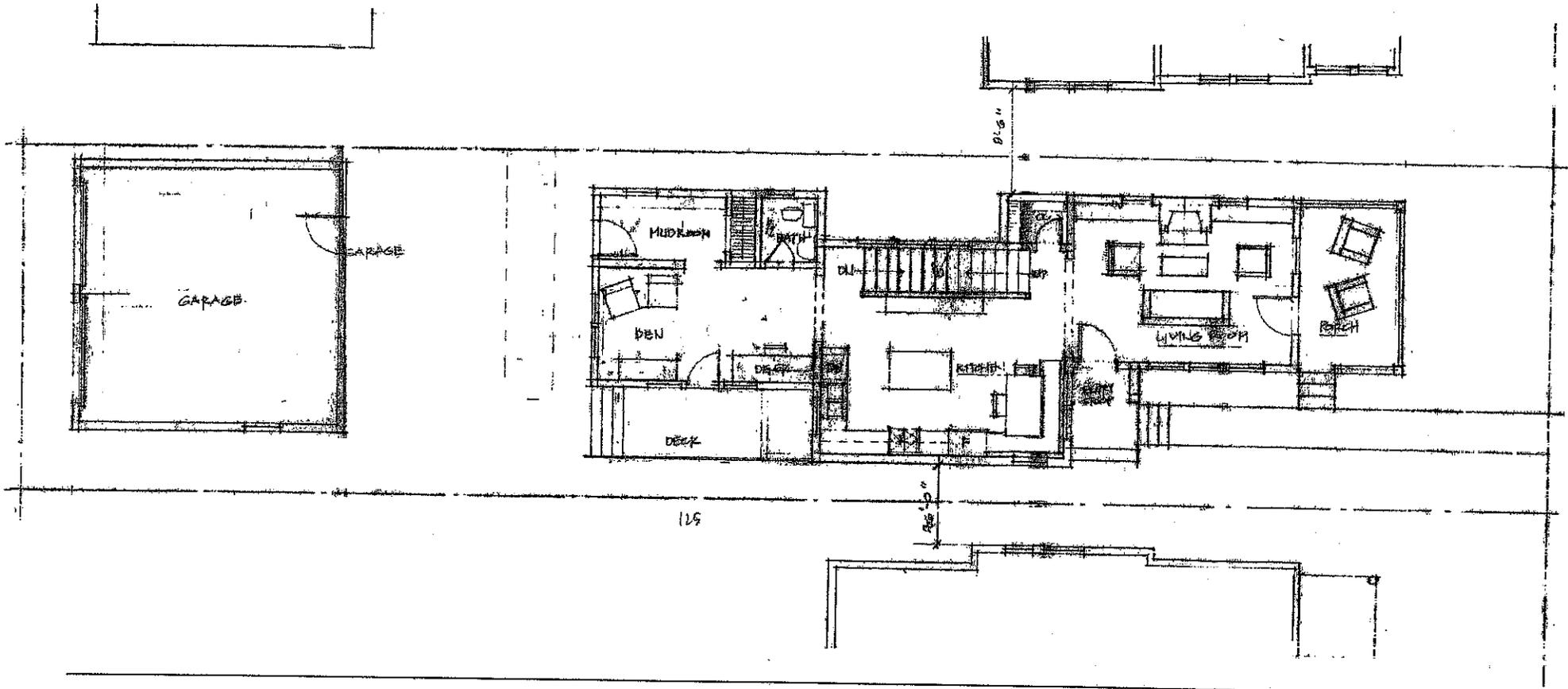
1/25

3504 LONGFELLOW
MILLERVILLE, INC.



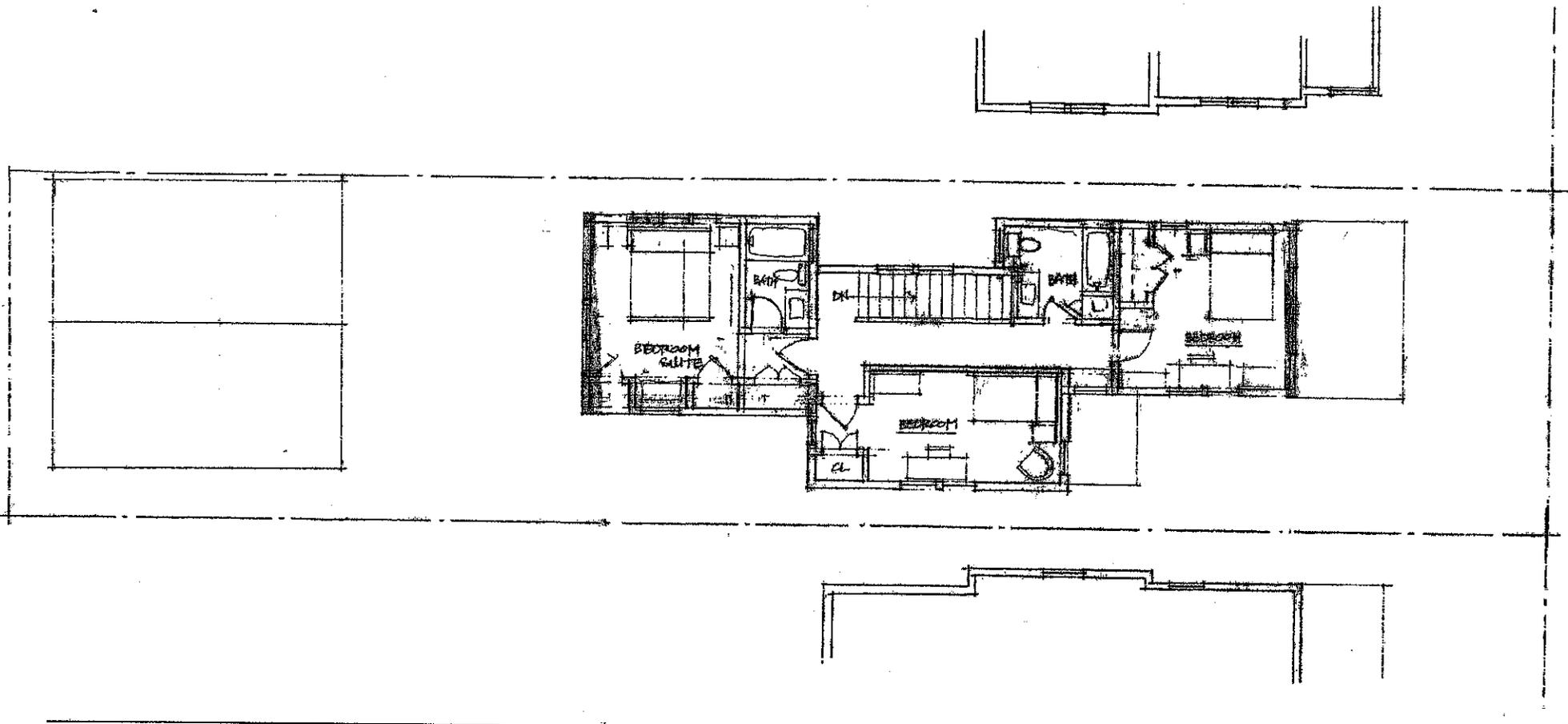
East Elevation with Neighbors

3504 LONGFELLOW
MILLERVILLE, INC.



First Floor Plan

3504 LONGFELLOW
MILLERVILLE, IN.



Second Floor Plan



Albertsson Hansen Architecture, Ltd.
 1005 W. Franklin Avenue, Suite 5
 Minneapolis, Minnesota 55405
 tel 612 823 0233 / fax 612 823 4950

Floor Plan
 1/8" = 1'-0"

3564
 House for 3405 Longfellow Avenue South
 Minneapolis, MN
 October 5, 2005

MILLERVILLE, INC.



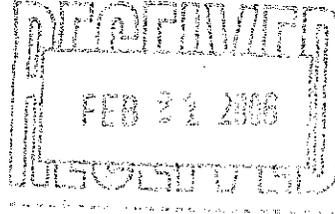
Corcoran Neighborhood Organization

3451 Cedar Avenue South • Minneapolis, MN 55407

612.724.7457 • F 612.721.7588 • www.corcoranneighborhood.org

16 February 2006

Gary Schiff
City Council, Ward Nine
350 South Fifth Street – Room 307
Minneapolis, MN 55415



Earl Pettiford
Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Re: 3504 Longfellow Avenue and '80% at 22 feet' Zoning Requirement

Dear Council Member Schiff and Mr. Pettiford,

On behalf of the Housing Committee and Executive Board of Corcoran Neighborhood Organization and Longfellow Avenue neighbors, I am writing to recommend sale of the subject lot to the Albertsson Hansen/Millerville team, and to request a change to the '80% at 22 feet' minimum width language of the zoning code. While this language has helped protect against 'trailer home' construction, we believe it actually threatens opportunities to deliver quality housing on narrow city lots—3504 Longfellow, for example—and should be revisited.

First, a review of 3504 Longfellow is in order. Even before a dilapidated house was razed from the lot last year, neighbors showed considerable interest in its future. Because the lot is very narrow—just 30 feet—Collene Stevens and Brian Olson, the respective owners of the adjoining properties, wanted it split and sold as side yards. That is why in August, 2005, our Housing Committee convened Collene, Brian, many of their Longfellow Avenue neighbors, and you, to discuss the lot's future. Upon learning that the lot is considered 'buildable' by the City, we worked with neighbors to find them not just a builder, but a partner who would listen to their concerns and respond with a structure suitable to the lot's unique challenges.

Neighbors' concerns for the new house are clear: they would like to see sightlines and setbacks optimized to ensure access to daylight, they want to be assured that new windows are located to protect privacy, and they want to see the new structure designed to be consistent with the architectural character of the block. While these are reasonable desires, they become a daunting charge when combined with the lot's width, its border just an inch from the neighboring house at 3506 Longfellow, and the '80% at 22 feet' minimum width requirement of the zoning code.

Where a typical spec house—the competing proposal, for example—would have a negative impact on sightlines and sunlight, the offsets of architect Christine Albertsson's plan allow ample southern exposure and views for both the new house and its neighbors. They allow even the

centrally-located kitchen to view both Longfellow Avenue and the alley—a feature remarkable for a narrow house but essential for an urban one (see enclosed plans).

While neighbors praised these features at our September meeting and agreed that the 'old house' charm of Albertsson's 22-foot elevation compliments Collene's and Brian's 19- and 20-foot homes, they also recommended changes and asked to see how windows would align. Albertsson and builder Ray Miller listened and returned in October with revisions, including the neighboring window and sightline study seen in the plans.

Like Albertsson, we believe that the concerns of Longfellow Avenue neighbors would be impossible to address on a lot 10 feet short of the code's required minimum width and bordering an inch from a neighbor's house, without relaxing the code condition that 80% of its floor area measure 22 feet wide.

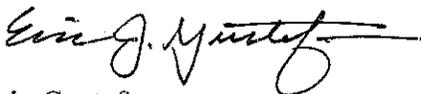
While the architect-builder team and the Committee will work with the City to adjust Albertsson's plan if necessary, resident Ellie Zuehke best captured the consensus of her Longfellow Avenue neighbors: "I think we should build this house or none at all."

We understand and appreciate the origins of the '80% at 22-feet' width rule for new construction; that this requirement is intended to limit non-durable, low-quality home construction. It would be a sad irony if enforcement of this same requirement results in rejection of a design promoted by an A-list developer, conceived by an award-winning architect, and planned as an artful, unique, and specific response to the unusual conditions of this site and the concerns of residents.

It appears clear to me and CNO's Housing Committee and Executive Board that if the City is governed by a policy or regulation that no longer satisfies its original purpose, but rather has become a barrier to serving the public good, that this policy should be changed or abolished. We thereby support whatever changes may be necessary to provide the City Council flexibility to weigh the various benefits and burdens imposed on property owners and residents by an otherwise strict application of the rule.

Please forward recommendation of the Albertsson Hansen/Millerville proposal to the City Council and its appropriate committees.

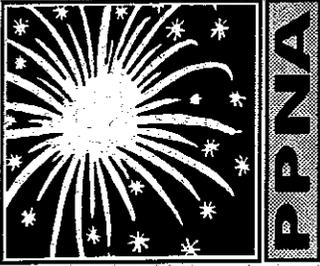
Sincerely,



Eric Gustafson
Housing and Land Use Coordinator

Cc: City Council Members
Mayor R. I. Rybak
Minneapolis Neighborhood Organizations

Attachment: Albertsson-Miller Plans and Photographs (4 pages)



Powderhorn Park Neighborhood Association

821 E. 35th Street, Minneapolis, MN 55407 • Phone 612/722-4817 Fax 612/721-5799

February 22, 2006

Gary Schiff
City Council, Ward Nine
350 South Fifth Street, Room 307
Minneapolis, MN 55415

Earl Pettiford
Community Planning and Economic Development
105 Fifth Avenue South, Suite 200
Minneapolis, MN 55401

Re: 3504 Longfellow Avenue South

Dear Council member Schiff and Mr. Pettiford,

As you know, The Powderhorn Park Neighborhood Association (PPNA) has a long history of creating solutions for challenging development sites. The "little/Lots" design competition and resulting home plans are good examples of the community and governing jurisdictions successfully addressing such challenges.

As the City makes changes to the definition of a "buildable" lot, increasing challenges will occur, requiring not only creativity, but flexibility. The 30 foot buildable lot at 3504 Longfellow Avenue South is a prime example.

After reviewing information regarding the community process and possible house plans, it appears that the Corcoran Neighborhood Organization has found a solution that addresses the City's need to maximize vacant land use and the community's need to build architecturally compatible, safe and livable housing. The Albertsson Hansen/Miller proposal for 3504 Longfellow Avenue is the solution.

While the plan does not adhere to the 80% at 22 feet rule of the City's zoning code, PPNA firmly believes that the City should take whatever steps necessary to ensure the Albertsson Hansen/Miller plan is built on this lot.

Thank you for attention to this matter.

Sincerely,

Elena Gaarder
PPNA Executive Director

Cc: Corcoran Neighborhood Organization