Statement of Proposed Use and Description of Project

Property Address: 1901 East River Parkway
Minneapolis, MN 55414
Property Owners: Dave Foster and Sarah Stoesz

The proposed use of the project is as a single family home in compliance with the designation in R-1 zoning.

The proposed work for the project is a 2nd story addition to an existing 1951, 2500 square foot rambler. The addition will include a master bedroom suite, study and roof gardens.

The work would include the removal of the existing home's roof, building a second story addition of approximately 975 square feet, and constructing two built-in roof decks, one on each side of the second story addition, and would also include the installation of a roof garden of approximately 525 square feet.

The home will be done in an urban modern style consistent with several other homes in near proximity to this home.

The home will be built in a manner consistent with sustainable building practices and will include durable materials, locally sourced materials wherever possible, employ several water management techniques including a roof top garden, a rain garden and low flow toilets.

Statement Regarding Variance Request

Property Address: 1901 East River Parkway
Minneapolis, MN 55414
Property Owners: Dave Foster and Sarah Stoesz

Zoning Code section authorizing the requested variance: 525.520 (1)

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

   The circumstances requiring the variance request are unique due to the platting of the lot and the location of the existing dwelling. We are requesting a variance to reduce the established front yard setback along Seymour Place SE from 22'-3" to 6 feet to allow for the construction of a 2nd story addition to the existing single story home. The 22'-3" setback is created by the configuration of the property on a reverse corner lot and the placement of the adjacent house to the northeast. The subject property is 50' wide. Conforming to the minimum interior side yard setback of 6 feet and the established front yard setback of 22'-3" would reduce the area to build a second story addition to 14 feet, or less than half of the width of the building foot print. Therefore it is not possible to build a conforming structure on this property without the need for a variance. This is a practical difficulty and was not created by the applicant.

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

   The ordinance was created to keep houses from being built or expanded significantly closer to the property line that the neighboring properties, harming the established character of the neighborhood, and to minimize conflicts among land uses by providing adequate light, air open space and separation of uses. It was not intended to prevent development from occurring on properties, which would be the case if the established front yard setback were applied to this property.
   The proposed addition will fall within the footprint of the existing home, the second story addition will be 69 feet away from the adjacent home to the northeast and will have built-in decks on either side of the second story addition and thus minimize any impact to neighboring site-lines. In addition the work will include a "green roof" rooftop garden that will decrease the impervious surface of the lot.

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 addition will not alter the essential character of the locality and as previously mentioned the second story will be 69 feet away from the adjacent home to the northeast. The proposed siding materials include stucco, concrete board, and engineered siding, all of which are considered durable materials and in keeping with the sustainable building concept engendered in the project. Further the project will conform to other regulations of the zoning code including the maximum building height and lot coverage requirements and due to the roof garden the work will be reducing the impervious area coverage and increasing the landscaped area from the existing condition. The proposed work also includes rain barrels and a rain garden.

III AD

Jonathan N. Query

1224 Quincy Street NE• Minneapolis, Minnesota 55413• Phone: 612.623.3782 • Fax: 612.623.8010
E-Mail: jnq@3-ad.com Web: 3-ad.com

Date: November 13, 2013

Cam Gordon
Ward 2 Councilman
350 S. 5th St., Room 307
Minneapolis, MN 55415
(612) 673-2202

Dear Councilman Gordon:

We are proposing to build a 2nd story addition on a single story home at 1901 East River Parkway. This property is classified as a reverse corner lot and thus requires that we seek a variance. This is referenced in the Zoning code section: Chapter 525, Article IX Variances, section 525.520(1) "to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations".

The existing home is a one-story rambler originally built in 1951. The house is 2492 square feet including the two-car attached garage. The work we are proposing will add 976 square foot second story addition with two exterior built-in roof decks of approximately 1000 square feet, and a 548 square foot roof garden. The work can be described as urban/modern with an emphasis on sustainable building practices.

This type of condition has ample precedent for approved variances, and notably in this case, the home directly across the street (1633 East River Parkway) is a 2½-story home on a reverse corner lot.

I've enclosed our drawings, survey and photographs for review. Our contact information is:

Owners: David Foster and Sarah Stoesz, 1901 East River Parkway, 612-673-0204, dfoster@bluegreenalliance.org.

Representative: III AD, 1224 Quincy Street NE, Minneapolis, MN, 612-623-3782, jnq@3-ad.com.

Your thoughts regarding this proposed work would be greatly appreciated. If you have questions or concerns feel free to contact me.

Sincerely,

Jonathan Query

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E-Mail: jnq@3-ad.com Web: 3-ad.com

Date: November 13, 2013

Prospect Park-East River Road Improvement Association
2950 SE University Ave
Minneapolis, MN 554154
(612) 331-2970

To Whom It May Concern::

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