

**LAND USE APPLICATION SUMMARY**

*Property Location:* 1611 Dupont Avenue South  
*Project Name:* 1611 Dupont Avenue South Addition  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Douglas and Suzanne Kubach  
*Project Contact:* Joseph Metzler, SALA Architects  
*Request:* To allow additions to a single-family dwelling.  
*Required Applications:*

<b>Variance</b>	To reduce the established front yard requirement minimum front yard requirement adjacent to Dupont Avenue South from 20 feet to 8.25 feet.
<b>Variance</b>	To increase the maximum floor area ratio from 0.5 to 0.71.
<b>Variance</b>	To increase the maximum height from 28 feet to 31.5 feet.

**SITE DATA**

<b>Existing Zoning</b>	R2 Two-Family District
<b>Lot Area</b>	6,347 square feet
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Lowry Hill Neighborhood Association
<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>	June 23, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	August 22, 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 with a tuck-under garage accessed from Dupont Avenue. The existing dwelling has been remodeled extensively since it was constructed prior to 1900. The tuck-under garage was added in 1992.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** There is a mix of residential uses in the immediate area, from low- to high-density. The adjacent properties to the north and south are single-family dwellings.

**PROJECT DESCRIPTION.** The applicant is proposing to add-on to the existing single-family dwelling located at the property of 1611 Dupont Avenue South. A 2-story addition is proposed on the north side of the dwelling over a new entrance at the garage level and an infill addition is proposed at the front entrance. In total, the additions would contain 565 square feet of floor area. The minimum front yard requirement along Dupont Avenue is equal to the setback 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 or 20 feet, whichever is greater. Both of the adjacent structures are set back less than 20 feet from the front lot line, therefore the minimum 20 foot requirement applies. The additions would be located up to 8.25 feet from the front lot line. A variance is required to reduce the minimum front yard requirement. The maximum floor area ratio (FAR) for a single-family dwelling in the R2 District is 0.5. The subject dwelling does not qualify for the basement area exemptions allowed by [section 546.360 of the zoning code](#). Floor area of an attached garage also counts towards the gross floor area (GFA) computation. With the floor area of the first, second, and basement levels of the dwelling and garage area included, the proposed FAR is equal to 0.71. A variance is required to increase the maximum FAR. The maximum height allowed for a single-family dwelling is 2.5 stories or 28 feet as measured at natural grade 10 feet from the center of the dwelling to the top of the highest point of the structure for a flat roof. The proposed 2-story addition would be 31.5 feet in height. A variance is required to increase the maximum height.

**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 a variance reduce the established front yard requirement minimum front yard requirement adjacent to Dupont Avenue South from 20 feet to 8.25 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.*

Both additions would extend into the required front yard and would be set back 8.25 feet and 10 feet at the closest points from the front lot line. Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The existing dwelling is situated on the west side of the property and projects into the required front yard. The site is significantly sloped.

Further, the front lot line follows the curvature of the street. These circumstances affect where the dwelling can be expanded and were not created by the applicant.

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.*

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. A large portion of the tuck-under garage and front of the dwelling already extend into the required front yard. At the closest points, the garage is set back 3.2 feet and the first and second levels are set back 12.5 feet from the front lot line. The proposed additions would be set back 8.25 feet and 10 feet at the closest points. The added footprint (less than 100 square feet) would be minimal and would not significantly affect the slope of the site. The adjacent dwellings to the north and south of the subject property are both located within 8 feet of the front lot line adjacent to Dupont Avenue. Because of the small size of the additions and the large separation from the north side lot line, the proposal would 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.*

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 additions would be set back 8.25 feet and 10 feet at the closest points from the front lot line. The added footprint (less than 100 square feet) would be minimal and would not significantly affect the slope of the site. The adjacent dwellings to the north and south of the subject property are both located within 8 feet of the front lot line adjacent to Dupont Avenue. Because of the small size of the additions and the large separation from the north side lot line, the proposal would not have any impacts on the adjacent properties access to light, air and open space. The design of the addition would 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.

## VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for 1) a variance to increase the maximum floor area ratio from 0.5 to 0.71 and 2) a variance to increase the maximum height from 28 feet to 31.5 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.*

**Both variances:** Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The dwelling was originally permitted for construction prior to 1900 and has been remodeled and expanded over the years. The grade of the site changes significantly resulting in the finished first floor of the first story being more than 3.5 feet from natural grade for more than 50 percent of the perimeter. Therefore the subject dwelling does not qualify for the

basement area exemptions allowed by [section 546.360 of the zoning code](#). Floor area of an attached garage also counts towards the gross floor area (GFA) computation. Because of the grade change, the existing FAR is 0.62 and the existing height is 2.5 stories, 36 feet. The proposed 2-story addition with a flat roof would be 31.5 feet in height. If the basement were not required to be included, the proposed FAR would be 0.45. Because of where the height is measured, the applicant could not construct a second floor addition without an exception to the height requirement. The zoning code authorizes an exception to administratively increase the maximum height of single- and two-family dwellings to 35 feet when the established height of a minimum of 50 percent of the single- and two-family dwellings within one 100 feet of the subject site exceed the maximum height. A similar exception is allowed for FAR, provided the FAR does not exceed the maximum FAR of the largest single- and two-family dwelling within the 100 foot radius. It appears likely that the subject property would qualify for these exceptions; however, the applicant was unable to obtain enough accurate information for the surrounding properties to administratively apply for the exceptions.

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, building bulk regulations are established in order to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area. Comprehensive plan policies call for single-family infill development to reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings. In calculating the gross floor area of a single-family dwelling, the purpose of measuring the finished first floor level from natural grade is to prevent the mounding of soil to allow for a structure to be taller or larger than the ordinance would normally allow. Restricting changes to the natural grade also helps to minimize runoff to surrounding properties due to grade changes. New construction per story is typically taller than existing development. The height restriction in feet is intended to prevent new development that is grossly out of proportion with existing development.

The applicant is proposing to expand an existing dwelling with minimal impact to the existing grading. In total, the additions would add 565 square feet of floor area. The height of the addition would be 4 feet less than the midpoint of the adjacent pitched roof. Properties in the immediate area are comparable in size to and have similar grade changes like the subject site. The structures on these nearby properties are also larger in scale. The proposal would be compatible with the surrounding area. Because of the small size of the additions and the large separation from the north side lot line, the proposal would also 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 applicant is proposing to expand an existing dwelling with minimal impact to the existing grading. In total, the additions would add 565 square feet of floor area. The height of the addition would be 4 feet less than the midpoint of the adjacent pitched roof. Properties in the immediate area are comparable in size to and have similar grade changes like the subject site. The structures on these nearby properties are also larger in scale. The proposal would be compatible with the surrounding area. Because of the small size of the additions and the large separation from the north side lot line, the proposal would

also not have any impacts on the adjacent properties access to light, air and open space. The design of the addition would 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 construction is built to current building codes.

### **Additional Standards to Increase Maximum Height**

In addition to the variance standards, the Board of Adjustment shall consider, but not be limited to, the following [factors](#) when determining the maximum height of principal structures in residential districts:

1. *Access to light and air of surrounding properties.*

Because of the addition height being 4 feet less than the midpoint of the adjacent pitched roof, the small size of the addition, and the large separation from the north side lot line, the proposal would not have any impacts on the adjacent properties access to light and air.

2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

The surrounding properties are residential. The site is not adjacent to any significant public spaces and staff is not aware of any existing solar energy systems in the immediate area. Because of the addition height being 4 feet less than the midpoint of the adjacent pitched roof, the small size of the addition, and the large separation from the north side lot line, the proposal would not significantly shadow any surrounding properties.

3. *The scale and character of surrounding uses.*

The surrounding residential properties are larger in scale and massing. The proposal is compatible with the existing dwelling and surrounding properties.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

The proposal would not affect any public views of landmark buildings, significant open spaces or water bodies.

## **RECOMMENDATIONS**

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Douglas and Suzanne Kubach for the property located at 1611 Dupont Avenue South:

### **A. Variance to reduce the minimum front yard requirement.**

Recommended motion: **Approve** the variance to reduce the established front yard requirement minimum front yard requirement adjacent to Dupont Avenue South from 20 feet to 8.25 feet to allow additions 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 July 16, 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 increase the maximum floor area ratio.**

Recommended motion: **Approve** the variance increase the maximum floor area ratio from 0.5 to 0.71 to allow additions 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 July 16, 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.

**C. Variance to increase the maximum height.**

Recommended motion: **Approve** the variance to increase the maximum height from 28 feet to 31.5 feet to allow a 2-story addition 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 July 16, 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
8. Public comments

## 1611 Dupont Ave. S. / Project Description

This project is residential addition consisting of a 2-story addition to the north of the existing structure and a 1-story entrance addition above a tuck-under garage. Approximately 25% of the existing structure is situated in the required front yard setback. Neither addition will be as close to the street as the NW corner of the existing garage, which is situated 3.2' from the western property line. Both 1919 Mount Curve Ave. and 57 Groveland Terrace are reverse corner lots but have side yards that have less than the required 20'. Both properties appear to be setback from Dupont Ave. S. about the same distance as the current structure at 1610 Dupont and less than what is required for these additions. The addition will be about 4' lower than the midpoint of the existing gable roof and a front facing gable roof will be removed to reduce the height and building bulk along the street.

## 1611 Dupont Ave. S. / Front Setback Variance Statement

1. There are practical difficulties in complying with the ordinance because of circumstances unique to this property. Approximately 25% of the existing home footprint is located in the required front yard setback. This makes it impossible to add rooms accessible from a shared corridor (instead of through another room) since the only common hall is located at the front of the home in the required setback. Any addition attached to the north side of the residence where there is buildable area and that can be accessed internally will also be located in the required front yard setback. Because Dupont Ave. curves east on the north end of the property the setback is pushed further east thus restricting the buildable area further. These circumstances were created by previous owners. The home was constructed around the turn of the century before existing zoning requirements were in place and was extensively remodeled in 1992 when the garage was added. Because of the sloping terrain along Dupont Av. the only place a garage could be added was in the required front yard setback.
2. The property owner 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 property will be retained for use as a single-family residence. The addition is planned to the north side where it will be set back further from the street than the existing residence and comparable to the side yards of the 2 adjacent homes (both on reverse corner lots) and the home across the street. The majority of the addition is built above an existing basement story resulting in only a small increase in the building footprint.
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. The proposed massing and street setback is consistent with existing and adjacent massing and setbacks of adjacent properties. The addition will actually have a greater setback than the current structure. The terrain of the neighborhood generally slopes down to the NE and as such the addition should not block significant views from neighboring homes or restrict sunlight. The variance will not be detrimental to the health, safety, or welfare of the general public, or those utilizing the property or nearby properties.

## 1611 Dupont Ave. S. / Floor Area Ratio Variance Statement

1. There are practical difficulties in complying with the ordinance because of circumstances unique to this property. The structure was constructed at the turn of the century and as was the custom, the main floor elevation was more than 30" above the natural grade. A tuck under garage was added in 1992, since this was the only possible location for a garage given the slope of the property to the west along Dupont Avenue. This exposed garage face further increased the average height of main floor above natural grade. Because of this the floor area ratio calculations must include the entire basement as finished space even though a majority of it has relatively low ceilings and isn't suitable as living space. These circumstances were created by previous owners when the home was originally built as well as when it was remodeled and the garage was added in 1992.
2. The property owner 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 property will be retained for use as a single-family residence. The floor area ratio of the existing structure with the addition will be less than the floor area ratio of 3 of the 8 structures located within 100'. 47 Groveland Terrace has a FAR of 0.629. 1010 Mount Curve Avenue, immediately to the south, has a FAR of 0.546 and 1000 Mount Curve Avenue has a FAR of 0.545. It is quite possible the 930 Mount Curve Avenue has a FAR greater than 0.5 but accurate information in order to make a calculation is not available. The Minneapolis PropertyInfo website indicates a second level area of 2613 for this property but a ground floor area of only 1941. Photos of the homes suggest ground floor that is, at the very least, as large as the second. This published data appears to not include attached garages, which are now included in the FAR calculations. Should this property actually have a FAR greater than 0.5, a variance of the FAR would not be required.
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. The proposed massing is consistent with existing and adjacent massing and bulk of adjacent properties. The addition will not substantially increase the bulk of the structure. Some of the existing bulk that doesn't factor into the FAR calculations will be eliminated when an existing front facing gable roof is removed. The terrain of the neighborhood generally slopes down to the NE and as such the addition should not block significant views from neighboring homes or restrict sunlight. The variance will not be detrimental to the health, safety, or welfare of the general public, or those utilizing the property or nearby properties.

## 1611 Dupont Ave. S. / Height Variance Statement

1. There are practical difficulties in complying with the ordinance because of circumstances unique to this property. Because the property slopes down to the west immediately adjacent to Dupont Avenue, a tuck-under garage was the only practical place to locate a garage when it was added in 1992. The result of this is that the upstairs ceiling of the original 2-story house dating from the turn of the century is already over the height limit. These circumstances were created by previous owners. The original home was constructed before existing zoning laws were in place and was extensively remodeled in 1992. About half of the residential structures within 100' appear to match, or exceed, an overall height of 28'. However an administrative increase is not possible because the actual height of these structures can't be determined. Determining the height of these structures would require taking the measurements while standing at the same elevation as the grade at a point centered, and 10' in front of the front façade. However all the properties are up from the public right of way anywhere from a couple of feet to approximately 10' or more. These methods of measurement also rely on measuring points on a vertical plane for accuracy but the measurement needs to be taken from the grade 10' in front of the street façade to a point some distance back from the street facade for a sloped roof. All other methods of measurement require that the individual property owners grant access to their property or access inside their residence.
2. The property owner 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 property will be retained for use as a single-family residence. The addition will be about 4' lower than the mid point of the main gable roof and almost 9' lower than the ridge of the main gable. In addition, an existing front facing gable roof will be removed to reduce overall height along Dupont Avenue.
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. The proposed height is consistent with the height of the current structure as well as homes that are immediately adjacent. The adjacent 2-family structure at 47 Groveland Terrace is less than 10 years old and has a height of 35'. Some of the older adjacent structures such as 1014, 1004, and 1000 Mount Curve Avenue appear to exceed the 28' height limit. The addition will actually have a lower height than the current structure. The terrain of the neighborhood generally slopes down to the NE and as such the addition should not block significant views from neighboring homes or restrict sunlight. The variance will not be detrimental to the health, safety, or welfare of the general public, or those utilizing the property or nearby properties.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1611 Dupont Ave S

FILE NUMBER

BZZ-7217

# ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADV SUR.COM

## SURVEY FOR: SUZANNE & DOUG KUBACH

SURVEYED: April, 2015

DRAFTED: April 29, 2015

### LEGAL DESCRIPTION:

All that part of Lot K, Groveland Addition to Minneapolis, described as follows: Commencing at a point on Mount Curve Avenue, where the line dividing Lots K and L, said Addition, strikes said Avenue; thence running along said Dividing line towards Groveland Avenue 130 feet; thence at right angles towards Hillside Place 76 feet to a point, which is the Southerly corner of the piece of land to be described and commencing at this point and running on a line parallel with said line dividing said Lots K and L towards Groveland Avenue 60 feet; thence at right angles towards and to Hillside Place; thence Southerly along the line dividing Hillside from Lot K to a point on said line through which said line 76 feet long above named if running to said Hillside Place would pass and from there towards Lot L to the place of beginning. Also described as Lot 10, Auditor's Subdivision Number 147, also: That part of Lot 11, Auditor's Subdivision Number 147, lying North of a line drawn from the Northeast corner of said Lot through a point 4 feet South of the Northwest corner of said Lot measure at right angles to the North line of said to the Westerly line of said Lot.

Contains: 6,347 Sq. Ft.

### SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site.
5. The plats of Groveland Addition and Auditor's Subdivision No. 147 are old and vague. They are mathematically incomplete and have missing lot dimensions. While we have shown and monumented the boundary of this property as best we can from this incomplete information, we can't be sure that a judge would agree with our reasoning if the survey were challenged. If this uncertainty is something that you would like to remove, it is possible to go to court and have a judge rule on the matter, but like all legal proceedings, time and money would be involved.

### STANDARD SYMBOLS & CONVENTIONS:

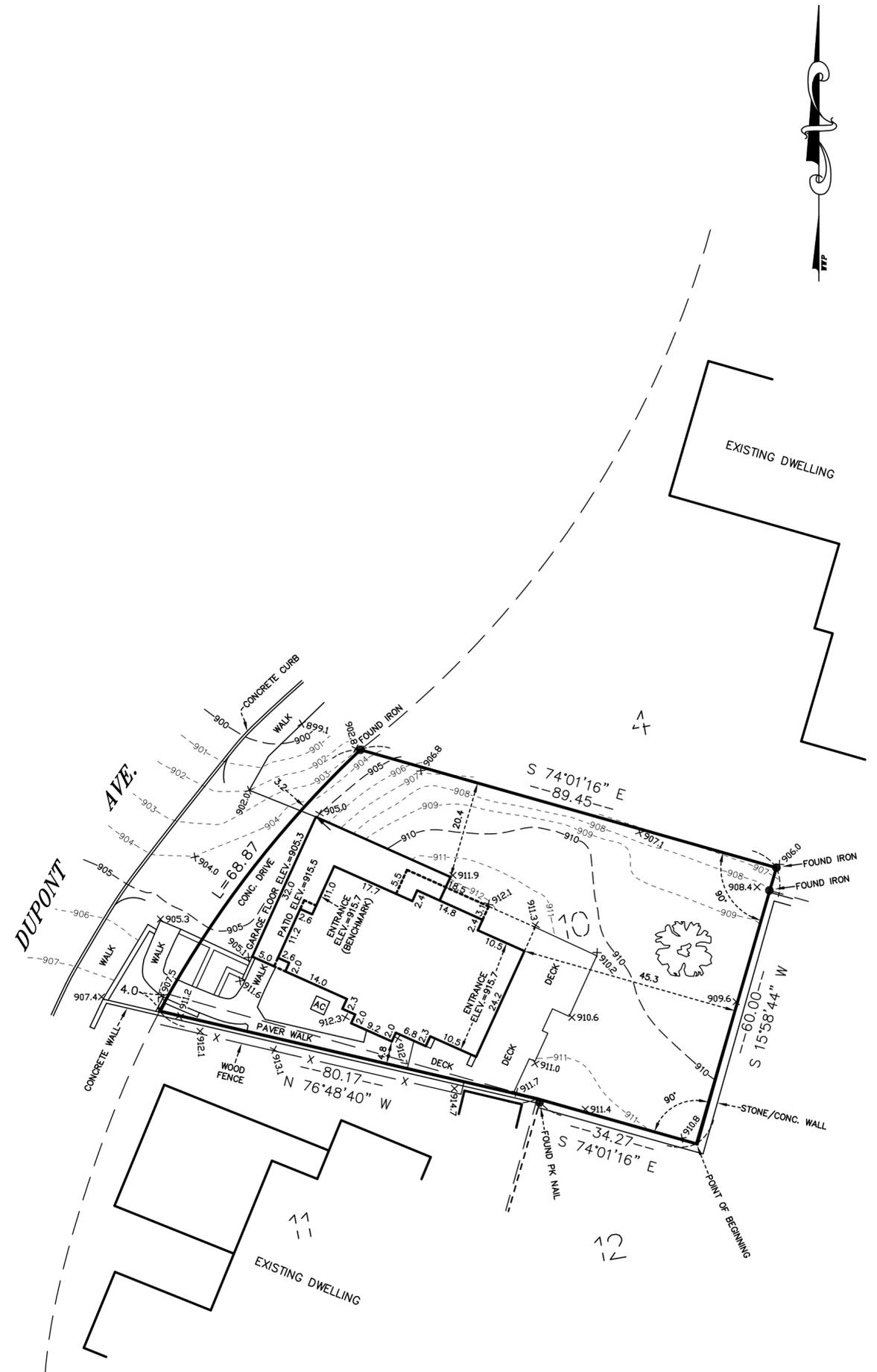
"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

### CERTIFICATION:

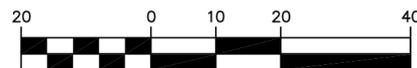
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Licensed Land Surveyor under the laws of the state of Minnesota.

Signature: *James H. Parker* Typed Name: James H. Parker Reg. No.: 9235

Date: April 29, 2014



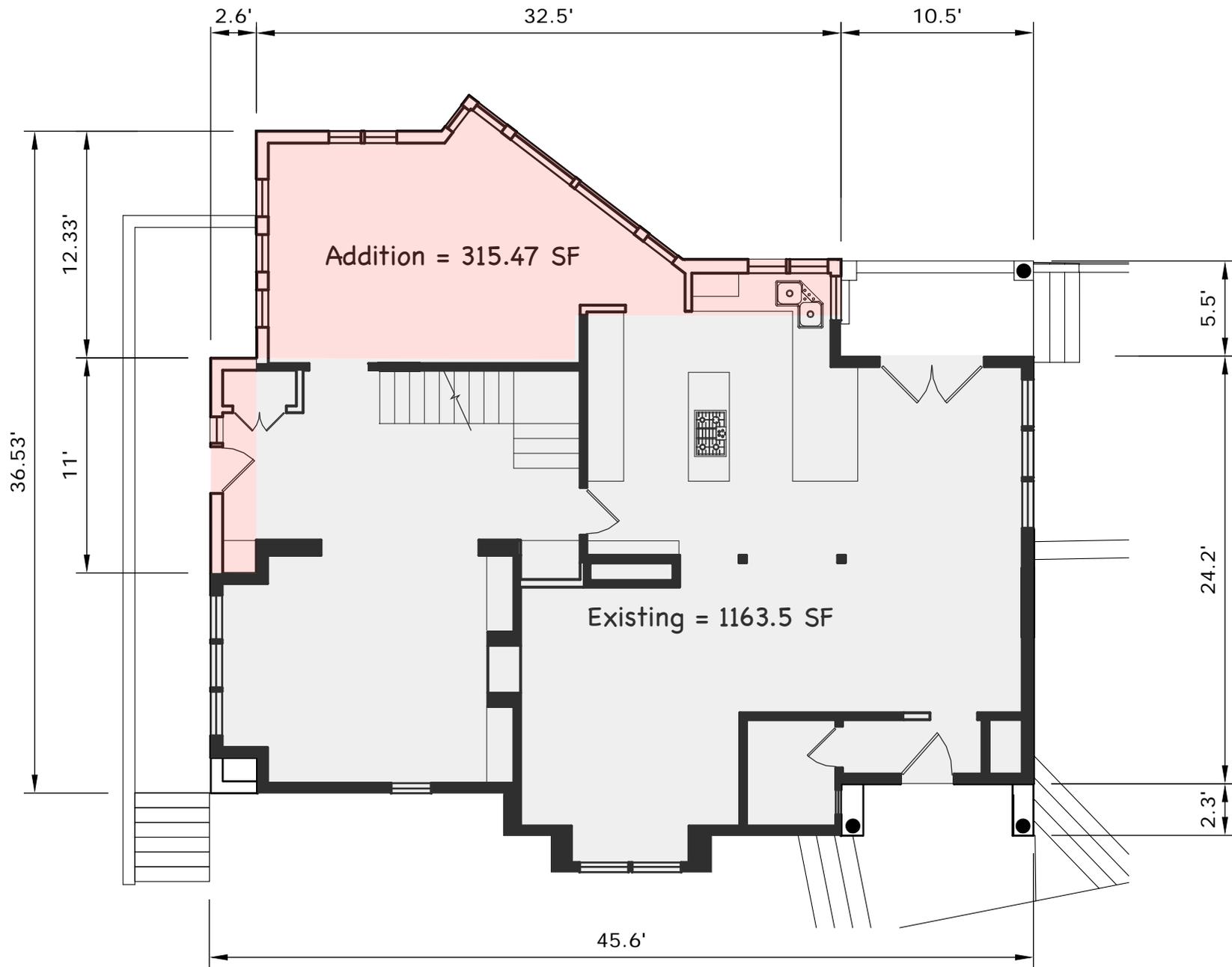
GRAPHIC SCALE



( IN FEET )

DWG. NO. 150220 WP

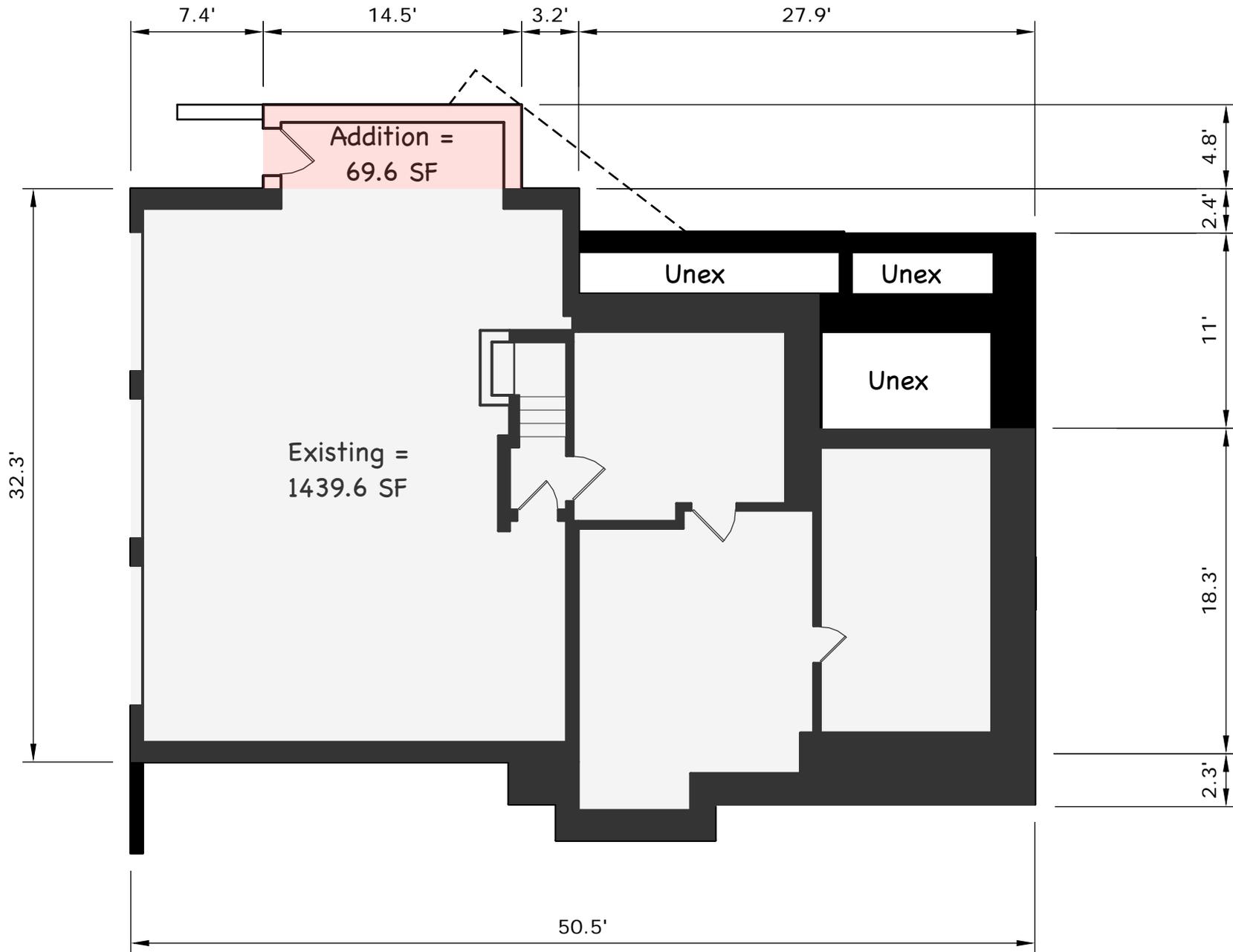


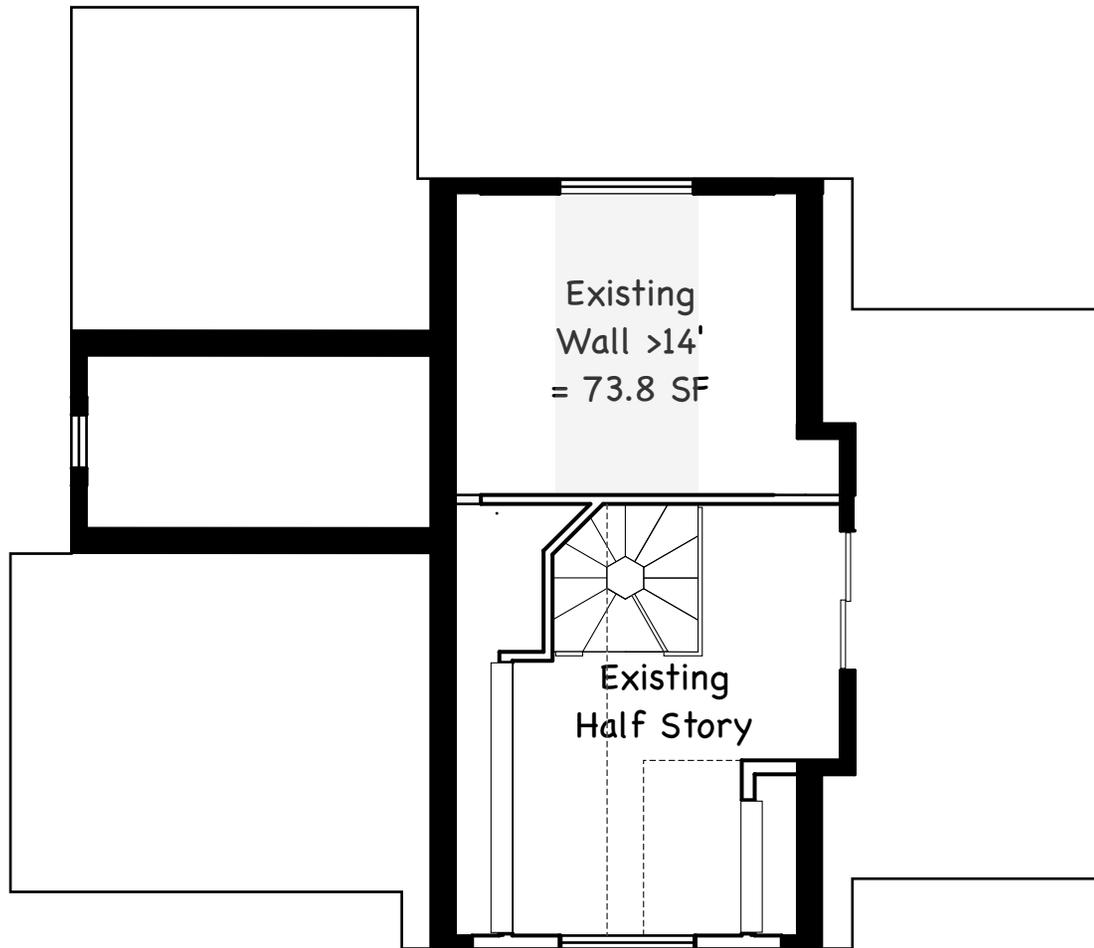


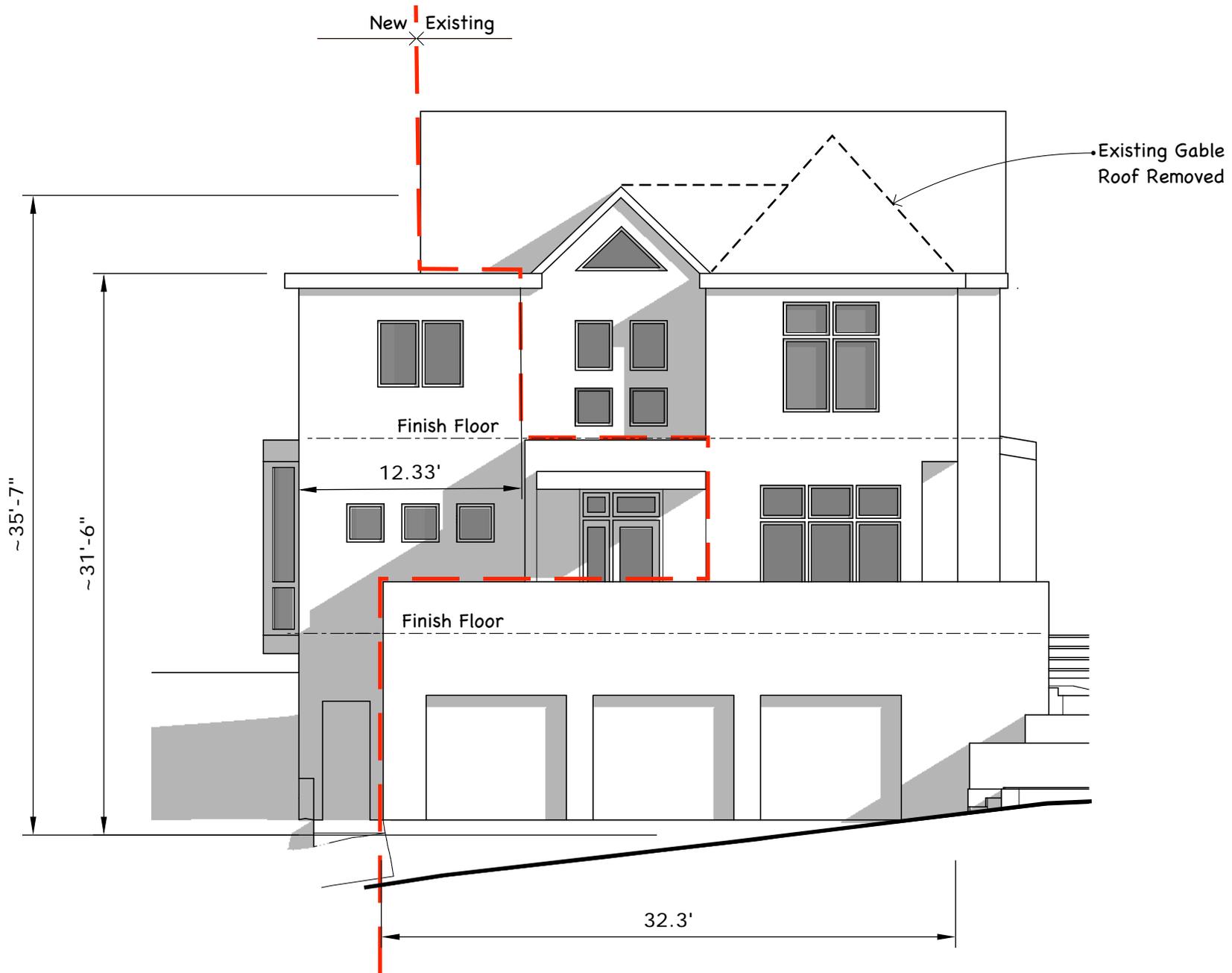
1611 Dupont Avenue South / Main Level Plan / 1/8" = 1' - 0" / SALA Architects / 06.03.15



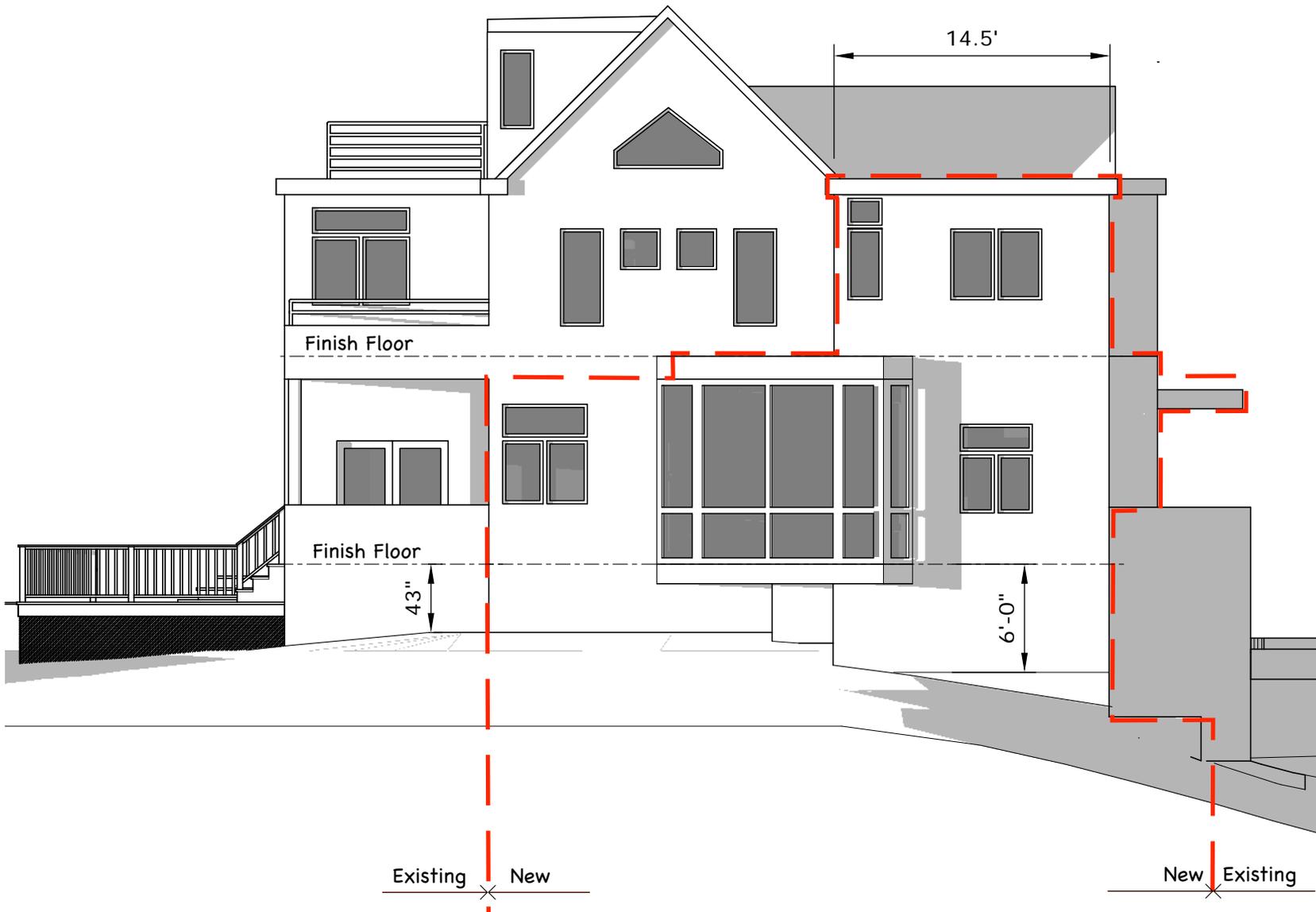
1611 Dupont Avenue South / Upper Level Plan / 1/8" = 1' - 0" / SALA Architects / 06.03.15



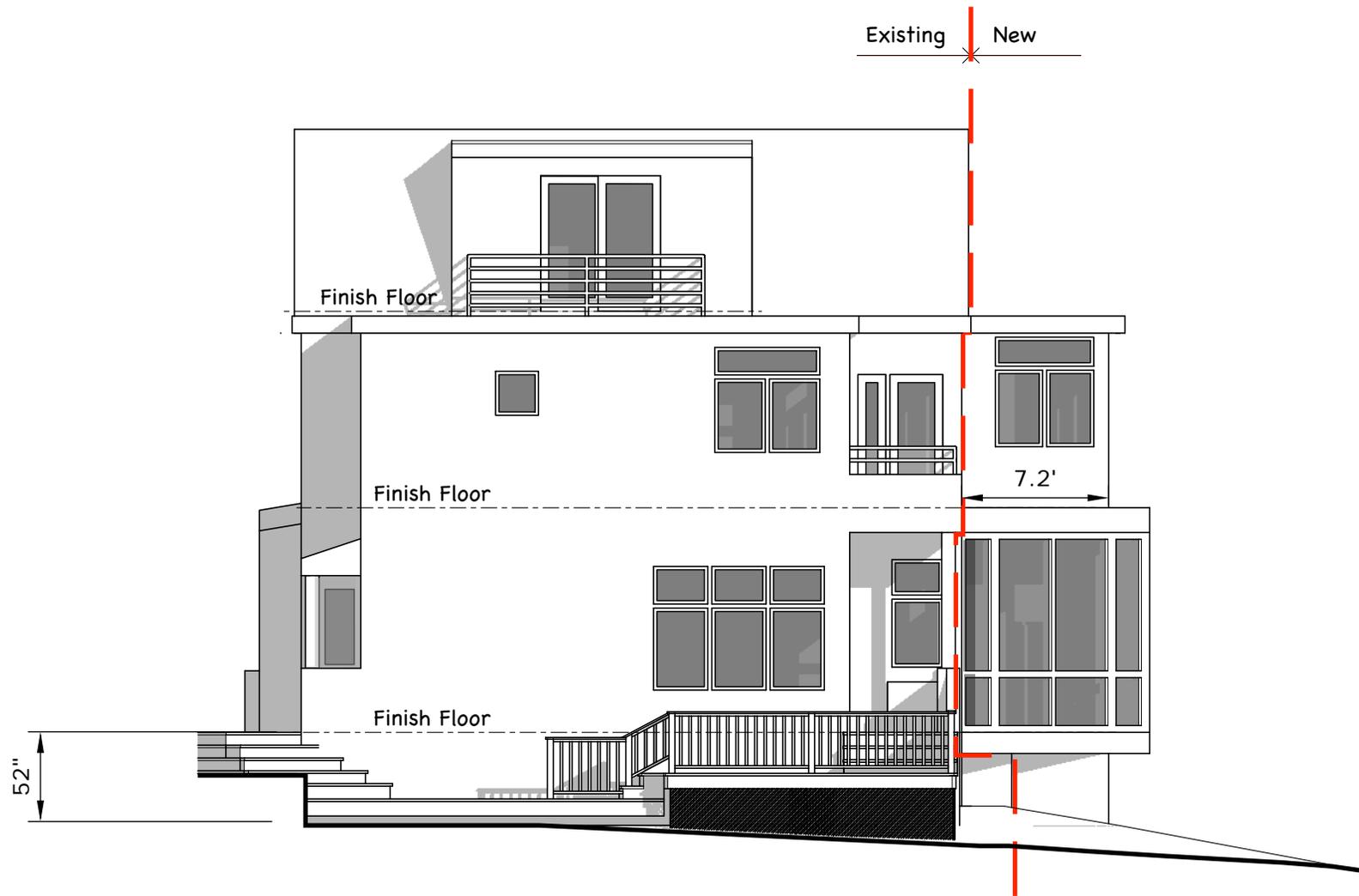




1611 Dupont Avenue South / West Elevation / 1/8" = 1' - 0" / SALA Architects / 06.03.15



1611 Dupont Avenue South / North Elevation / 1/8" = 1' - 0" / SALA Architects / 06.03.15











# Houses within 100' of 1611 Dupont Avenue South



1014 Mount Curve Avenue



1010 Mount Curve Avenue



1004 Mount Curve Avenue



1000 Mount Curve Avenue

# Houses within 100' of 1611 Dupont Avenue South



930 Mount Curve Avenue



1650 Dupont Avenue South



57 Groveland Terrace



45 & 47 Groveland Terrace

# Houses just beyond 100' of 1611 Dupont Avenue South



58 Groveland Terrace



1700 Dupont Avenue South



1023 Mount Curve Avenue



1005 Mount Curve Avenue

**Widmeier, Janelle A.**

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**From:** Fred Bertron <bertron@me.com>  
**Sent:** Wednesday, July 08, 2015 10:44 AM  
**To:** Widmeier, Janelle A.  
**Subject:** 1611 Dupont Ave S

How to begin to make comments regarding this variance request? Of all homes to ask to make taller and closer to the street, I should think this particular one would be last on the list. The lot is currently basically all house. They want more? I can only assume the need for more height is to obtain a skyline view from the attic. Because of the angle of the road, the house already has the appearance of six stories. And to build closer to the street would be essentially on the sidewalk. I will make no comment on the current architecture, but making this home on this lot bigger is a bad idea.

Fred Bertron  
48 Groveland Terrace, 55403