

September 31, 2013

Variance Application

SUBJECT PROPERTY: 2221 Saint Anthony Parkway, Minneapolis, MN 55418

PURPOSE: Construction of a Single Family home. "Felicetta Residence"

The vacant lot at the northwest corner of 2221 Saint Anthony Parkway and McKinley Street has never had a home built on it. Most of the existing neighboring homes were built between 1925 and 1941. Being this is a corner lot, the front yard and side yard setbacks are dictated by the immediate two adjacent homes. The home to the west built in 1936 has a 29 foot setback from Saint Anthony Parkway and the home to the north built in 1940 has a 20.1 foot setback from McKinley. The home to the north is separated by an alley from the subject property.

The applicant is requesting a reverse corner/front yard setback variance on one side of the lot in order to make the lot buildable where setbacks cannot be met for a suitable sized home fitting with the character and history of the neighborhood. All other setbacks will be accomplished and the home will score at least the minimum 15 points required in the City of Minneapolis Residential Site Plan Review Point System.

The Felicetta Residence will be a two story structure with an exterior of stone, cement board siding, and stucco accents. The foundation will be 1,307 square feet with the finished livable area of approximately 2,140 square feet on two levels. A 624 square foot attached garage will be to the north of the home with driveway access from McKinley Street and not the alley due to conflict with two utility poles in the alley and continuity with the home to the north. The home will have a full basement that will be unfinished at the time of construction.

The lot has approximately 6 feet of rise from the front street of Saint Anthony Parkway to peak and will require substantial excavation to accomplish a full basement and maintain a reasonably sloped driveway at the rear of the home. The front elevation will conform to the maximum height restriction of 30 feet. The east elevation will require some retaining walls and window wells to accomplish the proper egress from the basement level.

If the variance is granted, the home will have a 7.3 foot set back from the side adjacent to McKinley Street. The applicant feels this is within the acceptable norms of other homes that are in the immediate neighborhood and does not harm anyone from the quite enjoyment of their home or is any detriment to the general public. In fact, the Felicetta Residence, when constructed, will enhance the immediate neighborhood and improve the overall aesthetics of the area with a new home built with some "old time" charm.

FINDINGS: 1. The lot is virtually not buildable if the applicant was required to meet the current setback requirement dictated by the adjacent properties. The resulting building pad area would be approximately 13 feet wide. This unique circumstance was not created by the applicant.

2. The applicant is proposing a single family home that is suitable for the neighborhood, meets all City building standards, and is in keeping with the original intent of the guiding, planning, and zoning for this single family neighborhood.

3. A variance on the east elevation of this lot to 7.3 feet instead of the normal R1A 8 foot setback is within reason and use of the intent of this property. Granting this variance will not cause hardship, distress, or limit the enjoyment of anyone in the neighborhood or general public.

To: Gary Arnsten

Waite Park Community Council

P.O Box 18476

Minneapolis, Minnesota 55418

From: Patrick Felicetta

Date: October 5, 2013

Variance Application

SUBJECT PROPERTY: 2221 Saint Anthony Parkway, Minneapolis, MN 55418

PURPOSE: Construction of a Single Family home. "Felicetta Residence"

Dear Mr. Arnsten,

The vacant lot at the northwest corner of 2221 Saint Anthony Parkway and McKinley Street has never had a home built on it. Most of the existing neighboring homes were built between 1925 and 1941. Being this is a corner lot, the front yard and side yard setbacks are dictated by the immediate two adjacent homes. The home to the west, built in 1936, has a 29 foot setback from Saint Anthony Parkway and the home to the north, built in 1940, has a 20.1 foot setback from McKinley. The home to the north is separated by an alley from the subject property.

The applicant is requesting a reverse corner/front yard setback variance in order to make the lot buildable for a suitable sized home fitting with the character and history of the neighborhood. All other setbacks will be accomplished and the home will score at least the minimum 15 points required in the City of Minneapolis Residential Site Plan Review Point System.

The Felicetta Residence will be a two story structure with an exterior of stone, cement board siding, and stucco accents. The foundation will be 1,307 square feet with the finished livable area of approximately 2,140 square feet on two levels. A 624 square foot attached garage will be to the north of the home, driveway access from McKinley Street and not the alley due to conflict with two utility poles in the alley and continuity with the home to the north. The home will have a full basement that will be unfinished at the time of construction.

The lot has approximately 6 feet of rise from the front street of Saint Anthony Parkway to peak and will require substantial excavation to accomplish a full basement and maintain a reasonably sloped driveway at the rear of the home. The front elevation will remain and stairs will lead to the open front porch. The east elevation will require some retaining walls and window wells to accomplish the proper egress from the basement level.

If the variance is granted, the home will have a 7.3 foot set back from the side adjacent to McKinley Street. The applicant feels this is within the acceptable norms of other homes that are in the immediate neighborhood and does not harm anyone from the quiet enjoyment of their home or is any detriment to the general public. In fact, the Felicetta Residence, when constructed, will enhance the immediate neighborhood and improve the overall aesthetics of the area with a new home built with some "old time" charm.

FINDINGS: 1. The lot is virtually not buildable if the applicant was required to meet the current setback requirement dictated by the adjacent properties. The resulting building pad area would be approximately 13 feet wide. This unique circumstance was not created by the applicant.

2. The applicant is proposing a single family home that is suitable for the neighborhood, meets all City building standards, and is in keeping with the original intent of the guiding, planning, and zoning for this single family neighborhood.

3. A variance on the east elevation of this lot to 7.3 feet instead of the normal R1A 8 foot setback is within reason and use of the intent of this property. Granting this variance will not cause hardship, distress, or limit the enjoyment of anyone in the neighborhood or general public.

Please contact me if you have any questions at 612.743.1722 or Patrick.Felicetta@gmail.com.

Sincerely,

Patrick Felicetta

To: Kevin Reich

Minneapolis City Council

350 S. 5th Street

Room 307

Minneapolis, MN 55415

From: Patrick Felicetta

Date: October 5, 2013

Variance Application

SUBJECT PROPERTY: 2221 Saint Anthony Parkway, Minneapolis, MN 55418

PURPOSE: Construction of a Single Family home. "Felicetta Residence"

Dear Council Member Reich,

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The lot has approximately 6 feet of rise from the front street of Saint Anthony Parkway to peak and will require substantial excavation to accomplish a full basement and maintain a reasonably sloped driveway at the rear of the home. The front elevation will remain and stairs will lead to the open front porch. The east elevation will require some retaining walls and window wells to accomplish the proper egress from the basement level.

If the variance is granted, the home will have a 7.3 foot set back from the side adjacent to McKinley Street. The applicant feels this is within the acceptable norms of other homes that are in the immediate neighborhood and does not harm anyone from the quiet enjoyment of their home or is any detriment to the general public. In fact, the Felicetta Residence, when constructed, will enhance the immediate neighborhood and improve the overall aesthetics of the area with a new home built with some "old time" charm.

FINDINGS: 1. The lot is virtually not buildable if the applicant was required to meet the current setback requirement dictated by the adjacent properties. The resulting building pad area would be approximately 13 feet wide. This unique circumstance was not created by the applicant.

2. The applicant is proposing a single family home that is suitable for the neighborhood, meets all City building standards, and is in keeping with the original intent of the guiding, planning, and zoning for this single family neighborhood.

3. A variance on the east elevation of this lot to 7.3 feet instead of the normal R1A 8 foot setback is within reason and use of the intent of this property. Granting this variance will not cause hardship, distress, or limit the enjoyment of anyone in the neighborhood or general public.

Please contact me if you have any questions at 612.743.1722 or Patrick.Felicetta@gmail.com.

Sincerely,

Patrick Felicetta