

December 16, 2013

Shanna Sether
Senior City Planner
250 South 4th St, Room 300
Minneapolis, MN 55415

Project Statement

Re: 600 West 32nd St - New 4-unit townhouse project on a reverse corner lot
Board of Adjustments hearing on January 9, 2014 at 4:30pm.

Dear Shanna Sether:

Wells & Company Architects on behalf of D & D Real Estate, LLC proposes a new 4-unit townhouse project on three vacant lots located at 3144 Garfield Ave S, 3146 Garfield Ave S, and 600 West 32nd St in Minneapolis, MN. The Applicant has worked with zoning staff to develop an L-shaped building with tuck-under parking on a reverse corner lot. The project will meet the 15 required points under 530.280 Design Standards Table 530-2.

The Applicant request a variance to reduce the front yard setback along 32nd Street West from 15 feet to 10 feet 6 inches, measured to the structure, and from 15 feet to 6 feet, measured to the open front porch - to allow for the construction of a new 4-unit, multiple family dwelling on a **reverse corner lot**. Practical difficulties exist in complying with the zoning ordinance requiring two front yard setbacks of 15'-0" on Garfield Ave S and 15'-0" setback on 32nd St West. The two front yard setbacks make the lot unbuildable and would not allow for the Applicant to meet the required 15 points of 530.280 Design Standards and off-street parking requirements. The unique circumstances of the reverse corner lot with two front yard setbacks were not created by the Applicant and the variance request is not based on economic considerations.

The Applicant proposes to use the property in a reasonable manner that is consistent with the zoning of the lot as R-4 multiple family residential district. The proposed variance will not alter the character of the locality or be injurious to the use or enjoyment of other properties in the vicinity. Please note: the neighboring property at 610 West 32nd St is located 2'-2" off the front property line, by allowing the Applicant a setback of 10'-6" the new building will align more closely with the neighboring property.

If granted the variance will not be detrimental to the health, safety, or welfare of the general public or those utilizing the property.

Thank you,



William Wells, Project Architect

From: [William Wells](#)
To: [Glidden, Elizabeth A.](#)
Cc: [Sether, Shanna M](#)
Subject: Fw: Notification of newly proposed 4-unit townhouse development at 600 West 32nd St
Date: Monday, December 16, 2013 9:48:38 PM

----- Forwarded Message -----

From: William Wells <wellsandcompany@yahoo.com>
To: "mark@lyndale.org" <mark@lyndale.org>; "norma@lyndale.org" <norma@lyndale.org>; "pete1273@gmail.com" <pete1273@gmail.com>; "lisa@votelisabender.com" <lisa@votelisabender.com>; Daniel Perkins <danieleperkins@gmail.com>
Cc: Sether M <Shanna.Sether@minneapolismn.gov>
Sent: Monday, December 16, 2013 4:40 PM
Subject: Notification of newly proposed 4-unit townhouse development at 600 West 32nd St

Dear Lyndale Neighborhood Association and Council Member Glidden

Greetings, I am an Architect working with D&D Real Estate on a newly proposed 4-unit townhouse development on three vacant lots located at 3144 Garfield Ave S, 3146 Garfield Ave S, and 600 West 32nd St in the Lyndale Neighborhood. In collaboration with Minneapolis Zoning Staff, we have developed plans for a new 4-unit L-shaped townhouse development with tuck-under parking. We want to provide beautiful front porches on each townhouse and align the new townhouses along West 32nd St more closely with the existing houses on the street. The required front yard setback is 15'-0" along West 32nd St and 15'-0" along Garfield Ave S. This is called a "reverse corner lot" and it therefore has two front yard setbacks. We are requesting a variance from the Board of Adjustments to reduce the front yard setback along 32nd St West to from 15'-0" to 10'-6", we are not asking for any other variances.

I would be happy to meet with your neighborhood association to discuss the site plan and hear your feedback.

The Board of Adjustments hearing is January 9, 2014

Thank you,

William Wells, Project Architect
wellsandcompany@yahoo.com
612-669-2052

The City Planner is: Shanna Sether