

November 18, 2013

To whom it may concern,

Urban Homeworks is writing to request a variance for the construction of a detached garage, located on the combined lots of 2900 Dupont and 1012 29th Aves North. We are renovating the house on the 1012 lot, and are requesting to build an unattached garage on the lot facing Dupont, using the existing curb cut-in on Dupont for vehicle entry. Because of the established character of the lots, with the house flanked by an alley at the back of the lot and the placement of the original garage toward the front of the lot, we are unable to comply with the ordinance, which requires garages to be built fully to the rear of the main structure. The original two car detached garage on 1012 29th was built to the west of the house. Its dilapidated condition forced us to demolish it.

Our intent is to renovate the house to our organizations standards, as well as providing a safe, secure, and habitable yard and garage, by using the square footage of the combined lots. Urban Homeworks will be acting as the developer and general contractor to perform this project. Our standards of rehab will achieve the following three objectives:

1. Take care of people (Healthy homes)
2. Take Care of the Building (Durable homes)
3. Take Care of the Environment (Energy-efficient homes)

We have purchased both properties from City of Minneapolis CPED. This property is a part of our Project: Reclaim II program, which means that this property will be sold as a single family residence. Project: Reclaim II is a program encompassing scattered site rehabilitation of multiple properties located in North Minneapolis. It is an NSP II and NSP III funded project that includes funding from CPED and MHFA. All rehab scopes of work will be done under the guidelines provided by the 2011 Green Communities Standard that MHFA has adopted for projects that they are funding. Specifically speaking, 1012 29th Ave N will be funded through NSP III.

We have received support from the Hawthorne Neighborhood Council for the new garage to be placed at the existing curb cut on 2900 Dupont. The placement of the garage on Dupont would not be injurious to others. Using a significant set-back and improved landscaping, we believe we would improve visibility on the corner of 29th and Dupont, increase lighting and security, discourage foot traffic through the yard, and maintain the integrity of a historic street.

By combining the two lots (2900 Dupont is currently a vacant lot), we are able to provide a useable yard. Placing a new detached garage between the house and Dupont ave. would be ideal, as it would allow for a direct line of sight to the yard, allowing for more traditional and everyday uses, as well as better security.

We are prepared to remove the unused curb cut(s) and re-establish the boulevard and sidewalks where needed. If the variance is approved, we plan to build the new garage in a manner conducive to the nature of the house, by using identical finishes and scaled proportion to the existing structure.

We would prefer that “Option One” is approved for the variance (see included site plans). Should “Option One” be an unsuitable option, we have provided for a second option, as seen in the alternate site plan provided. This option features a new curb cut on 29th Ave, with the garage placement to the west of the house. This option would allow for similar improvements to the character of the lot, but the new curb cut would infer extra costs, and was not the preferred option of the Hawthorne Neighborhood Council.

Please consider approving the requested variance for the addition of a detached garage at 1012 29th Ave. North. We hold the people of this community’s best interests at heart, and seek to improve the conditions of both through the work we perform.

Thank you,

Mahin Hamilton

Urban Homeworks

Project Designer

612.808.6507

Mahin.hamilton@urbanhomeworks.org

November 11, 2013

Council Member Hofstede,

Urban Homeworks is writing to inform you of our plans to combine the lots at 2900 Dupont and 1012 29th Aves North. We are renovating the house on the 1012 lot, and are planning to build an unattached garage on the lot facing Dupont, using the existing curb cut-in on Dupont for vehicle entry. We have purchased both properties from City of Minneapolis CPED. This property is a part of our Project: Reclaim II program, which means that this property will be sold as a single family residence. We are sending this letter to you since the property falls within the ward you serve.

Project: Reclaim II is a program encompassing scattered site rehabilitation of multiple properties located in North Minneapolis. It is an NSP II and NSP III funded project that includes funding from CPED and MHFA. All rehab scopes of work will be done under the guidelines provided by the 2011 Green Communities Standard that MHFA has adopted for projects that they are funding. Specifically speaking, 1012 29th Ave N will be funded through NSP III.

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As a step towards combining the lots at 1012 29th and 2900 Dupont Avenues North, Urban Homeworks is submitting a Land Use Application to the City of Minneapolis. Because we are proposing to build a garage that will not be entirely behind the house (after lots are combined) we are required to file for a variance.

Urban Homeworks would appreciate your support as we go through the parcel combination process. If you have any questions, comments, or concerns, please contact me. I will do my best to respond in a timely manner.

Thank you,

Russ Barclay
Urban Homeworks
Real Estate Development Director
612-226-7530
russ.barclay@urbanhomeworks.org

November 11, 2013

Hawthorne Neighborhood Council,

Urban Homeworks is writing to inform you of our plans to combine the lots at 2900 Dupont and 1012 29th Aves North. We are renovating the house on the 1012 lot, and are planning to build an unattached garage on the lot facing Dupont, using the existing curb cut-in on Dupont for vehicle entry. We have purchased both properties from City of Minneapolis CPED. This property is a part of our Project: Reclaim II program, which means that this property will be sold as a single family residence. We are sending this letter to you since the property falls within the Hawthorne neighborhood.

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Thank you,

Russ Barclay
Urban Homeworks
Real Estate Development Director
612-226-7530
russ.barclay@urbanhomeworks.org



Hawthorne Neighborhood Council

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November 19, 2013

To Whom It May Concern:

RE: 1012 29th Av N

The Hawthorne Neighborhood Council Housing Committee, at its monthly meeting on September 4, 2013, reviewed three options for placement of the garage at 1012 29th Av N. The configuration of this lot is unusual as the house sits adjacent to the alley on the original 62' x 40' site and to the west is a vacant lot, 40' x 64' (former address of 2900 Dupont Av N). The Housing Committee recommended combining these two lots into one. That has been completed. However, rather than a back/front yard, there is a large side yard. This configuration necessitates placing the garage on the side yard, which requires a variance. Based on the two options given, our preference is to support Option #1. We support and approve the application for variance made by Urban Homeworks.

Sincerely,

Bev Scherrer, Chair, HNC Housing Committee