



REQUEST FOR FRONT YARD VARIANCE

John Thompson & Ann Viviano
1612 26th Street West
Minneapolis, Minnesota 55405

Required Findings

A variance is requested to reduce the front yard setback along 26th Street West to allow for the construction of a new screened porch. The new screened porch replaces an existing elevated wood deck in the same location.

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

The unique circumstances are that the property has a very small rear yard and front yard setback requirements on this reverse corner lot make construction of any additions virtually impossible without a variance. Ostensibly, the entire lot is affected either by the front yard or side yard setbacks. These circumstances were not created by the current owner and are not based on economic considerations

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The use of the property and the proposed screened porch are reasonable and in keeping with the spirit and intent of the zoning ordinance and comprehensive plan. The use will remain a single-family residence. The new screened porch is not an inappropriate use of land. It will not prevent adequate light, air, privacy, and convenience of access to the property.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The proposed variance will not alter the essential character of the locality, be injurious to the use or enjoyment of other property in the vicinity, or be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby

properties. Front porches are a dominant feature of many houses in the neighborhood. Many of those porches are screened. The location of the proposed screened porch nestled in front of the narrower two story addition between the original house and the attached garage enhances the overall character of the existing structure and maintains the sightlines of the neighboring properties. The new porch replaces an elevated wood deck structure in the same location.

From: [Mark Nelson](#)
To: [Tuthill, Meg M.](#); nrp@eastisles.org
Cc: [John Thompson Ann-Viviano](#); [Sether, Shanna M](#); [David Heide](#)
Subject: 1612 26th Street West
Date: Thursday, November 21, 2013 1:19:17 PM
Attachments: [image001.png](#)
[1612W26thStreetConstructionDocuments.pdf](#)
[1612W26thStreetSurvey.pdf](#)
[1612_26thStreet West_GENERAL LAND USE APPLICATION WORKSHEET.PDF](#)

Dear Council Member Tuthill and EIRA Coordinator Smith,

On behalf of owners John David Thompson and Ann Viviano, David Heide Design Studio is applying for a variance to reduce the front yard setback along 26th Street West to allow for the construction of a new enclosed porch on the reverse corner lot at 1612 26th Street West. The new screened porch replaces an existing elevated wood deck in the same location. Please see the attached images of the existing deck and the drawings for the proposed screened porch addition. I have also attached a copy of the land use application worksheet and the site survey for your records.

Our request for the front yard variance is scheduled to be heard at the December 12th 2013 Board of Adjustment meeting. John, Ann and I would be happy to meet with you to review the request and the proposed screened porch addition.

Please let me know if you have questions or if you would like to meet with us. We appreciate your consideration of our request for variance.

Sincerely yours,



Mark Nelson AIA

DAVID HEIDE DESIGN STUDIO
WINNER OF THREE ASID & TWO NKBA AWARDS IN 2013
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