CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #1
March 26, 2015
BZZ-7059

LAND USE APPLICATION SUMMARY

Property Location: 44 Clarence Ave SE
Project Name: Emerly-Warling Remodel & Addition
Prepared By: Joseph.Giant@minneapolismn.gov, City Planner, (612) 673-3489
Applicant: Darin Warling
Project Contact: Christine Albertsson, Albertsson Hansen Architecture
Request: Construct a rear addition
Required Applications:

Variance	• Variance to reduce the minimum distance between a principal structure and an accessory structure from 6 feet to approximately 3.8 feet, measured to the structure.

SITE DATA

Existing Zoning	R1A Single-Family District UA University Area Overlay District
Lot Area	8,293 square feet
Ward(s)	2
Neighborhood(s)	Prospect Park – East River Road
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	Stadium Village/University Avenue Station Area Plan

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 44 Clarence Avenue Southeast, is an 8,293 square foot lot containing a 2.5-story single-family home and detached garage. The home, constructed in 1906, is referred to as the J. L. Gable House, and was designed by renowned Minneapolis architect Lowell Lamoreaux. The home has been well maintained, and has been identified by CPED staff as a contributing resource in the potential Prospect Park Historic District. A detached garage is currently located approximately 10 feet behind the principal structure. Although the garage was constructed nearly 100 years after the home, the garage closely matches the architectural style and character of the historic structure. A driveway extends along the northern interior side property line. The driveway is used by the subject property as well as both 1 Seymour Ave SE and 15 Seymour Ave SE.

Date Application Deemed Complete	March 4, 2015	**Date Extension Letter Sent**	NA
End of 60-Day Decision Period	April 3, 2015	**End of 120-Day Decision Period**	NA

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is in the R1A Single-Family Zoning District and the UA University Area Overlay District. It is located approximately 1.5 blocks south of University Ave in the Prospect Park neighborhood of Minneapolis. The predominant land use in the vicinity is single-family homes. Nearby homes are comparable in age and historic status to the subject property.

PROJECT DESCRIPTION. The applicant proposes to construct a 1-story, 57 square foot addition to the rear of the house in order to accommodate a larger kitchen. Currently, an 8'x6' projection containing a breakfast nook protrudes from the northwest corner of the rear of the house. The proposed addition would follow the rear wall of the nook an additional 8 feet towards the middle of the rear of the house. The existing kitchen would expand into the space currently occupied by the nook as well as into the space created by the addition.

At its closest point, the proposed addition would be located approximately 3.8 feet from the garage. According to Minneapolis Code of Ordinances Chapter 536.80, a detached accessory building may not be located closer than 6 feet from the habitable space of a dwelling. Therefore, the applicant has applied for a variance to reduce the minimum distance between a principal structure and an accessory structure from 6 feet to approximately 3.8 feet.

PUBLIC COMMENTS. Staff has received a letter in support of the proposed variance from an adjacent neighbor. A copy of the letter is available in the Additional Materials. As of the writing of this report, staff has not received any correspondence from the neighborhood association. Any further correspondence will be forwarded to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

In accordance with Chapter 525, Article IX Variances, Section 525.520(8) "…to permit parking that cannot comply with the location requirements for on-site parking, as specified in Chapter 537, Accessory Uses and Structures, and Chapter 541, Off-Street Parking and Loading," 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.*

   A practical difficulty exists due to the historic status of the structure as well as the shared driveway. These circumstances were not created by the applicant and are not based on economic considerations alone.

   The purpose of the addition is to increase the size of the existing kitchen without reconfiguring the interior of the home. According to the applicant, the interior of the home contains ornate historic building materials. Rearranging the walls of the home within the existing footprint would likely require that a significant amount of historic building materials were removed. The proposed project

would only disturb a small section of the rear wall of the house.

An addition of comparable size could be constructed without a variance on the south side of the house. However, the mere fact that the envelope of the home could be expanded without a variance does not address or accomplish the objective of expanding the kitchen. Expanding the home to the south would likely necessitate the reconfiguration of the floor plan, including the rearrangement of interior walls and the removal of historic building materials. Further, such an addition would be much more visible from neighboring properties and from the public right-of-way.

The shared driveway that runs along the north side of the property prevents the expansion of the kitchen towards the north property line. The width of the existing driveway is slightly less than the required minimum width of 8 feet. Constructing an addition that further encroaches on the driveway would not only increase the degree of nonconformity of the driveway but would also exacerbate a potentially hazardous parking arrangement.

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 with a detached garage. Single-family homes are a permitted use in the R1A district and are predominant in the surrounding area.

The purpose of the requisite 6-foot spacing between a principal structure and an accessory structure is to allow adequate access to light and air, to reduce perceived building bulk, to mitigate adverse effects from cars parked adjacent to dwellings, and to prevent the spread of fire between structures.

A 1-story, 57 square foot addition constructed in the middle of the rear wall of an existing house will not block access to light and air and will minimally increase building bulk. In order to receive a building permit, the addition must comply with all applicable building and fire codes. In all likelihood, any potential adverse impact resulting from the project will be borne by the users of the subject property rather than adjacent properties.

As part of the kitchen expansion and remodel, the applicant proposes to replace a window on the north elevation of the home with a glass block window. Walls that face interior property lines must be comprised of at least 5% windows per story. Glass block windows are not included in this calculation because they do allow views in and out of the building. The length of the north facade of the home is 36 feet, so the wall must contain at least 14.4 square feet of windows. The proposed elevation would contain only 14 square feet of window area. Therefore, the applicant may not obtain a zoning certificate until the plans have been revised. Modifying the drawings to meet the minimum window requirement will not affect the proposed variance, provided the bulk of the structure is not altered.

In all other regards, the proposed variance meets the purpose and intent of the zoning 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.*

Approving the proposed variance would facilitate the adaptation and continued use of a well-maintained historic property. The proposed addition would not be visible from the public right-of-way, and would only be visible from a limited number of vantage points on surrounding properties. The applicant intends to closely match the style, character, and materials of the existing house. Therefore, staff finds that the proposed variance will not alter the essential character of the locality or be detrimental to the use and enjoyment of other properties in the vicinity.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt staff findings for the application for variance by Darin Warling for the property located at 44 Clarence Avenue Southeast.

Variance to reduce the minimum distance between a principal structure and an accessory structure.

Recommended motion: **Approve** the variance to reduce the minimum distance between a principal structure and an accessory structure from 6 feet to approximately 3.8 feet, measured to the structure, subject to the following conditions:

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development;

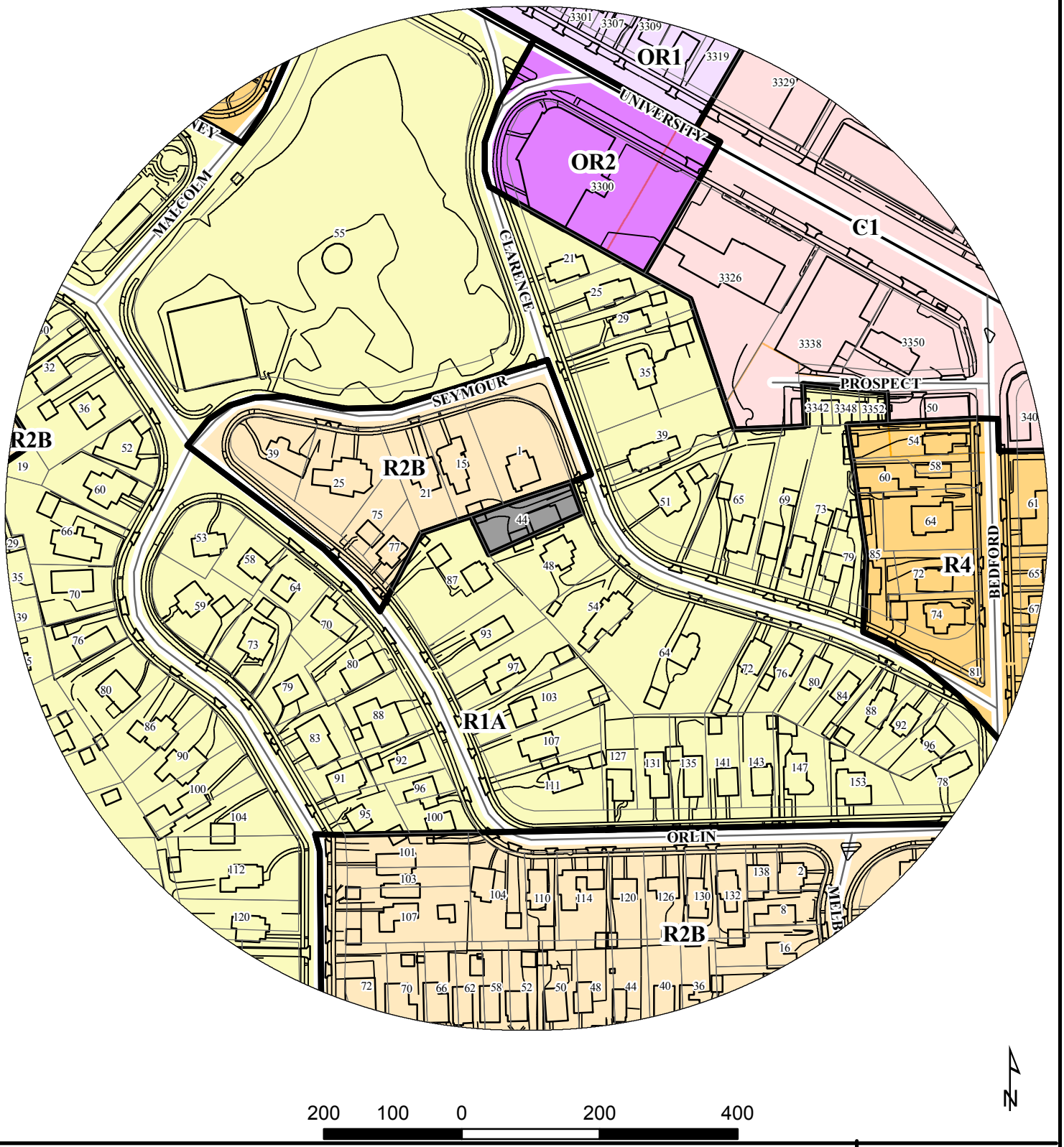
2. All site improvements shall be completed by March 26, 2017 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Zoning map
2. Authorization letter
3. Applicant's written materials and variance findings
4. Land survey
5. Site plan
6. Floor plans
7. Elevation drawings
8. Photos
9. Letters to city council and neighborhood group
10. Public correspondence

Darin Warling **2nd**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

44 Clarence Ave SE

FILE NUMBER

BZZ-7059

Christine L. Albertsson AIA / Todd P. Hansen AIA

a&h

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Ave. South Suite 220
Minneapolis, MN 55408

Memo

tel 612 823 0233 / fax 612 823 4950

Date: 2/19/15

Project: Emery-Warling Variance Application

44 Clarence Ave SE, Minneapolis, MN

Subject: Letter from Owner authorizing Albertsson Hansen Architecture to represent them in the submittal of a variance application

Dear Madam or Sir,

I the Owner of the property at 44 Clarence Avenue Southeast, Minneapolis, authorize Albertsson Hansen Architecture to submit a Variance Application and act on our behalf through the process.

Thank you,

Darin Warling

Darin Warling

Christine L. Albertsson AIA / Todd P. Hansen AIA

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Ave. South Suite 220
Minneapolis, MN 55408

Memo

tel 612 823 0233 / fax 612 823 4950

Date: February 27th, 2015

Project: Emery-Warling Remodeling & Addition
44 Clarence Ave SE

Subject: Statement of proposed use and description

The current use of the property is a single family residence and will remain a single family residence. The project consists of a small 57s.f. addition to and remodeling of this existing single family residence. The addition to the original house will expand the existing kitchen as part of remodeling it and an existing ½ bath on the main level. The addition will comply with all city zoning requirements to the best of our knowledge with the exception that the primary structure will be within 6 feet of the existing garage.

Christine L. Albertsson AIA / Todd P. Hansen AIA

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Ave. South Suite 220
Minneapolis, MN 55408

Memo

tel 612 823 0233 / fax 612 823 4950

Date: February 27th, 2015

Project: Emery-Warling Remodeling & Addition
44 Clarence Ave SE

Subject: Variance Application Written Statement

1. Statement of Proposed Use and Description of the Project

The current use of the property is a single family residence and will remain a single family residence. The project consists of a small 57s.f. addition and remodeling to this existing single family residence. The addition to the original house will expand the existing kitchen as part of remodeling it and an existing ½ bath on the main level. The addition will comply with all city zoning requirements to the best of our knowledge with the exception that the primary structure will be within 6 feet of the existing garage.

2. A written statement by the applicant which addresses the following required finding for a variance.
    a. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property.
        i. This property is unique in that the North side of the property, adjacent to the house, is occupied by a shared driveway which is used by two adjacent properties. In addition, the driveway and garage access, are adjacent to the West side of the house leaving no buildable area according to strict adherence. (See attached Site Plan)
        ii. The interior of the house is historic in nature with elaborate oak paneling and details in the Entry, Living Room, and Dining Room, preventing the repurposing of these spaces into a modern kitchen.
    b. The property owner or authorize applicant proposed to us the property in a reasonable manner.
        i. As the Owners would like to make a reasonable use of the property: Expanding the kitchen with a modest 57s.f. addition for a total Gross floor area of 2,674s.f. on a 8,293 s.f. lot. The only available building area is less than 6' from the existing detached garage. A Variance is requested to be able to build an otherwise zoning compliant addition to this house within 6' of the existing detached garage.

c. 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.
    i. The proposed addition is designed to match the character of the existing house and is an expansion of an existing one story portion of the house. The location of the addition at an existing inside corner on the rear of the house will have little or no visual impact on other properties in the vicinity.

If you have any questions about our project please contact us at (612) 823-0233 extension 1 or via email at christine@aharchitecture.com.

Sincerely,

Christine Albertsson

ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADVSUR.COM

SURVEY FOR: ***DARIN WARLING***

SURVEYED: July, 2014 DRAFTED: July 8, 2014

LEGAL DESCRIPTION:
All of Lot 39, Block 17, Prospect Park First Division Revised excepting that portion of the rear end of said lot described as follows: Beginning at a point 155 feet from the street line on the Northerly boundary of sid Lot 39; thence along said boundary line to the rear end of said lot; thence along the rear boundary line of said lot to the Southwesterly corner of said lot; thence to beginning, Hennepin County, Minnesota, according to the recorded plat thereof.

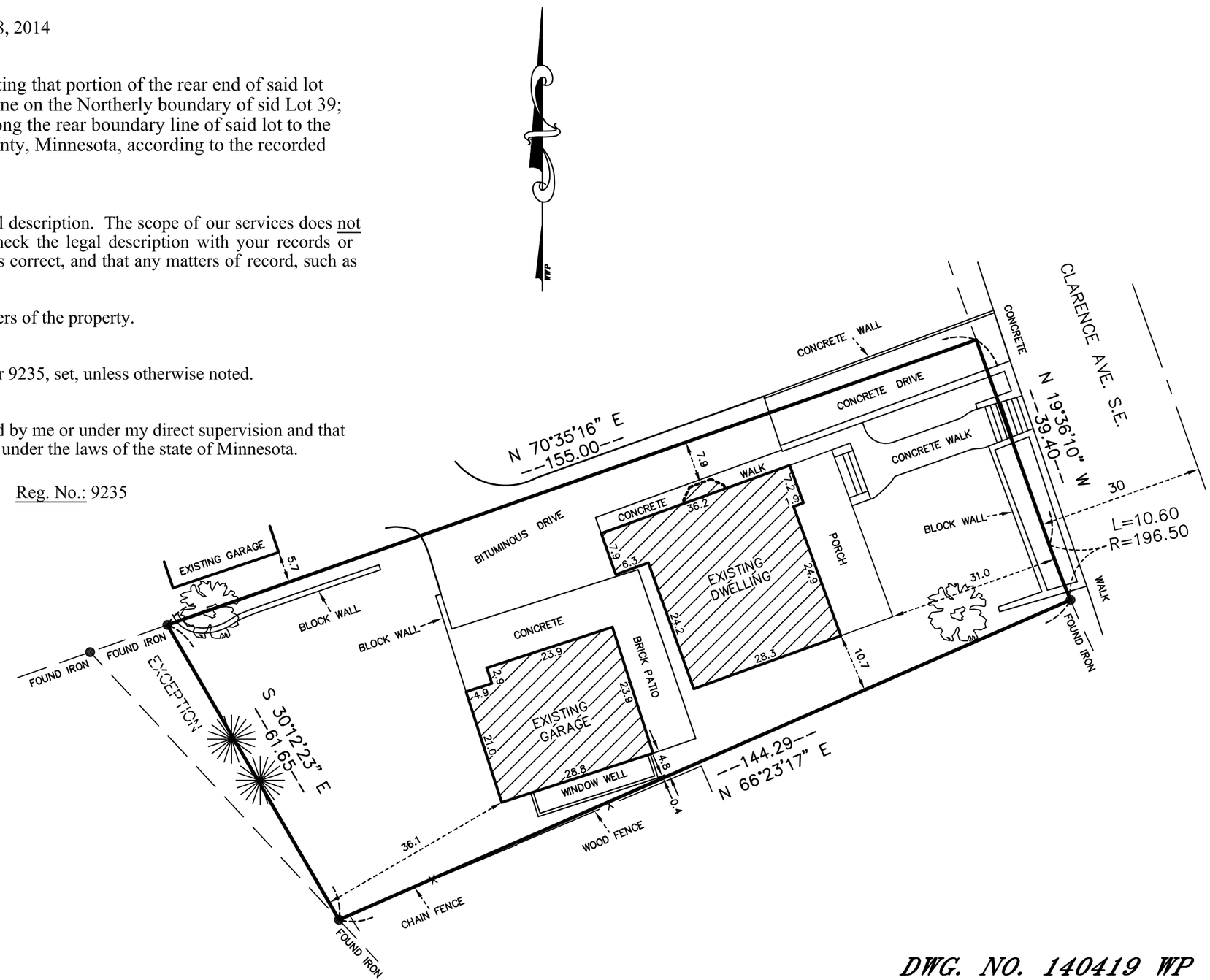
SCOPE OF WORK & LIMITATIONS:
1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

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

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

Date: July 8, 2014



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

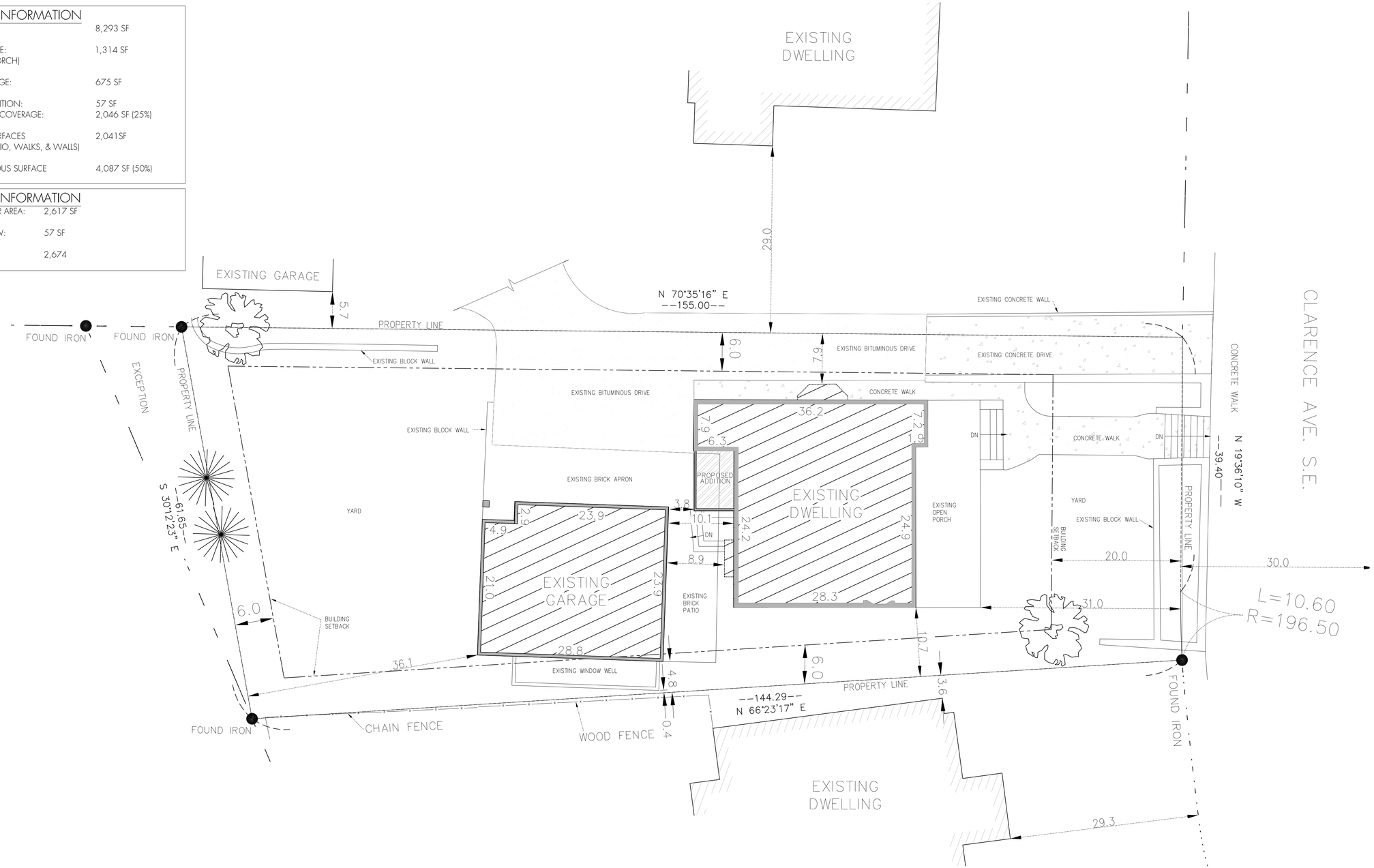
DWG. NO. 140419 WP

SITE PLAN INFORMATION

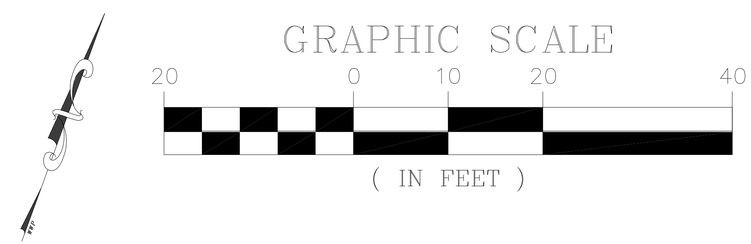
LOT SIZE:	8,293 SF
EXISTING HOUSE: (INC. FRONT PORCH)	1,314 SF
EXISTING GARAGE:	675 SF
PROPOSED ADDITION:	57 SF
PROPOSED LOT COVERAGE:	2,046 SF (25%)
IMPERVIOUS SURFACES (DRIVEWAY, PATIO, WALKS, & WALLS)	2,041SF
TOTAL IMPERVIOUS SURFACE	4,087 SF (50%)

BUILDING INFORMATION

EXISTING FLOOR AREA:	2,617 SF
PROPOSED NEW:	57 SF
NEW TOTAL:	2,674



1 SP1.1 Site Plan
Scale: 1/8" = 1'-0"



a&h
Albertsson Hansen Architecture, Ltd.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am duly registered architect under the laws of the state of Minnesota.

Name: _____ Registration # _____
Date: _____

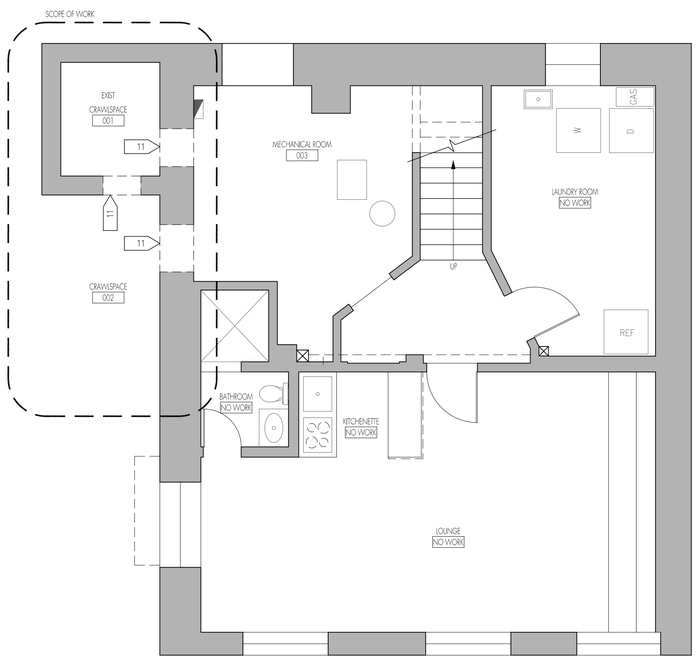
2800 Lyndale Avenue So. Suite 220 Minneapolis, MN 55408 • tel 612 823 0233 • fax 612 823 4950 • www.aharchitecture.com

Emery Warling Remodeling
44 Clarence Avenue SE
Minneapolis, Minnesota, 55414

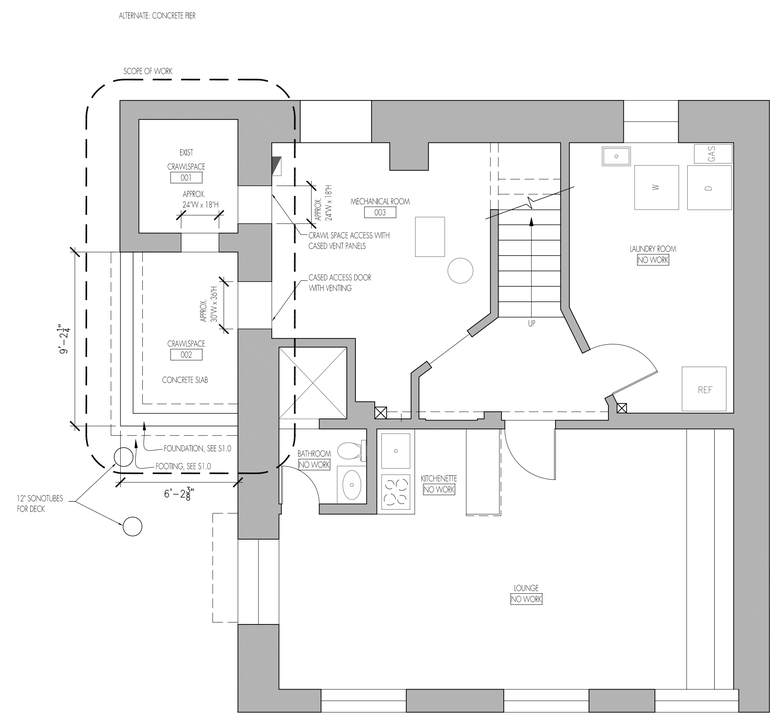
Issue Dates:
2/19/15 Variance

Construction Documents
Site Plan
Scale: 1/8" = 1'-0"

SP1.0



1 / D1.0 Basement Demo Plan
Scale: 1/4" = 1'-0"



1 / A1.0 Basement Floor Plan
Scale: 1/4" = 1'-0"

KEY – WALL TYPES

- EXISTING WALL TO DEMO (SEE KEY NOTES)
- EXISTING WALL TO REMAIN
- NEW WALL (EXISTING STRUCTURE IN SOME AREAS)

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FRAMING, FACE OF CONCRETE, U.N.O.
2. SEE STRUCTURAL PLANS FOR FOUNDATION, FRAMING AND STRUCTURAL ELEMENTS.
3. VERIFY AND COORDINATE ALL FINAL EQUIPMENT, CASEWORK, FINISH, FIXTURE, AND DEVICE SELECTIONS WITH ARCHITECT.
4. COORDINATE LOCATION AND DIMENSIONS OF ALL BLOCKING REQUIRED FOR SECURE ANCHORING OF EQUIPMENT, CASEWORK, FINISHES, FIXTURES AND DEVICES.

DEMOLITION KEY NOTES:

1. DEMO EXISTING EXTERIOR WALL STRUCTURE, WINDOW, OR EXTERIOR DOOR AS NOTED. LEAVE EXISTING STRUCTURE WHERE APPLICABLE & BRACE AS NECESSARY.
2. DEMO EXISTING INTERIOR WALL
3. DEMO EXISTING INTERIOR DOOR
4. DEMO EXISTING CABINETS, APPLIANCES AND PLUMBING FIXTURES
5. DEMO EXISTING FINISHED FLOOR
6. DEMO ALL EXISTING MILLWORK (ENTIRE ROOM)
7. DEMO CEILING DRYWALL/FINISH (ENTIRE ROOM)
8. SALVAGE AND REUSE EXISTING FIXTURE
9. SALVAGE AND REUSE EXISTING DOOR
10. DEMOLISH BASEBOARD HEATER
11. DEMOLISH FOUNDATION WALL FOR CRAWLSPACE ACCESS/VENT
12. DEMOLISH ROOF BELOW

DEMOLITION GENERAL NOTES:

1. SORT & RECYCLE DEMOLITION WASTE. SUGGESTED RESOURCES FOR WASTE SORTING & RECYCLING SERVICES:
   - ATOMIC WASTE
     PHONE: 612-623-8888
     EMAIL: INFO@ATOMICWASTE.COM
     WEB: WWW.ATOMICRECYCLING.COM
   - TUBS, INC.
     PHONE: 612-825-8827
     EMAIL: TWINCITIES@TUBSINC.COM
     WEB: WWW.TUBSINC.COM
2. COORDINATE ALL DEMOLITION WITH ALL PROJECT DOCUMENTS, INCLUDING STRUCTURAL. DO NOT INCLUDE MORE DEMOLITION THAN NECESSARY.

Albertsson Hansen Architecture, Ltd.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am duly registered architect under the laws of the state of Minnesota.

Name_____ Registration #_____
Date_____

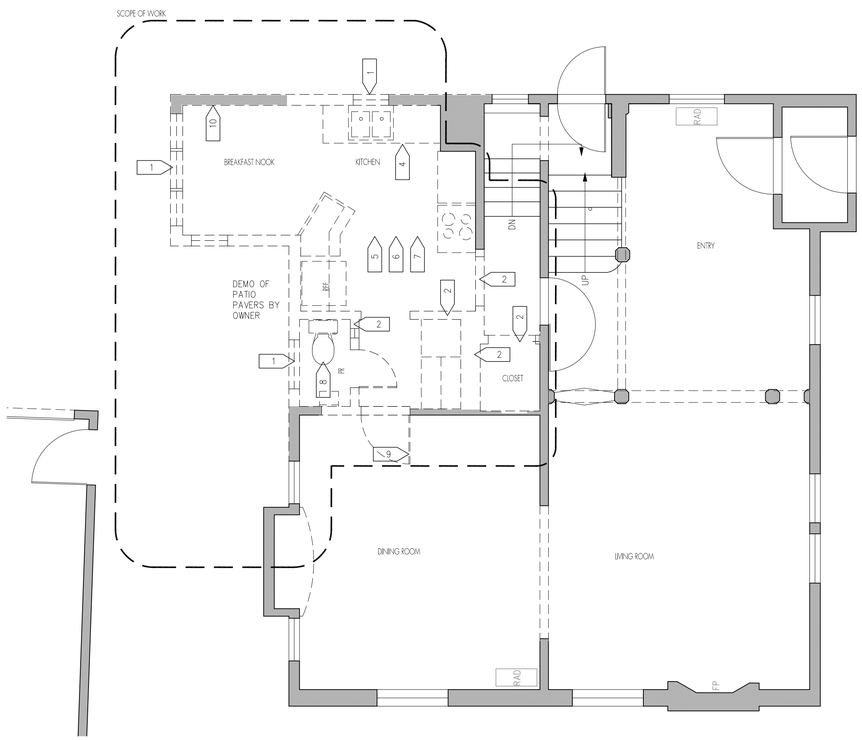
Emery Warling Remodeling
44 Clarence Avenue SE
Minneapolis, Minnesota, 55414

2800 Lyndale Avenue So. Suite 220 Minneapolis, MN 55408 • tel 612 823 0233 • fax 612 823 4950 • www.aharchitecture.com

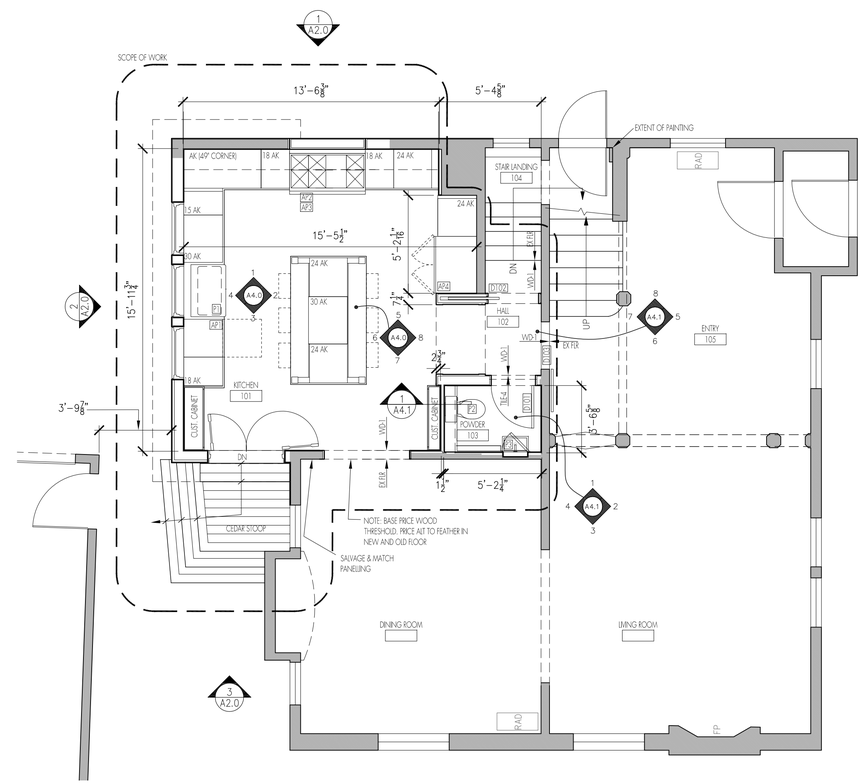
Issue Dates:
2/19/15 Variance

Construction Documents
Basement Demo and Floor Plans
Scale: 1/4" = 1'-0"

A/D1.0



1 / D1.1 First Level Demo Plan
Scale: 1/4" = 1'-0"



1 / A1.1 First Level Floor Plan
Scale: 1/4" = 1'-0"

KEY – WALL TYPES

- EXISTING WALL TO DEMO (SEE KEY NOTES)
- EXISTING WALL TO REMAIN
- NEW WALL (EXISTING STRUCTURE IN SOME AREAS)

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FRAMING, FACE OF CONCRETE, U.N.O.
2. SEE STRUCTURAL PLANS FOR FOUNDATION, FRAMING AND STRUCTURAL ELEMENTS.
3. VERIFY AND COORDINATE ALL FINAL EQUIPMENT, CASEWORK, FINISH, FIXTURE, AND DEVICE SELECTIONS WITH ARCHITECT.
4. COORDINATE LOCATION AND DIMENSIONS OF ALL BLOCKING REQUIRED FOR SECURE ANCHORING OF EQUIPMENT, CASEWORK, FINISHES, FIXTURES AND DEVICES.

DEMOLITION KEY NOTES:

1. DEMO EXISTING EXTERIOR WALL STRUCTURE, WINDOW, OR EXTERIOR DOOR AS NOTED. LEAVE EXISTING STRUCTURE WHERE APPLICABLE & BRACE AS NECESSARY.
2. DEMO EXISTING INTERIOR WALL
3. DEMO EXISTING INTERIOR DOOR
4. DEMO EXISTING CABINETS, APPLIANCES AND PLUMBING FIXTURES
5. DEMO EXISTING FINISHED FLOOR
6. DEMO ALL EXISTING MILLWORK (ENTIRE ROOM)
7. DEMO CEILING DRYWALL/FINISH (ENTIRE ROOM)
8. SALVAGE AND REUSE EXISTING FIXTURE
9. SALVAGE AND REUSE EXISTING DOOR
10. DEMOLISH BASEBOARD HEATER
11. DEMOLISH FOUNDATION WALL
12. DEMOLISH ROOF BELOW

DEMOLITION GENERAL NOTES:

1. SORT & RECYCLE DEMOLITION WASTE. SUGGESTED RESOURCES FOR WASTE SORTING & RECYCLING SERVICES:
   - ATOMIC WASTE
     PHONE: 612-623-8888
     EMAIL: INFO@ATOMICWASTE.COM
     WEB: WWW.ATOMICRECYCLING.COM
   - TUBS, INC.
     PHONE: 612-825-8827
     EMAIL: TWINCITIES@TUBSINC.COM
     WEB: WWW.TUBSINC.COM
2. COORDINATE ALL DEMOLITION WITH ALL PROJECT DOCUMENTS, INCLUDING STRUCTURAL. DO NOT INCLUDE MORE DEMOLITION THAN NECESSARY.

a&h
Albertsson Hansen Architecture, Ltd.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota.

Name_____ Registration #_____
Date_____

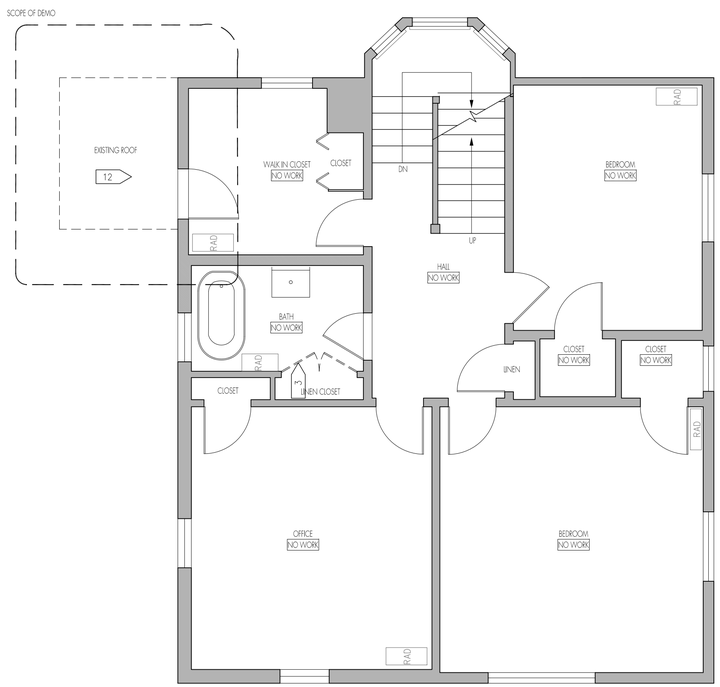
Emery Warling Remodeling
44 Clarence Avenue SE
Minneapolis, Minnesota, 55414

2800 Lyndale Avenue So. Suite 220 Minneapolis, MN 55408 • tel 612 823 0233 • fax 612 823 4950 • www.aharchitecture.com

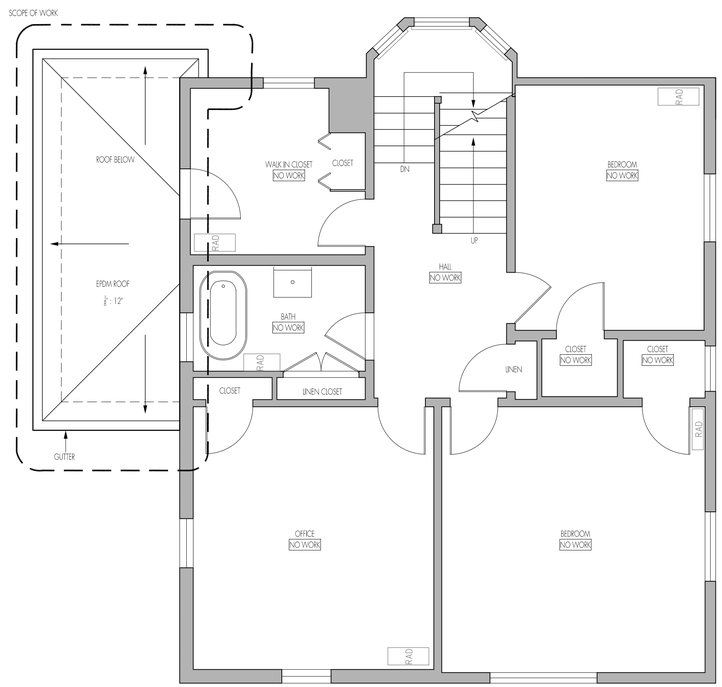
Issue Dates:
2/19/15 Variance

Construction Documents
First Level Demo and Floor Plans
Scale: 1/4" = 1'-0"

A/D1.1



1 D1.2 Upper Level Demo Plan
Scale: 1/4" = 1'-0"



1 A1.2 Upper Level Floor Plan
Scale: 1/4" = 1'-0"

KEY – WALL TYPES

- EXISTING WALL TO DEMO (SEE KEY NOTES)
- EXISTING WALL TO REMAIN
- NEW WALL (EXISTING STRUCTURE IN SOME AREAS)

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FRAMING, FACE OF CONCRETE, U.N.O.
2. SEE STRUCTURAL PLANS FOR FOUNDATION, FRAMING AND STRUCTURAL ELEMENTS.
3. VERIFY AND COORDINATE ALL FINAL EQUIPMENT, CASEWORK, FINISH, FIXTURE, AND DEVICE SELECTIONS WITH ARCHITECT.
4. COORDINATE LOCATION AND DIMENSIONS OF ALL BLOCKING REQUIRED FOR SECURE ANCHORING OF EQUIPMENT, CASEWORK, FINISHES, FIXTURES AND DEVICES.

DEMOLITION KEY NOTES:

1. DEMO EXISTING EXTERIOR WALL STRUCTURE, WINDOW, OR EXTERIOR DOOR AS NOTED. LEAVE EXISTING STRUCTURE WHERE APPLICABLE & BRACE AS NECESSARY.
2. DEMO EXISTING INTERIOR WALL
3. DEMO EXISTING INTERIOR DOOR
4. DEMO EXISTING CABINETS, APPLIANCES AND PLUMBING FIXTURES
5. DEMO EXISTING FINISHED FLOOR
6. DEMO ALL EXISTING MILLWORK (ENTIRE ROOM)
7. DEMO CEILING DRYWALL/FINISH (ENTIRE ROOM)
8. SALVAGE AND REUSE EXISTING FIXTURE
9. SALVAGE AND REUSE EXISTING DOOR
10. DEMOLISH BASEBOARD HEATER
11. DEMOLISH FOUNDATION WALL
12. DEMOLISH ROOF BELOW

DEMOLITION GENERAL NOTES:

1. SORT & RECYCLE DEMOLITION WASTE. SUGGESTED RESOURCES FOR WASTE SORTING & RECYCLING SERVICES:
   - ATOMIC WASTE
     PHONE: 612-623-8888
     EMAIL: INFO@ATOMICWASTE.COM
     WEB: WWW.ATOMICRECYCLING.COM
   - TUBS, INC.
     PHONE: 612-825-8827
     EMAIL: TWINCITIES@TUBSINC.COM
     WEB: WWW.TUBSINC.COM
2. COORDINATE ALL DEMOLITION WITH ALL PROJECT DOCUMENTS, INCLUDING STRUCTURAL. DO NOT INCLUDE MORE DEMOLITION THAN NECESSARY.

a&h
Albertsson Hansen Architecture, Ltd.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am duly registered architect under the laws of the state of Minnesota.

Name_____ Registration #_____
Date_____

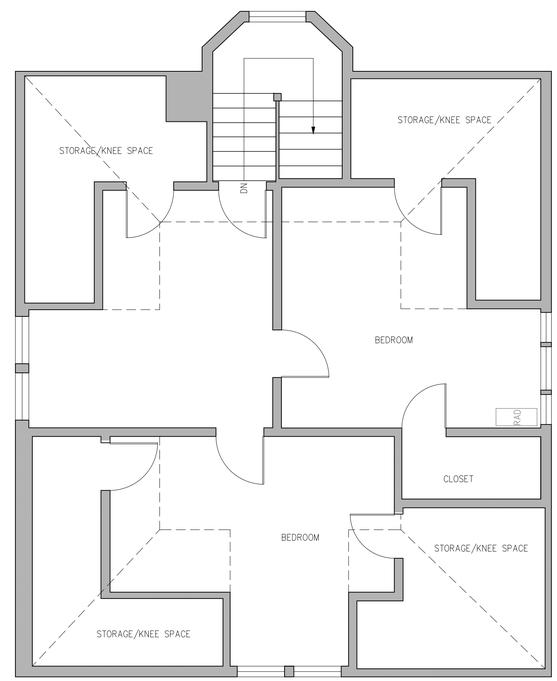
Emery Warling Remodeling
44 Clarence Avenue SE
Minneapolis, Minnesota, 55414

2800 Lyndale Avenue So. Suite 220 Minneapolis, MN 55408 • tel 612 823 0233 • fax 612 823 4950 • www.aharchitecture.com

Issue Dates:
2/19/15 Variance

Construction Documents
Upper Level Demo and Floor Plans
Scale: 1/4" = 1'-0"

A/D1.2



KEY – WALL TYPES

- EXISTING WALL TO DEMO (SEE KEY NOTES)
- EXISTING WALL TO REMAIN
- NEW WALL (EXISTING STRUCTURE IN SOME AREAS)

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FRAMING, FACE OF CONCRETE, U.N.O.
2. SEE STRUCTURAL PLANS FOR FOUNDATION, FRAMING AND STRUCTURAL ELEMENTS.
3. VERIFY AND COORDINATE ALL FINAL EQUIPMENT, CASEWORK, FINISH, FIXTURE, AND DEVICE SELECTIONS WITH ARCHITECT.
4. COORDINATE LOCATION AND DIMENSIONS OF ALL BLOCKING REQUIRED FOR SECURE ANCHORING OF EQUIPMENT, CASEWORK, FINISHES, FIXTURES AND DEVICES.

N

1 / A1.2 Attic Level Floor Plan - NO WORK
Scale: 1/4" = 1'-0"

a&h
Albertsson Hansen Architecture, Ltd.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am duly registered architect under the laws of the state of Minnesota.

Name_____ Registration #_____
Date_____

Emery Warling Remodeling
44 Clarence Avenue SE
Minneapolis, Minnesota, 55414

2800 Lyndale Avenue So. Suite 220 Minneapolis, MN 55408 • tel 612 823 0233 • fax 612 823 4950 • www.aharchitecture.com

Issue Dates:
2/19/15 Variance

Construction Documents
Attic Level Floor Plans
Scale: 1/4" = 1'-0"

A/D1.3

1 A2.0 North Elevation
Scale: 1/4" = 1'-0"

2 A2.0 West Elevation
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

KEY	MATERIAL
A	– EPDM MEMBRANE ROOF
B	– FLASHING
C	– GALVANIZED HALF ROUND GUTTER TO MATCH EXISTING, PAINTED.
D	– GALVANIZED DOWNSPOUT, PAINTED
E	– 5/4 X 10 FASCIA
F	– 3/8" BEADED PLYWOOD SOFFIT – PARALLEL TO EAVE
G	– 5/4 x 8 FRIEZE BOARD
H	– LAP SIDING, MATCH EXISTING
J	– CORNER BOARD, MATCH EXISTING
K	– EXTERIOR CASING, MATCH EXISTING
L	– 2x4 CEDAR SUBSILL, RIPPED TO SLOPE
M	– SKIRT TO MATCH EXISTING
N	– EXISTING STONE FOUNDATION
P	– CMU FOUNDATION *
Q	– ¾ x 6 CEDAR TREADS
R	– ¾ x 6 CEDAR RISERS
S	– DECORATIVE BRACKET, MATCH EXISTING

* VERIFY BLOCK FACE WITH OWNER

BUILDING SECTION KEY NOTES:

1 ROOF, EPDM MEMBRANE
- FULLY ADHERED 60 MIL EPDM ROOF MEMBRANE, TAPE PRIMER AND SEAM TAPE AT JOINTS. INSTALL PER MANUFACTURERS INSTALLATION DETAILS.
- TAPERED RIGID INSULATION TO SLOPE
- ROOF SHEATHING
- NEW FLOOR/ROOF STRUCTURE
- CLOSED CELL SPRAY FOAM INSULATION, "HOT ROOF APPLICATION"
- NEW CEILING FINISH

2 TYPICAL RIM JOIST/HEEL INSULATION
(AT 1ST FLOOR AND 2ND FLOOR RIM)
- 2PCF, CLOSED CELL SPRAY FOAM (R=21)

3 TYPICAL WOOD FINISHED WALL
- EXTERIOR FINISH PER ELEVATIONS
- AIR INFILTRATION BARRIER
- 1/2" PLYWOOD SHEATHING
- 2x WALL FRAMING – SEE STRUCTURAL
- BATT INSULATION
- 1/2" GYPSUM WALL BOARD
- INTERIOR FINISH PER FINISH SCHEDULE AND ELEVATIONS

4 FOUNDATION WALL
- FREEDRAINING BACKFILL
- 1-3/16" INSULATION-PROTECTION DRAINAGE BOARD, R=5
- SPRAY ON FOUNDATION WATERPROOFING
- REINFORCED CMU FOUNDATION WALL-SEE STRUCTURAL
- 2" THERMAX FOIL FACED INSULATON, R=13, TAPED SEAMS

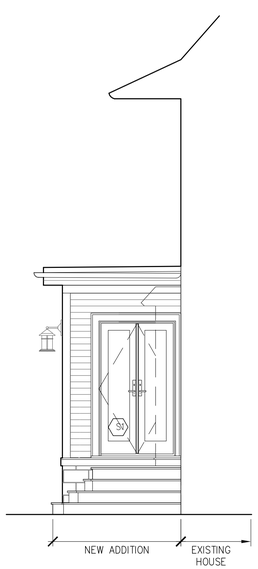
5 SLAB ON GRADE
- CONCRETE SLAB
- 4" SLAB ON GRADE PER STRUCTURAL
- 6 MIL POLY VAPOR RETARDER
- 2" XPS RIGID INSULATION (R=13)
- 4" SAND/GRAVEL BASE

ADDITIONAL EXTERIOR NOTES:

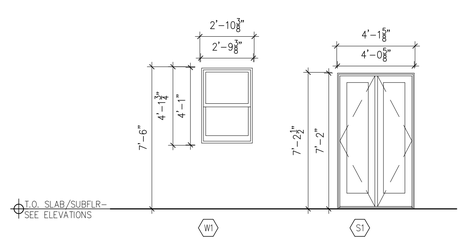
–EXTERIOR SIDING AND TRIM LABOR BY OWNER

–GUTTERS & DOWNSPOUTS, MATERIALS AND LABOR BY OWNER

–EXTERIOR PRIMING & PAINTING BY OWNER

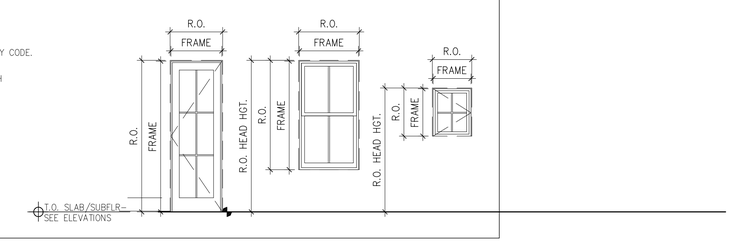


3 A2.0 South Elevation
Scale: 1/4" = 1'-0"

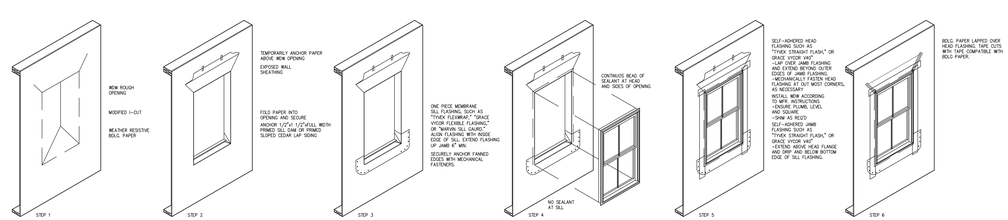


GENERAL NOTES (U.N.O.) – EXTERIOR WINDOWS AND DOORS BY WINDOW MFR:
1. MANUFACTURER: MARVIN WINDOWS WOOD DOUBLE HUNG & INSWING/OUTSWING PATIO DOORS IN UNIT NUMBERS, SIZES AND LOCATIONS NOTED IN DRAWINGS.
2. JAMB DEPTH: 4 9/16", JAMB EXTENSIONS BY CONTRACTOR.
3. EXTERIOR FINISH: PRIMED
4. INT. PINE TO BE STAINED
5. GLAZING: INSULATED LoE2-272 W/ ARGON, ENERGY STAR QUALIFIED FOR REGION, TEMPERED AS REQUIRED BY CODE.
6. HARDWARE: SATIN NICKEL.
7. SCREENS: TWO-LITE WOOD STORM SASH AND SCREEN SASH, CHARCOAL HI-TRANSPARENCY FIBERGLASS MESH
8. GRILLES: WOOD 7/8" SDL W/ SPACER BAR AS IN PATTERNS AS SHOWN ON DRAWINGS. U.N.O.
9. ALL ELEVATIONS AS VIEWED FROM THE EXTERIOR.
10. SEE ELEVATIONS FOR QUANTITY AND FIXED OR OPERABLE WINDOWS.
11. ROUGH OPENING INCLUDES MARVIN SUBGUARD.
12. ALL WINDOWS MARKED * MEET EGRESS REQUIREMENTS
13. INSTALL WDW/DR PER MANUFACTURER FLASHING & INSTALLATION INSTRUCTIONS LOCATED AT WWW.MARVIN.COM. CLAD WINDOW INSTALLATION FOR NEW WOOD FRAME CONSTRUCTION USING BUILDING PAPER.

NOTE: ARCHITECT TO REVIEW WINDOW ORDER.
BRING ANY DISCREPANCIES IN SIZES OR SPECIFICATIONS TO THE ATTENTION OF THE ARCHITECT



4 A2.0 Window Schedule
Scale: 1/4" = 1'-0"



5 A2.0 Window Installation Instuctions
Scale: 1/4" = 1'-0"

a&h
Albertsson Hansen Architecture, Ltd.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota.

Name_____ Registration #_____
Date_____

2800 Lyndale Avenue So. Suite 220 Minneapolis, MN 55408 • tel 612 823 0233 • fax 612 823 4950 • www.ahrchitecture.com

Emery Warling Remodeling
44 Clarence Avenue SE
Minneapolis, Minnesota, 55414

Issue Dates:
2/19/15 Variance

Construction Documents
Exterior Elevations
Scale: 1/4" = 1'-0"

A2.0

BIRD'S EYE VIEW LOOKING WEST

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

BIRD'S EYE VIEW LOOKING SOUTH

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

BIRD'S EYE VIEW LOOKING EAST

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

BIRD'S EYE VIEW LOOKING NORTH

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

FRONT OF HOUSE (EAST ELEVATION)

FRONT OF HOUSE (EAST ELEVATION)

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

VIEW DOWN SHARED DRIVEWAY (FACING WEST)

NORTH SIDE OF HOUSE ADJACENT TO SHARED DRIVEWAY

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

NORTH SIDE OF HOUSE ALONG DRIVEWAY

NORTHWEST CORNER OF HOUSE AND NORTH SIDE OF GARAGE

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

BACK OF HOUSE AND GARAGE

NORTH SIDE OF GARAGE

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

BRICK PATIO BETWEEN HOUSE AND GARAGE (FACING SOUTH)

BRICK PATIO BETWEEN HOUSE AND GARAGE (FACING NORTH)

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

REAR OF GARAGE AND HOUSE (FACING EAST)

REAR OF GARAGE (FACING EAST)

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

GARAGE AND BACK YARD (FACING SOUTH)

BACK YARD AND REAR NEIGHBORS TAKEN FROM SW CORNER OF GARAGE (FACING WEST)

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

BACK YARD FACING NORTH TOWARDS NEIGHBORS GARAGE

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Avenue South, Suite 220
Minneapolis, Minnesota 55408
tel 612 823 0233 / fax 612 823 4950

Site Photos

Emery-Warling Remodeling & Addition
44 Clarence Ave SE, Minneapolis, MN
February 19th, 2015

Christine L. Albertsson AIA / Todd P. Hansen AIA

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Ave. South Suite 220
Minneapolis, MN 55408

Memo

tel 612 823 0233 / fax 612 823 4950

Date: February 27th, 2015

Project: Emery-Warling Remodeling & Addition
44 Clarence Ave SE

Subject: Letter to Council Member Cam Gordon

Dear Council Member Gordon,

I am writing this letter as the representative of Joleen Emery and Darin Warling, to inform you that the Owners are applying for Variance during the month of March. The project includes an addition to the existing house on the West side (rear side) of the property and an interior kitchen remodeling.

The current use of the property is a single family residence and will remain a single family residence. The project consists of small 57s.f. addition to and remodeling of this existing single family residence and ½ bath on the main level of the house. The addition to the original house is to expand and remodel the existing kitchen. The addition will comply with all city zoning requirements to the best of our knowledge with the exception that the primary structure will be within 6 feet of the existing garage. The only possible location to expand the kitchen is in the Southeast corner, as there is a driveway to the North and West, resulting in the reduction of the space between the house and garage to under 6 feet. We are requesting a variance to the ordinance requiring a distance of not less than 6 feet from a primary residence to an accessory structure.

If you have any questions about our project please contact us at (612) 823-0233 extension 1 or via email at christine@aharchitecture.com.

Sincerely,

Christine Albertsson

Christine L. Albertsson AIA / Todd P. Hansen AIA

Albertsson Hansen Architecture, Ltd.
2800 Lyndale Ave. South Suite 220
Minneapolis, MN 55408

Memo

tel 612 823 0233 / fax 612 823 4950

Date: February 27th, 2015

Project: Emery-Warling Remodeling & Addition
44 Clarence Ave SE

Subject: Letter to neighbors

Dear Prospect Park Neighbors,

I am writing this letter as the representative of Joleen Emery and Darin Warling, to inform you that the Owners are applying for Variance during the month of March. The project includes an addition to the existing house on the West side (rear side) of the property and an interior kitchen remodeling.

The current use of the property is a single family residence and will remain a single family residence. The project consists of small 57s.f. addition to and remodeling of this existing single family residence and ½ bath on the main level of the house. The addition to the original house is to expand and remodel the existing kitchen. The addition will comply with all city zoning requirements to the best of our knowledge with the exception that the primary structure will be within 6 feet of the existing garage. The only possible location to expand the kitchen is in the Southeast corner, as there is a driveway to the North and West, resulting in the reduction of the space between the house and garage to under 6 feet. We are requesting a variance to the ordinance requiring a distance of not less than 6 feet from a primary residence to an accessory structure.

If you have any questions about our project please contact us at (612) 823-0233 extension 1 or via email at christine@aharchitecture.com.

Sincerely,

Christine Albertsson

From:	Eric Amel
To:	Giant, Joseph R
Cc:	PPERRIA Staff; Clay Lambert; Daniel J. Peters; David Barnhart; Dean and Janet Lund; Dick Brownlee; Evan Roberts; Florence Littman; Jeffrey Barnhart; Joe Ring; John Wicks; Karen Murdock; Lynn VonKorff; Mary Alice Kopf; Maybeth Luing; One World Landscape; Phil Anderson; Richard Gilyard; Richard Poppele; Spencer Ung; Tamara Johnson; Darin Warling (darin@44clarence.com); glindt@gmail.com
Subject:	44 Clarence Ave SE request for variance
Date:	Sunday, March 08, 2015 8:24:09 PM

Dear Mr. Giant and Minneapolis Board of Adjustment

I am writing to you on the matter of the request for variance by the property owners of 44 Clarence Ave SE in order to construct an extension of the existing principal structure within the minimally allowed distance to the accessory structure to the west on the back yard side of the property.

We are the adjacent property owners in the northerly direction at 1 Seymour Ave SE and are situated within 350 feet of the subject property. I write to you in the capacity of adjacent property owner and not as a representative of the Prospect Park East River Road Improvement Association Board of Directors or any of its committees.

1 Seymour Ave SE is not impacted by the subject of the variance and takes no exception with granting it. In fact, Mr. Warling and his family have demonstrated nothing but fastidious care for 44 Clarence and have continuously invested in the betterment of this heritage property in Prospect Park. We are confident that this care will continue with the purpose and quality of this addition.

Thank you for your consideration.

Eric Amel, AIA, Architect
612 225 1051 T

MSR www.msrdesign.com

710 South 2nd Street, 8th Floor
Minneapolis, MN 55401-2282

From: PPERRIA Staff [mailto:pperriastaff@gmail.com]
Sent: Thursday, March 05, 2015 3:48 PM
To: Clay Lambert; Daniel J. Peters; David Barnhart; Dean and Janet Lund; Dick Brownlee; Eric Amel; Evan Roberts; Florence Littman; Jeffrey Barnhart; Jessica Buchberger; Joe Ring; John Wicks; Karen Murdock; Lynn VonKorff; Mary Alice Kopf; Maybeth Luing; One World Landscape; Phil Anderson; Richard Gilyard; Richard Poppele; Spencer Ung; Tamara Johnson
Subject: Fwd: Notice of a Public Hearing x2

The property that was requesting a variance, but who did not tell the committee what kind of variance it was seeking, has a public hearing on March 26th.

Someone was going e-mail me the guidelines for submitting projects to the committees so I could forward it to the lawyers with the information requested, but I haven't received anything and have not yet sent an e-mail to the lawyers.

Jessica