CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #7
April 13, 2015
BZZ-7091

LAND USE APPLICATION SUMMARY

Property Location: 4609 28th Avenue South
Project Name: Not applicable
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Lora Grgich
Project Contact: Lora Grgich
Request: To add a third-story addition and roof top deck to a four-plex.
Required Applications:

Expansion of a Legal Nonconforming Use	To allow a third-story addition to a four-plex in the R2B Two-family District.
Conditional Use Permit	To increase the height of the building in the SH Shoreland Overlay District from 2.5 stories or 35 feet to 3 stories or 35 feet.
Variance	To increase the floor area ratio of the building from .5 to .87.
Variance	To reduce the north interior side yard setback from 9 feet to 4.8 feet.
Variance	To reduce the south interior side yard setback from 9 feet to 4.9 feet.

SITE DATA

Existing Zoning	R2B District SH Shoreland Overlay District and AP Airport Overlay District
Lot Area	5,072 square feet / .12 acres
Ward(s)	12
Neighborhood(s)	Ericsson
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	March 13, 2015	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	May 12, 2015	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located on the east side of 28th Avenue South, three properties south of East 46th Street. The property is occupied by a four unit residential building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property is surrounded by single- and two-family dwellings on the north, east and south. There is also a nonconforming triplex located at 4617 28th Avenue South. Lake Hiawatha is located across 28th Avenue South from the property. The site is located in the Ericsson neighborhood.

PROJECT DESCRIPTION. The existing four unit residential building was built in 1929. All four of the dwelling units within the building currently have one bedroom and one bathroom. The applicant is proposing to add a third level to the building in order to increase the size of the two dwelling units on the second floor. Both of the second floor dwellings would become two level units with two bedrooms and two bathrooms each. Each of the second floor units would have outdoor living space on the third floor and access to a fourth (roof) floor deck. The applicant is proposing to make other changes to the building including two new balconies on the second floor, a few new windows, stucco repair and new paint.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. A letter of support was received from the Standish Ericsson Neighborhood Association. Any additional correspondence received prior to the public meeting will be forwarded on to the City Planning Commission for consideration.

ANALYSIS

EXPANSION OF A NONCONFORMING USE

The Department of Community Planning and Economic Development has analyzed the application to allow a third-story addition to a four-plex in the R2B Two-family District based on the following findings:

1. *A rezoning of the property would be inappropriate.*

   Rezoning the property would be inappropriate. The 4500 and 4600 blocks of 28th Avenue South are zoned R2B and the remainder of the surrounding area is zoned R1A. To make the four-plex conforming as to zoning the property would need to be zoned R3. A rezoning to the R3 zoning district would not be appropriate as 28th Avenue South is not a designated corridor.

2. *The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.*

   The proposed expansion of the four-plex will not be compatible with the adjacent properties or the neighborhood. The adjacent properties are primarily one and two stories in height whereas the proposed building would be three stories in height. In addition, a rooftop deck is also proposed which adds to the overall height of the building. In addition to the height not being compatible, the overall size of the structure would be much larger than surrounding buildings and the required interior side yard setbacks for a three-story building would not be met.

3. *The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.*

   The proposed expansion of the four-plex would not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion. There are currently four, one-bedroom units in the building. The proposed expansion would increase the size of the two dwelling units on the second floor to two bedrooms and two bathrooms. There is an existing four-car garage on the property. Each of the four dwelling units within the building has access to one parking space.

4. *The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.*

   The proposed expansion of the four-plex will neither improve nor worsen the appearance or stability of the neighborhood. The proposed modifications to the existing building will modernize the appearance of the building. However, the overall height of the building will be one story taller than any other building in the area. A three-story building will change the overall character of the area.

5. *In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.*

   The proposed expansion of the four-plex will not result in additional dwelling units on the property. The applicant is proposing to add a third level to the building in order to increase the size of the two dwelling units on the second floor.

6. *The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.*

   The property is not located in the floodway district.

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the height of the building in the SH Shoreland Overlay District from 2.5 stories or 35 feet to 3 stories or 35 feet based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

   The existing building is two stories or 23.5 feet in height. The property is zoned R2B and is located in the SH Shoreland Overlay District. Both the base zoning district and the overlay district have a maximum height limitation of 2.5 stories or 35 feet. In the SH Shoreland Overlay District the overall height is measured to the highest point of the structure. In this case, the highest point of the structure is the railing around the rooftop deck.

   Increasing the height of the building from 2.5 stories or 35 feet to 3 stories or 35 feet will not be detrimental to or endanger the public health, safety or general welfare. However, increasing the height of the building would be detrimental to the comfort of the area. If the height of the building were increased to three stories with a rooftop deck it would be the tallest structure in the immediate area.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

   Increasing the height of the building from 2.5 stories or 35 feet to 3 stories or 35 feet will be injurious to the use and enjoyment of other property in the vicinity and impede the normal or orderly development and improvement of surrounding property. Increasing the height of the four-plex will not be compatible with surrounding properties. The adjacent properties are primarily one and two stories in height whereas the proposed building would be three stories in height. In addition, a rooftop deck is also proposed which adds to the overall height of the building. Increasing the height of the building would set a bad precedent in an area that hasn't been impacted by taller, infill development. In addition to the height not being compatible, the overall size of the structure would be much larger than surrounding buildings and the required interior side yard setbacks for a three-story building would not be met.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

   Increasing the height of the building will have no impact on utilities, access roads or drainage.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

   Increasing the height of the building will have no impact on traffic congestion in the public streets.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

   The Minneapolis Plan for Sustainable Growth identifies the site as Urban Neighborhood on the future land use map. The proposed development would be inconsistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

   Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

   1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

   Housing Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.

   3.7.1 Promote and incentivize private investment in housing maintenance and renovation.

   3.7.5 Promote the use of high quality materials in new housing construction to minimize long-term deterioration of the housing stock.

   Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.

   10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

   10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

   Urban Design Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

10.7.1 Rehabilitation of older and historic housing stock should be encouraged over demolition.

10.7.2 Encourage the use of high quality and durable materials for construction and historic preservation.

10.7.3 Encourage adaptive reuse, retrofit and renovation projects that make the city's housing stock competitive on the regional market.

10.7.4 Renovation of housing should reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.

10.7.5 Provide the flexibility in the city's ordinances to improve and maintain existing structures.

While the comprehensive plan policies support rehabbing and reinvesting in the existing structure the policies say to do so in a way that is compatible with the surrounding area. Increasing the height of the four-plex will not be compatible with surrounding properties. The adjacent properties are primarily one and two stories in height whereas the proposed building would be three stories in height. A rooftop deck is also proposed which adds to the overall height of the building. In addition to the height not being compatible, the overall size of the structure would be much larger than surrounding buildings and the required interior side yard setbacks for a three-story building would not be met.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

   If the requested land use applications are approved, the proposal will comply with all provisions of the R2B District.

Additional Standards to Increase Maximum Height

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures in commercial districts:

1. *Access to light and air of surrounding properties.*

   To the north of the subject property there is a one-and-a-half-story residential property and to the south there is a two-story residential property. There is approximately 10 feet between the subject property and the structure to the north and nine feet between the subject property and the structure to the south. The applicant is proposing to add an additional story to the building and maintain the existing setbacks. This will reduce the amount of light and air that the adjacent buildings receive. In addition, the increased height of the building will make the space between the buildings feel more canyon-like.

2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

   A shadow study was done that depicts shadowing impacts on March 21st, June 21st, October 21st and December 21st at 10 am and 4 pm. The shadow study indicates that there will be shadows cast on the residential properties to the north and northwest at different times of the day. Staff is not aware of any existing solar energy systems that would be affected by the proposed height increase.

3. *The scale and character of surrounding uses.*

The proposed expansion of the four-plex will not be compatible with the scale and character of the surrounding properties. The adjacent properties are primarily one and two stories in height whereas the proposed building would be three stories in height. In addition, a rooftop deck is also proposed which adds to the overall height of the building.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

   There are no landmark buildings, significant open spaces or water bodies that the proposed building would block views of. While Lake Hiawatha and parkland is located across 28th Avenue South from the property, the existing two-story structure blocks views of them from those properties to the east.

In addition to the conditional use and variance standards contained in Chapter 525, Administration and Enforcement, the city planning commission and board of adjustment shall consider the following:

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

   The applicant would be required to work closely with CPED, the Public Works Department and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

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

   The development site is located across the street from Lake Hiawatha. Increasing the height of the four-plex will not be compatible with surrounding properties. The adjacent properties are primarily one and two stories in height whereas the proposed building would be three stories in height. In addition, a rooftop deck is also proposed which adds to the overall height of the building.

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

   The proposed development will not generate watercraft activity on surrounding bodies of water.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the floor area ratio of the building from .5 to .87 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 do not exist in complying with the ordinance. The size of the lot is 5,072 square feet and the existing building is 3,225 square feet in size. The existing floor area ratio (FAR) of the building is .64 which exceeds the maximum .5 FAR allowed in the R2B zoning district. Adding additional square footage to the building only increases the FAR of the building.

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.*

   While rehabbing and reinvesting in the existing structure is reasonable and in keeping with the comprehensive plan, the plan policies say to do so in a way that is compatible with the surrounding area. Increasing the size of the four-plex will not be compatible with surrounding properties.

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.*

   Increasing the height of the four-plex will alter the essential character of the location. The adjacent properties are primarily one and two stories in height whereas the proposed building would be three stories in height. In addition, a rooftop deck is also proposed which adds to the overall height of the building. Increasing the height of the building would set a bad precedent in an area that hasn't been impacted by taller, infill development.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the north interior side yard setback from 9 feet to 4.8 feet 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 do not exist in complying with the ordinance. The existing two-story structure is located 4.8 feet from the north interior property line. The required setback for the existing building is actually seven feet. Allowing a third-story addition to be built 4.8 feet from the north interior property line only increases the nonconformity on the lot.

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.*

   While rehabbing and reinvesting in the existing structure is reasonable and in keeping with the comprehensive plan, the plan policies say to do so in a way that is compatible with the surrounding area. Increasing the height and size of the four-plex, while maintaining the existing setback, will not be compatible with surrounding properties.

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.*

   There is approximately 10 feet between the subject property and the one-and-a-half-story residential property to the north. While the proposed expansion will not reduce the setbacks between the subject property and the adjacent structure, the increased height of the building will make the space between the buildings feel more canyon-like.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the south interior side yard setback from 9 feet to 4.9 feet 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 do not exist in complying with the ordinance. The existing two-story structure is located 4.9 feet from the south interior property line. The required setback for the existing building is actually seven feet. Allowing a third-story addition to be built 4.9 feet from the south interior property line only increases the nonconformity on the lot.

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.*

   While rehabbing and reinvesting in the existing structure is reasonable and in keeping with the comprehensive plan, the plan policies say to do so in a way that is compatible with the surrounding area. Increasing the height and size of the four-plex, while maintaining the existing setback, will not be compatible with surrounding properties.

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.*

   There is approximately nine feet between the subject property and the two-story residential property to the south. While the proposed expansion will not reduce the setbacks between the subject property and the adjacent structure, the increased height of the building will make the space between the buildings feel more canyon-like.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Lora Grgich for the property located at 4609 28th Avenue South:

A. Expansion of a Nonconforming Use.

Recommended motion: **Deny** the expansion of a nonconforming use to allow a third-story addition to a four-plex in the R2B Two-family District.

B. Conditional Use Permit to increase the height of the building.

Recommended motion: **Deny** the Conditional Use Permit to increase the height of the building in the SH Shoreland Overlay District from 2.5 stories or 35 feet to 3 stories or 35 feet.

C. Variance of the floor area ratio.

Recommended motion: **Deny** the variance to increase the floor area ratio of the building from .5 to .87.

D. Variance of the north interior side yard setback.

Recommended motion: **Deny** the variance to reduce the north interior side yard setback from 9 feet to 4.8 feet.

E. Variance of the south interior side yard setback.

Recommended motion: **Deny** the variance to reduce the south interior side yard setback from 9 feet to 4.9 feet.

ATTACHMENTS

1. Written description and findings submitted by applicant

2. Shadow study
3. Zoning map
4. Site survey
5. Site plan, floor plans and elevations
6. Rendering
7. Photos
8. Correspondence

4609 28th Avenue South, Minneapolis, MN 55406

Statement of Proposed Use-

The building was built in 1929, the use of it has always been a four unit residential building and will remain a four unit residential building. The proposed addition is for two of the units to become larger.

The Primary Zoning District for the entire 4600 block of 28th Avenue South is R2B. The property is also within the boundaries of two Overlay Districts, the Airport Overlay District and the Shoreland Overlay District. This building and the triplex located at 4617 28th Avenue South are both non-conforming uses, only single family and duplex homes are permitted uses in the R2B district.

Description of the Project-

General Description

The existing four-unit building at 4609 28th Avenue South has fantastic views to the west of Lake Hiawatha. Each apartment has large west facing windows or doors to take full advantage of the natural beauty of the lake and park. The 4500 and 4600 blocks of 28th Avenue South are unique because they are zoned R2B. The vast majority of lake view property in the City of Minneapolis is zoned to all allow only single family homes.

This project will add a partial third story addition (approx. 1,250 SF) to the existing two story, four-plex. The third story addition will be set back 12-15 feet from the main front (west) wall providing visual interest, shade and shadow and substantially reducing the visibility of the third floor from the street. The addition will have a flat roof as does the existing building. The overall height to the top of the parapet will be 32'-6".

The number of apartments will not be increased, but rather the two upstairs units will be made larger. Each apartment is currently one- bedroom, one bathroom and approximately 700 SF. The expansion would make the two upstairs apartments two bedroom, two bathroom spaces and approximately 1,250 SF each.

Exterior Description

The exterior finishes of the current building are stucco and stone, the addition will be stucco. The existing stone is at the base of the building and surrounding the front door as was common in the era it was built. All of the existing stone is in good condition and will remain. Where the existing stucco meets new stucco there will be a horizontal trim element (frieze board) so that the joint will be clean and attractive. All of the stucco (existing and new) will be dashed (integral color in cementitious coating) to match the sienna tones in the existing stonework.

The existing doors, prime windows and storm windows will remain with the exception of the two pairs of French doors on the front (west) elevation. These doors will be replaced and 3'- 6"deep decks will be added. The decks will be 6" back from the front face of the building entrance; they will not encroach on the front yard. The shutters on the front (west) elevation will be removed to provide an updated appearance for the façade.

The existing door and window trim will be re-wrapped with durable, pre-finished metal. The railings at all of the decks will be powder-coated metal for a durable, attractive, long-lasting finish.

Required Findings

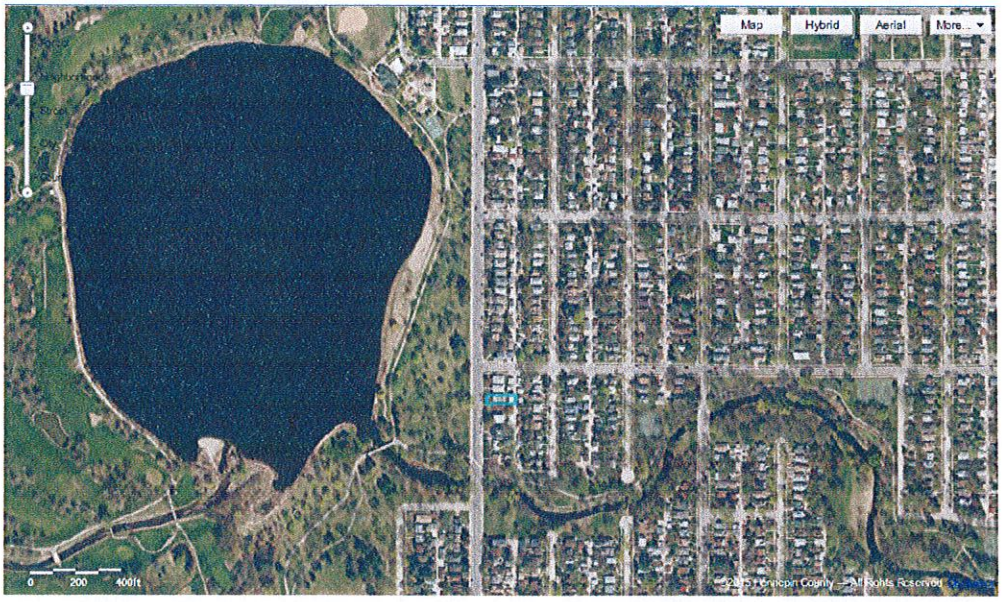
The property at 4609 28th Avenue South is within the following Zoning Districts:

Primary Zoning District- R2B- Two Family District

Overlay Districts- AP- Airport Overlay District
SH- Shoreland Overlay District

In the Shoreland Overlay District, section 551.490 Item 2 refers to "limiting the visibility of structures and other development from protected waters."

This issue is probably much more relevant on the western Minneapolis lakes where structures are very close to the lake shoreline, within 100 feet in some cases. In this case, the shoreline of the lake is approximately 500 feet from 4609. As the aerial photo below shows, the lake becomes closer to the 4500 block of 28th Avenue South and closer still in the 4400 block where the lake is within 240 feet of the structures with very little vegetative screening between.



There is also a significant topographic drop to the lake, so that when you are at the lakeshore, or on the lake, it is very difficult to see the buildings in the 4600 block of 28th Avenue South. In the summer, with all of the trees the buildings across the street are much obscured. Even in the winter, the distance to the buildings diminishes the view of them. This photo was taken from the pedestrian trail which is approximately 20-30 feet from the shore. (The bike trail is in the foreground.)

Conditional Use Permit

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

   The use as a four unit apartment building is consistent with the adjacent multi-family residential properties. The two properties to the north (up to 46th Street East) are duplexes. To the south, the three adjacent properties are a duplex, a triplex and another duplex. The adjacency of low and medium density residential uses to each other and increasing density along major thoroughfares such as 28th Avenue South are common and beneficial practices in urban planning.

   The architectural character of the building will be enhanced by the proposed addition and greatly improved by new, clean finishes. The addition will provide outdoor space that faces the street, providing increased security for the entire block. The concept of eyes and ears on the street is a well known deterrent to nefarious activities.

   The improvement of the property will positively affect public health, safety, comfort and general welfare by providing a well maintained and beautiful building. Neighborhoods with well kept, updated properties have more community involvement and less crime. The tenants of the building will benefit from the addition/ remodel by having upgraded utilities such as new wiring, highly insulated walls and ceilings, new boilers and hot water heaters.

2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

   The continuing use of the property as a four unit residential building will not cause any detrimental issues because it is not a change. It has been a four unit residential building since it was built in 1929 and will continue to be a four unit residential building.

   The surrounding properties will continue to have the use and enjoyment of all of the neighborhood amenities including the park and lake across the street (Lake Hiawatha), the bike and walking trails along Minnehaha Creek.

   The value of the surrounding properties will actually be increased by the improvement of this property, which may provide an economic incentive for their improvement.

   Interestingly the two non-conforming properties on this block, my four-plex and the tri-plex at 4617 are the only two owner occupied multi-family properties. Owner occupancy is very beneficial to the neighborhood; the properties are well maintained, tenant issues are dealt with quickly, etc. Absentee landlords can be uninterested in issues that directly affect the neighborhood.

   The addition of the partial third story will increase the shade on the roof of the duplex at 4605/ 4607 28th Avenue South. My building has been a two story building since it was built in 1929, thus when 4605/ 4607 was built in 1945 it has always been shaded by my building. I have provided a shade study that shows there will not be any additional shade to existing windows, they are already fully shaded and always have been.

3. Adequate utilities, access roads, drainage, necessary facilities or other measure have been or will be provided.

   Adequate utilities are currently provided to the existing four unit residential building and will be maintained. Xcel Energy provides electricity; there are five meters, one for each apartment and a house meter. CenterPoint Energy provides natural gas to the building, there are four meters (one for each apartment) which were moved outside and upgraded by CenterPoint in 2014. The City of Minneapolis provides water, trash and recycling pick-up. Tenants can choose if they wish to have a telephone land-line, internet service and cable television.

   As the owner, I pay Xcel Energy for the house electrical meter and the water, trash and recycling service provided by the City of Minneapolis.

4. Adequate measures have been or will be taken to minimize traffic, congestion in the public streets.

   There will not be any additional traffic or congestion in the public streets because the use of this building will not change. The building was built as a four unit residential building and will remain as such.

There is a four car garage accessed via the alley and this will continue to be used, each apartment will have one off-street parking space in the garage. This is more off-street parking than is typical for many Minneapolis 4-plexes. There is a Metro Transit bus stop at 46th Street and it's a very short walk to the LRT Blue Line 46th Street stop. At the south end of the block is the Minnehaha Creek trail that bicycles and pedestrians can use to walk to Minnehaha Falls to the east or to Lake Nokomis and west to Lake Calhoun, connecting to the trail to Hopkins. Because of the excellent access to mass transit and safe biking trails, two of my current tenants don't even own cars.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

The Minneapolis Comprehensive Plan, *"Minneapolis Plan for Sustainable Growth"* states:

Chapter 3- Housing

"Minneapolis will build and maintain the strength, vitality, and stability of the city's neighborhoods by providing a variety of housing opportunities to meet the needs of all members of the community."

This building has very stable tenants which help keep the neighborhood stable and vital. The tenant in Unit #1 has lived in the building for 35 years!!! The tenant in Unit #3 has lived here for approximately seven years. People prefer to live in smaller buildings where they know each other and feel safe. Providing variety in the housing stock allows people to rent the type of space and size that they need. Knowing your neighbors, their habits, their friends, helps create a vibrant community of people who are well connected to one another. The planning theory "defensible space" maintains that people with a strong sense of place feel control and responsibility for their home and crime rates are greatly reduced in small residential buildings rather than large ones.

"Housing is an essential building block of a strong city. The City of Minneapolis has strongly endorsed a policy of growth. A growing population contributes to high quality city services, great neighborhood business districts, and safe streets. New housing is directed to locations that are well served by public transit services and close to commercial and natural amenities."

Approving this conditional use permit will allow for two one bedroom, one bathroom apartments to be made into two two bedroom, two bathroom apartments without sacrificing the character of the building. It is a small but very advantageous addition to the housing stock on this bustling City street with incredible access to public transit; there is a Metro Transit bus stop at 46th Street East and 28th Avenue South, a mere 120 foot walk from the front door! There is terrific access to the trail system at the south end of the 4600 block of 28th Avenue South. It is an approximately 10 minute walk to the 46th Street LRT station.

There are several neighborhood commercial hubs within walking distance. At the intersection of 28th Avenue South and 42nd Street East there is a coffee shop, a restaurant/ pub, a bakery, a hardware store, an auto repair shop and a sporting goods store. Along 34th Avenue South from

the Parkway to 54th Street East there is a very active neighborhood commercial area with banks, restaurants, post office, liquor store, shoe store, hardware store and a grocery store.

The addition of the roof decks on the street side of the building will increase the safety of the street by giving the tenants an outside space to inhabit on that side of the building, to see and hear from.

The 4500 and 4600 blocks of 28th Avenue South are extremely unique in the Twin Cities. There are not any lakes in Minneapolis that have two entire blocks that are zoned for multi-family residential. There are very few parcels that are zoned for multi-family, all the other lake front property is zoned for single family housing.

Chapter 7- Open Space & Parks

"Minneapolis is known throughout the country as a city with a high quality of life. One of the reasons for this is the abundance of open spaces and parks. Minneapolis has sparkling lakes, a dynamic riverfront, quiet creeks and gushing waterfalls all linked by the Grand Rounds National Scenic Byway. In addition, a multitude of neighborhood parks provide important gathering and recreation space. Several parks and trails in Minneapolis are also part of the premier Regional Parks System. Envisioned 125 years ago, the Minneapolis Park and Recreation Board (MPRB) managed park system delights Minneapolis' residents and visitors."

My property is across the street from Lake Hiawatha!!! At the end of our block is the Minnehaha Creek trail crossing!!!! Minnehaha Falls is a one mile walk or bike ride along the beautiful, winding creek!!!! By approving the expansion of the building, the City is giving more people access to the views and use of the Lake and its beautiful picnic facilities and the close proximity to these other amazing natural amenities. Even though the building will remain a four unit residential property, converting two of the one bedroom apartments into two bedroom apartments will allow the possibility for couples to live in those larger spaces.

Chapter 10- Urban Design

Minneapolis will be an attractive and inviting city that promotes harmony between the natural and built environments, gives prominence to pedestrian facilities and amenities, and respects the city's traditional urban features while welcoming new construction and improvements.

This building was built as a four unit residential building in 1929 and will remain such. The building was solidly and beautifully constructed. It has oak hardwood floors and trim and beautiful architectural details that make it very easy to rent. I have been approached by strangers wondering if I have a vacancy. Approving a small addition to this building will enhance the attractiveness of the built environment at the same time allowing for updates and improvements such as better insulation and utility improvements, making the building more appropriate to the new millennium.

The approval of this condition use permit exemplifies the urban planning concept of highest and best use.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

   The conditional use is for a higher density residential use to be allowed in a low density residential use district, the two uses are compatible and exist adjacent to one another in many locations.

   I am also applying for a variance for a height increase and side yard setbacks. While the height of the proposed third story is less than the 35 feet that is allowable, the code reads that it can be 2 ½ stories or 35 feet high, whichever is less.

   If this were new construction, the side yard setbacks of 5 feet must be increased by 4 feet with the addition of a third story. I am not increasing the footprint of the building, but a variance must be approved to "grandfather" in this existing condition.

Maximum Height-

1. Access to light and air of surrounding properties.

   The partial third story addition will not reduce access to light or air for the surrounding properties. The prevailing breezes come off the lake, from the west so the increase of height will not be detrimental to any properties access to air.

   Access to light will not be affected by the addition either. The windows on the south side of the single story duplex to the north, at 4605/ 4607 28th Avenue South are already completely shaded by the existing two story building at 4609 28th Avenue South. This is an existing condition, the duplex was built in 1945, 14 years AFTER the fourplex was built in 1929, so it has always been this way.

2. Shadowing of residential properties, significant public spaces, or existing solar energy systems.

   I have provided a shadow study for additional information. There are no existing solar energy systems in the area.

   The Lake Hiawatha Park, on the west side of 28th Avenue South is a significant public space but will not be affected by the addition of a partial third story since 28th Avenue South is a wide public street and the morning shadow will not impact the park.

   The residential property (duplex) to the north, 4605/4607 28th Avenue South is already shadowed by the existing two story building. Since the two story building was built in 1929 and the duplex was built 1945 the shadowing of the single story duplex's south facing windows has always been the existing condition.

Since the proposed addition is pulled back from the front of the building significantly, the shadow from the addition has very little impact on the duplex to the north. As the shadow study shows, the addition increases the shadow on the roof which actually can increase the life of a shingle roof.

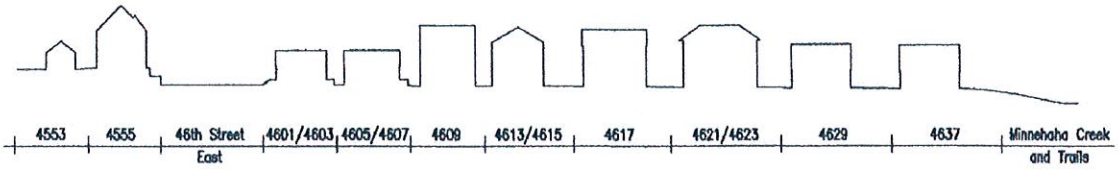
3. The scale and character of surrounding uses.

The scale of the proposed partial third story addition fits very nicely into the urban fabric of the 4600 block of 28th Avenue South. There are eight residential properties on the block. The two southern most properties are story and a half, single family homes. The other six properties are all multi-family buildings; duplexes, a triplex and my fourplex.

According to Hennepin County property records, all of the residences on the block were built between 1924 and 1956. Three of the buildings were built in the 1920's, the duplexes at 4613/15 and 4621/23 and my fourplex. These three buildings are architecturally similar with stucco exteriors and classic fenestration patterns. The duplexes have sloped roofs (hip and mansard), with asphalt shingles.

The two duplexes on the north end of the block were built in 1945 and are in keeping with the architectural style of that period; gable roof, limited fenestration and wood lap siding exterior.

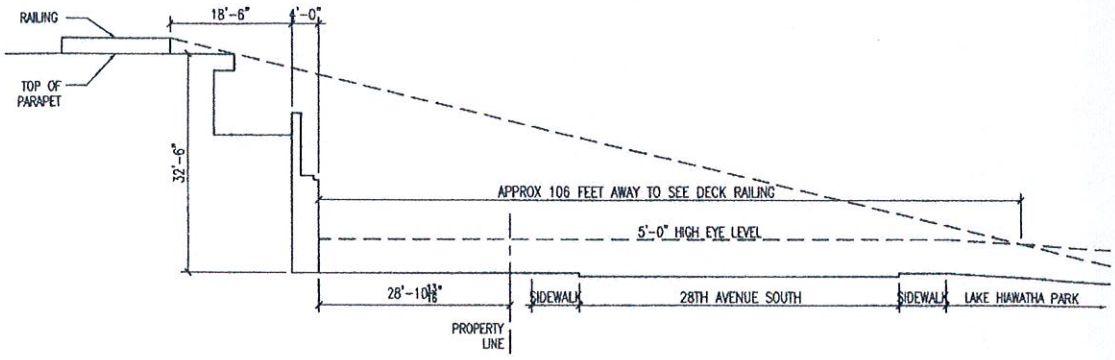
My building has a flat roof and the parapet is currently at approximately 23'-4" from grade. The duplex to the north is set slightly higher, its grade around the perimeter is approximately 8-10" higher than mine, thus the ridge of the sloped roof is only approximately 4 feet lower than my parapet. Adding a partial third story would put my parapet height at 32'-6", less than 13 feet higher the duplex to the north. To the south, the hip roof of 4613/15 would be within 1 foot of the same height as my proposed flat roof. While the City determines the allowable height of a structure from the predominant grade at the foundation, our eyes perceive the relative height of structures against the sky. Please see the silhouette diagram below <u>which shows 4609 with the proposed third floor addition</u>. It does not look out of scale at all and is in fact lower than the single family home at 4555 28th Avenue South.



SILHOUETTE STUDY FROM 28TH AVENUE SOUTH

The proposed front façade is <u>not</u> monolithic. The existing entry element stands proud of the rest of the façade a full 4 feet and the upper central element is pulled out 1'-5", providing visual interest and shade and shadow on the façade. The third story is set back a full 12-15 feet. All of

these jogs and smaller elements reduce the scale of the front façade and produce a very aesthetically pleasing composition. The railing of the roof deck is not even visible for pedestrians along 28th Avenue or people in a car. A person would have to be over 100 feet away from the building to see the railing. See the diagram below:



SITE LINE STUDY FOR ROOF TOP RAILING

Both adjacent properties have pitched roofs, thus adding to their bulk and height. The proposed third story addition is a flat roof so there is no additional visual mass for a roof structure.

The exterior finishes will be stone and stucco with metal railings. The two duplexes to the north are horizontal painted wood lap siding. The duplex to the south is stucco, the triplex next to it is again horizontal painted wood lap siding.

4. Preservation of views of landmark buildings, significant open spaces or water bodies.

   The predominant view in this area is of Lake Hiawatha. All buildings along 28th Avenue South have a view of the lake to the west. This addition will not change anyone's view of the lake. There is no building to the east that is tall enough to be affected by the addition.

Expansion of Nonconforming Use-

1. A rezoning of the property would be inappropriate.

   Rezoning of the property would be inappropriate because it would create an inconsistency of zoning within the neighborhood. The 4500 and 4600 blocks of 28th Avenue South are zoned as R2B and all 23 of the existing residences are single family homes or duplexes, i.e. allowable uses with the exception of my fourplex at 4609 and the triplex at 4617. Two exceptions out of 23 do not warrant a change in zoning.

2. The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.

All of the uses in the nearby blocks are low and moderate density residential, this will not change. The property was built as a fourplex in 1929 and will remain a fourplex. The partial third floor addition will allow two of the apartments to become two bedroom, two bathroom units. The adjacent duplexes (4601/4603, 4605/4607 and4613/4615) are two bedroom, one bathroom apartments and thus the proposal is in keeping with the overall density of the neighborhood.

The silhouette study shown earlier shows that the mass of the proposed building is compatible with the mass of the adjacent buildings. The shadow study shows that the enlargement of the building does not adversely affect the adjacent properties.

3. The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse off-site impacts such as traffic, noise, dust, odors and parking congestion.

   There will not be any additional traffic or congestion in the public streets because the use of this building will not change. The building was built as a four unit residential building and will remain as such.

   There is a four car garage accessed via the alley and this will continue to be used, each apartment will have one off-street parking space in the garage. This is more off-street parking than is typical for many Minneapolis fourplexes.

   There is also excellent access to mass transit, there is a Metro Transit bus stop at 46th Street and it's a very short walk to the LRT Blue Line 46th Street stop. At the south end of the block is the Minnehaha Creek trail that bicycles and pedestrians can use to walk to Minnehaha Falls to the east or to Lake Nokomis and west to Lake Calhoun, connecting to the trail to Hopkins. Because of the excellent access to mass transit and safe biking trails, two of my current tenants don't even own cars.

4. The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.

   Owner occupant rental properties are much more stable for neighborhoods. I take great pride in my home and will continue to do so. Interestingly, both of the non-conforming properties on the 4600 block of 28th Avenue South are owner occupied, while the other (conforming)duplexes are not. The City's policies are consistent with encouraging owner occupancy because of the stability it creates in neighborhoods.

   The addition will greatly improve the appearance of the building and often time's improvements are contagious. I have been delighted by seeing neighbors try to "keep up with" each other, whether it's the maintenance of their yards, painting, or basic maintenance. This addition will add value to my property (adding tax base for the City) and will add value for my neighbors' properties as well.

5. In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units or rooming units on the subject property than is allowed by the regulations of the district in which the property is located.

   The building is currently four residential apartments and will remain four residential apartments. All of the apartments are currently one bedroom, one bathroom. The addition will allow for two of the apartments to be updated into two bedroom, two bathroom apartments but will not add dwelling units.

6. The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.

   The property is not located in the Floodway District.

Variance for Side Yard Setback-

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.

   This addition is not being proposed for economic considerations. My partner Michelle and I love living in this neighborhood and in this building across the street from Lake Hiawatha but none of the apartments is large enough for us to share.

   The existing building was built in 1929 and does not have 5 foot setbacks on each side (See attached survey). The north setback is 4.8 feet and the south setback is 4.9 feet. We are not proposing to make this worse, but to leave it be. This is how the building was built in 1929. The addition is vertical only which will have the least affect on the property; we are not reducing existing setbacks nor are we increasing lot/ pervious coverage. We are not making any existing conditions worse.

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.

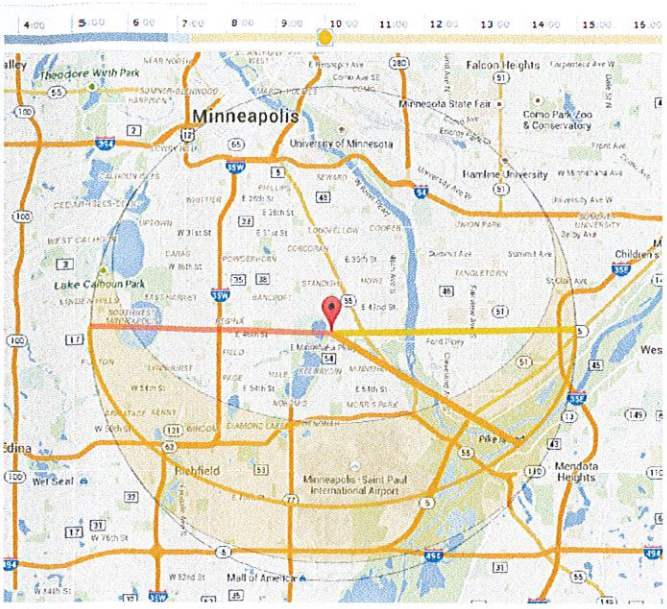
   The spirit and intent of lot setbacks is to make certain that neighbors do not inhibit one another's rights to use and appreciate their own property. The addition of a partial third story will not in any way inhibit the use of adjacent properties. The duplex to the north has always been shaded by 4609 since it was built in 1945. The addition will add shade to the roof of the duplex but will not significantly increase the shade in the yard. The addition will enhance the property with added value and exterior aesthetic updates that can be appreciated by everyone.

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.

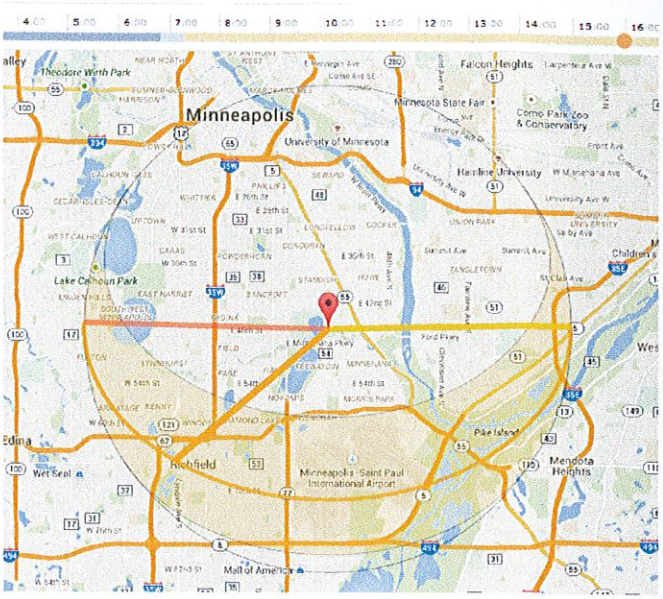
   The essential character of the locality will be maintained with the proposed addition, the architectural character of the building will not change significantly. The proposed addition will most certainly not be detrimental to the general public or people using this property and nearby properties. The use of the building will not change, it will remain a four unit residential building. The addition will update the building for the lifestyles and needs of the current generations.

Shadow Study for 4609 28th Avenue South

The Latitude of Minneapolis is 45 degrees North. The following eight diagrams show the sun angles, both altitude and azimuth for the four seasons. The specific days shown are summer and winter solstice, spring and fall equinox. The diagrams show the full path of the sun and the gold line shows the direction of the sunlight for the specific time noted. These diagrams are the basis for the shadow study shown on Sheet A.

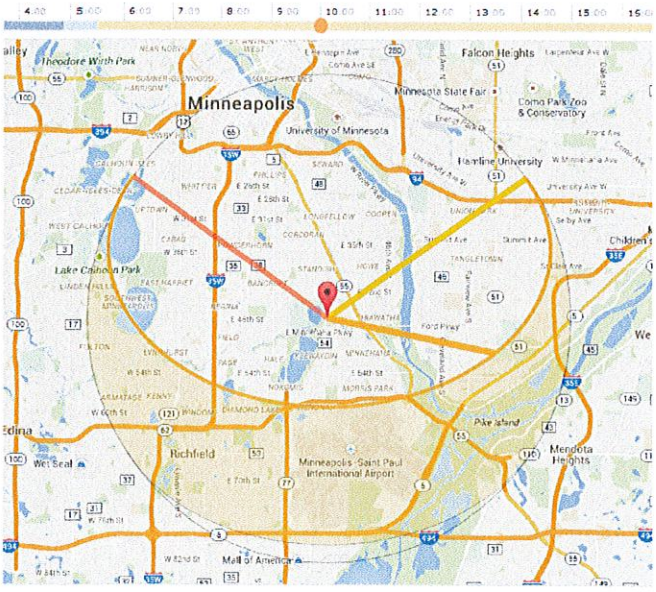


10 AM



4 PM

March 21st Spring Equinox-



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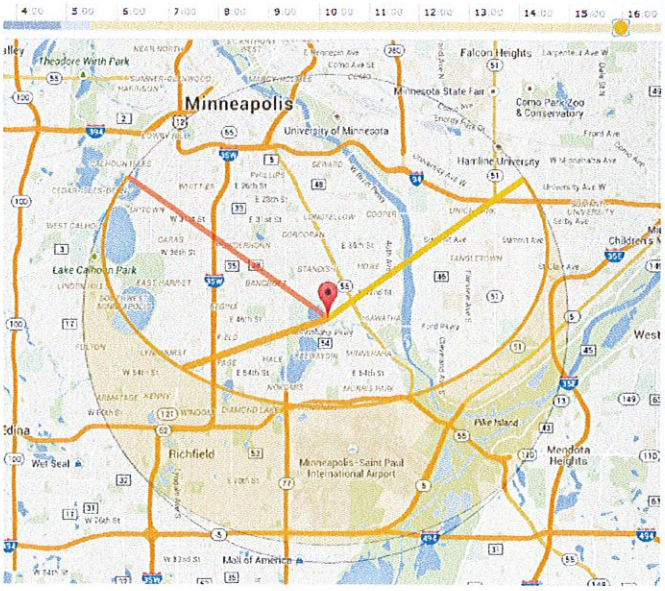
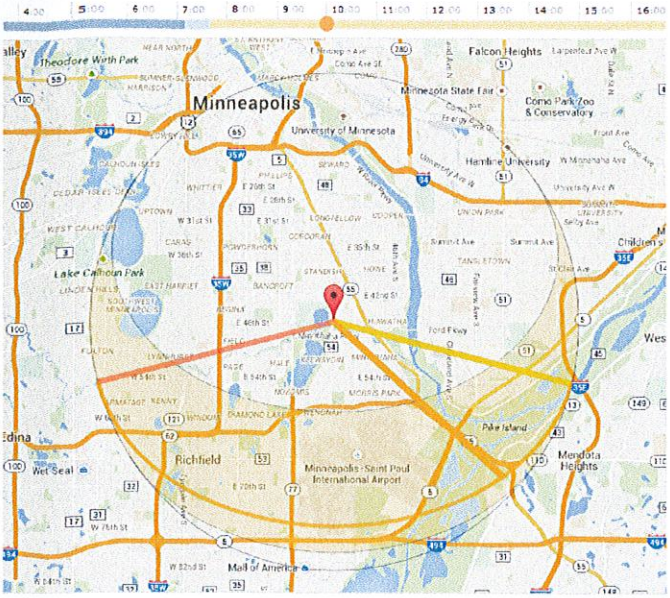


4 PM

June 21st Summer Solstice-



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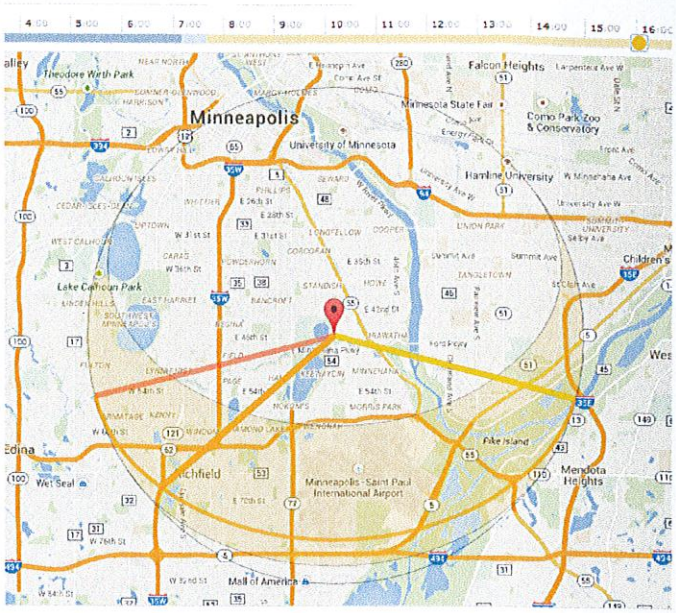
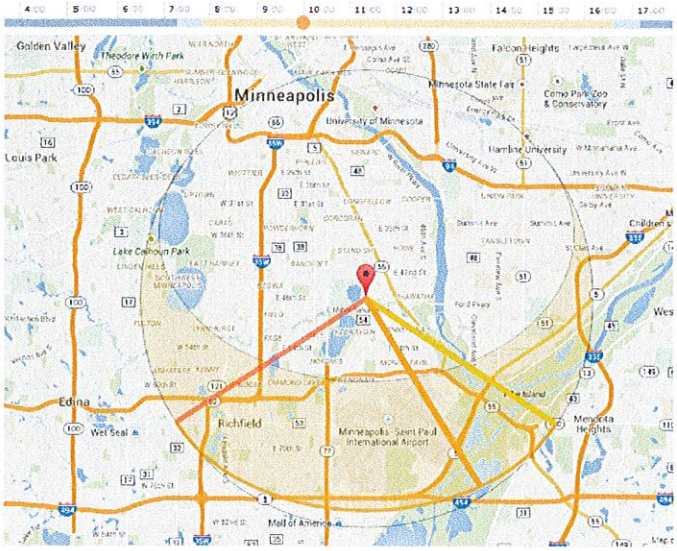
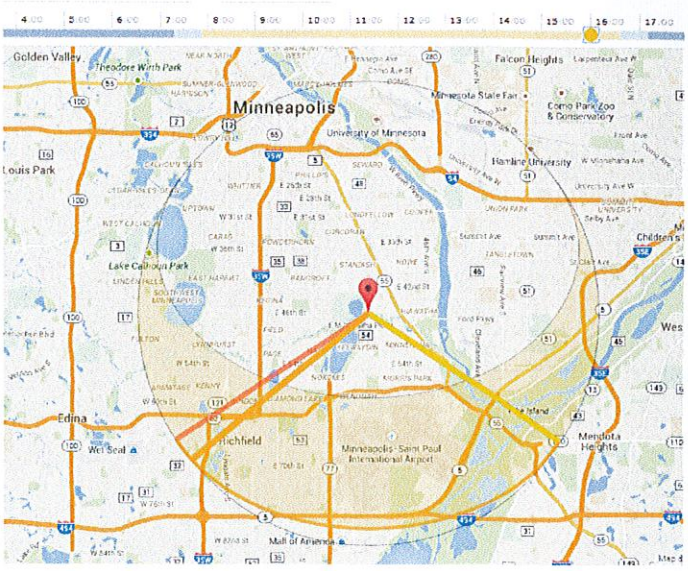


4 PM

October 21st Fall Equinox-

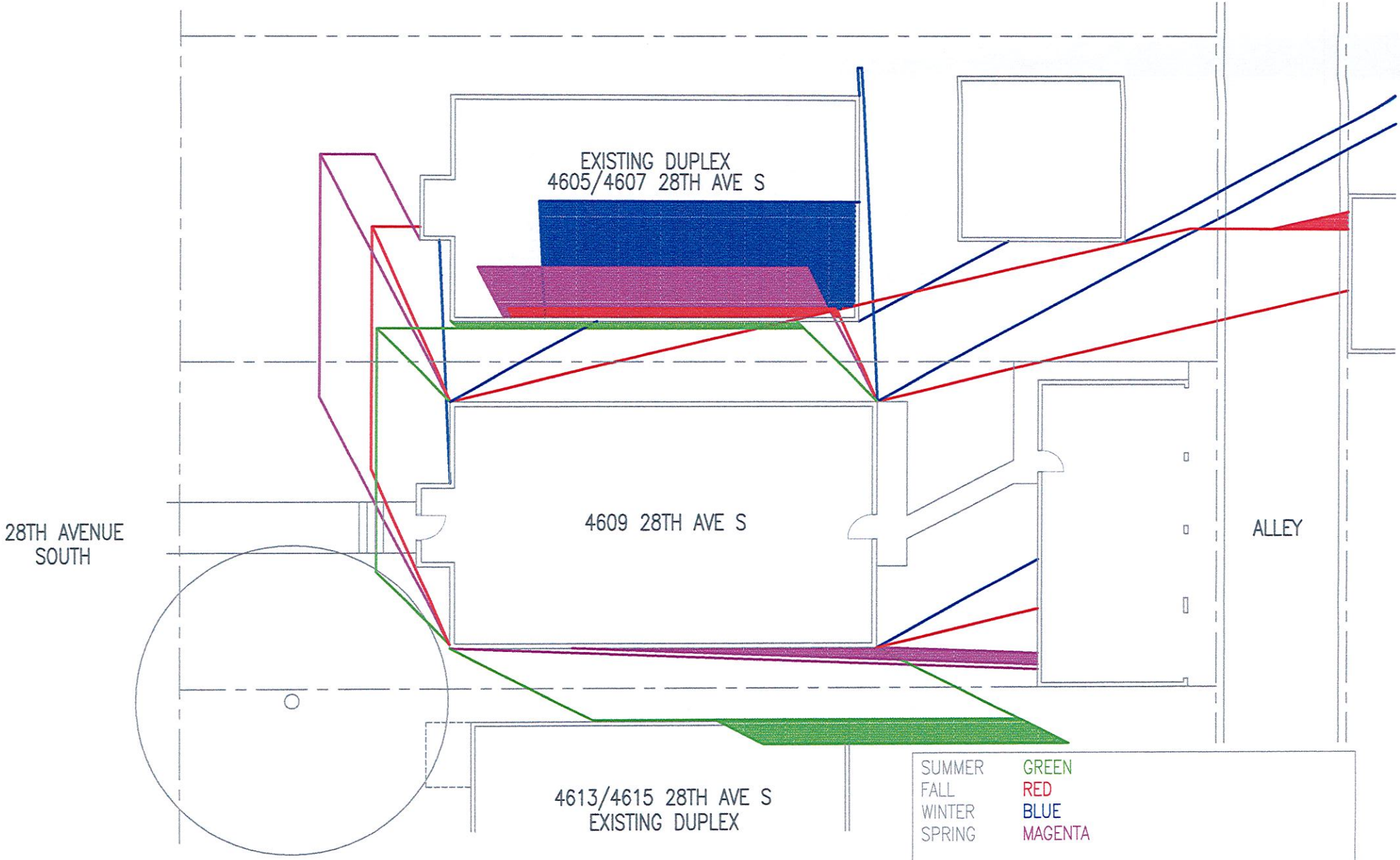


10 AM



4 PM

December 21st Winter Solstice-



SUMMER	GREEN
FALL	RED
WINTER	BLUE
SPRING	MAGENTA

HATCHED AREAS ARE NEW SHADOW, OUTLINED AREAS ARE EXISTING SHADOW FROM TWO STORY STRUCTURE. SHADOWS ARE SHOWN FOR 10 AM AND 4 PM

LATITUDE OF MINNEAPOLIS, MN
44.97 DEGREES

SHADOW STUDY

SCALE 1/16"= 1'-0"

NORTH

CITY SUBMITTAL

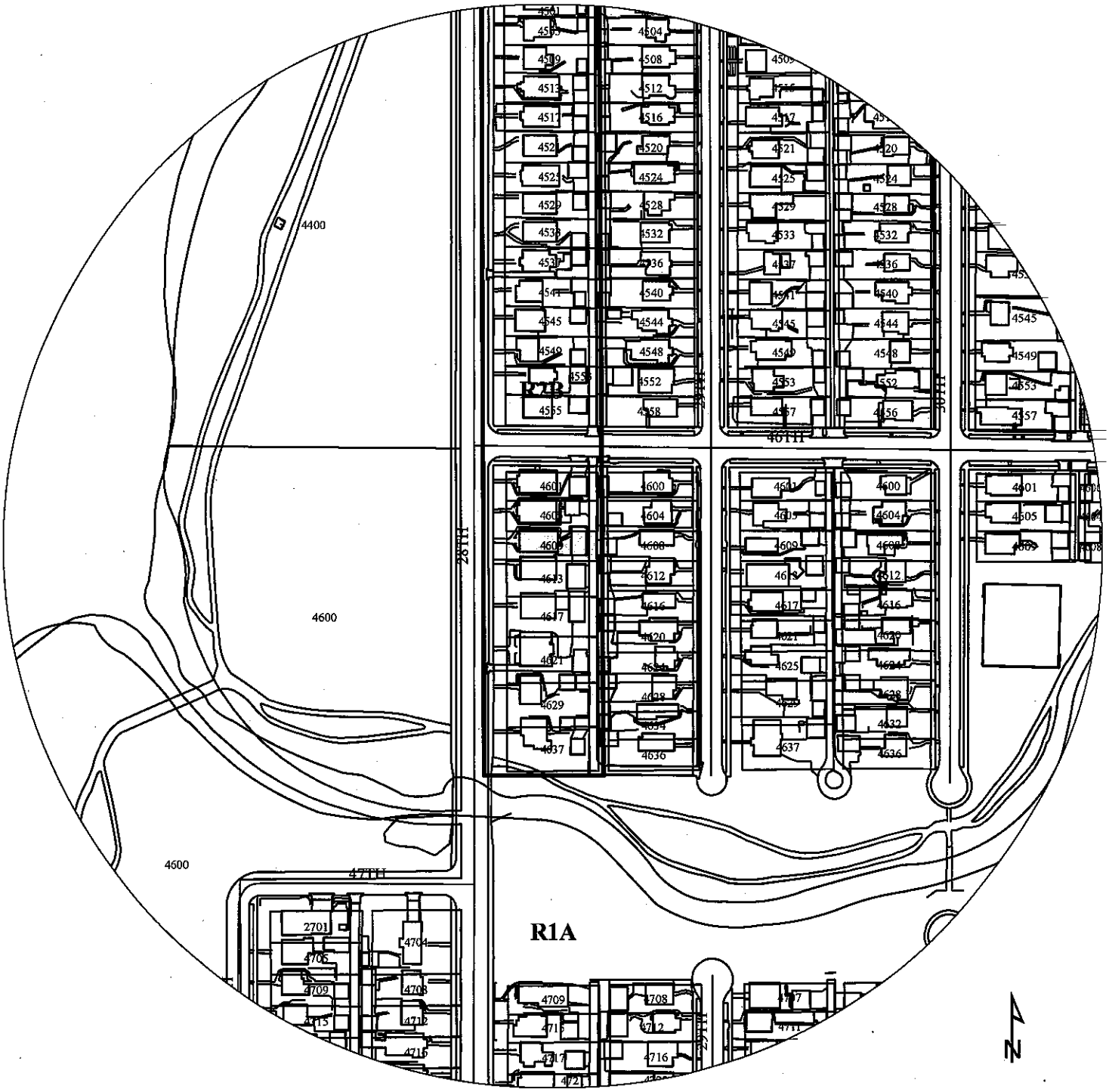
MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET
A

Lora Grgich **12th**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

4609 28th Avenue South

FILE NUMBER

BZZ-7091

CERTIFICATE OF SURVEY

(MEASUREMENTS SHOWN IN FEET AND DECIMALS OF A FOOT)

FOR Lora Grgich

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT 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.

Randy L. Kurth, L.L.S. No. 20270
Russell J. Kurth, L.L.S. No. 16113

KURTH SURVEYING, INC.
4002 JEFFERSON ST. N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE (763) 788-9769 FAX (763) 788-7602
E-MAIL: KURTHSURVEY@AOL.COM

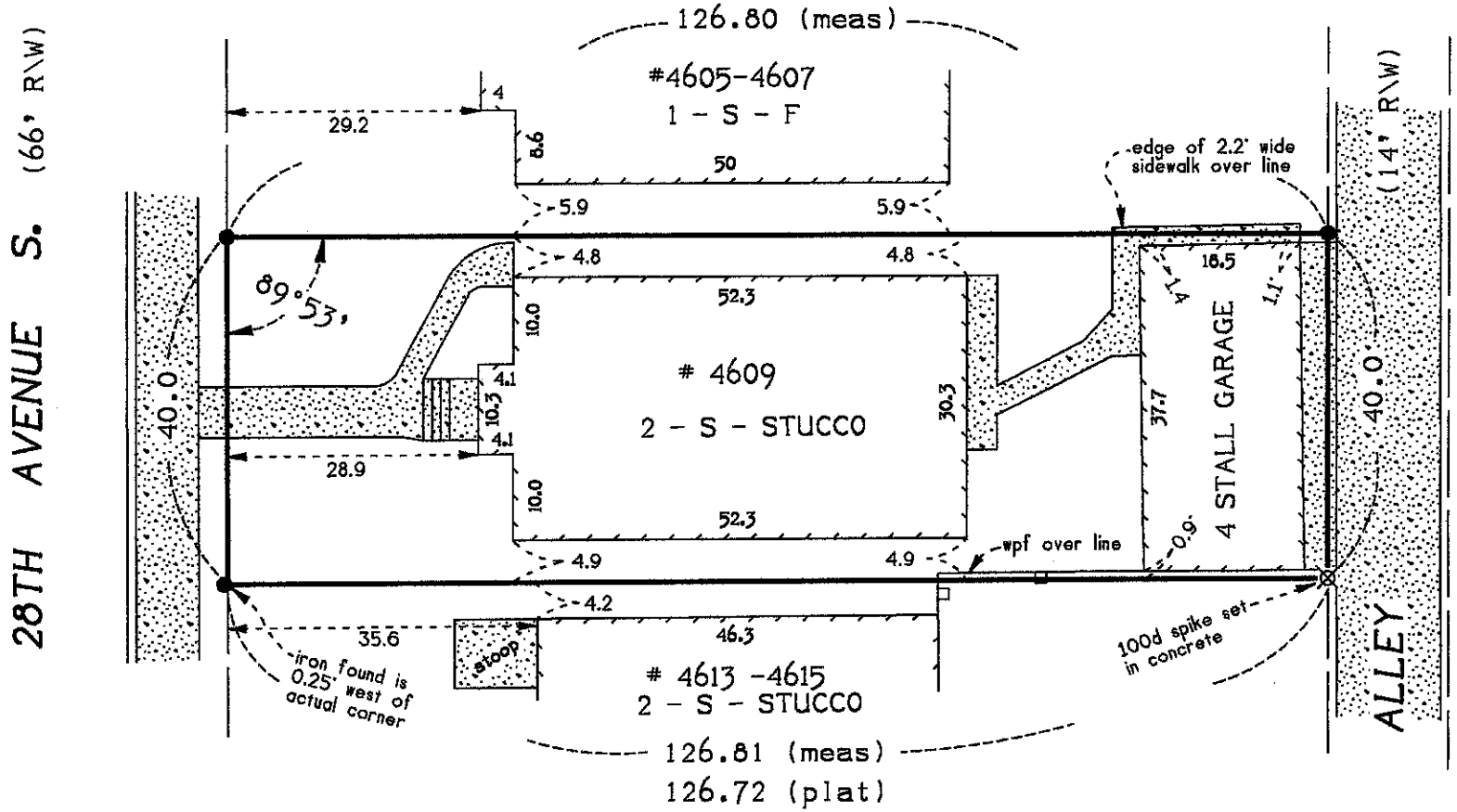
DATE 3-11-15

0 20
SCALE IN FEET

AREA CALCULATIONS

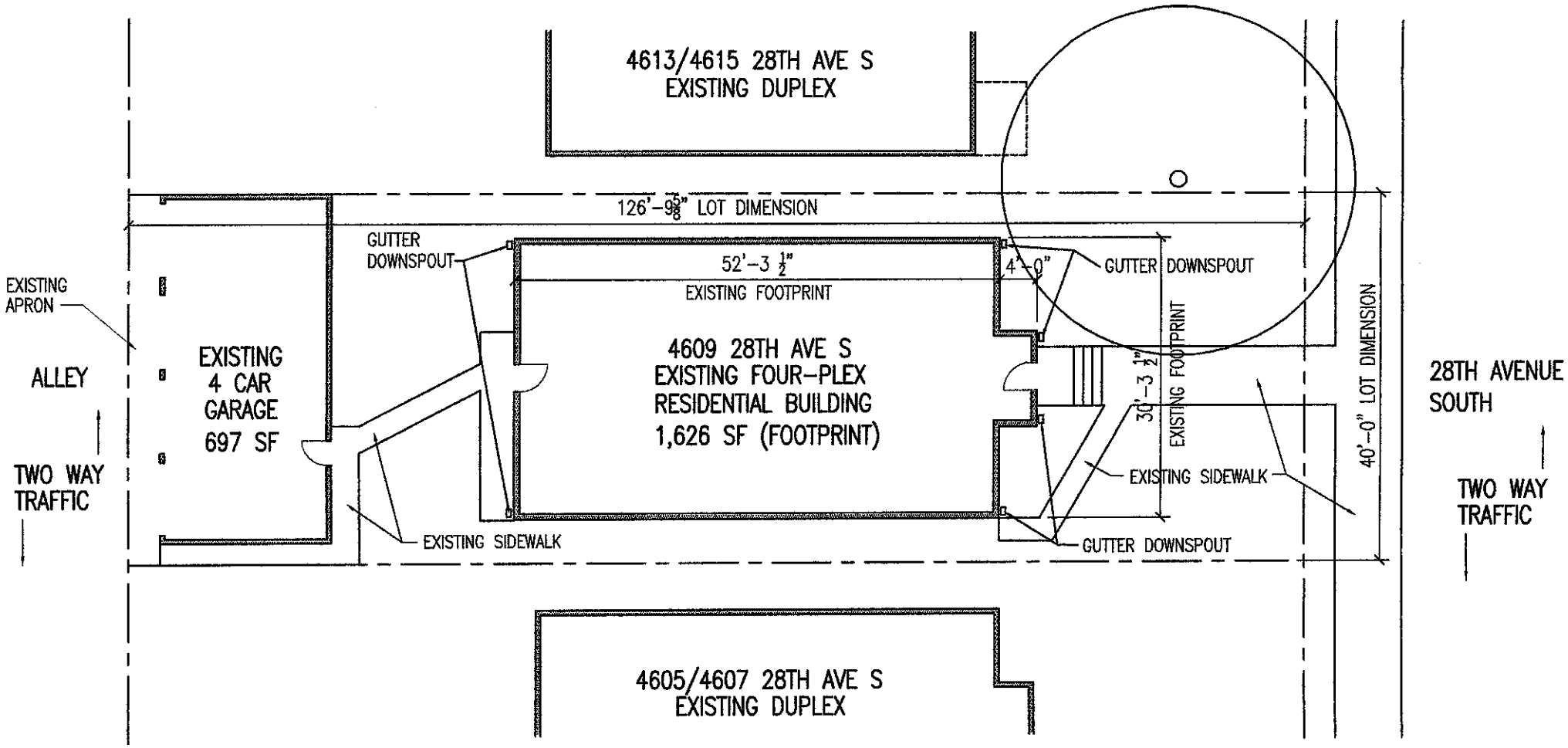
TOTAL LOT	=	5072 SQ FT
HOUSE	=	1626 SQ FT
GARAGE	=	697 SQ FT
SIDEWALKS	=	542 SQ FT

○ = IRON MONUMENT SET
● = IRON MONUMENT FOUND
⊗ = SPIKE SET
= WOOD PRIVACY FENCE (wpf)
= CONCRETE SURFACE



PROPERTY DESCRIPTION (PER COUNTY TAX DEPARTMENT)

Lot 22, Block 4
FORT AVE. ADDITION,
Hennepin County, MN.



SITE PLAN

SCALE 1/16"= 1'-0"

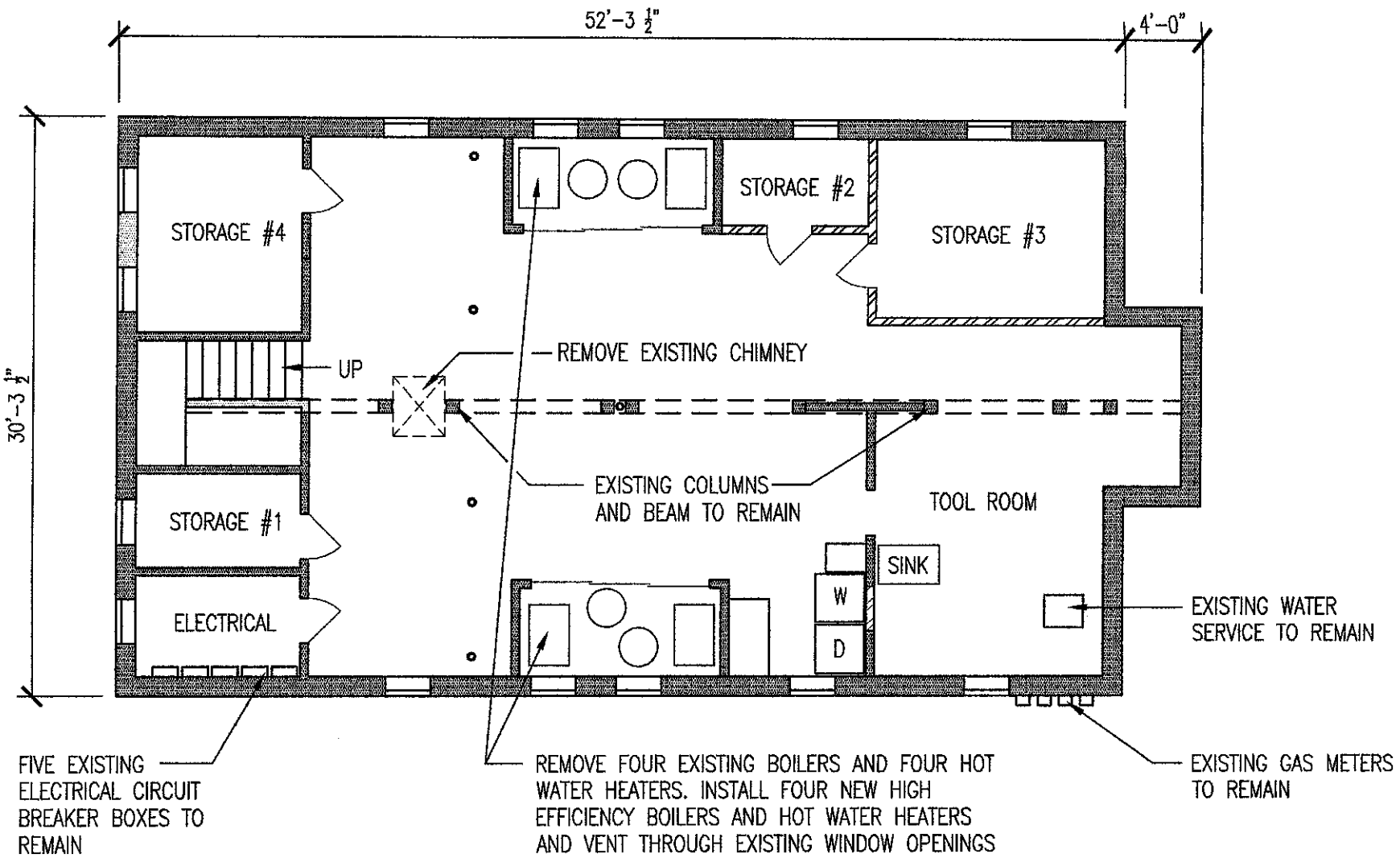
NORTH

PRIMARY ZONING DISTRICT R2B– LOW DENSITY TWO FAMILY
OVERLAY DISTRICTS– AP AIRPORT OVERLAY DISTRICT
SH SHORELAND OVERLY DISTRICT

CITY SUBMITTAL MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET 1



BASEMENT FLOOR PLAN

SCALE 1/8"= 1'-0"

NORTH

EXISTING WALL TO REMAIN

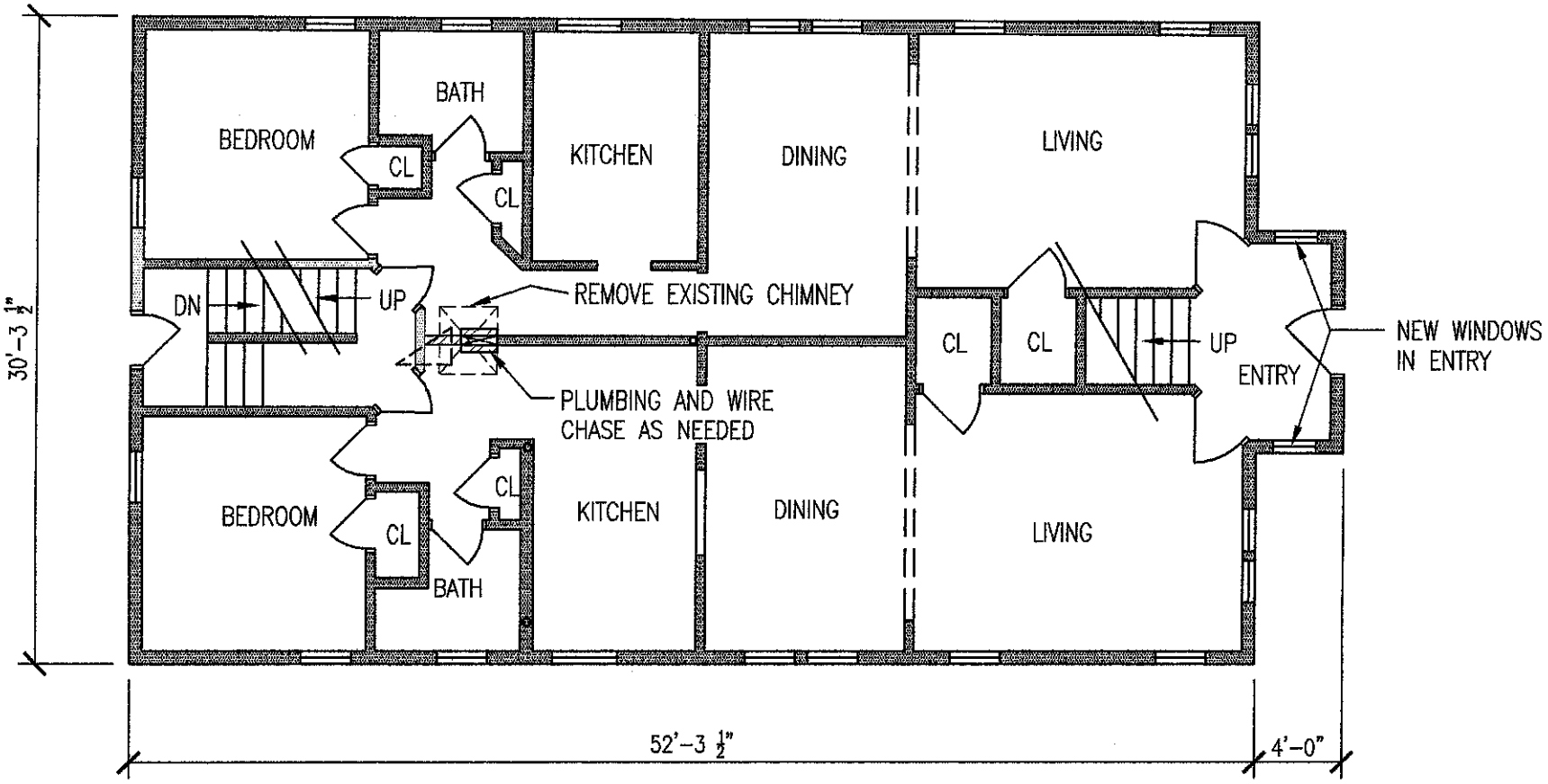
NEW WALL

CITY SUBMITTAL

MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET 2



FIRST FLOOR PLAN

SCALE 1/8"= 1'-0"

NORTH

EXISTING WALL TO REMAIN

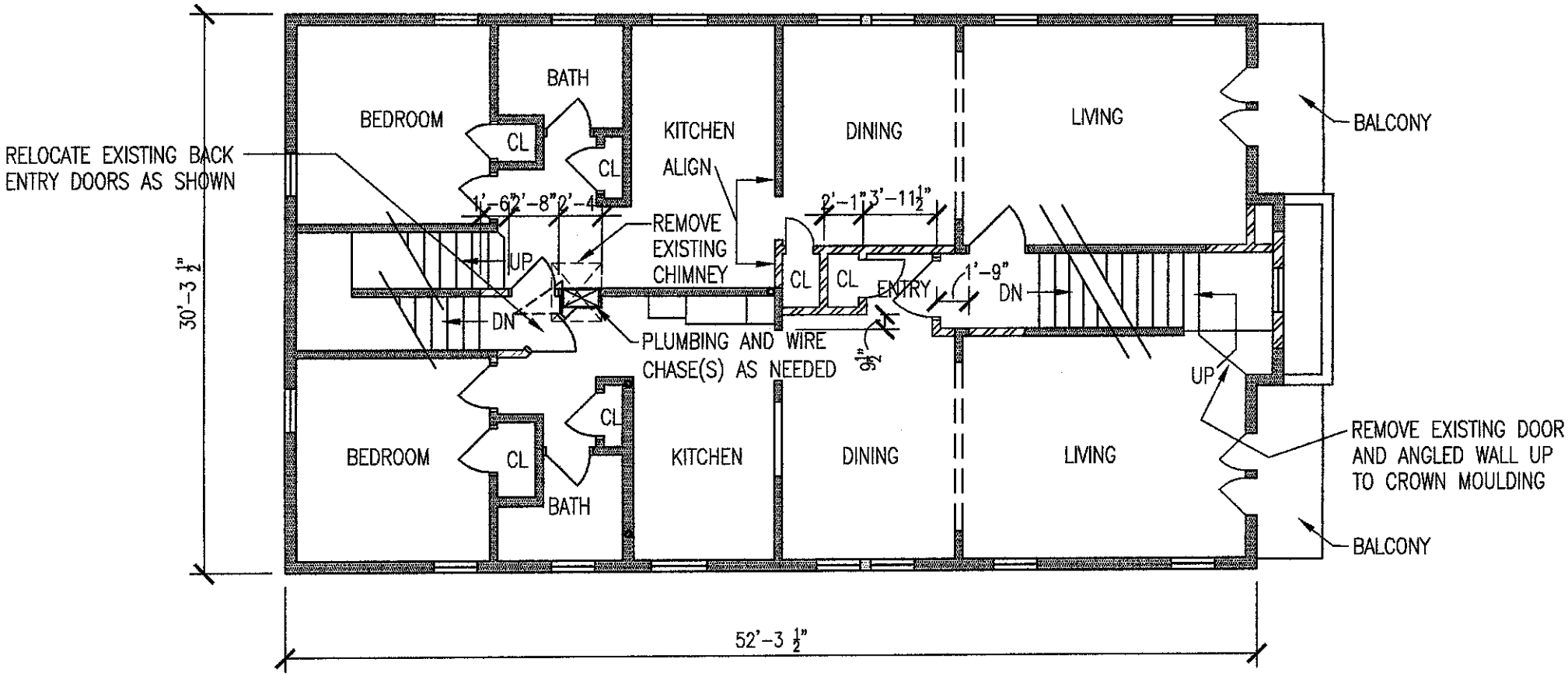
NEW WALL

CITY SUBMITTAL

MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET
3



SECOND FLOOR PLAN

SCALE 1/8"= 1'-0"

NORTH

EXISTING WALL TO REMAIN

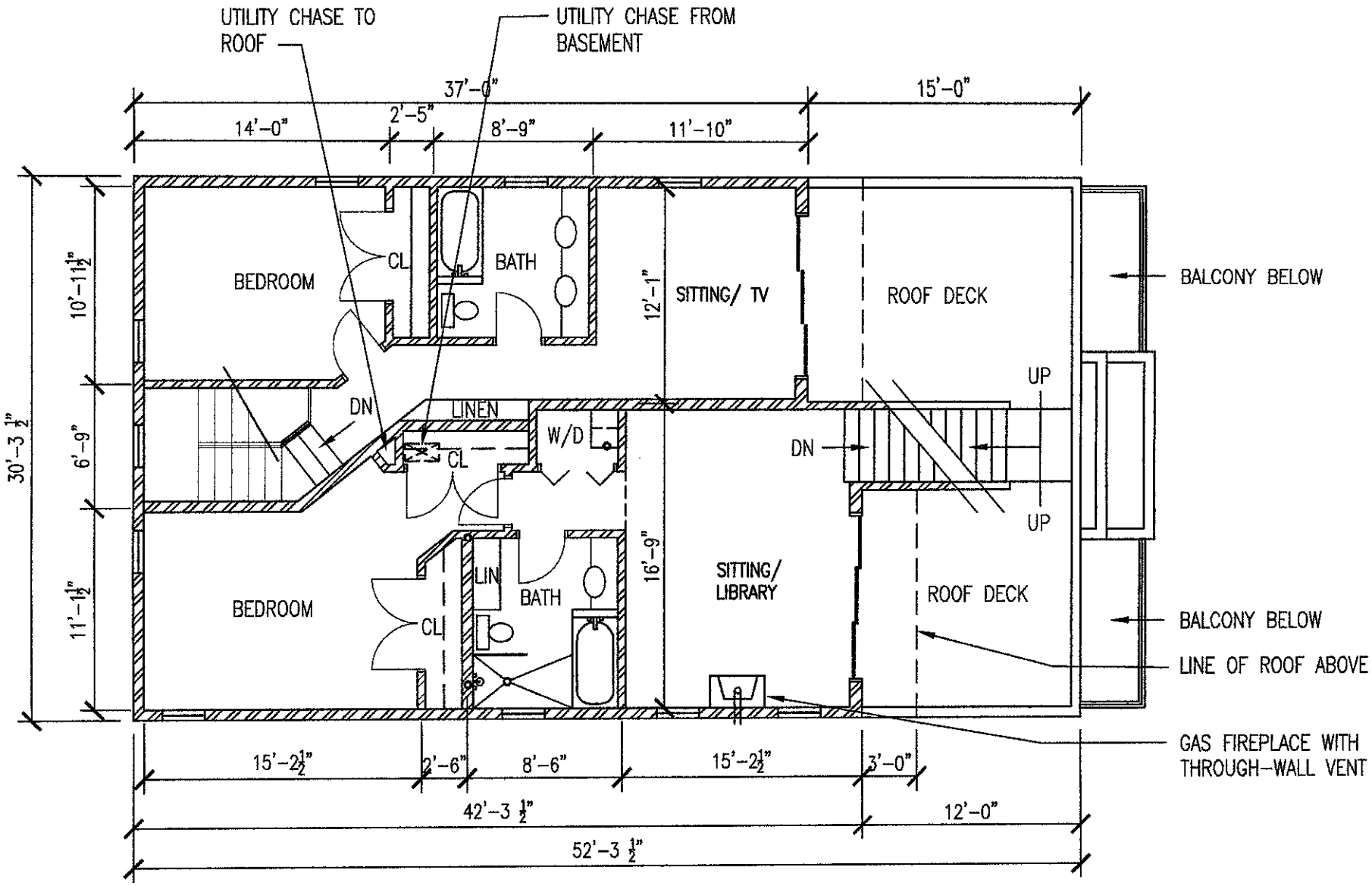
NEW WALL

CITY SUBMITTAL

MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET 4



APPROX 1,160 GROSS SF

THIRD FLOOR PLAN

SCALE 1/8"= 1'-0"

NORTH

EXISTING WALL TO REMAIN

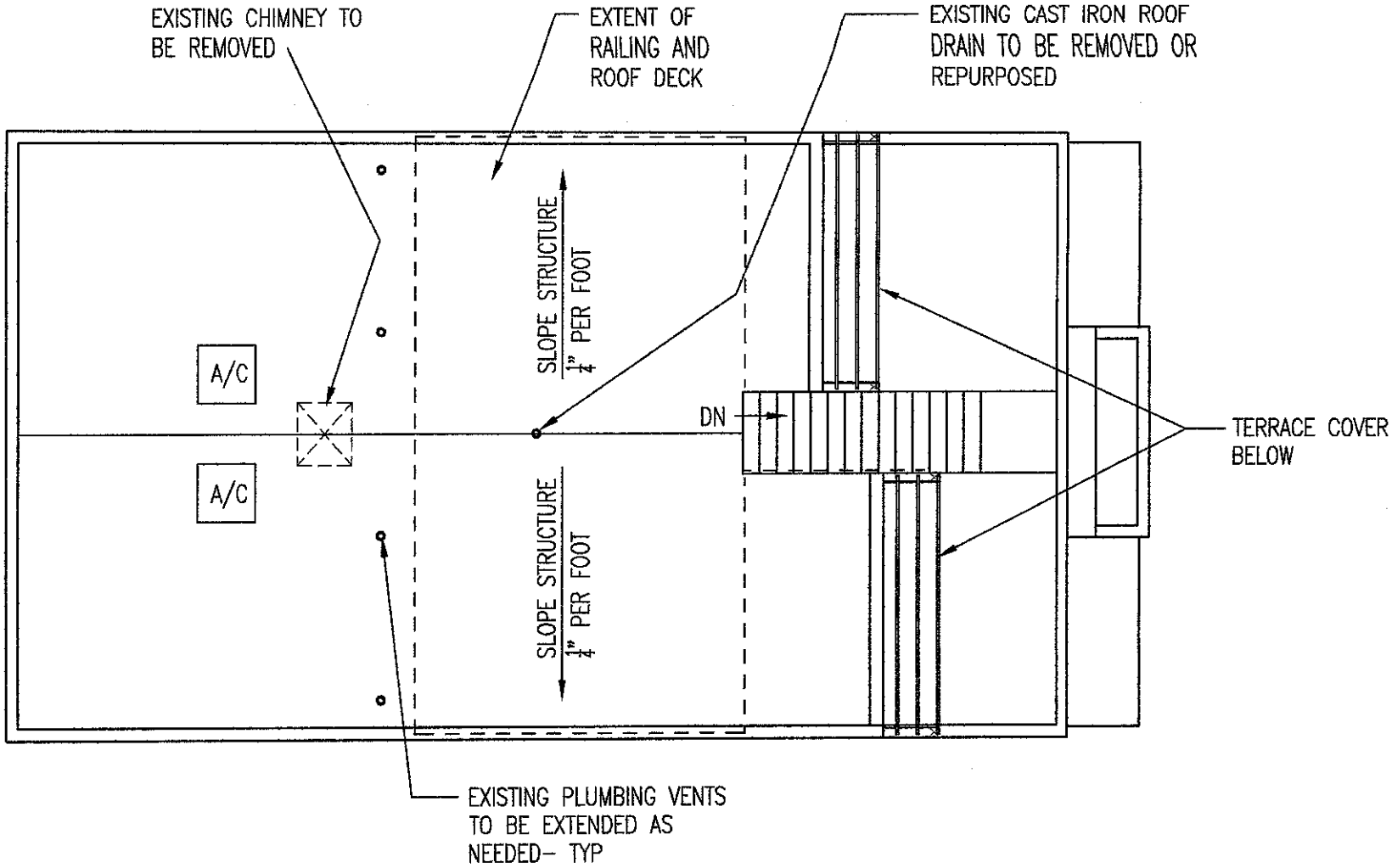
NEW WALL

CITY SUBMITTAL

MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET 5



ROOF PLAN

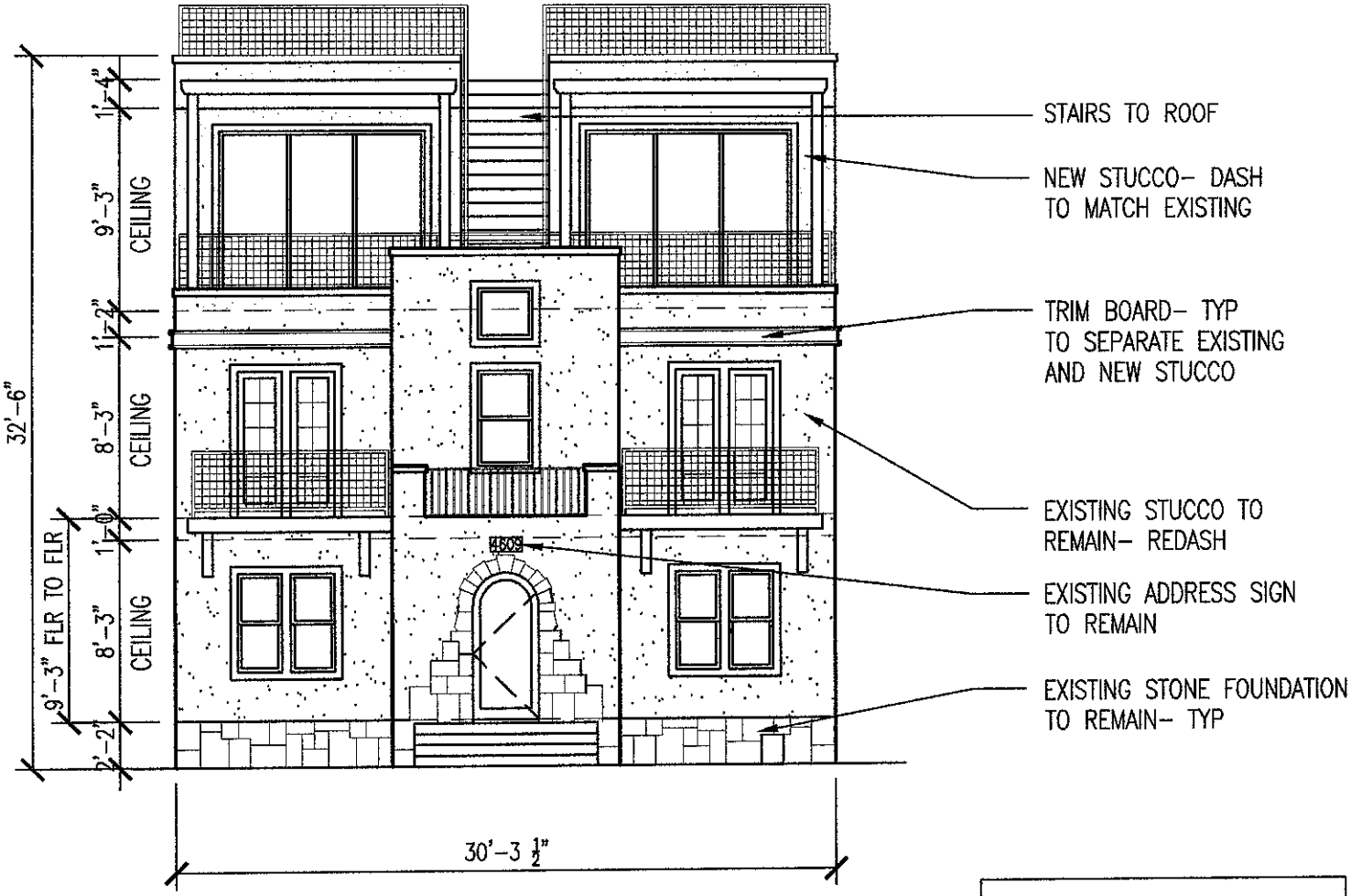
SCALE 1/8"= 1'-0"

NORTH

CONSTRUCTION DOCUMENTS FEBRUARY 16, 2015

4609 28TH AVE S PROPOSED REMODEL

SHEET 6



PROPOSED WEST ELEVATION

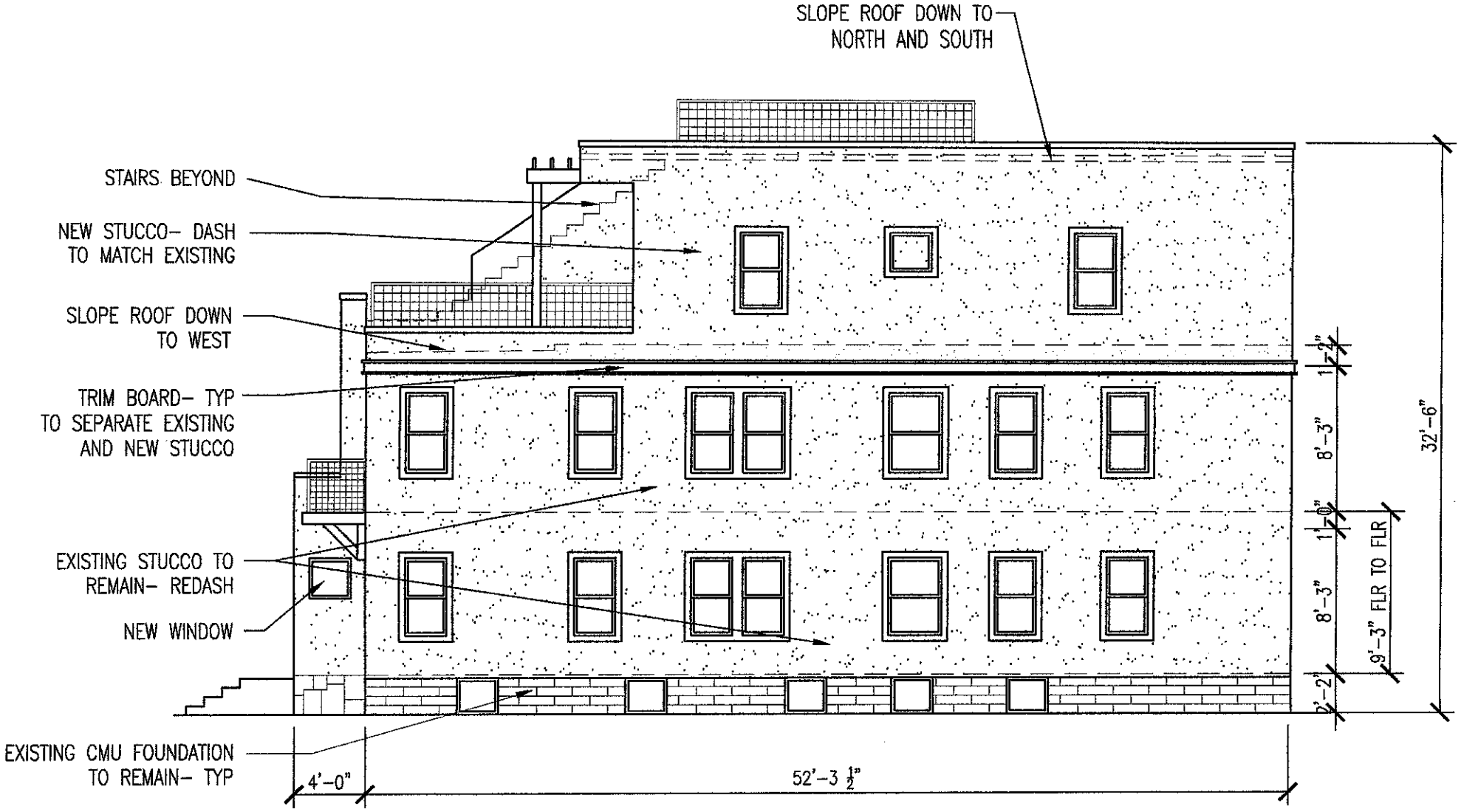
SCALE 1/8"= 1'-0"

TOTAL WALL AREA- 975 S.F.
TOTAL WINDOW AREA- 241 S.F.
(WITHOUT FRONT DOOR)
PERCENT WINDOWS- 24.7%

CITY SUBMITTAL MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET
7



TOTAL WALL AREA– 1,596 S.F.
TOTAL WINDOW AREA– 198 S.F.

PERCENT WINDOWS– 12.4%

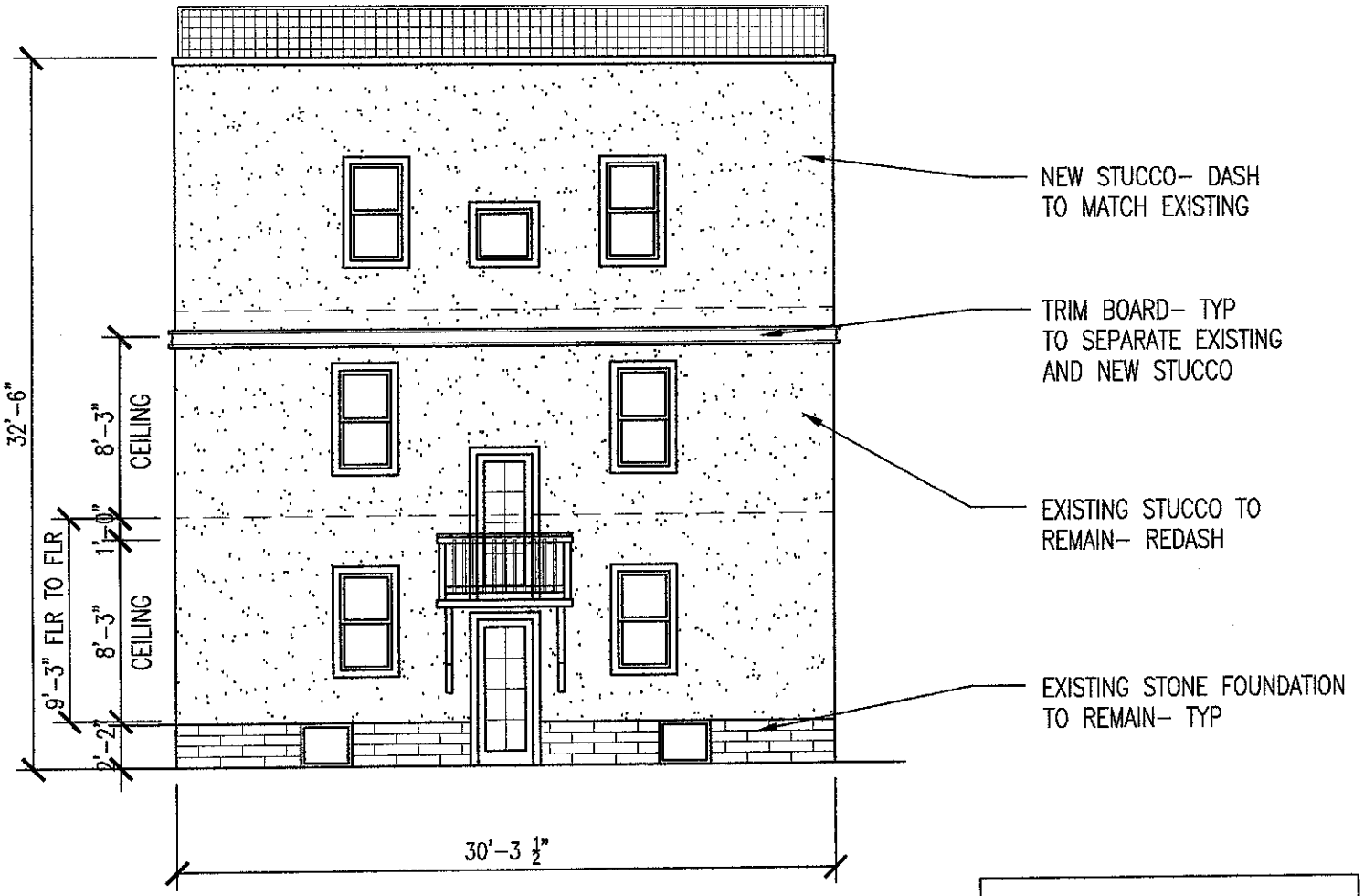
PROPOSED SOUTH ELEVATION

SCALE 1/8"= 1'–0"

CITY SUBMITTAL MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET 8



PROPOSED EAST ELEVATION

SCALE 1/8"= 1'-0"

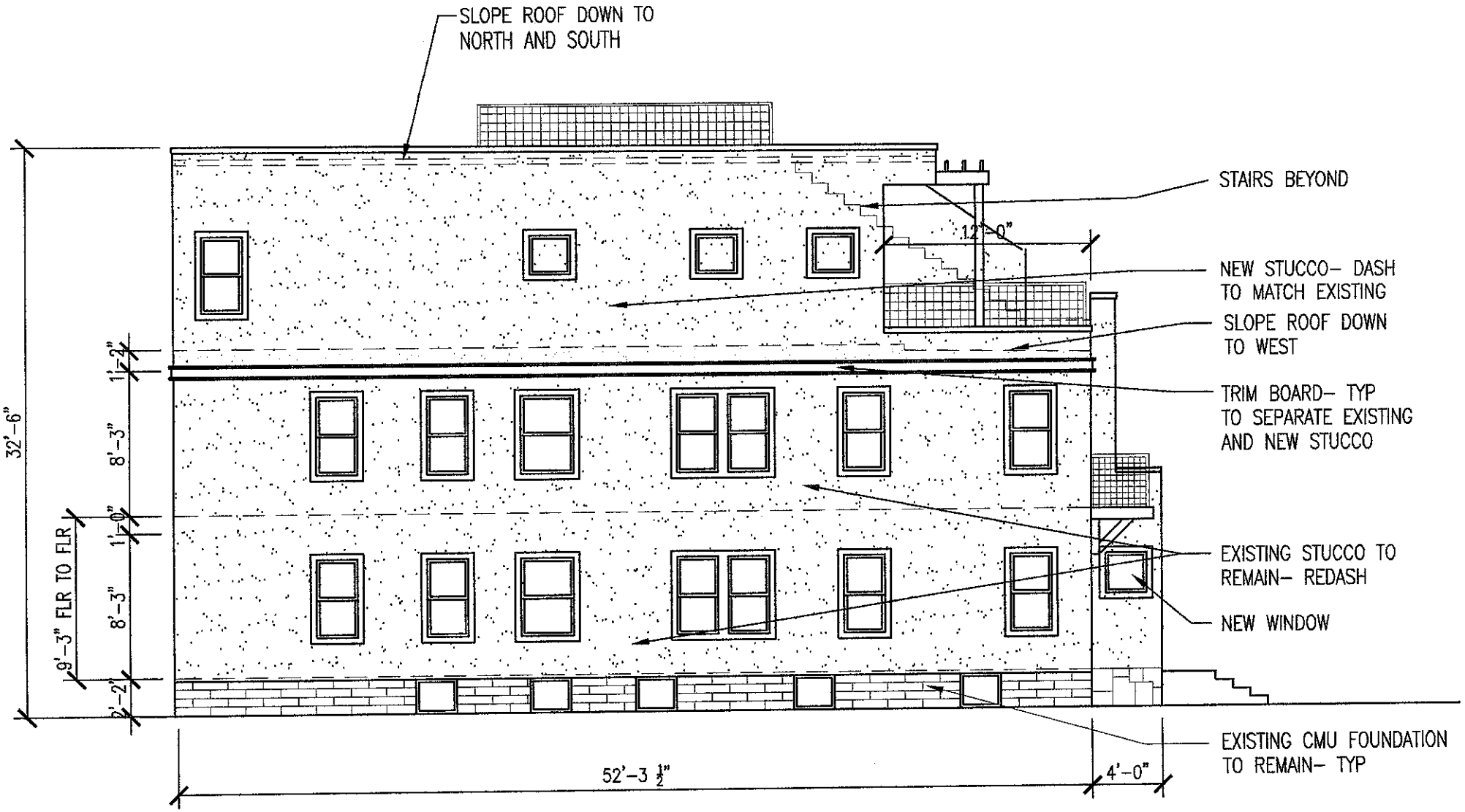
TOTAL WALL AREA- 975 S.F.
TOTAL WINDOW AREA- 109.5 S.F.

PERCENT WINDOWS- 11.2%

CITY SUBMITTAL MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET
9



PROPOSED NORTH ELEVATION

SCALE 1/8"= 1'-0"

TOTAL WALL AREA- 1,596 S.F.
TOTAL WINDOW AREA- 199 S.F.

PERCENT WINDOWS- 12.4%

CITY SUBMITTAL MARCH 13, 2015

4609 28TH AVE S PROPOSED REMODEL/ ADDITION

SHEET 10

4607

Panoramic view- 4600 block of 28th Avenue South

4609 28th Avenue South Front (West) Facade

Front of 4609 28th Avenue South from the north

Front of 4609 28th Avenue South from the south

Side yard between 4605/4607 and 4609

North Elevation of 4609 from the front

Side yard between 4609 and 4613/4615

South elevation from the front

Rear (east) elevation

Lora Grgich <lgrgich@gmail.com>

Update on Proposed Addition to 4609 28th Avenue South

1 message

Lora Grgich <lgrgich@gmail.com> Thu, Mar 12, 2015 at 2:05 PM
To: "Johnson, Andrew" <Andrew.Johnson@minneapolismn.gov>

Dear Council Member Johnson-

On Friday, March 6, 2015 I had my pre-application meeting with Hilary Dvorak of CPED.

Proposed Project Description-

I would like to add a partial third story addition (approx. 1,250 SF, maybe slightly les) to my existing two story four-plex at 4609 28th Ave. S. The addition would have a flat roof and the overall height to the top of the parapet would be approx. 32'-6".

I will NOT be increasing the number of units, but rather will be making the two upstairs units (#3 and #4) larger. Each apartment is currently one- bedroom, one bathroom and approximately 700 SF. The expansion would make the two upstairs apartments two bedroom, two bathroom spaces..

The Primary Zoning District for the entire 4600 block of 28th Ave. S. is R2B. My building and the triplex on the block are both non-conforming as only single family and duplex homes are permitted. The property is also in the Airport and Shoreland Overlay Districts.

City Process-

Since the pre-application meeting with Hillary Dvorak last Friday, several additional issues have come to light. A survey of the property was completed yesterday and I will need variances for interior side yard setbacks as well.

To the best of my knowledge these are the applications I will be making:

- Expansion of a nonconforming use to allow an addition to a four-plex in the R2B Two-family District.
- Conditional use permit to increase the height of the building in the SH Shoreland Overlay District from 2.5 stories 35 feet to 3 stories 33 feet
- Variance to increase the floor area ratio of the building from .5 to .89 (this may reduce slightly with redesign)
- Variance to reduce the north interior side yard setback from 9 feet to 4.8 feet
- Variance to reduce the south interior side yard setback from 9 feet to 4.9 feet

Please let me know if you have any questions or concerns.

Thank you-

Lora Grgich

4609 28th Ave. S. #4
Minneapolis, MN 55406

(612) 805-6713
lgrgich@gmail.com

Lora Grgich <lgrgich@gmail.com>

Proposed Addition on 4609 28th Avenue South

1 message

Lora Grgich <lgrgich@gmail.com> Thu, Mar 12, 2015 at 2:07 PM
To: Bob Kambeitz <bobk@standish-ericsson.org>

Dear Council Member Johnson-

On Friday, March 6, 2015 I had my pre-application meeting with Hilary Dvorak of CPED.

Proposed Project Description-

I would like to add a partial third story addition (approx. 1,250 SF, maybe slightly less) to my existing two story four-plex at 4609 28th Ave. S. The addition would have a flat roof and the overall height to the top of the parapet would be approx. 32'-6".

I will NOT be increasing the number of units, but rather will be making the two upstairs units (#3 and #4) larger. Each apartment is currently one- bedroom, one bathroom and approximately 700 SF. The expansion would make the two upstairs apartments two bedroom, two bathroom spaces..

The Primary Zoning District for the entire 4600 block of 28th Ave. S. is R2B. My building and the triplex on the block are both non-conforming as only single family and duplex homes are permitted. The property is also in the Airport and Shoreland Overlay Districts.

City Process-

Since the pre-application meeting with Hillary Dvorak last Friday, several additional issues have come to light. A survey of the property was completed yesterday and I will need variances for interior side yard setbacks as well.

To the best of my knowledge these are the applications I will be making:

- Expansion of a nonconforming use to allow an addition to a four-plex in the R2B Two-family District.
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Please let me know if you have any questions or concerns.

Thank you-

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April 6, 2015

Hilary Dvorak, Principal Planner
250 South 4th Street, Room 300
Minneapolis, MN 55415

Dear Ms. Dvorak,

On April 6, 2015, the Standish-Ericsson Neighborhood Association held a neighborhood meeting to discuss the land use applications by Lora Grgich for the property at **4609 28th Ave S** (**BZZ-7091**). Approximately forty flyers were hand-delivered to all properties within 350 feet, plus additional households deemed potentially affected by this project. Six neighbors attended.

Ms. Grgich gave a brief presentation regarding the proposed changes, described the reasons for the requested land use applications, and answered all questions from those in attendance to satisfaction. **Attendees voted 6-0 <u>to support</u> the land use applications.** (Please find submitted attendee comments below.)

Ms. Grgich has satisfied the Standish-Ericsson Neighborhood Association's requirement for neighborhood input. If you have any questions, feel free to reach me at 612-721-1601.

Sincerely,

Bob Kambeitz
Neighborhood Coordinator
Standish-Ericsson Neighborhood Association

cc: 12th Ward Councilmember Andrew Johnson
Lora Grgich

Attendee Comments:

- "I am 2-doors down (south) and have no problem with this plan. The variances are minor & really don't affect the aesthetics. I don't see this as negatively impacting the visual impression of our area."

- "I feel that this project will add a much needed refresh to the neighborhood. The design makes wonderful use of the location across from the park and lake. I fully support this and hope you will, too."

- “The way the house would look I think it would look great. I have lived here since 1975. What she plans on doing to the house will look great.”

- “I, Phil Mantia, am a homeowner at 4545 28th Ave S. I am in support of this remodeling project that includes the addition of the 3rd floor. I feel this will beautify the street, maintain four livable units, and add tax value.”