



**LAND USE APPLICATION SUMMARY**

*Property Location:* 3213 East Calhoun Parkway  
*Project Name:* 3213 East Calhoun Parkway Accessory Dwelling Unit  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Tim Prinsen  
*Project Contact:* Tim Prinsen  
*Request:* To allow a detached accessory dwelling unit for a single-family dwelling.  
*Required Applications:*

<b>Variance</b>	Of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, from 1,000 square feet to 1,563 square feet.
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**SITE DATA**

<b>Existing Zoning</b>	R2B Two-family District SH Shoreland Overlay District
<b>Lot Area</b>	12,786 square feet
<b>Ward(s)</b>	10
<b>Neighborhood(s)</b>	East Calhoun Community Organization
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	May 21, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	July 20, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The existing use is a single-family dwelling. The existing dwelling was permitted for construction in 1902. The site is approximately 42 feet wide by 300 feet deep. It is also adjacent to a public alley.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties are predominantly low-density residential. Lake Calhoun is located to the west.

**PROJECT DESCRIPTION.** The applicant is proposing to demolish the existing structures on the property and construct a new single-family dwelling and a new detached garage with an accessory dwelling unit (ADU) located above. The floor area of a detached ADU is not allowed to exceed 1,000 square feet, including any areas designed or intended to be used for the parking of vehicles and any half-story floor area. When a lot includes a detached ADU, the combined floor area of the footprint of the detached ADU, and all other accessory structures and uses designed or intended to be used for the parking of vehicles, shall not exceed 676 square feet or 10 percent of the lot area, whichever is greater, not to exceed 1,000 square feet. The garage/ADU will have a footprint of 782 square feet, which is less than 10 percent of the lot area. The gross floor area of the detached structure is 1,563 square feet. The applicant is requesting a variance to this standard.

An ADU is a self-contained living unit that is accessory to another residential use, with separate cooking, sleeping, and sanitation facilities. There are three primary ADU types: internal, attached, and detached. An internal ADU is located within the walls of an existing or newly constructed home, while an attached ADU would be located in a separate addition to an existing home. An ADU can also take the form of a “detached,” freestanding structure on the same lot as a principal dwelling unit. ADUs are also often referred to as “carriage houses,” “mother-in-law suites,” “granny flats,” “backyard cottages,” and “alley flats.”

In December of 2014, the City Council adopted a zoning code amendment that allows ADUs on lots that contain single- and two-family dwellings. Previously, ADUs were only allowed in portions of the Phillips community in south Minneapolis. By providing more flexibility in housing types, the zoning amendment addressed multiple, interrelated City goals related to providing a mix of housing options to respond to evolving family needs and smaller households; improving accessibility and affordability in a tight rental market; providing a means for residents (particularly seniors, single parents, and families with grown children) to remain in their homes and neighborhoods and obtain extra income; promoting efficient use of existing housing stock and infrastructure; and accommodating the demand for growth within a built community while having minimal impacts on the look and scale of the existing neighborhood. The complete ADU text amendment can be viewed at <http://www.ci.minneapolis.mn.us/cped/projects/ADU>.

**PUBLIC COMMENTS.** As of the writing of this report, no correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, from 1,000 square feet to 1,563 square 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.*

There are circumstances unique to the property. The depth of the property is approximately 300 feet. This is comparable to the length of a typical full City block or two typical back-to-back residential lots. However, there are not practical difficulties in complying with the size requirements for an ADU related to these circumstances.

Because the lot exceeds 10,000 square feet of lot area, the maximum gross floor area of a detached structure with an ADU is allowed to be up to 1,000 square feet, including any half-story. The maximum allowed footprint is also 1,000 square feet in area. Detached garages and ADUs are subject to the same footprint restrictions. However, it is possible that the zoning ordinance would allow the construction of a detached garage without an ADU that has a larger building bulk than a detached structure with an ADU because the half-story floor area is only required to be included for an ADU. Despite this exception, taller garages are restricted to hip or gable roofs and cannot exceed a height of 16 feet at the midpoint and 10 feet at the top plate to limit their building bulk. Detached ADUs are allowed to be up to 20 feet tall with any roof type or wall height, but with the condition that half-story floor area is included in the gross floor area.

The proposed 2-story, detached structure with a flat roof will take advantage of the 20 foot height allowance. The proposed floor area of the first level is 782 square feet to accommodate parking for 2 vehicles and additional storage. The second level, proposed to be entirely occupied by the ADU, will be 781 square feet. The proposed gross floor area is 1,563 square feet. The footprint and/or the ADU could be reduced in size to comply with the ordinance. The ADU is subject to a minimum size requirement of 300 square feet. A typical 2-car garage that is approved administratively is 20 feet by 22 feet, or 440 square feet. Constructing a 2-car garage with a second level ADU accessed by an interior stair is possible within the 1,000 square foot maximum. The applicant also has the option to construct an attached or internal ADU to the new single-family dwelling, which are allowed to be up to 800 square feet in area. With the existing R2B zoning and a lot area in excess of 10,000 square feet, a two-family dwelling could also be constructed on the site.

- 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.*

Standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures. The intent of a maximum size and footprint of 1,000 square feet was to limit the size of detached ADUs to ensure they are subordinate in size to the principal dwelling and to fit in with the character of low-density residential areas. The ordinance intentionally captures all floor levels, including half-stories where the ceiling height is greater than 5 feet. The 1,000 square foot maximum footprint can only be achieved on larger lots with at least 10,000 square feet of area. The floor area limitations are the same as for

detached garages, but do not capture half-stories. A parking space is not required for an ADU to allow an owner more flexibility with the size limitations on detached structures. When the ordinance was adopted, the 1,000 square foot gross floor area limitation was determined to be sufficient to allow a 2-car garage with quality living space above. However, the ordinance allows more height (20 feet versus 16 feet) for a detached ADU. The overall floor area limit therefore minimizes the footprint of a taller structure. Also, the minimum size requirements for an ADU (300 square feet) are less than a dwelling (350 square feet for an efficiency unit and 500 square feet for a dwelling unit).

The proposed floor area of the first level is 782 square feet to accommodate parking for 2 vehicles and additional storage. The second level, proposed to be entirely occupied by the ADU, will be 781 square feet. The proposed gross floor area is 1,563 square feet and proposed height is 20 feet. The proposed gross floor area and height of the new single-family dwelling is approximately 3,000 square feet and 24 feet, respectively. While the detached structure will be subordinate in size to the principal dwelling, the size of the detached structure will exceed 10 percent of the lot area. The building bulk of the proposed detached structure is comparable to a moderately-sized new single-family dwelling. The footprint and/or the ADU could be reduced in size to comply with the ordinance. A typical 2-car garage that is approved administratively is 20 feet by 22 feet, or 440 square feet. Constructing a 2-car garage with a second level ADU accessed by an interior stair is possible within the 1,000 square foot maximum.

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 building bulk of the proposed detached structure is comparable to a moderately-sized new single-family dwelling. The structure will be located in the rear 20 percent (60 feet) of the approximately 300 foot deep lot. Detached garages on the surrounding properties are the closest structures. Some are average in size, while others are larger. There are also many large scale principal dwellings and garages in the immediate area. The nearest residential structure would be more than 70 feet away. Because of the existing context and proposed location, the proposed structure would not negatively affect the character of the area or adversely affect adjacent properties. 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 construction is built to current building codes.

### **Additional Standards for Variances within the SH Shoreland Overlay District**

In addition, the Zoning Board of Adjustment shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

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

Because a new single-family dwelling is also proposed, a construction management agreement will be required as part of the issuance of the building permit. The agreement requires implementation of erosion and sediment control measures to prevent soils from being deposited onto adjacent properties, rights-of-way, public storm drainage systems, wetlands or watercourses. At a minimum, all graded surfaces, ground cover, erosion and sediment control measures, and drainage structures or means must be daily inspected, maintained and repaired during construction and until all disturbed areas have been permanently stabilized.

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

The proposed detached garage/ADU would be located at the rear of the property where it would have limited visibility from Lake Calhoun due to existing topography and development and the proposed single-family dwelling.

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

This standard is not applicable for this proposed development.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Tim Prinsen for the property located at 3213 East Calhoun Parkway:

**A. Variance of the accessory dwelling unit standards.**

Recommended motion: **Deny** the application for a variance of the accessory dwelling unit standards to increase the maximum size of a detached accessory dwelling unit, including area intended to be used for the parking of vehicles, from 1,000 square feet to 1,563 square feet.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Survey
4. Site plan
5. Floor and building elevation plans of detached structure
6. Floor plans of new single-family dwelling
7. Photos
8. Correspondence

## **Statement of proposed use and description of project – Detached Accessory Dwelling Unit (ADU) size variance:**

First let me say how excited we are about the adoption of the ADU ordinance. We are advocates of getting Minneapolis back to its 1950 peak population and believe the ADU is another tool in the kit. So, as with most things the devil is in the details. We are an active family of five (Dawn, Tim, Emma, Riley, and Lila) with an apparent addiction to bikes, rip sticks, pogo sticks, skateboards, and paddle boards. When we decided to build an ADU in conjunction with the construction of our new home we took inventory of our storage needs. Currently much of our storage needs are met within the rafters of our garage. After taking inventory and realizing we would no longer have rafters, the ground floor of the ADU began to grow to accommodate our storage requirements. Consequently, we arrived at a garage footprint of approximately 782 square feet. This equates to about 78% of the allowable 1,000 square feet of the detached ADU.

At this point in the design process we realized that the construction and engineering of an ADU is nothing like the typical slab-on-grade construction of a garage, but is more like building a small house requiring full frost footings and foundation. It turns out the most costly part of the ADU is the first floor. So once we realized our storage needs and the construction breakdown we wanted to spread the foundation costs over the living area of the ADU and create a space the size of typical one bedroom apartment. This results in the ADU exceeding the newly created ordinance's 1,000 square foot maximum area on all levels, including parking areas. As the plans indicate we have reduced the living area square footage by incorporating a deck facing the backyard.

It's important to know that we are not trying to squeeze 10lbs into a 5lb sack. Our lot is approximately 45' wide by 300' long totaling nearly 12,800 square feet. The size of the lot is double that of most city lots but the narrow width makes it impossible to split. So it turns out that the ADU ordinance is the perfect way to increase density on a large but uniquely shaped lot.

We have done our best to limit the size and height of our new house. The footprint of the new home will be about 1,450 square feet and the two story height of approximately 24' will be substantially less than the 28' height allowed in the Shoreland Overlay District. The low height, flat roof, skinny dimensions and significant front yard setback (60') will certainly minimize the massing on the lot...especially in comparison to the neighboring properties (see attached photos). We intend to have the ADU match the house architecturally by building a flat roof, a partial cantilever on the second floor and by using durable materials such as stone, cedar, metal, concrete and/or stucco. For security and aesthetics we opted to utilize an internal staircase...this unfortunately increases the foot print of the structure without adding habitable square footage.

The planned size of our ADU is 1,563 square feet (782 SF garage & 781 SF living). The 781 SF living area is the size of a typical one bedroom apartment.

### **Specific Application Requirements – Variance**

#### **1. Practical Difficulties:**

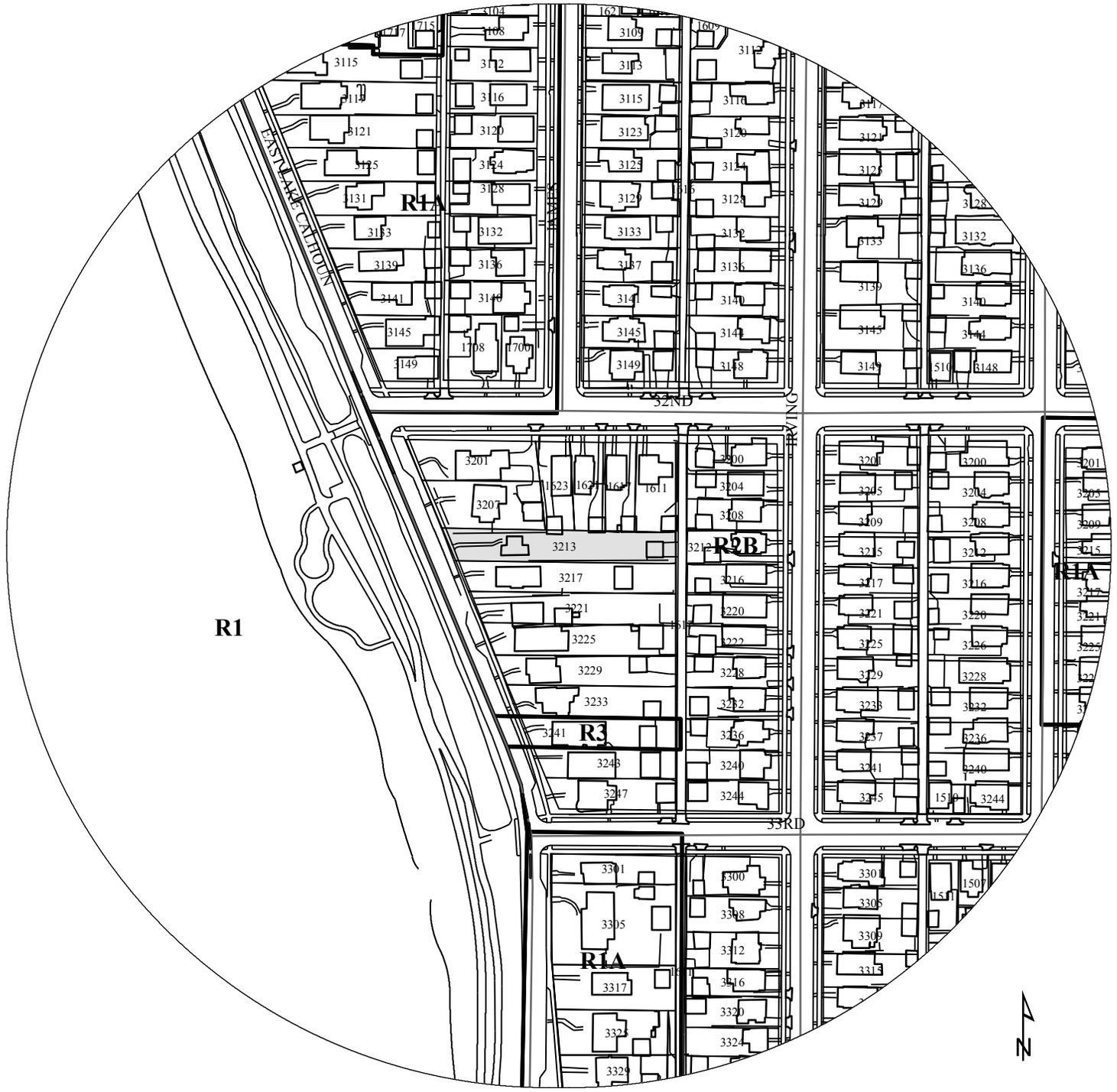
Section 530.300 of the city code requires new home construction to have an enclosed parking area. The lot is located on a parkway with no existing curb cut and the Park Board discourages new curb cuts which makes an enclosed garage in the front yard impossible. The extremely long 310' length of the lot makes an attached ADU/rear yard garage impractical because more than 25% of the width of the lot would be covered by an imperious driveway. The most practical solution is to have a detached ADU located on the alley. This effectively places each dwelling unit at either end of the lot. While a lot of 10,000 square feet or greater could have a 1,000 square foot garage and an attached 800 square foot ADU, a detached ADU is limited to 1,000 square feet including parking. So, the size and dimensions of the lot provide a practical difficulty.

#### **2. In the spirit of the ADU ordinance:**

The proposed use of the property is in keeping with the spirit and goal of the ADU ordinance as it provides an additional living unit that is in keeping with scale of the site and is substantially smaller than what would be allowed by the combination of an attached ADU and detached garage (1,800 SF).

#### **3. Does not alter character and is not detrimental:**

The location of the garage/ADU is in keeping with the other homes located on the alley. The width and height is in keeping with other homes in the vicinity. The ADU is located on the south side of the lot at the furthest point from the neighboring 32<sup>nd</sup> street homes and the five garages that line the north property line. These garages of various height, width, and building materials screen the properties. The width of the neighboring garages occupy nearly 50% of the north property line from the east edge of the new house to the alley...so 50% of the backyard is screened by structures (see attached panorama picture). The ADU will be located approximately 25 feet from the east property line (alley). This location is approximately 5 feet further west than the current garage. Please see the attached photos demonstrating the large scale of the neighboring homes and garages and the petition signed by all of the neighboring property owners supporting the ADU variance. In short, the new home and ADU are in character with the neighborhood.



EXISTING CONDITIONS SURVEY FOR:  
**ANNE McLAUGHLIN**

Property located in Section 04, Township 28, Range 24,  
Hennepin County, Minnesota.

Property Address: 3213 E. Calhoun Parkway, Minneapolis, MN 55408

Benchmark: Minneapolis monument #358 located at Calhoun Blvd & W.  
33rd Street

Elevation = 874.402 feet

The Gregory Group  
d.b.a.  
**LOT SURVEYS COMPANY, INC.**  
Established in 1962  
**LAND SURVEYORS**

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

7601 73rd Avenue North (763) 560-3093  
Minneapolis, Minnesota 55428 Fax No. 560-3522

**Surveyors Certificate**

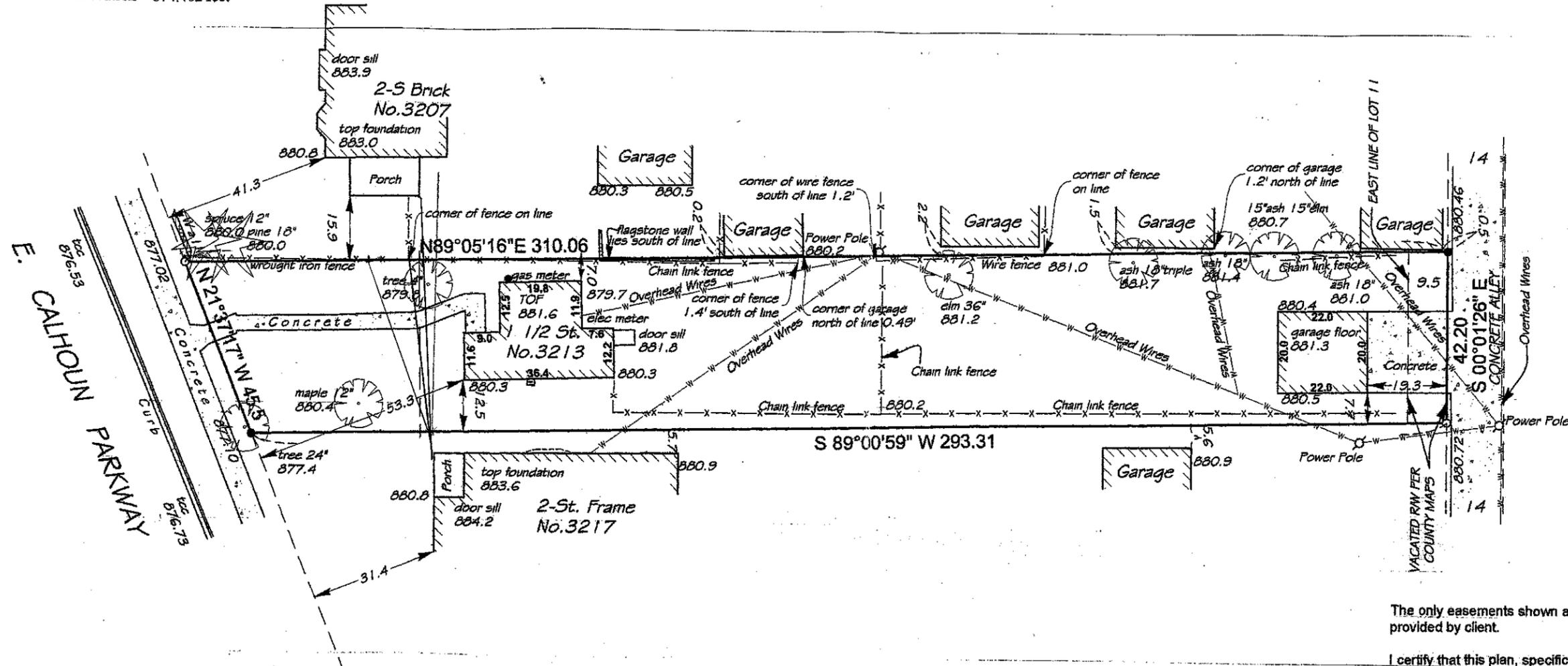
INVOICE NO. 82582  
F.B.NO. 1073-69  
SCALE: 1" = 30'

● Denotes Found Iron Monument  
○ Denotes Iron Monument

x000.0 Denotes Existing Elevation  
000.0 Denotes Proposed Elevation

Basis for  
bearings is  
assumed

--- Denotes Existing Contour



The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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.

Surveyed this 5th day of June 2014.

Signed *Gregory R. Prasch*

Gregory R. Prasch, Minn. Reg. No. 24992

**Existing Hardcover**  
Residence = 674 sq.ft  
Garage = 438 sq.ft  
Concrete = 707 sq.ft  
Total Hardcover = 1819 sq.ft  
Area of Parcel = 12786 sq.ft  
Percentage of Hardcover = 14.2%

Legal description from tax records:  
Lot 11, Block 41, CALHOUN PARK, Hennepin County, Minnesota  
together with adjacent Half of vacated right-of-way lying west of Alley as opened.

Rev	Drawn By <i>DJE</i>
	File Name Cp-11-41fb107369inv82582.dwg

# PRINSEN RESIDENCE

## NEW CONSTRUCTION

JUNE 11, 2015

3213 E. CALHOUN PARKWAY  
MINNEAPOLIS MN 55408

### EXISTING HARDSURFACE:

RESIDENCE = 674 SF  
GARAGE = 438 SF  
CONCRETE = 707 SF  
TOTAL HARDCOVER = 1819 SF

AREA OF PARCEL = 12,786 SF  
PERCENTAGE OF HARDCOVER = 14.2%

### PROPOSED HARDSURFACE:

RESIDENCE = 1450 SF  
ADU = 781 SF  
IMPERVIOUS SURFACE = 3,406 SF  
TOTAL HARDCOVER = 5,637 SF

AREA OF PARCEL = 12,786 SF  
PERCENTAGE OF HARDCOVER = 44.1%

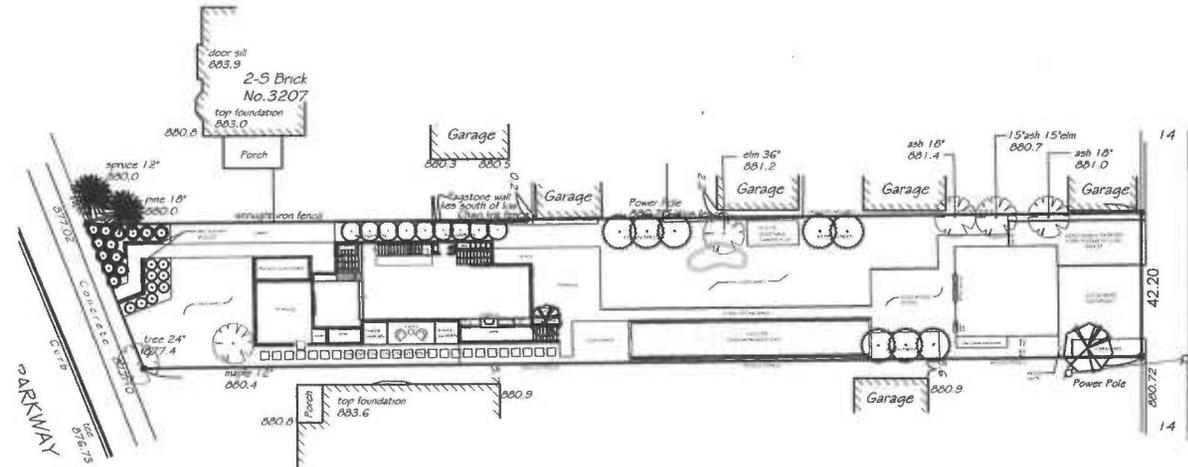
MAXIMUM ALLOWABLE HARDSURFACE IS 60%

### ITEMIZED BREAKDOWN OF HARDSURFACE:

TURF STONE PAVERS = 498 SF (NOT INCLUDED IN HARDCOVER CALCULATION)

DRIVEWAY = 572 SF  
CONC./STONE WALKS (REAR) = 1,593 SF  
SHADE PATIO SOUTH SIDE HOUSE = 93 SF

DIMENSIONED STONE WALK W/GRASS BETWEEN STONES ON SOUTH SIDE HOUSE = 211 SF



FRONT STONE PATIO = 304 SF  
FRONT CONCRETE WALK = 335 SF  
POURED RETAINING WALLS ASSUMES 8" THICKNESS = 114 SF  
STONE WALL FRONT 26.5 SF  
STONE SEAT WALL (REAR @ ARBOR) = 26 SF  
REAR CONC STEPS DOWN TO LIGHTWELL = 31 SF  
LIGHTWELLS = 126 SF

SHAW DESIGN ASSOCIATES, INC.  
LANDSCAPE PLANNERS + DESIGNERS + CONTRACTORS

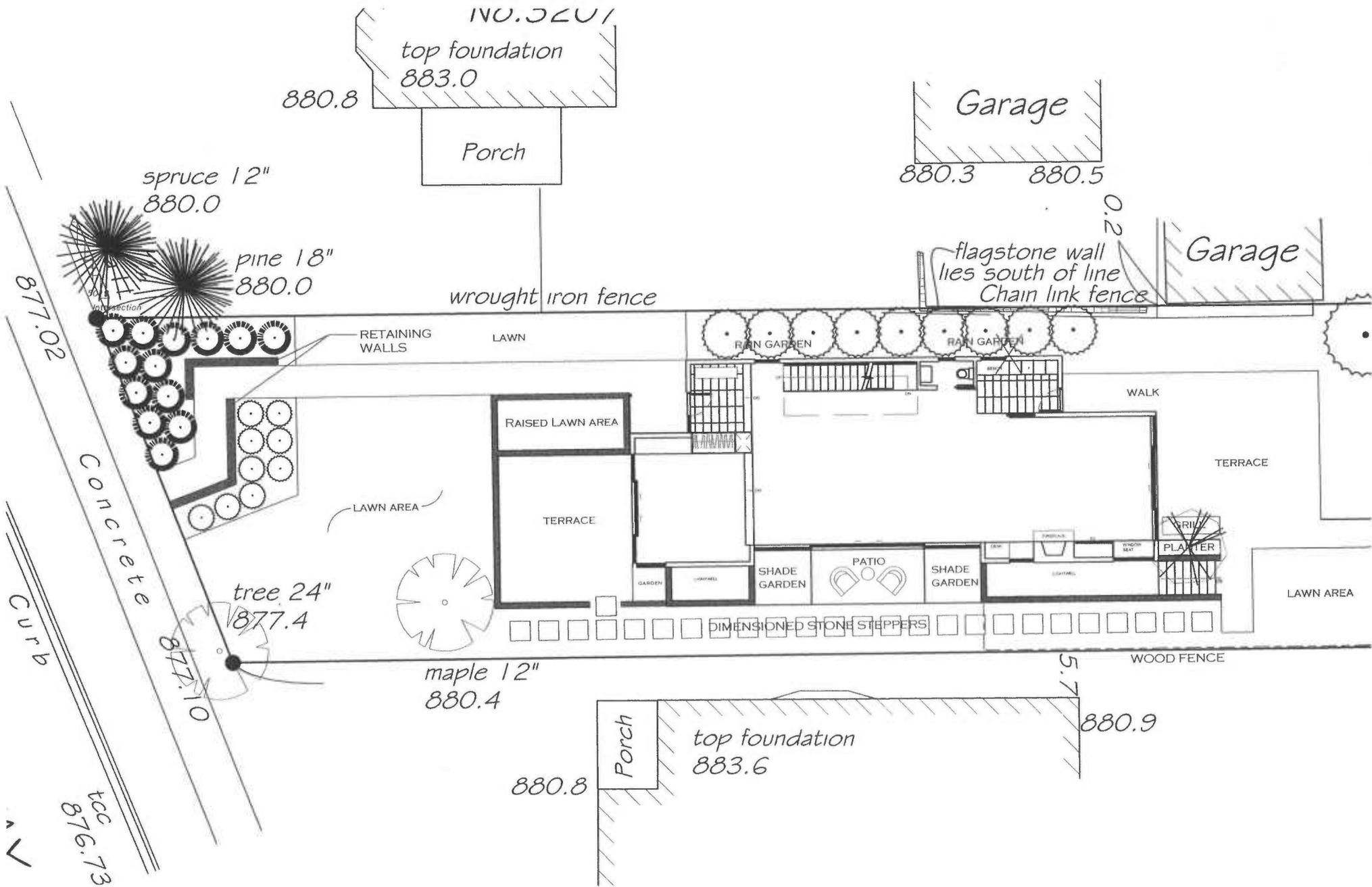
3119 EAST 26TH STREET SUITE B  
MINNEAPOLIS, MINNESOTA 55406  
612-293-9680 OFFICE

WWW.SHAWDESIGN.COM

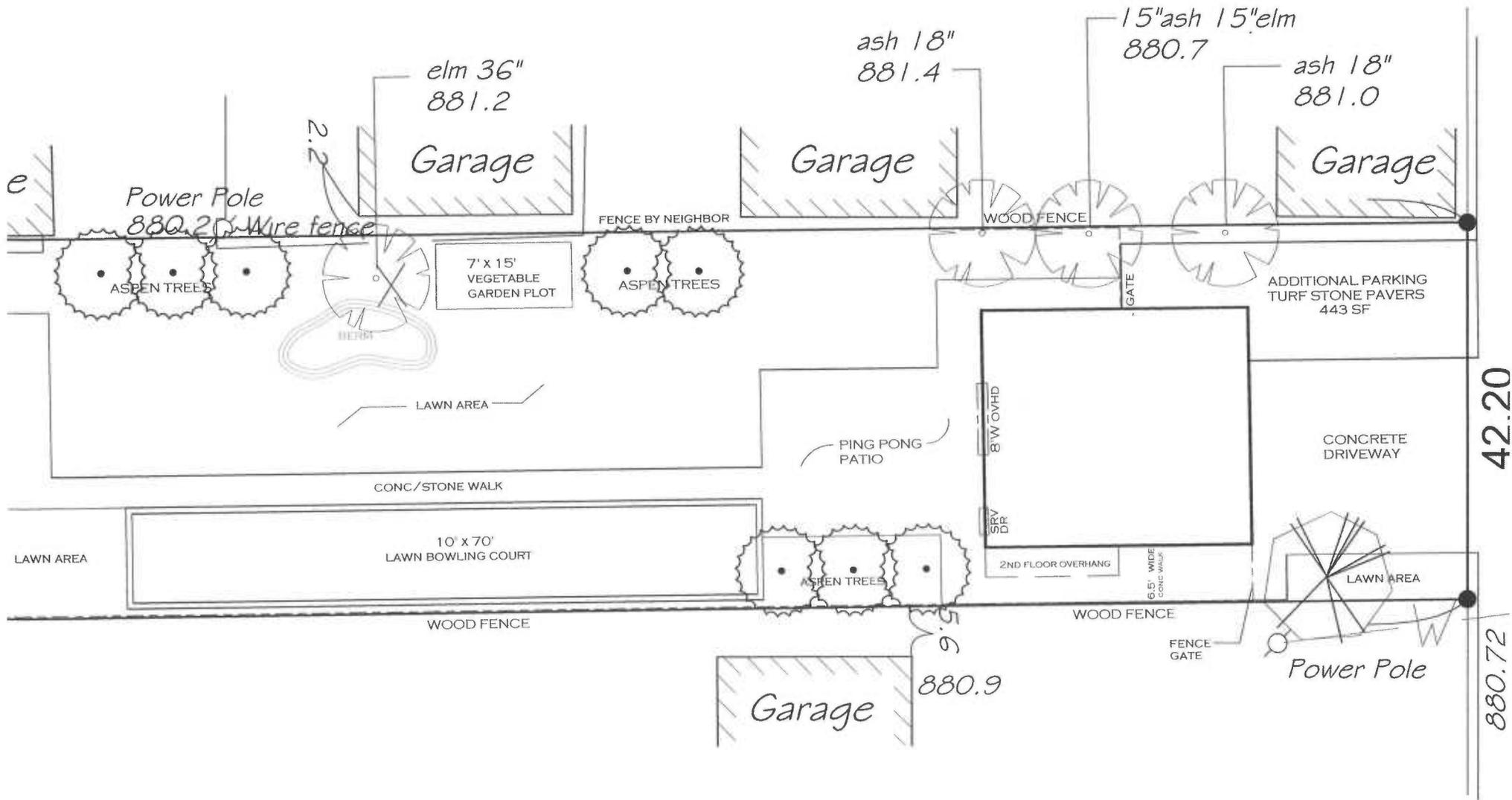
RESIDENTIAL + COMMERCIAL



NORTH  
NO SCALE

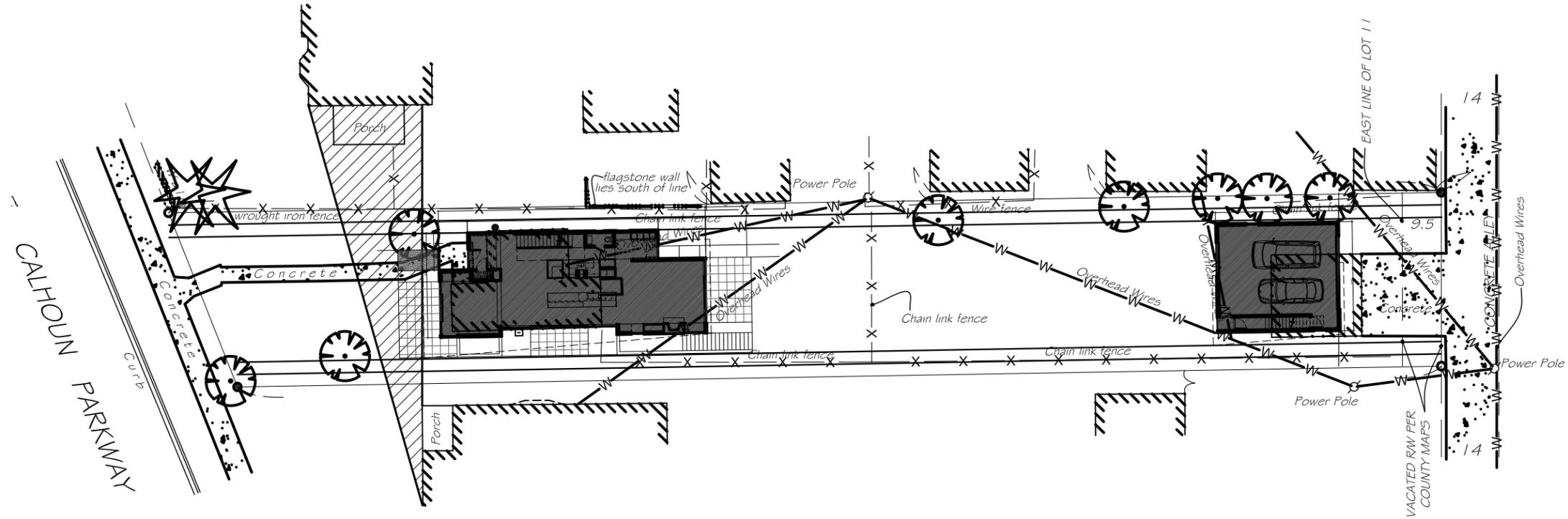


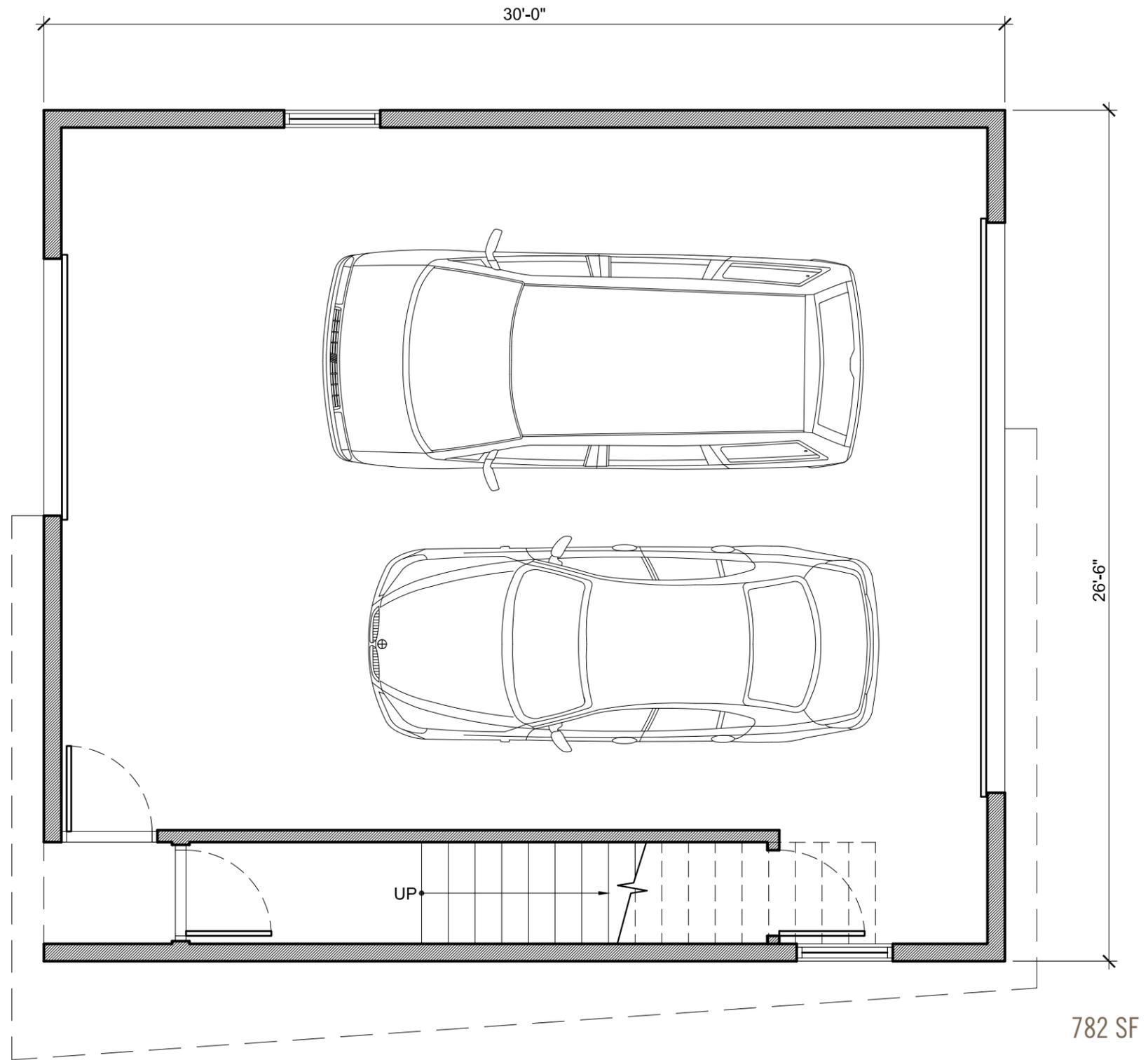
<p>DRAWING</p> <p>1</p>	<p>PRINSEN RESIDENCE          3213 E. CALHOUN PARKWAY          MINNEAPOLIS MN 55408          PROPOSED LANDSCAPE PLAN</p>	<p>DATE:          JUNE 11, 2015</p> <p>DRAWN BY:          MHSD</p>	<p>SHAW DESIGN ASSOCIATES, INC.          LANDSCAPE PLANNERS + DESIGNERS + CONTRACTORS          3119 EAST 26TH STREET SUITE B          MINNEAPOLIS, MINNESOTA 55406          612-293-9680 OFFICE          WWW.SHAWDESIGN.COM</p>	<p></p> <p>NORTH          SCALE 1/16"=1'-0"</p>
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<p>DRAWING L2</p>	<p>PRINSEN RESIDENCE 3213 E. CALHOUN PARKWAY MINNEAPOLIS MN 55408 PROPOSED LANDSCAPE PLAN</p>	<p>DATE: JUNE 11, 2015</p> <p>DRAWN BY: MHSD</p>	<p>SHAW DESIGN ASSOCIATES, INC. LANDSCAPE PLANNERS + DESIGNERS + CONTRACTORS 3119 EAST 26TH STREET SUITE B MINNEAPOLIS, MINNESOTA 55406 612-293-9680 OFFICE WWW.SHAWDESIGN.COM</p>	<p> NORTH SCALE 1/16"=1'-0"</p>
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Site Plan  
Scale: 1/32"=1'-0"





ADU - Main Level Plan  
 Scale: 1/4"=1'-0"

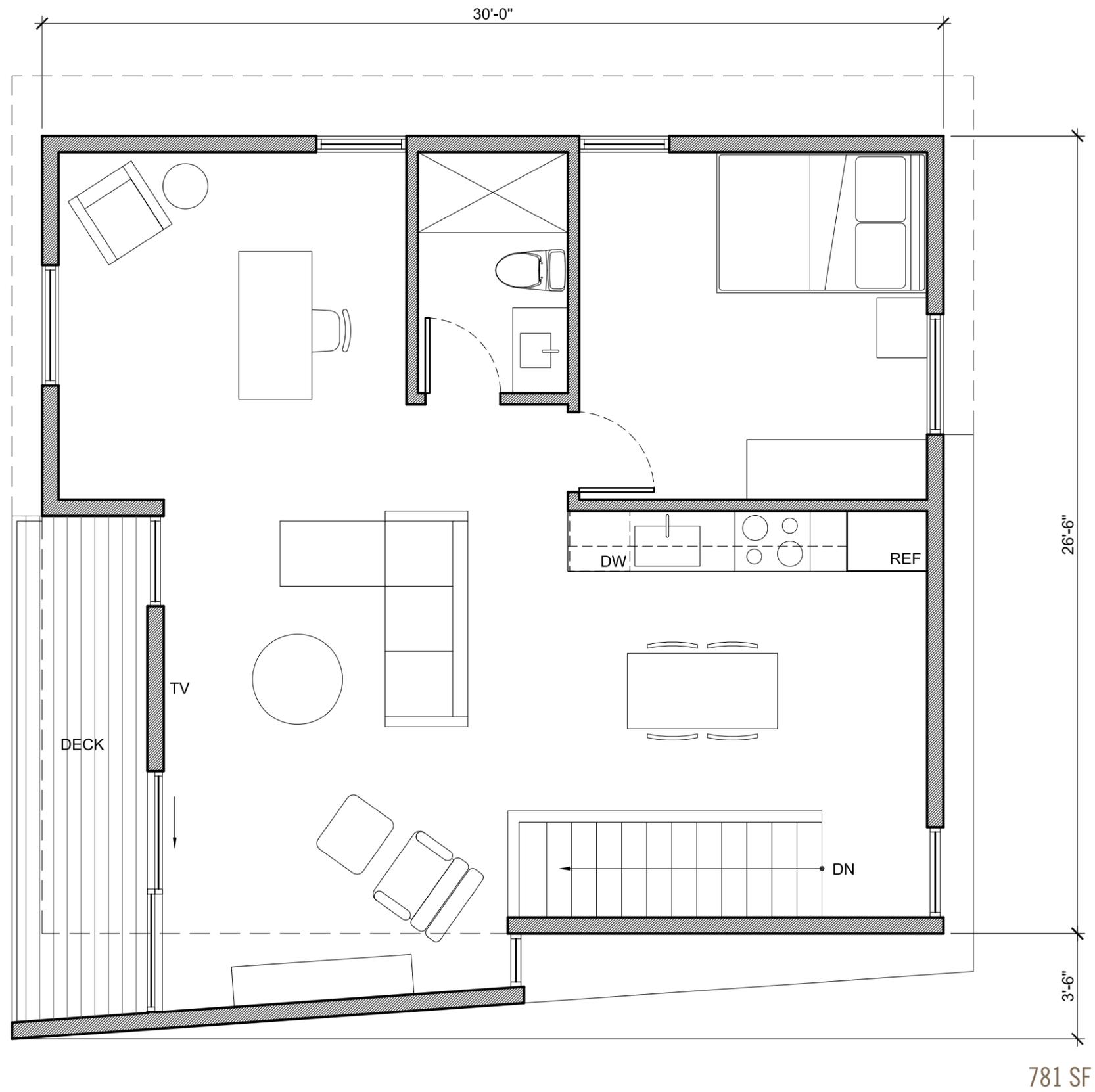
06.11.15



PETERSEN/KELLER ARCHITECTURE  
 1610 W LAKE ST  
 MINNEAPOLIS, MN 55408

Prinsen Residence

Petersen/Keller Architecture Inc. © 2015

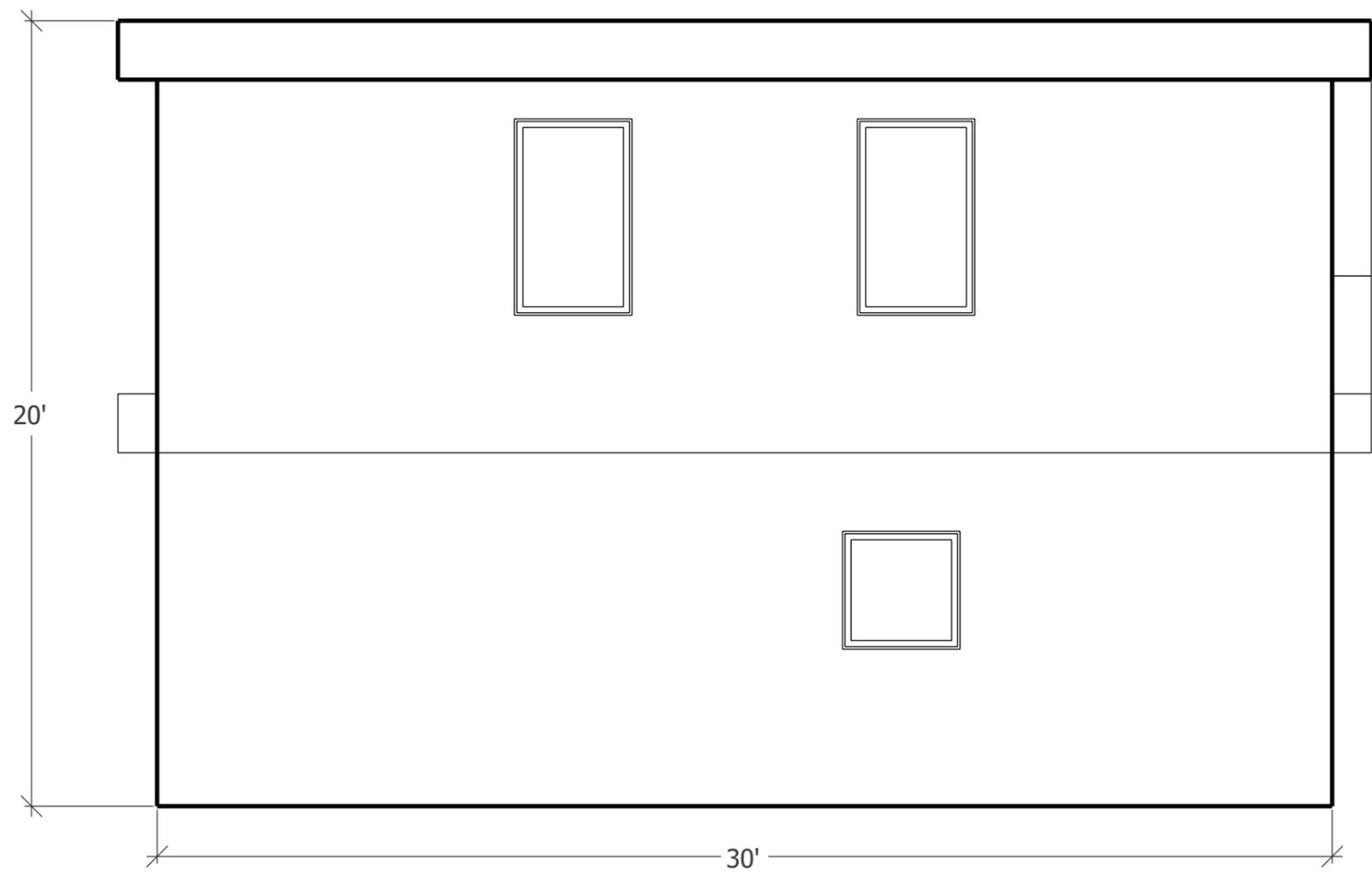


ADU - Upper Level Plan

Scale: 1/4"=1'-0"

781 SF

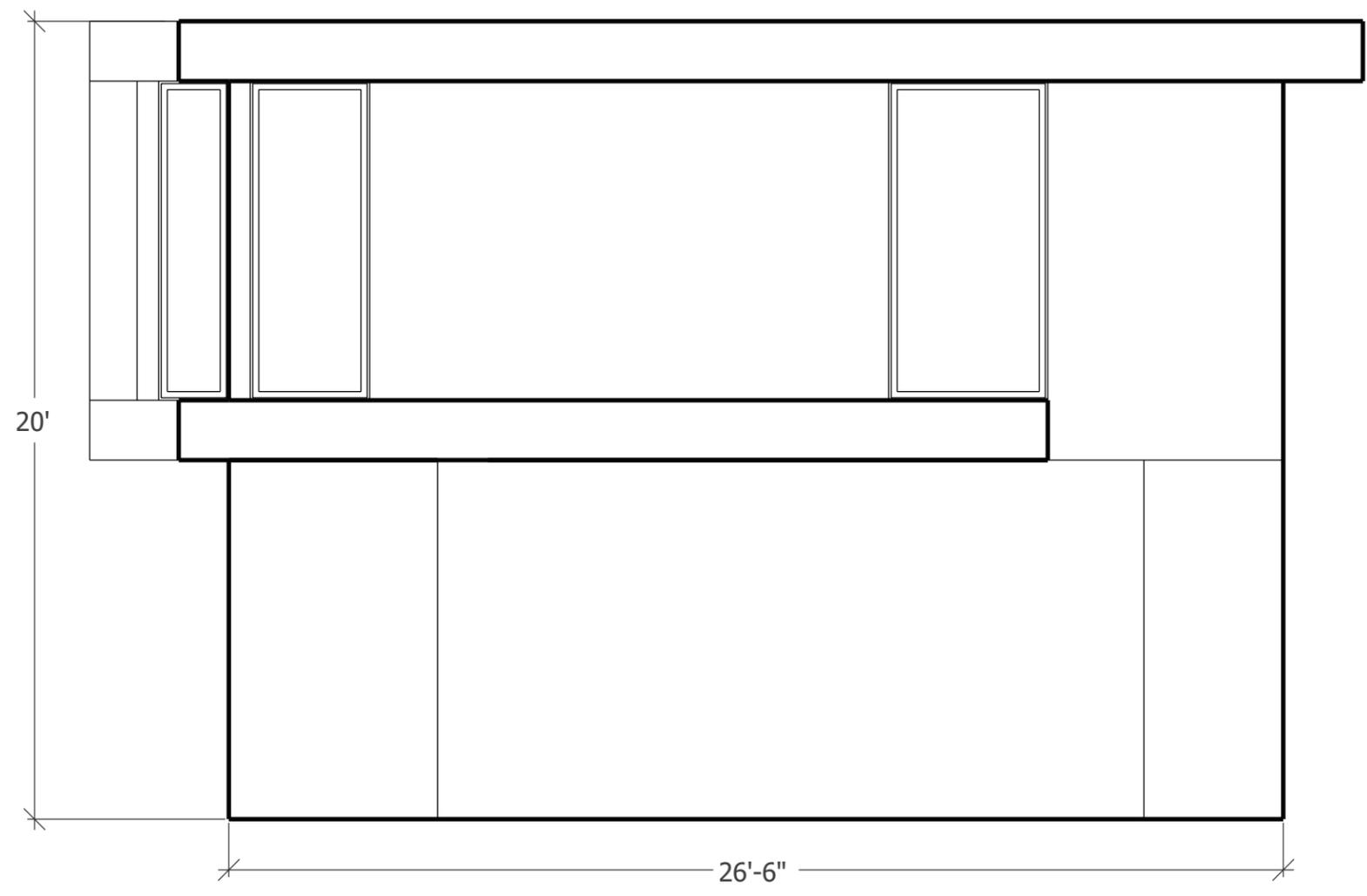




ADU - North Elevation  
Scale: 1/4"=1'-0"



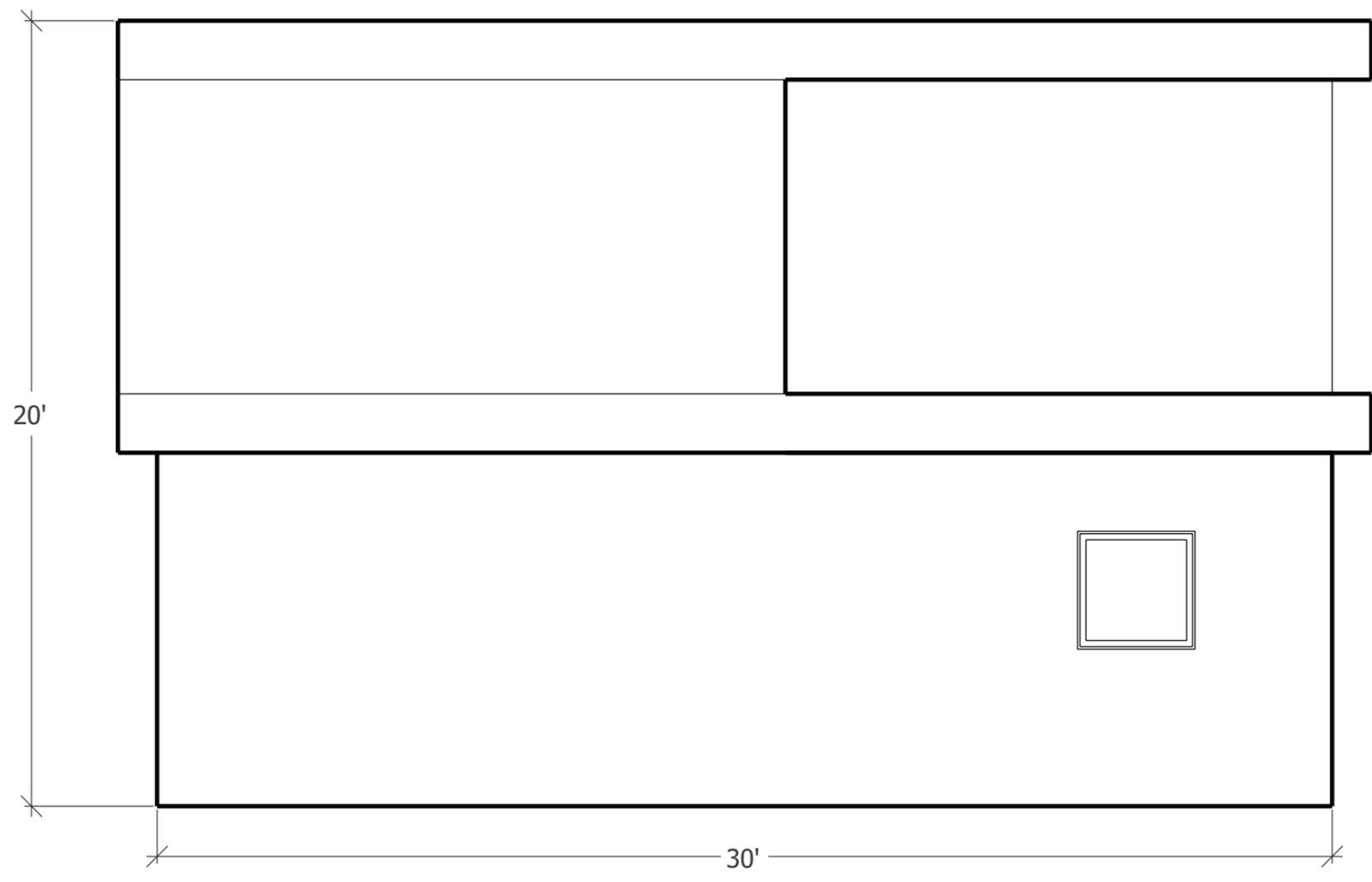
PETERSEN/KELLER ARCHITECTURE  
1610 W LAKE ST  
MINNEAPOLIS, MN 55408



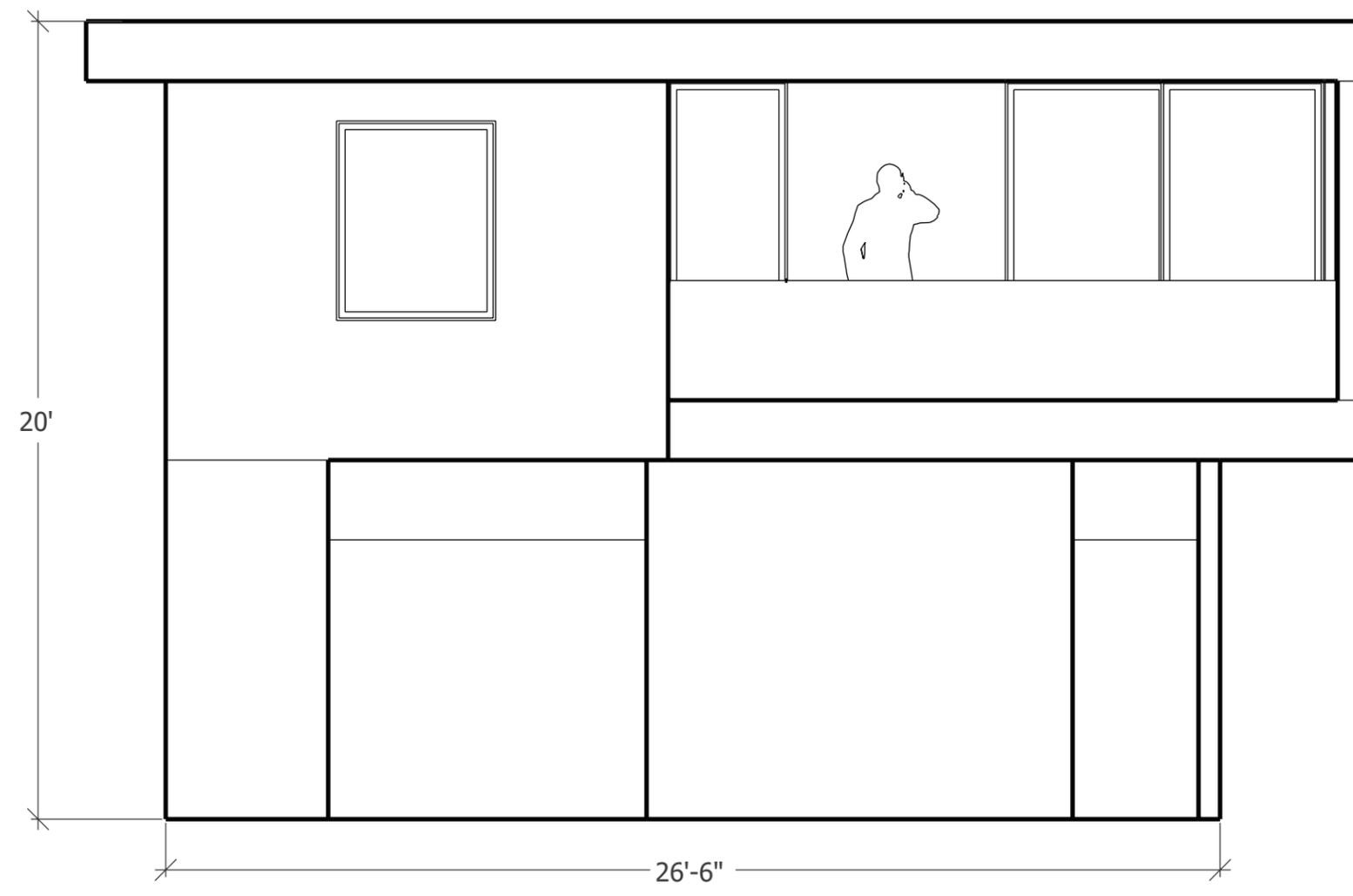
ADU - East Elevation  
Scale: 1/4"=1'-0"

06.11.15

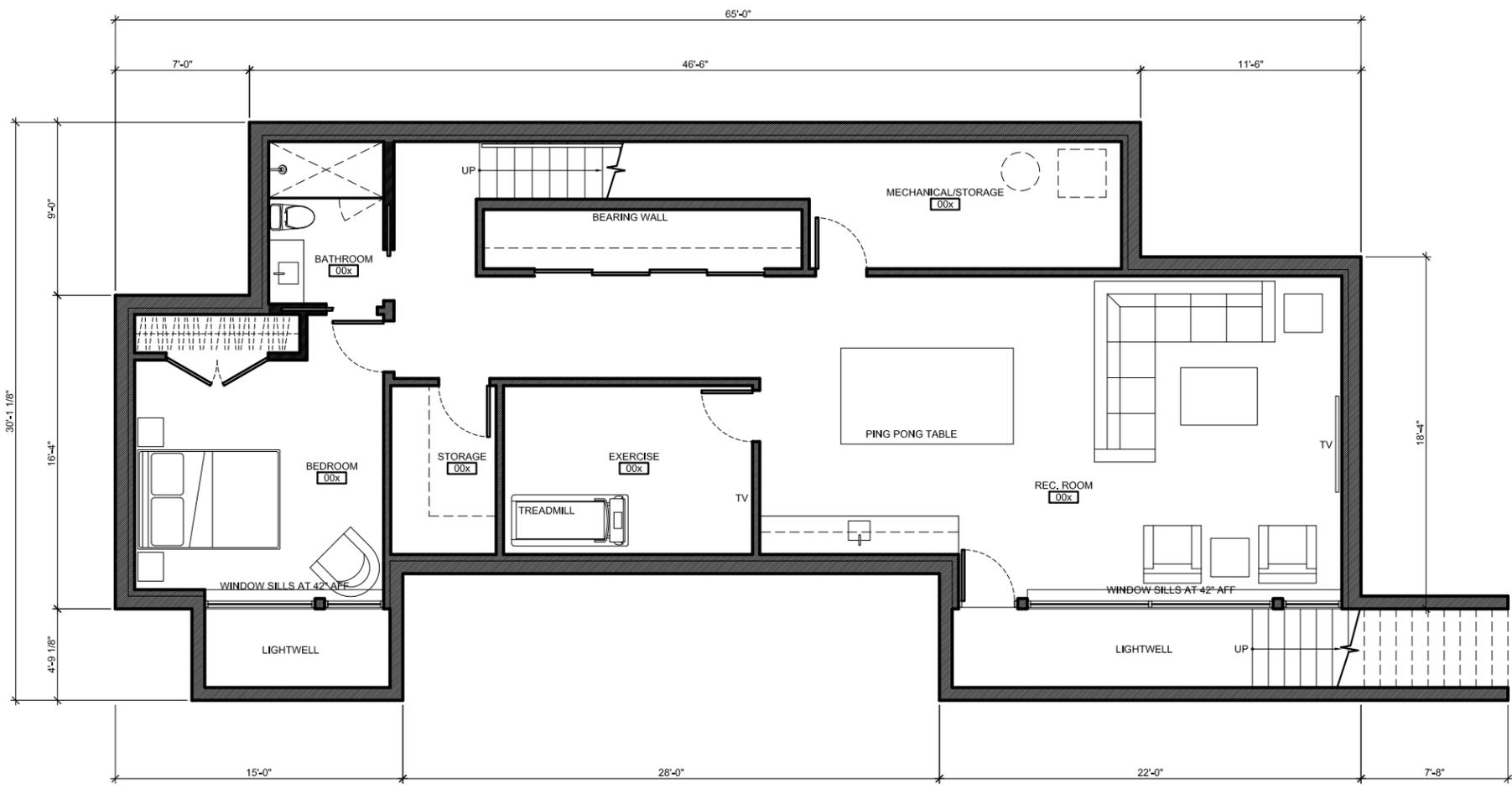
Petersen/Keller Architecture Inc. © 2015  
**Prinsen Residence**



ADU - South Elevation  
Scale: 1/4"=1'-0"



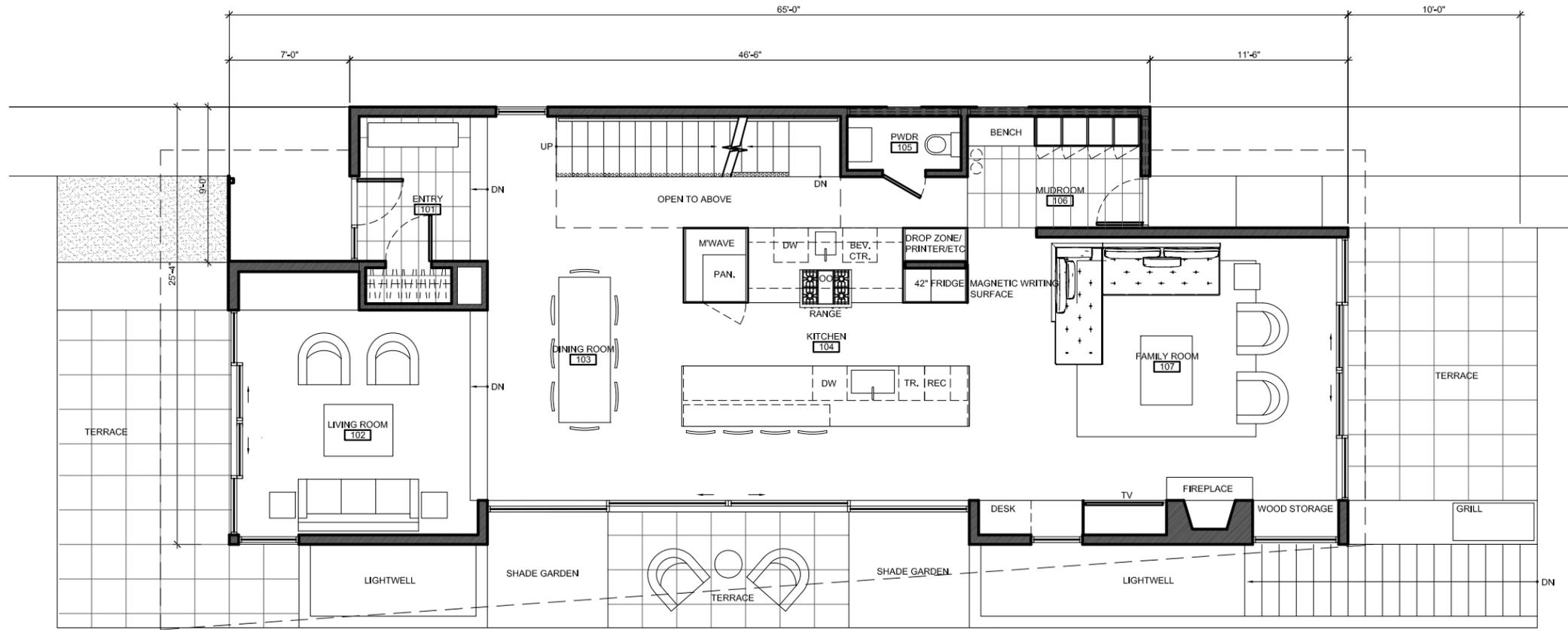
ADU - West Elevation  
Scale: 1/4"=1'-0"



1450 SF

House - Lower Level Plan  
Scale: 1/8"=1'-0"

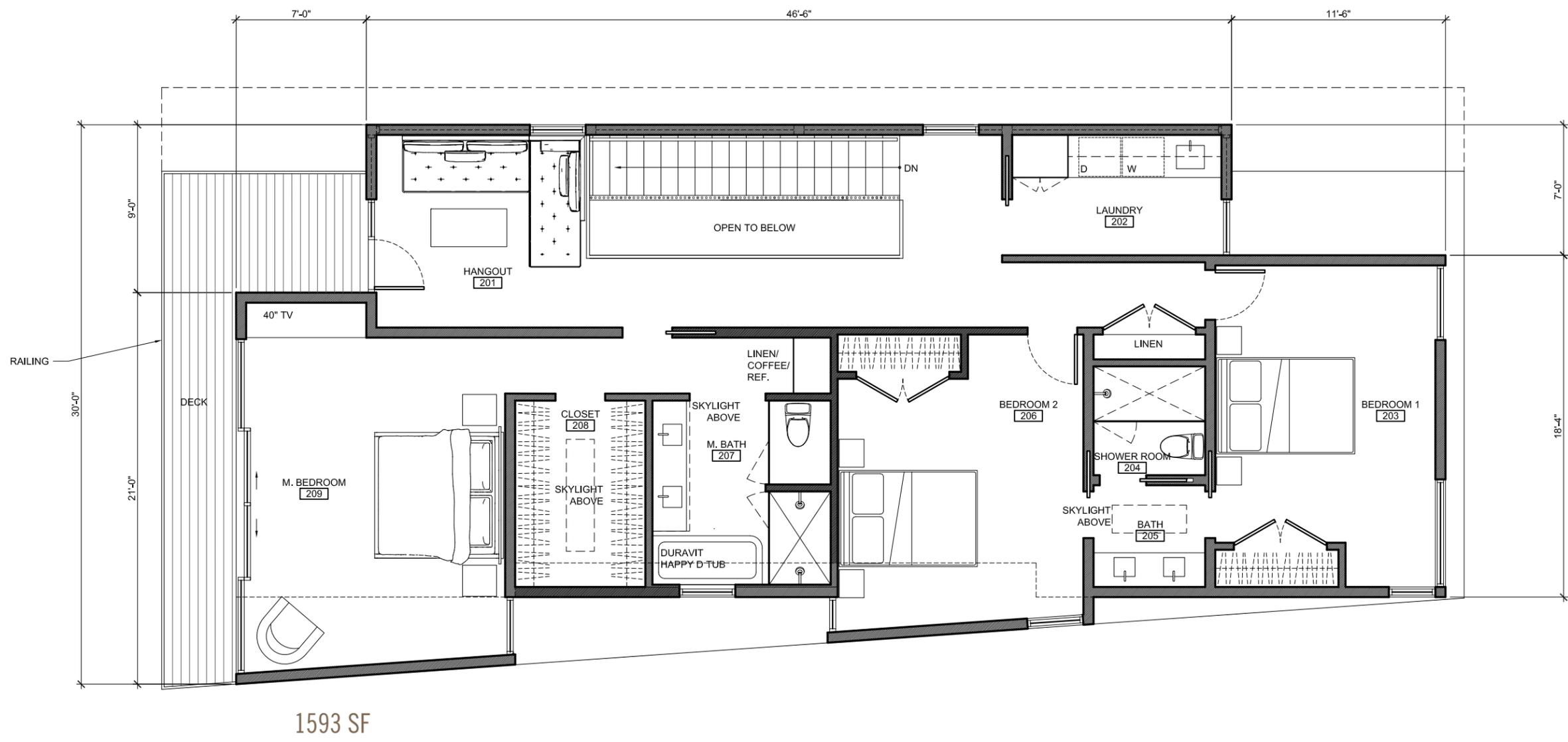
06.11.15



1450 SF

House - Main Level Plan  
Scale: 1/8"=1'-0"

06.11.15



House - Upper Level Plan  
Scale: 1/8"=1'-0"

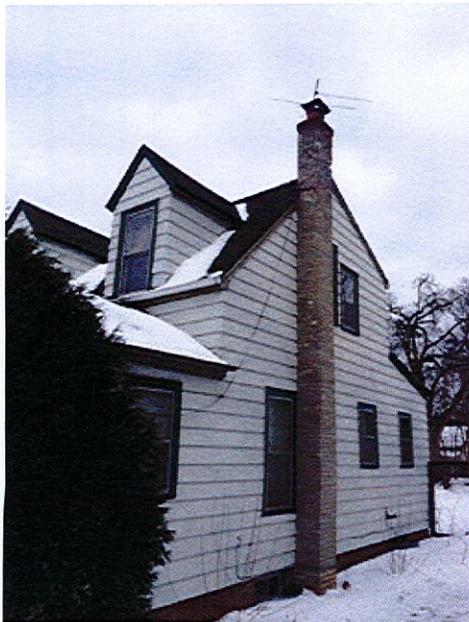
3213 East Calhoun Parkway Existing Home



West Side



North Side



South Side



East Side

3213 East Calhoun Parkway Existing Garage



West Side



North Side



South Side



East Side



3207 ECP



3213 ECP From North



3213 ECP From South



3217 ECP



3305 ECP



3325 ECP



3343 ECP



3357 ECP



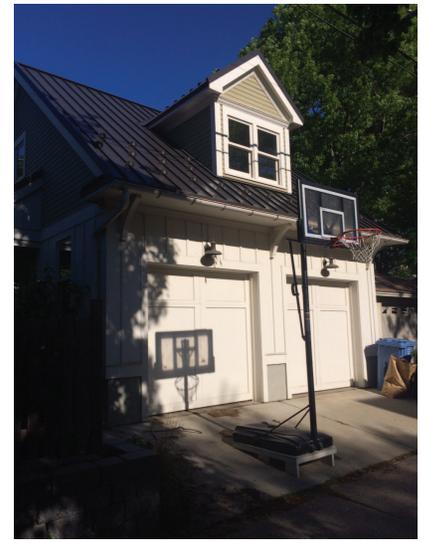
1621 32nd St



3144 Irving



3145 ECP



3200 Irving



3125 ECP



3225 ECP



3240 Irving



3217 (G) ECP



3205 ECP



3205 ECP

← (Two Garages) →

# Panorama Photo of 3213 Back Yard

- 2.5 Story 3217 House
- Existing 1.5 Story 3213 House
- 2.5 Story 3207 East Calhoun Pkwy House
- 3207 Garage
- 1623 W 32nd Garage
- 1623 W 32nd
- 1621 W 32nd
- 1621 W 32nd 2 Story Garage
- 1617 W 32nd St House
- 1617 W 32nd St Garage
- 1611 W 32nd St House
- 1611 W 32nd St Garage
- Existing 3213 ECP Garage
- 3217 ECP 3 Car Garage (Not pictured)



3213 East Calhoun Parkway  
 Accessory Dwelling Unit (ADU) Variance

I support Dawn & Tim Prinsen's application for an ADU variance to increase the size of the proposed ADU from the allowable size of 1,000 square feet (including parking, storage, and living area) to a size of less than 1,600 square feet (including parking, storage, interior staircase, and living area) at 3213 East Calhoun Parkway.

#	Name (Printed)	Signature	Address	Phone Number	Date
1	Nancy Anderson		3208 Irving Ave So	612-726-0800	5/21/15
2	Michael Keller		3133 E Calhoun Pkwy	612-386-2573	5/21/15
3	DAVID J McFutah		3358 IRVING AV SO	612-824-1005	5/21/15
4	TRAVIS LIEN		1617 W 32nd St	612-306-9780	5/25/15
5	BRIAN ROBRAN		1617 W 32nd St	(612) 390-4508	5/25/15
6	Elizabeth Juvin		3203 E. Calhoun Pkwy	612-581-1096	5/25/15
7	Joc Julia		3203 E. Calhoun Pkwy	612-226-1598	5/25/15
8	Bruce Grimm		3149 E Calhoun Pkwy	612-825-5831	5/25/15
9	Ken Hoffmann		3149 E Calhoun Pkwy	612-825-5831	5/25/15
10	LUCA GUNTHER		3200 IRVING AV. S	612 205 6680	25/MAY/2015
11		Kit Wilson	3200 Irving Ave S	612 867 3371	5/25/15
12	DORRIS MORRIS		3129 JAMES AVE S	612-824-0687	5/21/15
13	Kimberly Gasser		1671 W. 32nd St	612-807-0459	5/31/2015
14	Cynthia Stokes		1611 W. 32nd ST	612-825-2922	5/21/15
15	Ann M. Stroh		3207 E Calhoun Pkwy	612-825-5510	5/31/15
16	TIM MALONEY		3217 E. CALHOUN PARKWAY	612-824-6627	5/31/15
17	Lisa Jilk		3212 Irving, Ave S	612-291-1845	6/1/15
18	ARTHUR SPRING		3145 E. CALHOUN PKW	612-823-4965	6/7/15
19	TALIN SPRING		"	612-823-4965	6/7/15
20	MARY CAPOZZI		1623 W. 32nd St.	612-412-3067	6/7/15
21	JANE ANDERSON		3216 IRVING AVE S	612-384-3965	6/9/15
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23					
24					
25					