



**CPED STAFF REPORT**  
Prepared for the City Planning Commission

CPC Agenda Item #3  
April 23, 2014  
BZZ-6494

**LAND USE APPLICATION SUMMARY**

*Property Location:* 3965 Minnehaha Avenue  
*Project Name:* 555 Addition  
*Prepared By:* [Hilary Dvorak](#), Principal Planner, (612) 673-2639  
*Applicant:* Thomas Rief  
*Project Contact:* Jonathan Wood  
*Request:* An approximate 1,800 square foot addition to an existing commercial building which will add one dwelling unit to the property

*Required Applications:*

<b>Site Plan Review</b>	For an approximate 1,800 square foot addition to an existing commercial building which will add one dwelling unit to the property
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**SITE DATA**

<b>Existing Zoning</b>	CI Neighborhood Commercial District
<b>Lot Area</b>	5,078 square feet/.117 acres
<b>Ward(s)</b>	12
<b>Neighborhood(s)</b>	Howe; adjacent to Hiawatha
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Commercial Corridor (Minnehaha Avenue)
<b>Small Area Plan(s)</b>	<a href="#">38<sup>th</sup> Street Station Area Plan</a>

<b>Date Application Deemed Complete</b>	March 26, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	May 25, 2014	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The property is located on the northeast corner of Minnehaha Avenue and East 40<sup>th</sup> Street. The site is currently occupied by a two-story mixed-use building and a detached garage. The first floor of the building is used as a tattoo studio and art gallery and the second floor is occupied by a single dwelling unit.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The site is surrounded by residential properties of varying densities and small-scale commercial uses. The site is located in the Howe neighborhood and is adjacent to the Hiawatha neighborhood. Both neighborhoods are part of the Longfellow Community Council.

**PROJECT DESCRIPTION.** The applicant is proposing to demolish the detached garage and construct a new two-story addition to the existing mixed-use building. The first floor of the existing building will remain a tattoo studio and art gallery and the addition will be a single dwelling unit. The addition will be approximately 1,800 square feet in size and will include a new two-car attached garage.

**RELATED APPROVALS.** No land use applications have been reviewed for this site.

**PUBLIC COMMENTS.** No public comments have been submitted regarding the project. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### SITE PLAN REVIEW

The Department of Community Planning and Economic Development has analyzed the application based on the required [findings](#) and [applicable standards](#) in the site plan review chapter:

#### **I. Conformance to all applicable standards of Chapter 530, Site Plan Review.**

##### **Building Placement and Design – *Requires alternative compliance***

- The existing building is located within 3 feet of the front property line along Minnehaha Avenue and within 10 feet of the corner side property line along East 40<sup>th</sup> Street. The addition will be constructed towards the back of the existing building and will be located between 5 and 13 feet from the corner side property line. The addition will reinforce the street wall, maximize natural surveillance and visibility and facilitate pedestrian access and circulation.
- The addition will be located between 5 and 13 feet from the corner side property line. Alternative compliance is required.
- The area between the building and the front and corner side property lines are covered in turf grass except where the sidewalk and driveway are located.
- The entrance to the tattoo studio and art gallery is oriented towards the intersection of Minnehaha Avenue and East 40<sup>th</sup> Street. The entrance to the dwelling unit will be oriented towards East 40<sup>th</sup> Street.
- There will be a new two-car attached garage on the site. It will be accessed from East 40<sup>th</sup> Street.

- The first floor of the east elevation is 45 feet in length and blank. The use on the first floor of the building facing the east property line is the garage and shop area. While there isn't a window requirement on this side of the property, CPED is recommending that clearstory windows be installed in this portion of the building to break up the long blank wall.
- The exterior material of the existing building is vertical galvanized metal siding. The applicant is proposing to use the same material on the addition.
- The side and rear walls of the building will be similar to the front of the building once the addition is complete.
- Plain face concrete block is not being used as an exterior material.
- The windows in the commercial portion of the building are not changing as part of the addition. The residential portion of the building has a window requirement along Minnehaha Avenue and East 40<sup>th</sup> Street. Alternative compliance is required. See **Table I**.
- The entire ground floor of the building facing Minnehaha Avenue contains active functions. However, only 62 percent of the ground floor of the building facing East 40<sup>th</sup> Street contains active functions. Alternative compliance is required.
- The roof pitch of the existing building is pitched and the addition will have a similarly pitched roof line. Buildings in the area have both pitched and flat roofs.

**Table I. Percentage of Windows Required for Elevations Facing a Public Street, Sidewalk, Pathway, or On-Site Parking**

Residential Uses	Code Requirement		Proposed	
	1 <sup>st</sup> Floor along Minnehaha Avenue	20% minimum	32 sq. ft.	38%
2 <sup>nd</sup> Floor along Minnehaha Avenue	10% minimum	18 sq. ft.	27%	48 sq. ft.
1 <sup>st</sup> Floor along East 40 <sup>th</sup> Street	20% minimum	63 sq. ft.	3%	8 sq. ft.
2 <sup>nd</sup> Floor along East 40 <sup>th</sup> Street	10% minimum	59 sq. ft.	15%	88 sq. ft.

**Access and Circulation – Meets requirements**

- The entrance to the tattoo studio and art gallery is directly connected to the public sidewalk. The entrance to the dwelling unit will be connected to the public sidewalk via a 4-foot wide walkway.
- There will be a new two-car attached garage on the site. It will be accessed from East 40<sup>th</sup> Street.
- The site does not have access to a public alley.
- There is no maximum impervious surface requirement in the CI zoning district. The applicant is proposing to have approximately 2,100 square feet of green space on the site or approximately 41 percent of the site.

**Landscaping and Screening – Meets requirements with Conditions of Approval**

- The applicant is required to provide 1 tree and 5 shrubs on the site. The applicant did not submit a landscaping plan. CPED is recommending that the tree and shrub requirement be met on site.

**Table 2. Landscaping and Screening Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	5,078 sq. ft.
<b>Building footprint</b>	--	2,417 sq. ft.
<b>Remaining Lot Area</b>	--	2,661 sq. ft.
<b>Landscaping Required</b>	532 sq. ft.	2,100 sq. ft.
<b>Canopy Trees (1: 500 sq. ft.)</b>	1 tree	0 trees
<b>Shrubs (1: 100 sq. ft.)</b>	5 shrubs	0 shrubs

**Additional Standards – Meets requirements**

- There will be a new two-car attached garage on the site.
- The building addition will not block views of important city elements.
- The building addition will not cast shadows on public spaces. However, the addition will cast minimal shadows on the adjacent residential properties.
- The building addition will have minimal wind effects on the surrounding area.
- There will be exterior lights located on the street sides of the building and one located on the north side of the building. An outdoor space for the residential portion of the development will be fenced in for privacy and security purposes.
- The site is neither locally designated nor located in a historic district.

**2. Conformance with all applicable regulations of the zoning ordinance.**

The proposed use is *permitted* in the CI District.

**Off-street Parking and Loading – Meets requirements**

- The size of the tattoo studio and art gallery is 720 square feet. Given the size of this space there is no parking requirement as it is exempt from the minimum parking requirements. The parking requirement for the dwelling unit is one space. There will be a new two-car attached garage on the site for the residential portion of the development.
- The bicycle parking requirement for a tattoo studio is three spaces. However, existing buildings have grandfathered rights from the bicycle parking requirement. While this is the case there is no customer parking on the site. Therefore, CPED is recommending that at least three bicycle parking spaces be provided on site.

**Building Bulk and Height – Meets requirements**

**Table 3. Building Bulk and Height Requirements**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Lot Area</b>	--	5,078 sq. ft. / .12 acres
<b>Gross Floor Area (GFA)</b>	--	4,712 sq. ft.
<b>Maximum Floor Area Ratio (GFA/Lot Area)</b>	1.7	.93
<b>Maximum Building Height</b>	2.5 stories or 35 feet, whichever is less	22 ft.

**Residential Lot Requirements – Meets requirements**

**Table 4. Residential Lot Summary**

	<b>Code Requirement</b>	<b>Proposed</b>
<b>Dwelling Units (DU)</b>	--	1 DUs
<b>Density (DU/acre)</b>	--	8.3 DU/acre

**Yard Requirements – Meets requirements**

**Table 5. Minimum Yard Requirements**

	<b>Zoning District</b>	<b>Overriding Regulations</b>	<b>Total Requirement</b>	<b>Proposed</b>
<b>Front</b>	10 ft. for the first 25 feet from the interior property line	--	10 ft.	42 ft.
<b>Interior Side (North)</b>	7 ft.	--	7 ft.	7 ft.
<b>Rear</b>	7 ft.	--	7 ft.	7 ft.
<b>Corner Side</b>	0 ft.	--	0 ft.	5 ft.

**Signs – Meets requirements**

- There is an existing sign located over the door for the tattoo studio and art gallery which will remain. No other signage is proposed.

**Dumpster Screening – Meets requirements with Conditions of Approval**

- The applicant has not indicated where on the site the trash and recycling containers will be located. To meet the requirements of the zoning code the refuse and recycling containers shall be enclosed on all four sides by screening compatible with the principal structure not less than two feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. CPED is recommending that the refuse and recycling containers be enclosed per these standards.

**Screening of Mechanical Equipment** – *Meets requirements with Conditions of Approval*

- The applicant has not indicated where on the site the mechanical equipment will be located. To meet the requirements of the zoning code the mechanical equipment shall be screened with a fence, vegetation or the building itself. CPED is recommending that the mechanical equipment be screened per these standards.

**Lighting** – *Meets requirements*

- There will be exterior lights located on the street sides of the building and one located on the north side of the building

**Impervious Surface Area** – *Not applicable*

**Specific Development Standards** – *Not applicable*

**Overlay District Standards** – *Not applicable*

**3. Conformance with the applicable policies of *The Minneapolis Plan for Sustainable Growth*.**

*The Minneapolis Plan for Sustainable Growth* identifies the site as Mixed Use on the future land use map. Minnehaha Avenue is also identified as a Community Corridor. The proposed development is consistent with the following principles and policies outlined in the comprehensive plan:

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

1.4.1 Support a variety of commercial districts and corridors of varying size, intensity of development, mix of uses, and market served.

**Land Use Policy 1.9: Through attention to the mix and intensity of land uses and transit service, the City will support development along Community Corridors that enhances residential livability and pedestrian access.**

1.9.1 Support the continued presence of existing small-scale retail sales and commercial services along Community Corridors.

1.9.2 Support new small-scale retail sales and services, commercial services, and mixed uses where Community Corridors intersect with Neighborhood Commercial Nodes.

1.9.5 Encourage the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

**Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.**

10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.

10.9.2 Promote building and site design that delineates between public and private spaces.

**Policy 10.10: Support urban design standards that emphasize a traditional urban form in commercial areas.**

10.10.1 Enhance the city's commercial districts by encouraging appropriate building forms and designs, historic preservation objectives, site plans that enhance the pedestrian environment, and by maintaining high quality four season public spaces and infrastructure.

10.10.4 Orient new buildings to the street to foster safe and successful commercial nodes and corridors.

10.10.6 Require storefront window transparency to assure both natural surveillance and an inviting pedestrian experience.

#### **4. Conformance with applicable development plans or objectives adopted by the City Council.**

The *38<sup>th</sup> Street Station Area Plan* was adopted by the Minneapolis City Council on October 20, 2006. The site is located in the 40<sup>th</sup> Street Node. The plan envisions that this node remains mostly for small scale neighborhood retail and services. Most of the land uses at this node are designated as “neighborhood commercial.” Small offices and residences on upper floors and adaptation of single-family homes for commercial uses are part of that vision. One- to three-story buildings are generally appropriate in this district. A land use change and redevelopment at the northeast corner is encouraged. The two-story building at this location is out of context with the rest of the node. Site acquisition along Minnehaha to facilitate a small-scale residential or mixed-use development is encouraged.

#### **5. Alternative compliance.**

The Planning Commission or zoning administrator may approve alternatives to any site plan review requirement upon finding that the project meets one of three criteria required for [alternative compliance](#). Alternative compliance is requested for the following requirements:

- **Building Placement.** The first floor building wall is required to be located not more than 8 feet from the corner side property line along East 40<sup>th</sup> street. The addition will be located between 5 and 13 feet from the property line. The residential structure located immediately to the east of the site is located approximately 5 feet from the corner side property line. To maintain views up and down the street the applicant has designed the addition to be setback between 5 and 13 feet from East 40<sup>th</sup> Street. CPED is recommending that the planning commission grant alternative compliance, as strict adherence to the requirements is impractical because of existing conditions.
- **Windows.** The residential portion of the building has a window requirement along Minnehaha Avenue and East 40<sup>th</sup> Street on both the first and second floors of the building. All of the window requirements are being met except on the first floor of the building facing East 40<sup>th</sup> Street. The window requirement is 20 percent (63 square feet) and the applicant is proposing 3 percent (8 square feet). The majority of the residential building wall is consumed by the two-car attached garage. There are glass windows in the garage door and the front door is made of glass. If this window area were included in the overall percentage of glass there would be 14 percent. Given the layout of the building, CPED is recommending that the planning commission grant alternative compliance.
- **Active Functions.** Only 62 percent of the ground floor of the building facing East 40<sup>th</sup> Street contains active functions. The majority of the building wall is consumed by the two-car attached garage. The garage is not larger than what is allowed by the zoning code. Given the layout of the building, CPED is recommending that the planning commission grant alternative compliance.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Site Plan Review:**

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application to allow an approximate 1,800 square foot addition to an existing commercial building which will add one dwelling unit to the property located at 3965 Minnehaha Avenue, subject to the following conditions:

1. Approval of the final site plan, landscaping plan and elevations by the Department of Community Planning and Economic Development
2. All site improvements shall be completed by April 23, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. Clearstory windows shall be installed on the first floor of the building facing the east property line to break up the long blank wall as required by section 530.120 of the zoning code.
4. There shall be at least 1 tree and 5 shrubs provided on the site as required by section 530.160 of the zoning code.
5. At least three bicycle parking spaces shall be provided on site.
6. The refuse and recycling containers shall be enclosed as required by section 535.80 of the zoning code.
7. The mechanical equipment shall be screened as required by section 535.70 of the zoning code.

## ATTACHMENTS

1. Written description submitted by applicant
2. Excerpt from the *38<sup>th</sup> Street Station Area Plan*
3. Zoning map
4. Site survey
5. Plans
6. Building elevations and sections
7. Photos
8. Correspondence

## Statement of Proposed Use

I am writing this letter to outline the proposed use and description of the addition to be built at 3965 Minnehaha Ave. This addition is a residential space designed for the owner and his family. The current structure is zoned as a mixed use building. The main floor, which will not be altered, is a tattoo studio and an art gallery. The second floor is a residential space that will be renovated into a master suit. The master suit will also serve as the connection point to the new addition. The new addition will consist of the following; partial basement, two stall attached garage, new kitchen and living areas, new bedrooms and baths. There will be no sub renters or additional units. The fundamental purpose of the addition is to provide the owner and his family with more livable space for long term use and enjoyment.

Jonathan Wood

### 40<sup>th</sup> Street Node

The plan envisions that this node remains mostly for small-scale neighborhood retail and services, similar to the 23rd Avenue Node in Standish and the Minnehaha & 35th Street node. Most of the land uses at this node are designated as “neighborhood commercial.” Small offices and residences on upper floors and adaptation of single-family homes for commercial uses are part of that vision. In this district, the plan designates several buildings as preservation/reuse. One- to three-story buildings are generally appropriate in this district.



Like at the other nodes in the plan area, renovations of storefront buildings has occurred.

Like the node at 35th Street, there is a triangle of land that includes a commercial use. Because this site is larger than the one at 35th Street, continued use as a small-scale commercial use is more appropriate. However, the site should be improved with landscaping and/or other features that reflect its prominent location along the Minnehaha corridor.



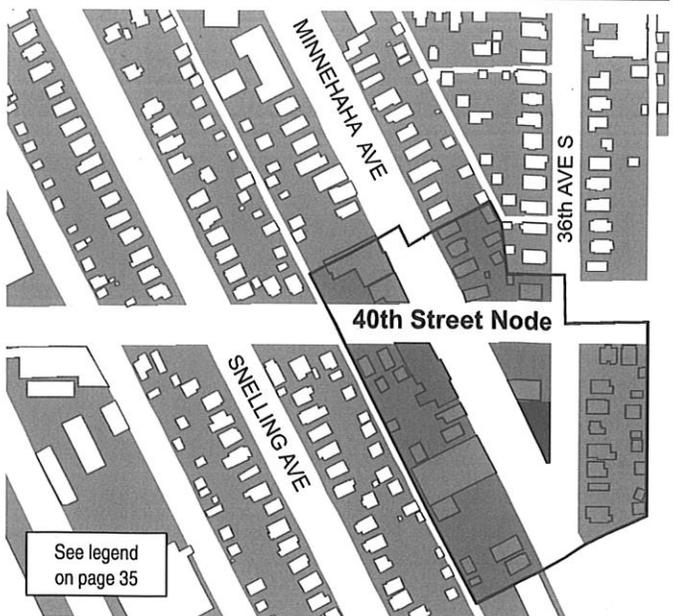
Falls Hardware at the SW corner is more consistent with the preferred character of the node than the building at the NE corner.

A land use change and redevelopment at the northeast corner is encouraged. The two-story building at this location is out of context with the rest of the node. Site acquisition along Minnehaha to facilitate a small-scale residential or mixed-use development is encouraged.

Map 16: 40th Street node



NE corner of Minnehaha Ave. & 40th Street

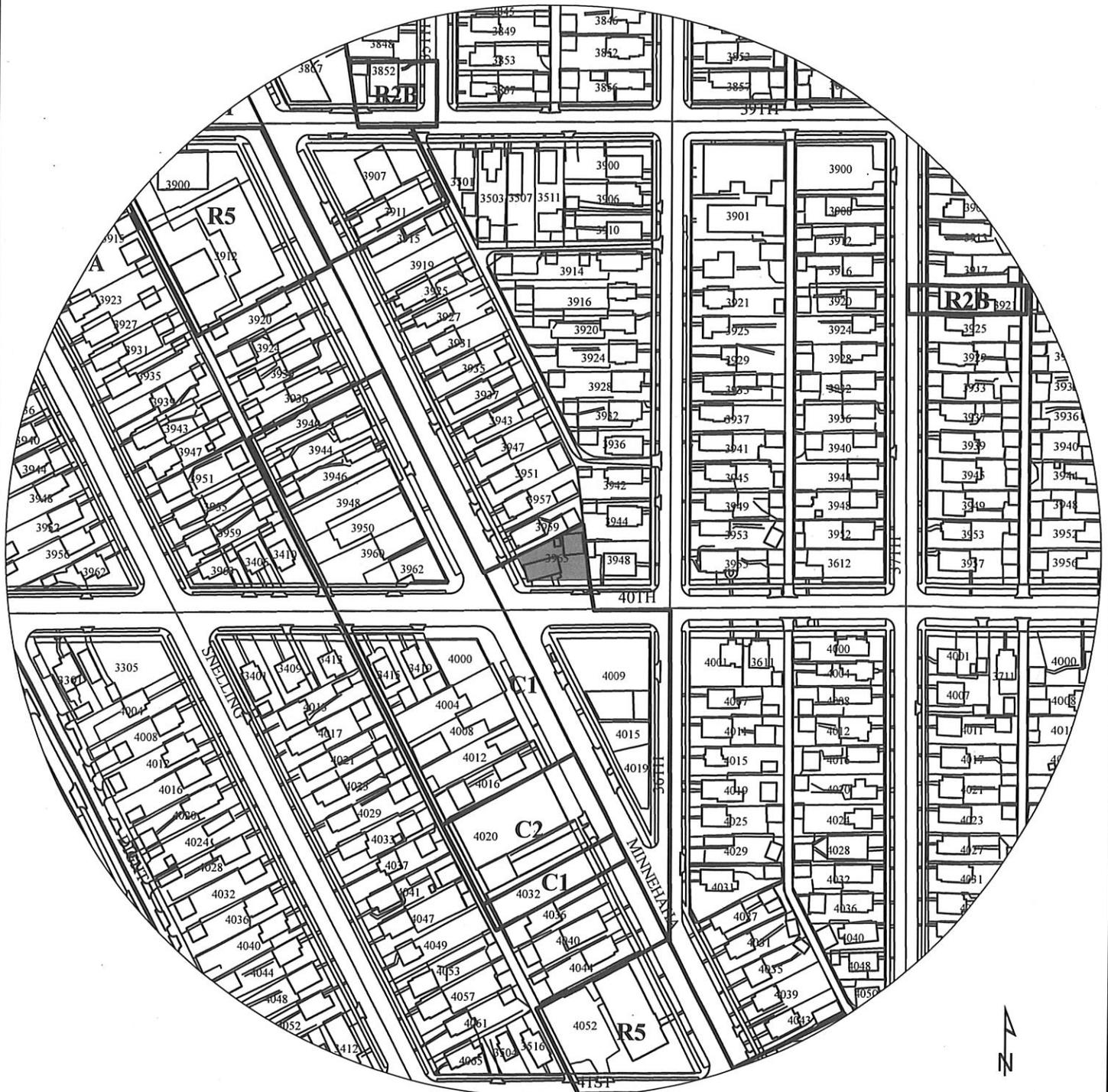


# Thomas Rief with 555 Studios

12th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**3965 Minnehaha Avenue**

FILE NUMBER

**BZZ-6494**

Property Survey for  
**THOMAS RIEF**  
 Lot 18, Block 9,  
 LAWNDALE  
 3965 Minnehaha Avenue  
 Minneapolis, Hennepin County, MN



**NOTES**

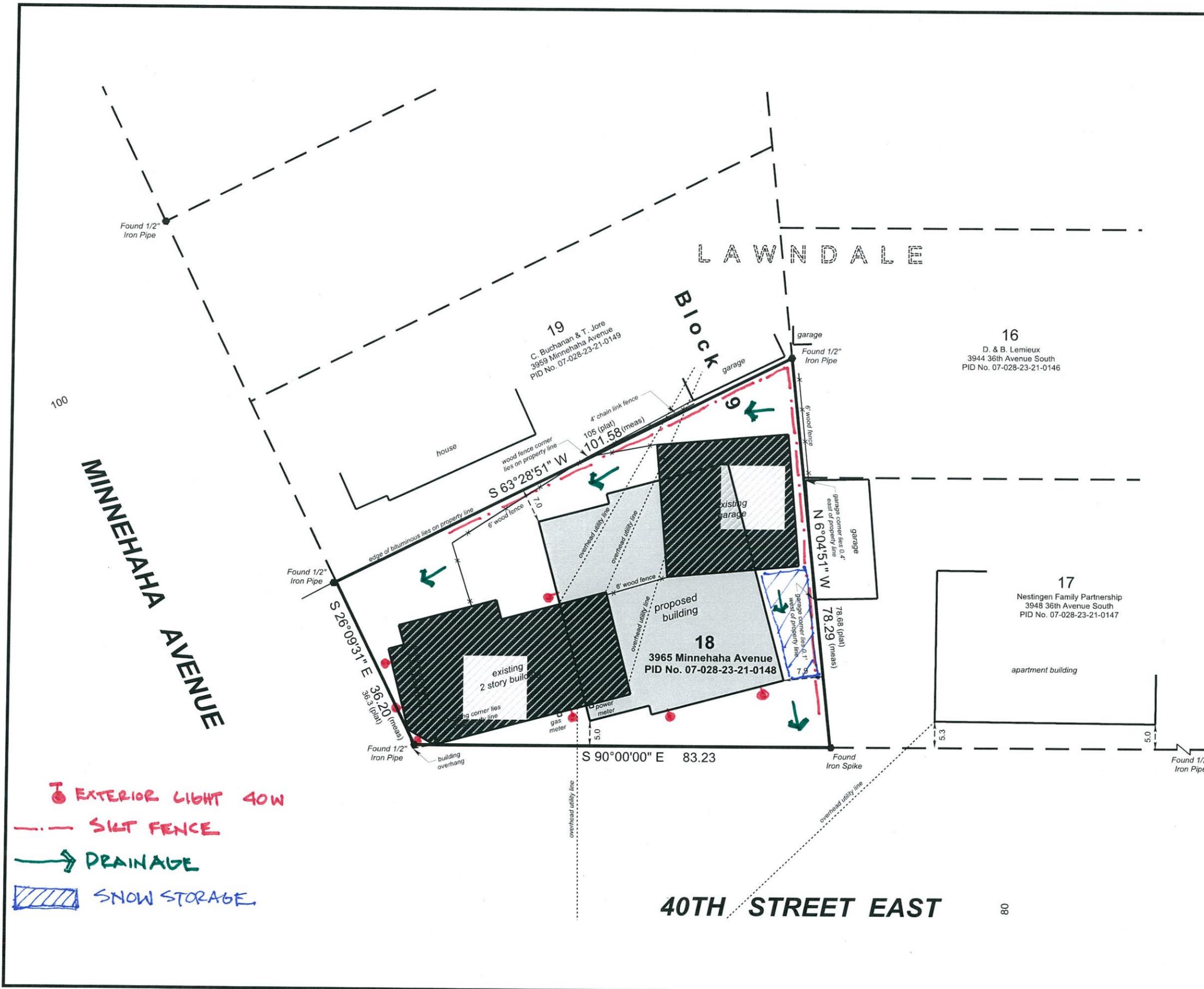
1. This survey does not purport to show every easement or encumbrance on site or current property ownership.
2. Bearing basis is assumed
3. Area of Property = 5,078 sq.ft. or 0.117 acres
4. Field work was completed on February 25, 2014. Deep snow was present on site and not all physical features were located.
5. Project Number: 14-011  
Drawing Name: 14011.trv

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

*Russell O. Halverson* March 13, 2014  
 Russell O. Halverson, Land Surveyor Date  
 Minnesota License No. 41813



P.O. BOX 384  
 NORTHFIELD, MN 55057  
 (507) 301-2029  
 WWW.HALVERSONLANDSURVEYING.COM



Property Survey for  
**THOMAS RIEF**  
 Lot 18, Block 9,  
 LAWNDALE  
 3965 Minnehaha Avenue  
 Minneapolis, Hennepin County, MN



**NOTES**

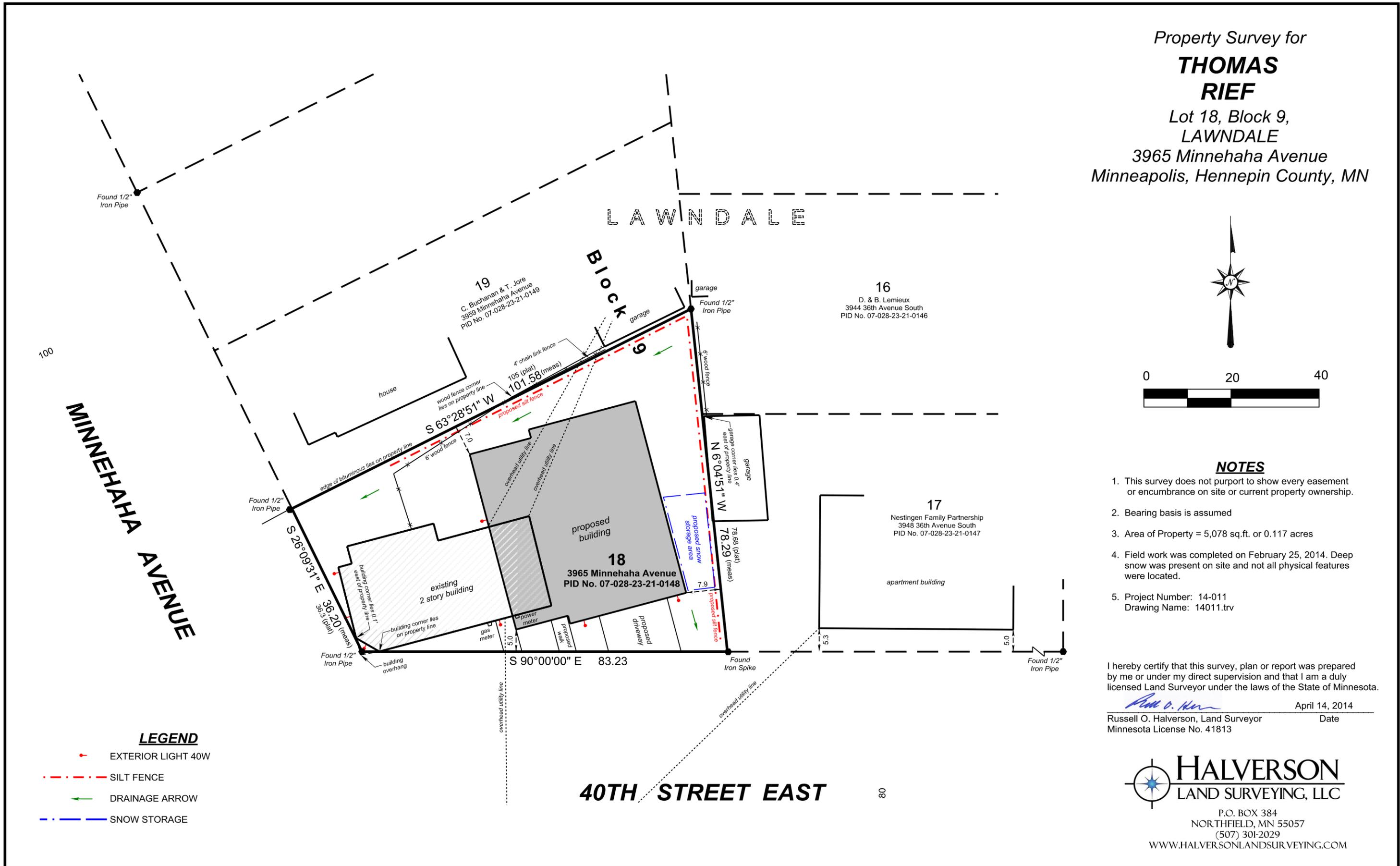
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

*Russell O. Halverson* April 14, 2014  
 Russell O. Halverson, Land Surveyor Date  
 Minnesota License No. 41813



P.O. BOX 384  
 NORTHFIELD, MN 55057  
 (507) 301-2029  
 WWW.HALVERSONLANDSURVEYING.COM



**LEGEND**

- EXTERIOR LIGHT 40W
- · - · SILT FENCE
- DRAINAGE ARROW
- · - · SNOW STORAGE

DATE: 1-8-2014

REVISIONS:

ISSUED FOR PERMIT  
2-26-2014  
ISSUED FOR CONST  
3-25-2014



TODD KNUXTON DESIGN

40 SOUTH 7th STREET  
STUDIO 212-156  
MINNEAPOLIS, MN. 55402  
P: 612-251-1041  
F: 612-882-4119  
WWW.TODDKNUTSONDESIGN.COM

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

SSS STUDIOS

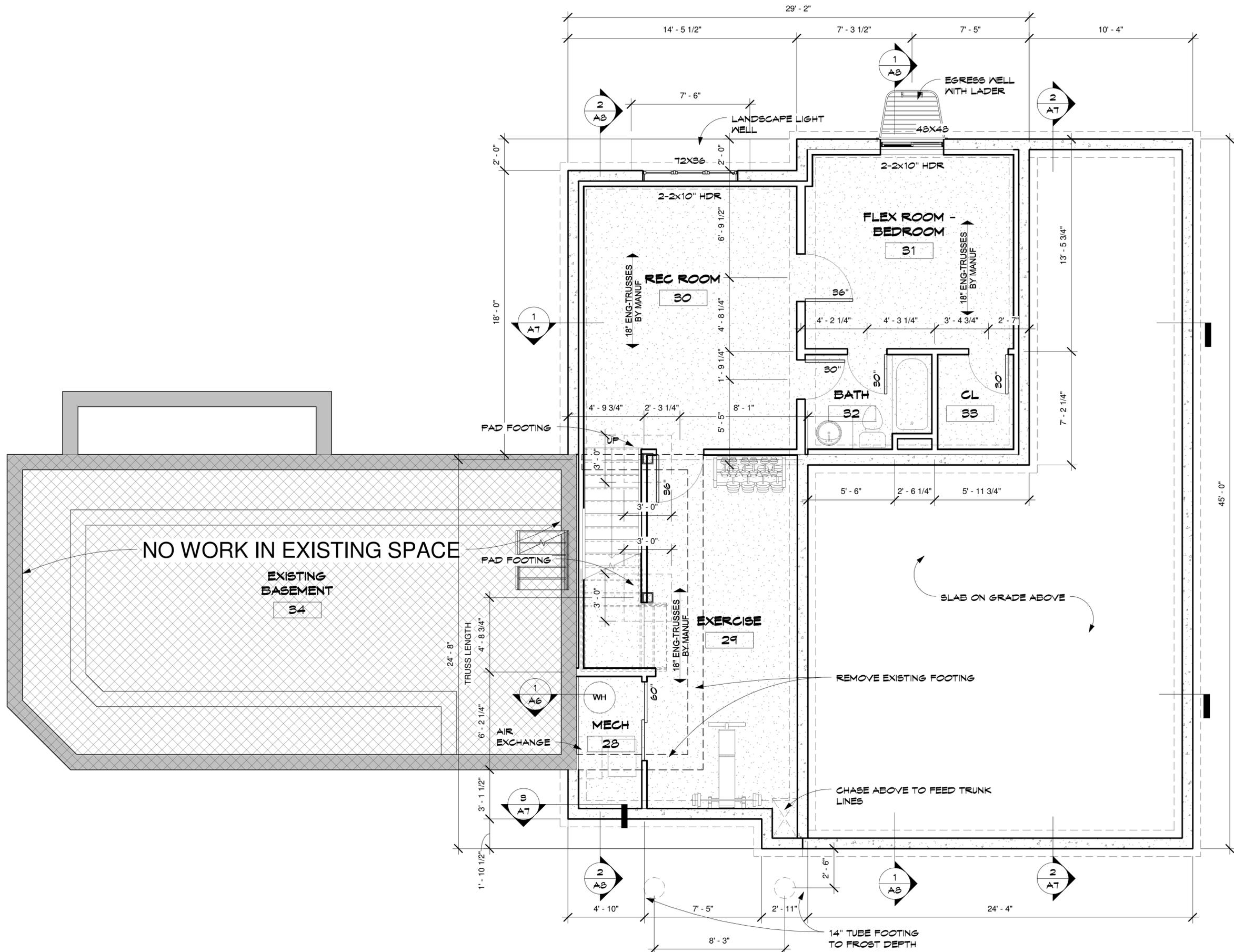
3965 MINNEHAHA AV  
MINNEAPOLIS, MN. 55406

JOB NO: 3965

SHEET NO:

A1

LOWER PLAN



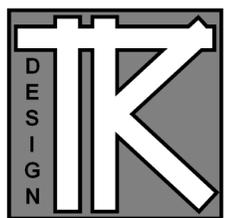
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DATE: 1-8-2014

REVISIONS:

ISSUED FOR PERMIT  
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SSS STUDIOS

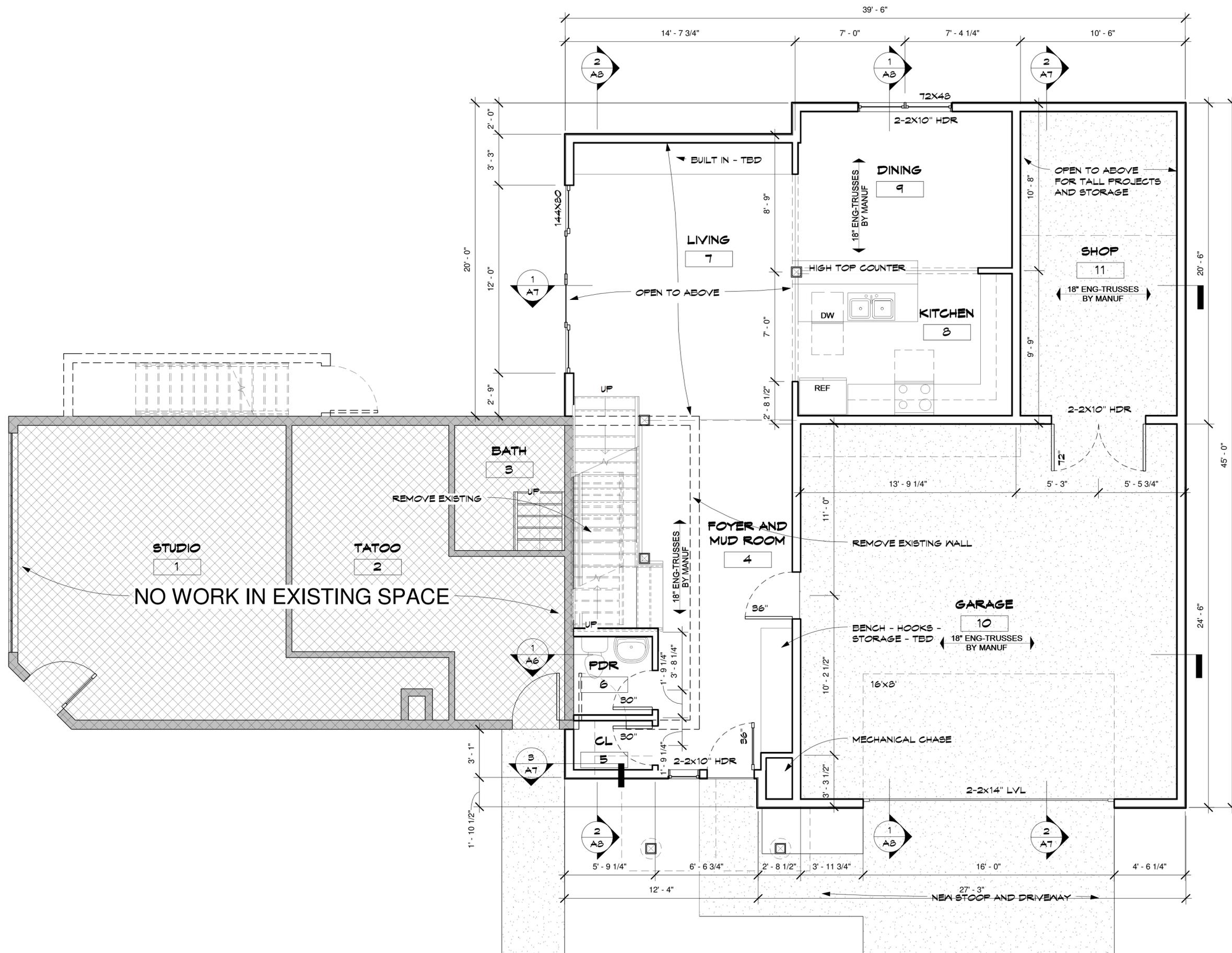
3965 MINNEAHA AV  
MINNEAPOLIS, MN. 55406

JOB NO: 3965

SHEET NO:

A2

MAIN FLOOR

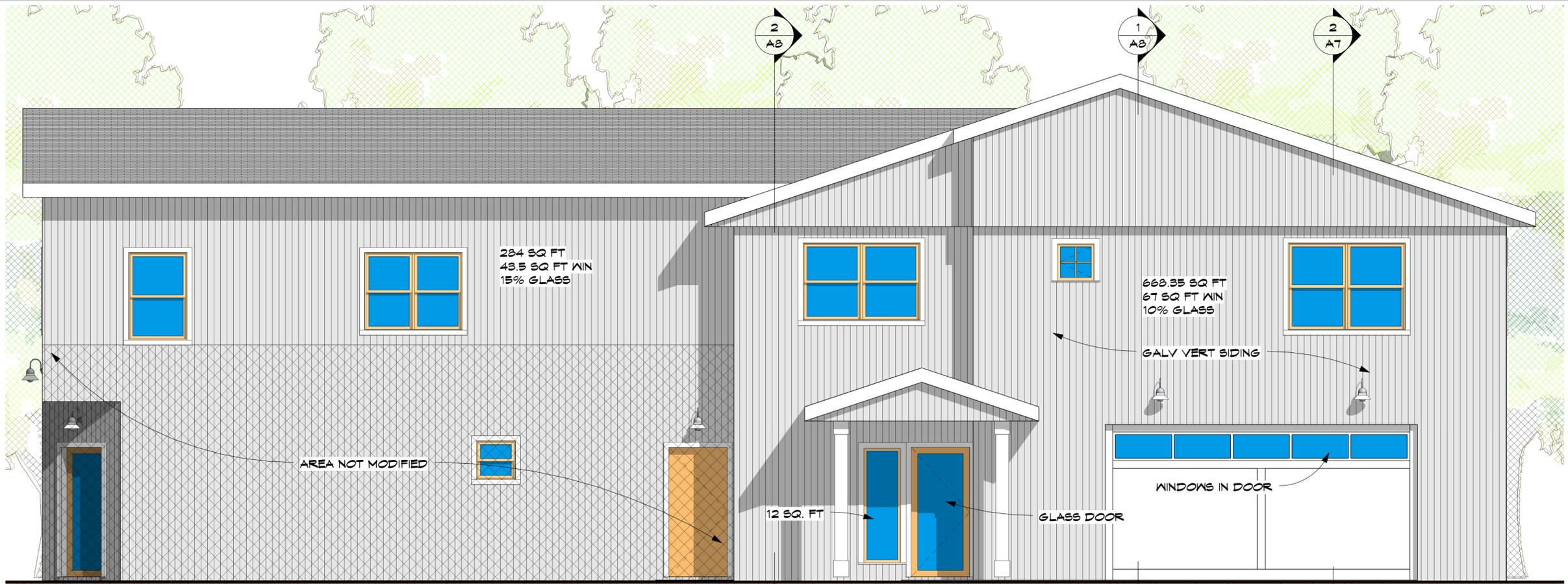


NO WORK IN EXISTING SPACE

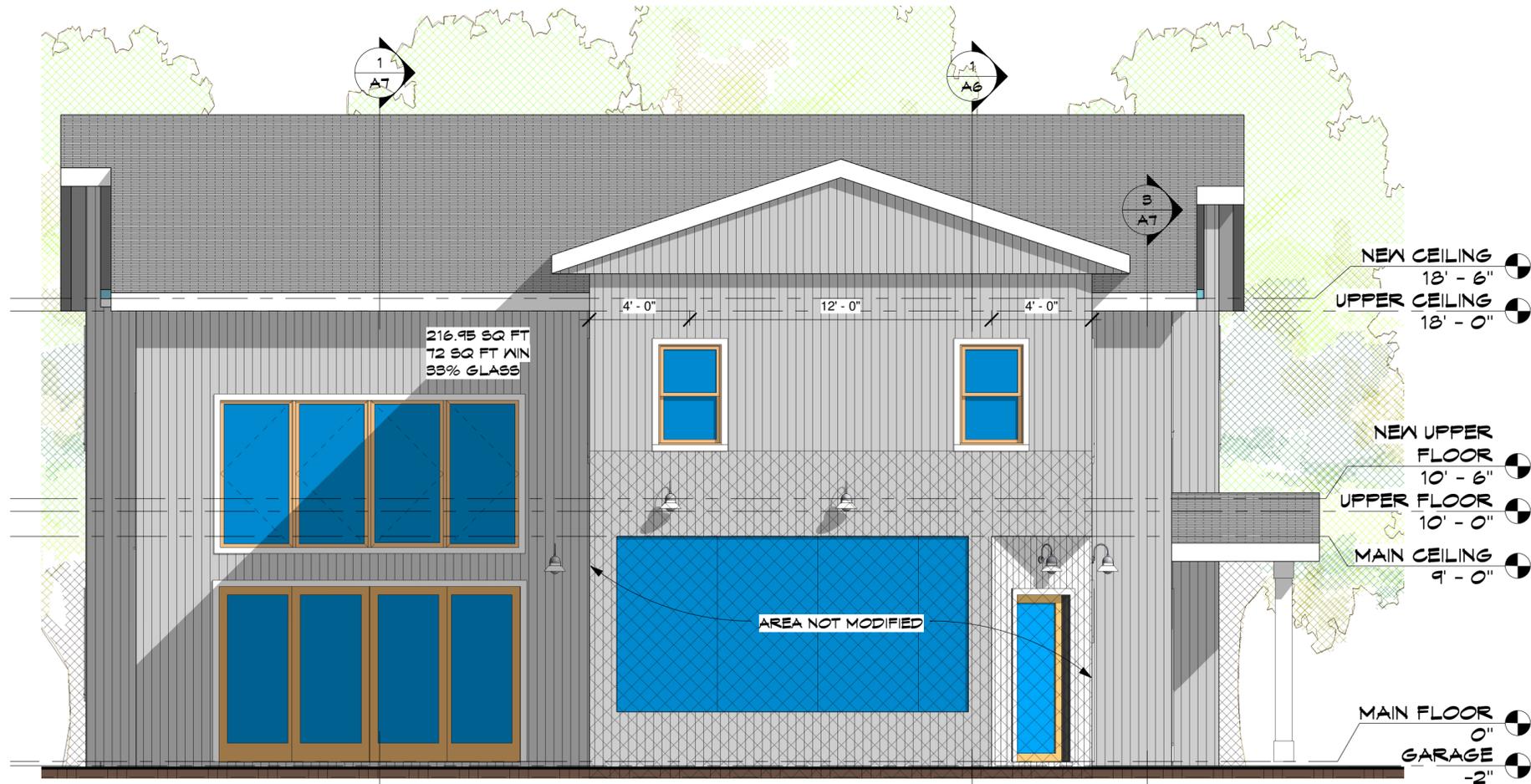
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1 SOUTH  
A4 1/4" = 1'-0"



2 WEST  
A4 1/4" = 1'-0"

DATE: 1-8-2014  
REVISIONS:  
ISSUED FOR PERMIT  
2-26-2014  
ISSUED FOR CONST  
3-25-2014

**TR**  
DESIGN

TODD KNUTSON DESIGN  
40 SOUTH 7th STREET  
STUDIO 212-156  
MINNEAPOLIS, MN. 55402  
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**SSS STUDIOS**  
3965 MINNEAHA AV  
MINNEAPOLIS, MN. 55406

JOB NO: 3965

SHEET NO:  
**A4**  
ELEVATIONS

DATE: 1-8-2014

REVISIONS:

ISSUED FOR PERMIT  
2-26-2014  
ISSUED FOR CONST  
3-25-2014



TODD KNUTSON DESIGN

40 SOUTH 7th STREET  
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SSS STUDIOS

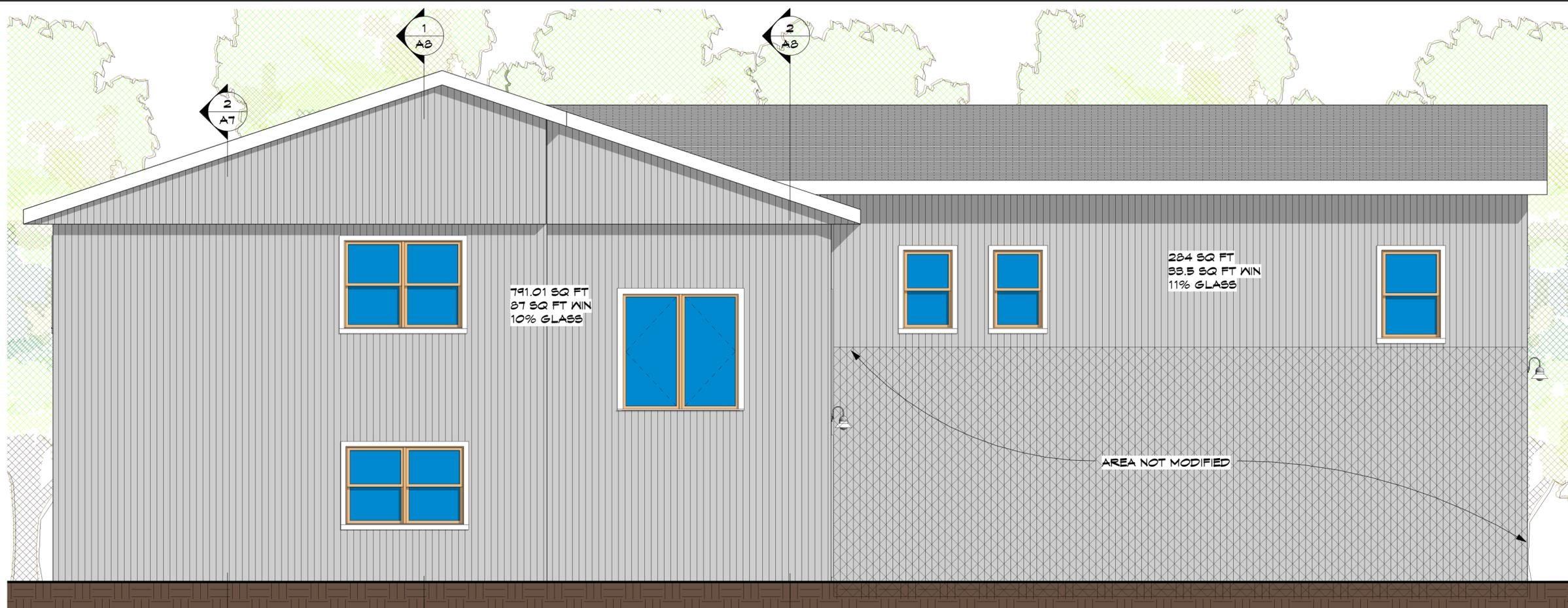
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JOB NO: 3965

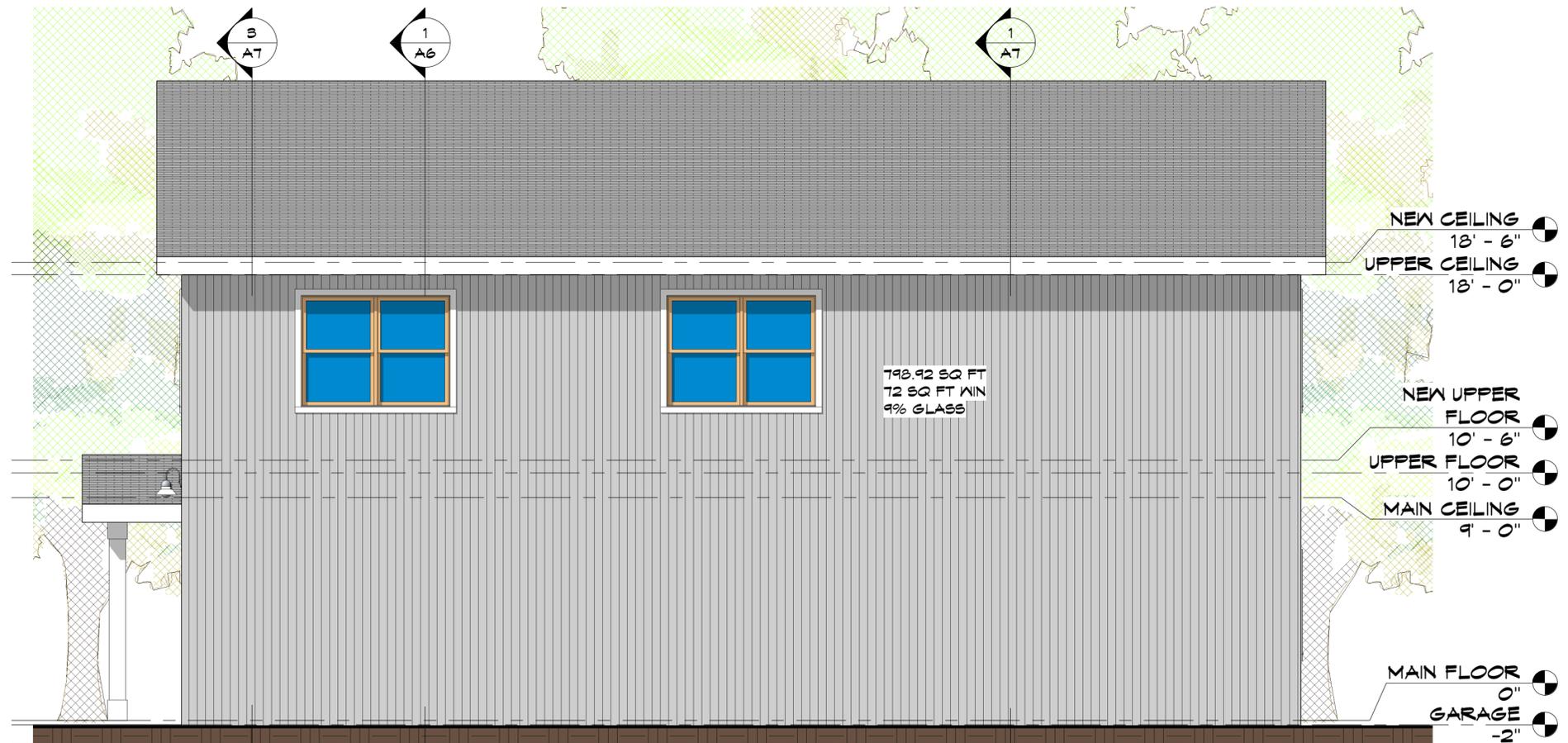
SHEET NO:

A5

ELEVATIONS



1 NORTH  
A5 1/4" = 1'-0"



2 EAST  
A5 1/4" = 1'-0"

NEW CEILING 18'-6"  
UPPER CEILING 18'-0"  
NEW UPPER FLOOR 10'-6"  
UPPER FLOOR 10'-0"  
MAIN CEILING 9'-0"  
MAIN FLOOR 0"  
GARAGE -2"  
EXIST LOWER CEILING -1'-0"

DATE: 1-8-2014

REVISIONS:

ISSUED FOR PERMIT  
2-26-2014  
ISSUED FOR CONST  
3-25-2014



TODD KNUXTON DESIGN

40 SOUTH 7th STREET  
STUDIO 212-156  
MINNEAPOLIS, MN. 55402  
P: 612-251-1041  
F: 612-882-4119  
WWW.TODDKNUTSONDESIGN.COM

TERMS:

CONTRACTOR TO VERIFY ALL DIMENSIONS, AS BUILT CONDITIONS (IF APPLY) AND SITE CONDITIONS, BEFORE ORDERING MATERIAL OR DEMOLISHING EXISTING STRUCTURES. CONTRACTOR AND ALL SUBS MUST REPORT ANY DISCREPANCIES TO DESIGNER IMMEDIATELY. AS BUILT AND SITE CONDITIONS OFTEN HAVE UNIQUE CONDITIONS THAT CANNOT BE PREDICTED OR FORSEEN AT DESIGN COMPLETION. CONTRACTOR, SUBS AND DESIGNER WILL WORK TOGETHER TO REACH A SOLUTION IF ANY SITUATION MAY ARISE.

SSS STUDIOS

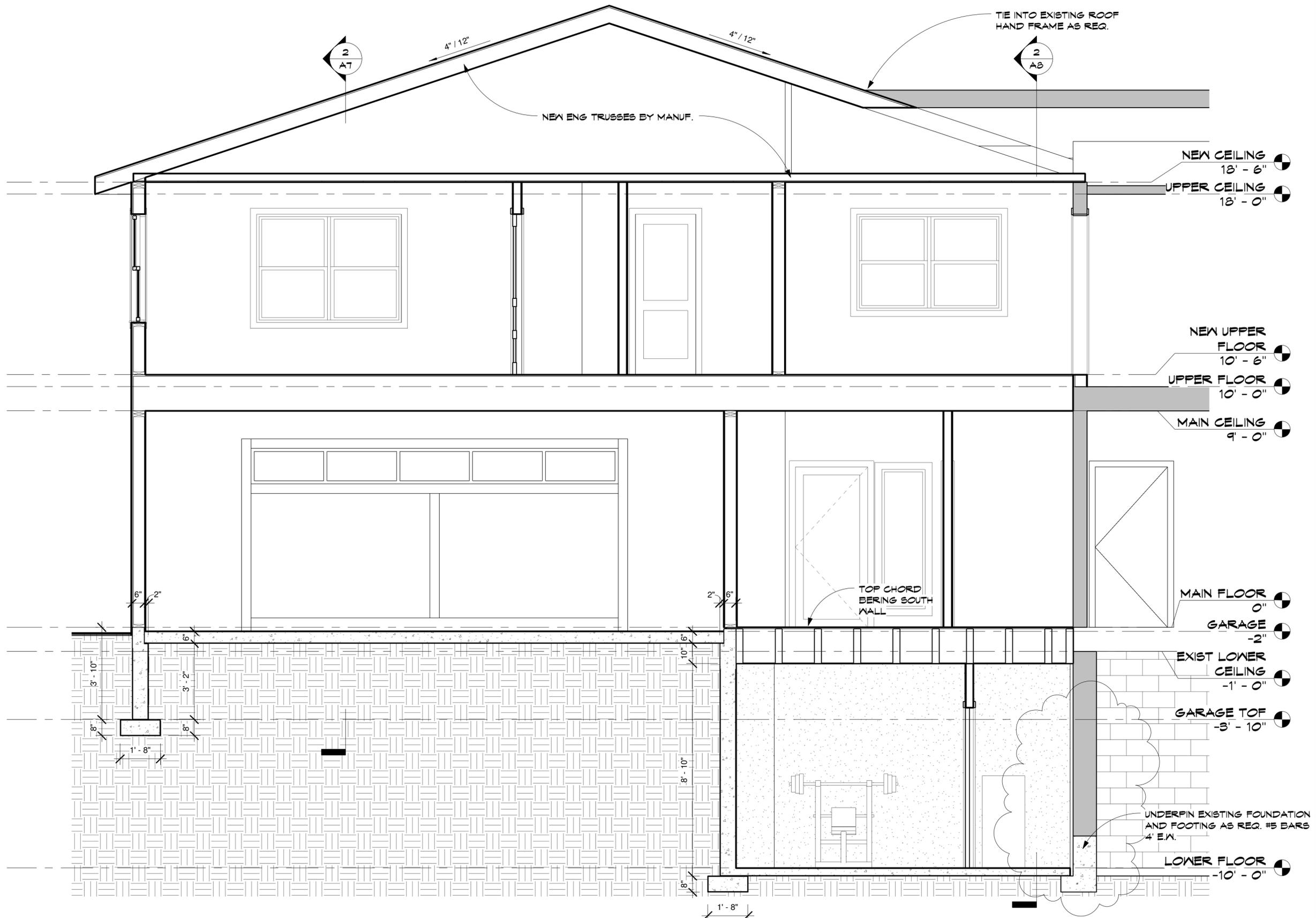
3965 MINNEHAHA AV  
MINNEAPOLIS, MN. 55406

JOB NO: 3965

SHEET NO:

A6

SECTIONS



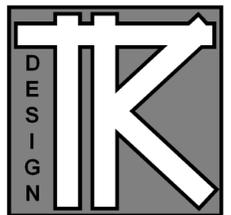
1 E W FOYER GARAGE  
A6 3/8" = 1'-0"

3/25/2014 11:30:19 PM

DATE: 1-8-2014

REVISIONS:

ISSUED FOR PERMIT  
2-26-2014  
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3-25-2014



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**SSS STUDIOS**

3965 MINNEHAHA AV  
MINNEAPOLIS, MN. 55406

JOB NO: 3965

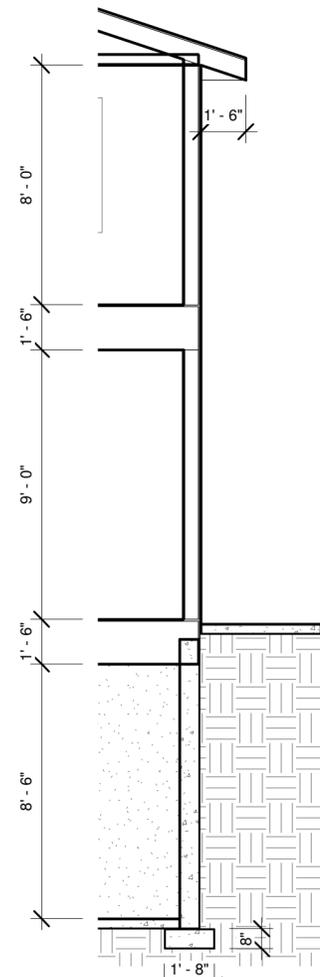
SHEET NO:

**A7**

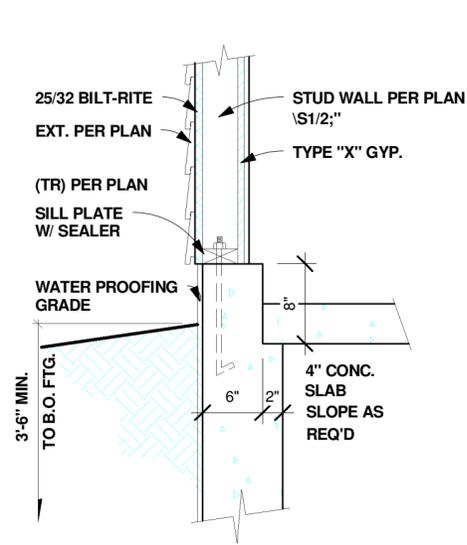
SECTIONS



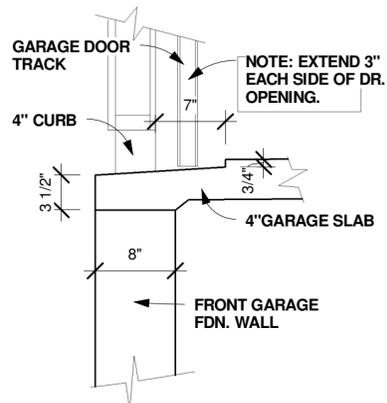
1 E W LIV KIT SHOP  
A7 1/4" = 1'-0"



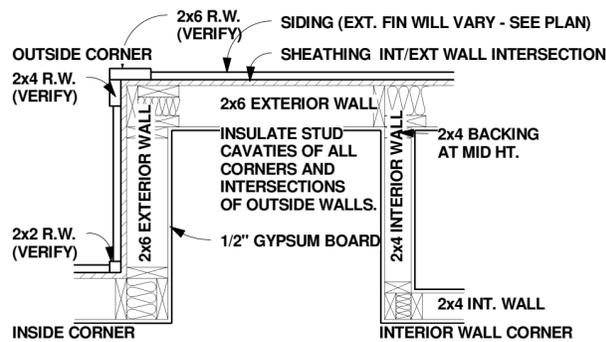
3 E W  
A7 1/4" = 1'-0"



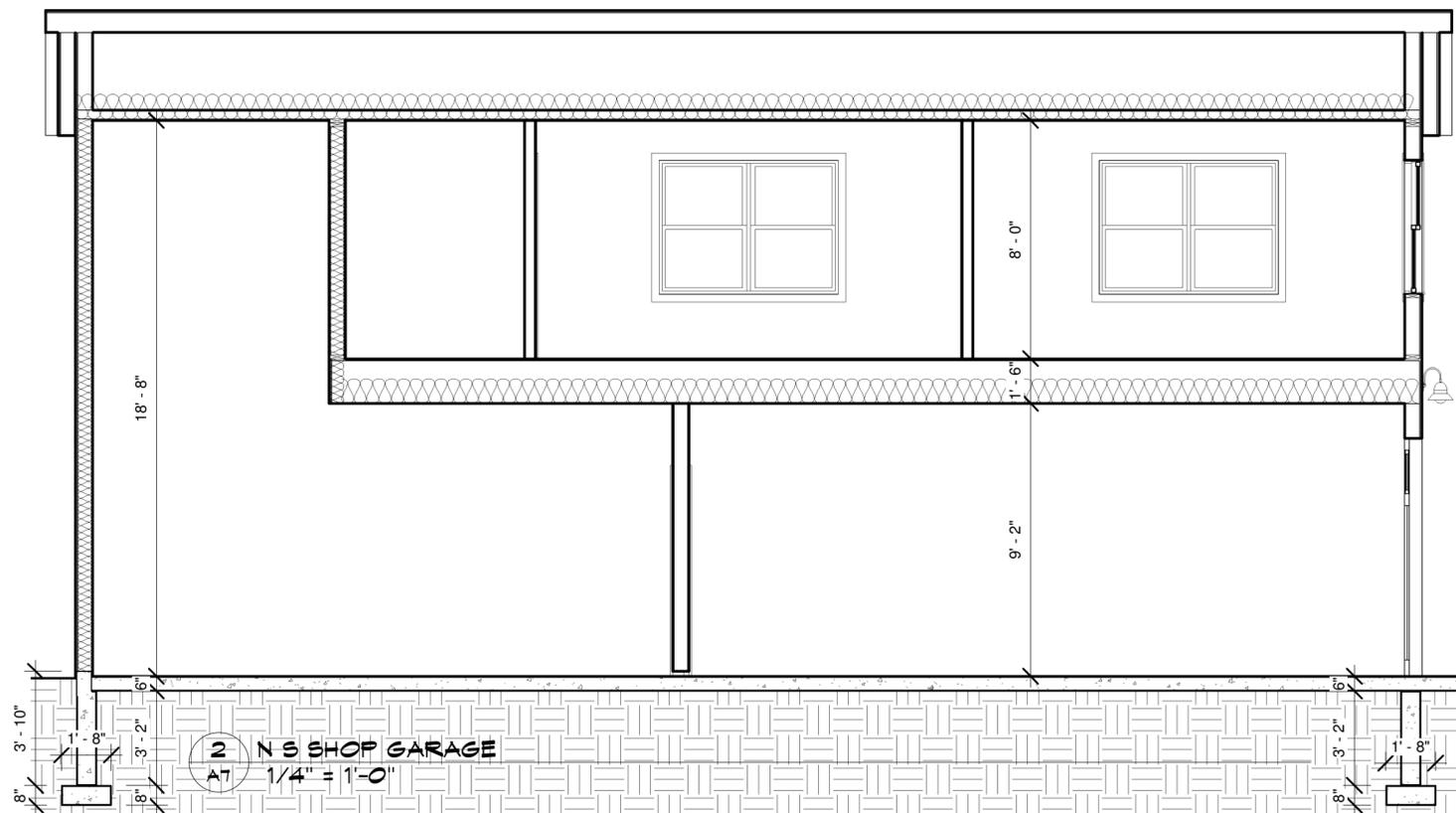
4 DETAIL AT GARAGE  
A7 1" = 1'-0"



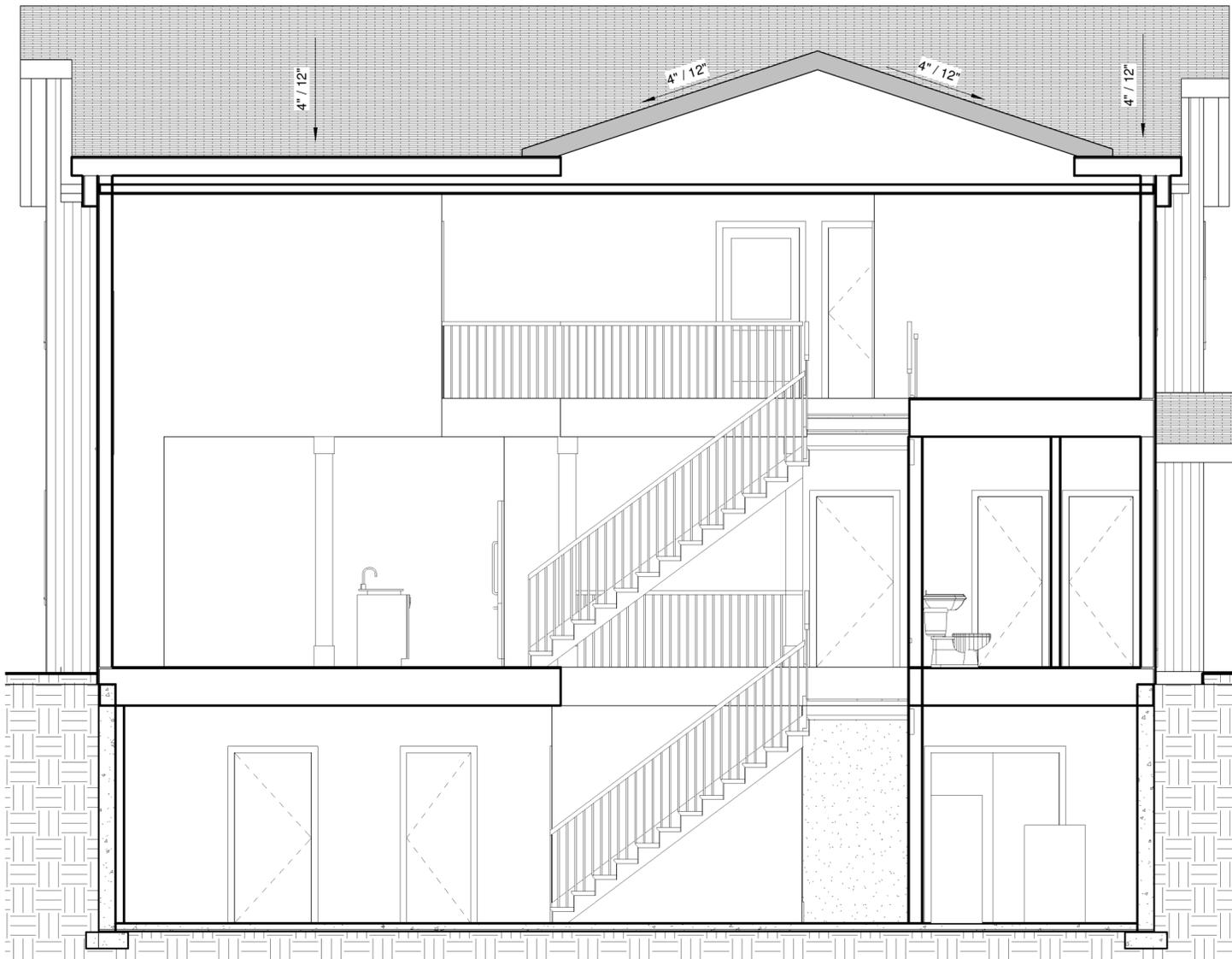
5 DETAIL AT GARAGE DOOR  
A7 1" = 1'-0"



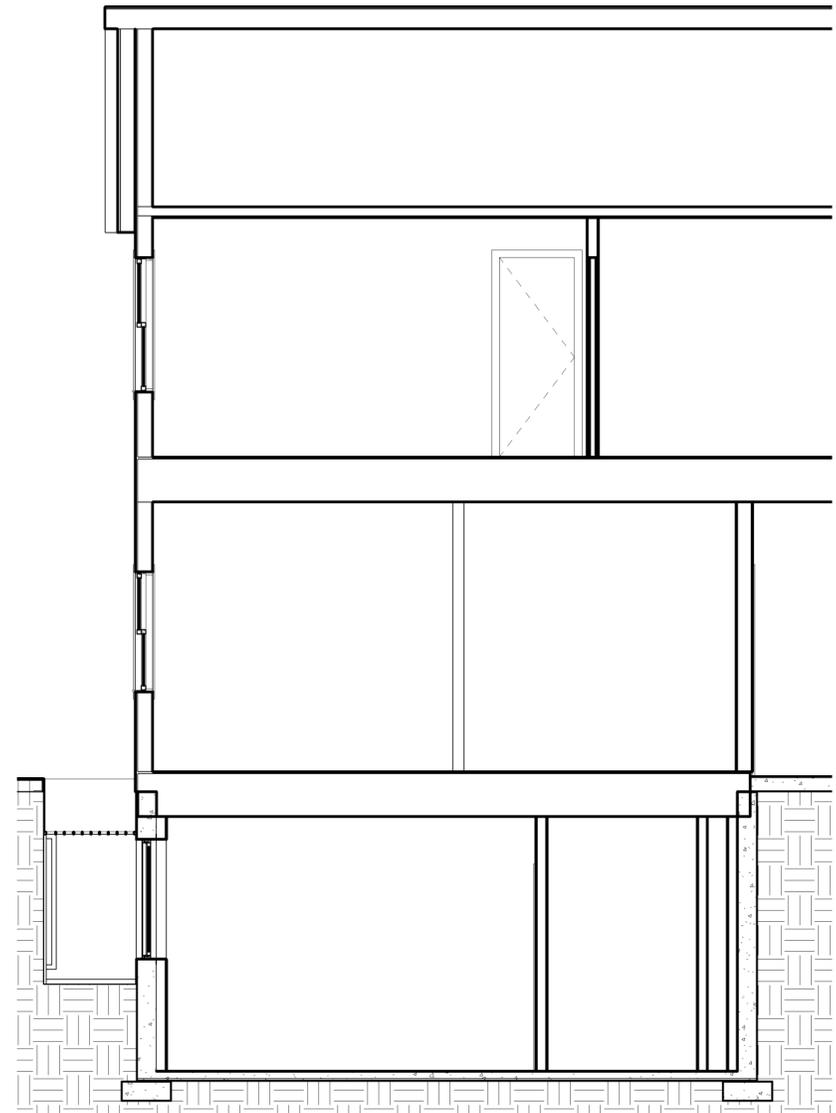
6 TYPICAL FRAMING DETAIL  
A7 3/4" = 1'-0"



2 N S SHOP GARAGE  
A7 1/4" = 1'-0"



**2** N S STAIR SECTION  
 A8 1/4" = 1'-0"

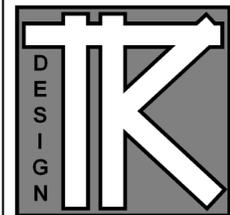


**1** N S KITCHEN GARAGE  
 A8 1/4" = 1'-0"

DATE: 1-8-2014

REVISIONS:

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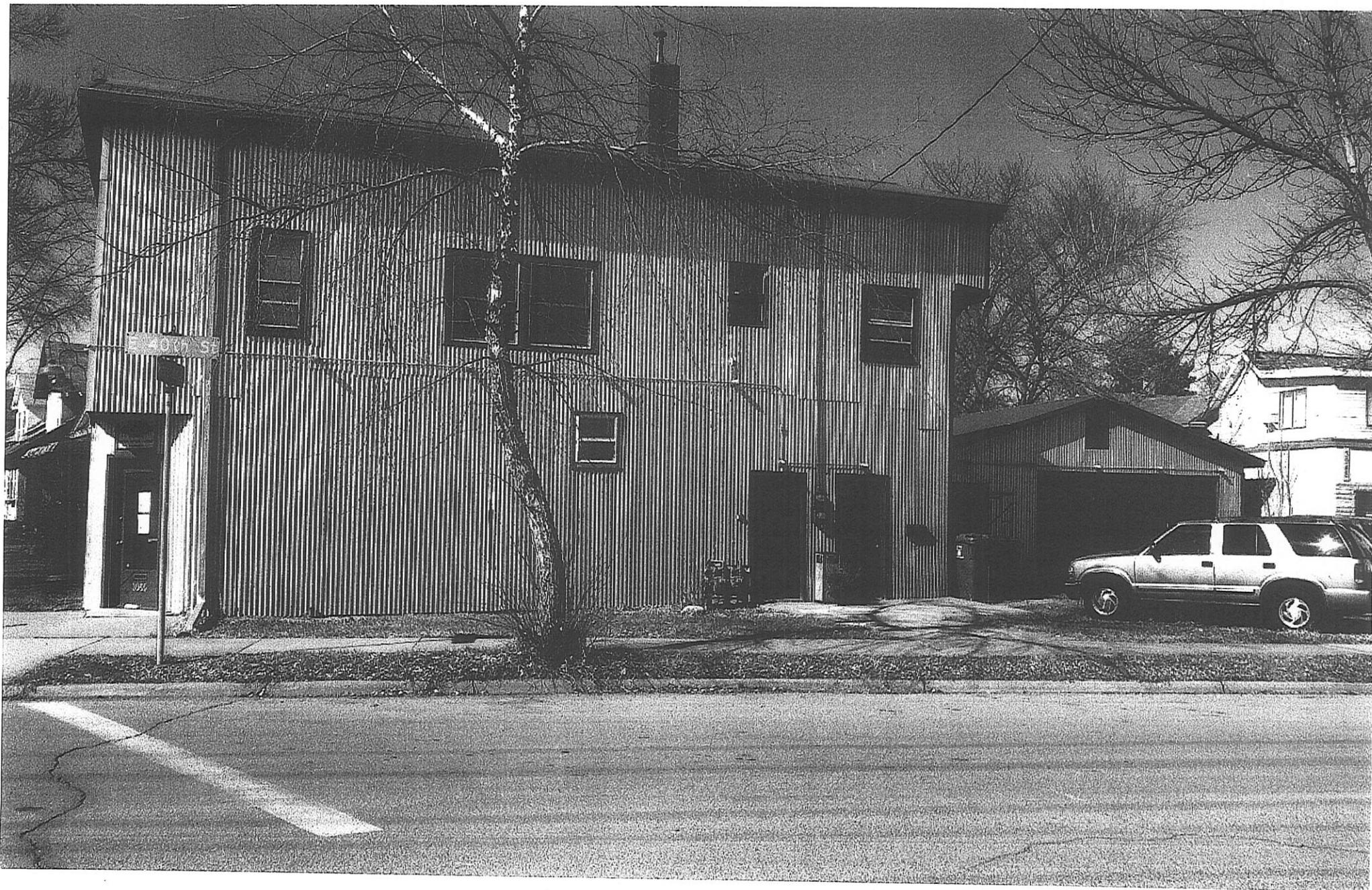
3965 MINNEHAHA AV  
 MINNEAPOLIS, MN. 55406

JOB NO: 3965

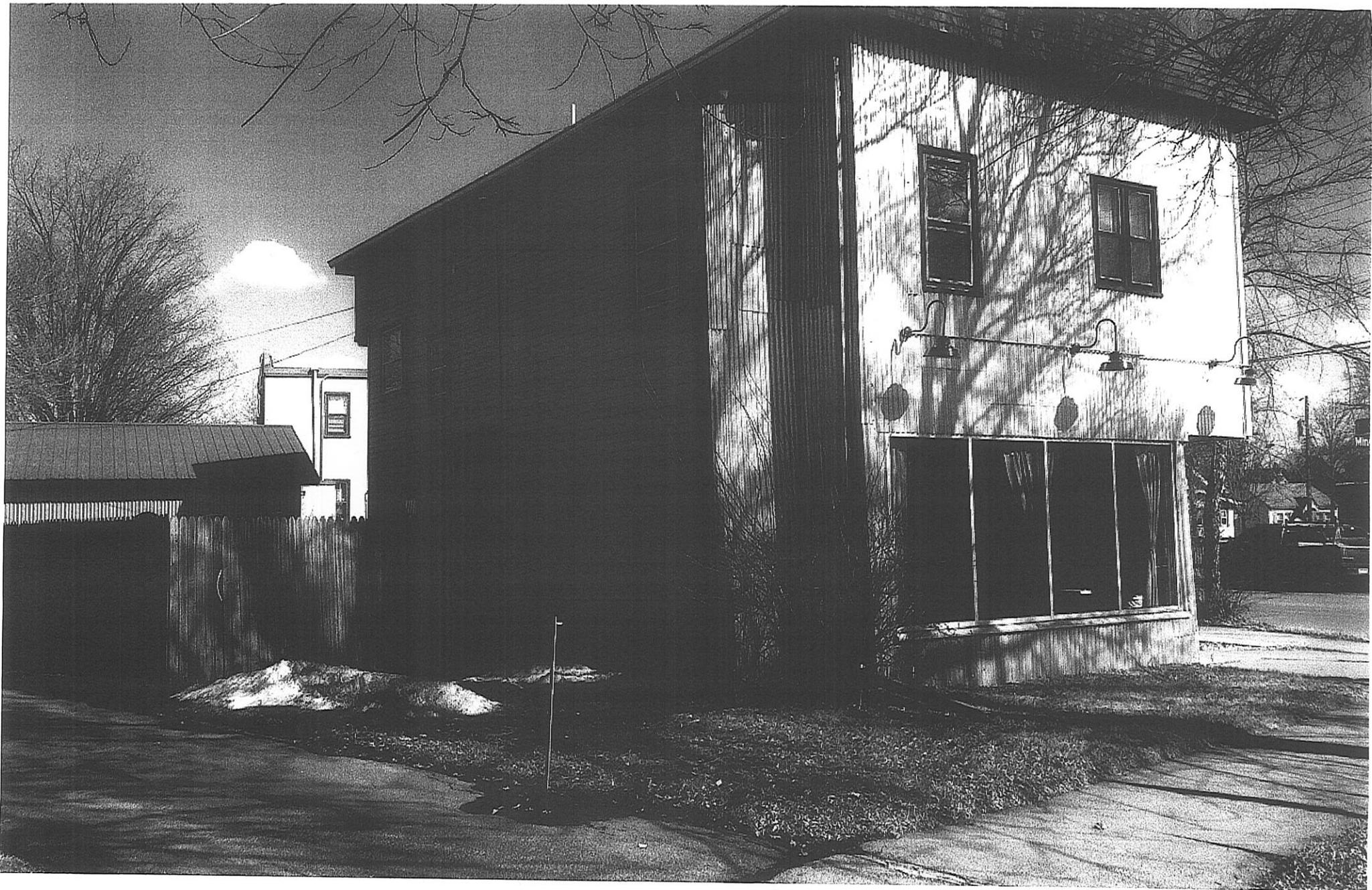
SHEET NO:

**A8**

SECTIONS







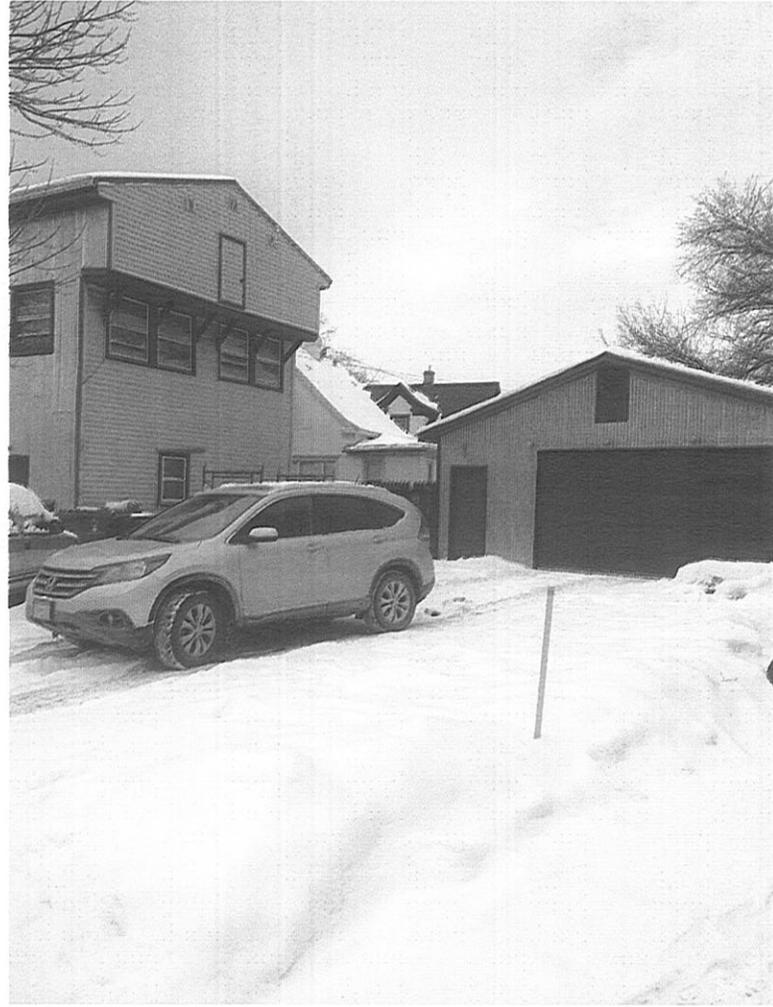




SOUTH WEST (DAY)



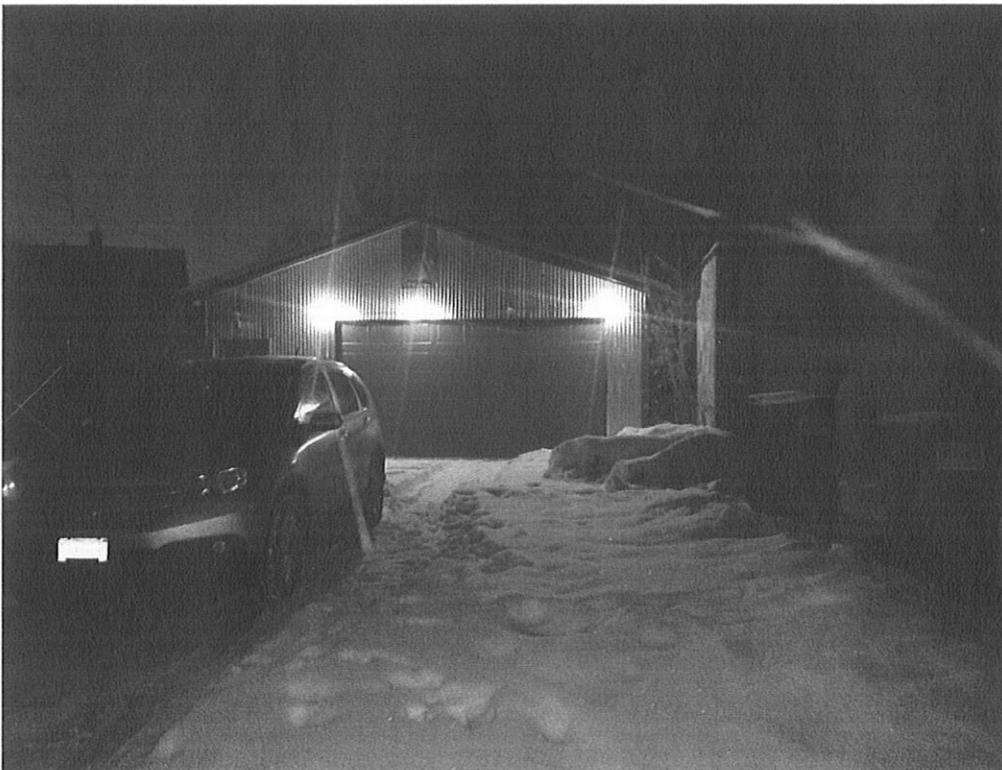
SOUTH WEST CORNER (PAM)



SOUTH EAST CORNER (PAM)



SOUTH EAST CORNER



GARAGE TO BE REMOVED



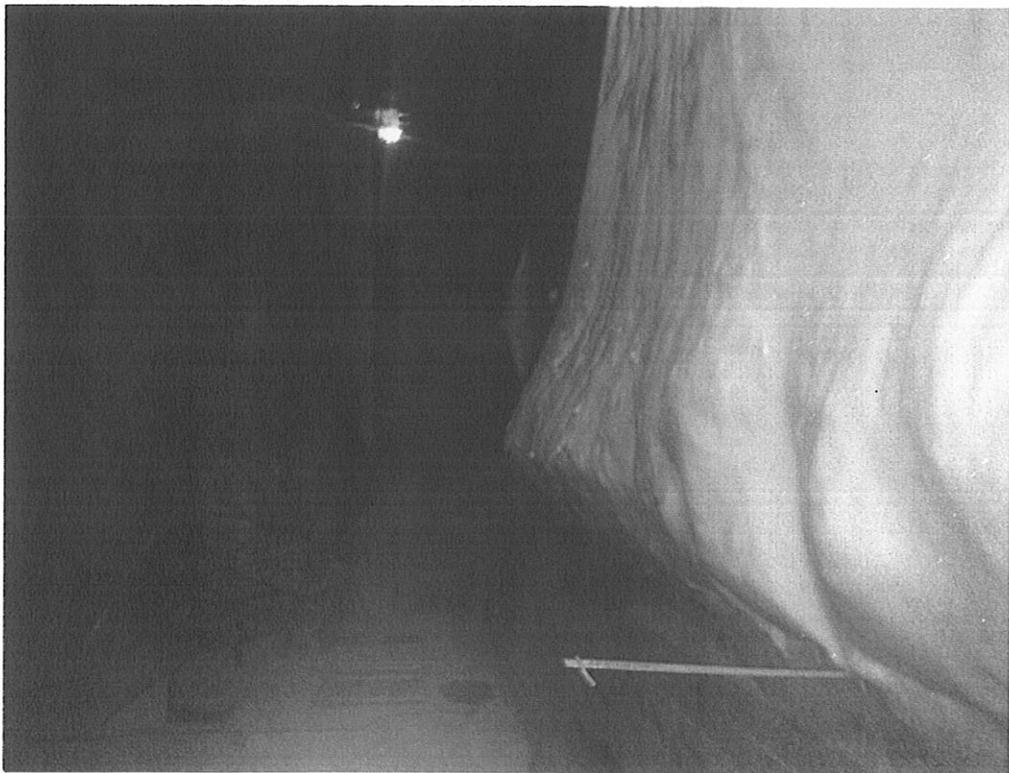
SOUTH EAST LOOKING NORTH



SOUTH WEST CORNER



NORTH EAST CORNER LOOKING SOUTH



NORTH WEST CORNER LOOKING WEST



Jonathan Wood &lt;1984jon@gmail.com&gt;

---

**3965 Minnehaha Addition**

5 messages

**Jonathan Wood** <1984jon@gmail.com>

Fri, Mar 14, 2014 at 7:53 AM

To: melanie@longfellow.org

Cc: Bill Pollock &lt;Billpollock@live.com&gt;

To: Melanie  
From: Jon Wood  
Re: Addition  
Date: 3/14/14

Hello Melanie,

I am writing to you today regarding the addition we will be building at 3965 Minnehaha Ave. We are almost completed with the required work for the department of safety and inspections and are now looking for your input. I have attached a copy of the official survey. Please feel free to call or email me back. Thanks a lot.

Jon Wood 612-597-9159

---

 **14011cert-3-13-14.pdf**  
450K**Jonathan Wood** <1984jon@gmail.com>

Fri, Mar 14, 2014 at 8:31 AM

To: andrew.johnson@minneapolisismn.gov

Cc: Bill Pollock &lt;Billpollock@live.com&gt;

To: Mr. Andrew Johnson  
From: Jonathan Wood  
Re: 3965 Addition  
Date: 3/14/14

Hello Mr. Johnson,

I am writing to you today regarding the addition we (Pollock Construction) will be building at 3965 Minnehaha Ave. I have attached a copy of the survey which outlines the footprint of the addition. Our architect is making a few minor changes to the blueprints, once completed, I will send those to you as well. Thank you for your time and I look forward to any feedback you may have.

---

 **14011cert-3-13-14.pdf**  
450K**Johnson, Andrew** <Andrew.Johnson@minneapolisismn.gov>

Sat, Mar 15, 2014 at 12:45 PM

To: Jonathan Wood &lt;1984jon@gmail.com&gt;

Thanks for sending this my way, Jonathan.

Can you provide me with some additional background on this? What business is currently in the unit and will it be the same tenant? Is this purely commercial or mixed with residential?

Thanks,

## Andrew Johnson

Council Member - Ward 12

Office #: (612) 673-2212  
minneapolismn.gov/ward12

**From:** Jonathan Wood [mailto:1984jon@gmail.com]  
**Sent:** Friday, March 14, 2014 8:32 AM  
**To:** Johnson, Andrew  
**Cc:** Bill Pollock  
**Subject:** 3965 Minnehaha Addition

[Quoted text hidden]

---

**Jon Wood** <1984jon@gmail.com>  
To: "Johnson, Andrew" <Andrew.Johnson@minneapolismn.gov>  
Cc: Bill Pollock <billpollock@live.com>

Sat, Mar 15, 2014 at 4:05 PM

To: Mr. Andrew Johnson  
From: Jonathan Wood  
Re: Proposed Addition  
Date: 3/15/14

Hello Mr. Johnson,

Currently the main floor has a commercial space and the second floor is residential. The commercial space is approximately 20% of the main floor and is a tattoo studio (555 Studios). The rest of the main floor is an art gallery. The owner, Thomas Reif, is a locally recognized tattoo artist and art advocate in conjunction with the Minneapolis Institute of Arts. Tommy's dream is to build an addition where his family can be more comfortable and he can maintain his 'work from home' lifestyle.

The addition will be entirely residential. There will be no alterations to the existing commercial space, and there will be no new tenants. The existing second floor will be remodeled to create a master suit connected to the addition. Once we have finalized our blueprints I will send them to you. Feel free to call or email with any more questions, thanks a lot.

Jonathan Wood  
Project Manager  
(612)597-9159

[Quoted text hidden]

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**Johnson, Andrew** <Andrew.Johnson@minneapolismn.gov>  
To: Jon Wood <1984jon@gmail.com>

Fri, Mar 21, 2014 at 10:49 AM

Thanks Jon!

Sounds great.

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**From:** Jon Wood [mailto:1984jon@gmail.com]  
**Sent:** Saturday, March 15, 2014 4:05 PM  
**To:** Johnson, Andrew  
**Cc:** Bill Pollock  
**Subject:** Re: 3965 Minnehaha Addition

[Quoted text hidden]