



# CPED STAFF REPORT

Prepared for the Board of Adjustment

BOA Agenda Item #2  
March 26, 2015  
BZZ-7051

## LAND USE APPLICATION SUMMARY

*Property Location:* 122 Arthur Avenue Southeast  
*Project Name:* 122 Arthur Avenue Southeast Elevator Hoistway Addition  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Sharrin Miller-Bassi and Pier Bassi  
*Project Contact:* Sharrin Miller-Bassi and Pier Bassi  
*Request:* A 2-story elevator addition to a single-family dwelling.  
*Required Applications:*

<b>Variance</b>	To reduce the interior side yard requirement adjacent to the north lot line from 7 feet to 5 feet to allow a 2-story elevator addition.
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## SITE DATA

<b>Existing Zoning</b>	RIA Single-Family District UA University Area Overlay District
<b>Lot Area</b>	8,704 square feet
<b>Ward(s)</b>	2
<b>Neighborhood(s)</b>	Prospect Park East River Road Improvement Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Transit station area (Prospect Park/29 <sup>th</sup> Avenue).
<b>Small Area Plan(s)</b>	<a href="#">Stadium Village University Avenue Station Area Plan (2012)</a>

<b>Date Application Deemed Complete</b>	February 24, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	April 25, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property is 8,704 square feet in area with frontage on two streets. The existing use is a single-family dwelling with a detached garage. The existing dwelling was permitted for construction in 1908. The subject property is a through lot. The front lot lines are adjacent to Arthur Avenue and Williams Avenue. The front of the house faces Arthur Avenue and the detached garage faces Williams Avenue.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties are predominately single-family dwellings. Luxton Park is located across Williams Avenue.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a 2-story, elevator addition to the north side of the existing single-family dwelling located at 122 Arthur Avenue Southeast. The minimum interior side yard requirement is 7 feet. The proposed elevator addition would be set back up to 5 feet from the north lot line, which requires a variance.

**PUBLIC COMMENTS.** No correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 7 feet to 5 feet to allow a 2-story elevator addition, based on the following [findings](#):

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

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. There are limited options where the addition can be located. The property is a through lot with two required front yards. The minimum front yard requirements are 26 feet adjacent to Arthur Avenue and an average of 88 feet adjacent to Williams Avenue. The required yards, including the side yards, cover almost 80 percent of the subject property. The applicant has proposed to locate the addition where it would work to connect the 2 floors without interfering with the existing entrances, heating system, staircase, bathroom and kitchen locations. The proposed location also doesn't block windows that are needed to remain compliant with the minimum requirements in the zoning code. The proposed addition location also simplifies the roof lines needed to connect the full 2-story addition to the  $\frac{3}{4}$  tall second story.

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

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to

provide adequate light, air, open space and separation of uses. The footprint of the addition would be approximately 7 feet by 7 feet. The height of the addition would be 21 feet tall with a low-pitched roof connection to the existing dwelling. The size of the addition will have minimal impacts on the adjacent properties access to light, air and open space. The proposal would also comply with all other yard requirements and with all other district regulations, including maximum floor area ratio, height, lot coverage and impervious surface. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The small size of the addition will have minimal impacts on the adjacent property. The design of the addition will be compatible with the existing structure and will match the cedar lap siding exterior and trim and gable elements. 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 addition is constructed to current building codes.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Sharrin Miller-Bassi and Pier Bassi for the property located at 122 Arthur Avenue Southeast:

### **A. Variance to reduce the minimum interior side yard requirement.**

Recommended motion: **Approve** the variance to reduce the minimum interior side yard requirement from 7 feet to 5 feet to allow a 2-story elevator addition, subject to the following conditions:

1. The exterior materials of the addition shall closely match the rest of the structure.
2. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
3. 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. Written description and findings submitted by applicant
2. Zoning map
3. Site survey/Site plan
4. Floor plans
5. Building elevations
6. Section drawings
7. Renderings
8. Photos
9. Correspondence

Sharrin Miller-Bassi & Pier (Piero) Angiolo Bassi Residence  
122 Arthur Avenue S.E.  
Minneapolis, MN 55414

Variance Request: 2/24/2015

Attachments:

1. Statement of use, findings, correspondence and other text
2. General land use application worksheet
3. Site plan
4. Floor plans
5. North side elevation plan
6. Photos of property and existing structure(s)

## **Statement of proposed use and description of the project**

This project involves the construction of an elevator hoistway on the northwest corner of our house. The elevator will provide access to the basement, outside patio with entry/exit door located on the east side of the hoistway, 1<sup>st</sup> floor, and second floor of the residence.

The access is needed by one of the homeowners (Sharrin) who is disabled and can no longer rely on stairs to access the several levels of the house.

## **Findings**

A written statement by the applicant which addresses the following required findings:

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

The south side yard of our property would be large enough to accommodate the elevator hoistway. However, locating the elevator hoistway on the south façade would be infeasible for one or more of the following reasons:

- It would interfere with operation of the main entry of the house.
- Removal of an essential 1<sup>st</sup> floor radiator would be involved.

- The kitchen would no longer be functional by removal of adequate space for refrigerator, sink and cabinetry.

(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 project will be used only for the necessary vertical access to the house, it has been designed and will be finished to be an extension of the existing structure. The residential character of the property will be maintained by using an understated form and the same material for exterior siding. The project will be located in the property owners' enclosed back yard.

(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 project use will not alter the essential character, or injure enjoyment or use of adjacent properties. Ample space will remain to the north, including more than 5 feet from the project to the property line and more than 15 feet from our property line to the house next door. Given the location in the property owners' enclosed back yard, the project will not be accessible to the general public and will not present health or safety concerns. In addition, given its location at the back corner of the house, it will have a minimum impact to the main façade on Arthur Avenue S.E.



Existing

# LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

7601 - 73rd Avenue North

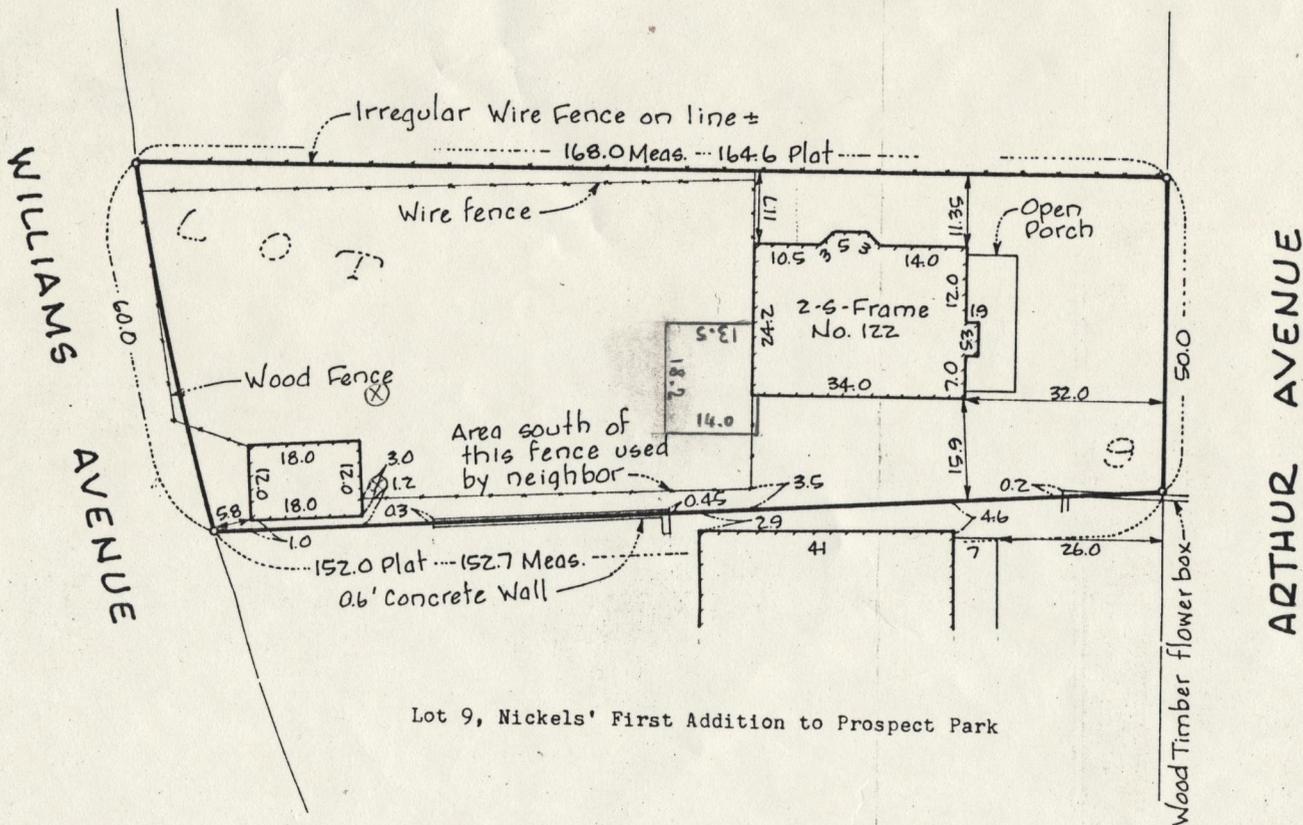
560-3093

Minneapolis, Minnesota 55428

## Surveyors Certificate

INVOICE NO. 11002  
F. B. NO. 219-38  
SCALE 1" = 20'  
0 - DENOTES IRON

SHARRIN MILLER BASST



Lot 9, Nickels' First Addition to Prospect Park

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 23rd day of September 19 82

Signed Raymond A. Praseh  
Raymond A. Praseh, Minn. Reg. No. 6743





was prepared by me or  
ional Engineer and  
ota.

( IN FEET )

TUB

Approximate buildable area located within red box

Williams

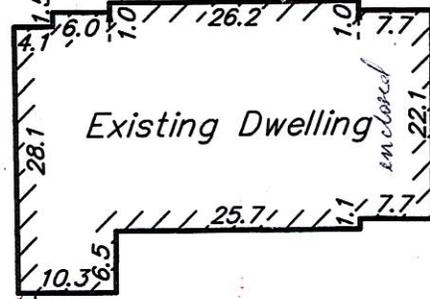
AVENUE WILLIAMS

$R=550.87$   
 $L=50.22$   
 $\Delta=513.25$



$N 89^{\circ}32'36'' W$   
 $--170.54--$

Old dilapidated wire fence



Existing Dwelling enclosed

Set nail in concrete

$S 00^{\circ}38'34'' W$   
 $--49.91--$

ARTHUR AVENUE

30

Found cap #4741

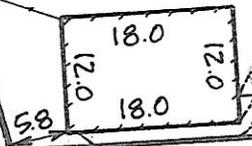
Wire fence

ELEVATOR HOISTWAY

enclosed Open Porch

2-S-Frame No. 122

Wood Fence



Area south of this fence used by neighbor

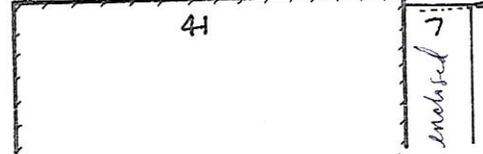


152.0 Plat --- 152.7 Meas.  
0.6' Concrete Wall

50.0

ARTHUR AVENUE

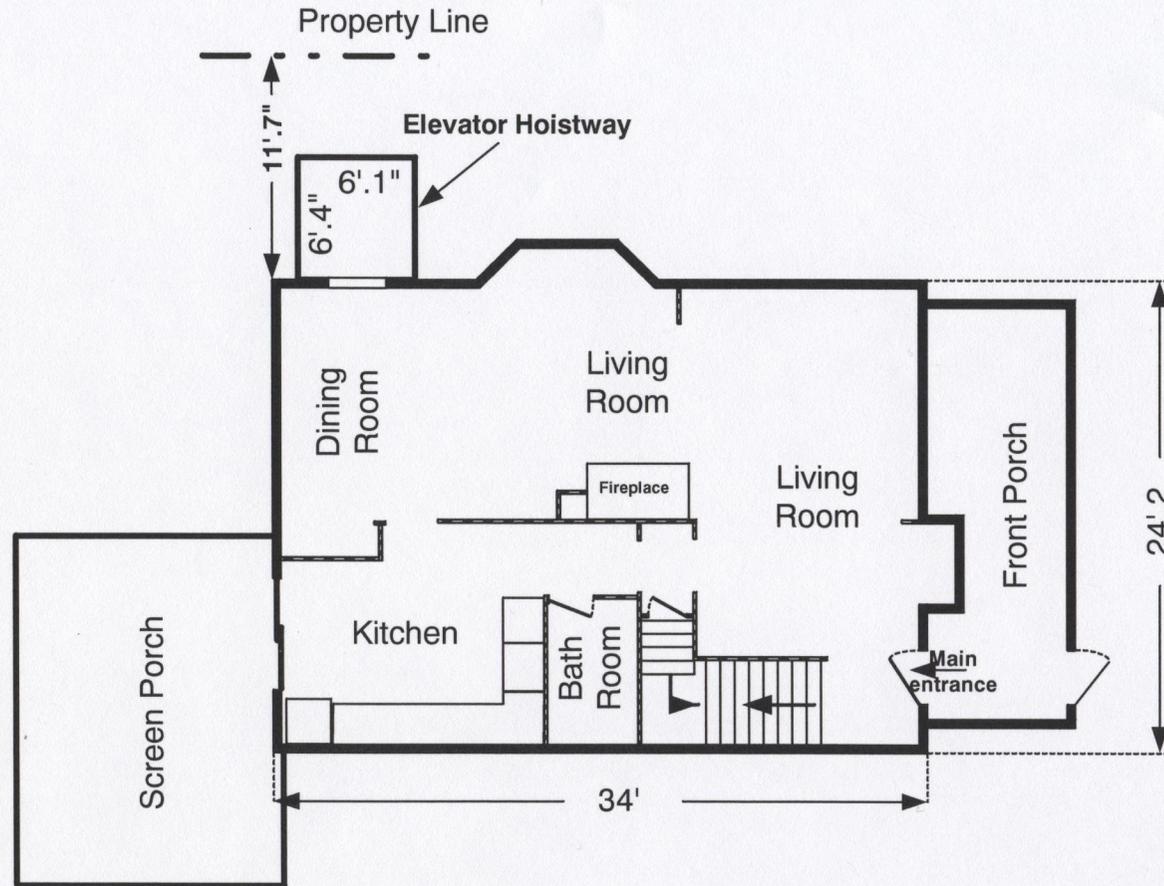
number flower box



# Main Floor Plan

Scale 1 inch = 10 feet

North



Prepared by Pier Angiolo Bassi

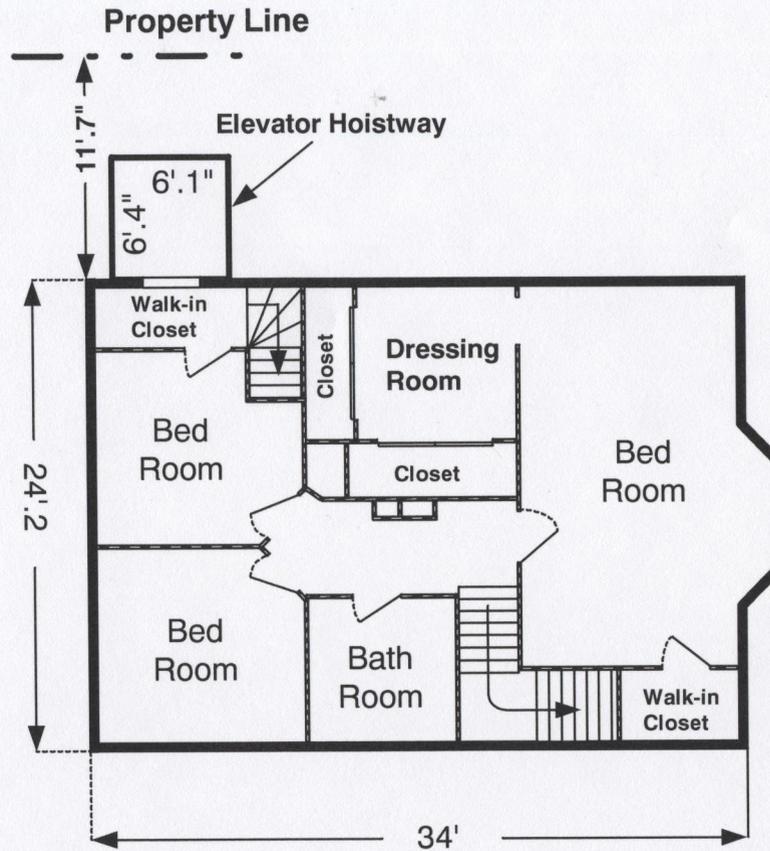
Signed  
Pier Angiolo Bassi

122 Arthur Avenue S.E. Minneapolis, MN 55414  
Sharrin Miller-Bassi & Pier Angiolo Bassi

# Second Floor Plan

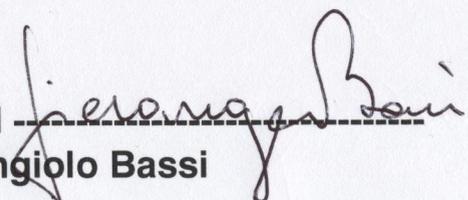
Scale 1 inch = 10 feet

North



Prepared by Pier Angiolo Bassi

122 Arthur Avenue S.E. Minneapolis, MN 55414  
Sharrin Miller-Bassi & Pier Angiolo Bassi

Signed   
Pier Angiolo Bassi

## Text related to North Side Elevation Plan

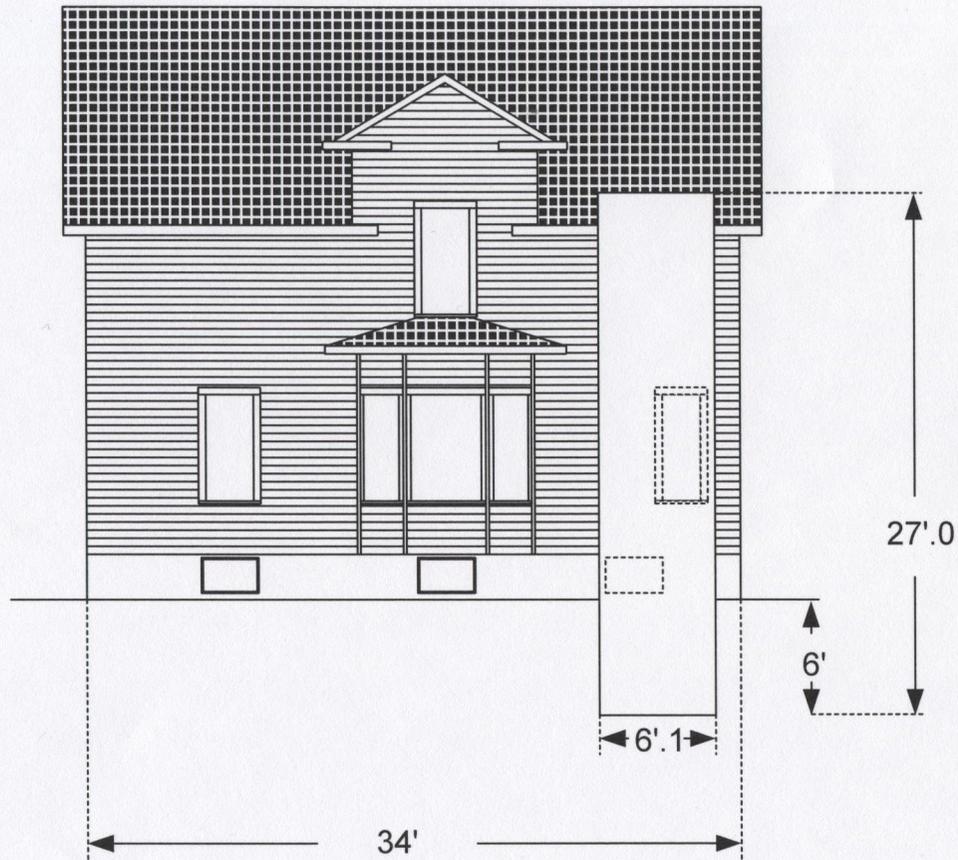
The integration of the hoistway top (roof, soffit, fascia, gutters, etc.) with the house roof will be determined by the construction engineer before this plan will be submitted for the building permit. The following two Microsoft Visio drawings may give an idea of the integration of the intended hoistway roof with the existing house roof. This idea, which need to be approved by a construction engineer, was also presented to and approved by the PPERRIA zoning committee.

# North Side Plan

Scale 1 inch = 10 feet

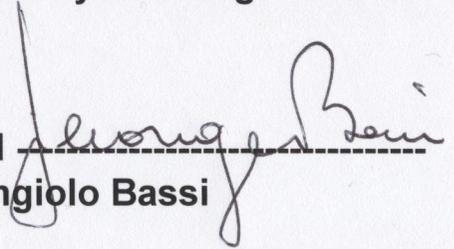
North

Note: Roof and roof  
dormer are not in scale

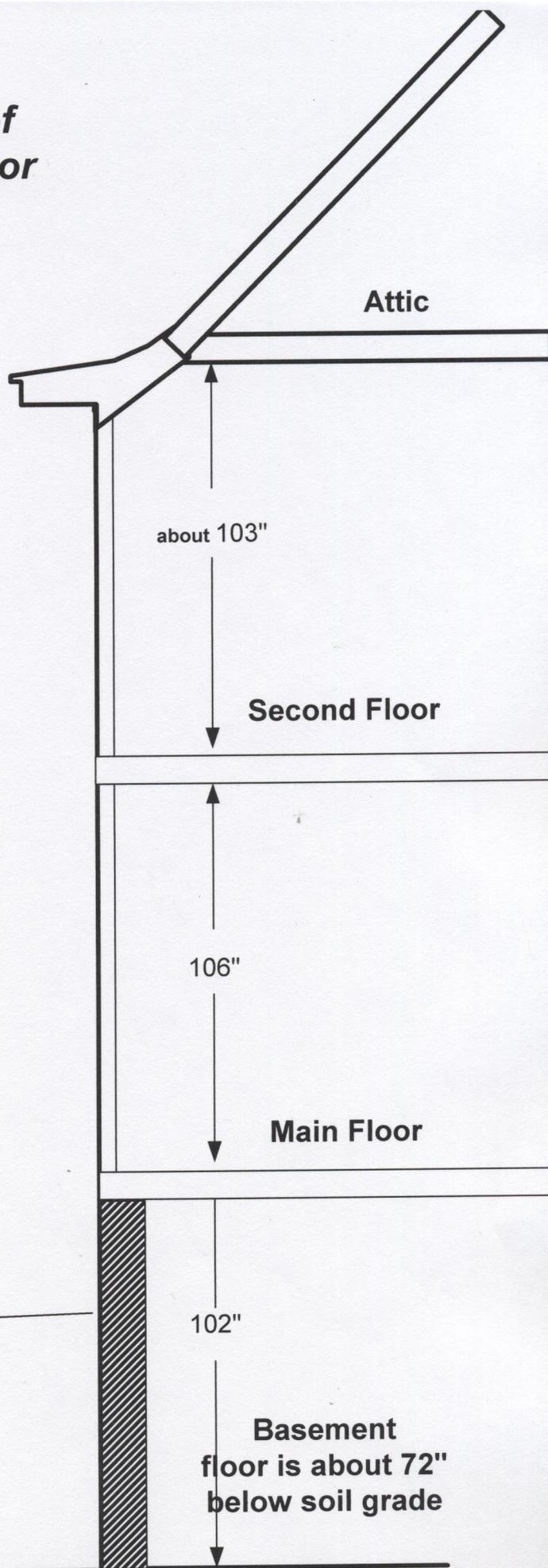


Prepared by Pier Angiolo Bassi

122 Arthur Avenue S.E. Minneapolis, MN 55414  
Sharrin Miller-Bassi & Pier Angiolo Bassi

Signed   
Pier Angiolo Bassi

*Current west view of house without elevator hoistway*



Attic

about 103"

Second Floor

106"

Main Floor

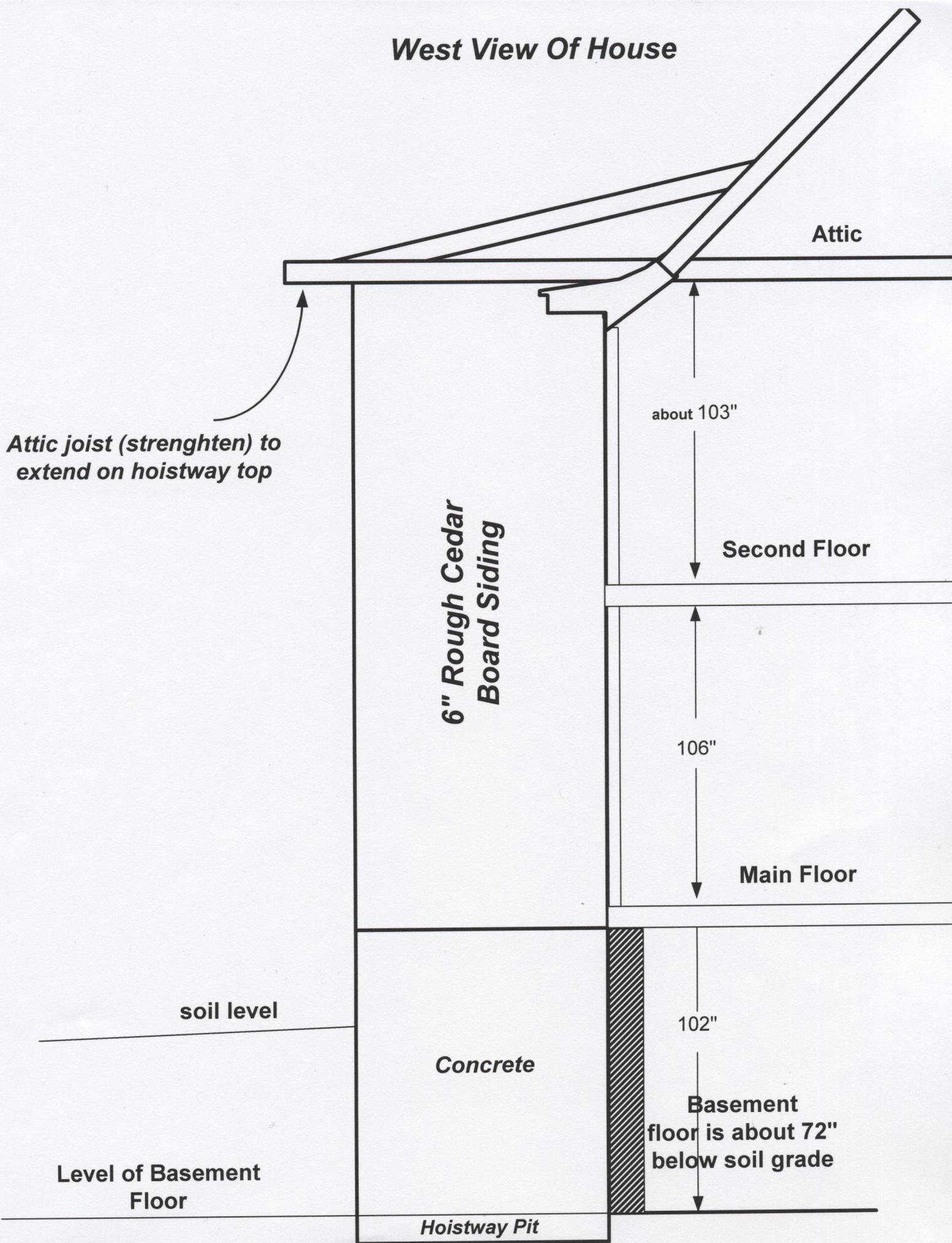
soil level

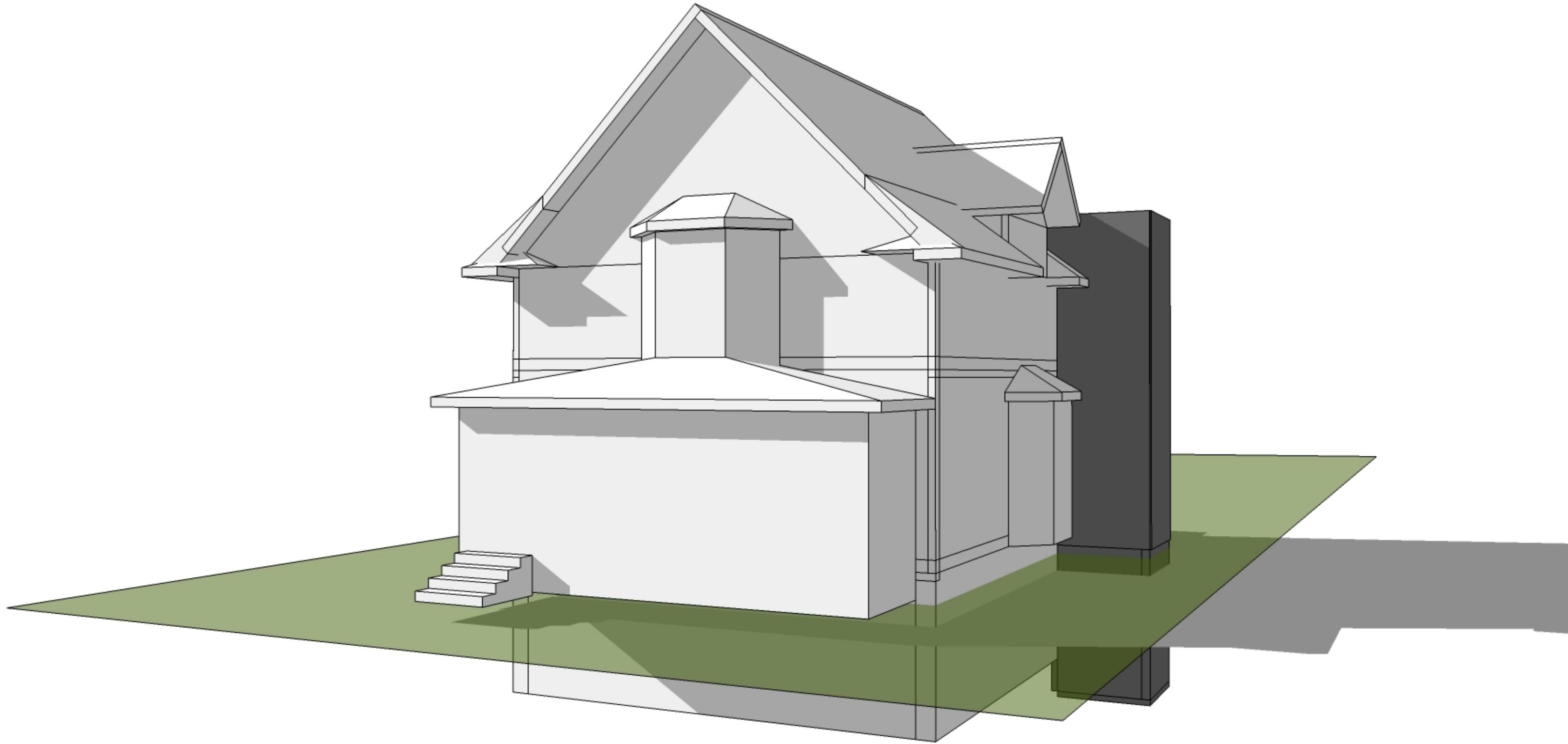
102"

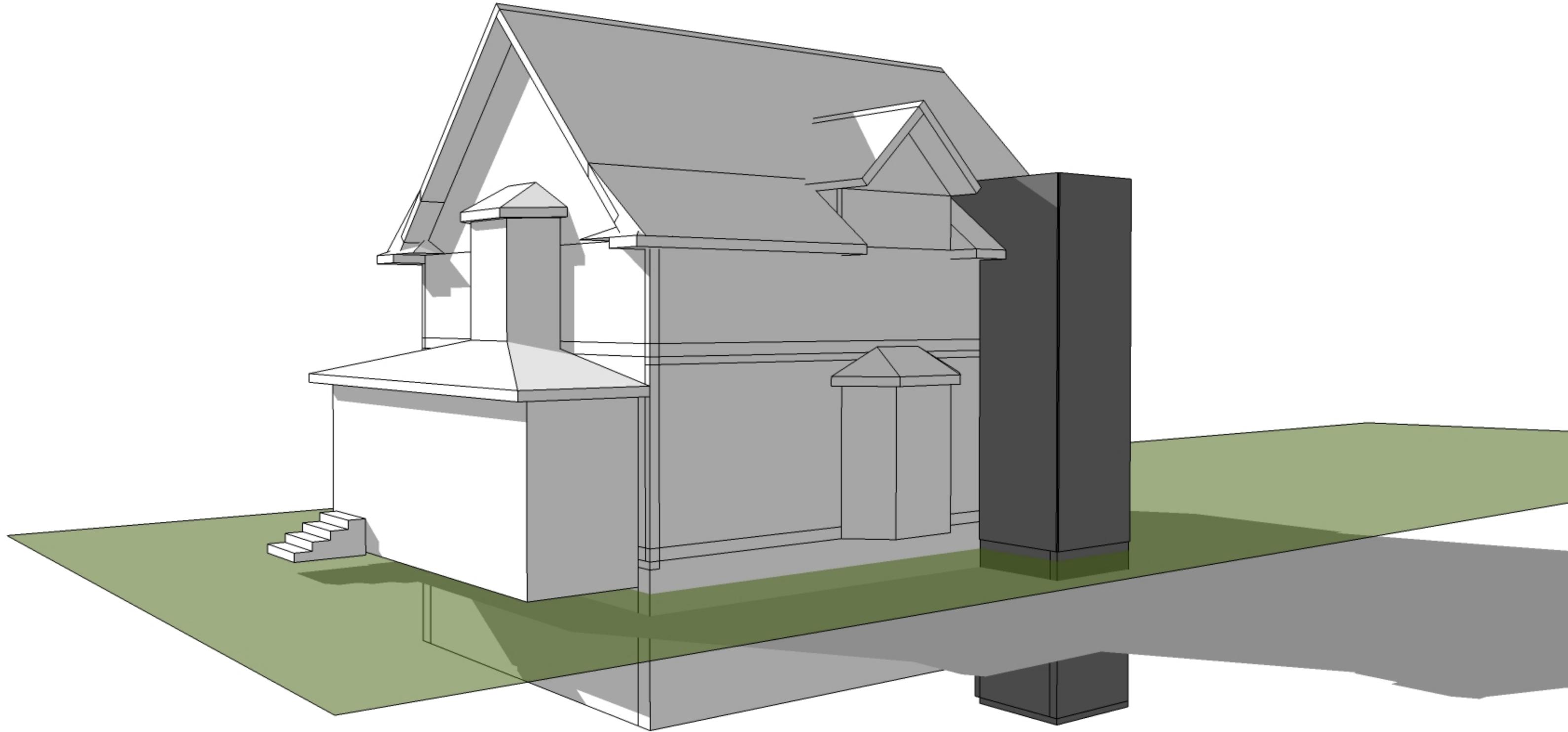
Basement floor is about 72" below soil grade

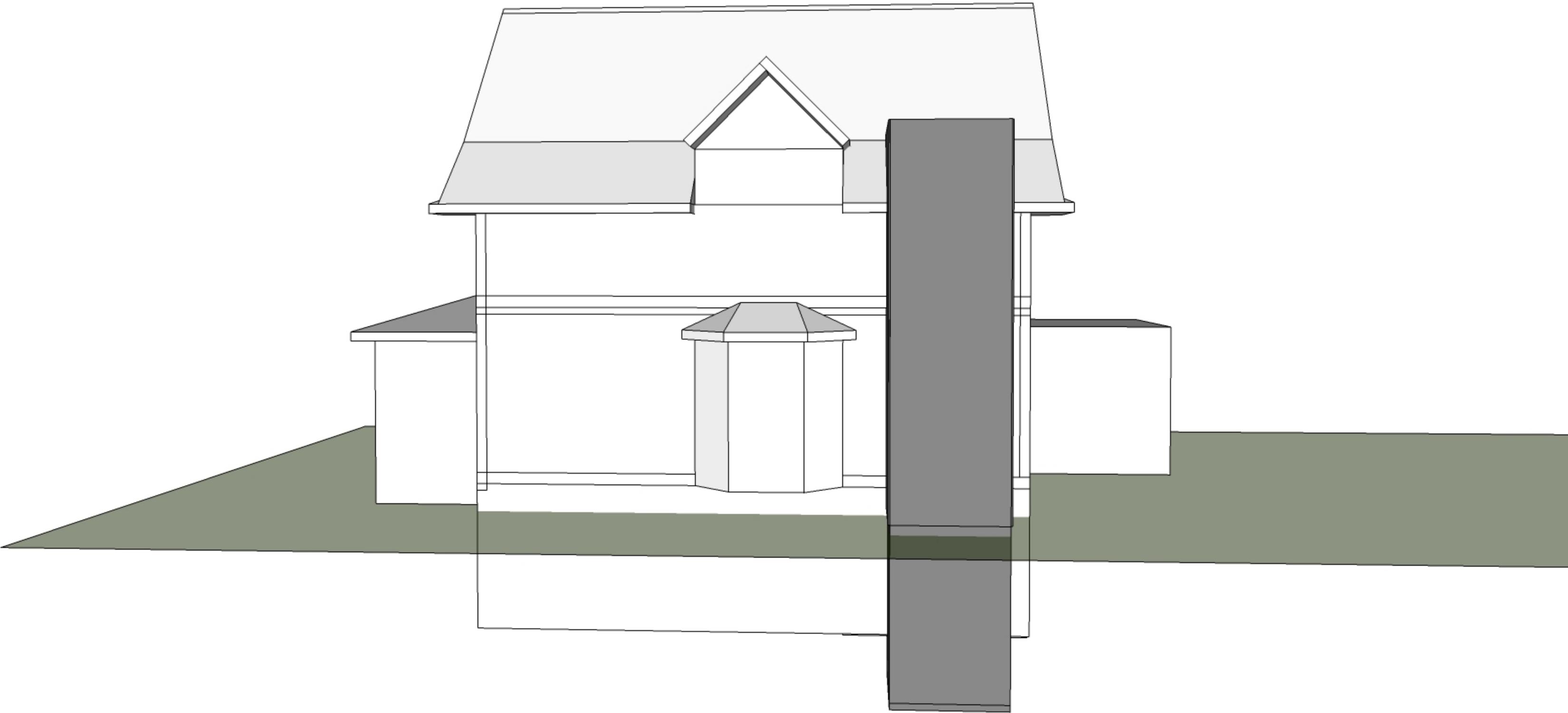
Level of Basement Floor

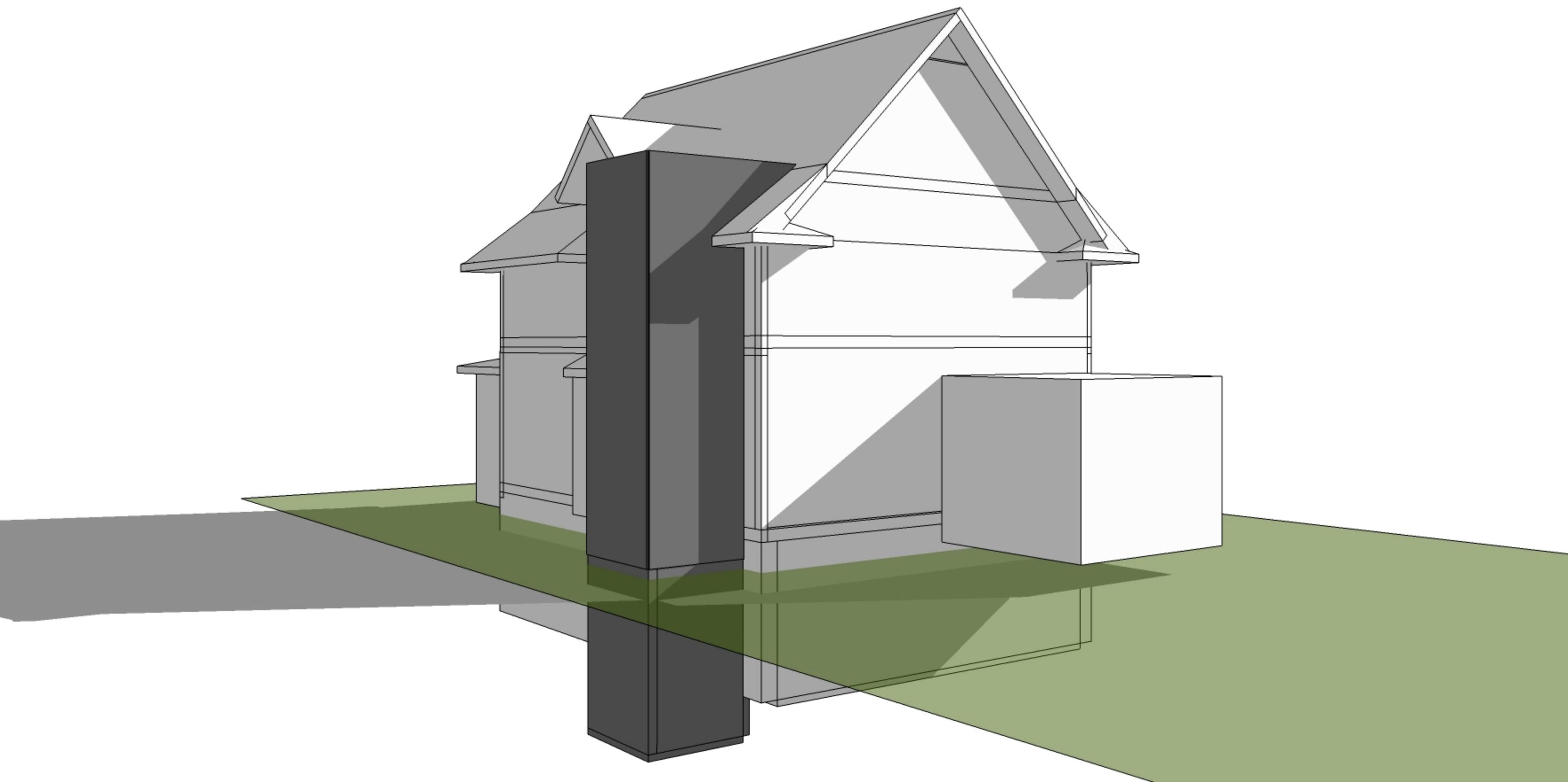
# West View Of House

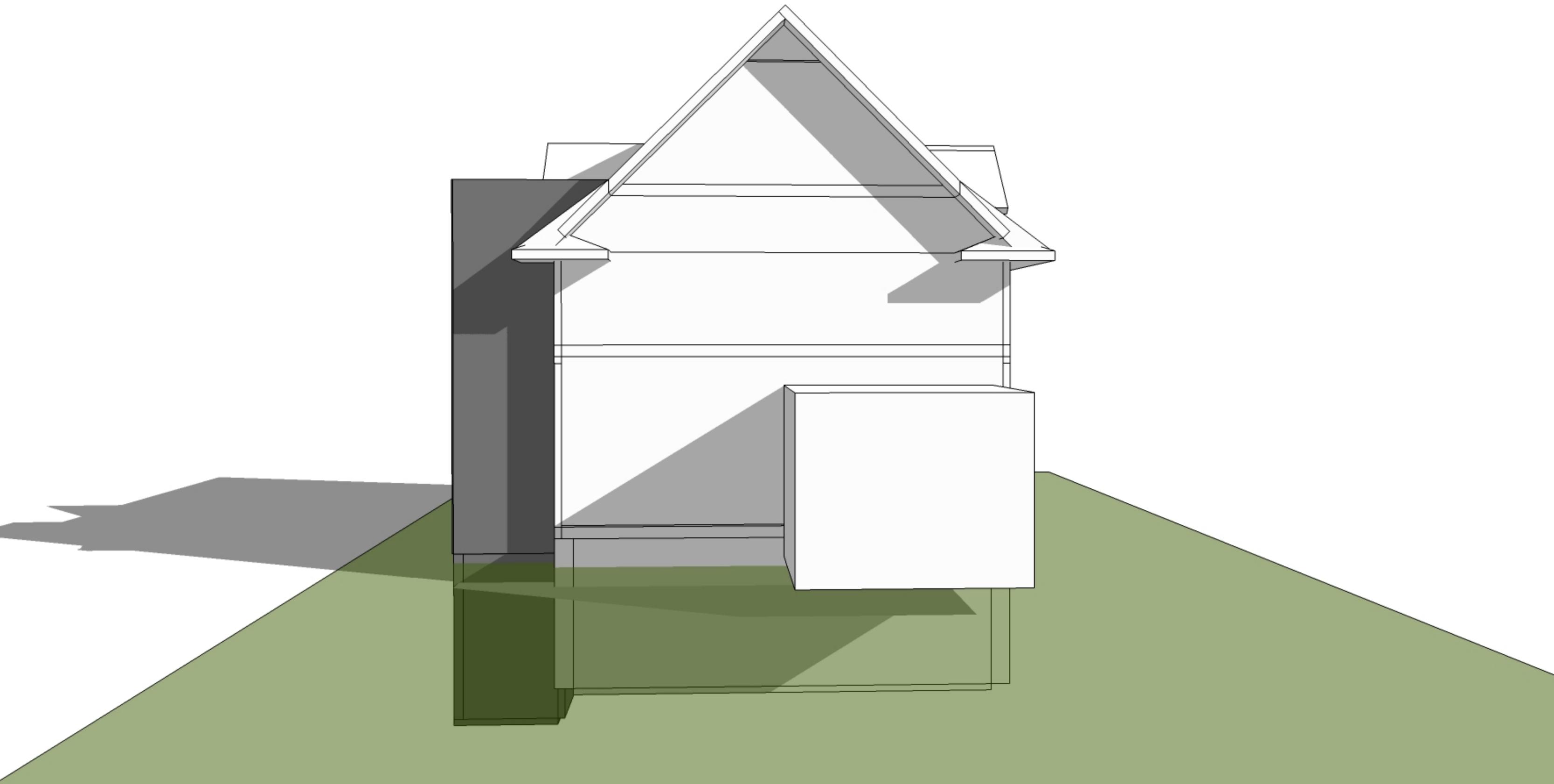


















**Piero Bassi**

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**From:** "Mary Britton" <britton.mary@gmail.com>  
**Date:** Wednesday, February 04, 2015 5:31 PM  
**To:** <pperriastaff@gmail.com>  
**Cc:** <pierbassi@gmail.com>  
**Subject:** Elevator at 122 Arthur Ave SE

Hello, I live at 118 Arthur Ave SE. I do not have any objections to the construction of an elevator hoistway attached to the north west side of 122 Arthur Ave SE and getting as close as 5 feet from the property line.

Thanks much,

Mary Britton