

## LAND USE APPLICATION SUMMARY

*Property Location:* 288 Vincent Ave N  
*Project Name:* New single-family home  
*Prepared By:* Joseph R. Giant, City Planner, (612) 673-3489  
*Applicant:* David Miller  
*Project Contact:* David Miller  
*Request:* To construct a single-family home with attached garage.  
*Required Applications:*

<b>Variance</b>	To construct a single-family home on or within forty (40) feet of the top of a steep slope in the SH Shoreland Overlay District.
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## SITE DATA

<b>Existing Zoning</b>	RI Single-Family District SH Shoreland Overlay District
<b>Lot Area</b>	9,600 square feet / 0.22 acres
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Bryn Mawr
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	NA
<b>Small Area Plan(s)</b>	<u>Bryn Mawr Neighborhood Land Use Plan</u>

<b>Date Application Deemed Complete</b>	June 23, 2015	<b>Date Extension Letter Sent</b>	NA
<b>End of 60-Day Decision Period</b>	August 22, 2015	<b>End of 120-Day Decision Period</b>	NA

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The subject property, 288 Vincent Avenue North, is a 9,600 square foot rectangular lot located in the Bryn Mawr neighborhood of Minneapolis. The property is currently vacant, except for a garage that is slated for demolition in the near future. The rear portion of the lot contains several mature trees. The property is platted along a slope that descends at an average grade of approximately 12.5% from south to north. A small portion of the property contains a grade change of more than 18% over a distance of 50 feet creating a “steep slope,” as defined in Chapter 551.460 of the zoning code.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject property is located in the RI Single-Family Zoning District and the SH Shoreland Overlay District, between 2<sup>nd</sup> Avenue North and Glenwood Avenue. Low-density housing surrounds the property on the north, south, and west. Bassett’s Creek is located approximately 150 feet to the east of the rear property line. The land immediately adjacent to the property on the east contains dense vegetation situated on a slope that descends gradually for approximately 85 feet, then much more sharply over the remaining 65 feet before reaching Bassett’s Creek.

**PROJECT DESCRIPTION.** The applicant proposes to construct a two-story single-family home with an attached garage. The home would be built into the slope in such a manner that a substantial portion of the basement would be exposed on the north and west sides of the home.

Basements are typically not included in the gross floor area of a home. However, more than 4 feet of wall below the finished first floor would be exposed for more than 50% of the perimeter of the home, so the floor area of the basement is included in the gross floor area of the home. The gross floor area of the basement, first, and second floor is 4,799 square feet, resulting in an FAR of 0.49, slightly below the maximum FAR for a single-family home of 0.50.

A portion of the hillside into which the home would be built qualifies as a “steep slope.” Therefore, the applicant has requested a variance to develop on or within 40 feet of the top of a steep slope in the SH Shoreland Overlay District.

**RELATED APPROVALS.**

Planning Case #	Application	Description	Action
BZZ-6189, PL-278	<ul style="list-style-type: none"> <li>• Preliminary and final plat</li> <li>• Lot area variance</li> <li>• Required yard variance</li> </ul>	Split large parcel into four smaller parcels, lot area variance to allow existing duplex, front yard setback variance to allow single-family home	Approved by the Planning Commission 8/26/2013

**PUBLIC COMMENTS.** The applicant has notified the council office and the neighborhood organization. Any additional 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 SH Shoreland Overlay District development standards 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.*

A small portion of the subject parcel constitutes a “steep slope” as defined in Chapter 551.460 of the Minneapolis Code of Ordinances. Per 551.470, development on a steep slope can only be approved by a variance. Although only a small portion of the lot constitutes a steep slope, and although the grade change is not severe, the presence and location of the top of the steep slope near the center of the parcel precludes nearly all by-right development at the site. The steep slope is a practical difficulty that is unique to the property.

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 proposed use of the property is a single-family dwelling with an attached garage. Single-family dwellings are a permitted use in the R1 zoning district and are the predominant land use in the surrounding area. The future land use map identifies the property as Urban Neighborhood, which calls for predominantly residential development with intensity dependent upon proximity to identified nodes and corridors. The subject property is not located in close proximity to either of these land use features, so low-density residential development is appropriate in this location.

The Bryn Mawr Neighborhood Land Use Plan is a small area plan that provides guidance for future development in the area. The plan was adopted in 2005. At that time, the subject property was part of a larger parcel with an area of more than three-quarters of an acre. Due to the size of the site, the small area plan identified the property as a possible location for multi-family residential housing. However, in 2013, the Planning Commission approved a re-platting of the parcel to form four separate parcels with lot areas comparable to the subject property. Guided by this determination, the built character of the area, and the primary zoning designation, staff finds that the proposed development is in keeping with the zoning 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.*

The proposed variance will not alter the essential character of the area. Other homes in the vicinity contain single-family homes of similar size to the proposed home situated on lots with comparable topography.

In order to ensure that the project will not have negative impact on the quality of protected bodies of water or the natural environment, shoreland development variances require the submission of an erosion control plan. This plan is discussed in the additional findings for the Shoreland Overlay District, and can be found in the Additional Materials. If the erosion control plan is implemented in the manner described then the development should not be injurious to the use of other properties in the vicinity or injurious to the sensitive environment in and around the protected waters.

Besides the requested variance, the home complies with all other aspects of the zoning code. The home will be subject to administrative site plan review. With quality exterior materials (fiber cement lap siding), ample windows on the front elevation, a basement, tree preservation, and a height that is comparable to neighboring homes, the proposed home achieves 20 urban design points, exceeding the minimum of 17 points.

### **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.*

One of the primary purposes of the Shoreland Overlay District is to preserve and enhance the environmental quality of surface waters and the natural and economic values of shoreland areas (551.440). Although only a small portion of the lot constitutes a "steep slope" as defined in the zoning code, the typical grade throughout the property is at least a 12%, and the location of the development would be on a portion of the site comprising a portion of the steep slope.

According to Chapter 551.470 of the zoning code, development on land with a grade greater than 12% in shoreland areas can be permitted if certain conditions are met. First, development must currently exist on the steep slope or within 40 feet of the top of a steep slope within 500 feet of the proposed development (551.470[1]). Several homes currently exist within 500 feet of the proposed development that are similarly situated with regard to both topography and distance from the protected water.

Second, in order to allow development the foundation and underlying material must be adequate for the slope condition and soil type (551.470[2]). The applicant has submitted a geotechnical survey (soil analysis) from a registered engineer stating that the hillside can safely withstand the proposed excavation and support the structure due to the presence of competent native clays and sands present at the bottom of the proposed foundation. A copy of the report is contained in the Additional Materials. The project calls for a moderate amount of soil disturbance and re-grading. However, nearly all of the re-grading will involve less than a foot of grade manipulation from the existing conditions.

An erosion control plan, which can be found in the Additional Materials, details the preventative steps that will be undertaken to protect the hillside both during and after construction. In addition to soil stabilization best practices, the plan contains other site management and maintenance measures that will be implemented to ensure that the development presents no danger of falling rock, mud, uprooted trees or other materials (551.470[3]). Examples include preventative measures such as staked bio-rolls at lower elevations near the perimeter of the site and the utilization of seed mats on the steepest areas to ensure that these critical areas are covered whenever possible during construction.

Final grade will be unchanged on the steepest portion of the property near the north property line, and the mature trees that currently exist on that portion of the slope will be preserved.

A large amount of impervious surfaces can create stormwater management issues and contribute to soil erosion. With 29% of the site covered by impervious surfaces, the new home will remain far below the maximum of 60% impervious surface coverage. Further, no impervious surfaces are

proposed for the rear 40 feet of the lot, which comprises the portion of the lot nearest the protected waters.

As of October 1, 2014, applicants constructing new homes can obtain urban design points for tree planting and preservation. To obtain the points, applicants are required to plant or preserve 3 inches of tree trunk diameter per 1,000 square feet of lot area. The applicant has indicated that he will be obtaining these points by planting and/or preserving enough trees to qualify for the design points. The area of the subject property is 9,600 square feet, so 28.8 inches of tree trunk diameter will need to be planted or preserved to earn the design points. All 4 existing trees located on the steep slope will be preserved, and two additional deciduous trees will be planted to meet the amount required to earn the points. Preserving the trees on the steep slope will help to hold the soil in place and stabilize the hillside, both during and after construction.

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

The structure would be separated from the protected water by approximately 180 feet, most of which is covered with thick vegetation. Due to this distance and the presence of the vegetation, the proposed development will be minimally visible from the protected water, and will be no more visible than other homes on the block face. Thus, the view of the developed slope from the protected water will be consistent with the natural appearance of the slope and with the surrounding physical context (551.470[4]).

The applicant plans to preserve the 4 trees that currently exist on the steep slope. The presence of these mature trees between the protected water and the house will help to further limit the visibility of the structure.

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

The proposed development will not generate any watercraft.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by David Miller for the property located at 288 Vincent Avenue North:

**A. Variance of the Shoreland Overlay District development standards.**

Recommended motion: **Approve** the application to permit development in the SH Shoreland Overlay District on or within forty (40) feet of the top of a steep slope, 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 July 16, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance;
3. Approval of a soil erosion control plan and landscaping plan as part of the site plan review application so that proper site protection can be verified.

## ATTACHMENTS

1. Zoning Map
2. Description of project and variance findings by applicant
3. Land survey
4. Map of steep slope
5. Erosion control plan
6. Site plan
7. House plans
8. 3D models of house
9. Geotechnical survey
10. Photos
11. Letters to neighborhood group and council office
12. Correspondence (if applicable)



288 Vincent Ave N  
Minneapolis, MN 55405

#### Statement of Proposed Use and Description of the Project

The project proposes the new construction of a 2.5 story single-family dwelling with attached garage on a vacant parcel. The house will have a partial look-out basement.

#### Variance Request

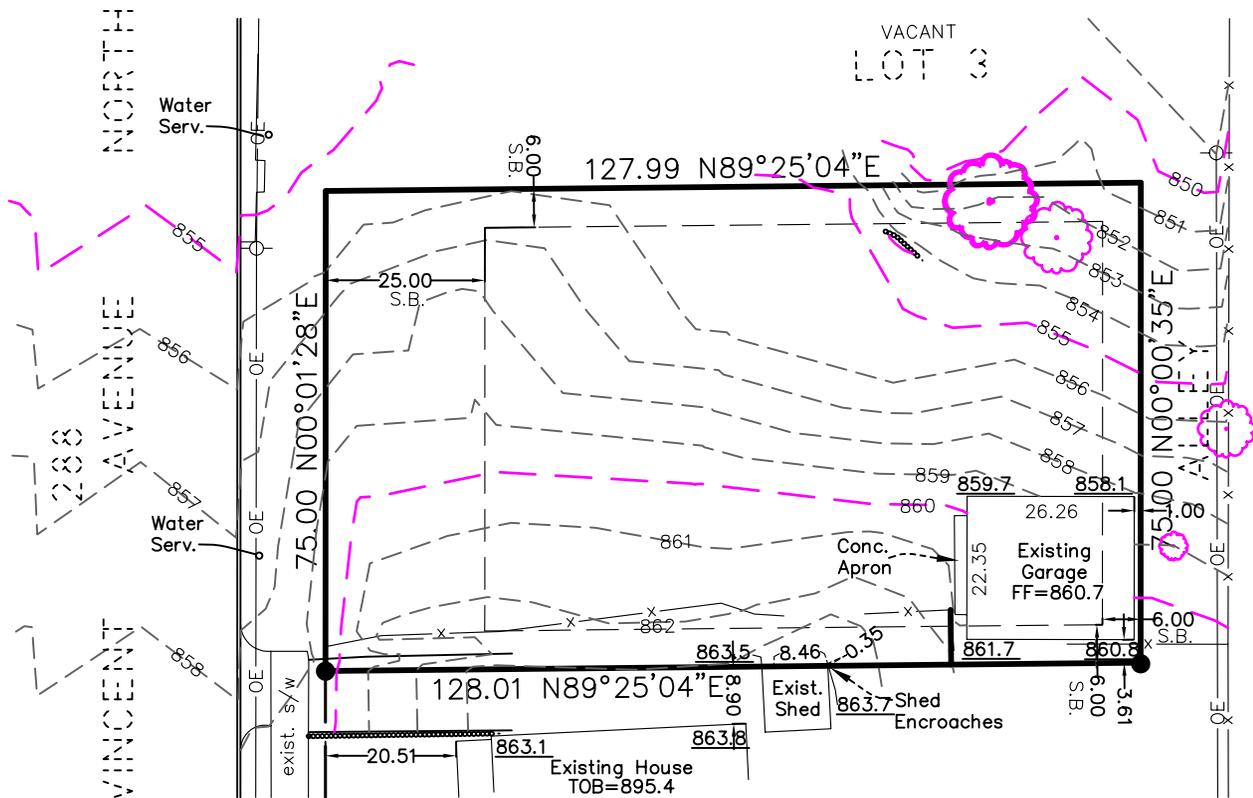
1. While the majority of the site exhibits a moderate grade change, a small portion contains a slope that slightly exceeds the "steep slope" threshold as defined by the Zoning Code. This is an existing condition unique to the property, and a variance is required for development. It is a circumstance that was not created by persons having an interest in the property, economic or otherwise.
2. The intent is to develop the property as a single-family dwelling, in keeping with the spirit and intent of the surrounding neighborhood of single-family dwellings.
3. The proposed variance will allow infill development on a vacant parcel. It 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.

#### Shoreland Overlay

1. The existing slope of the site will not be significantly altered to adversely affect water quality of Bassett Creek. Final grading will preserve existing drainage patterns and be maintained over time. Erosion control measures include a Bio-Roll fence around the perimeter of the parcel, staking of Bio-Rolls at the sloped areas, a seed mat to protect the steep slope, and a designated stock pile area where the topography is more level.
2. Visibility of the proposed structure will be limited, if visible at all, due to a dense wooded area between the creek and the property as well as a substantial difference. The front elevation is not facing the creek.
3. The proposed development will not generate any watercraft on Bassett Creek.

# As-Built Certificate

SURVEY FOR : David Miller  
 DESCRIBED AS : Lot 4, Block 1, LINNELLS FARM City of Minneapolis, Hennepin County,  
 Minnesota and reserving easements of record, if any.



SCALE: 1 inch = 30 feet

### MIN. SETBACK REQUIREMENTS

Front - 25    House Side - 6  
 Rear - 6    Garage Side - 6

●   ●  
 ●   ●  
**L A N D F O R M**  
 ●   ●  
 ●   ●

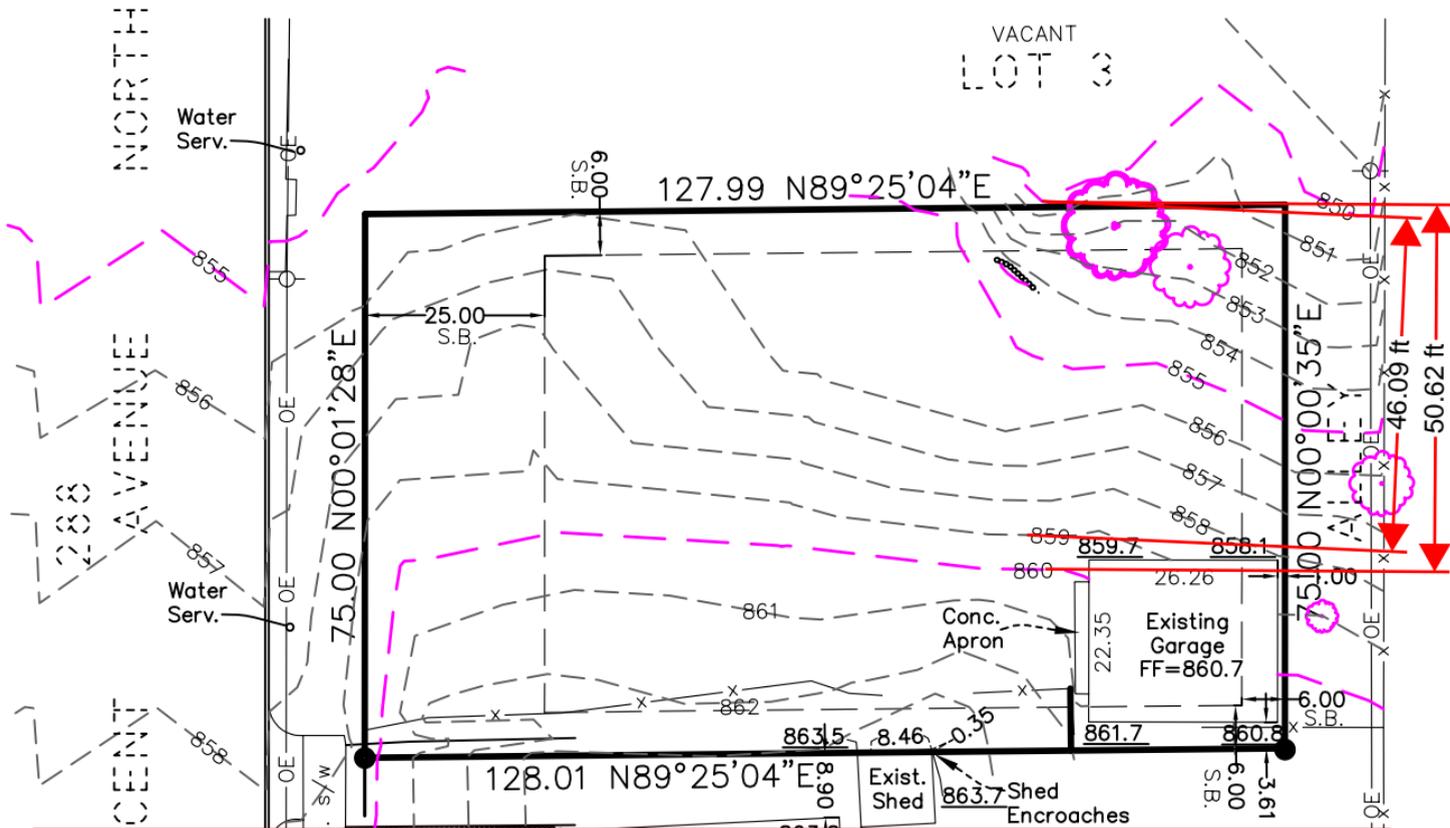
**From Site to Finish**  
**HEDLUND**  
 2005 Pin Oak Drive  
 Eagan, MN 55122  
 Phone: (651) 405-6600

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND DOES NOT PURPORT TO SHOW IMPROVEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

DATE 4 / 20 / 15

*Jeffrey D. Lindgren*  
 JEFFREY D. LINDGREN, LAND SURVEYOR  
 MINNESOTA LICENSE NUMBER 14376

JOB NO: SCS15001.000	
BOOK:	PAGE:
CAD FILE: Misc-15	



**Steep slope.** Land having an average slope of eighteen (18) percent or greater measured over a horizontal distance of fifty (50) feet or more. Steep slopes that are less than ten (10) feet in height shall not be considered a steep slope.



# EROSION CONTROL PLAN

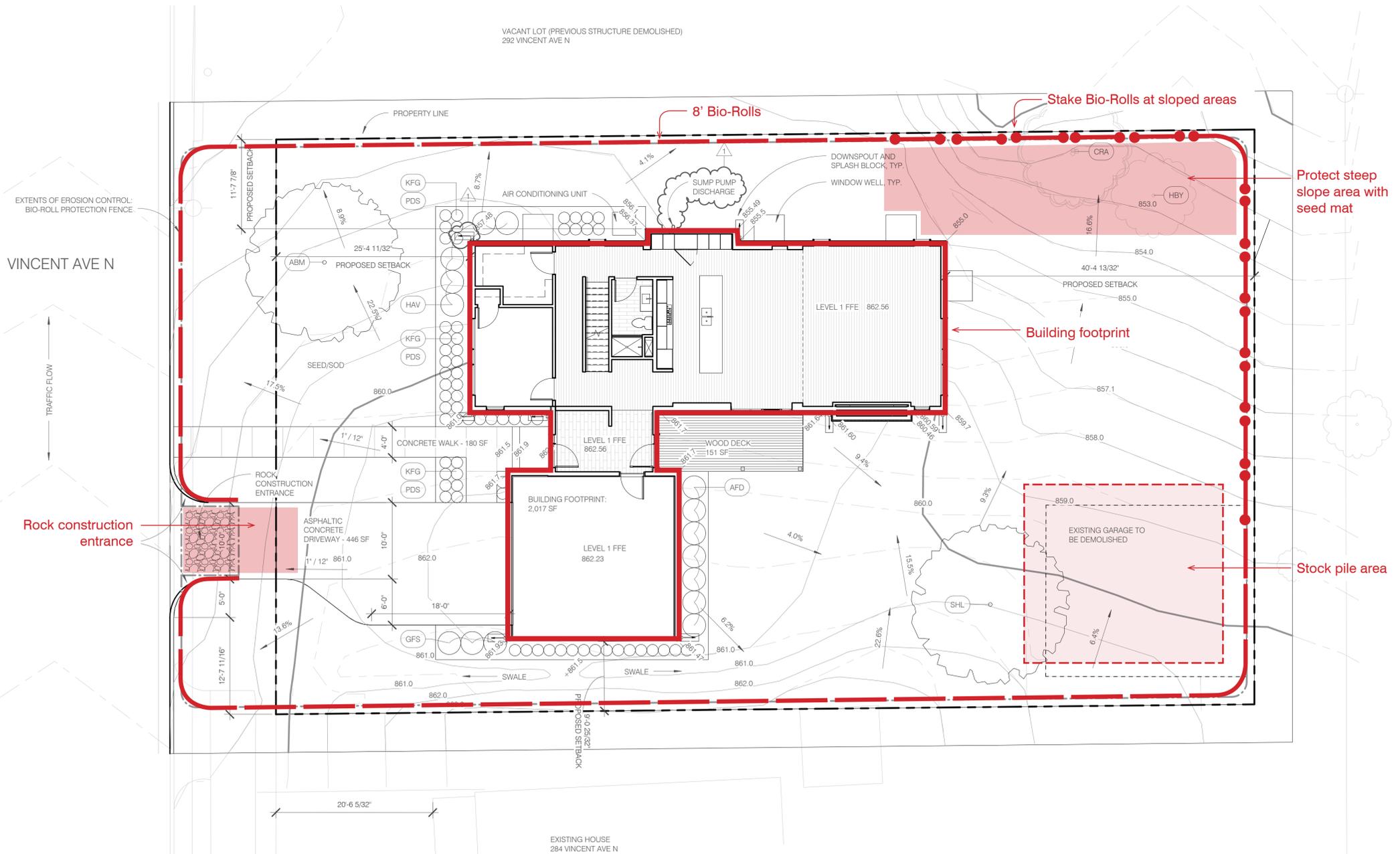
9,600 SF of ground disruption

Impervious Area:

2,017 SF	Building footprint
446 SF	Driveway
180 SF	Walk
151 SF	Deck
<b>2,794 SF</b>	<b>Total</b>

1. Contractor must call a construction start 48 hours prior to any land disturbances 612-673-3867. Failure to do so may result in fines, the revocation of permit and a stop work order being issued.
2. Install perimeter erosion control at the locations shown on the plans prior to the commencement of any land disturbance or construction activities.
3. Before beginning construction, install a temporary rock construction entrance at each point where vehicles exit the construction site. Use 2 inch or greater diameter rock in a layer at least 6 inches thick across the entire width of the entrance. Extend the rock entrance at least 50 feet into the construction zone using a geo-textile fabric beneath the aggregate to prevent migration of soil into the rock from below.
4. Remove all soils and sediments tracked or otherwise deposited onto public and private pavement areas. Removal shall be on a daily basis when tracking occurs and may be ordered by Minneapolis inspectors at any time if conditions warrant. Sweeping shall be maintained throughout the duration of the construction and done in a manner to prevent dust being blown to adjacent properties.
5. Install inlet protection at all public and private catch basin inlets, which receive runoff from the disturbed areas. Contractor shall clean, remove sediment or replace storm drain inlet protection devices on a routine basis such that the devices are fully functional for the next rain event. Sediment deposited in and/or plugging drainage systems is the responsibility of the contractor. Hay bales or filter fabric wrapped grates are not allowed for inlet protection.
6. Locate soil or dirt stockpiles no less than 25 feet from any public or private roadway or drainage channel. If remaining for more than seven days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. Control erosion from all stockpiles by placing silt barriers around the piles. Temporary stockpiles located on paved surfaces must be no less than two feet from the drainage/gutter line and shall be covered if left more than 24 hours.

7. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized. Inspect temporary erosion and sediment control devices on a daily basis and replace deteriorated, damaged, or rotted erosion control devices immediately.
8. Temporarily or permanently stabilize all construction areas which have undergone final grading, and all areas in which grading or site building construction operations are not actively underway against erosion due to rain, wind and running water within 7-14 days. Use seed and mulch, erosion control matting, and/or sodding and staking in green space areas. Remove all temporary synthetic, structural, non-biodegradable erosion and sediment control devices after the site has undergone final stabilization with permanent vegetation establishment. Final stabilization for purposes of this removal is 70% established cover over denuded area.
9. Ready mixed concrete and concrete batch/mix plants are prohibited within the public right of way. All concrete related production, cleaning and mixing activities shall be done in the designated concrete mixing/washout locations as shown in the erosion control plan. Under no circumstance may washout water drain onto the public right of way or into any public or private storm drain conveyance.
10. Changes to approved erosion control plan must be approved by the erosion control inspector prior to implementation. Contractor to provide installation and details for all proposed alternate type devices.
11. If dewatering or pumping of water is necessary, the contractor is responsible for obtaining any necessary permits and/or approvals prior to discharge of any water from the site. If the discharge from the dewatering or pumping process is turbid or contains sediment laden water, it must be treated through the use of sediment traps, vegetative filter strips, or other sediment reducing measures such that the discharge is not visibly different from the receiving water. Additional erosion control measures may be required at the discharge point to prevent scour erosion. The contractor shall provide a dewatering/pumping plan to the Erosion Control Inspector prior to initiating dewatering activities.



288 Vincent Ave N  
Minneapolis, MN

Resubmittal of  
Permit Application  
5.1.2015

CONSULTANT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

*David Miller*

SIGNED DAVID MILLER  
DATE 5/1/2015  
LICENSE # MN #49311

#	Date	Description
1	06/12/15	PERMIT APPLICATION REVISIONS

DATE 5/1/2015  
PROJECT #  
PHASE PERMIT

EROSION CONTROL PLAN







GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD WALLS ARE TO OUTSIDE FACE OF SHEATHING UNLESS OTHERWISE NOTED.
2. DIMENSIONS AT EXTERIOR FOUNDATION WALLS ARE TO OUTSIDE FACE INSULATION UNLESS OTHERWISE NOTED.
3. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL UNLESS OTHERWISE NOTED.
4. ALL INTERIOR WALLS ARE TYPE P4 UNLESS OTHERWISE NOTED.
5. ALL STRUCTURAL MEMBERS TO BE VERIFIED BY MANUFACTURER AND A STRUCTURAL ENGINEER.
6. ALL WOOD IN DIRECT CONTACT WITH CONCRETE IS TO BE PRESSURE TREATED OR WOOD SPECIES THAT HAS A NATURAL RESISTANCE TO DECAY.
7. PROVIDE WATER RESISTIVE GYPSUM BOARD AROUND ALL SHOWERS AND TUBS.
8. FIRE BLOCK ALL CHASES AT EACH FLOOR-CEILING ASSEMBLY OR AT 10'-0" MAX INTERVALS.
9. REFER TO A120 FOR FOUNDATION SIZING / FRAMING PLANS.

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Permit Application  
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CONSULTANT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

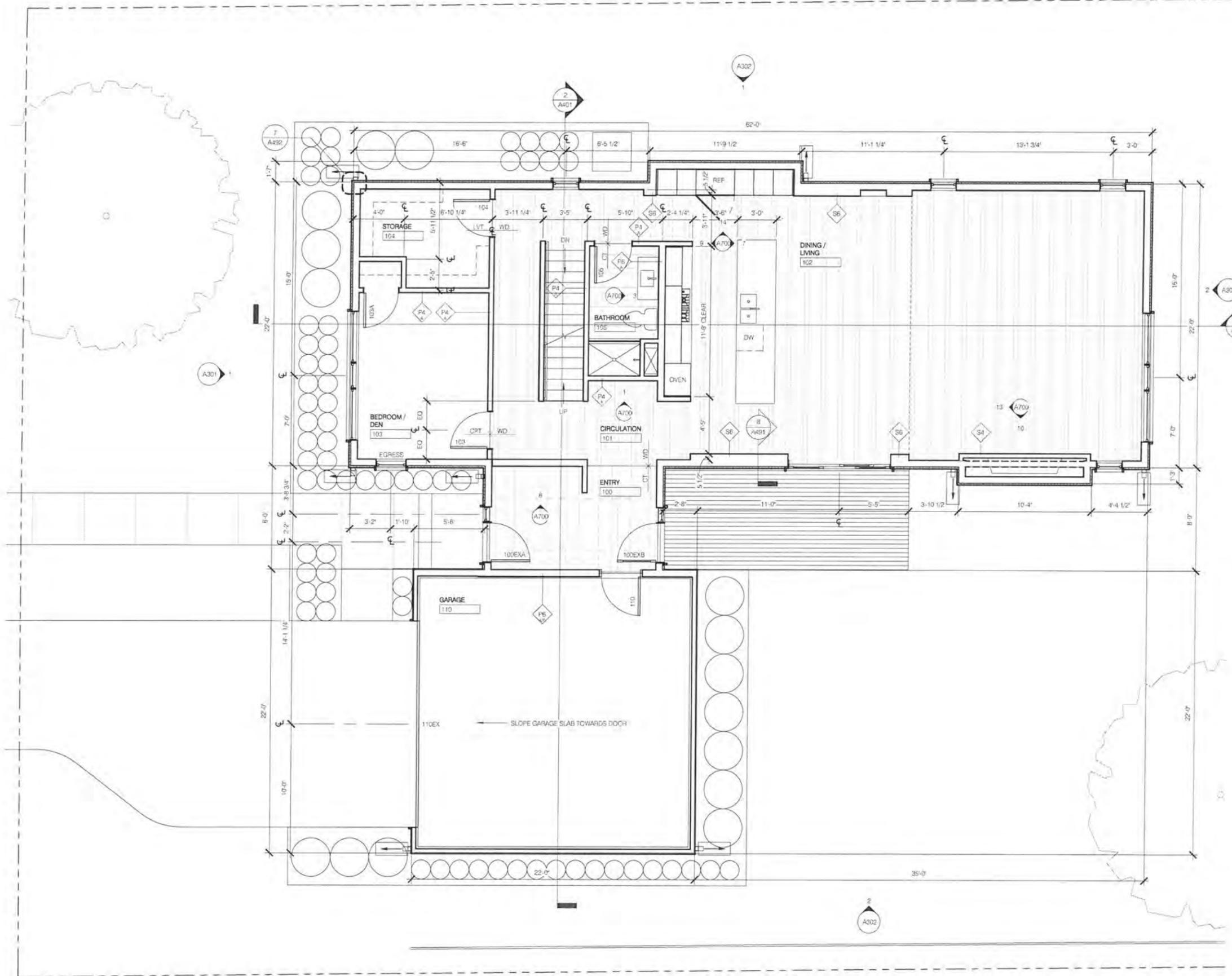
*David Miller*

SIGNED: DAVID MILLER  
DATE: 5/1/2015  
LICENSE #: MN #49311

REVISIONS	
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PROJECT #: PERMIT  
PHASE: PERMIT

KEYNOTES:



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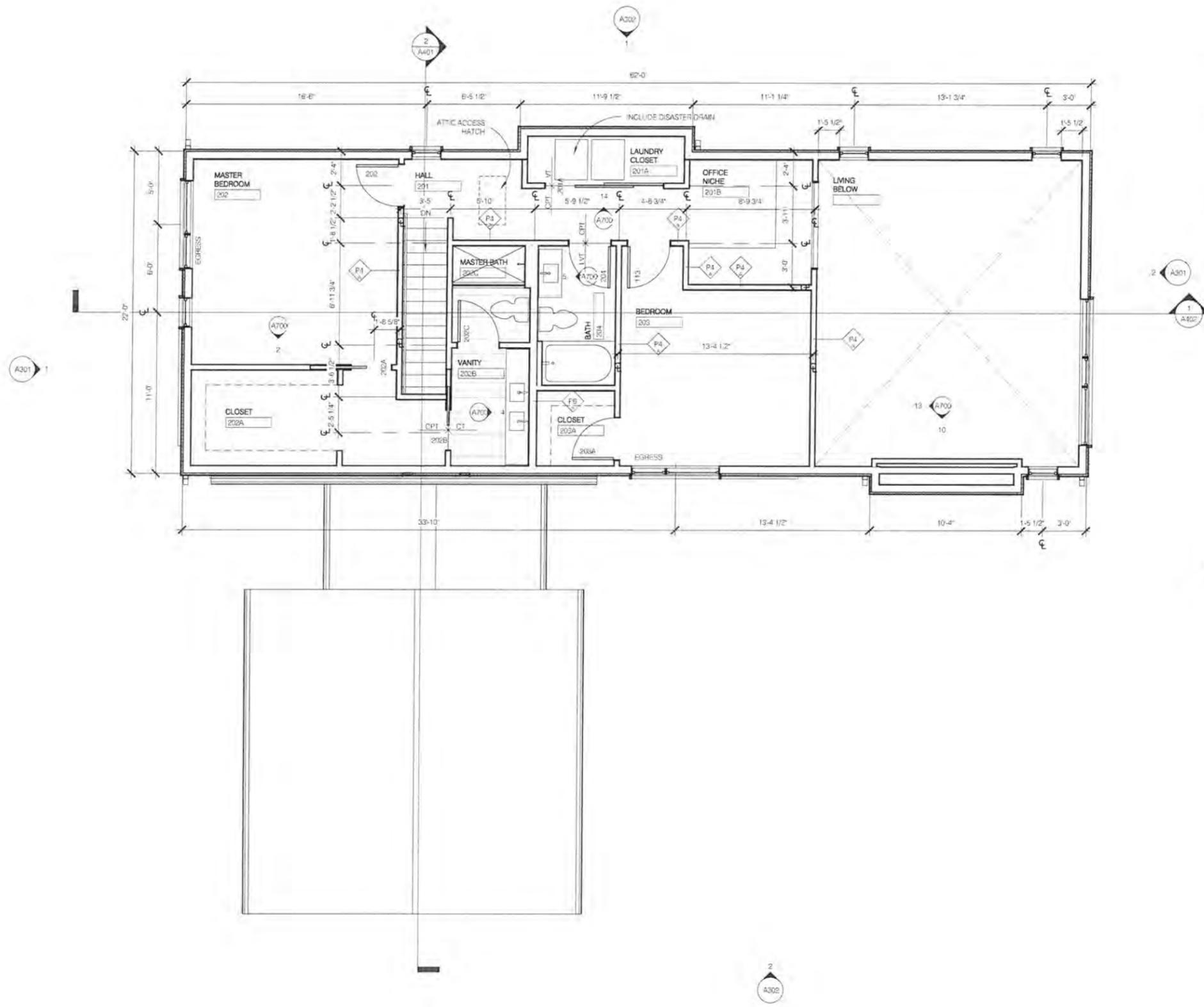
SIGNED: DAVID MILLER  
DATE: 5/1/2015  
LICENSE #: MN # 49311

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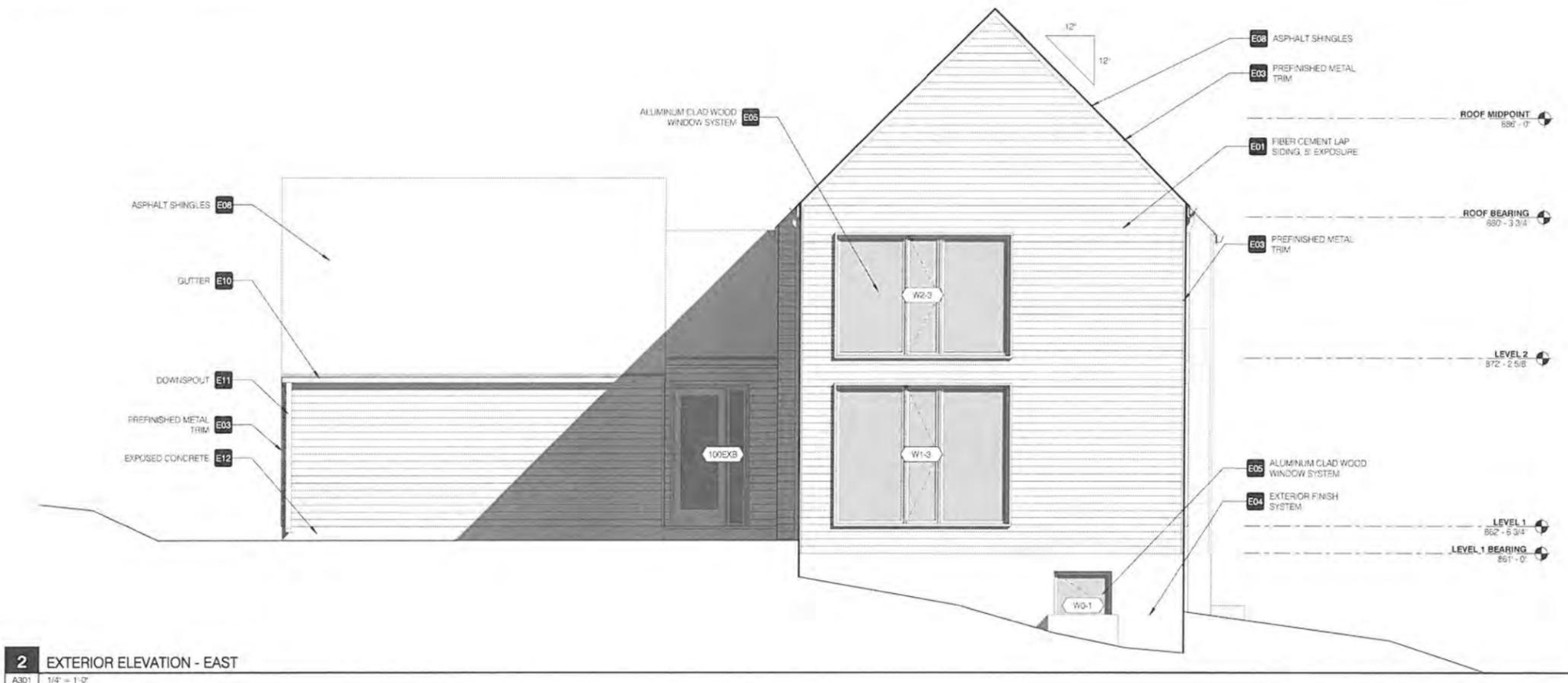
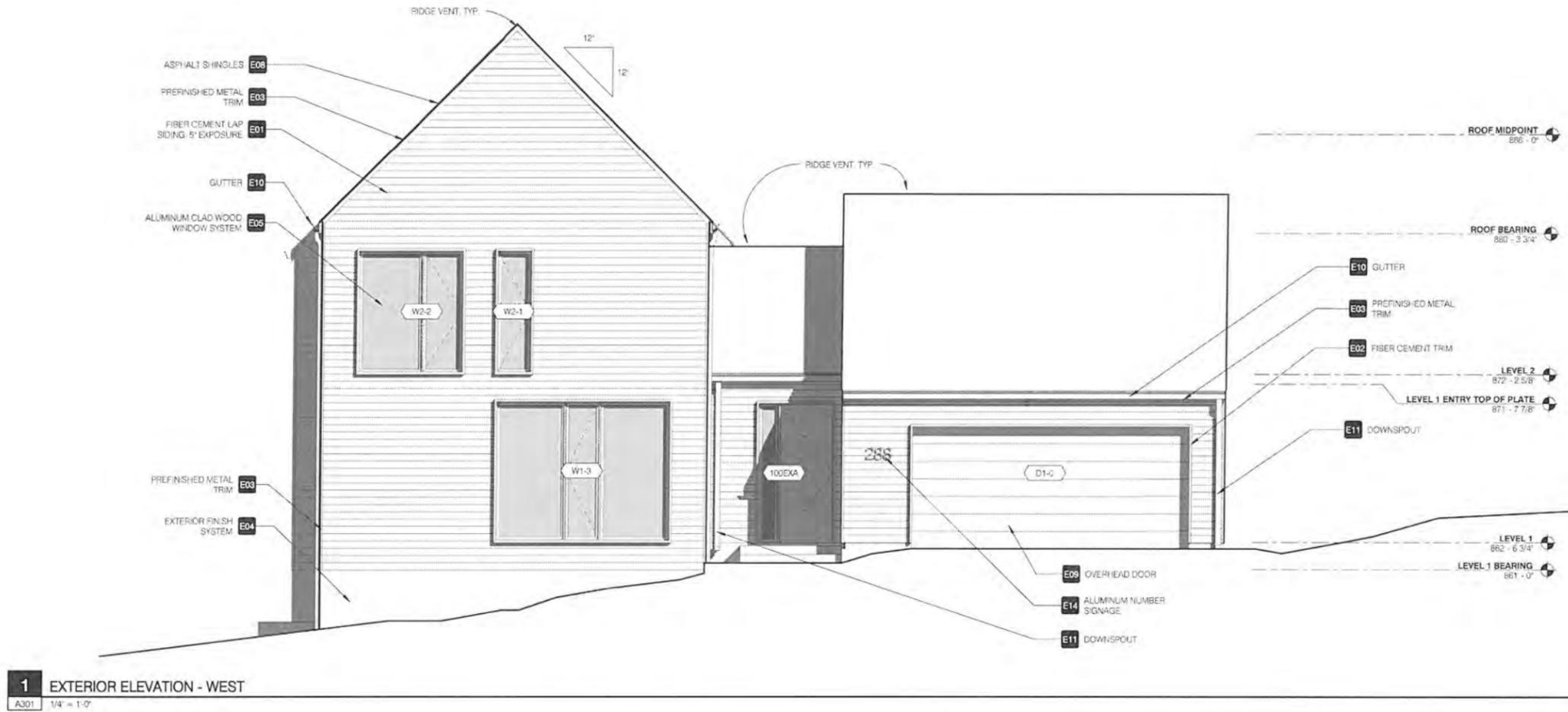
BUILDING  
ELEVATIONS

GENERAL NOTES:

1. xx

KEYNOTES:

- E01 FIBER CEMENT LAP SIDING, 5" EXPOSURE
- E02 FIBER CEMENT TRIM
- E03 PREFINISHED METAL TRIM
- E04 EXTERIOR FINISH SYSTEM
- E05 ALUMINUM CLAD WOOD WINDOW SYSTEM
- E06 ASPHALT SHINGLES
- E09 OVERHEAD DOOR
- E10 GUTTER
- E11 DOWNSPOUT
- E12 EXPOSED CONCRETE
- E14 ALUMINUM NUMBER SIGNAGE



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BUILDING  
ELEVATIONS

GENERAL NOTES:

1. xx

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- E03 PREFINISHED METAL TRIM
- E04 EXTERIOR FINISH SYSTEM
- E06 ALUMINUM CLAD WOOD WINDOW SYSTEM
- E08 ASPHALT SHINGLES
- E09 OVERHEAD DOOR
- E10 GUTTER
- E11 DOWNSPOUT
- E12 EXPOSED CONCRETE
- E14 ALUMINUM NUMBER SIGNAGE



**1** EXTERIOR ELEVATION - NORTH  
A302 1/4" = 1'-0"

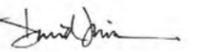


**2** EXTERIOR ELEVATION - SOUTH  
A302 1/4" = 1'-0"

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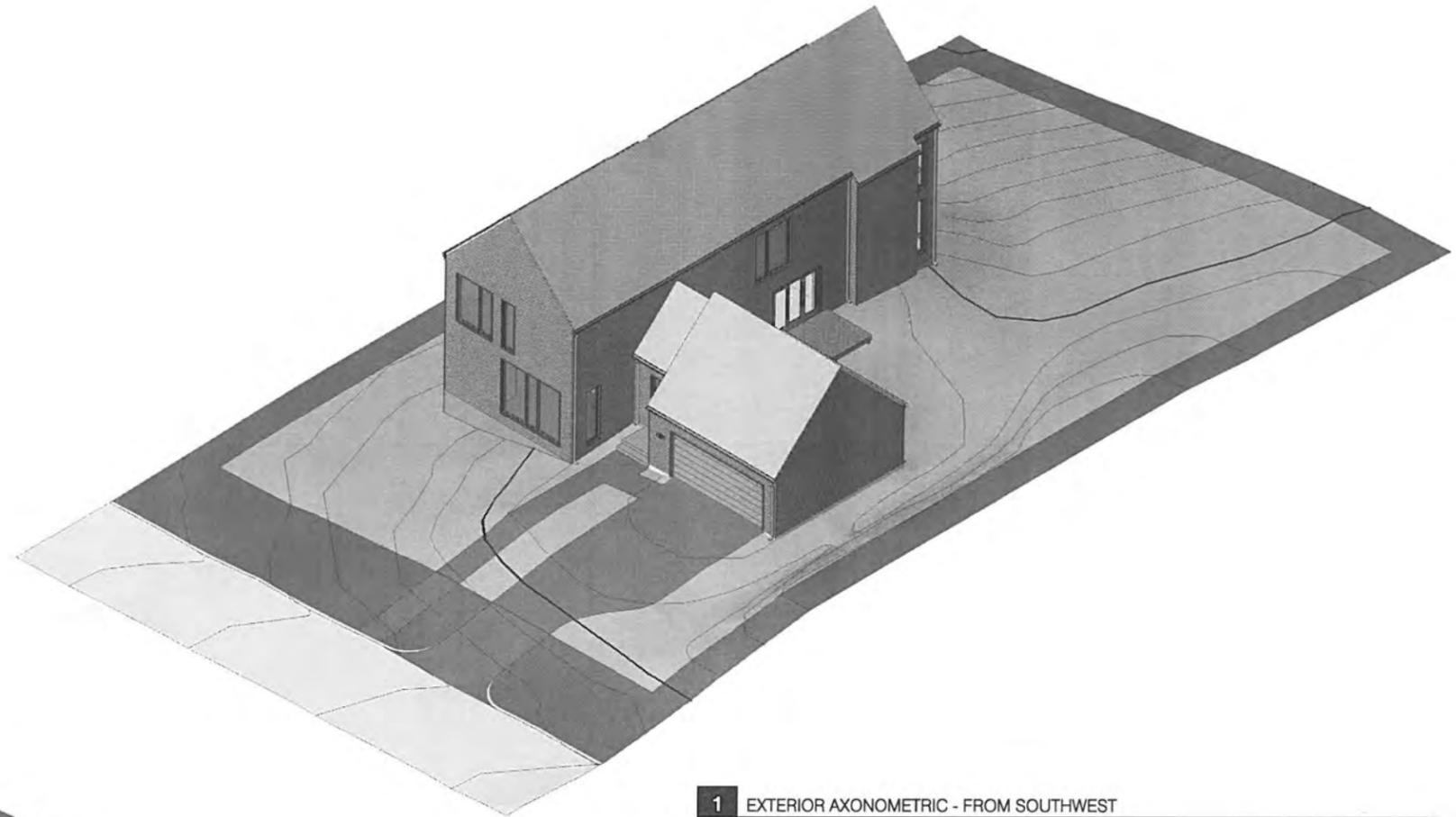
SIGNED DAVID MILLER  
DATE 5/1/2015  
LICENSE # MN #49311

REVISIONS

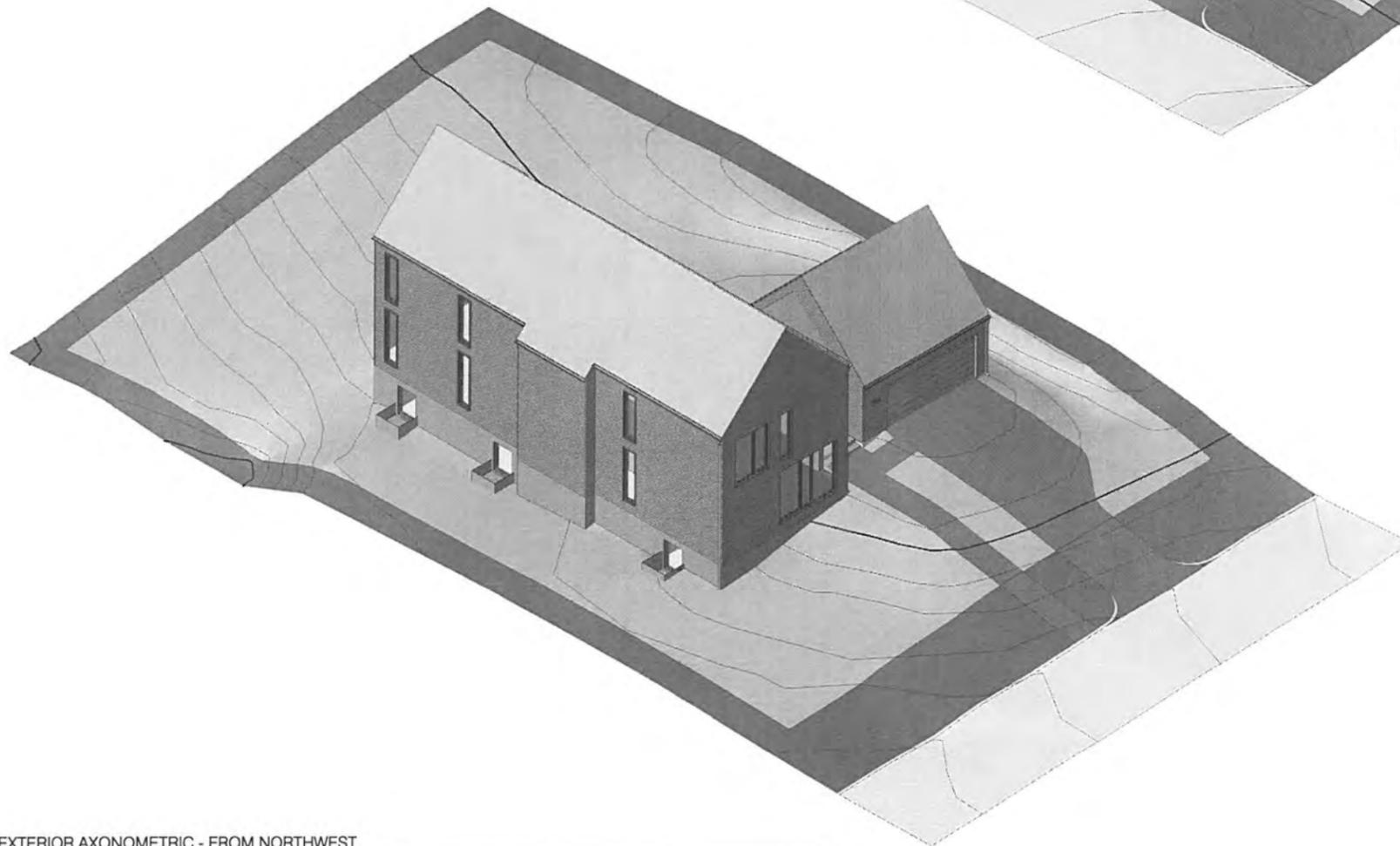
# Date Description

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AXONOMETRIC  
VIEWS



**1** EXTERIOR AXONOMETRIC - FROM SOUTHWEST  
A350



**2** EXTERIOR AXONOMETRIC - FROM NORTHWEST  
A350

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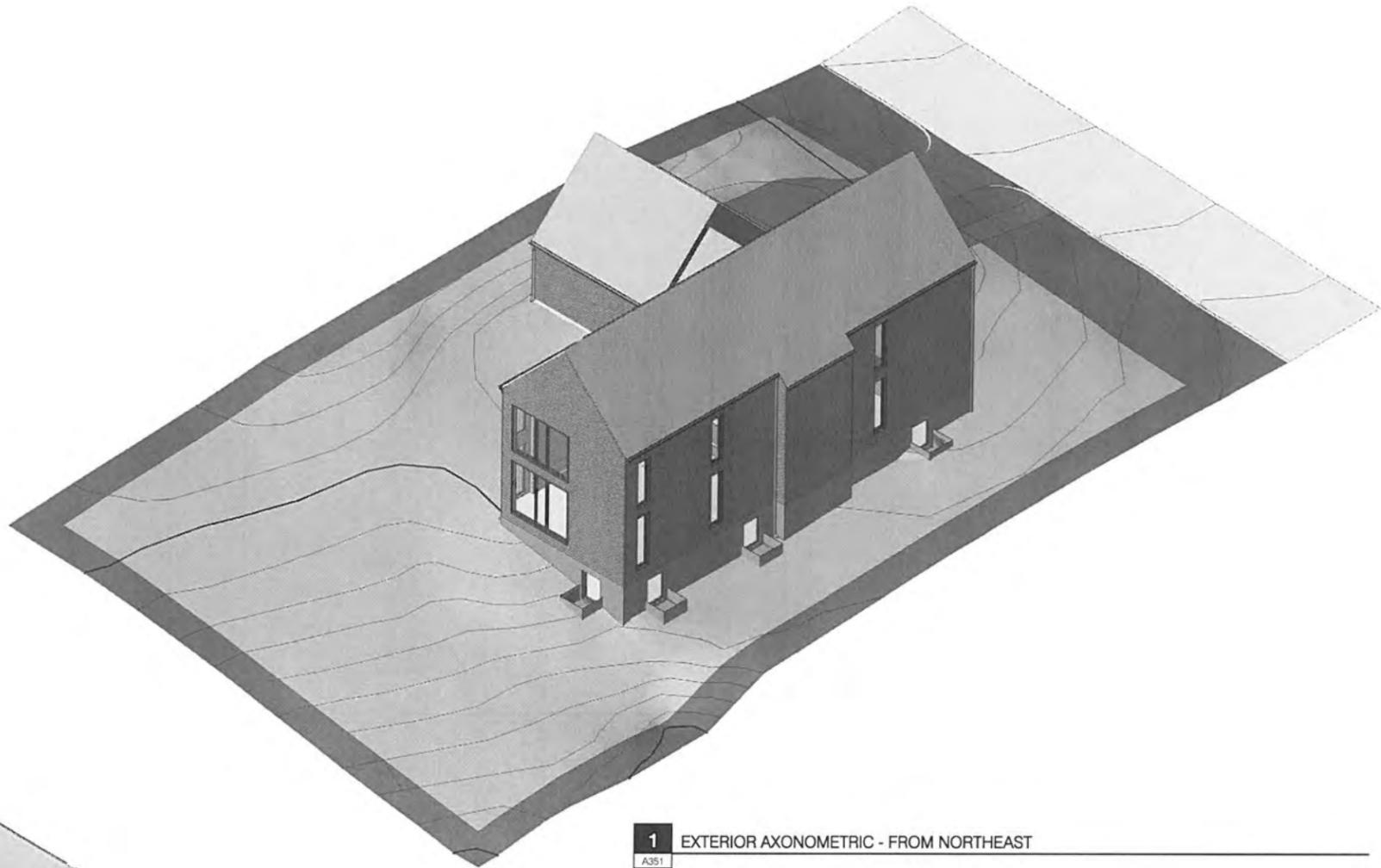
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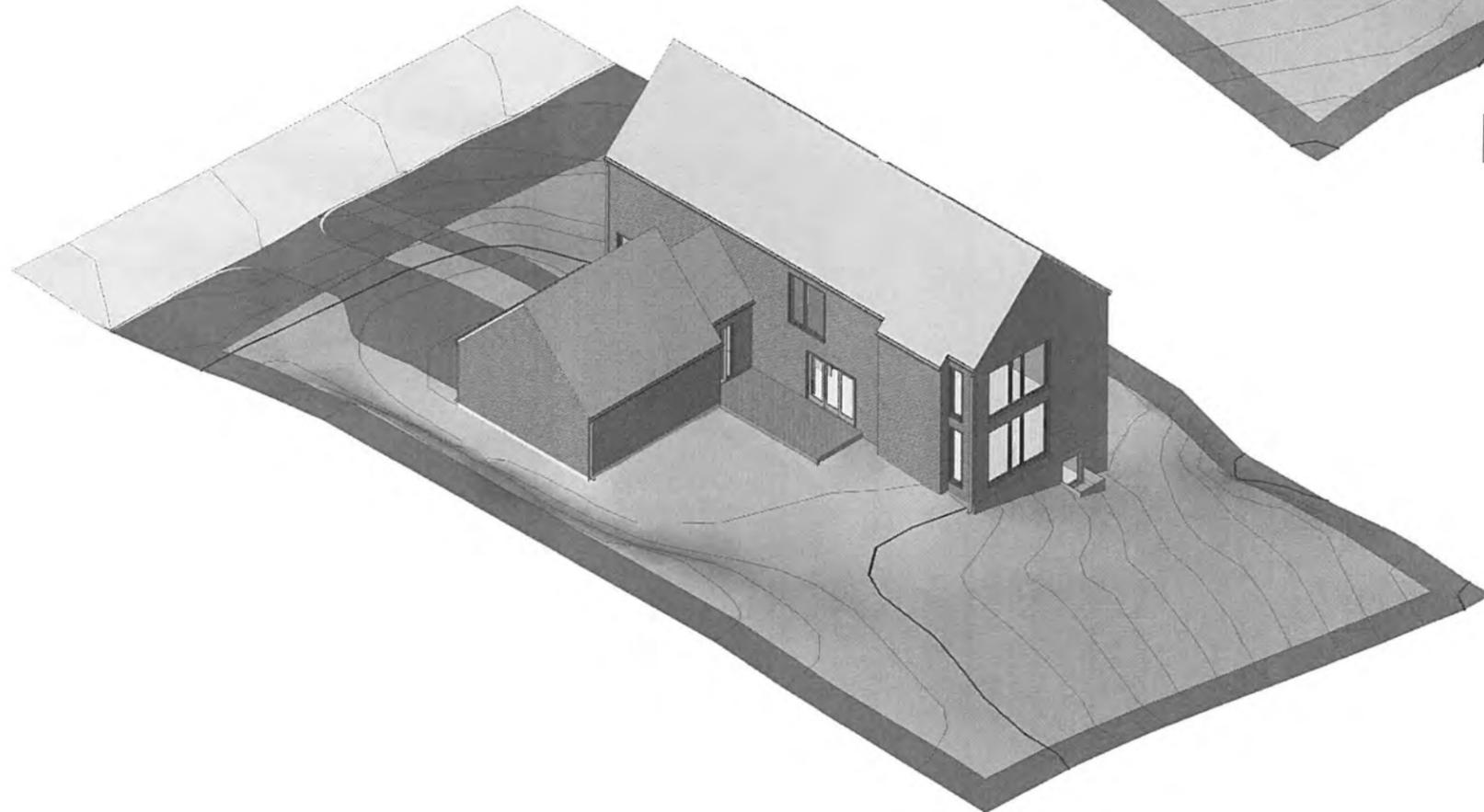
#	Date	Description
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DATE 5/1/2015  
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PHASE PERMIT

AXONOMETRIC  
VIEWS



**1** EXTERIOR AXONOMETRIC - FROM NORTHEAST  
A351



**2** EXTERIOR AXONOMETRIC - FROM SOUTHEAST  
A351

**GEO Engineering Consultants Inc**

PO Box 21490 Minneapolis MN 55421

Phone 763.502.9945 Fax 763.502.9946

April 29, 2015

Mr. David Miller  
290 Market Street, Unit 711  
Minneapolis, MN 55405

RE: Geotechnical Review  
Proposed House  
288 Vincent Avenue North  
Minneapolis, Minnesota  
Project Number: 015-0003-5405

Dear Mr. Miller:

This report presents the results of the geotechnical review for the Proposed House at 288 Vincent Avenue North in Minneapolis, Minnesota. In accordance with your authorization on April 27, 2015, we have conducted a soil retention review for the planned construction.

Our work scope under this authorization is limited to performing review of geotechnical exploration report and proposed house plan.

The purpose of this report is to present our opinion regarding soil retention requirements during construction.

Currently, the site is vacant with some large trees. There are no houses to the north and east of the property, and Vincent Avenue is to the west of the property. However, there is an existing house and a shed to the south of the property.

The new house will be a two-story with lookout basement. The garage will be located on the south of proposed house. The proposed garage will be closer to the existing house and the shed to the south. The finished floor elevation of the new garage will be at 862.6 feet. We assume the garage footings will be at elevation 857.6 feet.

Review of the new house plan suggests the existing house and shed will be at least 15 feet away from the south wall of the proposed garage. Based on the review of geotechnical exploration report, competent native clays/sands should expose at the bottom of foundation excavation and no over excavation will be required.

Upon review of the site plan and geotechnical exploration report, it is our opinion that no soil retention will be required during site preparation.

Exterior backfill behind the foundation should be placed as soon as possible to minimize erosion from rain and disturbance from construction traffic. In addition, construction traffic should be minimized near the south property line. We recommend an experienced earthwork contractor familiar with similar sites should be hired for this project.

Since the depth of unsuitable soil can and often does vary between test boring locations, the excavation should therefore be observed by the geotechnical engineer to document the exposed soils before new fill and footing placement.

All excavations should comply with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches". This document states that excavation safety is the responsibility of the contractor. Reference to these O.S.H.A. requirements should be included in the project specifications.

Professional judgments and recommendations are presented in this report. They are based partly on evaluation of the technical information gathered, partly on historical reports and partly on our general experience with subsurface conditions in the area. We do not guarantee the performance of the project in any respect other than that our engineering work and the judgment rendered meet the standards and care of our profession. It should be noted that the borings may not represent potentially unfavorable surface conditions between borings. The recommendations presented in this report are applicable only to this specific project. These data should not be used for other purposes.

If there are any questions regarding the data or recommendations, please call us at (763) 502-9945.

Geo Engineering Consultants, Inc.



Ahsanur R. Siddique, P.E.  
Geotechnical Engineer

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.



Date 4/29/2015 Registration No. 22099

CONSULTANT

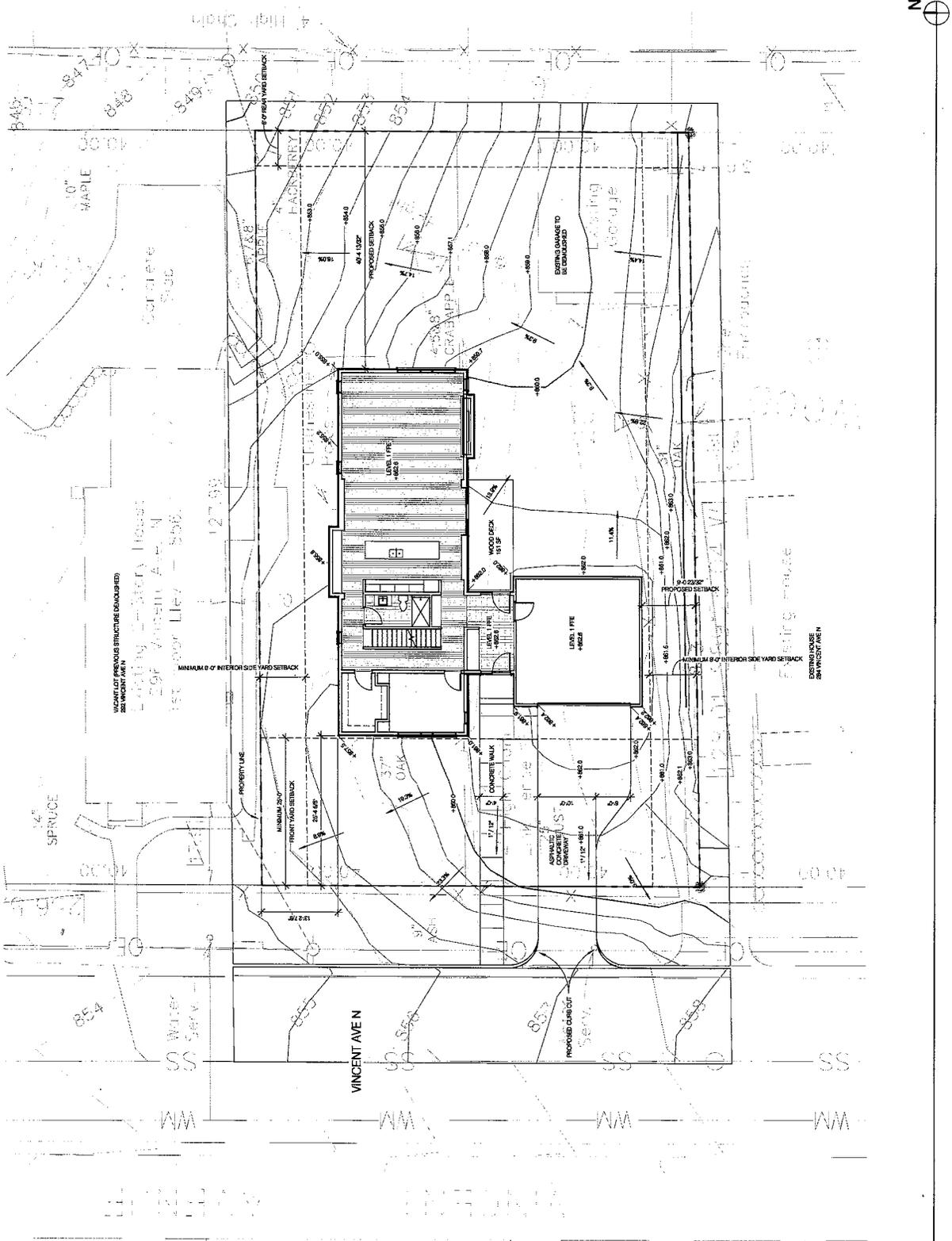
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

REVISIONS  
 # Date Description

DATE  
 DRAWN BY  
 CHECKED BY

SITE PLAN /  
 GRADING PLAN

L100











## David Miller

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**From:** David Miller [miller.david.w@gmail.com]  
**Sent:** Monday, June 22, 2015 3:12 PM  
**To:** president@bmna.org  
**Cc:** mwfedde@gmail.com  
**Subject:** 288 Vincent Ave N Notification / Update

Dear Mr. Thompson and Bryn Mawr Neighborhood Association,

We are writing to update you of our plans to build a single-family residence at 288 Vincent Ave N, currently a vacant lot.

City Staff recently discovered that a small portion of the lot has an existing grade change that slightly exceeds the Zoning Code's definition of a "steep slope". Because the property is located within the Shoreland Overlay District, we are therefore required to pursue a variance to develop the property.

Please feel free to contact us with any questions:

David Miller ([miller.david.w@gmail.com](mailto:miller.david.w@gmail.com))  
Matthew Fedde ([mwfedde@gmail.com](mailto:mwfedde@gmail.com))  
290 Market St Unit 711  
Minneapolis, MN 55405  
(612) 280-8271

Sincerely,

David Miller and Matthew Fedde

## David Miller

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**From:** David Miller [miller.david.w@gmail.com]  
**Sent:** Monday, June 22, 2015 3:22 PM  
**To:** lisa.goodman@minneapolismn.gov  
**Cc:** patrick.sadler@minneapolismn.gov; mwfedde@gmail.com  
**Subject:** 288 Vincent Ave N Notification

Dear Councilmember Goodman,

We are writing to inform you of our plans to build a single-family residence at 288 Vincent Ave N, currently a vacant lot.

City Staff recently discovered that a small portion of the lot has an existing grade change that slightly exceeds the Zoning Code's definition of a "steep slope". Because the property is located within the Shoreland Overlay District, we are therefore required to pursue a variance to develop the property.

Please feel free to contact us with any questions:

David Miller ([miller.david.w@gmail.com](mailto:miller.david.w@gmail.com))  
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Sincerely,

David Miller and Matthew Fedde