

**Statement of Proposed Use and Project Description for property at:  
3520 West 46<sup>th</sup> Street, Minneapolis MN, 55410.**

Existing Use: R-1 Single Family Dwelling

Proposed Use: R-1 Single Family Dwelling

The existing house is a small 1-story single –family home. This project would be a remodel of the existing house and 2<sup>nd</sup> Story addition above the existing 1-story structure.

In order to build a second story addition, a variance is needed because the existing house is outside the front yard setback.

The variance sought is to allow the front yard setback to align with the front of the existing house. By granting this variance, the proposed design will meet all of the zoning requirements.

There are two other related issues that the City also requires variances: 1. There is a proposed open porch on the side of the house that does not meet the front yard setback requirements. 2. There is a second story roof deck that also does not meet the front yard setback requirements. But, if the front yard setback were aligned with the front of the existing house, these two features would meet the zoning requirements and not require variances in and of themselves.

## Variance Requirements:

This project meets the 3 requirements allowing for variances as follows:

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

There are two major factors that contribute to the practical difficulty of conforming to the zoning code requirements. First, the lot is much narrower and shorter than a typical conforming lot. Most lots in the area are 60'x164', but this lot is only 42'x82'. It is less than ½ the size of the typical lots in the area. The buildable area, under today's zoning setbacks, is only 14'x70', which is smaller than a standard-sized trailer home. Secondly, only 16% of the existing house is within the current buildable area. 84% extends into the front yard. Adding a second story to only 16% of the house would be illogical, and building an addition would encroach on the maximum lot coverage and impervious surface requirements to an undesirable degree.

Building above the existing foundation is both practical and economical.

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 owner does not intend to change the current use of the property. It is and will remain a single family residence. The home improvements that require a variance: a second story addition, an open porch, and a roof deck, are features that are common for homes in the area and for home improvement projects in the area. The second story addition is desired for additional bedroom space. The open porch and roof deck are desired as a way of adding functional outdoor spaces to a small lot. These features are in keeping with the spirit and intent of the ordinance and would not trigger a variance if the lot didn't have the hardship described above.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of the 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 2 -story home is situated in the same location as the existing house, so it will not alter the essential character of the locality. The proposed improvements will not be injurious to the use or enjoyment of any other properties in the vicinity due to the fact that the closest homes face other streets and this home is situated in a location where it doesn't look into other homes, block views, or shade any other homes. Quality materials and proper construction methods will insure that the health, safety, and welfare are retained.

December 29, 2013

Steve Pricco  
18242 Dove Court  
Eden Prairie, MN 55347

To whom it may concern:

I am writing to let you know of my intent to improve the property located at 3520 West 46<sup>th</sup> Street, Minneapolis MN, 55410. The existing house is a one-story single-family home. I am proposing to remodel the existing house and add above the existing structure to create a charming 2-story single-family, craftsman style home that would fit within the character of the Linden Hills neighborhood. In order to build a second story addition, the City has informed me that a variance is required because the existing house is outside the front yard setback. I believe there is a significant practical difficulty in meeting this zoning requirement and feel a variance is reasonable.

There are two major factors that contribute to the practical difficulty of conforming to the zoning code requirements. First, the lot is much narrower and shorter than a typical conforming lot. Most lots in the area are 60'x164', this lot is only 42'x82', less than half the size of the typical lots in the area. The buildable area, under today's zoning setbacks, is only 14'x70', which is smaller than a standard-sized trailer home. Secondly, only 16% of the existing house is within the current buildable area. 84% extends into the front yard. Adding a second story to only 16% of the house would be illogical, and building an addition would encroach on the maximum lot coverage and impervious surface requirements.

The variance I am seeking is to allow the front yard setback to align with the front of the existing house. By granting this variance, the proposed design will meet all of the zoning requirements. There are two other related issues that the City also requires variances:

1. There is a proposed open porch on the side of the house that does not meet the front yard setback requirements
2. There is a second story roof deck that also does not meet the front yard setback requirements.

If the front yard setback were aligned with the front of the existing house, these two features would meet the zoning requirements and not require variances.

The open porch and roof deck are very desirable due to the small size of the lot, creating additional outdoor living spaces and adding unique architectural character to the home. It is my intent to build a home that adds to the value of the Linden Hills neighborhood. The existing house is rather small and building an addition within current zoning setbacks would be an extreme hardship, adding excavating expenses and creating unusual design restrictions. Building on top of the existing foundation is a smarter approach and would create the type of home that would be an asset to the neighborhood.

I can be reached at 612-396-8831 or at [steve@innovollc.com](mailto:steve@innovollc.com) to answer any questions or discuss further my plan for this project.

Thank you for your consideration,

Steven Pricco