



CPED STAFF REPORT
 Prepared for the Board of Adjustment

BOA Agenda Item #3
 April 23, 2015
 BZZ-7101

LAND USE APPLICATION SUMMARY

Property Location: 2736 42nd Avenue South
Project Name: 2736 42nd Avenue South – Variance for Construction of a New Single-Family Dwelling
Prepared By: [Andrew Liska](#), City Planner, 612.673.2264
Applicant: Erotas Building Corp.
Project Contact: Tom Hendrickson
Request: Variances to construct a new single-family dwelling
Required Applications:

Variance	To reduce the required front yard
Variance	To reduce the required north interior side yard
Variance	To increase the height

SITE DATA

Existing Zoning	RIA, SH
Lot Area	5,169 square feet
Ward(s)	2
Neighborhood(s)	Cooper
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is zoned RIA and is in the SH Shoreland Overlay District. It is approximately 40 feet by 129.23 feet (5,169 square feet). The site is located where 42nd Avenue South intersects with Dorman Avenue, and because of this, the property is considered a corner lot. The proposed project is a two story single-family dwelling with a shed roof. The project is currently under construction and is unoccupied. An existing detached garage exists to the rear of the property and is accessed from the alley.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The neighbor to the north, 2730 Dorman Avenue, is a one and one-half story single family dwelling with a front yard setback of approximately 18.5 feet. The property to the south, 2740 42nd Avenue South is a two and one-half story single-family dwelling with a front yard setback of 19.67 feet.

Date Application Deemed Complete	March 30, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	May 29, 2015	End of 120-Day Decision Period	N/A

This area of Cooper neighborhood is a mixture of traditional city platting with an angled grid paralleling the Mississippi River. There are many single and two-family dwellings in this area and there is a mixture of modern dwellings and old traditional bungalows.

PROJECT DESCRIPTION. The applicant applied for a building permit on December 9, 2014, to remodel the existing single-family dwelling and add a second story. As originally proposed, the scope of work was limited to 48% of the existing structure. The Zoning Code defines a demolition as razing or altering 60% or more of a structure. With the scope of work limited to 48% and not exceeding 60%, staff reviewed the plans to meet zoning minimums rather than as new construction. As proposed, the setbacks of the structure were permitted through grandfathered rights of the existing structure. The plans demonstrated a shed roof that measured from 15.5 feet from finished second floor to peak; this was approved in error. The plans were approved on January 27, 2015, by zoning staff.

Upon arriving at site on March 17, 2015, the building inspector noticed the work in the field greatly exceeded the scope covered under the original permit. The building inspector contacted a zoning inspector this same day. The zoning inspector determined that the work amounted to a 100% demolition. A stop work order was issued on March 18th, 2015.

The work consisted of all new exterior walls but it was also discovered that the existing front enclosed porch had inadequate foundational structure below and the application put down a new block foundation.

Due to the scope of work exceeding that of a remodel, all grandfather rights are lost. The structure must adhere to district setbacks or apply for variances to permit the structure in the proposed location.

With the shed roof peak height exceeding 14 feet from the finished second floor, the structure per Chapter 520.160 is a three story structure.

Below are the variances along with the proposed:

VARIANCE	REQUIRED	PROPOSED
Front Yard Setback	20 feet	19.72 feet
North Interior Side Yard Setback	5 feet	3.81 feet
North Interior Side Yard Setback - Cantilevered Study	5 feet	2.31 feet
Height / Stories	28 feet maximum; 2.5 stories	28.25 feet; 3 stories

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BIRE – 3096085	General Building Permit	Single Family Dwelling Addition	Approved

PUBLIC COMMENTS. Staff has not received correspondence from the Cooper Neighborhood Association. If any correspondence is received prior to the public meeting, it will be forwarded on to the Board of Adjustment for consideration.

ZONING ANALYSIS. Regardless of the variance request outcomes, this project will be required to submit for an Administrative Site Plan Review. The original building permit did not subject the proposed dwelling to Design Standards. Due to the scope of work, it must meet the minimums established for new dwellings.

The proposed project meets Design Standard point minimums as it is eligible for 17 out of 27 Design Standard Points. Seventeen points are the minimum number of points required for Design Standard approval. Below are the Design Standard points this proposal meets:

- The exterior building materials are masonry, brick, stone, stucco, wood, cement-board siding, and/or glass (6 points);
- Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows (3 points);
- Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure (3 points);
- The structure includes a basement as defined by the building code (3 points);
- Not less than ten (10) percent of the walls on each floor that face an rear or interior side lot line, not including walls on half stories, are windows (2 points);

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations,” 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.*

FRONT YARD: The applicant is seeking to keep the setbacks of the previous structure. The enclosed porch that encroached the required front yard had no foundation. While the setbacks remain the same as the previous structure, there is no foundation that exists in this location and thus, there no reason the new structure cannot be recessed .28 feet and meet front yard setbacks. The practical difficulty associated with this would have been the existing foundation in this location but as the applicant learned, one did not exist below the enclosed porch.

SIDE YARD: The proposed setback of 3.81 feet is utilizing the existing foundation that the previous dwelling was constructed upon. The applicant did not create this unique circumstance but was created by the original builder when the original foundation was established. The applicant is seeking to utilize the existing foundation as to minimize adverse impacts to the site including erosion as this site is in the SH Shoreland Overlay District.

SIDE YARD CANTILEVERED: The demolished structure had a cantilevered section that was 2.31 feet from the property line and the applicant seeking to build this same feature on the new dwelling. Had the structure been remodeled instead of demolished, the grandfather rights would have *preserved this setback*. Being that there is no foundation below the cantilever, there is no practical difficulty associated with this request.

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.*

ALL VARIANCES: The applicant has proposed to use the property in a reasonable manner. The spirit and intent of the ordinance regulating required yards is to create orderly development. The setbacks requested are the same as those that have been present since the construction of the original structure. In the context of this area, the proposed setbacks are consistent with the surrounding dwellings; a majority of the structures are built to the north side of the lot and this creates a uniform development. This area is composed of single and two-family dwellings and the proposed use is a single-family dwelling. This use is consistent with future land-use maps as a part of 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.*

ALL YARD VARIANCES: The character of the area, due to the intersection of the traditional grid and parallel grid to the Mississippi River, creates many unusual lot shapes and sizes; with this, many dwellings are located in required yards. The setbacks requested have been present on site since the original construction of the dwelling. Granting the variances will not be detrimental to the health, safety, or welfare of the general public.

The Department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(4) “Unless otherwise controlled by a conditional use permit, to vary the height requirement for any structure, except signs, provided that the total floor area ratio on the site shall not be exceeded and provided further that the maximum height of any accessory structure shall not exceed sixteen (16) feet or sixty (60) percent of the height of the structure to which it is accessory, whichever is greater.” based on the following findings:

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

The applicant is seeking a shed roof that is greater than 14 feet from the second story finished floor to the peak of the structure. The proposed roof is 28.25'. The shed roof is a design choice made by the applicant and is measured to the peak as opposed to the midpoint of a hip/gable roof. While staff granted approval for this in error on the original building permit, there is no practical difficulty associated with this request and is rather a design feature chosen. Had the applicants been aware of the violation before approval, they may have sought to comply with the ordinance rather than apply for said variance.

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 the ordinance regulating height is to create an orderly development and also protect neighboring properties from massive dwellings. The ordinance is clear that shed roofs and flat roofs add significant bulk compared to hip/gable roofs. Due to this bulk, shed roofs and flat roofs are measured to the peak as opposed to measuring hip/gable roofs at the midpoint. The proposed shed roof exceeding the maximums does not meet the intent of the ordinance. Also, combined with the close proximity to the property line, the shed roof at the proposed height creates a significant amount of perceived bulk to the neighbor to the north.

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

The proposed height increase will alter the essential character of the neighborhood. The proposed shed roof has the most bulk to the north. The existing dwelling to the north is a one and one half story structure. With the shed roof, the property to the north is negatively impacted due to the overall height, especially with the close proximity to the property line. Granting this variance will not compromise the health, safety, but would negatively impact the welfare of the surrounding properties.

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.*

ALL VARIANCES: Staff finds that the proposed project will prevent soil erosion by utilizing the existing foundation. The proposed project will not adversely affect the water quality of the Mississippi River and must adhere to best management practices regarding erosion control.

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

ALL VARIANCES: The proposed project is not located on or near the top of a steep slope, but is located within the SH Shoreland Overlay District. The proposed construction is located approximately 400 feet from the steep slopes/banks and approximately 700 feet to the Mississippi River. The area between the Mississippi River and the subject property are dwellings and public right of ways. Staff finds that the visibility of the proposed project will be obsolete as it is situated behind existing structures and is blocked by a large canopy trees. The existing topography and natural vegetation and will appear as it has for many years. Any views of the property from the Mississippi River will be consistent with what has existed on this property for many years.

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

ALL VARIANCES: The subject property is located over 700 feet from the Mississippi River and does not have river access. There will be no watercraft associated with this project.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Erotas Building Corp. for the property located at 2736 42nd Avenue South:

A. Variance to reduce the required front yard setback for the construction of a new single-family dwelling.

Recommended motion: **Deny** the variance to reduce the required front yard from 20 feet to 19.72 feet for the construction of a new single-family dwelling.

B. Variance to reduce the required interior side yard setback for the construction of a new single-family dwelling.

Recommended motion: **Approve** the variance to reduce the required interior side yard setback from 5 feet to 3.81 feet for the construction of a new single-family dwelling.

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 23, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

C. Variance to reduce the required interior side yard setback for the construction a cantilevered section as a part of a new single-family dwelling.

Recommended motion: **Deny** the variance to reduce the required interior side yard setback from 5 feet to 2.31 feet for a cantilevers section as a part of a new single-family dwelling

D. Variance to increase the maximum permitted height for the construction of a new single-family dwelling.

Recommended motion: **Deny** the variance to increase the maximum permitted height from 2.5/28 feet to 3 stories/28.25 feet to the peak of the shed roof.

ATTACHMENTS

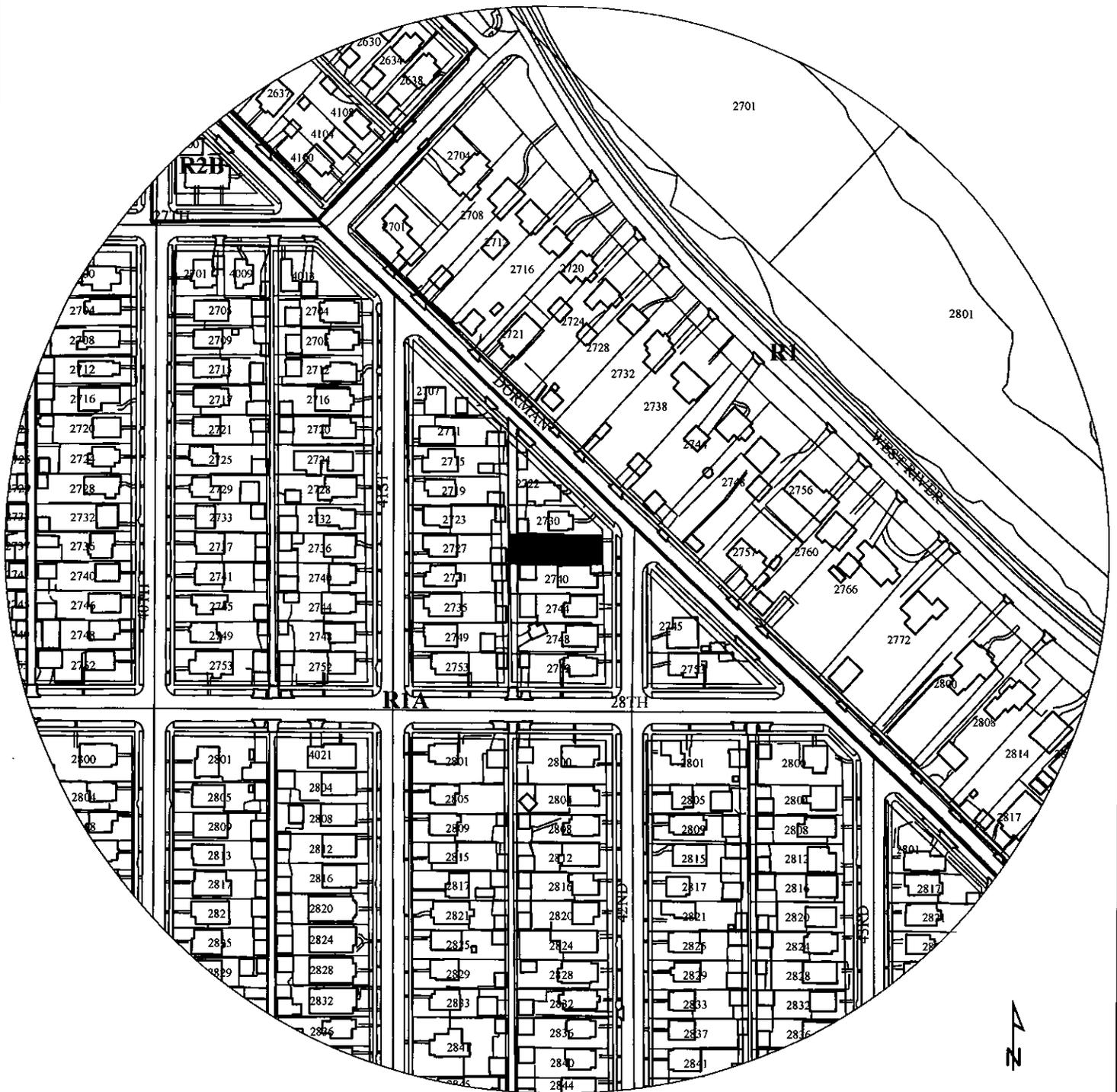
1. Zoning Map
2. Written findings and description submitted by applicant
3. Survey
4. Site Plan
5. Proposed Floor Plans
6. Building Sections
7. Existing Elevations
8. Proposed Elevations
9. Floor plans
10. Photos of Original Structure
11. Photos of Build Structure
12. Correspondence

Erotas Building Corp.

2nd

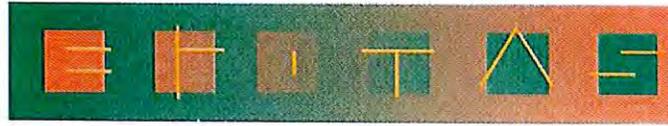
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2736 42nd Avenue South

FILE NUMBER
BZZ-7101



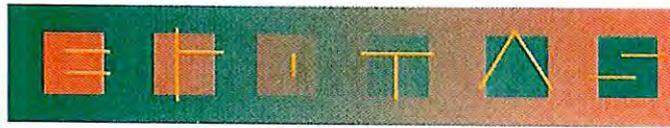
EROTAS BUILDING CORPORATION

March 27, 2015

Variance Statement 2736 42nd Ave South, Side and Front Yard

Jeffrey Weiss and Laura Rubenstein, through their builder Erotas Building Corporation, are requesting approval of a side yard and front yard variance for their home located at 2736 42nd Ave S Minneapolis 55406. This includes installation of a full depth footing in the same location as the front room of the home and replacement of substandard framed walls. The home has been given a remodeling permit; upon commencement of construction it was discovered the front room had no footing as the engineer had thought and the walls which were, upon removal of the plaster and lath, found to be entirely substandard and unable to be made structurally sound.

1. Practical difficulties result from the discovery of no footing where one was expected to be and substandard framing where none existed, neither of which were discovered until invasive work was performed as part of the remodeling.
2. The request is reasonable as it is for the exact same purpose (as a single family home) that the remodeling permit was issued. There is no extension of the footprint and the application is due to discovery of additional work required by IBC and Minneapolis building inspector thereby requiring more than the 60% approved work to be done. This use is keeping in the spirit and intent of the ordinance and the comprehensive plan.
3. The granting of the applicants request will not alter the character, be injurious to any use or enjoyment of other property in the vicinity nor will it be detrimental to the health, safety or welfare of the general public or those utilizing the property or nearby properties as it was already approved as a remodeling project and none of those previously approved parameters have changed.



GREEN BUILDING CORPORATION

March 27, 2015

Variance Statement 2736 42nd Ave South, 3 Stories

- 1) The pitch of the roof is 12/3 to provide good drainage and longevity of the roofing system (asphalt shingles). This pitch, when started from the code required 12" minimum energy heel at the low point of the roof, brings the highest line of the roof approximately 3" over 28' from the finished floor of the 2nd level (which, by word of the Code, the Zoning Administrator has determined is fine). The ceiling on the 2nd level is finished at 8' and the remaining volume is used as insulated attic space and is not constructed in a way that could be utilized for habitation or storage of any sort. Therefore, for both code requirements (12" energy heel) and good building practices (roof insulation, drainage and longevity) a variance of the 3rd story classification is requested.
- 2) The Residence will be used as a 2 story single family home which is the standard throughout the neighborhood.
- 3) The variance requested is exactly identical design and keeping in identical character of the structure that was allowed to be constructed had severely sub-standard existing construction not been discovered.



FRODOX BUILDING CORPORATION

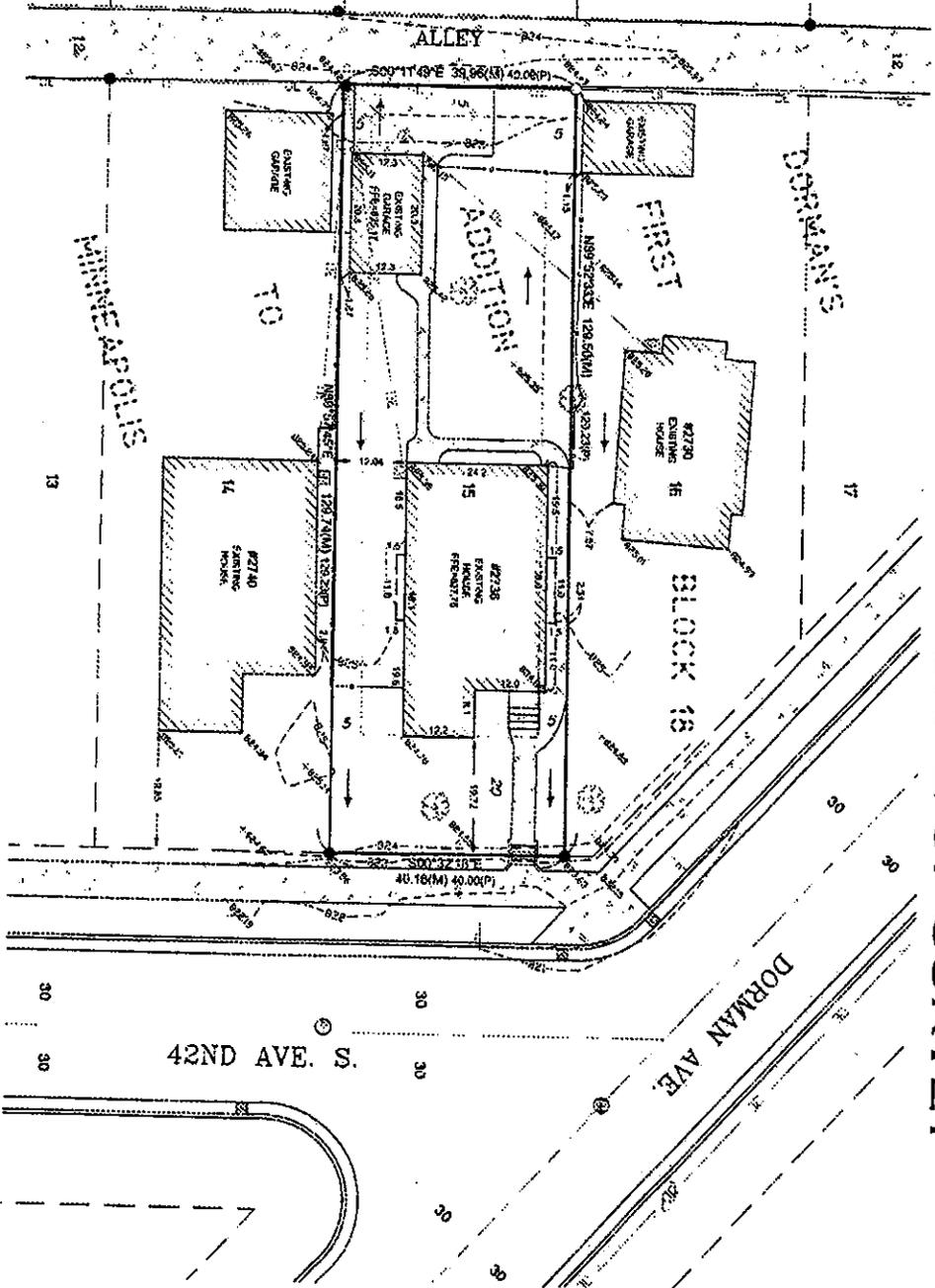
March 27, 2015

Variance Statement 2736 42nd Ave South, Shoreland Overland District

1. Any soil disturbance will be contained by wattles to control soil erosion.
2. The structure will not be visible from the protected waters.
3. The home will not generate any uses on the protected waters.

CERTIFICATE OF SURVEY

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



- LEGEND**
- DENOTES FOUND PROPERTY MARK
 - DENOTES SET 1/2" X 1/8" REBAR WITH PLASTIC CAP 21.5 25105
 - DENOTES BOUNDARY LINE
 - DENOTES SETBACK LINE
 - DENOTES EXISTING CONTOUR LINE
 - DENOTES EXISTING ELEVATION
 - DENOTES CHAINLINK FENCE
 - DENOTES WOOD FENCE
 - DENOTES DRAINAGE FLOW
 - DENOTES CHASEHEAD ELECTRIC
 - DENOTES ELECTRIC POWER POLE
 - DENOTES ELECTRIC METER
 - DENOTES DECIDUOUS TREE
 - DENOTES CONCRETE SURFACE
 - DENOTES STORM CATCH BASIN
 - DENOTES MANHOLE
 - DENOTES SIGNPOST
 - FTE DENOTES FINISH FLOORS ELEVATION
 - (M) DENOTES MEASURED DISTANCE
 - (P) DENOTES PLATTED DISTANCE

LEGAL DESCRIPTION

Lot 15, Block 18, DORMAN'S FIRST ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota, according to the recorded plat thereof.

NOTES

1. THE BASIS OF THE BEARING SYSTEMS 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 OR RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON WERE 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 UNDETECTABLE AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAINED FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING APPROPRIATE STATE AGENCIES AT (651) 454-5002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

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 2,002 SQ. FT.
 TOTAL LOT AREA 5,192 SQ. FT.
 EXISTING HARDCOVER 38.6 %

REFERENCE BENCHMARK
 ELEVATION = 827.58 @ MINNEAPOLIS CITY MONUMENT 4474 AT CENTERLINE INTERSECTION OF 20th ST. E. & 42nd AVE. S.

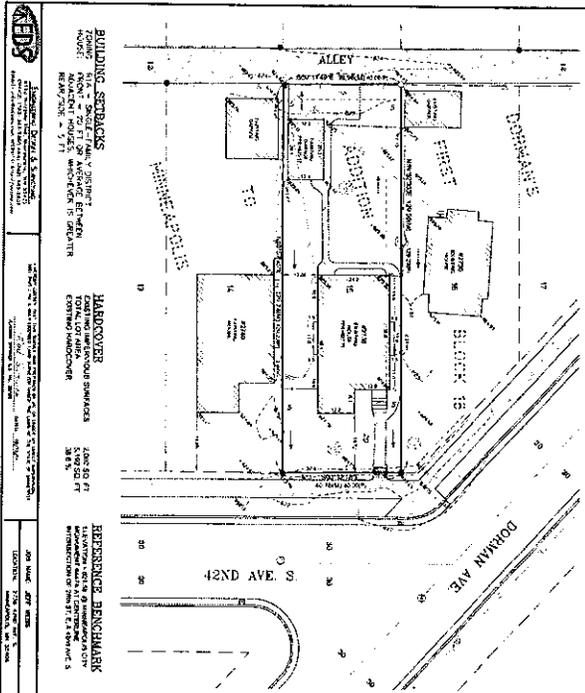
ENGINEER
 DESIGN & SURVEYING
 4250 Westpark Blvd., Minneapolis, MN 55412
 PHONE: (763) 465-2800 FAX: (763) 465-2801
 WWW: www.dsgsurvey.com

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 LICENSE NUMBER: 11576 DATE: 08/07/14

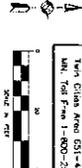
JOB NAME: JEFF WEISS
LOCATION: 273E 42ND AVE S, MINNEAPOLIS, MN 55406

FIELD WORK DATE:	08/07/14	DRAWN BY:	EP	PROJECT NO.:	14-033
FIELD BOOK NO.:	09-12	CHECKED BY:	VS	SHEET NO. 1 OF 1	▲

CERTIFICATE OF SURVEY



Call for more Surveying
GOBERG STATE ONE CALL
 Twin Cities Area 651-654-4002
 MN Toll Free 1-800-252-1186



- LEGEND**
- 1. LOT CORNER
 - 2. PROPERTY CORNER
 - 3. ADJACENT PROPERTY CORNER
 - 4. ADJACENT LOT CORNER
 - 5. ADJACENT ALLEY CORNER
 - 6. ADJACENT DRIVEWAY CORNER
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NOTES

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LEGAL DESCRIPTION

LOT 15, BLOCK 18, GOBERG STATE FIRST ADDITION TO DUNDAS PARKS, Hennepin County, Minnesota, according to the plat of said Survey.

NO.	DESCRIPTION	DATE
1	AS SHOWN	11/11/14
2	AS SHOWN	11/11/14
3	AS SHOWN	11/11/14
4	AS SHOWN	11/11/14
5	AS SHOWN	11/11/14
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20	AS SHOWN	11/11/14

BUILDING SETBACKS
 FRONT: 10.00 FT
 REAR: 10.00 FT
 SIDE: 5.00 FT
 ALLEY: 5.00 FT
 DRIVEWAY: 5.00 FT

HARBORVIEW
 12ND AVE
 100.00 FT
 30.00 FT

DEPENDENCE BENCHMARK
 12ND AVE
 100.00 FT
 30.00 FT

SHERIDAN
 1229 Tyler Street NE #202
 Minneapolis, MN 55413
 612.870.4081

Project Info

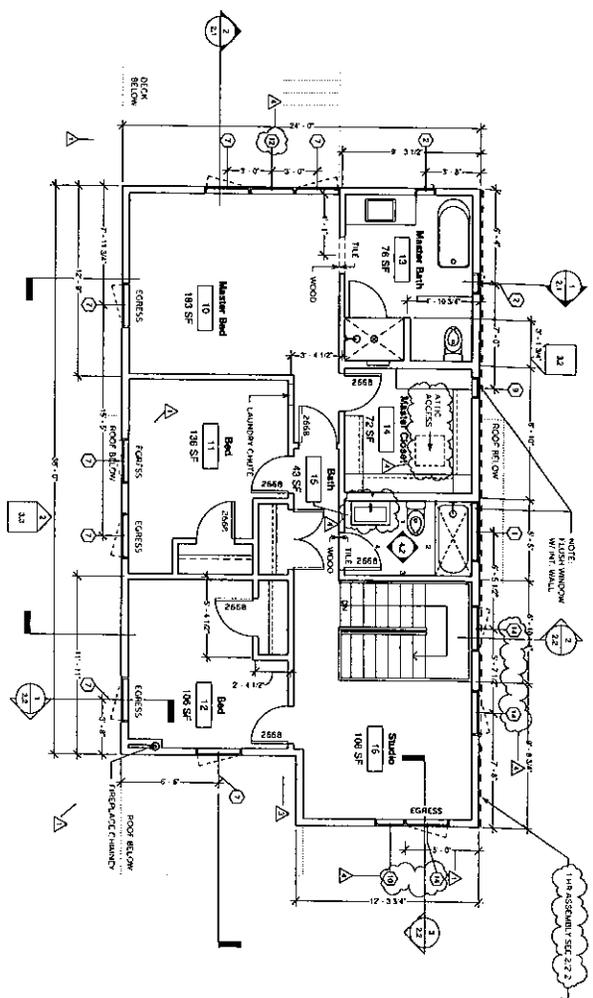
No.	Description	Issue Date
1	INITIAL REVISIONS	02/26/15
2	REVISIONS	02/26/15

Surveyor
 [Signature]
 11/11/14

Client
 [Signature]
 11/11/14

Project
 2736 42nd Ave S
 Minneapolis, MN 55408

Survey



① Level 2 Floor Plan
1/8" = 1'-0"

② Level 3 Floor Plan
1/8" = 1'-0"

Level	Number	Name	Area	Base Finish	Floor Finish	Ceiling	Walls	Doors	Windows	Partitions
Basement	1	Basement	734 SF	N/A	N/A	N/A	N/A	N/A	N/A	ISO - 3 1/2"
Level 1	2	Hallway	154 SF	Paint	Wood	Paint	Wdg	N/A	N/A	51" - 3 1/4"
Level 1	3	Living	218 SF	Paint	Wood	Paint	Paint	Paint	Paint	45" - 3 3/4"
Level 1	4	Living	218 SF	Paint	Wood	Paint	Paint	Paint	Paint	61" - 8 7/8"
Level 1	5	Kitchen	83 SF	Paint	Wood	Paint	Paint	Paint	Paint	55" - 0"
Level 1	6	Breakfast	110 SF	Paint	Wood	Paint	Paint	Paint	Paint	52" - 6 1/2"
Level 1	7	Study	60 SF	Paint	Wood	Paint	Paint	Paint	Paint	51" - 4 1/4"
Level 1	8	Study	60 SF	Paint	Wood	Paint	Paint	Paint	Paint	51" - 4 1/4"
Level 1	9	Entry	163 SF	Paint	Wood	Paint	Paint	Paint	Paint	61" - 5 1/4"
Level 2	10	Bed	183 SF	Paint	Wood	Paint	Paint	Paint	Paint	49" - 10"
Level 2	11	Bed	106 SF	Paint	Wood	Paint	Paint	Paint	Paint	35" - 11 1/2"
Level 2	12	Master Bath	75 SF	Paint	Tile	Paint	Paint	Paint	Paint	38" - 10 1/2"
Level 2	13	Master Bath	75 SF	Paint	Tile	Paint	Paint	Paint	Paint	35" - 11 1/2"
Level 2	14	Master Bath	43 SF	Paint	Tile	Paint	Paint	Paint	Paint	27" - 7 1/2"
Level 2	15	Studio	100 SF	Paint	Wood	Paint	Paint	Paint	Paint	51" - 7 3/8"

SHELDON
1229 Tyler Street NE #202
Minneapolis, MN 55413
612 870 4081

Revisions:
No. Description Location
1.1 SHELDON REVISIONS
4 11/23/14 DR/DM/ML

Notes:
1.1 11/23/14
2.1 11/23/14
3.1 11/23/14

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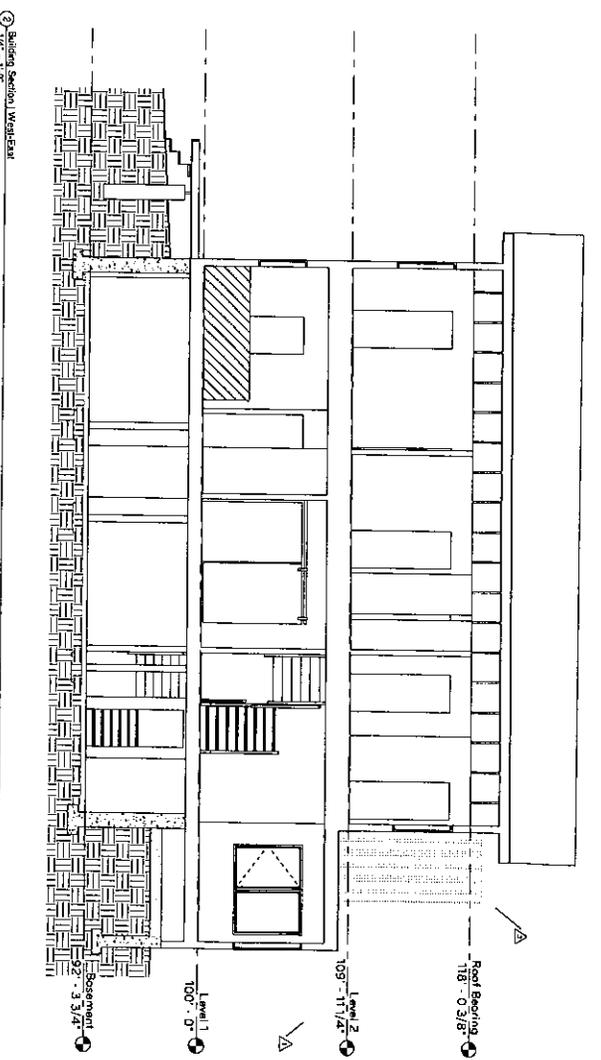
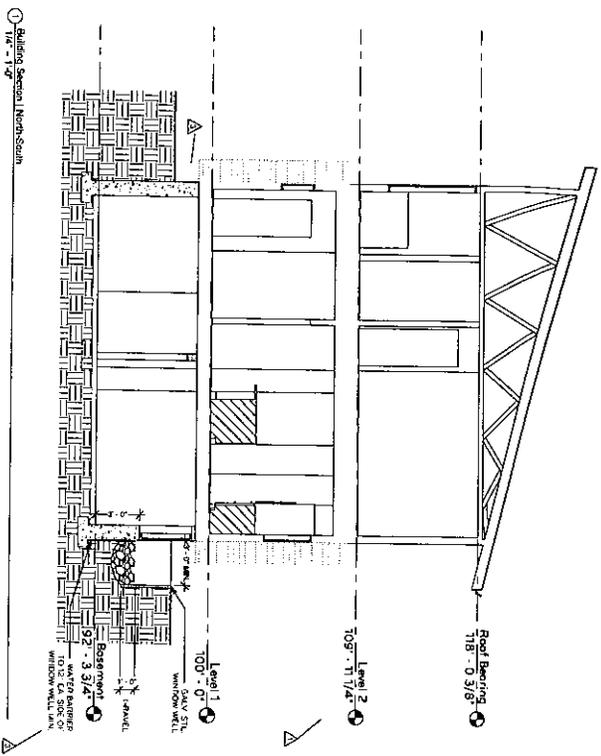
Drawn by:
Checked by:

Weiss & Rubenstein Home Renovation
2136 42nd Ave S
Minneapolis, MN 55408
Jeff Weiss - Lead Designer

Floor Plans
1.3

Mark	Type	Height	Width	Window Schedule	Window Type	Glass Color	Manufacturer	Count
1	W-1000	2'-3 1/8"	41'-0"	Integrity Wood Ultra-Awning	White		Integrity Windows and Doors	4
2	W-1001	5'-11 1/8"	1'-4"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	2
3	W-1002	4'-7 1/8"	2'-8"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	2
4	W-1003	4'-7 1/8"	1'-8"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	2
5	W-1004	3'-3 1/8"	3'-0"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	4
6	W-1005	3'-7 1/8"	3'-0"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	4
7	W-1006	3'-7 1/8"	3'-0"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	4
8	W-1007	3'-11 1/8"	3'-0"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	4
9	W-1008	5'-11 1/8"	1'-4"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	1
10	W-1009	4'-7 1/8"	2'-8"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	1
11	W-1010	4'-7 1/8"	2'-8"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	1
12	W-1011	5'-11 1/8"	3'-0"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	1
13	W-1012	4'-7 1/8"	3'-0"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	1
14	W-1013	5'-11 1/8"	3'-0"	Integrity Wood Ultra-Casement	White		Integrity Windows and Doors	1

NOTE: GENERAL CONTRACTOR TO VERIFY SHIELDING OF ALL WINDOWS LOCATIONS PER 402B.



SHESTEP
 THE CENTER
 1229 Tyler Street NE #202
 Minneapolis, MN 55413
 612.870.4081

Right of Way
 No. _____
 1.3 _____
 4 _____

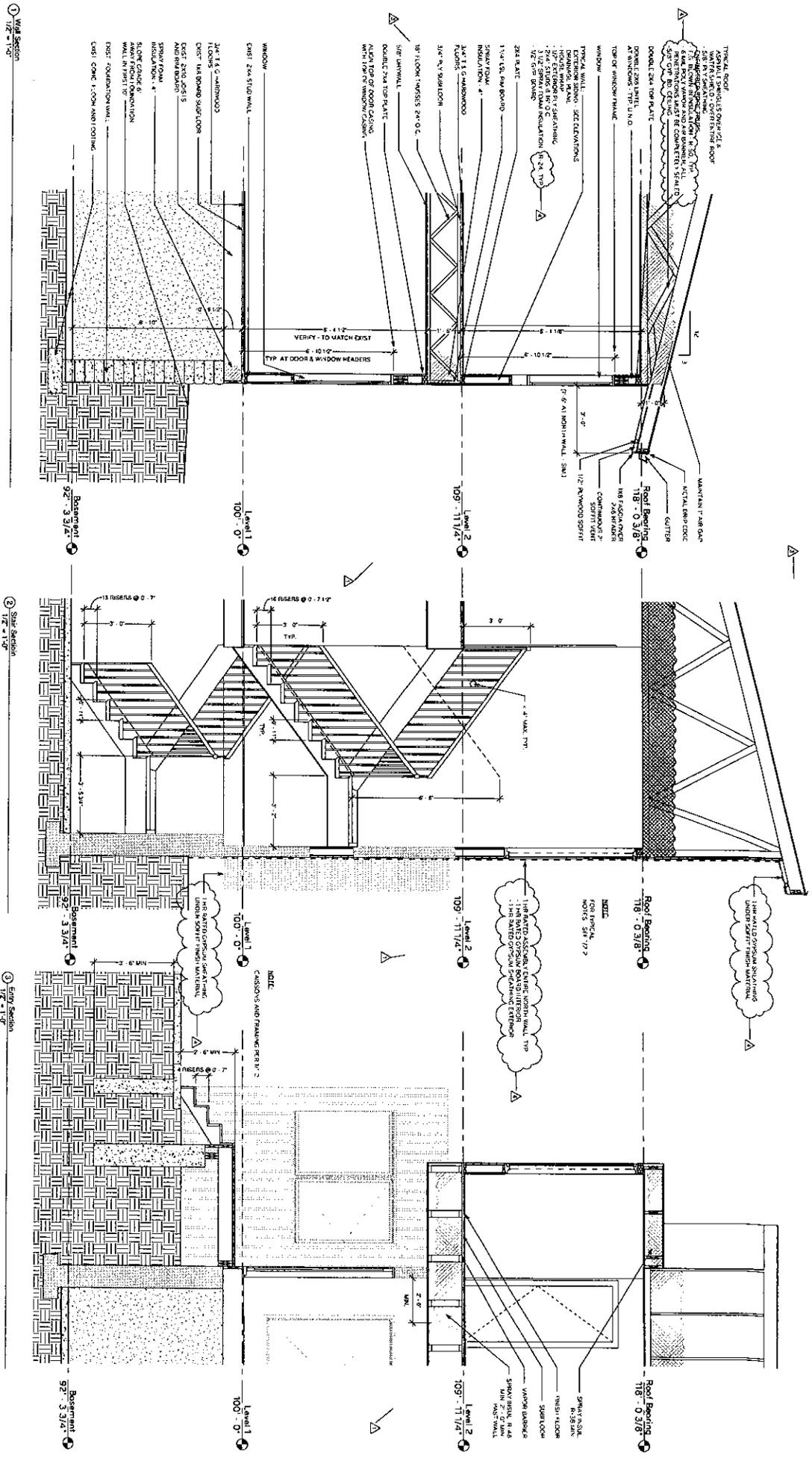
Issue
 Sub Set _____
 Revision _____

11/13/14
 11/13/14

Drawn by: SW/A
 Checked by: JHR/S

Weiss & Rubenstein Home Renovation
 2736 4th Ave
 Minneapolis, MN 55408
 Jeff Weiss - Lead Architect

Building Sections



SHELDON
 1229 Tyler Street NE #202
 Minneapolis, MN 55408
 612.870.4081

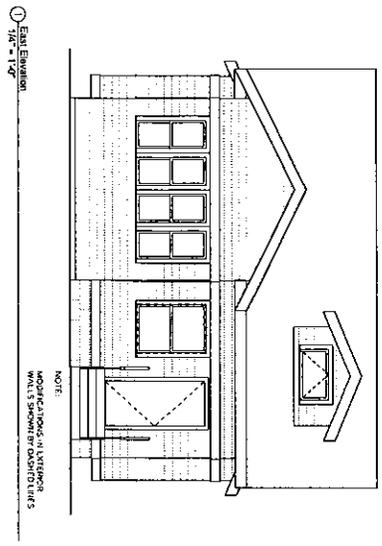
Revision	Description	Drawn By	Checked By
1	ISSUED FOR PERMITS	JKR	JKR
2	ISSUED FOR CONSTRUCTION	JKR	JKR
3	ISSUED FOR CONSTRUCTION	JKR	JKR

Project Information
 Project Name: 1229 Tyler Street NE #202
 Location: Minneapolis, MN 55408
 Date: 11/17/22
 Drawn By: JKR
 Checked By: JKR

Client Information
 Client Name: Weisst & Rubenstein Home Renovation
 Address: 1229 Tyler Street NE #202
 City: Minneapolis, MN 55408

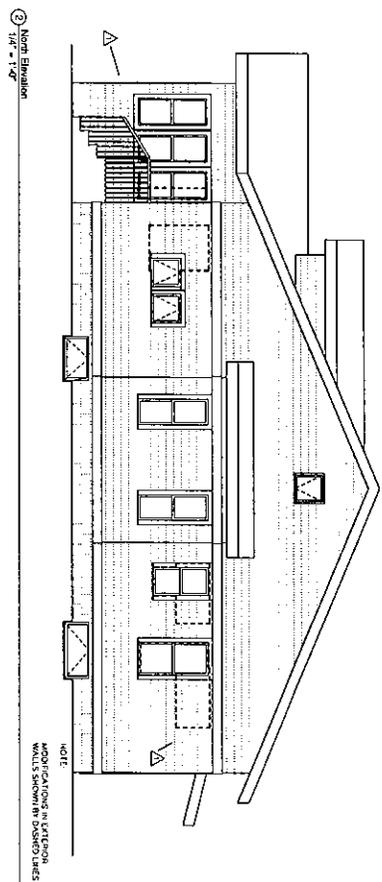
Architect Information
 Firm Name: Sheldon
 Address: 1229 Tyler Street NE #202
 City: Minneapolis, MN 55408

Wall Sections



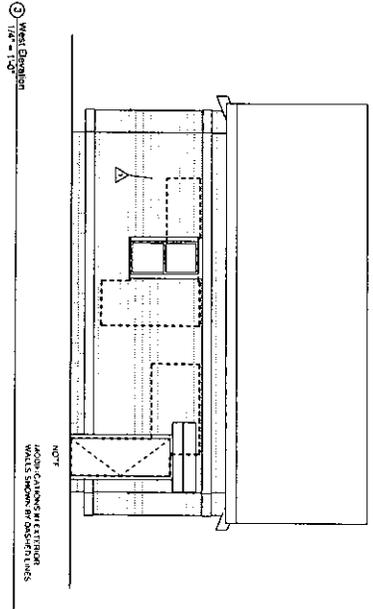
① East Elevation
1/4" = 1'-0"

NOTE:
MODIFICATIONS IN LIVERIGHT
WALLS SHOWN BY DASHED LINES



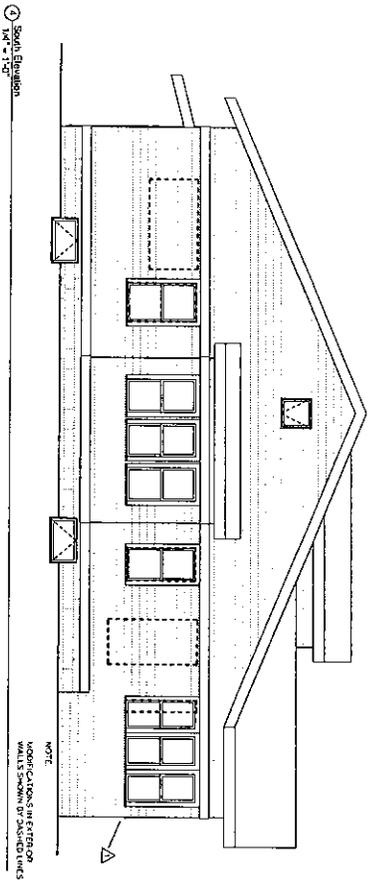
② North Elevation
1/4" = 1'-0"

NOTE:
MODIFICATIONS IN EXTERIOR
WALLS SHOWN BY DASHED LINES



③ West Elevation
1/4" = 1'-0"

NOTE:
MODIFICATIONS IN EXTERIOR
WALLS SHOWN BY DASHED LINES



④ South Elevation
1/4" = 1'-0"

NOTE:
MODIFICATIONS IN EXTERIOR
WALLS SHOWN BY DASHED LINES

SHERIDAN
ARCHITECTS

1229 Tyler Street NE #202
Minneapolis, MN 55413
612.870.4081

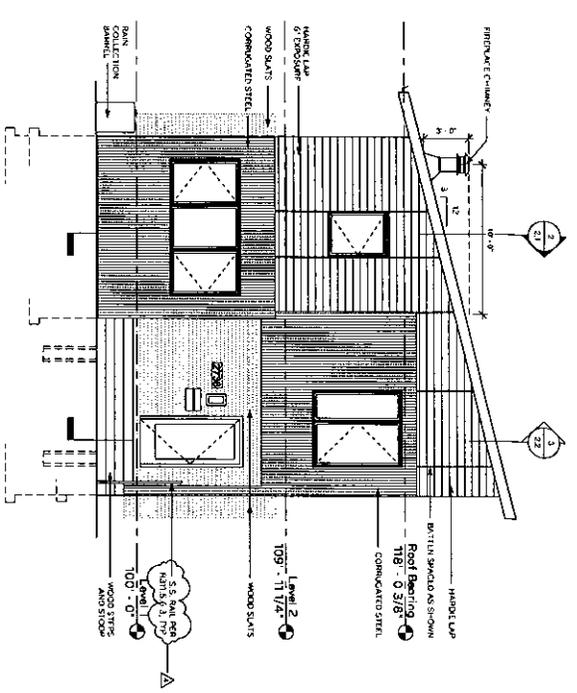
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1.	INITIAL DESIGN	08/20/05			
2.					
3.					
4.					

[Signature]
11/17/05

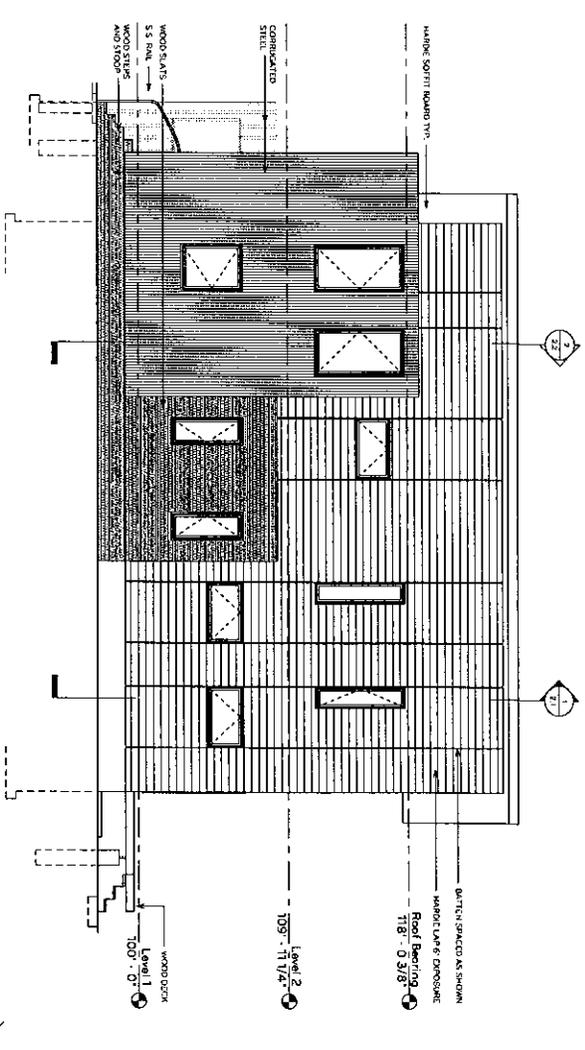
Drawn by: BAH
Checked by: JKS

Weiss & Rubenstein Home Renovation
Project Location: 7011
2736 42nd Ave S
Minneapolis, MN 55408

Exist. Exterior Elevations



① East Elevation
1/8" = 1'-0"



② West Elevation
1/8" = 1'-0"

SHERIDAN
ARCHITECTS
1220 Tyler Street NE #302
Minneapolis, MN 55413
612.870.4081

Developer: _____
No. _____
1/1 TIGARD HILL/3000 3000/20
4 _____ 6500/20

Phase: _____
Sub-Phase: _____
Form No. _____
Form Rev. _____
17/20/14

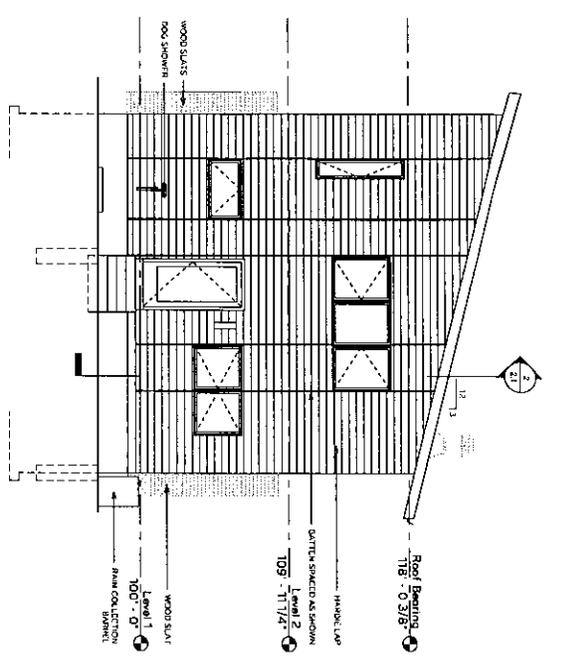
Hand Date: _____
Scale: _____
Date: _____
11/27/14

Checked by: _____
Date: _____
11/27/14

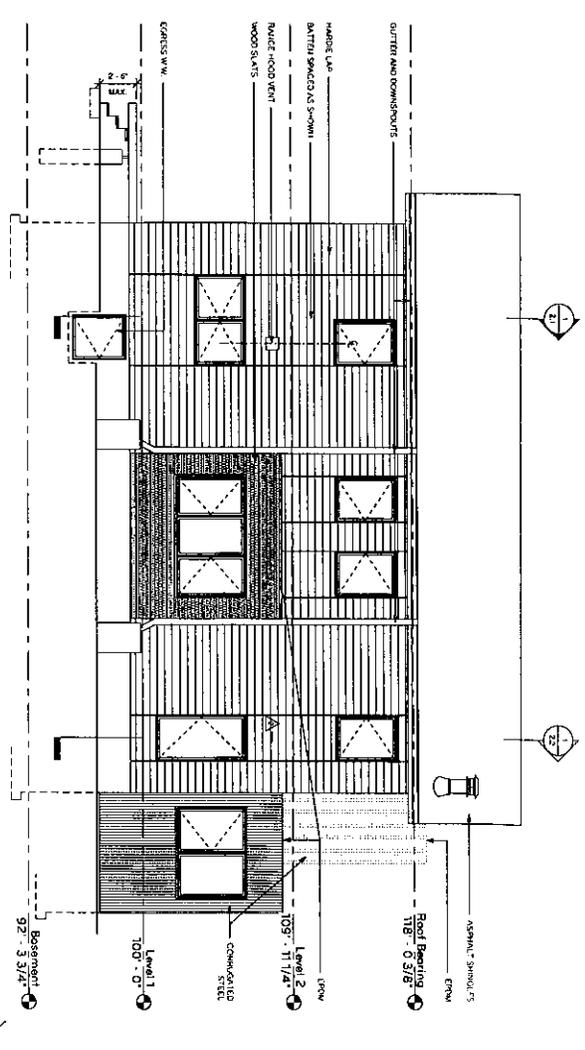
Checked by: _____
Date: _____
11/27/14

Weiss & Rubenstein Home Renovation

Exterior Elevations



1 West Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

SHEDDER
ARCHITECTS

1228 Tule Street NE #202
Minneapolis, MN 55413
612.878.4081

Revision:
No. Description Issue Date
1.1 INITIAL DESIGN QUOTE
4.1 REVISION

Notes:
Ref. No. Issue Date
1.1 INITIAL DESIGN QUOTE
4.1 REVISION

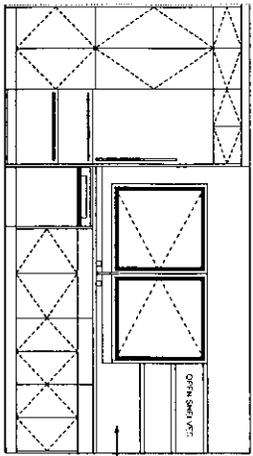
Project:
1228 Tule Street NE #202
Minneapolis, MN 55413
71374

Drawn by: JWG
Checked by: JWG

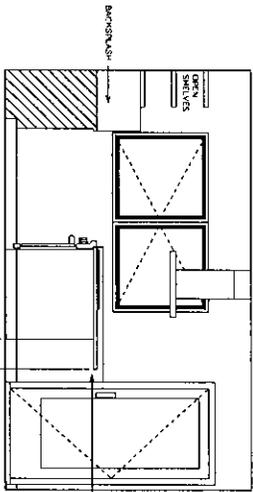
Project Number: 1001
2736 42nd Ave S
Minneapolis, MN 55408
Jeff Weiss - Lead Architect

Weiss & Rubenstein Home Renovation

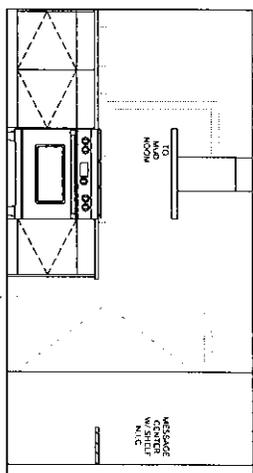
Exterior Elevations



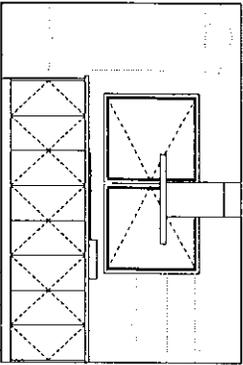
1 Kitchen Elevation
1/2" = 1'-0"



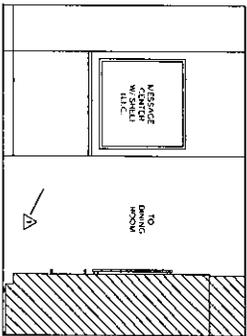
2 Kitchen Elevation
1/2" = 1'-0"



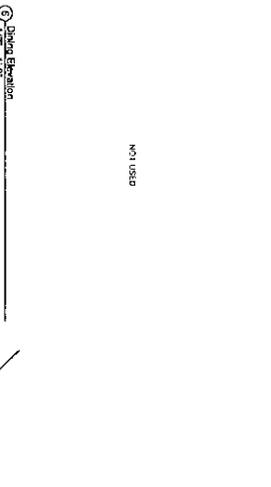
3 Kitchen Elevation
1/2" = 1'-0"



4 Kitchen Elevation
1/2" = 1'-0"



5 Kitchen Elevation
1/2" = 1'-0"



6 Kitchen Elevation
1/2" = 1'-0"

NOT USED

NOT USED

NOT USED

7 Main Room Elevation
1/2" = 1'-0"

8 Main Room Elevation
1/2" = 1'-0"

SHARSTEP

1229 Tyler Street NE #202
Minneapolis, MN 55413
612 . 870 . 4081

Revision	Description	Author
1	ISSUED FOR PERMITS	SHARSTEP
2	REVISED PER PERMITS	SHARSTEP

Project	Issue Date
1229 Tyler St	09/10/14
Permit Set	11/23/14

JBR
 Project Manager

JBR
 Designer

Weiss & Rubenstein Home Renovation

Project Number: 14011
2736 42nd Ave S
Minneapolis, MN 55408
JBR@weissrubenstein.com

Interior Elevations

GENERAL REQUIREMENTS FOR CONSTRUCTION NOTES

- A. BUILDING CODE
 - 1. 2009 INTERNATIONAL RESIDENCE CODE BOOK
 - 2. 2009 INTERNATIONAL BUILDING CODE (IBC)
- B. FINISHES, MATERIALS AND METHODS
 - 1. SOLI DESIGN AND FINISHES: FINISHES SHALL BE AS SHOWN TO BE 2.00 PER SQUARE FOOT OF FINISH AREA FOR ALL FINISHES UNLESS OTHERWISE SPECIFIED.
 - 2. FINISHES SHALL BE AS SHOWN TO BE 2.00 PER SQUARE FOOT OF FINISH AREA FOR ALL FINISHES UNLESS OTHERWISE SPECIFIED.
 - 3. FINISHES SHALL BE AS SHOWN TO BE 2.00 PER SQUARE FOOT OF FINISH AREA FOR ALL FINISHES UNLESS OTHERWISE SPECIFIED.
 - 4. FINISHES SHALL BE AS SHOWN TO BE 2.00 PER SQUARE FOOT OF FINISH AREA FOR ALL FINISHES UNLESS OTHERWISE SPECIFIED.
 - 5. FINISHES SHALL BE AS SHOWN TO BE 2.00 PER SQUARE FOOT OF FINISH AREA FOR ALL FINISHES UNLESS OTHERWISE SPECIFIED.
- C. CONSTRUCTION NOTES
 - 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

CONCRETE

- A. MATERIAL PROPERTIES

ITEM	UNIT	MIN.	MAX.
1. COMPRESSIVE STRENGTH	PSI	4000	4000
2. TENSILE STRENGTH	PSI	4000	4000
3. MODULUS OF ELASTICITY	PSI	4000	4000
4. CURING	MIN.	7	7
- B. CONSTRUCTION NOTES
 - 1. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

WOOD

- A. MATERIAL PROPERTIES

ITEM	UNIT	MIN.	MAX.
1. SPECIFIC GRAVITY	LB/FT ³	35	35
2. MODULUS OF ELASTICITY	PSI	1,000,000	1,000,000
3. TENSILE STRENGTH	PSI	10,000	10,000
4. COMPRESSIVE STRENGTH	PSI	5,000	5,000
- B. CONSTRUCTION NOTES
 - 1. ALL WOOD SHALL BE DRY AND FREE FROM DEFECTS.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

STEEL

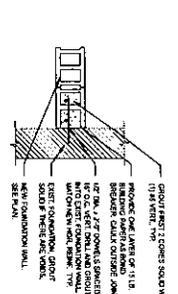
- A. MATERIAL PROPERTIES

ITEM	UNIT	MIN.	MAX.
1. TENSILE STRENGTH	PSI	58,000	58,000
2. YIELD STRENGTH	PSI	36,000	36,000
3. ELONGATION	%	20	20
4. WELDING	MIN.	70	70
- B. CONSTRUCTION NOTES
 - 1. ALL STEEL SHALL BE WELDED IN ACCORDANCE WITH THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

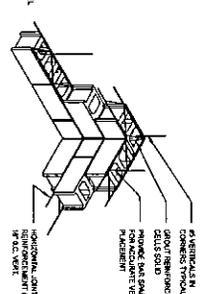
MASONRY

- A. MATERIAL PROPERTIES

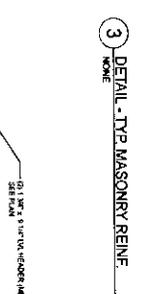
ITEM	UNIT	MIN.	MAX.
1. COMPRESSIVE STRENGTH	PSI	1500	1500
2. TENSILE STRENGTH	PSI	1500	1500
3. MODULUS OF ELASTICITY	PSI	1500	1500
- B. CONSTRUCTION NOTES
 - 1. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 - 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



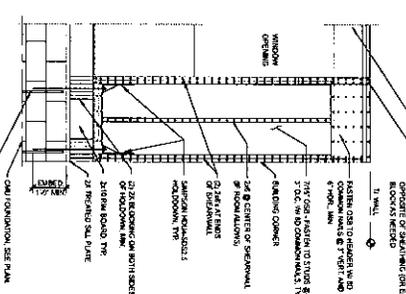
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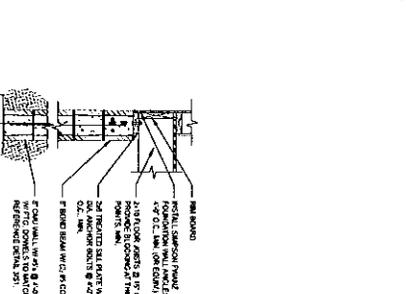
2 DETAIL - NEW TO EXIST FTG.



3 DETAIL - MFR TRUSS BRG.



4 DETAIL - FRONT L.R. SHEAR WALL.



5 DETAIL - FOUNDATION AT CRAWL SPACE.

STRUCTURAL NOTES AND DETAILS

WEISS & RUBENSTEIN HOME RENOVATION

2736 42ND AVENUE SOUTH

MINNEAPOLIS, MN

SAFE HAVEN

STRUCTURAL ENGINEERING

Minneapolis, MN www.SafeHavenSE.com

DATE: 11/11/11

PROJECT: WEISS & RUBENSTEIN HOME RENOVATION

DESIGNER: JEFFREY A. HANSEN, P.E.

CHECKER: JEFFREY A. HANSEN, P.E.

SCALE: AS SHOWN







WEB IMAGES VIDEOS MAPS NEWS MORE

2736 S 42nd Ave, Minneapolis, Minnesota, United States



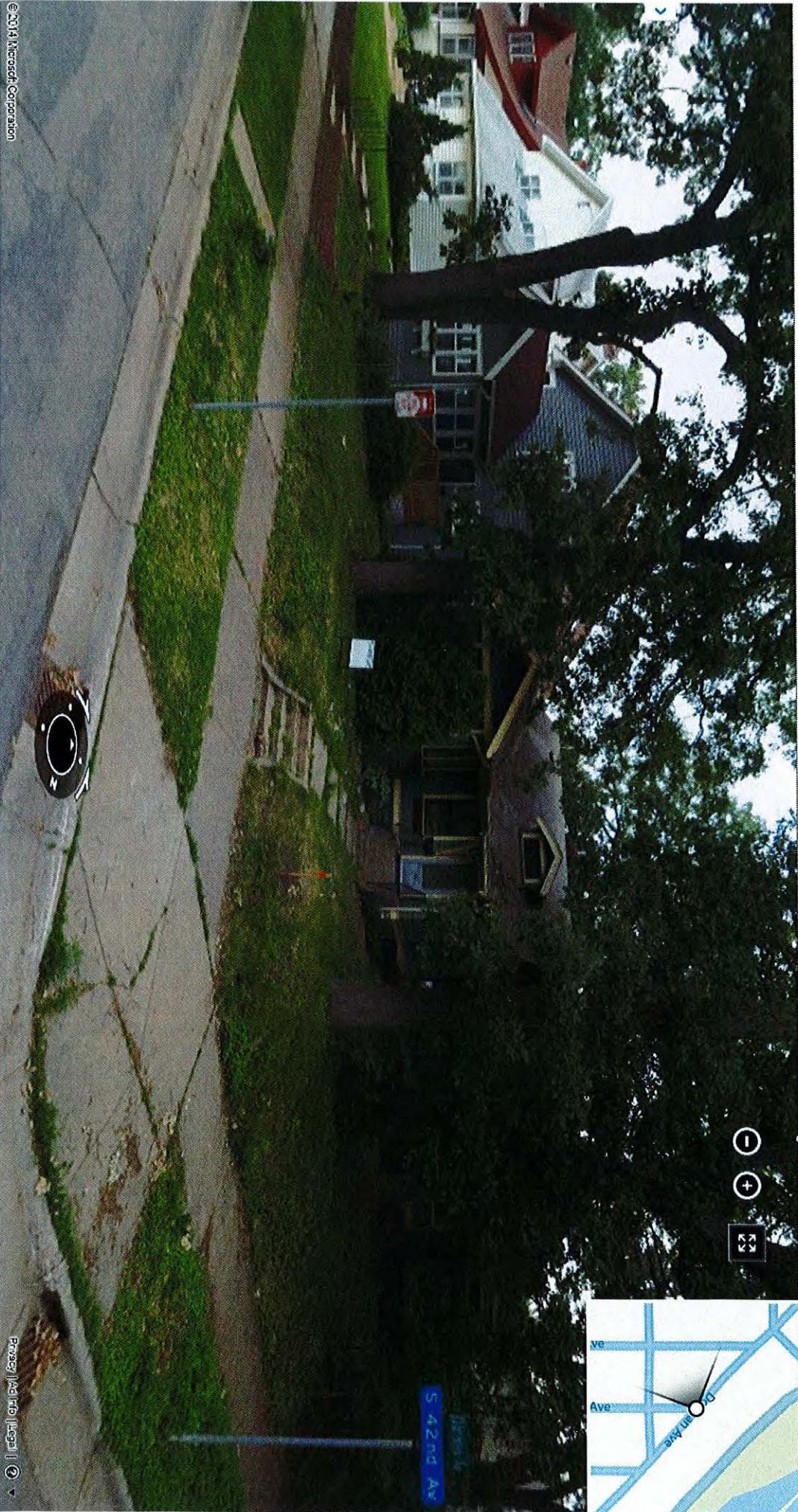
Sign in



Exit

Fullscreen

Share

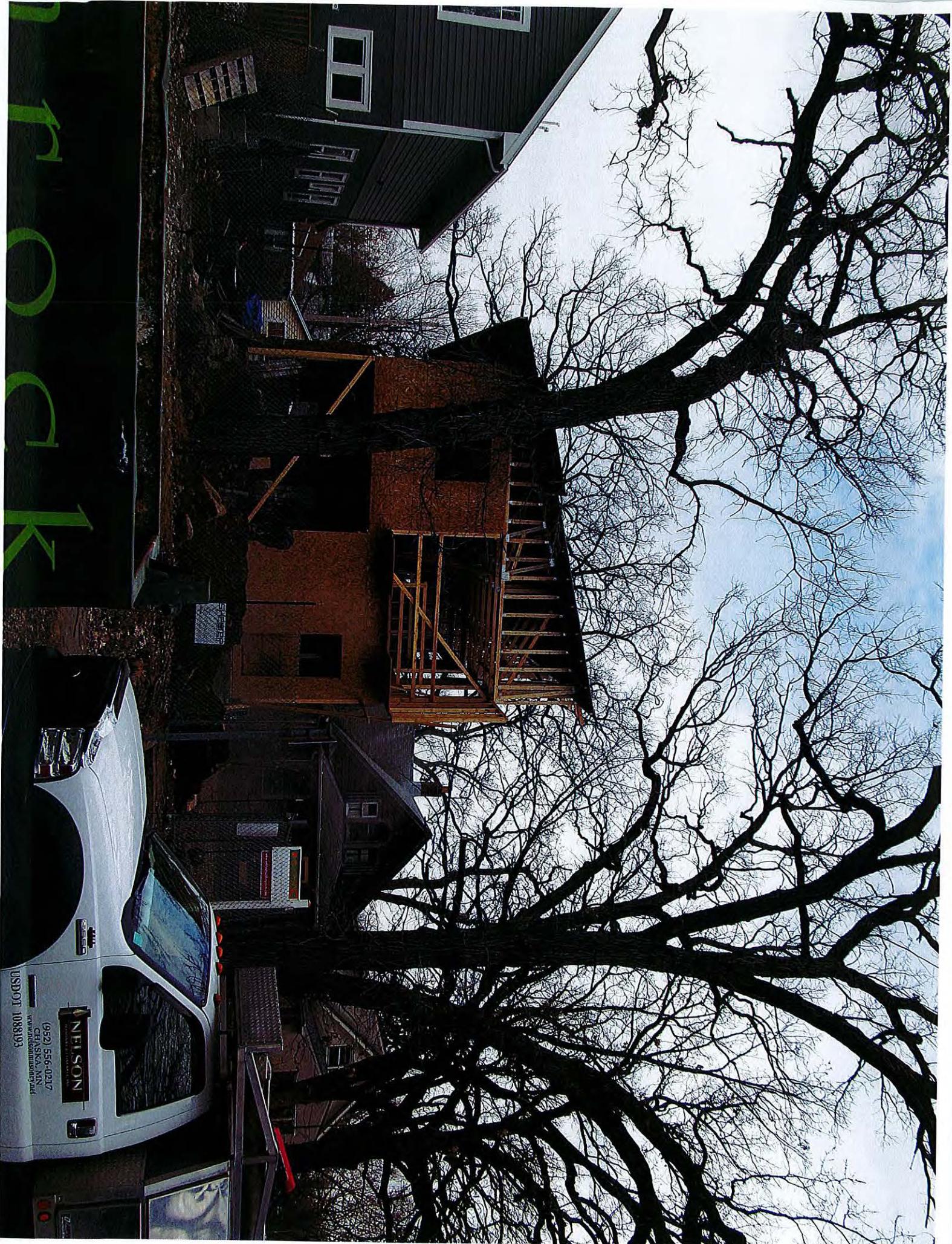




Dorman Av
S 42nd Av







rock

4x4
NELSON
CONSTRUCTION
(952) 556-0217
CHASKA, MN
www.nelsonmasonry.com
USDOT 1088193

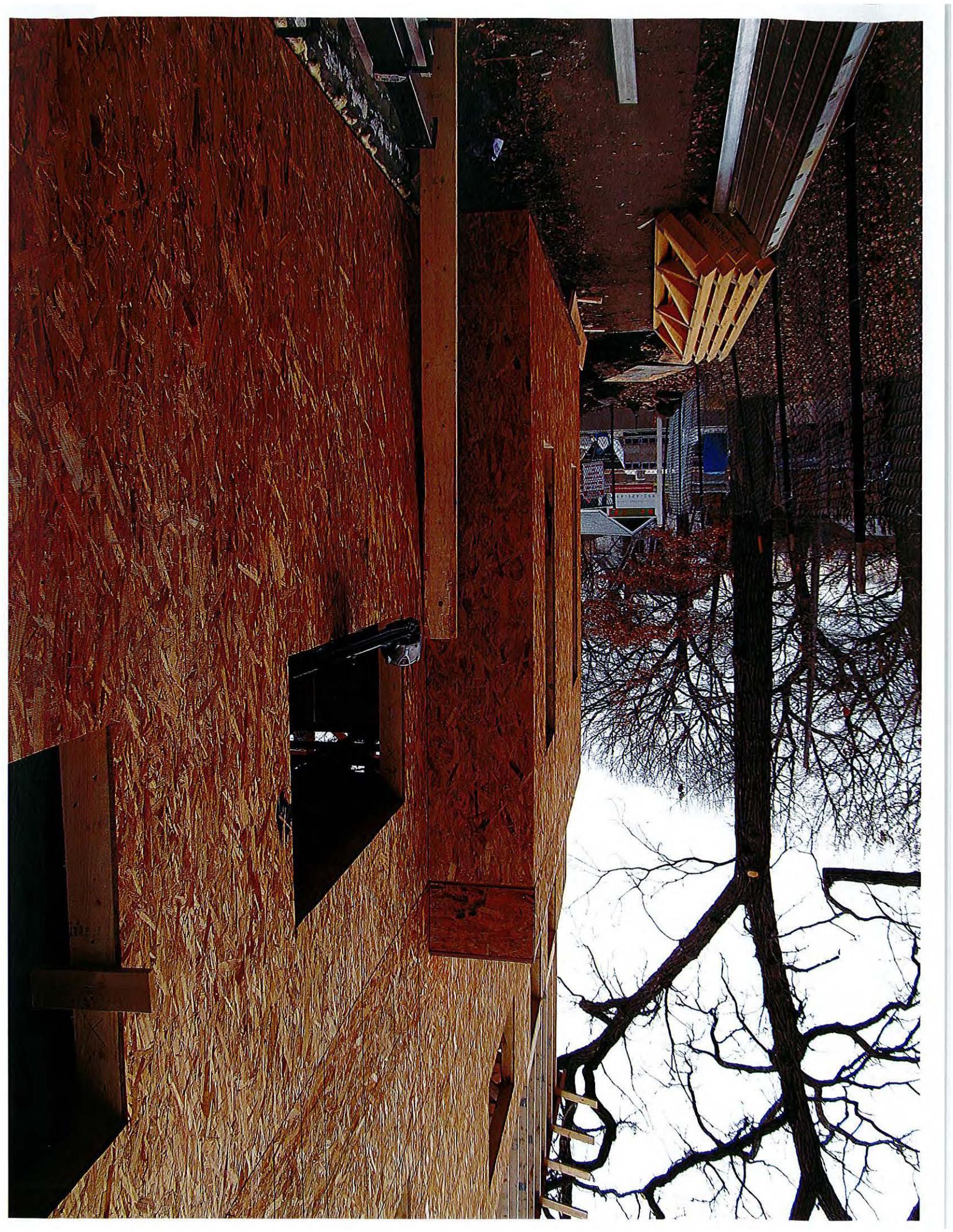






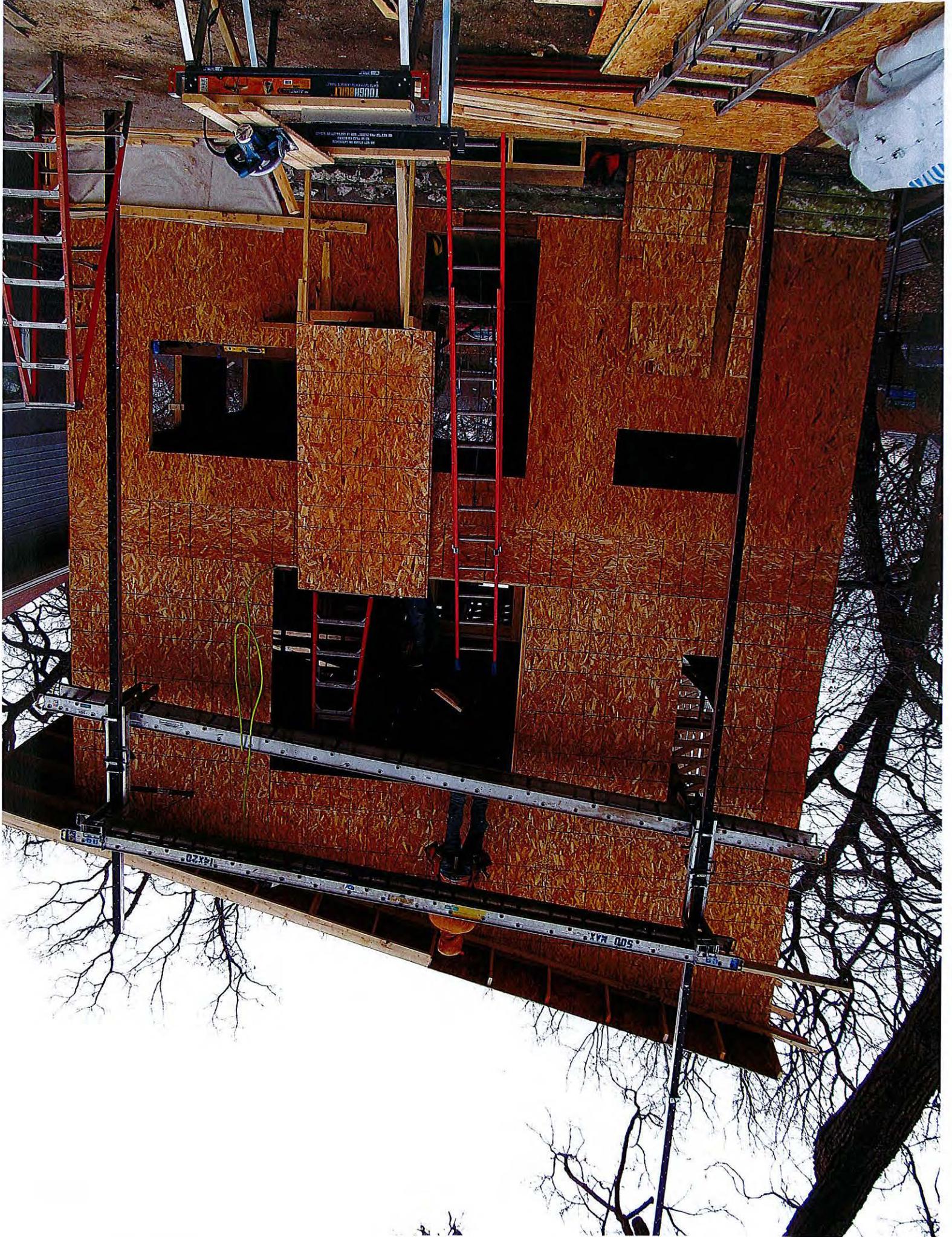




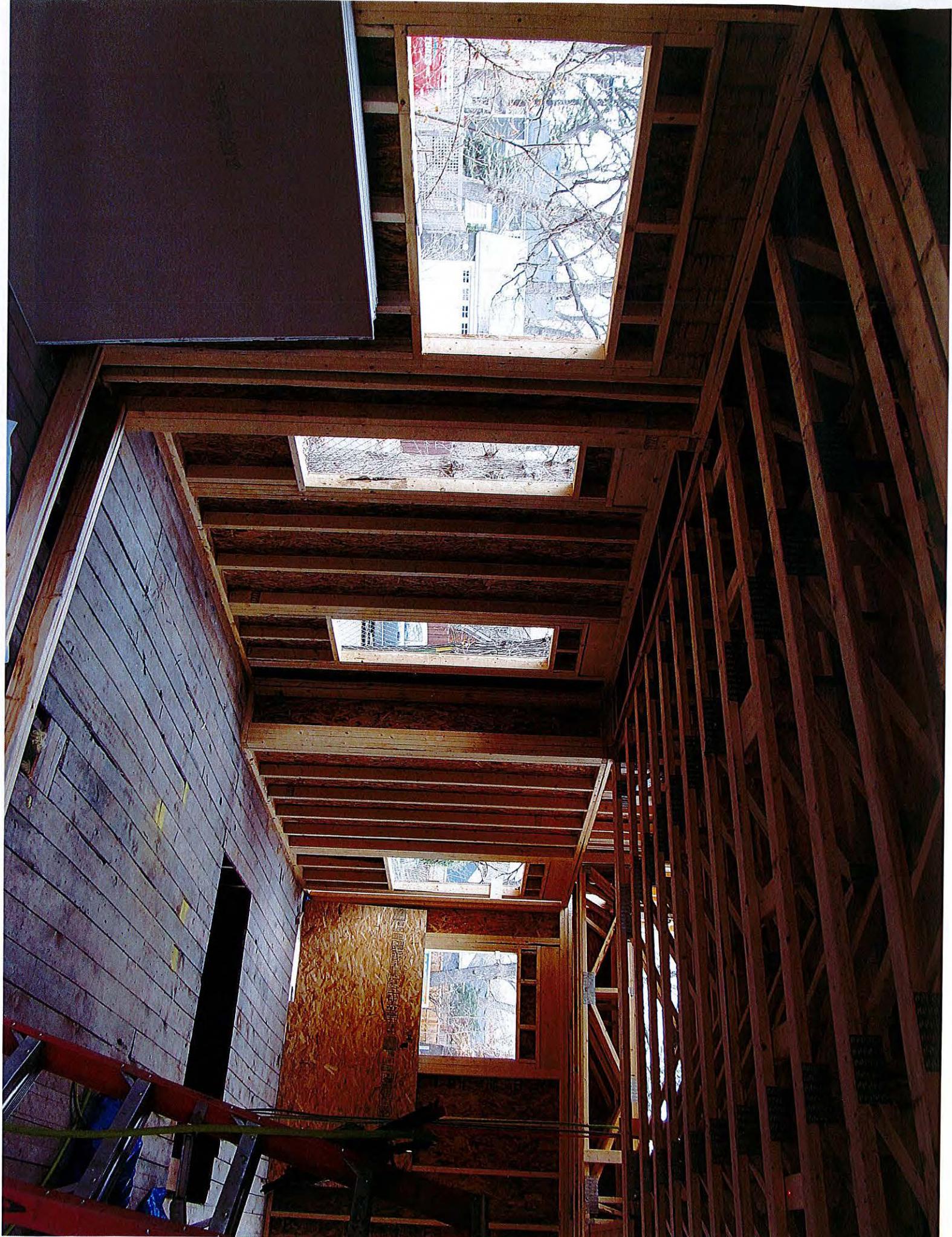














Liska, Andrew

From: Sarah Langford <geraghty.sarah@gmail.com>
Sent: Monday, April 13, 2015 7:21 PM
To: Liska, Andrew
Subject: 2736 42nd Avenue

Hello,

I live across the street from the home requesting variances, 2736 42nd Avenue, due to my work scheduled I will be unable to attend the hearing. I wanted to submit in writing my support of their project and would like to see them receive their variances. Thus far their home looks like a wonderful addition to our neighborhood, the design is one that will fit in and add to the value or our neighborhood.

Sincerely,
Sarah Langford

2757 Dorman Ave
Mpls, MN 55406