



CPED STAFF REPORT
Prepared for the Board of Adjustment

BOA Agenda Item #5
August 21, 2014
BZZ-6698

LAND USE APPLICATION SUMMARY

Property Location: 19 Barton Avenue SE
Project Name: 19 Barton Avenue SE Detached Garage
Prepared By: [Shanna Sether](#), City Planner, (612) 673-2307
Applicant: Steven Peltier and Marilyn Hein-Peltier
Project Contact: Steven Peltier and Marilyn Hein-Peltier
Request: Add a new detached garage accessory to an existing two-family dwelling.
Required Applications:

Variance	To reduce the front yard setback along Barton Avenue SE from approximately 43 feet to 1 foot 6 inches.
Variance	To reduce the south interior side yard setback from 5 feet to approximately 1 foot.
Variance	To allow for a new detached garage, not located entirely to the rear of the principal dwelling.
Variance	To increase the maximum height of a detached garage to allow for a 12 wall (measured to the top plate) and 15 feet 6 inches measured to the midpoint.

SITE DATA

Existing Zoning	RIA Single-Family District R2B Two-Family District SH Shoreland Overlay District
Lot Area	21,556 square feet / .49 acres
Ward(s)	2
Neighborhood(s)	Prospect Park/East River Road Improvement Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	July 21, 2014	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	September 19, 2014	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is an irregular shaped parcel, approximately 21,556 square feet in area and the existing land use is a two-family dwelling with a two-car garage accessed from Barton Avenue SE. The existing dwelling was permitted for construction in 1947 and the detached garage was added in 1949. The subject property does not have access to a public alley and has a slope from the front of the property towards the rear and the height increases 20 feet in elevation.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominately single- and two-family dwellings in the immediate area.

PROJECT DESCRIPTION. The applicant is proposing to remove the existing 22.3 foot by 23.8 foot garage to allow for the construction of a new 22 foot by 30 foot detached garage in approximately the same location. The existing garage is located over the front property line and has deteriorated due to on-going water issues from having been built into the existing slope and having a flat roof that does not appropriately drain the water from the structure. The proposed garage would be located approximately 1 foot 6 inches from the front property line, and 1 foot from the south property line and in front of the existing two-family dwelling. The proposed location requires variances to reduce the front and interior side yard setbacks and to allow the garage in front of the dwelling. Additionally, the applicant is proposing to construct the wall 12 feet in height, based on the slope condition and approximately 15 feet 6 inches to the midpoint of the proposed 7/12 pitch gable roof. The maximum wall height for detached garages is 10 feet and the maximum height of a detached garage is 12 feet, measured at the midpoint of the roof. Therefore, the applicant is seeking variances for the proposed garage to increase the maximum wall height and the maximum structure height.

PUBLIC COMMENTS. Staff has not received correspondence regarding the requested variances. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the front yard setback along Barton Avenue SE from approximately 43 feet to approximately 1 foot 6 inches; variance to reduce the south interior side yard setback from 5 feet to 1 foot; and, to allow for a detached garage not located entirely to the rear of the principal dwelling, all to allow for a new detached garage accessory to an existing two-family dwelling, based on the following findings:

- I. *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 circumstances upon which the variances to allow the proposed location of the detached garage are unique to the parcel of land due to the lack of alley access and the topography of the lot. The applicant is proposing to construct a three-car detached garage accessory to the existing two-family dwelling, in approximately the same location. The subject property is just less than ½ acre; however,

it is not on a block with a public alley. The grade of the site increases 20 feet from the front of the property along Barton Avenue SE towards the rear, where the detached garage would be permitted. These circumstances have created a practical difficulty in complying with the ordinance and have not been 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 applicant is proposing to construct a three-car detached garage accessory to the existing two-dwelling, in approximately the same location as the two-car detached garage that has existed on the property for almost 67 years. The purpose of required yards and regulating the location of accessory structures is to provide for orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory structures and providing adequate light, air, open space and separation of uses. The existing garage extends over the front property line by over 1 foot and the neighboring dwelling to the south, along Barton Avenue SE, is located approximately 55 feet to the proposed detached garage. As previously mentioned, there is not a way to feasibly access the rear of the lot where the proposed garage could be located without variances, due to the lack of a public alley and the topography of the lot. Staff finds that the applicant is proposing to use the property in a reasonable manner consistent with the spirit and intent of the ordinance and the comprehensive plan.

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.*

Staff finds that the granting of these variances would not be injurious to the use or enjoyment of other property in the vicinity. As previously mentioned, the proposed garage is in approximately the same location as the existing and the adjacent home on the neighboring lot to the south is located approximately 55 feet away from the proposed detached garage. The applicant is proposing to use wood walls with cedar shakes to match the existing dwelling.

If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property as long as the proposed garage is constructed to current building codes. In addition, the proposed garage will be required to receive a building permit prior to construction.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum height of a detached garage to allow for a 12 wall (measured to the top plate) and 15 feet 6 inches measured to the midpoint allow for a new detached garage accessory to an existing two-family dwelling, based on the following [findings](#):

4. *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 circumstances upon which the variances to increase the maximum height of the garage are unique to the parcel based on the topography of the lot. The grade elevation at the rear of the proposed structure is approximately 11 feet. The existing detached garage has deteriorated from water damage from being built into the existing hill with a flat roof, which did not divert the water from the structure. Staff finds that the topography of the lot creates a practical difficulty in complying with the ordinance and this is not a circumstance created by the applicant.

5. *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 applicant is proposing to construct a three-car detached garage accessory to the existing two-family dwelling. The purpose of regulating accessory structures is to provide for orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory structures. Staff finds that the proposed wall height of 12 feet allows for a reasonable use of the property to ensure the long-term structural integrity of the structure, however, staff finds that the proposed height increase to 15 feet 6 inches, 1 foot 6 inches from the front property is not a reasonable request. The existing roof on the two-family dwelling is flat and the proposed roof of the garage will be a 7/12 pitched gable. The applicant has stated that the steeper roof pitch is requested to allow for additional storage space for the occupants of the dwelling. Staff finds that reducing the roof pitch to 4/12 would reduce the height by approximately 16 inches and would allow for stormwater to be directed away from the structure; therefore, the applicant will have reasonable use of the property that is more consistent with the spirit and intent of the ordinance and comprehensive plan.

6. *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.*

Staff finds that the granting of these variances to increase the maximum wall height to 12 feet and the overall height to approximately 14 feet 2 inches would not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. As previously mentioned the proposed garage would be located in approximately the same location and the adjacent home on the neighboring lot to the south is located approximately 55 feet away from the proposed detached garage. The applicant is proposing to use wood walls with cedar shakes to match the existing dwelling.

If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property as long as the proposed garage is constructed to current building codes. In addition, the proposed garage will be required to receive a building permit prior to construction.

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 the above findings and **approve** the application for a variance to reduce the front yard setback along Barton Avenue SE from approximately 43 feet to approximately 1 foot 6 inches to

allow for a new detached garage accessory to an existing two-family dwelling located at 19 Barton Avenue SE in the R2B Two-Family District, R1A Single-Family District and UA University Area Overlay District, subject to the following conditions:

1. Approval of the final site, elevation and floor plans of the detached garage by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by August 21, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The exterior materials used for the detached garage shall be consistent with the exterior materials of the principal structure on the property.

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 the above findings and **approve** the application for a to reduce the south interior side yard setback from 5 feet to approximately 1 foot to allow for a new detached garage accessory to an existing two-family dwelling located at 19 Barton Avenue SE in the R2B Two-Family District, R1A Single-Family District and UA University Area Overlay District, subject to the following conditions:

1. Approval of the final site, elevation and floor plans of the detached garage by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by August 21, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The exterior materials used for the detached garage shall be consistent with the exterior materials of the principal structure on the property.

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 the above findings and **approve** the application for a variance to allow for a new detached garage not located entirely to the rear of an existing two-family dwelling located at 19 Barton Avenue SE in the R2B Two-Family District, R1A Single-Family District and UA University Area Overlay District, subject to the following conditions:

1. Approval of the final site, elevation and floor plans of the detached garage by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by August 21, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The exterior materials used for the detached garage shall be consistent with the exterior materials of the principal structure on the property.

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 the above findings and **approve** the application for a variance to increase the maximum height of a detached garage to allow for a 12 wall (measured to the top plate) and approximately **14 feet 2 inches** measured to the midpoint se to allow for a new detached garage accessory to an existing two-family dwelling located at 19 Barton Avenue SE in the R2B Two-Family

District, RIA Single-Family District and UA University Area Overlay District, subject to the following conditions:

1. Approval of the final site, elevation and floor plans of the detached garage by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by August 21, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The exterior materials used for the detached garage shall be consistent with the exterior materials of the principal structure on the property.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Site survey
5. Plans
6. Building elevations
7. Photos

General Land Use Application for Variances related to Garage replacement at 19 Barton Ave, SE, MPLS

We would like to be considered for variance approval for the above project for the following reasons:

1. It is not possible to comply with the current variances regarding placement of the unattached garage behind the property because there is no access to the property from the rear. The front and side variances are required to simply build the replacement garage in approximately the same location taking into account the existing significant hill location. In addition, the replacement structure will need to be moved back because the existing structure is built over the property line.

The height variance will provide the needed protection against hill erosion at the rear of the structure which has accelerated the deterioration of the existing structure.

2. The replacement garage will be in approximately the same location and will serve the same use as the current structure which is providing off street parking for the residents at 19 and 21 Barton Ave. The existing structure is able to accommodate two small vehicles plus a small utility space. The proposed structure will be able to accommodate 3 full size vehicles and thus will provide one additional off-street parking space. The current structure is significantly deteriorated and has limited the practical use of the garage by the recent tenants. (see attached pictures)

3. The use, location and character of the replacement garage will not change or be detrimental to other properties in the neighborhood. There are many other garages built in a similar location and manner in the neighborhood. The current garage has been in this location and use for >60 years.

It has the practical potential of improving the use or enjoyment of the neighboring properties in the fact that it will:

- be moved back from the sidewalk several feet (current structure is over property line)
- will allow current tenants to fully use the off-street parking spaces
- provide one additional off-street parking space to the neighborhood.

2nd Ward
Councilman
Communication

Peltier, Marilyn [COBIUS]

From: Peltier, Marilyn [COBIUS]
Sent: Sunday, July 13, 2014 11:30 AM
To: cam.gordon@minneapolismn.gov
Cc: Peltier, Marilyn [COBIUS]
Subject: RE: Prospect Park Garage Replacement

Cam, this is an update to our previous communication regarding our plans to replace the existing garage at 19 & 21 Barton.

This amended communication is needed due to the fact that we will also be applying for a height variance to prevent any further hill erosion on the backside of the garage. Here is updated communication:

To Ward 2 City council Office, July 13, 2014
Attn: Cam Gordon

We are the owners of the Prospect Park property at 19&21 Barton Ave. SE Minneapolis, MN 55414.

This communication is to explain our plans to replace the current garage on the street level in front of the property. The current garage is sufficiently deteriorated that replacement is indicated.

Our plans include replacing the current 2 1/2 car garage with a 3 car garage (expanding the width by ~5 feet) in approximately the same location with the exception of moving the structure back ~ 4 feet as the current structure extends over the front property line.

We are in the process of completing a land use application which will include variances for the back, side, front location and height because of the slight expansion and that the current land use rules require unattached garages to be located in the rear of the property which is not possible at this location. The location of the garage requires an additional height to prevent further hill erosion on the rear side of the garage.

Please let us know if you need further information from us regarding our plans to replace this garage.

You can contact us at:
Steve and Marilyn Peltier
761 Lincoln Ave
St. Paul, MN 55105
651-270-7242
mpeltier@its.jni.com

Thank you so much for your consideration!
Respectfully,
Marilyn and Steve Peltier

From: Peltier, Marilyn [COBIUS]
Sent: Saturday, June 14, 2014 3:46 PM
To: cam.gordon@minneapolismn.gov
Cc: Peltier, Marilyn [COBIUS]
Subject: Prospect Park Garage Replacement

To Cam Gordon, Prospect Park City Council Representative,
We are the owners of the Prospect Park property at 19&21 Barton Ave. SE, Minneapolis, MN 55414.

This communication is to explain our plans to replace the current garage on the street level in front of the property. The current garage is sufficiently deteriorated that replacement is indicated.

Our plans include replacing the current 2 1/2 car garage with a 3 car garage (expanding the width by ~5 feet) in approximately the same location with the exception of moving the structure back ~ 4 feet as the current structure extends over the front property line.

We are in the process of completing a land use application which will include variances for the back, side and front location because of the slight expansion and that the current land use rules require unattached garages to be located in the rear of the property which is not possible at this location.

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 Please consider the environment before printing

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 Please consider the environment before printing

PPERR Neighborhood Notification

Contact Us

If you have comments about the website itself, then contact the PPERR neighborhood Web Team via the webmaster [here](#). Thanks!

PPERR Neighborhood
c/o PPERRIA
66 SE Malcolm Ave
Minneapolis, MN 55414
612-767-6531



Name: _____ We would really like to hear from you.
Marilyn and Steven Peltier Please enter your name, your phone number or E-mail
address, and your request for information.
Phone: _____ Your information will be kept private. We will not misuse
651-270-7242 your personal information in any way.
E-mail Address: _____
mpeltier@tsnj.com

Message:
To PPERR Neighborhood Association,
July 13, 2014
Attn: Dick Brownlee
We are the owners of the Prospect Park property at 19&21
Barton Ave. SE Minneapolis, MN 55414.
This communication is to explain our plans to replace the
current garage on the street level in front of the
property. The current garage is sufficiently

To PPERR Neighborhood Association,

July 13, 2014

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Steve and Marilyn Peltier

761 Lincoln Ave

St. Paul, MN 55105

651-270-7242

To PPERR Neighborhood Association,

June 14, 2014

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Marilyn and Steve Peltier

Steven Peltier and Marilyn Hein-Peltier

2nd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

19 Barton Avenue SE

FILE NUMBER

BZZ-6698

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 www.advsur.com

SURVEY FOR: MARILYN PELTIER

SURVEYED: May 10, 2014

DRAFTED: May 13, 2014

REVISED: May 23, 2014 to show East end of the garage.

LEGAL DESCRIPTION:

PARCEL I: LOTS 7 AND 8, BLOCK 15, PROSPECT PARK, FIRST DIVISION (REVISED), ACCORDING TO THE PLAT THEREOF ON FILE OR OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR SAID HENNEPIN COUNTY.

PARCEL II: THAT PART OF LOT 9, BLOCK 15, PROSPECT PARK, FIRST DIVISION (REVISED), DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHWESTERLY LINE OF LOT 9, BLOCK 15, PROSPECT PARK, FIRST DIVISION (REVISED) A DISTANCE 70.6 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 27, BLOCK 15, PROSPECT PARK, FIRST DIVISION (REVISED); THENCE NORTHEASTERLY 25 FEET TO THE SOUTHWESTERLY CORNER OF LOT 29, BLOCK 15; PROSPECT PARK, FIRST DIVISION (REVISED); THENCE NORTHWESTERLY 43 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 9; THENCE SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 9 TO BEGINNING, ACCORDING TO THE PLAT THEREOF ON FILE OR OF RECORD IN THE OFFICE OF COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.(ABSTRACT)

SCOPE OF WORK:

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.
4. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the map when determining other elevations for use on this site.

STANDARD SYMBOLS & CONVENTIONS:

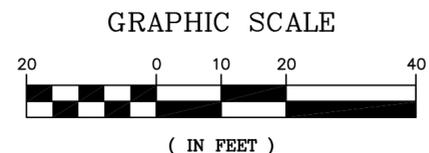
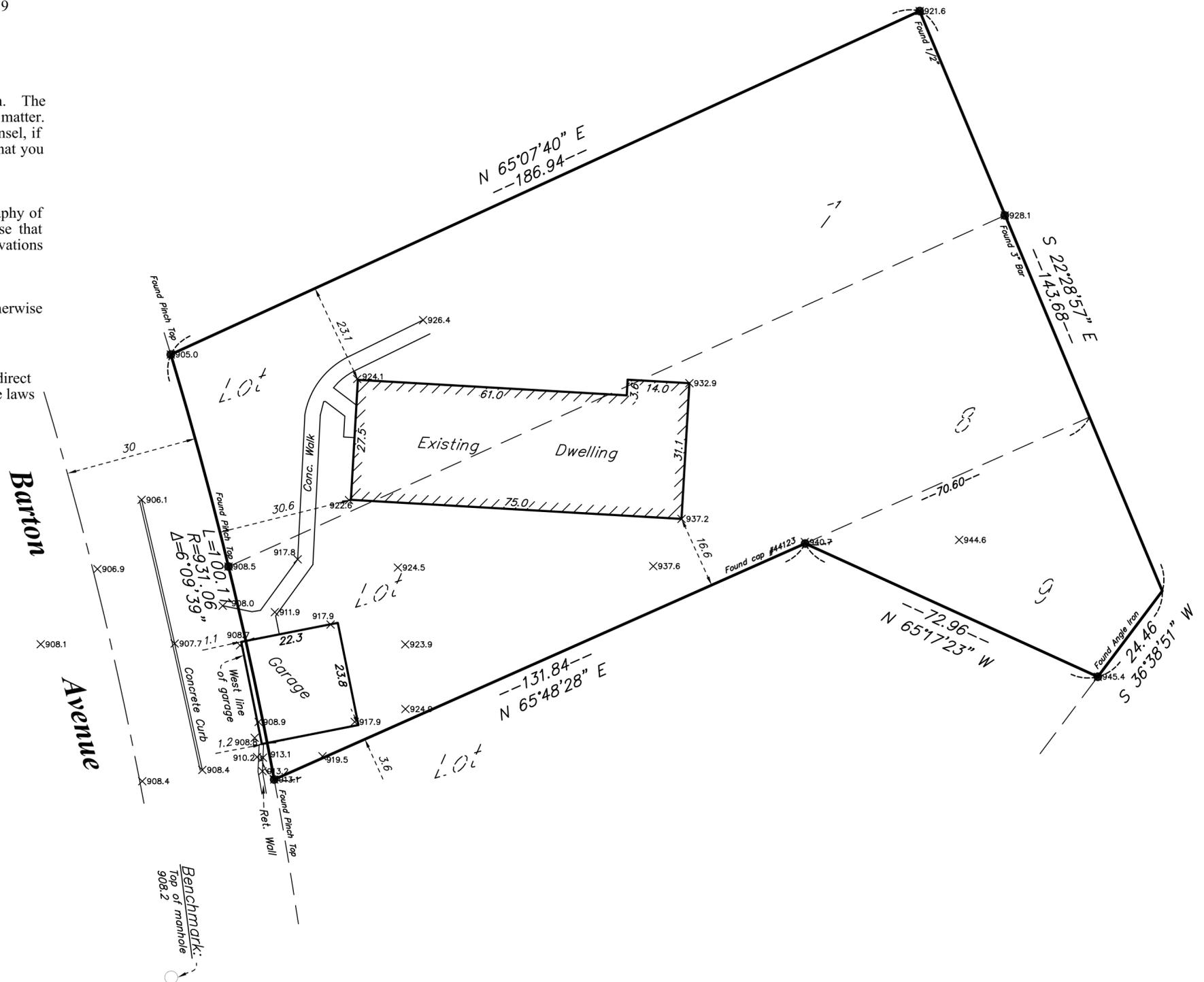
" " Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

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 licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

Signature: James H. Parker Typed Name: James H. Parker

Date: May 23, 2014 Reg. No. 9235



...CORNER THEREOF; THENCE SOUTHEASTERLY TO THE MOST
 ...CORNER OF LOT 27, BLOCK 15, PROSPECT PARK, FIRST DIVISION
 ...NCE NORTHEASTERLY 25 FEET TO THE SOUTHWESTERLY
 ...T 29, BLOCK 15; PROSPECT PARK, FIRST DIVISION (REVISED);
 ...WESTERLY 43 FEET TO THE MOST NORTHERLY CORNER OF SAID
 ...SOUTHWESTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 9
 ...ACCORDING TO THE PLAT THEREOF ON FILE OR OF RECORD IN
 ...COUNTY RECORDER, HENNEPIN COUNTY,
 ...ABSTRACT)

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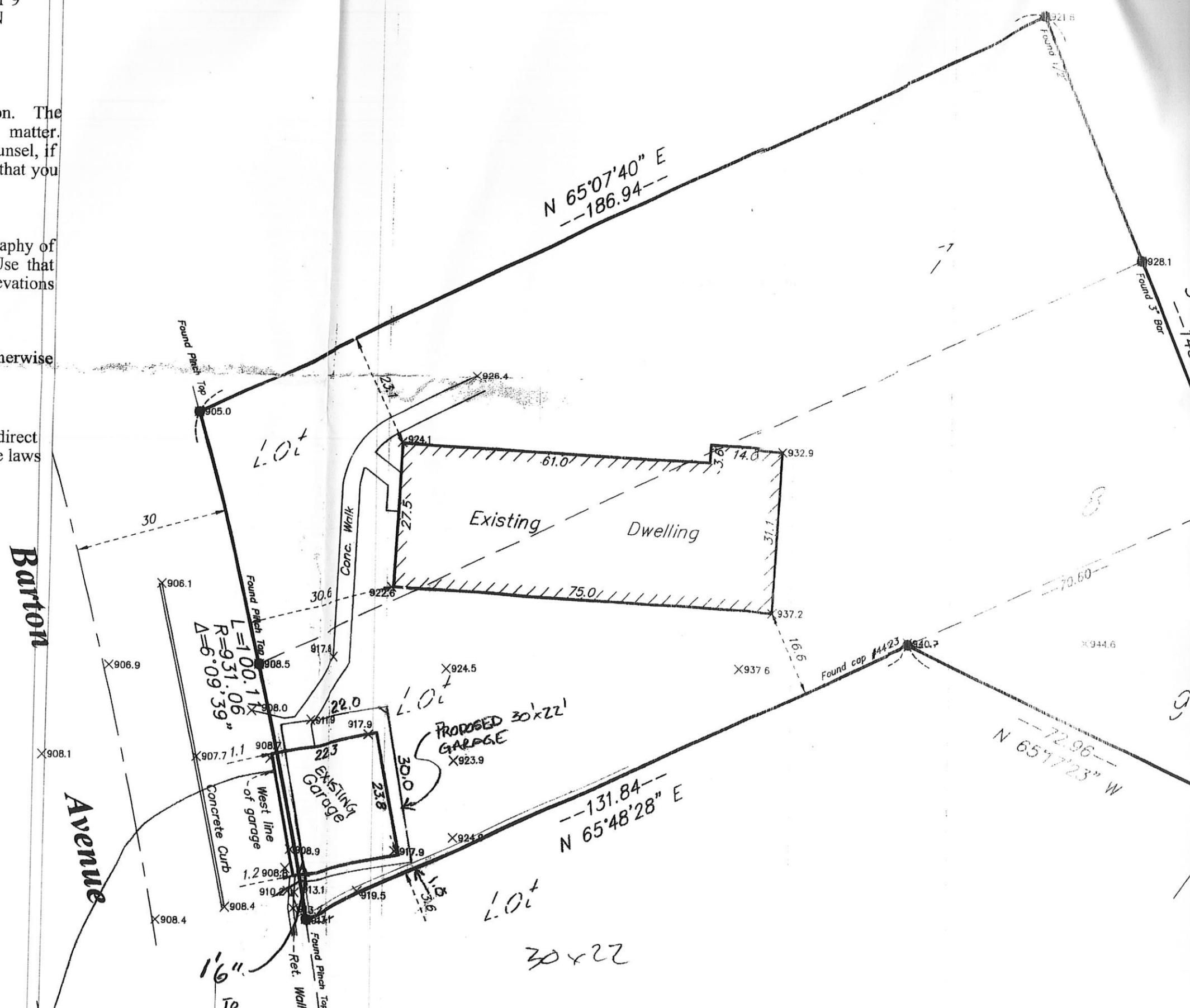
BOLS & CONVENTIONS:
 ...pipe with plastic plug bearing State License Number 9235, set, unless otherwise

this plan, specification, report or survey was prepared by me or under my direct
 I am a licensed Professional Engineer and Professional Surveyor under the laws
 esota.

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



GRAPHIC SCALE



SUSSEL GARAGES

Homes • Additions • Garages • Exteriors

654 Transfer Road, Suite 16B

Saint Paul, MN 55114

Marilyn & Steve Peltier

19 Barton Ave SE

Minneapolis, MN 55414

H: 651-270-7242 C: 651-271-4515

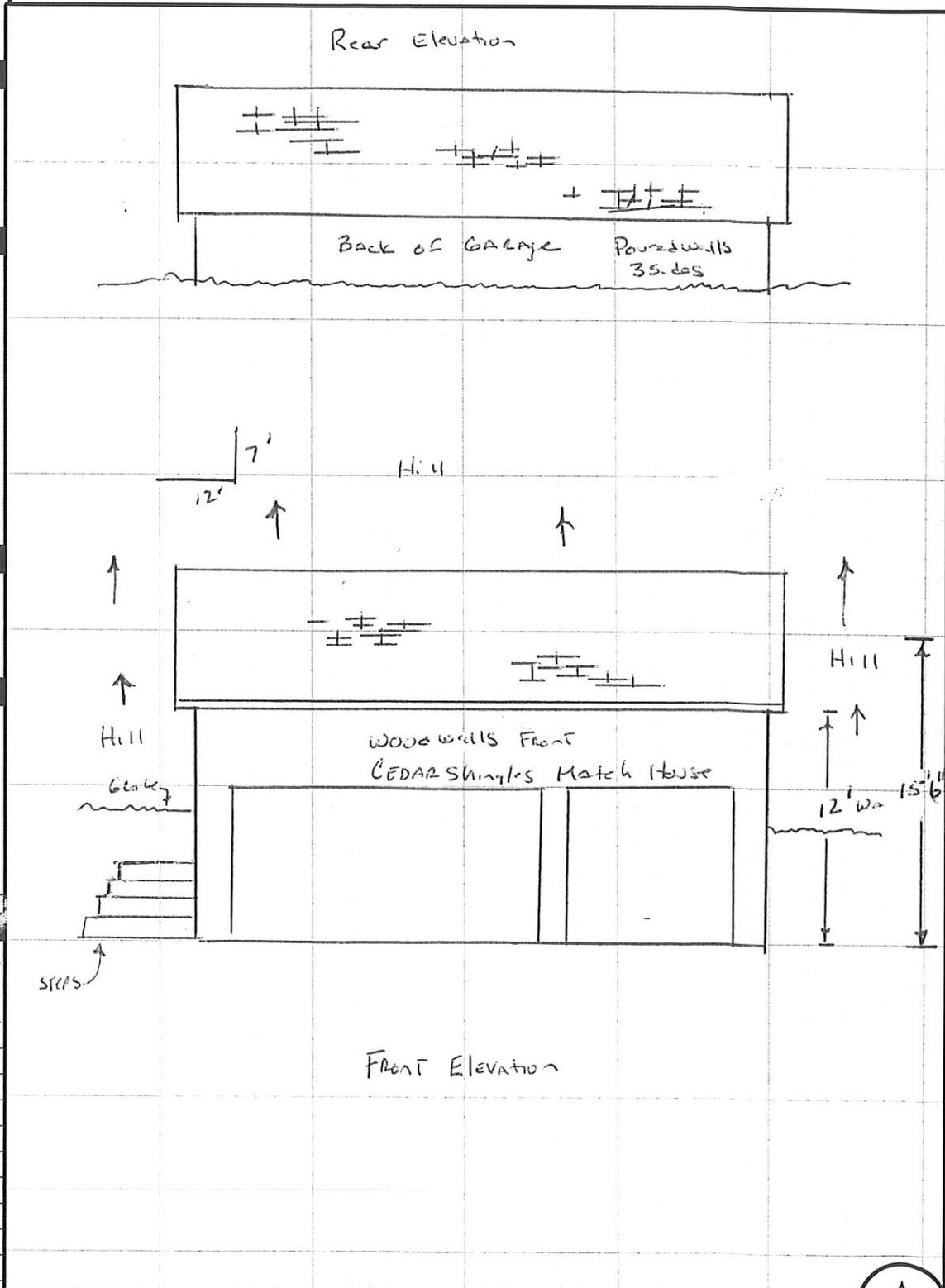
30 x 22 Det. AB W/Conc.

Mike Russell

MAIL: 761 Lincoln Ave, St. Paul, MN 55105

Slab	
<input checked="" type="checkbox"/> By Sussel	
<input type="checkbox"/> Owner Approx. _____	
<input type="checkbox"/> Existing	
Location	
2 - Starting Points Only	
S.P.L. <u>1'</u>	
R.P.L. _____	
Other <u>18"</u>	
<input type="checkbox"/> Square With _____	
Foundation	
<input checked="" type="checkbox"/> A.B.U. <u>2'</u>	
<input checked="" type="checkbox"/> Poured Walls 3 Sides	
<input checked="" type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
Block Size (Top Course)	
<input type="checkbox"/> 12" <input type="checkbox"/> 8" <input type="checkbox"/> 6"	
<input checked="" type="checkbox"/> Damp Proofing:	
<input checked="" type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
<input checked="" type="checkbox"/> Backfill:	
<input type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
Landscaping, Finish Grade, and Black Dirt By Owner.	
Wall Height	
<u>12' 8"</u>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input checked="" type="checkbox"/> Other <u>Poured</u>	
Existing Garage	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	
Size: <u>24 X 22</u>	
Existing Garage will be:	
<input type="checkbox"/> Left as is	
<input checked="" type="checkbox"/> Removed:	
<input checked="" type="checkbox"/> By Sussel <input type="checkbox"/> By Owner	
Items Must Be Removed By Owner	
Survey	
Stakes Visible <input type="checkbox"/> Yes <input type="checkbox"/> No	
Survey Available <input type="checkbox"/> Yes <input type="checkbox"/> No	
Notes:	
<u>Survey is done</u>	

Cross Street



Access: Good Fair Poor

Purchaser's Initials: _____



SUSSEL GARAGES

Homes • Additions • Garages • Exteriors
654 Transfer Road, Suite 16B
Saint Paul, MN 55114

Marilyn & Steve Peltier
19 Barton Ave SE
Minneapolis, MN 55414
H: 651-270-7242 C: 651-271-4515

30 x 22 Det. AB W/Conc.

Mike Russell
MAIL: 761 Lincoln Ave, St. Paul, MN 55105

Slab

- By Sussel
- Owner Approx. _____
- Existing

Location

- 2 - Starting Points Only
- S.P.L. 1'
- R.P.L. _____
- Other 18"
- Square With Street

Foundation

- A.B.U. 2"
- _____
- By Sussel By Owner
- Block Size (Top Course)
 - 12" 8" 6"
- Damp Proofing:
 - By Sussel By Owner
- Backfill:
 - By Sussel By Owner
- Landscaping, Finish Grade, and Black Dirt By Owner.

Wall Height

- 12' 0"
- _____
- _____
- Other poored
- Existing Garage

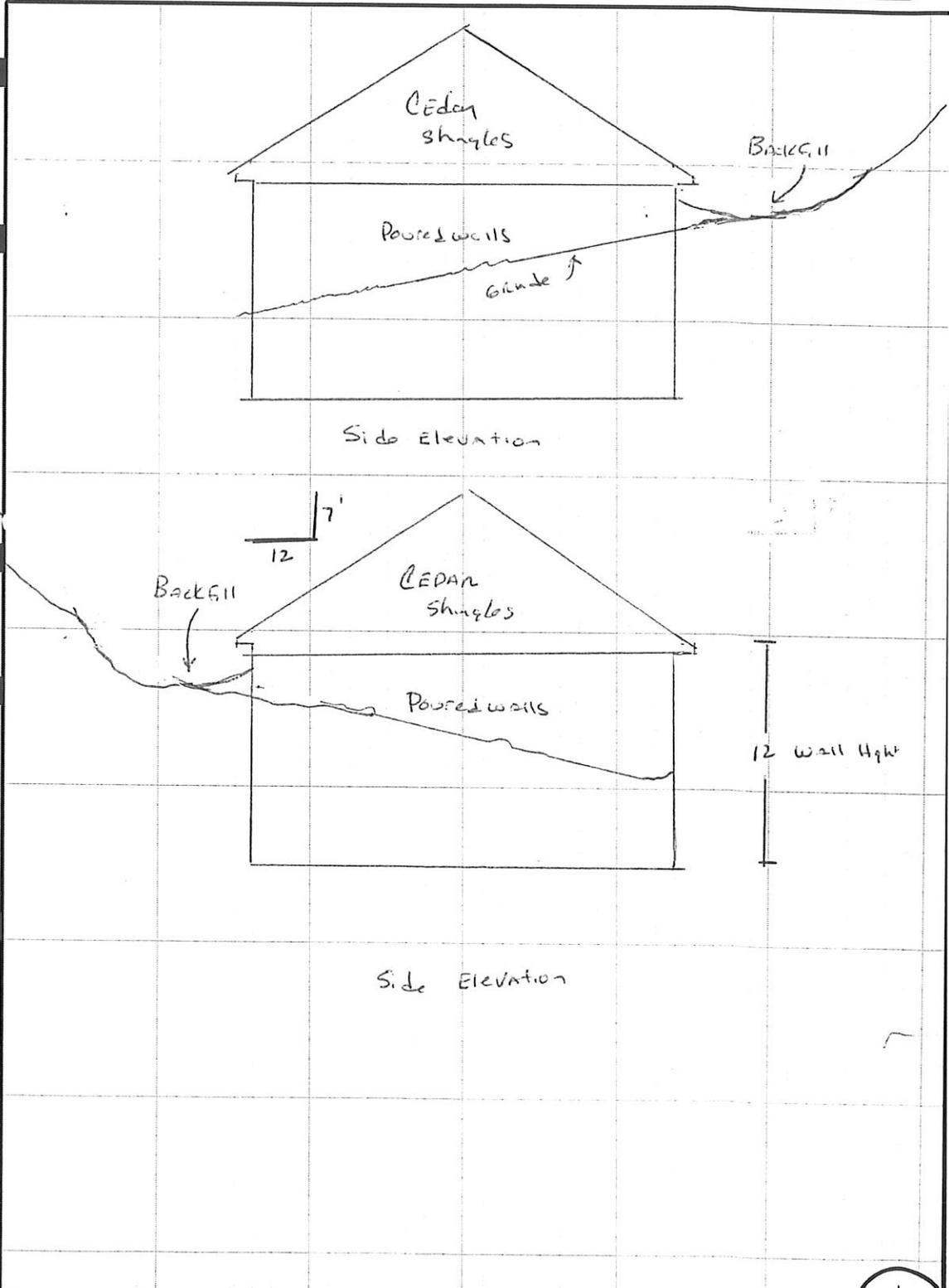
- Yes No
- Detached Attached
- Size: 24 X 22'
- Existing Garage will be:
 - Left as is
 - Removed:
 - By Sussel By Owner
- Items Must Be Removed By Owner

Survey

- Stakes Visible Yes No
- Survey Available Yes No
- Notes: _____

Survey is done

Cross Street

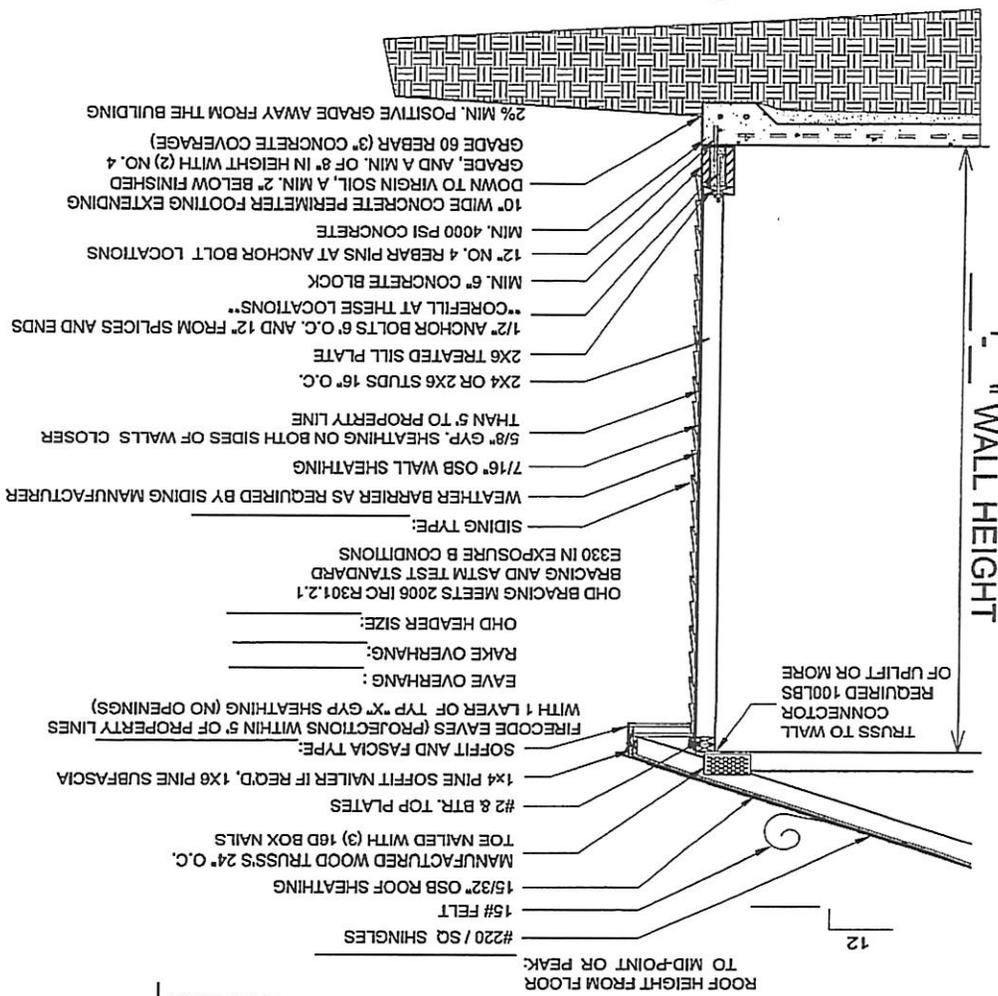


Access: Good Fair Poor

Purchaser's Initials: _____



TYPICAL WALL SECTION



FOUNDATION NOTES:
 ADJUSTMENTS TO COARSE OF BLOCK MAY BE CHANGED ON SITE ONCE EXCAVATION IS COMPLETE TO ACCOMMODATE 6\"/>

FOUNDATION ALLOWABLE LOADING AS DESIGNED IN THIS TEMPLATE FOR A 10'x10' PERIMETER FOOTING

ALLOWABLE SOIL CAPACITY	DESIGN LOAD
1500 PSF	1245 PLF
2000 PSF	1663 PLF
2500 PSF	2075 PLF

FOUNDATION ACTUAL LOADING

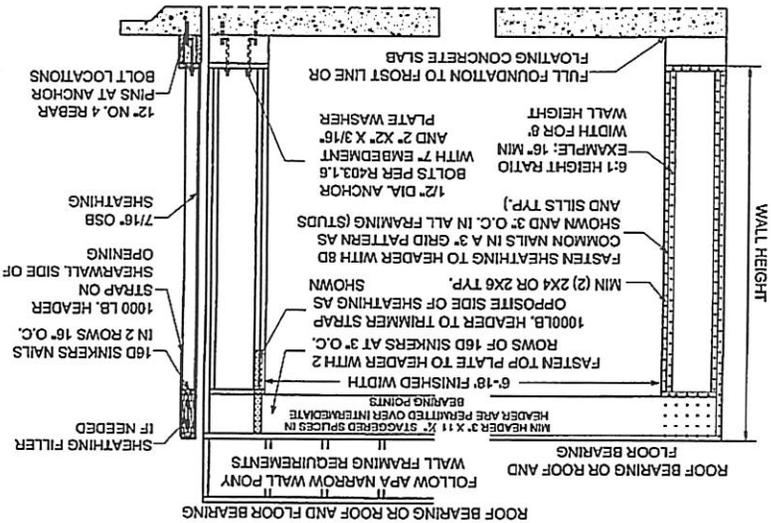
FOUNDATION LOADING:	TOTAL LOAD:
150 PLF	
80 PLF	
150 PLF	

ROOF STYLE:
 GABLE HIP GAMBREL SHED FLAT

ROOF HEIGHT FROM FLOOR TO MID-POINT OR PEAK: 12

ROOF SHEATHING: #220 / SQ SHINGLES
 15# FELT
 15/32\"/>

SHEARWALL DETAIL



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AND APPROVED
 THESE DETAILS HAVE BEEN REVIEWED

JOHN F. GISLASON, JR., P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MINNESOTA
 9738

John F. Gislason, Jr., P.E.
 3/4/14

DTL-1
 SHEET

3-3-2014

DATE

JOHN W.
 DRAWN BY:

SUSSEL GARAGE SPECIFICATIONS

SUSSEL BUILDERS
 OFFICE 651.645.0331
 654 TRANSEER ROAD 168
 WWW.SUSSELBUILDERS.COM
 ST. PAUL, MN 55114
 FAX 651.645.0331
 MIN LICENSE NO. 000019134

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