

LAND USE APPLICATION SUMMARY

Property Location: 5101 Gladstone Avenue
Project Name: 5101 Gladstone Avenue Garage Addition
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Stephen M. Dahl
Project Contact: Gardner Construction, Inc.
Request: Add a garage addition with a roof deck above to a single-family dwelling.
Required Applications:

Variance	To reduce the established front yard requirement adjacent to Gladstone Avenue South to 31.3 feet to allow a garage addition with a roof deck above to a single-family dwelling.
Variance	To reduce the interior side yard requirement adjacent to the south lot line from 7 feet to 5.4 feet to allow a garage addition with a roof deck above to a single-family dwelling.

SITE DATA

Existing Zoning	RI Single-Family District AP Airport Overlay District
Lot Area	7,557 square feet
Ward(s)	11
Neighborhood(s)	Tangletown Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	April 22, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	June 21, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a single-family dwelling with a tuck-under garage accessed from Gladstone Avenue. The existing dwelling was permitted for construction in 1920.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominately single-family dwellings.

PROJECT DESCRIPTION. The applicant is proposing to construct a 3 foot 2 inch by 11 foot addition to tuck-under garage. The roof deck above the garage will be extended over the addition as well. The minimum front yard requirement along Gladstone Avenue is created by the established setback of the adjacent properties to the north and south by a line joining those parts of both buildings nearest to the front lot line, which is 35.6 feet and 38.1 feet respectively. The proposed addition would be set back 31.3 feet from the lot line adjacent to Gladstone Avenue, which requires a variance. The minimum interior side yard requirement adjacent to the south lot line is 7 feet. The addition would be set back 5.4 feet from the south lot line, which also requires a variance.

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

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for 1) a variance reduce the established front yard requirement adjacent to Gladstone Avenue South to 31.3 feet and 2) a variance to reduce the interior side yard requirement adjacent to the south lot line from 7 feet to 5.4 feet to allow a garage addition with a roof deck above to a single-family dwelling, based on the following [findings](#):

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

Both variances: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant has difficulty maneuvering the narrow clearance of the existing garage width. Existing site conditions limit where a garage can be located. The site is not adjacent to an alley. The grade slopes significantly between the dwelling and the street. The existing dwelling and garage is setback 8.8 feet from the south side lot line. The existing garage is setback 31.3 feet from the front lot line and is tucked under the dwelling. The proposed garage addition will also be set back 31.3 feet from the front lot line, but will extend closer to the side lot line to allow the necessary clearance to access the existing garage.

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

Both variances: In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed addition would be a small extension of the existing tuck-under garage. The applicant has difficulty maneuvering the narrow clearance of the existing garage width. The addition will match the existing garage setback from the front lot line, but will extend closer to the side lot line to allow the necessary clearance for garage access. The deck would occupy the flat roof of the garage that is not located under the dwelling. The proposal would comply with all other yard requirements and with all other district regulations and will not have any impacts on the adjacent properties access to light, air and open space. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

Both variances: The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The proposed addition would be a small extension of the existing tuck-under garage. The applicant has difficulty maneuvering the narrow clearance of the existing garage width. The addition will match the existing garage setback from the front lot line, but will extend closer to the side lot line to allow the necessary clearance for garage access. The deck would occupy the flat roof of the garage that is not located under the dwelling. The proposal will not have any impacts on the adjacent properties access to light, air and open space. The design of the addition will be compatible with the existing structure; however, the exterior material has not been identified. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed addition is constructed to current building codes.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Stephen M. Dahl for the property located at 5101 Gladstone Avenue:

A. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the variance to reduce the established front yard requirement adjacent to Gladstone Avenue South to 31.3 feet to allow a garage addition with a roof deck above to a single-family dwelling, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by May 21, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The exterior materials used for the addition shall be consistent with the exterior materials of the principal structure on the property.

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

Recommended motion: **Approve** the variance to reduce the reduce the interior side yard requirement adjacent to the south lot line from 7 feet to 5.4 feet to allow a garage addition with a roof deck above to a single-family dwelling, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by May 21, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The exterior materials used for the addition shall be consistent with the exterior materials of the principal structure on the property.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Site plan
5. Proposed floor plans
6. Building elevations
7. Photos

Statement of proposed use and description of the project.

To address minimal clearance when entering and restricted movement once within the property's single car tuck under garage, widen the garage entrance and subsequent ten feet of the interior garage by approximately three feet.

To Whom It May Concern

5101 Gladstone Avenue Minneapolis MN 55419

Description of Variance

The existing tuck under garage provides minimal clearance when entering and restricted movement once within the garage proper. In order to provide additional clearance when entering the tuck under garage, a wall which was in place when I purchased the home needs to be moved outwards in the direction of the adjoining property. To make the addition meaningful, approximately three feet of clearance is required. The existing property line is eight feet from the existing wall.

The addition will add little or no value to the property except that associated with improved access to and utilization of the existing garage.

The garage will continue to be used as principal indoor parking for one standard size vehicle which is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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.

NAME OF APPLICANT

WARD

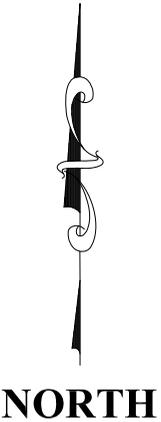
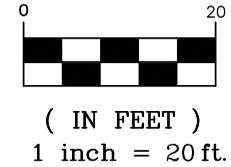


PROPERTY ADDRESS
5101 Gladstone Ave

FILE NUMBER
BZZ-7135

CERTIFICATE OF SURVEY

Property Address: #5101 GLADSTONE AVE., MINNEAPOLIS, MN
 FOR: STEPHEN DAHL



LEGAL DESCRIPTION

LOT 20, AUDITOR'S SUBDIVISION NO. 197, HENNEPIN COUNTY, MN.

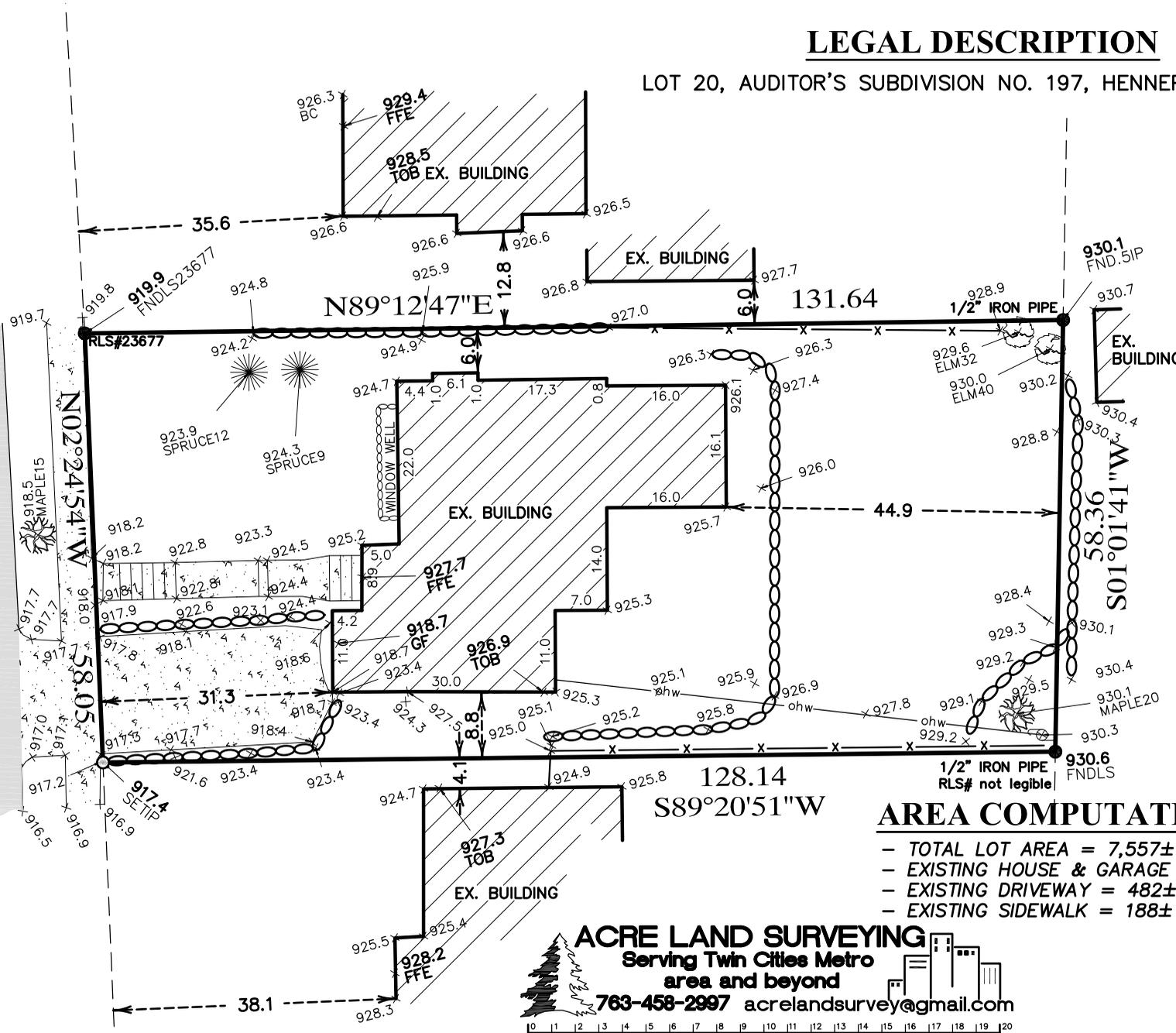
NOTES

- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- FIELD SURVEY COMPLETED FEB. 24TH, 15'.
- ELEVATIONS ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- x — DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION.
- [Stippled Box] DENOTES CONCRETE
- [Solid Grey Box] DENOTES BITUMINOUS
- ○ ○ ○ ○ DENOTES RETAINING WALL

GLADSTONE AVENUE



AREA COMPUTATIONS:

- TOTAL LOT AREA = 7,557± SQ.FT.
- EXISTING HOUSE & GARAGE = 1,520± SQ.FT.
- EXISTING DRIVEWAY = 482± SQ.FT.
- EXISTING SIDEWALK = 188± SQ.FT.

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Eric R. Vickaryous
 ERIC R. VICKARYOUS

Job #15077

Date: MARCH 2ND, 15' Reg. No. 44125

CERTIFICATE OF SURVEY

Property Address: #5101 GLADSTONE AVE., MINNEAPOLIS, MN
 FOR: STEPHEN DAHL



(IN FEET)
 1 inch = 20 ft.



NORTH

LEGAL DESCRIPTION

LOT 20, AUDITOR'S SUBDIVISION NO. 197, HENNEPIN COUNTY, MN.

NOTES

- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- FIELD SURVEY COMPLETED FEB. 24TH, 15'.
- ELEVATIONS ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.

LEGEND

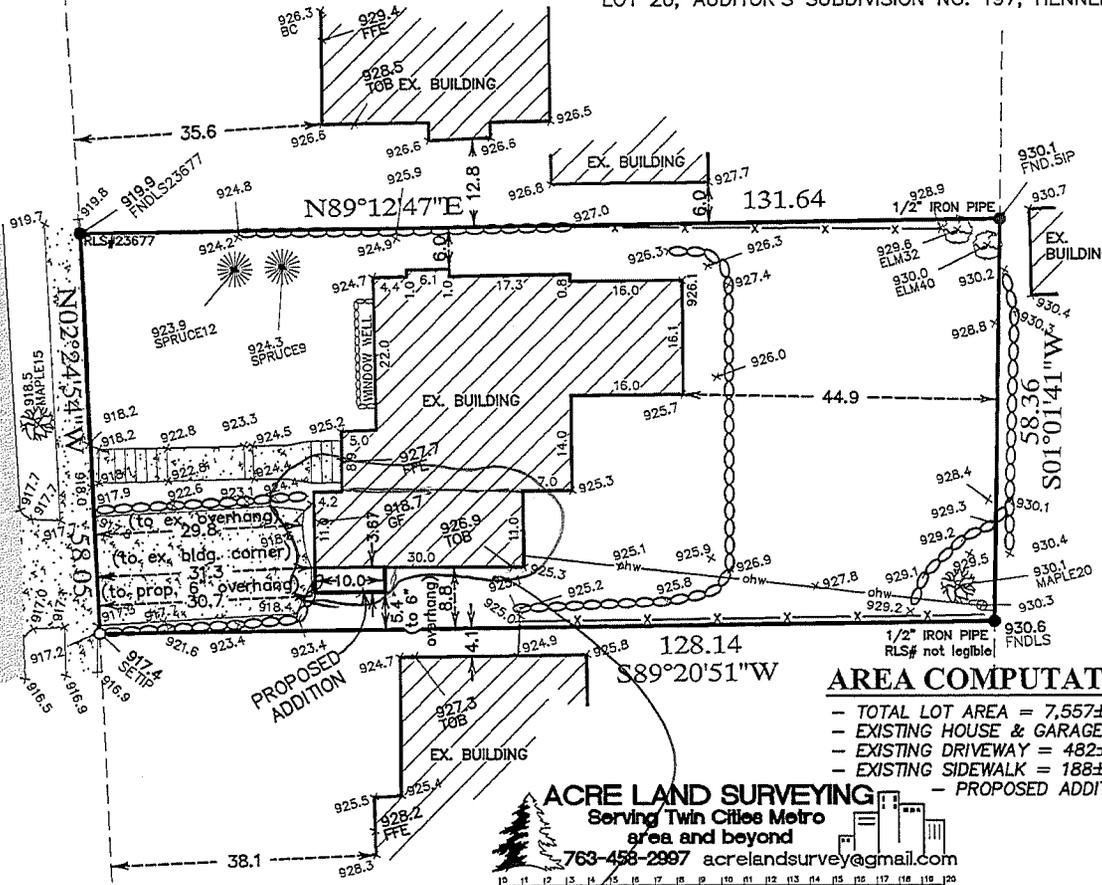
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- x— DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION.
- [Stippled Box] DENOTES CONCRETE
- [Cross-hatched Box] DENOTES BITUMINOUS
- [Chain-link Box] DENOTES RETAINING WALL

Rev. 03/11/15, add overhang dim's.
 I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Eric R. Vickaryous
 ERIC R. VICKARYOUS

Date: MARCH 5TH, 15' Reg. No. 44125

GLADSTONE AVENUE



AREA COMPUTATIONS:

- TOTAL LOT AREA = 7,557± SQ.FT.
- EXISTING HOUSE & GARAGE = 1,520± SQ.FT.
- EXISTING DRIVEWAY = 482± SQ.FT.
- EXISTING SIDEWALK = 188± SQ.FT.
- PROPOSED ADDITION = 37 SQ.FT.

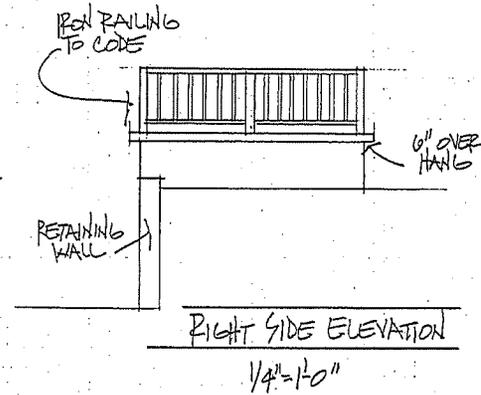
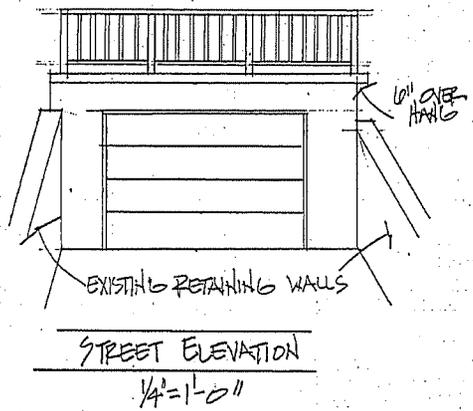
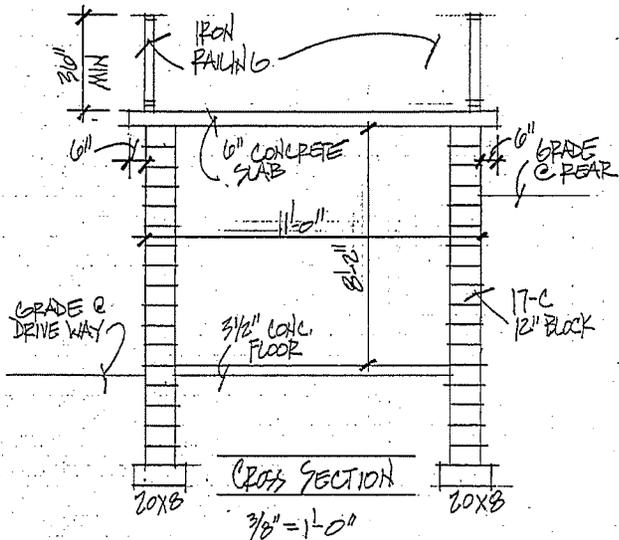
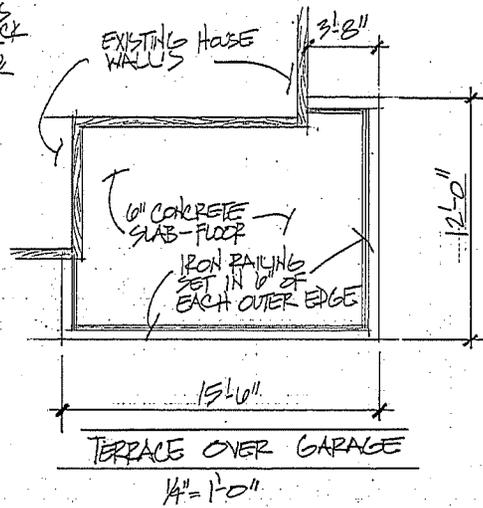
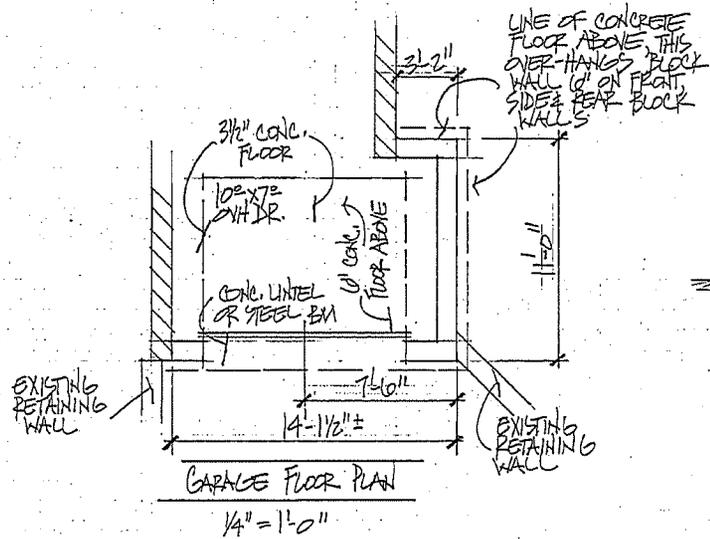
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Job #15077

C:\Users\Owner\OneDrive\CAD-ID\15077\dwg\15077cert-proposed.dwg 3/11/2015 10:28:22 AM CDT

existing garage 11'x30'
 proposed addition 3'2" x 11'

11'x17'
 PDF



STEVE DAHL
 5101 GLADSTONE AVE.
 MINNEAPOLIS, MN.

GARAGE ADDITION



Sent from my iPhone





