

Request for Variance

4-20-2014

**To: Minneapolis Development Review
250 S. 4th St., Room 300 Minneapolis, MN 55415**

**From: Applicant/Agent Clover Valley Properties LLC, Gustaf Kupetz (Owner)
12013 23rd Avenue N., Plymouth, MN 55441**

Subject: Request for variance, as provided by Title 20, Chapter 525, Section 525.500 of the Minneapolis Code of Ordinances, to allow a five-plex to be converted into a six-plex without the addition of new parking lot.

Gustaf Kupetz (Owner) of the property at 2828 28th Ave. S, MPLS, MN, 55406, (PID: 3602924440175), is requesting that he be allowed to convert his building that is presently a five-plex into a six plex with out being required to build a new parking lot for the building as would be required by the Minneapolis Code of Ordinances, Title 20, Chapter 541, Article 3, Section 541.170 regarding off-street parking requirements.

The Minneapolis Code of Ordinances, Title 20, Chapter 541, Article 3, Section 541.170, regarding off-street parking requirements, states that the minimum parking requirement for residential dwellings is 1 parking space per dwelling unit. Practical difficulties exist in complying with this ordinance because it would require the demolition of the two garages that are presently on the property. The garages are presumed to have been built in 1923, at the same time as the apartment, and as such qualify as unique circumstances that were not created by the owner who presently has an interest in the property.

Demolishing the two garages that are on the property would not only destroy the privacy that the tenants who live at 2828 28th Avenue South enjoy in their backyard by exposing them to an alley and the open lot that is there, it would also damage the aesthetic appeal of the area by removing the historic character and beauty that the garages exemplify having been built in 1923.

Something else to consider is that the smaller of the two garages is used for bike storage for the tenants; if it were destroyed alternate options for bicycle storage would be less convenient for the renters who live there.

The owner of the property at 2828 28th Ave. South 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 in that there are presently parking spaces for three vehicles on the property, as well as a space for bicycles to be worked on and stored. The property is also very near the light-rail transit system. If the property were only 1/2 a city block farther North it would be a a zone of the city that has reduced on-site parking requirements. Of the five tenants in the building only two have vehicles. The building has traditionally been occupied by people who ride bikes, and today use the light-rail transit and bus system. As such, not building a new six car parking lot on the property will not cause a shortage of parking, or put too many cars on the street adjacent to the building.

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 because in part who ever rents the unit that is proposed to be added to the building will be of low income, and as such, is likely to not have a vehicle. Also, in the event that the new tenant in the 6th unit did have a vehicle, there is presently enough parking on-site to accommodate them.

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 because there is not a shortage of parking in the vicinity, and as such, no undue-burden would be placed on the local infrastructure.

If there are any questions please contact:

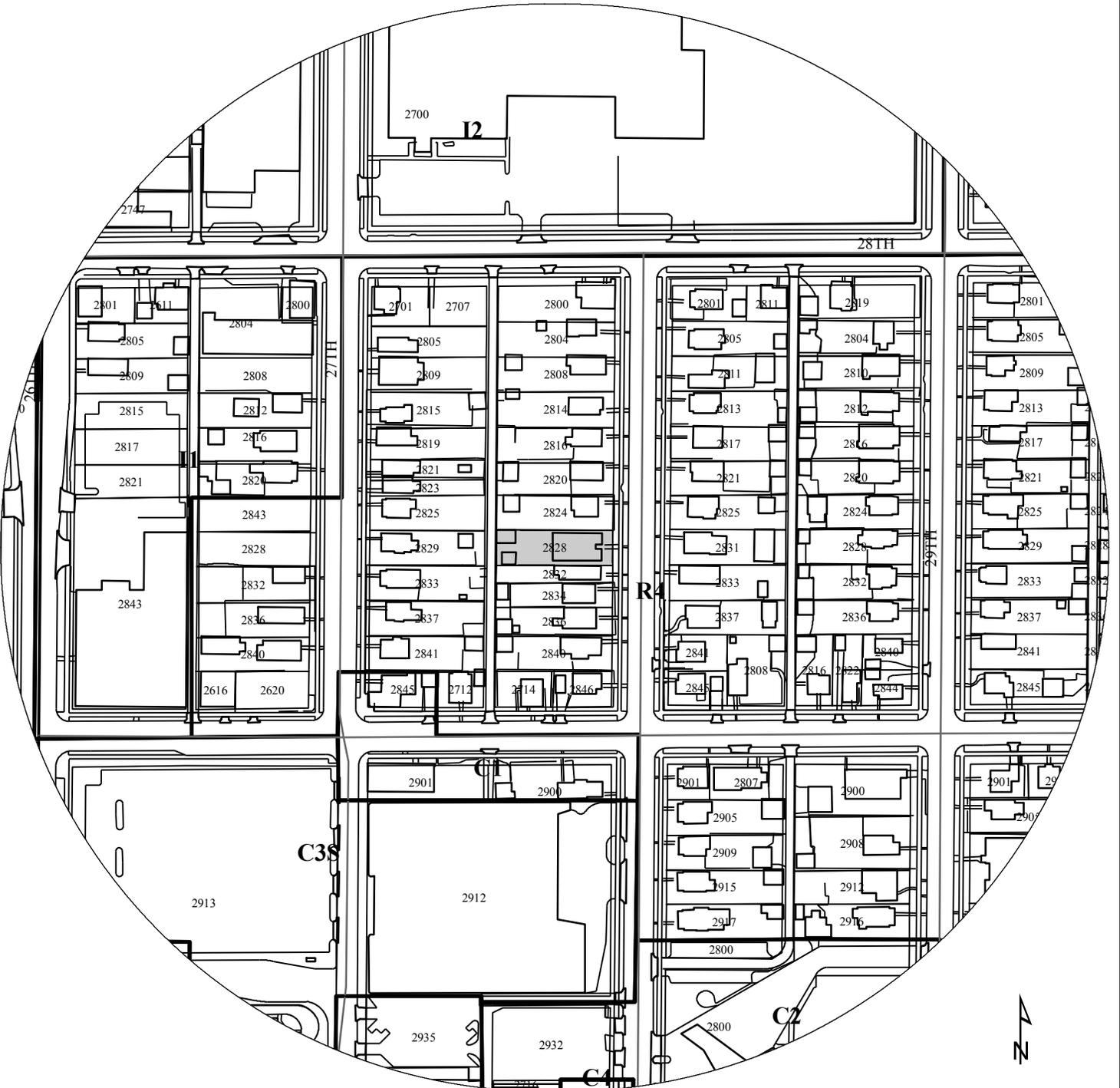
Gustaf Kupetz at 612-599-8715

Clover Valley Properties

2nd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2828 28th Avenue South

FILE NUMBER

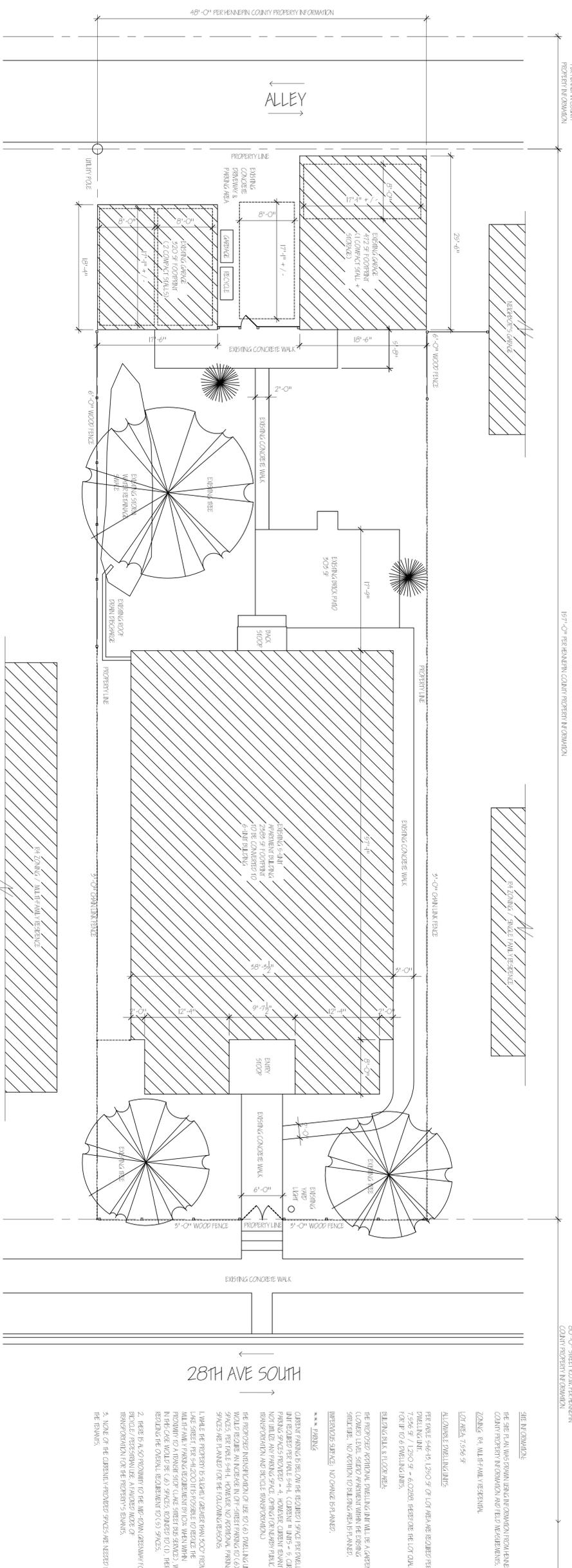
BZZ-6528

PROJECT DESCRIPTION

THE PROJECT INVOLVES CONVEYING A PORTION OF THE COMMON AREA IN THE EXISTING LOWER LEVEL OF THE 5-UNIT APARTMENT BUILDING INTO A GARDEN-LEVEL STUDIO APARTMENT. BRING THE TOTAL FOR THE BUILDING TO 6 UNITS.
 THIS SITE PLAN ILLUSTRATES THE EXISTING CONDITIONS ON THE PROPERTY WHEREBY (3) OFF-STREET PARKING SPACES ARE PROVIDED. NO SITE WORK IS ANTICIPATED THE UNIT MEASUREMENT OF USE WILL REQUIRE A PARKING VARIANCE OF 3 SPACES.
 BUILDING CODES: 2007 MINNESOTA STATE BUILDING CODE, 2006 RC W/ MINNESOTA AMENDMENTS
 CONSTRUCTION: ME, V-P

PROJECT TEAM

OWNER:	ARCHITECT:	STRUCTURAL ENGINEER:	GENERAL CONTRACTOR:	MECHANICAL CONTRACTOR:	ELECTRICAL CONTRACTOR:
CLOVER VALLEY PROPERTIES LLC 12015 28th Ave N PLYMOUTH, MN 55441	JOHN BERGFORD, AIA (C) 612-702-2979	(E) NEEDS ARCHITECTURES ERRY PALMS, P.L.L.C. MINNEAPOLIS, MN 55414 (P) 612-378-0299 (F) 612-378-3796	OWNER	TBD	TBD



INDEX TO DRAWINGS

- A1.0 SITE PLAN**
- TO BE ISSUED FOR PERMIT**
- A2.0 LOWER LEVEL REFERENCE PLAN**
- GARDEN APARTMENT FLOOR PLAN**
- A3.0 INTERIOR ELEVATIONS**
- A4.0 EGRESS WINDOW SECTION**

SITE INFORMATION:
 THE SITE PLAN WAS PREPARED USING THE COMMON ROOM HENNING COUNTY PROPERTY INFORMATION AND FIELD MEASUREMENTS.
ZONING: RA, MULTIFAMILY RESIDENTIAL
LOT AREA: 15566 SF
ALLOWABLE DWELLING UNITS:
 PER RULE 546-15.1250 OF 101 ARE WE REQUIRE PER BUILDING CODE 509 SF - 6,0288. REFERENCE THE LOT DIMENSIONS FOR JP TO 6 DWELLING UNITS.
BUILDING BLKS & FLOOR AREAS:
 THE PROPOSED APARTMENT BUILDING SHALL BE A GARDEN LEVEL BUILDING WITH 5 UNITS. THE BUILDING SHALL BE A STRUCTURE. NO PORTION TO BE PLACED IN A PARKING SPACE. OVERLOOK SERVICE. NO GARAGE ENTRANCE.
***** PARKING *****
 GARDEN PARKING IS BELOW THE REQUIRED 1 SPACE PER DWELLING UNIT REQUIRED PER RULE 546.1. CONSENT IN LINES 5. GARAGE PARKING SPACES PROVIDED - 4. HOWEVER, GARDEN BAYNAPIS DO NOT INCLUDE ANY PARKING SPACE. OFFICE FOR ANY FURTHER RECONSTRUCTION AND ROLLBACK RECONSTRUCTION.
 THE PROPOSED RECONSTRUCTION OF USE TO 6.5 DWELLING UNITS WOULD REQUIRE AN INCREASE IN OFF-STREET PARKING TO 6.5 SPACES PER RULE 546.1. HOWEVER, NO ADDITIONAL PARKING SPACES ARE PLANNED FOR THE FOLLOWING REASONS:
 1. WHILE THE PROPERTY IS SLIGHTLY OVERLAP FROM SOUTH FROM THE STREET, THE SOUTH SIDE OF THE PROPERTY IS NOT BEING RECONSTRUCTED TO A BAYNAPIS 507' (LIKE STREET BE SIDE) UNDER THE CASE WOULD BE 6.5 SPACES. HOWEVER, TO (1). PRESEBY REPLYING THE OVERALL REQUIREMENT TO (3) SPACES.
 2. THERE IS ALSO PROHIBITION TO BE MEASUREMENT FOR BAYNAPIS RECONSTRUCTION. A HINDERANCE OF RECONSTRUCTION FOR THE REASON'S BECAUSE.
 3. NONE OF THE CURRENTLY PROVIDED SPACES ARE NEEDED BY THE BAYNAPIS.

1 SITE PLAN - EXISTING CONDITIONS
A1.0 1/8" = 1'-0"



jb
 architect
 John Bergford, AIA, LEED AP
 2756 Ewing Avenue S
 Minneapolis, MN
 55416
 612.929.0189 phone/fax
 jbergford@aol.com
 www.jbergford-architect.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

John Bergford
 ARCHITECT
 LICENSE NO. 41070

CLOVER VALLEY PROPERTIES LLC
2828 28TH AVE S
MINNEAPOLIS, MN 55406

DATE: 4.10.14
REVISIONS:
VARIANCE SUBMITTAL
PROJECT NO. 1404

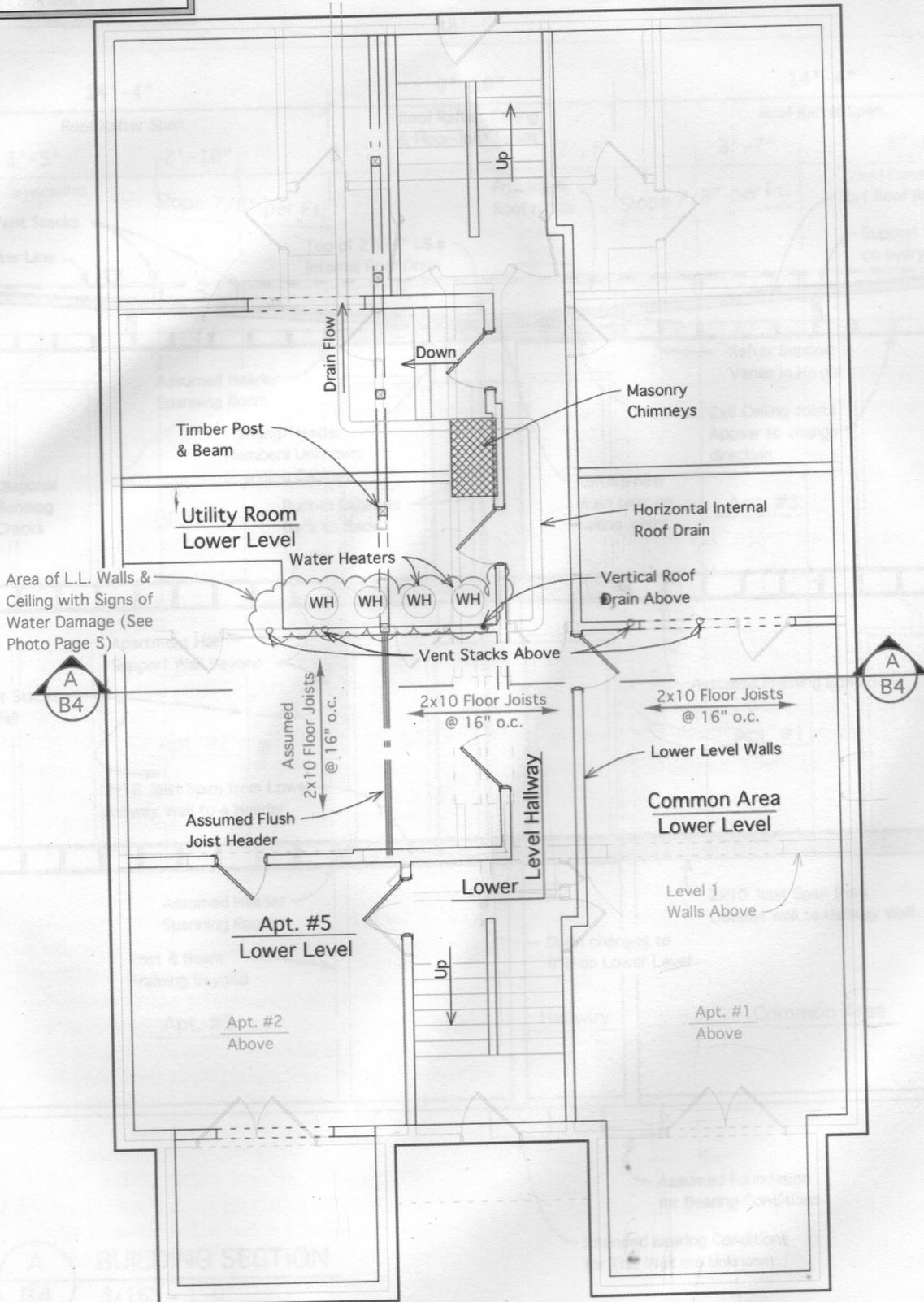
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JOHN BERGFORD
ARCHITECT

A1.0
 SHEET

Note: This Sketch is Only For Use with
this Report - to Display Relevant Field
Data. It is Not Complete or to Scale



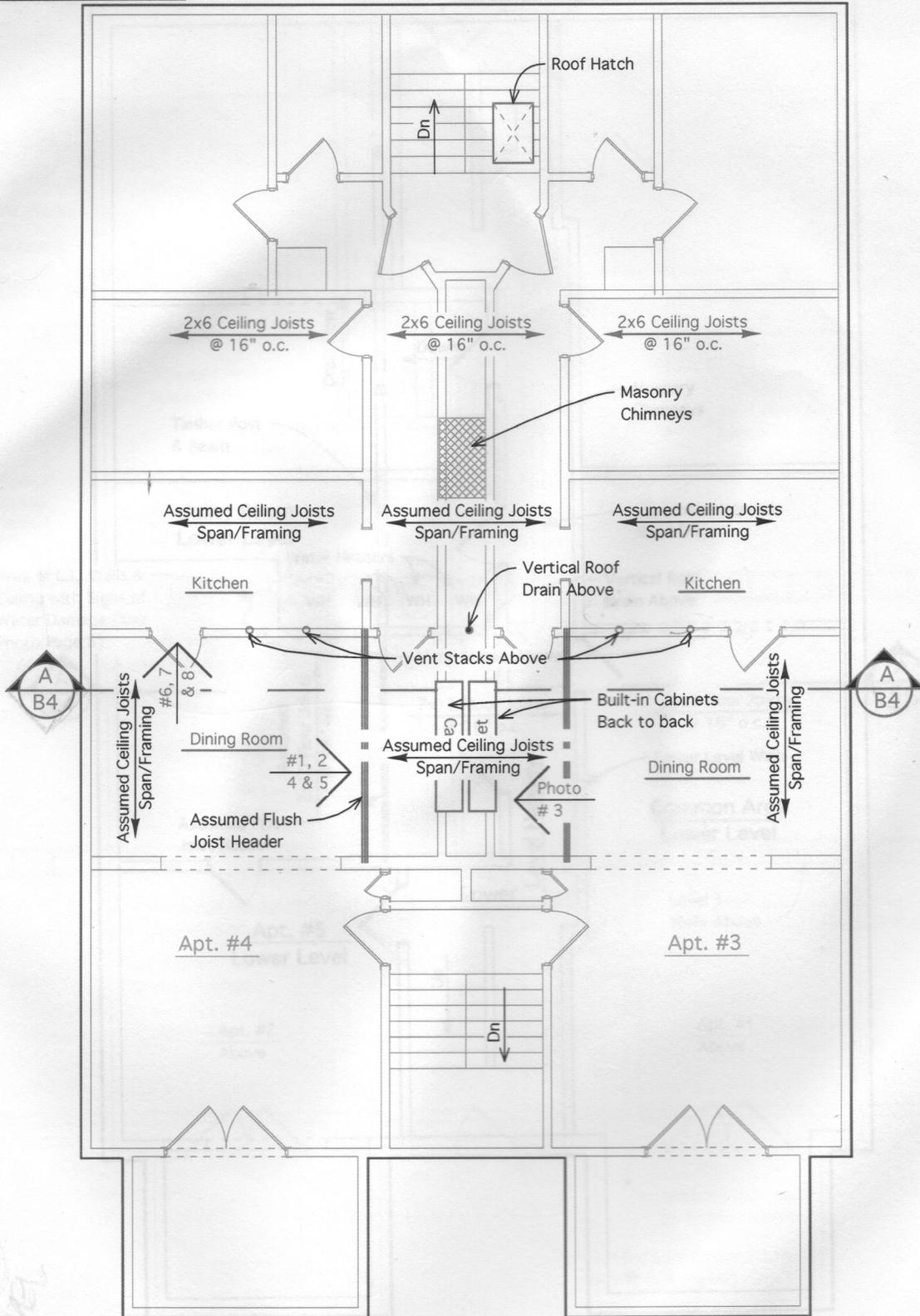
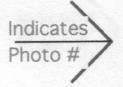
Indicates
Photo #



LOWER LEVEL PLAN

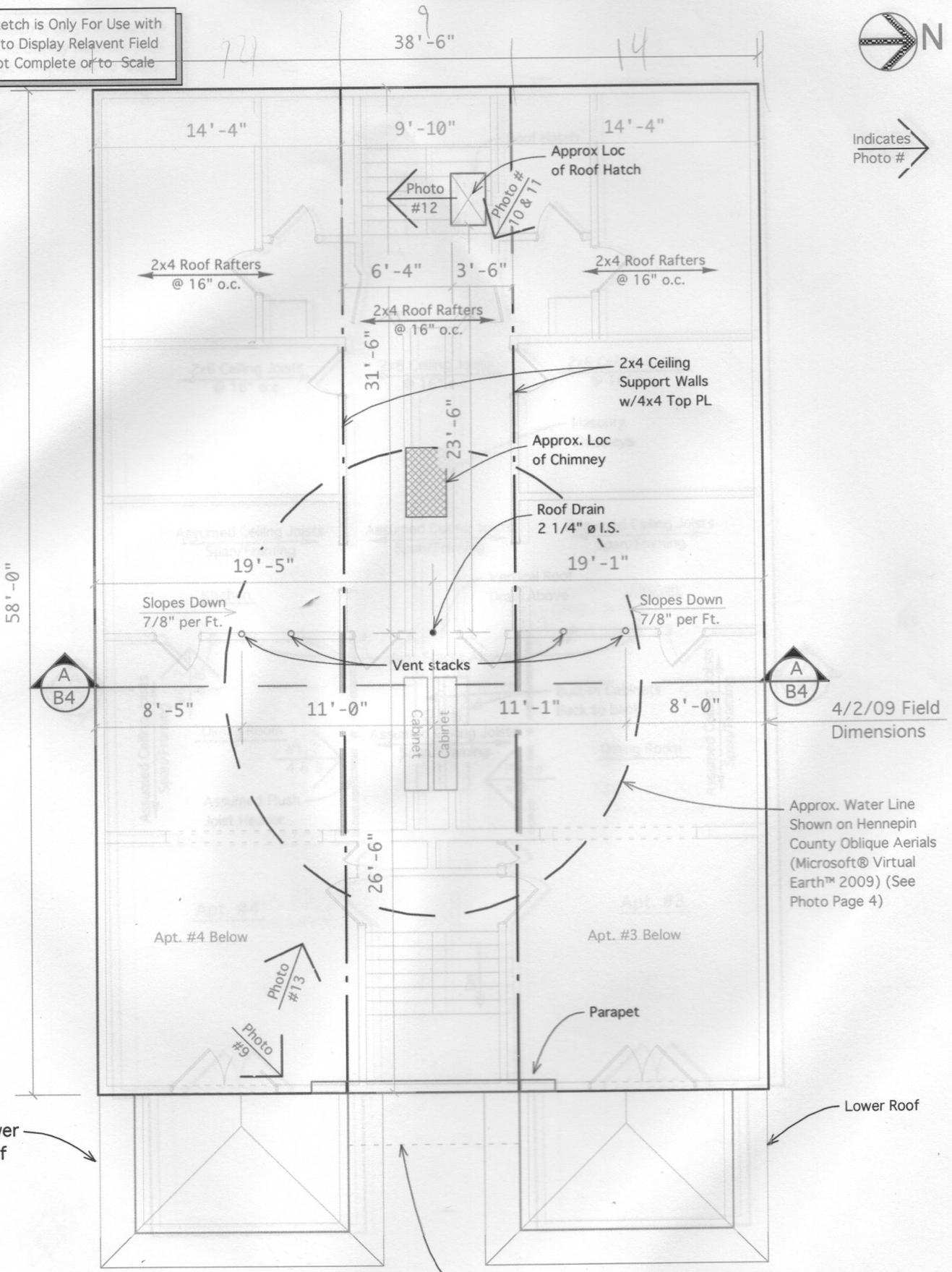
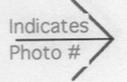
SCALE : 1/8" = 1'-0"

Note: This Sketch is Only For Use with
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LEVEL 2 PLAN Level 1 is similar
SCALE : 1/8" = 1'-0"

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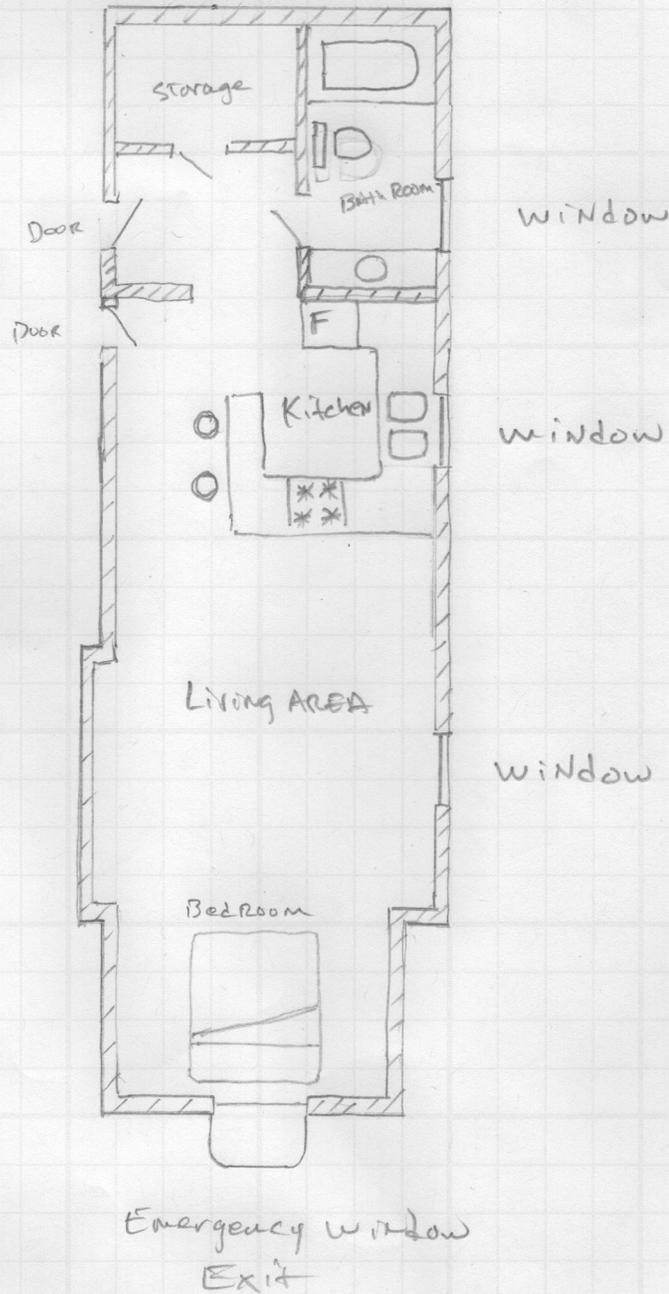


4/2/09 Field Dimensions

Approx. Water Line Shown on Hennepin County Oblique Aerials (Microsoft® Virtual Earth™ 2009) (See Photo Page 4)

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

Proposed 6th UNIT to 2828 28th AV S, MPLS MN

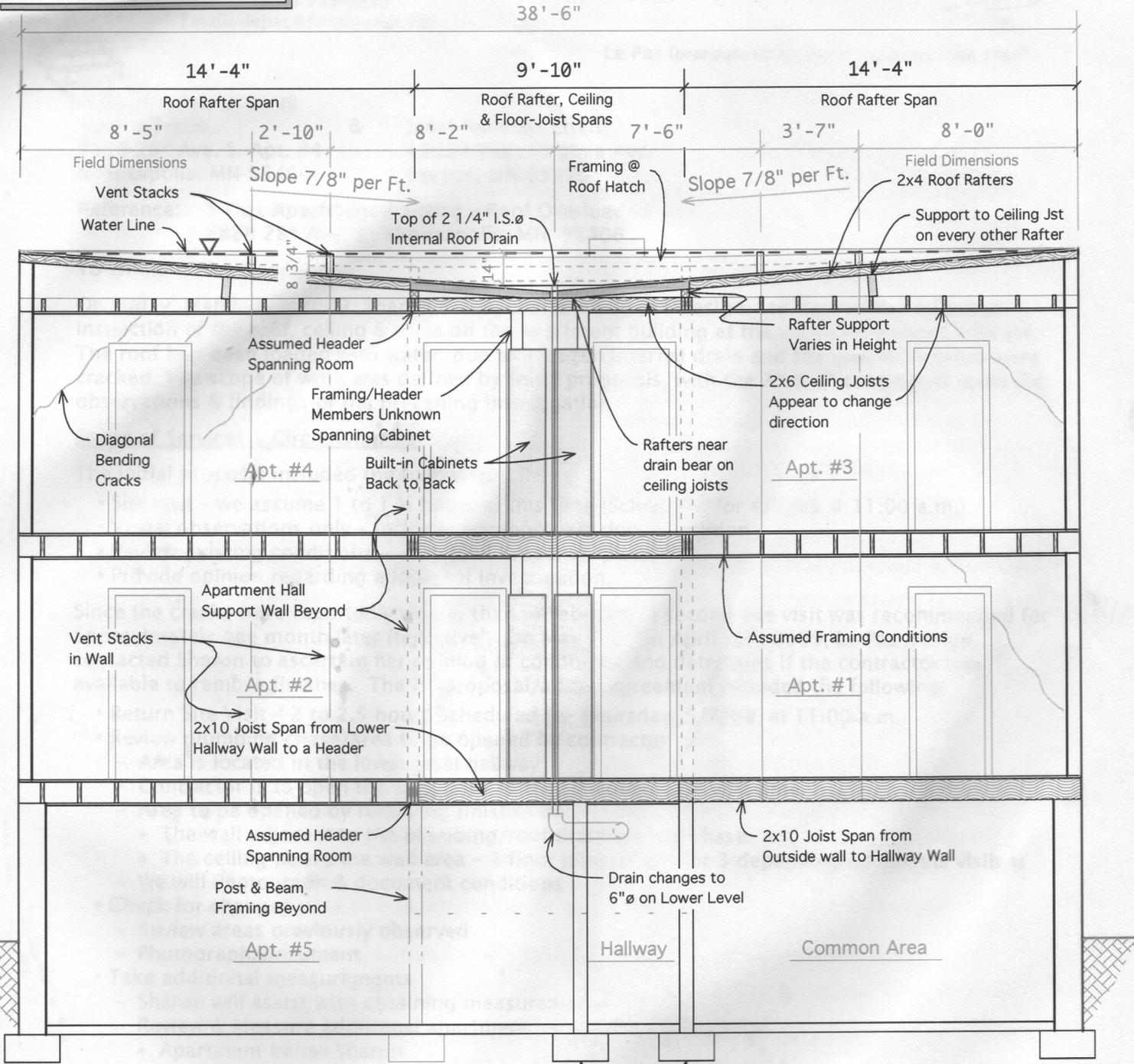


Clover Valley Properties LLC

By GUSTAF KUPETZ
612 589-8715

Clover Valley Properties LLC
12013 23rd Avenue North
Plymouth, MN 55441

Note: This Sketch is Only For Use with this Report - to Display Relevant Field Data. It is Not Complete or to Scale



A BUILDING SECTION
B4 3/16" = 1'-0"

Assumed Foundation for Bearing Conditions
Intended Bearing Conditions for This Wall are Unknown

LONGFELLOW

COMMUNITY COUNCIL

March 26th, 2014

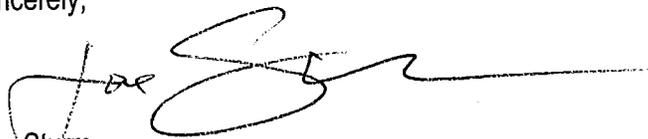
City of Minneapolis
Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Re: Parking Variance for 2828 28th Avenue South

I am writing on behalf of the Longfellow Neighborhood Development Committee to express our support for the proposed parking variance at 2828 28th Avenue South to Clover Valley Properties. Gustaf Kupetz of Clover Valley Properties attended our Neighborhood Development Committee in March to present information and renderings regarding the proposed parking variance. Committee members felt due to the ample public parking near Gustaf's Property that a parking variance would not negatively affect the neighborhood.

Please contact Joe Sturm in the LCC Office with any questions or concerns:
Joe@longfellow.org and 612-722-4529 (ext. 13).

Sincerely,



Joe Sturm,
Housing and Environmental Coordinator
Longfellow Community Council

