

General Land Use Application for Variance
4023 Ewing Avenue South, Minneapolis, MN 55410

Augustine Investments, Owner

Bella Custom Homes, Contractor

Jeremy Power, Owner's Representative

19th February 2014

To Whom It May Concern:

The owners of 4023 Ewing Ave South request review of the variance application to allow for a new house with a detached 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 fifty (50) feet of the top of a steep slope in the SH Shoreland Overlay District, in the R1-A, Single-Family District.

Variance:

1. Without a variance we are unable to build, add on or remodel the home due to the verbiage of the shoreland overlay district.
2. We are proposing to build a house in a residential district that meets all zoning and building codes.
3. All other properties on the block are a mixture of 1 and 2-story homes. Our 2-story home is of similar size and finish materials as other homes in the neighborhood.

Sign Variance:

1. The sign variance items are not applicable to this variance request.

Shoreland Overlay District:

1. During construction, silt fencing and piled soil protection in the form of covering from rain will prevent runoff from the site. There are not any trees or other materials that will be disturbed and leave exposed soil during construction. The existing slope will remain undisturbed, and as such will remain consistent with the natural appearance of the slope and surrounding physical context.
2. Granting of this variance will not prohibit the visibility of the water for other structures. There is no water to be seen.
3. The property is not on a waterway, hence, no watercraft will be using the water.

Both Bella Custom Homes and Augustine Investments look forward to building and improving on the site and neighborhood.

Regards,

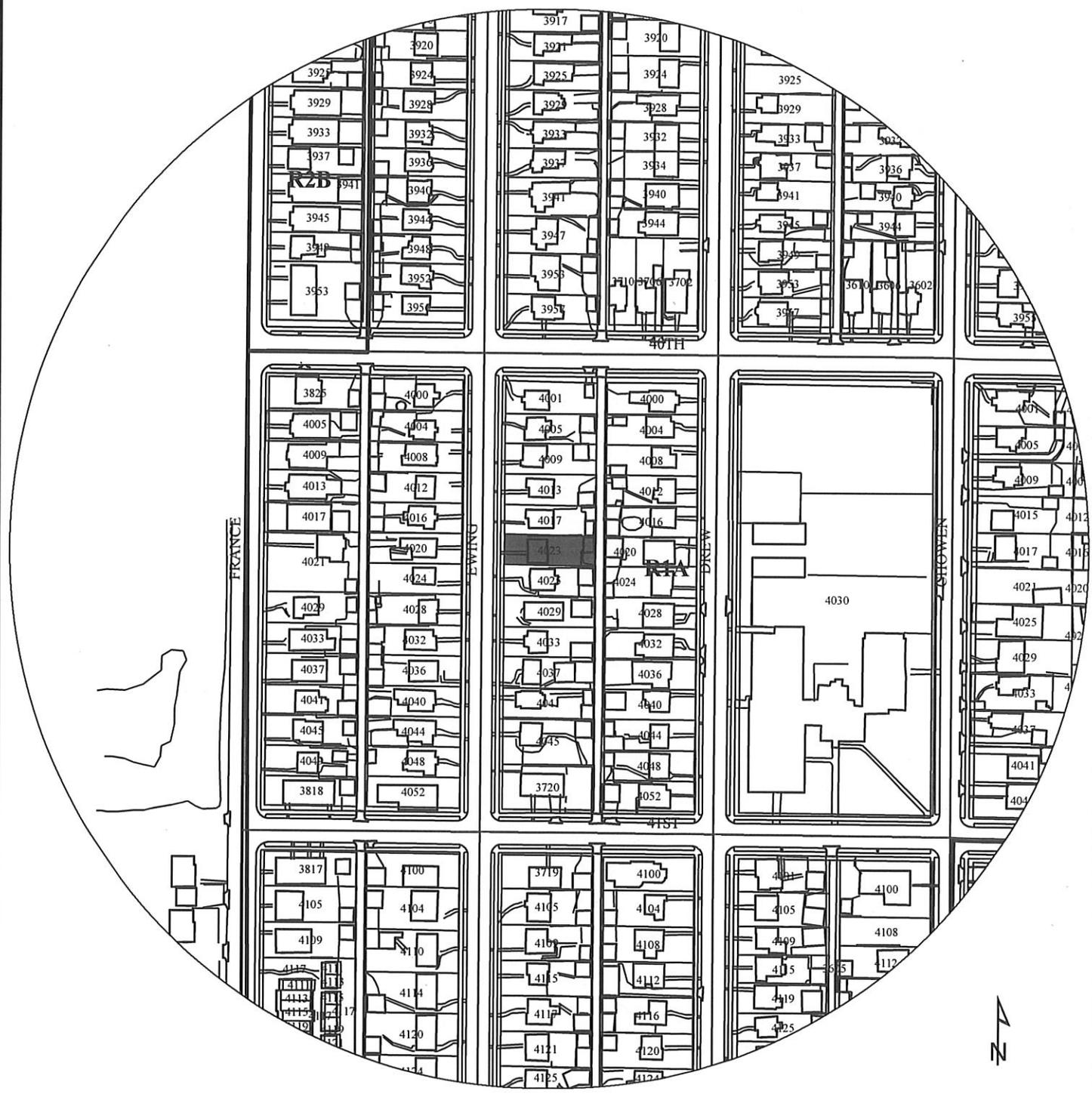
Jeremy Power
Bella Custom Homes
Jeremy@buildwithbella.com
612-282-0247

Jeremy Power

13th

NAME OF APPLICANT

WARD



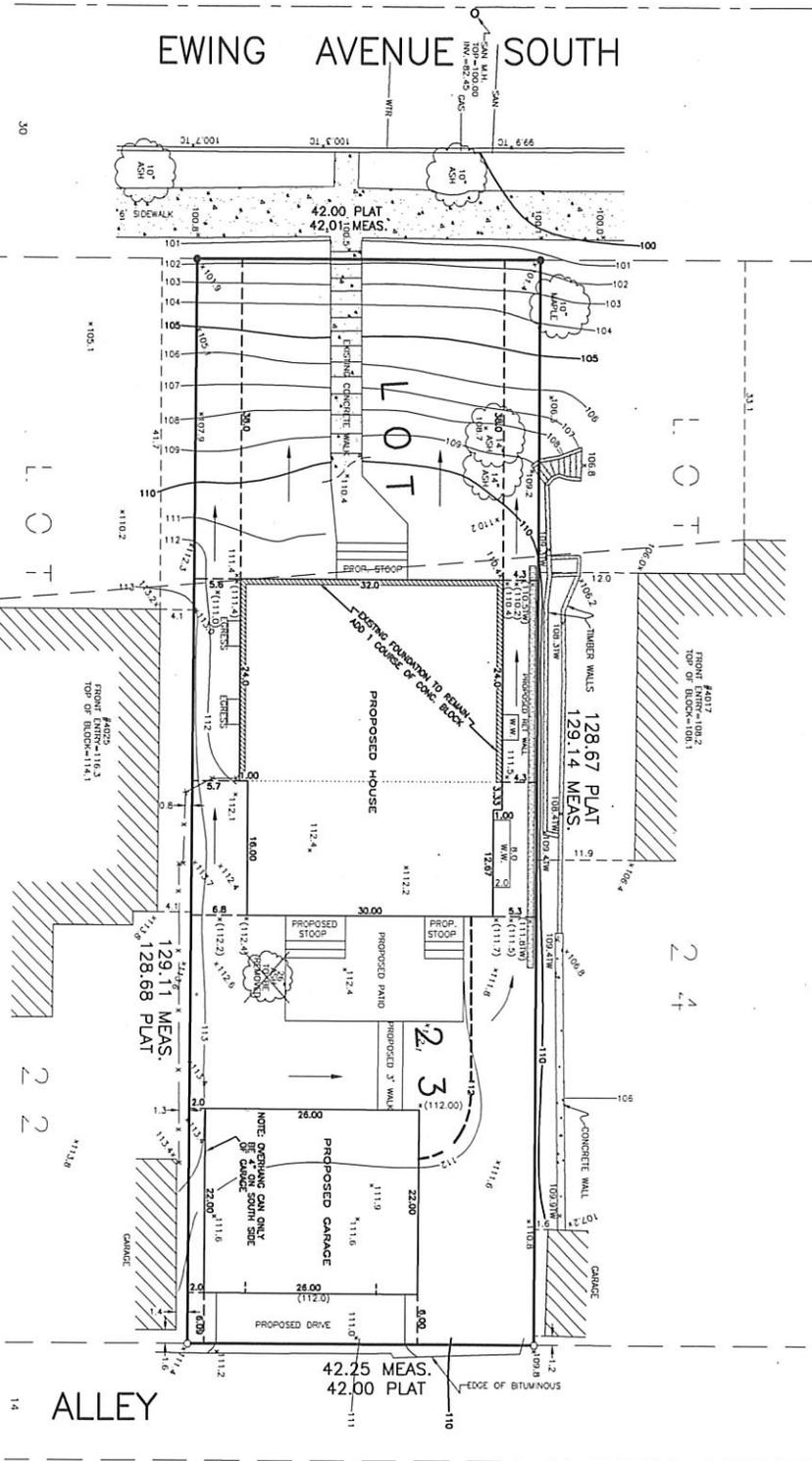
PROPERTY ADDRESS

4023 Ewing Avenue South

FILE NUMBER

BZZ-6452

PROPOSED SITE PLAN FOR: BELLA CUSTOM HOMES



EXISTING AREA CALCULATION:
Lot Area = 5,441 SF
IMPERVIOUS SURFACE:
House = 797 SF
Detached Garage = 292 SF
Concrete Walks & Drive = 690 SF
Total = 1,779 SF
Total = 32.7%

PROPOSED AREA CALCULATION:
Lot Area = 5,441 SF
IMPERVIOUS SURFACE:
House = 1,251 SF
Detached Garage = 572 SF
Sloop (Front) = 37 SF
Patio & Sloops (Rear) = 271 SF
Concrete Walks & Drive = 585 SF
Total = 2,716 SF
Total = 49.9%

#4023 EXISTING ELEVATIONS:
FRONT ENTRY = 113.4
TOP OF BLOCK = 112.6
DETACHED GARAGE FLOOR = 111.6

#4023 PROPOSED ELEVATIONS:
FIRST FLOOR = (114.96)
BASEMENT FLOOR = (105.4)
TOP OF FOUNDATION = (113.4)
DETACHED GARAGE FLOOR = (112.5)

SCALE: 1 INCH = 10 FEET



Legend

- x Fence
- SAN- Sanitary Sewer
- WTR- Water
- GAS- Gas
- Manhole
- Underground Gas
- Deciduous Tree
- Concrete Curb
- Existing Elevation
- Proposed Elevation
- Top of Cure Elevation
- x300.0TC Top of Wall Elevation
- x300.0TW Eashing Contour
- -300- Proposed Contour
- Drainage
- Denotes Iron Measurement Found
- Denotes 1/2" x 1/4" Iron Pipe w/ Plastic Cap
- Inscribed R.L.S. 15230

PROPERTY DESCRIPTION:
Lot 23, LINDON GROVE ADDITION,
Hennepin County, Minnesota.

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.

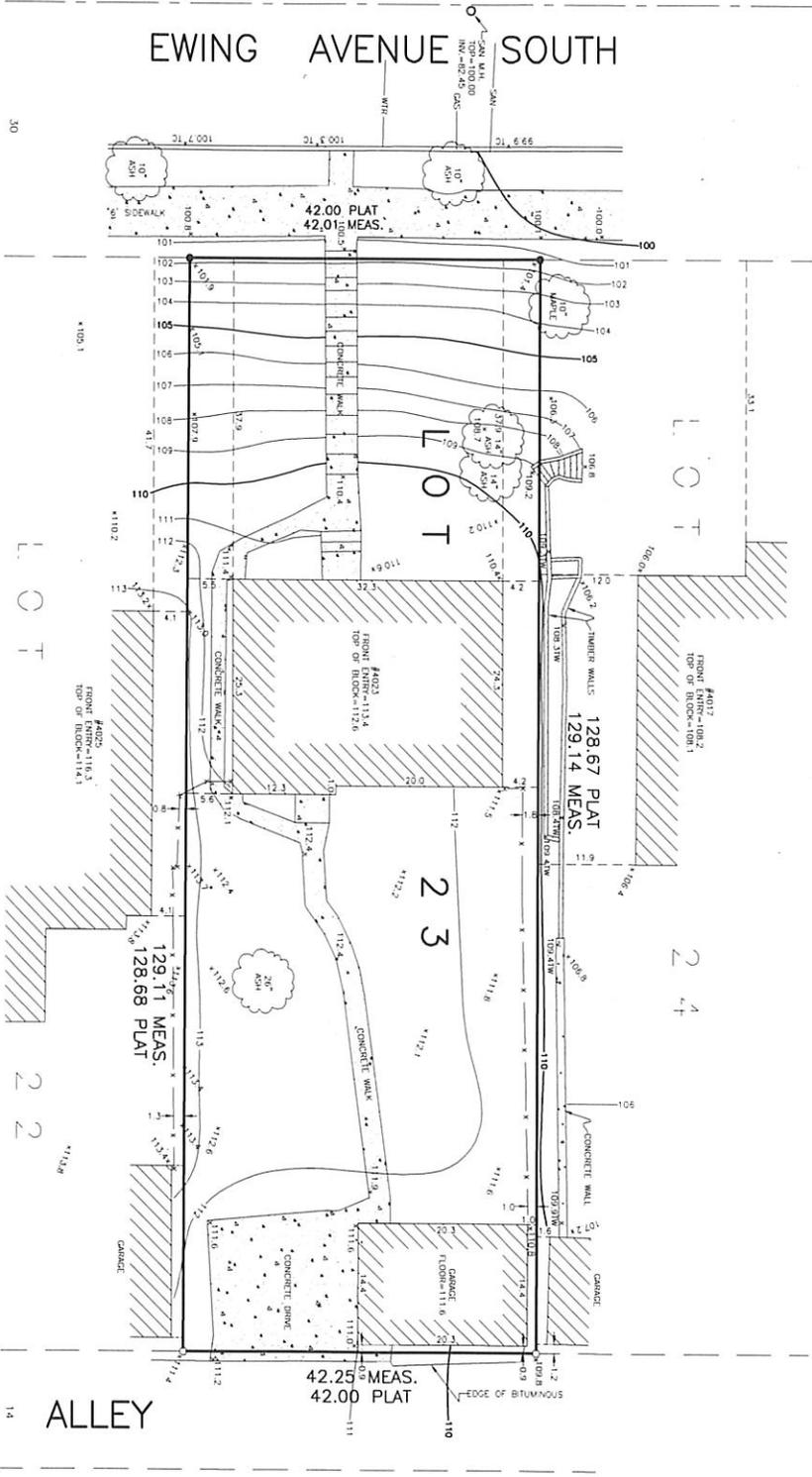
Woodrow A. Brown, R.L.S.
Woodrow A. Brown, R.L.S. MN REG 15230
Dated: 02-26-2014

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

Drawing: 274-13 Date: 02-26-2014 1 of 1
Scale: 1 inch = 10 Feet

4023 EWING AVE. S
MINNEAPOLIS, MN 55410

EXISTING CONDITION SURVEY FOR: BELLA CUSTOM HOMES



SCALE: 1 INCH = 10 FEET



Legend

- x — Fence
- SAN — Sanitary Sewer
- WTR — Water
- CAS —
- Manhole
- Deciduous Tree
- Concrete Curb
- Existing Elevation
- Top of Curb Elevation
- Top of Wall Elevation
- Existing Contour
- Denotes Not Monument Found
- Denotes Set 1/2" x 14" Iron Pipe w/ Plastic Cap
- Denotes R.L.S. 15230

PROPERTY DESCRIPTION:
Lot 23, LINDEN GROVE ADDITION,
Hennepin County, Minnesota.

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: 10-22-2013

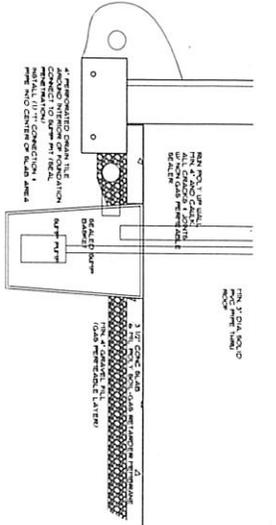
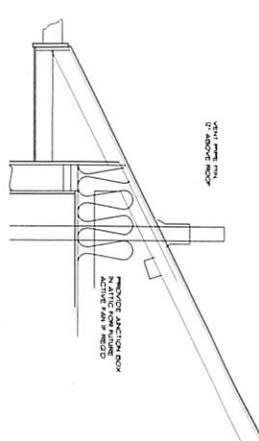
W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 228,
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Drawn: 252-13 Date: 10-22-2013 Scale: 1 inch = 10 Feet 1 OF 1

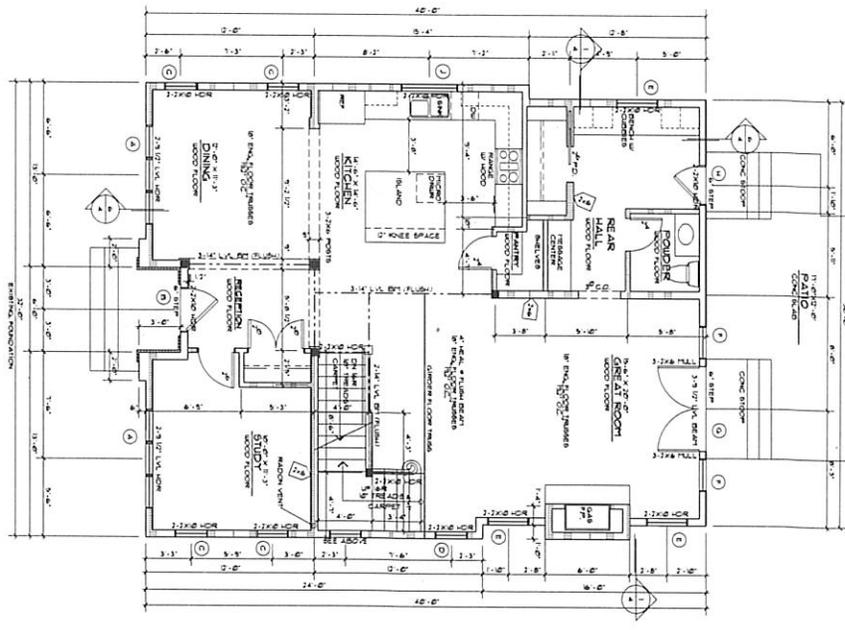
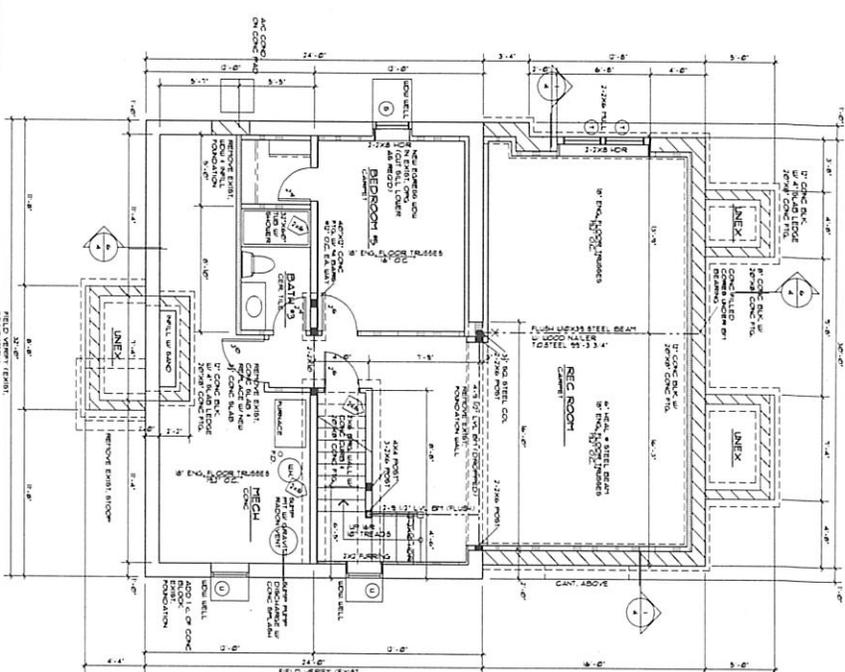
EXISTING AREA CALCULATION:
Lot Area = 5,441 SF
IMPERVIOUS SURFACE:
House = 797 SF
Detached Garage = 292 SF
Concrete Walks & Drive = 690 SF
Total = 1,779 SF
= 32.7%

WINDOW SCHEDULE

NO.	DESCRIPTION	QUANTITY	CONC. FT. (SQ. FT.)
1	6" x 6" DOUBLE GLAZED WINDOW	2	37.8
2	6" x 8" DOUBLE GLAZED WINDOW	4	48
3	6" x 10" DOUBLE GLAZED WINDOW	1	24
4	6" x 12" DOUBLE GLAZED WINDOW	3	61.2
5	6" x 14" DOUBLE GLAZED WINDOW	2	44.4
6	6" x 16" DOUBLE GLAZED WINDOW	1	22.2
7	6" x 18" DOUBLE GLAZED WINDOW	1	18
8	6" x 20" DOUBLE GLAZED WINDOW	1	15
9	6" x 24" DOUBLE GLAZED WINDOW	1	12
10	6" x 28" DOUBLE GLAZED WINDOW	1	10.5
11	6" x 32" DOUBLE GLAZED WINDOW	1	9
12	6" x 36" DOUBLE GLAZED WINDOW	1	7.5
13	6" x 40" DOUBLE GLAZED WINDOW	1	6
14	6" x 44" DOUBLE GLAZED WINDOW	1	4.5
15	6" x 48" DOUBLE GLAZED WINDOW	1	3
16	6" x 52" DOUBLE GLAZED WINDOW	1	1.5
17	6" x 56" DOUBLE GLAZED WINDOW	1	0.75
18	6" x 60" DOUBLE GLAZED WINDOW	1	0.375
19	6" x 64" DOUBLE GLAZED WINDOW	1	0.1875
20	6" x 68" DOUBLE GLAZED WINDOW	1	0.09375
21	6" x 72" DOUBLE GLAZED WINDOW	1	0.046875
22	6" x 76" DOUBLE GLAZED WINDOW	1	0.0234375
23	6" x 80" DOUBLE GLAZED WINDOW	1	0.01171875
24	6" x 84" DOUBLE GLAZED WINDOW	1	0.005859375
25	6" x 88" DOUBLE GLAZED WINDOW	1	0.0029296875
26	6" x 92" DOUBLE GLAZED WINDOW	1	0.00146484375
27	6" x 96" DOUBLE GLAZED WINDOW	1	0.000732421875
28	6" x 100" DOUBLE GLAZED WINDOW	1	0.0003662109375
29	6" x 104" DOUBLE GLAZED WINDOW	1	0.00018310546875
30	6" x 108" DOUBLE GLAZED WINDOW	1	9.1552734375E-05
31	6" x 112" DOUBLE GLAZED WINDOW	1	4.57763671875E-05
32	6" x 116" DOUBLE GLAZED WINDOW	1	2.288818359375E-05
33	6" x 120" DOUBLE GLAZED WINDOW	1	1.1444091796875E-05



1 RADON VENT DETAIL
1/4" = 1'-0"



NEW HOME
4023 EWING AVE S.
MINNEAPOLIS, MINNESOTA

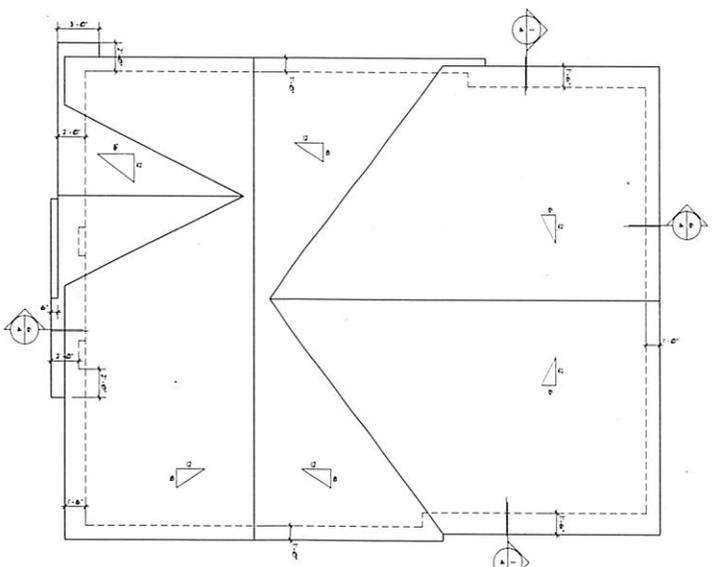
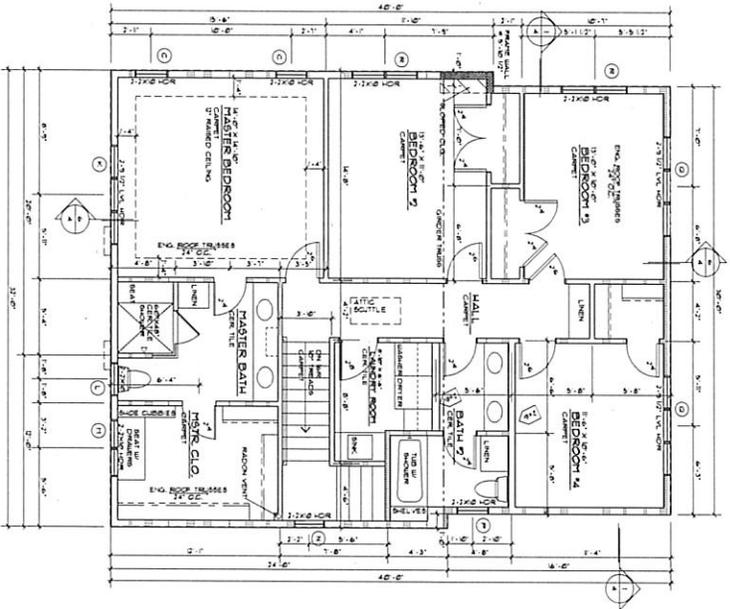
ISSUE:
NOVEMBER 29, 2013
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JOB #131084
SHEET #
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OF 4

WINDOW SCHEDULE

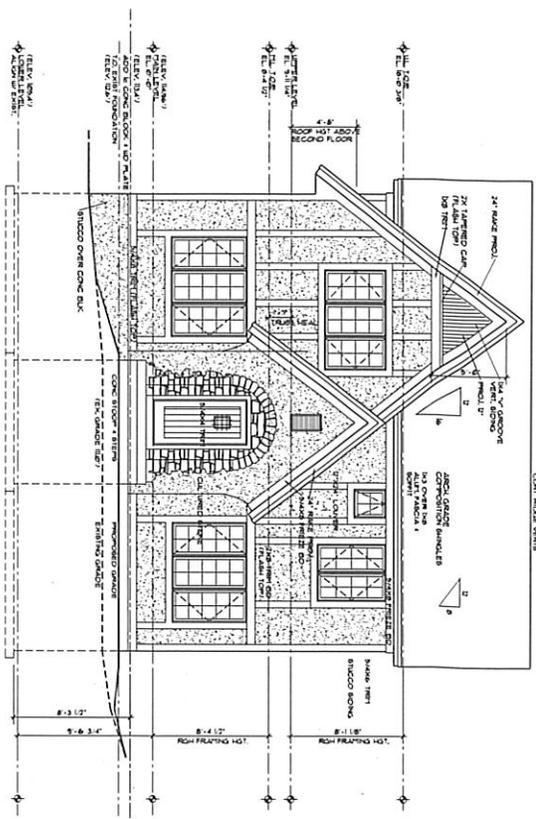
NO.	TYPE	DESCRIPTION	QUANTITY	AREA (SQ. FT.)
1	CA 2704-30	NO. 1 1/2" x 3 1/2" SWS	2	37.5
2	CA 2704-30	NO. 2 1/2" x 4 1/2" SWS	1	4.8
3	CA 2704-30	NO. 3 1/2" x 5 1/2" SWS	4	52.8
4	CA 2704-30	NO. 4 1/2" x 6 1/2" SWS	1	6.1
5	CA 2704-30	NO. 5 1/2" x 7 1/2" SWS	3	44.4
6	CA 2704-30	NO. 6 1/2" x 8 1/2" SWS	2	25.8
7	CA 2704-30	NO. 7 1/2" x 9 1/2" SWS	1	13.5
8	CA 2704-30	NO. 8 1/2" x 10 1/2" SWS	1	20.2
9	CA 2704-30	NO. 9 1/2" x 11 1/2" SWS	1	26.9
10	CA 2704-30	NO. 10 1/2" x 12 1/2" SWS	1	33.6
11	CA 2704-30	NO. 11 1/2" x 13 1/2" SWS	2	21.6
12	CA 2704-30	NO. 12 1/2" x 14 1/2" SWS	2	21.6

- WINDOW NOTES:**
1. TYPICAL WINDOW SCHEDULE FIRST FLOOR LEVEL, 6'-0" TO 7'-0"
 2. TYPICAL WINDOW SCHEDULE SECOND LEVEL, 6'-0" TO 7'-0"
 3. TYPICAL WINDOW SCHEDULE LOWER LEVEL, 1'-0" TO 2'-0"
 4. SEE NOTES ON DRAWING

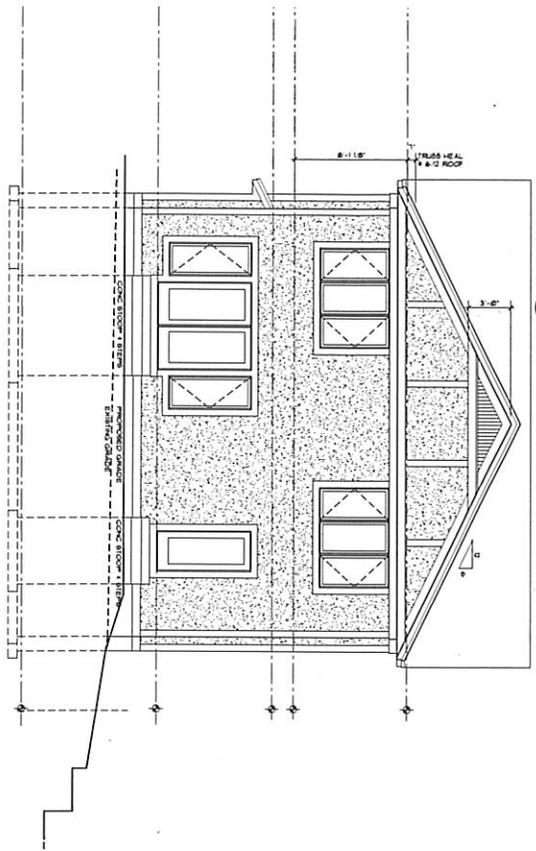


GENERAL NOTES:

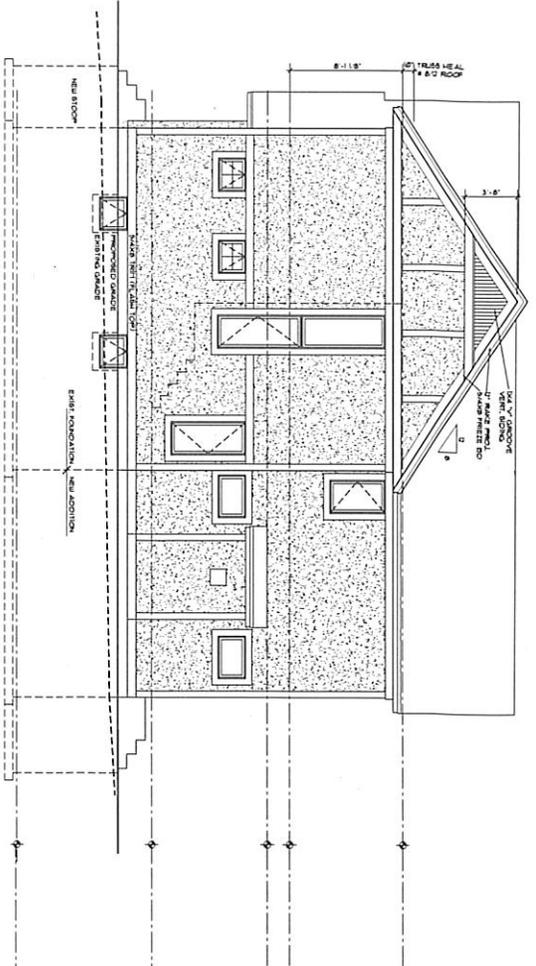
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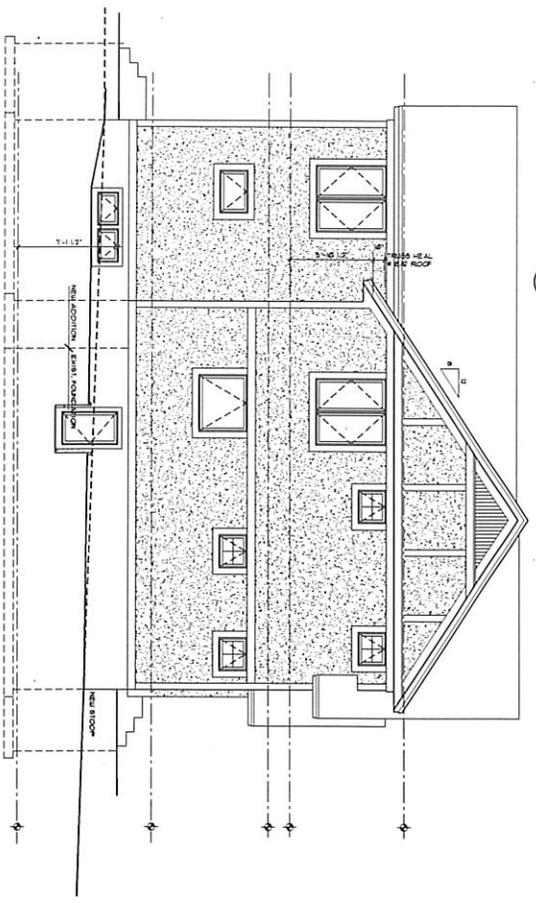
1 FRONT ELEVATION
3 1/4" = 1'-0"



3 REAR ELEVATION
3 1/4" = 1'-0"



2 SIDE ELEVATION
3 1/4" = 1'-0"

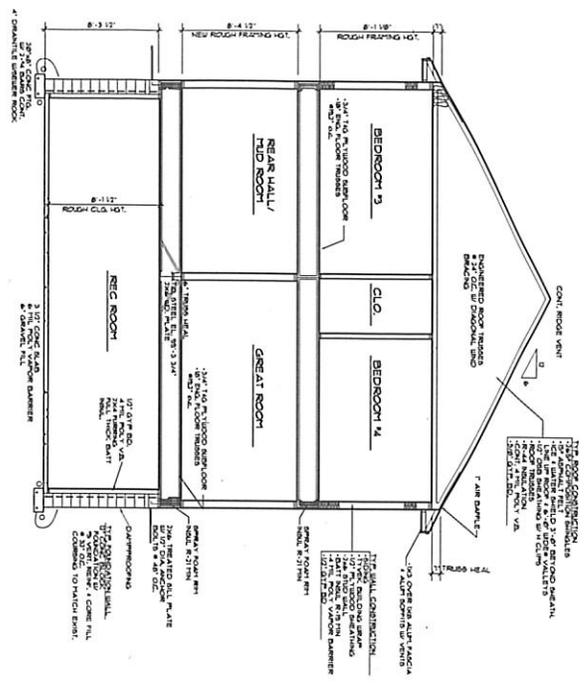


4 SIDE ELEVATION
3 1/4" = 1'-0"

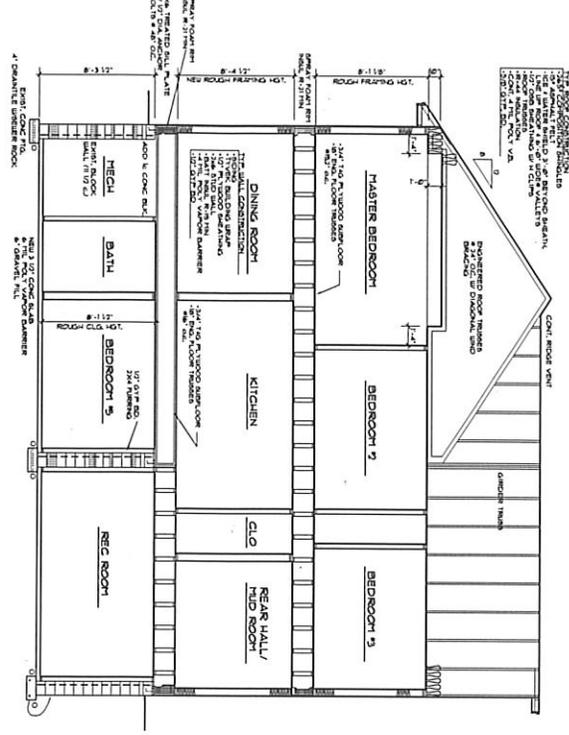
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MINNEAPOLIS, MINNESOTA

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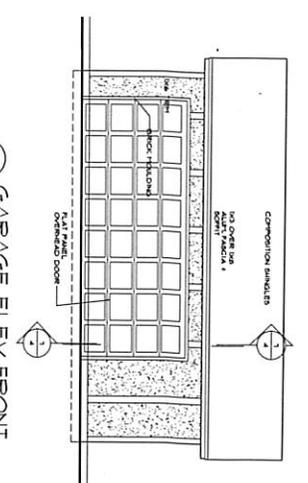
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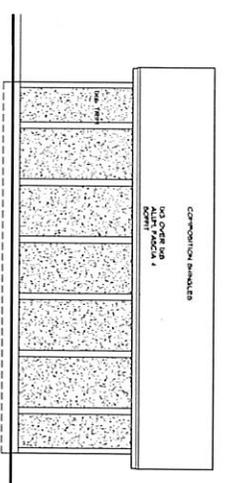
1 BUILDING SECTION
1/4" = 1'-0"



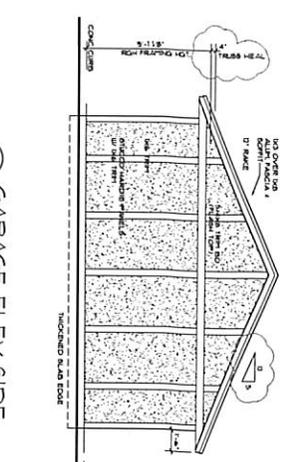
4 BUILDING SECTION
1/4" = 1'-0"



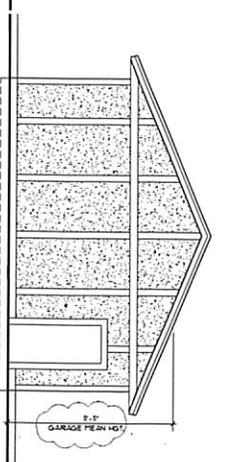
2 GARAGE ELEV FRONT
1/4" = 1'-0"



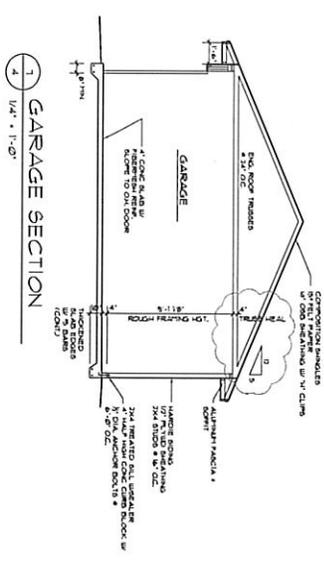
4 GARAGE ELEV REAR
1/4" = 1'-0"



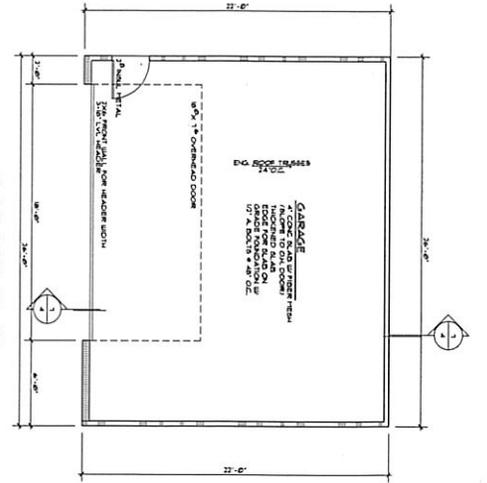
3 GARAGE ELEV SIDE
1/4" = 1'-0"



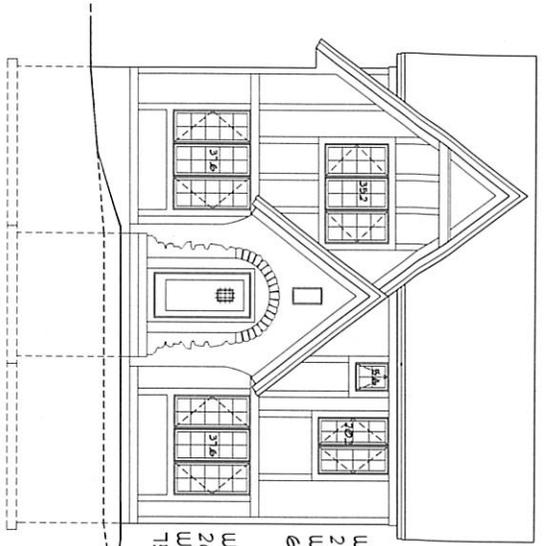
5 GARAGE ELEV SIDE
1/4" = 1'-0"



1 GARAGE SECTION
1/4" = 1'-0"

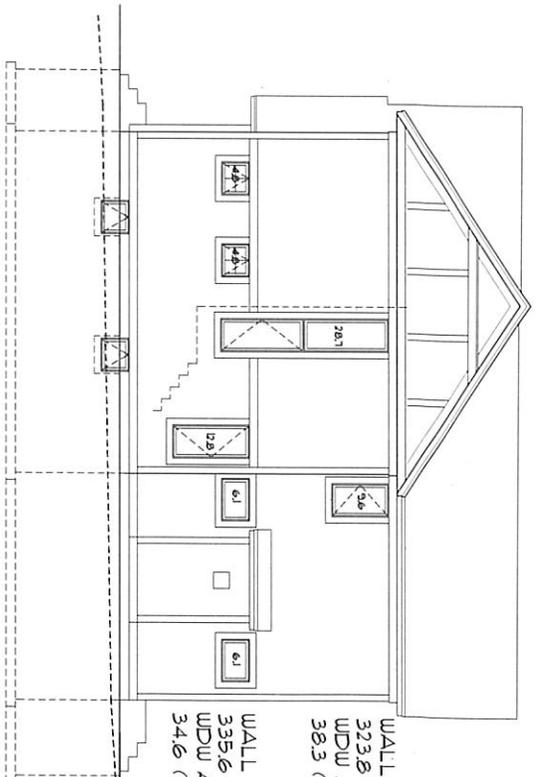


4 GARAGE PLAN
1/4" = 1'-0"



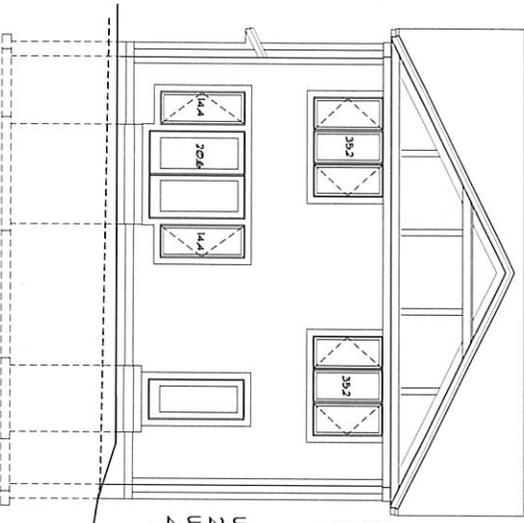
1 FRONT ELEVATION
3/16" = 1'-0"

WALL AREA 259
 WDW AREA 611 (23.6%)
 WALL AREA 268.4
 WDW AREA 752 (28%)



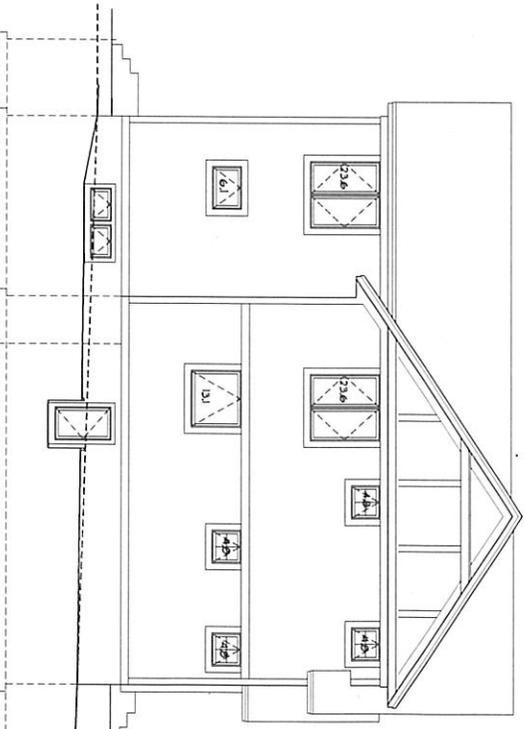
2 SIDE ELEVATION
3/16" = 1'-0"

WALL AREA 323.8
 WDW AREA 383 (11.8%)
 WALL AREA 335.6
 WDW AREA 346 (10.3%)



3 REAR ELEVATION
3/16" = 1'-0"

WALL AREA 259
 WDW AREA 70.4 (27.2%)
 WALL AREA 268.4
 WDW AREA 49.4 (18.4%)



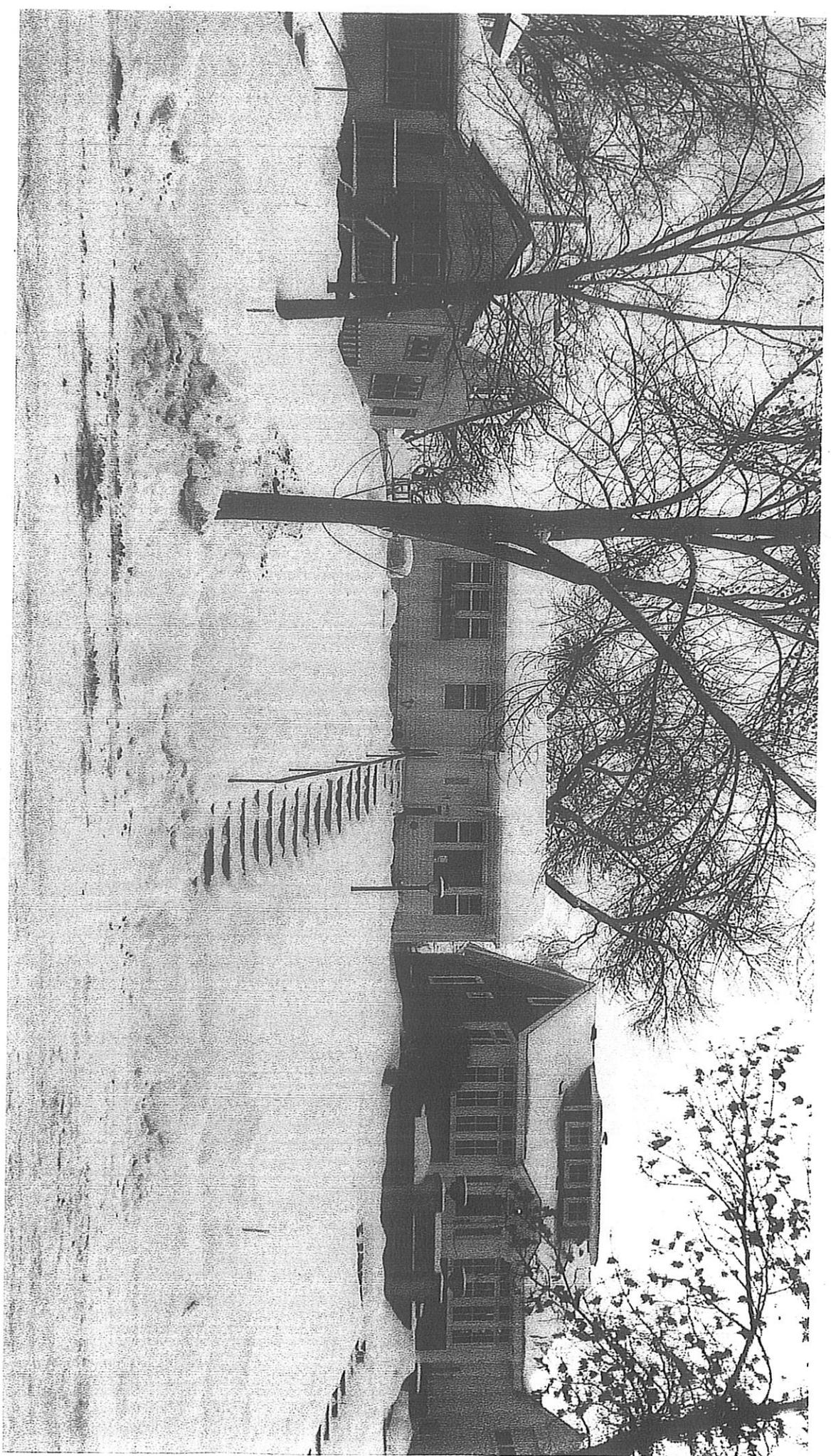
4 SIDE ELEVATION
3/16" = 1'-0"

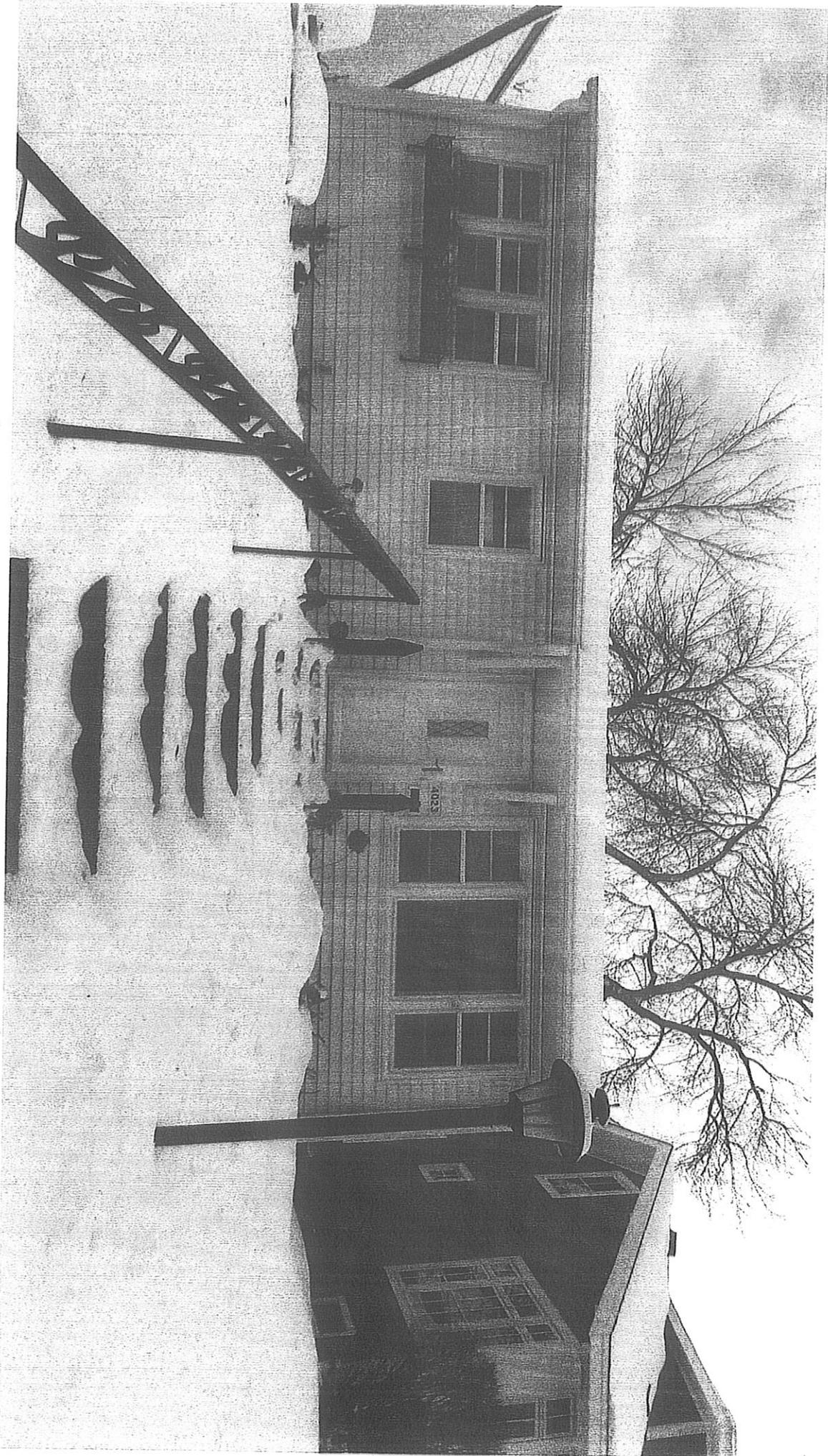
WALL AREA 323.8
 WDW AREA 56.8 (17.5%)
 WALL AREA 335.6
 WDW AREA 28.8 (8.6%)

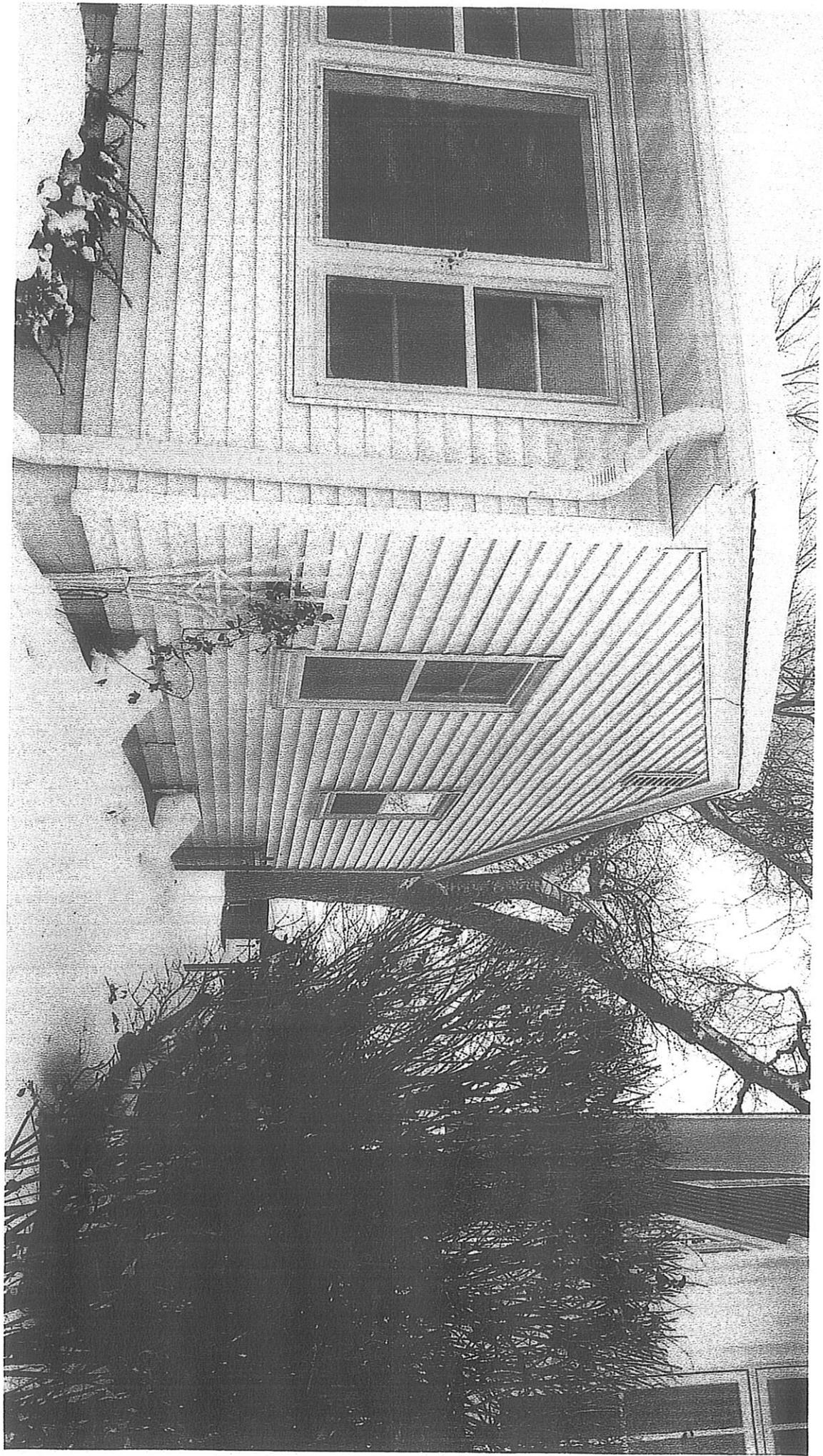
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 MINNEAPOLIS, MINNESOTA

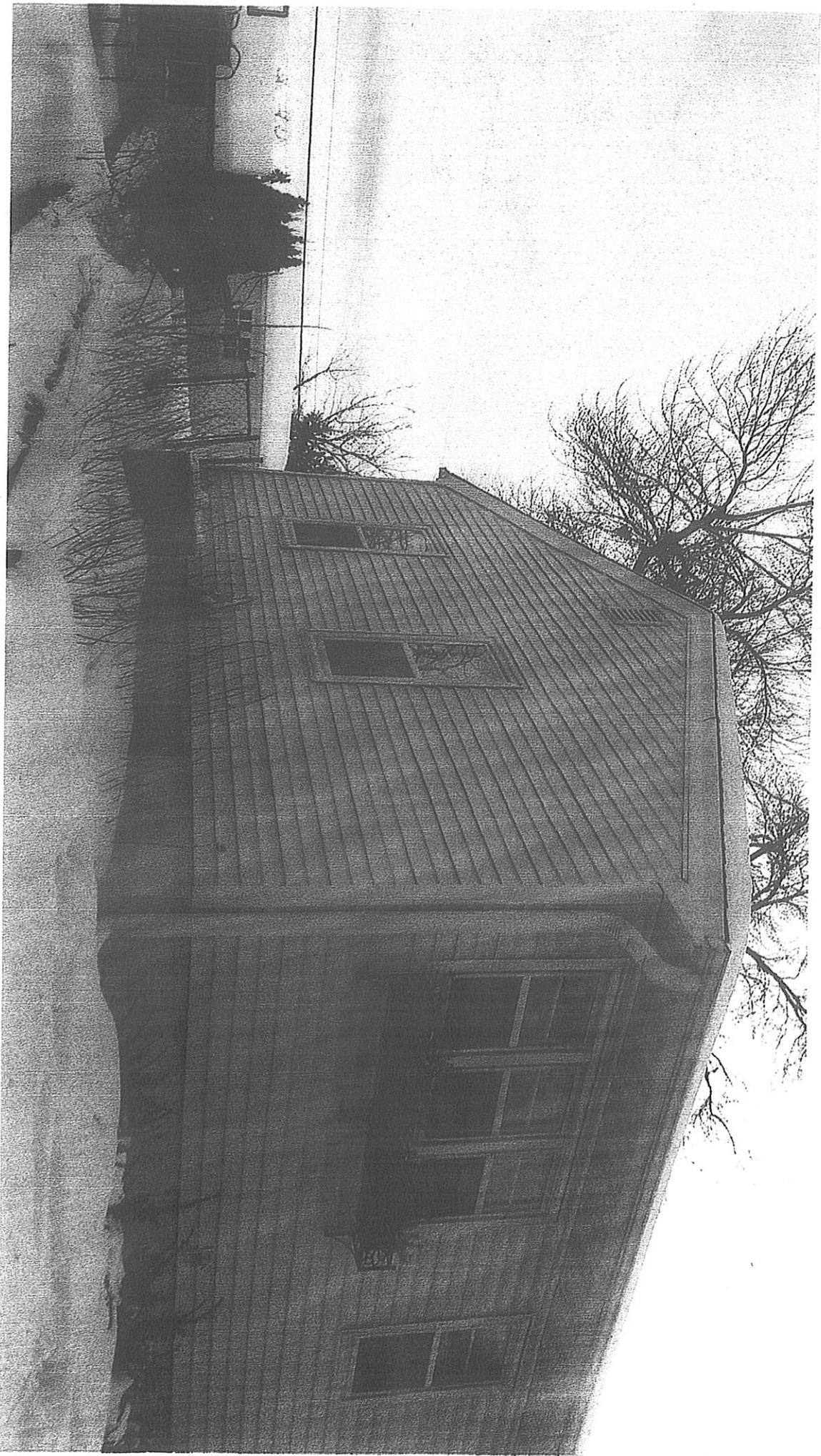
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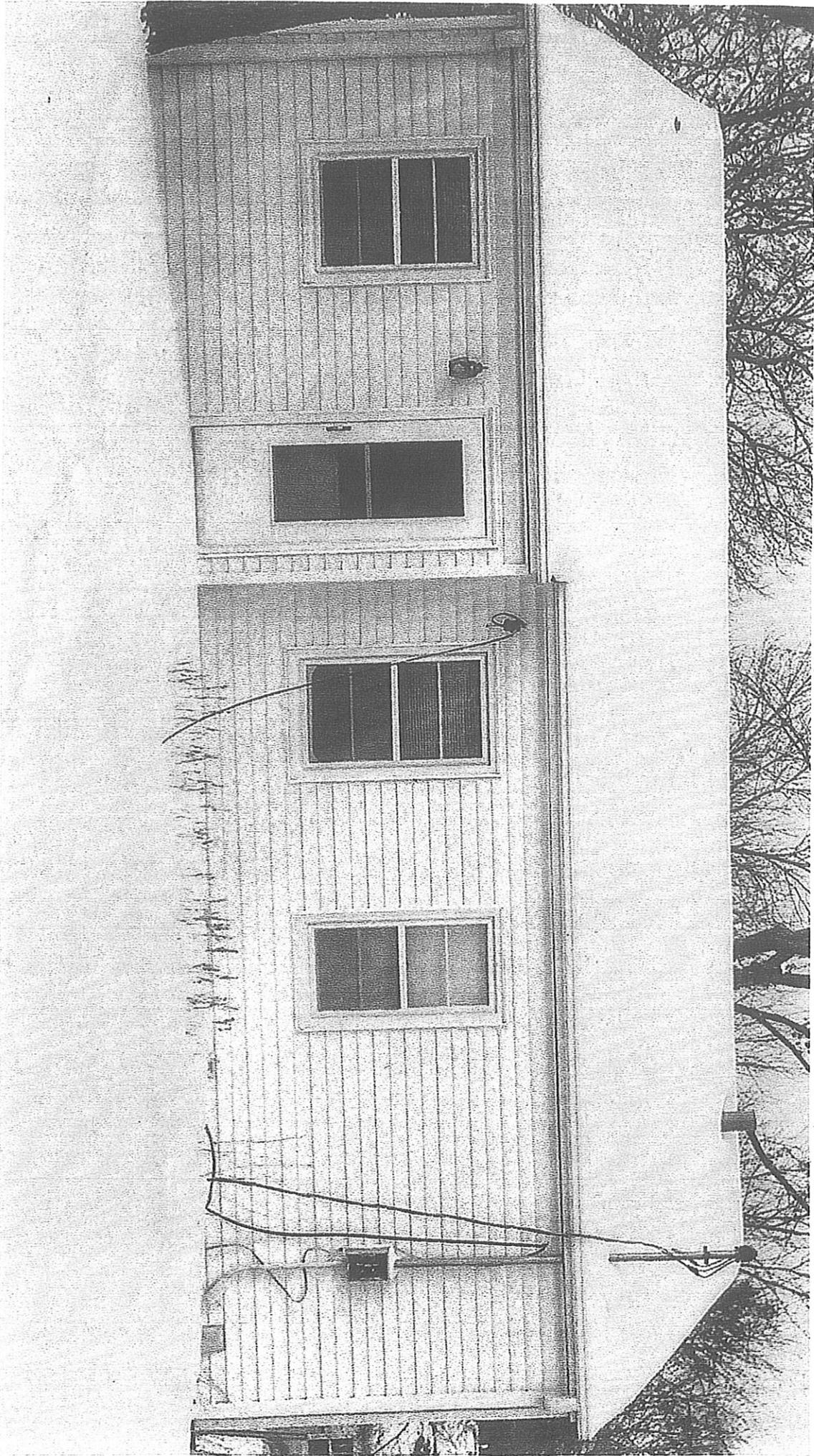
JOB #131004
 SHEET #
5
 OF 4











Subject: 4023 Ewing-Shoreland Overlay District Variance

Date: Wednesday, February 19, 2014 6:54:39 AM Central Standard Time

From: Jeremy Power

To: emily.ziring@minneapolismn.gov, info@lindenhills.org

To Whom It May Concern,

When we submitted for a new home permit at 4023 Ewing Ave. S we were informed by zoning that the property is on the edge of a shore land overlay district for a small swamp on the west side of France Ave. in Edina. Because our property is located on top of a hill and sits within 50 feet of a steep slope (a grade of 18% or greater) we are required to gain a variance for ***The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*** We will not be doing any alteration to the front yard of this property, the existing vegetation will stay in tact and we will additionally install erosion control around the entire site and soil stockpiles in the back of the yard in order to keep all soil onsite. The existing foundation will be kept so that we won't have issues with damaging the neighboring properties.

Please feel free to contact me with any questions.

Regards,

Jeremy Power
Bella Custom Homes
Buildwithbella.com
612-282-0247

Liska, Andrew

From: heartpath7@aol.com
Sent: Saturday, March 08, 2014 11:59 AM
To: Liska, Andrew
Subject: 4023 Ewing Ave S Notice

Dear Mr. Liska,

Living on the corner of the same block as this house, can you please explain what you mean by the variance you are seeking. Could you send any documentation prior to what is stated so folks have a bit of time to review? How many stories, how far away from the current footprint, how near the sidewalk, any renderings you have available, etc?

As you probably are aware, not only has Linden Hills been inundated with tear downs, the mess and inconvenience of these builders, their piles of materials, mud, parking huge trucks and dumpsters for months, mechanical noise early to late each day but also changing the topography of our neighborhoods not necessarily to the good. The last blow came in assessment notices that all our valuations have jumped extremely high due to these contrived sales and jacked up prices of these cheaply built homes. In the 43 years of living in Linden Hills, I have never witnessed such dissent among my neighbors.

The year long moratorium on building that Lenea Palisamo received this week affects any new permits however in looking through the meeting material of the Board of Adjustments, there appear to be many still coming in this year. My guess is that you will see much more activity in opposition than you have thus far.

Thank you in advance for the material I look forward to receiving.

Reidun and Mike Hanson

4001 Ewing Ave. S