DJR
ARCHITECTURE, INC.

333 Washington Avenue North, Suite 210, Union Plaza, Minneapolis, MN 55401
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October 8, 2013

STATEMENT OF PROPOSED USE
2931 & 2937 BLOOMINGTON AVENUE SOUTH, MINNEAPOLIS, MN

The East Phillips Commons Duplex is a project originally started in 2007 as a mixed-use commercial residential project. Construction commenced in 2008 and was suspended after completion of the basement.

The project is now proposed to be completed as a residential duplex for sale to owners. The design has been revised to a 2-story building each with living space on the first floor and bedrooms above and an attached two car garage. Changing from a mixed-use to a residential duplex project will require two variances.

1. Reduction of front yard setback from 10 feet to 0 feet to allow for front porches and main building at 9'-0" from the property line.

2. Increase in exterior parking from 2 per unit for a total of 4 to 8 (as required in the original development agreement to allow parking for a Lake Street business).

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2931 & 2937 BLOOMINGTON AVENUE SOUTH, MINNEAPOLIS, MN FINDINGS FOR A VARIANCE

A front yard setback variance is required to reduce the setback from 10 feet to 0 feet.

1. A variance for reduction in the setback is required due to the location of a portion of the adjacent existing residential building, which is setback 10 feet. The main building wall is setback 9'-0" from the property line and was originally approved and foundations constructed to be a mixed-use building which would not require a setback variance.

2. The use of the property is reasonable and is in keeping with the spirit and intent of the ordinance. The porches also allowed by the variance will increase security to the neighborhood by additional activity and eyes on the street.

3. The proposed setback variance will not alter the character of the locality or be injurious to the use or enjoyment of the neighboring lots. The building to the north is on the property line and a portion of building to the south is on a property line.

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2931 & 2937 BLOOMINGTON AVENUE SOUTH, MINNEAPOLIS, MN
FINDINGS FOR A VARIANCE

Variance to increase opening parking spaces from 4 to 8

1. Practical difficulties exist in that the project was originally developed as a mixed-use project and as part of the development agreement provided parking spaces for a pawn shop located on Lake Street. Those spaces still need to be provided. They will be in addition to the parking provided for each duplex in the enclosed garages.

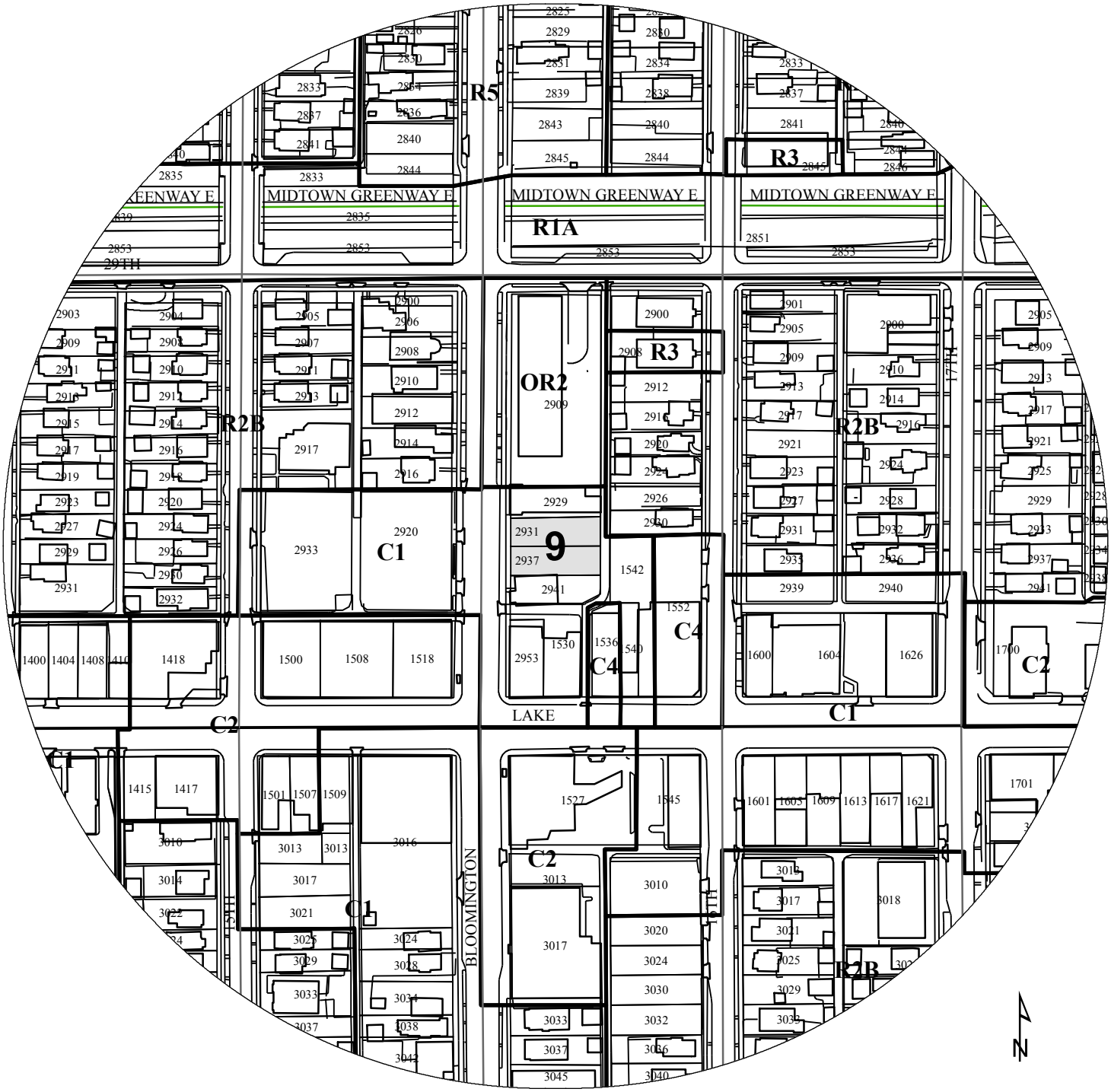
2. The proposed use of the property is reasonable and a requirement of the original approved development agreement and site plan approval.

3. The proposed variance to allow the additional parking will not alter the essential character of the locality the parking is screened from view of the neighborhood. It will not be detrimental to the health, safety or welfare of those utilizing the nearby property.

DOC:p/djr-arch/2012/112-0061/word/EPC Findings for Variance – Parking

Sherman Associates **09**

NAME OF APPLICANT WARD



200 100 0 200 400

PROPERTY ADDRESS

2931-2937 Bloomington Avenue

FILE NUMBER

BZZ-6321