

**Sether, Shanna M**

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**From:** Naya Dubanaeva <naya.dubanaeva@gmail.com>  
**Sent:** Thursday, May 08, 2014 11:03 AM  
**To:** Goodman, Lisa R.  
**Cc:** Sether, Shanna M  
**Subject:** 325 Ridgewood Ave Variance Application

Councilwoman Goodman,

This email is in regard to a variance application for a property located within Ward 7, at 325 Ridgewood Ave, Minneapolis, MN 55403.

As part of the application, we (the homeowners) are to provide notice to a neighborhood organization as well as our City Council representative, describing the variance request.

In addition to the information below attached please see a copy of our Land Use Worksheet and Land Use Application.

Information regarding our variance application is below. Please let us know if you have any questions or concerns in regard to this application.

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Address: 325 Ridgewood Avenue, Minneapolis MN 55403.

Homeowners names & address: Ray Kasemkhani and Naya Dubanaeva (husband & wife).

Address: 325 Ridgewood Ave, Minneapolis MN 55403

Phone: 612.251.4495

Email:  
[naya.dubanaeva@gmail.com](mailto:naya.dubanaeva@gmail.com)  
[ray.kasemkhani@gmail.com](mailto:ray.kasemkhani@gmail.com)

Project description & proposed use:

325 Ridgewood is a 2-level structure originally build in 1946 as a single family residence in a mid-century modern style by architect Harlan McClure. The house was later added on to & converted into a law office, and was used as such until 2004/2005 when the firm was closed. The property has remained vacant since then. It was purchased in November 2012 and intended to be updated/lightly remodeled to revert back to single family residence.

One of the projects on renovations list is a conversion of an office room into garage, planned to occupy the NE corner of the house.

Before the prior conversion, this space was a garage and we plan to convert it back to its original use. However due to changes, the footprint of the garage has changed and we now have to drop down 4.1 ft of a cantilever that is stretched over the existing room. Lowering the cantilever would enable the contractor to make a functional garage without re-arranging interior walls and restore the original intent of this area of the house.

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Regards,

**Sether, Shanna M**

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**From:** Naya Dubanaeva <naya.dubanaeva@gmail.com>  
**Sent:** Thursday, May 08, 2014 11:05 AM  
**To:** steven gallagher  
**Cc:** Sether, Shanna M  
**Subject:** Re: 325 Ridgewood Ave Variance Application

Hi Steve,

This email is in regard to a variance application for a property located within Stevens Square Loring Heights neighborhood, located at 325 Ridgewood Ave, Minneapolis, MN 55403.

As part of the application, we (the homeowners) are to provide notice to a neighborhood organization as well as our City Council representative, describing the variance application.

In addition to the information below attached please see a copy of our Land Use Worksheet and Land Use Application.

Information regarding our variance application is below. Please let us know if you have any questions or concerns in regard to this application.

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Homeowners names & address: Ray Kasemkhani and Naya Dubanaeva (husband & wife).

Address: 325 Ridgewood Ave, Minneapolis MN 55403

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Email:  
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[ray.kasemkhani@gmail.com](mailto:ray.kasemkhani@gmail.com)

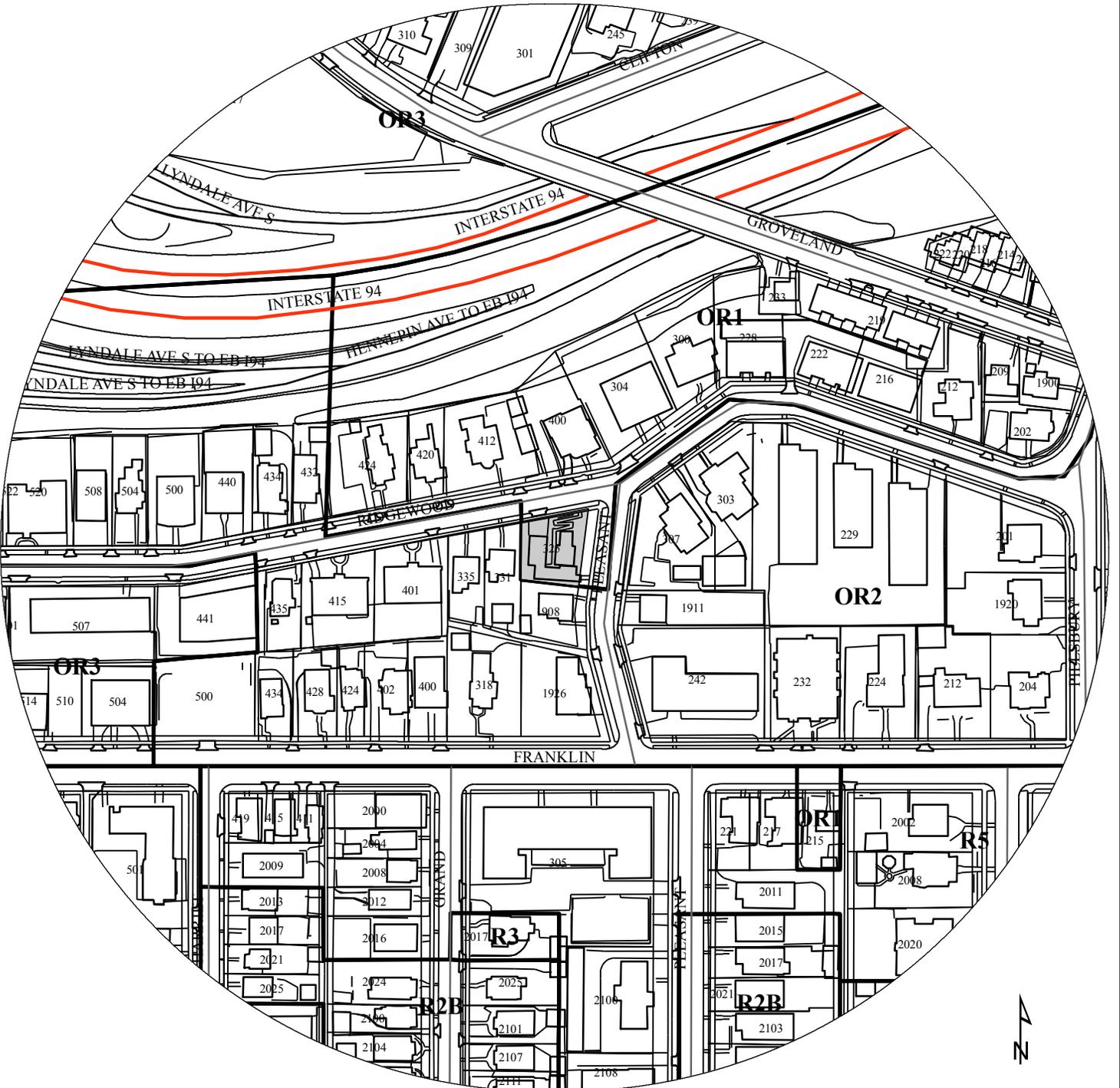
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Regards,



# ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADVSUR.COM

## SURVEY FOR: VLADO CONSTRUCTION

SURVEYED: April, 2014

DRAFTED: April 10, 2014

REVISED: May 6, 2014 to show setback to home to west.

### LEGAL DESCRIPTION:

That part of Lot 10 described as beginning at a point on the Easterly line of said Lot distant 86 feet Northeasterly from the Southeast corner of said Lot; thence Westerly to a point on the West line of said Lot distant 75 feet North from the Southwest corner of said Lot; thence North along the West line of said Lot to the Northwest corner of said Lot; thence Northeasterly along the Northerly line of said Lot to the Northeast corner of said Lot; thence Southwesterly along the Easterly line of said Lot to the point of beginning, Block 5, Ridgewood Addition To Minneapolis.

### SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.

### STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

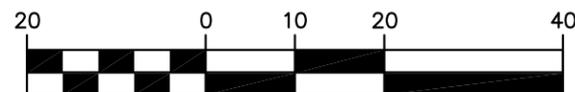
### CERTIFICATION:

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

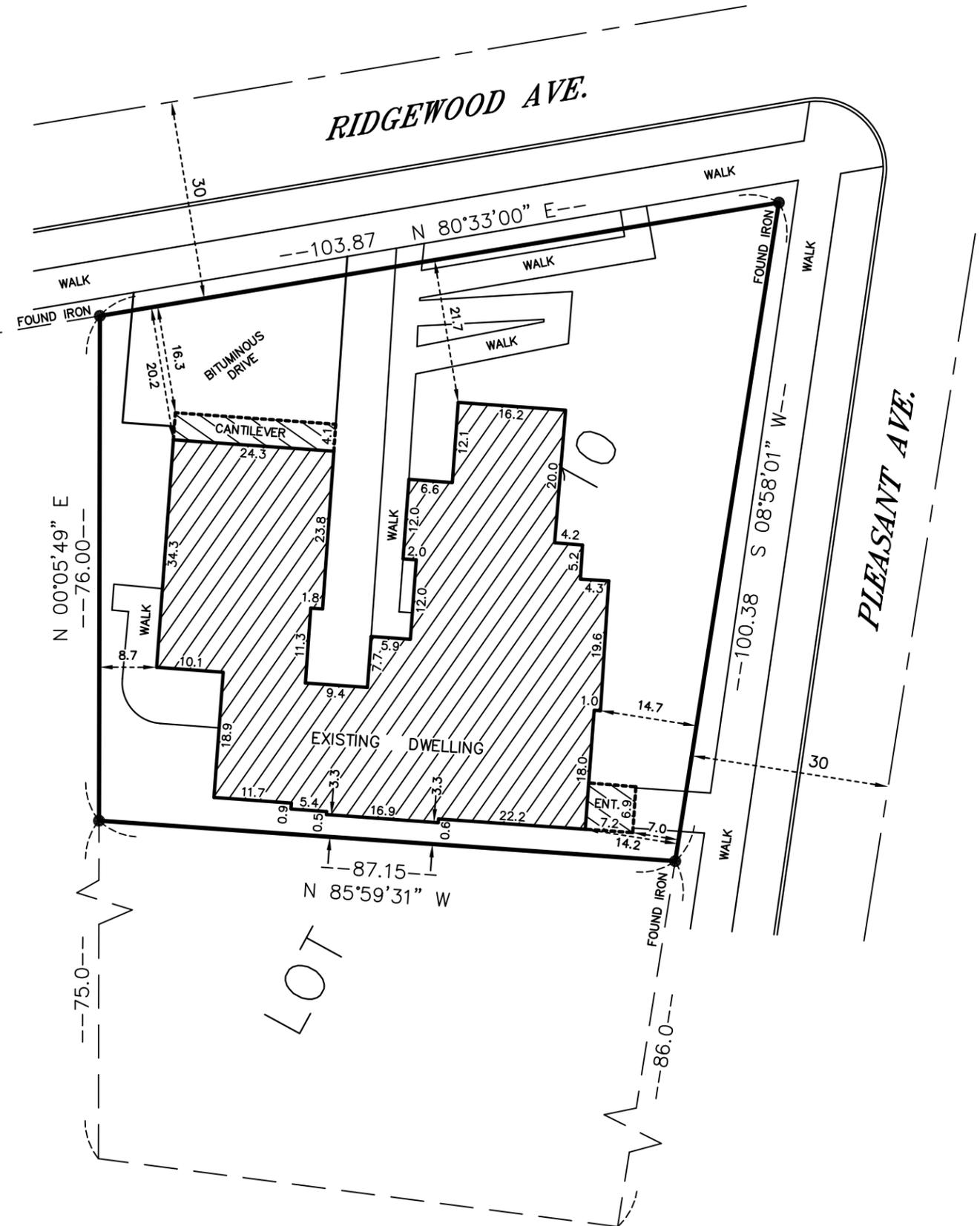
Signature: *James H. Parker* Typed Name: James H. Parker Reg. No.: 9235

Date: April 10, 2014

### GRAPHIC SCALE

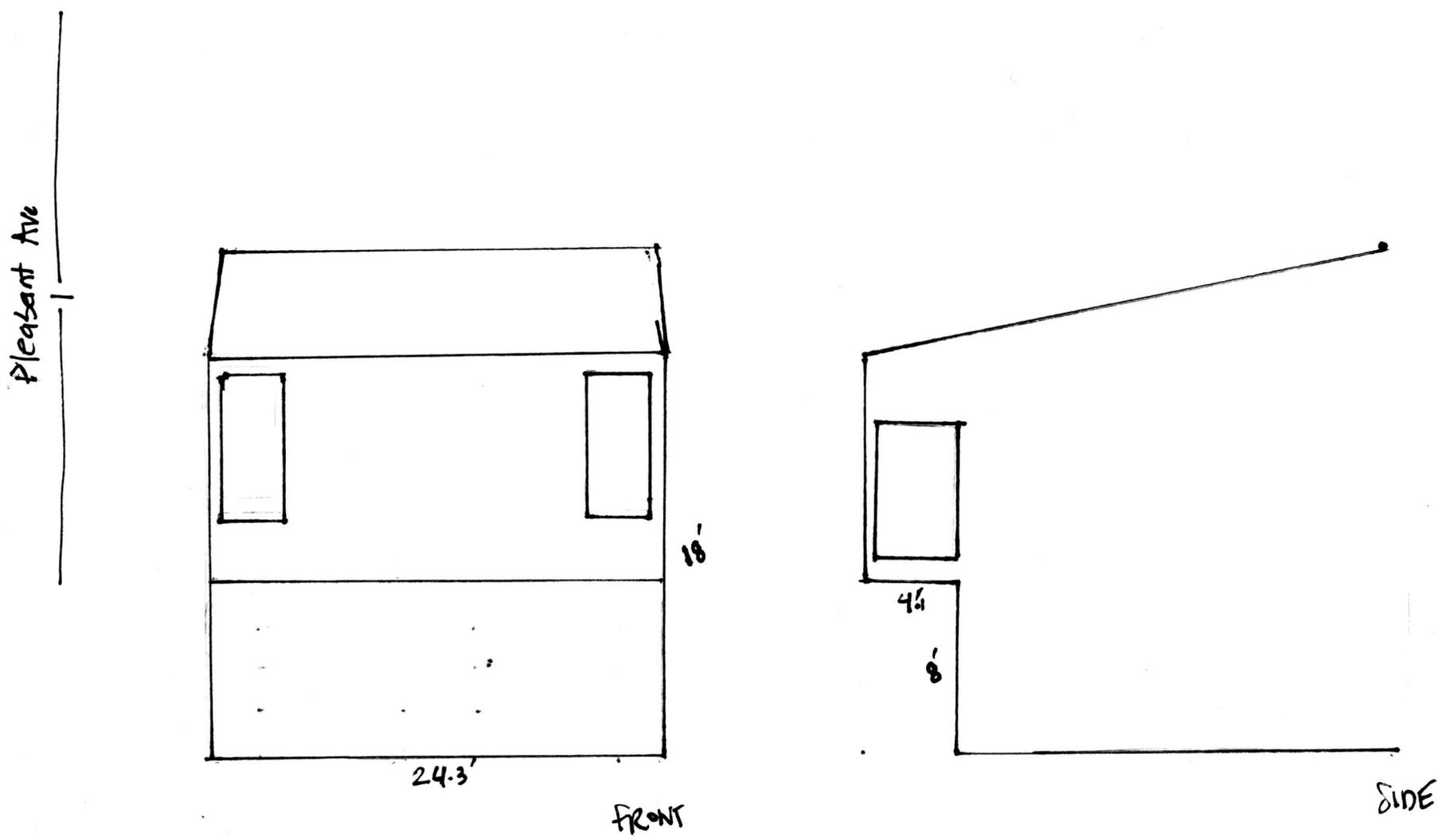


( IN FEET )



DWG. NO. 140119 WP

Address: 325 Ridgewood Ave. MPLS, MN 55403  
Description: front elevation for proposed garage



BEFORE

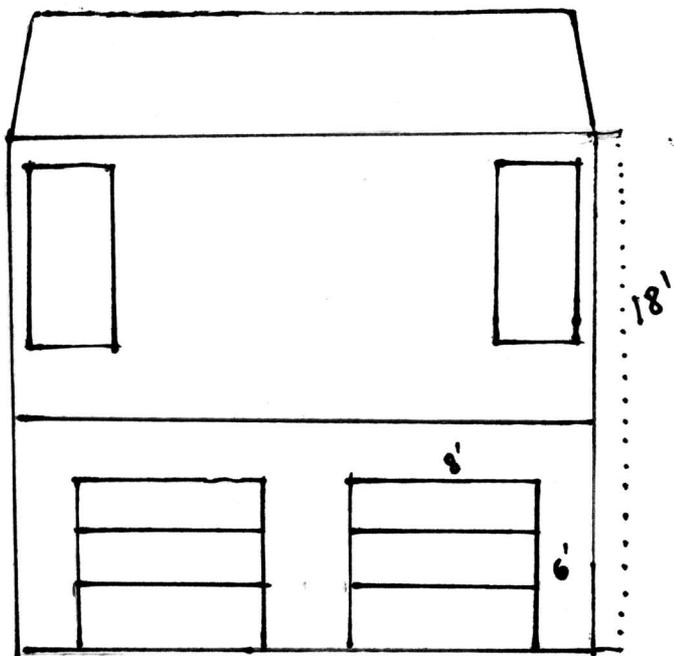
Address:

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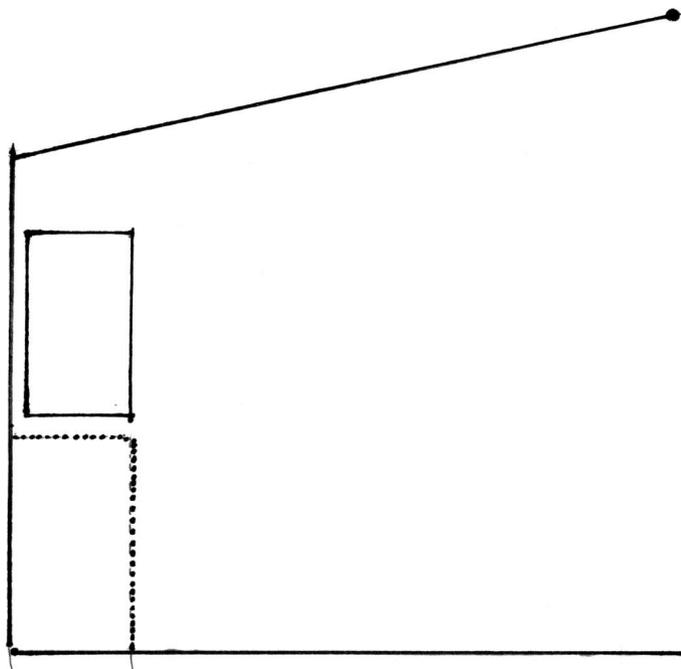
Description:

Front Elevation for proposed garage

Pleasant Ave



front



side

< proposed drop to cantilever >

Ridgewood Ave

AFTER

# 325 Ridgewood Ave: NW corner



# 325 Ridgewood Ave: SW corner



# 325 Ridgewood Ave: front elevation



# 325 Ridgewood Ave: side elevation composite picture



# 325 Ridgewood Ave: rear elevation

