Narrative

- Description
  - Remove existing single car garage and 2nd floor 3 season room above garage
  - Rebuild with 2 car garage, 1st floor powder room and 2nd floor master bedroom/bathroom
  - Extends garage structure 7ft north and 8 ft west
- Specific Requirements for Variance
  - The dimensions of this reverse corner lot make conforming to the “front yard” requirement along Thomas Ave impractical. The existing structure, built 1924, does not conform.
  - The proposed use of the property is not changing – the property will remain a single family dwelling.
  - The proposed project re-makes a modification to the house made several decades ago. The existing flat roof and jalousie windows are being replaced with design characteristics consistent with the rest of the house.
  - The current single garage has room for only a vehicle with no floor space for bicycles, snow blowers, or other items. The proposed enlarged garage adds just enough width to fit a second vehicle, and enough depth to store a few items.
  - Project enhances the housing stock by updating a 1924 design to:
    - Adds a first floor powder room, which is in keeping with the norm of the nearby housing
    - Improves the dimensions of the second floor space to permit a master bath and bedroom configuration, which are also in keeping with the neighborhood.
- Shoreland Overlay District
  - The property is 1½ blocks from Lake Harriet, at the top of the hill. A retaining wall wrapping the north and west sides of the lot renders the project area essentially flat. These erosion/pollution features will remain intact both during and after construction.
  - The existing structure is not visible from the lake; the proposed structure will also not be visible from the lake. The project does not raise the max height of the structure
  - This project does not generate an increase in the types, uses or numbers of watercraft on Lake Harriet

Property and Existing Structure

West Elevation

North – West Elevation

Property and existing structure

North Elevation

East Elevation from the north

Property and Existing Structure

East Elevation from south

South Elevation