



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

BOA Agenda Item #8  
December 11, 2014  
BZZ-6916

**LAND USE APPLICATION SUMMARY**

*Property Location:* 2728 Chowen Avenue South  
*Project Name:* 2728 Chowen Avenue South Lot Division  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Lakewest LLC  
*Project Contact:* Donald Jensen, DJ2DMJ Planning  
*Request:* To allow a lot split to create two separate parcels in the RI district. Both parcels would be 40.7 feet wide and 4,920 square feet in area.

*Required Applications:*

<b>Variance</b>	To reduce the minimum lot area requirement from 6,000 square feet to 4,920 square feet for each parcel.
<b>Variance</b>	To reduce the minimum lot width requirement from 50 feet to 40.7 feet for each parcel.

**SITE DATA**

<b>Existing Zoning</b>	RI Single-Family District
<b>Lot Area</b>	9,844 square feet
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Cedar-Isles-Dean Neighborhood Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	November 20, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	January 19, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is approximately 81 feet by 121 feet (9,844 square feet). There is an existing single-family dwelling on the property, which was permitted for construction in 1911.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties are zoned R1 Single-Family District and are predominately single-family dwellings, with one two-family exception. The average lot width of all parcels within 350 feet of the subject property is 57 feet wide. The average lot area of all parcels within 350 feet of the subject property is 7,156 square feet.

**PROJECT DESCRIPTION.** The applicant is proposing to divide the subject property into two parcels to allow for the future construction of a new single-family dwelling on the southerly parcel. The existing dwelling and garage will remain; however, the south 8 feet of the dwelling will need to be removed to comply with side yard setback requirement that will be imposed with the location of the new lot line. The existing garage will be used by the new dwelling and a new garage will be constructed for the existing dwelling. The R1 District requires a minimum lot width of 50 feet and minimum lot area of 6,000 square feet per parcel. Both parcels would be 40.7 feet wide and 4,920 square feet in area. Variances are required to reduce these requirements.

If the variances are approved, the lot split cannot be completed until the existing dwelling complies with the new interior side yard setback requirement. Also, a permit cannot be issued unless a permit is obtained for a new garage for the existing dwelling at that time. A new single-family dwelling will require an administrative site plan review as well.

**PUBLIC COMMENTS.** As of writing this report, no correspondence from the neighborhood group has been received. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

## ANALYSIS

### VARIANCES

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum lot area requirement from 6,000 square feet to 4,920 square feet and a variance to reduce the minimum lot width requirement from 50 feet to 40.7 feet to allow a lot division 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.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The existing zoning is R1 where the minimum lot size requirement is 6,000 square feet and the minimum lot width requirement is 50 feet. The average lot area and lot width of the parcels within 350 feet of the subject property is 7,156 square feet and 57 feet. However, the regulations of the district would prevent the applicant from creating parcels that are consistent with the predominant width and area on the same block face. Further, the subject property is one parcel

with two platted lots. With the existing lot area, a much larger dwelling could be constructed on the site, which would be out of character with the moderately sized 1 ½ to 2 story homes in the surrounding 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 RI Single-Family District is established to provide for an environment of predominantly low density, single-family dwellings and cluster developments with a minimum of 6,000 square feet of lot area per dwelling unit. The lot size standards are intended to reinforce the predominant character of the City's lowest density residence district. As noted above, the average lot size of the surrounding area is 7,156 square feet. However, this block face has smaller lots than the average lot size. The proposed lot sizes are consistent with the lot width and area of the properties on the same block face. If the variances are granted, the average lot size in this area would still be above 6,000 square feet. Lot area requirements are established to ensure compatibility with surrounding uses. For single-family dwellings, the minimum lot size requirements also ensure that the lot is sufficient in size to allow a dwelling with off-street parking that meets the minimum setbacks, gross floor area and additional zoning requirements. Once the southerly 8 feet of the existing dwelling is removed, a new single-family dwelling can be constructed on the southerly parcel without the need for additional variances. The request is reasonable and in keeping with the spirit and intent of the ordinance and 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.*

The proposed variances will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The average lot size of the surrounding area is 7,156 square feet. However, this block face has smaller lots than the average lot size. As viewed on the attached Hennepin County property map, the typical lot width and depth of these lots is 40.7 feet by 120.8 feet. Therefore, the proposed lot sizes are consistent with the lot width and area of the properties on the same block face. If the variances are granted, the average lot size in this area would still be above 6,000 square feet. With the existing lot area, a much larger dwelling could be constructed on the site, which would be out of character with the moderately sized 1 ½ to 2 story homes in the surrounding area. Both proposed parcels would be sufficient in size to allow for the existing dwelling and a new single-family dwelling without the need for additional variances. If granted, the proposed variances will not be detrimental to the health, safety or welfare of the general public or surrounding properties. The future construction of a single-family dwelling will require review for administrative site plan review and a building permit to ensure compliance with the applicable building codes and life safety ordinances.

## 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 minimum lot area requirement from 6,000 square feet to 4,920 square feet for both proposed parcels to allow a lot division at the property of 2728 Chowen Ave S, subject to the following conditions of approval:

1. Approval of the lot division by the Department of Community Planning and Economic Development.

### **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 minimum lot width requirement from 50 feet to 40.7 feet for both proposed parcels to allow a lot division at the property of 2728 Chowen Ave S, subject to the following conditions of approval:

1. Approval of the lot division by the Department of Community Planning and Economic Development.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Photos
4. Site survey
5. Site plan
6. Plans for existing dwelling
7. Correspondence

## **PROJECT NARRATIVE – VARIANCE(s) and LOT SPLIT APPLICATION**

2728 Chowen Ave South  
Minneapolis, Minnesota

### **Summary**

Lakewest, LLC is proposing to split the existing lot into 2 lots, replicating the original lot width for two single-family home sites. The existing home bearing the address of 2728 Chowen will remain, a new garage will be added and a small 9' portion of the existing bedroom over a crawl space will be removed. Per City Code guidelines, there will still be future remodeling potential available to all future owners of the existing 2728 structure. The existing home will now be fully on lot 8.

We will have a new single-family home constructed on the open yard part of the current yard, (underlying original lot 9, West End Addition) lot south of the current structure. Each lot will be equal to the SF lot size and width of the current neighbors. This home will meet all new setback, FAR and impervious surface requirements. The FAR rules would allow a home to be no larger than 2450 SF above a basement.

The actions requested do not diminish the welfare of the surrounding neighbors and neighborhood. The improvements planned are in harmony with the current surrounding neighborhood reinvestments in the immediate vicinity as it adapts existing housing for improvement and provides a new elevation to the pattern along Chowen in bulk and size.

Should the two minimal variances not be granted, the existing home can be increased by a similar square footage per current FAR guidelines to a much larger structure of just under 4800 SF, and be less in character with the neighbors north and south. We would prefer to contribute to the neighborhood via the introduction of a new home of compatible size and feel on the underlying lot 9.

### Site Description:

The site is 120.83' in depth by 81.42' in width. The existing home is primarily on lot 8 of the original West End subdivision. The new lot is the recreation of underlying lot 9 of the original West End subdivision. The lot pattern at this location is a north south orientation. We will remove 9' of the existing homes one room projection to the south. That room has no basement, only a crawlspace, and no plumbing is affected. The room is converted from a bedroom to an office/study space.

The recreated lot 9 will be able to reuse the existing garage, save the existing pine and construct new sewer and water services from Chowen Ave.

The recreated lot lines strengthen the character and desirability of the city's neighborhood area plans and seeks to accommodate additional reinvestment that is in keeping with the orientation, pattern, materials, height and scale of surrounding dwellings. By allowing the smaller lot to be "remade", one more family can enjoy the area as a result of the lot split, on a reasonable sized home, rather than limit the existing two lot property to one family in a much larger home expansion.

### Lot Width Variance Request:

City code requires a lot width of 50' in the R-1 district when a new lot is subdivided. In the case of a recreated lot, where the pattern of established 40 foot wide lots exist, along with alleys, the request to restore the pattern through the variance process is required. I offer the following comments that allow the findings for a variance to be granted:

1. ***Practical difficulties exist in complying with the ordinance because of circumstances unique to the property.*** The current mid block location does not allow for creation of more than two lots. The underlying plat was created over 100 years ago and is unique to this property. Only subsequent updates to the zoning codes created the need to use the variance process to make legal what was once common. Buildable solutions are present immediately adjacent to the property in question.
2. ***The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*** The orientation to Chowen was created by the original plat and the alley system serves the garage pattern desired for replication by recent ordinance updates. The economics of making one house bigger or recreating one lot are not the sole concern. The pattern of the neighborhood is unique and worth maintaining by restoring the lot pattern.
3. ***The Variance to lot width maintains the essential character of the existing neighborhood. It therefore will not alter the essential***

***character of the neighborhood or be injurious to the use and enjoyment of neighboring parcels.***

- The original development pattern of +/- 40' wide lots is the prevailing pattern on this block of Chowen, and was not created by the applicant.
- Construction of a new modestly sized home will keep with the spirit and intent of the applicable ordinances and is a reasonable use for the current vacant yard part of the original lots. The building of a new home will meet all the City plans of architectural fit.

**Lot Area Variance Request:**

City code requires a lot area of 5000 Sf in the R-1 district when a new lot is subdivided. In the case of a recreated lot, where the pattern of established 4819 square foot area lots exist, along with alleys, the request to restore the pattern through the variance process is required. I offer the following comments that allow the findings for a variance to be granted:

1. ***Practical difficulties exist in complying with the ordinance because of circumstances unique to the property.*** The current mid block location does not allow for creation of more than two lots. The underlying plat was created over 100 years ago and is unique to this property. Only subsequent updates to the zoning codes created the need to use the variance process to make legal what was once common and conforming for this block and parcel.
2. ***The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*** The orientation to Chowen was created by the original plat and the alley system serves the garage pattern desired for replication by recent ordinance updates. The economics of making one house bigger or recreating one lot are not the sole concern. The pattern of the neighborhood is unique and worth maintaining by restoring the lot pattern. The area of influence is created by the alley serving all lots adjacent.
3. ***The Variance to lot area maintains the essential character of the existing neighborhood. It therefore will not alter the essential character of the neighborhood or be injurious to the use and enjoyment of neighboring parcels.***

- The original development pattern of +/- 4820SF lots is the prevailing pattern on this block of Chowen, and was not created by the applicant.

Respectfully Submitted,

Donald Jensen, ASLA  
DJ2DMJ planning, LLC

Ms. Janelle Widmeier  
Senior City Planner  
Zoning Administration  
250 South 4<sup>th</sup> Street-Room 300  
Minneapolis, MN 55415

November 19, 2014

Re: Application for "minor" lot width and area Variances for 2728 Chowen Avenue South

Dear Ms. Widmeier and Mpls staff:

On November 12 I met with neighbors and CIDNA board members to introduce our application. We agreed to review future house sizes and designs with them and come back on December 10<sup>th</sup> for their decision on the lot area and width variance applications and to discuss the construction notification requirements of the City that would happen regardless. We briefly touched on our belief that it was more important to have new construction "fit" into the neighborhood character of the narrower lots. There has been plenty of strong investment and reinvestment on lots of the same and slightly larger width, but all at less than the current code minimum widths. Some of the newest homes in the area may have been opposed and some are higher than the new code allows today. As expected, some believed no split should be allowed; some did not like the current house, so why keep it? Some believed this was a way to gain future density based on the future potential for accessory units; some thought this was solely profit versus practical difficulty.

We made a commitment that should the Variance Board approve our application, we would be following all the current FAR rules and look to orient garages in the most favorable manner to the alley and the neighbors garage access points. We do not believe we would even be eligible for the accessory unit conversation at present. We do not believe that construction on a lot this size is difficult, as the City has setback, and newer notice and construction practices in place.

I am attaching a few updated graphics that highlight the surrounding lots that are less than 50' in width, and a survey of our side of Chowen to indicate how many lots are similar in width. We will continue to meet with the neighbors through the process of construction applications and build out to address and seek to satisfy their construction concerns and confirm that another smaller home is better than a larger home for the neighborhood character, so that one additional family can enjoy their neighborhood, as those that have remained long term residents assert.

Sincerely,



Donald Jensen, DJ2DMJ Planning

Cc: Curt Fretham, Lake West LLC

# CERTIFICATE OF SURVEY

FOR: LAKEWEST DEVELOPMENT, LLC  
ADDRESS: 2728 CHOWEN AVENUE SOUTH, MLPS.

- DENOTES EXISTING WALL
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- 1011.2 DENOTES EXISTING ELEVATION.
- ohw DENOTES OVERHEAD WIRE
- x DENOTES EXISTING FENCE
- ⊕ DENOTES UTILITY POLE

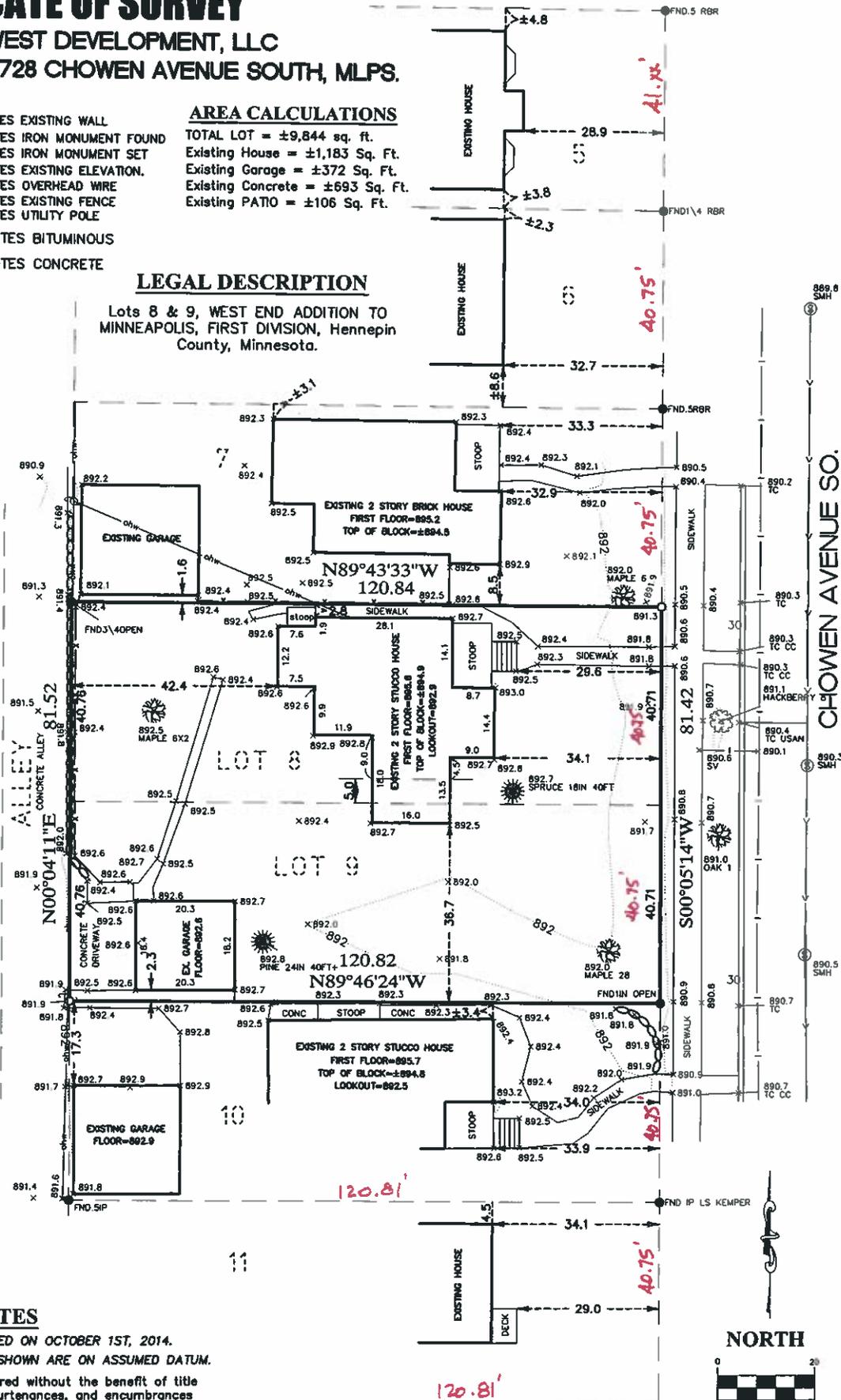
- DENOTES BITUMINOUS
- DENOTES CONCRETE

## AREA CALCULATIONS

TOTAL LOT = ±9,844 sq. ft.  
 Existing House = ±1,183 Sq. Ft.  
 Existing Garage = ±372 Sq. Ft.  
 Existing Concrete = ±693 Sq. Ft.  
 Existing PATIO = ±106 Sq. Ft.

## LEGAL DESCRIPTION

Lots 8 & 9, WEST END ADDITION TO  
 MINNEAPOLIS, FIRST DIVISION, Hennepin  
 County, Minnesota.



## NOTES

- FIELD WORK COMPLETED ON OCTOBER 1ST, 2014.
- BEARING'S & ELEV. SHOWN ARE ON ASSUMED DATUM.

This survey was prepared without the benefit of title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

I hereby certify that this plan, survey 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.

*Joshua P. Schneider*  
 JOSHUA P. SCHNEIDER

Revised: 11-20-14  
 Revised: 10-3-14  
 Date: 10-2-14 Reg. No. 44655

JOB#14533BS

ACRE LAND SURVEYING  
 Blaine, MN 55449  
 763-239-8278 js.acrelandsurveying@gmail.com



28TH ST. WEST



# ALLEY ACCESS DIAGRAM



Interactive  
Maps

2728 CHOWEN AVE

Pr



Parcel ID: 32-029-24-32-0065

A-T-B: Abstract

Map Scale: 1" ≈ 100 ft.

Print Date: 11/20/2014



# Interactive Maps

Pr



**Parcel ID:** 32-029-24-32-0065

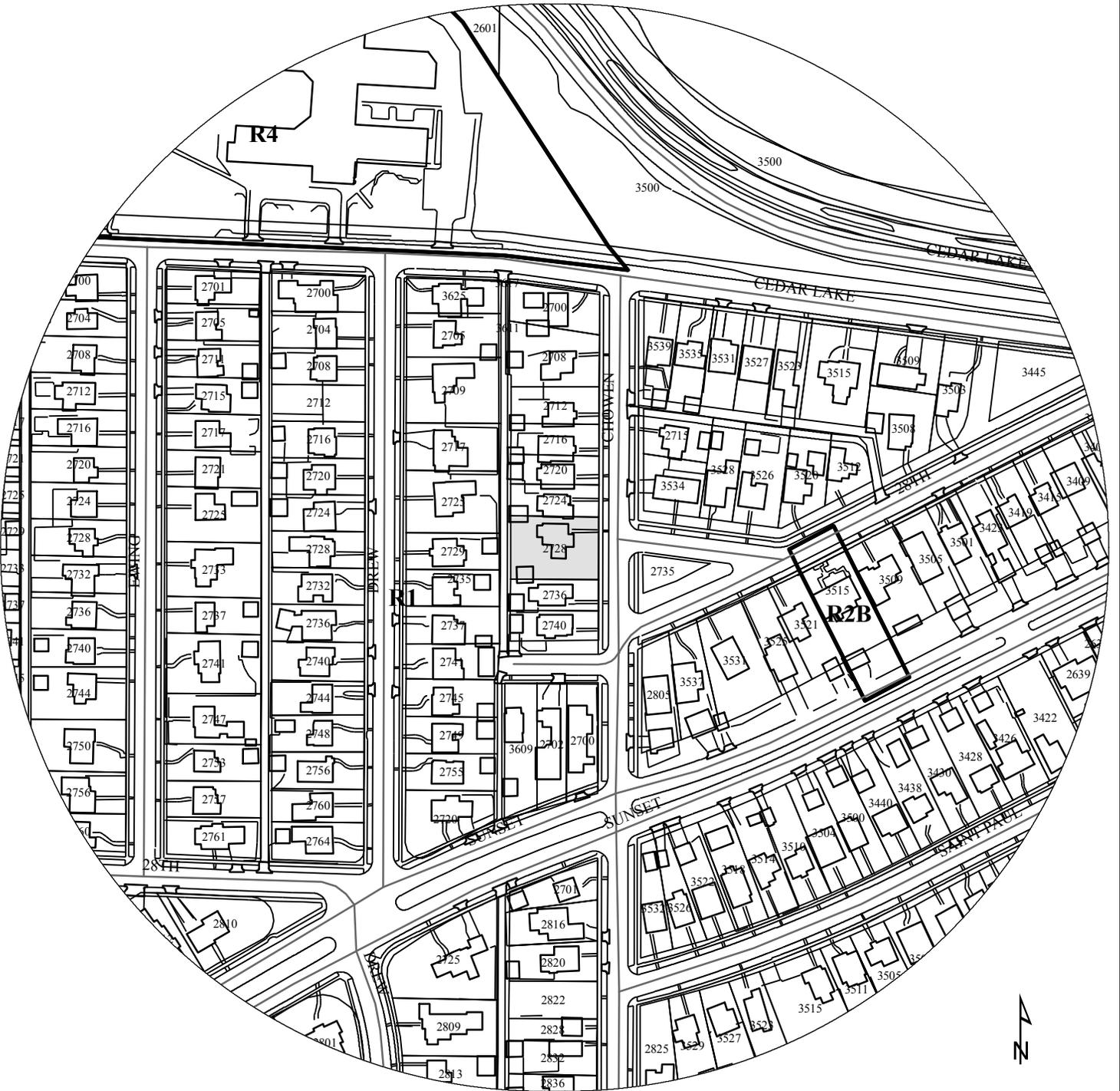
**A-T-B:** Abstract

**Map Scale:** 1" ≈ 100 ft.

**Print Date:** 11/20/2014

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**2728 Chowen Ave S**

FILE NUMBER  
**BZZ-6916**



2728 HOWEN ENTRANCE



2728 CHOWEN AVE SO.

SOUTH ROOM REMOVAL



2729 CROWN AVE.

SOUTH ROOM REMOVAL OF 8'



2728 CHOWEN



2728 CHOWEN

WATER & SEWER LOCATIONS



2728 CHOWEN AVE / SEWER & WATER LOCATE



2728 CHOWEN VIEW REAR TO FRONT ON NEW LOT



2728 CHOWEN , VIEW TO GARAGE & RED PINE

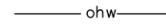
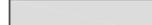


2728 CHOWEN AVE S. ; GARAGE FOR NEW LOT

# CERTIFICATE OF SURVEY

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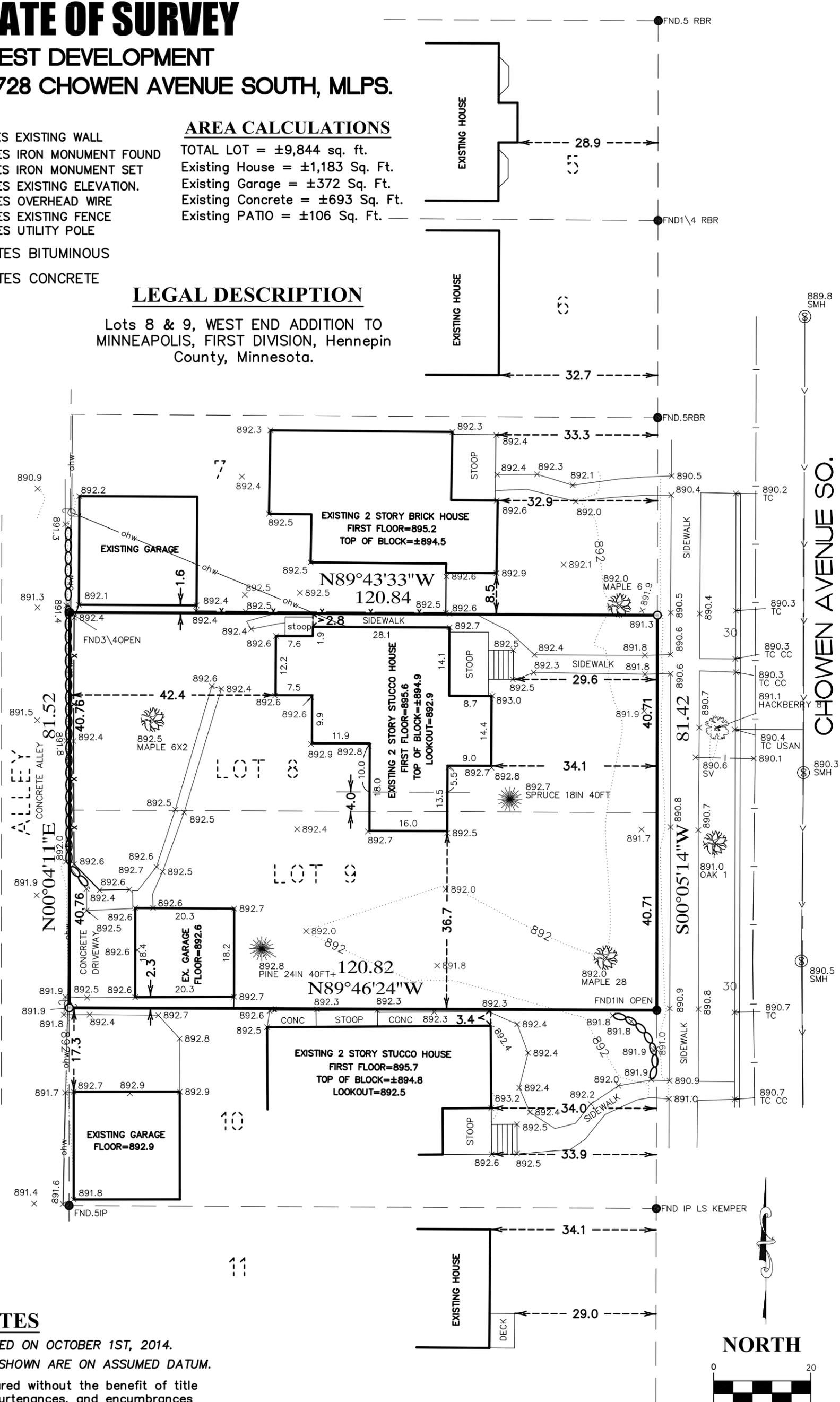
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Lots 8 & 9, WEST END ADDITION TO  
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 County, Minnesota.



## NOTES

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- BEARING'S & ELEV. SHOWN ARE ON ASSUMED DATUM.

This survey was prepared without the benefit of title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

I hereby certify that this plan, survey 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.

  
 JOSHUA P. SCHNEIDER

Revised: 10-3-14  
 Date: 10-2-14 Reg. No. 44655

JOB#14533BS

**ACRE LAND SURVEYING**  
 Blaine, MN 55449  
 763-238-6278 js.acrelandsurvey@gmail.com

# CERTIFICATE OF SURVEY

FOR: LAKEWEST  
 ADDRESS: 2728 CHOWEN AVENUE SOUTH, MLPS.

*Proposed*

*Dg 10/2/14*

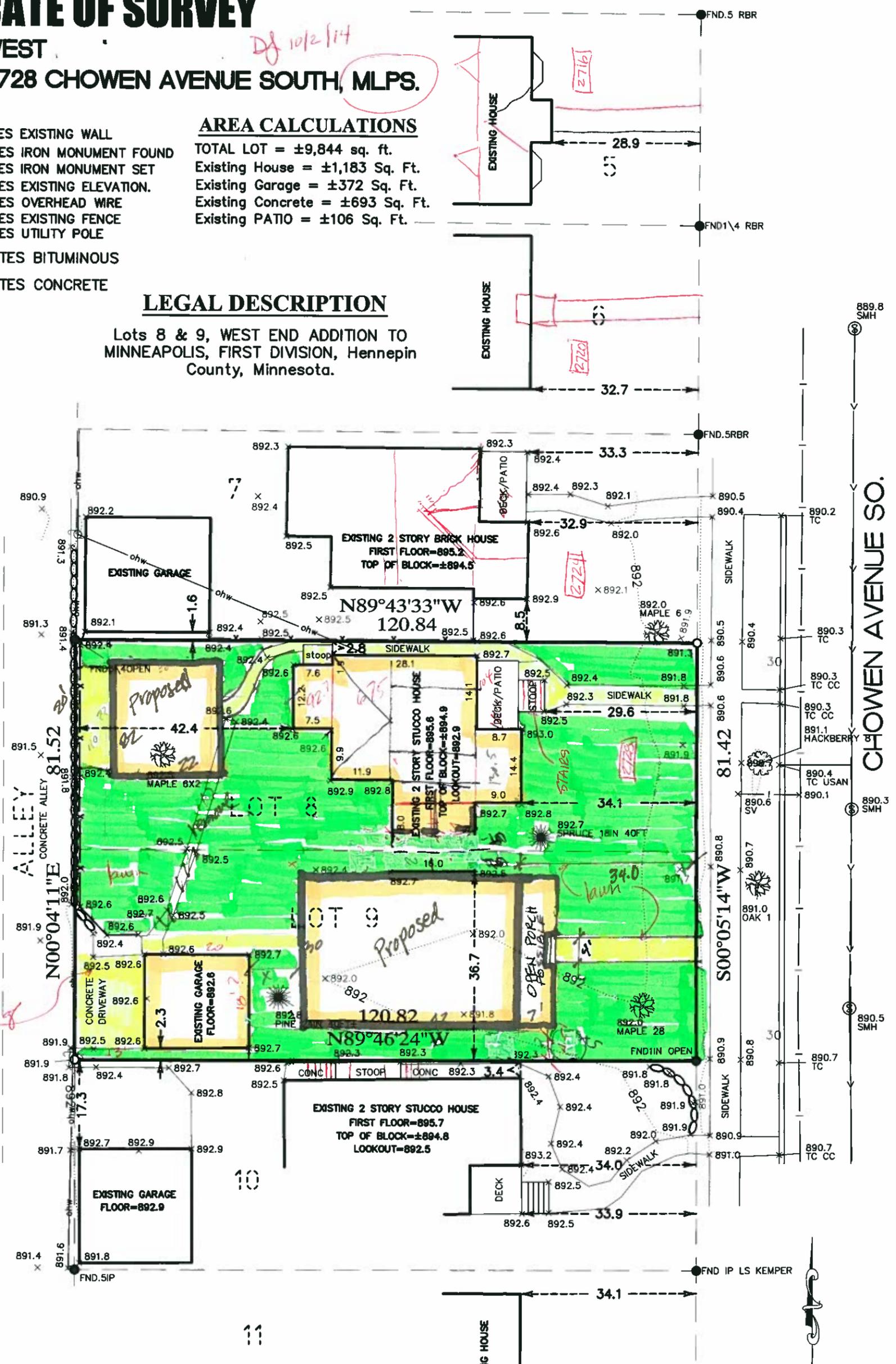
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Lots 8 & 9, WEST END ADDITION TO MINNEAPOLIS, FIRST DIVISION, Hennepin County, Minnesota.



*confirm area of concrete*

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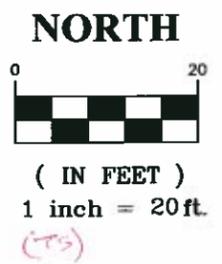
I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Joshua P. Schneider*  
 JOSHUA P. SCHNEIDER

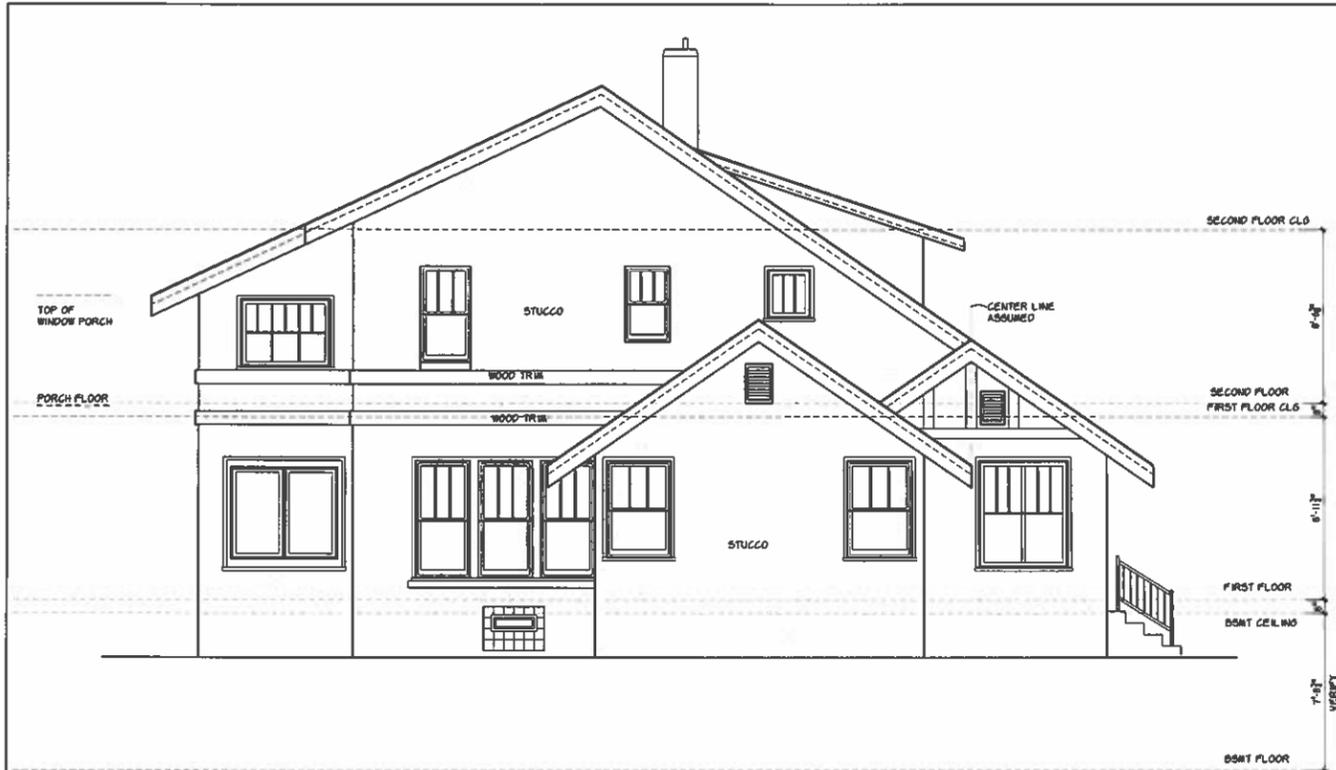
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28TH ST. WEST



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



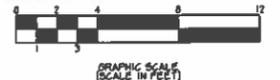
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

1194 SQ. FT. MAIN FLOOR  
771 SQ. FT. UPPER FLOOR  
679 SQ. FT. BASEMENT  
2644 SQ. FT. TOTAL

UPPER FLOOR SQ. FT.  
UNDER 7' CEILING HEIGHT = 76



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**D.F.P. PLANNING & DESIGN**  
1001 S. WISCONSIN ST. SUITE 100  
MINNEAPOLIS, MN 55415  
PHONE: 763-760-8004  
WWW.DFPDESIGN.COM  
E-MAIL: INFO@DFPDESIGN.COM



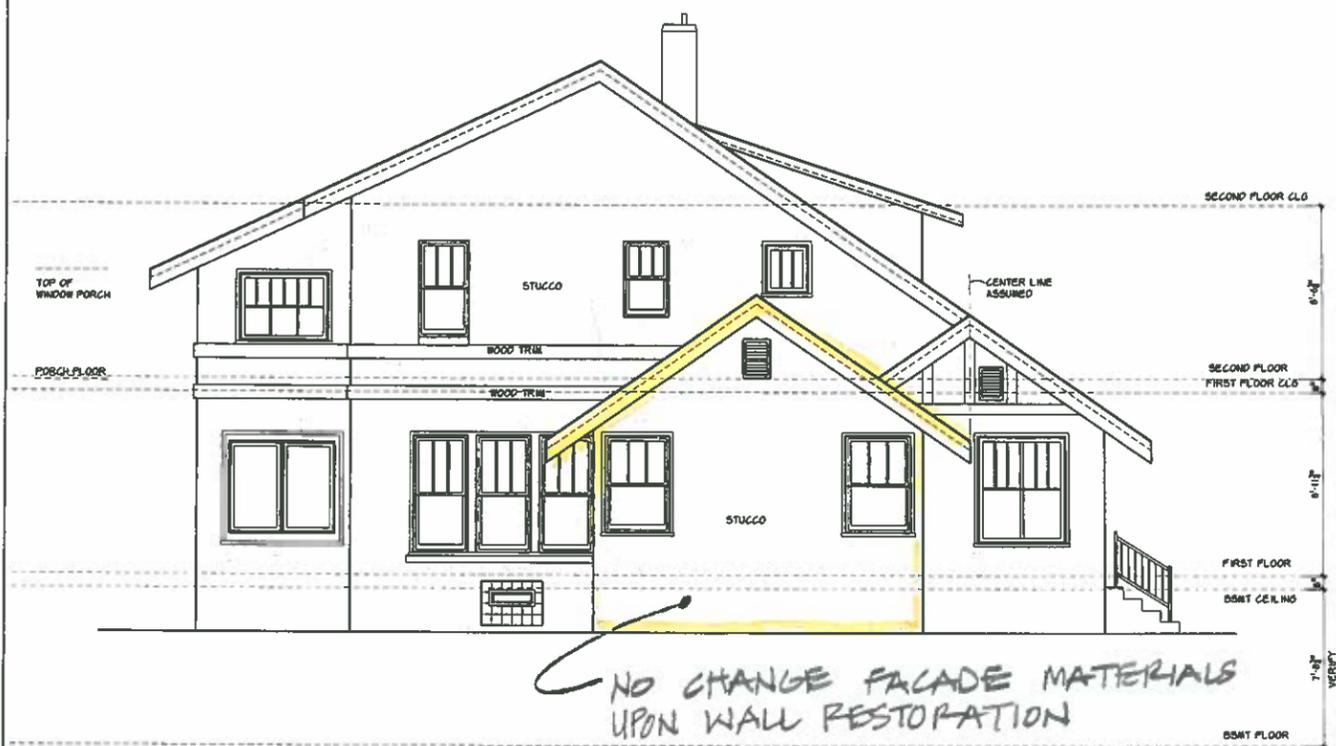
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IS A VIOLATION OF THE U.S.  
COPYRIGHT ACT

**AS BUILT**  
2728 CHOWEN AVE.  
MINNEAPOLIS, MINNESOTA

DATE:  
10-09-14  
REVISIONS:  
10-21-14

DRAWN BY:  
KB  
COMM. NO.  
214385  
SHEET NO.

PROPOSED REMODEL WITH LOT SPLIT



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
1184 SQ. FT. MAIN FLOOR  
771 SQ. FT. UPPER FLOOR  
679 SQ. FT. BASEMENT  
2644 SQ. FT. TOTAL  
UPPER FLOOR SQ. FT. UNDER 7' CEILING HEIGHT: 76



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



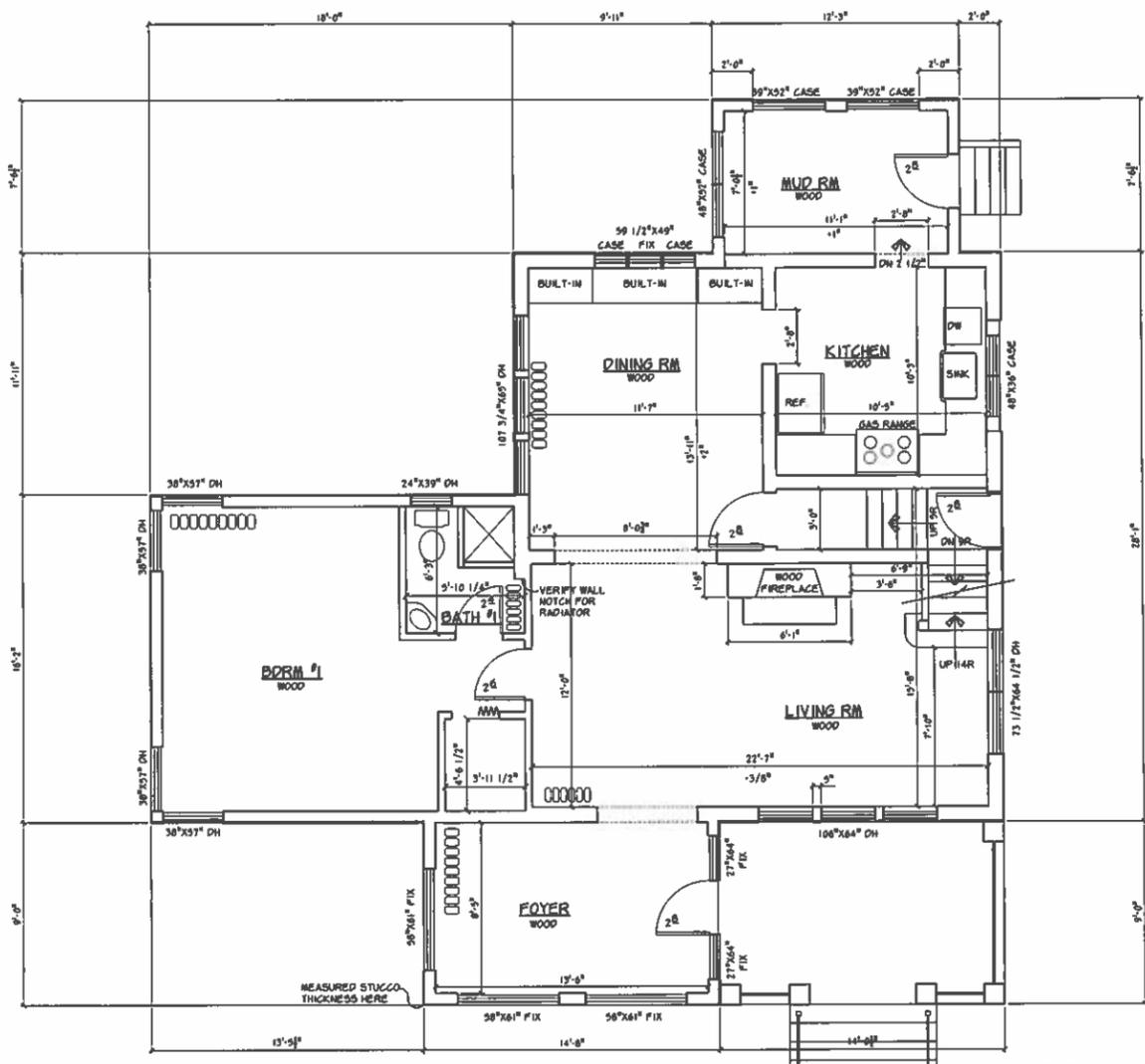
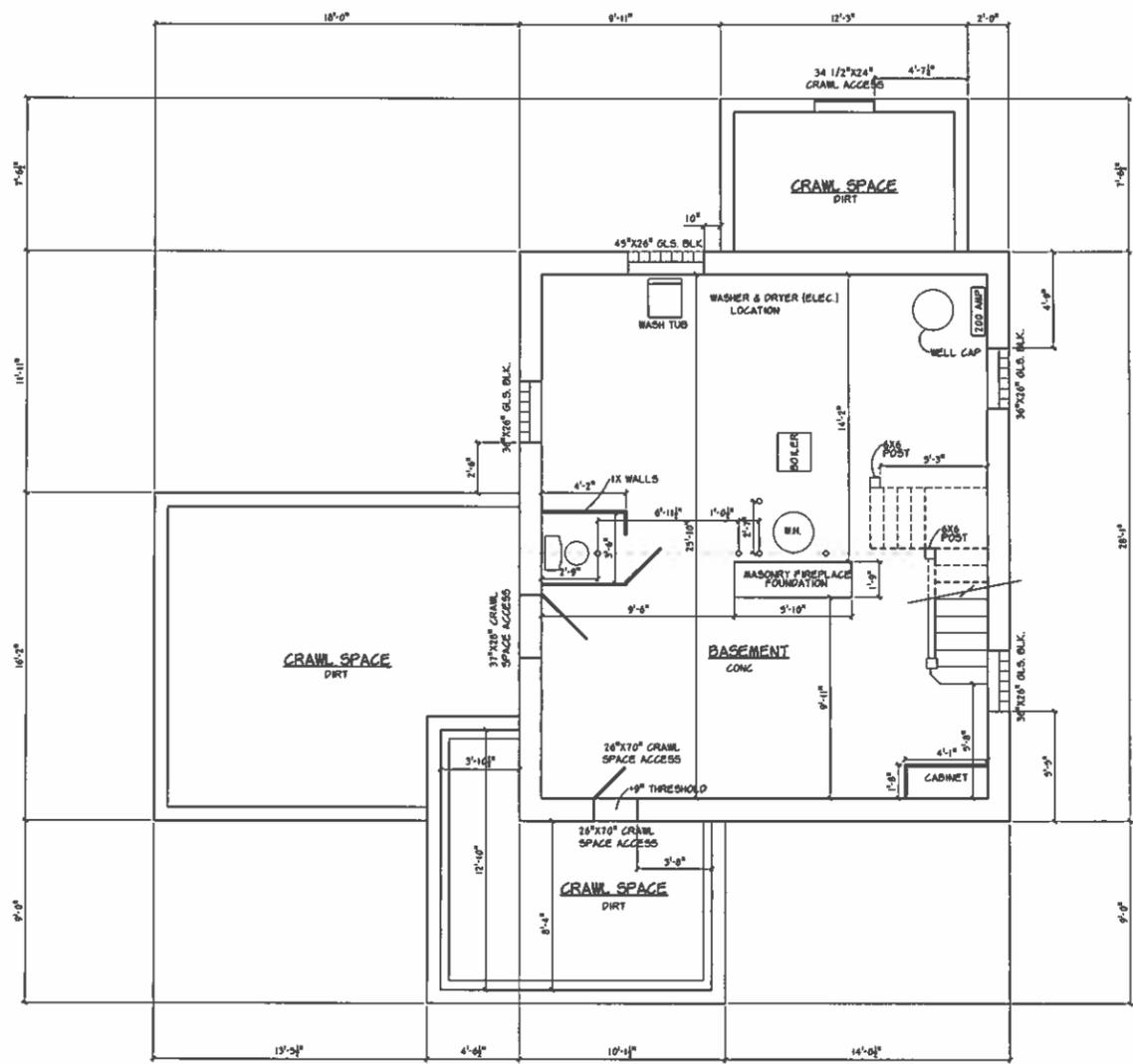
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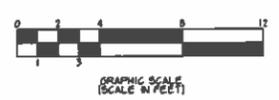
AS BUILT  
2728 CHOWEN AVE.  
MINNEAPOLIS, MINNESOTA

DATE:  
10-09-14  
REVISIONS:  
10-21-14

DRAWN BY:  
KS  
COMM. NO.  
214389  
SHEET NO.  
1R



NOTE: EXTERIOR DIMENSIONED FROM OUTSIDE OF STUCCO ASSUMED TO BE 1" THICK ENTIRE HOUSE



D.F.P. PLANNING & DESIGN  
1000 BULLWATER ST. N. SUITE 200 BLAINE, MN 55418  
WEB: WWW.DFPDESIGN.COM C-MAIL: INFO@DFPDESIGN.COM  
PHONE: 763.780.8004 FAX: 763.780.8005

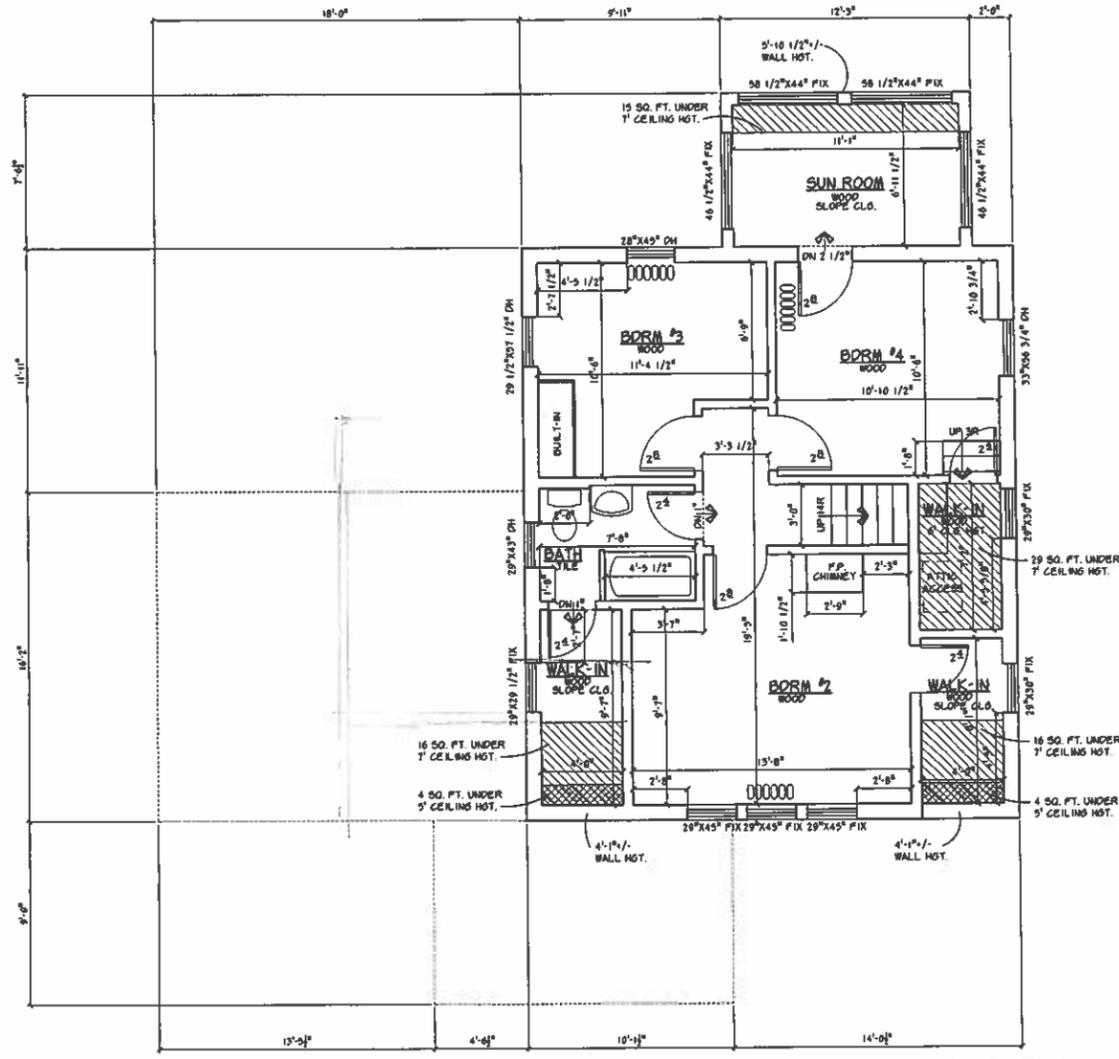


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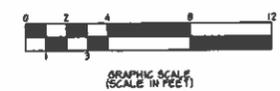
AS BUILT  
2728 CHOWEN AVE.  
MINNEAPOLIS, MINNESOTA

DATE:	10-09-14
REVISIONS:	12-21-14
DRAWN BY:	KS
COMM. NO.:	214385
SHEET NO.:	2





**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 7/11 50. FT.



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**AS BUILT**  
2728 CHOWEN AVE.  
MINNEAPOLIS, MINNESOTA

DATE:  
10-09-14  
REVISIONS:  
10-21-14

DRAWN BY:  
KS

COMM. NO.  
214385

SHEET NO.  
3

**Widmeier, Janelle A.**

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**From:** Kevin Brindley <kfbrindley@comcast.net>  
**Sent:** Tuesday, December 02, 2014 9:21 AM  
**To:** Widmeier, Janelle A.  
**Subject:** regarding 2728 Chowen Ave. South

Ms. Widmeier,

I will not be able to attend the scheduled hearing, but wanted to register my objection to the proposed variances for the property located at 2728 Chowen Ave. South.

I think that the granting of the proposed variances will have a detrimental effect on the neighborhood. The proposed variances would negatively affect the value of surrounding properties, and would damage the character of the neighborhood.

This lot should not be subdivided. If the current owner wants to redevelop the lot (which I am not opposed to), they should abide by all zoning restrictions including minimum setbacks from the street and neighboring lot lines as well as height limitations. If redevelopment is done properly and in accordance with current zoning restrictions, I believe that the redevelopment of this property could be beneficial to the neighborhood.

The proposed zoning variances should not be granted.

A concerned homeowner,

Kevin F. Brindley  
3515 Cedar Lake Ave.  
Minneapolis, MN 55416

[kfbrindley@comcast.net](mailto:kfbrindley@comcast.net)

**Widmeier, Janelle A.**

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**From:** Terri Marsten <tmmineau@gmail.com>  
**Sent:** Monday, December 01, 2014 2:41 PM  
**To:** Widmeier, Janelle A.  
**Subject:** 2728 Chowen Ave S

Dear Janelle,

I would like to weigh in the above property. I live within 350 feet of this property at 3528 W. 28th St. I am of the opinion that this property should NOT get a variance to split. We choose to live in the city with it's density, however to impose a higher density on a property not allocated as such works in favor of the developer rather than the neighborhood.

Kind regards,

--  
**Terri Mineau Marsten**  
*Eat your veggies*

**Widmeier, Janelle A.**

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**From:** julie liska <julieliska@gmail.com>  
**Sent:** Monday, December 01, 2014 2:17 PM  
**To:** Widmeier, Janelle A.  
**Subject:** Regarding 2728 Chowen Avenue South , Minneapolis

Dear Janelle,

I live at 3517 W. 28th Street and look out unto this property. I will be out of town and will not be able to attend the zoning meeting for this property.

I am very concerned to have this lot split into 2 lots. The lots in the city are small enough and new houses are being built to take up the entire size of the lot with little to no yard. In some cases the set backs are also shorten so you have a large house on a very small piece of land.

I do not believe this will benefit the neighborhood and if this is the case will not look good next the houses on either side of the lot and/or in the neighborhood overall. I do believe we need to continue to push to have houses with a yard and so they look proportional to the lot size.

I strongly do not agree with this split. Lot sizes have to be as consistent as possible in the neighborhood and the houses need to fit the lot. I have not seen the plans but I can only assume that the house will take up most of the lot like most are doing these days.

Thank you,  
Julie Liska Espersen  
3517 W. 28th Street  
Minneapolis