



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #1

July 30, 2015
BZZ-7240

LAND USE APPLICATION SUMMARY

Property Location: 17 West Elmwood Place
Project Name: 17 West Elmwood Place Garage Addition
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Tracy Peterson
Project Contact: Bob Appert, Redstone Builders
Request: An addition, including an attached garage, to a single-family dwelling.
Required Applications:

Variance	To reduce the established front yard requirement adjacent to West Elmwood Place to 35.9 feet to allow an addition to a single-family dwelling.
Variance	To allow an attached garage to extend 23.5 feet from the front of a dwelling.
Variance	To allow an attached garage to occupy 77 percent of the front of a dwelling.

SITE DATA

Existing Zoning	RI Single-Family District AP Airport Overlay District
Lot Area	13,126 square feet
Ward(s)	11
Neighborhood(s)	Tangletown Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	June 30, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 29, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a single-family dwelling with a detached garage accessed from West Elmwood Place. The tandem, 2-car, 672 square foot detached garage is located between the dwelling and the street. The existing dwelling was permitted for construction in 1889. The garage was permitted for construction in 1967.

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

PROJECT DESCRIPTION. The applicant is proposing to demolish the existing garage and replace it in with a 22 foot by 23.5 foot attached garage connected to the north side of the dwelling by a new mudroom at the property of 17 West Elmwood Place. The minimum front yard requirement along Elmwood Place is created by the established setback of the adjacent properties to the east and west by a line joining those parts of both buildings nearest to the front lot line, which are 41 feet and 40.3 feet respectively. The proposed addition would be set back 35.9 feet from the lot line adjacent to Elmwood Place, which requires a variance. Attached accessory uses designed or intended for the parking of vehicles accessory to single-family dwelling are not allowed to extend no more than five feet closer to the front lot line than the façade of a habitable portion of the first story of the dwelling when the garage door faces the front lot line. In addition, the width of the garage wall facing the front lot line is not allowed to exceed 60 percent of the width of the entire structure. The proposed garage would 23.5 feet beyond the front of the dwelling and would occupy 77 percent of the width of the dwelling. Variances of these requirements are requested. To ensure that the proposal will not increase nonconformity with the window requirements for walls facing a street, the applicant is proposing to add windows on the existing north elevation of the first floor.

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

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for 1) a variance to reduce the established front yard requirement adjacent to West Elmwood Place to 35.9 feet to allow an addition to a single-family dwelling, 2) a variance to allow an attached garage to extend 23.5 feet from the front of a dwelling, and 3) a variance to allow an attached garage to occupy 77 percent of the front of a dwelling, based on the following [findings](#):

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

All variances: Practical difficulties exist in complying with the ordinances due to circumstances unique to the property. Existing site conditions limit where a garage can be located. The site is over 200 feet deep and not adjacent to an alley. The grade slopes significantly between the front and back of the lot. The existing dwelling is located 65 feet from the front lot line on the east half of the property. The “front” of the dwelling and the main entrance face the west side lot line. To

construct a garage at the rear of the property, a new driveway over 120 feet long and a new curb cut would need to be constructed. The new paving would likely eliminate a significant amount of landscaping and trees located both on the site and the street boulevard. The proposed addition will replace an existing detached garage that is located 20 feet from the front lot line. The addition will be set back almost 36 feet and extend, on average, only 5 feet into the required front yard. The new garage will reuse the existing curb cut as well. Detaching the new garage would eliminate two of the requested variances. However, the proposed garage location between the dwelling and the street would not change due to the circumstances affecting the site. In effect, it would still extend more than 5 feet in front of the dwelling and cover more than 60 percent of the front of the dwelling.

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.*

All variances: In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The regulations for attached garages are intended to preserve and promote the traditional residential character of neighborhoods. The proposed addition will replace an existing detached garage that is located 20 feet from the front lot line. The addition will be set back almost 36 feet and extend, on average, only 5 feet into the required front yard. Also, the size of the proposed garage is smaller than the existing garage. Detaching the new garage would eliminate two of the requested variances. However, the proposed garage location between the dwelling and the street would not change due to the circumstances affecting the site. In effect, it would still extend more than 5 feet in front of the dwelling and cover more than 60 percent of the front of the dwelling. Detaching the garage would also require a larger front yard setback reduction. The neighbors garage to the west is adjacent to the shared lot line and is located 27 feet from the front lot line. The dwelling to the west is located over 50 feet from the proposed addition. The proposal would not have any impacts on the adjacent properties access to light, air and open space. Windows will be added to the existing first floor wall to ensure window area is not reduced and a window will be located in the gable end of the north elevation to give the appearance of more fenestration. 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.*

All variances: The proposed addition will replace an existing detached garage that is located 20 feet from the front lot line. The addition will be set back almost 36 feet and extend, on average, only 5 feet into the required front yard. Also, the size of the proposed garage is smaller than the existing garage. Detaching the new garage would eliminate two of the requested variances. However, the proposed garage location between the dwelling and the street would not change due to the circumstances affecting the site. In effect, it would still extend more than 5 feet in front of the dwelling and cover more than 60 percent of the front of the dwelling. Detaching the garage would also require a larger front yard setback reduction. The neighbors garage to the west is adjacent to the shared lot line and is located 27 feet from the front lot line. The dwelling to the west is located over 50 feet from the proposed addition. The proposal would not have any impacts on the adjacent properties access to light, air and open space. Windows will be added to the existing first floor wall to ensure window area is not reduced and a window will be located in the gable end of the north elevation to give the appearance of more fenestration. The addition will be

clad in fiber cement panels and wood lap siding. The principal exterior materials of the dwelling are stucco and wood lap siding. To make the design of the addition more compatible with the existing structure and because the garage will be most visible from the street, staff is recommending that the materials match and that fiber cement board not be allowed. With the adoption of the staff recommendation, 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. Because the amount of street facing windows will not decrease, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed addition is constructed to current building codes.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Tracy Peterson for the property located at 17 West Elmwood Place:

A. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the variance to reduce the established front yard requirement adjacent to West Elmwood Place to 35.9 feet to allow an 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 30, 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 and shall not include fiber cement board.

B. Variance to allow an attached garage to extend more than 5 feet from the front of a dwelling.

Recommended motion: **Approve** the variance to allow an attached garage to extend 23.5 feet from the front of a 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 30, 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 and shall not include fiber cement board.

C. Variance to allow an attached garage to occupy more than 60 percent of the front of a dwelling.

Recommended motion: **Approve** the variance to allow an attached garage to occupy 77 percent of the front of a 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 30, 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 and shall not include fiber cement board.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Site plan
5. Floor plans
6. Building elevations
7. Building renderings
8. Photos of subject property
9. Photos of surrounding properties

17 Elmwood Place West, a Reverse Corner Lot Condition – Variance Document:

Variance Request:

1. Reduce the front yard set-back to accommodate attached garage.
2. Build the attached garage beyond the allowable 5' maximum projection

Project Description:

The scope of this project is to tear down the existing, detached tandem garage that faces the street, and replace it with a side-by-side garage that would also face the street, and is attached by a mudroom to the existing house. The proposed addition will sit further away from the street than the current garage does, and we will be utilizing the existing curb cut to allow for the driveway to sit in a similar location (smaller) and be as least invasive to the site, and sidewalk as possible. The massing of the proposed garage will fit in proportionally, and aesthetically better than the existing garage currently does. The materials and colors will compliment the existing material pallet, and enhance the experience of pedestrians, and neighbors.

Required Findings:

1. The practical difficulties are:

A. The site (topography, and sidewalk, crests, existing curb cut) making it difficult, and intrusive to properly side load the garage, and have the garage doors face the side yard.

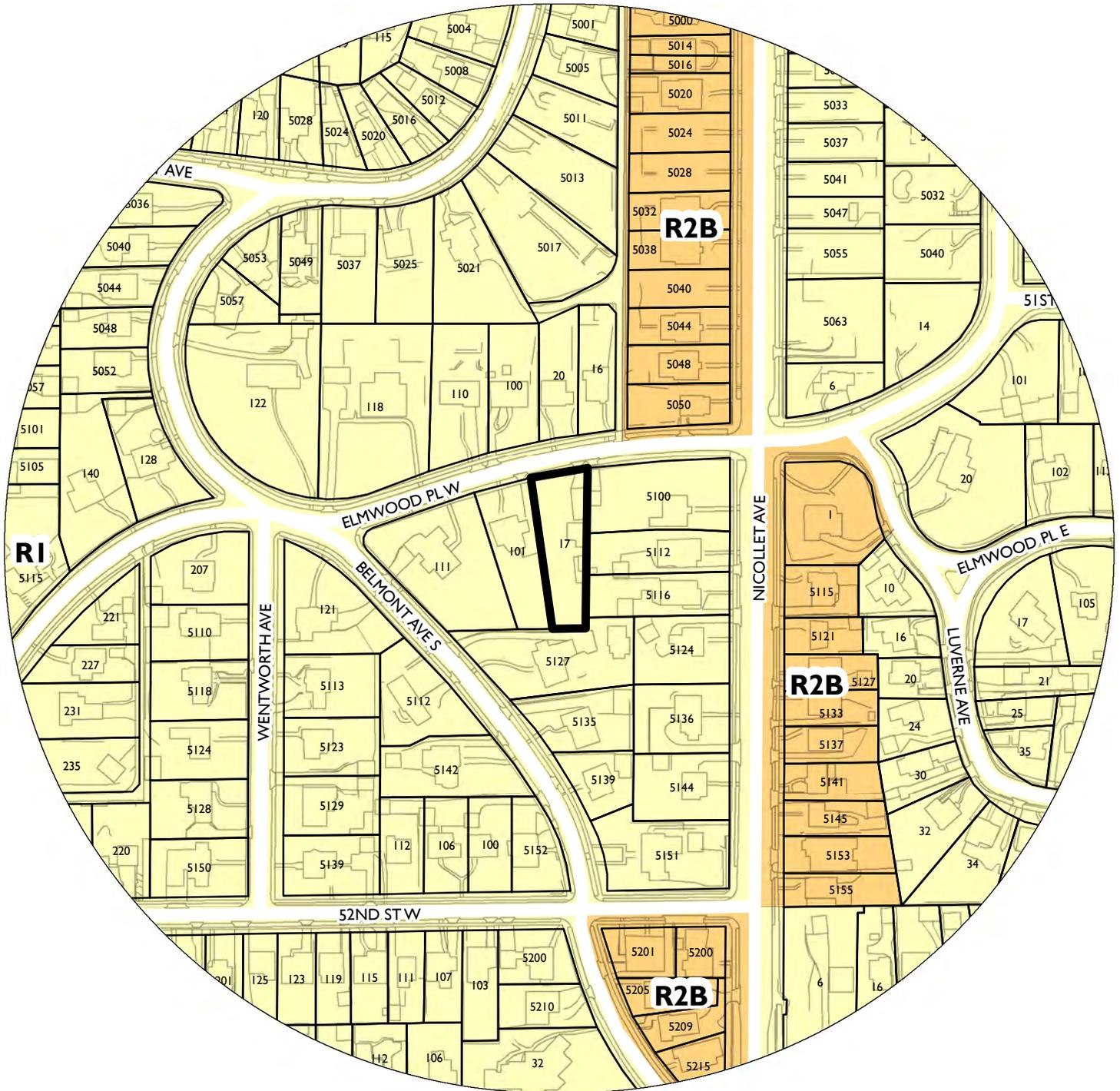
B. The orientation of the residence is unique in that the (for all intended purposes) "front" of the house faces the side yard and not the street. This restricts an attached garage to being only 5' feet deep due to conflicting interpretations of what is considered to be the "front" of the house. There are inconsistencies in the way the code views the "front" of the house in regards to window calculations, and attached garages. For the purposes of calculating the window ratio, the west elevation (side) is considered the "front", but for the purposes of determining the front of the house for the attached garage, the North (street) elevation is considered the front. If the west elevation were considered the front of the house, which when viewing the house it clearly is, then there is an argument to be had that the we wouldn't need a variance for the garage because technically we would be side loading it if the garage doors were facing the street.

2. By attaching the garage, it will be less impactful on the site and pedestrians and neighbors, by pulling it back from the street. It will be more aesthetically pleasing and practical for use. There will be less impervious surface after the reconstruction of the garage and site. The addition will fit in better proportionally to the existing building.

3. This garage addition will be more enjoyable for the neighborhood aesthetically and functionally. In allowing the current curb cut to remain, it will be less of a disturbance and safety risk to pedestrians that are utilizing the sidewalk in front of the property. Also, it will be in keeping with the character of the neighborhood since there are many front facing attached garages at nearby properties.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

17 West Elmwood Place

FILE NUMBER

BZZ-7240

NOTES

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF LOT 51, AUDITOR'S SUBDIVISION NUMBER 197 TO HAVE AN ASSUMED BEARING OF N 06°59'05" E.

THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE COMMITMENT OR TITLE OPINION. A TITLE SEARCH FOR RECORDED OR UNRECORDED EASEMENTS WHICH MAY BENEFIT OR ENCUMBER THIS PROPERTY HAS NOT BEEN COMPLETED BY THE SURVEYOR.

THE LOCATION AND INFORMATION SHOWN REGARDING UTILITIES, SERVING THIS PROPERTY OR EXISTING ON THIS PROPERTY AS SHOWN AS A PART OF THIS SURVEY, HAVE BEEN LOCATED BY ON-SITE OBSERVATION OR TAKEN FROM PLANS PROVIDED BY OTHERS. FOR FURTHER INFORMATION CONCERNING THESE UTILITIES PLEASE CONTACT THE CITY OF MINNEAPOLIS ENGINEERING DEPARTMENT AND/OR GOPHER STATE ONE CALL.

THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 27053C0367E, EFFECTIVE DATE SEPTEMBER 2, 2004 CLASSIFIES THIS PROPERTY TO BE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS DETERMINATION IS BASED ON A SCALED LOCATION ON SAID FLOOD INSURANCE MAP.

CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS ARE BASED ON THE CITY OF MINNEAPOLIS DATUM. (NGVD 29)

BENCHMARK: CITY OF MINNEAPOLIS SURVEY CONTROL MONUMENT 132A (NICOLLET AVENUE AND 52ND STREET WEST), ELEVATION = 869.081 FEET

CURRENT ZONING FOR LOT 51, AUDITOR'S SUBDIVISION NUMBER 197 IS R1 (SINGLE-FAMILY) PER CITY OF MINNEAPOLIS ZONING PLATE 37 LAST AMENDED DECEMBER 21, 2007.

MINIMUM SETBACK OF R-1 DISTRICT PER CITY OF MINNEAPOLIS ZONING ORDINANCE.

- FRONT - 25 FEET
- REAR - 6 FEET
- INTERIOR SIDE - 6 FEET (LOT WIDTH 42FT.-51.99FT.)
- INTERIOR SIDE - 7 FEET (LOT WIDTH 52FT.-61.99FT.)
- INTERIOR SIDE - 8 FEET (LOT WIDTH 62FT.-84.99FT.)
- CORNER SIDE - 8 FEET

NOTE: MINIMUM SETBACK REQUIREMENTS ARE ESTABLISHED BY CITY ORDINANCE. THE SETBACK LINES ARE NOT DRAWN ON ANY OFFICIAL MAP FOR THIS SITE. THE LOCATION OF SETBACK LINES ARE SUBJECT TO LEGAL INTERPRETATION AND PLANNING CONSIDERATIONS. THEREFORE THE MINIMUM SETBACKS ARE LISTED BUT NOT SHOWN ON THIS SURVEY. SPECIFIC QUESTIONS REGARDING SETBACK REQUIREMENTS SHOULD BE DIRECTED TO THE REGULATING AUTHORITY.

OVERALL GROSS AREA = 13,126 SQUARE FEET OR 0.3013 ACRES

ADDRESS OF THIS PROPERTY IS 17 ELMWOOD PLACE WEST, MINNEAPOLIS, MINNESOTA 55419

PID NUMBER = 15-028-24-31-0047

LOT 51 = 13,126 SQ. FT.
 HOUSE = 1,432 SQ. FT.
 GARAGE = 672 SQ. FT.
 DRIVEWAY = 701 SQ. FT.
 SIDEWALK = 207 SQ. FT.
 CONCRETE (STEPS) = 75 SQ. FT.
 CONCRETE (PATIO) = 124 SQ. FT.
 Total Impervious = 3,211 SQ. FT.
 OR 24.46% OF LOT AREA

LEGEND

- IRON FOUND
- ▲ NAIL AND DISK FOUND
- POWER POLE
- LIGHT POLE
- ⊗ GAS METER
- WOOD FENCE POSTS
- MANHOLE
- ⊙ CURB STOP
- ⊙ EXISTING ELEVATION
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ASPHALT SURFACE
- CONCRETE SURFACE
- EXISTING CONTOURS
- WOOD FENCE
- RETAINING WALL

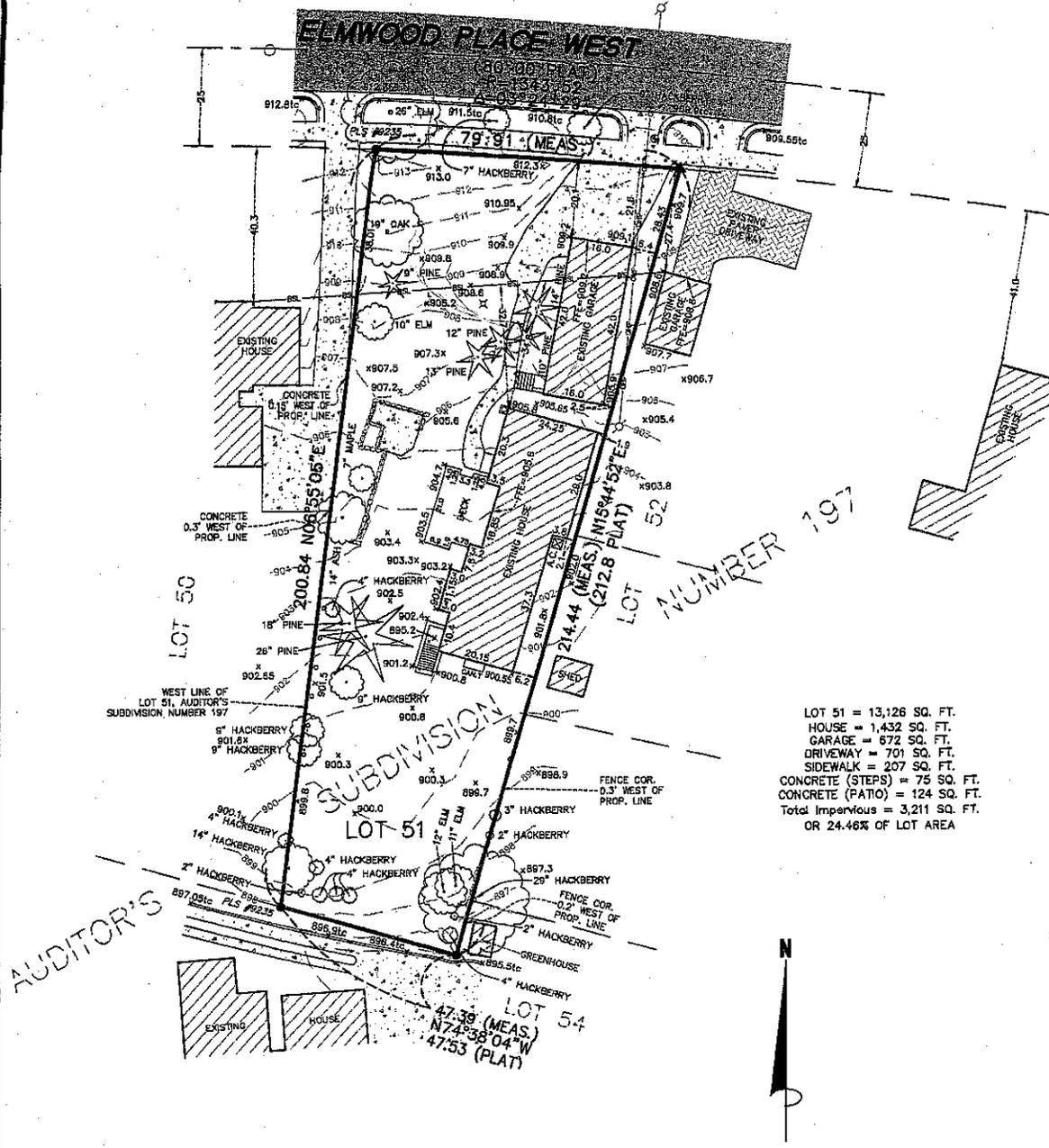
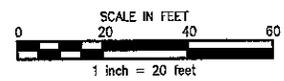
PROPERTY DESCRIPTION

Lot 51, AUDITOR'S SUBDIVISION NUMBER 197, according to the recorded plat thereof, Hennepin County, Minnesota.

We hereby certify that this is a true and correct survey of the above described property and that it was performed by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments to the property except as shown thereon.

Signed this 20th day of March, 2014 For: James R. Hill, Inc.

By: *Harold C. Peterson*
 Harold C. Peterson, Land Surveyor, MN License No. 12294



ELMWOOD PLACE WEST

(80.00 PLAT)
R=1343.52
A=03°24'29"

79:91 (MEAS.)

200.84 N06°55'05"E

214.44 (MEAS.) N15°44'52"E
(212.8 PLAT)

LOT 51

47:39 (MEAS.)
N74°38'04"W
47:53 (PLAT)

LOT 50

LOT NUMBER 197

LOT 54

NOTES

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- ⊗ LIGHT POLE
- ⊙ GAS METER
- ⊕ WOOD FENCE POSTS
- MANHOLE
- ⊙ CURB STOP
- ⊙ EXISTING ELEVATION
- DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ASPHALT SURFACE
- ▒ CONCRETE SURFACE
- 900--- EXISTING CONTOURS
- WOOD FENCE
- ⊖ RETAINING WALL

PROPERTY DESCRIPTION

Lot 51, AUDITOR'S SUBDIVISION NUMBER 197, according to the recorded plat thereof, Hennepin County, Minnesota.

We hereby certify that this is a true and correct survey of the above described property and that it was performed by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments to the property except as shown thereon.

Signed this 20th day of March, 2015 For: James R. Hill, Inc.

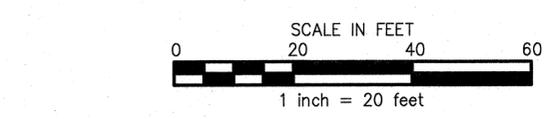
By: *Harold C. Peterson*
Harold C. Peterson, Land Surveyor, MN License No. 12294

EXISTING HARDCOVER SURFACE CALCS

LOT AREA =	13,126 S.F.
HOUSE =	1,432 S.F.
GARAGE =	672 S.F.
DRIVEWAY =	701 S.F.
SIDEWALK =	207 S.F.
CONCRETE (STEPS) =	75 S.F.
CONCRETE (PATIO) =	124 S.F.
TOTAL HARDCOVER =	3,211 S.F.
HARDCOVER SURFACE % =	24.46%

PROPOSED BUILDING COVERAGE CALCS

LOT AREA =	13,126 S.F.
HOUSE/GARAGE =	2,029 S.F.
SIDEWALK/STOOP =	223 S.F.
DRIVEWAY =	735 S.F.
CONCRETE (STEPS) =	75 S.F.
CONCRETE (PATIO) =	124 S.F.
TOTAL HARDCOVER =	3,186 S.F.
HARDCOVER SURFACE % =	24.27%



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. City. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

17 ELMWOOD PLACE WEST
 MINNEAPOLIS, MINNESOTA
CERTIFICATE OF SURVEY - PROPOSED ADDITION
 FOR
TRACY PETERSON
 17 ELMWOOD PLACE WEST, MINNEAPOLIS, MINNESOTA 55419

DRAWN BY
SHP

DATE
3/20/15

REVISIONS

4/03/15	Adjacent House
4/09/15	Client
5/28/15	Impervious
6/11/15	Proposed
6/17/15	Client

CAD FILE
23155

PROJECT NO.
23155

FILE NO.
1-15-016

SHEET 1 OF 1

REVISIONS

GARAGE ADDITION
17 ELMWOOD PLACE
MINNEAPOLIS MN

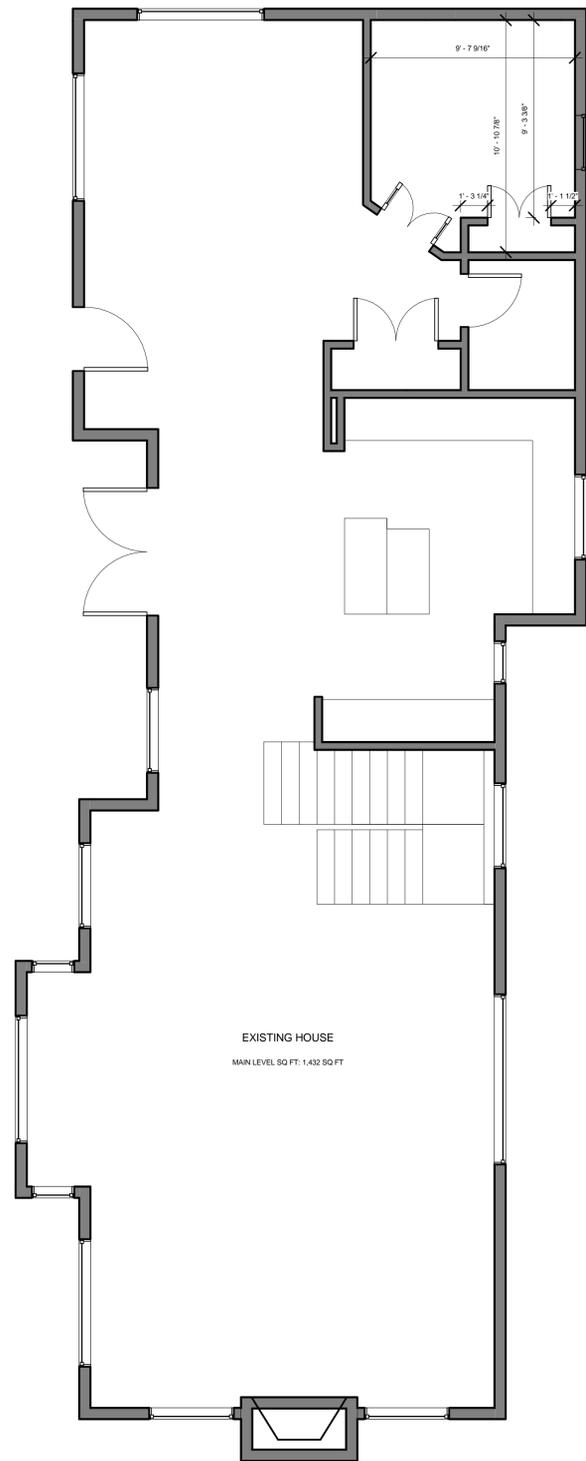
PROJECT NUMBER	PROJECT NUMBER
DATE	ISSUE DATE
DRAWN BY	AUTHOR
CHECKED BY	CHECKER

LI PLAN

AI.2

SCALE 1/4" = 1'-0"

6/25/2015 10:06:56 AM

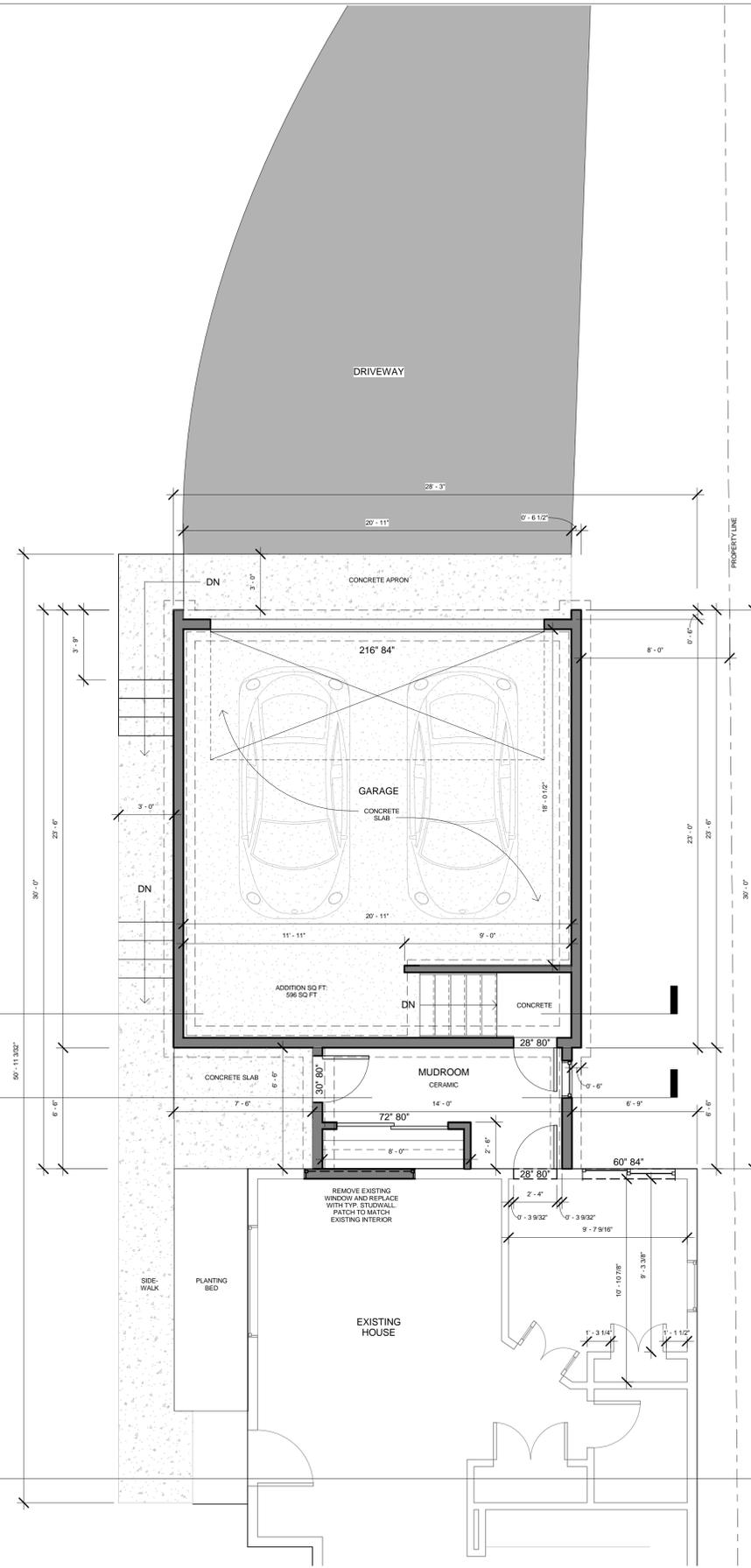


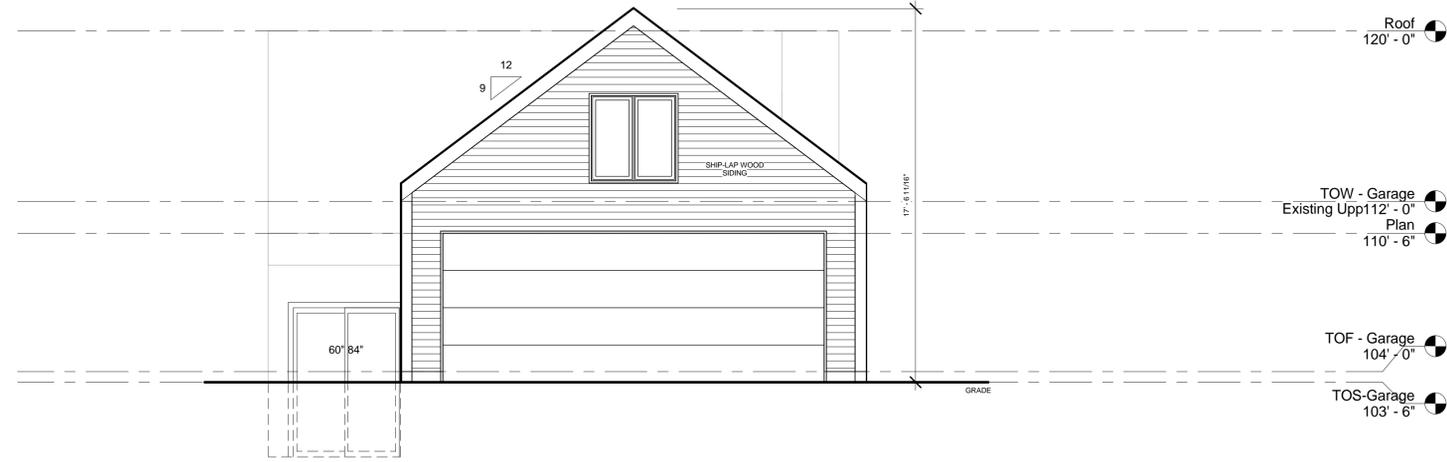
1 Existing Main Level Plan
1/4" = 1'-0"

FRONT GLASS CALCULATION	
NORTH ELEVATION SQ. FT.: 230 SQ. FT.	
GLASS: 7'-0" X 5'-0" = 35 SQ. FT. (SLIDING GLASS PATIO DOOR IN EXISTING HOUSE)	
GLASS%: 35 / 230 = .152 OR 15.2%	

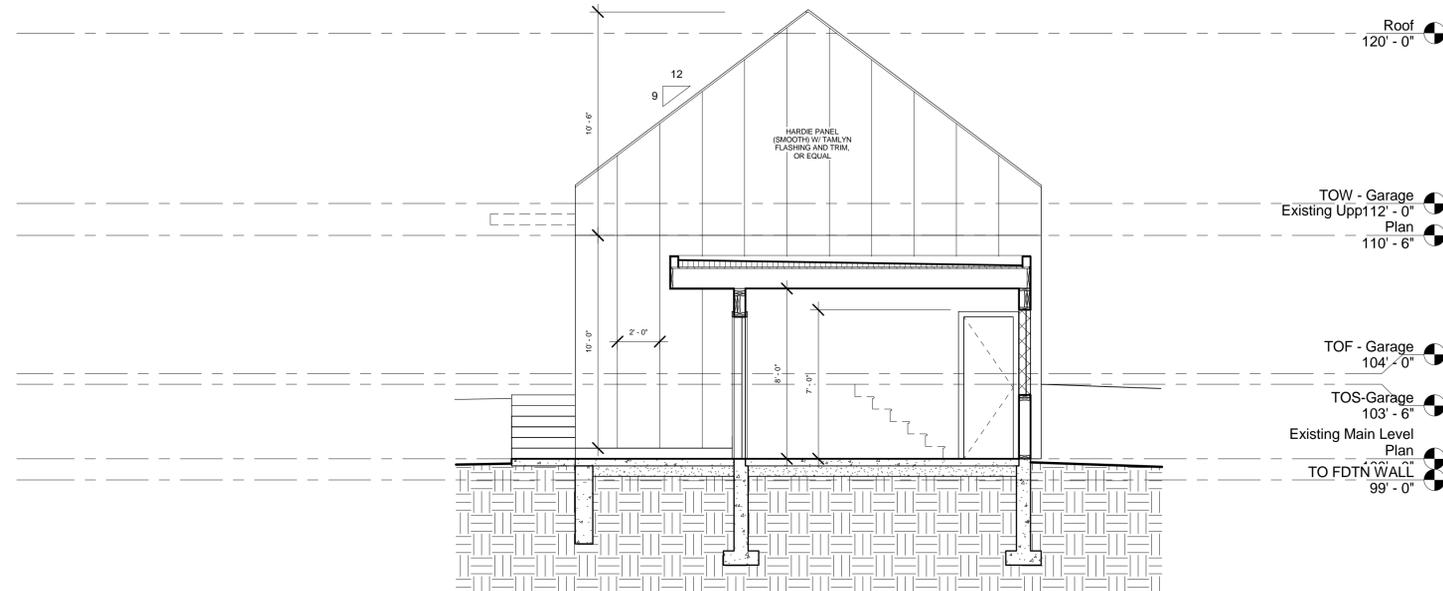
FAR CALCULATION (BUILDING BULK):	
EXISTING SQ. FT.:	PROPOSED SQ. FT.:
MAIN LEVEL: 1,432 SQ. FT.	MAIN LEVEL: 1,432 SQ. FT.
UPPER LEVEL: 1,423 SQ. FT.	ADDITION: 596 SQ. FT.
TOTAL: 2,855 SQ. FT.	ATTACH GARAGE: -250 SQ. FT.
PROPERTY: 13,126 SQ. FT.	UPPER LEVEL: 1,423 SQ. FT.
	TOTAL: 3,201 SQ. FT.
	PROPERTY: 13,126 SQ. FT.
FAR %: .218 OR 21.8%	FAR %: .244 OR 24.4 %

2 Garage Addition Plan
1/4" = 1'-0"





② North (Front)
1/4" = 1'-0"



① E-W Mudroom Section
1/4" = 1'-0"

REVISIONS

GARAGE ADDITION
17 ELMWOOD PLACE
MINNEAPOLIS MN

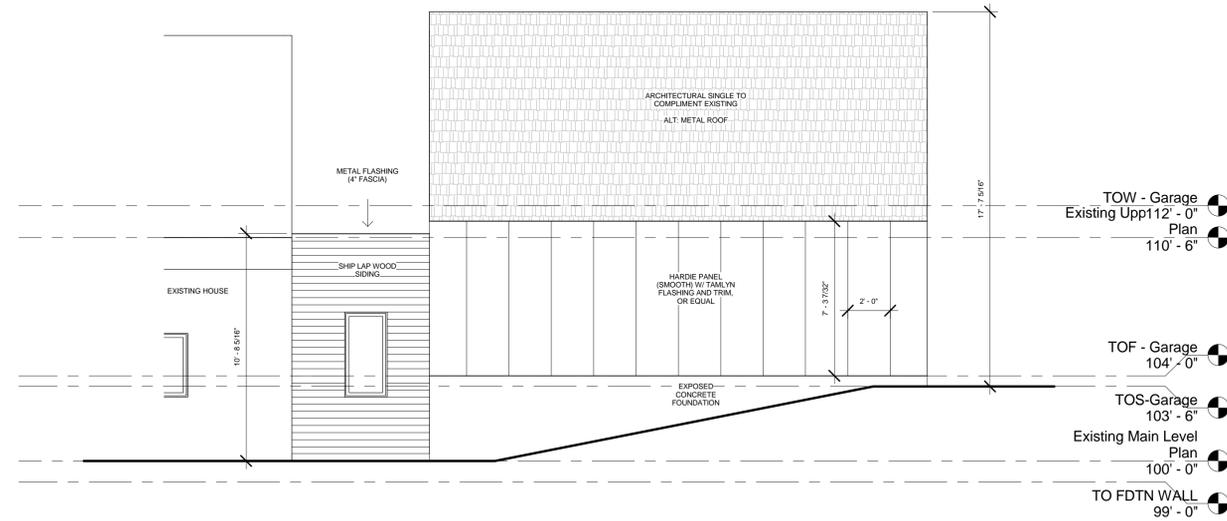
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ELEVATIONS

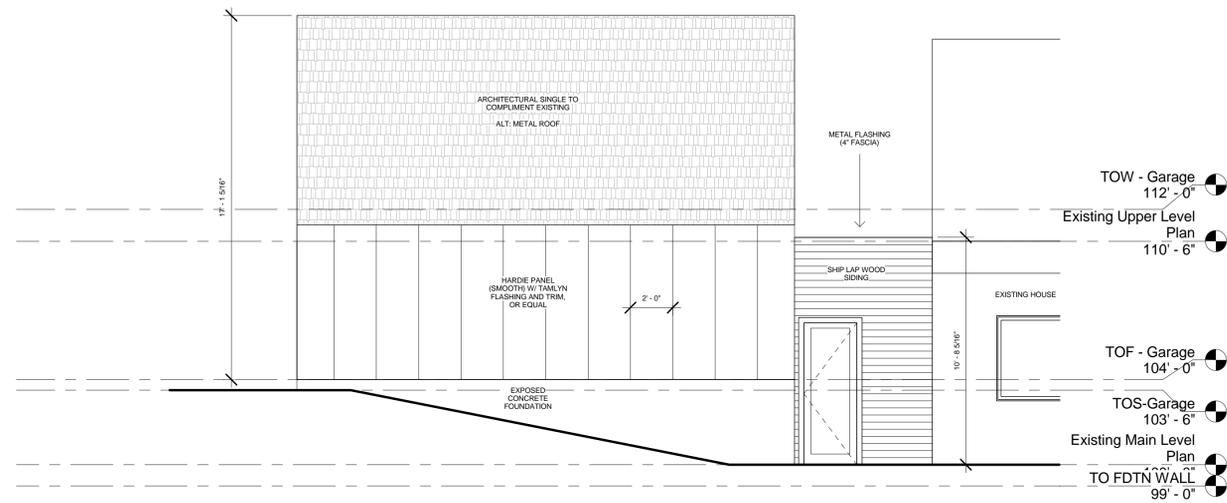
A2.1

SCALE 1/4" = 1'-0"

6/25/2015 10:26 AM



① East
1/4" = 1'-0"



② West
1/4" = 1'-0"

REVISIONS

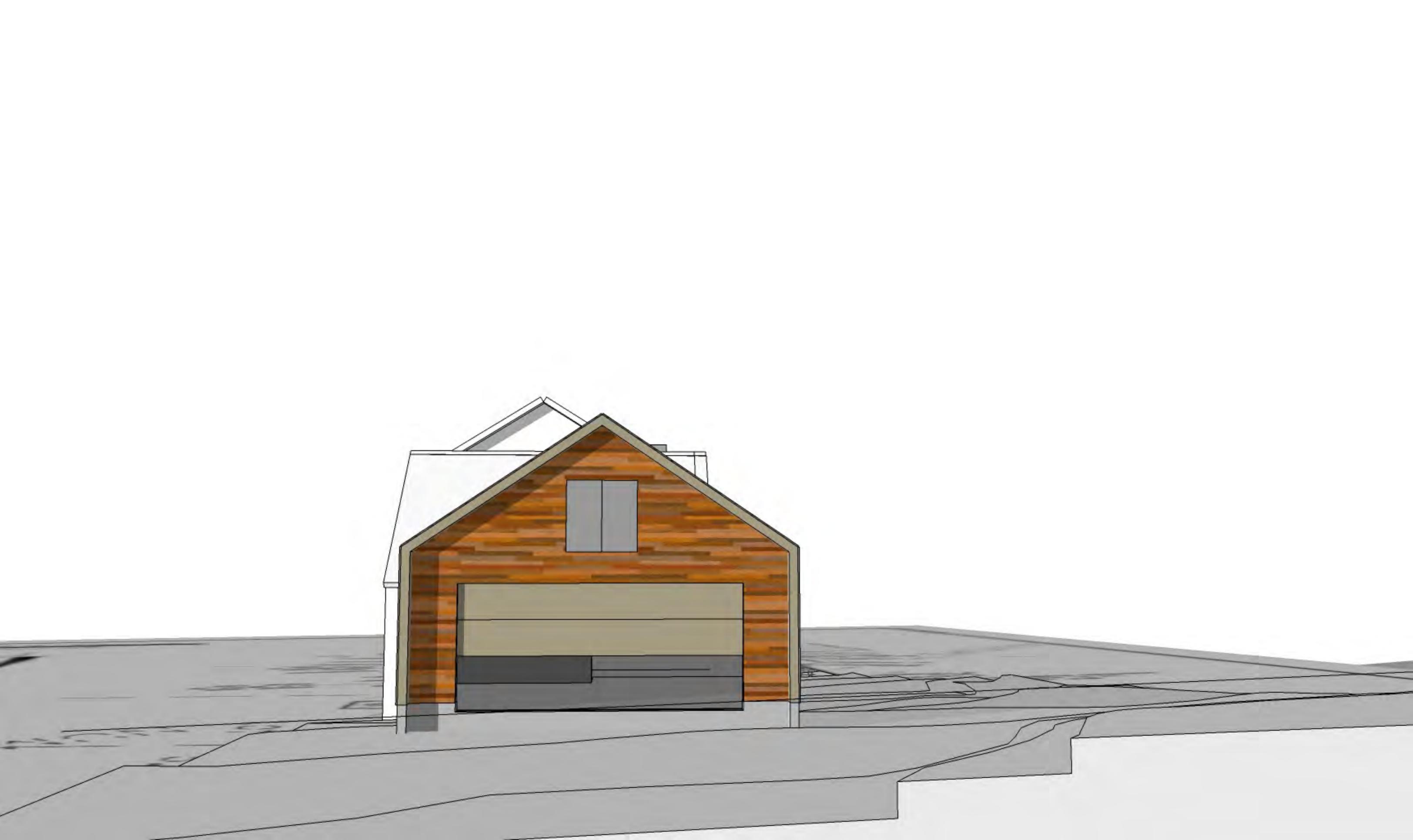
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17 ELMWOOD PLACE
MINNEAPOLIS MN

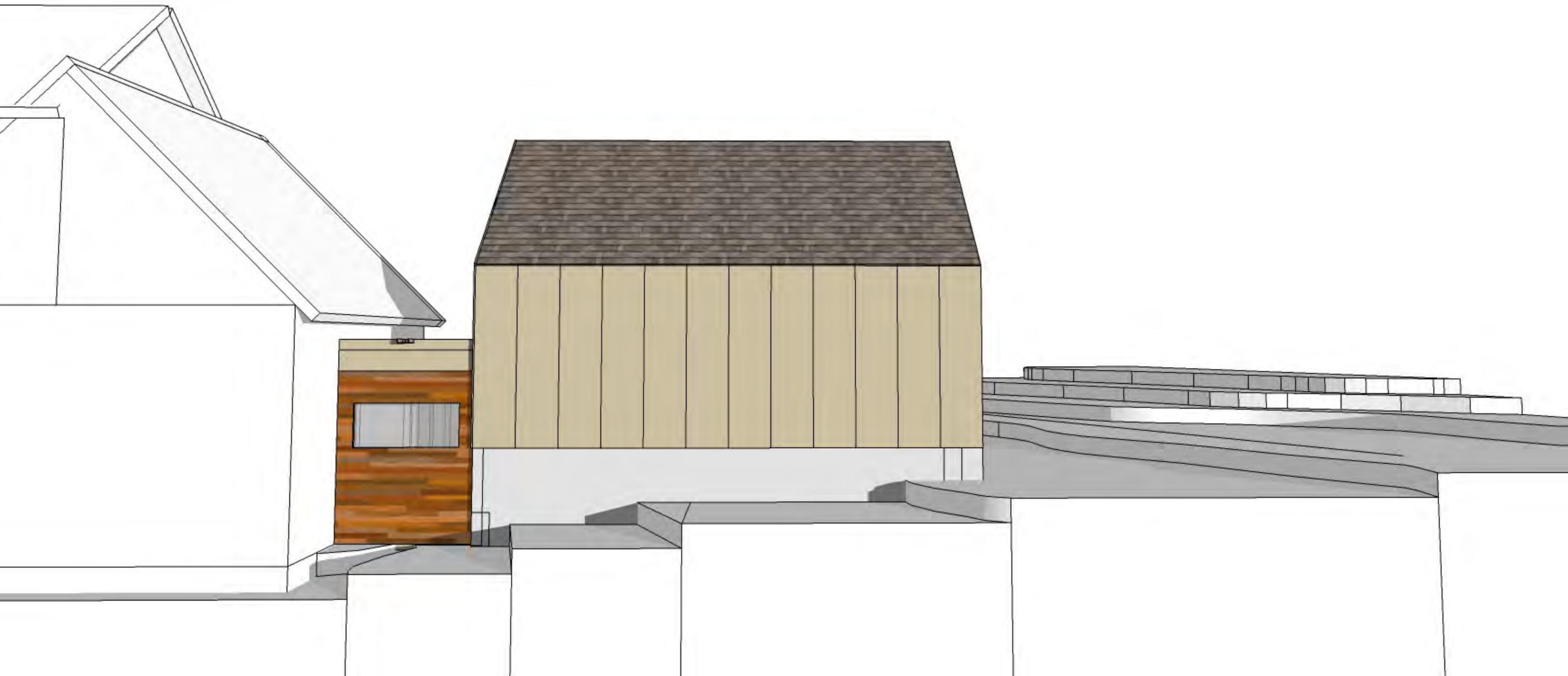
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DRAWN BY	AUTHOR
CHECKED BY	CHECKER

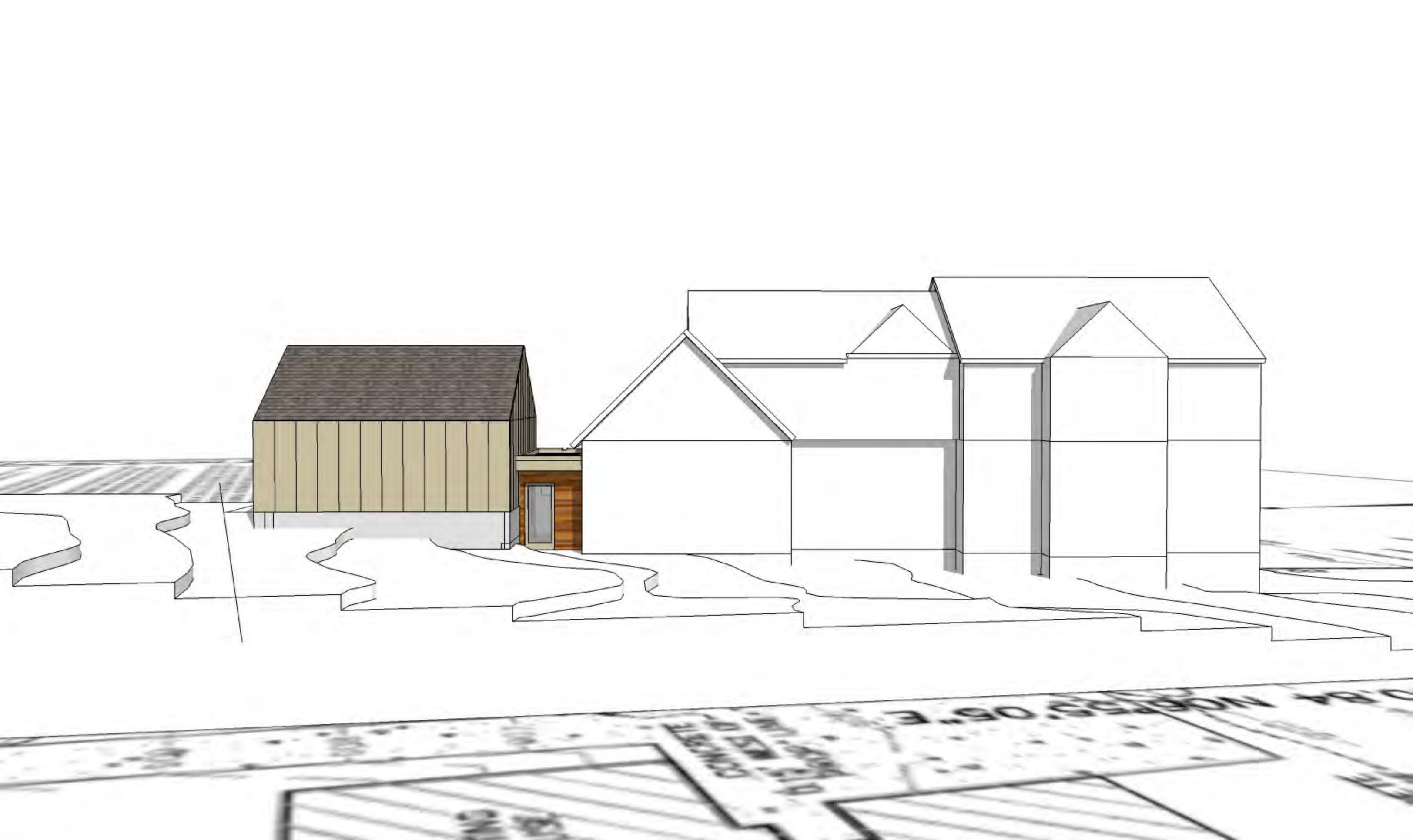
ELEVATIONS

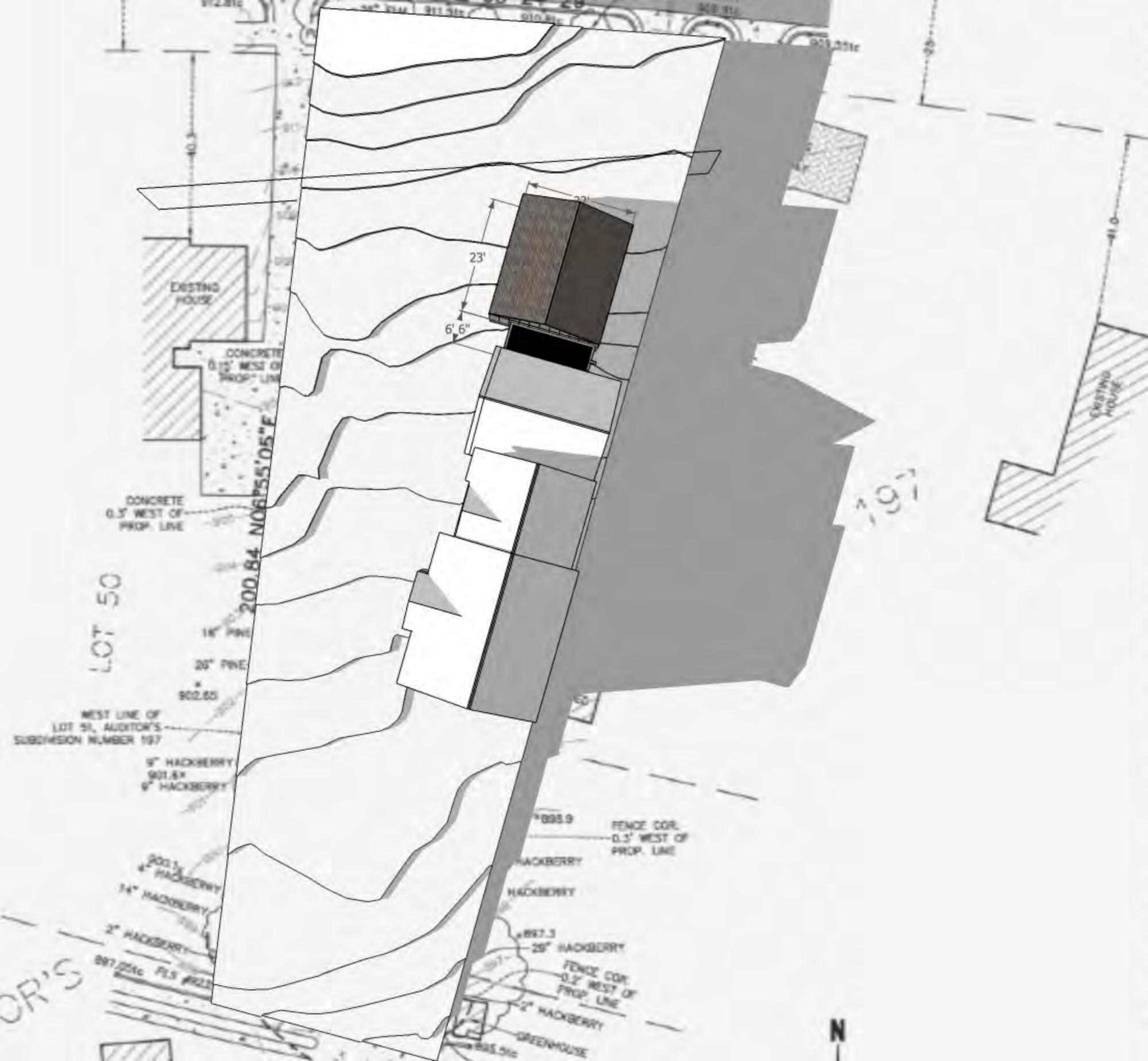
A2.2

SCALE 1/4" = 1'-0"









THE LOCATION AND INFORMATION SHOWN OR EXISTING ON THIS PROPERTY AS SHOWN LOCATED BY ON-SITE OBSERVATION OR THROUGH FURTHER INFORMATION CONCERNING THE MINNEAPOLIS ENGINEERING DEPARTMENT.

THE NATIONAL FLOOD INSURANCE PROGRAM PANEL NO. 27053C0067E, EFFECTIVE DATE 5/1/81, SHOWS THIS PROPERTY TO BE WITHIN ZONE X (AREAS DETERMINED TO BE FLOODPLAIN). THIS DETERMINATION IS FROM THE NATIONAL FLOOD INSURANCE MAP.

CONTOUR INTERVAL IS 1 FOOT. ALL ELEVATIONS ARE IN FEET ABOVE DATUM (NGVD 29).

BENCHMARK: CITY OF MINNEAPOLIS SURVEY BENCH MARK AT AVENUE AND 52ND STREET WEST. ELEVATION 900.0.

CURRENT ZONING FOR LOT 51, AUDITOR'S SUBDIVISION NUMBER 197, PER CITY OF MINNEAPOLIS ZONING PLATE.

MINIMUM SETBACK OF R-1 DISTRICT PER CITY OF MINNEAPOLIS ZONING PLATE:

- FRONT - 25 FEET
- REAR - 6 FEET
- INTERIOR SIDE - 6 FEET (LOT WIDTH 10 FEET OR MORE)
- INTERIOR SIDE - 7 FEET (LOT WIDTH 8 FEET TO 10 FEET)
- INTERIOR SIDE - 8 FEET (LOT WIDTH 6 FEET TO 8 FEET)
- CORNER SIDE - 8 FEET

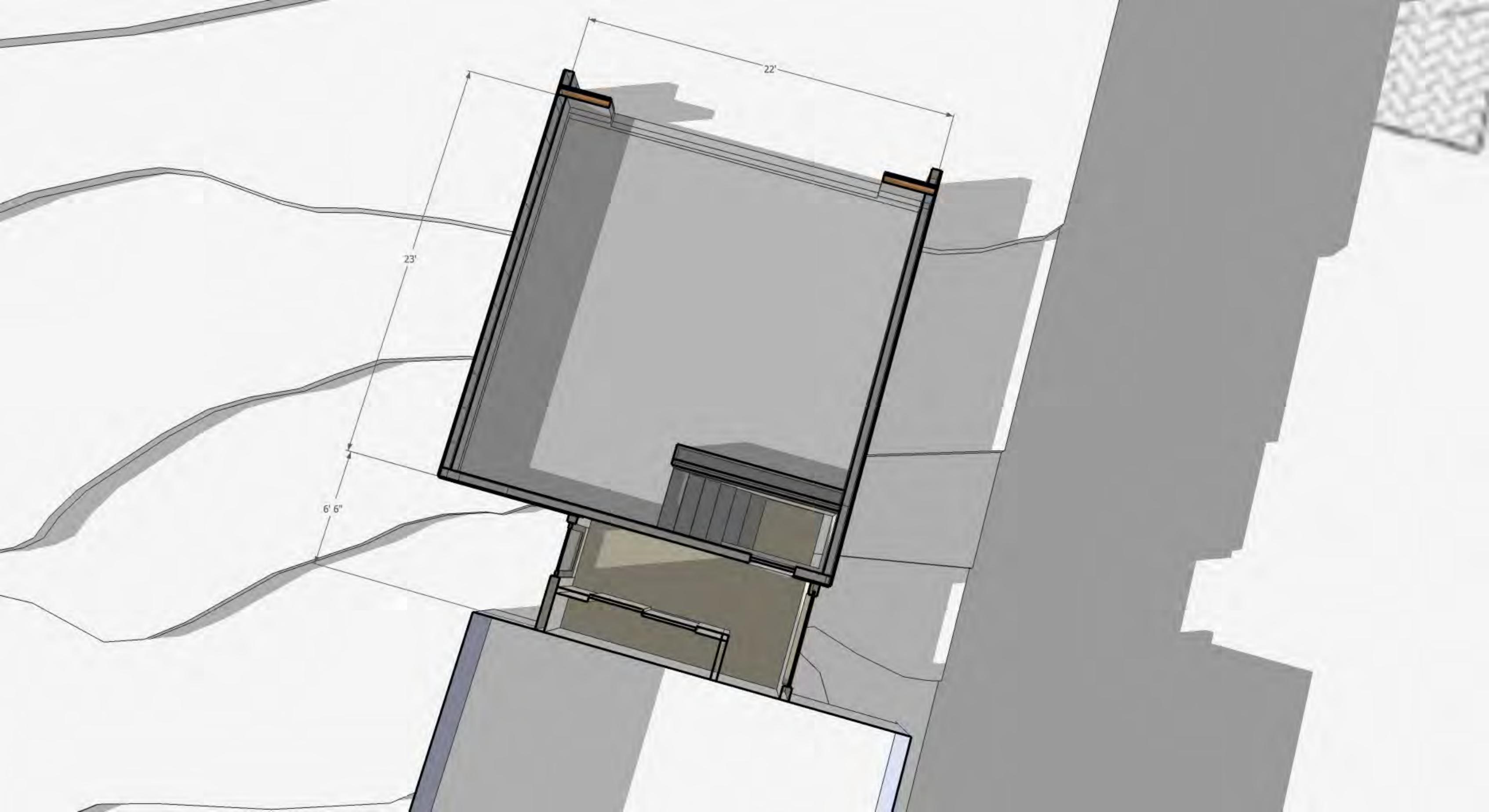
NOTE: MINIMUM SETBACK REQUIREMENTS ARE SUBJECT TO LEGAL CONSIDERATIONS. SETBACK LINES ARE NOT DRAWN ON ANY SETBACK LINES ARE SUBJECT TO LEGAL CONSIDERATIONS. THEREFORE THE MINIMUM SETBACK LINES SHOWN ON THIS SURVEY. SPECIFIC QUESTIONS REGARDING SETBACKS SHOULD BE DIRECTED TO THE REGULATING AUTHORITY.

OVERALL GROSS AREA - 13,126 SQUARE FEET

ADDRESS OF THIS PROPERTY IS 17 ELMWOOD AVENUE

PID NUMBER - 15-028-34-31-0047

- IRON FOUND
- ▲ NAIL AND DISK FOUND
- POWER POLE
- ⊥ LIGHT POLE
- ⊕ GAS METER
- ⊙ WOOD FENCE POSTS
- MANHOLE
- ⊙ CURB STOP
- EXISTING ELEVATION







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LEXUS

















