PETERSSEN/KELLER
architecture

Camp/Hale Residence
3347 East Calhoun Parkway, Minneapolis, MN 55408

PROJECT DESCRIPTION

Location:

The address of the property is 3347 East Calhoun Parkway, Minneapolis, MN 55408. The lot is zoned R1-A and sits within the SH (Shoreland Overlay District). City Staff determined that the site is not located on a steep slope or bluff.

Existing Site:

The existing site consists of one existing single family residence and a detached two car garage. The residence was built in 1904 and has been modified and renovated over the years. The house is non-conforming as to front yard setback (existing 13'-6" vs. 20'-0" required) and South side yard setback (generally 2'-10" existing vs. 5'-0" required) requirements. The existing house is 2.5 stories and approximately 25'-0" in height. The neighboring sites include the 3-story commercial use structure to the North (the Zen Center), and a 2.5 story single family residence to the South.

Proposed Project:

The maintenance and improvements to the existing home include:

a) Replacing the existing hip roof and non-conforming dormers with a gable roof with dormers that conform to the required 5'-0" setback. The height of the house would be under the required 30'-0" height limit (approximately 29'-0"). **The existing footprint is unchanged.**
b) Restoration and renovation of the existing non-conforming 1st floor sunroom and 2nd floor screen porch at the front of the home. The proposed design creates an open front entry at the first floor, and moves the existing 2nd floor screen porch to the South so as to align the 1st and 2nd floor structures. This will significantly improve the aesthetics of the home and restore the traditional detailing and proportions of the original 1904 home. The overall non-conformity will decrease with the changes. **The existing footprint is unchanged.**
c) Removal of the existing asbestos siding and restoration of the original cedar lap siding and trim detailing of the original 1904 home.
d) Addition of a mudroom at the rear of the home, connecting the existing house with the garage. The attached garage will respect the required side yard setback of 5'-0".
e) Renovation of the existing kitchen.

Required Variances:

Based on our analysis and our pre-application meeting with City staff, the proposed project requires the following variances:

1) Request for a variance to decrease the front setback from the required 20'-0" to 13'-6" for the renovation of the existing 2nd floor screen porch. **The existing building footprint is unchanged.**
2) Request for a variance to decrease the side yard setback from the South property line from the required 5'-0" to 4'-0" for the renovation of the existing 2nd floor screen porch. **The existing building footprint is unchanged.**
3) Request for a variance to decrease the side yard setback from the South property line from the required 5'-0" to 2'-11" (not including eaves) for the new gable roof. **The existing building footprint is unchanged, and the new dormers are setback the require 5'-0".**

Design Team Contact & Applicant:

Peterssen/Keller Architecture
1610 West Lake Street
Minneapolis, Minnesota 55408
612-353-4920
Contact: Gabriel Keller, Gabriel@pkarch.com

PETERSSEN/KELLER
architecture

March 5th, 2014

VARIANCE APPLICATION: Camp/Hale Residence, 3347 East Calhoun Parkway, Minneapolis, MN 55408

Response to Variance Questions from Application

VARIANCE #1
Request for a variance to decrease the front setback from the required 20'-0" to 13'-6" for the renovation of the existing 2nd floor screen porch.

1) "Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone":
    - The original home was built on the existing footprint in 1904 and has been non-conforming as to the front yard setback since the 20'-0" setback requirement was established for R1-A.
    - Any renovations or improvements to the property within the existing setback requirements will require a variance because of the existing non-conformity, presenting a practical difficulty.
    - The existing 2nd floor porch appears to be built without adequate structural support, and the proposed project will align it with bearing points on the 1st floor sunroom.
    - The proposed design is significantly more expensive than other alternatives, and has not been chosen based on economic considerations.
    - The existing home is no longer well-proportioned or historically appropriate. The proposed design remedies this issue but requires the requested variance to do so.
    - The Applicant has recently purchased the home, and is not responsible for the existing site conditions or building location.
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 proposed renovation of the 2nd floor front porch is a reasonable use of the property as it:
        - Restores and repairs the front façade and home to a similar state and style of the original 1904 home.
        - Does not increase the non-conformity of the front of the home in totality, nor does it change the building footprint.
    - It is our understanding that the front setback ordinance was established to create a harmonious relationship between adjacent homes along a block, and to prevent undue encroachment on the sidewalk and streets. Uniform or similar front yard setbacks are also intended to protect the sight lines of adjacent houses to the front and front/side. The proposed renovations of the front of the house keep with the spirit and intent of the ordinance and comprehensive plan:
        - Does not increase the non-conformity of the front of the home in totality, nor does it change the building footprint.
        - The proposed design is setback considerably from the parkway/street because of the large boulevard, and thus does not negatively impact the streetscape.
        - The adjacent properties have significant side setbacks from this property, limiting any impact.
        - The two adjacent properties have front yard setbacks that are similar and also non-conforming.
        - The proposed project improves the condition of a decrepit and foreclosed property.

        - The proposed project restores and repairs the front façade and home to a similar state and style of the original 1904 home.
        - The proposed project maintains the existing single family residential use, and is within the required FAR and height restrictions of its zoning district.

3) "The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of 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 variance, if granted, will support the character of the neighborhood:
        - The proposed design restores and repairs the front façade and home to a similar state and style of the original 1904 home. The design will complement the surrounding architecture of the ECCO neighborhood and the Minneapolis Lakes Area.
        - The open front porch will create a more welcoming entrance and street façade.
        - The two adjacent properties have front yard setbacks that are similar and also non-conforming.
    - The proposed variance, if granted, will not be injurious to the use or enjoyment of other property in the vicinity:
        - Does not increase the non-conformity of the front of the home in totality, nor does it change the building footprint.
        - The proposed design does not impact the sight lines of the adjacent properties.
        - The adjacent properties have significant side setbacks from this property, limiting any impact.
        - The two adjacent properties have front yard setbacks that are similar and also non-conforming.
    - The proposed variance, if granted, will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties:
        - The removal of the existing asbestos siding (as per all local, state and federal abatement requirements) will improve the long term health and safety of the neighboring properties.
        - The proposal has no impact on the utilization of the adjacent properties.
        - Does not increase the non-conformity of the front of the home in totality, nor does it change the building footprint.

VARIANCE #2

Request for a variance to decrease the side yard setback from the South property line from the required 5'-0" to 4'-0" for the renovation of the existing 2nd floor screen porch.

1) "Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone":
    - The original home was built on the existing footprint 1904 and has been non-conforming as to the side setback since the 5-'0" setback requirement was established.
    - The existing 2nd floor porch appears to be built without adequate structural support, and the proposed project will align it with bearing points on the 1st floor sunroom.
    - The proposed design is significantly more expensive than other alternatives, and has not been chosen based on economic considerations.
    - The existing home is no longer well-proportioned or historically appropriate. The proposed design remedies this issue but requires the variance to do so.
    - The Applicant has recently purchased the home, and is not responsible for the existing site conditions or building location.

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 proposed renovation of the 2nd floor front porch is a reasonable use of the property as it:
        - Restores and repairs the front façade and home to a similar state and style of the original 1904 home.
        - Does not increase the non-conformity in totality, or footprint of the non-conformity.
    - It is our understanding that the side setback ordinance was established to create a harmonious relationship between adjacent homes, to prevent undue encroachment on adjacent properties, and to create adequate fire separation between buildings. The proposed renovations of the front of the house keep with the spirit and intent of the ordinance and comprehensive plan:
        - Does not increase the non-conformity or change the building footprint.
        - Is setback considerably from the adjacent properties.
        - Improves the condition of a decrepit and foreclosed property.
        - Will meet all building code required fire separation requirements.
        - Restores and repairs the front façade and home to a similar state and style of the original 1904 home.
        - Maintains the single family use within the required FAR and height restrictions of the zoning district.
3) "The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of 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 variance, if granted, will support the character of the neighborhood:
        - The proposed design restores and repairs the front façade and home to a similar state and style of the original 1904 home. The design will complement the surrounding architecture of the ECCO neighborhood and the Minneapolis Lakes Area.
        - The open front porch will create a more welcoming entrance and street façade.
    - The proposed variance, if granted, will not be injurious to the use or enjoyment of other property in the vicinity:
        - Does not increase the non-conformity or change the building footprint.
        - Does not impact the sight lines of the adjacent properties.
        - The adjacent properties have significant side setbacks from this property, limiting any impact.
    - The proposed variance, if granted, will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties:
        - The removal of the existing asbestos siding (as per all local, state and federal abatement requirements), will improve the long term health and safety of the neighboring properties.
        - The proposal has no impact on the utilization of the adjacent properties.
        - Does not increase the non-conformity or change the building footprint.

VARIANCE #3

Request for a variance to decrease the side yard setback from the South property line from the required 5'-0" to 2'-11" (not including eaves) for the new gable roof.

1) "Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone":
    - The original home was built on the existing footprint 1904 and has been non-conforming as to the side setback since the 5-'0" setback requirement was established.
    - Any window replacement on the attic level to maintain their current use is prohibited because of the dormer is 2'-10" from the side property line. This creates a clear practical difficulty.
    - The existing roof is not structured according to modern structural requirements, and any increase in the framing size would either eliminate the use of the current interior space or require a variance.
    - The existing roof is not insulated, and cannot be insulated and vented to current code without a variance.
    - The proposed design is more expensive than other alternatives, and has not been chosen based on economic considerations.
    - The Applicant has recently purchased the home, and is not responsible for the existing site conditions or building location.
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 proposed gable roof is a reasonable use of the property as it:
        - Restores and repairs the existing upper level to current structural and energy code requirements.
        - Does not increase the non-conformity in totality, or footprint of the non-conformity.
        - Eliminates the existing non-conforming dormer.
    - It is our understanding that the side setback ordinance was established to create a harmonious relationship between adjacent homes, to prevent undue encroachment on adjacent properties, and to create adequate fire separation between buildings. The proposed renovations of the front of the house keep with the spirit and intent of the ordinance and comprehensive plan:
        - Does not increase the non-conformity in totality, or footprint of the non-conformity.
        - Eliminates the existing non-conforming dormer.
        - Is setback considerably from the adjacent properties.
        - Improves the condition of a decrepit and foreclosed property.
        - Will meet all building code required fire separation requirements.
        - Maintains the existing residential single family use, and is within the required FAR and height restrictions of the zoning district.
3) "The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of 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 variance, if granted, will support the character of the neighborhood:
        - The proposed design restores and repairs the home to a similar state and style of the original 1904 home. The design will complement the surrounding architecture of the ECCO neighborhood and the Minneapolis Lakes Area.
    - The proposed variance, if granted, will not be injurious to the use or enjoyment of other property in the vicinity:

- Does not increase the non-conformity in totality, or footprint of the non-conformity.
- Does not impact the sight lines of the adjacent properties.
- The adjacent properties have significant side setbacks from this property, limiting any impact.

- The proposed variance, if granted, will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties:
  - Eliminating the existing non-conforming dormer will increase the fire safety of the structure.
  - The removal of the existing asbestos siding as per all local, state and federal abatement requirements, will improve the long term health and safety of the neighboring properties.
  - The proposal has no impact on the utilization of the adjacent properties.
  - Does not increase the non-conformity in totality, or footprint of the non-conformity.

Gabriel Keller

From: Gabriel Keller <gabriel@pkarch.com>
Sent: Thursday, March 06, 2014 9:37 AM
To: Monica Smith (nrp@eastcalhoun.org)
Cc: 'carl@pkarch.com'; Tom Camp (tom@pockethercules.com); Leslie Hale (lesliehale117 @yahoo.com)
Subject: 3347 East Calhoun Parkway
Attachments: 3347 East Calhoun Pkwy Set.pdf; Camp Hale Project Description.pdf; Camp Hale Variance Response.pdf; Photos 03.pdf

Monica,

As we discussed a few weeks ago, we are requesting a variance for the renovation of a home on Lake Calhoun and would like to present to the ECCO Livability Committee on March 17th. The home was built in 1904, and is located at 3347 East Calhoun Parkway. The project renovates the existing home:

1) Removes the existing asbestos siding and restoring the home to its original cedar lap siding detailing.
2) Renovates the front sunroom and screen porch to create a more historically appropriate and welcoming front facade.
3) Replaces the existing hip roof with a gable roof to meet modern energy and building codes. The new roof design and detailing will mimic the many similar examples in the Minneapolis Lakes area neighborhoods. The new roof height will be under the required 30'-0" height.

The existing home is non-conforming as to front and side yard setbacks, and as such the proposed project requires a variance for front and side yard setbacks. **The proposed project does not change the footprint of the existing house.**

We are in the process of submitting our application to the City planning department and plan to be on the agenda for the April 17th Board of Adjustment meeting. This was planned to allow opportunity for us to present and request support from the ECCO committee as well as the full board.

I have attached our application material. Please let me know if you or anyone in the neighborhood has any questions on the project.

Best,

Gabe

Gabriel Keller, Assoc. AIA
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612.353.4920 p
612.353.4932 f
612.554.3166 m
www.pkarch.com
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Gabriel Keller

From: Gabriel Keller <gabriel@pkarch.com>
Sent: Thursday, March 06, 2014 9:44 AM
To: Lisa Bender
Cc: 'carl@pkarch.com'; Leslie Hale (lesliehale117@yahoo.com); Tom Camp (tom@pockethercules.com)
Subject: 3347 East Calhoun Parkway
Attachments: 3347 East Calhoun Pkwy Set.pdf; Camp Hale Project Description.pdf; Camp Hale Variance Response.pdf; Photos 03.pdf

Lisa,

I wanted to let you know that we are in the process of requesting a variance for the renovation of a home on Lake Calhoun. We are in the process of submitting our application to the City planning department and plan to be on the agenda for the April 17th Board of Adjustment meeting. We will be presenting to the ECCO Livability Committee on March 17th and the ECCO board on April 3rd.

A few notes on the project:

The home was built in 1904, and is located at 3347 East Calhoun Parkway. The project renovates the existing home:

1) Removes the existing asbestos siding and restoring the home to its original cedar lap siding detailing.
2) Renovates the front sunroom and screen porch to create a more historically appropriate and welcoming front facade.
3) Replaces the existing hip roof with a gable roof to meet modern energy and building codes. The new roof design and detailing will mimic the many similar examples in the Minneapolis Lakes area neighborhoods. The new roof height will be under the required 30'-0" height.

The existing home is non-conforming as to front and side yard setbacks, and as such the proposed project requires a variance for front and side yard setbacks. **The portion of the project that requires a variance does not change the footprint of the existing house.**

I have attached our application material. Please let me know if you or anyone in the neighborhood has any questions or concerns on the project. We believe it will be a fantastic restoration and addition to the neighborhood!

Best,

Gabe

Gabriel Keller, Assoc. AIA
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Minneapolis, Minnesota 55408
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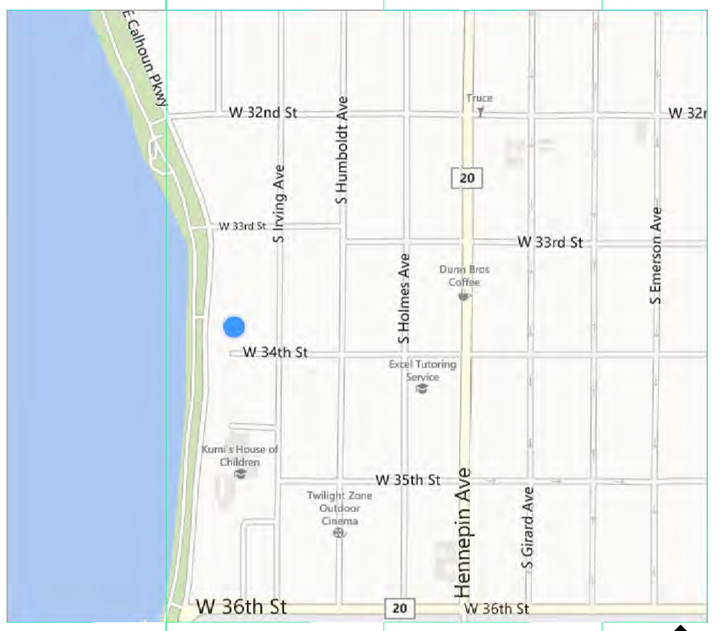

1 LOCATION MAP

N.T.S

CODE REVIEW:

ZONING: R1A/SH

LOT SIZE: 40.14 X 138.71 X 40 X 135.09

FAR CALCULATIONS: 5474 SF (BY SURVEY)
FAR: .5 OF LOT SIZE
MAX FAR: 2737 SF

EXISTING:
-1ST FLOOR: 1344 SF
-2ND FLOOR: 922 SF
-TOTAL: 2266 SF

PROPOSED:
-1ST FLOOR: 1945 W/GARAGE (W/O FRONT OPEN PORCH)
-2ND FLOOR: 958 SF
-SUBTOTAL: 2903 SF -250 SF GARAGE CREDIT= **TOTAL: 2653**

SETBACKS:
FRONT: 20'
REAR & INTERIOR SIDE: 5'

GENERAL NOTES:

1. ALL EXISTING WALL DIMENSIONS TO FINISH UNLESS NOTED OTHERWISE. ALL NEW WALL DIMENSIONS TO FRAMING UNLESS NOTED OTHERWISE.
2. 1/2" GYP BD ON ALL WALLS - TYP. 5/8" GYP. BD. ON ALL CEILINGS - TYP.
3. ALL CONSTRUCTION SHALL CONFORM TO ALL CODES APPLICABLE AT THE TIME OF PERMIT ISSUANCE.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYMENT OF THEIR OWN PERMITS, LICENSES AND INSURANCES.
5. CONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS AND DIMENSIONS NOTED IN THESE DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSEQUENT WORK.
6. INSTALL ALL FLASHING & DOORS PER SPECIFIED DOOR INSTALLATION INSTRUCTIONS.
7. PROVIDE BLOCKING AT ALL CABINET FIXTURES AND EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.
8. SEE PRODUCT SPECIFICATION DOCUMENT FOR INTERIOR FINISHES & INSTALLATION REQUIREMENTS.
9. SEE DOOR SCHEDULE FOR ADDITIONAL DOOR INFORMATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SCHEDULES AND DRAWINGS.
10. ELECTRICAL SUBCONTRACTOR TO COORDINATE ELECTRICAL DESIGN REQUIREMENTS WITH MECHANICAL SYSTEMS DESIGN, LIGHTING & LIGHTING CONTROL DESIGN, A-V SYSTEMS DESIGN AND ANY OTHER ASSOCIATED TRADES IN DESIGN OF THE COMPLETE ELECTRICAL SYSTEM. ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR PERFORMANCE OF THE COMPLETE ELECTRICAL SYSTEM. SEE PRODUCT AND MATERIALS SCHEDULE FOR ADDITIONAL INFORMATION.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO DESIGNER FOR REVIEW AND APPROVAL FOR ALL DOOR,WINDOW, MILLWORK, CABINETRY, DOOR & CABINET HARDWARE. PROVIDE PRODUCT AND/OR FINISH SAMPLES WHEN REQUESTED. ARCHITECT APPROVAL MUST BE GIVEN PRIOR TO ORDERING.
12. CONTRACTOR-PROPOSED PRODUCT SUBSTITUTIONS MUST BE OF EQUAL OR GREATER QUALITY AND APPEARANCE TO THE SPECIFIED PRODUCT, AND MUST BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO PURCHASE OF PRODUCT.
13. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO P/K FOR REVIEW AND APPROVAL FOR ALL MECHANICAL AND HVAC SYSTEMS, PROVIDE PRODUCT AND/OR FINISH SAMPLES WHEN REQUESTED. ARCHITECT APPROVAL MUST BE GIVEN PRIOR TO ORDERING.

CAMP-HALE RESIDENCE

3347 EAST CALHOUN PKWY. MINNEAPOLIS, MN 55408

Owner
Leslie Hale & Tom Camp
3347 East Calhoun Pkwy.
Minneapolis, MN 55408

Architect:
P/K Architecture
1610 West Lake St
Minneapolis, MN 55408
612.353.4920
Contact: Carl Olson

Contractor:
G3 Development
612.386.8841
Contact: Don Gooley

Engineer:
Mattson Macdonald Young
Basset Creek Business Center
901 North 3rd Street Suite 100
Minneapolis, MN 55401819-1679
(612) 827-7825
Contact: Joe Cain

SHEET INDEX

- T-001 TITLE SHEET
- A-001 EXISTING SITE PLAN
- A-002 PROPOSED SITE PLAN
- A-101 PROPOSED MAIN LEVEL FLOOR PLAN
- A-102 PROPOSED UPPER LEVEL FLOOR PLAN
- A-103 PROPOSED ATTIC LEVEL FLOOR PLAN
- A-200 EXTERIOR ELEVATION
- A-201 EXTERIOR ELEVATION
- A-202 EXTERIOR ELEVATION
- A-201S EXTERIOR ELEVATIONS
- A-202S EXTERIOR ELEVATIONS
- A-203S EXTERIOR ELEVATIONS
- AB-100 EXISTING BASEMENT PLAN
- AB-101 EXISTING MAIN LEVEL FLOOR PLAN
- AB-102 EXISTING UPPER LEVEL FLOOR PLAN
- AB-200 EXISTING EXTERIOR ELEVATIONS
- AB-201 EXISTING EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

P/K
PETERSSEN/KELLER
architecture
1610 W LAKE ST
MINNEAPOLIS, MN 55408
612.353.4920

CAMP HALE RESIDENCE
3347 East Lake Calhoun Parkway
Minneapolis, MN 55408

DESCRIPTION	DATE
REVIEW	2.19.14
LUA	3.04.14

T-001

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3/4/2014 4:58:32 PM, Copyright 2013 Petersen/Keller Architecture

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 WWW.ADVSUR.COM

SURVEY FOR: ***PETERSSEN / KELLER ARCHITECTURE***

SURVEYED: March, 2014 DRAFTED: March 12, 2014

LEGAL DESCRIPTION:
Lot Thirteen (13), Block Three (3), McCrory's Rearrangement of parts of Blocks Forty-eight (48) and Forty-nine (49), Calhoun Park, including any portion of any street, alley, other city property, transportation right of way, or other right of way, adjacent thereto, vacated or to be vacated, together with all rights, privileges, easements and appurtenances thereto, attached or belonging, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said Hennepin County. Together with the parcels described on the rider attached hereto and made a part hereof.

All that part of the 33-foot wide former right-of-way of the Minneapolis and St. Paul Suburban Railroad Company between Blocks 2 and 3 of McCrory's Rearrangement of parts of Blocks 49 and 49 Calhoun Park lying between the Easterly extensions of the North line and the South line of Lot 13, Block 3, said McCrory's Re-arrangement and lying Westerly of a line distant 7 feet Westerly from, measured at right angles to and parallel with the center-line of said former right-of-way as the same exists between the South line of West 33rd Street and the North line of West 34th Street.

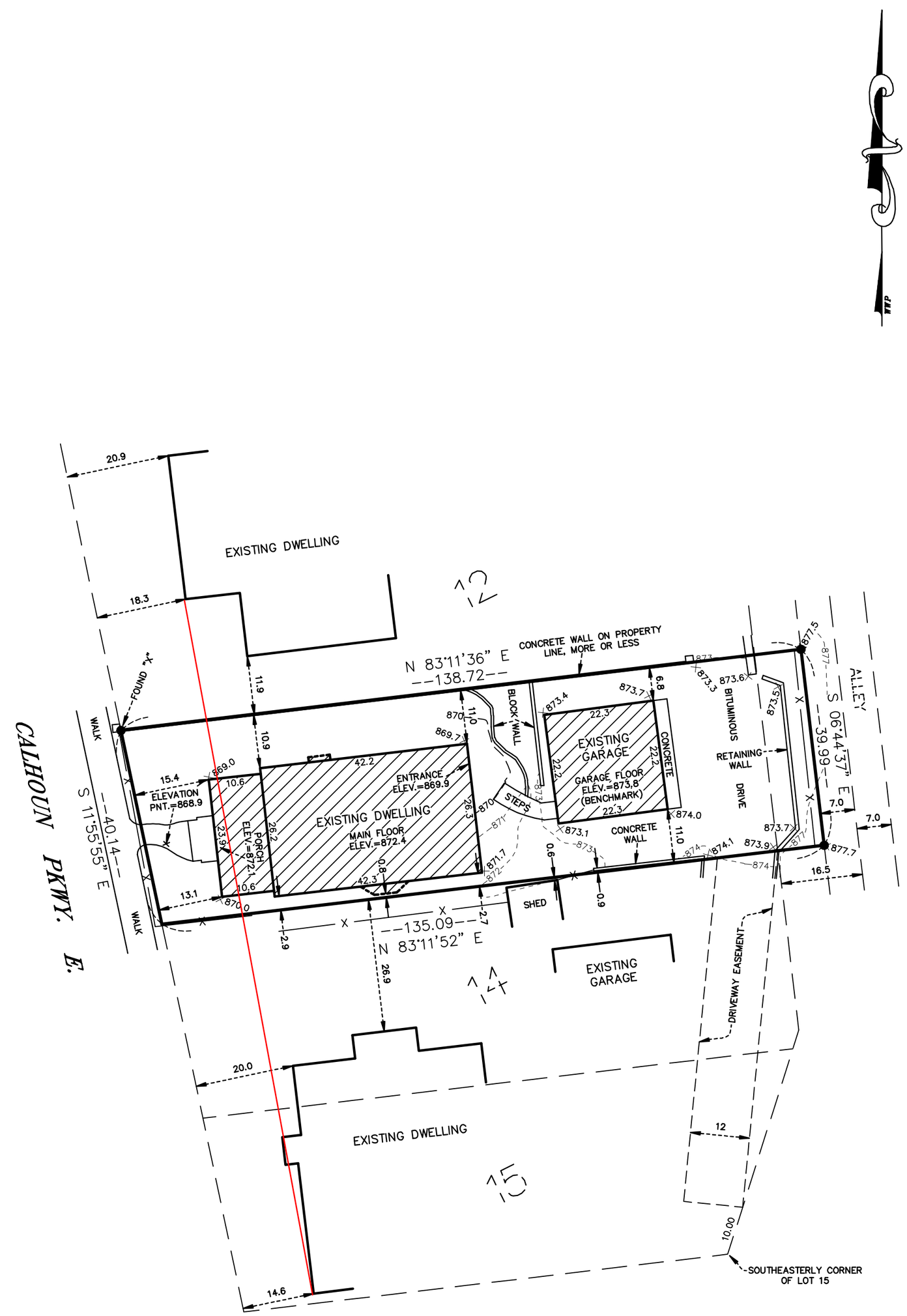
Together with a non-exclusive easement for driveway purposes over, upon, and across a strip of land 12 feet in width across Lots 14 and 15, Block 3, McCrory's Rearrangement of parts of Blocks 48 and 49 Calhoun Park, the Easterly line of said strip being the Westerly line of the following described tract of land: Beginning at the Southeasterly corner of said Lot 15; thence Northeasterly along the Easterly line of said Lot 15, a distance of 10 feet to the point of beginning of the tract to be described; thence Northeasterly along the Easterly line of said Lots 15 and 14, a distance of 38.03 feet, more or less to an angle point on the Easterly line of said Lot 14; thence Northerly along the Easterly line of said Lot 14, 36.58 feet, more or less, to the Northeasterly corner of said Lot 14, thence Southerly across said Lots 14 and 15 in direct line, to the point of beginning.

SCOPE OF WORK & LIMITATIONS:
1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site. Elevations shown are on an assumed datum.
5. The legal description shown is per previous survey provided to us, dated June 11, 2012.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes found iron pipe, unless otherwise noted.

CERTIFICATION:
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Licensed Land Surveyor under the laws of the state of Minnesota.

Signature: *James H. Parker* Typed Name: James H. Parker Reg. No.: 9235



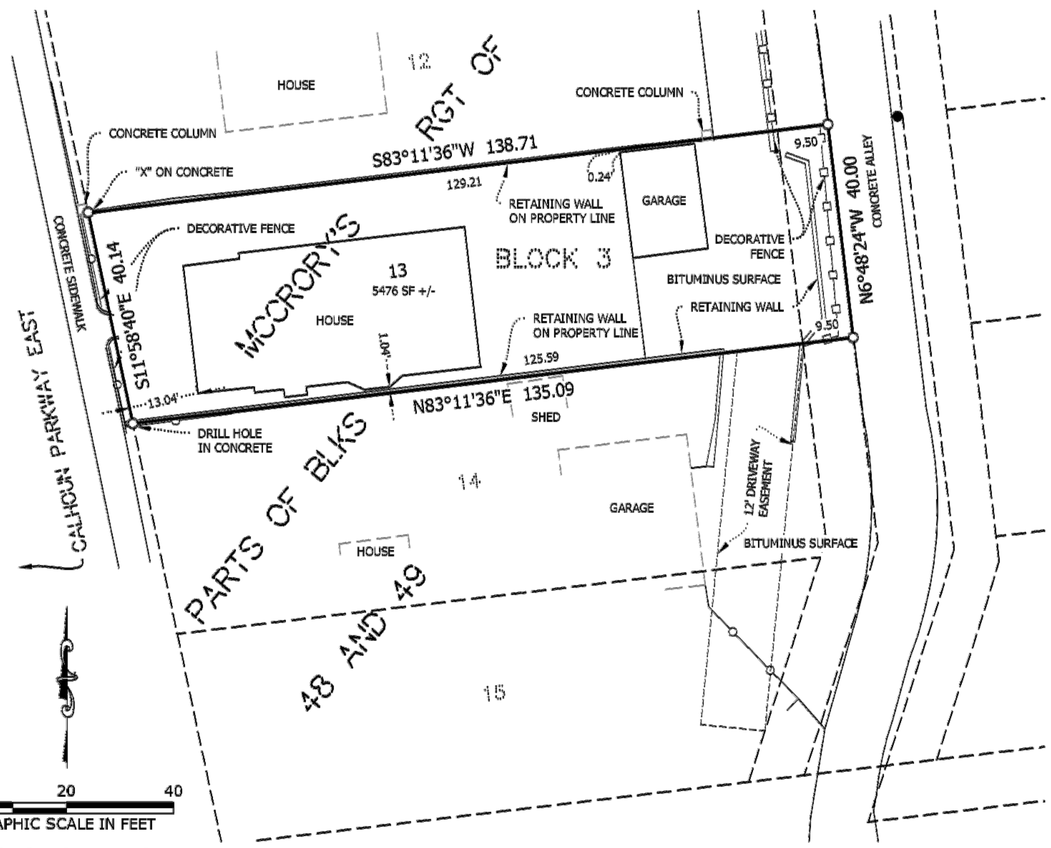
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

DWG. NO. 140074 WP

CERTIFICATE OF SURVEY



● DENOTES IRON MONUMENT FOUND

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED "STANTEC 23682"

V:\11938\temporary\McCrory's Lot 13, Blk 3\XSXT.dwg 6/11/2012 4:40 PM

LEGAL DESCRIPTION

(PER DOC 3802196)

Lot Thirteen (13), Block Three (3), McCrory's Rearrangement of parts of Blocks Forty-eight (48) and Forty-nine (49), Calhoun Park, including any portion of any street, alley, other city property, transportation right of way, or other right of way, adjacent thereto, vacated or to be vacated, together with all rights, privileges, easements and appurtenances thereto, attached or belonging, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said Hennepin County. Together with the parcels described on the rider attached hereto and made a part hereof.

All that part of the 33-foot wide former right-of-way of the Minneapolis and St. Paul Suburban Railroad Company between Blocks 2 and 3 of McCrory's Rearrangement of parts of Blocks 49 and 49 Calhoun Park lying between the Easterly extensions of the North line and the South line of Lot 13, Block 3, said McCrory's Re-arrangement and lying Westerly of a line distant 7 feet Westerly from, measured at right angles to and parallel with the center-line of said former right-of-way as the same exists between the South line of West 33rd Street and the North line of West 34th Street.

Together with a non-exclusive easement for driveway purposes over, upon, and across a strip of land 12 feet in width across Lots 14 and 15, Block 3, McCrory's Rearrangement of parts of Blocks 48 and 49 Calhoun Park, the Easterly line of said strip being the Westerly line of the following described tract of land: Beginning at the Southeasterly corner of said Lot 15; thence Northeasterly along the Easterly line of said Lot 15, a distance of 10 feet to the point of beginning of the tract to be described; thence Northeasterly along the Easterly line of said Lots 15 and 14, a distance of 38.03 feet, more or less to an angle point on the Easterly line of said Lot 14; thence Northerly along the Easterly line of said Lot 14, 36.58 feet, more or less, to the Northeasterly corner of said Lot 14, thence Southerly across said Lots 14 and 15 in direct line, to the point of beginning.

I hereby certify that this CERTIFICATE OF SURVEY was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Linda H. Brown,
Professional Land Surveyor
Minnesota License Number 23682
11 June 2012

Stantec

St. Cloud Office
3717 23rd Street South
Saint Cloud, MN 56301
Phone: 320-251-4553
Fax: 320-251-6252
Website:www.stantec.com

SURVEY BY :	MM
DRAWN BY :	RGH
DESIGNED BY :	
APPROVED BY :	LHB
DATE :	06-11-12
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TCF NATIONAL BANK
CERTIFICATE OF SURVEY
801 MARQUIETTE AVENUE
MINNEAPOLIS, MN 55402

XSXT
PROJECT NUMBER
V101
SHEET NUMBER
V101

1 EXISTING SITE PLAN

N

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1610 W LAKE ST
MINNEAPOLIS, MN 55408
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CAMP HALE RESIDENCE

3347 East Lake Calhoun Parkway
Minneapolis, MN 55408

DESCRIPTION	DATE
REVIEW	2.19.14
LUA	3.04.14

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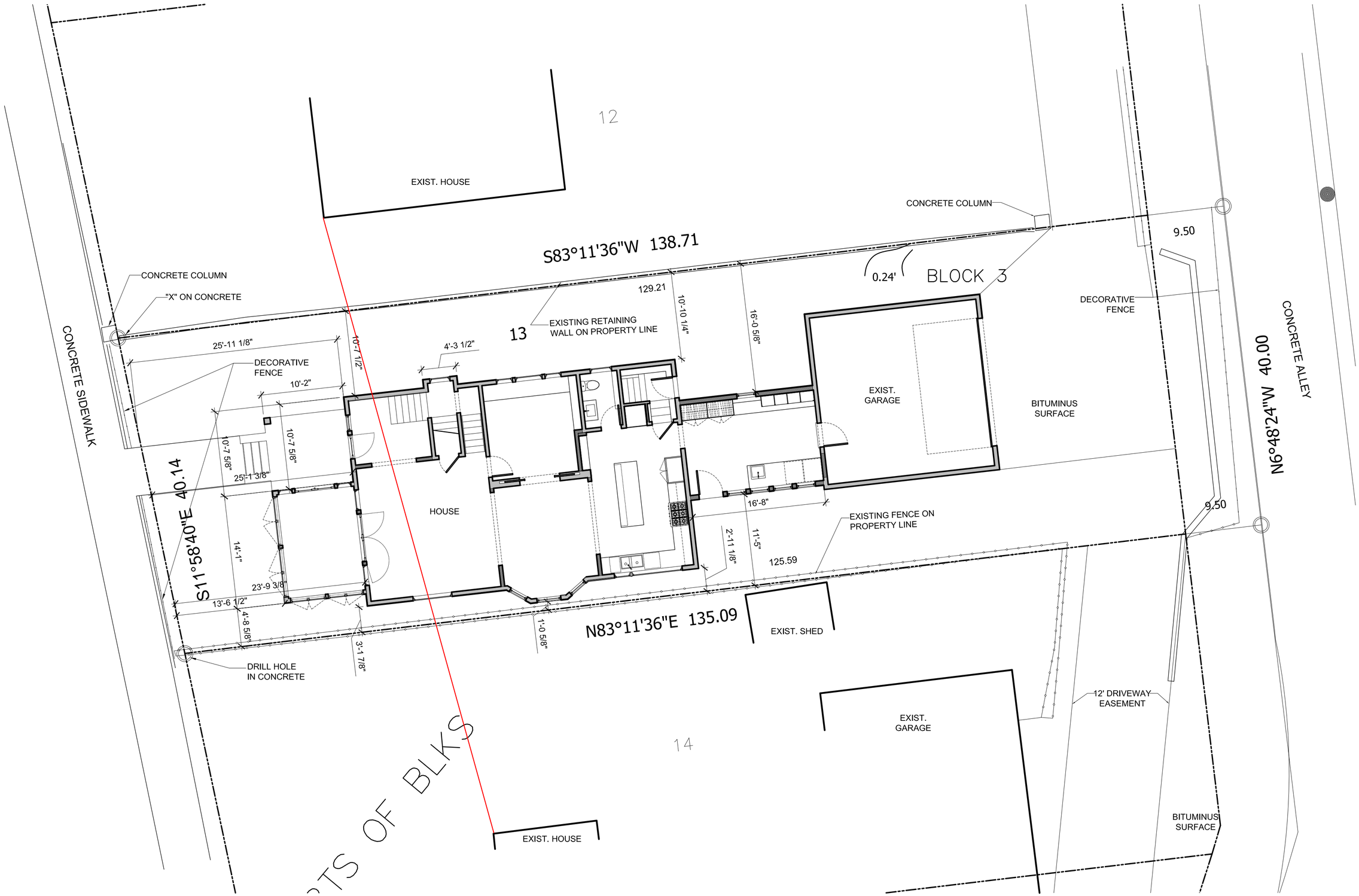

1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

N

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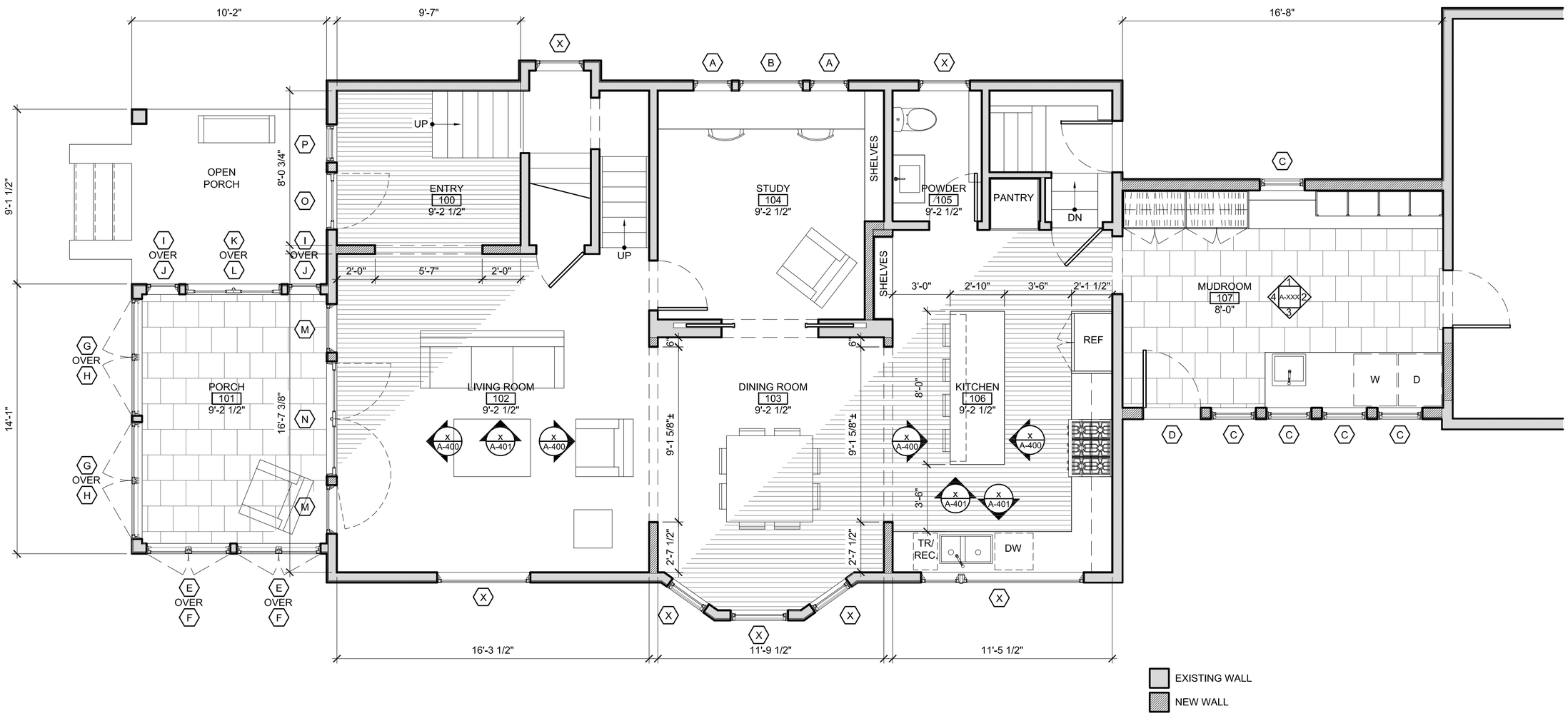

1 MAIN LEVEL FLOOR PLAN- OPTION A

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

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Minneapolis, MN 55408

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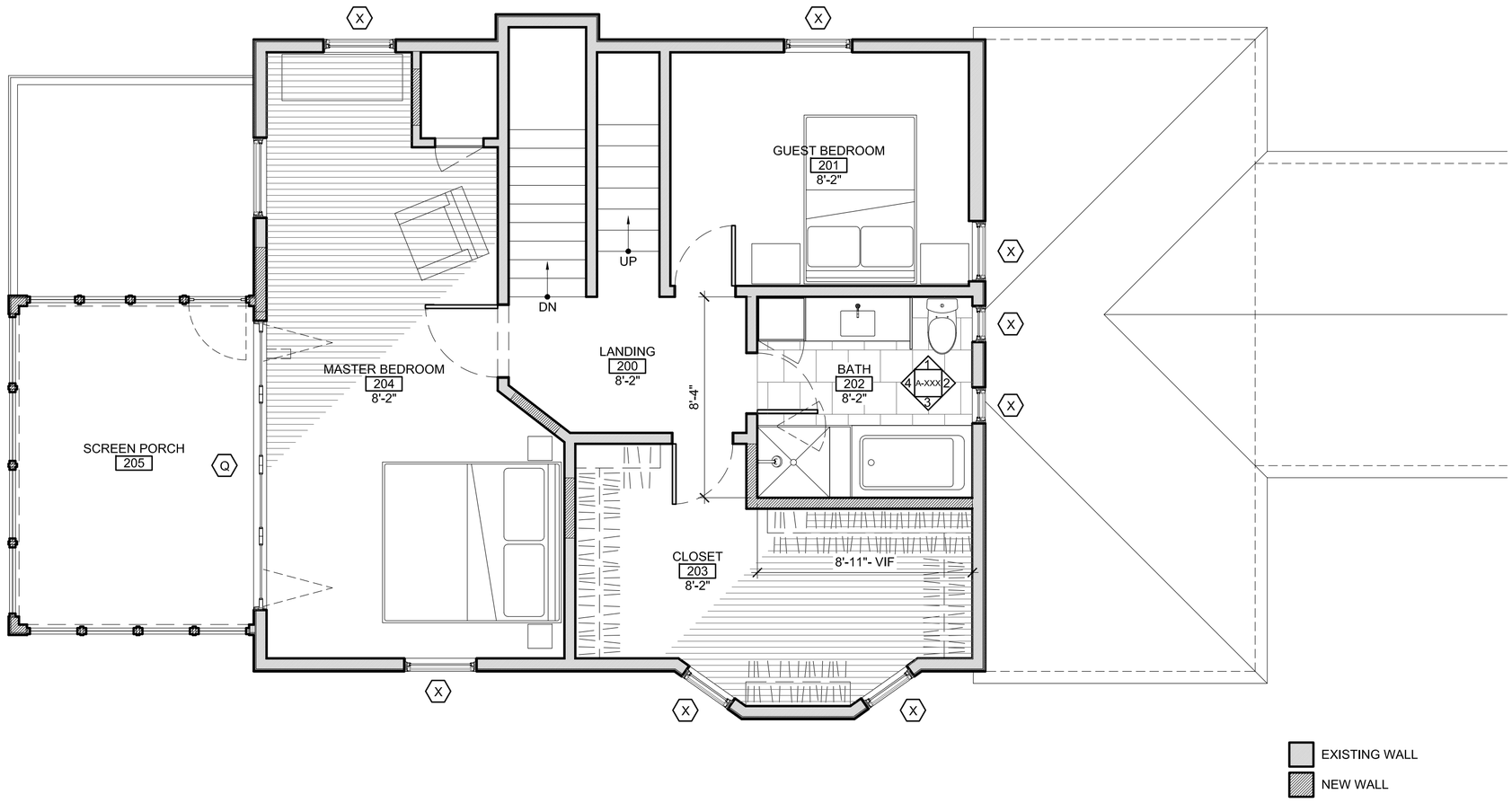

1 UPPER LEVEL FLOOR PLAN- PROPOSED

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

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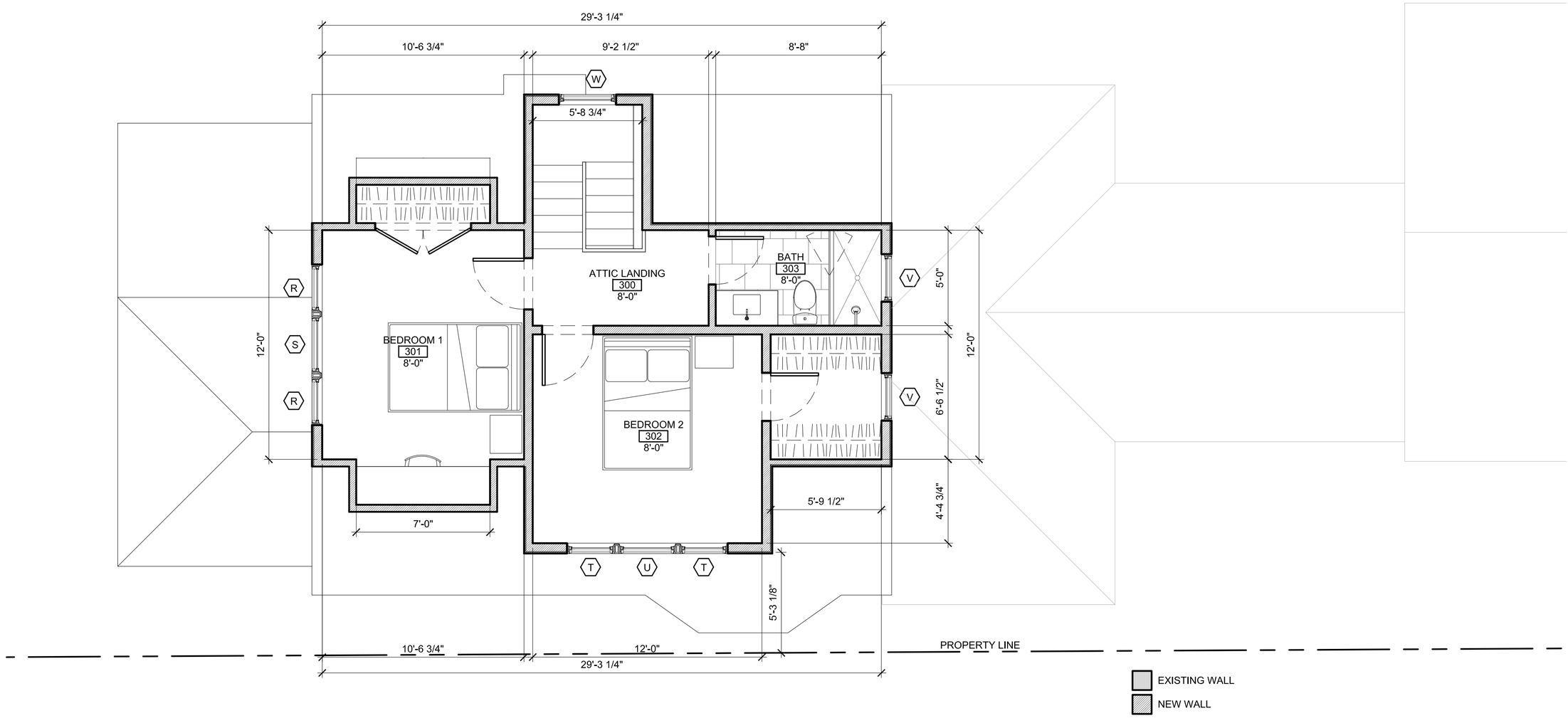

1 ATTIC LEVEL FLOOR PLAN- PROPOSED

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

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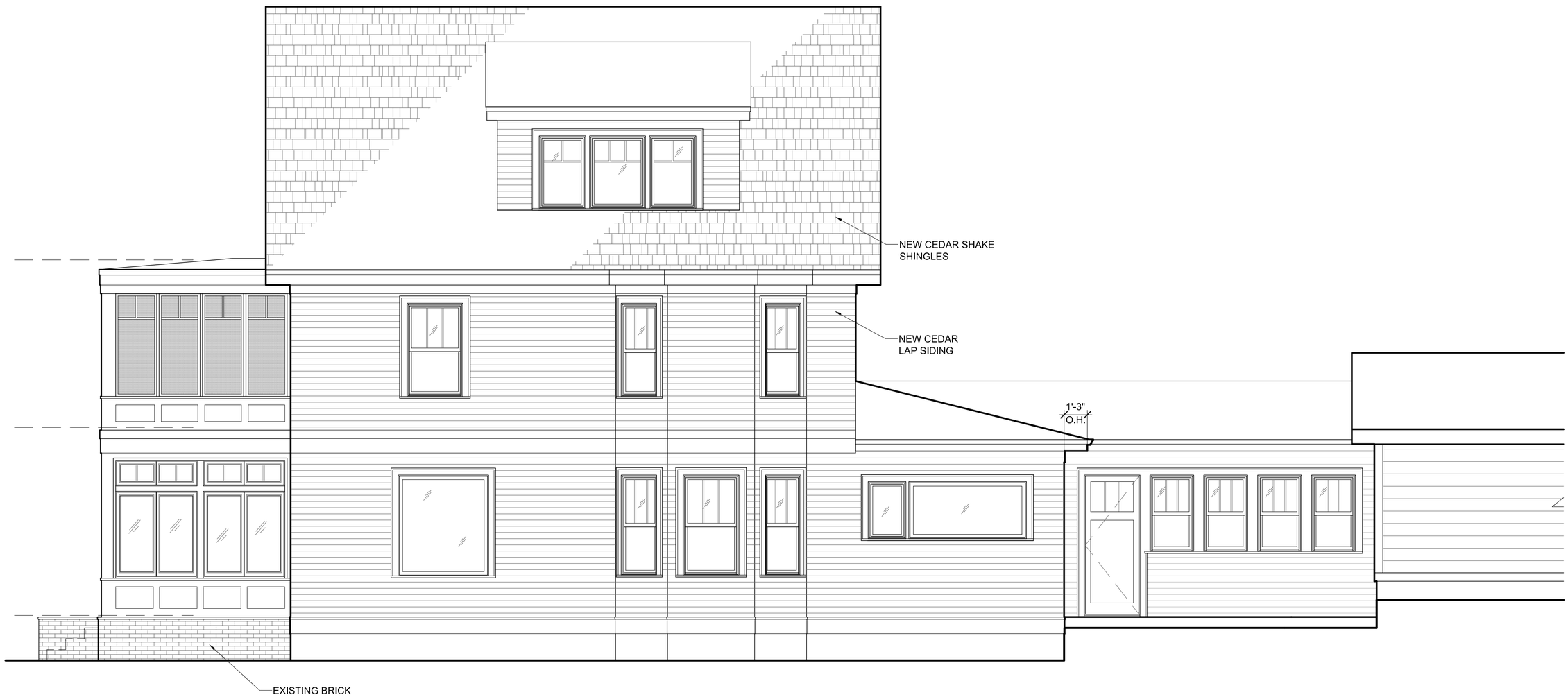

1 SOUTH ELEVATION- PROPOSED

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

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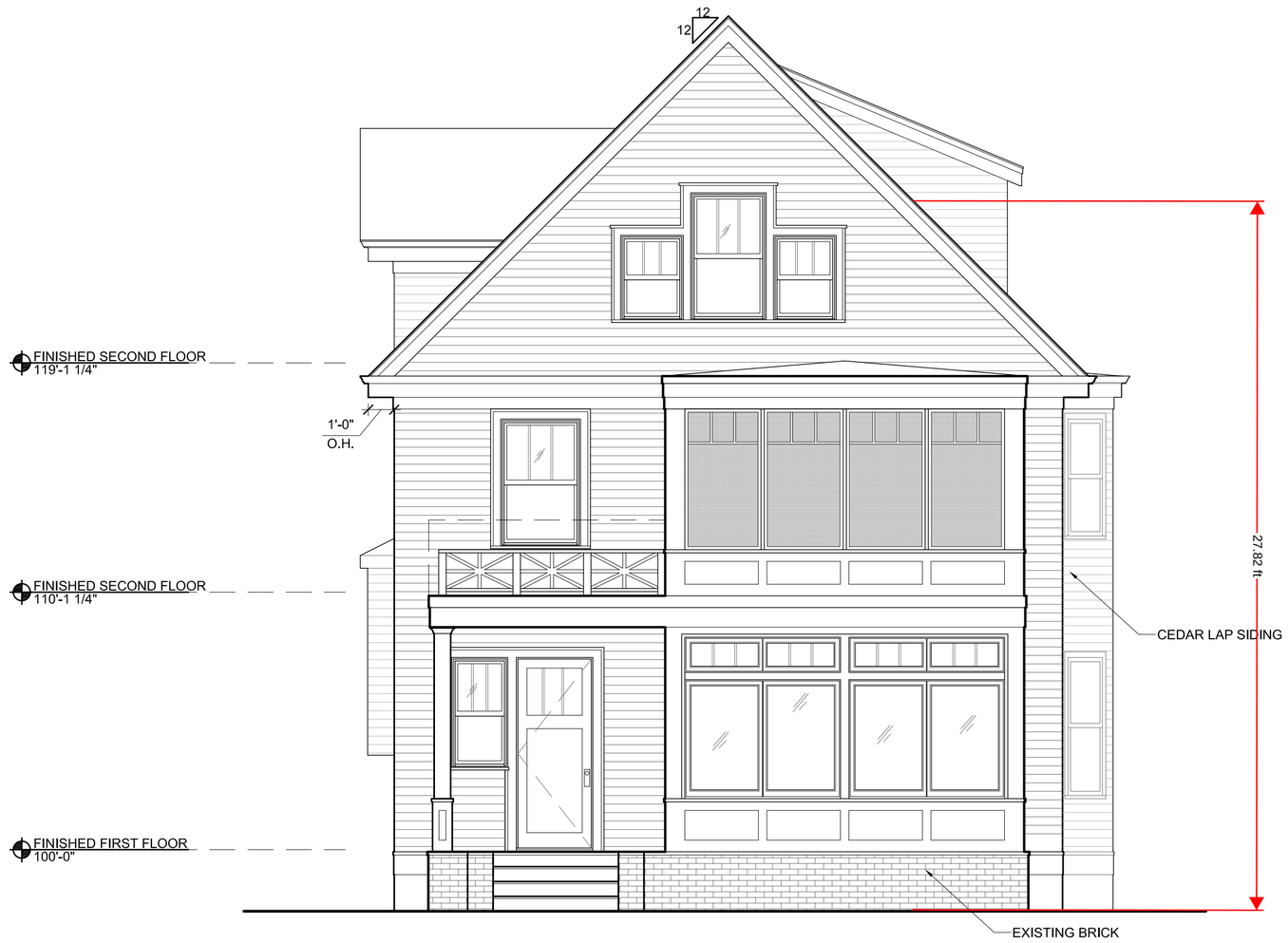

1 WEST ELEVATION- PROPOSED

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

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1 NORTH ELEVATION- PROPOSED

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

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1 WEST ELEVATION

SCALE: 3/16"=1'-0"

2 SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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DESCRIPTION	DATE

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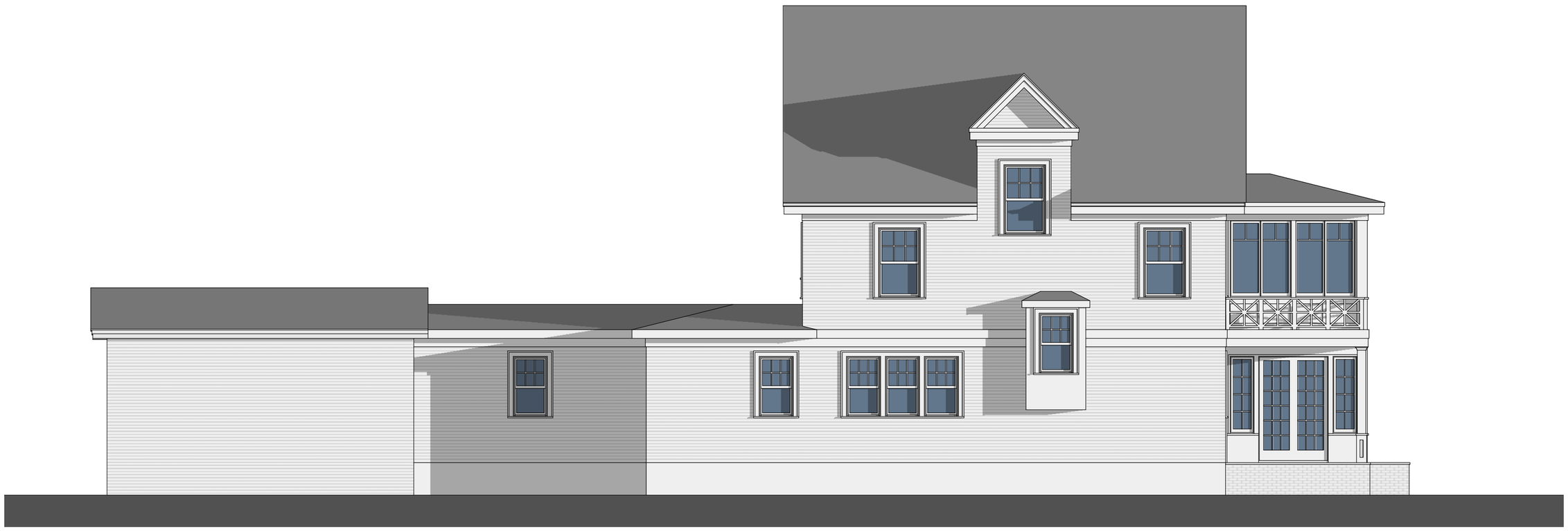
1 EAST ELEVATION

SCALE: 3/16"=1'-0"



2 NORTH ELEVATION

SCALE: 3/16"=1'-0"

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1 NORTHEAST PERSPECTIVE

2 SOUTHEAST PERSPECTIVE

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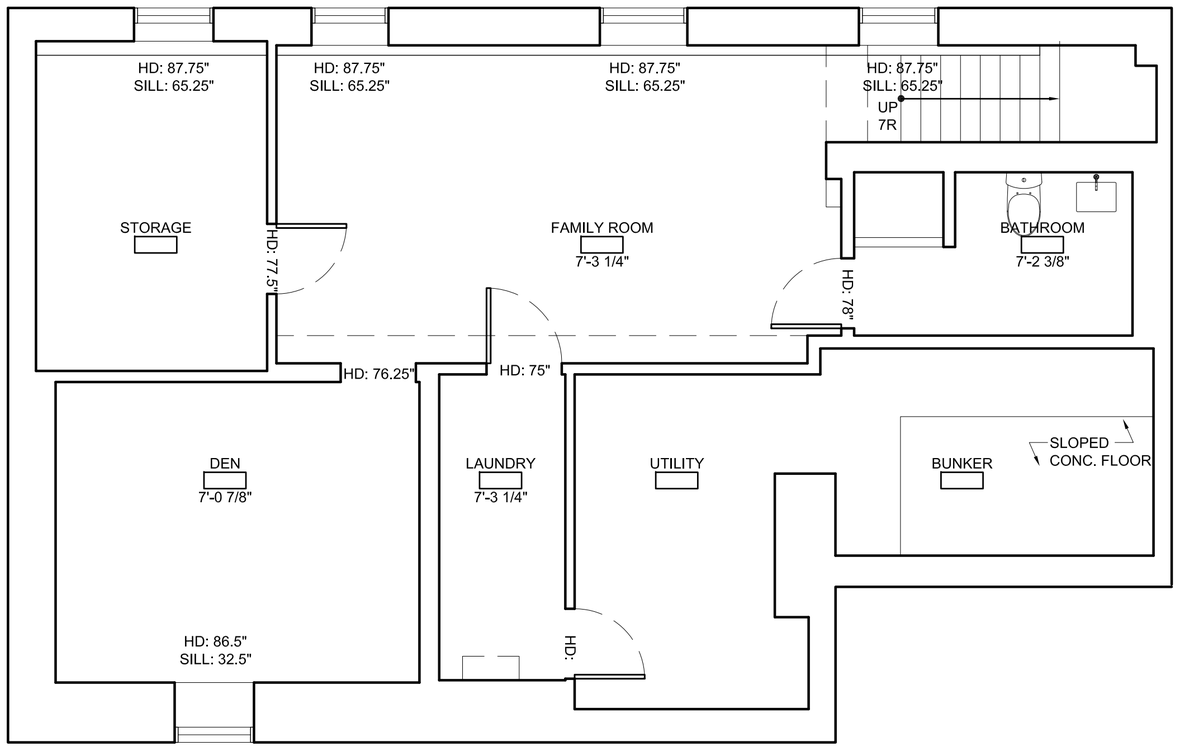

1 LOWER LEVEL FLOOR PLAN- EXISTING

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

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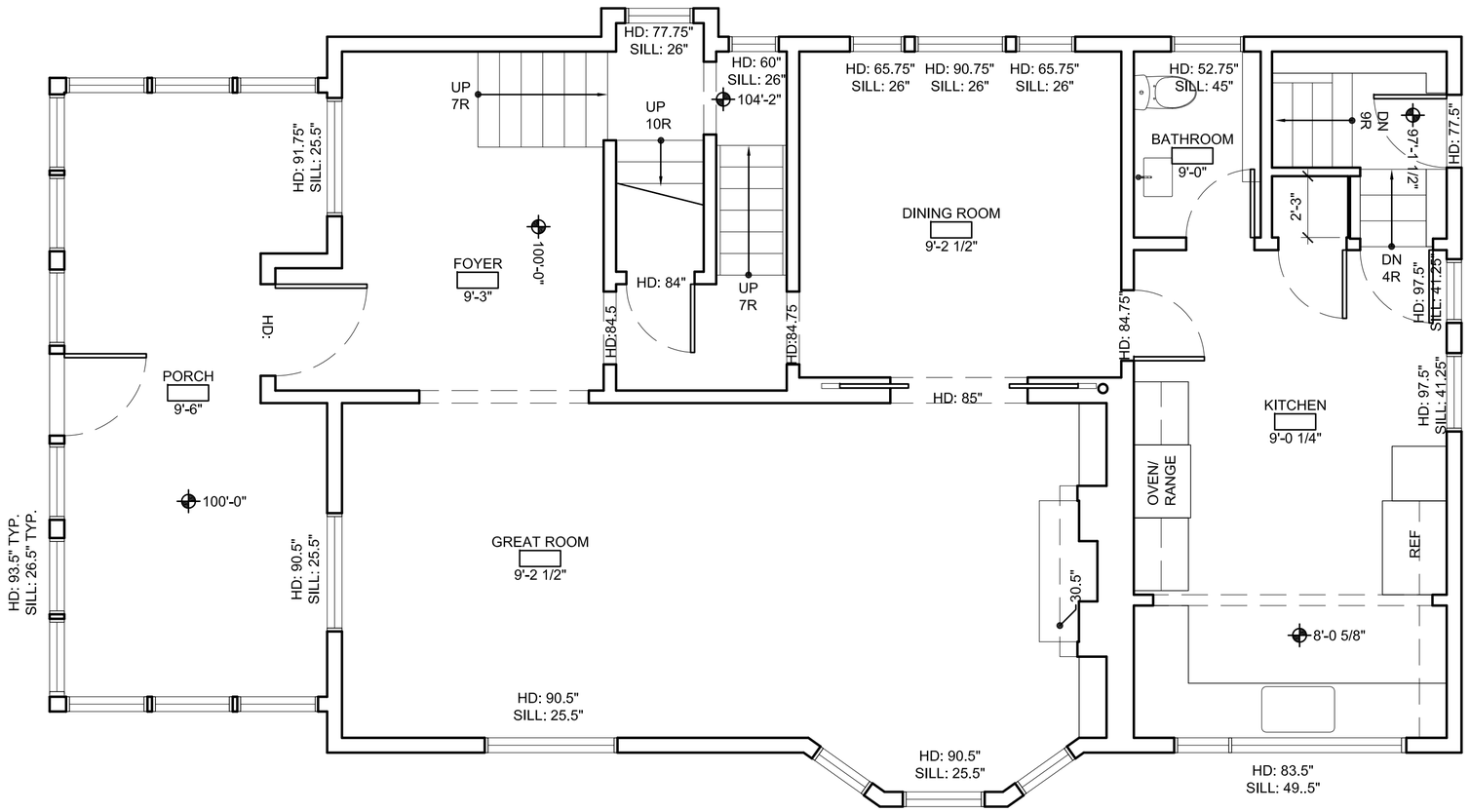

1 MAIN LEVEL FLOOR PLAN- EXISTING

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

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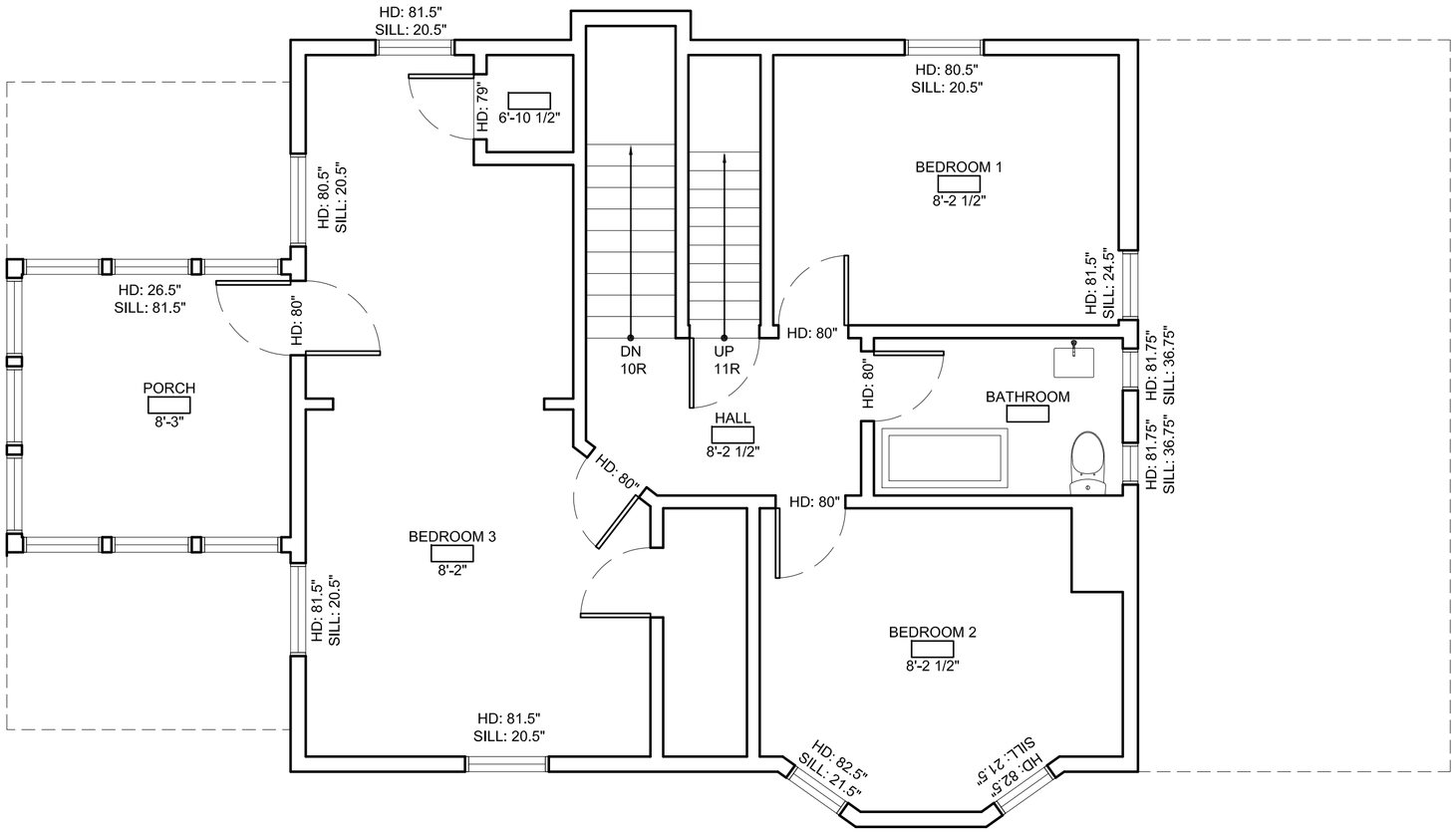

1 UPPER LEVEL FLOOR PLAN- EXISTING

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

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1 SOUTH ELEVATION- EXISTING

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

2 WEST ELEVATION- EXISTING

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

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1 NORTH ELEVATION- EXISTING

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2 EAST ELEVATION- EXISTING

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

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IRVING AVE S

S Irving Av
E Calhoun Pkwy

STREET VIEW
3370-3398 E Calhoun Pkwy
Minneapolis, MN 55408 – approximate address
Minnesota Zen
Meditation Center
W 34th St
ECCO
Google

FUJITSU

Home of Dr. M. Russell Wilcox, 3343 Calhoun Boulevard, Minneapolis.

More Info

12002 CALHOUN BOULEVARD, MINNEAPOLIS, MINN.

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To whom it may concern:

I have reviewed the Camp/Hale's project for 3347 East Calhoun Parkway with them and I have no objections.

Nancy Brantingham 3-14-14

Signature Date

Address:

3352 Irving Ave., So
Minneapolis, MN 55408

To whom it may concern:

I have reviewed the Camp/Hale's project for 3347 East Calhoun Parkway with them and I have no objections.

on behalf of MZMC

K. Johnson

Signature

March 20, 14

Date

3343

Address:

3343 E Calhoun Pkwy

Mpls. MN

55408