



# CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #3  
January 22, 2015  
BZZ-6971

## LAND USE APPLICATION SUMMARY

*Property Location:* 5405 Dupont Avenue South  
*Project Name:* 5405 Dupont Avenue South Second Floor Addition  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Bryan Carter  
*Project Contact:* Bryan Carter  
*Request:* Second floor addition to a single-family dwelling.  
*Required Applications:*

<b>Variance</b>	To reduce the minimum front yard requirement adjacent to Dupont Ave S from 27.3 feet to 26.1 feet to allow a second floor addition to a single-family dwelling.
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## SITE DATA

<b>Existing Zoning</b>	RIA Single-Family District AP Airport Overlay District
<b>Lot Area</b>	5,406 square feet
<b>Ward(s)</b>	13
<b>Neighborhood(s)</b>	Kenny 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>	December 19, 2014	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	February 17, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The existing use is a single-family dwelling. It was permitted for construction in 1936. The main entrance faces the south side lot line.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties in the immediate area are predominantly single-family dwellings.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a second floor addition and a rear addition to an existing one story single-family dwelling located at 5405 Dupont Avenue South. The second floor addition will cantilever one foot over the existing first floor wall at the front of the house. In the RIA district, the minimum front yard requirement is 20 feet or the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property, whichever is greater. The adjacent residential structures are setback 27.3 feet from the front lot line; therefore the established setback is the front yard requirement. The proposed second story would be setback 26.1 feet from the front lot line. A variance is required to reduce the front yard requirement. The proposal would comply with all other applicable ordinances.

**PUBLIC COMMENTS.** A letter from the Kenny Neighborhood Association was received and is attached to this report. Any additional 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 minimum front yard requirement adjacent to Dupont Ave S from 27.3 feet to 26.1 feet to allow a second floor addition to a single-family dwelling, 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 20 foot wide dwelling is set back 27.1 feet from the front lot line. The applicant would like the second floor addition to extend 1 foot closer to the street to add a design element that would break down the scale of the house while adding character and charm. Adding permitted obstructions to the front of the house was explored by the applicant, but found not feasible given the existing main entrance location on the side of the house and floor plan. The zoning code authorizes obstructions in the front yard, such as a vestibule or a bay window, that are allowed to be up to 50 square feet in area. The proposed cantilever is not a permitted obstruction, but at 20 square feet, it would have no more impact than the aforementioned permitted obstructions.

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.*

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The comprehensive plan supports setback requirements, but also encourages single-family development that includes building features that reflect the surrounding dwellings. The applicant would like the second floor addition to extend 1 foot closer to the street to add a design element that would break down the scale of the house while adding character and charm. Variations with decorative elements in the front facades are characteristic of houses in the immediate area. The addition would have minimal impacts on surrounding properties access to light, air, and open space. The request is reasonable and consistent with the 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.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The request is for a reduction of the front yard requirement by a little over a foot to allow a second floor cantilever that would result in a design element that would break down the scale of the house while adding character and charm. Variations with decorative elements in the front facades are characteristic of houses in the immediate area. The applicant has included pictures of surrounding properties that are attached to this report for reference. Also, the design of the addition will be consistent with the existing structure. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed construction is built to current building codes.

## 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 front yard requirement adjacent to Dupont Ave S from 27.3 feet to 26.1 feet to allow a second floor addition to a single-family dwelling located at the property of 5405 Dupont Ave S, 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 January 22, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Written description and findings submitted by applicant with attachments
2. Zoning map
3. Photo of existing house
4. Proposed rendering
5. Site survey
6. Site plan
7. Floor plans
8. Building elevations
9. Photos of surrounding properties
10. Correspondence

Kristy Barnes and Bryan Carter Residence  
5405 Dupont Avenue South  
Minneapolis, MN 55419

Variance Request: 12/18/2014

Project Description: 4'-0" addition to back of the home and full 2<sup>nd</sup> story addition. The home will remain a single family home.

Areas requiring variance:

**1.) Variance for 12" projection into front yard setback to allow for a 2<sup>nd</sup> story cantilever.**

**VARIANCE**

*A written statement by the applicant which addresses the following required 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 current house has the front entry located on the side. This is the only house on the block like this and it is very uncommon in the neighborhood. A typical home is allowed "permitted obstructions" which may extend past the primary front of the house and into the front setback. These can be front porches, enclosed entries (vestibules), canopies, and bay windows, etc. (City Code Table 535-1 Permitted Obstructions in Required Yards). These act as a design elements intended to break down the scale of the home while adding character and charm. They keep the front of the home from becoming a flat mundane plane. With a side entry and bedroom in the front of the house, a front porch, enclosed entry vestibule, or other entry motif on the front are not feasible.**

**The maximum size for vestibules and bays that are allowable as permitted obstructions is 50sf. The size of the proposed cantilever would be approximately 20sf. There are two other homes on the block that have upper cantilevered projections extending past the primary front of the home. The proposed cantilever should be allowed to be considered a permitted obstruction.**

**The front of the proposed cantilever would be 26.1 feet back from the property line which is farther back than the general 20 foot front setback. There are currently 4 other homes on the street that sit closer to the street than the proposed front of this house (see attached aerial). The home to the north has a chimney and enclosed front entry projection that extend into the front setback. The proposed 12" cantilever would not project beyond these existing elements.**

*(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 home is currently a single family residence and will remain this way after the proposed remodel is done.**

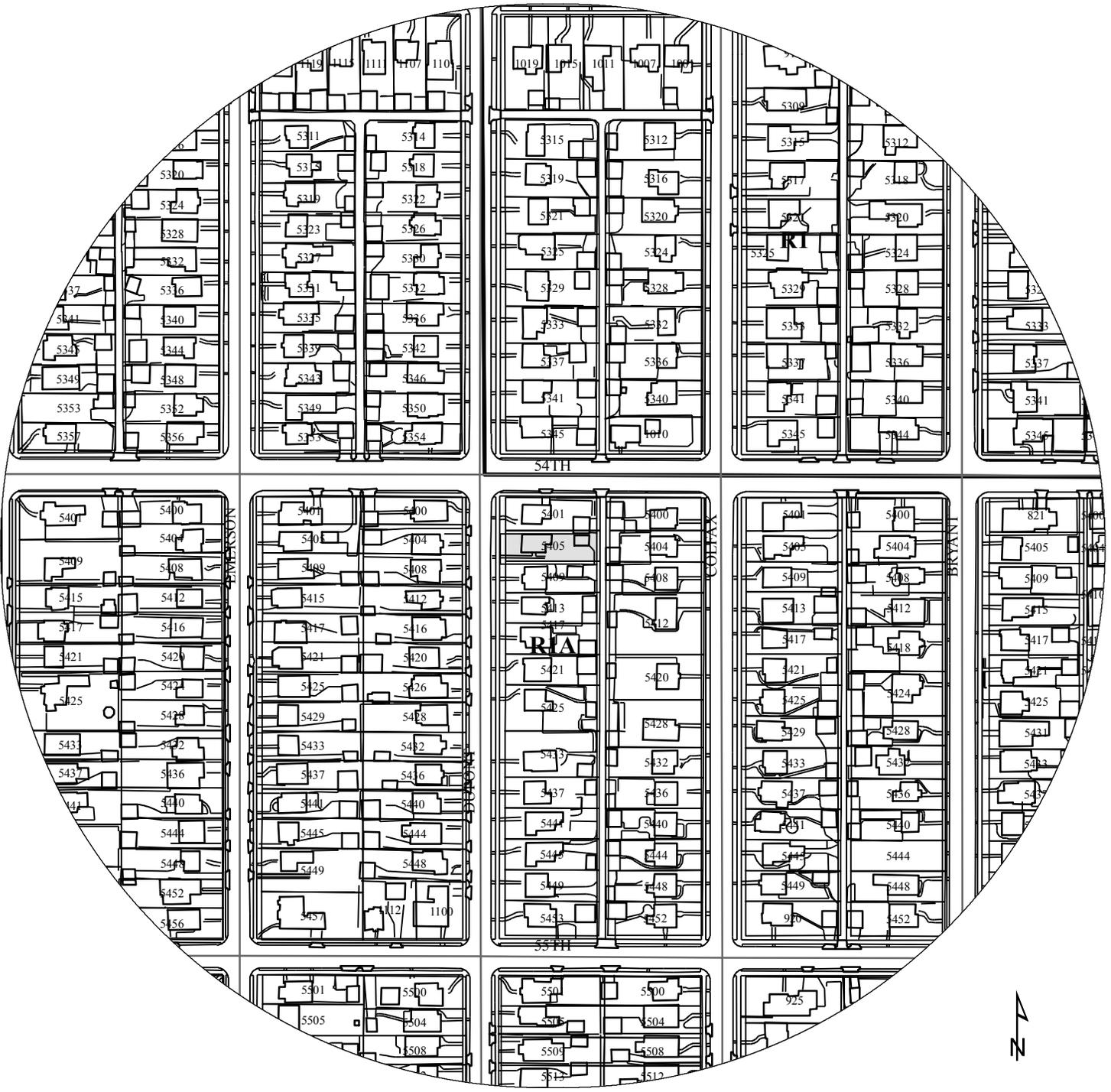
*(3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

**The proposed front cantilever will not be detrimental to the general public or neighbors. It will have a positive impact on the neighborhood by adding aesthetic appeal and by helping the home to blend in better with the existing neighborhood character. No other home on the block has a flat front elevation. Removing the cantilever would result in a monolithic 2-story front face on the home.**

**The cantilever also allows for square footage to be added above rather than on the main level; helping to maintain the open green space in the yard.**

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**5405 Dupont Ave S**

FILE NUMBER  
**BZZ-6971**



5405

5405 DUPONT AVE. S. EXISTING FRONT

5405 DUPONT AVE. S. PROPOSED ADDITION



# LEGAL DESCRIPTION:

Lot 13, Block 4, MORTIMERS ADDITION, Hennepin County, Minnesota.

# GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Site area = 5,406 square feet = 0.124 acres.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data. Bench mark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 895.81

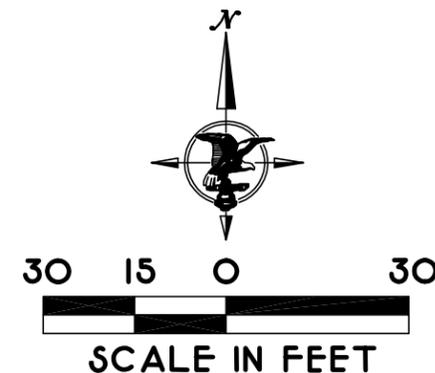
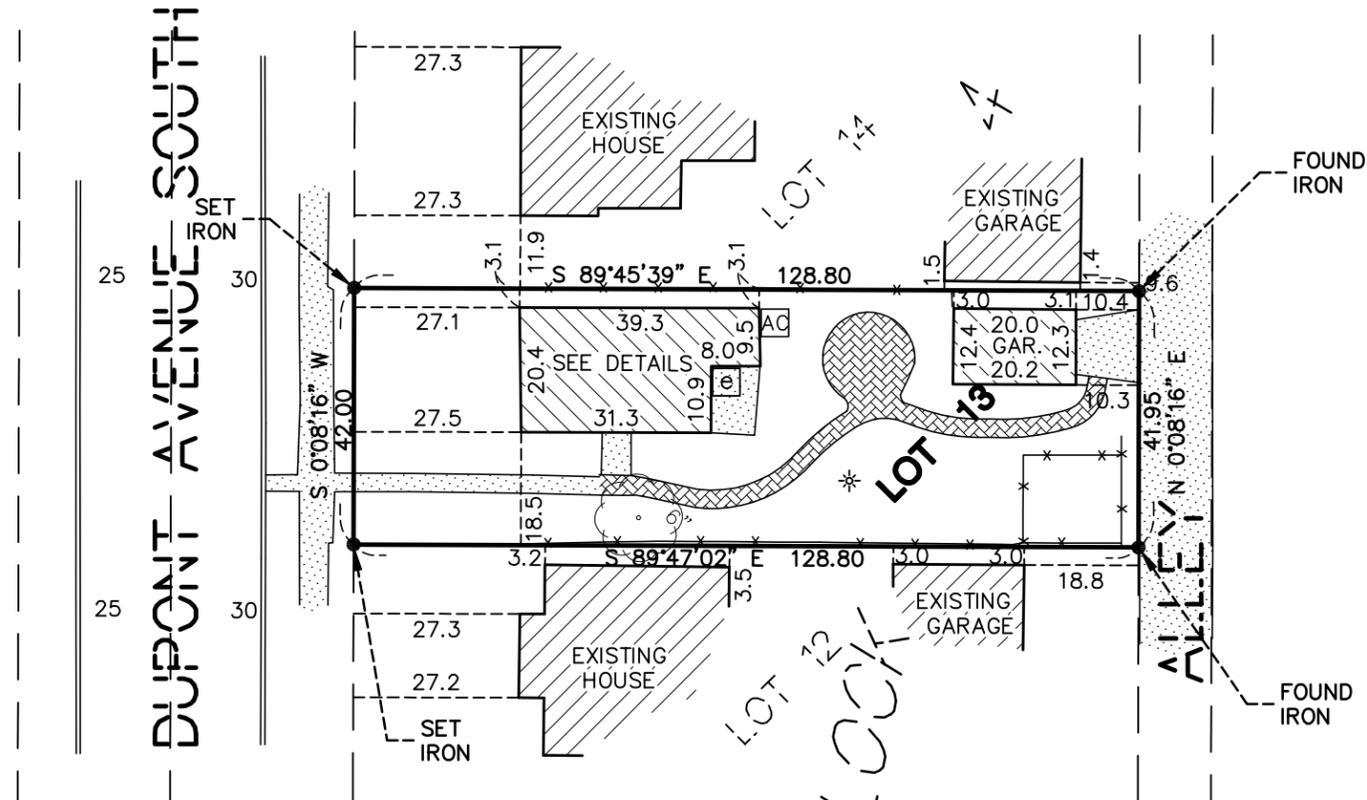
## LEGEND

- FOUND IRON
- SET IRON
- Concrete
- Patio Pavers
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Underground Telephone
- Water
- Gas
- Sanitary Sewer
- Storm Sewer
- Electric Meter
- Air Conditioning Unit
- Deciduous Tree (Dia. in In.)
- Light Pole
- Existing Contour
- Existing Spot Elev. Gutter
- Existing Spot Elevation

# CERTIFICATION:

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.

Date: August 25, 2014  
  
 Thomas E. Hodorff  
 Minn. Reg. No. 23677



**BUILDING DETAILS:**  
 5405 DUPONT AVENUE SOUTH  
 1-STORY BUILDING  
 FOOTPRINT AREA = 723 SQ. FT.

**HARRY S. JOHNSON CO. INC.**  
**LAND SURVEYORS & CONSULTANTS**  
 9063 Lyndale Avenue South  
 Bloomington, Mn. 55420  
 (952) 884-5341  
 (952) 884-5344 Fax  
 Email: tom@hsjsurveyors.com  
 Web: www.hsjsurveyors.com

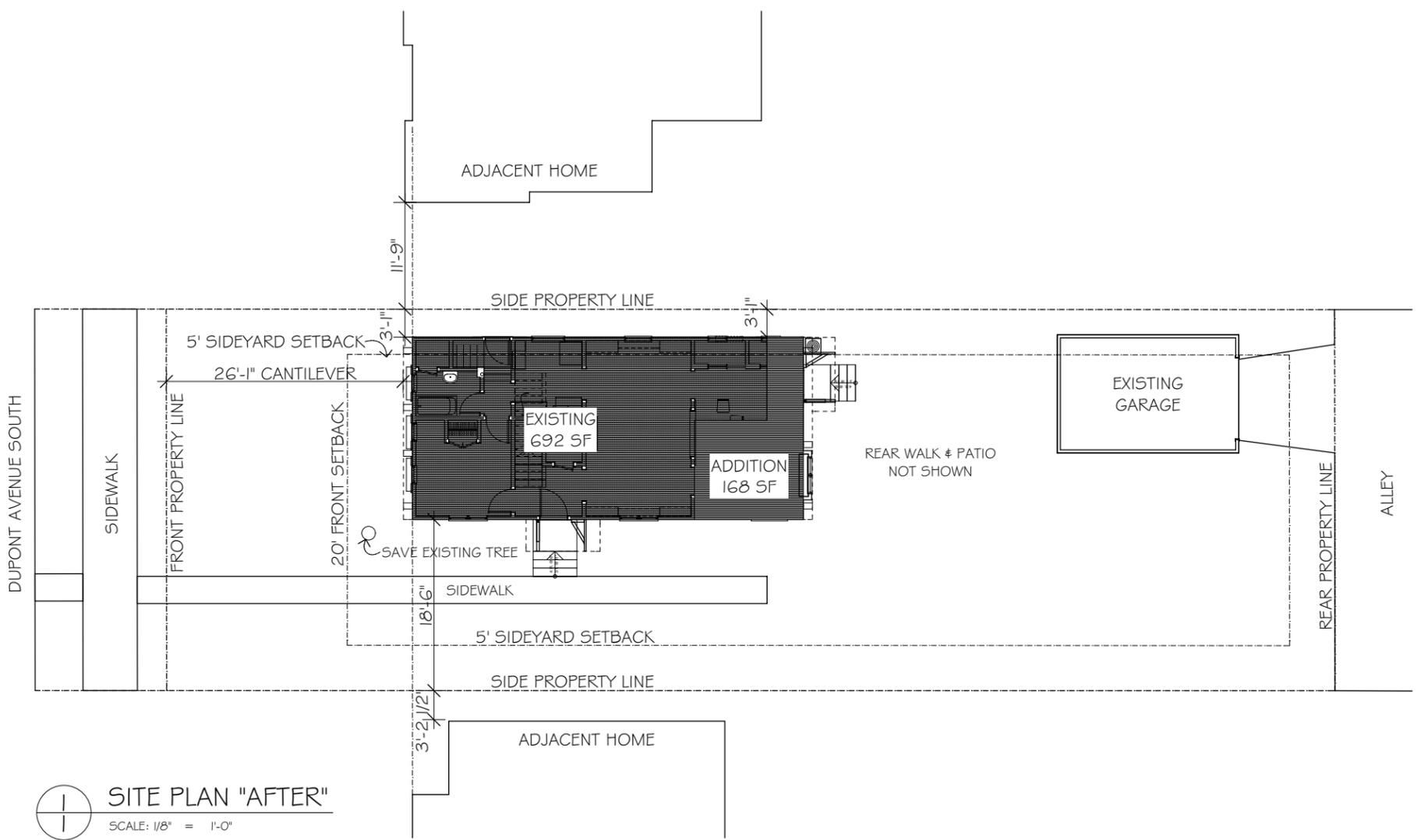
**LOT CERTIFICATION SURVEY WITH TOPOGRAPHY**  
 for:  
**BRYAN CARTER**  
**SITE: 5405 DUPONT AVENUE SOUTH MINNEAPOLIS, MINNESOTA**

Page	1
Book	639
CAD Tec.	CT
File No.	1-3-8934M
W.O. Number	2014299
Sheet No.	1 OF 1

**DRAWING INDEX**

1. LOWER LEVEL PLANS, SITE PLAN, & FOUNDATION SCHEDULE
2. MAIN LEVEL/UPPER LEVEL PLANS, & SCHEDULES
3. ELEVATIONS & WALL SECTION DETAIL
4. BUILDING SECTIONS & DETAILS
5. INTERIOR ELEVATIONS
6. ELECTRICAL PLANS
7. SPECIFICATIONS

\*NOTE: ALL 11" X 17" COPIES ARE REDUCED 50% (HALF SCALE).



**FOOTING/FOUNDATION SCHEDULE**

F1 TYPICAL FOOTING UNLESS OTHERWISE SPECIFIED TO BE 20" X 10" POURED CONCRETE W/(2) #4 CONTINUOUS REINFORCING BOTTOM BARS 3" CLEAR OF BOTTOM AND SIDES.

F2 TYPICAL STAIR FOOTING TO BE 16" X 10" POURED CONCRETE W/(2) #5 CONTINUOUS REINFORCING BOTTOM BARS 3" CLEAR OF BOTTOM AND SIDES.

ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. ALL EXTERIOR FOOTINGS TO HAVE A MINIMUM SOIL COVERAGE FROM THE BOTTOM OF THE FOOTING TO A FINISHED GRADE OF 4'-0" FOR FROST PROTECTION.

CONNECT NEW FOOTINGS TO EXISTING FOOTINGS WITH (2) #4 X 1'-0" DRILLED 6" INTO THE EXISTING FOOTING. FILL CAVITY WITH EPOXY GROUT.

FOOTINGS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY ON VIRGIN SOIL OR COMPACTED FILL OF 2500 PSF. IF SOIL APPEARS TO BE OF POOR QUALITY NOTIFY THE ARCHITECT IMMEDIATELY.

TYPICAL FOUNDATION WALL UNLESS OTHERWISE SPECIFIED TO BE 12" CONCRETE BLOCK. REINFORCE VERTICALLY WITH #6 BARS @ 32" O.C. FILL CORES SOLID AND LOCATE REBAR 3" CLEAR FROM INSIDE FACE. REINFORCE HORIZONTALLY WITH DURALWALL OR EQUIVALENT EVERY OTHER COURSE. DOWEL BLOCK TO FOOTING WITH 1'-6" DOWEL PINS @ 2'-0" O.C. DIMENSIONS ASSUME MODULAR BLOCK.

MAKE FOUNDATION WALL VAPOR BARRIER CONTINUOUS WITH VAPOR BARRIER UNDER SLAB TO PREVENT MOISTURE MIGRATION INTO BASEMENT. PROVIDE GENEROUS SEALANT BEAD AROUND ALL REINFORCING AND OTHER PENETRATIONS.

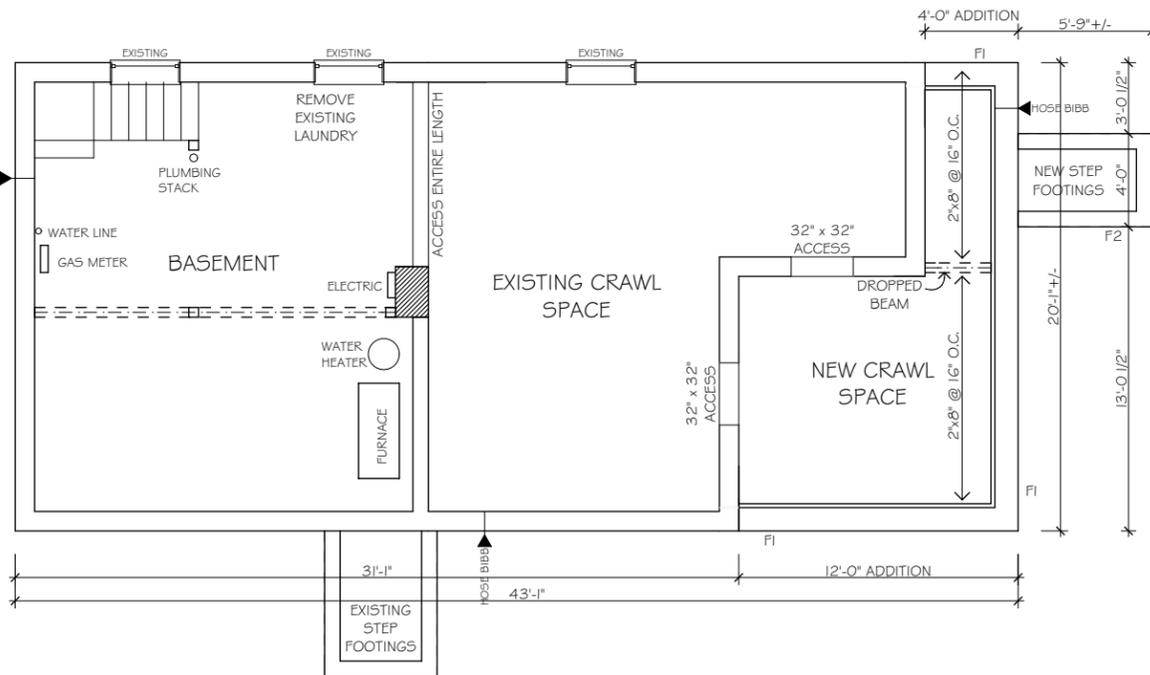
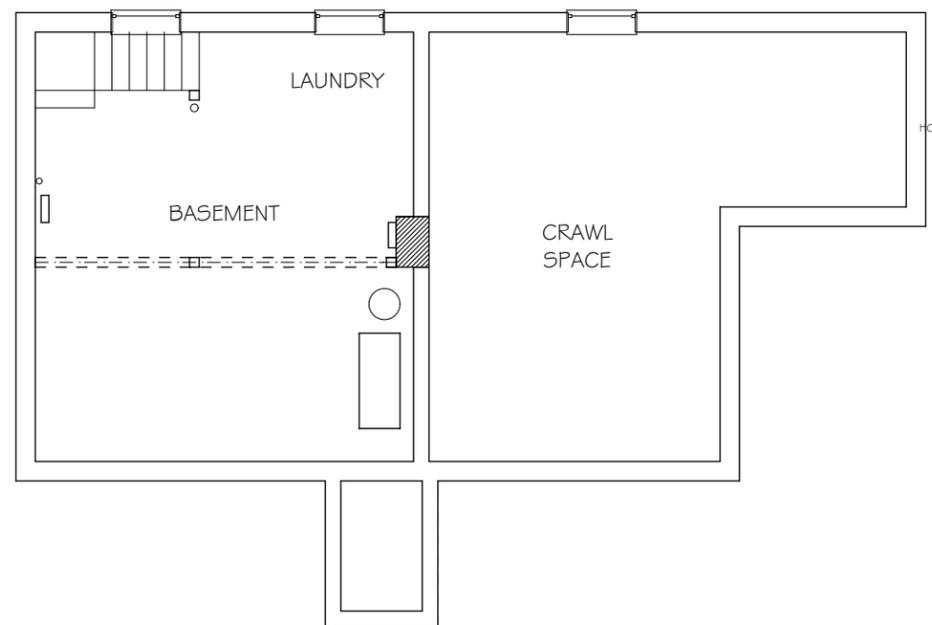
EMBED 1/2" DIAMETER HOOKED ANCHOR BOLTS INTO THE FOUNDATION WALL A MINIMUM OF 7". LOCATE ANCHOR BOLTS 6'-0" O.C. AND WITHIN 12" OF THE END OF EACH SILL PLATE.

CONCRETE TO SLUMP NO MORE THAN 4'-6" AND TO HAVE THE FOLLOWING 28-DAY COMPRESSIVE STRENGTHS:

FOOTINGS	3000 PSI
FOUNDATION WALLS	4000 PSI
SLABS	3500 PSI

ALL CONCRETE TO HAVE A HIGH FLY ASH CONTENT.

CRAWL SPACE SLAB TO BE 4" POURED CONCRETE. POUR BASEMENT SLAB OVER 2" R-10 EXTRUDED POLYSTYRENE (XPS) OVER CONTINUOUS VAPOR BARRIER OVER 2" SAND OVER MINIMUM 4" COMPACTED FILL BASE. SLAB FINISH TO BE SMOOTH TROWEL. ANY FILL UNDER THE SLAB IS TO BE LAID IN MAXIMUM 6" THICK LIFTS AND COMPACTED WITH A VIBRATORY COMPACTOR.



**BARNES/CARTER EXTERIOR PAINT SCHEDULE**

ROOM NAME	PAINT TYPE	PAINT FINISH	COLOR NAME	COLOR NUMBER
UPPER SIDING	MOORGARD	LOW LUSTRE	"BRYANT GOLD"	HC-7
LOWER SIDING	MOORGARD	LOW LUSTRE	"ACADIA WHITE"	AC-4I
TRIM	MOORGARD	LOW LUSTRE	"ACADIA WHITE"	AC-4I
ACCENT	MOORE'S HOUSE FT	HIGH GLOSS	"COTTAGE RED"	PRE-MIXED

BENJAMIN MOORE TO MANUFACTURE ALL INTERIOR AND EXTERIOR PAINTS. NO SUBSTITUTIONS WITHOUT PERMISSION.

POWER WASH ALL EXISTING EXTERIOR WALLS BEFORE PAINTING. ALLOW WALLS TO DRY AFTER POWER WASHING BEFORE PAINTING.

EXTERIOR PAINT STYLE TO BE "MOORLIFE LATEX FLAT HOUSE PAINT (FLAT FINISH, VINYL ACRYLIC PAINT)

"MOORGLLO LATEX HOUSE # TRIM PAINT" (SOFT GLOSS ACRYLIC LATEX PAINT)

"MOORGARD LATEX LOW LUSTRE HOUSE PAINT" (LOW LUSTRE VINYL ACRYLIC PAINT)

"MOORE'S HOUSE PAINT HIGH GLOSS" (HIGH GLOSS, ALKYD BASED PAINT)

PAINTER TO PAINT SAMPLES OF THE COLORS FOR OWNER APPROVAL BEFORE COMPLETING THE PROJECT.



BARNES/CARTER INTERIOR PAINT SCHEDULE

ROOM NAME	PAINT TYPE	PAINT FINISH	COLOR NAME	COLOR NUMBER
CEILING/DEFAULT	REGAL WALL SATIN	FLAT	"LINEN WHITE"	PRE-MIXED
WOODWORK	SATIN IMPRVO ENML	LOW LUSTRE	"LINEN WHITE"	PRE-MIXED
ENTRY/STAIRS	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
LIVING ROOM	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
KITCHEN	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
LAUNDRY	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
ML HALL/STAIRS	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
COZY ROOM	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
UL BATH	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
UL HALL	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
MASTER BATH	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
WEST BEDROOM	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
SOUTH BEDROOM	REGAL AQUAPEARL	PEARL	TO BE SELECTED	
MASTER BEDROOM	REGAL AQUAPEARL	PEARL	TO BE SELECTED	

- BENJAMIN MOORE TO MANUFACTURE ALL INTERIOR AND EXTERIOR PAINTS. NO SUBSTITUTIONS WITHOUT PERMISSION.
- CLEAN THE EXISTING CEILINGS, WALLS AND WOODWORK WITH TRISODIUMPHOSPHATE (TSP) BEFORE PRIMING.
- ALL INTERIOR SHEETROCK WALLS TO BE PAINTED WITH TWO COATS OF THE HIGHEST QUALITY PAINT, FREE OF RUNS AND DRIPS, WITH STRAIGHT CUTS. FIRST COAT OF PAINT TO BE A PRIMER AS RECOMMENDED BY THE MANUFACTURER.
- "DEFAULT" PAINT TO BE USED FOR ALL CLOSET INTERIORS, THE BASEMENT, MECHANICAL AND ALL STORAGE ROOMS.

BARNES/CARTER DOOR SCHEDULE

A	I	NEW FRONT DOOR SIZE TO BE 3'-0" X 6'-8" X 1 3/4". MFG. TO BE MARVIN. MATERIAL TO BE WHITE ALUMINUM TO MATCH WINDOWS. HARDWARE TO BE SELECTED. NOTE EXISTING 2X4 WALL.
B	I	NEW DOOR TO BE 2'-8" X 6'-8". MANUFACTURER & HARDWARE TO BE SELECTED.

INTERIOR DOORS:  
SEE PLANS FOR INTERIOR DOOR SIZES.  
TYPICAL INTERIOR DOOR STYLE TO BE ONE-PANEL TO MATCH THE EXISTING DOORS AS CLOSELY AS POSSIBLE. PANEL EDGE TO MATCH EXISTING.  
MATERIAL TO BE PAINT-GRADE WOOD. FINISH TO BE PAINT. COLOR TO BE "WOODWORK" (SEE "INTERIOR PAINT SCHEDULE"). MFG. TO BE SELECTED BY OWNER.  
HARDWARE TO BE SELECTED BY OWNER AND ARCHITECT. EITHER MATCH EXG. CRYSTAL KNOBS OR OWNER TO SELECT SALVAGE KNOBS.  
PANTRY AND MUDROOM DOORS TO BE 1 X 5 FRENCH DOORS W/FROSTED GLASS.  
PROVIDE PRIVACY LOCKS AT ALL BEDROOMS AND BATHROOMS.  
UNDERCUT ALL BATHROOM DOORS 1" TO INCREASE VENTILATION.

BARNES/CARTER WINDOW SCHEDULE

KEY	QTY	UNIT	TYPE	MFR.	R.O. (WXH)	JAMB	NOTES
1	2	CUDH4040P E	DOUBLE-HUNG	MARVIN	3'-10 3/8" x 7'-4 7/8"	2X6	CUSTOM SIZE
2	4	CUDH2020	DOUBLE-HUNG	MARVIN	2'-2 3/8" x 4'-0 7/8"	2X6	
3	3	CUDH2426	DOUBLE-HUNG	MARVIN	2'-6 3/8" x 5'-0 7/8"	2X6	
4	3	CUDH3226 E	DOUBLE-HUNG	MARVIN	3'-2 3/8" x 5'-0 7/8"	2X6	
5	1	CUCA2456 2W	CASEMENT	MARVIN	4'-1" x 4'-7 5/8"	2X4	
6	1	CUFCA4856	CASEMENT	MARVIN	4'-1" x 4'-7 5/8"	2X4	
7	2	CUDH2020	DOUBLE-HUNG	MARVIN	2'-2 3/8" x 4'-0 7/8"	2X4	

MARVIN SPECIFICATIONS:  
WINDOWS ARE TO BE FLASHED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. CONTACT WINDOW MANUFACTURER OR DEALER FOR MORE INFORMATION.  
WINDOWS TO BE FSC CERTIFIED?

TYPICAL WINDOW TO BE ALUMINUM CLAD. COLOR TO BE "STONE WHITE" (CONFIRM W/OWNER).  
GLASS UNLESS NOTED OTHERWISE TO BE DOUBLE-GLAZED, LOW-E WITH ARGON GAS.

PROVIDE SCREENS FOR ALL OPERATING WINDOWS. EXTERIOR SCREEN SURROUNDS TO MATCH CLADDING (DOUBLE-HUNG). INTERIOR SCREEN SURROUNDS TO BE WOOD. SCREENS TO BE HIGH TRANSPARENCY.

INTERIOR WOOD TO BE SHIPPED UNFINISHED.

HARDWARE TO BE "BRONZE." (CONFIRM W/ARCHITECT BEFORE ORDERING.) HARDWARE FOR CASEMENTS AND AWNINGS TO BE "FOLDING HANDLE." PROVIDE SASH LIFTS FOR DOUBLE HUNG. PROVIDE 2 SASH LIFTS FOR WINDOWS LARGER THAN 2'-6". LOCATE SASH LIFTS 1/4 OF THE DISTANCE FROM EACH SIDE (CONFIRM LOCATION W/ARCHITECT BEFORE INSTALLING).

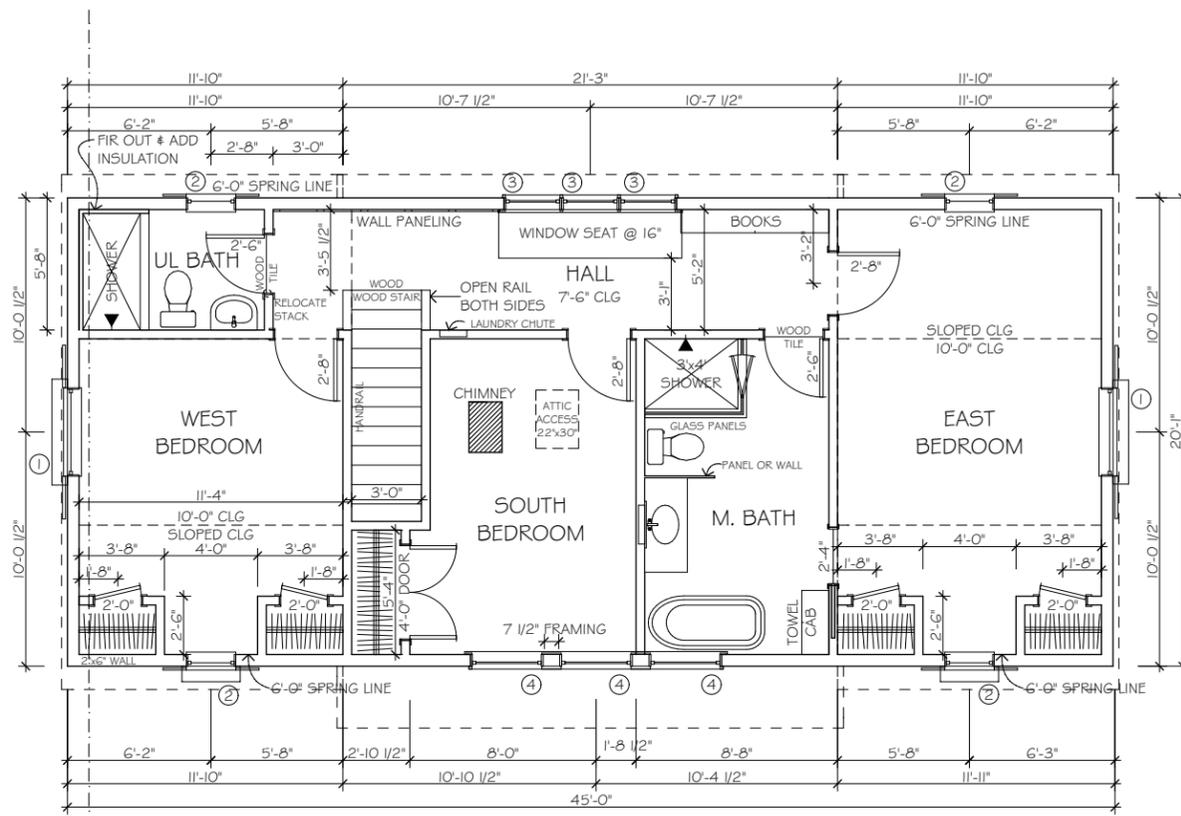
MUNTINS TO BE "SIMULATED DIVIDED LITES" (SDL) WITH SPACER BARS (SEE ELEVATIONS FOR MUNTIN PATTERN). SPACER BARS TO BE "MILLED ALUMINUM." MUNTIN SIZE TO BE DETERMINED (MATCH EXISTING AS CLOSELY AS POSSIBLE).

ALL EXTERIOR AND INTERIOR CASING IS TO BE SUPPLIED AND INSTALLED BY BUILDER.

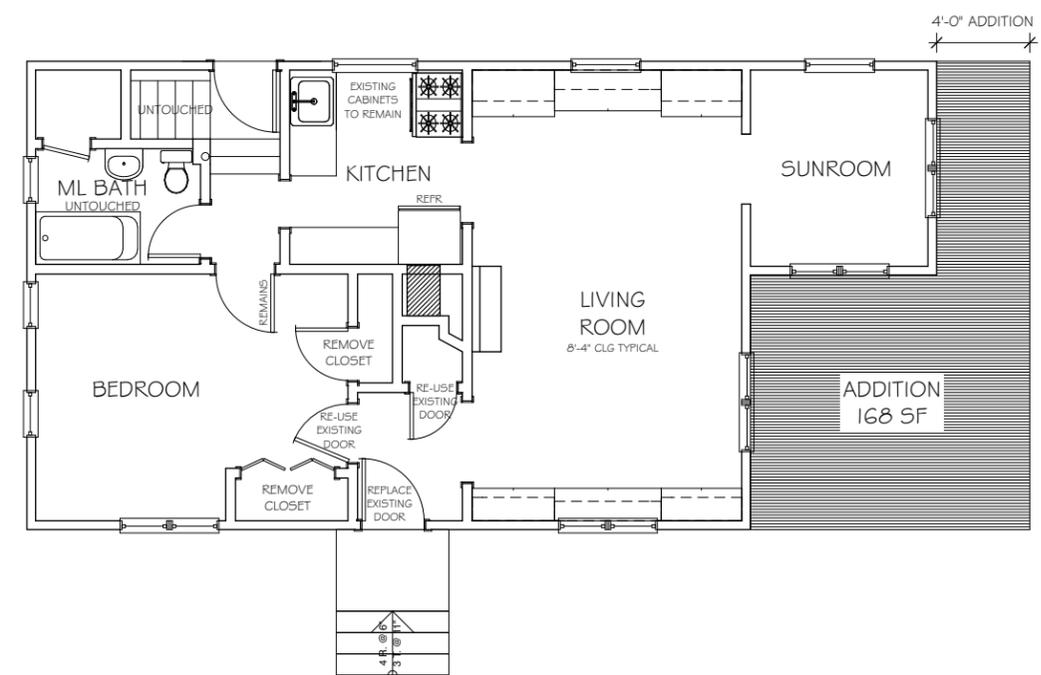
EXTENSION JAMBS WHERE NECESSARY TO BE FACTORY-INSTALLED.

"E" ON THE ELEVATIONS INDICATES A LEGAL EGRESS UNIT. "F" INDICATES A FIXED UNIT AND "T" A TEMPERED UNIT.

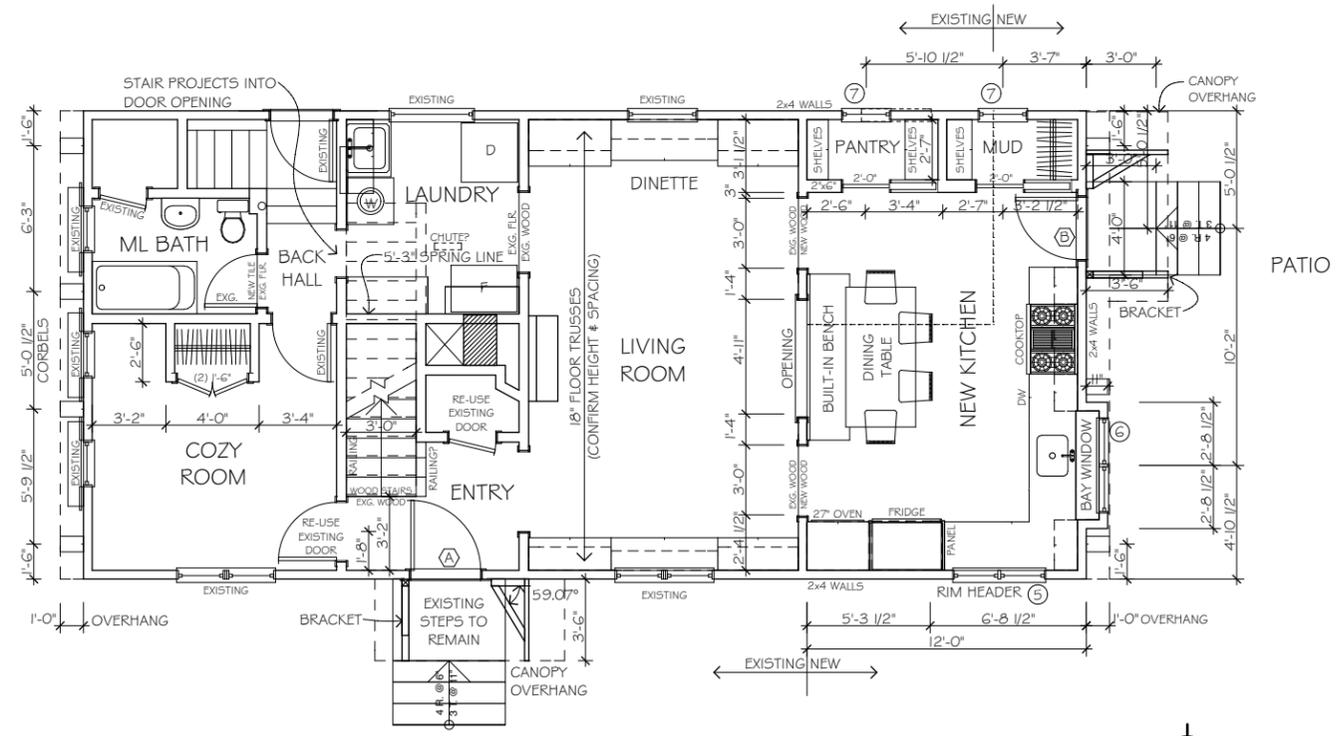
CONFIRM ANY FROSTED GLASS LOCATIONS WITH OWNER.



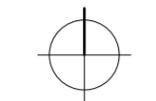
1 2 UPPER LEVEL PLAN "AFTER"  
SCALE: 1/4" = 1'-0"



2 2 MAIN LEVEL PLAN "BEFORE"  
SCALE: 1/4" = 1'-0"



3 2 MAIN LEVEL PLAN "AFTER"  
SCALE: 1/4" = 1'-0"



TRUE NORTH

**acacia**  
ARCHITECTS, LLC  
7403 Ridgeway Rd • 612.599.0265  
Golden Valley, MN 55427

*a renovation to the home of*  
**Kristy Barnes & Bryan Carter**  
5405 Dupont Avenue South  
Minneapolis, MN 55419

FEBRUARY 25, 2014  
DECEMBER 5, 2014

**2**  
COPYRIGHT 2014 ACACIA ARCHITECTS, LLC



1  
3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



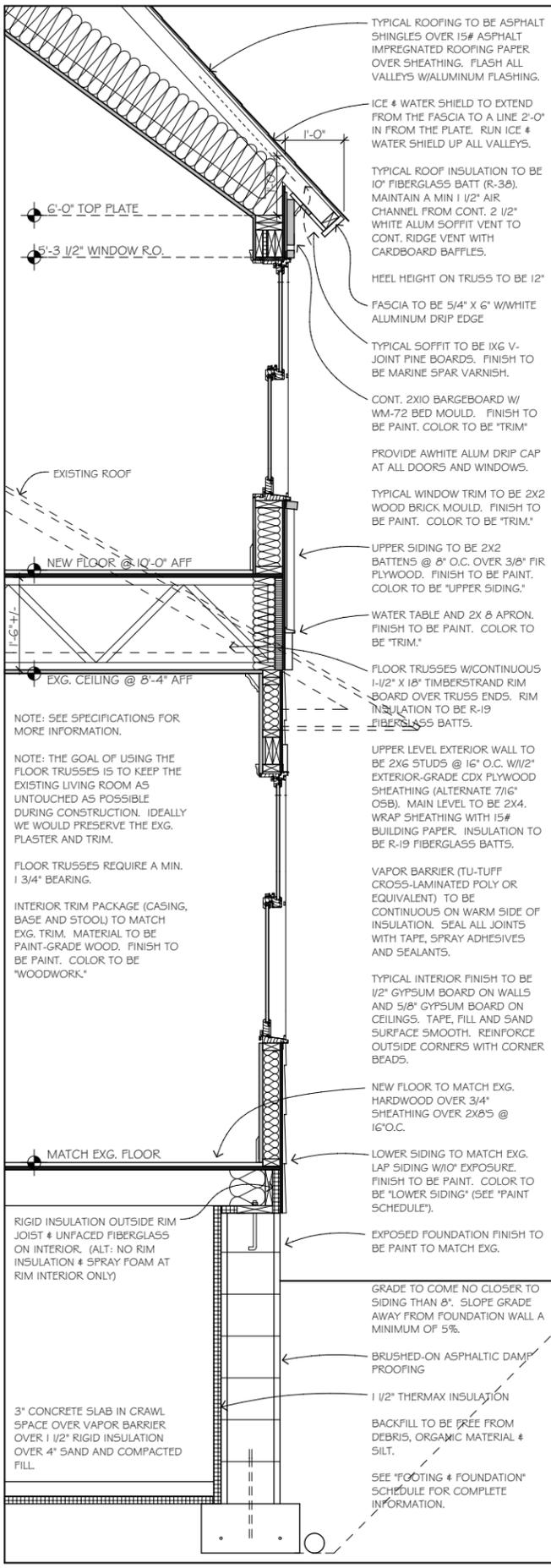
2  
3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



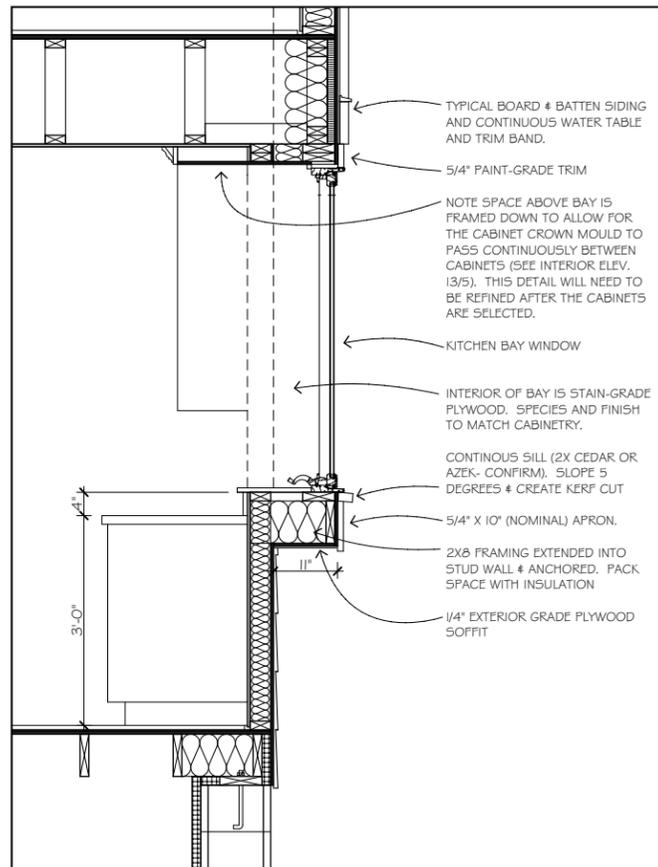
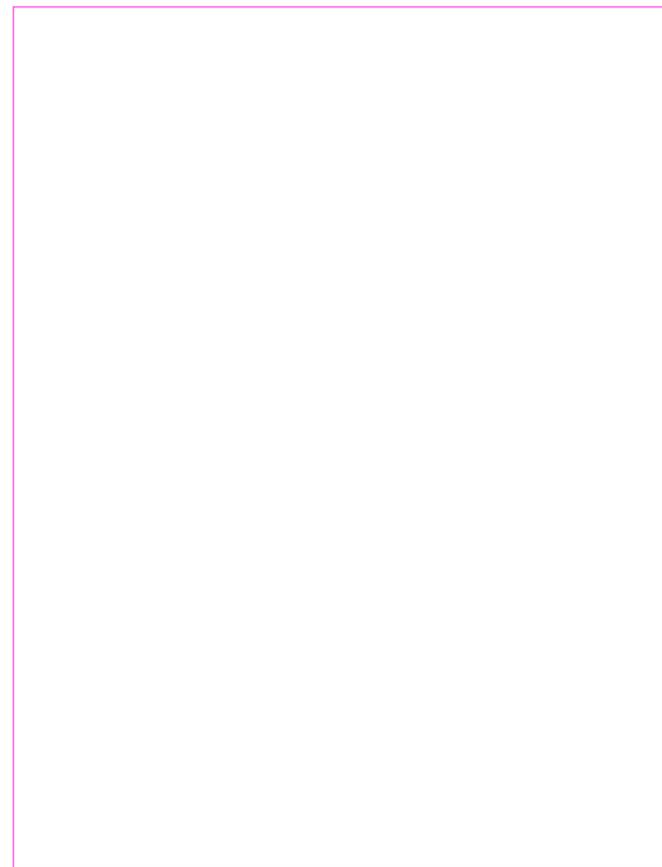
3  
3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



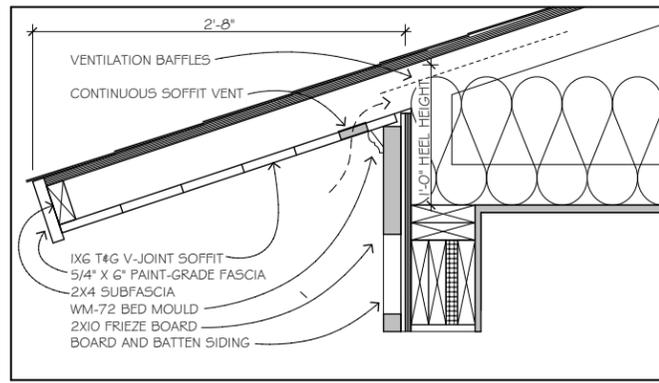
4  
3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



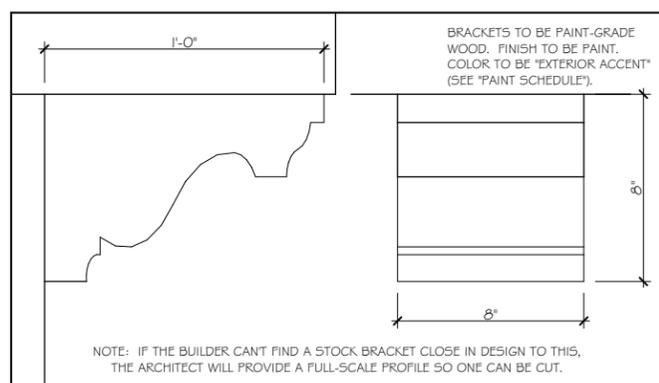
5  
3 SECTION @ TYPICAL WALL  
SCALE: 3/4" = 1'-0"



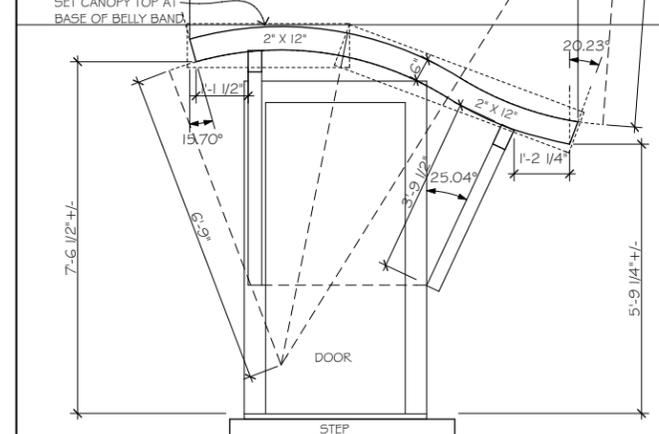
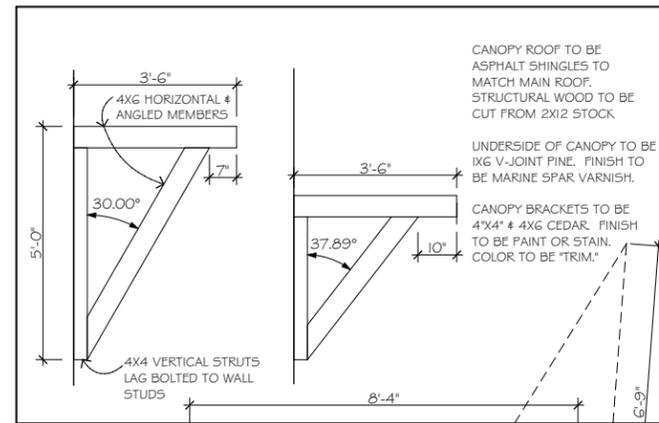
**1**  
**4** **DETAIL @ KITCHEN BAY WINDOW**  
SCALE: 3/4" = 1'-0"



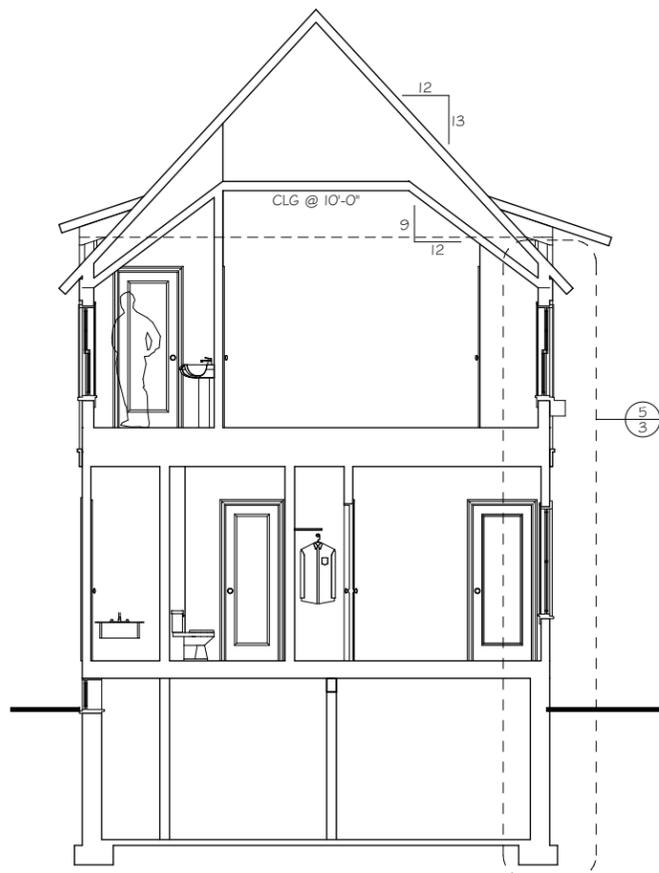
**2**  
**4** **DETAIL @ DORMER EAVE**  
SCALE: 1 1/2" = 1'-0"



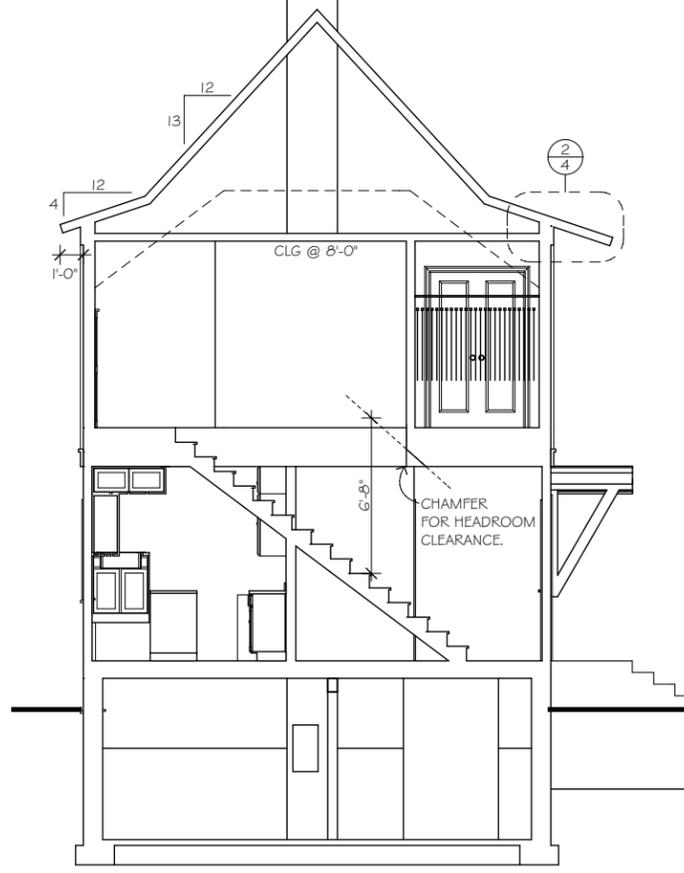
**3**  
**4** **DETAIL @ CORBEL**  
SCALE: 3" = 1'-0"



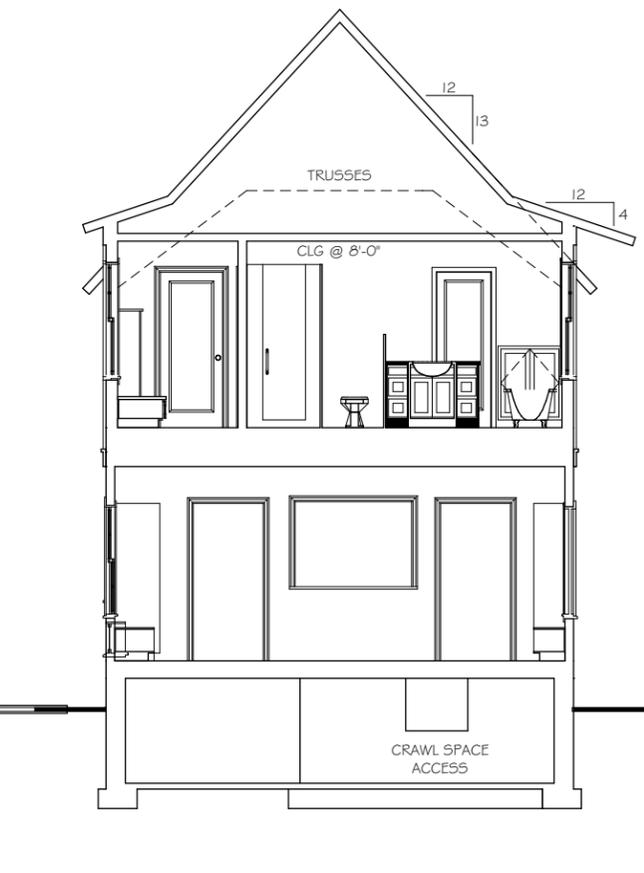
**4**  
**4** **DETAIL @ CANOPY**  
SCALE: 1/2" = 1'-0"



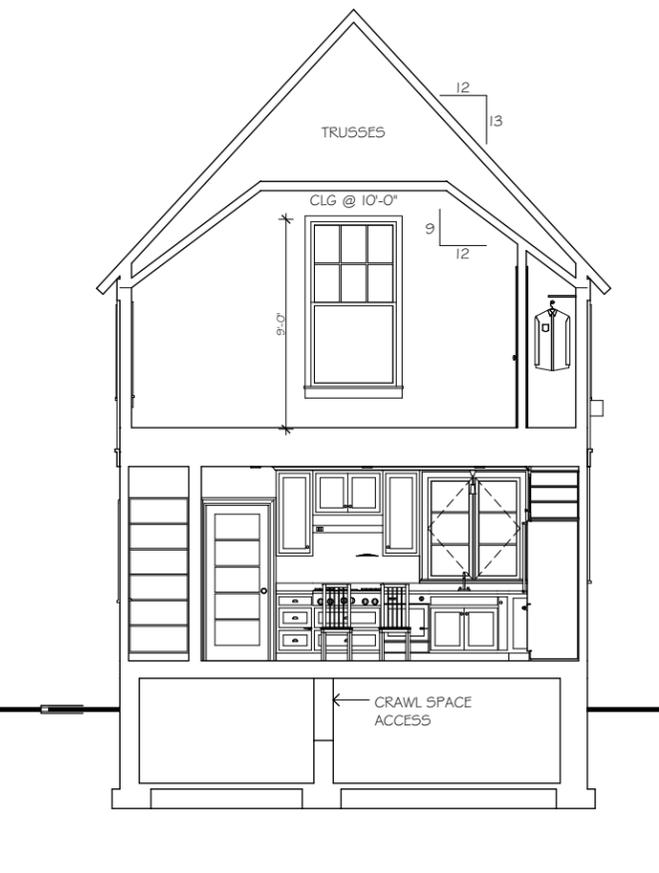
**5**  
**4** **SECTION @ WEST BEDROOM**  
SCALE: 1/4" = 1'-0"



**6**  
**4** **SECTION @ STAIRS**  
SCALE: 1/4" = 1'-0"



**7**  
**4** **SECTION @ LIVING ROOM**  
SCALE: 1/4" = 1'-0"



**8**  
**4** **SECTION @ KITGHEN**  
SCALE: 1/4" = 1'-0"



5401 NEIGHBOR TO NORTH



**5408 ACROSS STREET- 1'-10" CLOSER TO STREET**

**5421 UPPER CANTILEVER, ENTRY,  
& CHIMNEY PROJECTIONS**



**5425 SIMILAR UPPER  
CANTILEVER**





5408 DUPONT



5401 DUPONT



5412 DUPONT



5425 DUPONT



5421 DUPONT



5443 DUPONT



DSC08708



5445 DUPONT



5413 DUPONT



5444 DUPONT



5404 DUPONT



5440 DUPONT



DUPONT AVENUE SOUTH



## Widmeier, Janelle A.

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**From:** Bryan Carter <carterlegal@msn.com>  
**Sent:** Wednesday, December 31, 2014 7:41 PM  
**To:** Widmeier, Janelle A.  
**Cc:** 'Jeremiah Battles'  
**Subject:** FW: Notice of application for variance.

Janelle,

Here's the note from the Kenny Neighborhood Association.

Thanks for your help through this process, and Happy New Year!

Bryan

-----Original Message-----

**From:** [ruth@kennyneighbor.org](mailto:ruth@kennyneighbor.org) [<mailto:ruth@kennyneighbor.org>]  
**Sent:** Sunday, December 28, 2014 12:24 PM  
**To:** Bryan Carter  
**Subject:** Re: Notice of application for variance.

Bryan,

Kenny Neighborhood Association does not meet again until Jan.20 and I wasn't sure when your variance hearing was going to be, so I forwarded your message, variance description and drawings on to them. The response has been unanimously supportive and they are all looking forward to the improvement you will be making in the neighborhood.

If you would like me to send a formal letter I can certainly do that. In lieu of that, please accept this e-mail as notice that Kenny Neighborhood Association does not oppose your variance request.

Thanks!

Ruth Olson  
Kenny Neighborhood Coordinator

> Notice of application for variance.  
>  
>  
>  
> Project description: 2nd story addition and 4 foot rear addition to a  
> single family home.  
>  
> Property address: 5405 Dupont Ave. S. Minneapolis, MN 55419  
>  
> Homeowner information: Bryan Carter, 612-558-1300,  
> <<mailto:carterlegal@msn.com>> [carterlegal@msn.com](mailto:carterlegal@msn.com)  
>