

The Haymakers  
4533 Abbott Avenue South  
Minneapolis, MN 55410

Monday, February 24, 2014

To whom it may concern:

My wife Liz and I live in Southwest Minneapolis in a home that is within 5-feet from our neighbor's property line (3.09 feet from the NW corner and 2.82 feet from the NE corner of the home). We are requesting a variance to the 5-ft setback rule to open dormers on the second level of the north side of our house. Practical difficulties exist in complying with the ordinance because we have a ½ bath on the second level for three bedrooms.

We moved into our Linden Hills home (built 1911) in August 2012 and have struggled with the bathroom situation ever since. The home has 3 bathrooms: a ½ bath on the upper floor for three bedrooms, a full bath on the main floor and a ¾ bath in the basement. As mentioned previously, the ½ bath on the upper floor serves three bedrooms. The full main floor bathroom is *currently* inoperable as a shower because our home inspector indicated the bathroom needs construction due to the following:

- 1) Moisture identified in the backer board behind the tile, and
- 2) The shower window (which is a regular window, not a block or shower-appropriate window) is not built to withstand the moisture.

In an effort to get the main floor bathroom up to code and correct the problems, we would need to remove the bathtub given the bathroom's limited space (6' x 5.5'). We are reluctant to complete this project, as it would remove the only bathtub in the home. With a child on the way, we would need a fully functioning bathtub.

We have worked extensively with our designer, Katherine Taylor, and several builders to consider all options. For example, we have considered converting an upstairs bedroom into a bathroom on the south side of the home. This solution is very costly because the plumbing stack is on the north side of the home. In addition, building upstairs on the north side of the home (in compliance with the 5-ft setback) would not allow enough space for a full bath. With that said, our designer and the builders have all concluded opening the dormers is the only solution.

If granted, the new dormer would run the length of the home, making it consistent with the existing dormer on the south side of the home. The new dormer would be finished with materials that complement the existing materials. Apart from allowing for a tub/shower on the upper level for our 3 bedrooms, this project will make our home symmetrical, more aesthetically appealing from the curb and more consistent with the architectural symmetry found in other homes on the block. This project will not alter the character of the neighborhood and will not be detrimental to our neighbors.

We love the Linden Hills neighborhood and hope to transform this house into a home that can last us the next 20 years. We enclosed the CAD drawings and photographs for your consideration. Thank you for your time.

Sincerely,

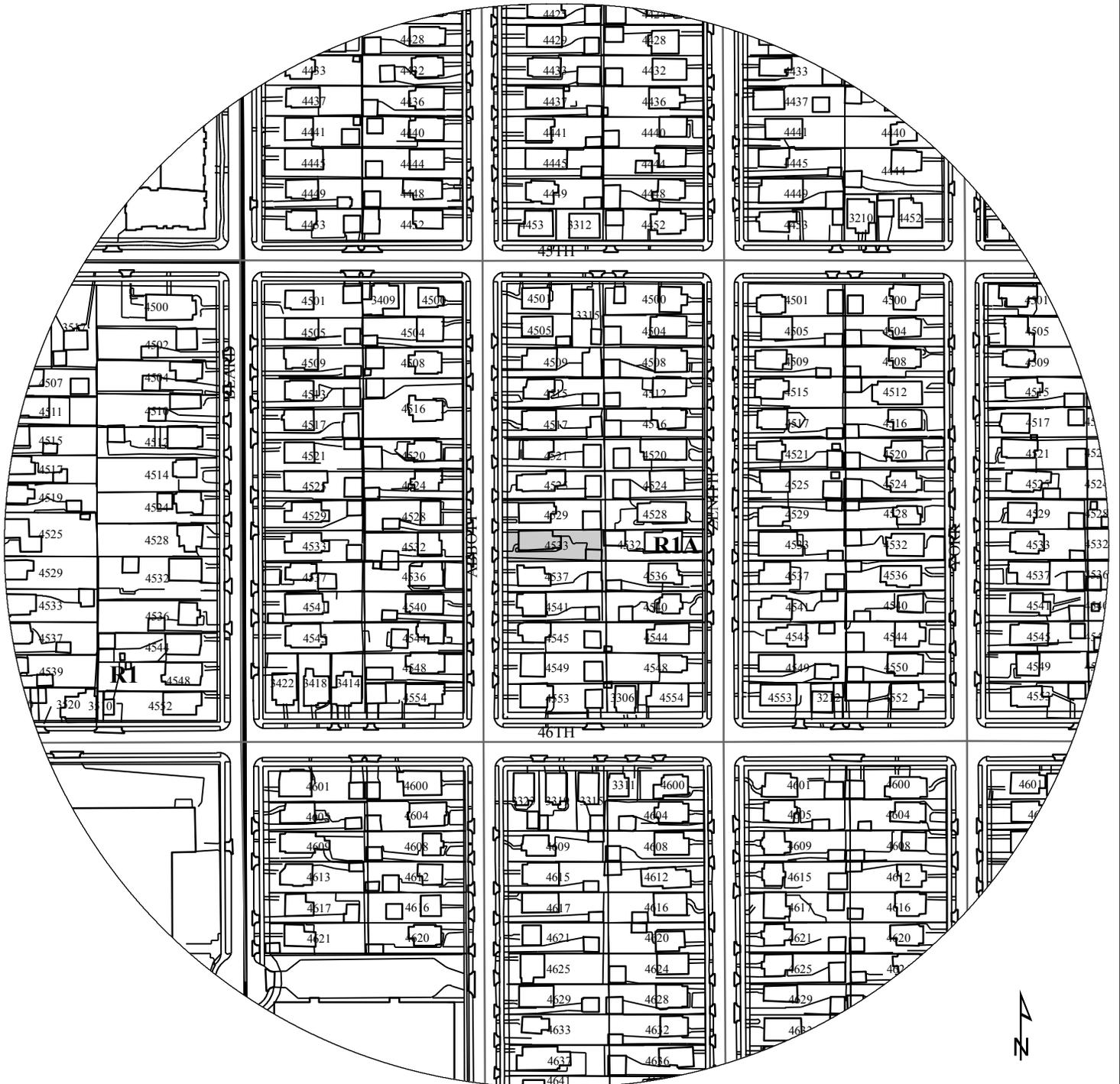
Craig and Liz Haymaker

# The Haymakers

13th

NAME OF APPLICANT

WARD



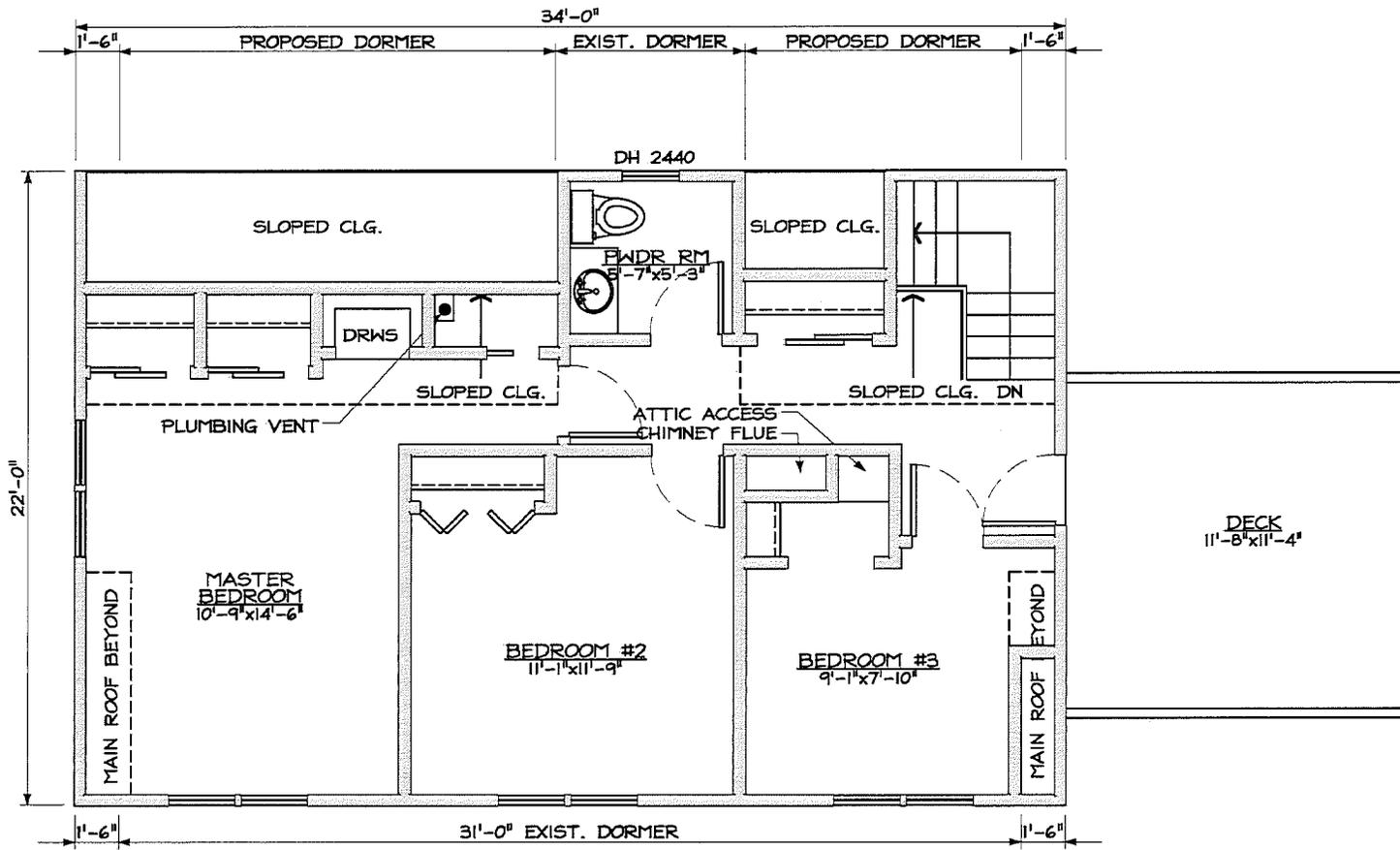
PROPERTY ADDRESS

**4533 Abbott Avenue South**

FILE NUMBER

**BZZ-6453**





**EXISTING SECOND FLOOR**  
 SCALE: 1/4" = 1'-0"

145 Railway Bl W - PO Box 35  
 Lovell, MN 55137  
 Tel: 763-479-0301  
 Fax: 763-479-0302  
 MN Contract License #4738



**KATHERINE TAYLOR'S**  
 VERY DISTINCTIVE HOMES INC

EXISTING SECOND FLOOR

Project

Haymaker Residence  
 4533 Abbot Ave.  
 Minneapolis, Min 55410

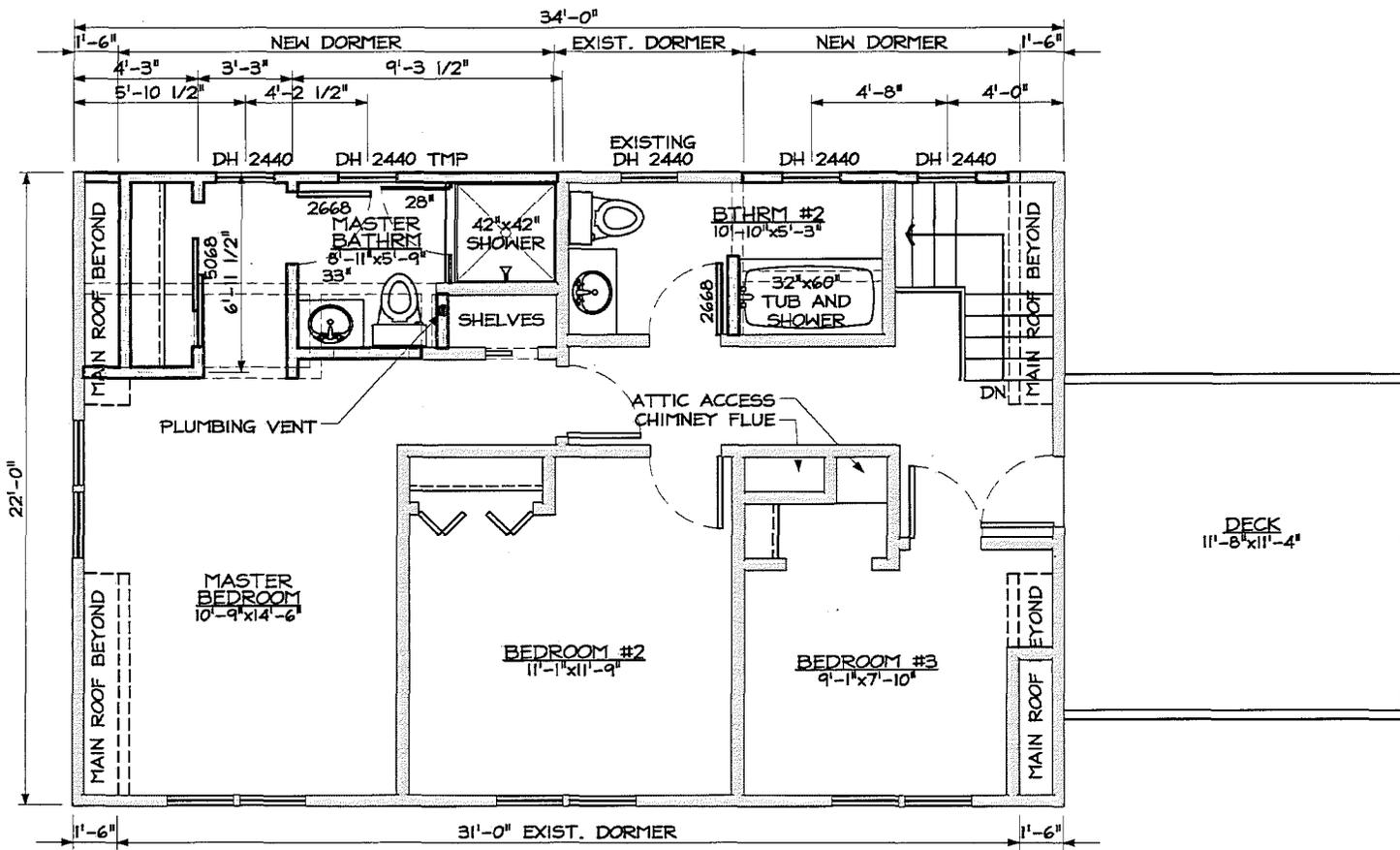
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**A5**

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11x17 sheets  
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**REMODELED SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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11x17 sheets

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 763-479-8381  
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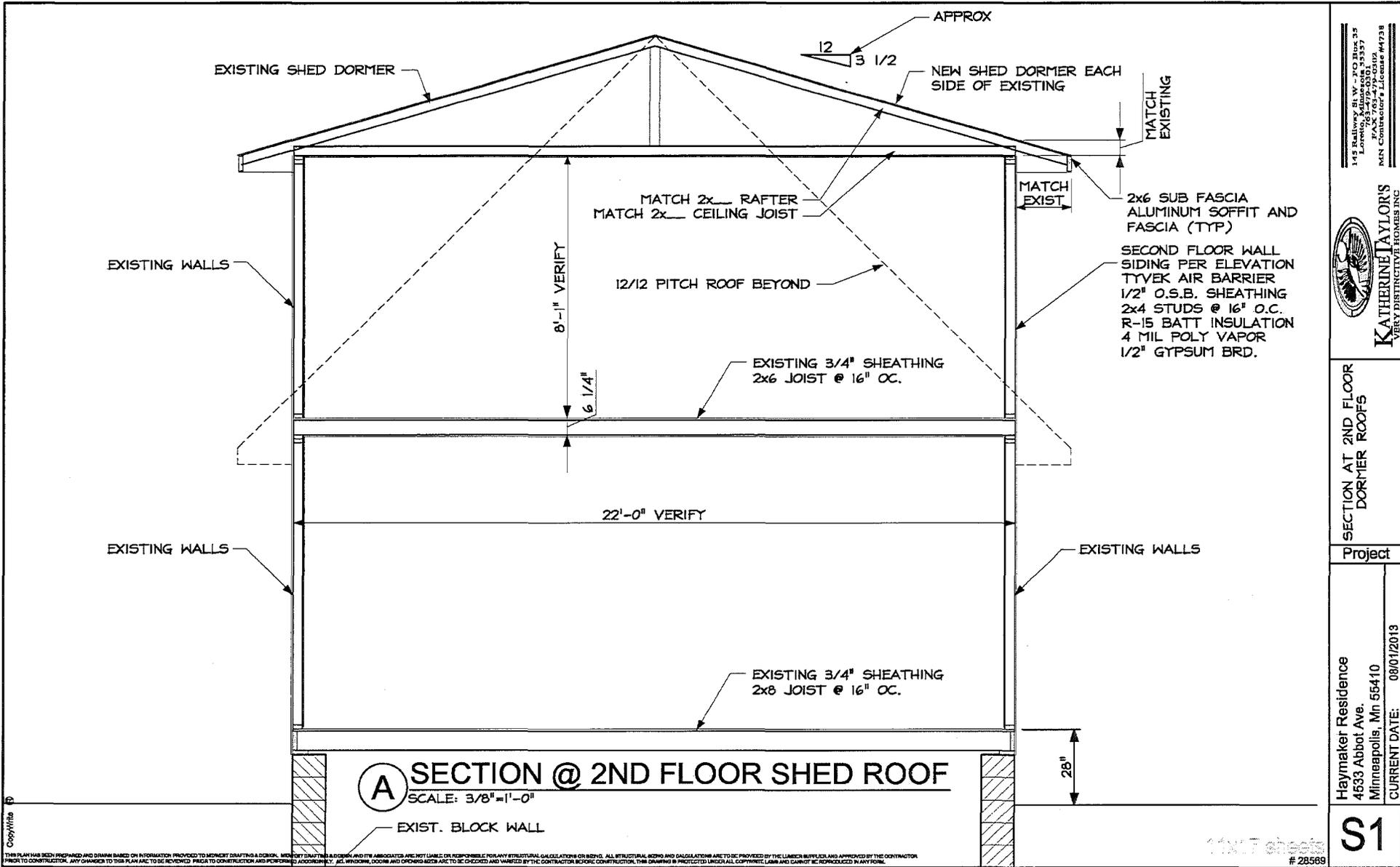
**KATHERINE TAYLOR'S**  
 VERY DISTINCTIVE HOMES INC.

REMODELED SECOND  
 FLOOR PLAN

Project

Haymaker Residence  
 4533 Abbot Ave.  
 Minneapolis, Mn 55410  
 CURRENT DATE: 08/01/2013

**A6**



145 Railway Bl W - PO Box 35  
 Loretto, MN 55757  
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 MN Contractor License # M738



**KATHERINE TAYLOR'S**  
 VERY DISTINCTIVE HOMES INC.

SECTION AT 2ND FLOOR  
 DORMER ROOFS

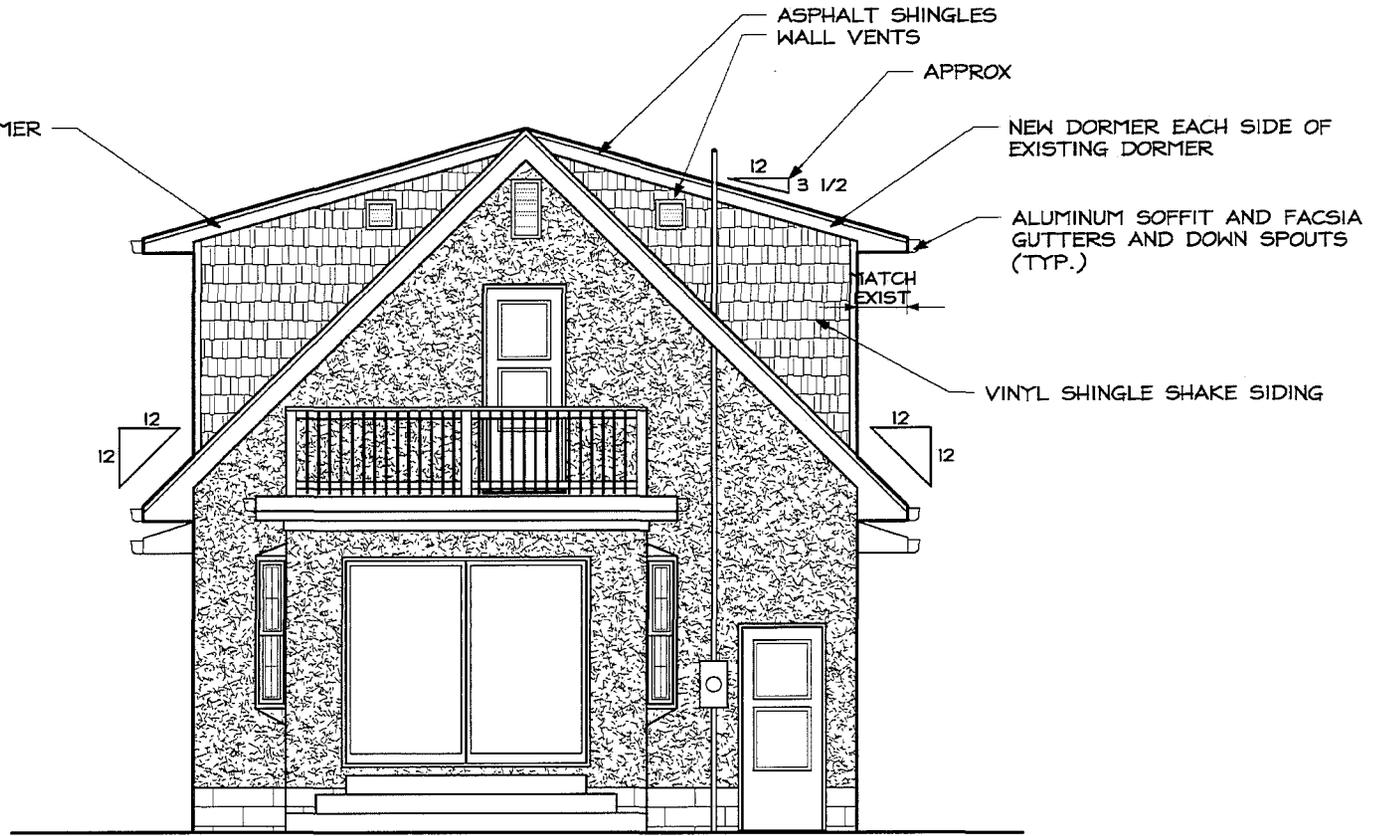
Project

Haymaker Residence  
 4533 Abbot Ave.  
 Minneapolis, Mn 55410  
 CURRENT DATE: 08/01/2013

**S1**



EXISTING FULL LENGTH DORMER



# REAR ELEVATION

SCALE: 1/4" = 1'-0"

147 24th Ave. N.W. • 55118-31  
 1. Service, Minnesota 55137  
 P.O. Box 99-0310  
 MN Contractor's License #4738



**KATHERINE TAYLOR'S**  
 VERY DISTINCTIVE HOMES INC.

REAR ELEVATION  
 2ND FLOOR ADDITION

Project

Haymaker Residence  
 4633 Abbot Ave.  
 Minneapolis, Mn 55410  
 CURRENT DATE: 08/01/2013

**A3**

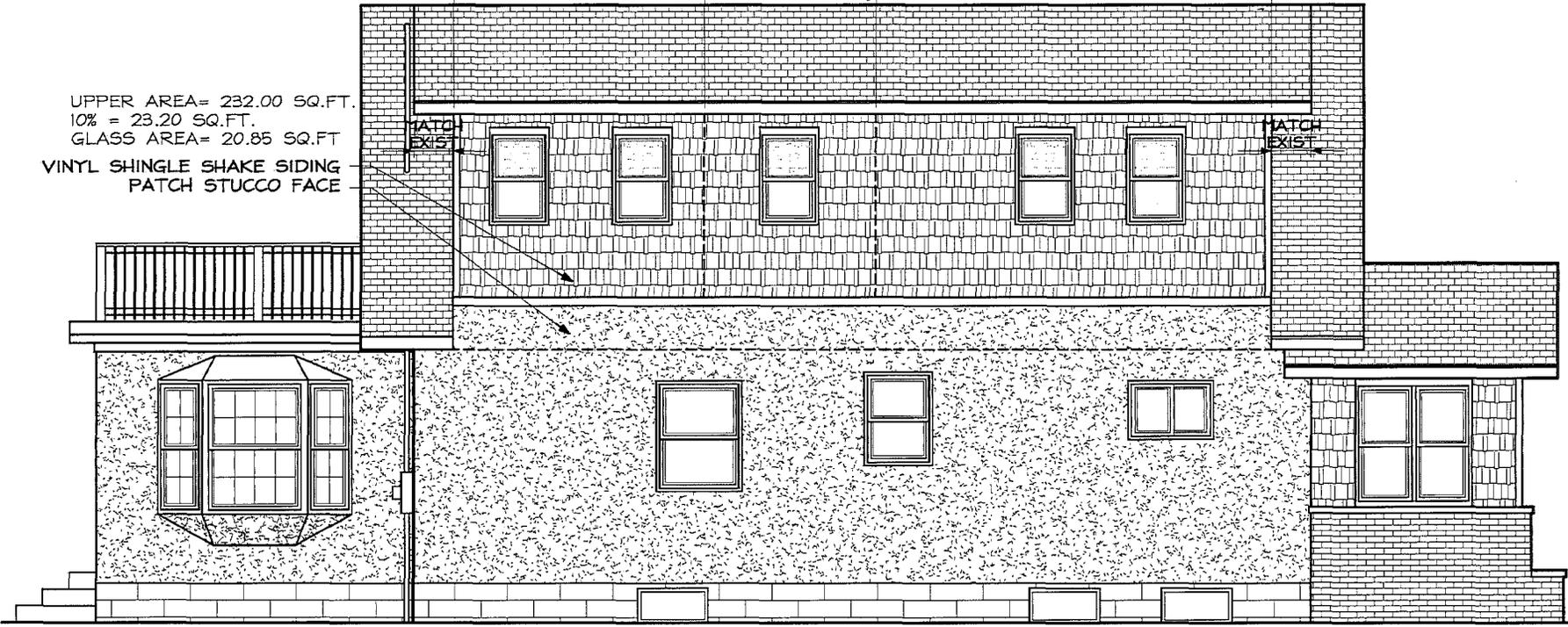
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11x17 sheets  
 # 28569

UPPER AREA= 232.00 SQ.FT.  
 10% = 23.20 SQ.FT.  
 GLASS AREA= 20.85 SQ.FT.  
 VINYL SHINGLE SHAKE SIDING  
 PATCH STUCCO FACE

NEW DORMER      EXIST. DORMER      NEW DORMER



LEFT ELEVATION  
 SCALE: 1/4"=1'-0"

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 MCN Contracting & Construction #44738



**KATHERINE TAYLOR'S**  
 VERY DISTINCTIVE HOMES INC.

LEFT ELEVATION

Project

Haymaker Residence  
 4533 Abbot Ave.  
 Minneapolis, Mn 55410  
 CURRENT DATE: 08/01/2013

**A2**

10x7 sheets  
 # 28569

EXIST. DORMER



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

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Lombard, IL 60148-0035  
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MEN Consultant's License #M4738



**KATHERINE TAYLOR'S**  
VERY DISTINCTIVE HOMES INC.

RIGHT ELEVATION

Project

Haymaker Residence  
4533 Abbot Ave.  
Minneapolis, Mn 55410  
CURRENT DATE: 08/01/2013

**A4**

11x17 sheet  
# 28569

Exterior



Upper level hallway and existing dormer/bathroom



Main floor full bathroom



Basement Bathroom





**4533 Abbott Ave S, SW Minneapolis, MN 55410**  
**Craig Haymaker** to: linea.palmisano, info

02/23/2014 08:34 PM

To whom it may concern:

My wife Liz and I live in our SW Minneapolis home at 4533 Abbott Ave S (55410). We are submitting a variance with the City of Minneapolis to the 5-ft setback rule.

Proposal:

We wish to expand the dormer on the north side of the home to accommodate a full bath on the second floor for the three upper level bedrooms. The new dormer would mirror the existing dormer (on the south side of the home) and make the home symmetrical. This expansion will not infringe upon our neighbor's property as it would reside within the existing footprint of our home and sit next to the neighbor's driveway. We feel this remodel will improve the home aesthetically and make the second floor more functional for our growing family (we are expecting our first child in July!).

Please let us know if you have any questions or concerns with the variance proposal. We are happy to share any plans or other information regarding this project

Warm regards,  
Craig and Liz Haymaker  
4533 Abbott Ave S  
Minneapolis, MN 55410  
[952-240-1984](tel:952-240-1984)

**From:** [Catherine Timmers](#)  
**To:** [Sether, Shanna M](#)  
**Subject:** Re: 4533 Abbott Ave South Public Hearing March 20  
**Date:** Saturday, March 08, 2014 10:29:44 AM

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Dear Ms Sether,

My husband and I are neighbors of the Haymakers residing at 4533 Abbott. We will not be able to attend the hearing on March 20, but would like to state that we, without hesitation, support their request for a variance to reduce their side yard setback to accommodate their second story addition. We feel that this project will in no way negatively effect our neighborhood.

Thank you for requesting our input. We support this variance application.

Kind regards,  
Catherine and Bastiaan Timmers  
4508 Abbott Ave S  
Minneapolis, MN 55410  
612-929-2599