



**CPED STAFF REPORT**  
Prepared for the Board of Adjustment

BOA Agenda Item #3  
August 7, 2014  
BZZ-6662

**LAND USE APPLICATION SUMMARY**

*Property Location:* 4206 Zenith Ave S  
*Project Name:* Second story addition  
*Prepared By:* [Joseph.Giant@minneapolismn.gov](mailto:Joseph.Giant@minneapolismn.gov), City Planner, (612) 673-3489  
*Applicant:* Robert and Renee Maul  
*Project Contact:* Patrick Mackey  
*Request:* To construct a second story addition on a single-family home  
*Required Applications:*

<b>Variance</b>	<ul style="list-style-type: none"> <li>• Variance to reduce the established front yard setback along Zenith Ave S from 54 feet to approximately 27.6 feet, measured to the structure.</li> <li>• Variance to reduce the established front yard setback along Zenith Ave S from 54 feet to approximately 23 feet, measured to the open front porch.</li> </ul>
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**SITE DATA**

<b>Existing Zoning</b>	RI Single-Family District
<b>Lot Area</b>	7,540 square feet / 0.17 acre
<b>Ward(s)</b>	13
<b>Neighborhood(s)</b>	Linden Hills
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	NA
<b>Small Area Plan(s)</b>	NA

<b>Date Application Deemed Complete</b>	July 16, 2014	<b>Date Extension Letter Sent</b>	NA
<b>End of 60-Day Decision Period</b>	September 16, 2014	<b>End of 120-Day Decision Period</b>	NA

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is a 7,540 square foot lot located in the R1 Single-Family District. This rectangular lot has a width of approximately 58 feet and a depth of approximately 130 feet. A 1,150 square foot, one-story Cape Cod constructed in 1952, currently exists on the property. A driveway extends from Zenith Ave S along the north portion of the lot to a detached garage located in the rear of the lot. The property does not have alley access.

The existing house is subject to an established front yard setback ranging from a minimum of approximately 33 feet on the southern property line to a maximum of approximately 62 feet on the northern property line.

At its closest point, the existing structure is approximately 27.6 feet from the front property line, so nearly half of the existing structure is located in the established front yard setback. Therefore, a vertical extension of the front façade would require a variance.

The home is approximately 15 feet from the northern property line and approximately 5 feet from the southern property line. The required interior side yard setback in the R1 district is 6 feet, so a portion of the existing structure is located in the required interior side yard setback. Under certain circumstances a horizontal or vertical extension of a wall located in the interior side yard setback is not considered an expansion of a non-conforming structure and can therefore be undertaken without a variance.

The topography of the property is flat.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject property is located in the Linden Hills neighborhood in southwest Minneapolis, directly across the street from Linden Hills Park. The predominant land use in the vicinity is low-density single-family homes, although nearby homes vary widely in size, architectural style, and age. Older homes are similar in size and style to the existing home while newer homes are often larger, taller, and more varied in architectural style. The blocks surrounding the subject property have experienced a significant amount of single-family home redevelopment in recent years. The home on the lot directly to the south of the subject property was constructed in 2010, and the home on a double lot four properties south of the subject property was approved for demolition in anticipation of new construction in June, 2014.

Each house along the block face is set back from the front lot line a similar distance as the home on the subject property, with one exception. With an established front yard setback of 68.3 feet, the principal structure on the adjacent lot to the north has a front yard that is more than 40 feet deeper than most other homes on the block. This property, 4200 Morgan Ave S, accommodates a two-story single-family home constructed in 1921. The front yard of this property is heavily landscaped with a variety of mature trees and shrubs. A diagram showing the outline of homes on this block face as well as photographs of the subject site and neighboring properties can be found in the Additional Materials.

**PROJECT DESCRIPTION.** The subject property currently accommodates a one-story single-family home. The applicant proposes to remove the roof of the existing home in order to construct a second story. The second story addition will follow the same vertical plane as the front, left, and right sides of the existing structure, but will cantilever approximately 10 feet beyond the existing rear wall. Thus, the

second story will be larger than the first story, though the distance to the front, north, and south property lines will not change.

The existing home has a gross floor area (GFA) of 1,261 square feet and a floor area ratio (FAR) of 0.16. The second story would add 1,631 square feet resulting in a total GFA of 2,865 square feet and an FAR of 0.38. The maximum FAR for a single-family home is 0.5.

The existing home does not comply with the established front yard setback. Therefore, adding a second story along the existing vertical plane would not be permitted without a variance. In order to construct the project as proposed the applicant seeks a variance to reduce the established front yard setback from 54 feet to approximately 27.6 feet, measured to the structure.

A wraparound front porch that spans the width of the dwelling is also proposed. The wraparound section of the porch would lead to an existing non-principal entrance that faces the north property line. Open front porches are a permitted encroachment in the front yard setback, and may span the width of the dwelling, but may not be deeper than 8 feet.

A 4-foot-wide portion of the porch would extend along the north façade of the house to a bump-out that is set back approximately 17 feet from the front façade. Consequently, this section of the front porch would be significantly deeper than 8 feet. Thus, the applicant seeks a variance to reduce the established front yard setback from 54 feet to approximately 23 feet in order to construct a wraparound front porch.

The southern wall of the existing structure is approximately 5 feet from the interior side property line. The interior side yard setback in the R1 district is 6 feet, so the existing structure encroaches into the required setback. Under certain circumstances, the zoning code allows an extension of an existing wall of a structure along the same horizontal and/or vertical plane in an interior side yard. Pursuant to zoning code provision 531.30[2], *“The extension of a single or two-family dwelling along the existing setback or the addition of a second story or half-story shall not be considered as increasing its nonconformity provided the structure is located not closer than three feet from the property line and provided further that the structure shall not be enlarged, altered or relocated in such a way as to increase its nonconformity.”*

Although the proposed addition is substantial, the foundation of the existing home, as well as a large portion of the interior and exterior walls of the main floor will be preserved. Further, window placement and the location of entrances will undergo only minor changes. As such, the Zoning Administrator has determined that the project does not qualify as a *de facto* demolition, which allows the home to maintain grandfather rights pertaining to setbacks. Thus, a variance of the interior side yard setback along the southern property line is not required.

Because the project is classified as an addition rather than new construction, the home will not be subject to Administrative Site Plan Review for Single-Family Dwellings.

**PUBLIC COMMENTS.** Any correspondence received prior to the public meeting will be forwarded to the Board of Adjustment for consideration. Linden Hills Neighborhood Council voted unanimously to not oppose this variance at the July 21 meeting of the LHiNC Zoning Committee.

## ANALYSIS

### VARIANCE

In accordance with Chapter 525, Article IX Variances, Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations,” the Department of Community Planning and Economic Development has analyzed the application for variance based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.***

The applicant proposes to construct a second story addition on an existing one-story home. Because the principal structure on the adjacent lot to the north is located more than 68 feet behind the front lot line, the subject property must observe a front yard setback that is more than 25 feet deeper than the typical front yard setback on the block face. As a result, the buildable area of the subject property is severely limited. The enlarged setback caused by the placement of the adjacent house to the north is a practical difficulty unique to the property that was not created by the applicant.

- 2. The property owner or authorized applicant 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.***

The proposed use is a single-family home with a detached garage. Single-family homes are a permitted use in the R1 district and are the primary land use in the surrounding area. The proposed home is consistent with the zoning ordinance as well as the comprehensive plan.

Housing Policy 3.7.1 of the Comprehensive Plan seeks to “promote and incentivize investment in housing maintenance and renovation.” The applicant proposes to maintain the existing foundation and much of the first floor.

Housing Policy 3.7.5 promotes the use of high-quality materials in housing construction. The cladding of the entire house is proposed to be Hardie lap siding. Hardie lap siding is regarded by the Department of Community Planning and Economic Development as a high-quality material.

According to Chapter 535.220 of the Minneapolis Code of Ordinances, the purpose of yard requirements is to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the location of uses and structures. In this instance, the established setback created by the adjacent house to the north disrupts the orderly and predictable pattern of development exhibited by other homes on the block. If approved, the proposed variance would contribute towards orderly development by reinforcing a consistent front yard setback.

- 3. 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. 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.**

The proposed variance will not alter the character of the locality, nor will it be injurious to the use or enjoyment of other property in the vicinity. The purpose of setback, height, and bulk regulations is to prevent development that may be obtrusive to neighboring properties and/or out of scale with its surroundings.

The subject home is located approximately 5 feet from the southern property line and approximately 13 feet from the house on the adjacent lot to the south. The required interior side yard setback in the RI district is 6 feet, so a portion of the proposed addition is technically in the required interior side yard setback. However, in this instance vertical expansion does not require a variance.

The foundation and first floor of the existing home would remain, so the proposed structure would be no closer to the front or side lot lines than the current structure. However, the home would be substantially taller with the addition of a second story and steeply-pitched roof.

Although the large setback established by the home to the north creates a practical difficulty for the subject property, the proposed addition would nonetheless be constructed in a potentially obtrusive location when viewed from this home. In order to reduce the amount of building bulk that would be constructed in the established front yard, Staff recommends as a condition of approval that the height of the proposed structure be limited to 27 feet, measured to the midpoint between the peak and the eave. The applicant has stated that reducing the height of the proposed structure to comply with this condition is acceptable.

Further mitigating factors include the distance between the two homes and the fact that the property to the north is a corner lot. At the closest point, the two homes are separated by approximately 30 feet. The addition would not expand the footprint of the existing home, so no sightlines would be interrupted. Also, the home to the north is located on a corner lot, so the impression of being "boxed in" by development would be diminished by their secondary street frontage.

The project features a wraparound front porch that exceeds the maximum depth. The zoning code limits the depth of porches to eight feet if any portion of the porch is in the front yard setback. This provision is intended to promote traditional design and to regulate the amount of outdoor social space that may be close to the side wall of a neighboring house.

The purpose of the proposed porch is to provide visual as well as functional continuity between the front of the house and an existing side entrance facing the north lot line. The proposed porch, at its closest point, is 15 feet from the interior side lot line, and is not located alongside the wall of the neighboring house. The width of the wraparound section of the porch varies between three and four feet, so its utility as anything but a visual link and pathway to a non-principal entrance is limited. Thus, the wraparound section of the porch will likely not cause any adverse off-site impacts. The porch depth along the front facade does not exceed 8 feet.

Because the project is classified as an addition rather than new construction, the home will not be

subject to Administrative Site Plan Review for Single-Family Dwellings. Despite this, it is still in the interest of the City to encourage the elements of good urban design set forth Administrative Site Plan Review. With a basement, detached garage, ample windows on all elevations, a pitched roof, open front porch, and quality exterior materials (Hardie lap siding), the home would have earned 23 out of a maximum of 24 possible points for good urban design, far exceeding the minimum requirement of 15.

The proposed variance does not authorize the creation of any additional dwelling units, nor does it authorize an increase in the carrying capacity of a zoning lot in the RI district. Therefore, granting the variance would have no impact on the congestion of area streets.

## RECOMMENDATIONS

### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt staff findings and **approve** the application for variance at 4206 Zenith Ave S to reduce the established front yard setback from 54 feet to approximately 27.6 feet, measured to the structure, subject to the following conditions.

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development
2. All site improvements shall be completed by August 7, 2016 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The home will be no taller than 27 feet, measured to the midpoint between the peak and the eave.

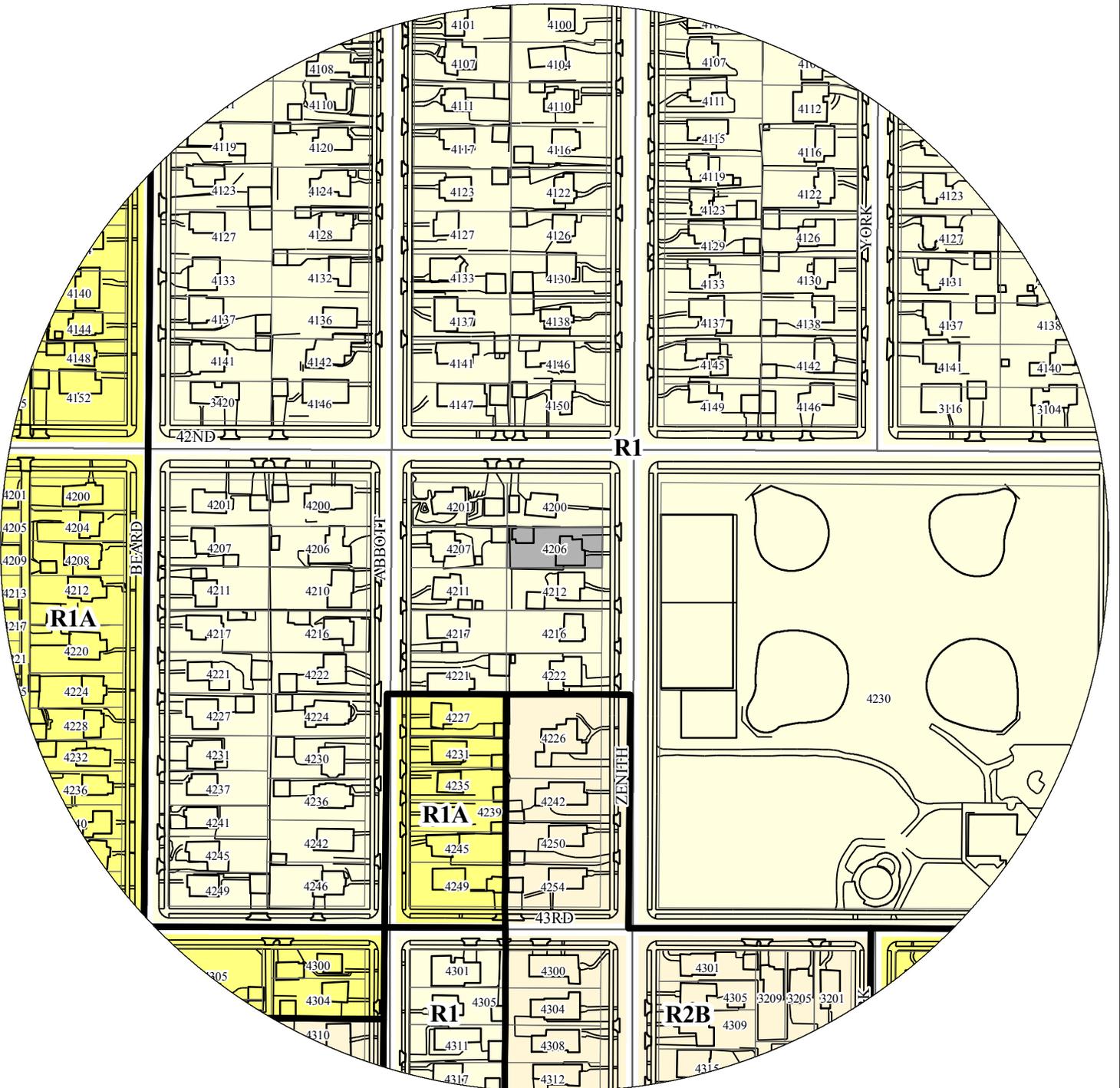
### **Recommendation of the Department of Community Planning and Economic Development for the Variance:**

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt staff findings and **approve** the application for variance at 4206 Zenith Ave S to reduce the established front yard setback along Zenith Ave S from 54 feet to approximately 23 feet, measured to the open front porch, subject to the following conditions.

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development
2. All site improvements shall be completed by August 7, 2016 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Zoning map
2. Statement of proposed use by applicant
3. Authorization letter from owner
4. Variance findings from applicant
5. Letter to Ward 13 and Linden Hills Neighborhood Council
6. Colored rendering of proposed home
7. Land survey
8. Elevation drawings and house plans
9. Photos of site
10. Diagram showing nearby house placement
11. Correspondence (if applicable)



June 26, 2014

Joseph Giant  
Community Planning & Economic Development  
250 South 4<sup>th</sup> Street, Room 300 PSC  
Minneapolis, MN 55415

**Statement of Proposed Use and Description of Project :**

We propose to build a second-story addition to an existing single-family home at 4206 Zenith Avenue S, in the Linden Hills Neighborhood. The property overlooks Linden Hills Park and is currently a one-story rambler built in 1952. The property will remain a single family home. With the large current front yard setback (68.3') of the adjacent property at 4200 Zenith, the front yard increased rule means that no half of the existing house is nonconforming and no second story could be built over that portion. We are pursuing a variance to reduce the required front yard from approximately 49 feet to 25 feet, which is the zoning district's typical front yard setback.

Applicant : Pat Mackey

Owner: Rob and Renee Maul

Mackey Malin Architects  
5200 Washburn Avenue S  
Minneapolis MN 55410  
612-220-6190

4445 York Avenue S  
Minneapolis MN 55410  
612-886-2600

The site is Zoned R1/ Single Family District. To our knowledge, there are no historic status or HPC implications for the site.

We are applying for:

- Site Plan Review
- Variance to reduce front yard setback along Zenith Ave from +/- 49' to 25 '
- Possible variance, if needed, to reduce south side yard setback from 5' to 4.9', which is the current house setback.

Photos of the Site and surrounding area are attached.

Site plan and Floor plans are attached.

Linden Hills Neighborhood Council (LHiNC) letter is attached.

Renee and Robert Maul  
4445 York Ave South  
Minneapolis, MN 55410  
612-886-2600

June 27, 2014

Minneapolis CPED  
250 S. 4th Street, Room 300  
Minneapolis MN 55415

To Whom it May Concern:

We authorize Pat Mackey and Mackey Malin Architects to apply for a variance on our behalf for an addition and remodeling of our single family home at 4206 Zenith Avenue S. in Minneapolis.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Maul". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.A handwritten signature in black ink, appearing to read "R. Maul". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Renee Maul and Robert Maul

June 26, 2014

Joseph Giant  
Community Planning & Economic Development  
250 South 4<sup>th</sup> Street, Room 300 PSC  
Minneapolis, MN 55415

**Variance Findings Statement :**

We are seeking a variance to reduce the required front yard at 4206 Zenith Ave S. from 49 feet to 25 feet, due to the unusually large front yard of the adjacent property at 4200 Zenith.

Applicant :  
Pat Mackey  
Mackey Malin Architects  
5200 Washburn Avenue S  
612-220-6190

Owner:  
Rob and Renee Maul  
4445 York Avenue S  
Minneapolis MN 55410  
612-886-2600

The site is Zoned R1. To our knowledge, there are no historic status or HPC implications for the site.

We are applying for:

- Site Plan Review
- Variance to reduce the front yard setback along Zenith Ave S from 49' to 25'

Please see the following pages for variance findings.

**Variance – Reduce the required front yard from 49 feet to 27.7 feet**

**1) *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.***

The adjacent property to the north (4200 Zenith Ave S., built in 1921) has an unusually large front yard (68.3 feet). This increases the front yard for the subject property to approximately 49 feet under the “front yard increased” clause of the Minneapolis Zoning Code. Such a front yard makes over half of the existing house non-conforming, and prohibits any addition in this area.

**2) *The property owner or authorized applicant 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.***

The property is a single family dwelling, which is the predominant use in the area. The variance sought is more restrictive than the minimum front yard for the R1 zoning use, and is consistent with the bulk of the various front yards on the block. A 2-story single-family residence is consistent with the surrounding uses and structures.

**3) *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. 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.***

The surrounding buildings are predominantly single-family, and predominantly 2-story, and the proposed building is a reasonable and fitting continuation of that pattern. The variance would not contribute to the loss of sightlines from any neighboring properties, nor would it contribute to undue shading of neighboring properties. The house already sits at the proposed setback, and no further encroachment is sought. The property to the north is heavily wooded and blocks most views of the subject property from the north. The variance will not affect the health, safety, or welfare of the general public or nearby properties.

Site plan, floor plans and elevations are attached.

June 26, 2014

Linden Hills Neighborhood Council  
P.O. Box 24049  
Minneapolis MN 55424

Linea Palmisano, Ward 13 Councilperson  
350 S. 5<sup>th</sup> Street  
City Hall, Room 307  
Minneapolis MN 55415

Cc: Community Planning & Economic Development - attn. Joseph Giant  
250 South 4<sup>th</sup> Street, Room 300 PSC  
Minneapolis, MN 55415

This letter is to inform you of a proposed addition and remodeling to a one-story single-family residence at 4206 Zenith Ave. S, on the west edge of Linden Hills Park. We will be seeking a variance for this project. Due to the unusually large front yard setback of the neighboring house at 4200 Zenith, the front yard setback currently required by Minneapolis Zoning requirements would be 49 feet, or roughly twice the typical requirement for front yards in this Zoning area. We are asking for a reduction of this yard to the district standard of 25 feet. The proposed addition will add a second story (same size as the current house) and a wrap-around front porch to the house, which is currently a small Rambler.

The homeowners are current Linden Hills residents and are looking to add to this house for their growing family. Both the builder (Bella Custom Homes) and Architect (Mackey Malin Architects) are Fulton residents with vested interests in the appropriateness and fit of the project. We look forward to presenting the plans to the LHiNC land use committee, should you so desire.

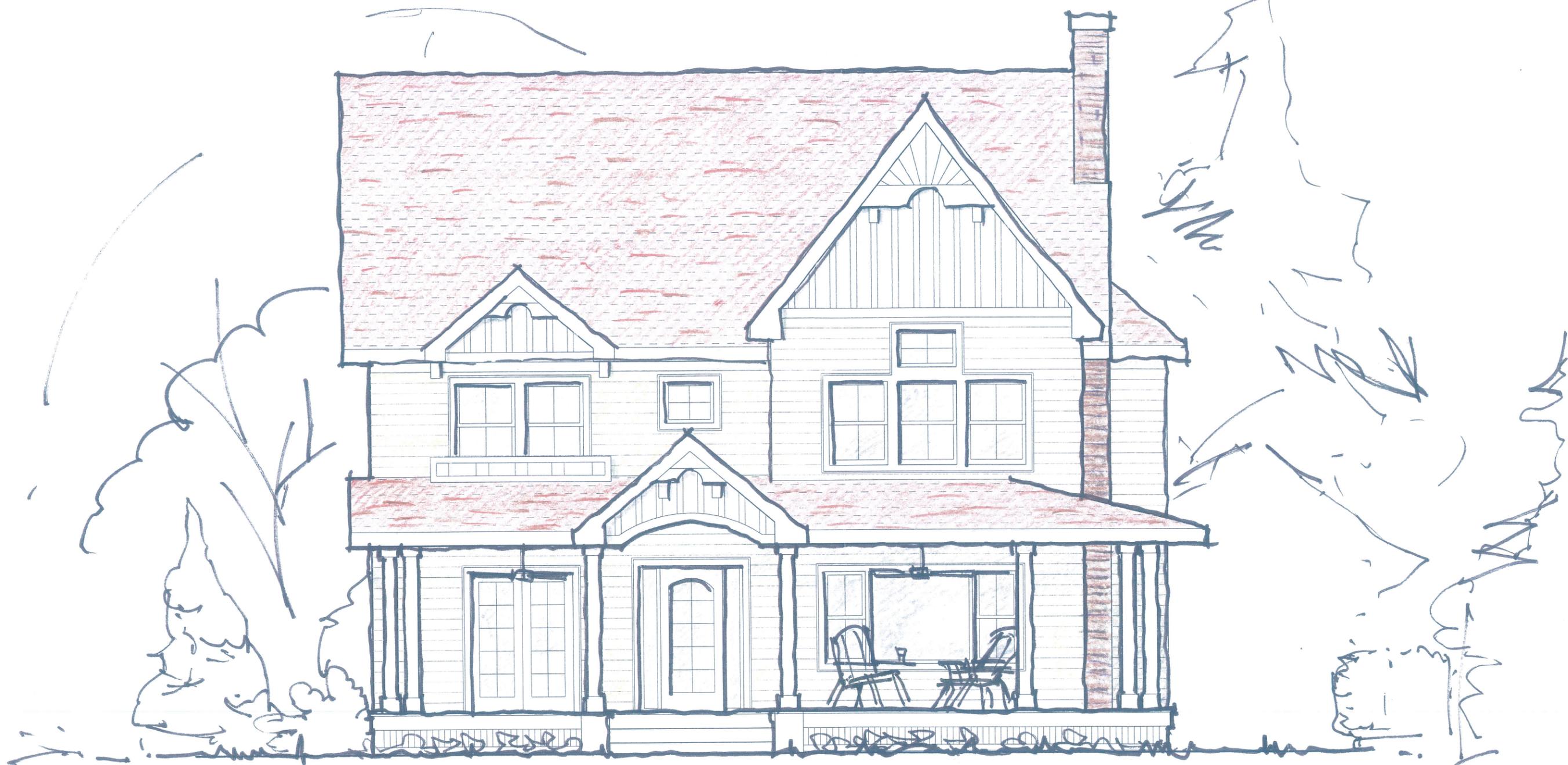
We are applying to the City of Minneapolis for Site Plan Review, a variance to reduce the required front yard from 49 feet to 25 feet (the existing front of the house), and, if deemed necessary by the City, a variance to reduce the required side yard from 5 feet to 4.9 feet (again, to allow the second story, but not encroach any further than the existing house).

Feel free to contact me with any questions you may have about this project.

Regards,

Pat Mackey  
Mackey Malin Architects  
612-220-6190  
pat@mackeymalin.com

On behalf of:  
Rob and Renee Maul  
4445 York Avenue S  
Minneapolis MN 55410



1 FRONT (EAST) ELEVATION  
NO SCALE



ZENITH AVE. S.



MACKEY MALIN  
ARCHITECTS

612.220.6190  
MACKEYMALIN.COM

**MAUL RESIDENCE**  
4206 ZENITH AVE S  
MINNEAPOLIS MN 55410

PROJECT PHASE:  
Schematic  
Design  
PROJECT NUMBER:

ISSUE DATE:  
ISSUE DATE

DRAWN BY:  
PM

CONTEXT  
RENDERING

NOT FOR CONSTRUCTION - 07.01.14

SITE ADDRESS: 4206 ZENITH AVE. S  
MINNEAPOLIS, MN 55410

# EXISTING CONDITION SURVEY FOR: BELLA CUSTOM HOMES



SCALE: 1 INCH = 10 FEET

### Legend

- x — x — Fence
- ∅ Power Pole
- ==== Concrete Curb
- x900.0 Existing Elevation
- x900.0TC Top of Curb Elevation
- 900— Existing Contour
- Denotes Iron Monument Found
- Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap Inscribed R.L.S. 15230.

**PROPERTY DESCRIPTION:**  
Lot 2, Block 27, OLIVER PARK ADDITION TO  
MINNEAPOLIS, Hennepin County, Minnesota.

NOTE: No Search Was Made For Any Easements

NOTE: The location of all utilities shown are from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

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

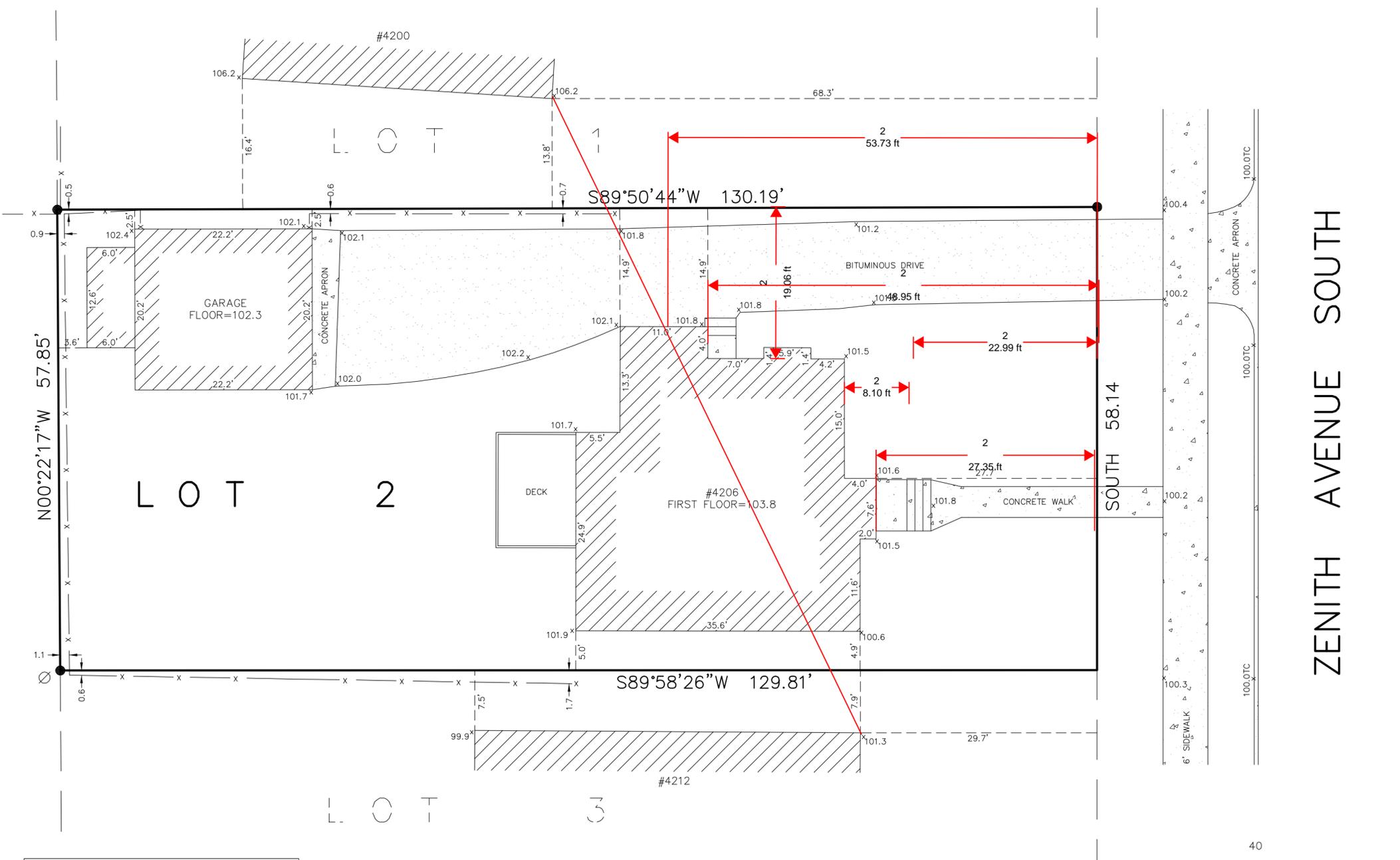
W. BROWN LAND SURVEYING, INC.

*Woodrow A. Brown*  
Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 05-16-2014

W. BROWN LAND SURVEYING, INC.  
8030 Cedar Avenue So., Suite 228.  
Bloomington, MN 55425  
Bus: (952) 854-4055  
Fax: (952) 854-4268

Drawing: 65-14	Date: 05-16-2014 Scale: 1 Inch = 10 Feet	1 of 1
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**EXISTING AREA CALCULATION:**  
Lot Area = 7,539 SF

**IMPERVIOUS SURFACE:**  
House = 1,204 SF  
Detached Garage = 524 SF  
Garage Apron = 64 SF  
Bituminous Drive = 1,261 SF  
Concrete Walk and Stoops = 148 SF  
Deck = 145 SF

Total = 3,346 SF  
= 44.4%

ZENITH AVENUE SOUTH







**1 NORTH ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"



**3 SOUTH ELEVATION**  
1/8" = 1'-0"



MACKEY MALIN  
ARCHITECTS

612.220.6190  
MACKEYMALIN.COM

**MAUL RESIDENCE**  
4206 ZENITH AVE S  
MINNEAPOLIS MN 55410

PROJECT PHASE:  
Schematic  
Design  
PROJECT NUMBER:

ISSUE DATE:  
ISSUE DATE

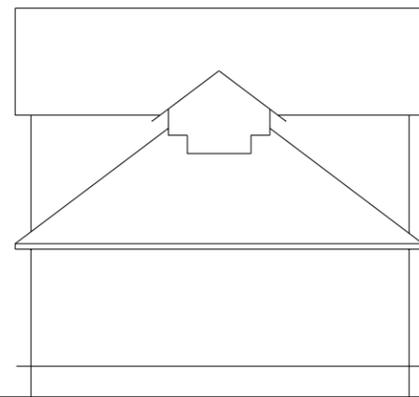
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NOT FOR CONSTRUCTION - 07.22.14

**A21**  
EXTERIOR  
ELEVATIONS



1 FRONT (EAST) ELEVATION  
NO SCALE



MACKEY MALIN  
ARCHITECTS

612.220.6190  
MACKEYMALIN.COM

**MAUL RESIDENCE**  
4206 ZENITH AVE S  
MINNEAPOLIS MN 55410

PROJECT PHASE:  
Schematic  
Design  
PROJECT NUMBER:

ISSUE DATE:  
ISSUE DATE

DRAWN BY:  
PM

CONTEXT  
RENDERING

NOT FOR CONSTRUCTION - 07.22.14



MACKEY MALIN ARCHITECTS

612.220.6190  
MACKEYMALIN.COM

**MAUL RESIDENCE**  
4206 ZENITH AVE S  
MINNEAPOLIS MN 55410

PROJECT PHASE:  
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ISSUE DATE

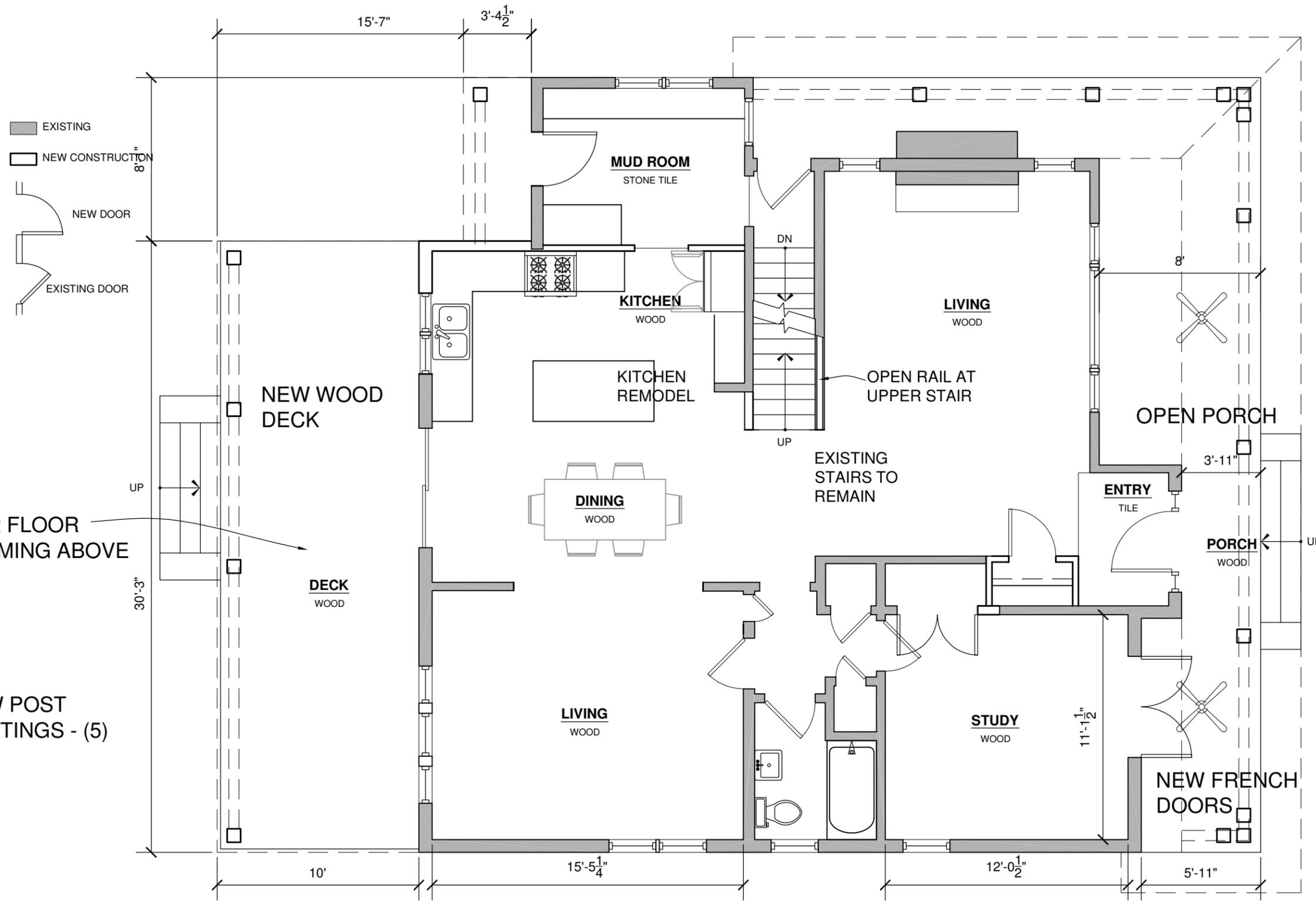
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**A1**

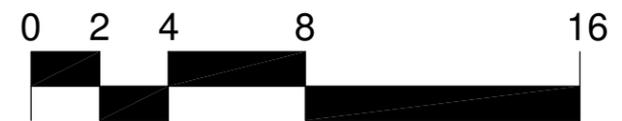
FLOOR PLAN

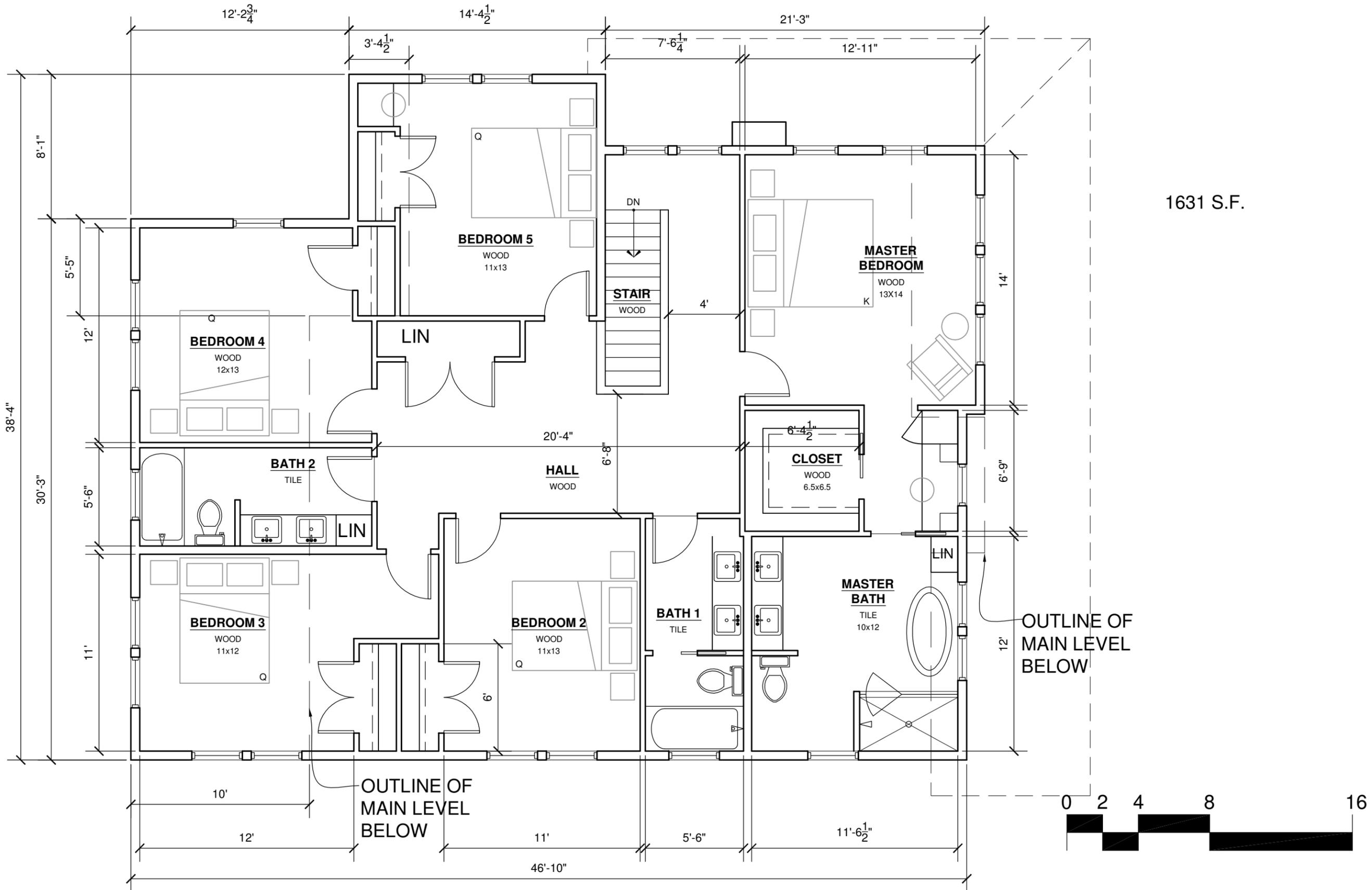
1234 S.F.

NOT FOR CONSTRUCTION - 07.01.14



1 MAIN LEVEL PLAN  
3/16" = 1'-0" north





1631 S.F.

1 UPPER LEVEL PLAN  
 3/16" = 1'-0" north

**M**

MACKEY MALIN  
ARCHITECTS

612.220.6190  
MACKEYMALIN.COM

**MAUL RESIDENCE**  
 4206 ZENITH AVE S  
 MINNEAPOLIS MN 55410

PROJECT PHASE:	Schematic Design
PROJECT NUMBER:	
ISSUE DATE:	ISSUE DATE
DRAWN BY:	PM

NOT FOR CONSTRUCTION - 07.01.14

**A2**

FLOOR PLAN



MACKEY MALIN ARCHITECTS

612.220.6190  
MACKEYMALIN.COM

**MAUL RESIDENCE**  
4206 ZENITH AVE S  
MINNEAPOLIS MN 55410

PROJECT PHASE:  
Schematic Design  
PROJECT NUMBER:

ISSUE DATE:  
ISSUE DATE

DRAWN BY:  
PM

**X20**

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION - 07.01.14



EXISTING - 383 S.F.  
ALTERED - 50 S.F. ( 13%)  
87% REMAINING INTACT

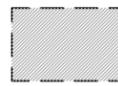
**1 FRONT (EAST) ELEVATION**  
1/8" = 1'-0"

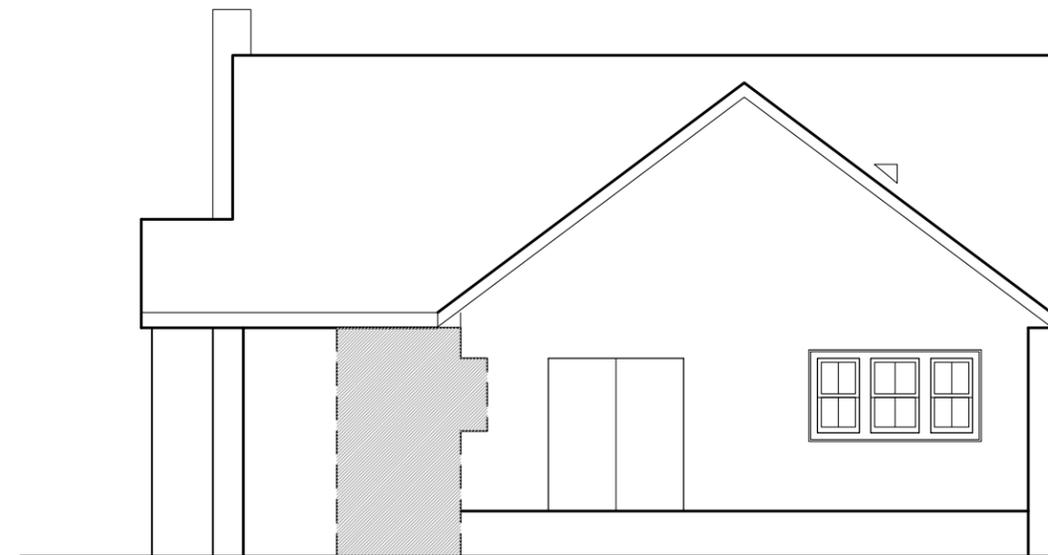


EXISTING - 532 S.F.  
ALTERED - 56 S.F. ( 11%)  
89% REMAINING INTACT

**2 NORTH ELEVATION**  
1/8" = 1'-0"

### EXISTING EXTERIOR ELEVATIONS

 = FIRST FLOOR WALL AREA SUBJECT TO CHANGE IN NEW DESIGN



EXISTING - 383 S.F.  
ALTERED - 58 S.F. ( 15%)  
85% REMAINING INTACT

**3 WEST ELEVATION**  
1/8" = 1'-0"



EXISTING - 378 S.F.  
ALTERED - 0 S.F. ( 0%)  
100% REMAINING INTACT

**4 SOUTH ELEVATION**  
1/8" = 1'-0"



4212

4206



4212





4206

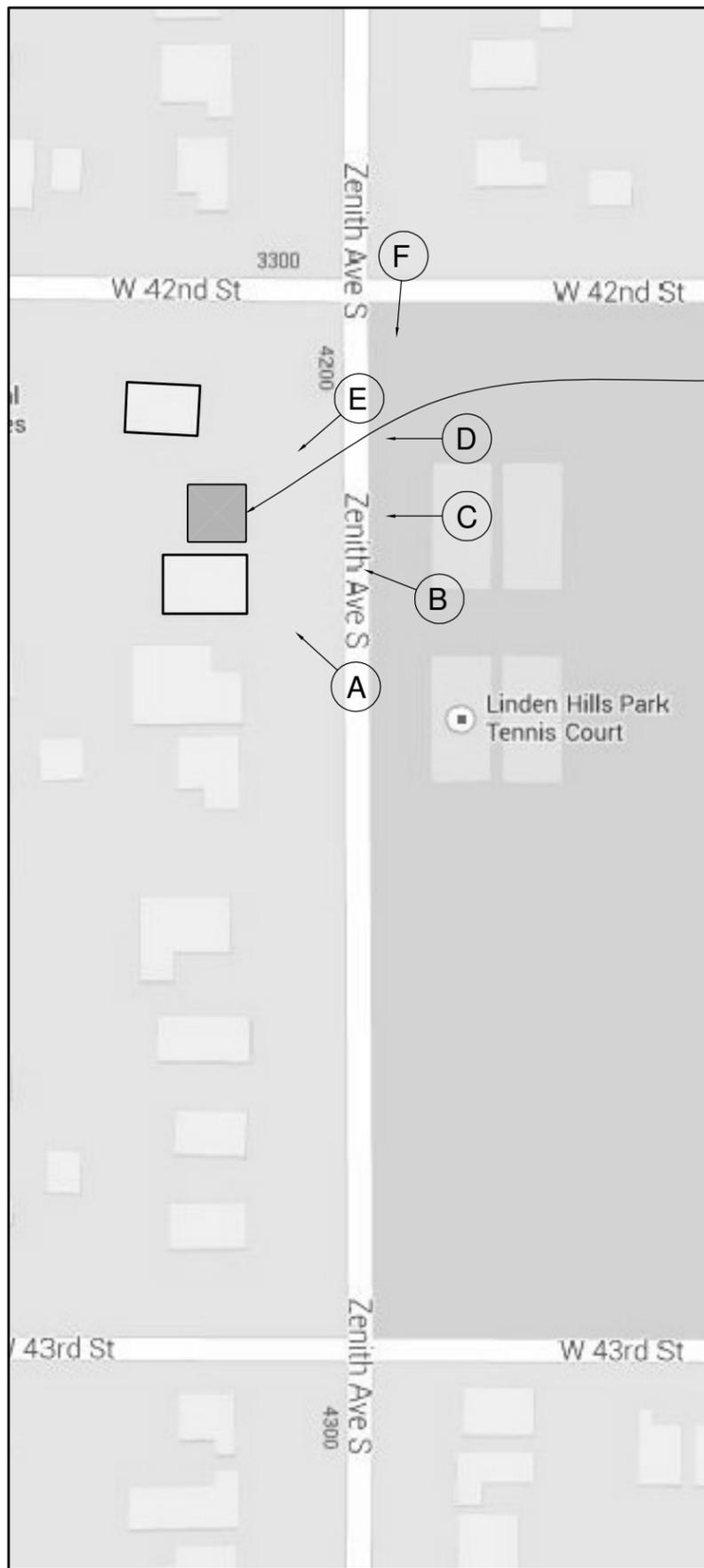












4206 ZENITH AVENUE S



A



B

PHOTOS TAKEN AT POINTS SHOWN ON CONTEXT MAP



C



D



E



F



MACKEY MALIN ARCHITECTS

612.220.6190  
MACKEYMALIN.COM

**MAUL RESIDENCE**  
4206 ZENITH AVE S  
MINNEAPOLIS MN 55410

PROJECT PHASE:  
Schematic Design  
PROJECT NUMBER:

ISSUE DATE:  
ISSUE DATE

DRAWN BY:  
PM

NOT FOR CONSTRUCTION - 07.01.14

**SITE 2**

SITE PLAN

1 SITE CONTEXT PLAN  
NO SCALE





July 22, 2014

Joe Giant, City Planner  
Shanna Sether, Senior Planner  
Department of Community Planning &  
Economic Development - Planning Division  
250 S. 4<sup>th</sup> St. Room 300,  
Minneapolis, MN 55415

Re: LHINC Zoning Committee July Meeting: 4206 Zenith Ave S and 3901 Abbott Ave S

Dear Mr. Giant and Ms. Sether,

Please be advised of the considerations of the Linden Hills Zoning Committee at its July 21, 2014 meeting, respectfully submitted on behalf of Larry LaVercombe, Zoning Committee Chair.

The Committee voted unanimously 7-0 to **Not Oppose** the variances requested for the renovation project at **4206 Zenith Ave S**, to reduce the front yard setback from 54 feet to approximately 27.6 feet, measured to the structure, and from 54 feet to approximately 23 feet, measured to the open front porch.

The neighbor directly to the north of 4206 Zenith Ave S arrived at the meeting after the vote and discussion on the matter was completed. Commenting briefly, he expressed concern about the height of the structure and questioned the maximum allowable height for the project. The information he received about the 4206 Zenith Ave S project did not disclose the peak height measurement.

The Committee voted unanimously 7-0 to **Not Oppose** the variance requested at **3901 Abbott Ave S** to increase the maximum floor area ratio (FAR) from .05 to approximately .62 to allow for the new construction of a single-family dwelling.

Please contact me if you have any questions.

Regards,

Christy Prediger  
Linden Hills Neighborhood Coordinator  
(612) 481-5574

cc: Larry LaVercombe, Zoning Committee Chair  
Pat Mackey, Mackey Malin Architects, 4206 Zenith Ave S  
Bill Costello, Elevation Homes, 3901 Abbott Ave S  
Brandon Megal, 3901 Abbott Ave S