3837 Xerxes Ave S
City of Minneapolis Variance Application

The proposed lot split and new homes will not alter the essential character of the area and will not diminish the enjoyment of welfare of the neighbors. The area around 3837 Xerxes consists of single and two-family homes located in the R1 and R2B District. There is no consistent lots size or width to the surrounding homes, but in general the homes to the west and south are on similar sizes homes. The lot size and homes sizes increase closer to Lake Calhoun. This neighborhood is a good mix of residential densities and lots sizes that appear to work well together. The new homes will not increase traffic substantially and will not block views of neighboring properties.

The design of the new homes will be consistent with traditional Minneapolis neighborhoods. Many of the homes on Xerxes were built in the 1950s and 1960s and have characteristics uncommon with traditional Minneapolis neighborhoods, including front facing attached garages even though there is an alley on the east side of Xerxes. The proposed homes will have rear detached garages with access from the alley, unlike the current home which has a driveway off Xerxes and a two-stall, front facing garage. The size of the proposed homes meets Site Plan Review standards and will meet all other zoning code requirements for setback, height and bulk. The new homes will add to the diverse and contemporary housing stock in Minneapolis.

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A written statement by the applicant which addresses the following required variance findings:

(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 proposed lots split and two homes require a variance to reduce the minimum lot area and lot width. Practical difficulties exist in complying with the ordinances because of the unique circumstance of the originally platted lots for this subdivision. This lot was originally in the Cottage City subdivision which had 25 ft. wide lots. Since the area was platted, this lot was as was many other lots in this addition have been split and combined, lending an irregular agglomeration of lots of differing sizes, and many do not reflect the current minimum standard size of the R1 zoning district. The currently lot is 3 ½ of the original lots. The proposed lot size and width is consistent with many of the homes in the area to the west and south of this site.

(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 proposed use of the property will be used in a reasonable manner and is consistent with the zoning ordinance and comprehensive plan. The proposed use is a single family dwelling which is an allowed use in the R1 District. The proposed home meets all other requirements for bulk and height as well as Site Plan Review for a new single family dwelling. All considerations to control erosion during construction will be taken. The comprehensive plan gives this property and surrounding residential areas the future land use designation of Urban Neighborhood (UN), which contains a range of residential densities. The proposed home also meets many of the Urban Design policies, including:

Policy 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.

10.8.1 Infill development shall reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.

10.8.2 Infill development shall incorporate the traditional layout of residential development that includes a standard front and side yard setbacks, open space in the back yard, and detached garage along the alley or at back of lot.

10.8.3 Building features of infill development, such as windows and doors, height of floors, and exposed basements, shall reflect the scale of surrounding dwellings.

10.8.6 Traditional setbacks, orientations, pattern, height and scale of dwellings should be created in areas where no clear pattern exists.

10.8.7 Low density residential development proposals should be evaluated and compared to the form and density of the neighborhood.

(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.

Kale Massey

To: info@lindenhills.org
Subject: 3837 Xerxes Ave S - Lot Split

Hello – I am writing to you about a lot split that we are applying for involving a variance needed in the Linden-Hills neighborhood. I have attached existing survey of the property and the proposed lot split survey for you to review and please feel free to have any questions directed towards my number below or email. We are working with the current property, Jim Onstad, on applying for the variance for this home.

Thanks,

Kale Massey

Kale D. Massey | Assistant Production Manager| Ridge Creek Custom Homes
4820 West 77th Street #125 | Edina, MN 55435 | 952-746-0580 | 952-473-0577 (Fax)
612-250-5820 (Main)| kale@ridgecreekcustomhomes.com

Kale Massey

To: betsy.hodges@minneapolismn.gov
Subject: 3837 Xerxes Ave S - Lot Split
Attachments: 13660bs Cert 10-2-13.pdf; 13660sk Lot split 10-2-13.pdf

Ms. Betsy Hodges,

I am writing to you about a lot split that we are applying for involving a variance needed in the Linden-Hills neighborhood. I have attached existing survey of the property and the proposed lot split survey for you to review and please feel free to have any questions directed towards my number below or email. We are working with the current property, Jim Onstad, on applying for the variance for this home.

Thanks,

Kale Massey

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Statement of proposed use and description of the project

The proposed project is a lot split of an existing property that has a single family home, with an attached front facing garage and driveway on Xerxes. The current zoning for the site is Single Family (R1) District. The lot size is 10,008 sq. ft. and lot width is 87 ft. The proposal will split the lot in order for two homes to be built. The resulting lots will be 5,003 sq. ft. and 5,005 sq. ft. in size and have lot widths of 43.70 ft. and 43.71 ft. The lot area and lot width is smaller than allowed in the R1 District and a variance is being applied for to proceed.

The proposed homes will have 4,278 sq. ft. (Parcel A is 2,184 SF, Parcel B is 2,094 SF) of above ground finished space (0.35 FAR) and with detached 20x22 garages and driveways off the alley. Currently the existing house has a driveway from Xerxes to a front facing, two-stall attached garage. They will receive the following design standard points for Site Plan Review for a new single-family dwelling:

5	Basement
4	Exterior building materials
3	Twenty (20) percent windows on the front of the home of the walls on each floor that face a public street, not including walls on half stories, are windows
3	Ten (10) percent windows on the front of the home
2	The pitch of the primary roof line is 6/12 or steeper
1	Open, covered front porch of at least seventy (70) square feet
1	The development includes at least one (1) deciduous tree in the front yard
19	***Total points***

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Copy of a letter or email, sent to the applicable neighborhood group(s) and city council office, explaining the proposed project.

Councilmember Betsy Hodges, Ward 13
Besty.hodges@minneapolismn.gov

Linden Hills Neighborhood Council (LHiNC)
info@lindenhills.org

Statement of proposed use and description of the project
The proposed project is a lot split of an existing property that has a single family home, with an attached front facing garage and driveway on Xerxes. The current zoning for the site is Single Family (R1) District. The lot size is 10,005 sq. ft. and lot width is 87 ft. The proposal will split the lot in order for two homes to be built. The resulting lots will be 5,003 sq. ft. and 5,005 sq. ft. in size and have lot widths of 43.70 ft. and 43.71 ft. The lot area and lot width is smaller than allowed in the R1 District and a variance is being applied for to proceed.

The proposed homes will have 4,142 sq. ft. of above ground finished space (0.35 FAR) and with detached 20x22 garages and driveways off the alley. Currently the existing house has a driveway from Xerxes to a front facing, two-stall attached garage. They will receive the following design standard points for Site

Plan Review for a new single-family dwelling:

5	Basement
4	Exterior building materials
3	Twenty (20) percent windows on the front of the home
3	Ten (10) percent windows on the front of the home
2	The pitch of the primary roof line is 6/12 or steeper
1	Open, covered front porch of at least seventy (70) square feet
1	The development includes at least one (1) deciduous tree in the front yard
19	***Total points***

The proposed lots split and two homes require a variance to reduce the minimum lot area and lot width. Practical difficulties exist in complying with the ordinances because of the unique circumstance of the originally platted lots for this subdivision. This lot was originally in the Cottage City subdivision which had 25 ft. wide lots. Since the area was platted, this lot was as was many other lots in this addition have been split and combined, lending an irregular agglomeration of lots of differing sizes, and many do not reflect the current minimum standard size of the R1 zoning district. The currently lot is 3 ½ of the original lots. The proposed lot size and width is consistent with many of the homes in the area to the west and south of this site.

2. Land use applications that the applicant is aware are needed for the project.
A variance to reduce the lot area and lot width is needed for the new homes.