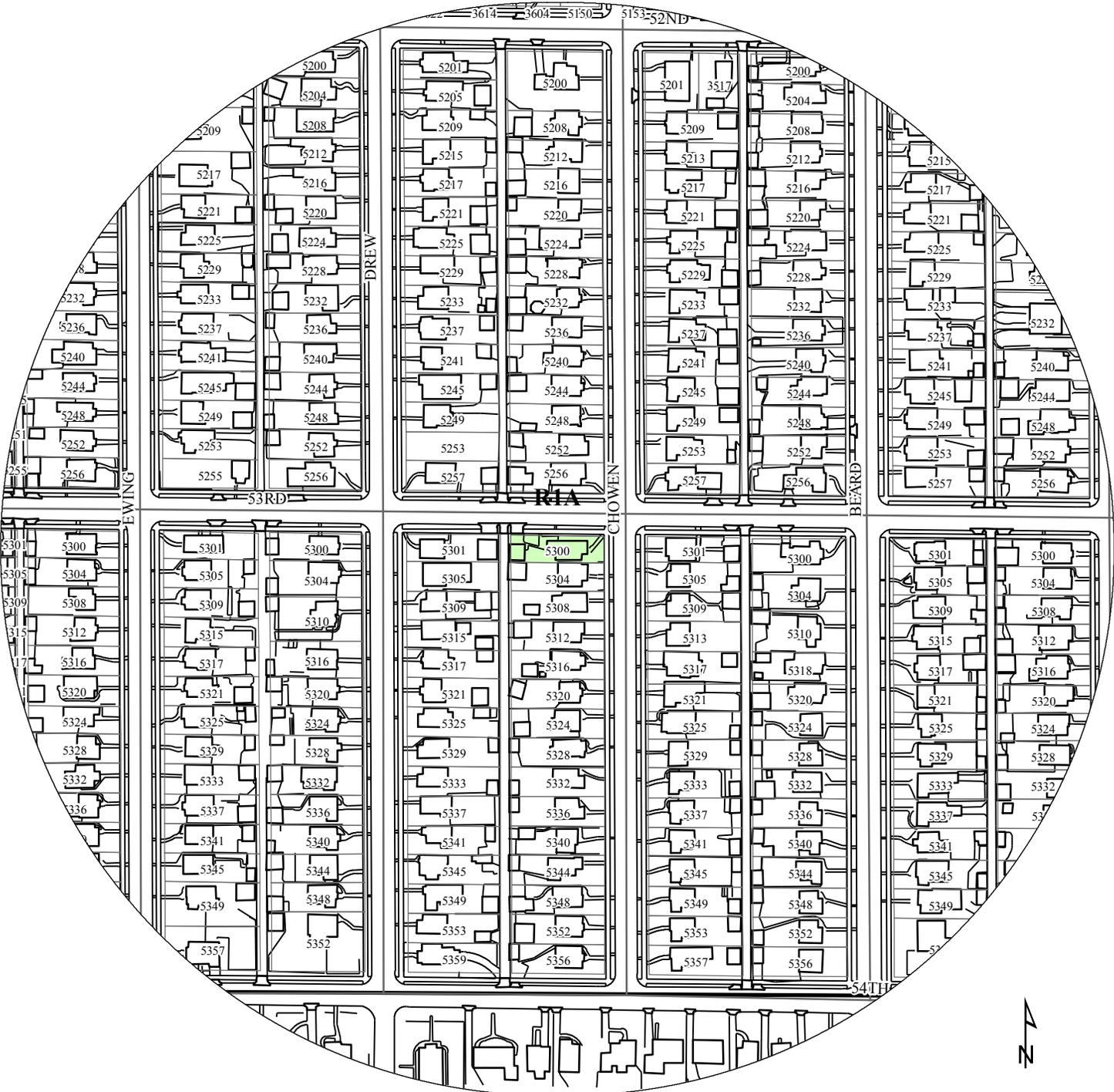


NAME OF APPLICANT

WARD



PROPERTY ADDRESS
5300 Chown Ave S

FILE NUMBER
BZZ-6557

Statement of proposed use and description of the project:

We propose to renovate the existing vacant home at 5300 Chowen Avenue South, in Minneapolis, reusing the existing foundation, remodeling the main floor, and adding a second story. Our project will comply with all relevant codes and regulations relating to residential development in Minneapolis, and will fit within the existing character of the neighborhood, while drastically improving the condition of the existing structure. However, the extent of the renovation means that our project falls into the category of "new construction" such that grandfather rights with respect to any non-complying existing conditions will be extinguished. This particular property has one non-complying existing condition: a foundation that sits three (3) feet from the adjacent neighbor's home does not meet the required five (5) foot interior sideyard setback requirement. Thus, our project requires a variance allowing for an interior sideyard setback of three (3) feet.

Variance Required Findings:

1. Practical difficulties exist in complying with the interior sideyard setback ordinance because the subject lot size is narrower than the traditional 40 foot Minneapolis city lot, which would result in an unusually narrow foundation and floor plan if made to comply with the five (5) foot requirement. Additionally, the subject property sits on a corner lot, which has a more onerous eight (8) foot sideyard requirement on the corner side, further narrowing the workable foundation and floorplan size. Finally, several practical factors support the reuse of the existing foundation, particularly the interior side of the existing foundation which is the subject of this variance request: Reusing the existing foundation will save money, making the finished product more affordable to the future homebuyer. It will save time, decreasing the inconvenience caused by construction in the neighborhood. It will substantially decrease the potential risk and adverse impact created by digging, demolishing, and pouring new foundation so close to the neighboring structure. And reusing the existing foundation is the environmentally efficient and responsible choice. If the variance is not granted, and a new foundation is required, none of these benefits will be possible.
2. LJG Investments is an experienced and thoughtful home-remodeler whose urban designs always meet or exceed the point system established by the city of Minneapolis, which is meant to ensure good urban design. The proposed project at 5300 Chowen will again exceed the point system. It is a thoughtful design that complies with all relevant ordinances, and will provide a much needed facelift to the existing vacant property.
3. The proposed variance will not alter the essential character of the neighborhood; it will improve the existing, dilapidated structure in a thoughtful way that conforms to the existing character of the neighborhood, and complies with the city of Minneapolis urban design guidelines. By reusing the existing foundation, we seek to minimize any perceived negative impact of construction on the neighborhood – particularly the adjacent neighbor – by decreasing the risk, time, and environmental impact related to demolition and construction. As a north corner lot, the adjacent neighbor's natural southern light will not be disturbed by a slight increase in building height created by the second story addition. The variance will unquestionably allow for an optimal outcome for all parties involved.

Alex Gese

to info@fultonneighborhood.org; emily.ziring@minneapolismn.gov;
linea.palmisano@minneapolismn.gov
cc Giant, Joseph R

Thu, May 8 9:38 AM

Variance at 5300 Chowen Ave. S.

1 file attached ^



Application for interi...
.docx 14.2 KB

Dear Fulton Neighborhood Association and Ward 13:

My name is Alex Gese, and I am writing on behalf of my company - LJG Investments, LLC - to seek your support for an interior sideyard setback variance for the property located at 5300 Chowen Avenue South, in Minneapolis.

We propose to renovate the existing vacant home at 5300 Chowen Avenue South, in Minneapolis, reusing the existing foundation, remodeling the main floor, and adding a second story. Our project will comply with all relevant codes and regulations relating to residential development in Minneapolis, and will fit within the existing character of the neighborhood, while drastically improving the condition of the existing vacant structure. However, the extent of the renovation means that our project falls into the category of "new construction" such that grandfather rights with respect to any non-complying existing conditions will be extinguished. This particular property has one non-complying existing condition: a foundation that sits three (3) feet from the adjacent neighbor's home does not meet the required five (5) foot interior sideyard setback requirement. Thus, our project requires a variance allowing for an interior sideyard setback of three (3) feet.

I am attaching to this email, and copying below, the entire statement of our proposed project and required findings. I hope you will find our request compelling. Please do not hesitate to contact me at your convenience with any questions, comments or concerns.

I can be reached by email, or via phone or text at 347-645-7391 (I live here, but have not changed my number since living in New York years ago).

Thank you!

Alex

Alex Gese
LJG Investments LLC

Application for interior sideyard setback variance at 5300 Chowen Ave. S., Minneapolis, MN 55410

Owner and Applicant: LJG Investments, LLC

Giant, Joseph R

From: jkohnen <jkohnen@usiwireless.com>
Sent: Tuesday, May 13, 2014 8:28 AM
To: Giant, Joseph R
Subject: 5300 Chowen--Fulton zoning notes

Hi Joe,

The Fulton Neighborhood Association Zoning committee met on 12 May and reviewed the variance for 5300 Chowen. We wanted to offer our thoughts on this project.

The lot on 5300 Chowen is narrow--34.5 ft wide. Because they are building on the current footprint, the builder needs a variance for a 3 ft side yard setback. If they were to build from scratch to meet the 5 ft set back, they would need a variance for the 22 foot wide code requirement.

That particular side of the house (south side and shown as the Left Elevation) has only 3 small sets of windows and no other features to break up the wall. This side will be very close to the neighbors and will present as a solid wall.

The developer, Alex Gese, was at the meeting and was open to suggestions. We discussed a number of options of how to break up this wall, including more windows, a listel, some variation in siding, etc.

We agreed to the variance, and wanted to follow up with you with our recommendations for this particular wall. Since this will be such a large visual factor for the neighbor, we'd like to see a less oppressive presentation.

There was some question as to whether this house meets the F.A.R requirement, but we'll leave that one to you.

If you have any questions or comments, we are at your service.

Jane Kohnen
Fulton Neighborhood Zoning committee chair
612-770-6432

LEGEND

- ☒ GAS METER
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- * 921.0' EXISTING ELEVATION
- (922.0) PROPOSED ELEVATION
- ⊗ CURB STOP
- MANHOLE
- ▨ CATCH BASIN
- ∅ POWERPOLE
- ⊕ DECIDUOUS TREE
- ⊖ CONIFEROUS TREE
- ⊗ BUSH
- ✱ PROPOSED TREE REMOVAL
- DENOTES TREE PRESERVATION FENCE
- DENOTES SILT FENCE

LEGAL DESCRIPTION:
 Lot 3, Block 7, HAWTHORNE PARK SECOND DIVISION, according to plat thereof, on file and of record in the Office of the Hennepin County Recorder.

Surveyor:
 PTS Land Services, Inc.
 826 NW 30th Street
 Faribault, MN 55021
 Phone: 507-291-1137
 Fax: 507-334-9472
 www.ptsland.com

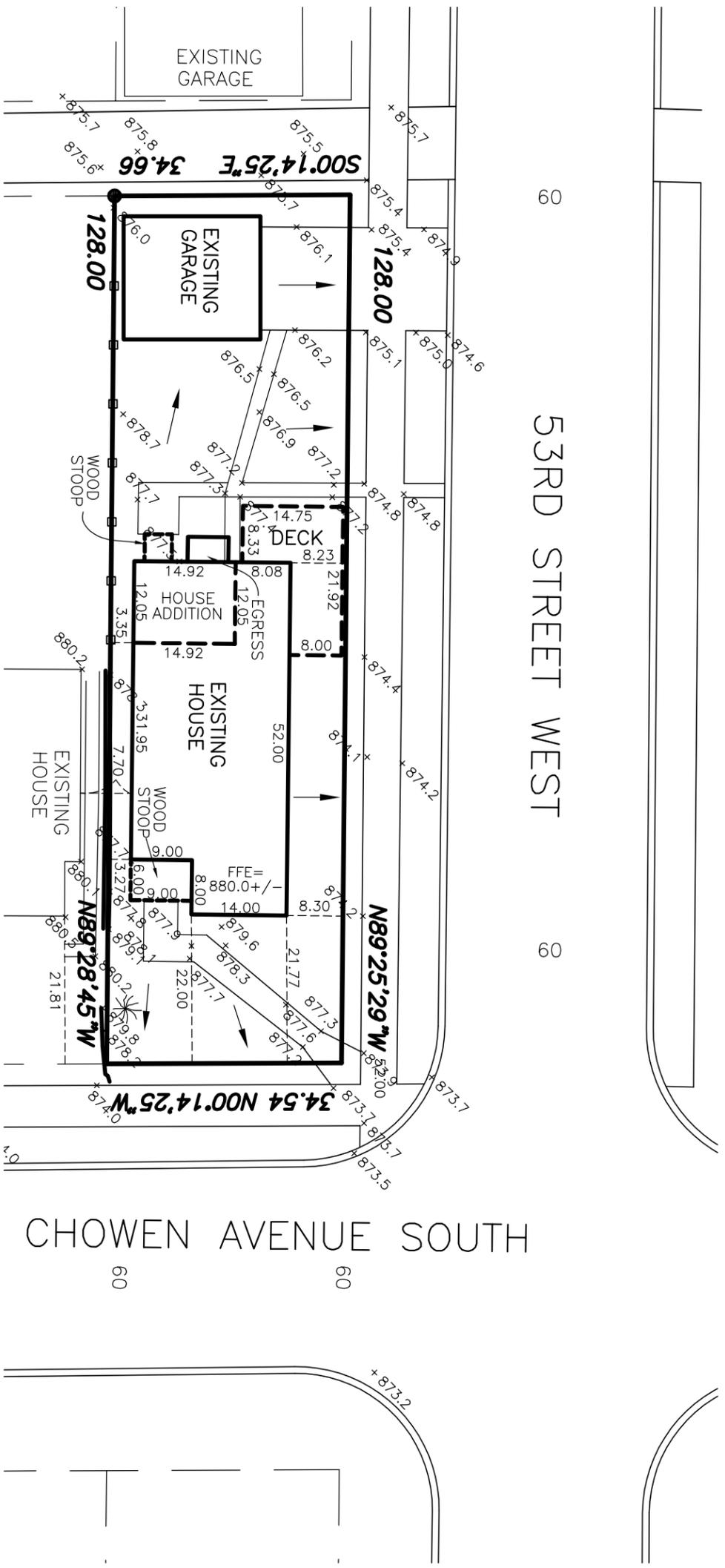
PROPOSED ELEVATIONS:
 TOP OF BLOCK = MATCH EXISTING
 BASEMENT FLOOR = MATCH EXISTING

SET BACK REQUIREMENTS:
 20' FRONT BUILDING TO ROW
 5' REAR BUILDING TO PROP LINE
 5' SIDE BUILDING TO PROP LINE
 PER CLEOPATRA, WITH MINNEAPOLIS PLANNING

NOTES:
 1. SEE BUILDING PLANS FOR ARCHITECTURAL DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 2. PROPOSED ADDITION WILL BE BUILT UP ON EXISTING HOME.

NOTE : This survey was performed under cover of substantial snow fall. The surveyor makes no guarantee that all visible improvements are shown.

CERTIFICATE OF SURVEY FOR:
LOT 3, BLOCK 7, HAWTHORNE PARK SECOND DIVISION
5300 CHOWEN AVENUE SOUTH, MINNEAPOLIS, MN

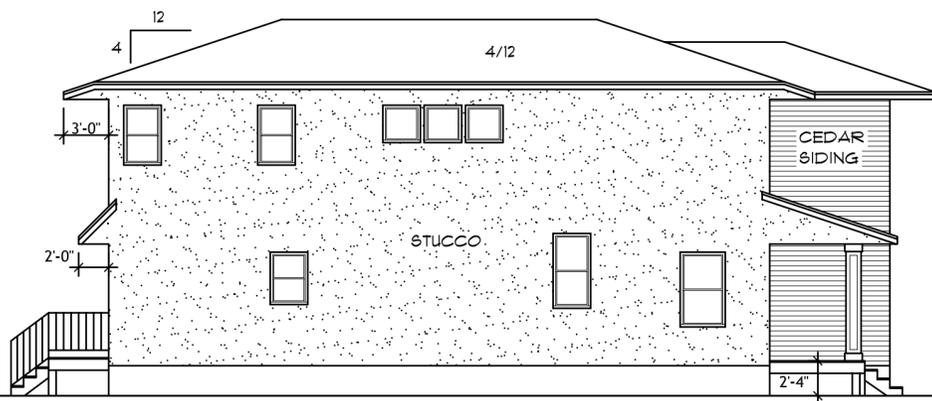


REV. NO.	DATE	BY	CHK	DESCRIPTION					
2	04-15-14	TSP		REVISE REAR STOOP					
3	05-14-14	TSP		ADJOINERS HOUSE					

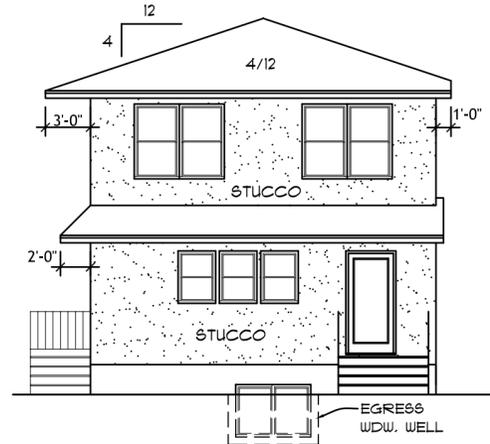
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
NAME: Timothy S. Peterson	DATE: 02-18-2014
LIC. NO. 15332	

DESIGNED	DRAWN	
TSP	TSP	
CHECKED	TSP	

PTS LAND SERVICES, INC. COMPLETE LAND SURVEYING SERVICES	
5300 CHOWEN AVENUE SOUTH, MINNEAPOLIS, MN	SHEET 1
LOT 3, BLOCK 7, HAWTHORNE PARK SECOND DIVISION	of 1
MINNEAPOLIS, MN	1



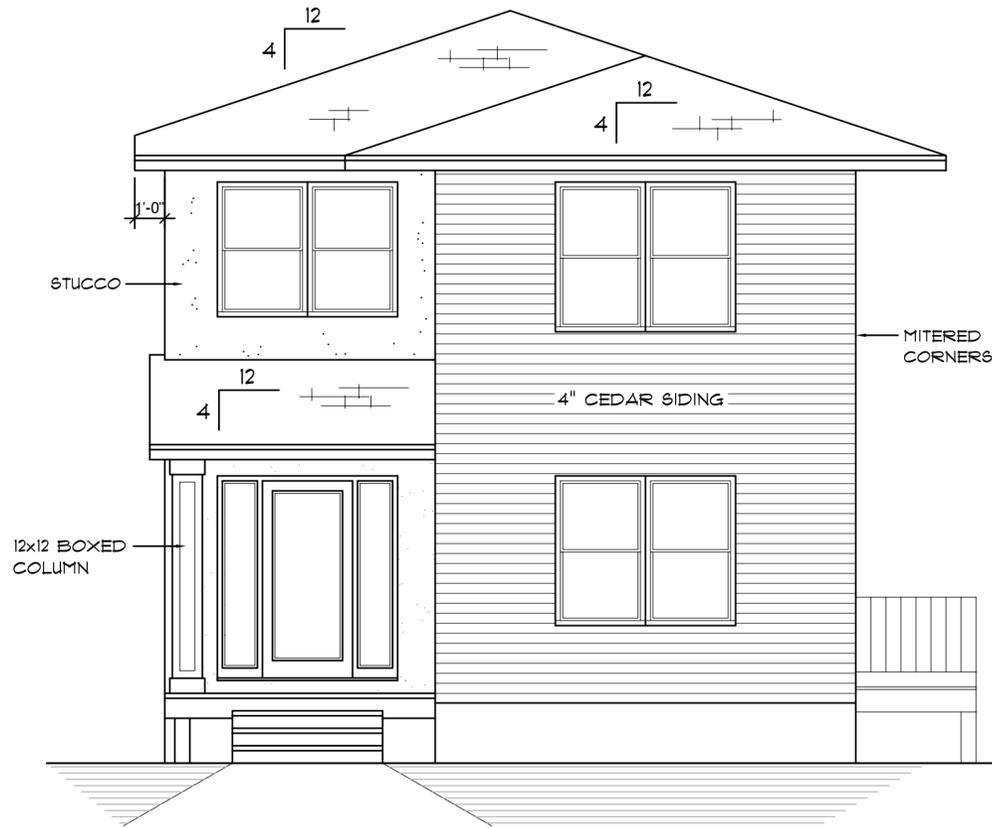
LEFT ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



FRONT ELEVATION 1/4" = 1'-0"

8'-4 1/2" CEILING @ FIRST FLOOR
8' CEILING @ SECOND FLOOR

1st FLR.	1,124 SQ. FT.
2nd FLR.	1,124 SQ. FT.
TOTAL	2,248 SQ. FT.
BSM'T	903 SQ. FT.
TOTAL	3,151 SQ. FT.

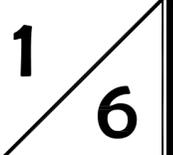
Copyright for these drawings is owned by Planco MN, Inc. Upon payment of all fees due to Planco MN, a limited license is granted to use these plans to build one structure. Planco MN reserves all rights. These plans may not be re-used for any additional structures, may not be assigned or copied, and may not be modified or used in any redesign without the prior written consent of Planco MN, Inc.

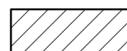
*ALL DOOR & WINDOW HEADERS TO BE S.P.F. #2 OR BETTER



EXISTING	2-26-14
PRELIM.	2-27-14
REVISE	3-3-14
REVISE	3-10-14
FINAL	3-12-14
REVISE	4-10-14
REVISE	5-14-14

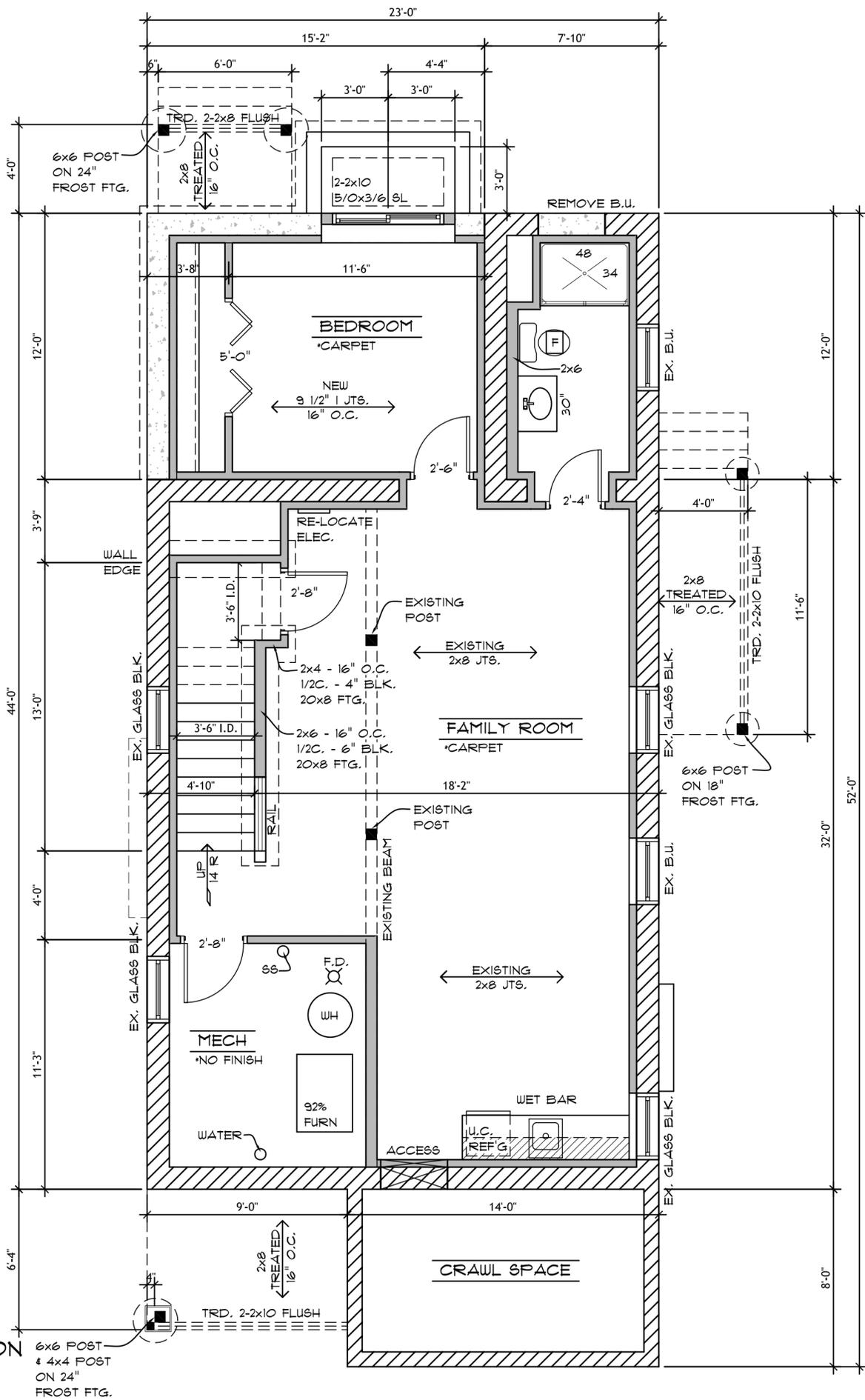
RESIDENCE FOR:
5300 CHOWEN AVE
PDW INVESTMENTS



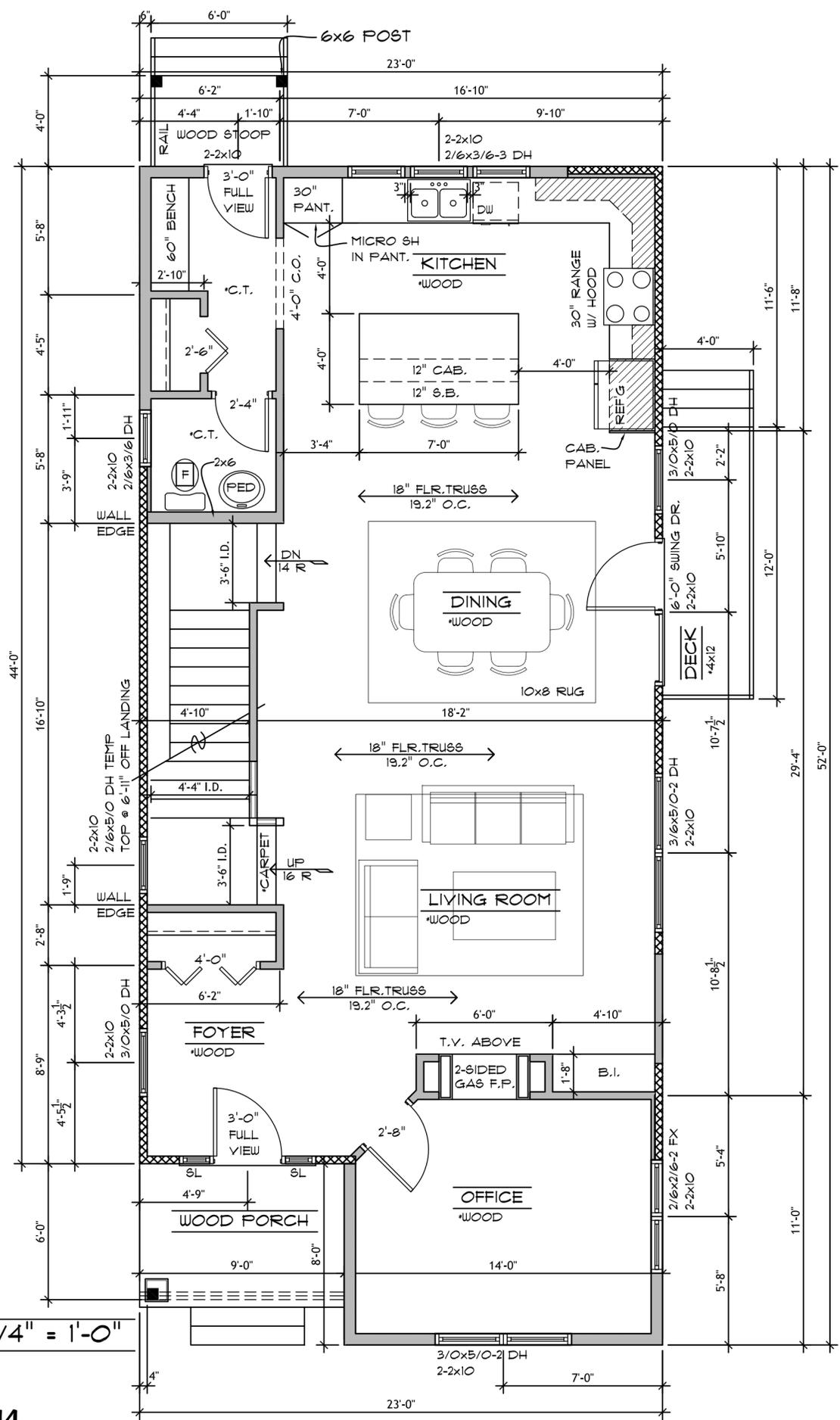
-  NEW WALLS
-  EXISTING WALLS
-  NEW FOUNDATION
-  EXISTING FOUNDATION

EXISTING BASEMENT PLAN 1/4" = 1'-0"

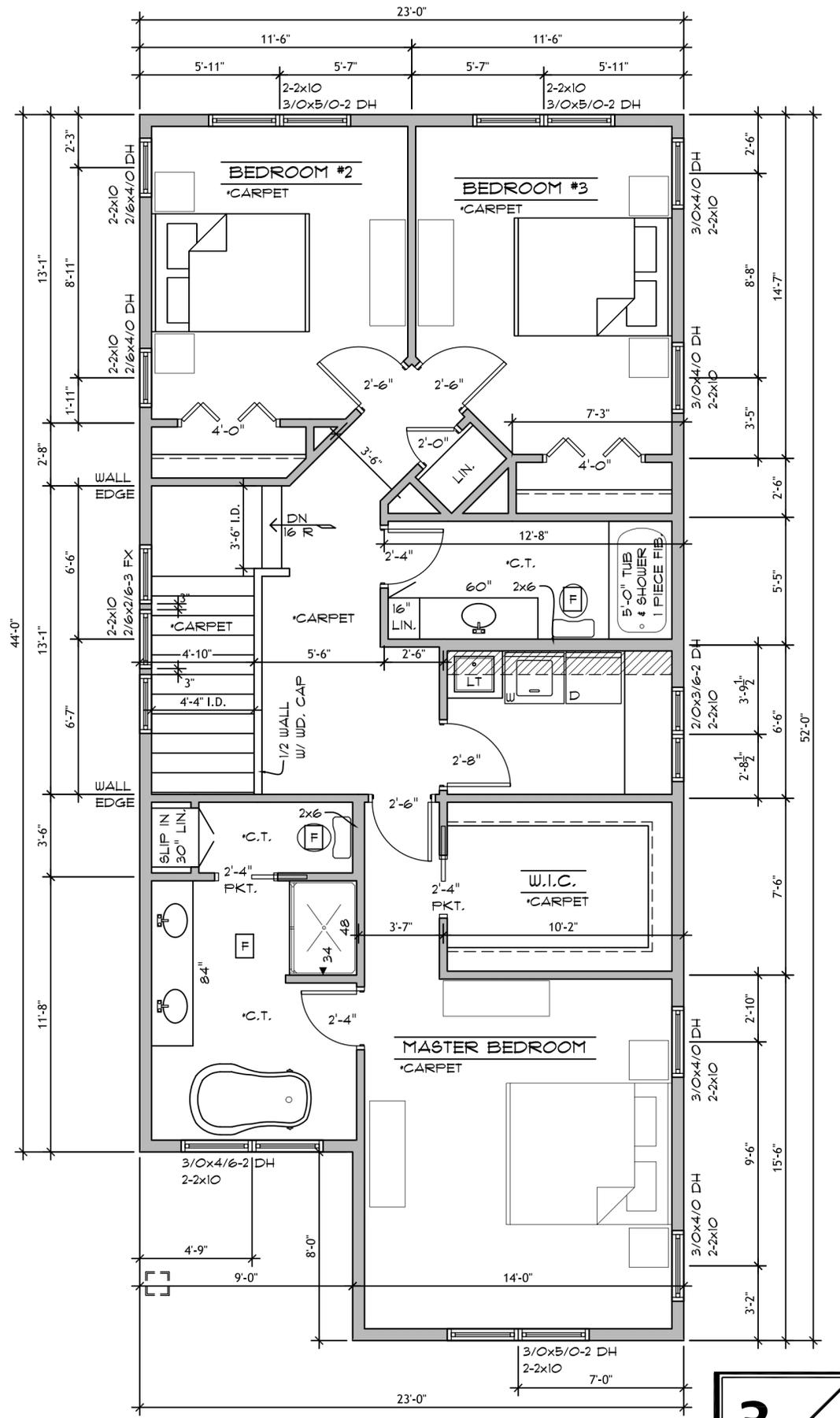
ADD 1 COURSE & 2 SILL PLTS. TO FOUNDATION
 903± FINISHED SQ. FT. (INCLUDING STAIRS)



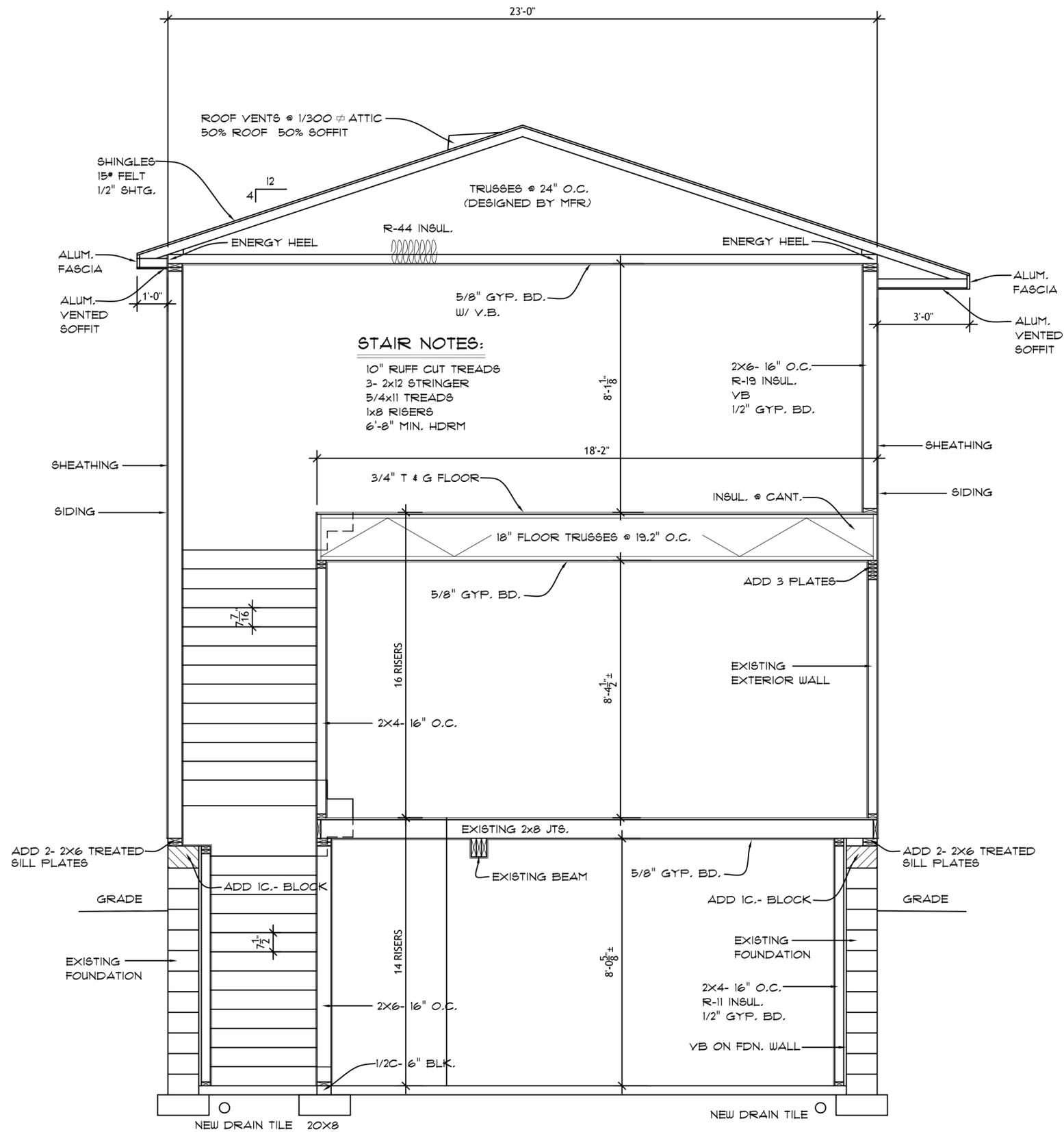
6x6 POST
 4 4x4 POST
 ON 24"
 FROST FTG.



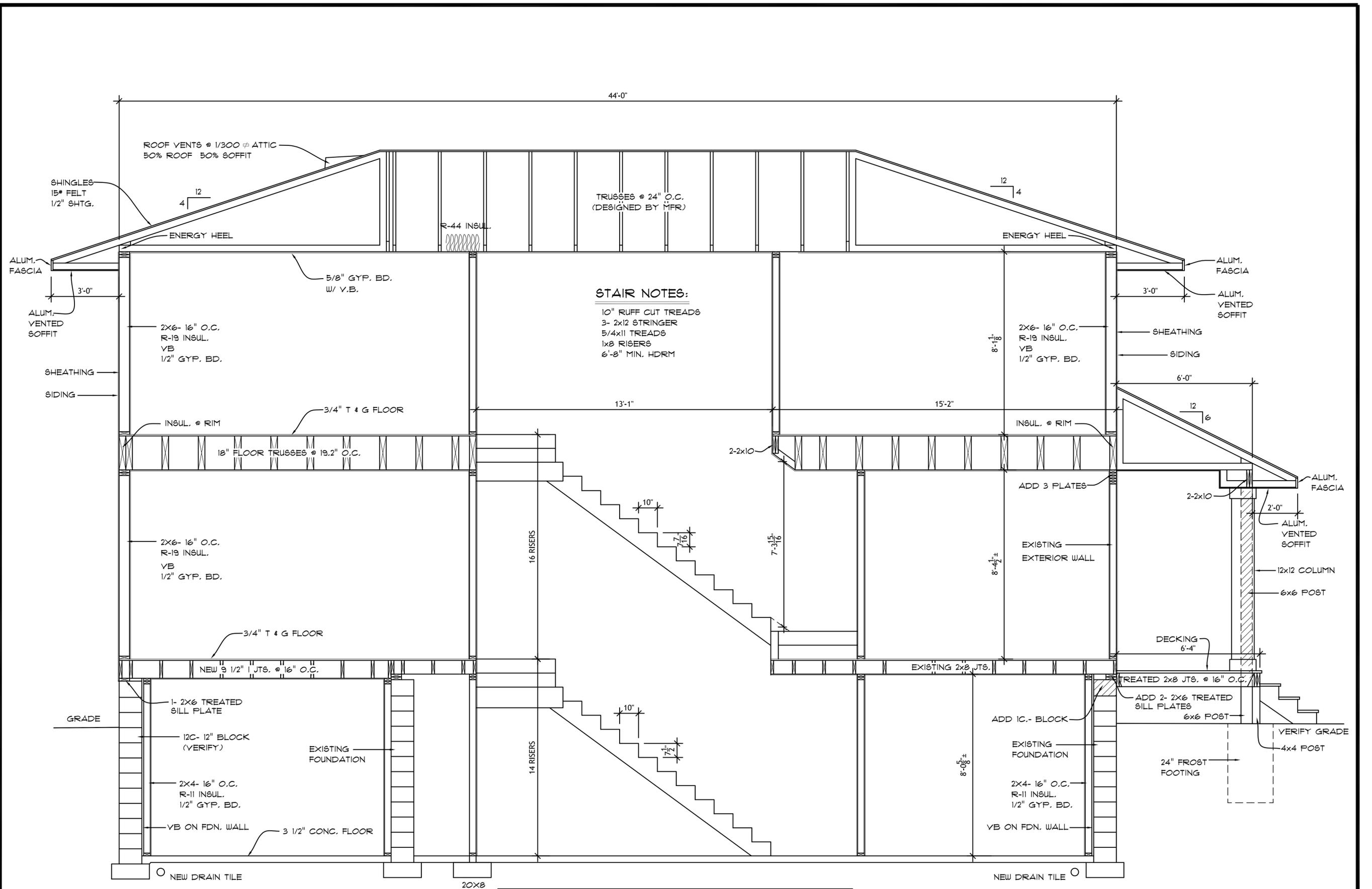
FIRST FLOOR PLAN 1/4" = 1'-0"
 1,124 SQ. FT.



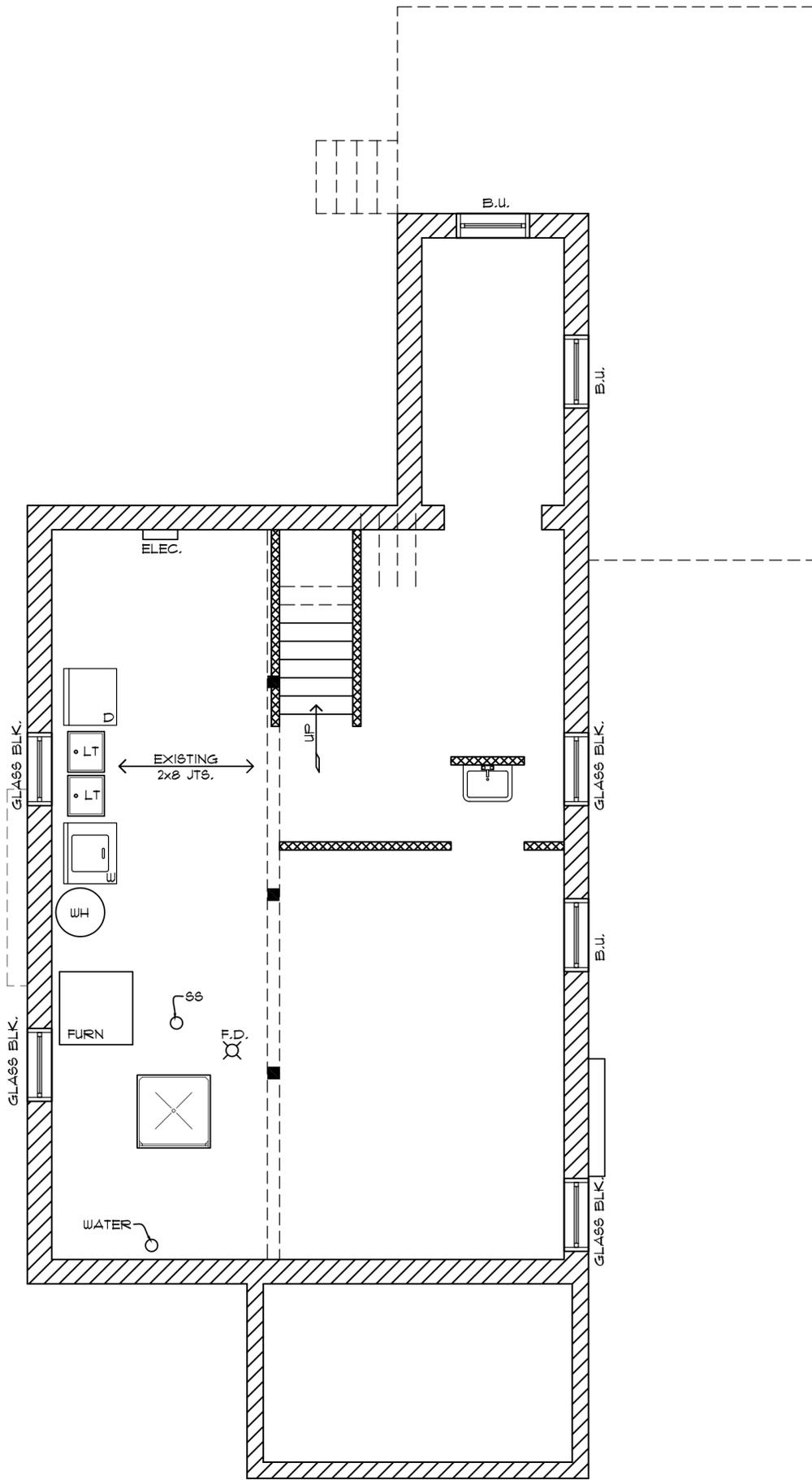
SECOND FLOOR PLAN 1/4" = 1'-0"
 1,124 SQ. FT.



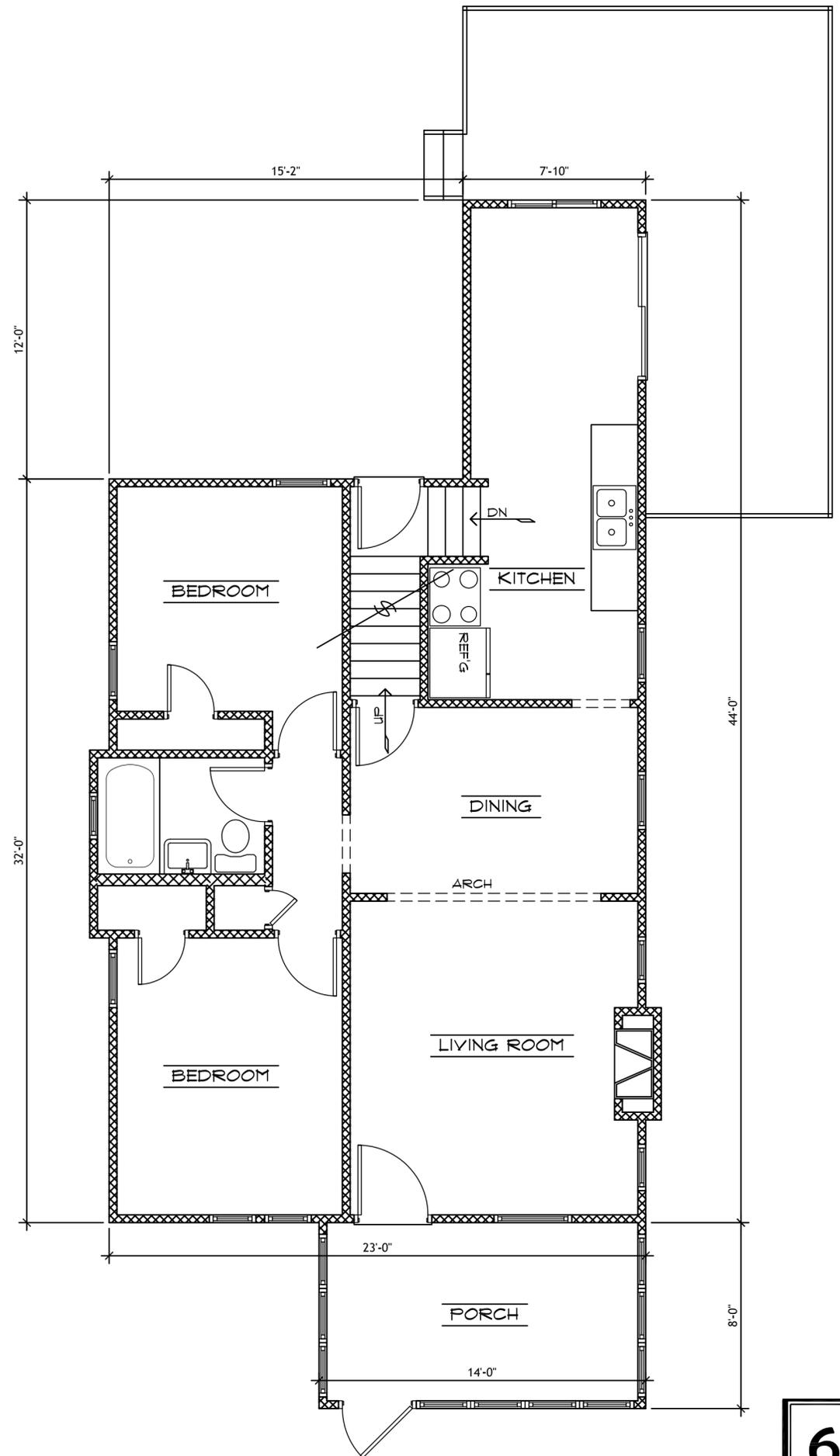
CROSS SECTION 3/8" = 1'-0"



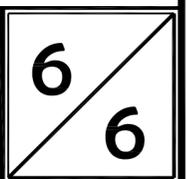
CROSS SECTION @ STAIRS 3/8" = 1'-0"

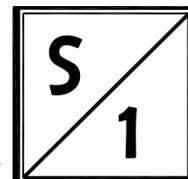
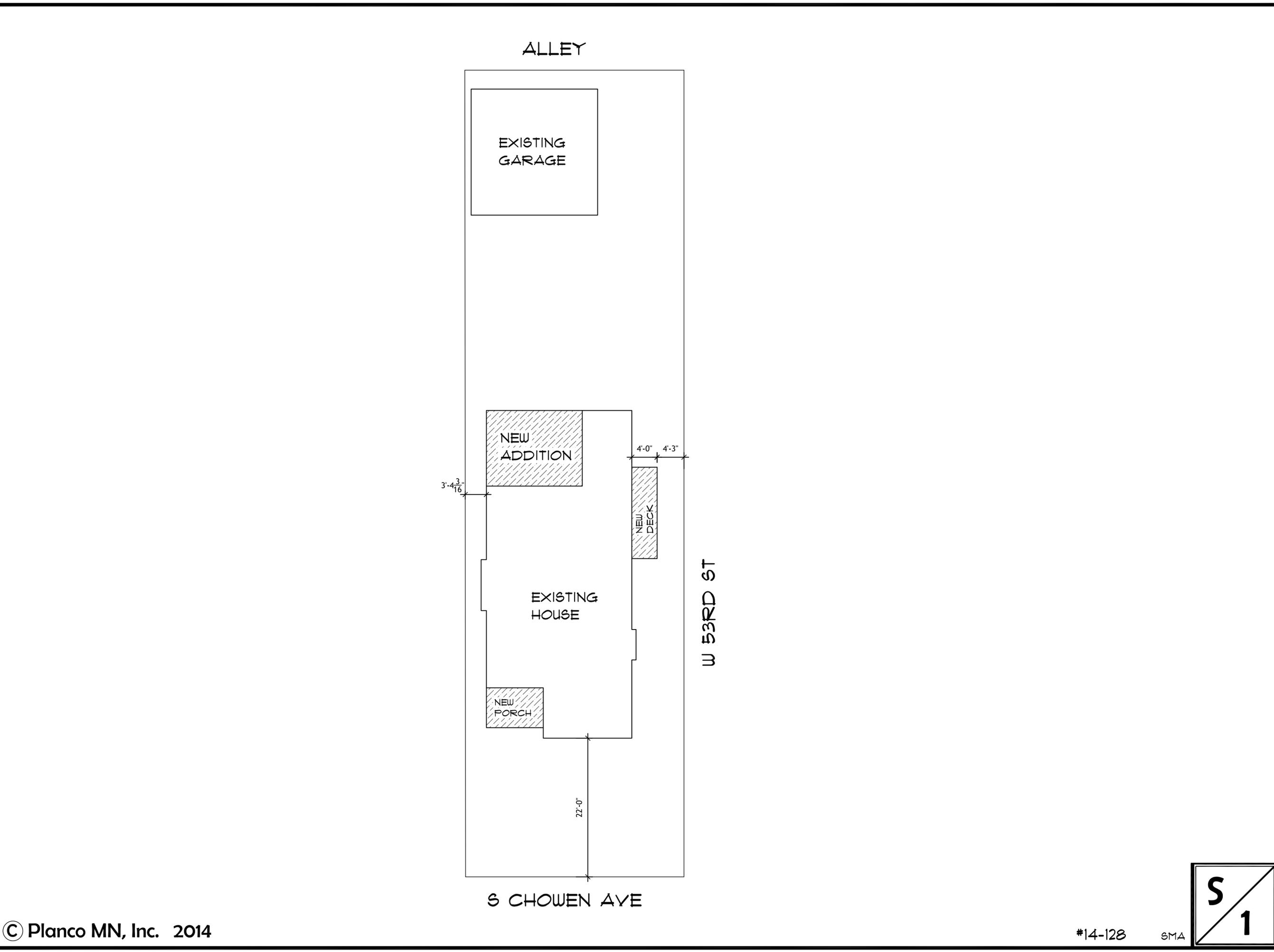


EXISTING BASEMENT PLAN 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"

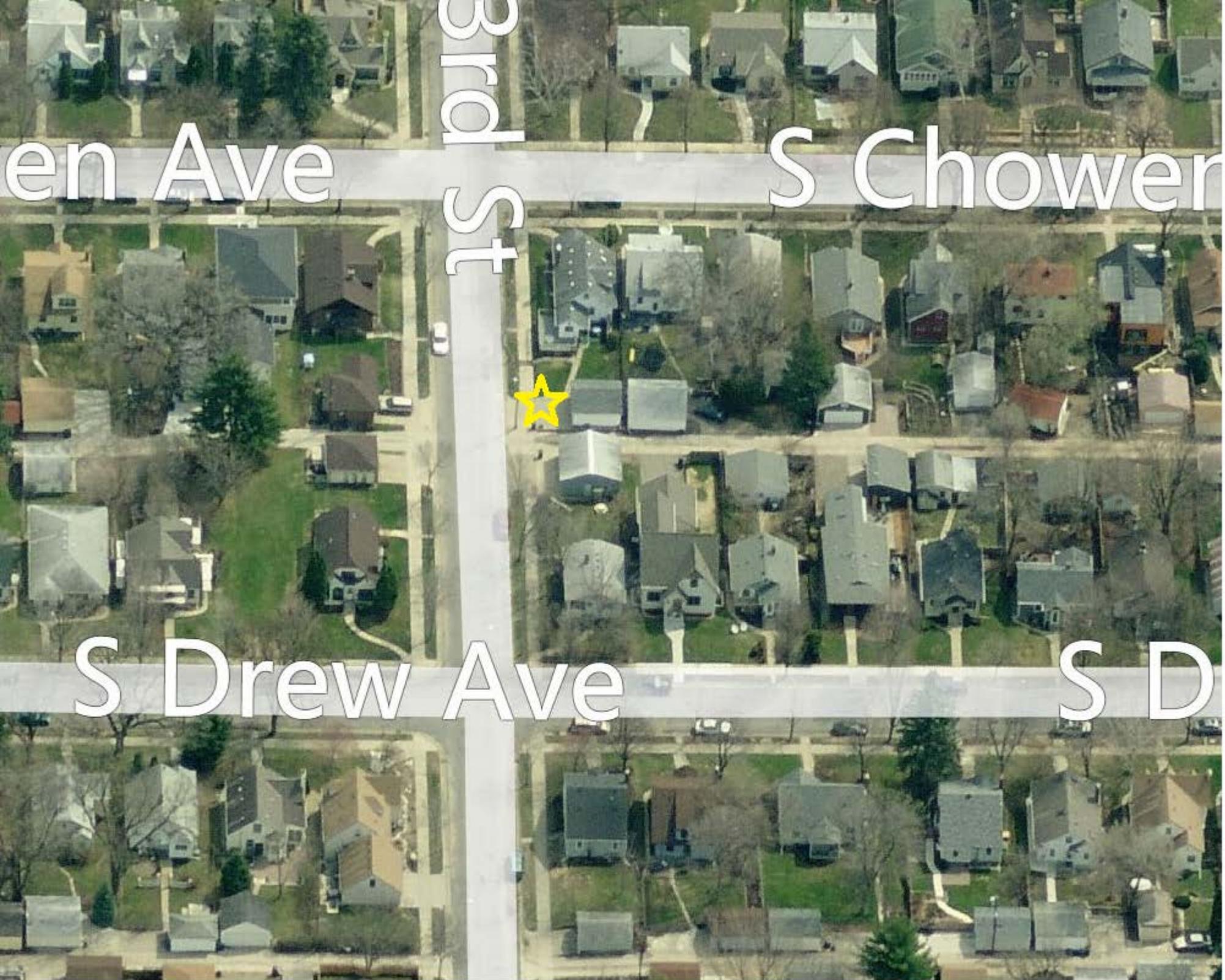






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S Chowe



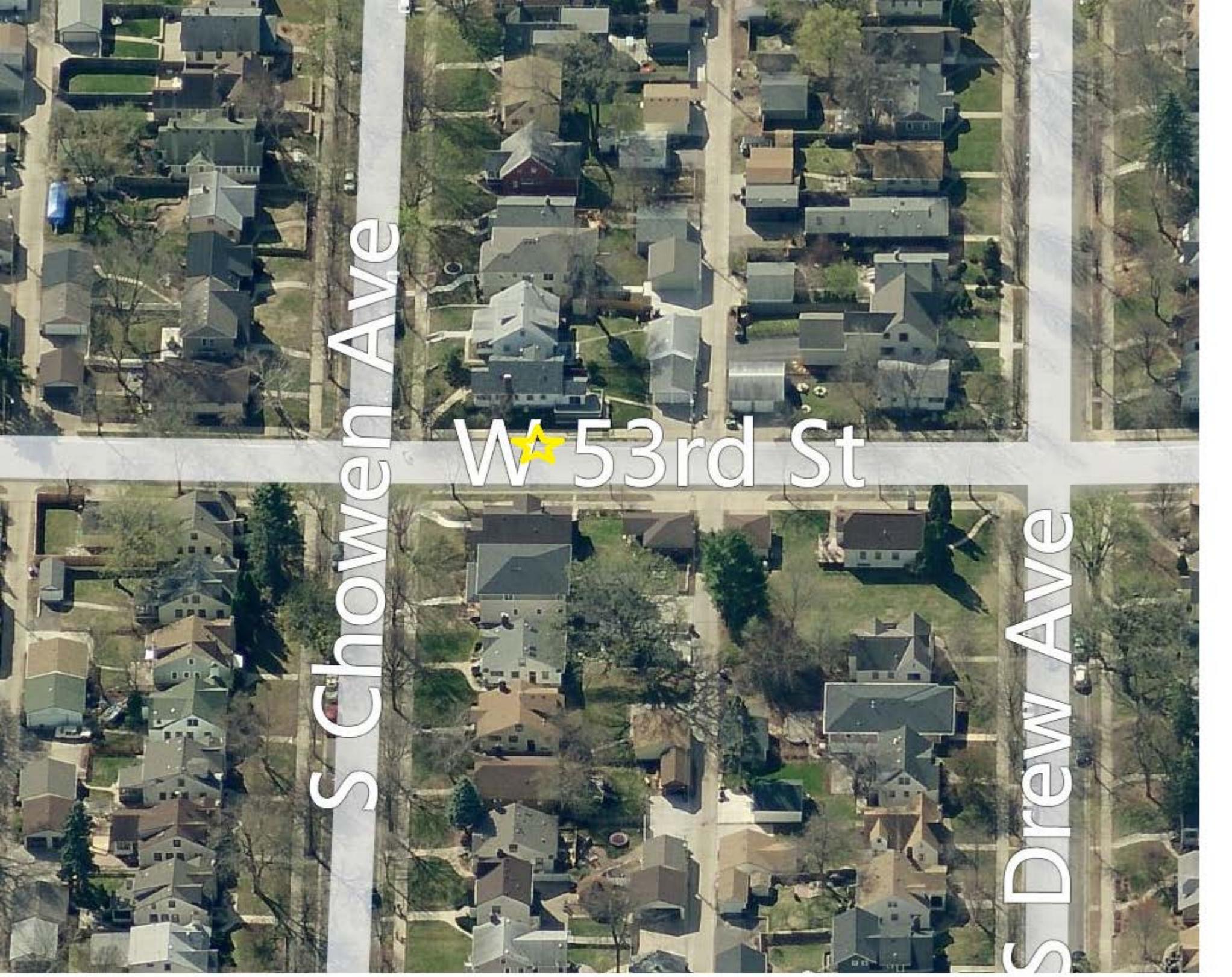
en Ave

3rd St

S Chower

S Drew Ave

S D



S Chowen Ave

W ☆ 53rd St

S Drew Ave



S Churwen Av



d St

ed Ave

















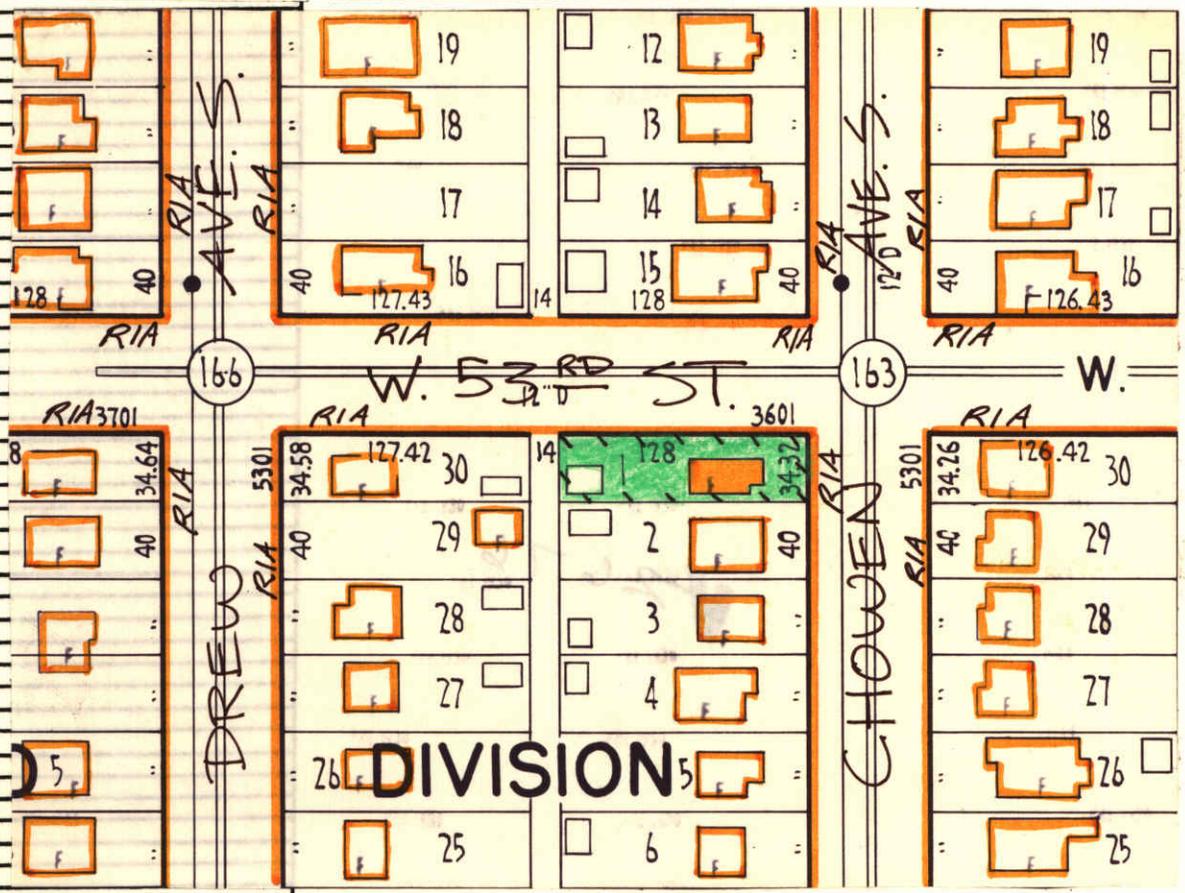
Z & P - Your Committee, having under consideration the appeal filed by Russell Pearson from the decision of the Bd of Adjustment denying request for variation of corner side yd from 8' to 1' to permit an 8' X 12' deck with a 4' lattice railing at 5300 Chowen Av S (V-2676), recommends that said variation be granted, n/w/s the adverse decision of the Bd of Adjustment, subject to review by Building Inspections.
 Adopted. Passed by final roll call as hereinafter noted.
 Passed August 28, 1987.
 Approved September 3, 1987.
 Donald M. Fraser, Mayor.
 Attest: Merry Keefe, City Clerk.

RUSSELL G. PEARSON 092-1875
 APPLICANT NAME
5300 CHOWEN AVE. S.
 ADDRESS

APPLICATION **6-10** 19**87**
 BD. OF ADJUST. **7-20** 19**87** **13TH**
 CITY PLANNING _____ 19. _____
 ZONING PLATE CITY COUNCIL _____ 19 _____ WARD

ZONING MAP CHANGE	MAP		DATE	INITIAL
	ZONING BOOKS	HALF-SECTION MAPS		
			10-5-87	ME

- Code
- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P
- Q
- R
- S
- T
- U
- V
- W
- X
- Y
- Z
- AA
- BB
- CC
- DD
- EE
- FF
- GG
- HH
- II
- JJ
- KK
- LL
- MM
- NN



Board - DENIED

PETITION FOR AMENDMENT		APPEAL FOR VARIATION	
PRESENT ZONING	PROPOSED ZONING	OF CORNER SIDE YARD FOR DECK AND FENCE	
KIA	-		
PROPERTY ADDRESS			FILE
5300 CHOWEN AVE. S.			V-2676