



CPED STAFF REPORT
Prepared for the Board of Adjustment

BOA Agenda Item #1
February 19, 2015
BZZ-7001

LAND USE APPLICATION SUMMARY

Property Location: 529 East Minnehaha Parkway
Project Name: Bormes Residence Addition
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Jeff and Katie Bormes
Project Contact: Mike Knutson, Knutson Custom Remodelers
Request: To allow an addition to a single-family dwelling.
Required Applications:

Variance	To reduce the minimum interior side yard requirement adjacent to the south lot line from 8 feet to 7 feet to allow a rear building addition, steps and a patio and to allow the eave to extend 3 feet from the building wall.
Variance	To reduce the minimum interior side yard requirement adjacent to the north lot line from 8 feet to 6.5 feet to allow a rear building addition and to allow the eave to extend 3 feet from the building wall.

SITE DATA

Existing Zoning	RI Single-Family District SH Shoreland Overlay District AP Airport Overlay District
Lot Area	6,174 square feet
Ward(s)	11
Neighborhood(s)	Hale, Page, and Diamond Lake Community Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	January 22, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	March 23, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a one-story, single-family dwelling. It was permitted for construction in 1951.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominantly single-family dwellings. Minnehaha Creek is located across the street.

PROJECT DESCRIPTION. The applicant is proposing to remodel the existing single-family dwelling and construct a rear one-story addition with an attached two-car garage. The addition is subject to 8 foot wide minimum interior side yard requirements. Adjacent to the south lot line, the addition would be set back up to 7 feet. Adjacent to the north lot line, the addition would be set back up to 6.5 feet. The roof eaves with gutters would also extend 3 feet from the addition into the yards. Eaves with gutters are permitted obstructions in required interior side yards provided they do not extend more than 2 feet from the building. On the south side of the addition, a 25 square foot patio and stairs 6 feet 4 inches in width are proposed that would be set back 7 feet from the side lot line. Stairs are a permitted obstruction provided they do not exceed 4 feet in width. Patios are not permitted obstructions. Variances are required to reduce the interior side yard requirements to allow the proposed obstructions. The proposal would comply with all other applicable ordinances.

PUBLIC COMMENTS. A letter from the Hale, Page, and Diamond Lake Community 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 1) a variance to reduce the minimum interior side yard requirement adjacent to the south lot line from 8 feet to 7 feet to allow a rear building addition, steps and a patio and to allow the eave to extend 3 feet from the building wall and 2) a variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 8 feet to 6.5 feet to allow a rear building addition and to allow the eave to extend 3 feet from the building wall, 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.*

Both variances: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The site is wedge-shaped and the widest part of the lot is adjacent to the front of the lot. The lot width determines the minimum interior side yard requirements. Lot width is measured immediately in back of the required front yard. The existing dwelling is set back approximately 43 feet from the front lot line, which also aligns with the established setback of the adjacent properties. If the median lot width of 57 feet were used, the interior side yard requirements would be only 7 feet.

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.*

Both variances: 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 proposal would comply with all other applicable ordinances, including the maximum permitted floor area ratio (FAR). The one-story addition and other proposed obstructions would have minimal impacts on surrounding properties access to light, air, and open space, and adequate separation would be provided. The proposed stairs and patio will serve a rear facing sliding door. The proposed setbacks on the north side of the property would be greater than the existing detached garage that is set at an angle on the property. The proposed 3 foot depth of the eaves with gutters will match the depth of the eaves and gutters on the existing structure. 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.*

Both variances: The granting of the variances would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The proposal would comply with the maximum permitted floor area ratio (FAR). The one-story addition and other proposed obstructions would have minimal impacts on surrounding properties access to light, air, and open space, and adequate separation would be provided. The proposed stairs and patio will serve a rear facing sliding door. The proposed setbacks on the north side of the property would be greater than the existing detached garage that is set at an angle on the property. The addition will be compatible with the exterior of the existing dwelling. Lap-siding is the existing exterior material used on the sides and rear of the dwelling, which will also be the primary exterior material on the addition. The proposed 3 foot depth of the eaves with gutters will match the depth of the eaves and gutters on 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.

FINDINGS REQUIRED BY THE MINNEAPOLIS CODE FOR DEVELOPMENT IN THE SHORELAND OVERLAY DISTRICT

1. *Prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

Both variances: The site is located across the street from Minnehaha Creek. The property is relatively flat and not located within 40 feet of a steep slope. All construction will occur on the back of the site, farthest away from Minnehaha Creek. The subject site will not be significantly altered to adversely affect the water quality of the creek. The applicant has indicated that they will utilize several methods to contain soils including silt fencing, confining construction and equipment to the rear of the property, and installing landscaping and sod once construction is complete.

2. *Limiting the visibility of structures and other development from protected waters.*

Both variances: All construction will occur on the back of the site behind the existing dwelling, farthest away from Minnehaha Creek. Visibility of the rear one-story addition will be limited because of the width of the existing dwelling which faces the creek.

3. *The suitability of the protected water to safely accommodate types, uses and numbers of watercraft that the development may generate.*

Both variances: This standard is not applicable for the proposed development.

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 interior side yard requirement adjacent to the south lot line from 8 feet to 7 feet to allow a rear building addition, steps and a patio and to allow the eave to extend 3 feet from the building wall for a single-family dwelling located at the property of 529 East Minnehaha Parkway, 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 February 19, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

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 interior side yard requirement adjacent to the north lot line from 8 feet to 6.5 feet to allow a rear building addition and to allow the eave to extend 3 feet from the building wall for a single-family dwelling located at the property of 529 East Minnehaha Parkway, 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 February 19, 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
2. Zoning map
3. Site survey and site plan
4. Floor plans
5. Building elevations
6. Photos



KNUTSON CUSTOM REMODELERS

Quality Craftsmanship since 1961
4609 Vincent Ave. S. Minneapolis, Mn. 55410
(612) 719-9015 • FAX (612) 928-3996

Hello Neighbors,

January 9, 2015

Knutson Custom Remodelers is in the zoning approval process for construction of a room addition and new garage located at 529 East Minnehaha Parkway.

Property owners: Jeff and Katie Bormes.

Contact Info: 952-451-3070

Jeffrey Bormes jbormes@aol.com

Katie Bormes katie_marie4@hotmail.com

The project will consist of a one story master bedroom / master bathroom room addition and a modest size 22'x24' attached garage. We will be matching the existing exterior architecture of our home.

Because of our pie shaped lot and new zoning restrictions passed this year we are applying for a variance for side yard set backs on north and south property lines.

One of our goals during the construction process will be to minimize disruption of traffic and inconveniences to the neighborhood while this project is in progress. We are anticipating a timely completion of this project, and we will do our best to monitor our subcontractors and specialty tradesmen to be respectful to our neighborhood and maintain a clean and safe job site. We are dedicated to having a most favorable impact to our community and neighbors.

Thank you for your patience and consideration.

Sincerely,

Michael Knutson, LEED AP

Knutson Custom Remodelers, LLC

knutsoncustomremodelers.com

mknutson3@comcast.net

To: Minneapolis Development Review Board:

January 9, 2015

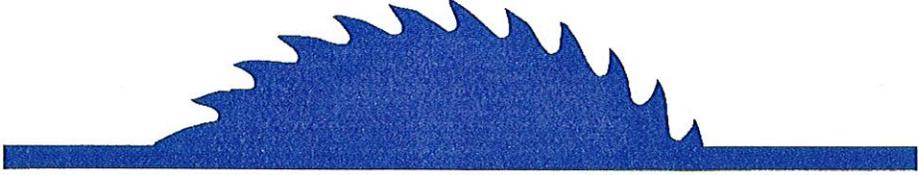
From: Katie and Jeff Bormes

We are asking the board to grant our variance request because of circumstances that unique to our properties shape. The lot is pie shaped and the setback dimension is determined at the front of house. This set back dimension on the south side property line is 8'. So on our property our set backs are set at 8'. If this were a standard size rectangular lot our set back would be 6' or less. we are proposing to encroach on the 8' set back about 18" giving a set dimension approximately 6'6" for our new room addition and garage. The same set issue is happening on the north property line with the garage. We are proposing to construct a garage and have the set back on north east corner of the garage at 6'8". this would put us approximately 16" in the set back on this corner.

We are committed to keeping the size, style and design of our new addition and garage to match the existing house. We are not seeking to alter the height of our roof and will be keeping the appearance of the front of house to match the spirit and character of our surrounding neighborhood.

Thank you for your consideration,

Jeff and Katie Bormes



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January 9, 2015

Erosion / Pollution Control Plan for Shoreland Overlay District Property
529 East Minnehaha Parkway

Knutson Custom Remodelers will use the following methods to contain soils to construction area during the construction process:

- Silt Fencing / Curb Logs on North, South and East Property Lines
- Cover all excavated back fill piles with tarp during the excavation process.
- Install Landscape and sod as soon as possible to contain rain runoff and promote in filtering.
- Contractor will contain all construction equipment and material to rear portion of the lot and out of visibility from Minnehaha Parkway

Thank you for your consideration.

Sincerely,

Michael Knutson, **LEED AP**

Knutson Custom Remodelers, LLC

knutsoncustomremodelers.com

mknutson3@comcast.net

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

529 E Minnehaha Pkwy

FILE NUMBER

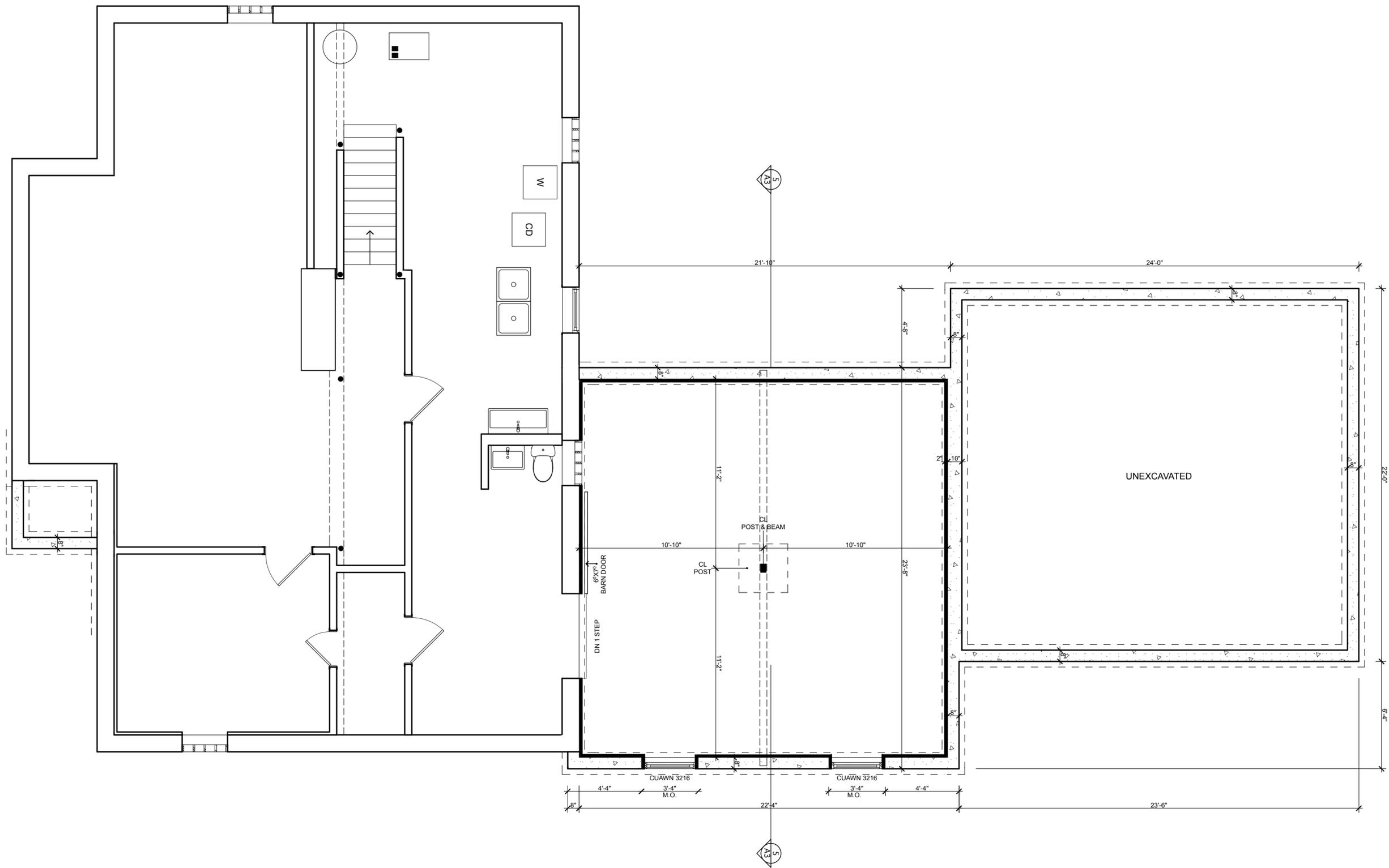
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SALAARC.COM

MINNEAPOLIS
T 612.379.3037
F 612.379.0001
326 E HENNEPIN AVE #200
MINNEAPOLIS, MN 55414

STILLWATER
T 651.351.0961
F 651.351.7327
904 SOUTH 4TH STREET
STILLWATER, MN 55082



BORMES RESIDENCE

529 E MINNEHAHA PKWY
MINNEAPOLIS, MN 55419

DATE	DESCRIPTION
11/19/14	PERMIT SET

PROJECT NUMBER
14082
PROJECT ARCHITECT
ERIC ODOR
DRAWN BY BRITNY ROBERTS

1 LOWER LEVEL PLAN

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



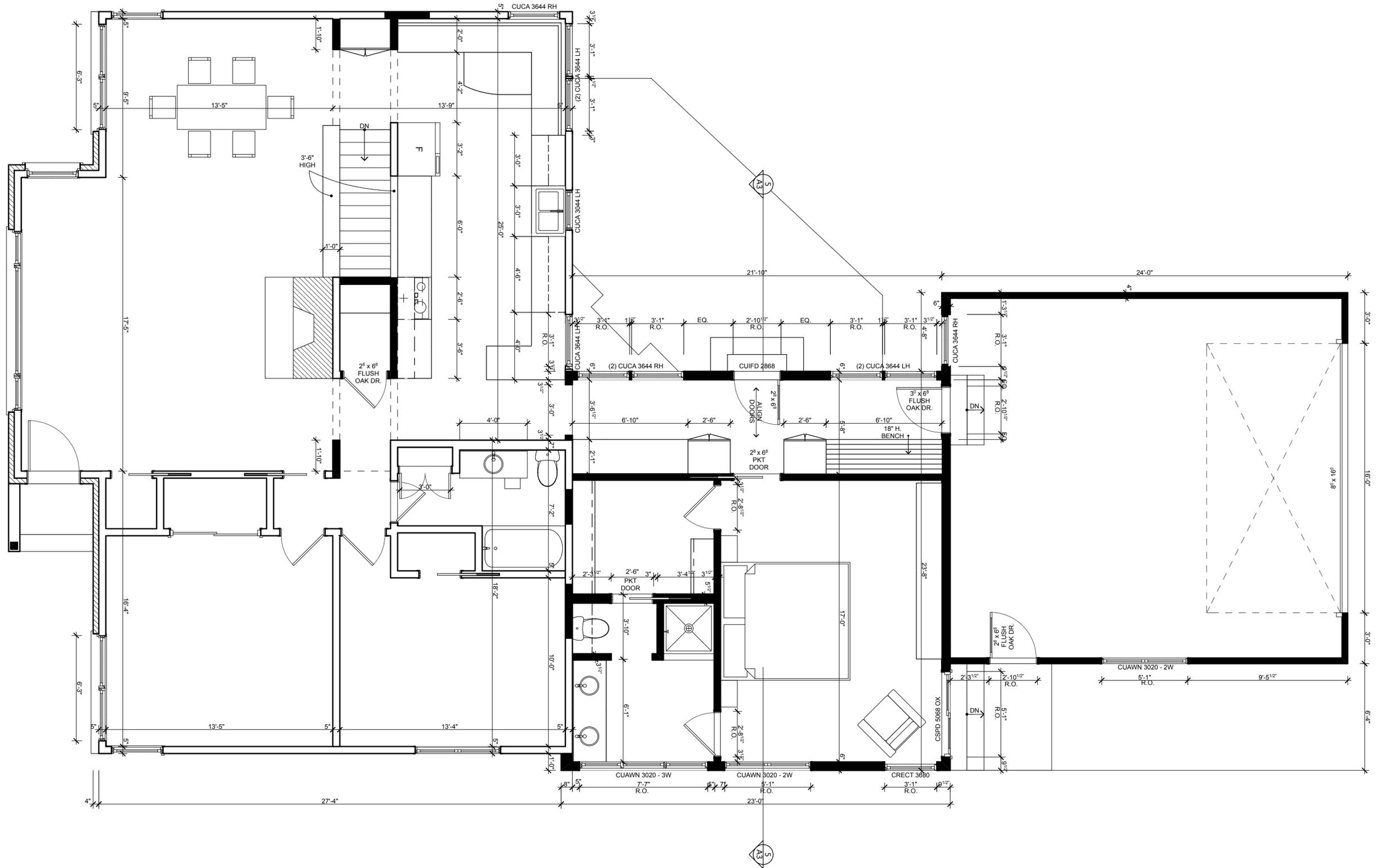
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SALAARC.COM

MINNEAPOLIS
T 612.379.3037
F 612.379.0001
326 E HENNEPIN AVE #200
MINNEAPOLIS, MN 55414

STILLWATER
T 651.351.0961
F 651.351.7327
904 SOUTH 4TH STREET
STILLWATER, MN 55082

BORMES RESIDENCE

529 E MINNEHAHA PKWY
MINNEAPOLIS, MN 55419



1
A2

MAIN LEVEL PLAN

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

DATE	DESCRIPTION
11/19/14	PERMIT SET

PROJECT NUMBER
14082
PROJECT ARCHITECT
ERIC ODOR
DRAWN BY BRITNY ROBERTS

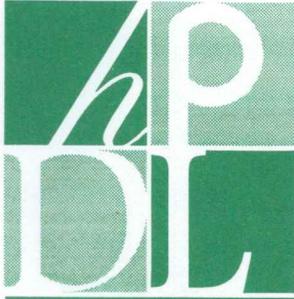
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11/25/14











Hale, Page, and Diamond Lake Community Association

5144 13th Avenue South

Minneapolis, MN 55417

612-548-4735

email: office@hpdl.org

January 28, 2015

To whom it may concern,

On Monday, January 26th, 2015 Michael Knutson from Knutson Custom Remodelers presented a variance request for the property located at 529 East Minnehaha Parkway in South Minneapolis to the Community Association Board of Directors of Hale, Page and Diamond Lake neighborhoods. The information presented was compelling and the Board of HPDL would like to express their support for the modifications to the property at 529 East Minnehaha Parkway. Please feel free to contact the HPDL office if you would like to discuss this matter further.

Sincerely,

Courtney Laufenberg

HPDL Community Organizer
