



CPED STAFF REPORT
 Prepared for the Board of Adjustment

BOA Agenda Item #2
 March 5, 2015
 BZZ-7034

LAND USE APPLICATION SUMMARY

Property Location: 4106 Vincent Avenue South
Project Name: New garage and site improvements
Prepared By: Joseph.Giant@minneapolismn.gov, City Planner, (612) 673-3489
Applicant: Julien Kubesh
Project Contact: Julien Kubesh
Request: To construct a detached garage and enclosed patio, and to construct a retaining wall along 41st Street West

Required Applications:

Variance	<ul style="list-style-type: none"> • Variance to increase the maximum floor area of an accessory structure from 676 square feet to 1,529 square feet; • Variance to reduce the established front yard setback along 41st St W from approximately 30 feet to 2.5 feet to allow a retaining wall.
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SITE DATA

Existing Zoning	RI Single-Family District
Lot Area	25,551 square feet
Ward(s)	13
Neighborhood(s)	Linden Hills
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

Date Application Deemed Complete	February 9, 2015	Date Extension Letter Sent	NA
End of 60-Day Decision Period	April 10, 2015	End of 120-Day Decision Period	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is a 25,551 square foot lot located in the R1 Single-Family District on the south side of 41st Street West between Vincent Avenue South and Washburn Avenue South in southwest Minneapolis. The property currently accommodates a two-story 3,116 square foot single-family home and detached 3-car garage. The existing home, constructed in 1913, is known as the Robert T. Giles house. The home has been identified as a potential historic resource because of its status as a rare and quintessential example of Viennese Secessionist architecture.

The subject property is an anomaly compared to the surrounding area. The lot is more than 3 times larger than any of the surrounding properties, and was platted to face an east-west street rather than a north-south street. The existing house sits atop a hill, and is set back almost 55 feet from the front lot line. Despite the hill, due to the large setback and the thick vegetation that has grown on the hillside, the house is not easily noticeable from the public right-of-way for much of the year. Although the architectural “front” of the house faces Vincent Ave, the original platting of the lot clearly indicates that the front lot line is along 41st St W.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the Linden Hills neighborhood, approximately 2 blocks north of the Linden Hills commercial district. The surrounding area is zoned R1 Single-Family District and is composed primarily of single-family homes of various architectural styles and ages. The existing house predates the surrounding structures by at least 40 years.

PROJECT DESCRIPTION. Although the home is a potential historic resource, years of neglect have left the house and grounds in poor condition. A recent buyer of the house has begun restoration of the property. Proposed site improvements include the construction of a new 4-car garage, the installation of a pool and patio, the stabilization and landscaping of the hill along 41st St, and other general landscaping improvements.

An existing 3-car garage located in the southwest corner of the lot would be demolished in favor of a new 4-car garage located towards the middle of the lot. The proposed garage would feature stone veneer exterior walls and a flat rooftop deck encircled by a wooden railing. The area of the garage would be 997 square feet. Attached to the garage would be an enclosed 532 square foot patio. The garage and patio would be constructed on the west side of the house in such a manner that the flat roof of the garage would be approximately level with the top of the foundation of the home. The garage would be separated from the home by 7 feet. A wooden bridge would link the rooftop deck to a pathway leading from the home.

Residential properties may contain accessory structures equal to 10% of the lot area, not to exceed 1,000 square feet. However, the exterior materials and roof pitch of accessory structures larger than 676 square feet must match those of the principal structure. At the subject property, the total area of the garage and enclosed patio would be 1,529 square feet. Although the exterior materials of the garage would match the principal structure, the roof pitch of the garage would not match the roof pitch of the house. Therefore, the applicant is requesting a variance to increase the maximum size of an accessory structure from 676 square feet to 1,529 square feet.

The existing house sits atop a hill that descends more than 20 feet from the base of the house to the sidewalk along 41st Street. The majority of the slope occurs within 20 feet of the public sidewalk. Due to years of neglect, this portion of the hillside has become overgrown with weeds and brush, causing the hillside to become unstable. As part of the proposed site improvements, the applicant would stabilize the hillside using terraced retaining walls. Retaining walls are permitted in the front yard setback as long as they retain natural grade. However, if backfill is added, and a retaining wall is subsequently built to stabilize the additional soil, the portion of the retaining wall extending above the natural slope is regulated as a “fence” rather than a “retaining wall,” because that portion of the wall is not retaining natural grade. For instance, a retaining wall with an absolute height of 6 feet that retains 2 feet of natural grade then retains 4 feet of backfill is regulated as a 4-foot fence.

The applicant proposes to construct a tiered system of retaining walls that will begin 2.5 feet behind the front property line. The wall will be partially carved into the foot of the hill. However, backfill would be added to soften the slope, so the wall would extend above natural grade. Retaining walls in the front yard setback are permitted, provided they rise no more than 3 feet above natural grade. The absolute height of the wall would range from 3'-10" on the east side of the lot to 6'10" on the west side. Therefore, the wall would range from 10 inches to a maximum of 4 feet, 10 inches above the maximum permitted height of 3 feet. Thus, the applicant has applied for a variance to reduce the established front yard setback from approximately 30 feet to approximately 2.5 feet, to allow a retaining wall.

PUBLIC COMMENTS. The applicant presented the project to the Zoning Committee of the Linden Hills Neighborhood Council on February 16, 2015. The Zoning Committee voted unanimously to not oppose the variance. Any further correspondence will be forwarded to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE – Accessory Structure

In accordance with Chapter 525, Article IX Variances, Section 525.520(3) “*To vary the gross floor area, floor area ratio and seating requirements of a structure or use,*” the Department of Community Planning and Economic Development has analyzed the application for variance 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.**

A practical difficulty exists in complying with the ordinance because of the historical significance of the house and the size of the property. The area of the proposed garage is 997 square feet. A 997 square foot garage could be built without a variance if the enclosed patio were connected to the house rather than to the garage. However, attaching a three-season porch to the historic structure could diminish the structure’s ability to convey its historical significance, and could likely not be done without the removal of historic building materials. Alternatively, attaching the enclosed porch to the garage preserves the integrity of the historic structure and provides a comparable level of

benefit to the users of the property.

Accessory structures larger than 676 square feet are required to match the roof pitch and exterior materials of the principal structure. The exterior of the structure would be stone veneer to match the exposed foundation of the principal structure. However, the roof pitch will not match. The proposed roof of the accessory structure is flat, and contains a deck encircled by a railing. The purpose of matching materials and roof pitch is to help to ensure that the potential adverse impacts of a relatively large accessory structure are offset by the visual harmony between the accessory structure and the principal structure. In this instance, the entire garage would be located at a lower elevation than the first floor of the house, and would be minimally visible from adjacent properties. Requiring that the roof pitch of the accessory structure match the principal structure would make the garage more visible than necessary and could potentially draw attention away from the historic structure.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The property contains a single-family home and detached garage. Single-family homes are a permitted use in the R1 district and are the predominant land use in the surrounding area.

Accessory structures are intended to be subordinate and complementary to the principle structure, and to not be injurious to the use and enjoyment of surrounding properties. This purpose is quantified through the provision that allows a total area of 676 square feet or 10% of the lot area, not to exceed 1,000 square feet of accessory structures on a residential zoning lot. However, the subject property is among the largest single-family zoning lots in Minneapolis. It is more than 4 times larger than the typical R1 zoning lot, and more than 3 times larger than other properties in the vicinity. Although the proposed garage and enclosed patio would be 1,529 square feet in area, they would occupy slightly less than 6% of the property. Therefore, staff finds that the proposed accessory structure would still meet ordinance provisions regarding the purpose and intent of accessory structures.

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

The proposed accessory structure will not alter the essential character of the area. The design of the garage is sensitive to the site conditions as well as the surrounding properties. The garage and enclosed porch would be set into the hillside at a distance of 7 feet from the home, 10 feet from the nearest lot line, and almost 110 feet from the front lot line. The roof of the garage would be approximately level with the first floor of the home, creating the impression of a tuck-under garage. The enclosed patio would have partially translucent screen walls, which would diminish the perceived bulk of the structure.

Four-car garages accessory to single-family homes are rare in Minneapolis, and somewhat at odds with city policies relating to the promotion and encouragement of mass transit and non-motorized forms of transportation. To help to counteract the potential impact of the large parking structure,

staff recommends as a condition of approval that a pedestrian walkway be included in the final approved plans linking the front door of the home to Vincent Avenue.

VARIANCE – Retaining Wall

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

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

The slope of the site along the front lot line is a practical difficulty unique to the property. The existing house sits on the apex of a hill that descends towards 41st Street. From the base of the home to the public sidewalk, a distance of 55 feet, the elevation drops by more than 20 feet. The majority of the elevation change occurs within the 20 feet nearest the sidewalk. In addition, the elevation drops by 8 feet from the east lot line to the west lot line. Lack of maintenance over the years has made the slope unstable, overgrown, and prone to erosion. The slope of the site is an existing condition not created by the applicant.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

The purpose of ordinances regulating retaining wall/fence height and setbacks are to allow for privacy while encouraging an aesthetically pleasing environment and promoting crime prevention through natural surveillance. Staff finds that the proposed retaining walls promote an aesthetic environment by creating an opportunity for a more manageable and attractive form of landscaping.

The maximum fence height in a front yard is substantially lower than in the side and rear yards to allow for natural surveillance and to avoid long blank walls. In addition to stabilizing the hillside, shoring up and landscaping the hill would create lines of sight between the house and the street, and vice versa, which would contribute towards a pedestrian-friendly environment and facilitate natural surveillance through “eyes on the street.” Therefore, staff finds that the proposed variance meets the spirit and intent of the ordinance in regards to the purpose of fences.

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

The proposed variance would not have an adverse impact on neighboring properties. In fact, the proposed variance could be beneficial to neighboring properties by shoring up an unstable hillside

that is currently unkempt and unstable. The re-engineered slope would include bio-engineered plantings (deep-rooting herbaceous plants and grasses) behind retaining walls to stabilize the remaining slope, and erosion control blanketing until the plants become established. Landscaping the hillside would also restore visibility of the historic structure, which would contribute significantly to the streetscape.

The retaining wall will not interrupt an established pattern of front yard setbacks or unreasonably obstruct views from neighboring properties. The other properties on the block face are oriented towards Vincent Ave and Washburn Ave, respectively. Both adjacent homes have driveways and vehicle entrance doors near the shared property line.

RECOMMENDATIONS

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

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt staff findings and **approve** the application for variance to allow for an increase in the maximum floor area of an accessory structure from 676 square feet to 1,529 square feet for the property located at 4106 Vincent Avenue South, subject to the following conditions:

1. Approval of the final building permit by the Department of Community Planning and Economic Development;
2. The exterior materials of the garage will be stone veneer, to match the exposed foundation of the principal structure;
3. A pedestrian walkway will be included in the final approved plans linking the front door of the home to Vincent Ave;
4. All site improvements shall be completed by March 5, 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 staff findings and **approve** the application for variance to reduce the established front yard setback along 41st St W from approximately 30 feet to 2.5 feet to allow a retaining wall for the property located at 4106 Vincent Avenue South, subject to the following conditions:

1. Approval of the final building permit by the Department of Community Planning and Economic Development;
2. A landscaped area no less than 2.5 feet in width will be planted between the retaining wall and the adjacent public sidewalk along 41st St W.

3. All site improvements shall be completed by March 5, 2017 unless extended by the Zoning Administrator.

ATTACHMENTS

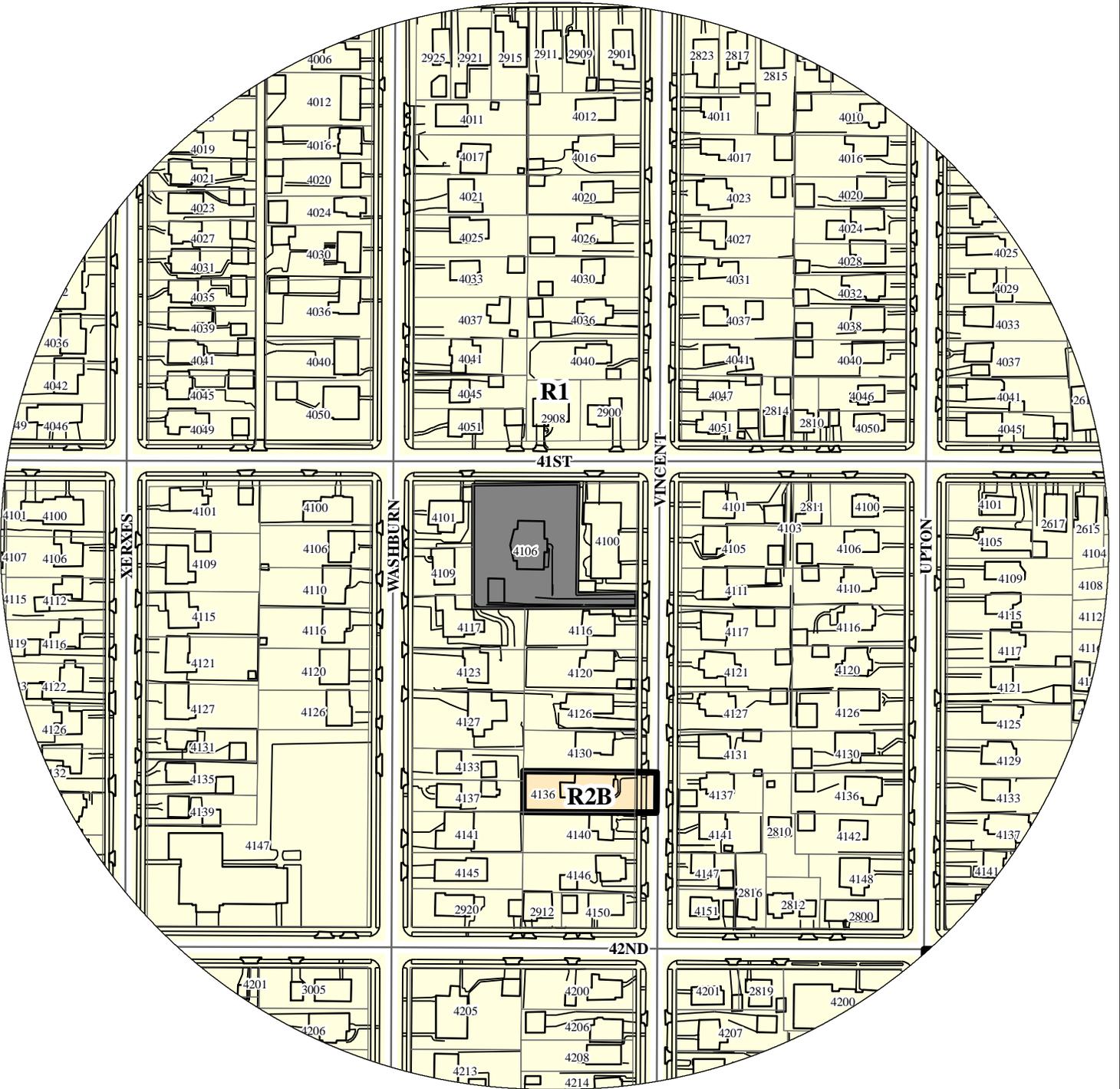
1. Zoning map
2. Statement of proposed use – Accessory structure
3. Statement of proposed use – Retaining wall
4. Variance findings – Accessory structure
5. Variance findings – Retaining wall
6. Survey
7. Site plan
8. Garage elevation drawings
9. 3D renderings
10. Photos of site
11. Correspondence

Julien Kubesh

13th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4106 Vincent Ave S

FILE NUMBER

BZZ-7034

Retaining Wall – Statement of Proposed Use and Description of the Project:

The elevation change extending from sidewalk along West 41st Street up into the property averages over 17 feet of vertical elevation over the 32 feet leading into the property, where the house at 4106 Vincent Avenue South is located. A new block retaining wall is proposed to retain the lower one-third of that slope from the sidewalk up to the house. This will enable the slope to be retained from further erosion and for the site to be accessible for maintenance, as the hill is incredibly overgrown with vegetation. The wall will be built at a height of between four feet and eight feet tall, and step up as the sidewalk along West 41st Street changes seven feet in elevation along the 143 foot property line.

There are adjacent properties to 4106 Vincent Avenue South which are at street level and are between 15 feet and 20 feet below the elevation of 4106. These houses also have retaining walls of 10 feet to 15 feet in height to account for the grade changes between the properties. (See 4100 Vincent Avenue South and 4101, 4109, 4117 Washburn Avenue South.) The retaining wall proposed at 4106 Vincent Avenue South will enable the property to tie in nicely with the existing walls that currently separate the property on the northeast and northwest corners, which is situated in the center of the block.

Existing conditions along West 41st Street (Northeast Corner):



Proposed conditions along West 41st Street:



Rendering of finished wall concept and slope along West 41st Street:



Garage – Statement of Proposed Use and Description of the Project:

The property at 4106 Vincent Avenue South, known as the Robert T. Giles House, is one of very few Viennese Secessionist Architecture buildings in the state of Minnesota, designed by architects John Jager and Carl B. Stravs. The home occupies a unique hilltop lot of over 25,000 square feet. The home has been carefully restored and has a detached garage that is in poor condition, is small, and is not ideally oriented on the property. The new garage being proposed is to be detached from the house and be at the size of 21'x 47'6" as a four car garage to provide proper parking. There is also a proposed screened porch of 14'x38' to be built off of the back of the garage to provide outdoor comfort. The proposed garage has a roof deck on top of the garage as an outdoor patio space. The roof deck will be a flat roof, which will reduce the visible impact to the neighborhood in that it will keep the garage largely hidden from the neighbors. The exterior materials of the garage will utilize the same materials as the house, including masonry rock, brick, stucco, and metal flashing.

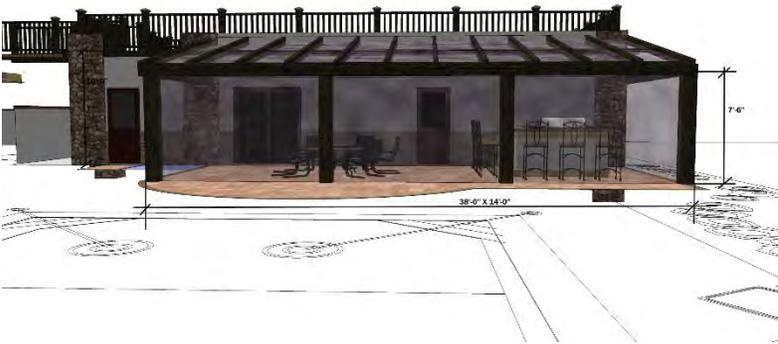
Existing Garage Location:



Proposed Garage (South Elevation):



Proposed Screened Porch on North Side of Garage:



Written Statement for Garage Variance:

1. The property at 4106 Vincent Avenue South, known as the Robert T. Giles House, is one of very few Viennese Secessionist Architecture buildings in the state of Minnesota, designed by architects John Jager and Carl B. Stravs. The home occupies a unique hilltop lot of over 25,000 square feet. The home has been carefully restored and has a detached garage that is in poor condition, is small, and is not ideally oriented on the property. The new garage being proposed is to be detached from the house, and be at the size of 21'x 47'6" as a four car garage plus an attached screened porch of 14'x38'. It will be built so that the original footprint of the house will remain untouched. The new location will move the garage from view looking up from Vincent Avenue, to a location hidden behind the house. There is a roof deck proposed to be on top of the garage as an outdoor patio space. The roof deck will be a flat roof, which will lessen the visible impact to the neighborhood. The exterior of the garage will utilize the same materials as the house, including masonry rock, brick, stucco, and metal flashing.

Existing:



Proposed Garage, location tucked around hidden behind house:



Proposed Screened Porch on North side of Garage:



2. The property owner does propose to use the property in a manner that will be in keeping with the spirit and intent of the ordinance and comprehensive plan. With the appeal of living in Linden Hills, as a vibrant neighborhood full of great community members, the Kubesh family has made great effort and investment into restoring the beautiful, 105 year-old Robert T. Giles House, in a manner of historic preservation. Now, in keeping the foundation and exterior of the home in its original condition, the Kubesh family wishes to replace the dilapidated detached garage with a new detached garage that can offer parking for four vehicles and additional workshop space that the house does not provide in its restored condition. The new garage, while being larger in size at 21' x 47'-6", will actually be less visible as it is proposed to be positioned behind the hill and the house and out of view from Vincent Avenue South:



The new garage design will also have a flat roof as to accommodate a roof deck. The flat, platform roof, rather than a pitched roof to match the house, will remain in a style that compliments the architecture of the house and also make the garage less visible from all adjacent properties and nearby streets as the property sits on the hill, as the highest point in the middle of the block.

Three buildings on adjacent properties have flat roofs, including the home and garage at 4117 Washburn Avenue South, and the home addition at the corner on 4101 Washburn Avenue South has a large flat roof. The garage design will fit into the context with the house and be visibly non-obtrusive as it will sit well below the height of the house. The flat roof will fit into the context of the neighborhood as well.

There is a proposed screen porch to be built off of the back of the garage. This porch will provide a comfortable outdoor space as adding this type of feature to the house itself is not an option. The porch will have a gently pitched glass roof, as to shed water, but will be less than 11'-6" in overall height.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of any 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 of nearby properties.

The Kubesh family wishes to replace the existing, dilapidated detached garage with a new detached garage that can offer parking for four vehicles and additional workshop space that the house does not provide in its restored condition. The new garage and porch, while being larger in size, will actually be less visible as it is proposed to be positioned behind the hill and the house and out of view from Vincent Avenue South.

The new garage design will also have a flat roof as to accommodate a roof deck. The flat, platform roof, rather than a pitched roof to match the house, will remain in a style that compliments the architecture of the house and also make the garage less visible from all adjacent properties and nearby streets as the property sits on the hill, as the highest point in the middle of the block. The garage will not generally be visible from the nearby streets. Below are 2 views from South Washburn Avenue, directly west of 4106 Vincent Avenue.



Three buildings on adjacent properties have flat roofs, including the home and garage at 417 Washburn Avenue South, and the home addition at the corner on 4101 Washburn Avenue South has a large flat roof. The garage design will fit into the context with the house and be visibly non-obtrusive as it will sit well below the height of the house. The flat roof will fit into the context of the context of the neighborhood as well. With having a roof deck structure, there will be a railing that will be built to code compliant with building code, to make it as safe as possible.

There is a proposed screen porch to be built off of the back of the garage. This screen porch will provide a comfortable outdoor space as adding this type of feature to the house itself is not an option. The screen porch will have a gently pitched glass roof, as to shed water, but will be less than 11'-6" in

overall height as to not extend higher than the roof deck.



Written Statement for Retaining Wall Variance:

1. The property at 4106 Vincent Avenue South, known as the Robert T. Giles House, is a unique property to the area as it pre-dates the neighboring residential properties to the East and West by 40 years, and was in a location that ended up becoming 18' above the street level and built into the center of the block when West 41st Street and Washburn Avenue were later completed in the neighborhood. Therefore, with the original positioning of the house on the hill, there became a challenging slope of 18' in elevation that abruptly goes down to West 41st Street, over 32 lineal feet. This 18' slope has been left unmanaged up to this point, showing signs of erosion down onto the sidewalk, and becoming a place for rampant weed growth as buckthorn, boxelder, grape vine, and herbaceous weeds infest this hillside. In order for this hillside to become stabilized and manageable, there needs to be a retaining wall that can account for at least 1/3 of this slope, which makes the wall height 4.5' to 7.5' with some of the toe of the wall being backfilled for a planting bed. There would also be bio-engineering plantings put on the backslope to the wall to stabilize the remaining slope, using deep rooting herbaceous plants and grasses, and erosion control blanketing until they become established. In the event that this wall is built, the slope is less severe, the erosion is no longer an issue, and the slope becomes accessible for maintenance.

Existing Conditions of Hillside along 41st Street West:



Proposed Retaining Wall Concept Along 41st Street West:



2. The property owner does propose to use the property in a manner that will be in keeping with the spirit and intent of the ordinance and comprehensive plan. With the appeal of living in Linden Hills, as a vibrant neighborhood full of great community members, the Kubesh family has made great effort and investment into restoring the beautiful, 105 year-old Robert T. Giles House, and is now looking to resolve the issue of having the very large, unmaintainable slope along West 41st Street, which has been an eye-sore in the neighborhood for a long time.

Existing Conditions looking from West 41st Street:

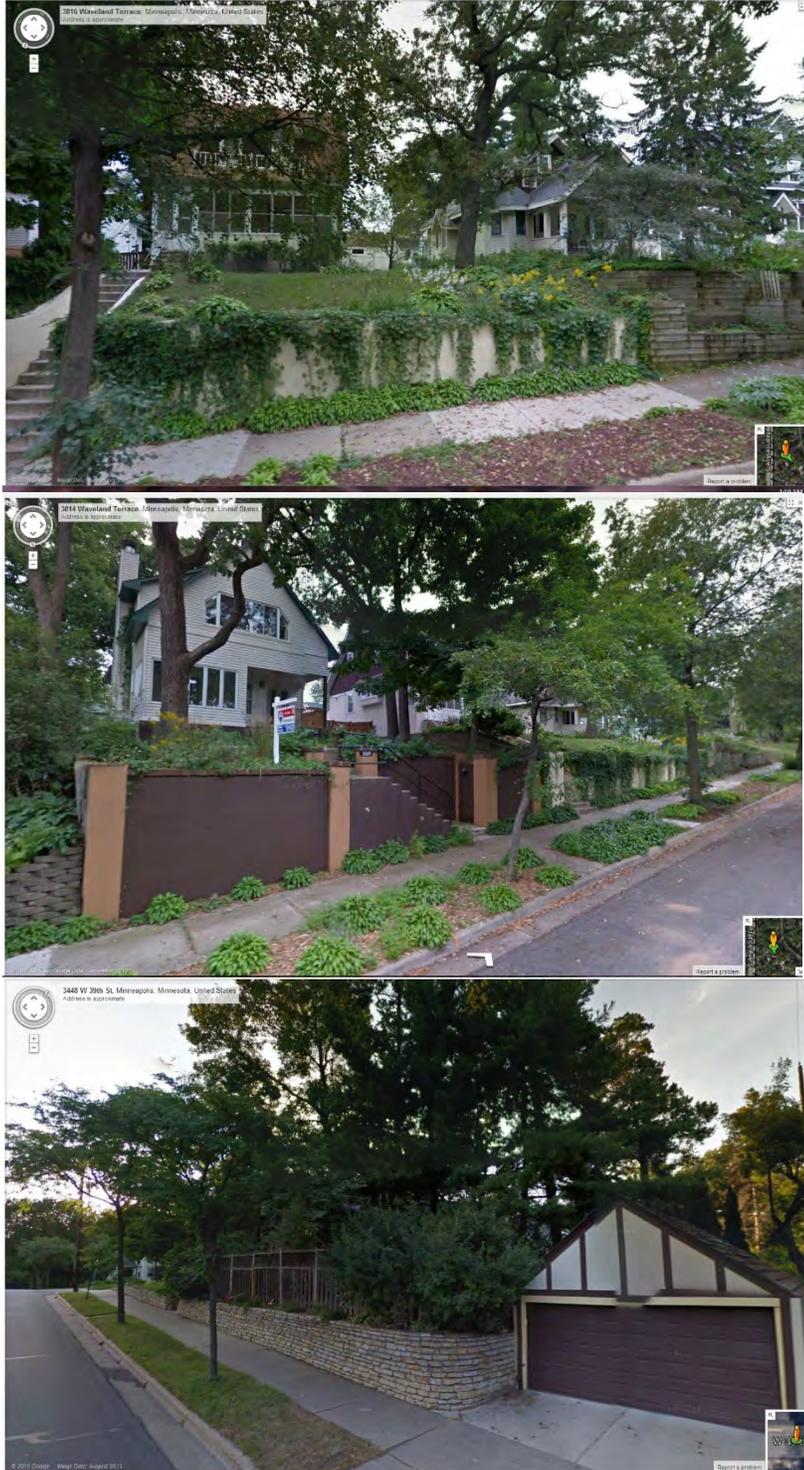


Proposed Use of Retaining Wall:



In stabilizing this slope, the new retaining wall built as a limestone-textured “big block wall”, will retain the lower 1/3 of this slope, which extends 18 feet in elevation over the first 32 feet into the property. This will be the most reasonable method of retaining the slope and making the hillside accessible and maintainable, and offer less of a hardscape treatment of the site versus building a series of terraces. The slope will be 2/3 vegetated with new

landscaping. This wall, required to address the grade, will be consistent with or exceed, the aesthetics of 10 other known examples of over 36” tall retaining walls built nearby in the Linden Hills community, as a means of retaining challenging hillsides:





3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of any 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 of nearby properties.

The retaining wall needed to address the unsightly, unmanageable slope along West 41st Street will be a vast improvement to what has been there for at least 40 years. It has become a sloped area that shows signs of erosion, and a hillside where weed species of trees and herbaceous plants run rampant. It will be constructed to prevent erosion and create a slope that can be more manageable, as it will be far more accessible and able to be maintained. The retaining wall will be built to account for 18' of elevation change by only retaining the bottom 1/3 of the slope as required, and to lessen the backslope of the wall to accomplish the objective. It will allow for the upper 2/3 of the hillside to be planted as a managed landscape, and done in a way to bioengineer the slope.

From all vantage points along West 41st Street, it will be a vast improvement from what has been there for 40 years.

Northwest Corner:



Northeast Corner:



W. 41ST STREET

WALKWAY

EDGE OF EX. PLANTER BOX

143.15 (P)

V2" IP

EX. GAR.

CHAIN LINK FENCE 25' NORTH OF LOT LINE

EX. CONCRETE RETAINING WALL

RESIDENCE

EX. CONCRETE BUTRESS (2X28 TYP) FOR RETAINING WALL

RESIDENCE

EX. DILAPIDATED WOODEN FENCE

EX. HOUSE #4106

2150 SF

RESIDENCE

CONC. REMNANT AREA (REMOVED)

WALKWAY 465 SF

RESIDENCE

GRAVEL DRIVEWAY (REMOVED)

WALKWAY (REMOVED)

STAIRS (REMOVED)

NEED CORNER OF CONCRETE WALL USED AS A WELL ESTABLISHED MONUMENT

N. FACE OF CONCRETE WALL IS ONLINE AT THIS NELY CORNER OF LOT 3

5

22.6

537 SF

EX. GARAGE

2915

2915

EX. GARAGE

2915

2915

2915

2915

2915

2915

2915

2915

2915

CONC. DRIVEWAY 1365 SF

EX. GAR.

WALKWAY

79.95 (M) 80.00 (P)

SOUTH LINE OF LOT 5

EX. BLOCK RETAINING WALL

EX. SHED

EX. GAR.

RESIDENCE

VINCENT AVE. SOUTH

VINCENT AVE. S.

EX. BITUMINOUS ROADWAY

9

KUBESH RESIDENCE

4106 Vincent Ave S Minneapolis, MN 55410
 JULIEN & KARI KUBESH

HARDSCAPE PLAN
 DRAFT - NOT FOR CONSTRUCTION

"Design is our Passion. Service is our Solution."

LANDSCAPE DESIGN studios
 .com

Like us on Facebook 651.239.6460

VERSION I-21-15

***THIS PLAN IS NOT FOR CONSTRUCTION AS IT IS UNDER REVIEW. THIS PLAN IS INTENDED FOR ESTIMATING AND PERMITTING PURPOSES ONLY. UNTIL PERMIT REQUIREMENTS OR VARIANCES ARE GRANTED AND LIABILITY SHALL NOT BE PLACED UPON DAVID SONKA/LANDSCAPE DESIGN STUDIOS FOR WORK PERFORMED WITHOUT PERMISSION.

- CMU-TYPE RETAINING WALLS WILL BE BUILT TO ICP1 STANDARDS AND PER MANUFACTURER'S SPECIFICATIONS, WITH AT LEAST 6" OF COMPACTED BASE AND AT LEAST ONE BLOCK DEPTH AS FOOTING, WITH 1/2" CLEAR DRAINAGE ROCK AND DRAIN TILE THAT IS DAYLIGHTED AND DRAINED AROUND OR THROUGH WALL AS NEEDED. CMU-TYPE HARDSCAPE MATERIALS SHALL BE APPROPRIATELY PINNED AND/OR GLUED ALONG COURSES AND CAPS AS NEEDED, AS PRESCRIBED BY MANUFACTURER.

***FOR WALLS IN EXCESS OF 4' TALL AND/OR WITH A BACKSLOPE OF GREATER THAN 15%, A LICENSED ENGINEER SHALL PROVIDE DESIGN GUIDANCE ALONG WITH THE MANUFACTURER'S SPECIFICATIONS.

-CMU-TYPE RETAINING WALLS SHALL BE INSTALLED WITH GEO-GRID WHEN INSTALLED OVER 4' TALL AND WITH THE SUPERVISORY OF A LICENSED ENGINEER AND THE MANUFACTURER'S INSTALLATION RECOMMENDATION

-THE OPTION OF USING LARGE MODULAR UNITS, SUCH AS RECON BLOCK OR REDI-ROCK, ARE BEING CONSIDERED FOR THIS PROJECT ALONG W/ 41" STREET. THESE UNITS WILL ENABLE LARGE GRAVITY WALLS WITH DRAINAGE ROCK TO REPLACE SMALLER MODULAR BLOCK UNITS WHICH WILL REQUIRE MORE SUBSTANTIAL EXCAVATION AND ENGINEERED FILL WITH GEOGRID INSTALLATION.

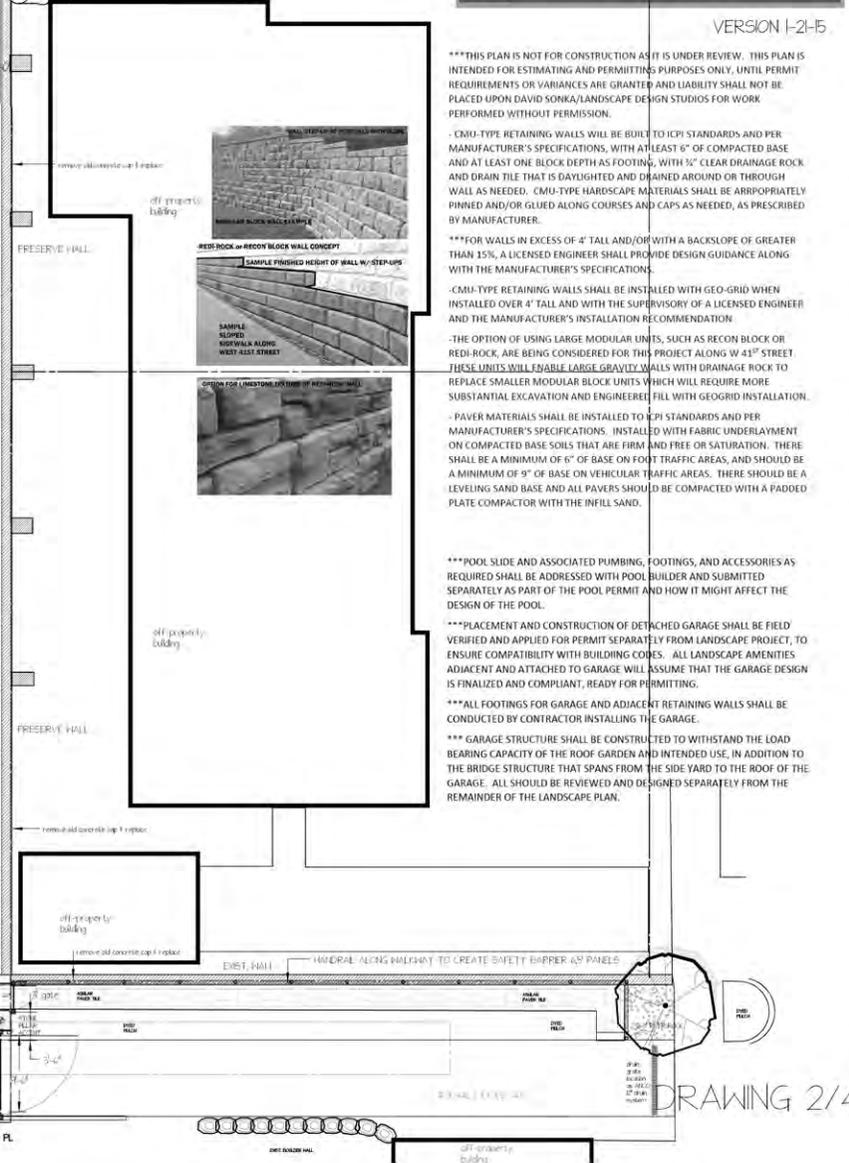
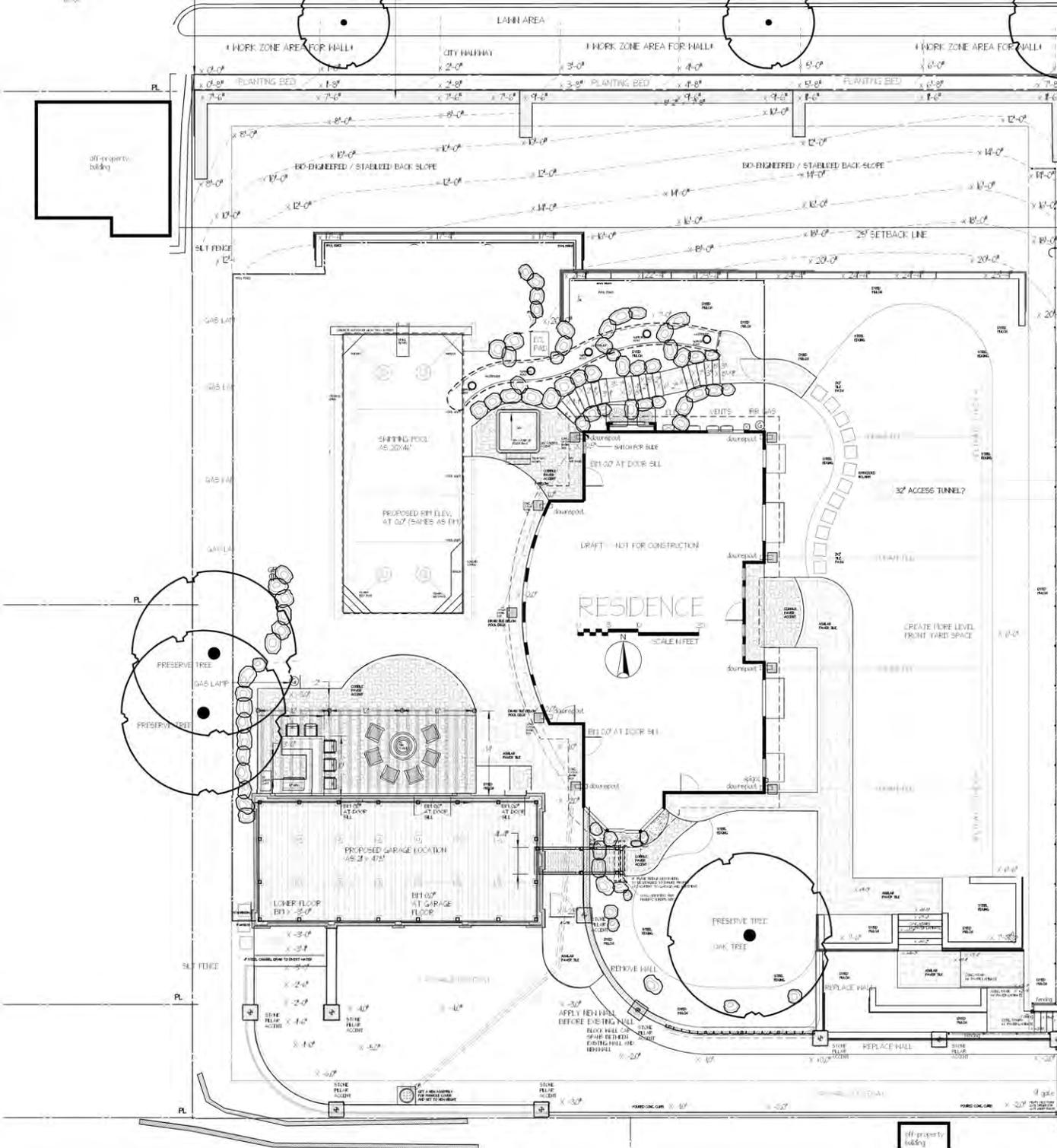
-PAVER MATERIALS SHALL BE INSTALLED TO ICP1 STANDARDS AND PER MANUFACTURER'S SPECIFICATIONS. INSTALLED WITH FABRIC UNDERLAYMENT ON COMPACTED BASE SOILS THAT ARE FIRM AND FREE OR SATURATION. THERE SHALL BE A MINIMUM OF 6" OF BASE ON FOOT TRAFFIC AREAS, AND SHOULD BE A MINIMUM OF 9" OF BASE ON VEHICULAR TRAFFIC AREAS. THERE SHOULD BE A LEVELING SAND BASE AND ALL PAVERS SHOULD BE COMPACTED WITH A PADDED PLATE COMPACTOR WITH THE INFILL SAND.

***POOL SLIDE AND ASSOCIATED PUMPING, FOOTINGS, AND ACCESSORIES AS REQUIRED SHALL BE ADDRESSED WITH POOL BUILDER AND SUBMITTED SEPARATELY AS PART OF THE POOL PERMIT AND HOW IT MIGHT AFFECT THE DESIGN OF THE POOL.

***PLACEMENT AND CONSTRUCTION OF DETACHED GARAGE SHALL BE FIELD VERIFIED AND APPLIED FOR PERMIT SEPARATELY FROM LANDSCAPE PROJECT, TO ENSURE COMPATIBILITY WITH BUILDING CODES. ALL LANDSCAPE AMENITIES ADJACENT AND ATTACHED TO GARAGE WILL ASSUME THAT THE GARAGE DESIGN IS FINALIZED AND COMPLIANT, READY FOR PERMITTING.

***ALL FOOTINGS FOR GARAGE AND ADJACENT RETAINING WALLS SHALL BE CONDUCTED BY CONTRACTOR INSTALLING THE GARAGE.

***GARAGE STRUCTURE SHALL BE CONSTRUCTED TO WITHSTAND THE LOAD BEARING CAPACITY OF THE ROOF GARDEN AND INTENDED USE, IN ADDITION TO THE BRIDGE STRUCTURE THAT SPANS FROM THE SIDE YARD TO THE ROOF OF THE GARAGE. ALL SHOULD BE REVIEWED AND DESIGNED SEPARATELY FROM THE REMAINDER OF THE LANDSCAPE PLAN.





GRAVEL FILL BUILT FROM 2ND FLOOR
 VIA RED-FLOOR, RECON BLOOR, OR SPILL
 ENGINEERED PER MANUFACTURERS SPEC.
 3 STEPS UP ALONG GRADE OF 1ST STREET
 3 WITH EACH RISE WE NEEDED.

KUBESH RESIDENCE

4106 Vincent Ave S Minneapolis, MN 55410
 JULIEN & KARI KUBESH

NORTH RETAINING WALL SLOPE
 DRAFT - NOT FOR CONSTRUCTION



EPL AT SIDEWALK
 ON PROPERTY CORNER
 0'-0"

DESIGNED BY DAVID SCHMIDT, PLSA, LSC

WEST 41ST STREET

LAND AREA

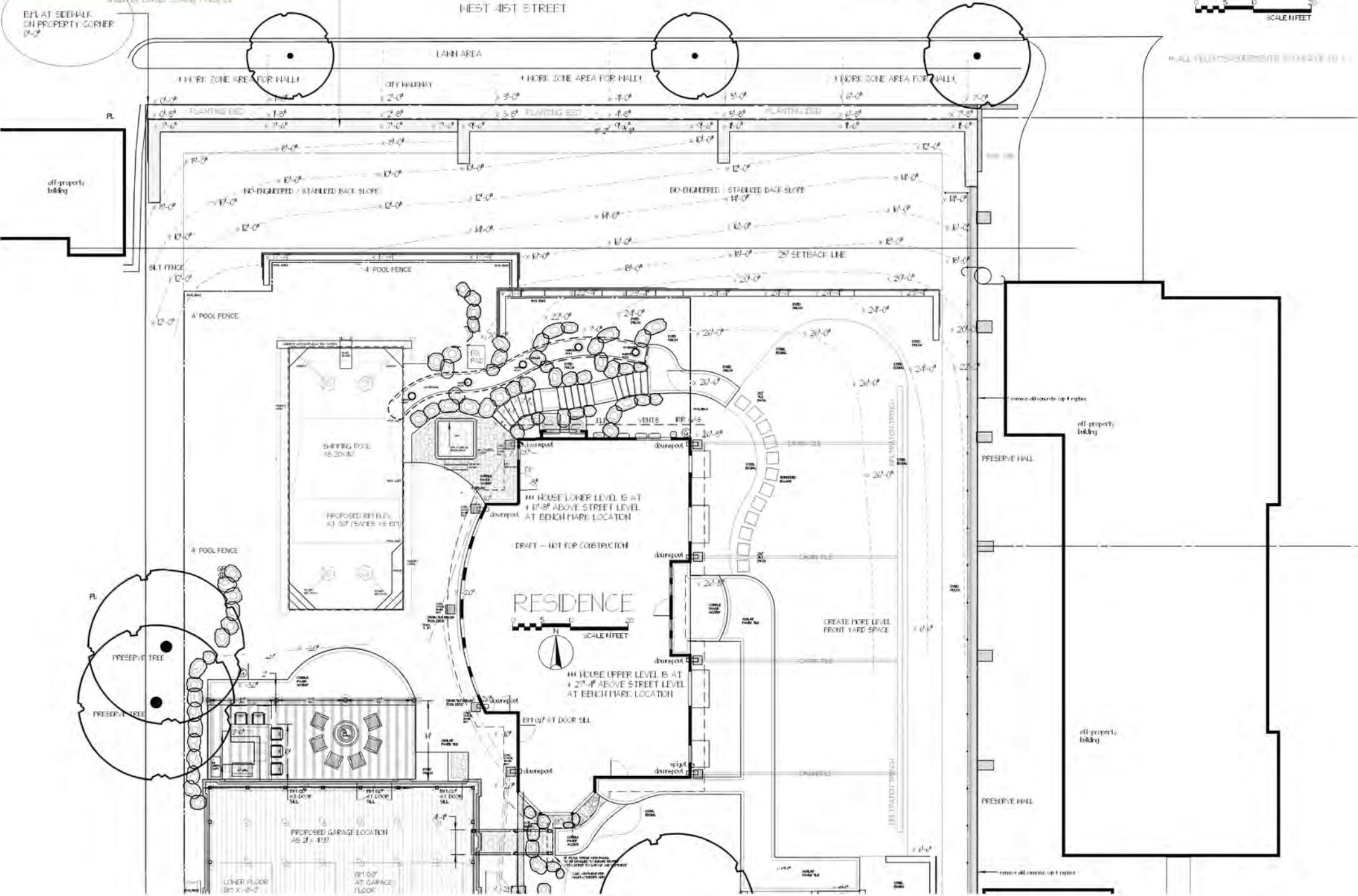
1 WORK ZONE AREA FOR WALL

CITY HIGHWAY

1 WORK ZONE AREA FOR WALL

1 WORK ZONE AREA FOR WALL

WALL FIELD PRESERVE EXPOSED TO 1



DRAFT - NOT FOR CONSTRUCTION

RESIDENCE



HOUSE UPPER LEVEL IS AT
 + 27'-0" ABOVE STREET LEVEL
 AT BENCHMARK LOCATION

HOUSE LOWER LEVEL IS AT
 + 17'-0" ABOVE STREET LEVEL
 AT BENCHMARK LOCATION

SWIMMING POOL
 AS 20'-0" X 12'-0"

PROPOSED RPT FENCE
 AT 50' (BANKS 1/2 50')

PROPOSED GARAGE LOCATION
 AS 21' X 17'-0"

LOWER FLOOR
 50' X 25'-0"

EPL 0' AT GARAGE
 FLOOR

EPL 0' AT DOOR SILL

REMOVE ALL CONCRETE UP 4' EXPOSE

off-property
 building

PRESERVE HALL

off-property
 building

PRESERVE HALL

REMOVE ALL CONCRETE UP 4' EXPOSE

off-property
 building

PL

7	.	.
8	.	.
9	56	56
10	42	42
11	152	41

V-4051	7	.
V-3059	8	.
V-1662	9	56
V-3148	10	42
V-4102	11	41

.	16	7
.	15	8
V-3632	14	9
42	13	10
41	152	12

7

152	56
RT	.
2	.
3	.
4	.
V-3601	.

REAR

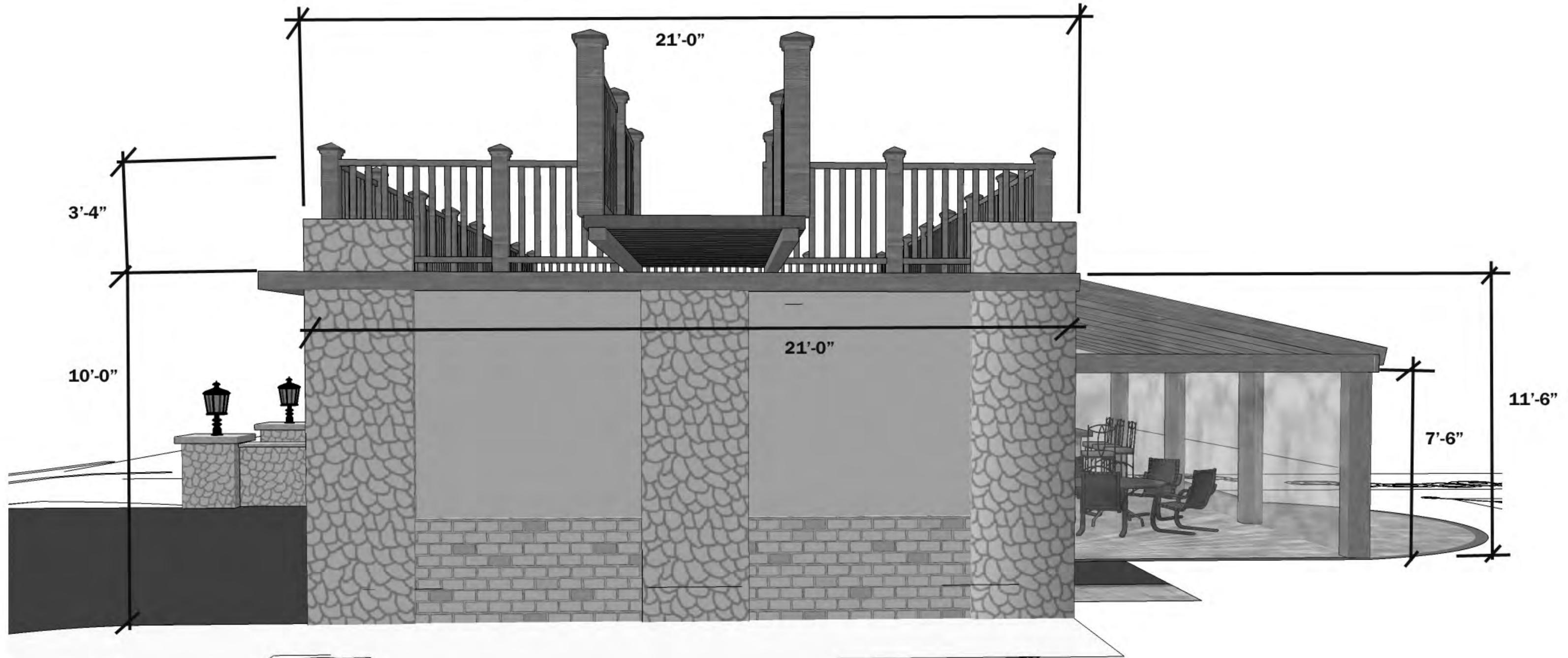
J. W. BOWEN'S

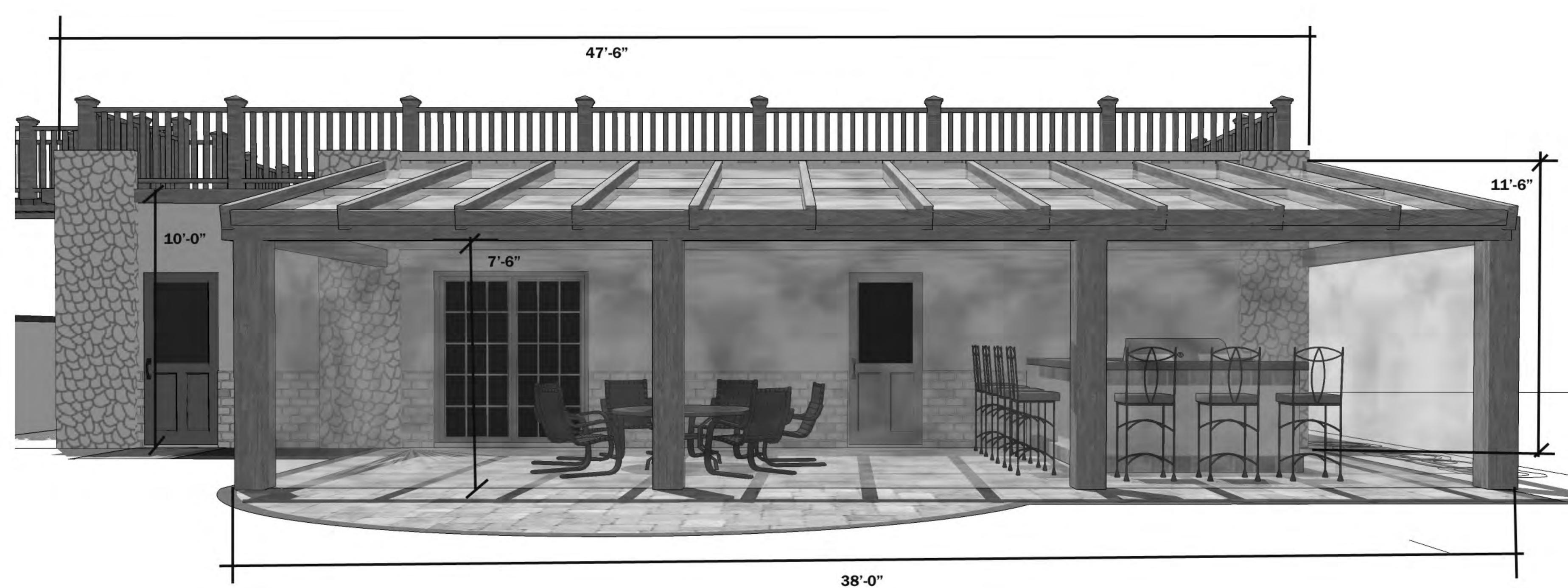
REAR.



18 18

56	152	152
.	22	1
.	21	2
.	20	3
.	19	4
.	18	19





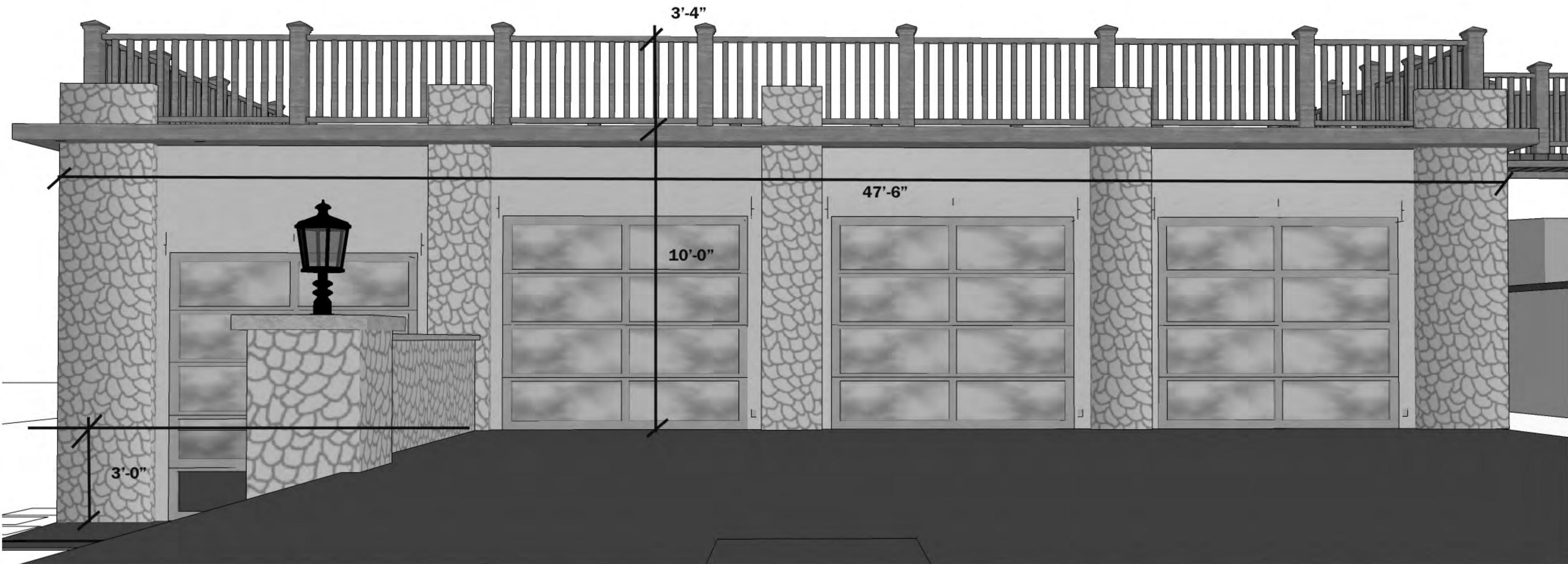
47'-6"

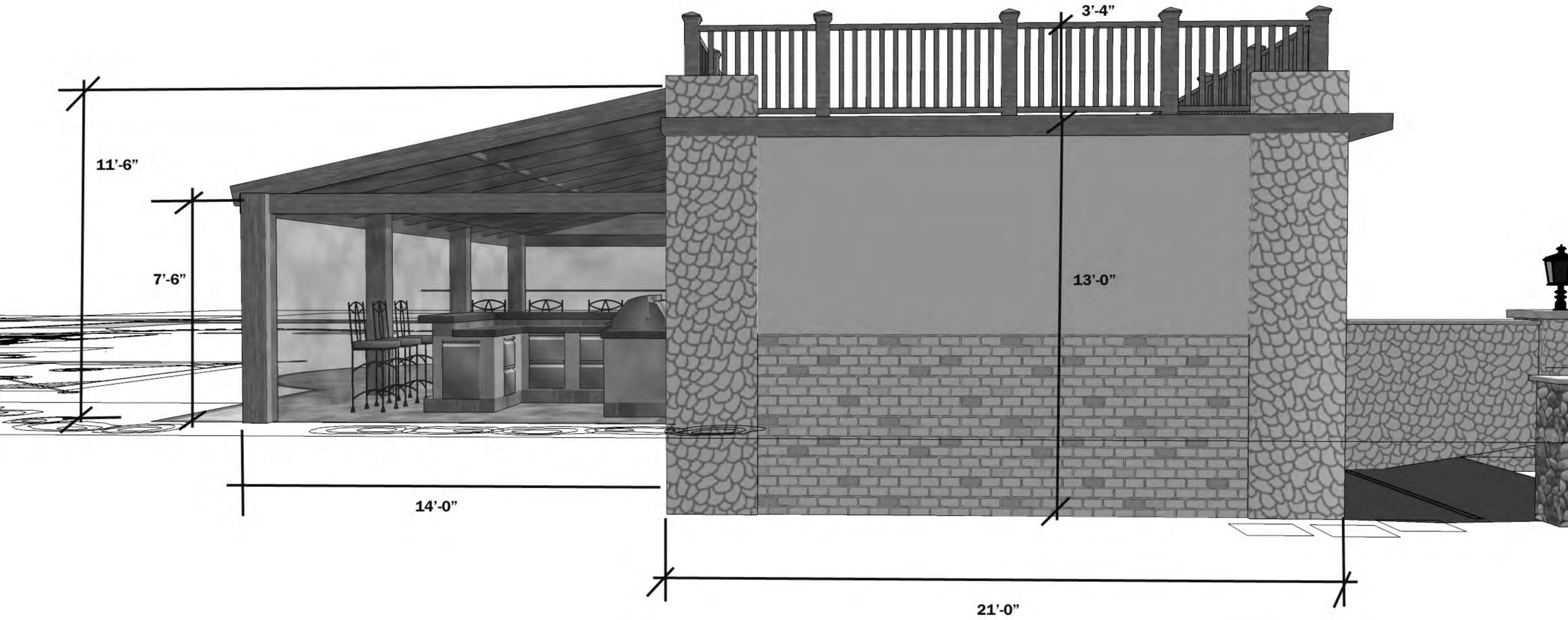
11'-6"

10'-0"

7'-6"

38'-0"





Existing Conditions of Hillside along 41st Street West:



Proposed Retaining Wall Concept Along 41st Street West:



Existing Garage to be Replaced:



Proposed Garage and Location around the corner behind the house:



DECK WALKWAY
TO SIDE YARD GRADE

3'-4" RAILING

21'-0"

10'

7'-6"





10'-0"

7'-6"

38'-0" X 14'-0"



3'-4"

10'-6"
TO PL

10'-0"

47'-6"

6'-6"
TO HOUSE







**NEW GARAGE IS
TO BE LOCATED BEHIND
HILL AND HOUSE**

**EXISTING
GARAGE**



**17' ELEV.
OVER 34'**

**18' ELEV.
OVER 30'**

RETAINING WALL AT TOP OF HILL, BEYOND 25' SETBACK

BLOCK ELBOWS
BACK INTO HILL

SCOUR ELBOWS
BACK INTO HILL

BLOCK ELBOWS
BACK INTO HILL

BLOCK ELBOWS
BACK INTO HILL

2'STEP
DOWN

2'STEP
DOWN

PLANTING BED

PLANTING BED

PLANTING BED

**THERE IS 7' OF GRADE
CHANGE ALONG THE SLOPE OF
THE SIDEWALK ON WEST 41ST STREET**

**LOCATION AND STEPPED DESIGN OF RETAINING WALLS
TO ACHIEVE STRUCTURAL SUPPORT AND MINIMIZE WALL HEIGHTS,
AS WALL WILL BE 4.5 TO 7.5' HEIGHT AS THEY STEP WITH GRADE.**



Washburn Ave S

Vincent Ave S

Vincent Ave S

W 41st St

Washburn Ave S

Washburn Ave S

Washburn Ave S

W 41st St

A

From: [JP Kubesh](#)
To: [Kari Kubesh](#)
Subject: Fwd: Variance Application for 4106 Vincent Avenue South
Date: Sunday, February 08, 2015 10:34:51 PM

Begin forwarded message:

From: "JP Kubesh" <jpkubesh@hotmail.com>
To: "info@lindenhills.org" <info@lindenhills.org>
Cc: "linea.palmisano@minneapolisismn.gov"
<linea.palmisano@minneapolisismn.gov>
Subject: Variance Application for 4106 Vincent Avenue South

Ms. Christy Prediger:

I am sending this message to provide notice to the LHiNC and City Council Member Palmisano that we are in the process of working with CPED to request a two variances for proposed projects at our residence, 4106 Vincent Avenue South. The first variance involves building a Retaining Wall higher than 36 inches within 25 feet of our north property line. The second variance is for the construction of a Residential Detached Garage and Screened Porch in excess of 1,000 square feet. Our current City Planner is Joseph Giant at 612.673.3489 and Joseph.Giant@minneapolisismn.gov.

Please note the attached formal letter to the LHiNC Board and the Statements of Proposed Use for both variance items. If you have any questions, please feel free to email or call me. Thank you for your time and consideration.

Regards,

Julien Kubesh

612.220.4129

<Letter to Neighbors2.pdf>

February 08, 2015

VIA ELECTRONIC MAIL

Linden Hills Neighborhood Council (LHiNC)
Minneapolis, MN 55424

Re: Variance Request for Retaining Wall and Detached Garage with Porch

Dear Linden Hills Neighborhood Council:

We purchased the Robert T. Giles House at 4106 Vincent Avenue South (Zoned R1) in 2010 and have spent almost five years restoring the house and making it more livable. We are proud to call it our home. We would like to move into the landscape phase and one of the important goals is to tame the hillside on the north side of the property.

The north yard slopes from 16 to 18 feet down to the sidewalk along 41st Street. That area has been full of volunteer growth vegetation (buckthorn, boxelder, grape vine, etc.) for the past 20 years. We have started to tame the growth a bit, but the next step is to mitigate the slope as we clear out more of the vegetation.

We would like to proceed with a retaining wall system that can retain the bottom one-third of the slope with a wall that is four to eight feet tall and steps with the grade, a few feet off of the sidewalk. The wall will enable the hillside to be properly retained to prevent erosion and also will make it more easily maintained in the future. In this instance, the City requires a variance in order to build the wall to properly retain the grade and establish a stabilized slope. We believe that the new wall and integrated landscaping will work to enhance the appearance of the hillside. Please refer to the attached photos of the existing conditions and the concept rendering.

In addition to the retaining wall, we would also like to replace the detached garage with a new detached garage and a screened porch attached to it. By detaching the structure, we will maintain the existing footprint of the house, preserving its architectural integrity. The garage would have a flat roof so as to keep it at one story in height and minimize any visual impact that it could present. This also requires a variance by the City of Minneapolis, as it will be larger than the allotted footprint for a garage.

Thank you for your time and consideration in this matter. If possible, we would appreciate the opportunity to discuss this proposal with the Zoning Committee at the February 16th meeting.

Sincerely,

Julien and Kari Kubesh
612.220.4129
jpkubesh@hotmail.com

Cc: Ward 13, Linea Palmisano



February 19, 2015

Joe Giant, City Planner
Rebecca Farrar-Hughes, Senior City Planner
Janelle Widmeier, Senior City Planner
Department of Community Planning &
Economic Development - Planning Division
250 S. 4th St. Room 300
Minneapolis, MN 55415

Re: 4106 Vincent Ave S, 3811 Sheridan Ave S/3810-26 W. Calhoun Pkwy, Proposed South Upton Building

Dear Mr. Giant, Ms. Farrar-Hughes, and Ms. Widmeier:

Please be advised of the considerations of the Linden Hills Zoning Committee at its February 16, 2015 meeting, respectfully submitted on behalf of Eric J. Hansen, Zoning Committee Chair.

The Committee voted unanimously to **Not Oppose** the variances requested for the renovation project at **4106 Vincent Ave S**, to increase the maximum size of an accessory structure, and to reduce the front yard setback along 41st St to allow a retaining wall.

The Committee voted unanimously to **Not Oppose** the minor subdivision application at **3811 Sheridan Ave S and 3810-26 W. Calhoun Pkwy**. The applicant was encouraged to pursue salvage opportunities for the 3810-26 W. Calhoun Pkwy building demolition, in the interest of reusing building materials and reducing the volume directed to landfill.

The development team of the proposed **South Upton Building** presented project plans. Committee members and neighbors weighed in with questions and concerns, which included the height of the building and elevator shaft, the inadequate parking solution, stormwater runoff, non-compliance with Shoreland Overlay District provisions and the current C1 zoning. The Committee voted to table further discussion and action until more direction is received from city staff regarding the definitive list of variances and the CUP required, and the date at which the matter will go before the City Planning Commission. A special meeting of the Zoning Committee has been tentatively scheduled for March 3.

Please contact me if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read 'CP', enclosed within a large, loopy circular flourish.

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

cc: Eric J. Hansen, Zoning Committee Chair
Julien Kubesh, Homeowner, 4106 Vincent Ave S
Thomas Bray, Attorney, Briggs and Morgan, 3811 Sheridan Ave S./3810-26 W. Calhoun Pkwy
Patrick Sarver, Civil Site Group, South Upton Building
Brian Gadiant, Momentum Design Group, South Upton Building