

General Land Use Application for Variance

1918 Cedar Lake Parkway, Minneapolis, MN 55416

Julie and Rich Varda, Owner

Christine Bleyhl, Architect and Owner's Representative

November 12, 2013

To whom it may concern:

The owners of 1918 Cedar Lake Parkway request review of the variance application to allow for a new house with attached garage and rear-yard accessory garage. The proposed new structures comply with the zoning code except for the SH Shoreland Overlay District requirements. The owners are seeking a variance from the zoning code to allow for development on and within forty (40) feet of the top of a steep slope in the SH Shoreland Overlay District, in the R1 Single-Family District.

1. The proposed front façade of the house is essentially in alignment with the setback line connecting the corners of the adjoining houses. The proposed new house is set back 8' from the straight line drawn from the face of adjacent houses to accommodate for the decks— both the existing home and the proposed new home are within 40 feet of the top of a steep slope. Since this home is on a parkway, the front property line is 25 feet from the curb. The normal setback line (the line between the corners of the two adjacent houses), is an additional 35 feet behind the property line. Adherence to the SH Overlay District of 40 feet from the top of the steep slope would push the development line another 10 feet away from the street. This line would be 70 feet from the street. The remaining portion of the allowable lot is significantly reduced and includes a steep slope up to the alley. Any new house, decks or patio setback this far on the site would be out of character with the adjoining houses and neighborhood. The front façades of houses on this block are generally in alignment.
2. The proposed house is a two story single family residence in compliance with the additional zoning regulations and in character with other single family homes in the area. There is an existing house located on this lot, and is in alignment with the proposed setback line that connects between the corners of the adjoining houses.
3. The single family house will not interfere with the enjoyment or use of neighboring properties. The architectural character of the houses on this block, facing Cedar Lake, is highly variable and the proposed house is not out of character with the range of front façades that exist on the block. The slope in front of the lot, facing the lake, has existing shrub vegetation. This vegetation will remain in place, and additional matching plantings will be provided on the lot at the top of the slope. All of these factors will ensure that the proposed home, when viewed from the lake, will be consistent with the natural appearance of the existing slope and with the surrounding physical context.
4. Soil erosion control measures will be taken during construction by the use of a 2'H perimeter silt fence around the property and straw logs at the base of the steep slope within the silt fence perimeter. If additional control measures are required, then straw logs or bales may be employed to stabilize the slope. After major construction is complete, new grass and planting areas will be installed per the landscape plan to further prevent erosion of the sloped areas on the site. The slope that exists has a change in grade of 11 feet, only slightly more than the

minimum 10 feet required to be considered a steep slope. The foundation of the new home will be engineered to prevent any possible erosion of the existing steep slope.

5. The new two story house is in keeping with the size and mass of adjacent residences. The shallow sloped roof further allows for visibility to and from Cedar Lake for neighbors and area visitors.
6. The property at 1918 Cedar Lake Parkway is not in direct connection with the waterway as it is separated by a recreational path and roadway. The only waterway access from this house is the same as the adjacent properties via a public landing and dock on Cedar Lake.



UPDATED EMAIL 11-12-13

Christine Bleyhl <bleyhlsmile@gmail.com>

1918 West Cedar Lake Parkway

Christine Bleyhl <bleyhlsmile@gmail.com>

Tue, Nov 12, 2013 at 11:06 AM

To: "Goodman, Lisa R." <Lisa.Goodman@minneapolismn.gov>

Cc: "Rich.Varda" <Rich.Varda@target.com>, "scottymac215@gmail.com" <scottymac215@gmail.com>, "Sadler, Patrick A." <Patrick.Sadler@minneapolismn.gov>

Good morning Ms. Goodman and Mr. Mc Laughlin,

This email is to update you, based on the below past correspondence, of the particular variance we are seeking from the City of Minneapolis for a new single family home at 1918 Cedar Lake Parkway. The requested variance is to deviate from the SH Shoreland Overlay District requirements. The following is an excerpt from the Application Findings:

The owners of 1918 Cedar Lake Parkway request review of the variance application to allow for a new house with attached garage and rear-yard accessory garage. The proposed new structures comply with the zoning code except for the SH Shoreland Overlay District requirements. The owners are seeking a variance from the zoning code to allow for development on and within forty (40) feet of the top of a steep slope in the SH Shoreland Overlay District, in the R1 Single-Family District.

The proposed new house is set back 8' from the straight line drawn from the face of adjacent houses to accommodate for the decks— both the existing home and the proposed new home are within 40 feet of the top of a steep slope. Since this home is on a parkway, the front property line is 25 feet from the curb. The normal setback line (the line between the corners of the two adjacent houses), is an additional 35 feet behind the property line. Adherence to the SH Overlay District of 40 feet from the top of the steep slope would push the development line another 10 feet away from the street. This line would be 70 feet from the street. The remaining portion of the allowable lot is significantly reduced and includes a steep slope up to the alley. Any new house, decks or patio setback this far on the site would be out of character with the adjoining houses and neighborhood. The front façades of houses on this block are generally in alignment.

It is my intent, on behalf of the owners, Rich and Julie Varda, to submit the final completed application to Chris Vrchota this afternoon. We hope to be accepted for the December 12th hearing. If you, or other members of your staff, have questions or additional information, please contact me at the following:

Christine Bleyhl AIA, NCARB
612.961.1371
cbleyhl@me.com

Best regards,

Christine Bleyhl
[Quoted text hidden]



1918 West Cedar Lake Parkway

2 messages

Rich.Varda <Rich.Varda@target.com>

Tue, Oct 15, 2013 at 12:45 PM

To: "lisa.goodman@ci.minneapolis.mn.us" <lisa.goodman@ci.minneapolis.mn.us>

Cc: "scottymac215@gmail.com" <scottymac215@gmail.com>, "Christine Bleyhl (bleyhlsmile@gmail.com)" <bleyhlsmile@gmail.com>

Hello Lisa –

I am writing to let you know that my wife and I have purchased 1918 West Cedar Lake Parkway and plan to build a new house on the site beginning next summer. We are applying for a variance to allow the house to be built in line with the current and adjoining houses, rather than be pushed back an additional 8 feet, which may be required due to a detail in the Shoreland Overlay Plan.

As a result, we notified the Bryn Mawr Neighborhood Association of the variance submittal and will go through the process over the next two months. We will also be notifying all neighbors within 350 feet, which may result in inquiries from them to your office.

We are looking forward to moving back near Cedar Lake, where I have lived for 26 of the past 30 years – and also looking forward to being one of your constituents, again!

Of course, I am available to answer any questions that Scott McLaughlin or you may have regarding the current property (a 900 SF 'cabin'), our house design or our variance request.

Sincerely,

Rich Varda FAIA, ASLA

Senior Advisor | Store Design | Target | 50 S 10th St, Ste 400, TP3-1150 | Minneapolis MN 55403

612-382-9641 mobile

612-761-7214 office

Goodman, Lisa R. <Lisa.Goodman@minneapolismn.gov>
To: "Rich.Varda" <Rich.Varda@target.com>

Tue, Oct 15, 2013 at 3:02 PM

Christine Bleyhl, Happy Medium, LLC

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1918 Cedar Lake Parkway

FILE NUMBER

BZZ-6348