

May 6, 2011

Shanna Sether
CPED Planning Division
Room 300
250 So 4th St
Mpls., MN 55415-1316

Dear Shanna,

As we understand, to build a house on Lot 1, Block 1, Parcel B, Bernstein 1st Addition, Henn. Cty., Mpls., MN a variance is required. Without this variance a house cannot be built on the property. This is due to part of the property being within the Miss. River Critical Area Overlay.

We have submitted a set of plans that meet the spirit and intent of the ordinance. In addition, there are also old, mature oaks on the property and the plans reflect our intent to retain the integrity of their root systems through retaining walls and cantilevering parts of the house. The cantilevering also have the effect of not building within the protected area.

The building of the house will not materially increase congestion of the streets, danger of fire, harm to public safety or the public welfare as this lot is in a residential area and the house would be built for two persons.

Finally, the house will be built with full compliance to building codes and setbacks therefore no other property will be harmed.

Thank you,


John Reiling


Judith Reiling

3616 Edmund Blvd
Mpls., MN 55406

Minneapolis Zoning Administration
250-So. 4th Street
Room 110
Minneapolis, MN 55416

April 22, 2011

To Whom it may Concern:

We are applying for a variance on

LOT 1 BLOCK 1 PARCEL B;
Bernstein 1st Addition
Henn.Co. Minneapolis, Minnesota

for the following reasons:

1. The property cannot be put to use under the conditions allowed and strict adherence to the regulations would cause undue hardship.
2. Circumstances unique to this parcel have not been created by persons with interest in the property.
3. The spirit and intent of the ordinance will be followed by granting this variance and the original character of the land preserved. No other property or the enjoyment thereof will be harmed.
4. The proposed variance will not substantially increase congestion of public streets, increase danger of fire, harm public safety or the public welfare.

Thank you for considering this variance.

John and Judith Reiling
3616 Edmund Blvd
Minneapolis, MN 55406

262.227.9732

Handwritten signatures of Judith Reiling and John Reiling. The signature of Judith Reiling is written in a cursive style above the signature of John Reiling, which is also in cursive.

May 6, 2011

Sandy Covin Roy
Council Person
Room 307
350 So. 5 th
Mpls., MN 55415

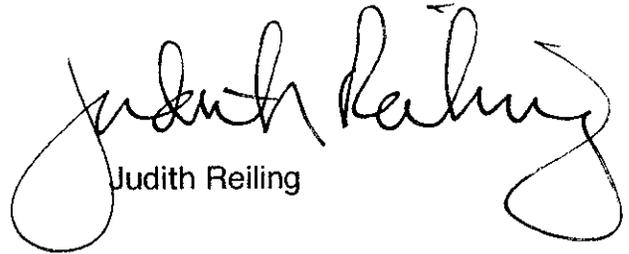
Ms. Covin Roy,

Enclosed is a letter and plans sent to Shanna Sether at the CPED Planning Division requesting a variance to build a home on Lot 1, Block 1, Bernstein 1st Addition, Hennepin County, MN. Without a variance a house cannot be built on that property as part of the property is within the Minnesota River Critical Area Overlay.

Thank you for considering this matter,

Sincerely,


John Reiling


Judith Reiling

3616 Edmund Blvd
Mpls, MN 55406

cc: Shanna Sether

May 6, 2011

Longfellow Community Council
2727-26 Ave. So.
Minneapolis, MN 55406

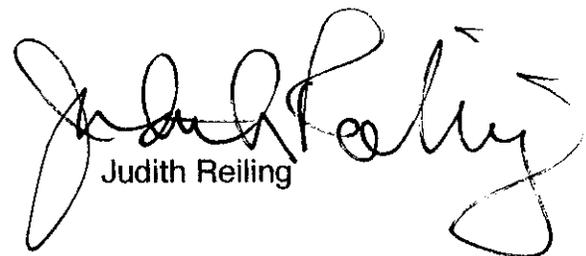
Dear Longfellow Community Council,

Enclosed is a letter and plans sent to Shanna Sether at the CPED Planning Division requesting a variance to build a home on Lot 1, Block 1, Bernstein 1st Addition, Hennepin County, MN. Without a variance a house cannot be built on that property as part of the property is within the Minnesota River Critical Area Overlay.

Thank you for considering this matter,

Sincerely,


John Reiling


Judith Reiling

3616 Edmund Blvd
Mpls, MN 55406

cc: Shanna Sether

Reiling Residence
Tree Protection Recommendations

There are four large oaks on the proposed development site. Three are in good condition but one, located close to the northeast corner of the site, shows signs of significant damage and decline, perhaps from a lightning strike. A major branch has been removed, further compromising the tree. We recommend that it be removed to allow the driveway to shift closer to the north property line to better protect the remaining trees.*

We recommend root pruning the tree on the southwest corner of the site to stimulate new root growth and avoid tearing the roots when digging for foundation walls and footings for the house. Selected pruning of the canopy should accompany the root pruning. This work needs to be done by an experienced arborist.

We also recommend that the retaining walls that support the driveway be composed of either large modular blocks (2' x 4') or gabion walls (boulders or stone contained in wire "boxes" – gabion walls are being placed along Washington Avenue west of I-35W as part of the light rail project; they are made of stacked limestone pieces, but regular field stone is more often used). Using these materials will not require footings and will minimize disruption to the tree root system.

Finally, the materials used between the retaining walls to support the driveway will be composed of larger stone at the base, with layers of increasingly smaller stone above, and finally, either permeable pavers or permeable bituminous for the wearing surface. This will promote water movement through the base of the driveway, and retain a more natural drainage pattern.

*The owner will take this recommendation under advisement; however, they intend to make every reasonable effort to save this tree as well as the others.



Peter Kramer Architect

Roark Kramer Kosowski DESIGN
Editor in Chief; Neofunctionalist Press
Executive Director; Adolf Loos Society
President, OUCHI; the folding furniture company
Captain MV, Carl G. Jung
2929 Fourth Avenue South, Minneapolis, Minnesota 55408
612-822-4200, Fax 612-822-4298

June 16, 2011



Shanna Sether
Senior Planner
Community Planning and Economic Development
Planning Division
250 South 4th Street
Minneapolis, MN 55415

Re: 3616 Edmund Boulevard Variance

Ms. Sether:

The Owner has measured the existing trees within the foot print of the proposed building construction.

There are two Maples of 12" diameter measured at 5' height which will need to be removed. (See plan). There are additional Maples in the foot print all under 12", which will need to be removed. (These trees are very tall, but not large in diameter as they reached for the sun under the Oak canopy.)

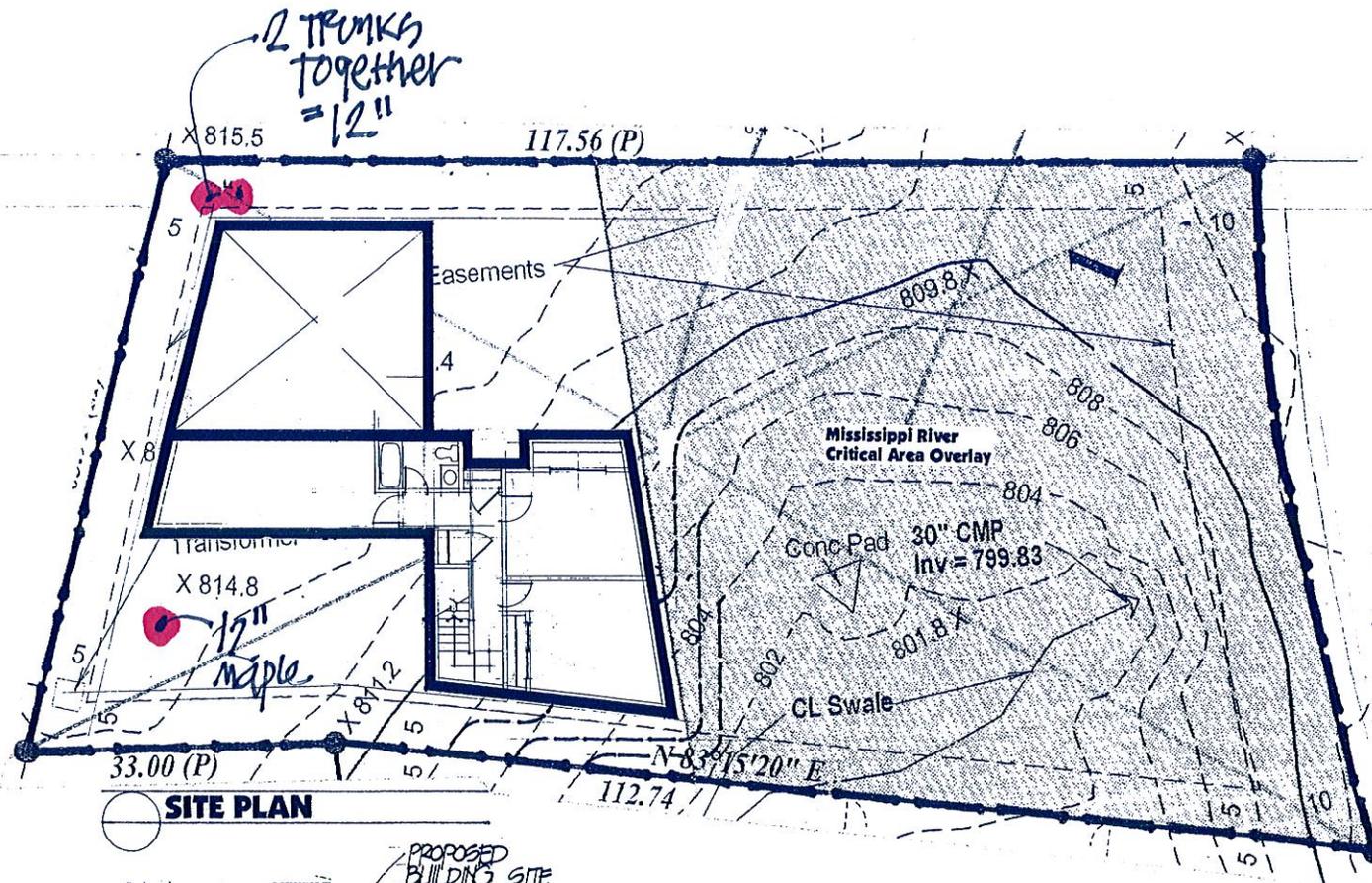
Sincerely,

Roark Kramer Kosowski/DESIGN

Peter Kramer, Architect

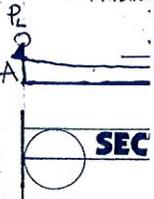
Peter Kramer Architect

Roark Kramer Kosowski DESIGN
Editor in Chief; Neofunctionalist Press
Executive Director; Adolf Loos Society
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2929 Fourth Avenue South, Minneapolis, Minnesota 55408
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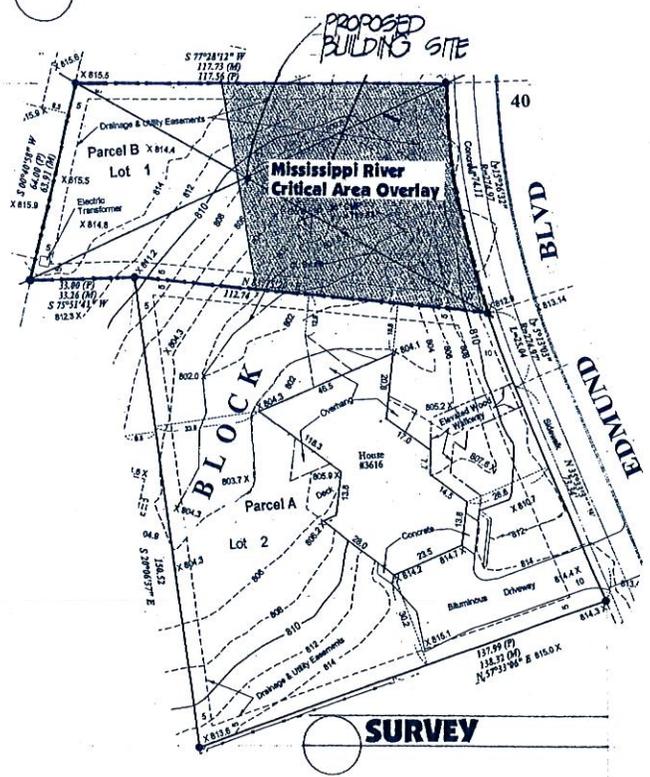


SITE PLAN

- Railing/Gi
- Driveway
- Tie back Geogrid
- Retaining - stone or mlt
- Existing w/ret.
- Stepped stabil
- Existing



LANDSCAP



SURVEY

<p>McGibbon Land Surveying 2214 Tower Ct Woodbury, MN 55125 (651) 442-9823</p>	<p>Certificate of Survey Proposed Parcel Division</p>
<p>FOR: John Relling 2616 Edmund Blvd Minneapolis, MN 55406</p>	<p>SURVEY OF: Lots 1 and 2, Block 1 Bernein 1st Addition, Hennepin County, Minnesota</p>

- LEGEND**
- - Denotes iron monument found
 - 137.89 (P) - Denotes Plat
 - 138.32 (M) - Denotes Measured
 - X 813.8 - Denotes Elevation
- BEARINGS ARE ASSUMED
- BENCH MARK:
 Minneapolis City Monument
 No 355A EI-819.38 (NGVD 1929)

- Proposed Descriptions**
- Parcel A**
 Lot 2, Block 1
 Bernein 1st Addition,
 Hennepin County, Minnesota
- Parcel B**
 Lot 1, Block 1
 Bernein 1st Addition,
 Hennepin County, Minnesota

NOTE:
 There was no title work prov.
 determine if there are any easem.
 or encumbrances on this property.

I hereby certify that this survey, plan or report was prepared by me under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Daniel R. McGibbon
 Daniel R. McGibbon, P.L.S.
 Minnesota License No. 18883

This 24th Day of June 2008



L

Reiling Residence

Tree Protection Recommendations

There are four large oaks on the proposed development site. Three are in good condition but one, located close to the northeast corner of the site, shows signs of significant damage and decline, perhaps from a lightning strike. A major branch has been removed, further compromising the tree. We recommend that it be removed to allow the driveway to shift closer to the north property line to better protect the remaining trees.*

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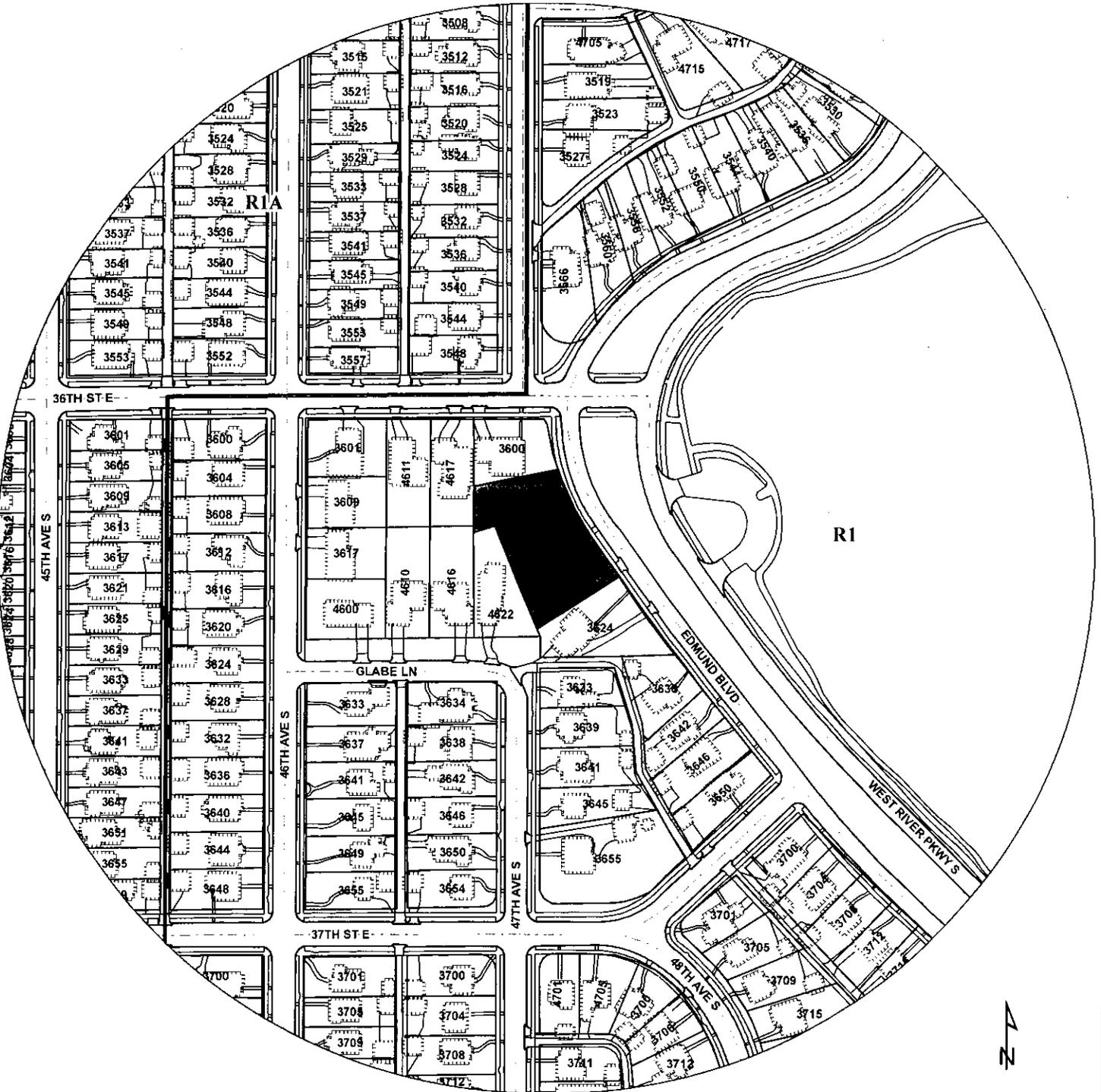


Peter Kramer Architect

Roark Kramer Kosowski DESIGN
Editor in Chief; Neofunctionalist Press
Executive Director; Adolf Loos Society
President, OUCHI; the folding furniture company
Captain MV, Carl G. Jung
2929 Fourth Avenue South, Minneapolis, Minnesota 55408
612-822-4200, Fax 612-822-4298

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

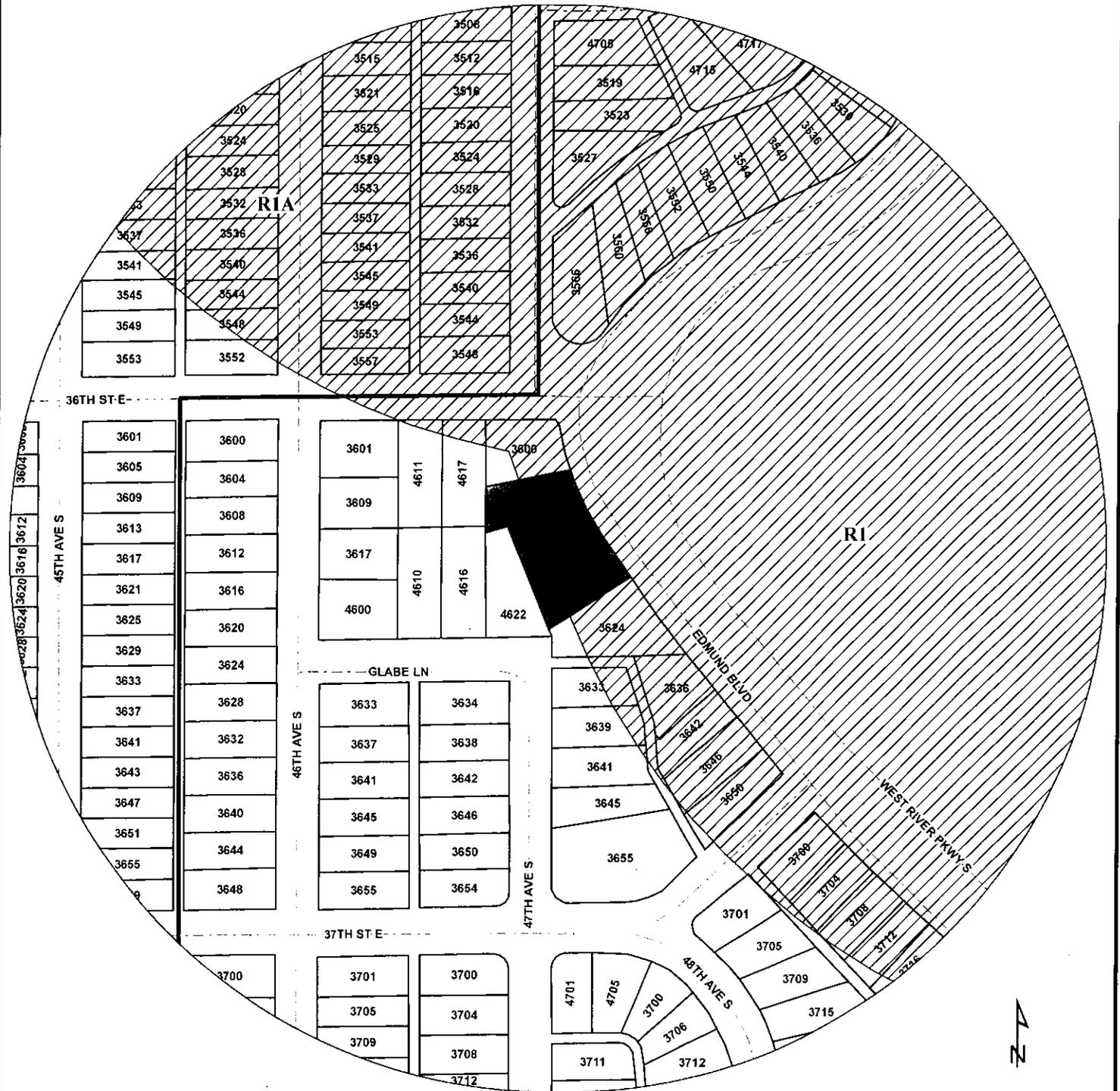
3616 Edmund Boulevard

FILE NUMBER

BZZ- 5163

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

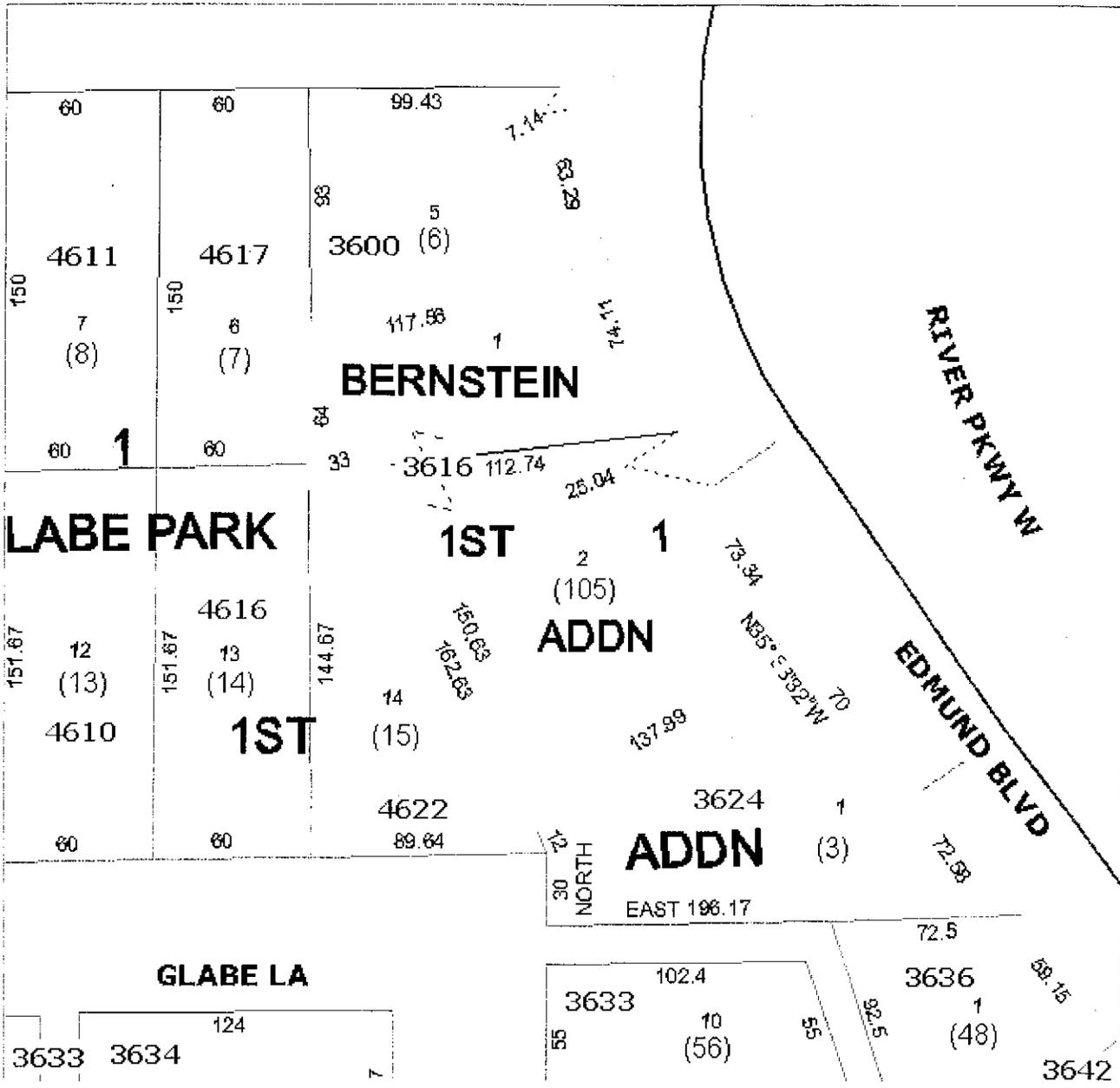
3616 Edmund Blvd

FILE NUMBER

BZZ- 5163

Hennepin County Property Map - Tax Year: 2011

The data contained on this page is derived from a compilation of records and maps and may contain discrepancies that can only be disclosed by an accurate survey performed by a licensed land surveyor. The perimeter and area (square footage and acres) are approximates and may contain discrepancies. The information on this page should be used for reference purposes only. Hennepin County does not guarantee the accuracy of material herein contained and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Selected Parcel Data

Parcel ID: 05-028-23-33-0105
 Owner Name: J R REILING & J G REILING
 Parcel Address: 3616 EDMUND BLVD , MINNEAPOLIS , MN 55406
 Property Type: RESIDENTIAL
 Homestead: HOMESTEAD
 Area (sqft): 23339
 Area (acres): 0.54
 A-T-B: ABSTRACT
 Market Total: \$630,000.00
 Tax Total: \$11,074.78

Date Printed: 6/16/2011 4:42:57 PM
 Current Parcel Date: 6/7/2011

Sale Price: \$596,000.00
 Sale Date: 01/2006
 Sale Code: WARRANTY DEED

McGibbon Land Surveying

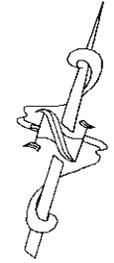
2214 Tower Ct.
Woodbury, MN 55125
(651) 442-9823

Certificate of Survey

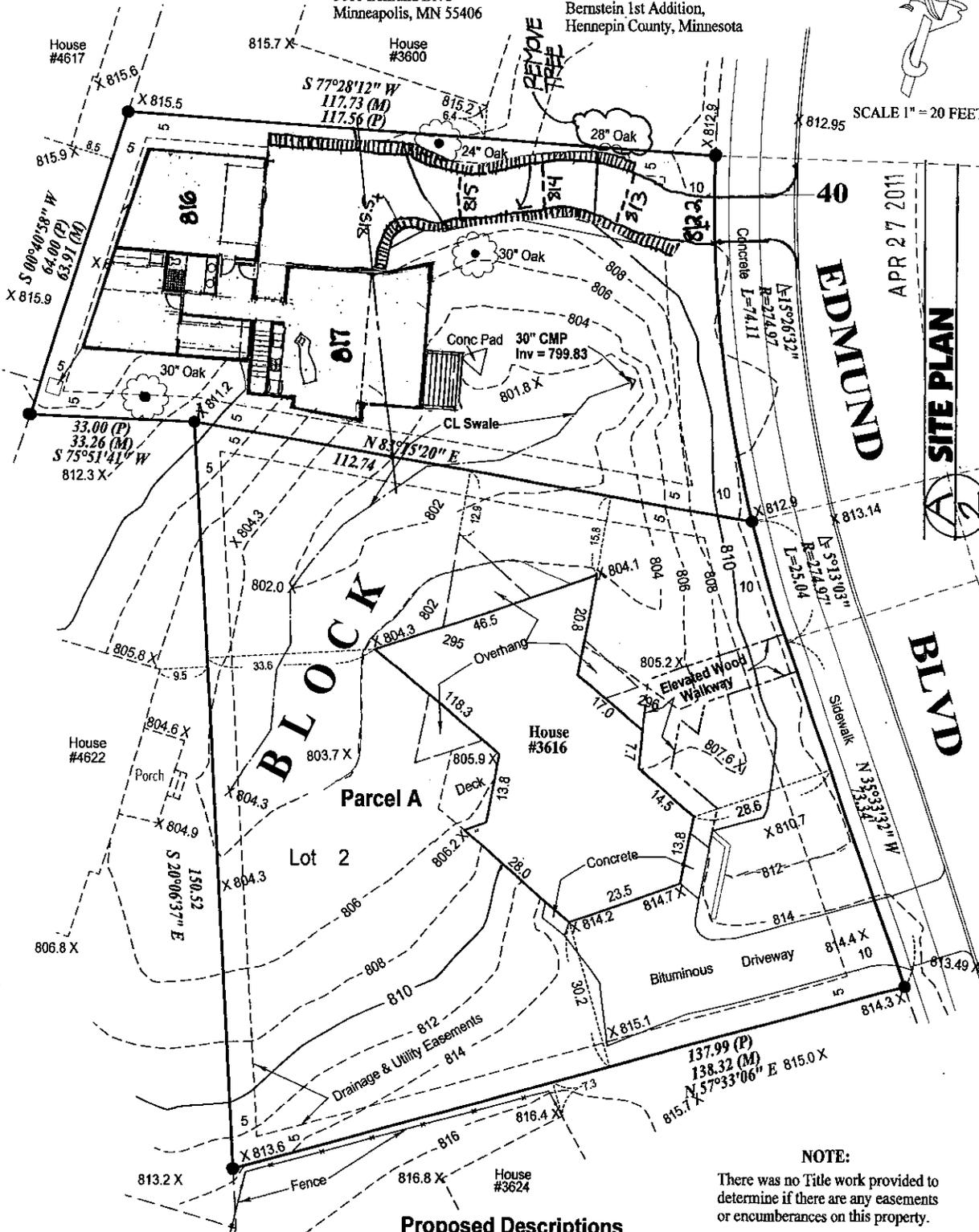
Proposed Parcel Division

FOR:
John Reiting
3616 Edmund Blvd
Minneapolis, MN 55406

SURVEY OF:
Lots 1 and 2, Block 1
Bernstein 1st Addition,
Hennepin County, Minnesota



2



SCALE 1" = 20 FEET

APR 27 2011

SITE PLAN

EDMUND

BLVD

- LEGEND**
- - Denotes Iron monument found
 - 137.99 (P) - Denotes Plat
 - 138.32 (M) - Denotes Measured
 - X 813.6 - Denotes Elevation

BEARINGS ARE ASSUMED

BENCH MARK:
Minneapolis City Monument
No 355A El=819.38 (NGVD 1929)

Proposed Descriptions

- Parcel A**
Lot 2, Block 1
Bernstein 1st Addition,
Hennepin County, Minnesota
- Parcel B**
Lot 1, Block 1
Bernstein 1st Addition,
Hennepin County, Minnesota

NOTE:
There was no Title work provided to determine if there are any easements or encumbrances on this property.

I hereby certify that this survey, plan or report was prepared by me under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Daniel R. McGibbon
Daniel R. McGibbon P.L.S.
Minnesota License No. 18883

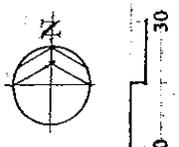
This 5th Day of April, 2011
Oak Trees Added 4/5/2011

McGibbon Land Surveying
 2214 Tower Ct.
 Woodbury, MN 55125
 (651) 442-3823

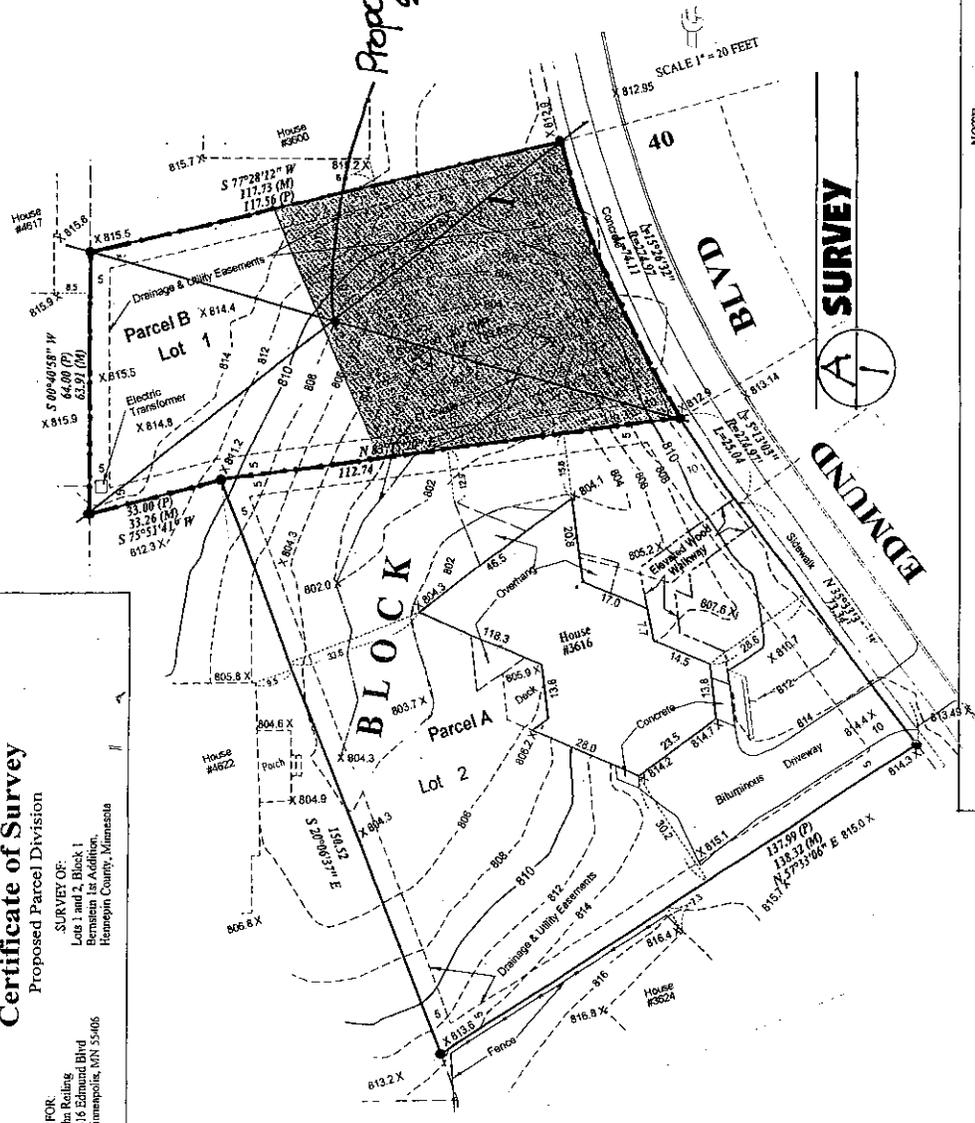
Certificate of Survey
 Proposed Parcel Division

FOR:
 John Reiling
 3616 Edmund Blvd
 Minneapolis, MN 55405

SURVEY OF:
 Lots 1 and 2, Block 1
 Bernstein 1st Addition,
 Hennepin County, Minnesota



Proposed site
Building



NOTE:
 There was no title work provided to determine if there are any easements or encumbrances on this property.

I hereby certify that this survey, plan or report was prepared by me under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

David R. McGibbon
 David R. McGibbon, S.L.S.
 Minnesota License No. 18885

This *24th* Day of *June*, 20*11* *08*

Proposed Descriptions

Parcel A
 Lot 2, Block 1
 Bernstein 1st Addition,
 Hennepin County, Minnesota

Parcel B
 Lot 1, Block 1
 Bernstein 1st Addition,
 Hennepin County, Minnesota

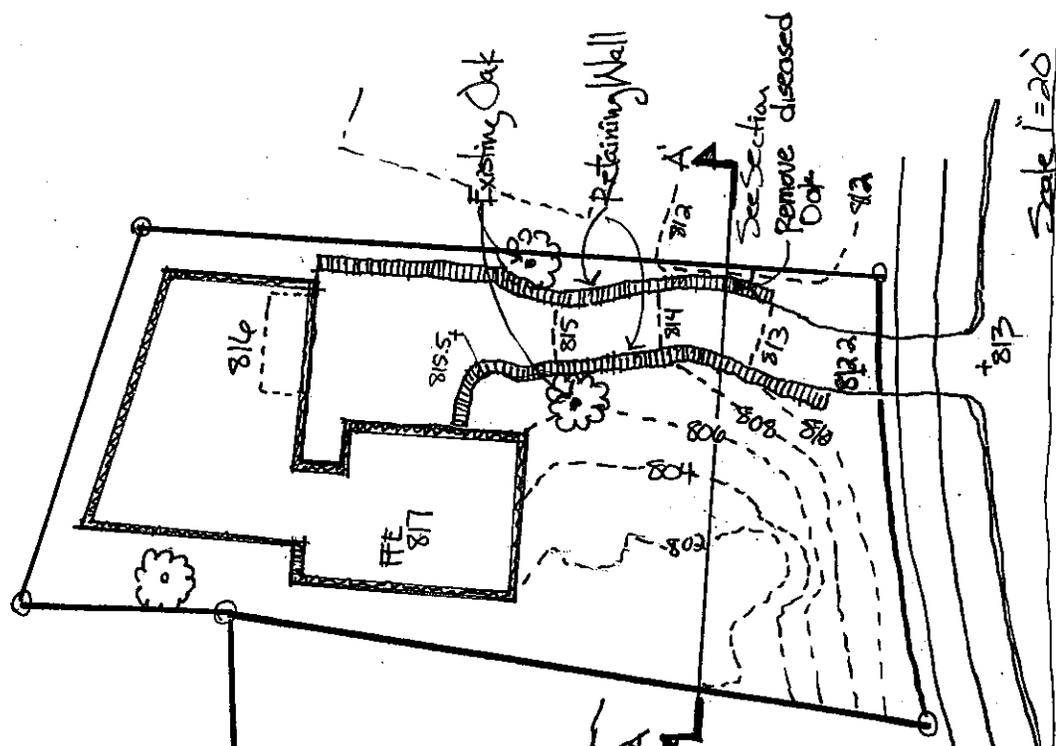
LEGEND

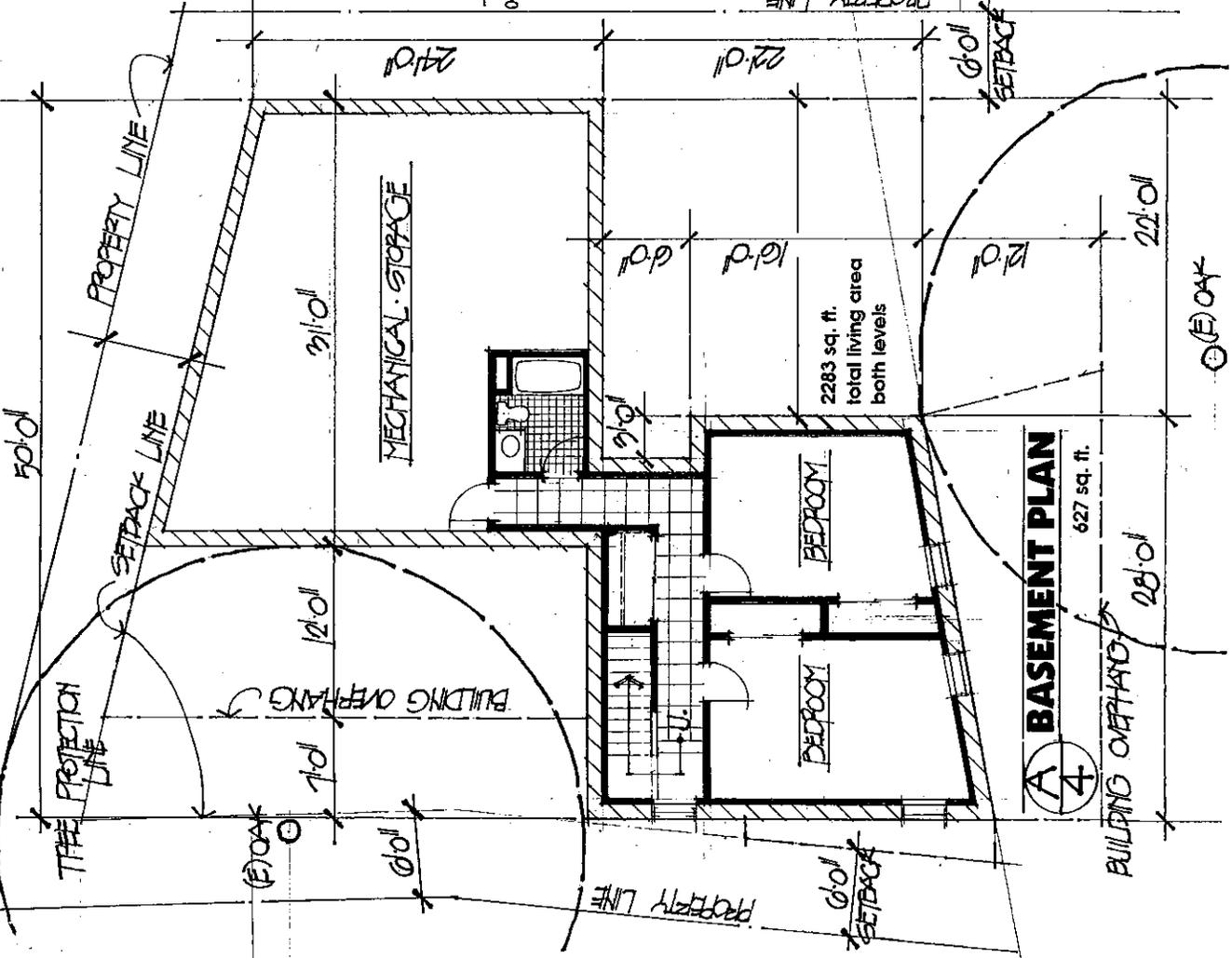
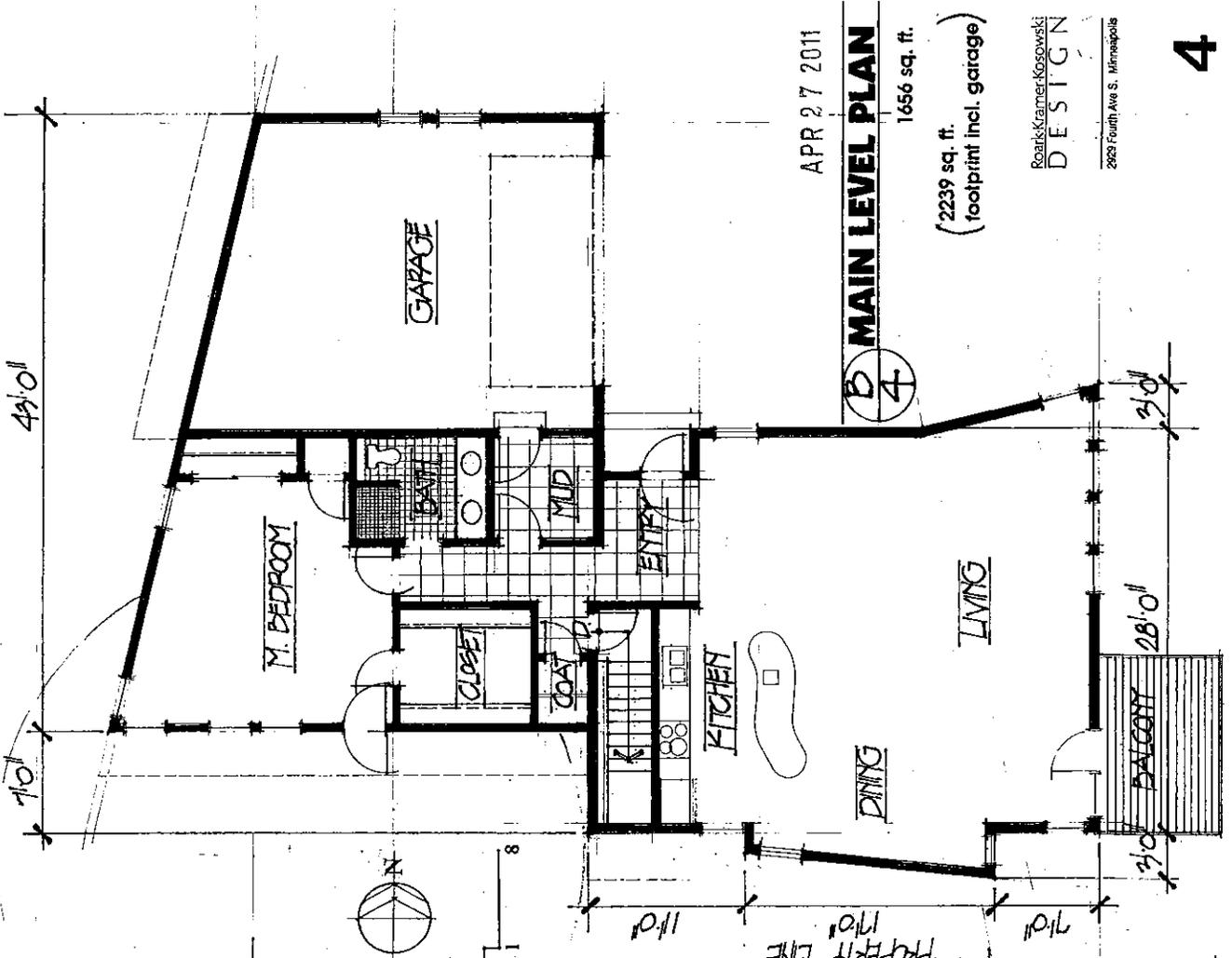
⊙ - Denotes iron measurement found
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 138.32 (M) - Denotes Measured
 X 815.6 - Denotes Elevation

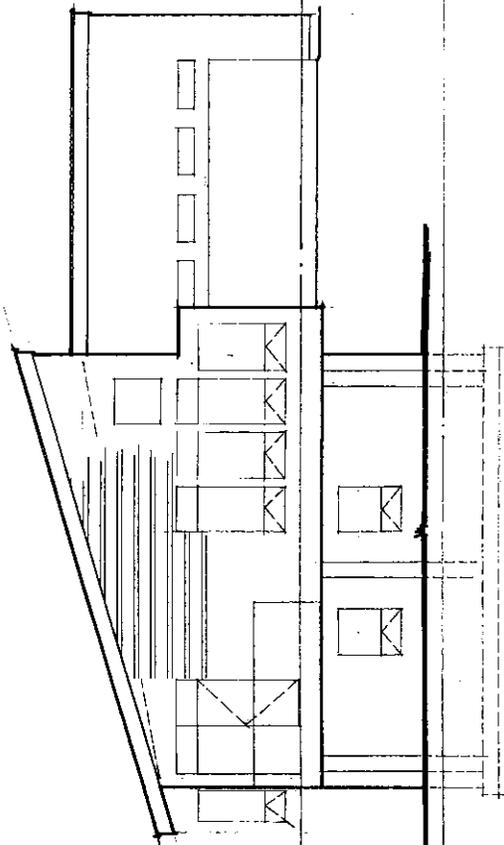
BEARINGS ARE ASSUMED
 Minneapolis City Monument
 No. 355A B-819.38 (NGVD 1929)

APR 27 2011
 Roark Kramer Kosovsk
 DESIGN

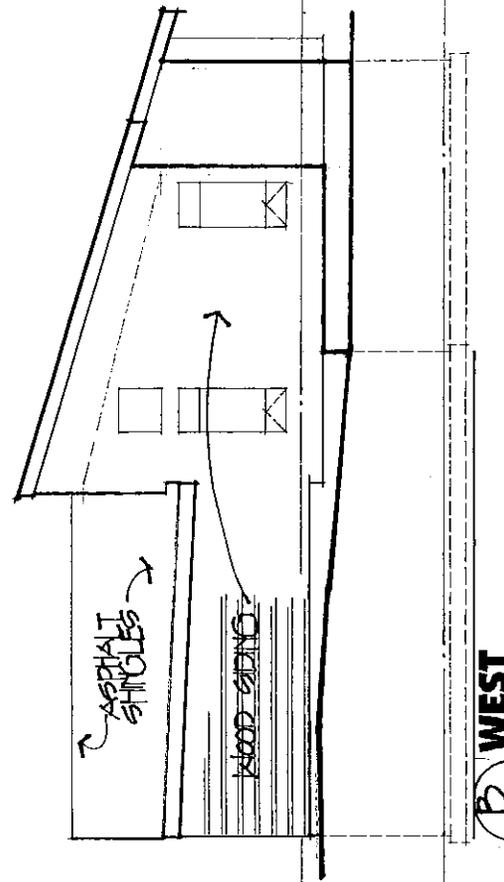
2629 Fourth Ave S., Minneapolis





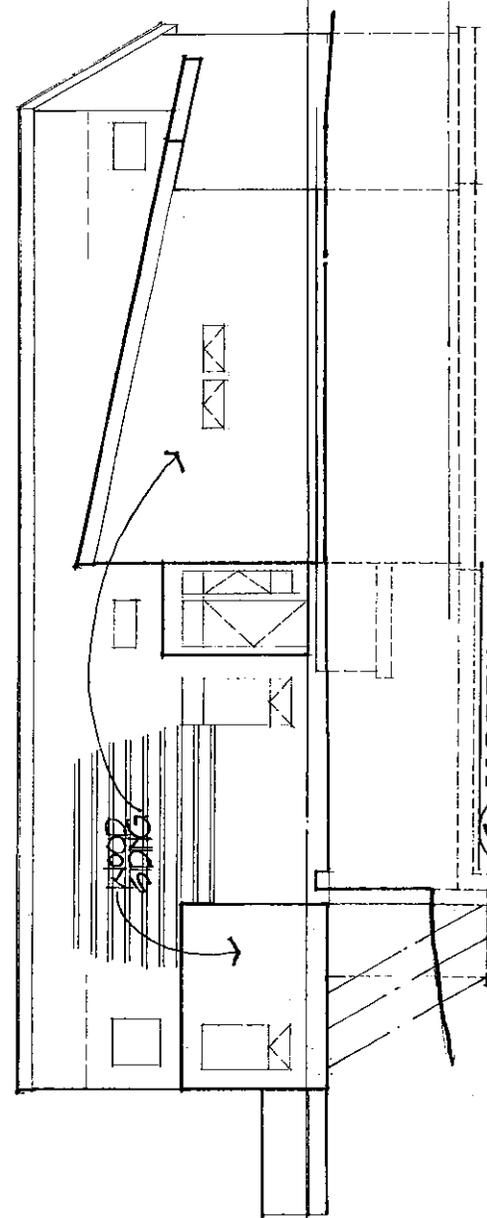


EAST
5



WEST
5

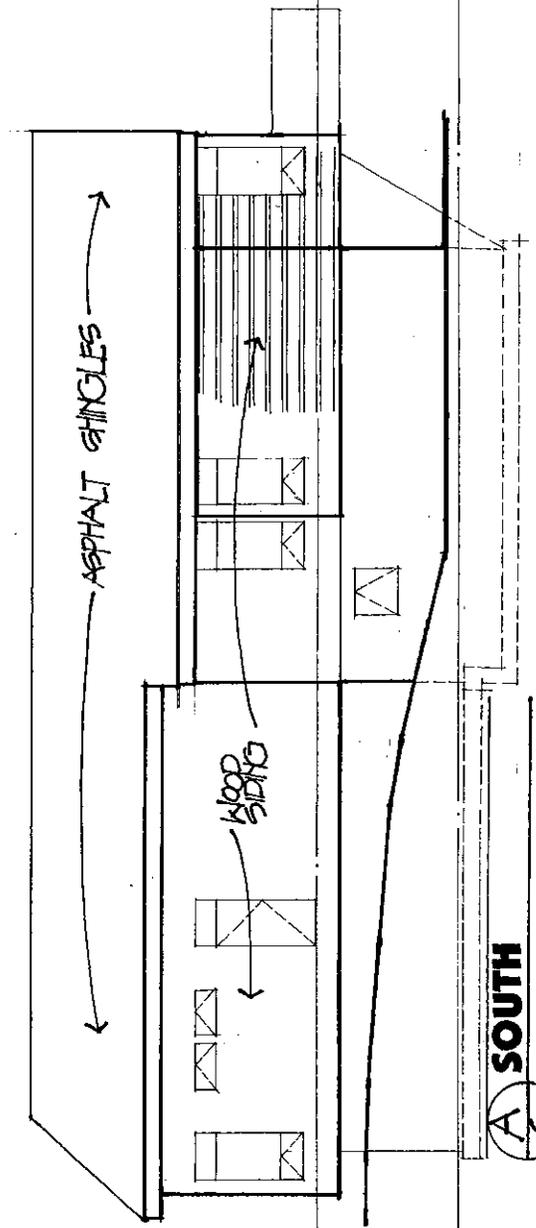
0 1 2 3 4 5 6 7 8



NORTH
5

APR 27 2011

Roatkramer Kosowski
DESIGN
2828 Fourth Ave S, Minneapolis



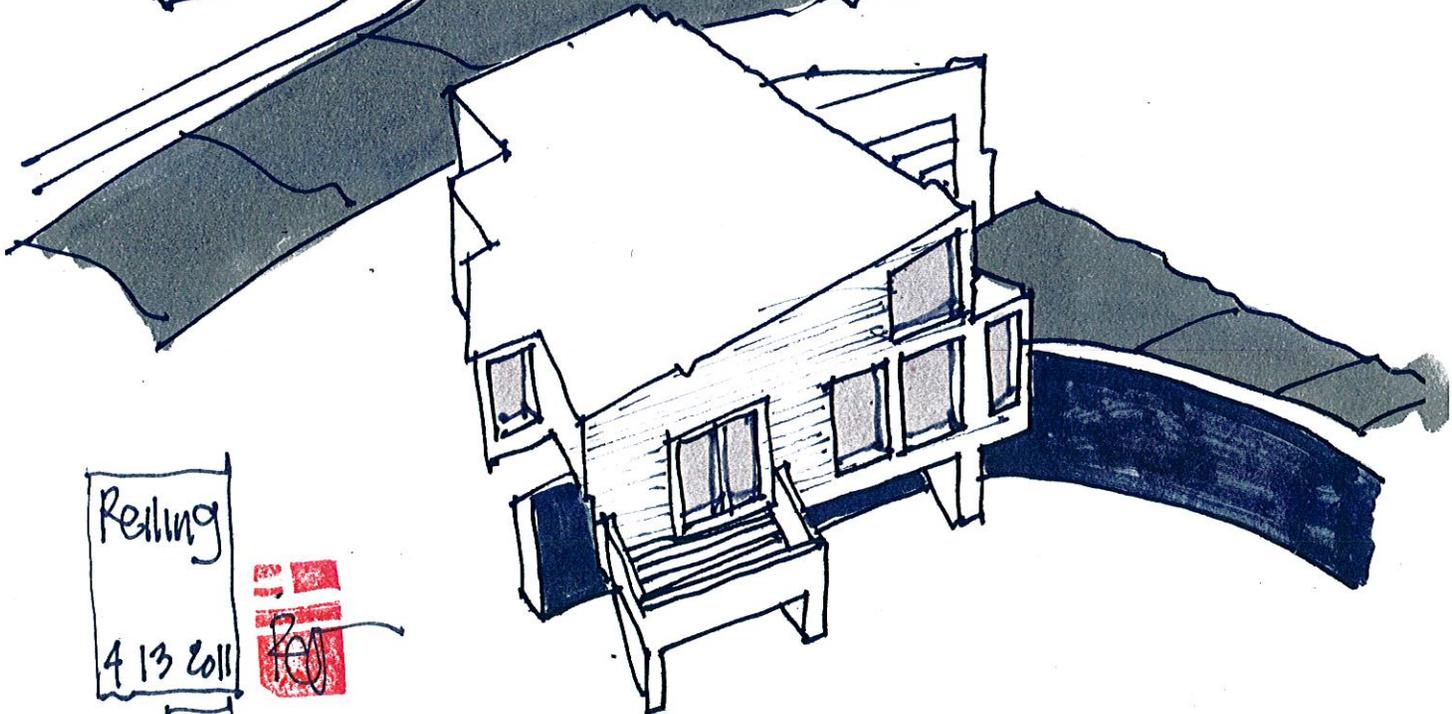
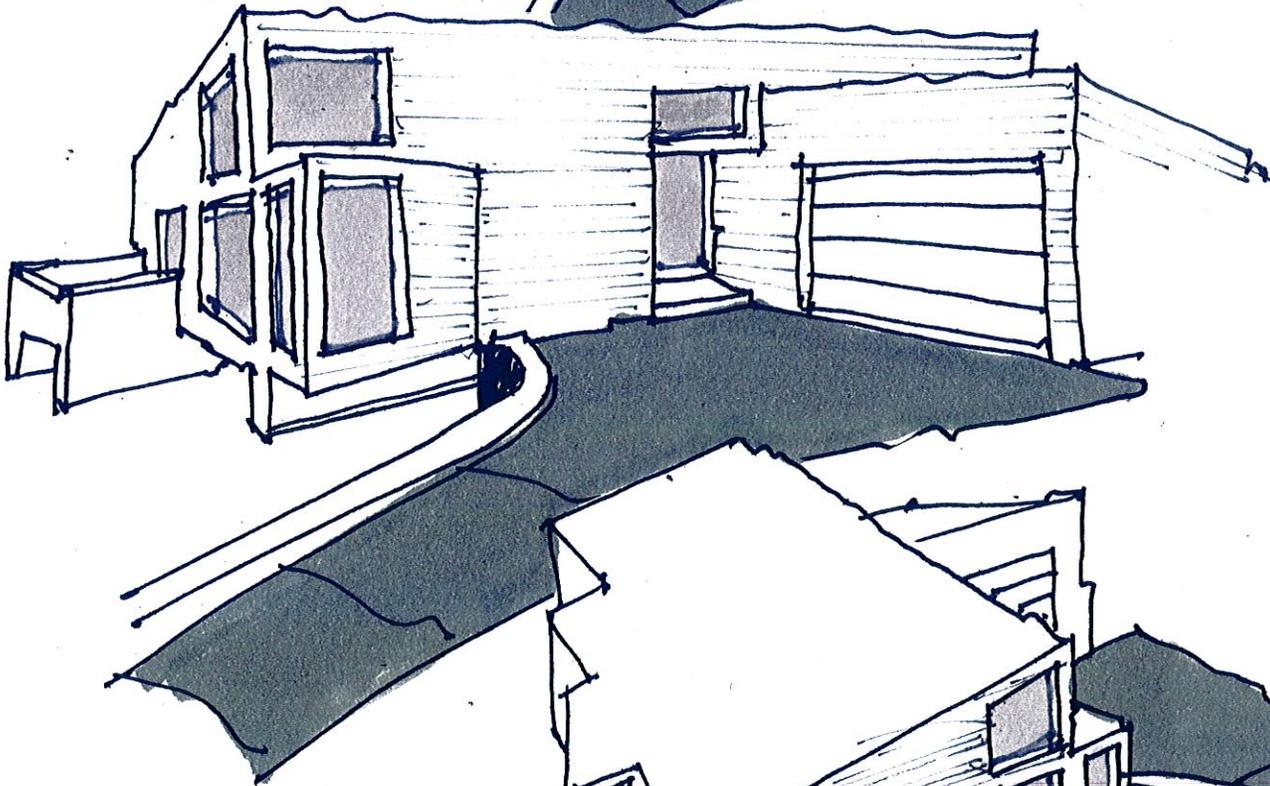
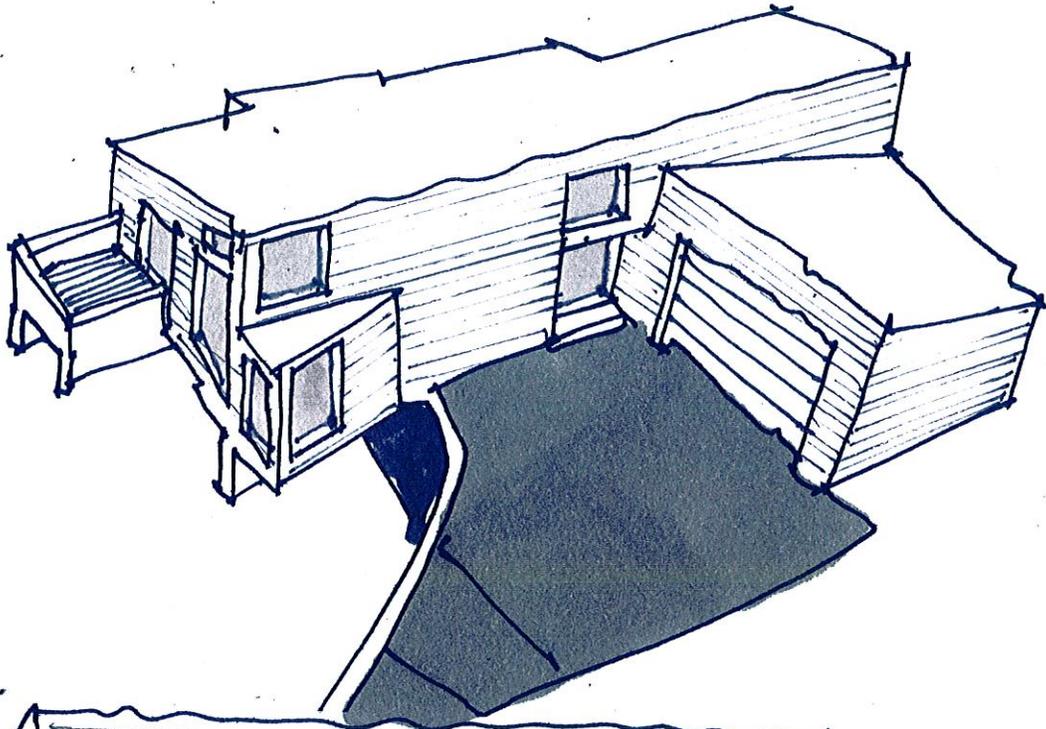
APR 27 2011

Robert Kramer Kosowski
DESIGN

233 Fourth Ave S, Minneapolis



A SOUTH



Reiling
4 13 2011



