

LAND USE APPLICATION SUMMARY

Property Location: 2919 East 26th Street
Project Name: 2919 East 26th Street – New Single-family Construction
Prepared By: Suado Abdi, City Planner, (612) 673-2467
Applicant: Andrew Long on behalf of Jeanju Choi-Johnson and Joseph Johnson
Project Contact: Andrew Long
Request: Variance to construct a new single-family dwelling
Required Applications:

Variance	To reduce the established front yard setback by connecting a line between the two residential structures along 26 th Street East from approximately 32.5 feet to 20 feet allow for the construction new single-family dwelling.
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SITE DATA

Existing Zoning	R2B Two Family District
Lot Area	3,876.2 square feet / 0.089 acres
Ward(s)	2
Neighborhood(s)	Seward; adjacent to Longfellow
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not Applicable
Small Area Plan(s)	Not Applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The site is currently vacant; the two-story house formerly on the lot was demolished in 2012. The Applicant is proposing to construct a new two-story single-family dwelling with a detached garage. The site is zoned R2B Two Family District and is approximately 40 feet by 96.91 feet (3,876.2 square feet). Per 531.100 (a), the construction of a single-family dwelling is permitted on a lot of record that is nonconforming due to lot area in the R2B district provided that all other applicable zoning requirements are met.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property to the east, 2921 E. 26th Street is a two-story single-family dwelling with a front yard setback of 16.7 feet. The property to the west, 2915 E. 26th Street is a one-story single-family dwelling with a front yard setback of 36.6 feet.

Date Application Deemed Complete	April 8, 2015	Date Extension Letter Sent	Not Applicable
End of 60-Day Decision Period	June 7, 2015	End of 120-Day Decision Period	Not Applicable

Both properties are zoned R2B Two-family district. Surrounding uses are composed of diverse residential densities, commercial, office, and industrial warehouse use. Adjacent zoning districts are R1A Single Family District, R2B-Two Family District, ORI Neighborhood Office Residence District, and I2 Medium Industrial District.

PROJECT DESCRIPTION. The applicant is proposing to build a new two story, single-family dwelling with detached garage. The proposed garage is considered tandem parking, which meets the zoning requirement of one-parking space per dwelling unit.

Although the front yard setback for the R2B District is 20 feet, the Minneapolis Zoning Code states that the setback will be increased when neighboring properties are setback further than the district setback; this condition creates an established front yard setback. An established front yard setback is created by drawing a line from the closest corner of a property on one side of the subject property, to the closest corner on the other side of the subject property. In this case, the property to the east of the subject property, 2921 E. 26th Street, is setback 16.7 feet, and the property to the west, 2915 E. 26th Street is setback 36.6 feet from the street. A line connecting these points establishes the subject property's front yard setback (see proposed site plan). The established front yards of the two adjacent residential structures result in a front yard setback of 32.5 feet. Therefore, the applicant is seeking a variance to reduce the established front yard setback to 20 feet to allow the construct a new single-family dwelling.

Upon preliminary analysis, the proposed project seems to meet all other applicable zoning requirements. The applicant will need to obtain all necessary approvals and permits prior to construction of the project.

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

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the established front yard setback by connecting a line between the two residential structures along 26th Street East from approximately 32.5 feet to 20 feet allow for the construction new 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.*

Staff finds that practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The front yard setback requirement in the R2B district is 20 feet. However, that setback requirement increases where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining those parts of both buildings nearest to the front lot line.

In this case, the established front yards of the two adjacent residential structures result in a larger front yard setback. The proposed front yard setback of the new house is 20 feet; therefore the applicant is seeking a variance to reduce the established front yard to 20 feet.

The circumstances upon which the setback variance is requested are unique to the parcel due to the location of the adjacent neighboring houses to the east and west. The required setback is significantly increased from the district minimum based on the established setbacks of one of the adjacent houses, which is an outlier compared to the predominant front yard setbacks.

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.*

Staff finds that the applicant is proposing to use the property in a reasonable manner consistent with the spirit and intent of the ordinance and comprehensive plan. The applicant is proposing to decrease the required front yard setback based on the established setback of the adjacent houses to the east and west. The attachments show a block top view map that of the proposed house will be constructed at the front yard to align with the predominant front yard setback of other existing houses on the same block face.

The zoning code requires that an open front porch not be enclosed with windows, screens or walls, but may include handrails not more than three feet in height and not more than 50 percent opaque. The proposed front porch does not meet the required opacity. Additionally, the enclosure around the front porch blocks the view of the front door.

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.*

Staff finds that the granting of this variance would not negatively alter the essential character or be injurious to the use or enjoyment of other property in the area. The proposed variance will not be detrimental to the health, safety or welfare of the general public.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Andrew Long for the property located at 2919 East 26th Street:

A. Variance of the established front yard setback.

Recommended motion: **Approve** the application to reduce the established front yard setback by connecting a line between the two residential structures along 26th Street East from approximately 32.5 feet to 20 feet allow for the construction new 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. The open front porch shall comply with the requirements of Table 535-1 of the zoning code.

3. 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.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site Survey
4. Plans
5. Building elevations
6. Renderings
7. Photos

April 1, 2015

To: The City of Minneapolis, Zoning & Planning

From: Joseph Johnson and Jeanju Choi-Johnson

Re: Variance request for 20-foot front yard setback for single-family residence in Seward neighborhood, zoned R2B

We submit this letter to support our request for a variance to build our new single-family home with a front yard setback of 20 feet. Our property is zoned R2B. The R2B district requires a 20-foot setback. But the houses neighboring our property have setbacks greater than 20 feet. Under the zoning ordinance, our neighbors increased setbacks necessitate an equal setback for our property. To properly develop our property, and to keep in the spirit of the neighborhood, we need to build our home with a 20-foot setback. We thus request a variance to develop our home with a 20-foot setback, consistent with most homes on our block and the normal requirements of the R2B district. We have included a plan of our proposal to this letter for your reference.

Our property is a vacant lot located between 29th and 30th Avenues on 26th Street in the Seward neighborhood. Although the property had previously had a house, the prior owner demolished the house and cleared out the lot. Our variance request is thus pertinent to the construction of a new home.

After some time out of state, we are thrilled for the opportunity to return to Minneapolis, and build our first home. We are excited to invest in the neighborhood where our family roots run deep.

Joe's great-grandfather, Carl Johnson, settled in Seward from Malmö, Sweden in the 1910's. He moved to 25th and 35th, where he raised a family and supported them by working in construction. Carl plastered and applied stucco to homes in Seward and neighboring Longfellow. Some of his work still stands today. Later, Carl built two house on the 25th and 37th block, where he lived next to his son, Harold, and where Joe's father was raised. Like Carl, Harold was a Seward citizen and worker. Harold spent his workdays at Hiawatha Metalcraft on 26th and 31st. Now, we also hope to establish our first home and raise our family in Seward.

As I mentioned, our property is zoned R2B. The standards for R2B specify that the front yard setback should be 20 feet. Under normal circumstances, our proposed home would comply with the zoning code. But the code also provides that a front yard setback may be increased where the neighboring house's setback exceeds the zoning requirement. See Minneapolis Code §546.160

Our neighborhood was developed decades ago. The setbacks of the houses on our block and neighboring blocks vary considerably. For example, the houses fronting 26th Street and 30th Avenue and west of the alley are all approximately 20-foot setbacks. But east of the alley, the setbacks change. While the setback of the house on the corner of 26th Street and 30th Avenue is obviously less than 20 feet, the houses on either side of our property are setback slightly more than 20 feet. Our property would thus arguably have to match the houses on either side of our property, even though the houses are the only properties on our block with setbacks greater than 20 feet.

The practical difficulty in complying with the increased setback is inherent in the property itself. The lot is small. The former development of the property had no garage, no south side street parking, and no access to the nearby alley. Accordingly, to accommodate any off-street parking, the property requires a long driveway and a garage at the rear of the lot. As I am sure you can appreciate, a Minnesota winter makes a garage a near necessity.

Our proposed home is modest. In fact, it is smaller than the footprint of the previous house on the property. But to accommodate a garage, we need to develop our new home directly over the footprint of the old home, which, like many other houses on our block, had a 20-foot setback.

Our proposed use is reasonable and in harmony with the zoning code and the surrounding neighborhood. The setback we request is actually identical to the setback required to our zoning district. Be-

cause this is the standard setback for our district, the request is in harmony with the majority of the district and thus objectively reasonable. Our proposal is identical to the previous house the property. Minneapolis obviously allowed a 20-foot setback for the property originally. Our proposal would just revert to the original look of the neighborhood. If the spirit and intent of the ordinance is to create relatively uniform setbacks, our proposal complies.

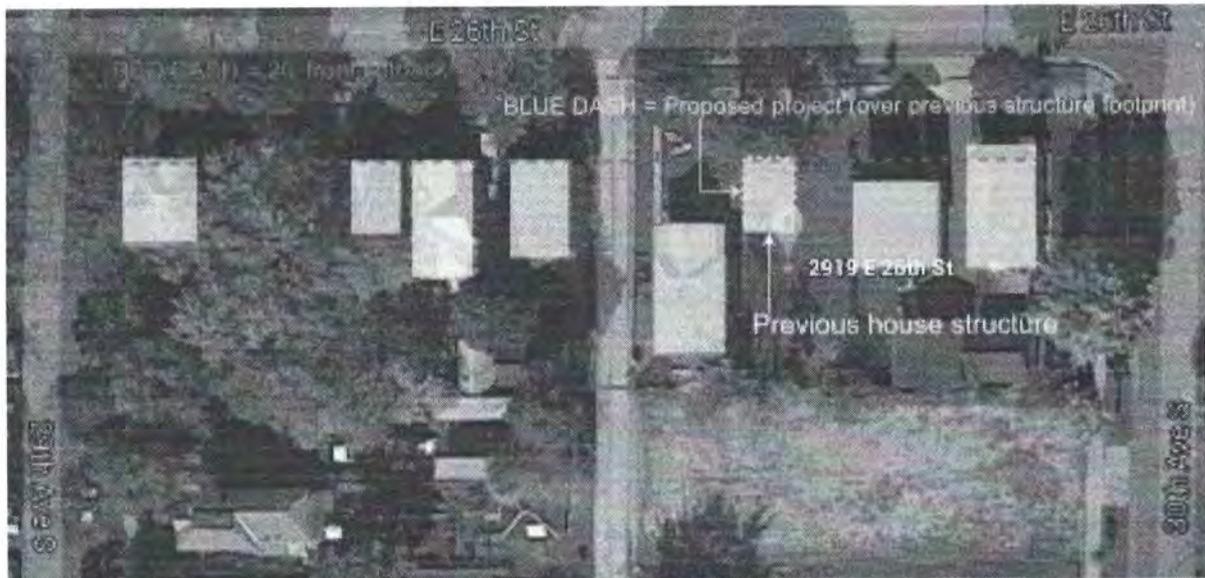
Our proposal will not alter the character of the neighborhood. As I mentioned, our proposed setback is identical to the setback of the house that was originally on the property. And out of seven existing residences on our block, our proposed setback is identical to four other residences and is more than another. Our proposal would thus not change the character of the original neighborhood at all. If anything, our proposal would take a vacant lot - an oddity in fully developed Seward - and make it consistent with the neighborhood. Our home is also designed by a local firm, Alchemy Architects. Alchemy in collaboration with our builders, Worth Design & Build, will use high-quality materials to build a home that is both long-lasting and in design harmony with the surrounding community.

Our proposal will not lessen the environment or safety of our neighbors. First, our proposal will allow us to maintain a clear road by taking our vehicles off the street. Second, our site plan will maintain the natural environment by preserving the tree in the front yard. We have deliberately designed our home to avoid disturbing this mature and beautiful tree and its root structure. Our neighbors will be able to continue to enjoy its verdant shade. Third, it seems ridiculous to suggest that our proposal would be injurious to our neighbors when it matches much of the surrounding neighborhood and the zoning ordinance.

We are ready and anxious to start construction on our new home immediately. If we move the house further back from the street to comply with Section 546.160(b), we will not be able to fit the garage on our property. We have designed our small two-story home with a detached garage to keep with the spirit of the original homes in the neighborhood. We respectfully request that you grant this variance so we can begin construction on our new family home.

PROPOSAL "A" (20' front yard setback)

Below we are showing the existing conditions of the lot and the surrounding homes. As noted in the letter, we are proposing to build on top of the previous house footprint in order to have covered parking.



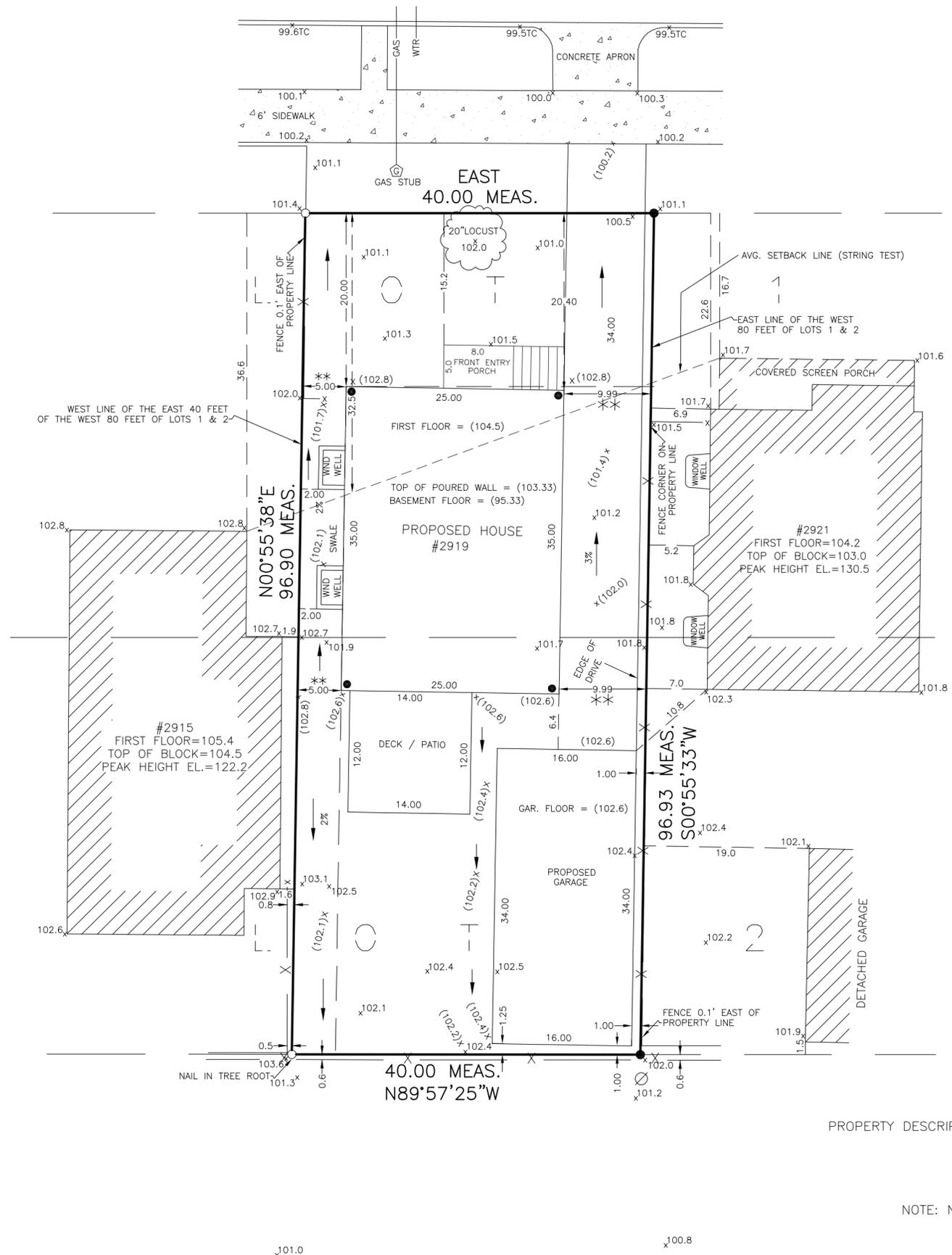
A



PROPOSED SITE PLAN FOR: JEAN JOHNSON

EAST 26TH STREET

SAN
SAN M.H.
TOP=99.27
INV.=90.2



Legend

- X — Fence
- SAN — Sanitary Sewer
- WTR — Water
- GAS — Underground Gas
- Manhole
- ∅ Power Pole
- x900.0 Existing Elevation
- x900.0TC Top of Curb Elevation
- Denotes Iron Monument Found
- Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap Inscribed R.L.S. 15230.
- Proposed Downspout
- Silt Fence for Erosion Control
- x(900.0) Proposed Elevation
- 900— Proposed Contour
- ← Drainage
- ** 5.00 Dimension to Block

SCALE: 1 INCH = 10 FEET

AREA OF PROPERTY: 3,876.2 SF

EXISTING AREA CALCULATION:

Lot Area = 3,876.2 SF

IMPERVIOUS SURFACE:

House = 875 SF
Detached Garage = 544 SF
Deck / Patio = 168 SF
Front Entry / Porch = 40 SF

Total = 1,627.0 SF
= 42.0%

NOTE: The location of all utilities shown are from observed evidence in the field and from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

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.

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown

Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 09-22-2014

12-12-2014

12-22-2014

04-24-2015 - MPLS REVISIONS

SITE ADDRESS: 2919 E 26TH ST.
MINNEAPOLIS, MN 55406

PROPERTY DESCRIPTION: The East 40 feet of the West 80 feet of Lots 1 and 2, Block 2, SOUTHSIDE ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota.

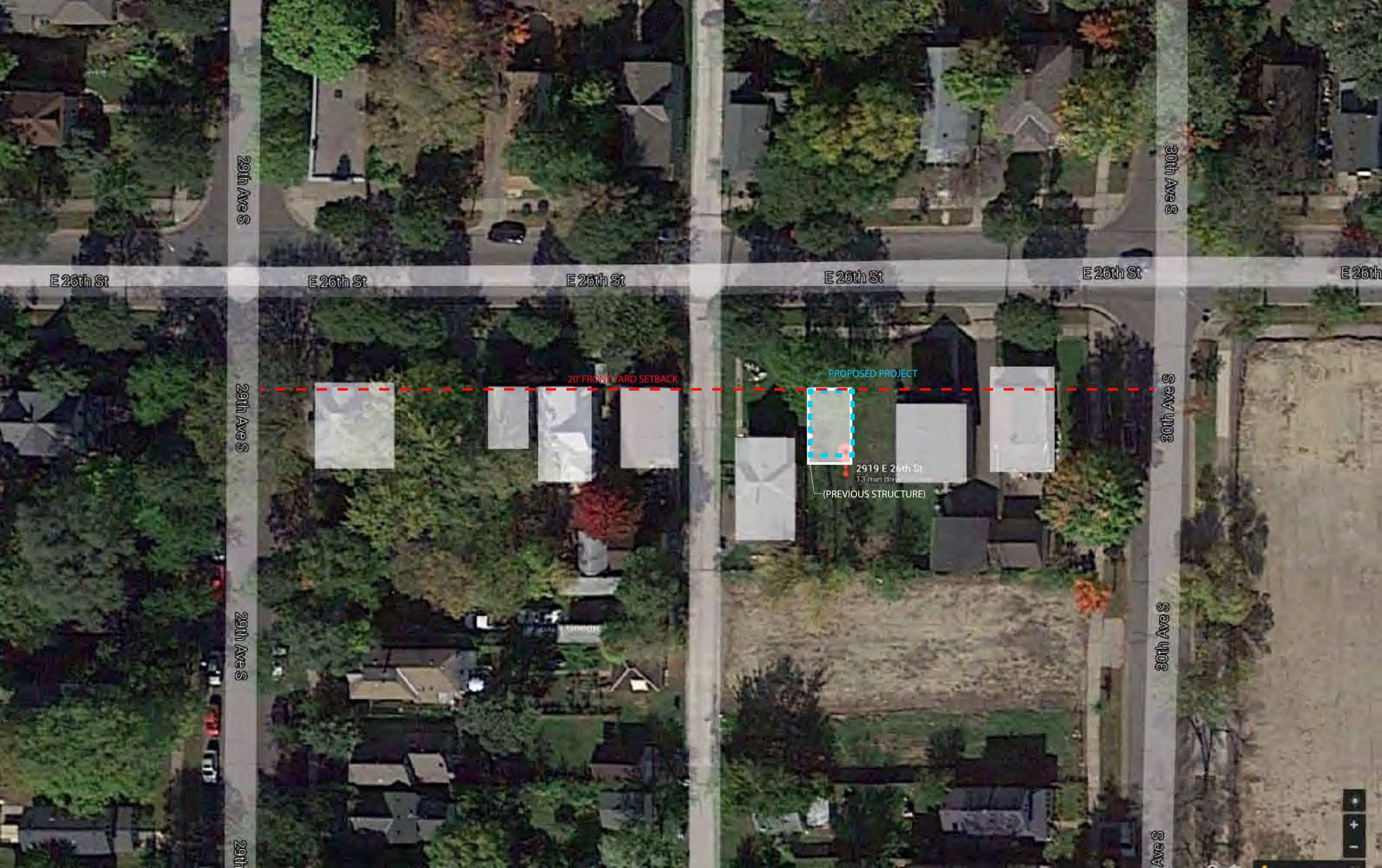
NOTE: No Search Was Made For Any Easements

W. BROWN LAND SURVEYING, INC.

8030 Cedar Avenue So., Suite 228.
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4268

Drawing: 185-14Astkhse
Date: 12-22-2014
Scale: 1 Inch = 10 Feet

1 of 1



E 26th St

29th Ave S

29th Ave S

29th Ave S

29th Ave S

30th Ave S

30th Ave S

30th Ave S

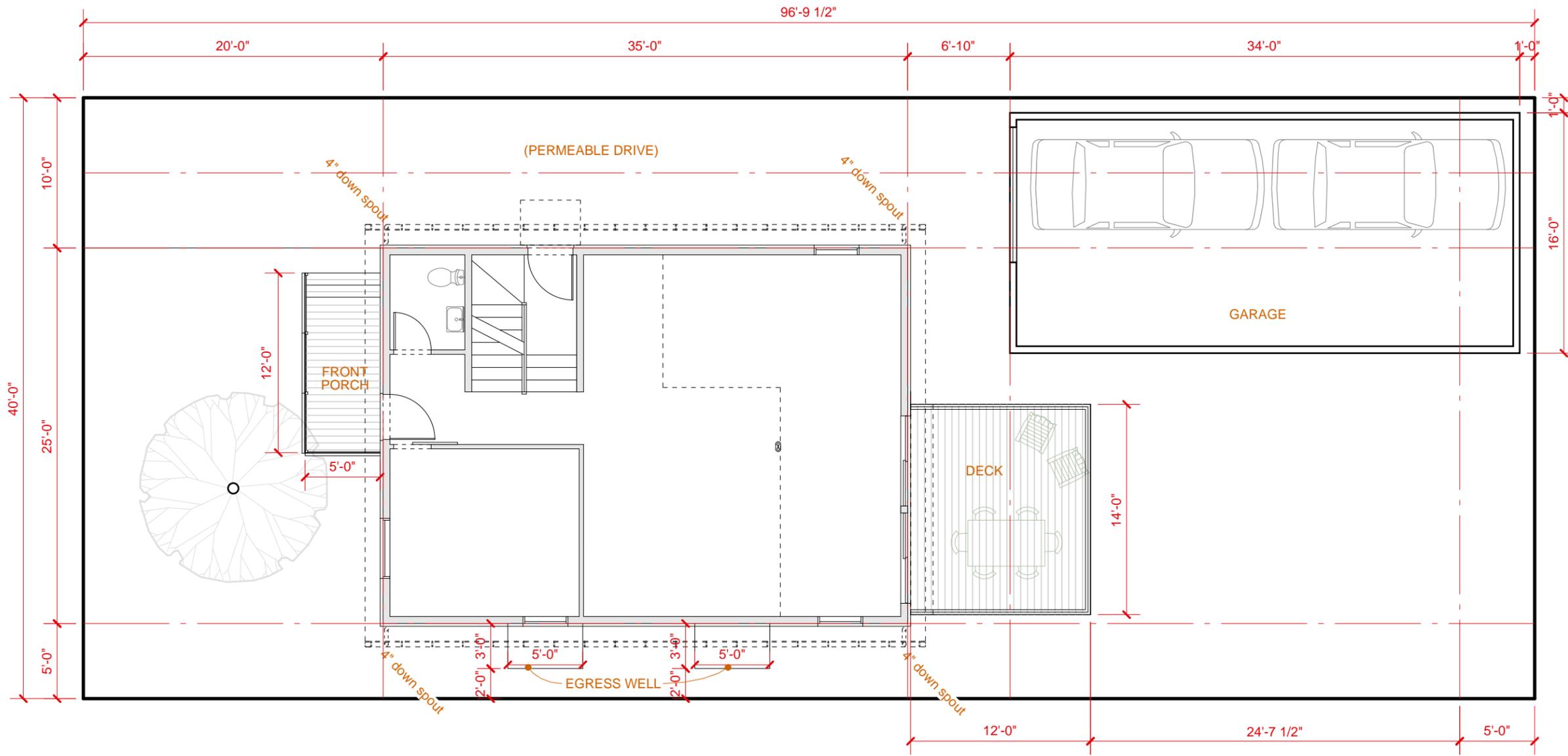
Ave S

20' FRONT YARD SETBACK

PROPOSED PROJECT

2919 E 26th St
13 ft in drive
(PREVIOUS STRUCTURE)





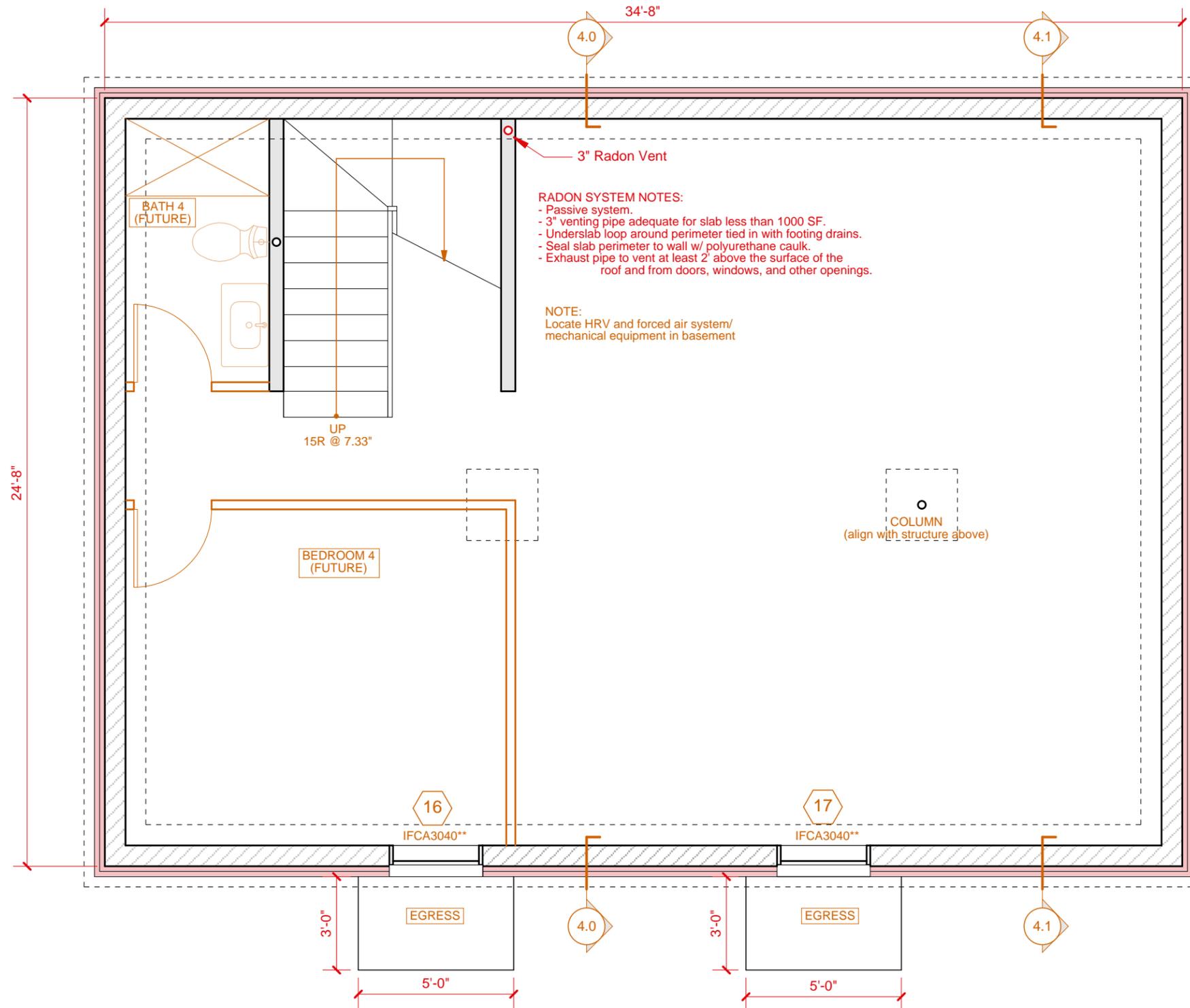
0.1 Site Plan

scale
1/8"=1'-0"
or as noted

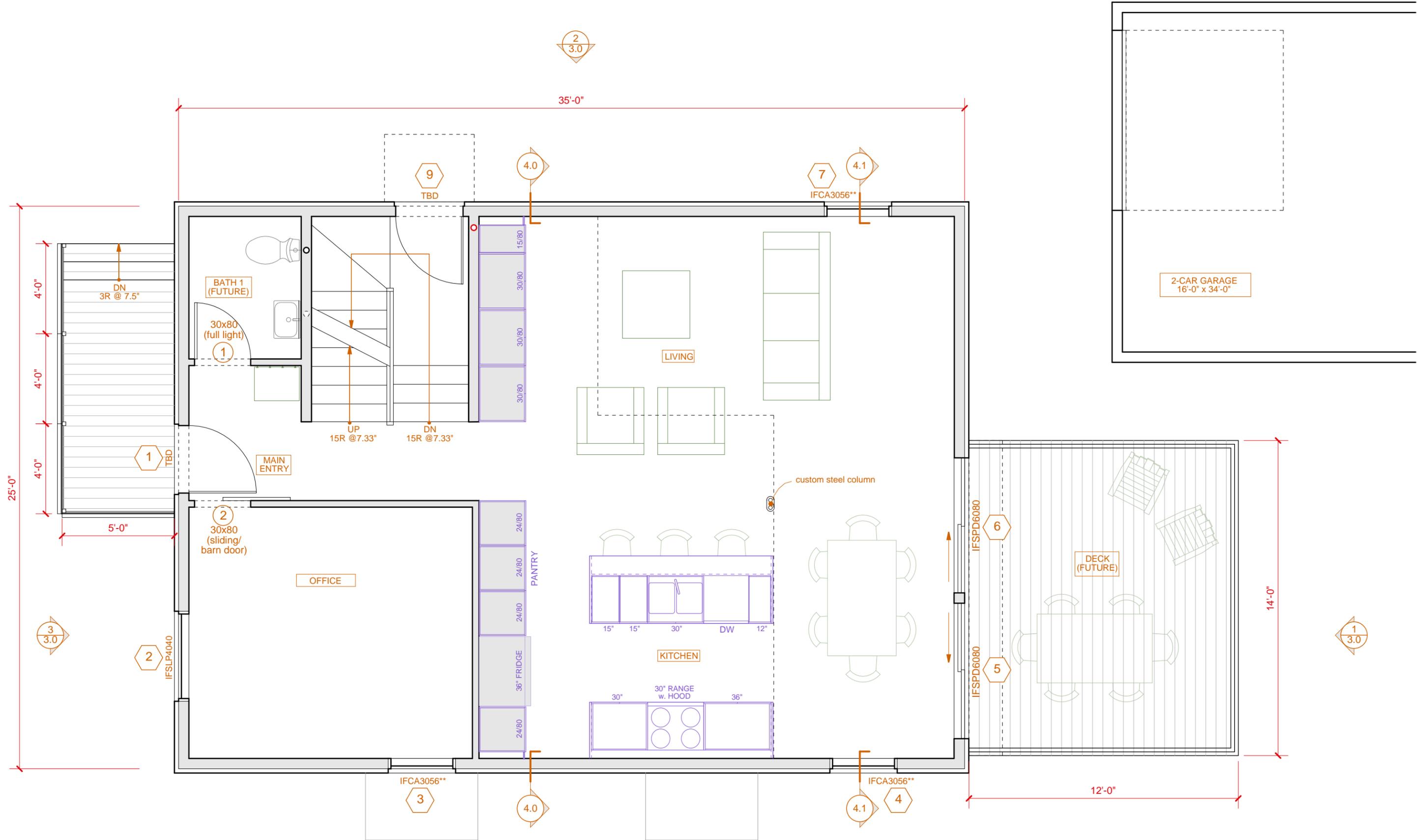
date
4/28/15

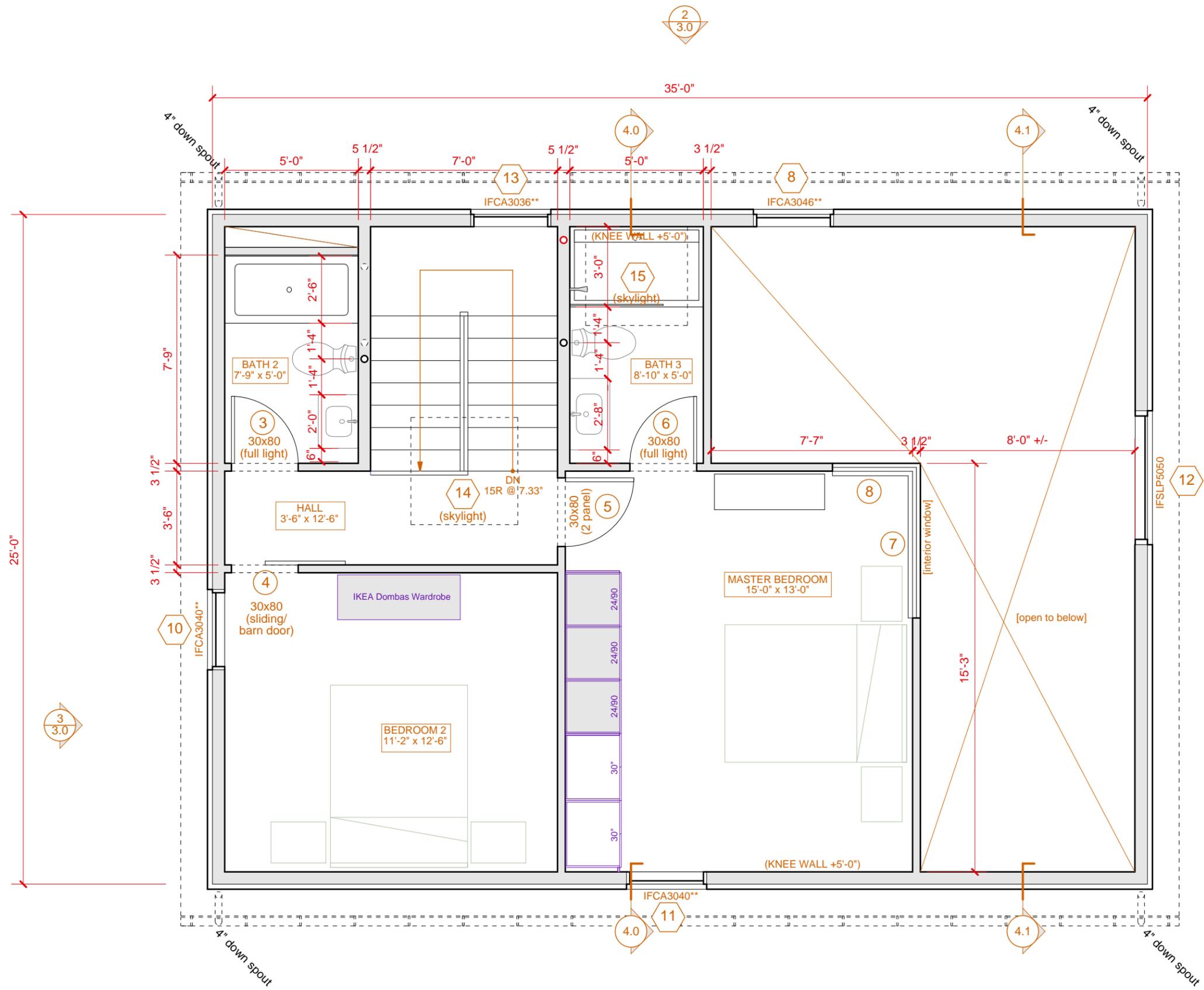
Seward Barnhaus
Jean Choi-Johnson and Joe Johnson

Alchemy Architects
856 Raymond Studio G
St. Paul, MN 55114 651-647-6650

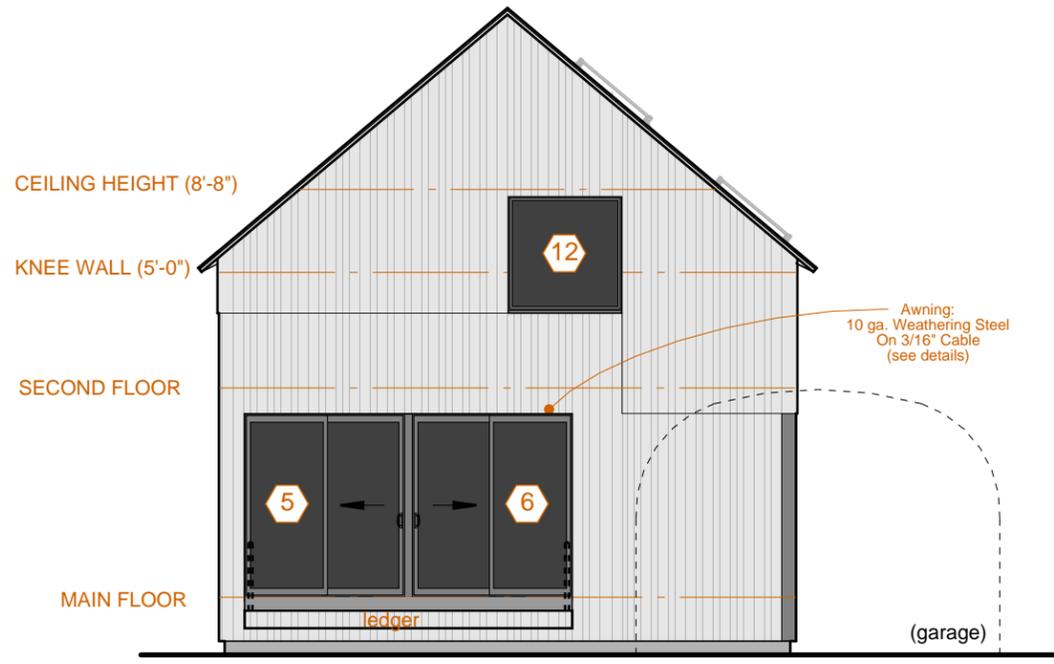


Dimension Note:
Wall dimensions are noted to face of stud or existing work, u.n.o. Conflicting dimensions shall be verified w/ architects prior to construction.

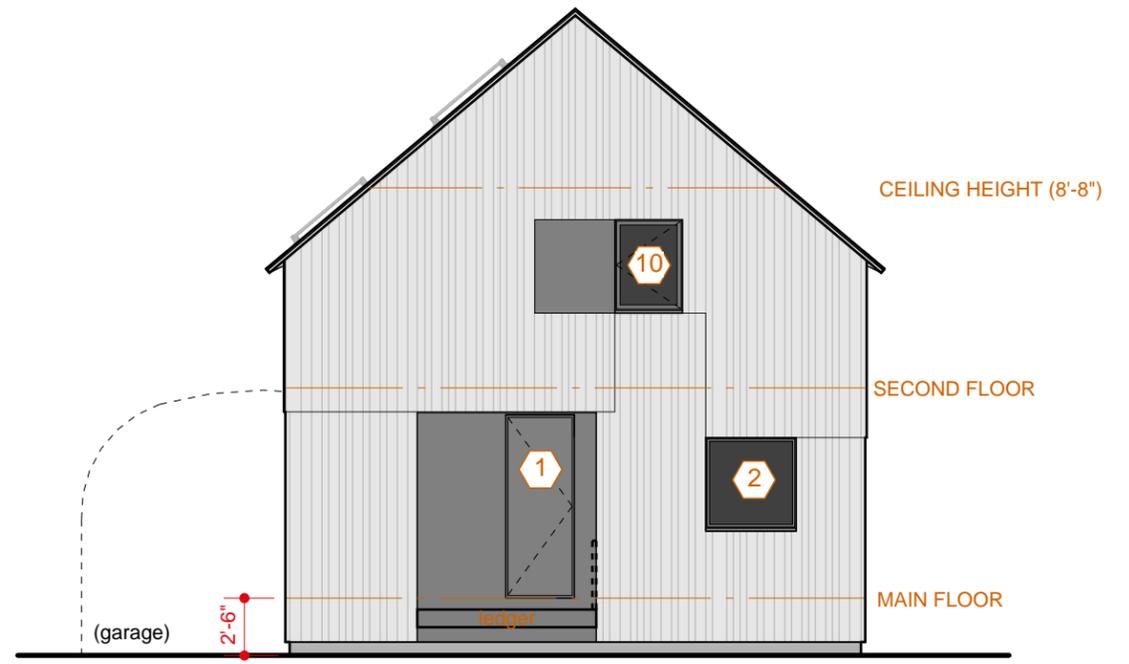




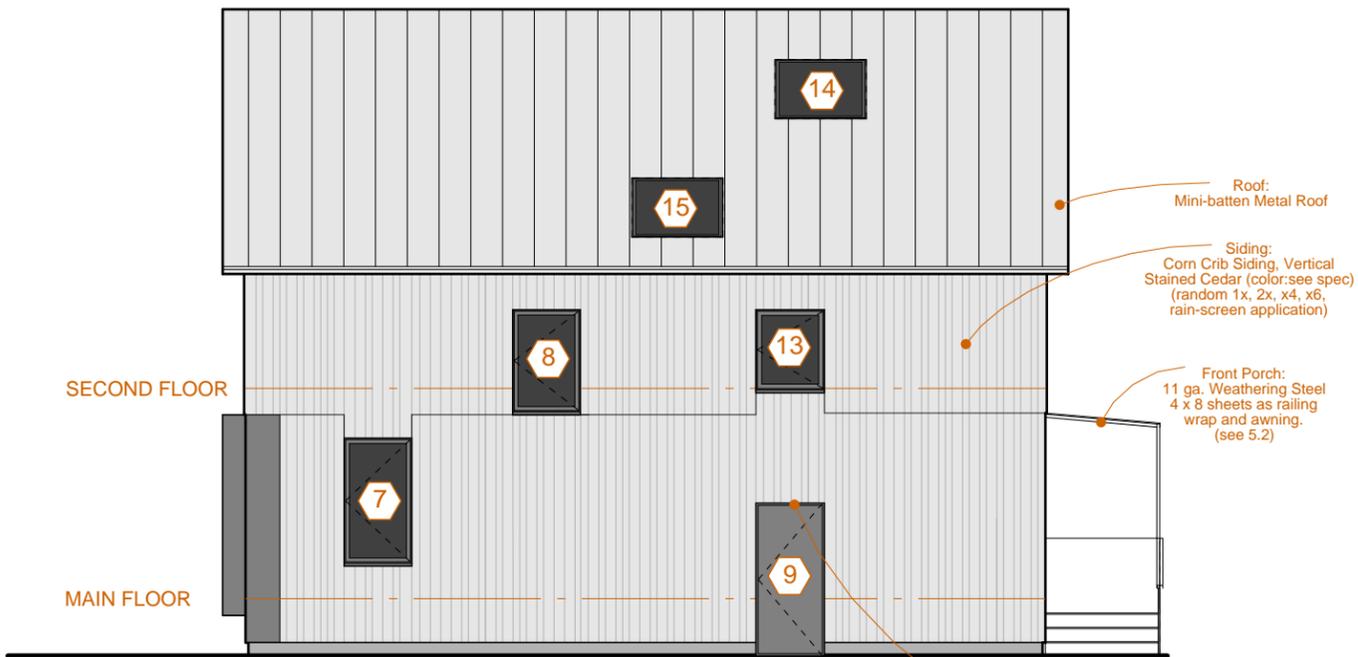
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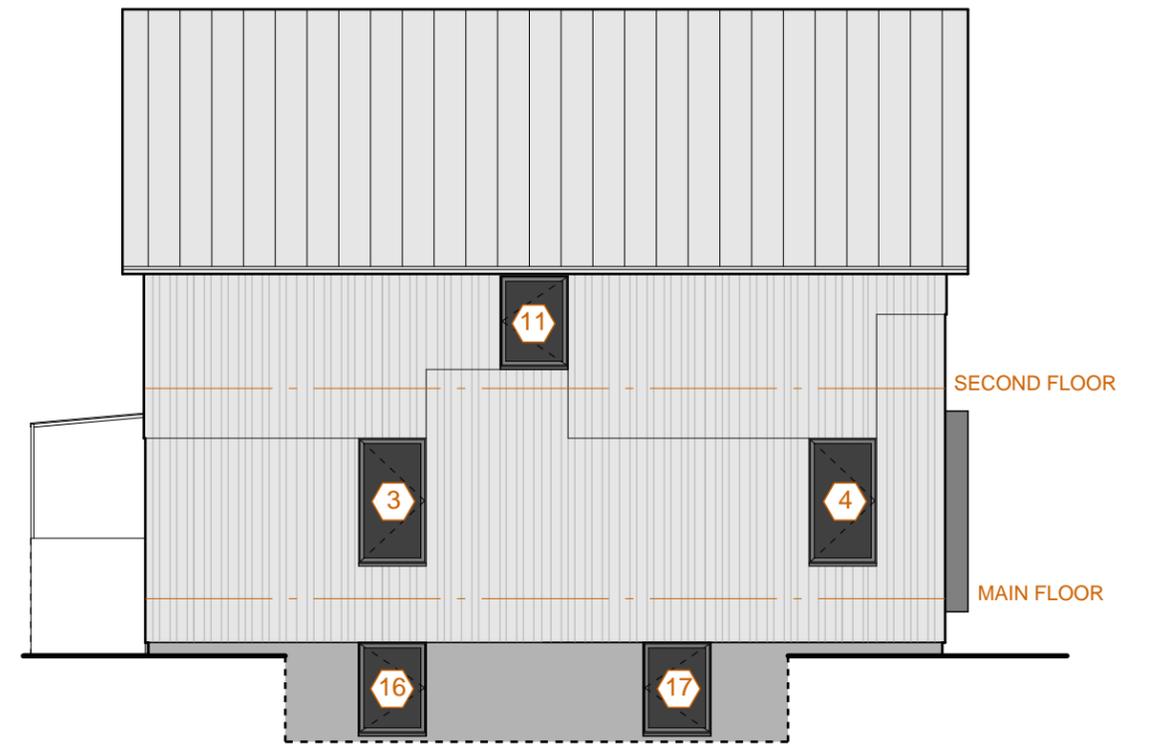
1 South Elevation



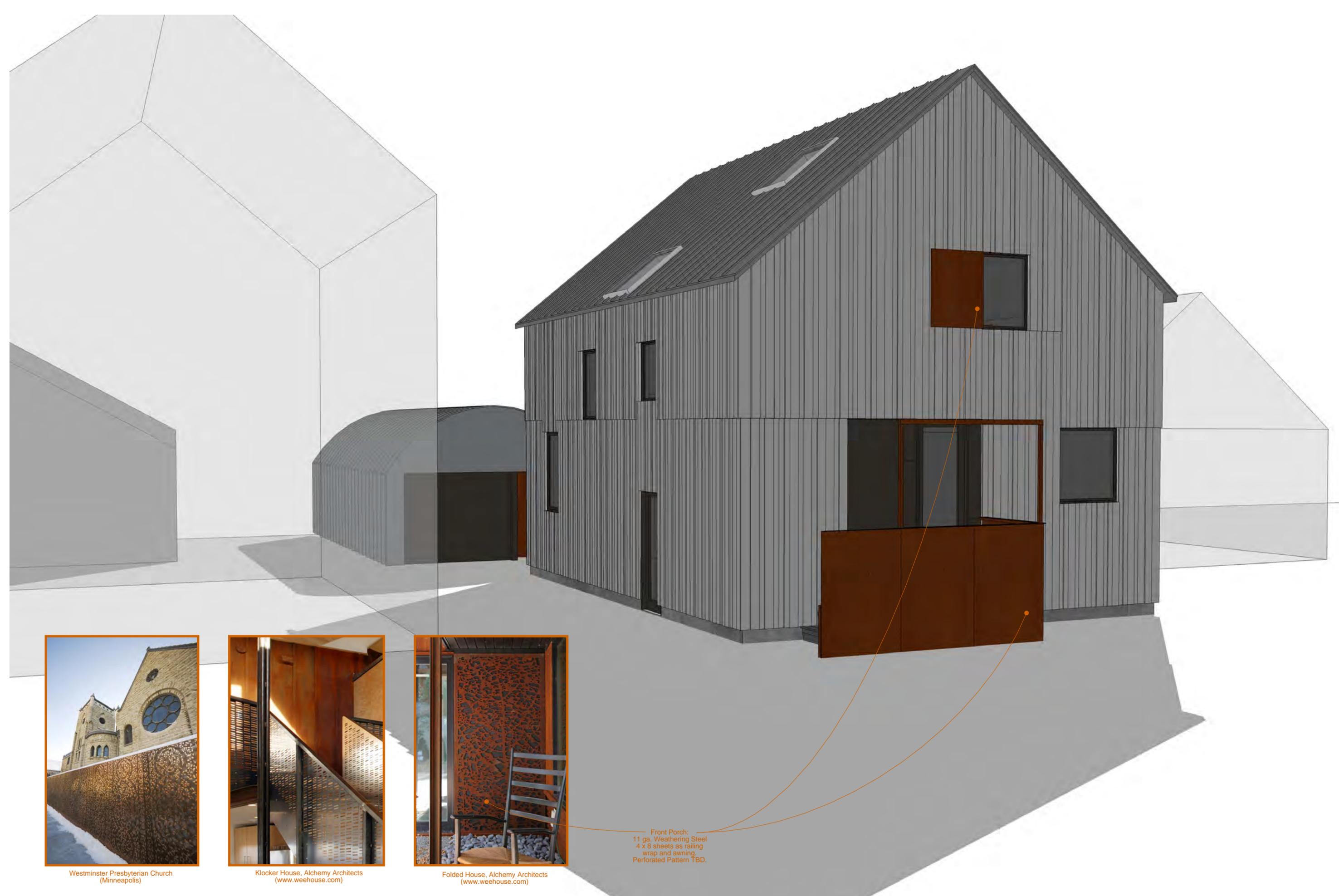
3 North Elevation



2 East Elevation



4 West Elevation



Westminster Presbyterian Church
(Minneapolis)



Klocker House, Alchemy Architects
(www.weehouse.com)



Folded House, Alchemy Architects
(www.weehouse.com)

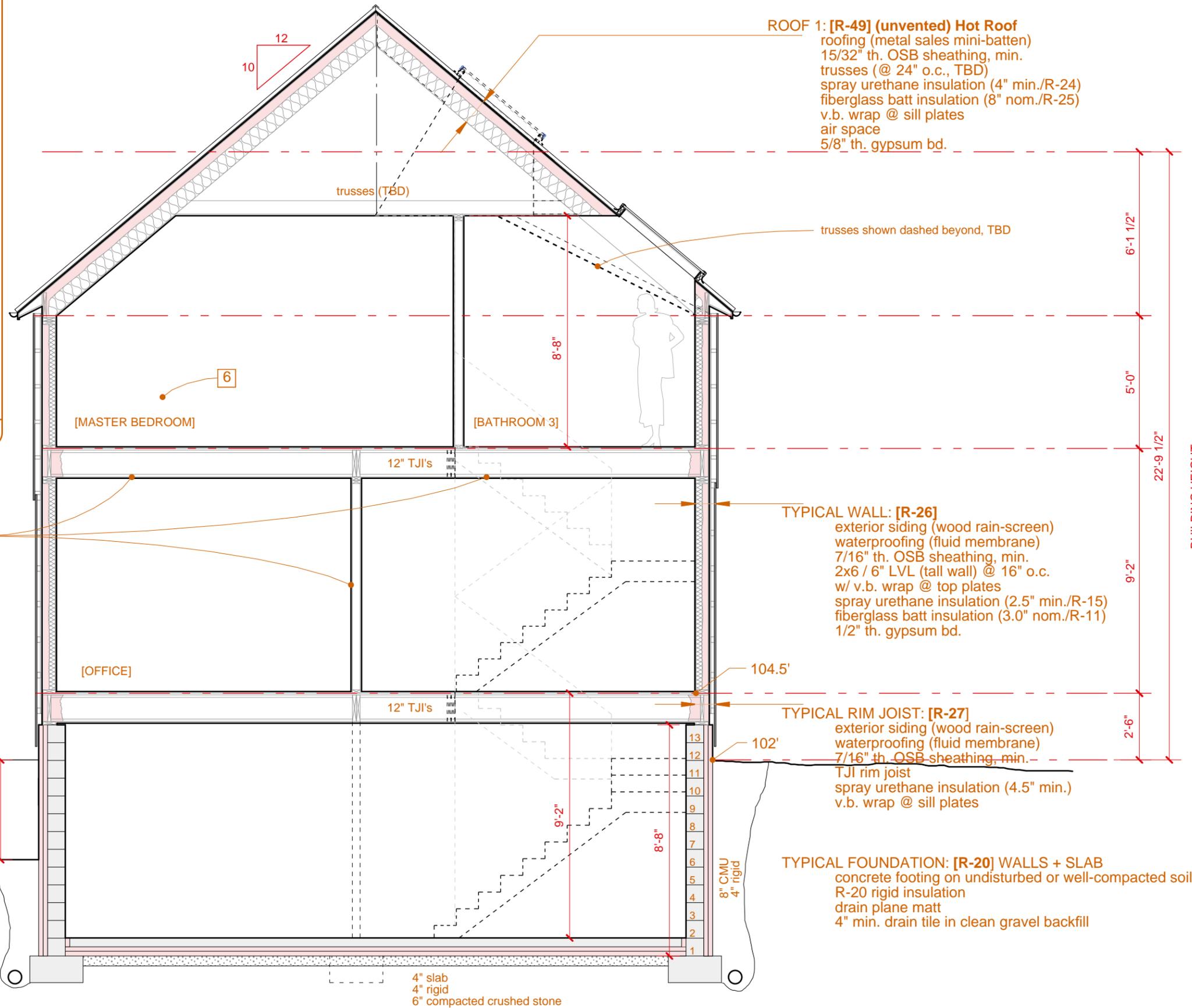
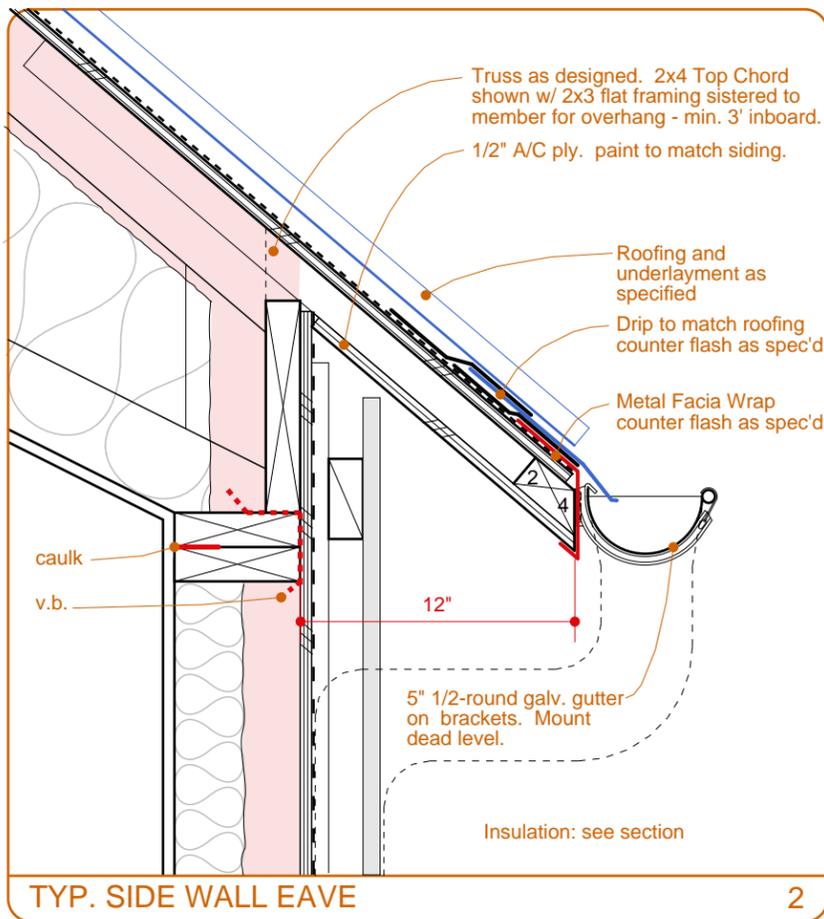
Front Porch:
11 ga. Weathering Steel
4 x 8 sheets as railing
wrap and awning.
Perforated Pattern TBD.

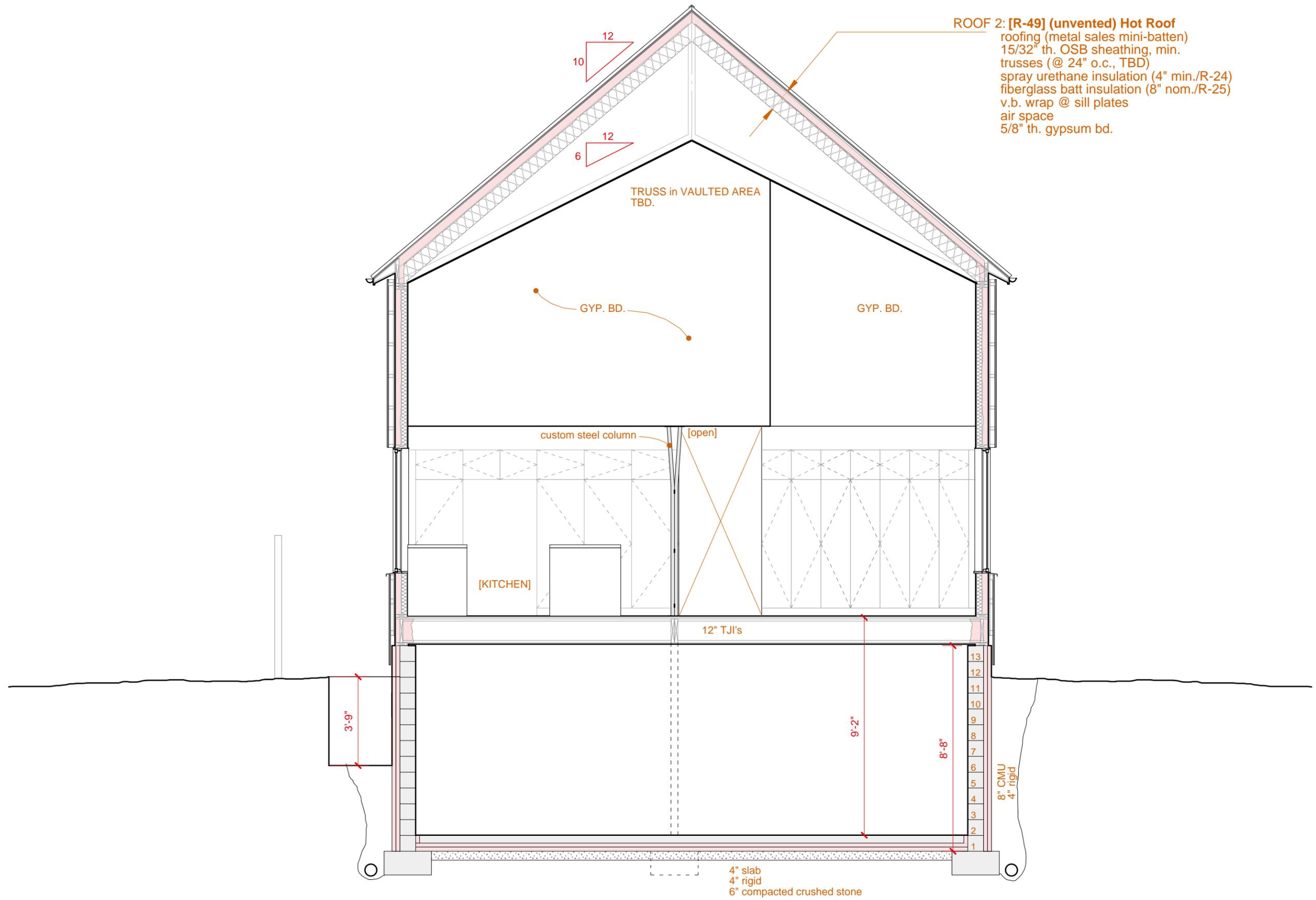
3.1 Building Elevations

scale no scale
date 4/28/15

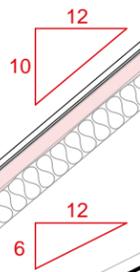
Seward Barnhaus
Jean Choi-Johnson and Joe Johnson

Alchemy Architects
856 Raymond Studio G
St. Paul, MN 55114 651-647-6650





ROOF 2: [R-49] (unvented) Hot Roof
 roofing (metal sales mini-batten)
 15/32" th. OSB sheathing, min.
 trusses (@ 24" o.c., TBD)
 spray urethane insulation (4" min./R-24)
 fiberglass batt insulation (8" nom./R-25)
 v.b. wrap @ sill plates
 air space
 5/8" th. gypsum bd.



TRUSS in VAULTED AREA
TBD.

GYP. BD.

GYP. BD.

custom steel column

[open]

[KITCHEN]

12" TJI's

3'-9"

9'-2"

8'-8"

8" CMU
4" rigid

4" slab
4" rigid
6" compacted crushed stone



andrew long <andrewlong25@gmail.com>

A Letter of Explanation related to a proposed new home on 2919 E 23rd St.

Andrew Long <andrew@worthdb.com>

Tue, Mar 24, 2015 at 3:41 PM

To: cam.gordon@minneapolismn.gov

Andrew Long
www.WorthDB.com
cell: 763 221 6405

----- Forwarded message -----

From: **Andrew Long** <andrew@worthdb.com>

Date: Tue, Mar 24, 2015 at 3:40 PM

Subject: A Letter of Explanation related to a proposed new home on 2919 E 23rd St.

To: doug@sng.org, gordon@minneapolismn.gov

Hello,

My clients Jean Choi-Johnson and Joe Johnson are proposing to build a new home on 2919 E 23rd St.. We are proposing to build the home in the same location and the previous and original home. We are aware that in order to obtain a building permit for this we need to apply for a variance. In this application we will be asking that we be required to maintain the typical 20' front yard setback as opposed to building within the corner to corner line of the adjoining properties.

Jeanju Choi-Johnson
Joseph Johnson
2929 Chicago Ave Unit 1007
Minneapolis MN, 55407
jchoijohnson@gmail
(917)446-0545

Respectfully,

Andy

Andrew Long
www.WorthDB.com
cell: 763 221 6405



andrew long <andrewlong25@gmail.com>

A Letter of Explanation related to a proposed new home on 2919 E 23rd St.

Andrew Long <andrew@worthdb.com>

Tue, Mar 24, 2015 at 3:40 PM

To: doug@sng.org, ~~gordon@minneapolis.gov~~

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Jeanju Choi-Johnson
Joseph Johnson
2929 Chicago Ave Unit 1007
Minneapolis MN, 55407
jchoijohnson@gmail
(917)446-0545

Respectfully,

Andy

—
Andrew Long
www.WorthDB.com
cell: 763 221 6405

3/24/2015
City of Minneapolis-Zoning

We are Joseph Johnson & Jeanju Choi-Johnson, owners of 2919 E. 26th Street
Minneapolis, MN 55406

We give permission to *Worth Design & Build* to submit all variance related documents
regarding permit submission on the new construction building of our future home.

If you have any questions, please contact us below. Thank you.

Best Regards,

Joseph Johnson
Jeanju Choi-Johnson

jchoijohnson@gmail.com
(917)446-0545





