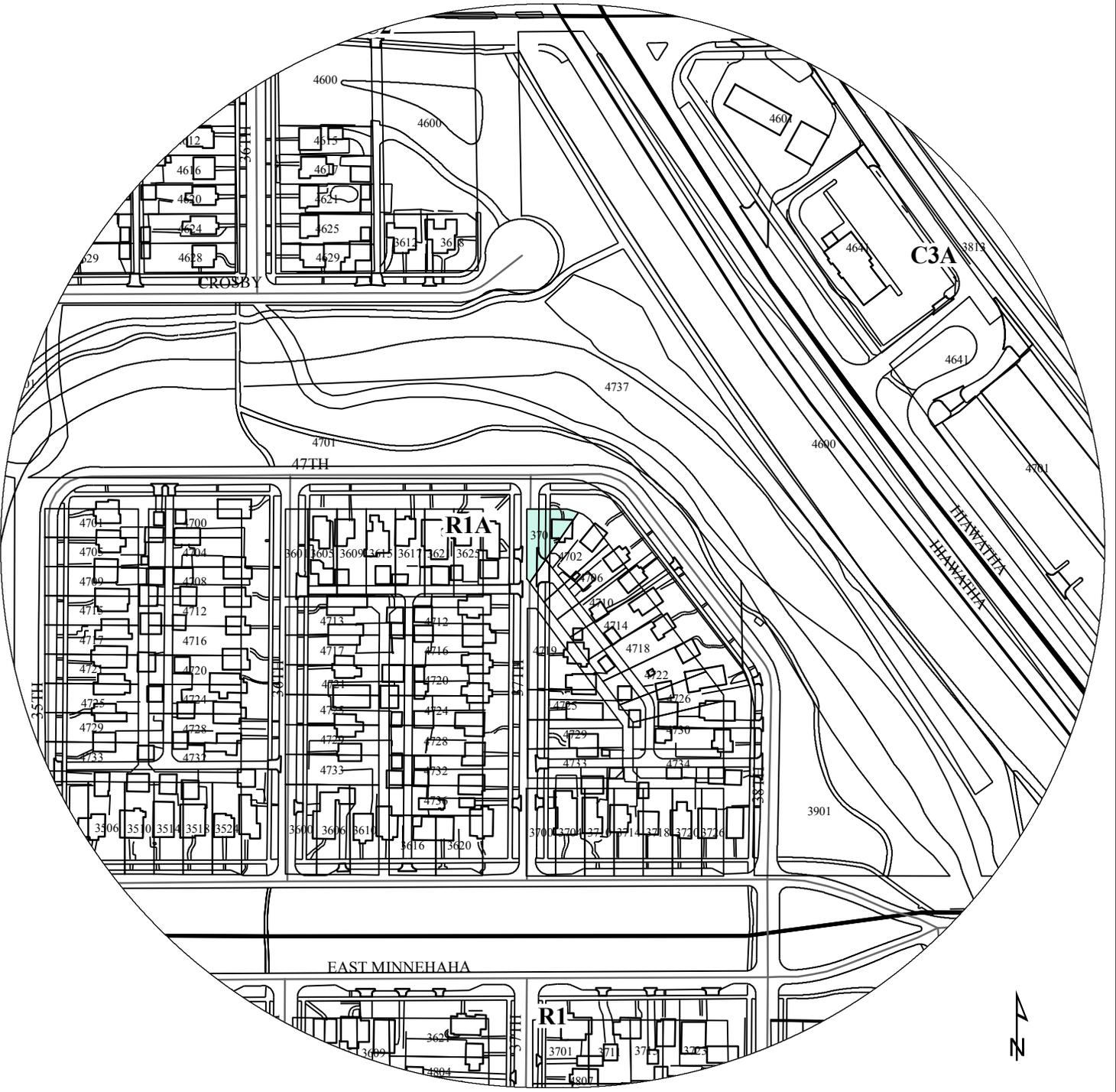


Daniel Carlson

12th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
3701 47th St E

FILE NUMBER
BZZ-6523

April 10, 2014

City of Minneapolis
Planning/ Preservation & Design
250 S. 4th St., #300
Mpls., MN 55415

RE: Statement of proposed use and description of project.

We would like to construct a new single family home with an attached garage. This home will be a two story, four bedrooms, and 2.5 bathrooms- suitable for a growing family.

We do need to apply for two variances 1.) The required front yard for a reverse corner along 37th Ave. and 2.) A reduction of the required front yard from 20' to 18' to accommodate the 2'x13' cantilever bump-out for the kitchen cabinets due to the set back challenges the odd shape of the lot.

We would like to demo an existing single family home located at 3701 E. 47th Street. The existing one story home consists of approximately 650- finished sq. ft., one bedroom, and one bathroom.

Sincerely,

Dan Carlson
Owner
(612) 414-1195

April 10, 2014

City of Minneapolis
Planning/ Preservation & Design
250 S. 4th St., #300
Mpls., MN 55415

RE: Variance

3701 E. 47th St. (tear down existing single family home to construct new)

- 1.) The proposed new single family home can currently not be built on this lot due to the zoning code requirement set backs. This odd shape corner lot is less than 5,000 sq. ft. and it currently has two front yard 20' set backs along two streets and a 5' side yard set back, making this lot non-buildable.

We will need two variances: 1.) The required front yard for a reverse corner along 37th Ave. (the existing home has a 5' reverse corner set back), and 2.) A reduction of the required North front yard from 20' to 19'6" to accommodate the 2'x13' cantilever bump-out for the kitchen cabinets.

- 2.) Due to the original odd shape of this lot and it being less than 5,000 sq. ft., building a new single family residence in this neighborhood that is predominantly single family homes, in accordance with the set backs with the adjacent properties, will be impossible. The zoning code requirements on this triangle shape lot make the circumstances unique.
- 3.) The proposed new single family home will be architecturally designed as a two-story craftsman style home and will blend in naturally with the neighborhood and its surrounding environment. The foundation size and height of the home will be comparable in size to the homes located in the neighborhood. It will be constructed as an "Energy Star" home and sustainable products will be used. The home will have a deck facing the creek. Also, due to the odd shape and size of the lot, the home will have an attached two-car garage. We will install two trees, 10 shrubs, and 18 plants.

The proposed new single family home will not effect the congestion of the public streets - it will improve it by building an attached garage whereas the existing structure has off street parking. No curb cuts will be needed and everything will remain the same after the construction of this new single family home. There will be no increased danger of fire or negative impact on the public welfare or the public safety.

April 10, 2014

City of Minneapolis
Planning/ Preservation & Design
250 S. 4th St., #300
Mpls., MN 55415

RE: Conditional uses and variances
3701 E. 47th St.

- 1.) The proposed home will be constructed 175' away from Minnehaha Creek. There is a sidewalk and a street between the proposed home and the creek. There will be a silt fence installed for the duration of the construction of the home to control run-offs. Immediately after the construction of the home sod will be installed.
- 2.) No signs will be constructed on the premises. The height of the proposed home is comparable with the homes in the area.
- 3.) There are no watercrafts.

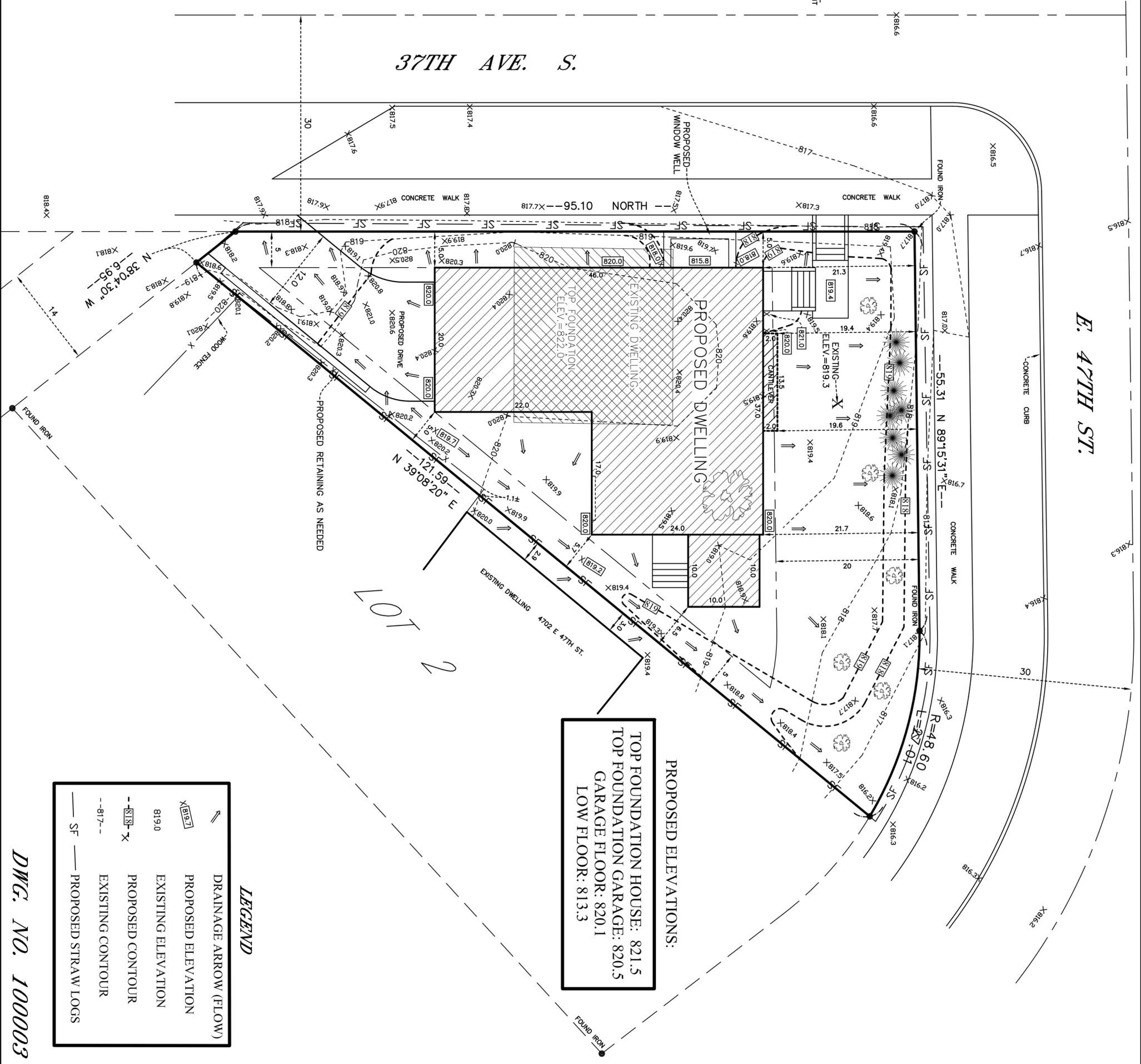
SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description which we are furnished.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying existing monuments to mark the corners of the property.
4. Showing existing spot elevations necessary to show elevation differences on the site.
5. While we show a proposed location for this home, we are not as familiar with your house plans as you and your architect and/or builder are. Check our proposed location and siting of the home and yard grades carefully to see that they match your plans before construction begins. Also, we are not as familiar with local codes as the local building official and zoning official in this community are. Be sure to show this survey to these officials, or any other officials that may have jurisdiction over the home and its siting, and obtain their approvals before beginning construction.
6. We have provided a benchmark for your use in determining elevations for construction on this site; use that benchmark and nothing else for that purpose. Be sure to check the elevation of at least one other feature shown to verify your elevations during construction. Elevations are on an assumed datum.

STANDARD SYMBOLS & CONVENTIONS:
 "C" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted. Proposed elevations are shown with a box around them, while existing elevations are shown without a box. Arrows indicate the proposed flow of storm water on the site.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

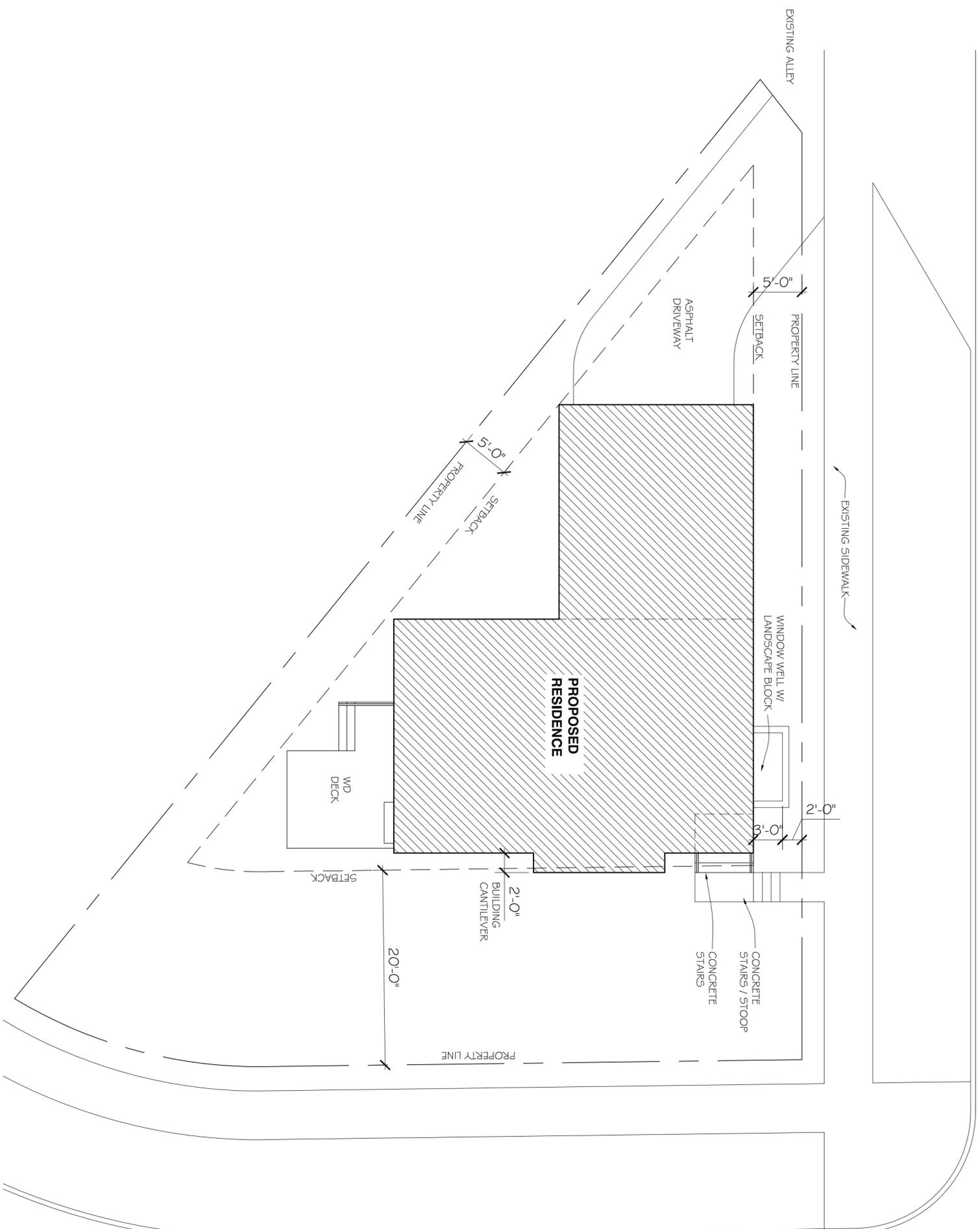
James H. Parker
 James H. Parker P.E. & P.S. No. 9235



LEGEND

	DRAINAGE ARROW (FLOW)
	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED STRAW LOGS

37TH AVE S.



1 SITE DIAGRAM

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



SHEET INDEX

1. SITE PLAN
2. BASEMENT PLAN
3. FIRST FLOOR PLAN
4. SECOND FLOOR PLAN
5. BUILDING SECTIONS
6. NORTH ELEVATION
7. WEST ELEVATION
8. SOUTH ELEVATION
9. EAST ELEVATION

EAST 47TH ST.

BUILDING STATS

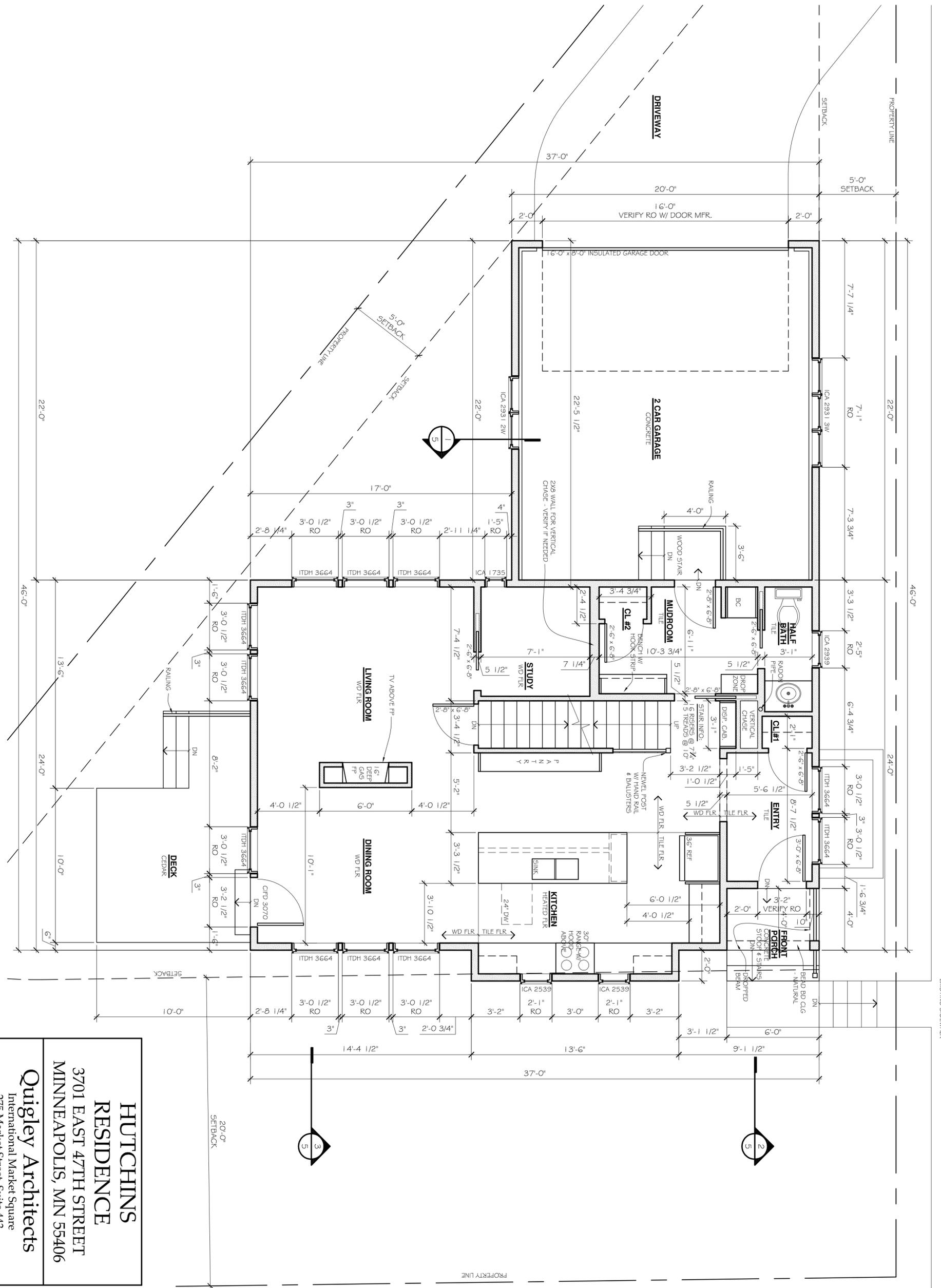
FIRST FLOOR FIN. SQ/FT = 891 SQ/FT
 SECOND FLOOR FIN. SQ/FT = 1 355 SQ/FT
 WOOD DECK = 1 28 SQ/FT
 GARAGE SQ/FT = 440 SQ/FT

**HUTCHINS
 RESIDENCE**
 3701 EAST 47TH STREET
 MINNEAPOLIS, MN 55406

Quigley Architects

International Market Square
 275 Market Street, Suite 443
 Minneapolis, Minnesota 55405
 office: 612-692-8850 fax: 612-692-8851

PERMIT SET - APRIL 18, 2014



FIRST FLOOR PLAN

1

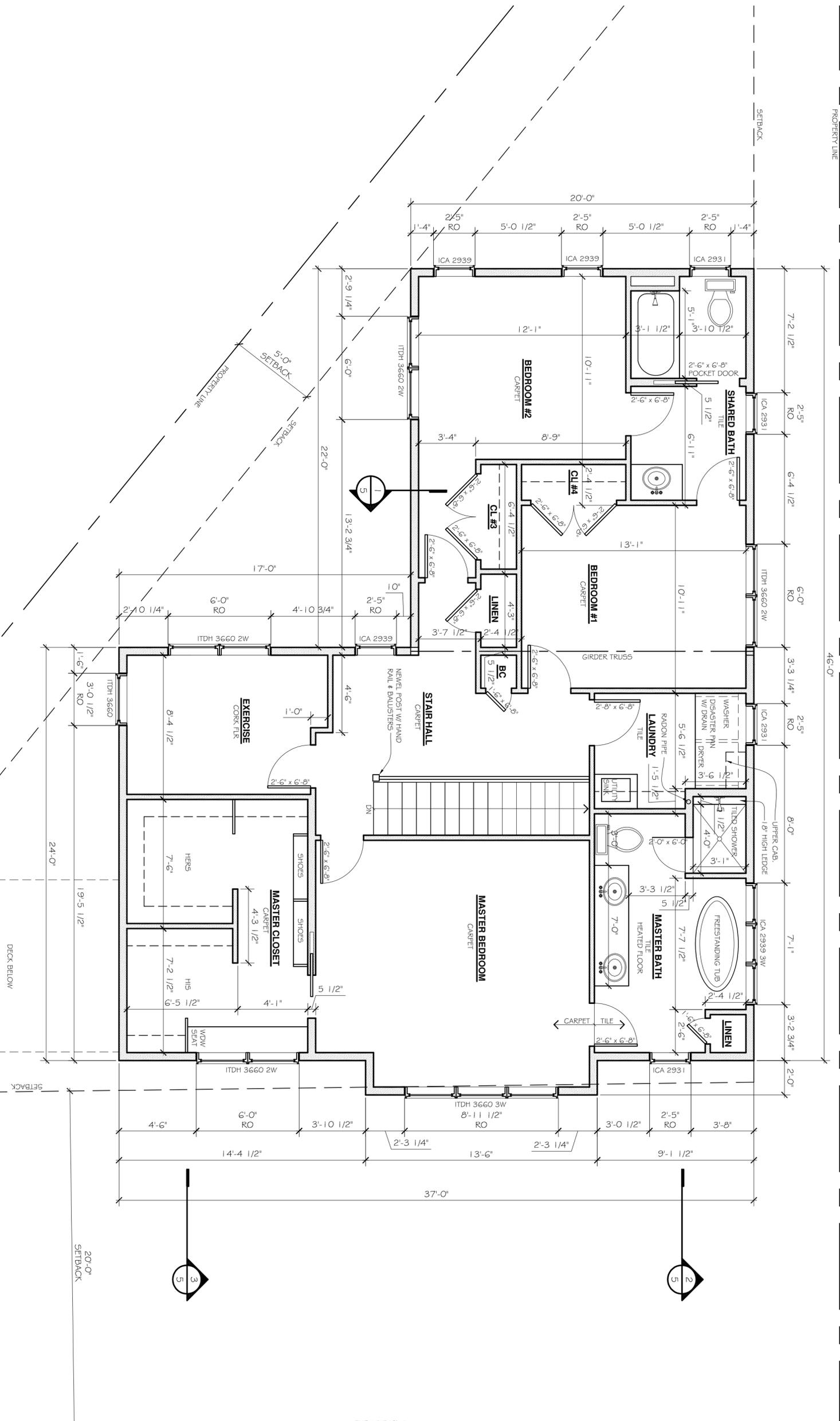
SCALE: 1/4" = 1'-0"



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1 SECOND FLOOR PLAN

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



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1 NORTH ELEVATION

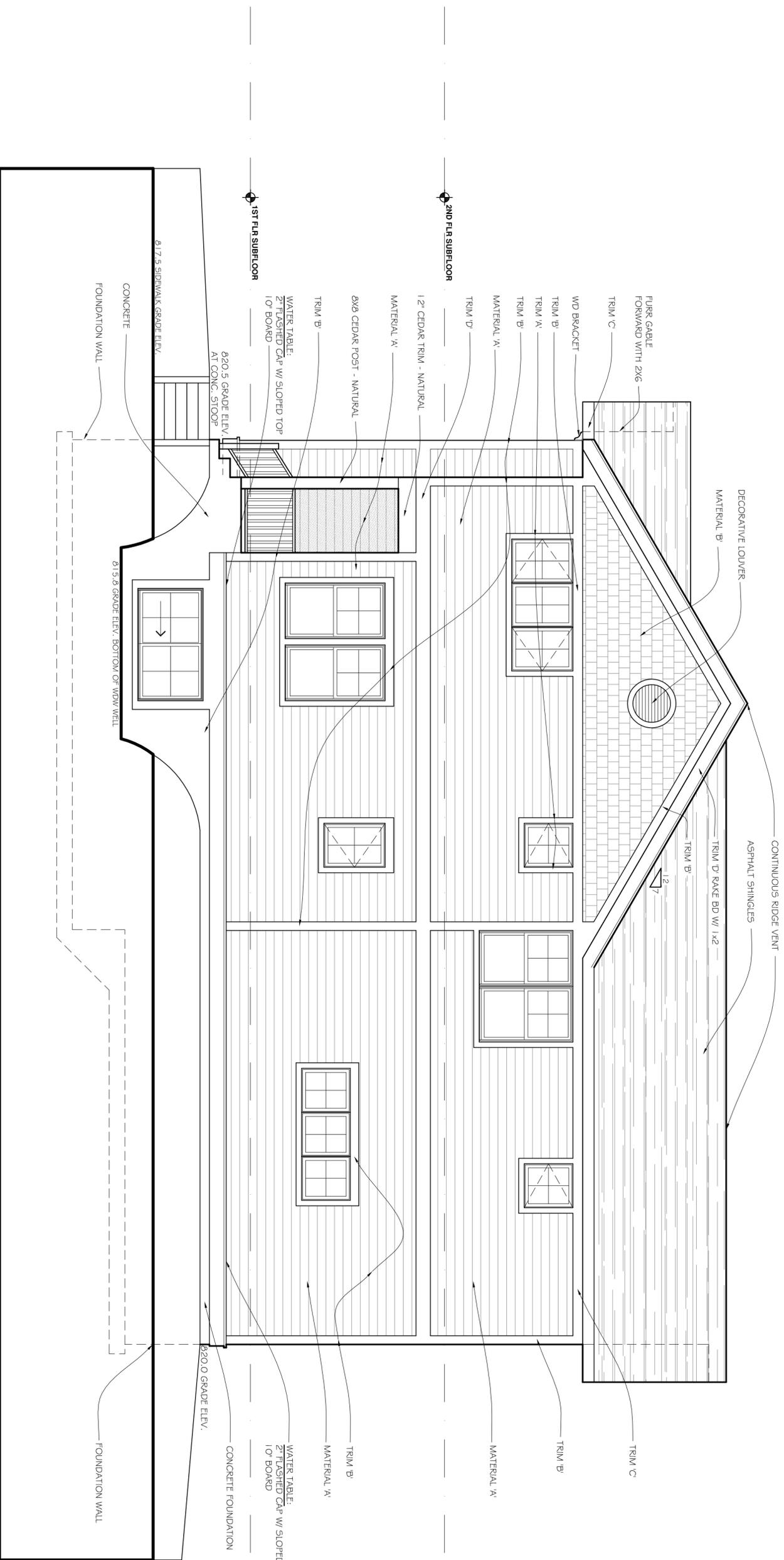
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL A: 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL B: HARDIE SHAKES - 7" EXPOSURE
 TRIM A: 4" HARDIE BD - TYP. WDW TRIM
 TRIM B: 6" HARDIE BD - TYP. AT WDW HEADS / CORNER BDS
 TRIM C: 8" HARDIE BD - TYP. FASCIA BD
 TRIM D: 1.0" HARDIE BD - TYP. GABLE END RAKE BDS
 ROOF - TIMBERLINE SHINGLES - TYP.

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1 WEST ELEVATION

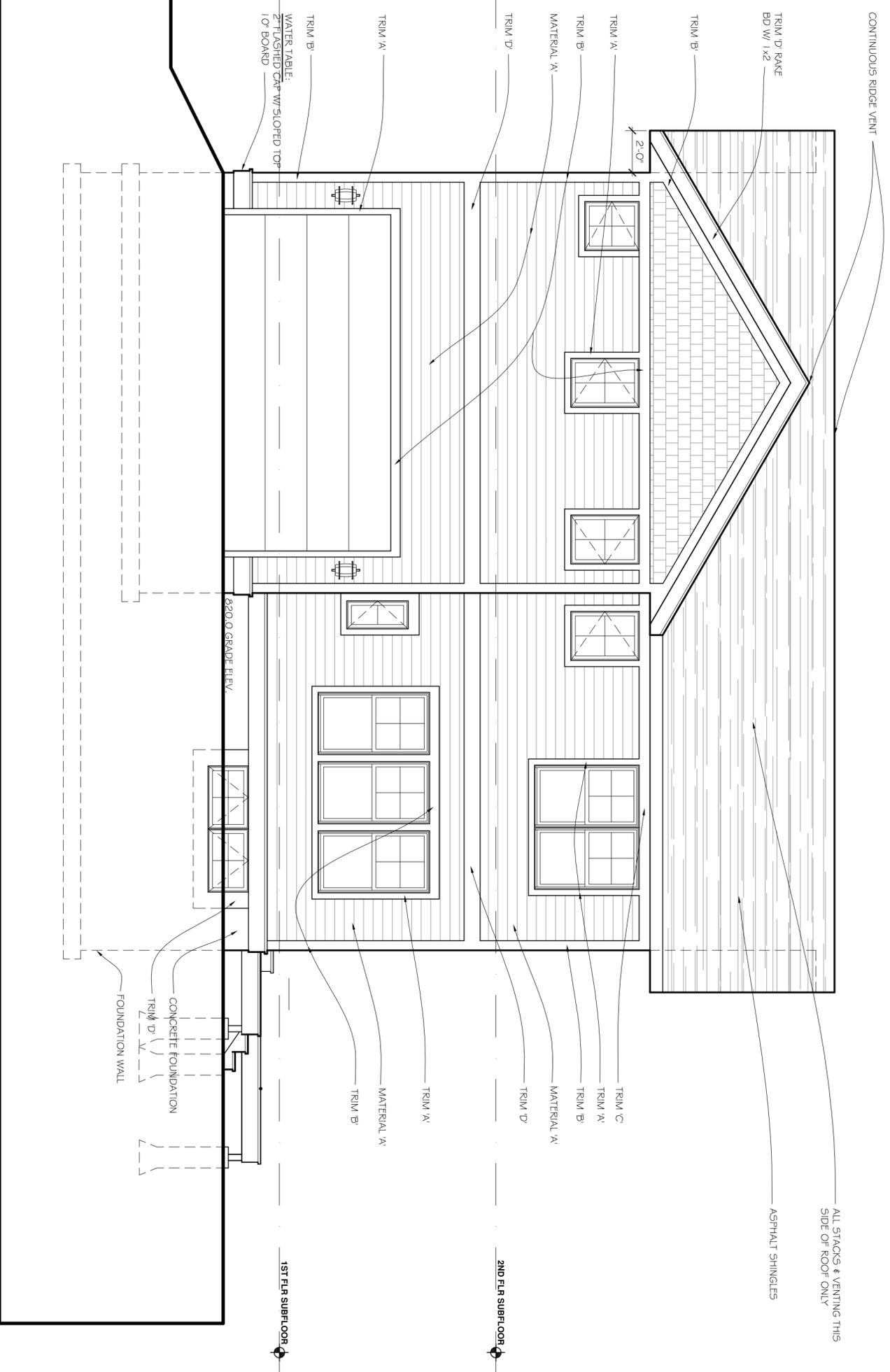
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL A: 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL B: HARDIE SHAKES - 7" EXPOSURE
 TRIM A: 4" HARDIE BD - TYP. WDW TRIM
 TRIM B: 6" HARDIE BD - TYP. AT WDW HEADS / CORNER BDS
 TRIM C: 8" HARDIE BD - TYP. FASCIA BD
 TRIM D: 10" HARDIE BD - TYP. GABLE END RAKE BDS
 ROOF - TIMBERLINE SHINGLES - TYP.

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 MINNEAPOLIS, MN 55406

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1 SOUTH ELEVATION

1

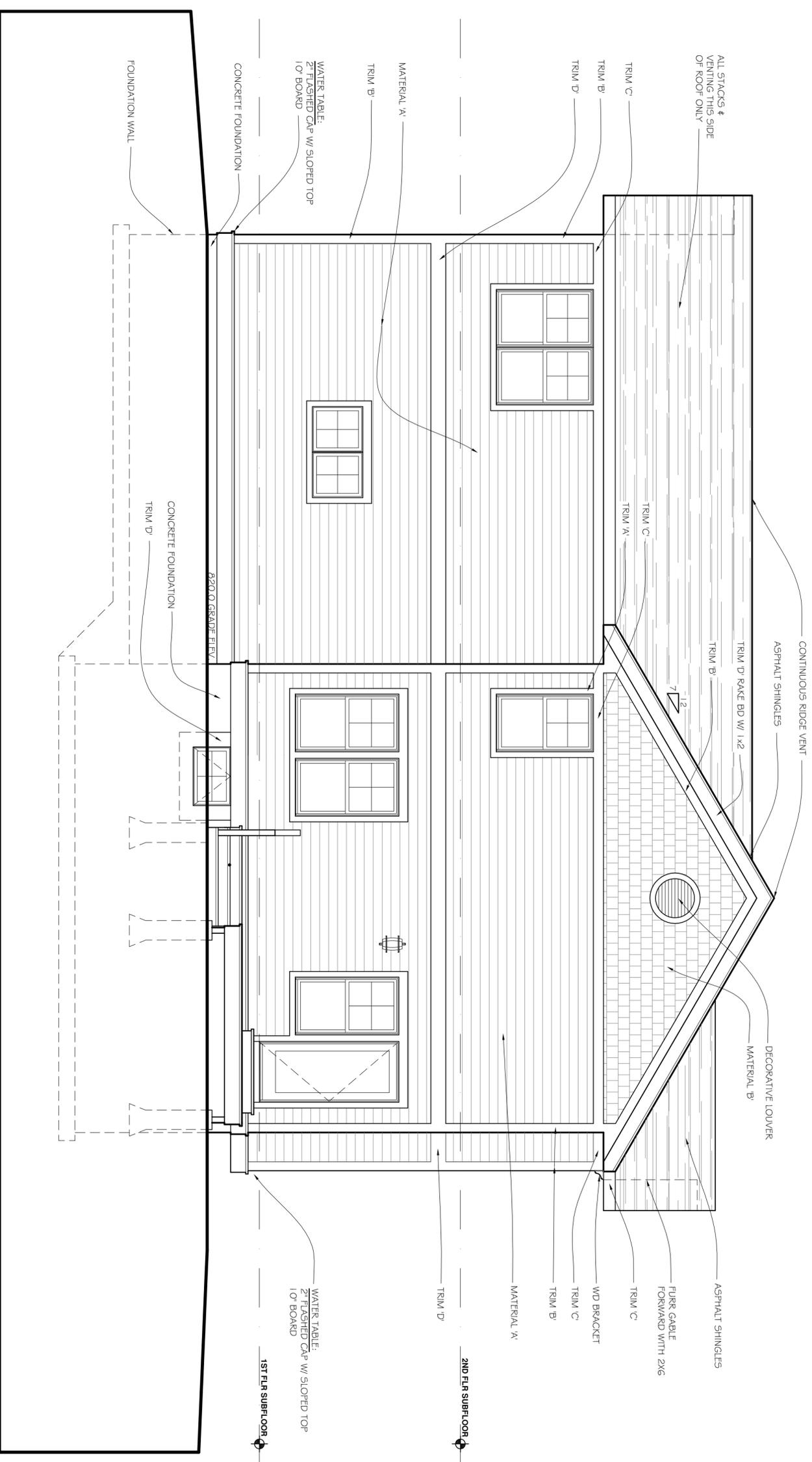
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL A: 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL B: HARDIE SHAKES - 7" EXPOSURE
 TRIM A: 4" HARDIE BD - TYP. WDW TRIM
 TRIM B: 6" HARDIE BD - TYP. AT WDW HEADS / CORNER BDS
 TRIM C: 8" HARDIE BD - TYP. FASCIA BD
 TRIM D: 1.0" HARDIE BD - TYP. GABLE END RAKE BDS
 ROOF - TIMBERLINE SHINGLES- TYP.

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PERMIT SET - APRIL 18, 2014



1 EAST ELEVATION

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

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL A: 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL B: HARDIE SHAKES - 7" EXPOSURE
 TRIM A: 4" HARDIE BD - TYP. WDW TRIM
 TRIM B: 6" HARDIE BD - TYP. AT WDW HEADS / CORNER BDS
 TRIM C: 8" HARDIE BD - TYP. FASCIA BD
 TRIM D: 1.0" HARDIE BD - TYP. GABLE END RAKE BDS
 ROOF - TIMBERLINE SHINGLES- TYP.

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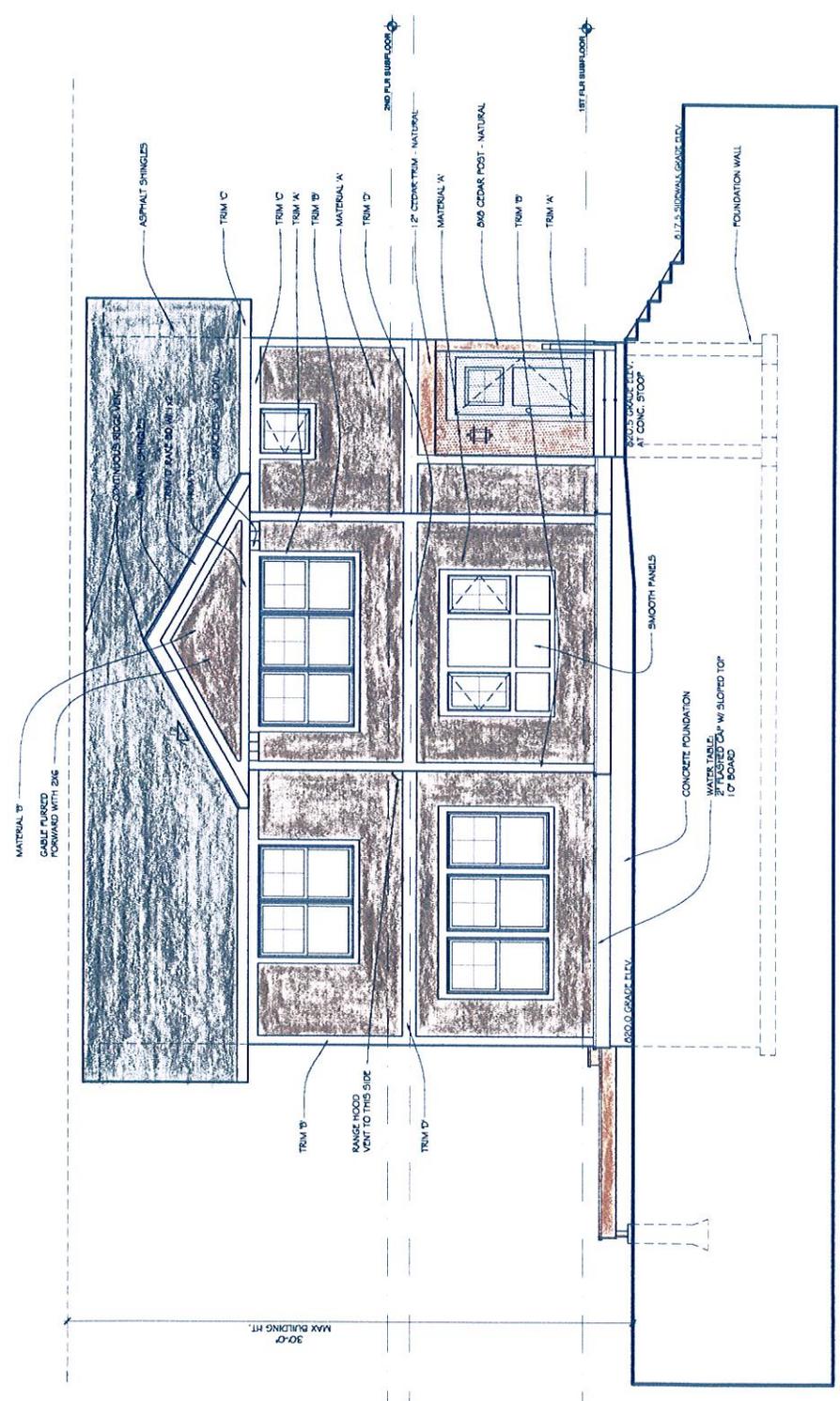
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL 'A': 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL 'B': HARDIE SHAKES - 7" EXPOSURE
 TRIM 'A': 4" HARDIE BD - TYP. MOW TRIM
 TRIM 'B': 6" HARDIE BD - TYP. AT MOW HEADS / CORNER BBS
 TRIM 'C': 1" POGGAL BD - TYP. AT MOW HEADS / CORNER BBS
 TRIM 'D': 1" OF HARDIE BD - TYP. GABLE END RAKE BBS
 ROOF: TIMBERLINE SHINGLES - TYP.

① NORTH ELEVATION

Note:

- Final house colors have not been selected at this time.



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 MINNEAPOLIS, MN 55406

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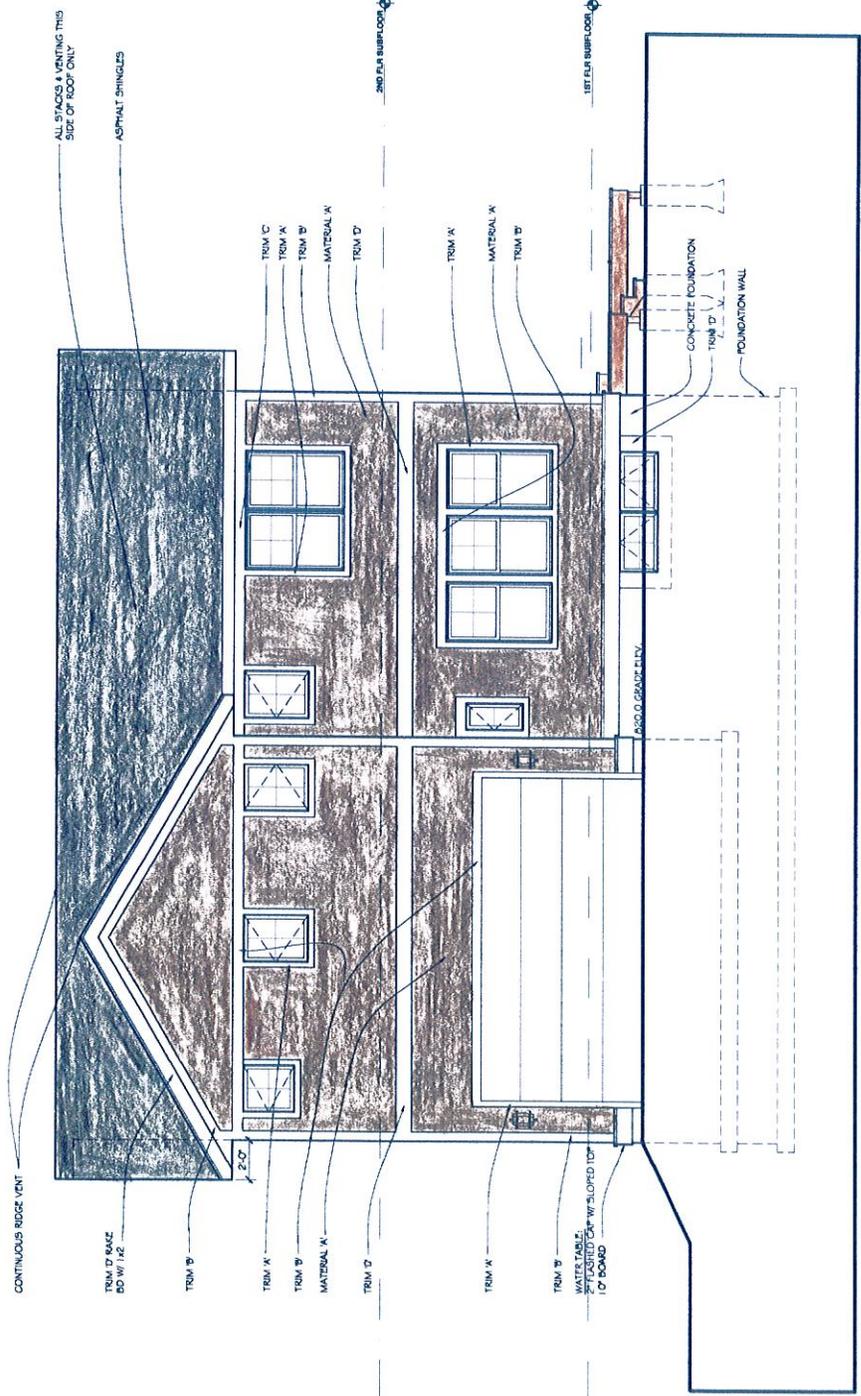
PERMIT SET - APRIL 18, 2014

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL A: 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL B: 4" HARDIE SHAKES - 7" EXPOSURE
 TRIM A: 4" HARDIE BD - TYP. WOVEN TRIM
 TRIM B: 6" HARDIE BD - TYP. AT MOW HEADS / CORNER BBS
 TRIM C: 1" x 4" TRIM
 TRIM D: 1" x 2" HARDIE BD - TYP. GABLE END RAKE BBS
 ROOF: TIMBERLINE SHINGLES - TYP.

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

1 WEST ELEVATION





1 SOUTH ELEVATION

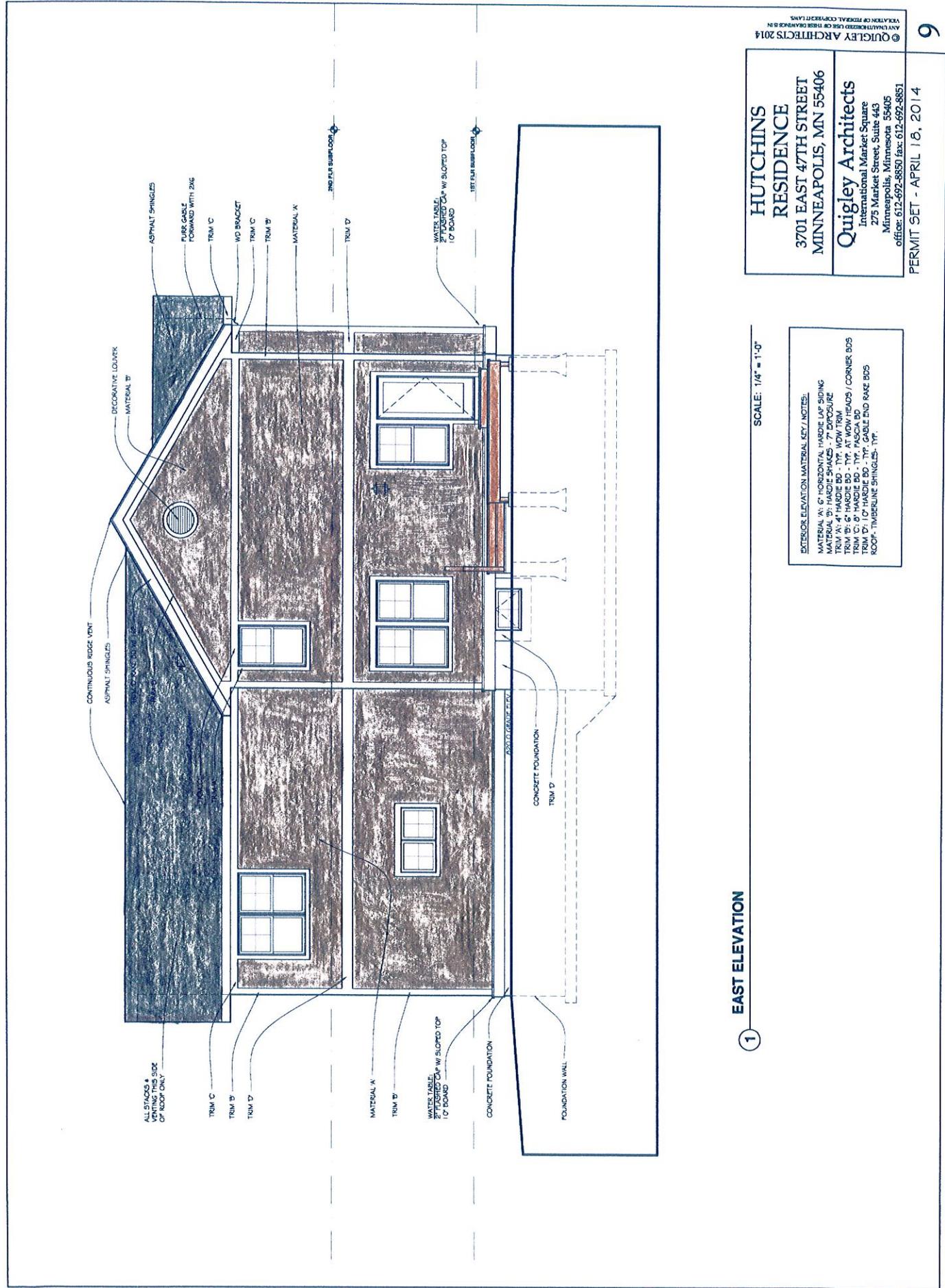
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL A: 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL B: HARDIE SHAKES - 7" EXPOSURE
 TRIM A: 4" HARDIE BD - TYP. WOV. TRIM
 TRIM B: 6" HARDIE BD - TYP. AT WOV. HEADS / CORNER BBS
 TRIM C: 6" HARDIE BD - TYP. FASCIA BD
 TRIM D: 1" x 4" GABLE END RAFT BBS
 ROOF: IMBERLINE SHINGLES - TYP.

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CONTINUOUS RIDGE VENT
ASPHALT SHINGLES
DECORATIVE LOUVER
MATERIAL B

ASPHALT SHINGLES
PURE GABLE
FORMED WITH 2x6
TRIM C

WOOD BRACKET
TRIM C
TRIM D

MATERIAL A

TRIM D

WATER TABLE
2" FLASHING W/ SLOPED TOP
1" ROUND

2ND FLOOR SUBFLOOR

1ST FLOOR SUBFLOOR

ALL STAGES &
VENTING THIS SIDE
OF ROOF ONLY

TRIM C

TRIM D

TRIM D

MATERIAL A

TRIM D

WATER TABLE
2" FLASHING W/ SLOPED TOP
1" ROUND

CONCRETE FOUNDATION

FOUNDATION WALL

2x6x8 GABLE STUDS

CONCRETE FOUNDATION

TRIM D

1 EAST ELEVATION

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

EXTERIOR ELEVATION MATERIAL KEY / NOTES:
 MATERIAL A: 6" HORIZONTAL HARDIE LAP SIDING
 MATERIAL B: HARDIE SHAKES - 7" EXPOSURE
 TRIM A: 4" HARDIE BO - TYP. W/ WY TRIM
 TRIM B: 6" HARDIE BO - TYP. AT W/ WY HEADS / CORNER BBS
 TRIM C: 6" HARDIE BO - TYP. GABLE END RAZE BBS
 TRIM D: 1" HARDIE BO - TYP. GABLE END RAZE BBS
 ROOF: TIMBERLINE SHINGLES - TYP.

**HUTCHINS
RESIDENCE**
 3701 EAST 47TH STREET
 MINNEAPOLIS, MN 55406

Quigley Architects
 International Market Square
 275 Market Street, Suite 443
 Minneapolis, Minnesota 55405
 office: 612-692-8850 fax: 612-692-8851

PERMIT SET - APRIL 18, 2014



310













D.T. Carlson Co.

3609 East 47th Street, Minneapolis, MN 55406

O: 612.721.2128 | F: 612.721.2150

April 10, 2014

Mr. Andrew Johnson
Ward 12
350 S. 5th St., #307
Minneapolis, MN 55415

RE: 3701 E. 47th St., Mpls
Tear down existing single family home to construct new

Mr. Johnson

I am writing to you to hopefully get your support on a home we would like to build in my neighborhood. I own a small 1920's 650 sq. ft. home with one bedroom and one bathroom (3701 E. 47th St.), which we would like to demo and thereafter build a new construction home on the lot. We have a young family that is very excited to move into this new home and into our existing neighborhood (Jacob and Tuyen Hutchins).

We first submitted our letter for support in September 2009, and it was supported by Mrs. Sandra Colvin Roy. Due to the hard times of the recession, the family wanting to move into the neighborhood and build on the lot back then, unfortunately decided against it last minute, and the project fell through.

We are now reapplying for the two variances needed: 1. Variance of the required front yard for a reverse corner along 37th avenue, and 2. A reduction of the required front yard from 20' to 19'6" to accommodate the 2'x13' cantilever bump-out for the kitchen cabinets.

I currently live a few houses away at 3609 E. 47th St. and have lived in the neighborhood since 1997. This is a GREAT neighborhood and our goal is to make it even better. I demoed my own home in 2000, which was very similar to the home located at 3701 E. 47th, and built a two story 4 bedroom home. We built our home with the intention of it blending naturally into the existing neighborhood - today we still get complements from people passing by.

I am a general contractor by trade, and we have experience with demo projects within existing neighborhoods. We are very particular when it comes to making the new home "blend" well into the existing neighborhood. Also, we understand the importance of our workmanship during the build process- erosion control, off street parking, work hours, and keeping the site presentable at all times.

Please let me know if you need additional information or have further questions on our project we would like to pursue.

I look forward to hearing from you.

Regards,

Dan Carlson

D.T. Carlson Co.

3609 East 47th Street, Minneapolis, MN 55406

O: 612.721.2128 | F: 612.721.2150

April 10, 2014

Mr. Bob Kambeitz
Standish-Ericsson Neighborhood Association
1830 E. 42nd Street
Minneapolis, MN 55407

RE: 3701 E. 47th St., Mpls
Tear down existing single family home to construct new

Mr. Kambeitz,

I am writing to you to hopefully get your support on a home we would like to build in my neighborhood. I own a small 1920's 650 sq. ft. home with one bedroom and one bathroom (3701 E. 47th St.), which we would like to demo and thereafter build a new construction home on the lot. We have a young family that is very excited to move into this new home and into our existing neighborhood (Jacob and Tuyen Hutchins).

You and I spoke previously, and we met in February 2010 in regards to this same project (back then we were supported by the Neighborhood Association). Due to hard times of the recession, the family wanting to move into the neighborhood and build on the lot back then unfortunately decided against it last minute, and the project fell through.

We are now reapplying for the two variances needed: 1. Variance of the required front yard for a reverse corner along 37th avenue and 2. A reduction of the required front yard from 20' to 19'6" to accommodate the 2'x13' cantilever bump-out for the kitchen cabinets.

I currently live a few houses away at 3609 E. 47th St. and have lived in the neighborhood since 1997. This is a GREAT neighborhood and our goal is to make it even better. I demoed my own home in 2000, which was very similar to the home located at 3701 E. 47th, and built a two story 4 bedroom home. We built our home with the intention of it blending naturally into the existing neighborhood - today we still get complements from people passing by.

I am a general contractor by trade, and we have experience with demo projects within existing neighborhoods. We are very particular when it comes to making the new home "blend" well into the existing neighborhood. Also, we understand the importance of our workmanship during the build process- erosion control, off street parking, work hours, and keeping the site presentable at all times.

I would like to stop by to drop off the house plan to you. Please let me know when would be a convenient time.

I look forward to hearing from you.

Regards,

Dan Carlson

HPC Wrecking Permit Evaluation Sheet

Address: 3701 East 47th Street

Permit Number: BZH....

PID: 1802823210004

Neighborhood: Ericsson

*can be
streamlined
after home is
received.*

Historic Review

Property information

Topic	Information	Notes
Date Built	1923	
Exterior Materials	Wood or asbestos	
Architectural Style	Vernacular	
Use (residential, commercial, other)	Residential	

Lists

List	Mentioned	Notes
Designations		
Locally Designated	no	
Local District	No	
National Register	No	
National Landmark	No	
Historic Resource Information		
800 List:	No	
CLG Study	No	
Potential Historic District	No	Near Minnehaha Parkway Historic District, however, not within.
Other Survey/Study		
1. survey in my list		1. 2007 Sound Insulation 2. 1997 Environmental Assessment 3. Minnehaha Parkway an Assessment
3. original 800 survey	No	
Archeology	No	
HPC Database	No	
Other		
Google	No	
Historic newspapers	no	

Historic significance check

Criteria	Name	Notes
1. significant events, broad patterns of cultural, political, economic or social history	The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.	Unknown and unlikely
2. significant persons		M.J. Lamberton is the original owner. No information was found.
3. City or	(3) The property contains or is associated with distinctive elements of city or	Near the Minnehaha Parkway

neighborhood identity	neighborhood identity.	Proposed Historic District but not part of that district.
4. architecture, engineering, method of construction	The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.	No. simple home with some architectural details.
5. landscape	The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.	No
6. exemplifies work of master builder, engineer, designer, artist, craftsman or architect	The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.	No. none listed.
7. archeology	The property has yielded, or may be likely to yield, information important in prehistory or history.	no

Integrity/Relative Additions and Building Permits

Building likely possesses integrity

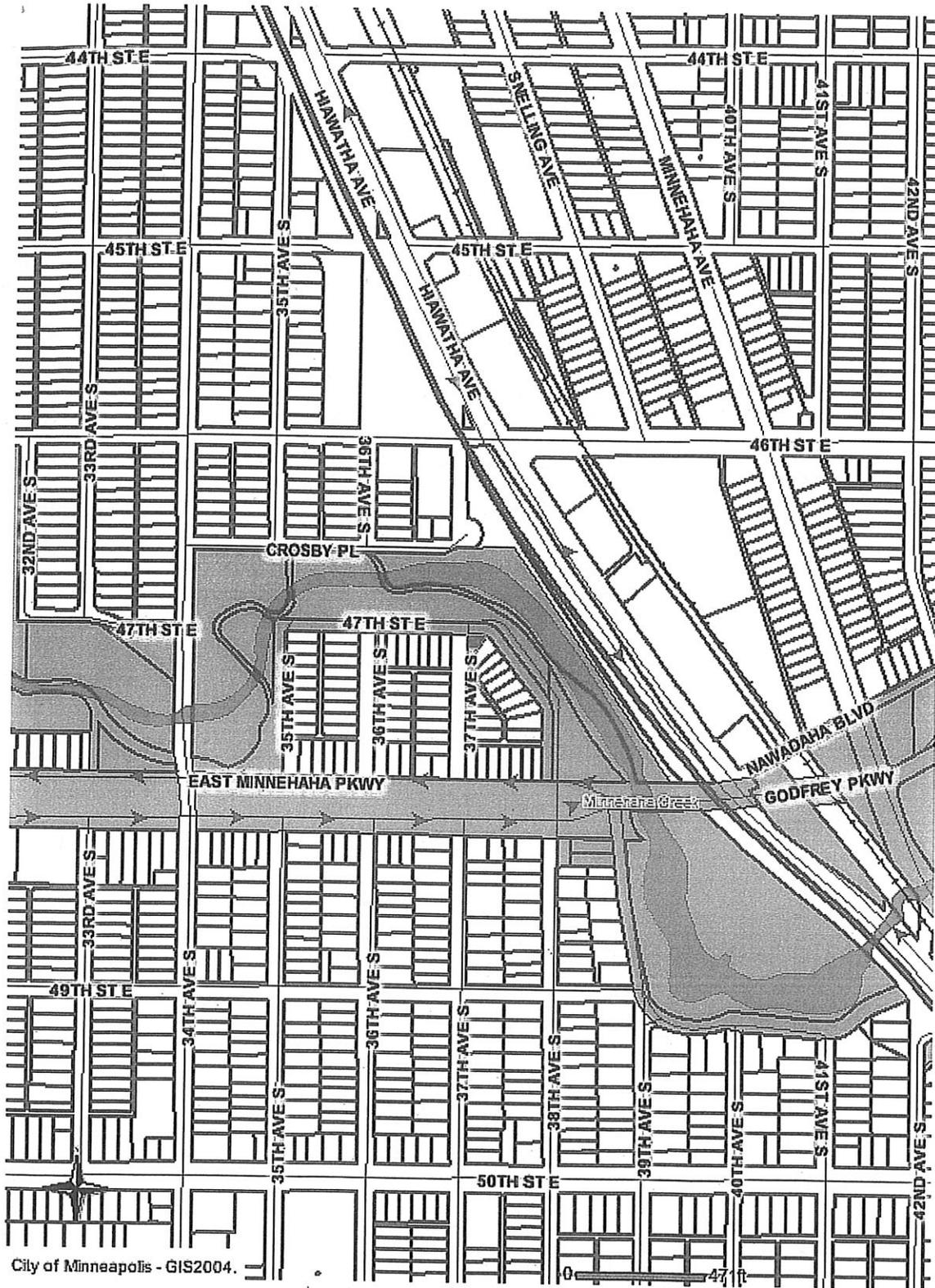
Other resources or comments:

Long Range Plan Information

Staff Recommendation:

The property does not meet designation criteria.

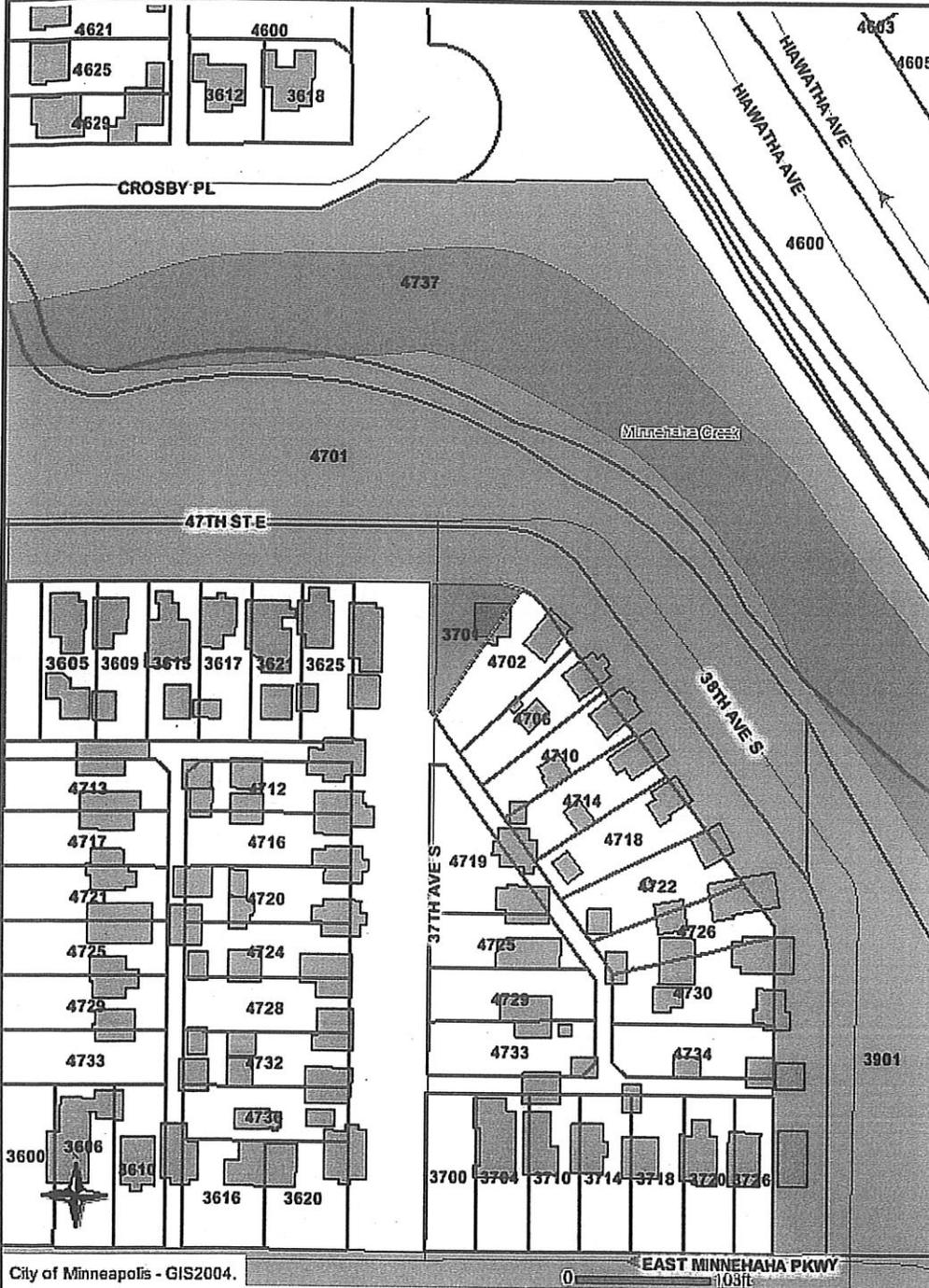
Supervisor sign off on Recommendation: _____ Date: _____



City of Minneapolis - GIS2004.

29

3701 47th Street



- Legend**
- Highlighted Feature
 - Railroads
 - Street Oneway
 - Light Rail Stations
 - Light Rail Line
 - Streets
 - Parcels
 - Buildings
 - Water
 - Parks

City of Minneapolis - GIS2004.

EAST MINNEHAHA PKWY
0 103ft

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PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a licensing agreement.



GIS Business Services
331 2nd Ave. S. Ste. 220
Minneapolis, MN 55401
612-673-2040





INSPECTOR OF BUILDINGS

LOCATION 3701 E. 47 St.

LOT 1, BLOCK 0101, ADD. 0129, EMBROOK

10

PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O K
B 174031	24x22 Fr. Dwlg.	10-13-23	M. J. Lambertson	1500.	1-15-24
F 175048	Elect.	11-8-23	Roy L. Liffer	43.	11-27-23
X 12266	Plast.	11-8-23	T. C. Plastering Co.	90.	1-15-24
F 176838	Elect.	1-11-24	C. A. Anderson Co.	35.	1-22-26
D 175152	Plbg.	8-13-25	W. Snyder	350.	6-4-31
D 227169	Plbg.	5-23-31	W. Snyder	25.	5-25-38
M 3725	Gas burner	3-21-38	M. C. L.	250.	5-3-38
F 306162	Elec.	4-6-38	Collins Elec.	15.	
D-372222	Rpl.-Gas Wat. Htr.	3-14-47	J. T. Howdeshell	175.	
D 511392	Gas rge	11-9-54	M Mattson	155.	
D 664131	gas range	9-28-65	Mps Gas	5.	



INSPECTOR OF BUILDINGS

LOCATION

3701 East 47th St.

LOT

1

BLOCK

1

ADD.

Elmbrook

PERMIT NO	CONSTRUCTION	DATE	CONTRACTOR	COST	O K.

61

ORIGINAL **PERMIT TO BUILD OUTSIDE OF FIRE LIMITS** NO. B 174031V

Office of the INSPECTOR OF BUILDINGS, Minneapolis, Minn., 10/13/1923

PROPOSED LOCATION OF BUILDING

No.	Street	Part of Lot	Lot	Block	Zone, Address or Subdivision	Word
3701-	E. 47 th St.		11		E. Commercial	121 Place 133

DESCRIPTION OF BUILDING		To be Used as	To be Completed	Estimated Cost				
Front	Depth	Height	Stories	Build of	Manner of Construction			
24	22	8	1	Brick	Frame		12/13/23	1,500

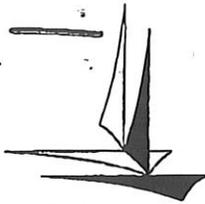
Permission is hereby granted to Mr. J. J. L... to erect the building (No water main needed) on the lot described in the above statement. This permit is granted upon the express condition that the person to whom it is granted, and his agents, employees and workmen, in all the work done in, around and upon said building, or any part thereof, shall conform in all respects to the ordinances of the City of Minneapolis, regarding the construction, alteration, maintenance, repair and removal of buildings within the city limits; and this permit may be revoked at any time upon violation of any of the provisions of said ordinances.

AGREEMENT AND SWORN STATEMENT.

In consideration of the issue and delivery to me by the Inspector of Buildings of the City of Minneapolis of the above permit, I hereby agree to do the proposed work in accordance with the description above set forth and according to the ordinances of the City of Minneapolis, and, being first duly sworn, I hereby state and say that the facts stated by me and contained in the above permit are true and correct.

Subscribed and sworn to before me at Minneapolis, Minnesota, this 13th day of October, A. D. 1923

My commission expires 1923



Minneapolis
City of Lakes

Department of Public Works

David J. Sonnenberg
City Engineer
Director

Brian J. Lokkesmo
Deputy Director

350 South 5th Street - Room 203
Minneapolis MN 55415-1390

Office 612 673-2352
Fax 612 673-3565
TTY 612 673-2157

Management Services
R. H. Smith, Director
Assistant Director of Public Works
350 South 5th St. - Room 203
Minneapolis, MN 55415-1390
(612) 673-2241

Administrative Services
T. G. Moloney, Director
350 South 5th St. - Room 203
Minneapolis, MN 55415-1390
(612) 673-3478

Engineering Services
P. W. Ogren, Director
309 2nd Ave. S. - Room 300
Minneapolis, MN 55401-2268
(612) 673-2456

Equipment Services
J. E. Edmunds, Director
1200 Currie Ave. N.
Minneapolis, MN 55403-1234
(612) 673-5737

Field Services
M. D. Kennedy, Director
350 South 5th St. - Room 203
Minneapolis, MN 55415-1390
(612) 673-3759

Property Services
S. A. Kotke, Director
350 South 5th St. - Room 223
Minneapolis, MN 55415-1390
(612) 673-2402

Solid Waste & Recycling
S. A. Young, Director
309 2nd Ave. S. - Room 210
Minneapolis, MN 55401-2261
(612) 673-2433

Transportation & Parking
G. A. Finstad, Director
350 South 5th St. - Room 233
Minneapolis, MN 55415-1390
(612) 673-2411

Water Works
A. J. Kramer, Director
250 South 4th St. - Room 206
Minneapolis, MN 55415-1330
(612) 673-2418

October 21, 2002

Dan Carlson
3609 E 47th ST
Minneapolis, Minnesota 55406

Re: 3701 E 47th ST Flood Zone Information

Dear Mr. Carlson:

The property located at 3701 E 47th ST in Minneapolis, MN is not in the flood zone. The FLOOD INSURANCE RATE MAP (FIRM) panel number, 270172-0004-B shows this property in zone C for flood insurance purposes. The effective date of the map is February 18, 1981. Additionally this area is currently under review for a revision of map which when completed will lower the flood plain through the area an additional 1.0' to 1.5'. If you have any questions please feel free to call me at 673-2406.

Sincerely,

Paul Chellsen, Supervising Engineering Technician II
Engineering Design, Sewer
309 2nd Avenue South, RM 300
Minneapolis, MN 55401-2268



City Council

Sandy Colvin Roy
Council Member, Twelfth Ward

350 South 5th Street - Room 307
Minneapolis MN 55415-1383

Office 612 673-2212
Fax 612 673-3940
TTY 612 673-2157

February 18, 2005

Resident
3701 47TH ST E
Minneapolis, MN 55406

Re: Flood Plain Map Revision Completion

Dear Resident:

The purpose of this letter is to inform you of the recent change to your property's flood zone and to advise you of the process for canceling required flood insurance.

A Letter of Map Revision (LOMR) for your property was issued by the Federal Emergency Management Agency (FEMA) on January 11, 2005. This Map revision changes your property's flood zone from A or B to zone X. Zone X is the designation for areas outside the 1-percent annual chance floodplain. Lenders do not require flood insurance as a condition of the loan for properties in zone X.

If you are currently required to carry flood insurance for your property, you may be able to cancel the policy. To cancel your flood insurance policy, the policyholder must do the following:

- Provide a copy of the LOMR (included in this mailing) to your lending institution requesting a waiver from the flood insurance purchase requirement.
- Supply a copy of the LOMR and the waiver received from your lender to the insurance agent or broker who services the policy.
- A completed cancellation form http://www.fema.gov/pdf/library/fema_forms/ff81-17.pdf with the LOMR and the waiver must be submitted by the agent to the National Flood Insurance Program. When a LOMR is issued and cancellation requested, the policyholder may be eligible for a refund of the premium paid for the current policy year only if no claim is pending and no claim has been paid during the current policy year.

While canceling your insurance may seem like the appropriate thing to do considering the change in designation, you should only do it only after determining the risk vs. cost. 2004 costs for flood insurance in Zone X were listed as \$396 for homes without a basement and \$466 for those with a basement.

Additional information is available regarding flood plain issues at <http://www.fema.gov/fhm/tsdindex.shtm>. If you have any questions regarding this map revision or canceling your flood insurance policy, please contact:

Paul Chellsen, Supervising Engineering Technician II
Engineering Services, Sewer Design
309 2nd Avenue South
Minneapolis, MN 55401
(612) 673-2406

Sincerely,



Sandy Colvin Roy
Council Member 12th Ward

Issue Date: JAN 1, 2005

Effective Date: JAN 1, 2005

Case No.: 04-05-4050P

LOMR-APP



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. This revision is effective as of the date of this letter. However, until the 90-day period elapses, the revised BFEs presented in this LOMR may be changed.

This information will be published in the Federal Register and your local newspaper as detailed below.

LOCAL NEWSPAPER

Name: The Star-Tribune

Dates: 01/21/2005 01/28/2005

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD)		MAP PANEL NUMBERS
		EFFECTIVE	REVISED	
Minnehaha Creek	Upstream side of Hiawatha Avenue	813	812	27053C0387E
	Approximately 200' downstream of Nokomis Avenue	815	814	27053C0386E

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the FEMA Receipts Coordinator, 8401 Arlington Boulevard, Fairfax, VA 22031-4666. Additional information about the NFIP is available on our web site at <http://www.fema.gov/nfip>.

Michael B. Godesky, CFM, Project Engineer
Hazard Identification Section
Mitigation Division
Emergency Preparedness
and Response Directorate



→ SUBJECT PROPERTY

SUBMITTED BY CPED STAFF

ABS



Image U.S. Geological Survey
© 2009 Google
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Google

44° 55' 04.04" N 93° 13' 08.95" W

elev 247 m

Apr 2006

Eye alt 401 m

A26

SUBMITTED & MARKED WITH FRONT YARDS SETBACKS

E. 47TH ST.

37TH AVE. S.

PROPOSED ELEVATIONS:
 TOP FOUNDATION HOUSE: 821.5
 TOP FOUNDATION GARAGE: 820.5
 GARAGE FLOOR: 820.1
 LOW FLOOR: 813.3

*BUILDABLE AREA
 W/ FRONT YARD SETBACK*

LEGEND	
	DRAINAGE ARROW (FLOW)
	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED CONTOUR
	EXISTING CONTOUR

DWG. NO. 100003

ADVANCE SURVEYING & ENGINEERING CO.
 5300 S. Hwy. No. 101 Minneapolis, MN 55345 Phone (952) 474-7964 Fax (952) 401-1375
 SURVEY FOR: **DAN CARLSON**

SURVEYED: January, 2010
 DRAFTED: January 19, 2010
 LEGAL DESCRIPTION:
 Lot 1, Block 1, Elmbrook, Hennepin County, Minnesota
 Contains: 4,401 sq. ft.

SCOPE OF WORK & LIMITATIONS:
 1. Showing the length and direction of boundary lines of the legal description which we are furnished.
 2. Showing the location of existing improvements we deemed important.
 3. Setting new monuments or verifying existing monuments to mark the corners of the property.
 4. Showing existing spot elevations necessary to show elevation differences on the site.
 5. Showing proposed location for this home, we are not as familiar with your house plans as you and your architect and we are not as familiar with your proposed location and siting of the home and yard grades carefully to see that they match your plans.
 6. We are not as familiar with local codes as the local building official and zoning official in this community are. Be sure to show this survey to these officials, or any other officials that may have jurisdiction over the home and its siting, and obtain their approvals before beginning construction.
 7. We have provided a benchmark for your use in determining elevations for construction on this site use that benchmark for this purpose. Be sure to check the elevation of at least one other feature shown to verify your elevations during construction. Elevations are on an assumed datum.

STANDARD SYMBOLS & CONVENTIONS:
 1. Dashed line with dots = PROPOSED ELEVATION
 2. Solid line with dots = EXISTING ELEVATION
 3. Dotted line = PROPOSED CONTOUR
 4. Solid line = EXISTING CONTOUR
 5. Arrow = DRAINAGE ARROW (FLOW)
 6. Square with cross-hatch = BUILDABLE AREA W/ FRONT YARD SETBACK

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.
James H. Carber
 James H. Carber P.E. & P.S. No. 9235



SUBMITTED BY CPED STAFF

427

Giant, Joseph R

From: Shantz, Gary <Gary.Shantz@idealindustries.com>
Sent: Monday, May 05, 2014 6:58 AM
To: Giant, Joseph R
Cc: joesph.giant@minneapolismn.gov
Subject: BZZ-6523 regarding:3701 47th Street East

Hi Joseph,

I would like to support Daniel Carlson's application for land use on the lot at 3701 47th Street East. Due to the unique size of the lot, I completely understand the reason for the two variances.

I have seen Dan's plans for an impressive single-family home on this lot. The home will definitely improve the looks of the neighborhood, help increase the value of existing properties, and add to the tax base.

Dan Carlson resides nearby in the neighborhood and is dedicated to improving the quality of life along the historic Minnehaha Creek. I am excited for him to move forward with this highly anticipated single-family development.

Sincerely,

Gary Shantz



Key Account Area Manager

IDEAL INDUSTRIES, INC.

Cell: 612-867-7769 Fax: 612-722-8681

E-Mail: gary.shantz@idealindustries.com

Giant, Joseph R

From: Bob Kambeitz <bobk@standish-ericsson.org>
Sent: Tuesday, May 06, 2014 1:22 PM
To: Giant, Joseph R
Cc: Dan Carlson; Johnson, Andrew
Subject: SENA Neighborhood review for Variance Request - New Construction - 3701 E 47th St - BZZ-6523

May 6, 2014

Joe Giant, City Planner

250 South 4th Street, Room 300

Minneapolis, MN 55415

Dear Mr. Giant,

On May 5, 2014, the Standish-Ericsson Neighborhood Association held a neighborhood meeting to discuss the variance requests of Dan Carlson for the property at **3701 E 47th St (BZZ-6523)**. All residents within one block were invited via hand-delivered flyer.

Mr. Carlson gave a brief presentation regarding the proposed home, described the reasons for the requested variances, and answered all questions from those in attendance.

Participants voted 5-0 to support the request for variance.

Mr. Carlson has satisfied the Standish-Ericsson Neighborhood Association's request for neighborhood input. If you have any questions, feel free to call me at (612) 721-1601.

Sincerely,