



CPED STAFF REPORT
Prepared for the Board of Adjustment

BOA Agenda Item #2
April 9, 2015
BZZ-7067

LAND USE APPLICATION SUMMARY

Property Location: 1900 54th Street West
Project Name: 1900 54th Street West Addition
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Simmie Parlow
Project Contact: Curt Brekke
Request: Add a one-story rear addition between the existing single-family dwelling and garage.

Required Applications:

Variance	To reduce the established front yard requirement adjacent to Logan Avenue South on a reverse corner lot from 35.6 feet to 20.9 feet to allow a one-story rear addition to a single-family dwelling.
Variance	To reduce the north interior side yard requirement from 7 feet to 5 feet to allow the to-be-attached garage.

SITE DATA

Existing Zoning	RIA Single-Family District SH Shoreland Overlay District
Lot Area	6,994 square feet
Ward(s)	13
Neighborhood(s)	Lynnhurst Neighborhood Association (adjacent to Armatage Neighborhood Association and Kenny Neighborhood Association)
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	March 4, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 3, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a single-family dwelling. The existing dwelling was permitted for construction in 1952 and the detached garage was permitted for construction in 1989. The subject property is a reverse corner lot with frontage along 54th Street West and Logan Avenue South. The property is over a block south of Minnehaha Creek and is located in the SH Shoreland Overlay District. However, the property is not located within 40 feet of a steep slope.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominately single-family dwellings. The property is more than one block south of Minnehaha Creek.

PROJECT DESCRIPTION. The applicant is proposing to construct a one-story, 504 square foot addition to the north side of the existing single-family dwelling located at 1900 54th Street West. The addition includes a breezeway connection to the existing detached garage, making it an attached garage. The subject property is a reverse corner lot with front yard requirements imposed adjacent to 54th Street West and Logan Avenue South. The minimum front yard requirement along Logan Avenue is 35.6 feet, which is created by the established setback of the adjacent property to the north at 5342 Logan Avenue South. The proposed addition would be set back 20.9 feet from the lot line adjacent to Logan Avenue, which requires a variance. The minimum interior side yard requirement adjacent to the north lot line is 7 feet. The garage is set back 5 feet from the north lot line. In order to attach it to the dwelling, a variance is required to reduce the yard requirement.

PUBLIC COMMENTS. As of the writing of this report, staff has not received any correspondence from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for **1) a variance to reduce the established front yard requirement adjacent to Logan Avenue South on a reverse corner lot from 35.6 feet to 20.9 feet to allow a one-story rear addition to a single-family dwelling and 2) a variance to reduce the north interior side yard requirement from 7 feet to 5 feet to allow the to-be-attached garage**, based on the following [findings](#):

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

Both variances: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The property is a reverse corner lot with two required front yards. The required yards, including the side yards, cover over 80 percent of the subject property. The minimum front yard requirement is 35.6 feet adjacent to Logan Avenue and the minimum interior side yard requirement adjacent to the north lot line is 7 feet. The existing dwelling is set back 7.6 feet from the lot line adjacent to Logan Avenue. The existing 24.2 foot by 24.2 foot garage is set back 25 feet from Logan Avenue and 5 feet from the north lot line.

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

Both variances: In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposal would comply with all other yard requirements and with all other district regulations, including maximum floor area ratio, height, lot coverage and impervious surface. The new construction would be located between the existing dwelling and garage and would be setback 20.9 feet from Logan Avenue. The part of the addition that would extend into the required front yard would be more than 60 feet from the property to the north. Both the garage and the addition are separated from the property to the north by a public alley. The existing front yard setback of the garage is 25 feet and the existing side yard setback of the garage is 5 feet. The garage setbacks will not be reduced. The proposal will have minimal impacts on the adjacent properties access to light, air and open space. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

Both variances: 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 new construction would be located between the existing dwelling and garage and would be setback 20.9 feet from Logan Avenue. The garage location will not change with the construction of the addition. The proposal will have minimal impacts on the adjacent properties access to light, air and open space. The design of the addition will be compatible with the existing structure and will have lap and board-and-batten siding to tie in with the siding on the house and garage. 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.

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

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

Both variances: The site is located more than one block away from Minnehaha Creek and is not located within 40 feet of a steep slope. The subject site will not be significantly altered to adversely affect the water quality of the creek. A silt fence will be installed to prevent soil erosion during construction. Disturbed areas on the site not covered by the building will be sodded to prevent erosion after construction is complete.

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

Both variances: The site is located more than one block away from Minnehaha Creek. The area between the creek and the subject property is developed with single-family dwellings and park land. The proposed addition will not be visible due to the existing development, topography and natural vegetation.

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

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

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Simmie Parlow for the property located at 1900 54th Street West:

A. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the variance to reduce the established front yard requirement adjacent to Logan Avenue South on a reverse corner lot from 35.6 feet to 20.9 feet to allow a one-story rear addition to a single-family dwelling, 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 April 9, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The exterior materials used for the addition shall be consistent with the exterior materials of the principal structure on the property.

B. Variance to reduce the minimum interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the north interior side yard requirement from 7 feet to 5 feet to allow the to-be-attached garage, 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 April 9, 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. Photos
4. Site survey
5. Site plan
6. Proposed floor plans
7. Building elevations



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PROJECT DESCRIPTION. The applicant is proposing to construct a one-story, 504 square foot addition to the north side of the existing single-family dwelling located at 1900 54th Street West. The addition includes a breezeway connection to the existing detached garage, making it an attached garage. The subject property is a reverse corner lot with front yard requirements imposed adjacent to 54th Street West and Logan Avenue South. The minimum front yard requirement along Logan Avenue is 35.6 feet, which is created by the established setback of the adjacent property to the north at 5342 Logan Avenue South. The proposed addition would be set back 20.9 feet from the lot line adjacent to Logan Avenue, which requires a variance. The minimum interior side yard requirement adjacent to the north lot line is 7 feet. The garage is set back 5 feet from the north lot line. In order to attach it to the dwelling, a variance is required to reduce the yard requirement.

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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.*

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B. Variance to reduce the minimum interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the north interior side yard requirement from 7 feet to 5 feet to allow the to-be-attached garage, subject to the following conditions:

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ATTACHMENTS

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6. Proposed floor plans
7. Building elevations

Brandt-Fontaine Construction
3517 W 45th St. Minneapolis, MN 55410
612-282-7546

Proposed Use and Description

1900 West 54th Street Mpls.

Proposed Addition

We are planning on adding a 13' x 27' addition onto the back of the house and a breeze way connecting to the existing garage. The existing home is a Rambler Style which is 40' x 25'. The addition will not extend past the original house on the north east side toward Logan Ave So. Our house is 40' long and the addition will only be 27' long (East to West) and 13' deep (North to South). This addition will be one story tall to match the existing homes height.

The homeowner has Fibromyalgia and this addition will serve as a first floor Master Bedroom due to the fact that she has trouble walking up and down stairs.

We are asking for a variance to build on this "Reverse Corner Lot". This is a situation that was not created by us. We are not proposing to build onto the front of the house. We will be adding onto the back and will be the same level and height of the existing. We are also asking for a yard variance on the north side of the lot from 7' to 4.92' for a breeze way to be attached to the garage. The lot on the north side connects to the alley.

We are building within height and lot requirements.

We are not building higher. No additional parking is needed and our project conforms to the existing neighborhood.

Thank you

Brandt-Fontaine Construction
3517 W 45th St. Minneapolis, MN 55410

612-282-7546

Specific Application Requirements

Variance

1900 West 54th Street Mpls.

Proposed Addition

We are planning on adding a 13' x 27' addition onto the back of the house and a breeze way connecting to the existing garage. The existing home is a Rambler Style which is 40' x 25'. The addition will not extend past the original house on the northeast side toward Logan Ave So. Our house is 40' long and the addition will only be 27' long (East to West) and 13' deep (North to South). This addition will be one story tall to match the existing homes height.

- 1) We are trying to build on this "Reverse Corner Lot". This is a situation that was not created by us. We are not proposing to build onto the front of the house. We will be adding onto the back and will be the same level and height of the existing. We are also asking for a yard variance on the north side of the lot from 7' to 4.92' for a breeze way to be attached to the garage. We are attaching the breeze way to the garage but the location of the garage is not changing and it is separated by an alley to the neighbor's lot.
- 2) The addition will be used in a reasonable manner. The homeowner has Fibromyalgia and this addition will serve as a first floor Master Bedroom due to the fact that she has trouble walking up and down stairs.
- 3) This project will not alter the essential character of the neighborhood. We are building within setbacks, height and lot requirements. We are not building higher. No additional parking is needed.
- 4) 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.

Shoreland Overlay District

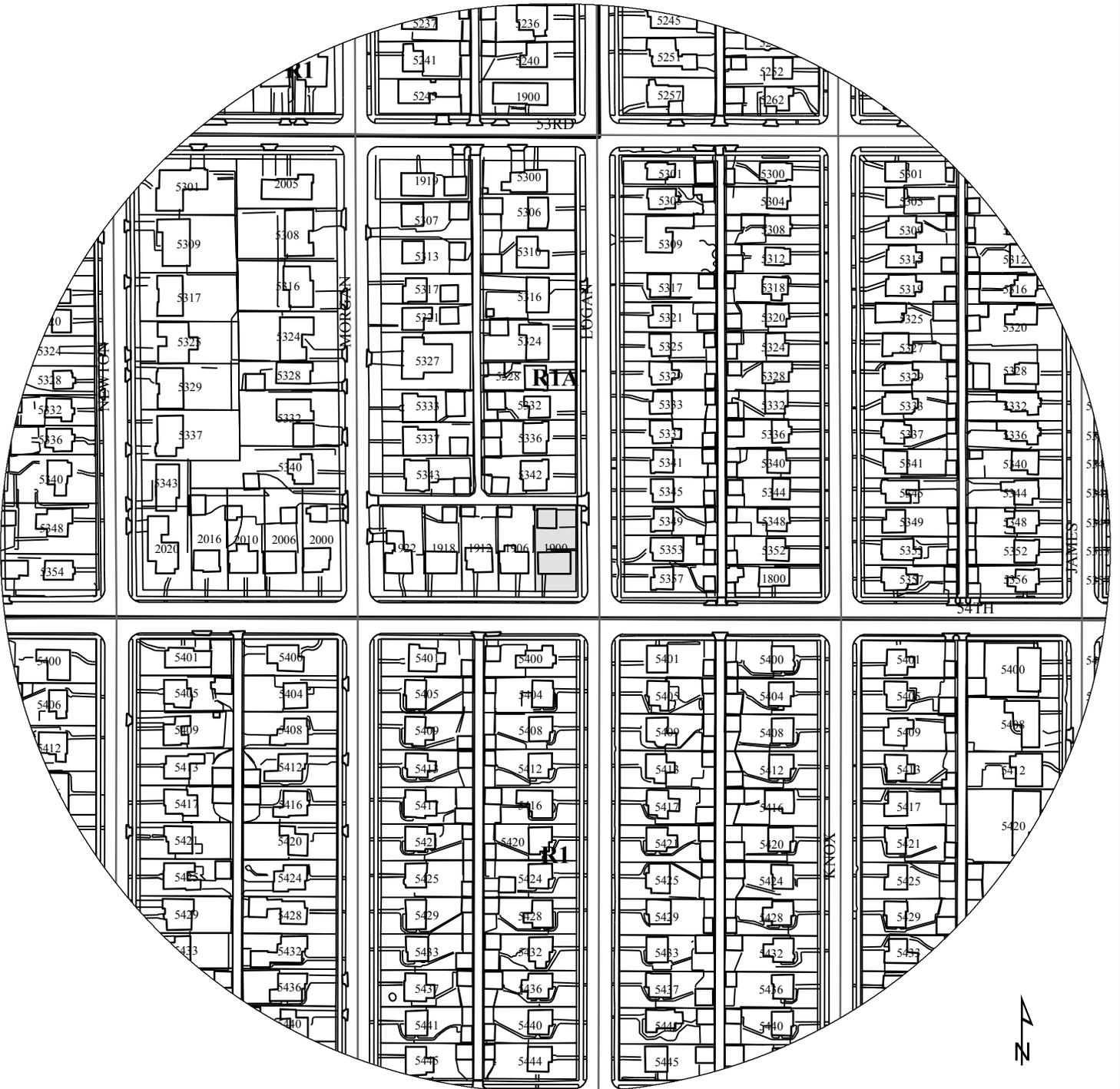
- 1) Our project is a flat site. We are one and a half blocks away from the creek. Silt fence will be put in place to protect the site. After construction sod will be installed to protect from any run off.
- 2) We are one and a half blocks away from the creek. It is a flat site and no one will see the addition before or after construction
- 3) N/A

Thank you

Curt Brekke

NAME OF APPLICANT

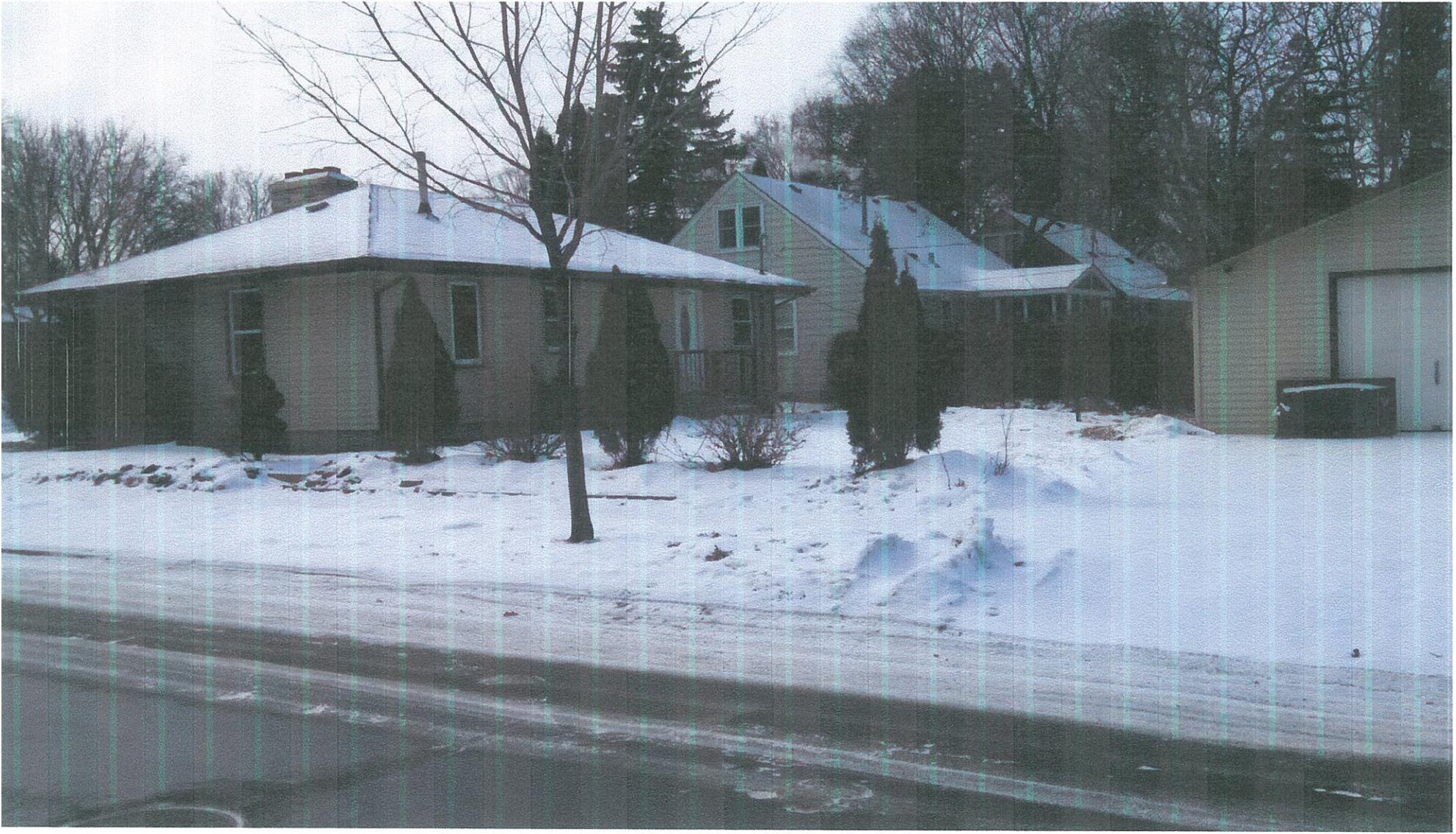
WARD



PROPERTY ADDRESS
1900 54th St W

FILE NUMBER
BZZ-7067

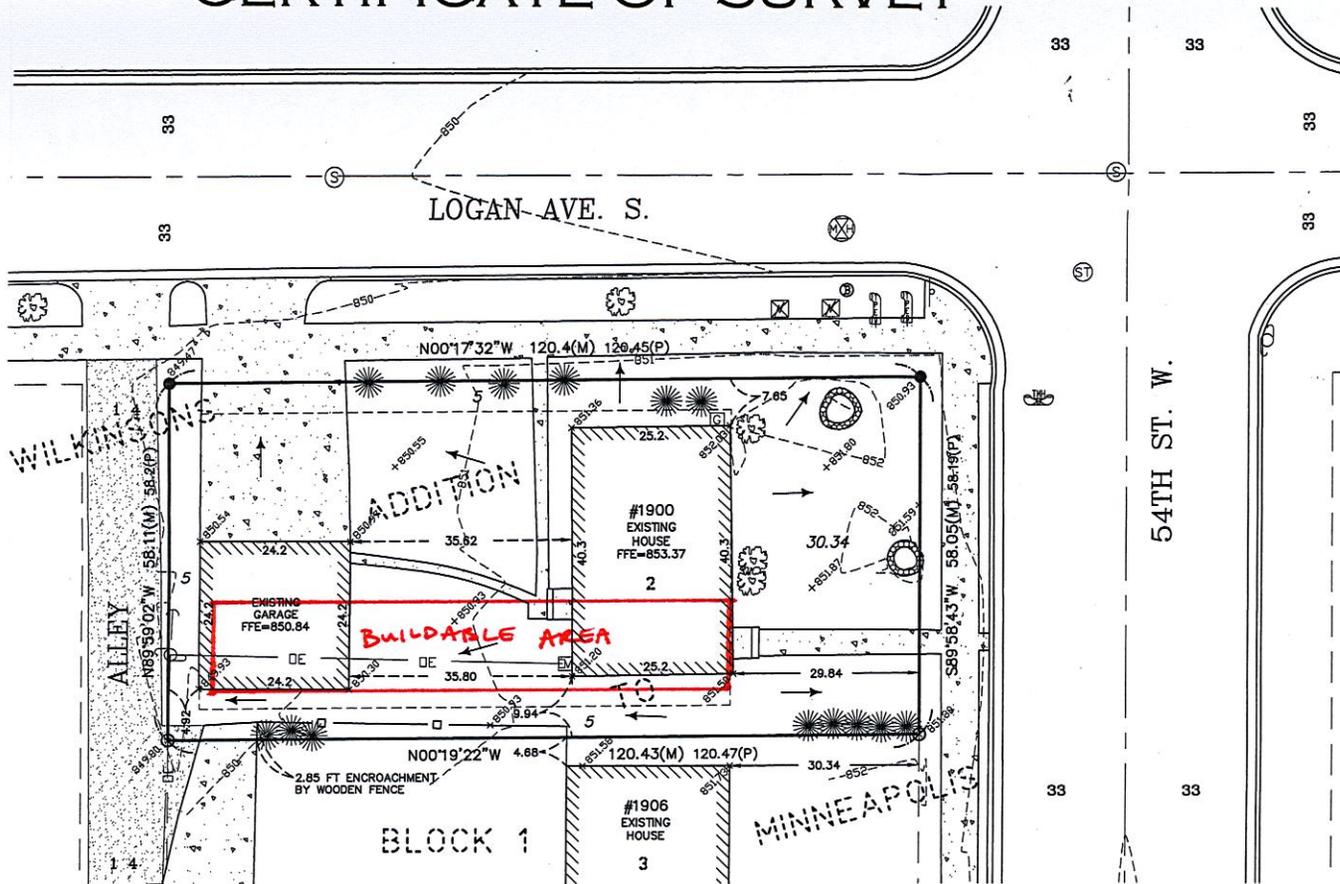






CERTIFICATE OF SURVEY

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGAL DESCRIPTION

Lot 2, Block 1, WILKINSON'S ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota, according to the recorded plat thereof.

BUILDING SETBACKS

ZONING: R1A = SINGLE-FAMILY DISTRICT
 HOUSE: FRONT = 20 FT OR AVERAGE BETWEEN ADJACENT HOUSES, WHICHEVER IS GREATER
 REAR/SIDE = 5 FT

HARDCOVER

EXISTING IMPERVIOUS SURFACES 2,504 SQ. FT.
 TOTAL LOT AREA 6,994 SQ. FT.
 EXISTING HARDCOVER 35.8 %

REFERENCE BENCHMARK

ELEVATION = 853.23 @ TOP NUT OF HYDRANT
 NW QUAD OF 54th ST W & LOGAN AVE S.

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- 999 --- DENOTES EXISTING CONTOUR LINE
- x999.99 DENOTES EXISTING ELEVATION
- [Pattern] DENOTES CONCRETE SURFACE
- [Pattern] DENOTES BITUMINOUS SURFACE
- [Pattern] DENOTES PATIO PAVER SURFACE
- ⊙ DENOTES ELECTRIC POWER POLE
- OE— DENOTES OVERHEAD ELECTRIC
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- DENOTES RETAINING WALL
- DENOTES WOOD FENCE
- ⊠ DENOTES ELECTRIC METER
- ⊞ DENOTES GAS METER
- ⊕ DENOTES BOLLARD
- ← DENOTES GUY ANCHOR
- ⊖ DENOTES SIGN/POST
- ⊗ DENOTES WATER MANHOLE

- ⊗ DENOTES WATER MANHOLE
- ⊙ DENOTES SANITARY MANHOLE
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES TELEPHONE MANHOLE
- ⊙ DENOTES DECIDUOUS TREE
- ⊙ DENOTES CONIFEROUS TREE
- ⊙ DENOTES ELECTRIC TRANSFORMER
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES DRAINAGE FLOW
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE

NO.	DATE	DESCRIPTION	BY



ENGINEERING DESIGN & SURVEYING
 6480 Wayzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Siviriev
 VLADIMIR SIVIRIEV L.S. NO. 25105 DATED: 12/02/14

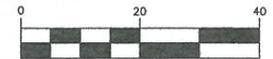
JOB NAME: SIMMIE PARLOW
 LOCATION: 1900 54TH ST. W. MINNEAPOLIS, MN 55419

FIELD WORK DATE: 12/01/14
 FIELD BOOK NO.: EDS-13

DRAWN BY: EP
 CHECKED BY: VS
 PROJECT NO.: 14-157
 SHEET NO. 1 OF 1

SITE AND DIMENSION PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



SCALE IN FEET

LEGEND

- DENOTES FOUND PROPERTY IRON
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- - - DENOTES LOT LINE
- · - · - DENOTES SETBACK LINE
- · - · - DENOTES EASEMENT LINE
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- x999.99 DENOTES EXISTING SPOT ELEVATION
- ▭ DENOTES CONCRETE SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- DENOTES DRAINAGE FLOW
- FFE DENOTES FINISH FLOOR ELEVATION
- ⊗ DENOTES DECIDUOUS TREE
- ⊠ DENOTES WOOD FENCE
- ⊕ DENOTES MANHOLE (UNKNOWN UTILITY)
- ⊙ DENOTES ELECTRIC POWER POLE
- ⊗ DENOTES WATER CURB STOP
- OE— DENOTES OVERHEAD ELECTRIC
- G— DENOTES GAS LINE
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- 999.99 DENOTES PROPOSED GRADE

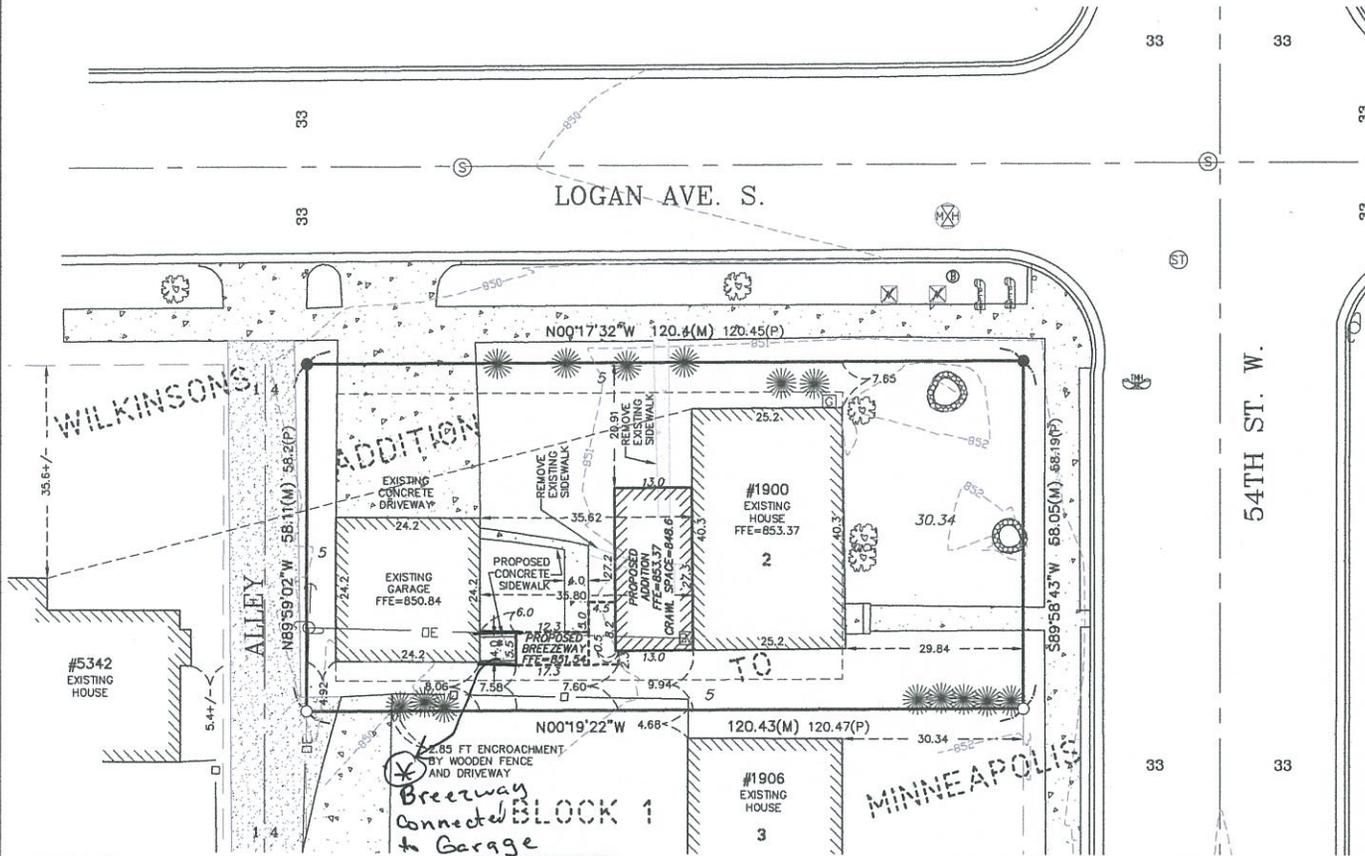
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NO.	DATE	DESCRIPTION	BY



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PROPOSED
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 TOTAL LOT AREA 6,994 SQ. FT.
 PROPOSED HARDCOVER 41.9 %

REFERENCE BENCHMARK

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 NW QUAD OF 54th ST W & LOGAN AVE S.

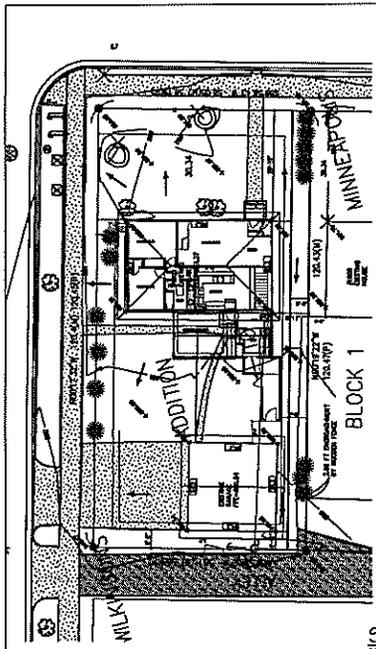
EDS
 ENGINEERING DESIGN & SURVEYING
 6480 Wyzata Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmin.com WEBSITE: http://edsmin.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Suriver
 VLADIMIR SVRIVER P.E. NO. 25105 DATED: 12/16/14

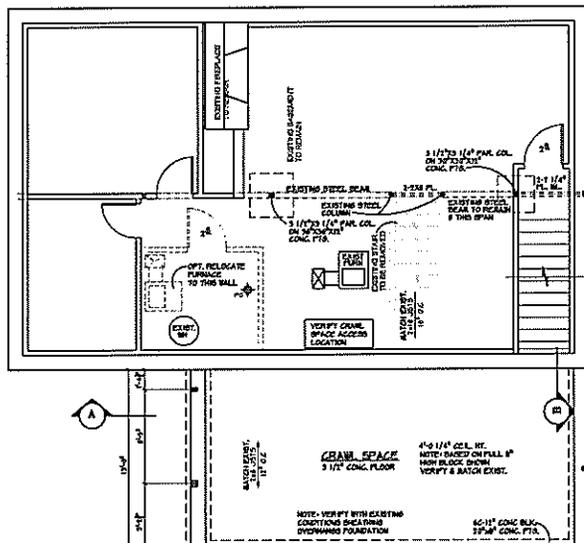
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FIELD WORK DATE: 12/01/14
 FIELD BOOK NO.: EDS-13

DRAWN BY: BN
 CHECKED BY: VS
 PROJECT NO.: 14-157
 SHEET NO. 1 OF 2



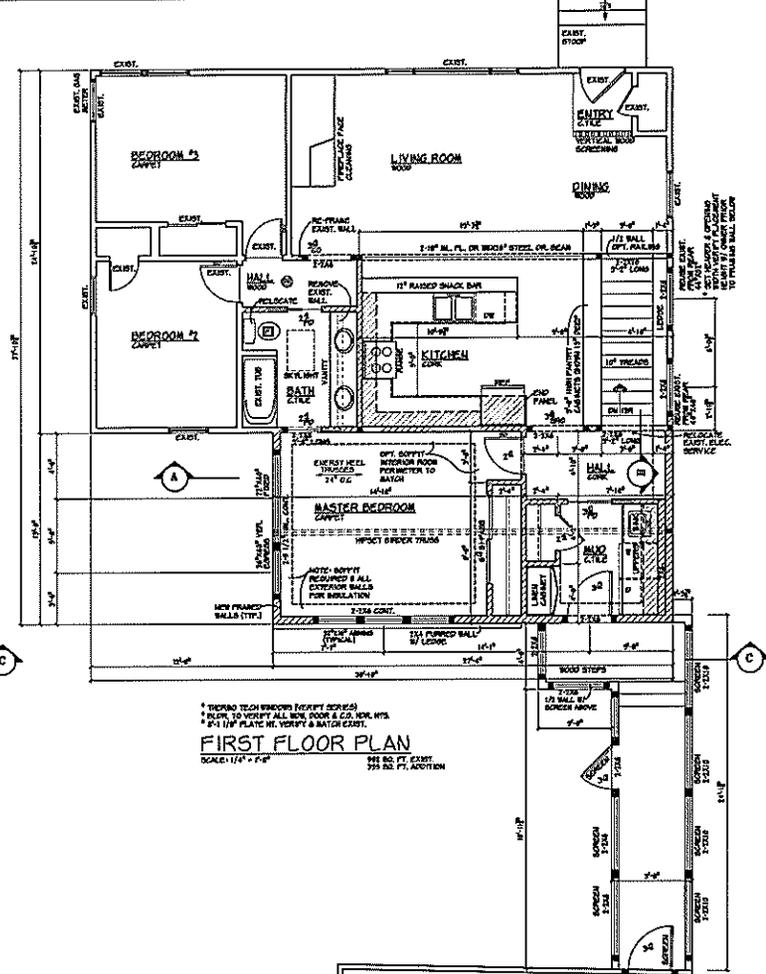
SITE PLAN
SCALE: 1/8" = 1'-0"



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

* ALL FLOORS TO RC 12962
* CONCRETE BLOCK FOUNDATION
* AROUND DOOR, DRG. CAPACITY LOAD LOG.
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE:
NEW COLUMNS AND FOOTINGS CALLED
OUT AND INDICATED FOR NEW LOADS WITHIN EXISTING
OR REMOVED FOUNDATION WALLS AND INSTALLED LOW
COST REINFORCED CONCRETE AND MATERIALS
FOR STRUCTURAL INTEGRITY.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

* REMOVAL TOUGH WOODEN EXISTING SERIES
* PLIN, TO VERIFY ALL NEW, DOOR & E.G. NEW WTS.
* 1/4" PLATE HT. VERIFY & MATCH EXIST.

REMODELING NOTES:
NOTE: CONSTRUCTION DRAWINGS SHOWN OFF OF
AS-BUILT PROVIDED BY OTHERS. FIELD
VERIFICATION OF EXISTING CONDITIONS
WAS OUTSIDE OF THE SCOPE REQUESTED TO BE
PERFORMED BY DFP PLANNING & DESIGN.
FIELD VERIFICATION REQUIRED FOR BUT NOT LIMITED TO
THE FOLLOWING: ALL TO CONCRETE FOUNDATION, ALL
NEW & EXISTING WALL LOCATIONS, HEIGHTS, TRUSS WELLS,
HEAVY, OVERHANGS & FITTINGS PRIOR TO ORDERING TRUSSES.
ADDITIONALLY, ALL EXISTING FLOOR & ROOF BEAMS
CONDITIONS MUST ALSO BE FIELD VERIFIED WITH THIS
PLAN. ANY QUESTIONS CALL DFP PLANNING & DESIGN
PRIOR TO PROCEEDING.

Prepared by: DFP Center #215114
Code Review
DFP Planning & Design
1520 Riverside St. N.E. Suite 206, 6 1/2 mi NW 55442
P: 763.749.8024 | F: 763.768.8015 | www.dfpinc.com

Residence: Parlow Residence
Address: 2559 W. 54th Street, Minneapolis, MN
Builder: Brandt-Fontaine LLC

FAR & Coverage Calculations

	RL #3	RL #6
Site Area	6651	6646
Max FAR (52%)	3,386.00	
Max Pkg Coverage (41%)	3,311.85	Max Pkg Coverage (20%) 4,435.10
Max Mechanical (30%)	4,915.50	Max Mechanical (35%) 5,629.25

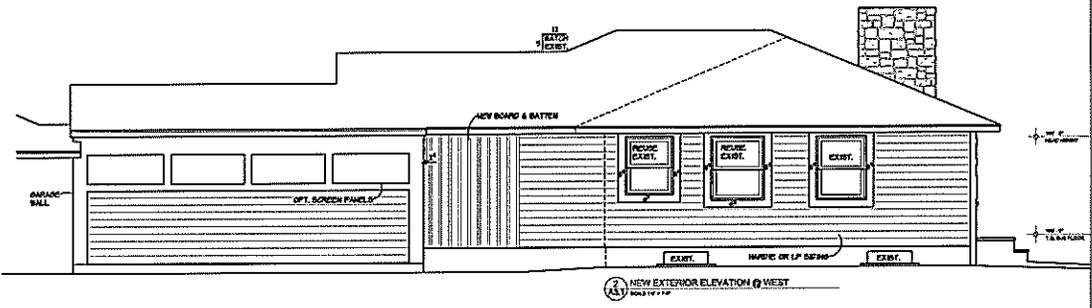
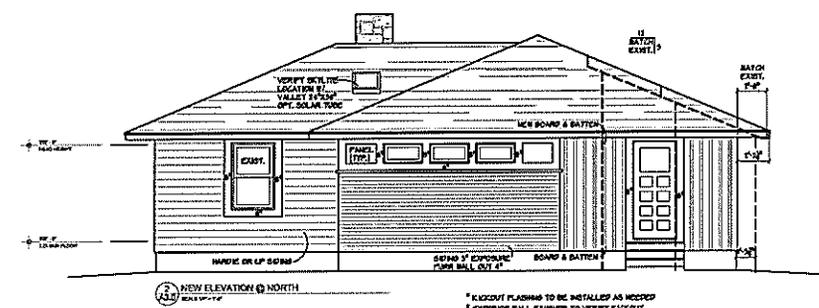
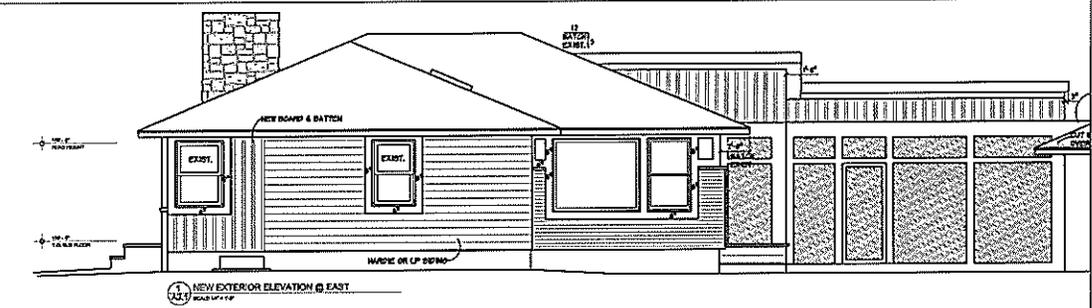
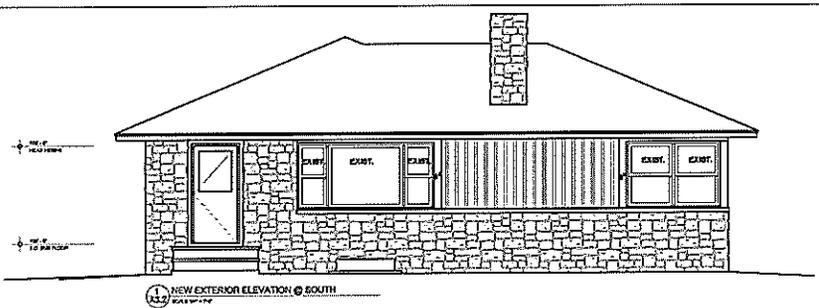
Indicate basement if total floor to natural grade exceeds 30' for more than 50% of perimeter. Lots where grade slopes more than 4% feet include basement walls first floor to grade as code (4% feet for more than 50% of perimeter. DO NOT count detached garages or open porches. Ceiling heights greater than 14% feet count FAR.

Floor	FAR	1/2 Grade x 30' or 45'	0	0.00%
First Floor	932.00	Actual FAR Percentage	14.00%	21.33%
Basement	115.00	Above/Below 21% - 41%	-93.83	
Screen Porch	145.00	Above/Below 21% - 41%	-2,427.30	
Total	1,272.00			

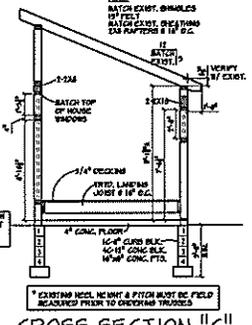
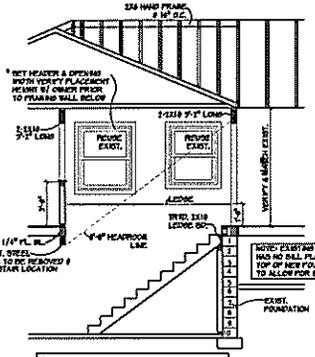
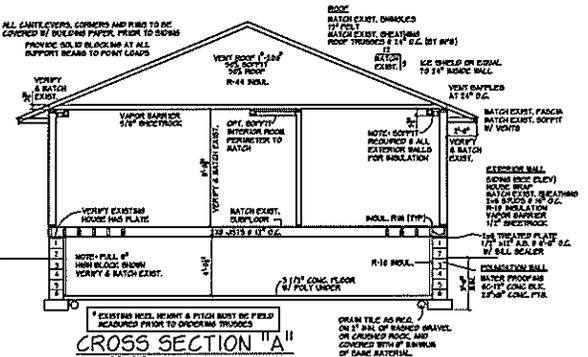
Building Coverage	Actual Building Coverage	30.73%
House	1,422.00	Above/Below 21% - 41%
Garage - Detached	596.00	Above/Below 21% - 41%
Other	2,258.00	

Impervious Coverage	Actual Impervious Coverage	48.14%
House	1,789.00	Above/Below 21% - 41%
Garage - Detached	596.00	Above/Below 21% - 41%
Front Mass	30.00	
Covered Front Porch	93	
Other	620	
Stairs	165	
Total	3,223.00	

Positive numbers = Amount above maximum Negative numbers = Amount below maximum



* KICKOUT FLASHING TO BE INSTALLED AS NEEDED
 * EXTERIOR WALL FINISHES TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
 * CARPENTER TO FLASH ALL EXTERIOR WINDOWS AND DOORS PER IBC & IRC CODE REQUIREMENTS



REMODELING NOTES:
 NOTE: CONSTRUCTION DEPENDS BASED OFF OF
 AS-BUILT PROVIDED BY OTHERS. FIELD
 VERIFICATION OF EXISTING CONDITIONS
 WAS OUTSIDE OF THE SCOPE REQUESTED TO BE
 FURNISHED BY THE PLANNER & DESIGNER.
 FIELD VERIFICATION PROVIDED FOR BUT NOT LIMITED TO
 THE FOLLOWING AND IS CIRCUMSTANTIAL. ALL
 NEW & EXISTING WALL, LOCATION, HEIGHT, TRUSS, ROOF,
 HEIGHTS, DIMENSIONS & PITCHES PRIOR TO ORDERING TRADES
 ADDITIONALLY, ALL EXISTING FLOOR & ROOF BEARING
 CONDITIONS MUST ALSO BE FIELD VERIFIED WITH THIS
 PLAN. ANY QUESTIONS CALL OFF PLANNING & DESIGN
 PRIOR TO PROCEEDING

D.F.P. PLANNING & DESIGN
 UNAUTHORIZED USE OF THE PLAN
 IS PROHIBITED BY THE COPYRIGHT ACT
 © 2023 DFP PLANNING & DESIGN
 1900 W. 54TH STREET
 MINNAPOLIS, MINNESOTA 55412
 BRANDT-FONTAINE, LLC
 PARLOW RESIDENCE
 1900 W. 54TH STREET
 MINNAPOLIS, MINNESOTA
 DATE: 12-18-23
 DRAWN BY: JCB
 CHECKED BY: JCB
 SCALE: 1/4" = 1'-0"
 SHEET NO.: 210114
 DRAWING NO.: 210114

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