

HERITAGE  SHADE TREE
CONSULTANTS

June 9, 2011

Mrs. Elaine Anderson
4622 Glabe Lane
Minneapolis, MN 55406

Subject: Construction impacts on trees in and adjacent to 3614 Edmund Blvd.,
Minneapolis, MN 55406

Dear Mrs. Anderson,

You have requested that I comment on the impacts to trees from the potential construction of a residential home located on a wooded lot at 3614 Edmund Blvd., Minneapolis. Specifically you wanted my opinion on the impacts to several large oaks, various smaller trees along the property limits to the north and west, and several large oaks on your property.

I inspected the subject property June 1st accompanied by your husband. Mr. Anderson was kind enough to point out the property boundaries (there were stakes at the corners closest to the proposed construction areas) and also provided some useful background information on the size of the new structure, and its placement within the existing property boundaries.

LARGE OAK TREE IMPACTS

During the site inspection I noted the species and sizes of the four largest trees. They are as follows (note that the diameters are measured at 4.5 feet from the ground):

- Tree # 1: 32" bur oak. Located in the northeast corner, likely will need to be removed for the installation of the driveway, according to the information you provided. Tree has had some significant damage and is likely not deemed worth preserving.
- Tree # 2: 34" bur oak. The largest tree on the subject property, both in diameter and crown. According to information you provided, this tree will have the seven-foot tall retaining wall located within a foot or two of the existing trunk. In addition to having significant material placed on the northern half of its entire root system, the plans call for the existing grade under the proposed driveway to be

HERITAGE SHADE TREE CONSULTANTS

'stepped' (a combination of cuts into the grade and fill over the other areas to create a flat surface for the permeable fill to be structurally stable).

- Tree # 3: 26" bur oak. This tree may have the property line run right through or near the trunk, making it a 'boundary tree' (ownership of such trees is shared; as co-owners, neither neighbor can cut down or kill the tree without the others consent, as expenses and responsibilities are generally shared equally). This is significant as any damage done to it from the construction process that would lead it to die or fail structurally, could result in the adjacent property owner being entitled to financial restitution for the tree loss. It is located northwest of tree #2.
- Tree # 4: 33" bur oak. Located within feet of your property line and 5 feet from a 20" diameter bur oak on your property, this tree is reportedly within the six-foot setback line. Even though the plan calls for the foundation to be approximately 19 feet from the trunk, there will need to be footings dug out for the building overhang. The building overhang footings may be as close as 7 feet from the trunk, depending on the final placement.

The impacts on the above large property trees would be significant, especially impacting tree roots. Trees produce two main types of roots: larger structural support roots (used for structural support, conduction of water and nutrients, and storage of starches and sugars) and small, fine, thin roots (used for uptake of water and nutrients). Below you will find a brief summary of the potential construction impacts to each individual tree:

- Tree # 1: This tree will need to be removed to allow a driveway to be installed. The impacts will be fatal.
- Tree# 2: The placement of the retaining wall for the proposed driveway will suffocate and kill small fine roots in the northern half of the trees root system, resulting in a spiral of declining health. The installation of the necessary 'stepped' cuts could lead to structural support roots being cut or damaged, increasing the potential for root decay organisms to colonize the trees anchor system, increasing its potential to fail structurally I a significant weather event. And this is assuming that NO construction activities (machinery traffic, storage of building materials or fill, ...) would encroach into the southern half of the trees root system, which is unlikely given that the proposed foundation would be located as close as 18 feet from the trunk. The impacts will likely be high, bordering on critical.
- Tree # 3: Assuming it is right on the property line, the driveway would be built within 6 feet of the trunk. Due to its proximity to the home to the north of the subject property, the loss of the small, fine absorbing roots will be substantial.

HERITAGE SHADE TREE CONSULTANTS

Since no small fine roots are located under the existing structure, its potential area for root colonization is about $\frac{3}{4}$ of what it could be, compared to if it was growing in an open area. The proposed building and driveway would result in the loss of over $\frac{2}{3}$ of its existing fine root system leading to a steep spiral of declining health. The impacts will likely be high, bordering on critical.

- Tree #4 : Since it is in the setback zone, close of $\frac{1}{2}$ of the tree's small fine root system will be impacted, from the digging of the foundation and the building overhang structure. The impacts of the same activities may also be just as severe to the tree's anchor system, depending on how close the digging gets to the trunk. The impacts will likely be moderate, potentially high.

The timing of the construction will also play a role in the severity of the potential impacts. If activities occur in the spring, the results could be devastating for several reasons: at this time of the year when trees (especially mature trees) are at their weakest, as they have spent most of all of their energy reserves to create leaves, leaving little for defensive mechanisms, let alone for the creation of new fine-absorbing roots; it is also the beginning of the high risk period for oak wilt infections, which could impact your oaks if a disease center emerges as a result of the timing of tree damage (from root cutting or pruning or accidental tearing of branches from large machinery).

SMALLER TREE IMPACTS

Reportedly, the structure is to be built right up to the setback lines on the northern and western boundaries. Given that in order to build the foundation, it generally requires between 1 and 4 feet of excavation beyond the foundation location, this would likely result in the death of all or most of the plant material that is between the setback line and the property line. Any plant that is left and not removed from this area will have its root system significantly compromised (both from a structural and general health perspective) and would likely either perish quickly or be a high risk for failure in a significant weather event. This would essentially be a 'clear-cut' of a portion of the property all the way up to the western and northern property lines.

The visual impacts to the neighbors to the north and west of the proposed structure would be significant, as they would be looking at a bare wall of wood siding. Some small ornamental plantings that would take years to partially block the structure could provide some future visual relief. The small setback area would not allow larger plantings to be implemented, as the working space is small and would not allow machinery to be used

HERITAGE SHADE TREE CONSULTANTS

without crossing property boundaries, in which case they would need permission to avoid being cited and possibly fined for trespassing.

It is also important to note that the removal of the collective canopies of the smaller trees, and in a worst-case scenario the loss of some of several or all of the larger trees, would result in a tremendous increase of the rainfall that reaches the ground, increasing the potential for erosion to silt the existing small body of water resulting in periodic flooding on your property and the property at 3616 Edmund Blvd.

In addition, the volume of water from a significant rain event would increase, as the trees would no longer be able to intercept rain droplets, slowing down their descent speed, reducing infiltration to ground waters and increasing less surface runoff. This volume gets conspicuously larger if one or any of the large trees dies or needs to be removed. If you add how many more square feet of impermeable surfaces that will be added to the subject property, even if BMP's for storm water management are followed, this becomes even more relevant for you and the local watershed district.

IMPACTS TO YOUR TREES

The proposed building and the construction activities should not create any significant problems for your oak trees, unless a new center of oak wilt emerges from damage to oaks resulting from the damage done during the high risk season for oak wilt. The impacts from the digging of the building foundation should be minimal, but this assessment could change, depending on how and when the activities occur.

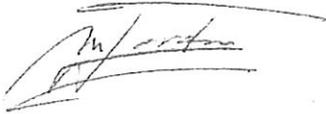
Another potential source of damage could come from the redirection of water from impermeable surfaces (in particular the pitched roof, reportedly slanted towards your property), which could lead to erosion, or over-saturation of soils within the rooting areas of your trees. This particular impact could be reduced if the implement some reasonable BMP's for storm water management, slowing and redirecting the volume of water away from your property.

HERITAGE  SHADE TREE
CONSULTANTS

I certify that I have no present or contemplated future interest in the subject properties, and that neither the employment of this report, nor the compensation for it, is contingent upon the results of this report.

I have no personal interest in or bias with respect to the subject matter of this report or the parties involved, and to my knowledge and belief, all statements and information in this report are true and correct.

Respectfully submitted,



Manuel Jordan
ISA Certified Arborist # MN 0206 A
Heritage Shade Tree Consultants

QUALIFICATIONS OF
Manuel J. Jordan
Consulting Arborist # MN 0206 A

ARBORIST – an individual who is versed in the art and science of the cultivation, maintenance and preservation of trees and other woody plants

EDUCATION

BACHELOR OF SCIENCE (B.S.) DEGREE, Urban Forestry, Minors in Forest Resources and Economics,
University of Minnesota, 1996

PROFESSIONAL DEVELOPMENT CERTIFICATE, Municipal Engineering Fundamentals,
University of Wisconsin – Extension, Engineering Institute,
Department of Engineering and Applied Science, 2005

PROFESSIONAL DEVELOPMENT CERTIFICATE, Improving Public Works Construction Inspection Skills,
University of Wisconsin – Extension, Engineering Institute,
Department of Engineering and Applied Science, 2005

CERTIFICATIONS

LANDSCAPE SPECIALIST – Minnesota Department of Transportation Certification, 2006 - 2009

CERTIFIED ARBORIST – International Society of Arboriculture, 1996 – Present

TREE INSPECTOR – Minnesota Department of Agriculture, 1995 – Present

PESTICIDE APPLICATOR – Minnesota Department of Agriculture, 2005 – Present

EXPERIENCE

CONSULTING ARBORIST – Heritage Shade Tree Consultants,
St. Louis Park, Minnesota, 2008 – Present

CONSULTING ARBORIST – Top Notch Treecare,
Plymouth, Minnesota, 1995 - 1996, 2000 - 2005, 2006 – 2008

CITY FORESTER - PUBLIC WORKS CONTRACT MANAGER – City of New Hope,
New Hope, Minnesota, 2005 – 2006

REGIONAL URBAN FORESTER – Texas Forest Service,
Corpus Christi, Texas, 1997 – 2000

ASSISTANT CITY FORESTER – City of St. Louis Park,
St. Louis Park, Minnesota, 1994

Services as a Consulting Arborist have included 1) diagnosis of disease, insect and environmental stress problems, 2) preventative and corrective maintenance measure recommendations, 3) plant valuation support for real estate appraisals, 4) plant valuation for damage claims involving disfigurement or destruction due to fire, errant vehicles, excessive pruning, unauthorized removals, lightning and construction activities, 5) training of employees in general arboriculture and safety procedures

Duties as the City Forester and Contract Manager have included 1) developing contracts and specifications for public works, parks and forestry projects, 2) soliciting and receiving quotes and bids for public works, parks and forestry projects, 3) coordinating work, resolving disputes, negotiating changes and ensuring timely completion of contracts for public works, parks and forestry projects, 6) coordinating city forestry programs, including streetscapes, reforestation, tree disposal, disease and environmental public information programs.

Duties as Regional Urban Forester have included 1) providing technical assistance to local governments and non-profits on program development, tree planting and care; 2) promoting volunteerism and assisting local cooperators with volunteer recruitment and training, 3) monitoring performance of grant projects, 4) promoting urban forestry at the local level through various presentations, media releases, demonstrations, exhibits and written publications, 5) responding to requests for information from the general public.

PROFESSIONAL MEMBERSHIPS

INTERNATIONAL SOCIETY OF ARBORICULTURE, 1995 – Present.
Chairperson and founding member of the Hispanic Issues Committee, 1999.

MINNESOTA SOCIETY OF ARBORICULTURE, 1995 - 1996, 2000 – Present.
Board Member, 2001 – 2002. Certification Liaison, 2002 – 2003. Tree Valuation
Committee Chair 2010 - Present

TEXAS SOCIETY OF ARBORICULTURE, 1997 - 2000

SOCIETY OF COMMERCIAL ARBORISTS, 2009 – Present

SOCIETY OF MUNICIPAL ARBORISTS, 2005 – 2008

TEXAS URBAN FORESTRY COUNCIL, 1997 - 2000

MINNESOTA SHADE TREE ADVISORY COMMITTEE, 1995 - Present

PUBLICATIONS

EL COMPAÑERO DEL TREPADOR (THE TREE CLIMBER'S COMPANION) – Jeff Jepson,

Sole Revising Editor, Spanish version 2002

PREVENTING STEM GIRDLING ROOTS VIDEO & DVD – Minnesota Society of Arboriculture,

Translator and Spanish voice-over, 2003

AMERICAN NATIONAL STANDARD FOR ARBORICULTURE OPERATIONS – SAFETY REQUIREMENTS ANSI Z133.1 – 2006 (SPANISH VERSION),

Revising Editor, 2006

ORIENTATION TO ARBORICULTURE DVD SERIES - International Society of Arboriculture & Tree Care Industry Association,

Revising Editor, 2006

AWARDS

TEXAS FOREST SERVICE DIRECTOR'S AWARD,

First non-department head to receive award, 1999

TEXAS URBAN FORESTRY COUNCIL AWARD OF HONOR,

Outstanding Professional Category, 1999

REPRESENTATIVE CLIENTS

Clients have included insurance companies, utility companies, municipalities, county agencies, independent claims adjusters, real estate appraisers, nurseries, tree services, attorneys, non-profits and private property owners.

Sites have included residential homesites and estates, apartment complexes, office and industrial complexes, farmsteads, school campuses, city and county parks, and undeveloped lots.

COMMUNITY LEADERSHIP ROLES

BASSETT CREEK WATERSHED MANAGEMENT COMMISSION,

Commissioner for the City of St. Louis Park, Minnesota, 2008 – 2009

PROFESSIONAL INSTRUCTION

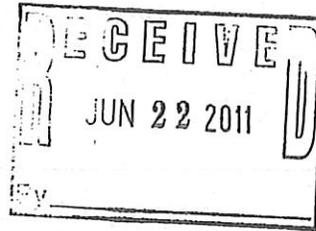
HENNEPIN TECHNICAL COLLEGE,

Urban Forestry Program Instructor, Minnesota, 2008 – Present

MINNESOTA NURSERY AND LANDSCAPE ASSOCIATION,

Arboriculture and Green Industry Event Speaker, Various, 2008 – Present

6-20-11



TO SHANNA SETHER, PLANNER:

RE: VARIANCE FOR 3616 EDMUND BLVD

FROM: RHONA WETHERILLE, 3600 EDMUND BLVD

(AM UNABLE TO BE AT THE JUNE 30 MEETING, BUT WISH TO LIST MY OBJECTIONS TO A HOUSE BUILT AT 3616 EDMUND BLVD.

- 1) A RETAINING WALL TO MAKE A DRIVEWAY ACCESSIBLE WOULD AFFECT DRAINAGE OF MY FRONT PROPERTY AS IT SLOPES TOWARD 3616.
- 2) I AM AGAINST ANY OF MY OAK TREES REMOVED.
- 3) THE ALTERED VIEW OF THE 3616 EDMUND BLVD SITE COULD PRECIPITATE A DROP IN VALUE OF MY HOUSE

PLEASE TAKE THE ABOVE ITEMS INTO ACCOUNT AND ADD THEM TO OTHER PROPERTY OWNERS WHO REGARD THE PROSPECT OF A HOUSE BEING CONSTRUCTED AT SUCH AN IMPROBABLE SITE.

SINCERELY,

RHONA WETHERILLE

3600 EDMUND BLVD

MINNEAPOLIS, MN 55406

612 721 2188

Sether, Shanna M

From: Dwight L. Anderson [dlander@umn.edu]
Sent: Tuesday, June 21, 2011 4:38 PM
To: Sether, Shanna M
Cc: Elaine H Anderson; MRadke@Felhaber.com
Subject: 3614 Edmund Variance Application

Attachments: 3614 Edmund Photos.zip



3614 Edmund
Photos.zip (10 MB)..

Dear Shanna Sether,

When I spoke to you by phone some time ago about the variance application for 3614 Edmund (your work sheet uses 3616 Edmund, and the tax folks also seem to consider it one property?), you had the impression that no trees would be removed from the back of the lot and a substantial part of the slope to accommodate the proposed construction. Attached please find a set of pictures showing the trees in question, most or all of which will be removed.

I hope that neighbors, now that they have notice of meeting, will come to the meeting or at least register their opinions by fax or mail.

Best regards,

Dwight Anderson
4622 Glabe Lane
612-721-6028







3601 46th Avenue South
Minneapolis, MN 55406
June 17, 2011

Community Planning &
Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415

Attn: Shanna Sether, Planner

In response to a public hear notice regarding 3616 Edmund Boulevard, I am unable to attend the hearing in person but want to express my concerns. The impact on the ravine, probable erosion, changes in water drainage into the Mississippi River and building a road too close to mature pines are serious environmental concern about the proposed building location. Also, the proximity of the proposed house to neighboring properties will negatively impact their value and privacy. This is a unique block in Minneapolis whose uniqueness should not be compromised by crowding a two story house in an unsuitable space.

I am opposed to granting the variance as proposed.

Sincerely,



Marilyn A. Fisher

UNIVERSITY OF MINNESOTA

*Department of Bioproducts and Biosystems Engineering
College of Food, Agricultural and Natural Resource Sciences
College of Science and Engineering*

*BBE North
Kaufert Lab
2004 Folwell Avenue
St. Paul, MN 55108-6130
612-624-1293
Fax: 612-625-6286*

*BBE South
BioAgEng Building
1390 Eckles Avenue
St. Paul, MN 55108-6005
612-625-7733
Fax: 612-624-3005*

*E-mail: bbe@umn.edu
Web: www.bbe.umn.edu*

June 25, 2011

Shanna Sether
Senior City Planner
CPED - Planning/Development Services
250 South 4th Street, Room #300
Minneapolis, MN 55415

Re: Variance Application BZZ 5163 for Home Construction on Lot 1 Block 1 Parcel B of the Bernstein 1st Addition, Hennepin County, Minneapolis (3614 Edmund Boulevard).

Dear Ms. Sether and Commissioners:

I am writing in regards to the hydrologic and geotechnical effects of allowing the variance for construction of a house at 3614 Edmund Boulevard in Minneapolis. Currently, there is a steep wooded gully between the houses at 3600 and 3616 Edmund Boulevard. It has been proposed that a 2,283 square foot house with a raised driveway be built on the property by filling in a part of the gully. Based on my review of the property and an adjacent City of Minneapolis ravine, I have the following concerns:

- 1) Loss of trees to buffer water and sediment transport to the outlet ravine,
- 2) Increased shear energy upon the ravine walls and increased sediment (total suspended solids) transport to the Mississippi River.
- 3) Shallow ground water management below and adjacent to the site.

Construction of the proposed house will increase impervious surface and associated increases in site runoff and soil detachment of suspended solids. With the additional water leaving the site during storm flow, additional shear stress will be applied to an unstable ravine head. Lastly, there is an increased risk, in the spring and summer, of a rise in water table elevation which could lead to basement water problems depending on ground water flow paths.

This will be due to the removal of approximately 25 trees from the property to make room for the house and driveway and the possible loss of several mature oak trees following construction. These trees currently use water in a process called evapotranspiration which is a combination of respiration and interception. Each tree uses hundreds, if not thousands of gallons of water during each growing season. In fact, according to the United States Geological Survey website, a large oak tree can transpire 40,000 gallons per year¹ depending on weather conditions. Once these trees are removed, the water that would usually be used in this process would add to the local ground water and more readily move as surface runoff during storm events.

In discussions with some of the residents, the area is already noted for shallow ground water that has required some of them to install sump pumps. This is probably due to the shallow depth of bedrock in the area and an increase in ground water levels could result in the need for additional sump pumps to mitigate potential flooding. Construction of the house would also

replace a majority of the existing gully with impervious surfaces (roof and driveway) that essentially have 100% runoff. This loss would force the remaining gully to handle all the existing flow plus additional flow caused by the impervious surfaces. This would most likely increase the velocity and the volume of water entering the conduit that discharges in the ravine across West River Parkway.

Water leaving the site would likely be turbid during storm flow and possibly exceed the State of Minnesota water quality standard of 25 NTU's. It is unclear to me how the development would meet the city requirement of 70% removal of total suspended solids. Further, erosion in the ravine due to site changes would add to the suspended solids entering the Mississippi River.

In the gully, there is a 30" CMP drainage conduit that leads to an outfall in the ravine along West River Parkway at 36th Street adjacent to the historic Native American Winchell trail. In a visual inspection completed on June 18, 2011, there appears to be extensive erosion surrounding the outfall, especially on the left bank where the discharge is directed and where groundwater seeps were identified. In sensitive areas groundwater seeps can contribute to geotechnical failure. Additionally, there are two sites in the vicinity of the ravine that are vulnerable to erosion as described in Barr Engineering's 2007 report². If the house is built, the resulting higher discharge along with extra pressure from an increased groundwater table could further exacerbate the erosion issue leading to trail damage that would result in extensive maintenance costs or even the closing of trails in the area.

If the property is to be developed as planned, the potential for significant increases in flow, erosion and ground water elevation is a risk that would impact both adjacent properties and public space. It is my professional opinion that a variance should not be granted to this property.

Sincerely,

Joseph A. Magner, Ph.D., P.H., P.S.S., P.Hg.
Research Professor

References:

1. USGS. *The Water Cycle-Evapotranspiration*.
<http://ga.water.usgs.gov/edu/watercycleevapotranspiration.html>, Accessed 6/22/11.
2. Barr Engineering. *Mississippi River Gorge Slope Stabilization Inventory and Analysis*. October 2007.

June 26, 2011

Shanna Sether
Senior City Planner
CPED-Planning/Development Services
250 South 4th Street, Room #300
Minneapolis, MN 55415

Re: Variance Application BZZ 5163 for Home Construction on Lot 1 Block 1 Parcel B
(3614 Edmund Blvd.)

Dear Ms. Sether and Commissioners,

I have no financial interest in the proposed home on Edmund nor the surrounding properties. ~~I also have no expertise in architecture or environmental studies. I am~~ however a member of this River Rd. community. With all the focus on being green and saving the planet including mandating green light bulbs as well as national and international interventions, it seems counterintuitive to approve a variance which would include cutting down many trees and a endangering a beautiful ravine in an urban environment.. In my humble opinion, I oppose the approval of this variance.

Sincerely,



Sharon Vonachen

June 27, 2011

Shanna Sether
Senior City Planner
CPED - Planning/Development Services
250 South 4th Street, Room #300
Minneapolis, MN 55415

Re: Variance Application BZZ 5163 for Home Construction on Lot 1 Block 1 Parcel B of the Bernstein 1st Addition, Hennepin County, Minneapolis (3616 Edmund Boulevard).

Dear Ms. Sether and Commissioners:

We are residents of the City of Minneapolis and our property is located adjacent to 3616 Edmund Boulevard. We ask the City Planning Commission to deny the applicants' request for a variance at this site, which is at odds with the requirements within the MR Mississippi River Critical Area Overlay District and SH Shoreland Overlay District for development on or within 40 feet of the top of the steep slope:

We believe that the variance does not satisfy three of the four required findings of 525.500 (ordinances are in bold and our arguments follow):

(1) The property owner proposes to use the property in a reasonable manner.

The inexplicable decision to construct a large home with a footprint of 2239 sq ft, a gross floor area of 3694 sq ft (application worksheet) and an unusually long 100+ ft driveway that requires a landfill and retaining walls (approximately another 1500 sq ft of impervious surface) just a few feet from neighbors' homes at 4617 E. 36th St and 3600 Edmund is not a reasonable use of the property. The proposed structure will require removing essentially all of the trees on the back one-half of the property from North to South, except for several mature oak trees that certified arborist Manuel Jordan of Heritage Shade Trees (#MN0206A; see his detailed report) concludes will likely decline or die because of root damage caused by the proposed landfill and construction. See other considerations below that support unreasonable use.

(3) If granted, the variance will be in keeping with the spirit and intent of the ordinance and the comprehensive plan and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

The removal of ~25 existing trees with diameters up to ~12" from the back one-half of the lot plus the proposed single-direction roof that will shed water to the South will adversely impact not only the existing drainage patterns and vegetation within the area and slope where construction is proposed, but also will endanger trees and vegetation at 3616 Edmund (currently for sale) and 4622 Glabe Lane. The potential

for substantial erosion threatens the pristine natural environment and should not be underestimated. Furthermore, the potential for substantial erosion (both during and after construction), gives rise to possible pollution of public waters due to the flowage directly into the ravine on the East side of West River Road (see letter of June 25 from hydrologist and UMN Research Professor Joseph Magner). The Magner opinion is reinforced by conclusions in the memo of June 25 from Dan Kalmon of MWMO.

Further, the location of the proposed structure at the **back of the lot**, partially cantilevered over the steep ravine, is not in keeping with the character of the surrounding homes. And the long driveway bordered by retaining walls will add an incongruity to the natural environment of the area.

Finally, removal of the many trees plus the size, location and setback of the proposed structure and driveway will essentially destroy neighbors' views of this rare and beautiful forested habitat. It will be injurious to their enjoyment and will definitely negatively impact the value of their properties.

(4) The proposed variance will not increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.

The long (100+ feet) and narrow (~10 ft) driveway with retaining walls unique to the area will make city fire, emergency, and police coverage more difficult to the proposed home; and the close proximity of the home to immediate neighbors may be a fire hazard.

Once the majority of the trees and vegetation at the back of the lot are removed and the large new structure and the ill-conceived driveway with retaining walls are constructed, the natural beauty of this rare environment, enjoyed by both the immediate established neighbors and the larger Longfellow community, cannot be reproduced.

Accordingly, we respectfully request that Variance Application BZZ 5163 be denied for the foregoing reasons.

Thank you in advance for your consideration of these matters.

Sincerely,

Elaine Anderson Dwight Anderson

Elaine and Dwight Anderson
4622 Glabe Lane, Minneapolis, MN 55406

Sether, Shanna M

From: Rita Webster [rita@wiseleader.net]
Sent: Tuesday, June 28, 2011 2:42 PM
To: Sether, Shanna M
Subject: please deny 3616 Edmund Blvd variance

Dear Ms. Sether and Commissioners,

I am a neighbor that lives close to 3616 Edmund Blvd.

I live at 3639 47th Ave S. I am writing to ask that the City Planning Commission deny the applicant's request for a variance at the 3616 Edmund Blvd site.

The plan to construct a 2283 sq ft home with an unusually long driveway is not a reasonable use of this property. The retaining wall for the driveway is just a few feet from the neighbor's home and it intrudes upon the wetland area right next to the driveway.

I'm concerned that the wetland area will be compromised due to the removal of native vegetation and many trees that function as water filters to prevent erosion and keep tainted water from reaching the Mississippi River. The slant of the impermeable roofs on the buildings will cause huge amounts of runoff water during rain storms. With the loss of the native vegetation and trees, that runoff water will build up and cause problems for the environment and for neighbors' basements nearby.

Due to the length of the driveway and the narrow 10' passage, I am also concerned about the ability of police and fire vehicles to access the home. This could cause a major fire hazard not only to the home on the lot but to the neighboring homes due to their extreme close proximity to the proposed structure.

Plus the sheer beauty of that lot right now with it's gorgeous greenery right in the heart of Minneapolis, will be gone once the bare driveway is constructed. Minneapolis prides itself on its green spaces. Please deny this request for a variance so we can keep this lovely green space unspoiled so that we all may enjoy it for many years to come. Once the driveway goes in there is no way to get our green space back.

Thank you for your kind consideration.

Warm regards,

Rita Webster
Chief Leadership Officer
WiseLeader
612-722-9732
Www.WiseLeader.net

Shanna Sether, Planner
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55415
612-673-2307
Shanna.Sether@ci.minneapolis.mn.us

Re: 3616 Edmund Boulevard

We are property owners on 46th Avenue South, not directly adjacent to the parcel in question, and are not acquainted with John and Judith Reiling. We are, however, concerned about the variance the property owners are seeking to build a home on the rear half of the existing lot.

1. The Reilings propose to place the new home very close to the property lines of three existing homeowners, with potential impacts from heavy roof run-off (rain and snow) affecting these neighbors.
2. This lot is heavily treed and contains a steep slope which is part of local watershed districts. Construction on this lot would necessitate the removal of many mature trees to accommodate building a long driveway and the home itself. All of these factors would negatively impact drainage and erosion on the site, and the health of trees on the adjoining properties.
3. The necessity for a long driveway is not in keeping with the character of the neighborhood.

We are also concerned that the Reilings have for sale the existing home on the other half of this lot, and that the information being presented to buyers and the public is that the lot for sale is heavily treed and the home to be built next to it is "a small, architect designed, cantilevered modern home of about 1200-1400 square feet" (this information we received on Monday from the Reilings real estate agent). It is our understanding that plans for the new home are for a dwelling of 2286 square feet, almost double the size. The character of the existing property for sale will be vastly different than described once a driveway and new home are constructed; it is our hope that a potential buyer will not be misinformed.

Susan Reed and Peter Schmidt
3549 46th Avenue South

June 28, 20011

Shanna Sether
Senior City Planner
250 South 4th Street
Minneapolis, MN

RE: Variance BZZ 6163 3616 Edmund Blvd.
Lot 1 Block 1 Parcel B of the Bernstein 1st Edition

Dear Ms. Sether and Commissioners,

The variance on this lot should be denied for the reason of tree removal, erosion probability, discrepancy in stated and actual size of the building, altering the essential character of the locality, and it certainly would be injurious to the enjoyment of the homes beside it.

As a former Realtor of 35 years, I would object to this variance for more reasons than the above, for as a residence of Longfellow, this area would be forever changed for the worse.

Sincerely,

Judy Peterson

Judy Peterson
4716 Isabel Avenue
Minneapolis 55406
612-729-1129

June 28, 2011

To Shanna Sether, Senior City Planner,
CPED – Planning/Development Services,
250 S. 4th St., Minneapolis

RE: Permit No. BZZ 5163

Dear Ms. Sether:

Simply because something CAN be built does not mean it SHOULD be built. I believe that is the case with the proposed new construction requested by the Reilings at 3616 Edmund Boulevard.

Considering that it requires a variance and subdivision, that it will destroy mature trees, affect neighborhood ambience, diminish the city's green lungs and affect the Mississippi watershed – at a time when protecting the environment is on everyone's conscience – voting NO on this request seems the only reasonable choice.

And, I would add, the only responsible one.

Sincerely yours,



Catherine Watson

3804 48th Av. South

Minneapolis, MN 55406

FAX to: Ms. Shanna Sether, Senior City Planner (612-673-2526)

From: Lydia Artymiw and David Grayson (612-721-7005)

Regarding Permit Number: BZZ 5163

Property address: 3616 Edmund Blvd. Minneapolis, MN 55406

PIN: 0502823330105

Dear Ms. Sether:

We are writing to protest the building permit requested by John and Judith Reiling at 3616 Edmund Blvd. to construct a new home adjacent to the present home at 3616 Edmund. We have carefully read the detailed information provided by realtor Elaine Anderson, who has been one of the most prominent realtors in our area and whom we trust completely. We have owned our home at 3724 Edmund Blvd. since 1989. The prospect of this construction on top of an important ravine which has many valuable trees and which is an important part of the landscape of Edmund Blvd. comes as both a shock and very bad news for us as long-time residents on Edmund Blvd.

We are asking you to kindly deny this variance. In addition to the loss of many valuable trees and the beautiful and natural ravine on Edmund Blvd, the noise level of construction will be very disruptive to a quiet area and community and having these two homes so close to each other will have an adverse effect on the entire block, both in ruining the natural beauty of the present ravine and perhaps in property values as well.

We sincerely hope that you will give this matter serious consideration.

Sincerely,


Lydia Artymiw


David Grayson

June 28, 2011

To Shanna Sether, Senior City Planner,
CPED – Planning/Development Services,
250 S. 4th St., Minneapolis

RE: Permit No. BZZ 5163

Dear Ms. Sether:

Simply because something CAN be built does not mean it SHOULD be built. I believe that is the case with the proposed new construction requested by the Reilings at 3616 Edmund Boulevard.

Considering that it requires a variance and subdivision, that it will destroy mature trees, affect neighborhood ambience, diminish the city's green lungs and affect the Mississippi watershed – at a time when protecting the environment is on everyone's conscience – voting NO on this request seems the only reasonable choice.

And, I would add, the only responsible one.

Sincerely yours,

A handwritten signature in cursive script that reads "Catherine Watson".

Catherine Watson

3804 48th Av. South

Minneapolis, MN 55406

Sether, Shanna M

From: Julie R. Plante [julieplante@gmail.com]
Sent: Tuesday, June 28, 2011 9:14 AM
To: Sether, Shanna M
Subject: BZZ 5163 3616 Edmund Boulevard

Dear Ms. Sether,

I am contacting you about a project proposed at 3616 Edmund Boulevard. I am opposed to the proposal of the construction of a home on the parcel of land. Due to the surrounding area, the natural sinkhole of the property and the natural hydrogeology of the property, the land is not conducive to a home construction as proposed by the variance applicant. Denial of the variance is suggested as the application doesn't conform to the following requirement to grant a variance: If granted, the variance will be in keeping with the spirit and intent of the ordinance and the comprehensive plan and will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

Construction of a home of the size and nature of the proposed is not keeping in the spirit of the ordinance and it most certainly WILL alter the essential character of the locality. The removal of so many trees, the disturbance to nearby trees due to clear-cutting and development, and the altering of natural runoff will be detrimental and injurious to the use and enjoyment of other property in the vicinity.

I respectfully ask the planning commission to deny the variance. If the planning commission isn't ready to deny the application at minimum I ask the planning commission to table the proposed variance and make a personal visit to the property so that they may have a very clear visual of the property in question and also take time to review professional reports related to this property. I trust they will agree the variance requirements have not been met.

Sincerely,

Julie Plante
3408 Park Terrace
Minneapolis, MN 55406
612-242-3673

7/1/2011

June 29, 2011

Shanna Sether
Senior City Planner
CPED- Planning/Development Services
250 South 4th Street, Room #300
Minneapolis, MN 55415

Re: Variance Application BZZ 5163 for home construction on Lot 1 Block 1 Parcel B of the Berstein 1st Addition, Hennepin County, Minneapolis (3614 Edmund Boulevard)

Dear Ms. Sether and Commissioners:

I am both a neighbor and a professional master gardener, and there are two issues that concern me regarding the development of this parcel.

#1. Development will lead to increased erosion on the steep slope of the gully from the run off of water, especially during storm events.

#2. Development will also impact several mature oak trees, especially the oak trees close to the adjacent property, 4622 Glabe Lane. Since the root systems of all the oaks in that area are interconnected, disturbing the root system during the development process will increase the risk of introducing oak wilt in the trees on the adjacent property. This would result in the loss of those oak trees during the next 3-8 years.

In my opinion this variance should not be granted to this property.

Sincerely,



Daniel W. Devereaux,

Landscape Gardener, Master Gardener,
University of Minnesota Extension Service



Protect it. Pass it on.

MISSISSIPPI
WATERSHED
MANAGEMENT
ORGANIZATION

1224 Marshall Street NE, Suite 201
Minneapolis, Minnesota 55413-1036

(612) 465-8780
(612) 465-8785 fax

www.mwmo.org

MEMORANDUM

Date: June 29, 2011
To: Shanna Sether, City of Minneapolis
From: Dan Kalmon, MWMO
Re: MWMO Comments and Questions: 3616 Edmund Boulevard

Shanna,

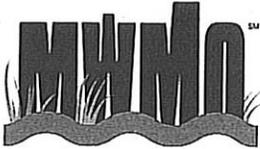
The Mississippi Watershed Management Organization has the following additional comments after further review of the site's survey and a visit to the site on 6-23-11. We now understand that on the steep slope in question is on the West side of Edmund Boulevard. Also, the proposed structure will be cantilevered over the steep slope with a need to cut trees on the steep slope to accommodate the structure.

The steep slope appears to be greater than a 2:1 slope with very sparse ground cover vegetation. The dense tree canopy limits the amount of light and intensity of rainfall that reaches the forest floor. The steep slope soils are held in place primarily by extensive tree roots. According to a neighboring homeowner the bottom of the ravine maintains a constant low flow throughout the year and is close to bedrock.

It is evident given these site characteristics that building on the steep slope or removal of trees that are holding the slope could cause considerable erosion and discharge of sediments into the Mississippi River. In addition if there is shallow bedrock on the site then, establishing new vegetation or stormwater best management practices that filter or infiltrate pollutants would be ineffective.

As stated in our first letter the MWMO has a heightened concern over activities that encroach into or take place on steep slopes; remove native vegetation or increase the potential for erosion and habitat related impacts within the Critical Area of the Mississippi River. Clean water in the Mississippi River is dependent on uptake of stormwater by trees and vegetated steep slopes which remove pollutants, prevent erosion and slow stormwater discharge into the river.

As such MWMO staff recommends not allowing the steep slope variance. If a variance is granted, we would request that prior to any site work commencing the developer provides the City of Minneapolis with an assessment of soil and slope conditions on the site and an erosion control and vegetation maintenance plan that prevents construction- and long-term erosion on the site.



Protect it. Pass it on.

MISSISSIPPI
WATERSHED
MANAGEMENT
ORGANIZATION

1224 Marshall Street NE, Suite 201
Minneapolis, Minnesota 55413-1036

(612) 465-8780
(612) 465-8785 fax

www.mwmo.org

MEMORANDUM

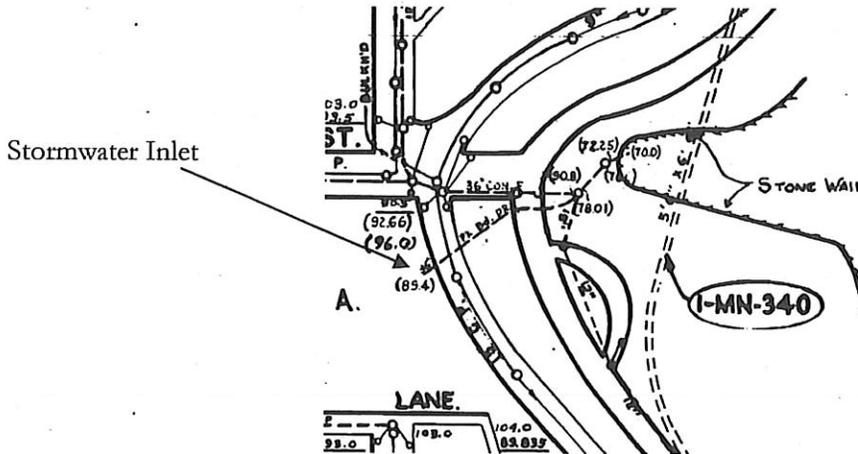
Date: June 30, 2011
To: Shanna Sether, City of Minneapolis
From: Dan Kalmon, MWMO
Re: MWMO Comments and Questions: 3616 Edmund Boulevard

Shanna,

The Mississippi Watershed Management Organization has a heightened concern over activities that encroach into or take place on steep slopes; remove native vegetation or increase the potential for erosion and habitat related impacts within the Critical Area of the Mississippi River. Clean water in the Mississippi River is dependent on uptake of stormwater by trees and vegetated steep slopes which remove pollutants, prevent erosion and slow stormwater discharge into the river.

If the variance requested is for the steep slope on the West side of West River road then we only have the following comments and questions on this variance request:

1. Will the developed site result in additional stormwater being discharged into the inlet on the West side of West River road?
 - If so, it should be determined if the additional volume will increase erosion in the ravine on the east side of West River road.



2. The stormwater discharged from the site should meet the City's Total Suspended Solids 70% removal requirement.
3. We would encourage the applicant to maintain habitat structure in the Critical Area Corridor by limiting tree removal on the site.

Sether, Shanna M

From: David Bille [billeup@gmail.com]
Sent: Thursday, June 30, 2011 12:33 PM
To: Sether, Shanna M
Subject: Fwd: 36th and Edmund Blvd.

Begin forwarded message:

From: David Bille <billeup@gmail.com>
Date: June 30, 2011 11:19:30 AM CDT
To: shannasether@c.i.minneapolis.mn.us
Subject: 36th and Edmund Blvd.

Hi Shanna-

I understand the variance request has been granted for the property on Edmund Blvd., before the hearing on the variance was conducted, today June, 30th. I am wondering how this came to pass without the due process of the hearing? Could you get back to me on this please? I oppose this decimation of trees, and the resulting damage that will be incurred as proven by the Watershed Dept. and qualified, certified Arborists.

Thank you,
Sincerely, David Bille.

3633 46th Avenue South.

(Within 300 feet of applicants address)

David Bille
billeup@gmail.com

David Bille
billeup@gmail.com



Friends of the Mississippi River

360 North Robert • Suite 400 • Saint Paul, MN 55101 • 651/222-2193 • www.fmr.org

Working to protect the Mississippi River and its watershed in the Twin Cities area

June 30th, 2011

Chair Matt Perry, Minneapolis Zoning Board of Adjustment
Community Planning & Economic Development – Planning Division
250 South 4th Street - Room 110, Public Service Center
Minneapolis, MN 55415-1385

Dear Mr. Perry,

Friends of the Mississippi River (FMR) is a local non-profit community-based organization that works to protect and enhance the natural and cultural assets of the Mississippi River and its watershed in the Twin Cities. We have 1,700 active members, and 3,000 active volunteers who care deeply about the river's unique resources. FMR works closely with the Park Board and hundreds of volunteers each year to manage and restore the ecological resources throughout the river gorge between Minneapolis and St. Paul.

We urge you to deny the variance to steep slope setback proposed for 3616 Edmund Boulevard. The site has remained in its current state for good reason: the property acts as part of a ravine that drains to the Mississippi River below. Given this particularly direct connection to the river, it is very appropriate that the shoreland overlay zoning should include this area. The fact that the site is relatively farther from the river than many in the shoreland zone is likely owing to the fact that the ravine provides a ready-made flow directly down to the river area.

The findings of University of Minnesota Research Professor Joseph Magner offer important insights into the perils of approving this variance. A Barr engineering study shows the ravine area is noted as susceptible to erosion in multiple locations. The removal of vegetation proposed for the site, likelihood for loss of additional vegetation through construction impacts as documented by the arborist, the construction of new structure on a steep slope (consisting of one development proposed both inside and outside the shoreland zone), together with the addition of impervious surfaces in this area all threaten to degrade and further erode this ravine, and increase the amount of total suspended solids in the runoff from the site and beyond.

We are very concerned by the potential to degrade the Mississippi River Gorge just east of this site where FMR volunteers and partners have long worked to restore a remnant prairie and 10-acre oak savanna. In addition to the significant investment put into ecological restoration, hundreds of thousands of public dollars have been spent in the last decade to prevent further erosion of the gorge bluffs. City zoning for shoreland and the Mississippi River Corridor Critical Area is in place to protect the river resource and these public investments.

The testimony and facts as presented to you do not warrant approval of this variance. The lot was last sold in January 2006, along with the other lot on the parcel, and the applicable shoreland standards have been in place since long before that date. As such, we don't see that the owner has any legitimate legal or planning-related expectation that this property be given a variance from existing standards in order to be developed.

Thank you for your work considering this case and our testimony. Please call River Corridor Program Director Irene Jones at 651-222-2193 x11 with any questions.

Best regards,

A handwritten signature in cursive script, appearing to read "Whitney L. Clark".

Whitney L. Clark
Executive Director

July 7, 2011

Shanna Sether,
Senior City Planner
CPED-Planning/ Development Services
250 South 4th Street, Room #300
Minneapolis, MN 55415

Re: Variance Application BZZ 5163
Property Address: 3616 Edmund Boulevard

Dear Ms. Sether,

We are writing to express the opinion that the variance application should be denied. Our reasons for this request is concern about adverse changes to the site environment that may be caused by construction of a house in this thickly wooded area with a steep slope.

Several reports have been written by experts about these adverse effects.

The present numerous trees and dense tree canopy are believed to be greatly reducing erosion by interfering with falling rain drops and subsequent runoff, especially during times of heavy rainfall.

Construction of a dwelling will result in removal of many trees. Additionally, the construction and landfill activities will most likely cause damage to the root system of the remaining trees, resulting in their possible death in several years. Damage to and/or removal of the trees and ground cover likely would result in increased erosion of soil and increased silting in the waterway to the Mississippi River.

Also, the proposed structure appears to have a large roof, all draining in one direction. Uncontrolled run off from this roof will also cause increased erosion of the sloping ground.

In short, the probable loss of trees and their interception of falling rain drops and the increased area of impermeable surfaces (roof and driveway, for example) is believed likely to greatly increase erosion which could result in drainage problems and increased discharge to the Mississippi River.

Finally, Minneapolis has been proud of its' green spaces. Approving this variance certainly seems to a big step in the wrong direction.

Sincerely,

Stan and Jo Ann Sorenson
4600 Glabe Lane
Minneapolis, MN 55406



612-721-1489
sjsorenson_98 @msn.com