

To: Mr. Robert Clarkson, City Planner, City of Minneapolis Community Planning and Economic Development

From: Scott Busyn- Great Neighborhood Homes

Date: February 4, 2014

Subject: Variance Application for Proposed New Home and Detached Garage at 2722 West 47th Street West

Mr. Clarkson,

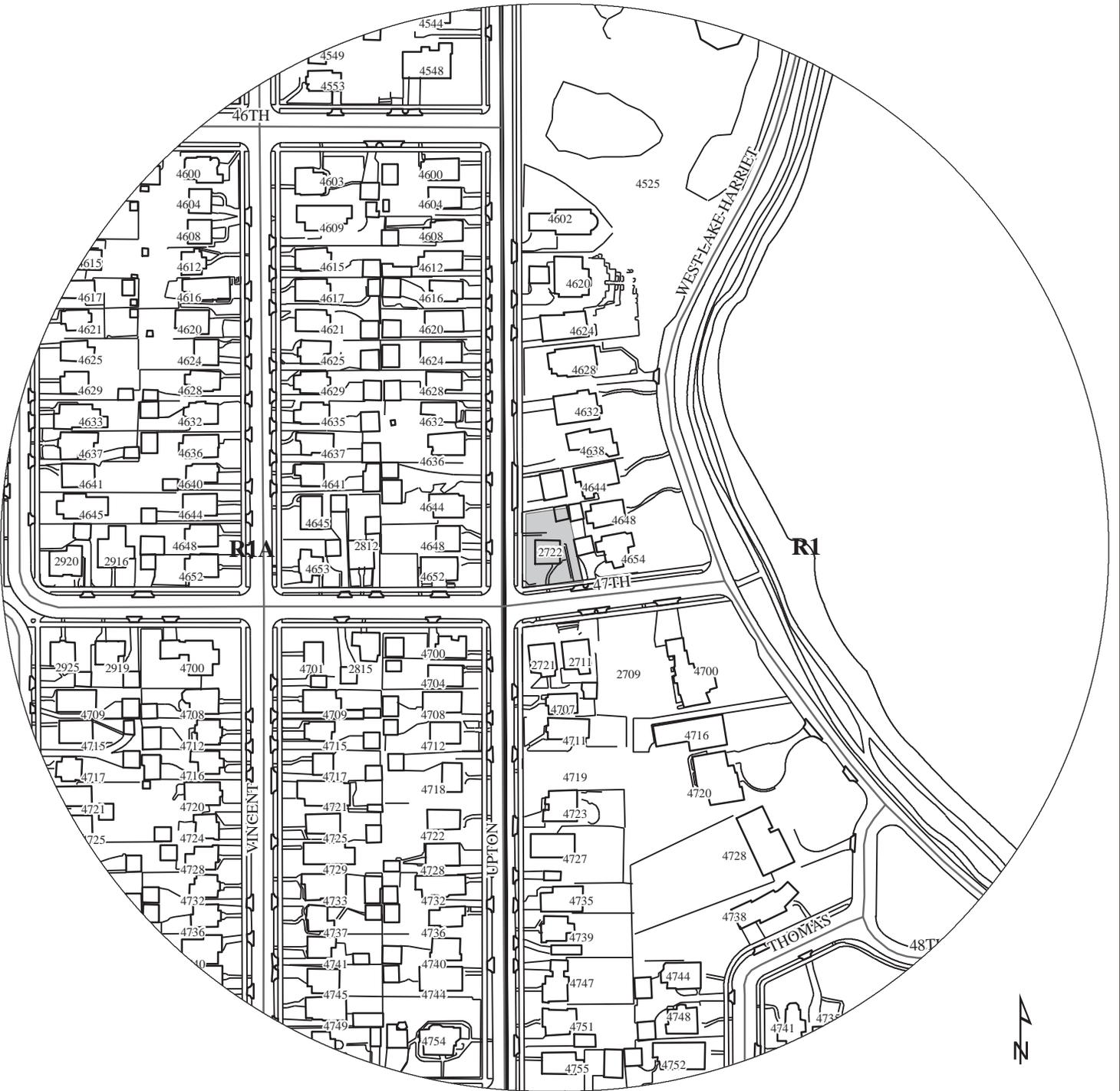
Thank you for meeting with us on January 17th to review our variance application for the new home and detached garage we are proposing to be built for David Sampsell and Kathleen Heafey at 2722 West 47th Street. To recap the meeting, we are proposing a new home and detached garage to be built facing West 47th Street. The new home will be built within all zoning rules including floor area ratio and building height. The floor area of the new home will be 2,722 square feet. At 7,102 square feet, the lot allows a FAR of 3551. In addition, the height of the home will be below the 30' maximum required by code. Since this is a corner lot, the home was designed to have appealing elevations from the front as well as side elevations. We will maintain the existing shared driveway access for our garage as well as the garage at 4648 West Lake Harriet Parkway. We are requesting two variances for the proposed home. Our proposed front setback is 18' from 47th Street (requesting a 7' variance). Our proposed setback from Upton Avenue is 10' (a 15' variance). Per the requirements of the Specific Land Use Application Checklist, the following is a written statement addressing our findings in attempting to design a new home on the proposed site.

- 1) Practical Difficulties: The Comprehensive plan for the neighborhood is and urban neighborhood. Because the property is a corner lot with adjacent home frontages on West 47th Street and Upton Avenue, the zoning rules for R1 would define the property to be a reverse corner lot. This definition is very unique as the minimum setback would be 25 feet for both front yards. This creates practical difficulties for the new home we would like to build facing West 47th Street. The current home faces West 47th Street. The zoning for corner lots typically allows for a 10' setback for side streets on corner lots. A 25' setback from both frontages would prevent a new home to be built of the size allowed on the property

and would prevent driveway access to our garage as well as the garage for the property at 4648 West Lake Harriet Parkway. The current garage on the property is only 17.9' wide, inadequate for parking two vehicles. The new garage will require a wider approach and thus it would be practically difficult to shift the house towards the driveway as would be required by interpreting the code as written. These are unique circumstances with the property that we did not create.

- 2) Our proposed new home uses the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan. The property is considered an urban neighborhood by the plan. The comp plan encourages development of new homes in urban neighborhoods using high quality materials. This new home will use high quality materials such as advanced framing, poured concrete foundation, energy efficient insulation, and high efficiency windows. Goal is to achieve a HERS rating in the low 50's.
- 3) The proposed variances will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. Other homes on the corner of 47th and Upton have similar or even smaller setbacks as the proposed new home setbacks. Of the 5 adjacent homes to the subject property, the average setback from 47th is 10.5'. 4652 Lake Harriet Parkway (house directly to east) has a 9' setback from 47th. 2711 47th Street (house across street) has a front setback of 5' from 47th. 4652 Upton Avenue (house directly across on Upton) has a side setback of 6.1' from 47th Street. 4700 Upton Avenue (house at the opposite corner) has a setback of 16.3' from 47th Street. 2721 47th Street west (across the street from the subject property) has an 8.1' setback from Upton Avenue. In addition, all 7 homes north of the subject property have garages that front Upton Avenue. Three of these garages have 5' setbacks from Upton Avenue.

Finally, since this property is within the Shoreland Overlay District (SOD), an erosion control permit will be obtained from the Minnehaha Creek Watershed District. Erosion control practices will be implemented during construction. We are assuming no other findings relating to the SOD are required for this variance.



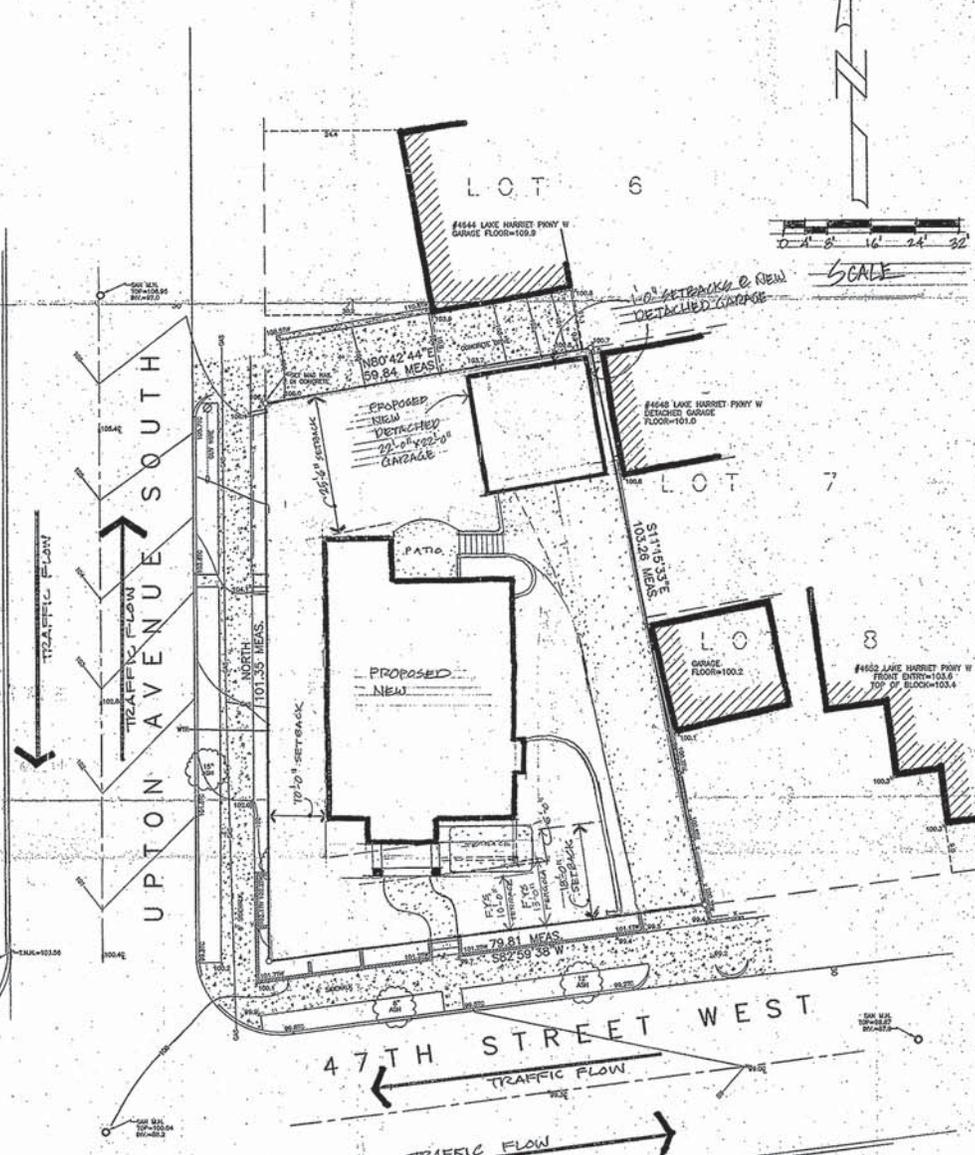
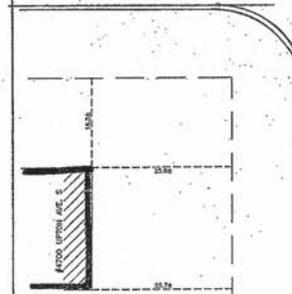
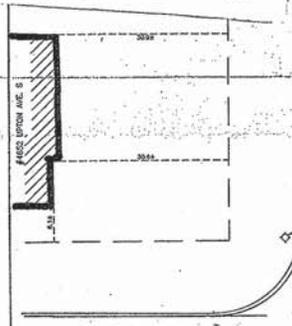
SITE ADDRESS: 2722 47TH ST. W
MINNEAPOLIS, MN 55410

EXISTING CONDITION SURVEY FOR: GREAT NEIGHBORHOOD HOMES

Legend

- x—x— Fence
- WTR— Water
- GAS— Underground Gas
- Manhole
- Gas Meter
- Hydromat
- Deciduous Tree
- Concrete Curb
- Timber Retaining Wall
- Concrete Retaining Wall
- Existing Elevation
- x900.0TC Top of Curb Elevation

LOT AREA 7,102 SF
 MAX HARDCOVER = 4,016 SF
 @ 57%
 HOUSE/ENTRY PORCH 1689
 TERRACE 142
 PATIO & STEPS 148
 ENTRY WALK 83
 DRIVE WAY 1137
 DETACHED GARAGE 184
 EST. PROPOSED HARD COVER = 5684 SF
 FLOOR AREA RATIO = 3551 SF
 50%
 USE PATIO & SAND PARCH 1617
 2ND. FLOOR 1322
 UNDERGROUND DETACHED GARAGE 0
 EST. FAJR = 2939 SF
 BUILDING COVERAGE = 3551 SF
 50%
 HOUSE & PORCHES 1689
 GARAGE 184
 EST. BLDG. COVERAGE = 2175



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 10-31-2013

PROPERTY DESCRIPTION: Lot 9, AUDITOR'S SUBDIVISION NO. 195, Hennepin County, Minnesota.

NOTE: No Search Was Made For Any Easements

NOTE: The location of all utilities shown are from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

PROPOSED
SITE PLAN

2722 W. 47TH ST., MPLS

GREAT NEIGHBORHOOD HOMES

2-17-14 (2-21-14)

NRDI

W. BROWN LAND SURVEYING, INC.
3030 Cedar Avenue So., Suite 228,
Bloomington, MN 55425
Bus: (652) 854-4055
Fax: (652) 854-4058

Drawn: []
255-13 Date: 10-30-2013

1 of 1

EXISTING CONDITION SURVEY FOR: GREAT NEIGHBORHOOD HOMES

Legend

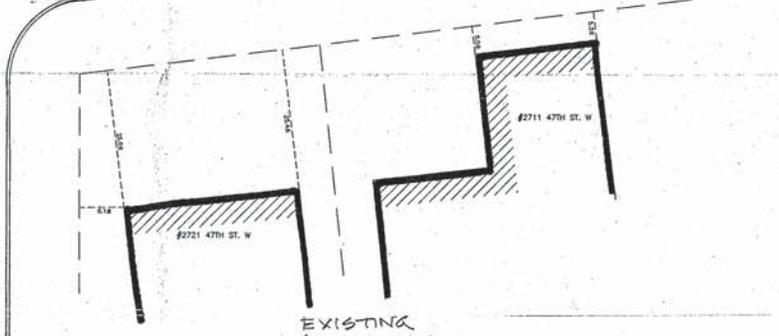
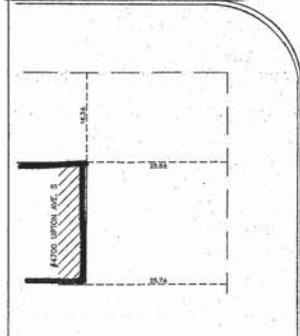
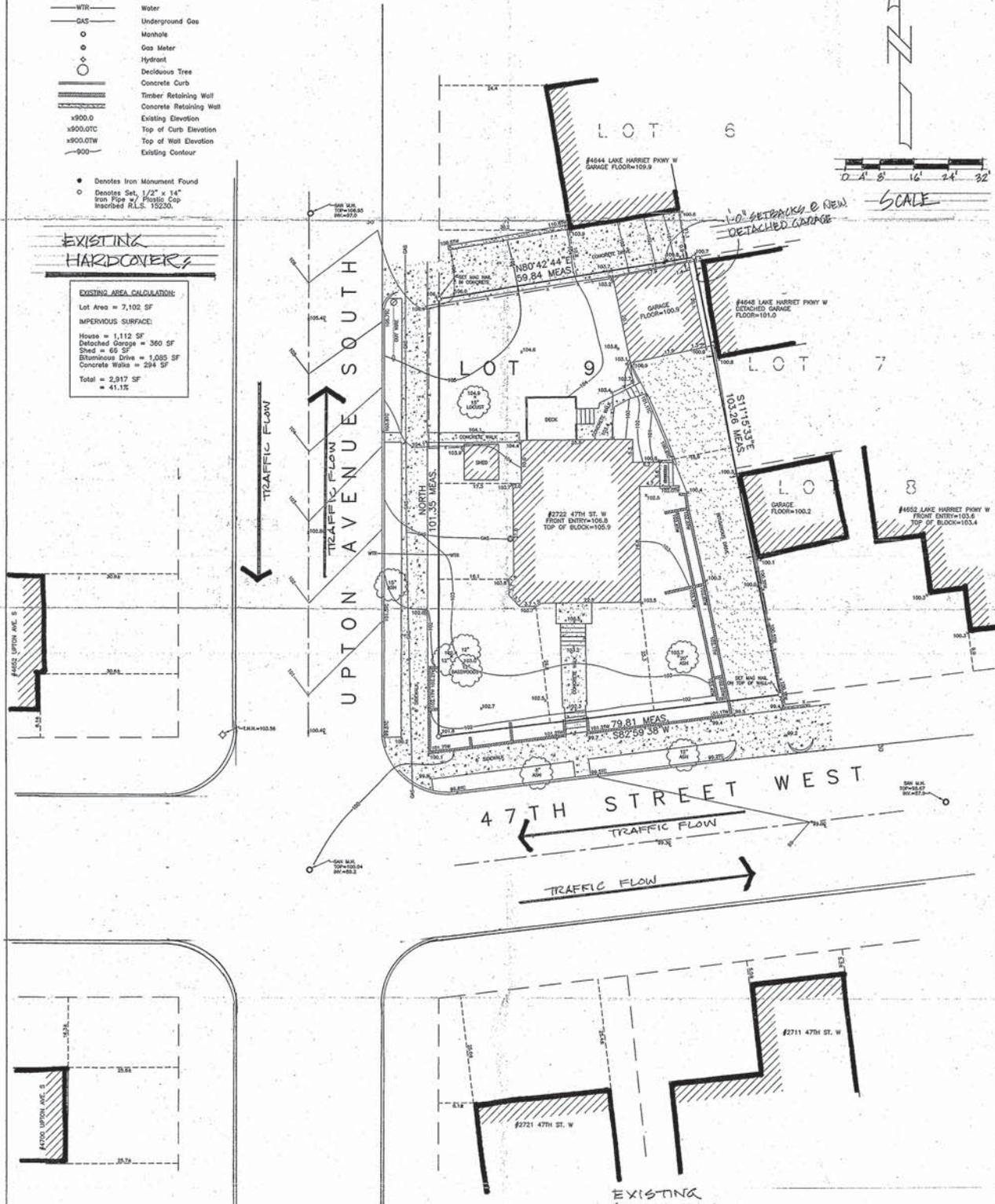
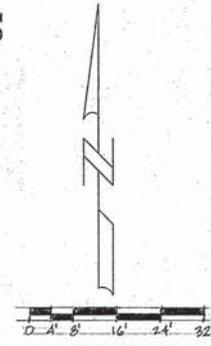
- x — x — Fence
- WTR — Water
- GAS — Underground Gas
- Manhole
- Gas Meter
- Hydrant
- Deciduous Tree
- Concrete Curb
- Timber Retaining Wall
- Concrete Retaining Wall
- x900.0 Existing Elevation
- x900.0TC Top of Curb Elevation
- x900.0TW Top of Wall Elevation
- 900 Existing Contour

- Denotes Iron Monument Found
- Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap Marked R.L.S. 10230

EXISTING HARDWARES

EXISTING AREA CALCULATION:

Lot Area = 7,102 SF
 IMPERVIOUS SURFACE:
 House = 1,112 SF
 Detached Garage = 360 SF
 Shed = 66 SF
 Bituminous Drive = 1,085 SF
 Concrete Walks = 294 SF
 Total = 2,917 SF
 = 41.1%



EXISTING SITE PLAN
 2722 W. 47TH ST., MPLS.
 GREAT NEIGHBORHOOD HOMES
 2-17-14 (2.2.14)
 NRDL

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.
 Woodrow A. Brown, R.L.S., MN REG 15230
 Dated: 10-31-2013

PROPERTY DESCRIPTION: Lot 9, AUDITOR'S SUBDIVISION NO. 193, Hennepin County, Minnesota.

NOTE: No Search Was Made For Any Easements

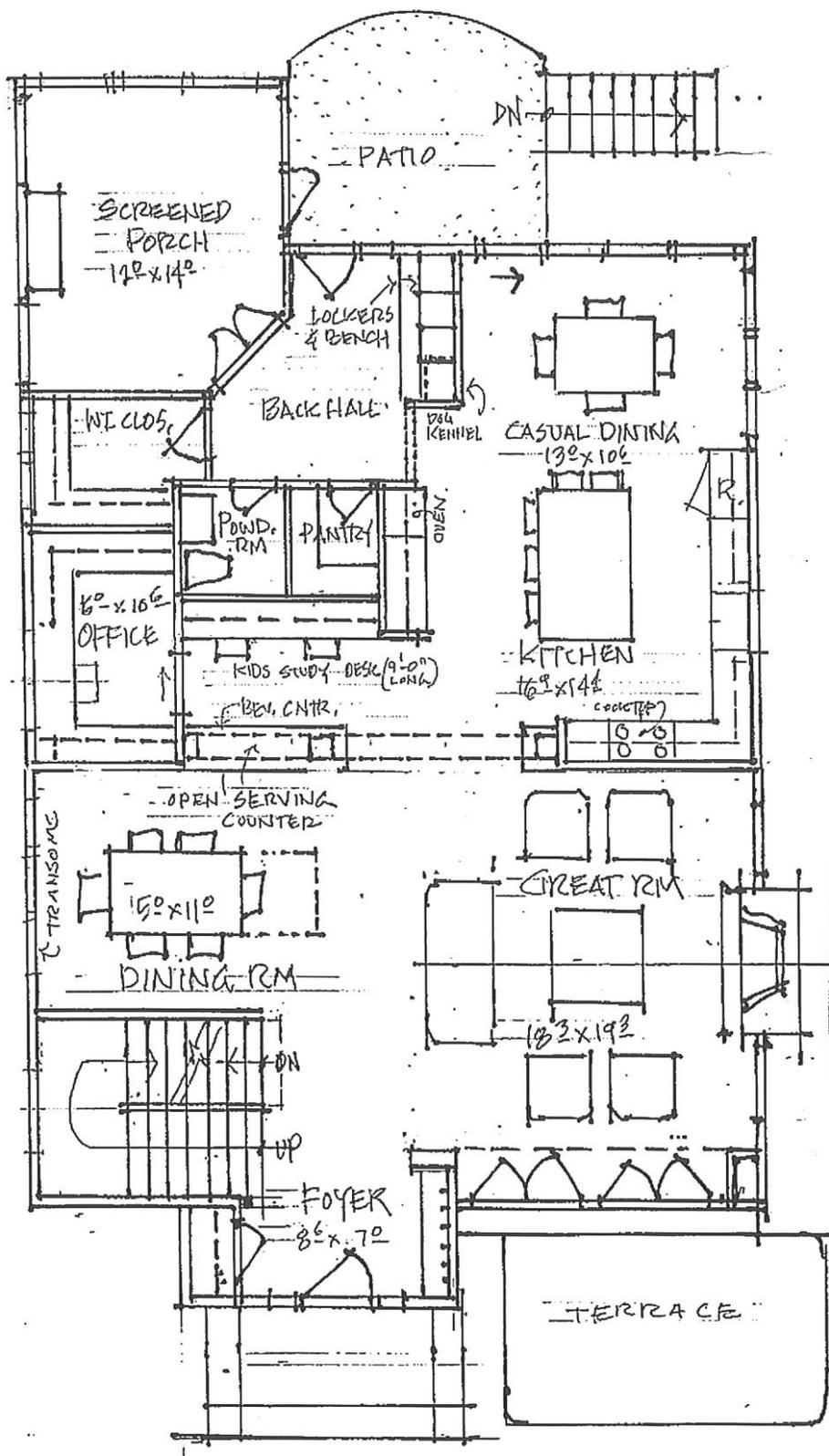
NOTE: The location of all utilities shown are from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

W. BROWN LAND SURVEYING, INC.
 8030 Cedar Avenue So., Suite 228
 Bloomington, MN 55425
 Bus: (952) 854-4055
 Fax: (952) 854-4268

Drawings: 255-13 Date: 10-30-2013 1 of 1

$34 \times 43.5 = 1479$
 $(12.44 \times 5.5) = 68.42$
 $13 \times 11.5 = 149.5$

 1450



1450 SF

1ST FLOOR PLAN
 1/8" = 1'-0"

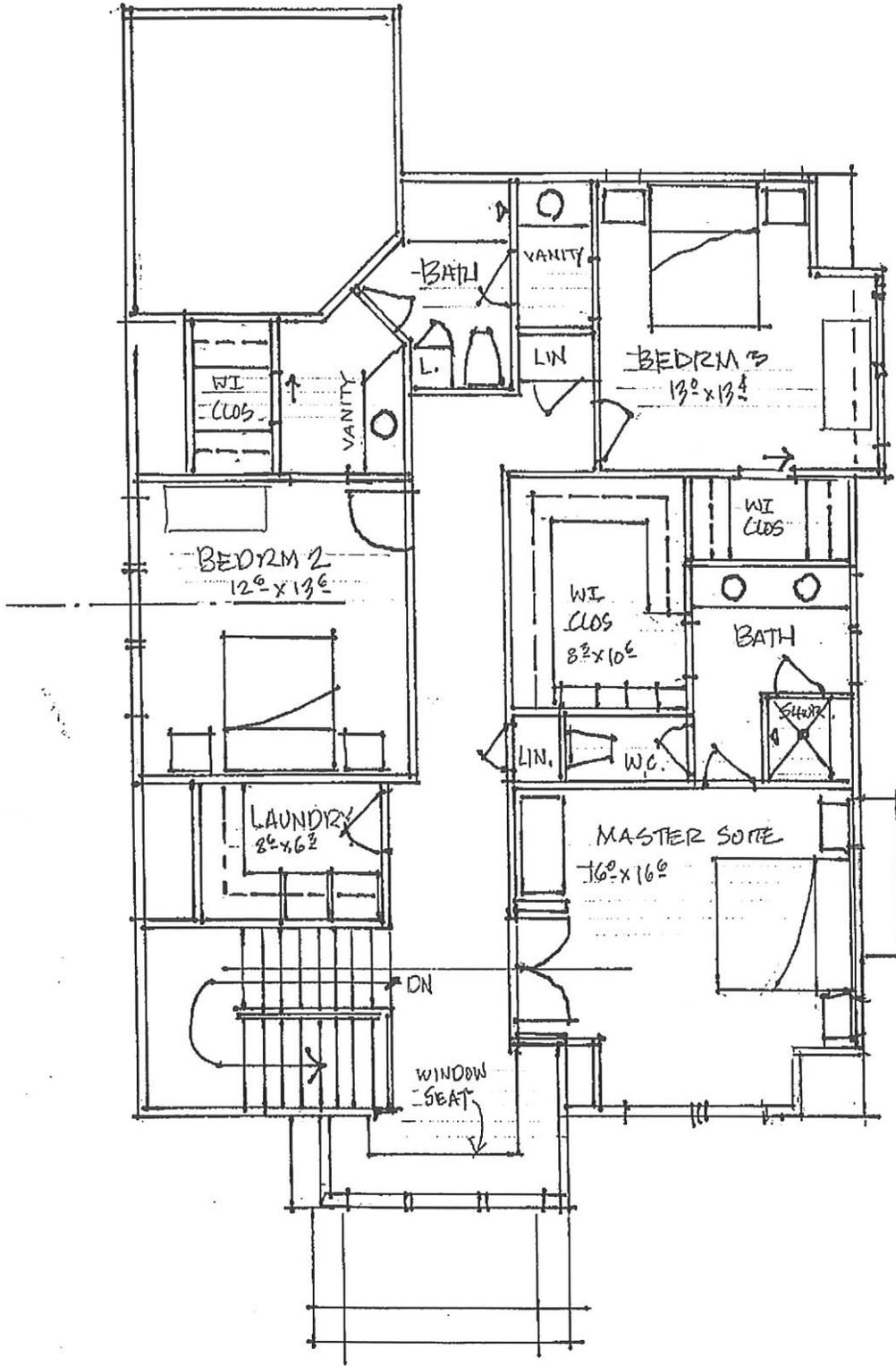
2722 W 4TH ST
 MPLS.

GREAT
 NEIGHBORHOOD
 HOMES

2.4.12
 11.6.14

NRDI

147-1107 - -16
 = -10
 - 88 14.17
 + 15 = -127
 - 6 1322



1322 SF

2ND FLOOR PLAN
 1/8" = 1'-0"

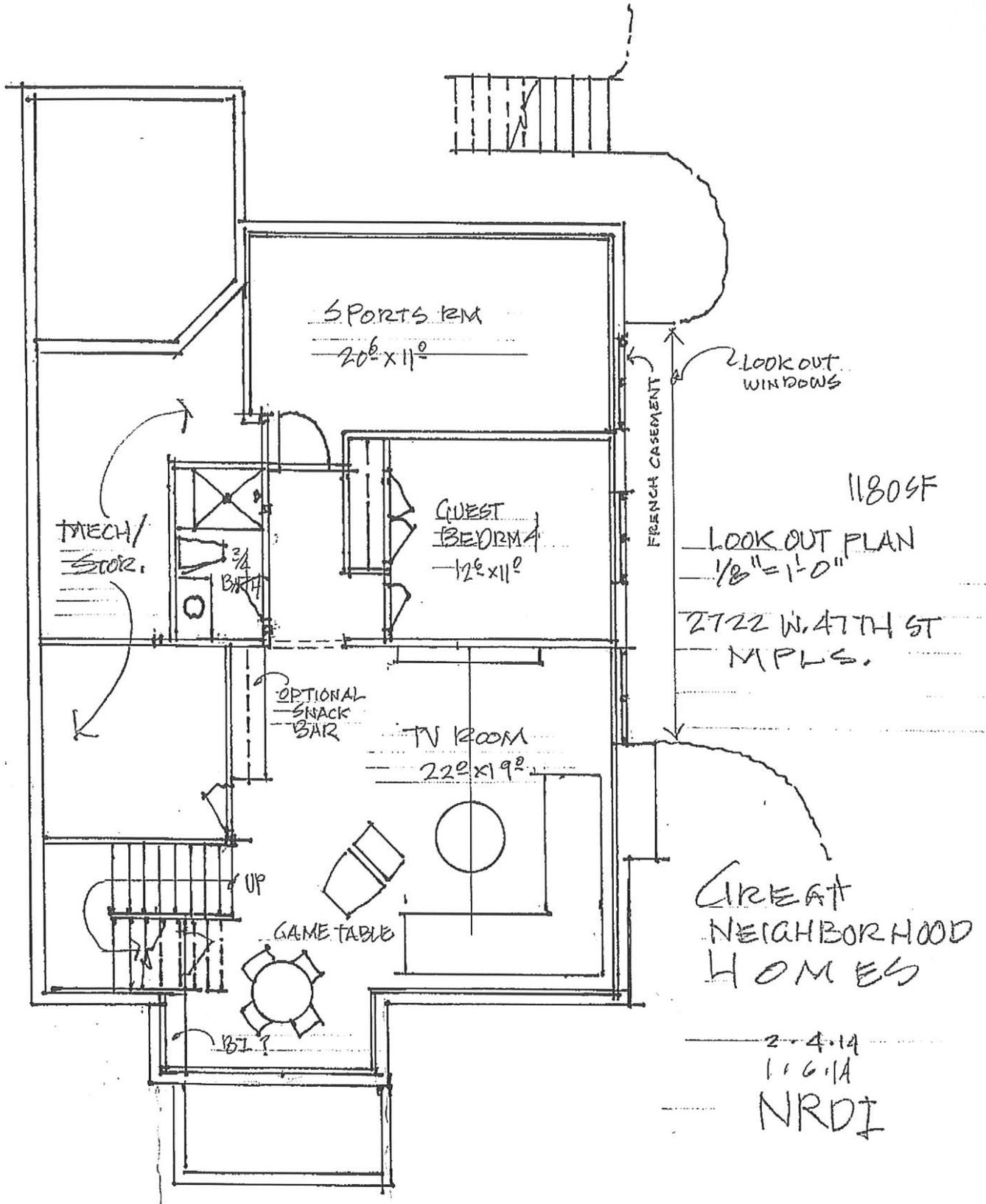
2722 W. 47TH ST
 M. PLS.

GREAT
 NEIGHBORHOOD
 HOMES

2.4.14
 11.6.14
 NRD I

15.8 x 11 = -116
 16 x 7.5 = -120
 4.36 x 8 = -34

 -269





--- 3D CONCEPT SKETCH
 --- (NO SCALE)

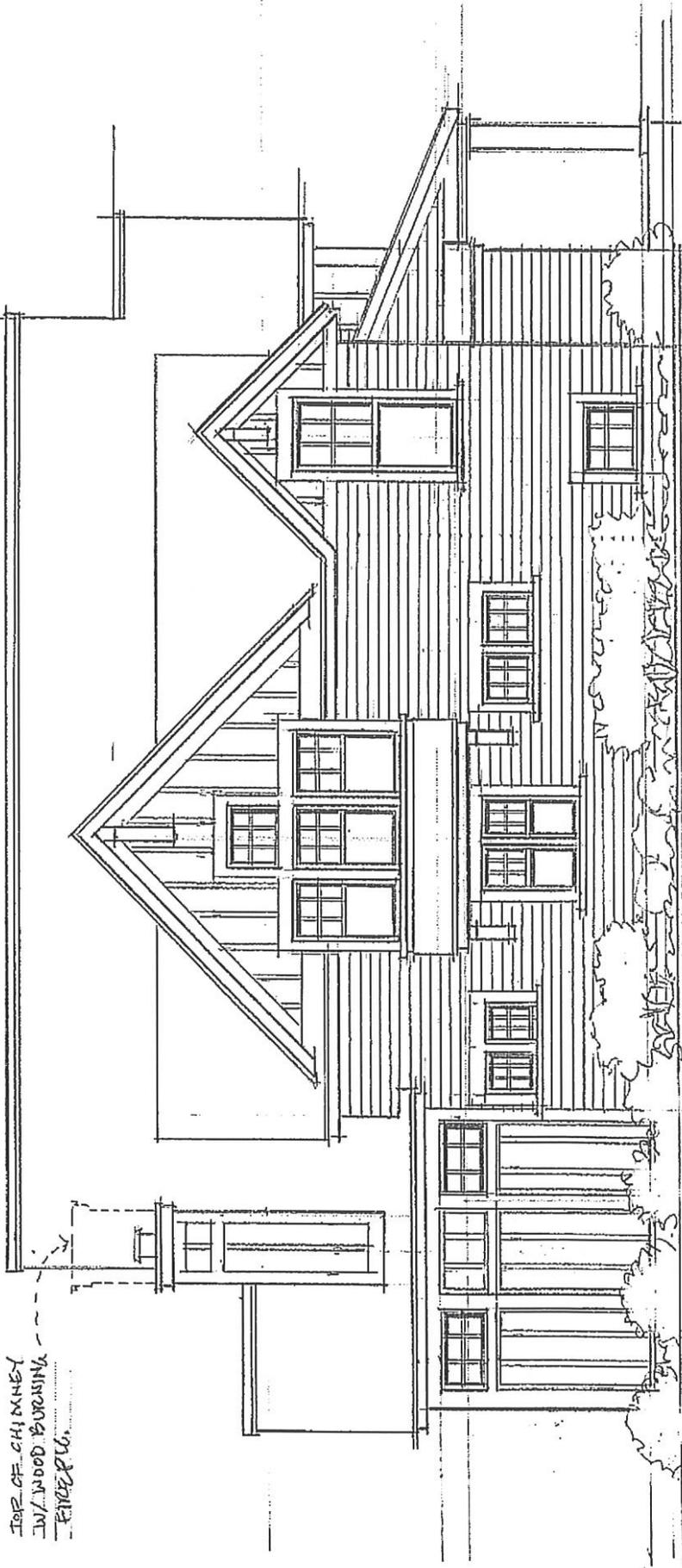


--- ENTRY / 47TH ST. ELEVATION
 --- 1/8" = 1'-0"

--- 2722 WATTST.
 --- MPLS.

--- GREAT
 --- NEIGHBORHOOD
 --- HOMES

--- 2.4.14
 --- 1.6.14
 --- NRDI



TOP OF CHIMNEY
W/ WOOD BURNING
PIECE

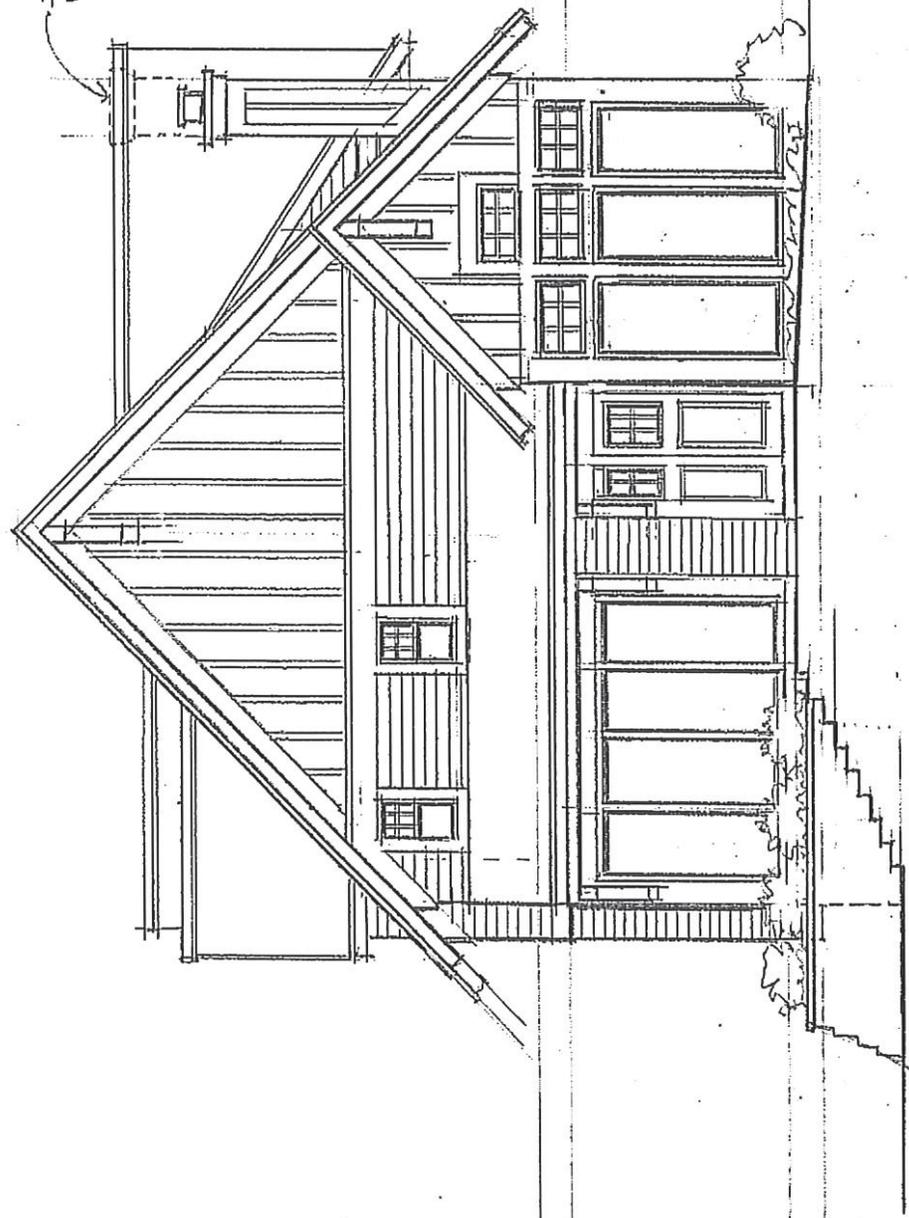
WEST / UPTON AVE S. ELEVATION
1/8" = 1'-0"

2722 W. 47TH ST.
MPLS.

GREAT
NEIGHBORHOOD
HOMES

2.4.14
NRDI

TOP OF CHIMNEY W/
WOOD BORING & FIREPIC

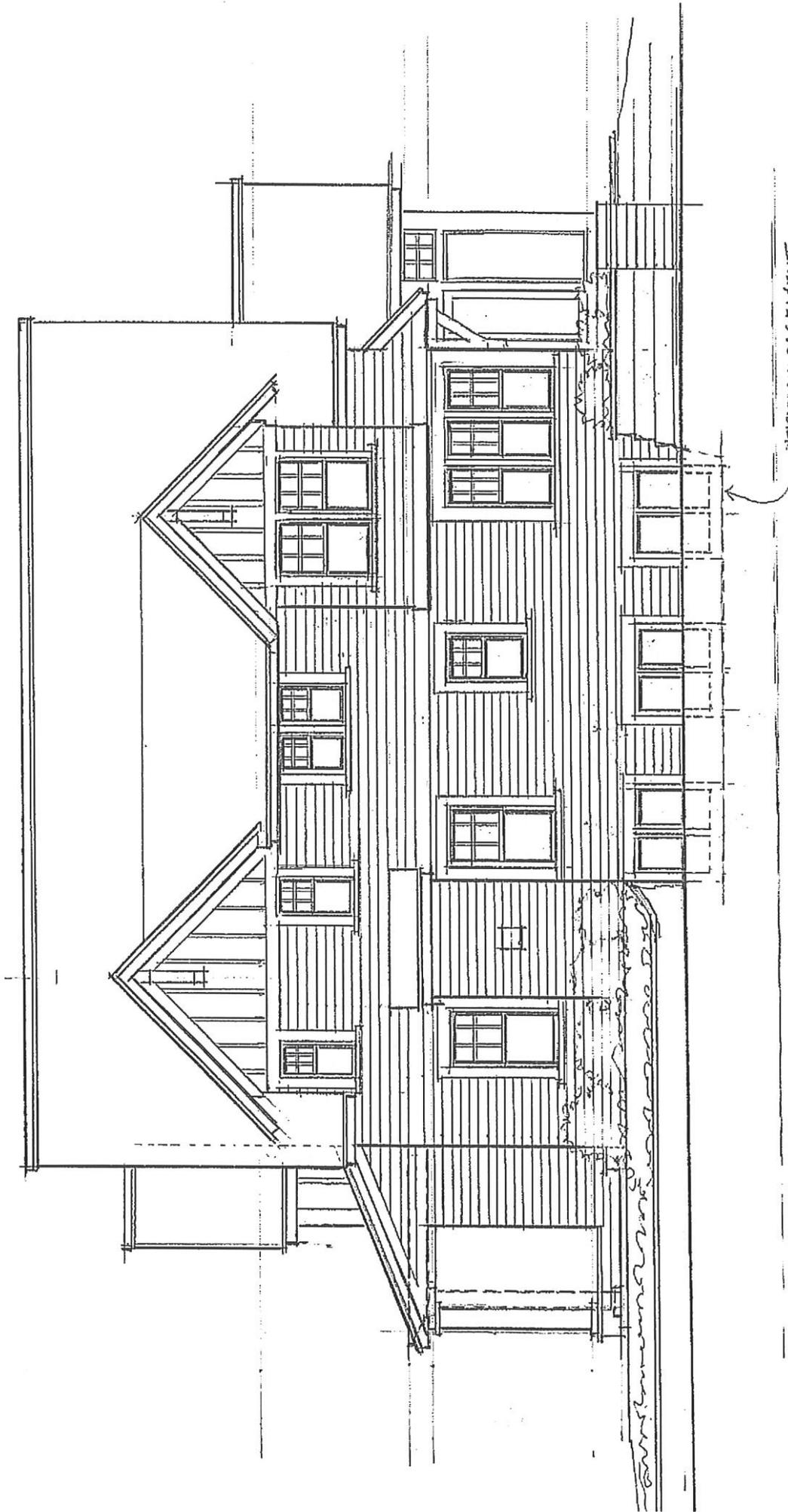


NORTH ELEVATION
1/8" = 1'-0"

2722 W. 4TH ST.
MPLS.

GREAT
NEIGHBORHOOD
HOMES

2.4.14
NRDI



EAST/DRIVEWAY SIDE ELEVATION

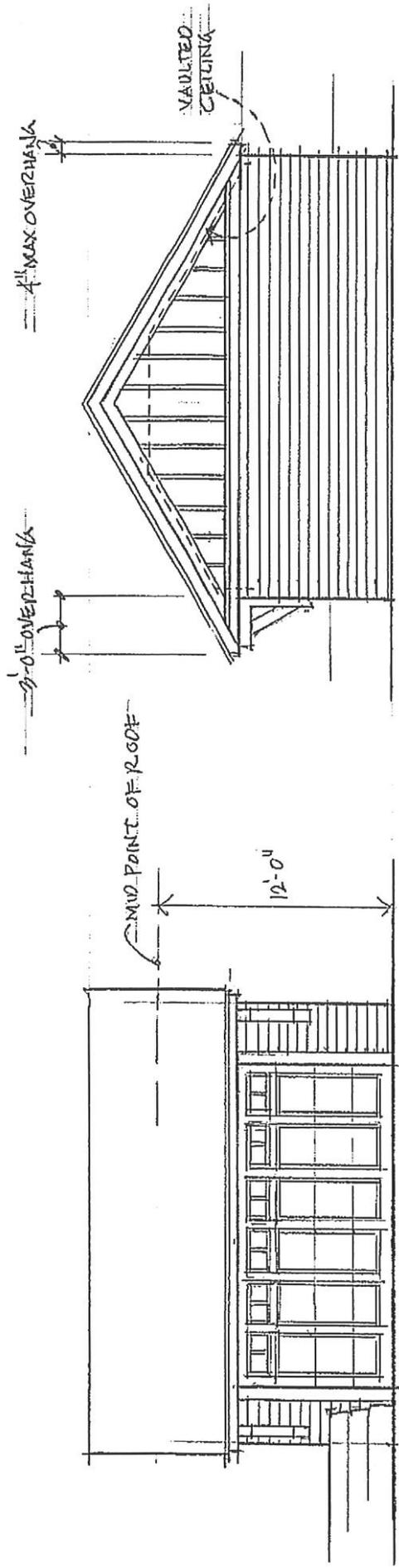
$\frac{1}{8}'' = 1'-0''$

2722 W. 47TH ST.
MPLS.

2.4.14

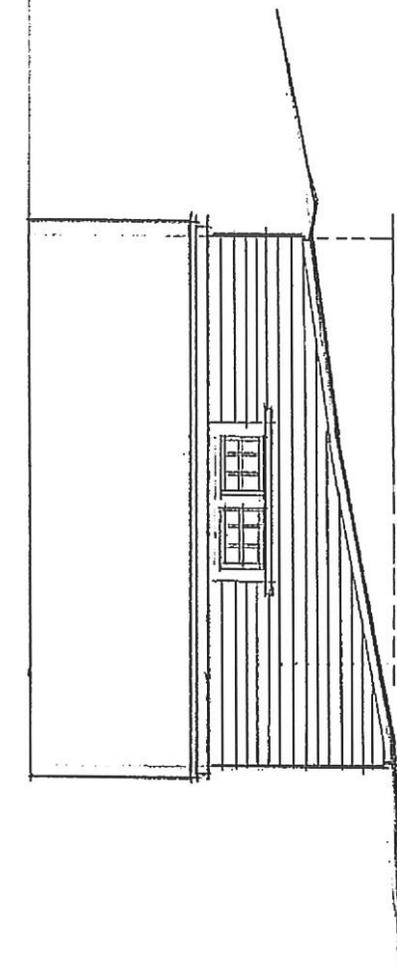
NR/DI

GREAT NEIGHBORHOOD HOMES



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

DETACHED GARAGE ELEVATIONS

1/8" = 1'-0"

2.4.14

2722 W. 47TH ST. GREAT NEIGHBORHOOD

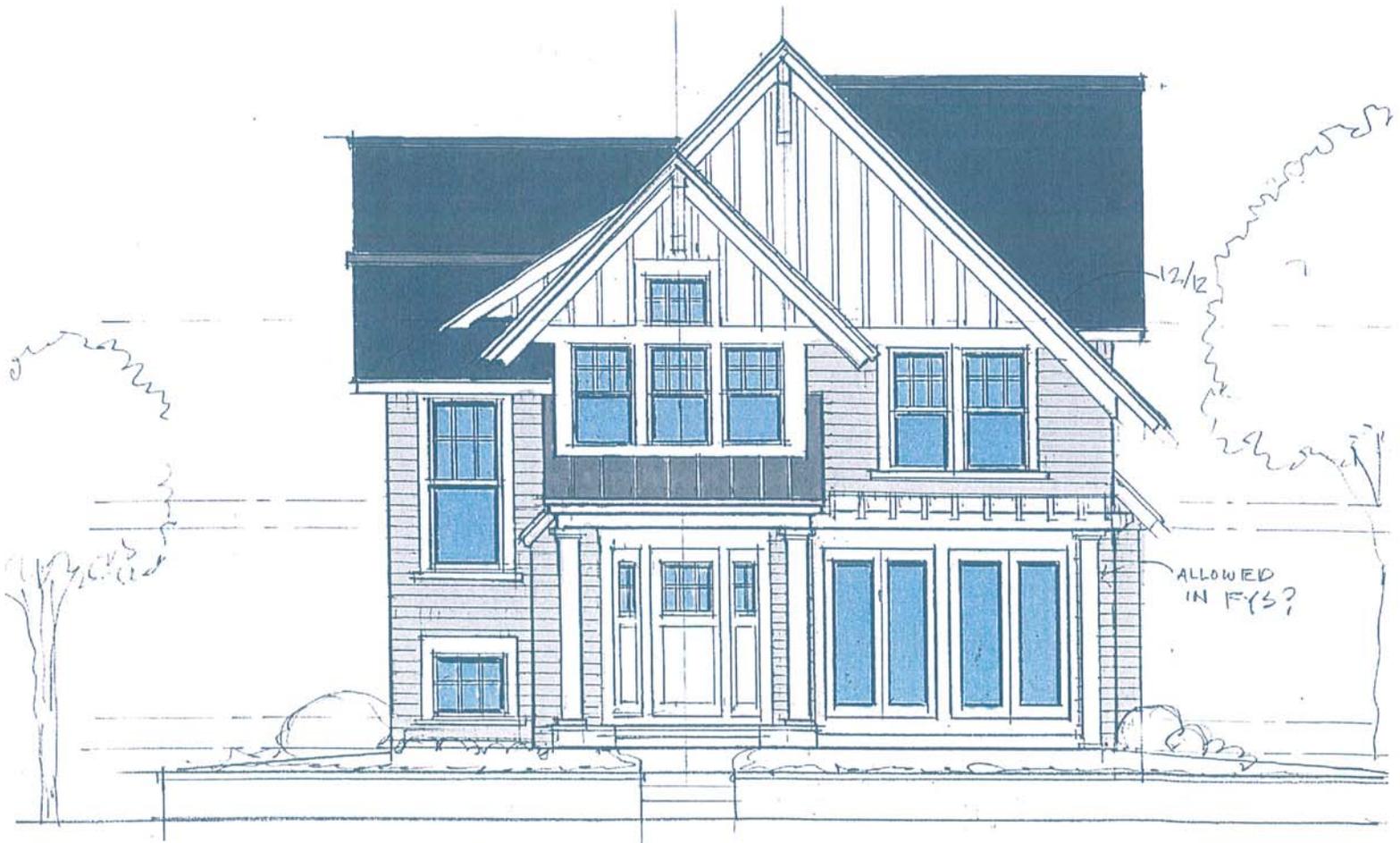
MPLS.

H O M E S

NRDZ



- 3D CONCEPT SKETCH
 - (NO SCALE)



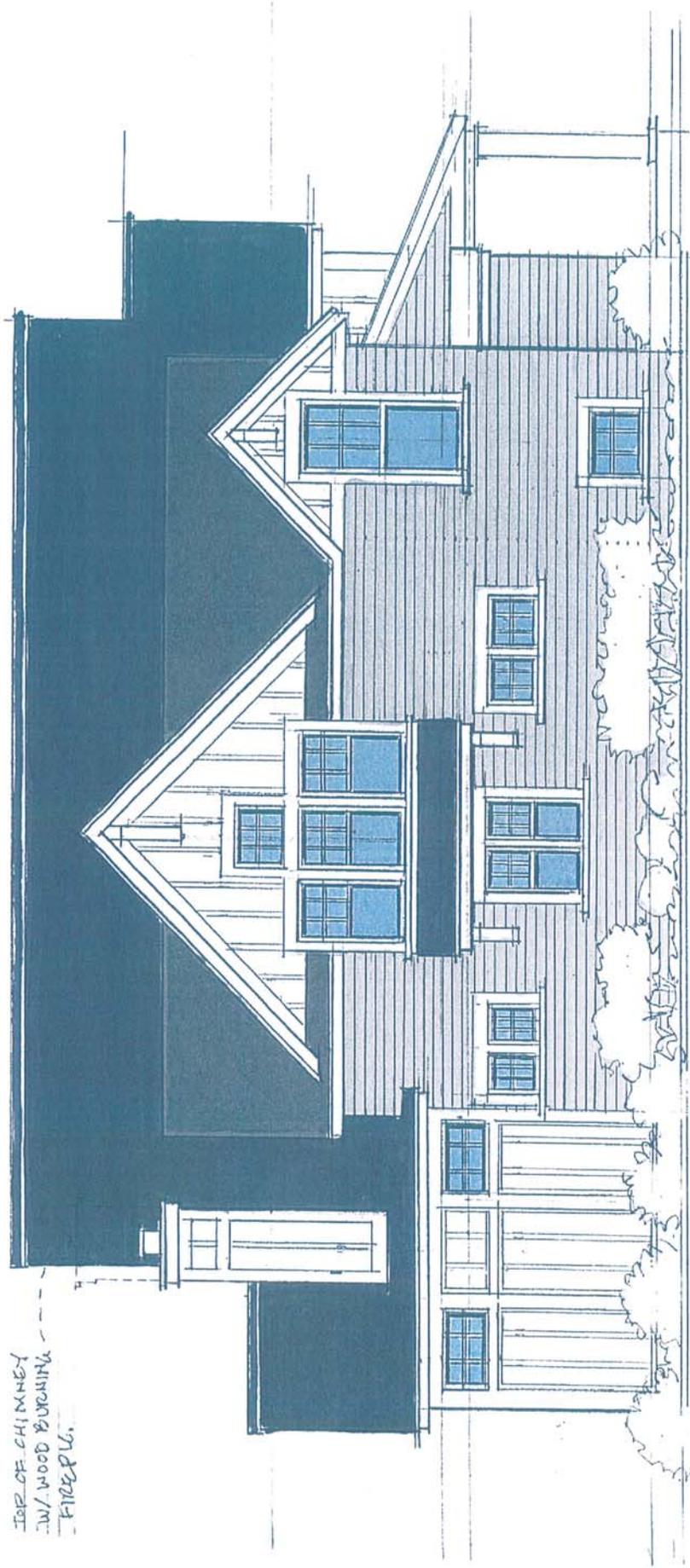
ENTRY / 47TH ST. ELEVATION
 1/8" = 1'-0"

2722 W 47TH ST.
 MAPLES.

GREAT
 NEIGHBORHOOD
 HOMES

2.4.14
 1.6.14
 NRDI

TOP OF CHIMNEY
W/ WOOD BURNING
FIREPL.

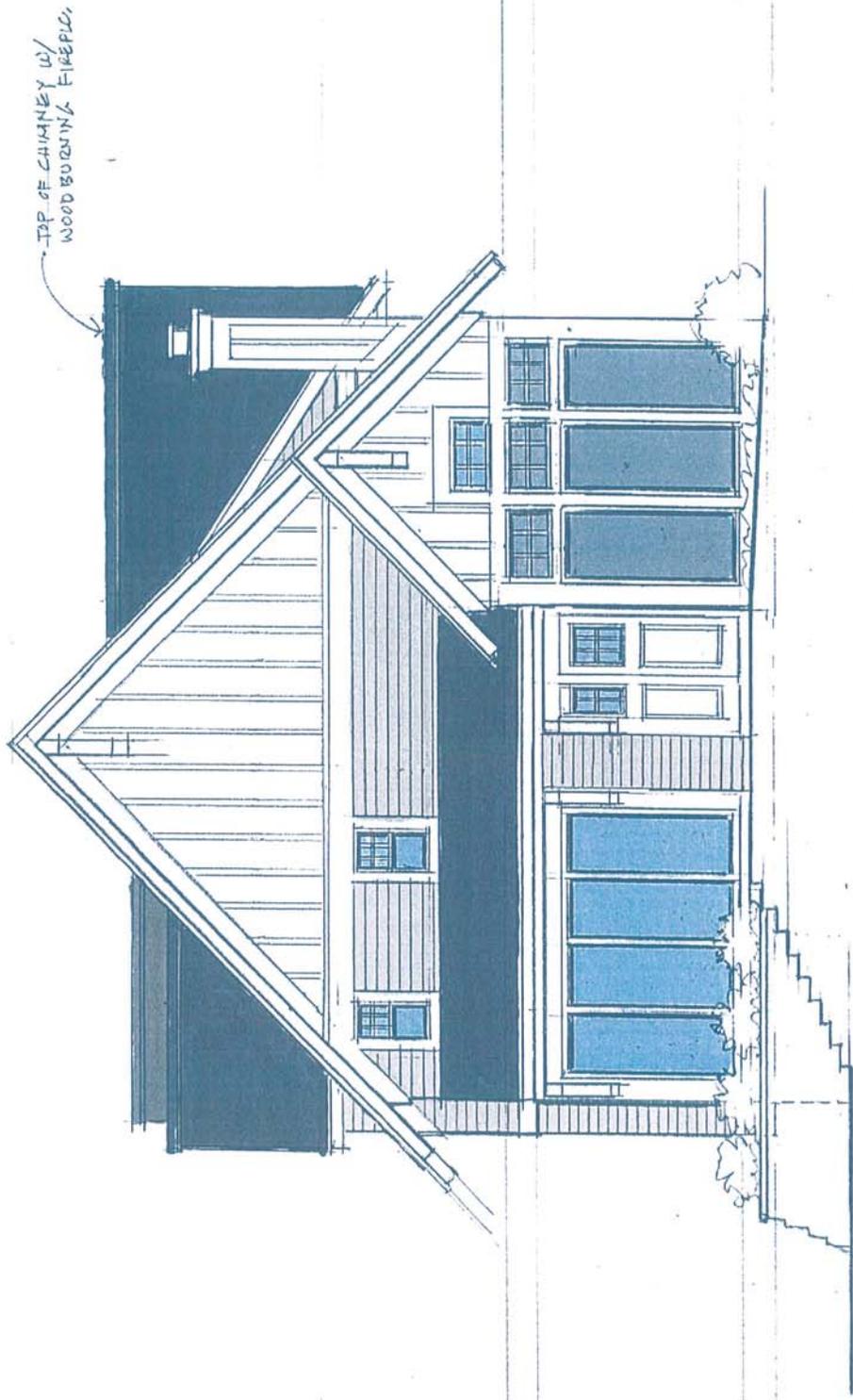


WEST / UPTON AVE S. ELEVATION
1/8" = 1'-0"

2722 W. 47TH ST.
MPLS.

GREAT
NEIGHBORHOOD
HOMES

2.4.14
NRDI



TOP OF CHIMNEY W/
WOOD BURNING FIREPLC.

NORTH ELEVATION
1/8" = 1'-0"

2722 W. 47TH ST.
- MPLS.

GREAT
NEIGHBORHOOD
HOMES

2.4.14
NRDI

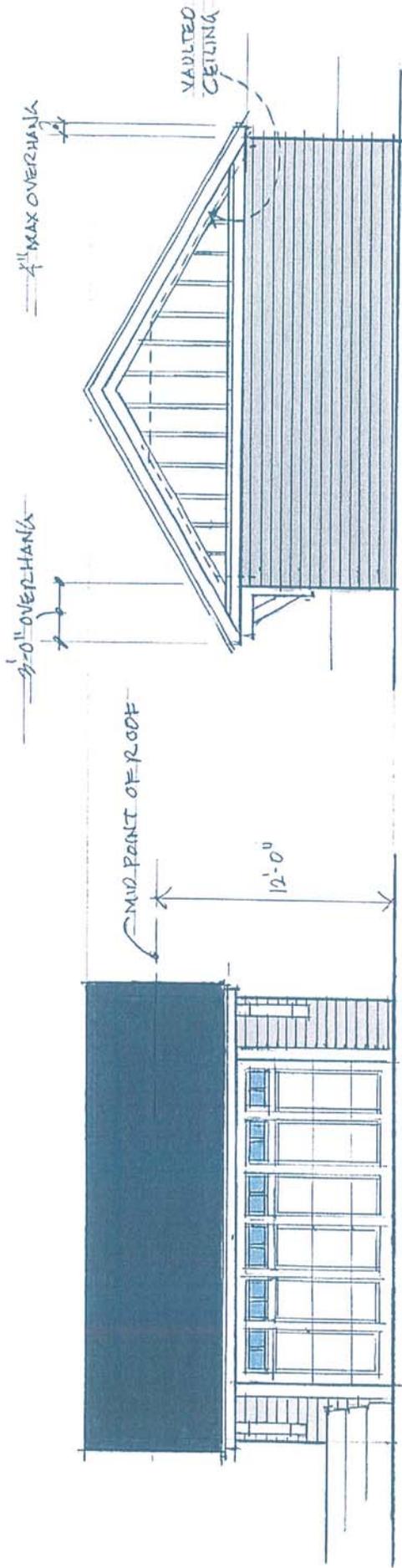


EAST/DRIVEWAY SIDE ELEVATION
1/8" = 1'-0"

2722 W. 47TH ST.
MPLS.

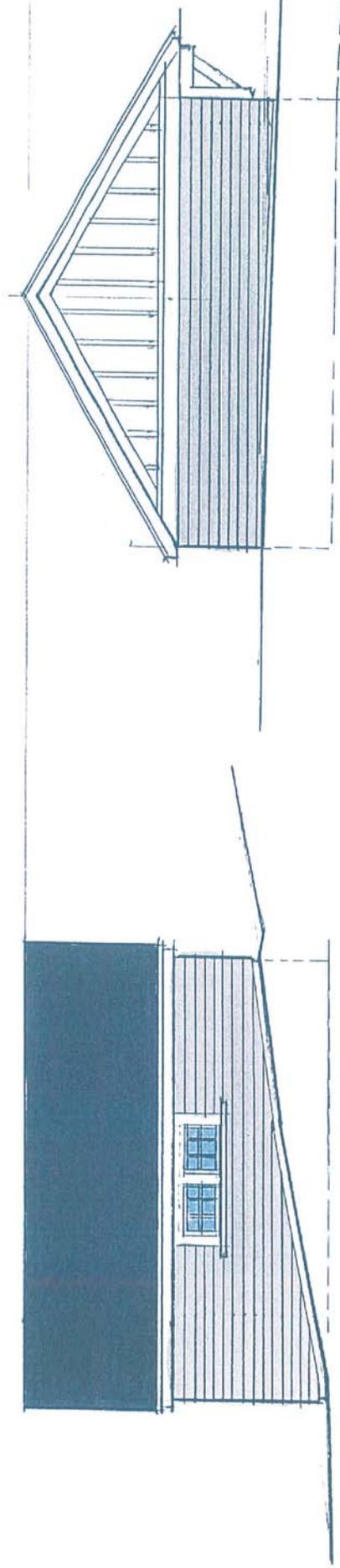
- GREAT NEIGHBORHOOD HOMES

2.4.14
NIRDI



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

DETACHED GARAGE ELEVATIONS

1/8" = 1'-0"

2722 W. 47TH ST.

MPLS.

GREAT NEIGHBORHOOD

H O M E S

2.4.14

NRDF



2722 47th Street West - Existing House

2721 47th St W - Directly Across 47th St from
Principal Entrance of Subject Property



2722 47th St W - Existing House, Left Elevation





Subject Property - Existing
Garage and Shared Driveway



Subject Property - Existing House, Left Elevation

4638 Lake Harriet Pkwy -Garage located two properties to the north along Upton Ave from Subject Property





4652 Upton Ave S -Property across
Upton Ave from Subject Property

Subject Property - Rear of Existing Home

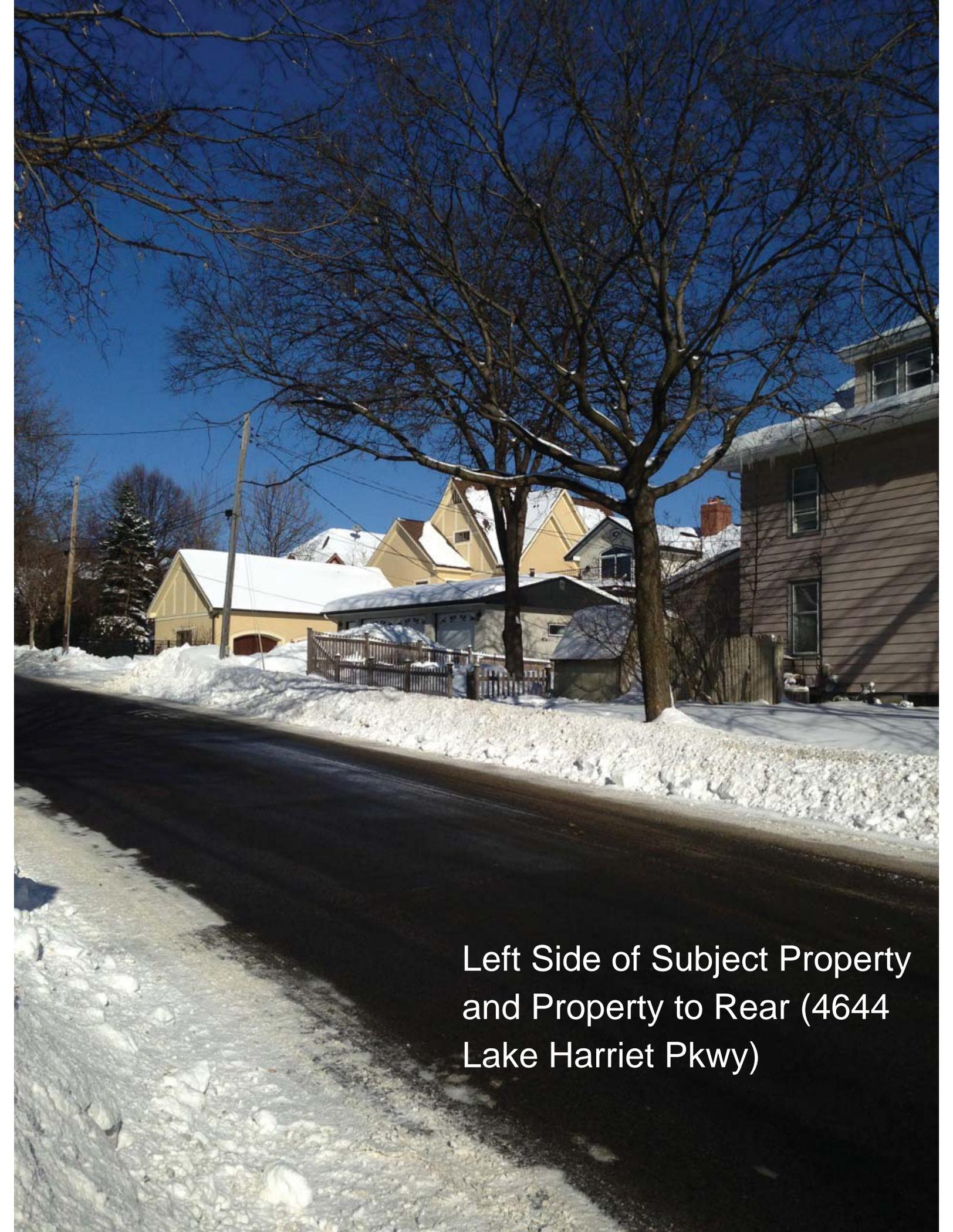




4654 Lake Harriet Pkwy - Neighbor
to Right of Subject Property

Homes across from Subject
Property along 47th St





Left Side of Subject Property
and Property to Rear (4644
Lake Harriet Pkwy)



Diagonally Across Intersection
of 47th St and Upton from
Subject Property

Scott Busyn
Great Neighborhood Homes, Inc.
3939 West 50th Street, Suite 103A
Edina, MN 55424
952.807.8765

Re: Variance for 2722 47th St W - Required findings for variances in the Shoreland Overlay District

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

We will obtain a permit from the Minnehaha Creek Watershed District to be in place prior to construction. Erosion control will be installed per the MCWD permitting requirements.

2. *Limiting the visibility of structures and other development from protected waters.*

Limiting the visibility of the new structures from protected waters is not an issue as the structure will be built in an existing urban neighborhood.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

The suitability of the protected water to accommodate watercraft is not an issue as the site is not on the lake.

To : Joe Giant- Minneapolis Development Review
From: Scott Busyn – Great Neighborhood Homes
Subject: 2722 West 47th Street Shoreland Overlay District Erosion Control Plan
Date: February 17th, 2014

We will be implementing the following erosion control design plan for the new home to be built at 2722 West 47th Street.

1. The existing shared driveway with 4648 West Lake Harriet Parkway will be maintained as it requires less impervious surface than two exclusive driveways.
2. An erosion control permit will be submitted to the Minnehaha Creek Watershed District (MCWD) for the project.
3. Runoff control for project will utilize a perimeter silt fence with the attached design specifications.
4. A gravel construction entrance will be installed and maintained to prevent tracking of sediment into the street.
5. A biology will be installed over the construction entrance when not in use.
6. At the completion of the project, the site will be stabilized by the installation of sod and plantings to prevent erosion. Water from home will be directed via gutters to the percolation areas of the lawn and landscaping.
7. MCWD will conduct regular inspections of the project and report any findings directly to Great Neighborhood Homes for correction.

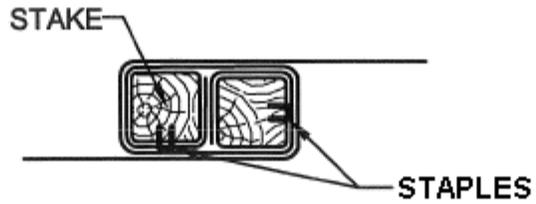
Please let me know if I can provide additional information.

Thank you,

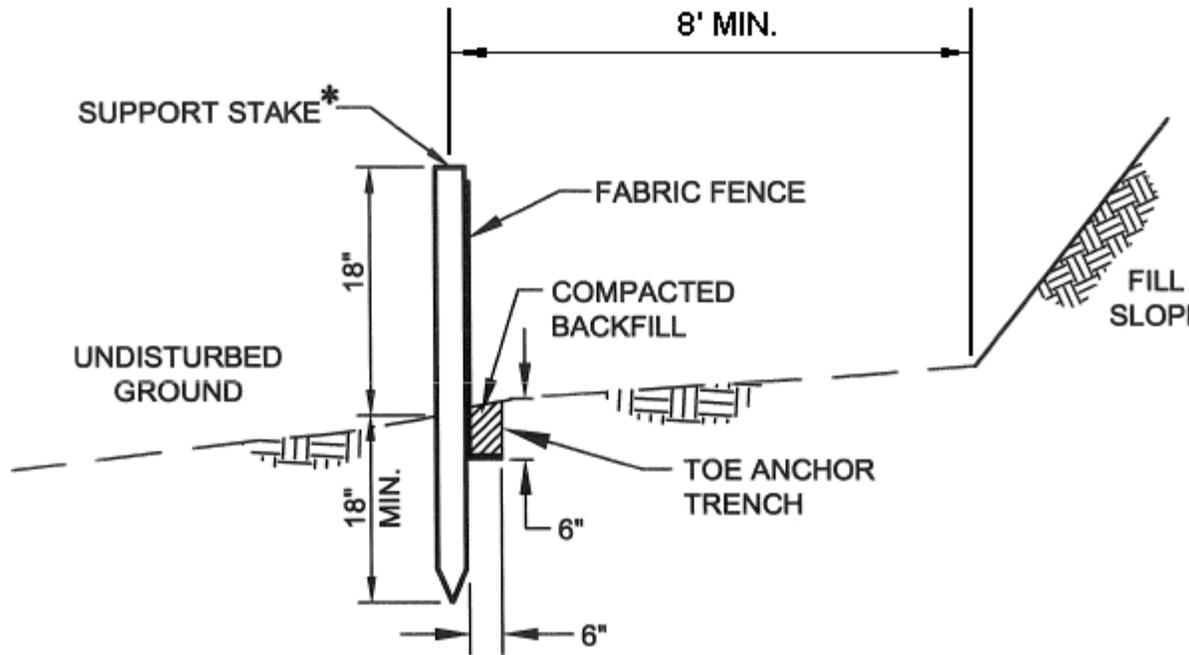
Scott Busyn
Great Neighborhood Homes
952-807-8765
scott@greatneighborhoodhomes.com

STANDARD CONSTRUCTION DETAIL #4-7 Standard Filter Fabric Fence (18" High)

*STAKES SPACED @ 8' MAX.
USE 2" x 2" ($\pm 3/8"$) WOOD
OR EQUIVALENT STEEL
(U OR T) STAKES



JOINING FENCE SECTIONS



ELEVATION VIEW

Giant, Joseph R

From: Sether, Shanna M
Sent: Wednesday, February 19, 2014 9:33 AM
To: Giant, Joseph R
Subject: FW: proposed new home at 2722 West 47th Street

For the record.

Shanna Sether
Senior City Planner

City of Minneapolis | Community Planning and Economic Development Department | Development Services Division
250 4th Street South, Room 300 | Minneapolis, MN 55415
612-673-2307 | Shanna.Sether@minneapolismn.gov

From: John Rosengren [<mailto:john@johnrosengren.net>]
Sent: Friday, February 14, 2014 3:52 PM
To: Sether, Shanna M
Subject: proposed new home at 2722 West 47th Street

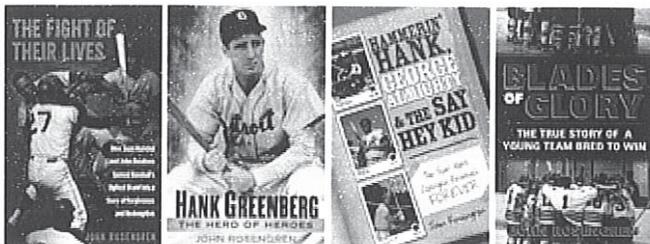
Dear Ms. Sether:

We live next door to the Heafey-Sampells and support their plan to build a new house where their existing one currently stands (with slight modifications to the footprint). We have reviewed the plans, discussed them with Dave and Kathy and with the builder, whose work we know and like, and we think this proposed house is within the scope of the neighborhood, fits in well with the surroundings and is far more attractive than the house that currently occupies that lot. We ask that you also support this proposal.

If you have any questions to ask my wife Maria or me, please do not hesitate to contact us.

Thank you.

John Rosengren
Award-winning author
www.johnrosengren.net
612-926-8835





February 19, 2014

Kimberly Holien, Senior Planner
Robert Clarksen, City Planner
Department of Community Planning &
Economic Development - Planning Division
250 S. 4th St. Room 300,
Minneapolis, MN 55415

Re: Linden Hills Neighborhood Council (LHiNC) Zoning Committee February Meeting

Dear Ms. Holien and Mr. Clarksen:

Please be advised of the considerations of the Linden Hills Zoning Committee at its February 17, 2014 meeting, respectfully submitted on behalf of Larry LaVercombe, Zoning Committee Chair:

The LHiNC Zoning Committee voted unanimously 7-0 to *Not Oppose* the front yard setback variance, the side yard setback variance, and the conditional use permit to allow a building height of 46'-9" (4th floor penthouse) within the Shoreland Overlay District, for the condominium project proposed at 4255-59 Sheridan Ave. S. The Committee voted to *Not Oppose* the requested variances and CUP with the stipulation that if it becomes evident that the project will require additional variances, the developer will contact the LHiNC Zoning Committee to request a review of those variances.

The LHiNC Zoning Committee voted unanimously to *Not Oppose* the front yard and side yard setback variances at 2722 W. 47th St. The developer was encouraged to employ responsible stormwater management, due to the close proximity of the project to Lake Harriet.

Please contact me if you have any questions.

Regards,

Christy Prediger
Linden Hills Neighborhood Coordinator
(612) 481-5574

cc: Larry LaVercombe, Zoning Committee Chair
Paul Blomquist and Kristin Eggerling, Developers, 4255-59 Sheridan Ave. S.
Matthew Kreilich and Carl Gauley, Julie Snow Architects, Inc., 4255-59 Sheridan Ave. S.
Steve Busyn, Great Neighborhood Homes, Inc., Developer, 2722 W. 47th St.

Giant, Joseph R

From: Dahler, Ken
Sent: Monday, March 10, 2014 5:06 PM
To: dthomp5950@aol.com
Cc: Giant, Joseph R
Subject: RE: Variance request for 2722 47th St. W.--Linden Hills

Dan & Trudy,

I apologize for the miscommunication. Joe Giant's email address was listed incorrectly, and I've cc'd him here (it should've been joseph.giant@minneapolismn.gov).

Ken Dahler | Policy Aide | Office of Council Member Linea Palmisano

350 South 5th Street – Room 307 | Minneapolis, MN 55415
612.673.2213 | ken.dahler@minneapolismn.gov

Subscribe to 13th ward newsletters & updates [here](#).

From: dthomp5950@aol.com [<mailto:dthomp5950@aol.com>]
Sent: Monday, March 10, 2014 12:41 PM
To: Joe.Giant@minneapolismn.gov; Palmisano, Linea
Cc: kathy.heafey@banyanrfp.com
Subject: Variance request for 2722 47th St. W.--Linden Hills

Dear Mr. Giant and Ms. Palmisano,

We are writing to voice our opinion regarding 3 variances requested by the builder, Scott Busyn, on behalf of our neighbors, Dave Sampsell and Kathy Heafy, who live kitty corner to us. We live at 4700 Upton Av. S. and also own a small house next door to us at 4704 Upton Av. S. and the duplex across from Dave and Kathy's house, at 4652-4654 Upton Av. S.

We are happy that our neighbors, Dave and Kathy have chosen to rebuild on their current lot rather than move from the neighborhood. Although we would love to have a construction-free summer ahead of us, we understand their desire for a new home in this terrific neighborhood.

The builder, in a recent e-mail to some neighbors, including us, has pledged to be a good neighbor during the process of removing the existing house and constructing the new one---very good news, in light of so many horror stories we personally know of.

The only objection we have is to the size that would result with granting the 3 variances sought. We believe that the parameters that are in place regarding height of a new structure and the ratio of structures to green space for the relatively modest Mpls. lot sizes, should be followed. This prevents overbuilding on lots that, environmentally, need the green space (as we understand it) to absorb what otherwise would constitute runoff--a concern especially so close to Lk. Harriet. The aesthetic of green spaces/landscaping is a great bonus as well!

Finally, as we understand it, a variance may be granted "when the applicant can demonstrate that strict adherence to the zoning code would cause undue hardship because of conditions or circumstances unique to the individual property." We don't understand this in this case---it seems the 3 variances would simply make structures fill more of the lot than would be allowed by the current rules--not cause undue hardship.

We know good builders and architects can maximize a structure's living spaces and storage spaces without extending the footprint (is that the correct term?) beyond what is recommended/allowed by current rules. We hope that can be the solution in this case.

We do hope that the moratorium that is in the works would not apply to this project, which was underway.

But, with no variances, please.

Sincerely,

Dan and Trudy Thompson
612-926-5950
dthomp5950@aol.com

Giant, Joseph R

From: dthomp5950@aol.com
Sent: Tuesday, March 11, 2014 11:20 AM
To: Giant, Joseph R
Cc: kathy.heafey@banyanrfp.com
Subject: Re: Variance request at 2722 47th St W

Joe,

Thanks for the thorough explanation! We withdraw our objection and hope Kathy and Dave's project can sail through!

Sincerely,

Trudy and Dan Thompson

-----Original Message-----

From: Giant, Joseph R <Joseph.Giant@minneapolismn.gov>
To: dthomp5950 <dthomp5950@aol.com>
Cc: kathy.heafey <kathy.heafey@banyanrfp.com>
Sent: Tue, Mar 11, 2014 9:08 am
Subject: Variance request at 2722 47th St W

Dear Mr. and Mrs. Thompson,

My name is Joe Giant and I am a City Planner with the City of Minneapolis. I received your email and phone message in regards to the variance request at 2722 47th Street West.

Linden Hills is a wonderful and strong neighborhood in no small part because the people who live there care about it very much, so I appreciate your concern about the proposed development. I fully agree with you that the parameters for height, footprint, floor area, and prevention of storm water runoff should be observed.

The new moratorium gives the City a chance to re-approach the way it evaluates single-family homes and hopefully prevent the type of development that is increasingly out of scale and out of character with traditional Southwest Minneapolis.

This particular project is not the type that has garnered so much negative attention in recent months. The requested variances are not intended to increase the footprint, height, amount of impervious surface area, or square footage. These variances relate to the location of the house on the lot.

The property is what the City of Minneapolis calls a "reverse-corner lot." This means that the side yard of the subject property is essentially a continuation of the next-door neighbor's front yard. It's really a technicality in this case because the home to the north is a through lot, and the home to the east faces the lake rather than 47th Street. We treat the back side of a through lot the same way we treat a front yard, so ultimately what happens is that the subject property has to observe a 25 foot setback from Upton Ave in addition to the 25 foot setback from 47th Street (Usually only a 10 foot setback is required on corner lot side yards). To complicate matters, the driveway of the property is shared with one of the houses that faces the lake, so they can't build any closer to the east property line without disrupting the shared driveway arrangement. Shared driveways reduce impervious surfaces, a stated concern of yours, so preserving this arrangement should be in everyone's best interests. Long story short, the way the property is situated and the way the ordinance is written makes the buildable area of the lot very, very small. In fact, the house that currently sits on the property (if it hasn't already been torn down) could not be rebuilt today without a setback variance.

So, there truly are circumstances unique to the property that cause a hardship. However, this is only half of the story...

From the beginning of the process, the homebuilder has been very conscious and sympathetic to the concerns of the surrounding residents. Aside from the variances to reduce setback requirements, the home meets or exceeds all of the other standards of the zoning ordinance.

Lot Coverage: The home, garage, and other impervious surfaces do not exceed the allowable footprint (impervious surface). Minneapolis allows up to 65% impervious surface coverage, which includes sidewalks, driveways, patios, etc. The proposed site plan indicates about 52% impervious surface coverage – quite a bit below the requirement.

Floor Area: The home does not exceed floor area limits. Minneapolis allows the square footage of homes to equal up to half of the area of the lot (different than lot coverage – this measurement adds the square footage of the above-ground floors of the house only). The subject lot is 7,380 square feet, so the home could legally be as big as 3,690 square feet. The proposed home is only about 2,800 square feet.

Height: The home does not exceed height limitations. The maximum height of a home is 30 feet. The proposed home is a little over 27 feet tall.

Storm Water Runoff: Storm water runoff is always concern, especially around the lakes. In response, the builder has submitted an erosion control plan intended to prevent long-term environmental impacts. Also, as mentioned, shared driveways are a great way to cut down on impervious surfaces.

The City uses a point system to ensure that new homes include good urban design standards. Points are awarded for things like a detached garage (5 points), open front porch (1 point), basement (5 points), etc... For a home to be approved it must have a minimum of 15 points out of a possible 24 points. With a detached garage, basement, pitched roof, high-quality materials, and ample windows, the proposed home qualifies for 22 out of 24 possible points, far exceeding the minimum of 15.

Again, the proposed variances are not intended to increase the size of the home – merely its location on the lot.

I hope this email allays your concerns about the upcoming project. I agree that a lot of variance requests are for reasons that have nothing to do with a "hardship unique to the property." However, as you can see this project is not of that category. If you have any follow-up questions you can contact me at the information below. Thanks again for your email, and enjoy the warm-ish weather.

Sincerely,

Joe Giant

Joe Giant

City Planner- Zoning Administration

City of Minneapolis – Community Planning and Economic Development

250 S. Fourth Street – Room 300

Minneapolis, MN 55415

City of Minneapolis

Office: 612-673-3489

Joseph.Giant@minneapolismn.gov

www.minneapolismn.gov/cped

Scott Busyn <scott@greatneighborhoodhomes.com>

February 5, 2014 10:42 AM

To: info@fultonneighborhood.org, emily.ziring@minneapolis.gov

Cc: "Robert D. Clarksen" <Robert.Clarksen@minneapolis.gov>, Great Neighborhood Homes <scott@greatneighborhoodhomes.com>

Bcc: Dave Sampsell <dave.sampsell@digicom.com>, Kathleen Heafey <kathyheafey@hotmail.com>

Proposed New Home at 2722 West 47th Street

1 Attachment, 403 KB

Dear Fulton Neighborhood Association and Council Member Palmisano,

I am emailing you to inform you that we will be building a new home at 2722 West 47th Street. This new home is being built for the family living in the existing home on the property. Due to the practical difficulties of this reverse corner lot and a deeded shared driveway between the subject property and an adjacent home, building a new home will require two variances. We are requesting a 15' setback variance from Upton Avenue (this would give us the typical 10' setback allowed on side yards of corner lots), and a 7' setback variance from West 47th Street (this would put our front setback at 18', closer to the average 10.5' setback of the adjacent homes on West 47th Street. A land use application has been filed with the City for the variances. Attached is a rendering of the new home and the proposed site plan. The home is being designed to reflect the character of the Fulton/Lake Harriet Neighborhood. While the property allows a floor area of 3551, the new home will be built smaller than allowed at 2722 floor area. The home will be built to meet or exceed all zoning rules including height. I think you will find the new home to be a welcome addition to the neighborhood. Our company, Great Neighborhood Homes, has built over 40 homes in the East Edina/Fulton area. Our goal is to design and build homes with timeless design that fits the neighborhood. In addition, we follow a strict construction management plan throughout the building process to minimize neighborhood disruption. I am available anytime with any questions you have about the project or our company.

Thanks,

Scott Busyn
Great Neighborhood Homes, Inc.
3939 West 50th Street, Suite 103A
Edina, MN 55424
952.807.8765
scott@greatneighborhoodhomes.com
www.greatneighborhoodhomes.com



2722 West...ome (403 KB)

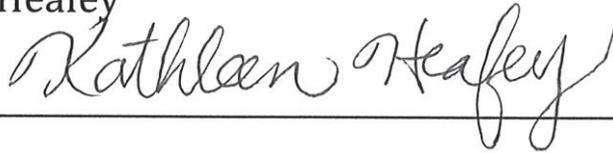
To: Mr. Robert Clarkson, City Planner, City of Minneapolis
Community Planning and Economic Development
From: David Sampsell and Kathleen Heafey
Date: February 4, 2014
Subject: Variance Application for Proposed New Home and
Detached Garage at 2722 West 47th Street West

Mr Clarkson,

We, the undersigned, authorize Scott Busyn of Great
Neighborhood Homes, Inc. to complete the variance
application for 2722 West 47th Street West on our behalf.

Thank You,

Kathleen Heafey



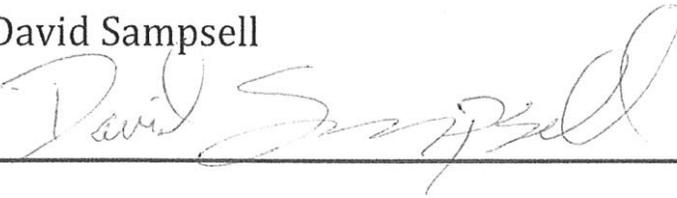
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application for 2722 West 47th Street on our behalf.

Thank You,

David Sampsell



Kathleen Heafey

"Clarksen, Robert D." <Robert.Clarksen@minneapolismn.gov>
To: "scott.busyn@comcast.net" <scott.busyn@comcast.net>
RE: 2722 West 47th Street

September 10, 2013 2:08 PM

1 Attachment, 507 KB

Scott,

The site is zoned R1, and is what we define to be a reverse corner lot. Given the development of adjacent properties, the setbacks may be subject to an interpretation by CPED staff. I have sketched my expectation of what they would look like for redevelopment of this property as they are pretty unique. The minimum setback would be 25 feet for front yards (there are two here) and 5 feet for side yards (north and east). Recall that front setbacks may be increased where the adjacent development exceeds minimum setbacks, and this complicates the interpretation. We should meet to discuss conceptual development plans to better inform predevelopment strategy.

FAR would be ½ the lot area. The site is within the Shoreland overlay and the development may require a variance if there are any grade changes within 100 feet of the property.

Robb Clarksen
City Planner



From: Scott Busyn [mailto:scottbusyn@comcast.net] **On Behalf Of** scott.busyn@comcast.net
Sent: Tuesday, September 10, 2013 1:45 PM
To: Clarksen, Robert D.
Subject: 2722 West 47th Street