

Statement of Proposed Use for 5631 Blaisdell Ave S, Minneapolis, MN

I purchased this home in November 2013 with the intent of rehabbing, adding an addition and making it my primary residence. The existing home is aesthetically fine from the outside but requires extensive work on the interior to correct sloping floors, missing floor joists, sloping ceiling, lack of proper foundation on the SW corner of the home, etc . . .

The current home is 872 square feet with 2 small bedrooms and a small bath and is not conducive to raising a family or housing more than 2 people for that matter. My proposed construction plans call for adding a second story on the existing structure which will increase the square footage to 1,746 finished square feet. The existing home has an attic but the roof pitch is not large enough to be able to finish that space/create living space without raising the roof. Further, by raising the roof, we will also be able to repair the sloping/sinking roof issues due to lack of appropriate foundation in the SW corner of the home (which will be corrected as well). The new addition will allow for all current problems to be concurrently fixed.

The proposed plan will add 3 bedrooms upstairs and an additional bath. The finished home will have 4 bedrooms and 2 baths and no alterations would be made to the existing footprint of the home.

When applying for the permit, I was notified that the existing structure does not meet the setback requirements and that a variance would be required to add the second story. The neighborhood and the immediate block is a mixture of 2 story homes, 1.5 story homes and bungalow style 1 story homes. To have another 2 story home on the block would not be going against the look or general characteristics of the block/neighborhood.

From: [Ellysa Cummings](#)
To: [Sether, Shanna M](#)
Subject: Fwd: Variance for 5631 Blaisdell Ave S
Date: Thursday, March 13, 2014 11:10:40 AM

----- Forwarded message -----

From: **Ellysa Cummings** <ellysacummings@gmail.com>
Date: Tue, Jan 28, 2014 at 11:38 AM
Subject: Variance for 5631 Blaisdell Ave S
To: john.quincy@minneapolismn.gov

Mr. Quincy,

I am writing to inform you that I am applying for a variance to allow for a 2nd story addition to a home I purchased in your district in November of 2013 (with the intent of occupying as my primary residence when the rehab is complete). The complete property address of the home in which I am applying for a variance is 5631 Blaisdell Ave S, Minneapolis, MN 55419.

I have a proposed construction plan that will add a second story on top of the existing footprint and expand the square footage of the home from 872 sq ft to 1,746 sq ft. The only way this home could accommodate a growing family is through increasing square footage and bedroom count. The home will go from a 2 bed/1 bath home to a 4 bed/2 bath home.

The addition of the 2nd story will not adversely affect the character of the block/neighborhood as it is currently a mix of 2 story, 1.5 story, and 1 story bungalow style homes. The plan keeps the overall character of the neighborhood.

The reason a variance is required is due to the placement of the existing home. The home does not currently meet the 20 foot setback requirement and because of that, a variance is required for the 2nd story addition. I have received the final survey on the property and the home sits 30.67 feet from the boulevard. But the home is 15.89 feet from the lot line.

If you have any questions or if I can provide any further information, please contact me.

Regards,

Ellysa Cummings
[612-889-9845](tel:612-889-9845)
8333 Labont Way
Eden Prairie, MN 55344

From: [Ellysa Cummings](#)
To: [Sether, Shanna M](#)
Subject: Fwd: Variance for 5631 Blaisdell Ave S
Date: Thursday, March 13, 2014 11:10:26 AM

----- Forwarded message -----

From: **Ellysa Cummings** <ellysacummings@gmail.com>
Date: Tue, Jan 28, 2014 at 11:41 AM
Subject: Variance for 5631 Blaisdell Ave S
To: council@windomcommunity.org

To Whom It May Concern:

I am writing to inform the council that I am applying for a variance to allow for a 2nd story addition to a home I purchased in in the Windom neighborhood in November of 2013 (with the intent of occupying as my primary residence when the rehab is complete). The complete property address of the home in which I am applying for a variance is 5631 Blaisdell Ave S, Minneapolis, MN 55419.

I have a proposed construction plan that will add a second story on top of the existing footprint and expand the square footage of the home from 872 sq ft to 1,746 sq ft. The only way this home could accommodate a growing family is through increasing square footage and bedroom count. The home will go from a 2 bed/1 bath home to a 4 bed/2 bath home.

The addition of the 2nd story will not adversely affect the character of the block/neighborhood as it is currently a mix of 2 story, 1.5 story, and 1 story bungalow style homes. The plan keeps the overall character of the neighborhood.

The reason a variance is required is due to the placement of the existing home. The home does not currently meet the 20 foot setback requirement and because of that, a variance is required for the 2nd story addition. I have received the final survey on the property and the home sits 30.67 feet from the boulevard but only 15.89 feet from the lot line.

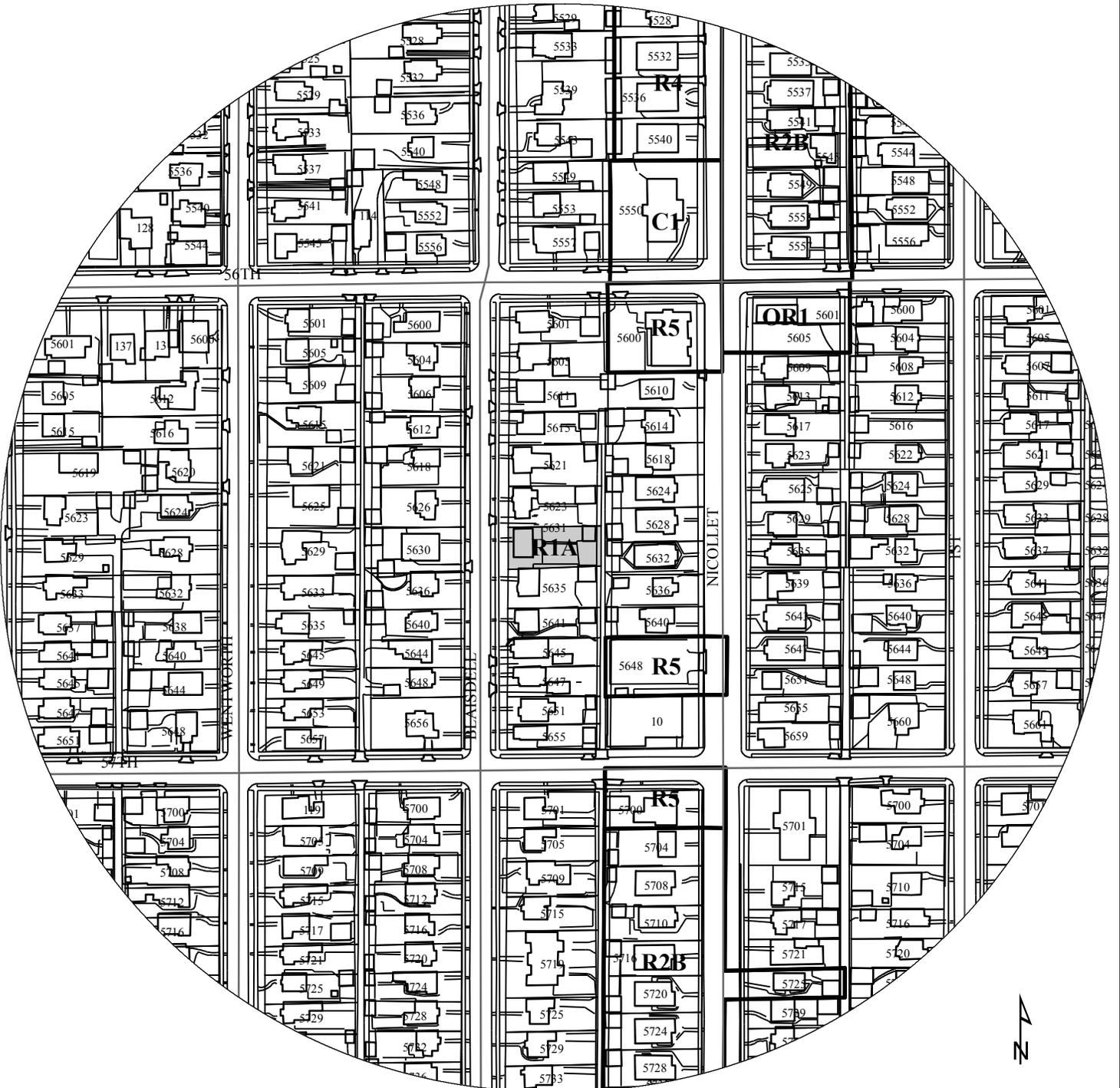
If you have any questions or if I can provide any further information, please contact me.

Regards,

Ellysa Cummings
[612-889-9845](tel:612-889-9845)
8333 Labont Way
Eden Prairie, MN 55344

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
5631 Blaisdell Avenue

FILE NUMBER
BZZ-6462

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
Email: kemper@pro-na.net
www.kempersurveys.com

5631 BLAISDELL AVENUE SOUTH

CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA



5631 BLAISDELL AVENUE SOUTH (FRONT)
MINNEAPOLIS, MINNESOTA



BASIS FOR BEARINGS:
HENNEPIN COUNTY
COORDINATE SYSTEM
NAD83 (1983 ADJ.)
(AS PER REAL-TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION VRS
REAL-TIME GPS NETWORK)

LOT AREA =
6,948 SQ. FT.
OR 0.1595 ACRES

SECTION 22, T28N, R24W



VICINITY MAP
(NO SCALE)



5631 BLAISDELL AVENUE SOUTH (REAR)
MINNEAPOLIS, MINNESOTA

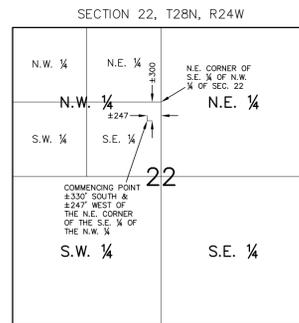


5631 BLAISDELL AVENUE SOUTH (GARAGE)
MINNEAPOLIS, MINNESOTA

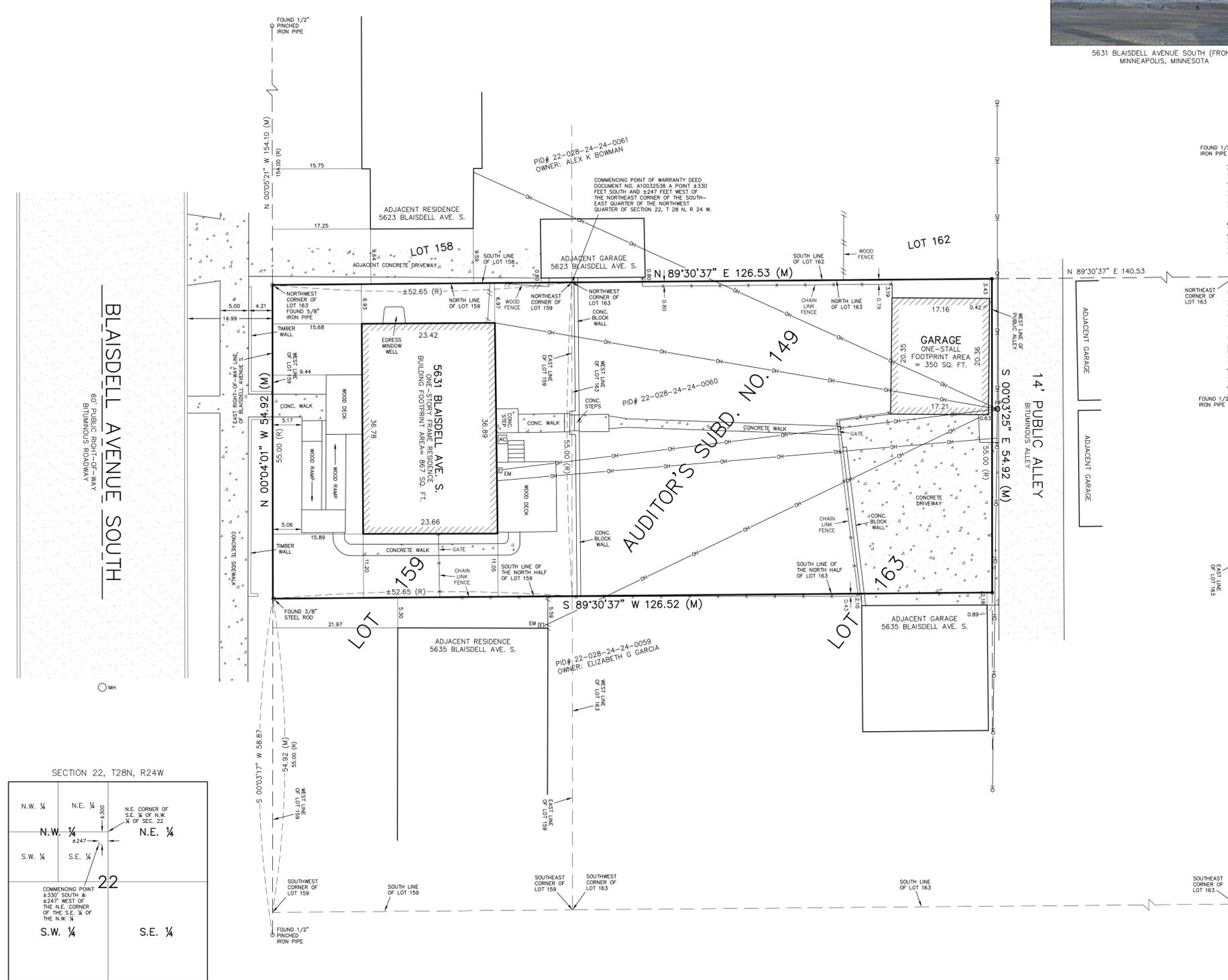
ZONING REQUIREMENTS

ZONED R-1A: SINGLE FAMILY DISTRICT
MINIMUM LOT AREA: 5,000 SQ. FT.
MINIMUM LOT WIDTH: 40 FEET
MAX. FLOOR AREA RATIO: 0.5 OR 2,500 SQ. FT OF
GFA, WHICHEVER IS LESS
MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 30 FEET,
WHICHEVER IS LESS
MAXIMUM LOT COVERAGE: 50% (STRUCTURES ONLY)
IMPERVIOUS SURFACE COVERAGE: 65%
BUILDING SETBACKS:
FRONT: 20 FEET
SIDE: 5 FEET
REAR: 5 FEET
FRONT YARD INCREASED: THE REQUIRED FRONT YARD
SHALL BE INCREASED WHERE THE ESTABLISHED
FRONT YARD OF THE CLOSEST PRINCIPAL BUILDING
ORIGINALLY DESIGNED FOR RESIDENTIAL PURPOSES
LOCATED ON THE SAME BLOCK FACE ON EITHER SIDE
OF THE PROPERTY EXCEEDS THE FRONT YARD
REQUIRED BY THE ZONING DISTRICT. IN SUCH CASE,
THE REQUIRED FRONT YARD SHALL BE NOT LESS
THAN SUCH ESTABLISHED FRONT YARD. THE
REQUIRED FRONT YARD SHALL NOT BE LESS THAN
THAT ESTABLISHED BY A LINE JOINING THE NEAREST
FRONT CORNERS OF BOTH BUILDINGS. THIS
DOES NOT AUTHORIZE A FRONT YARD LESS THAN
THAT REQUIRED BY THE ZONING DISTRICT.

(AS PER CITY OF MINNEAPOLIS ZONING CODE, BUILDER
TO VERIFY BEFORE ANY CONSTRUCTION OR DEMOLITION)



SECTION DETAIL
(NO SCALE)



LEGAL DESCRIPTION

WARRANTY DEED DOCUMENT NO. A10032538

That part of Lot 159, Auditor's Subdivision Number 149, described as follows: Commencing at a point 330 feet South and 247 feet West of the Northeast corner of said Southeast 1/4 of Northwest 1/4 of Section 22; thence Westerly along line parallel with North line of said 1/4 section a distance of 52.55 feet more or less to the Easterly line of Blaisdell Avenue; thence South along a line parallel with East line of said 1/4 section, distance 55 feet; thence East along line parallel with North line of said 1/4 section, a distance of 52.65 feet; thence North along line parallel with East line of said 1/4 section a distance of 55 feet to place of beginning.

And the North 55 feet of that part of Lot 163, Auditor's Subdivision Number 149 lying West of alley, Hennepin County, Minnesota.

LEGEND

- MH ○ MANHOLE
- PP ○ POWER POLE
- EM □ ELECTRIC METER
- AC □ AIR CONDITIONER
- OH — OVERHEAD UTILITY LINE
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER PLAT OR LEGAL DESCRIPTION
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

PREPARED FOR:
ELLYSA CUMMINGS
8333 LABONT WAY
EDEN PRAIRIE, MN 55344
CELL: 612-889-9845

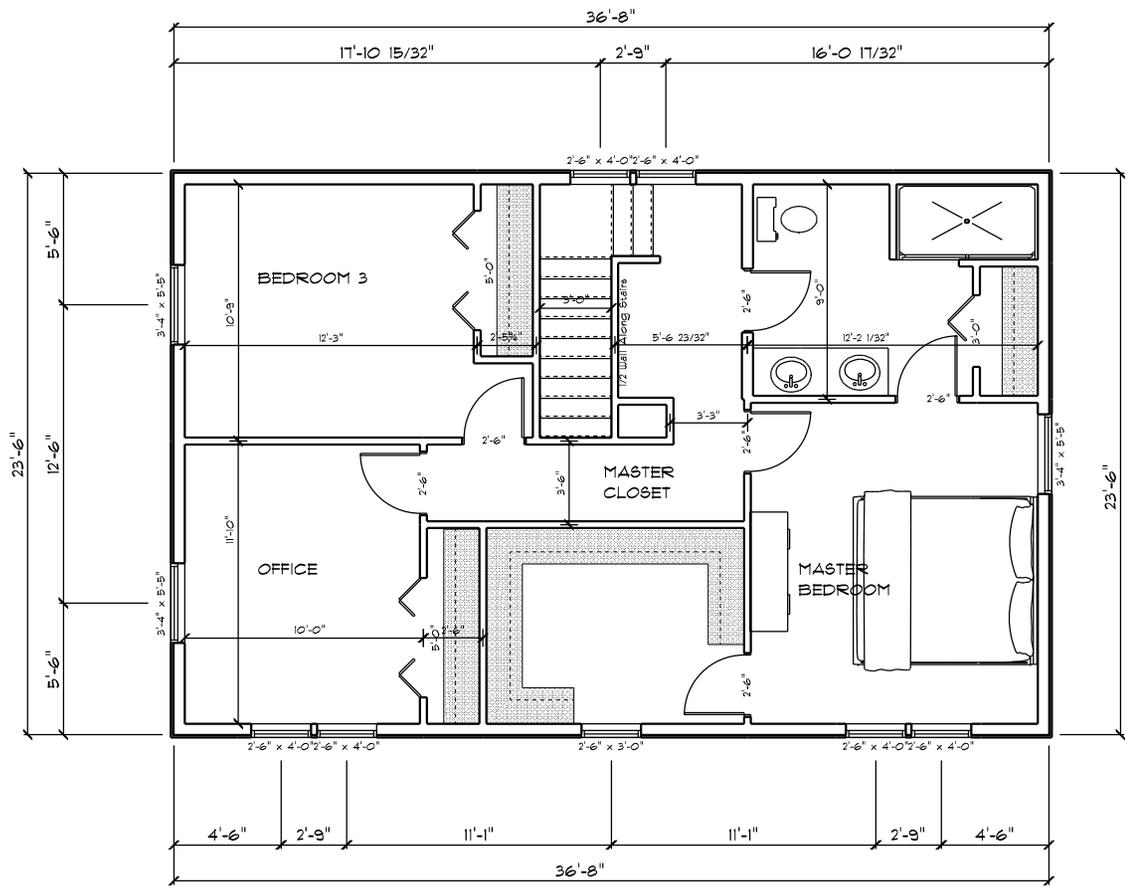


CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN,
OR REPORT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT
I AM A FULLY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE
OF MINNESOTA

Mark D. Kemper
MARK D. KEMPER, PLS 18407

DATED THIS 31ST DAY OF DECEMBER, 2013

CERTIFICATE OF SURVEY



2ND FLOOR PLAN



Front Elevation



Left Elevation



Rear Elevation



Right Elevation



Client

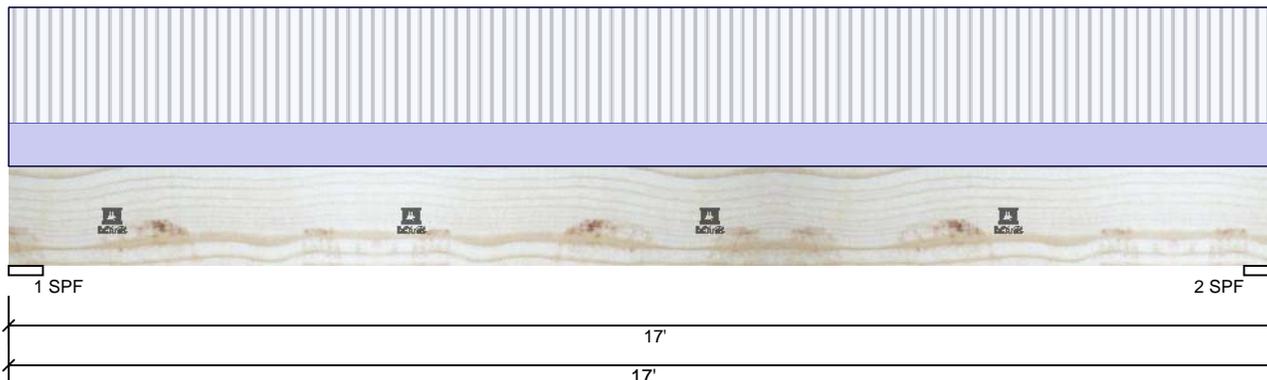
Shipping

Project Name:

Job#:

Quantity 1 (2pcs.)

Description:

Stenerson,Cummings IB 2.0E-2900Fb 1.75" X 16" 2-Ply1/3/2014 11:33 AM
Page 1 of 1
Designer:

Type: Girder
Plies: 2
Moisture Condition: Dry
Deflection LL: 360
Deflection TL: 240
Importance: Normal
Temperature: Temp <= 100°F

Application: Floor
Design Method: ASD
Building Code: IBC/IRC
Load Sharing: No
Deck: Not Checked
Vibration: Not Checked

Reactions

Brg	Live	Dead	Snow	Wind	Const
1	3935	1606	0	0	0
2	3935	1606	0	0	0

Bearings

Bearing	Input Length	In Analysis	Cap. React	D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	5.500"	3.750"	99%	1606 / 3935	5541	L	D+L
2 - SPF	5.500"	3.750"	99%	1606 / 3935	5541	L	D+L

Analysis	Actual	Location	Allowed	Capacity	Load Comb.	Ld. Case
Moment	22714 ft-lb	8'6"	26645 ft-lb	0.852 (85%)	D+L	L
Shear	4640 lb	17' 5/8"	10640.0 lb	0.436 (44%)	D+L	L
LL Defl inch	0.327 (L/602)	8'6 1/16"	0.547 (L/360)	0.600 (60%)	L	L
TL Defl inch	0.460 (L/428)	8'6 1/16"	0.820 (L/240)	0.560 (56%)	D+L	L

Design OK.

Design Notes

- 1 Fasten all plies using (3) rows of 16d common nails at 12" o.c. Refer to International Beams literature for installation requirements and alternate fasteners.
- 2 Girders are designed to be supported on the bottom edge only.
- 3 Top loads must be supported equally by all plies.
- 4 Top unbraced.
- 5 Bottom unbraced.

ID	Load Type	Location	Trib Width	Side	Dead	Live	Snow	Wind	Const.	Comments
1	Uniform		12-0-0	Top	15 PSF	40 PSF	0 PSF	0 PSF	0 PSF	
	Self Weight				15.94 PLF					

Notes

INTERNATIONAL BEAMS INC. IS RESPONSIBLE ONLY FOR THE STRUCTURAL ADEQUACY OF THIS COMPONENT BASED ON THE DESIGN CRITERIA AND LOADING SHOWN. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO ENSURE COMPONENT SUITABILITY AND TO VERIFY DIMENSIONS.

Lumber

1. Dry service conditions, unless noted otherwise

2. LVL shall not be treated with fire retardant or corrosive chemicals.

Handling & Installation

1. LVL beams must not be cut or drilled. Exception: Hole sizes and locations indicated in engineered design.
2. Refer to latest copy of IB literature for installation requirements and multi-ply fastening details.
3. Damaged beams must not be used
4. Design assumes top and bottom edges are continuously laterally braced by sheathing, framing

at maximum 24 inches o.c., or directly attached rigid ceiling unless specified otherwise in engineering notes.

5. Provide lateral support at bearing points to avoid lateral displacement and rotation
6. For flat roofs provide proper drainage to prevent ponding. Roof surface must slope >= 1/4 inch per foot.

IB LVL Evaluations:

ICC ESR-2913
CCMC 13507-R
APA PR-L283
ON Ministry ruling No. 10-21-258 (13507-R)

Manion Lumber and Truss
220 N River St, mn
Cass
56473
218-746-3200

