

LAND USE APPLICATION SUMMARY

Property Location: 3750 West Lake Calhoun Parkway
Project Name: New single-family home
Prepared By: Joseph R. Giant, City Planner, (612) 673-3489
Applicant: Ippocratis & Ashii Vrohidis
Project Contact: Charlie Simmons
Request: To construct a single-family home with attached garage.
Required Applications:

Variance	<ul style="list-style-type: none"> To reduce the required front yard setback from 25 feet to approximately 22.25 feet along West Lake Calhoun Parkway, measured to the principal structure. To reduce the established front yard setback on a reverse corner lot from 29 feet to approximately 5.75 feet along Upton Avenue South. 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. To reduce the required interior side yard setback. <p>Returned to applicant</p> <ul style="list-style-type: none"> To increase the maximum amount of impervious surface coverage. <p>Returned to applicant</p>
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SITE DATA

Existing Zoning	RI Single-Family District SH Shoreland Overlay District
Lot Area	3,184 square feet
Ward(s)	13
Neighborhood(s)	Linden Hills
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	July 7, 2015	Date Extension Letter Sent	NA
End of 60-Day Decision Period	September 6, 2015	End of 120-Day Decision Period	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 3750 West Lake Calhoun Parkway, is a 3,184 square foot lot located at the southwest corner of West Lake Calhoun Parkway and Upton Avenue South in the Linden Hills neighborhood of Minneapolis. The property is located across the Parkway from the south shore of Lake Calhoun. A two-story single-family home, constructed in 1900, occupied the lot until it was demolished in 2014. The property is currently vacant except for a tall retaining wall along the Upton Ave property line and a two-car garage built into the side of the retaining wall. A driveway will soon occupy the rear portion of the property in order to provide access to the adjacent property to the west, which contains a recently constructed single-family home. The remainder of the property is covered with sparse vegetation and a few trees. The terrain shows signs of erosion due to the lack of soil stabilization that has occurred since the previous home was demolished.

The grade at the rear of the property is approximately level with the adjacent street. The grade rises gradually moving from the rear of the property to the front. Past the front lot line a small hill descends approximately 10 feet before leveling off at approximately the same elevation as the surrounding area. This hill meets the definition of a “steep slope” found Chapter 551.460 of the zoning code.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the R1 Single-Family Zoning District and the SH Shoreland Overlay District. Other properties in the vicinity contain primarily single-family homes located on lots that are on average approximately 2.3 times larger than the subject parcel.¹ The adjacent property to the west contains a recently completed single-family home. This home required a Shoreland development variance and a front yard setback variance (BZZ-6058).

The Minneapolis Parks and Recreation Board owns a strip of land between the front lot line and the public sidewalk that ranges in depth from approximately 49 to 57 feet. Connecting a walkway from the front lot line of the subject property to the public sidewalk would require an encroachment permit approved by the Park Board. The encroachment permit application was pending as of the writing of this staff report. The previous structure did not have a walkway in front of the house. Rather, a section of the retaining wall near the rear of the property was cut away to create a stairway leading to the rear of the property along Upton Ave. Photos of the site and previous home are available in the Additional Materials.

The adjacent property to the south, 3708 Upton Ave S, is platted towards Upton Ave, so the subject property is classified as a reverse corner lot.

PROJECT DESCRIPTION. The applicant proposes to construct a two-story single-family home with an attached tuck-under garage and a rooftop patio. The existing retaining wall along Upton Ave S would be rebuilt to the approximately the same dimensions, except that a 26-foot portion of the wall would be

¹ The average lot size of residential properties within 200 feet of the subject parcel, comprising the entire block containing subject property and entire block to east, is 7,258 square feet.

removed to create a rain garden, and the existing garage would be removed. Because a portion of the retaining wall is located on Park Board property, in addition to the encroachment permit for the walkway, the applicant must also obtain an encroachment permit to reconstruct the retaining wall. The proposed home would be accessed via a shared driveway extending along the rear 14 feet of the subject property, accessed from Upton Ave S.

The proposed home would have a height of 28 feet and a gross floor area of approximately 2,339 square feet, resulting in a floor area ratio of 0.73. The maximum floor area ratio of a single-family home is typically 0.5, but homes may exceed this ratio if the gross floor area is not larger than 2,500 square feet. Despite the high floor area ratio, the home will not exceed the maximum amount of impervious surfaces (proposed 59.9% impervious surface coverage, maximum is 60%) or the maximum amount of lot covered by structures (proposed 38% structure coverage, maximum is 45%).

At its closest point, the proposed home would be located approximately 22.25 feet from the front property line. The front façade of the proposed home would be in line with the adjacent home to the west, but would be closer to the front lot line than the minimum front yard setback in the R1 district of 25 feet. Therefore, the applicant has requested a variance to reduce the required front yard setback along West Lake Calhoun Parkway from 25 feet to approximately 22.25 feet, measured to the structure.

Because the property is classified as a reverse corner lot, a front yard setback equal to the greater of 25 feet or the established front yard setback of the adjacent property to the rear must be observed along the corner side lot line. In this instance, the adjacent property to the rear, 3708 Upton Ave S, has an established front yard with a depth of approximately 29 feet. The proposed home would be located approximately 5.75 feet from the property line along Upton Ave S. Therefore, the applicant has requested a variance to reduce the established setback on a reverse corner lot from 29 feet to approximately 5.75 feet along Upton Ave S.

A small hill exists just past the front lot line of the subject property. Because the descent of the hill is greater than 10 feet, and because the slope of the hill is greater than 18% over a span of at least 50 feet, the hill constitutes a "steep slope" as defined in Chapter 551.460 of the zoning code. Development on or within 40 feet of the top of a steep slope in the Shoreland Overlay District can only be allowed by variance. According to a survey of the property, the 870' contour represents the top of the steep slope. Based on this survey, the front of the home would be located approximately 9.5 feet from this contour, so the applicant has requested a Shoreland development variance.

Two variance applications have been returned to the applicant. The first was a variance to reduce the required interior side yard from 5' to 4'-6". The applicant initially proposed to place the east wall (Upton Ave façade) of the home in the same location as the wall of the previous home, causing the opposite wall of the home to encroach into the interior side yard. Staff recommended shifting the home 6" closer to the Upton Ave property line to eliminate the variance, stating that moving the house by this amount would be minimally perceptible due to the tall retaining wall along the property line. The second variance was to allow an increase in the maximum amount of impervious surface on the property. Based upon staff recommendation, the applicant has revised the site plan to comply with the requirement.

Besides the requested variances, 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 (stone veneer, wood, and stucco), ample windows on street-facing elevations, 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.

PUBLIC COMMENTS. The applicant has notified the Linden Hills Neighborhood Council and the Ward 13 City Council office. On Monday, July 20, the neighborhood group voted unanimously to not oppose the variances. The adjacent neighbor to the south, who would be most affected by the reverse corner yard variance, has written a letter in support of the variances. The Park Board has submitted a letter expressing concerns about the impact of the development on the adjacent park property.

Copies of all letters and any other correspondence received prior to the publishing of this report can be found in the Additional Materials. Any additional correspondence received prior to the hearing will be forwarded to the Board of Adjustment for consideration.

ANALYSIS

YARD VARIANCES

The Department of Community Planning and Economic Development has analyzed the application for a variance of the RI Single-Family District yard requirements 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.*

The applicant has applied for two yard variances. The first is a variance of the required front yard setback along West Lake Calhoun Parkway from 25 feet to approximately 22.25 feet, measured to the structure, and the second is a variance of the front yard setback on a reverse corner lot along Upton Ave S from 29 feet to approximately 5.75 feet, measured to the structure.

West Lake Calhoun Parkway: The proposed structure would be aligned with the principal structure on the adjacent property to the west and with other homes on the block along West Lake Calhoun Parkway. However, the proposed home would be located closer than the minimum district setback of 25 feet from the front lot line. Several practical difficulties exist in complying with the required front yard setback including the substandard width and length of the property, the location and orientation of the front property line, and the shared driveway along the rear of the property.

The subject property is in the RI zoning district. The minimum lot area in the RI district is 6,000 square feet and the minimum lot width is 50 feet. The subject property has an area of 3,184 square feet (47% less than the minimum), and a width of 35 feet (30% less than the minimum). The substandard size of the parcel is a practical difficulty that is unique to the property. This practical difficulty is even more apparent when considering the established character of the surrounding area.

Properties on the blocks surrounding the subject property have an average area of 7,258 square feet.²

The front lot line of the subject property is angled in such a manner that the depth of the property is 3 feet less along Upton Ave than along the interior property line. Moving westward down the block, the front property line continues to diverge from the rear property line. As a result, the respective distances from the front facades of adjacent homes to the front lot line increases even though the homes are in line with one another. To illustrate, the west wall of the structure at 3746 W Lake Calhoun Parkway is approximately 28 feet from the front lot line, the west wall of the structure at 3748 is 26 feet from the front lot line, and the west wall of the proposed house at the subject property would be 22.6 from the front lot line. However, all of the homes would be in line with one another. It is desirable to achieve a uniform setback distance for homes on a block face. Continuing the established pattern of development would be difficult without a variance.

The adjacent property to the west, 3748 West Lake Calhoun Parkway, accesses their property via a shared driveway that extends along the rear 14 feet of the subject property. Besides further limiting the buildable area of a substandard lot, requiring that the rear 14 feet of the property remain unobstructed “pushes” the structure towards the front of the lot.

Established front yard along Upton Avenue South: The practical difficulties described above substantially constrain development on the lot. The classification of the property as a reverse corner lot makes development without a variance virtually impossible. The principal structure on the adjacent property to the rear, 3708 Upton Ave S, is situated approximately 29 feet behind its front property line. Therefore, the subject property must observe an established front yard setback of 29 feet along Upton Ave S, leaving only 1 foot of width that is not located in a required yard.

The applicant has applied for a variance to reduce the setback along Upton Ave S from 29 feet to 5.75 feet. Reducing the setback to 5.75 feet would create a buildable area on the lot with a width of approximately 24.25 feet, which is 4.25 feet greater than the minimum width of a single-family home. The additional requested width can be attributed to the fact that the property is not only narrow, but also relatively shallow. Lot depths in Minneapolis vary, but the depth of a typical low-density lot ranges from about 110 to 130 feet. The subject property has an average depth of approximately 91 feet. Taking into account the driveway easement, the effective depth of the property is only 77 feet – much more shallow than a typical Minneapolis zoning lot. Staff finds that the degree of variance requested bears a rough proportionality to the degree of the practical difficulty.

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 yard variances: The proposed use of the property is a single-family dwelling with an attached garage. Single-family dwellings are a permitted use in the RI zoning district and are the predominant private land use in the surrounding area. Besides the requested variances, the proposed home complies with all applicable provisions of the zoning code with the exception of lot

² The surrounding area includes all properties on the block containing the subject property and all properties on the adjacent block across Upton Ave S.

width and lot area. According to Chapter 531.100(a) of the zoning code, in the RI District, a single-family dwelling shall be permitted on a lot of record³ existing on the effective date of this ordinance, provided that the yard dimensions and all other requirements for the district in which the lot is located, not involving lot area or lot width, shall be met. Thus, a single-family home would be a conforming use at the subject property upon the approval of the variances.

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 at this location.

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.*

Required yards and uniform building setbacks are intended to encourage a consistent pattern of development that creates a sense of visual order when experienced from the public realm. Required setbacks also prevent development that could be obtrusive to neighboring properties.

West Lake Calhoun Pkwy: The location of the proposed home, though closer to the front lot line than the district minimum setback, would be in line with neighboring properties and would be located a significant distance from the public sidewalk. Typically, a front lot line is located near and parallel to the public sidewalk. However, the front lot line of the subject property is separated from the public sidewalk by a strip of parkland that is nearly 50 feet in width, and the front lot line is not parallel with the sidewalk. As a result, the front façade of the proposed structure would be located more than 70 feet from the public sidewalk. Therefore, reducing the required interior setback from 25 feet to approximately 22.25 feet will likely be imperceptible from the public realm and unobtrusive to neighboring properties.

Upton Avenue South: The location of the east wall of the proposed home would be 5.75 feet from the property line along Upton Ave, which is 6 inches closer to the property line than the wall of the previous home. The reduced distance will be minimally perceptible from the sidewalk due to the presence of the nearly 10-foot-tall retaining wall extending along the property line. As part of the project, a 26-foot section of the retaining wall would be removed to accommodate a rain garden. Besides facilitating on-site stormwater retention, the feature would enhance visual interest along Upton Ave, create an opportunity for additional landscaping, and allow for eyes on the street. However, staff is concerned that exposing the basement plus the two floors of the home would create the impression of a very tall structure, which could be imposing to pedestrians. However, staff finds that the proposed trees that will be planted in the rain garden, the variety of materials selected for the home (stone veneer along the basement, wood paneling on the main floor, and stucco on the top floor), and the various projections and recesses in the design of the home will help to offset the perceived bulk of the structure.

³ **520.160 - Lot of record.** A parcel of land of which the plat, deed, or similar instrument has been duly recorded in the Office of the Hennepin County Recorder or Registrar of Titles.

The proposed home would be built almost entirely forward of the front facade of the adjacent home to the south (3708 Upton Ave S). A structure in this location would likely be obtrusive from the vantage point of the front yard of the neighboring property, and out of character with the typical pattern of front yard setbacks in the city. However, the subject property is a long-established residential zoning lot that has accommodated a two-story single-family home for over a century. Therefore, a new single-family home built on a similar footprint to the previous home will be in keeping with the essential character of the area. The proposed home would be located 6 inches closer to the property line along Upton Ave S than the original home, and 3 feet closer to the interior side property line. In addition, the proposed home would be located more than 17 feet from the adjacent property to the west. This “window” between the homes would help to mitigate the obtrusiveness of the proposed structure by retaining a sense of openness and continuing to allow views of Lake Calhoun from the affected property on Upton Ave.

The garage of the previous home required the user to back out onto Upton Ave. The proposed home calls for the removal of the existing garage and the inclusion of a tuck-under garage on the rear of the proposed structure. Rather than backing out into a very busy right-of-way for both motorized and non-motorized traffic, the proposed garage location will allow all maneuvering to take place on the property. This arrangement will benefit the health, safety, and welfare of the general public. As a condition of approval, staff recommends that the existing curb cut be removed and the sidewalk, boulevard, and curbing be constructed to the standards required by the Department of Public Works.

SHORELAND DEVELOPMENT 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.*

The front façade of the proposed structure would be located approximately 350 feet from the south shoreline of Lake Calhoun. A small decline that meets the definition of a “steep slope” exists just beyond the front property line. Except as authorized by variance, development is prohibited within 40 feet of the top of a steep slope in the Shoreland Overlay District. Observing a 40-foot setback from the top of the slope at the subject property would preclude nearly all by-right development. The topographical conditions of the property and the immediate surroundings are practical difficulties that 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.*

The Shoreland Overlay District was established to preserve and enhance the environmental qualities of surface waters and the natural and economic values of shoreland areas (551.440). This purpose is carried out through provisions that regulate both the aesthetic effects of development as well as the impact that construction may have on the natural environment. The proposed use of the land as a single-family residence is in keeping with the planned character of the area, and the erosion mitigation plans sufficiently demonstrate that the development addresses the aesthetic and environmental concerns listed in Chapter 551, Article VI, Shoreland Overlay District.

The natural appearance and integrity of the slope will be maintained (551.510). The only development proposed on the steep slope would be a walkway connecting the entrance of the

home with the public sidewalk (pending the approval of an encroachment permit from the Minneapolis Parks and Recreation Board). The project will involve grading and filling to the extent that the original grade of the hill will be restored in large part to the level that existed prior to the demolition of the previous structure (551.510). Existing mature trees and vegetation will be preserved to the greatest extent possible (551.520), and stormwater management will be facilitated through the creation of a 150 square foot rain garden along Upton Ave S (551.530).

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.*

With regard to the Shoreland development variance, the proposed project will not alter the essential character of the area or be injurious to the use or enjoyment of other properties in the vicinity. The surrounding area is fully developed and the subject property has contained a single-family home for over a century. Besides a small decline between the front property line and the public sidewalk, the area between the subject property and the lake is quite flat compared to most other shoreland areas throughout the city. Although the slope is relatively small, the effect of natural forces on the site is evident. The retaining wall that currently exists along Upton Ave is in poor condition and the soils on the site have begun to subside due to lack of stabilizing ground cover since the previous home was removed. In addition to soil erosion, the area has been susceptible to flooding, issues resulting from a high water table, and sandy soil.

The proposed development includes measures intended to shore up the property including replacing the retaining wall, stabilizing the site with industry standard erosion control techniques, and establishing substantial landscaping around the perimeter of the site. However, due to several site-specific factors, staff is concerned that the concentrated overland flow of stormwater towards the front of the property could negatively impact the integrity of the slope. These factors include the proximity of the development to the steep slope, constrained subsurface flow caused by the large retaining walls on the sides and rear of the property, the high percentage of impervious surfaces on the property, and the proximity of the site to a flood-prone area. In order to address these site-specific concerns, the applicant has proposed a stormwater management system that directs a large percentage of runoff into an on-site rain garden located along the Upton Ave property line. If implemented in the manner described in the plans, the stormwater management system should adequately address the unique stormwater management concerns at this property.

In order to ensure that the project will not adversely affect 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 or enjoyment of other properties or detrimental to the natural environment.

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.*

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. The adjacent property to the west, 3748 W Lake Calhoun Pkwy, obtained a variance to develop within 40 feet of the top of a steep slope in the Shoreland Overlay District in 2013.

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 adjacent property to the west contains a single-family home that was built in 2014. According to inspection records from the project, all footing and foundation inspections occurred without incident. The neighboring property has similar topographical features to the subject property, so it is likely that similar soil conditions will be encountered at the subject property.

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 best practices regarding soil stabilization, the plan contains other site management and maintenance components 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 the utilization of fiber rolls placed across the construction entrance and decomposable filter rolls around the house that will be used until the final landscaping has been established.

Trees and existing landscaping are usually regarded as the best form of erosion control. The site plan and erosion control plan indicate that no mature trees will be removed during development. A stand of vegetation, including a maple with a trunk diameter of 30", exists just past the northeast corner of the property. These are located on park property and must be preserved.

A large amount of impervious surfaces can create stormwater management issues and contribute to soil erosion. These concerns are heightened in the Shoreland Overland District. With 59.9% of the site covered by impervious surfaces, the new home would be very close to the maximum of 60% impervious surface coverage. However, the water retention system integrated into the development should effectively offset any negative impacts resulting from a high percentage of impervious surfaces.

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

The proposed home will be more visible from the lake than the previous structure due to the removal of vegetation that occurred when the previous home was demolished. However, it will be no more visible than other homes in the vicinity.

The visibility of the structure will be limited by a large strip of parkway and parkland containing several rows of trees located between the lake and the subject property. In addition to the parkland, a surface parking lot is located between the protected water and the subject property.

The development plan calls for the preservation of 3 mature trees, the establishment of 9 new trees, and the planting of a row of hedges in the front yard. These landscaping measures should further limit the visibility of the structure and help it blend in with the natural surroundings.

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 Ippocratis & Ashii Vrodhis for the property located at 3750 West Lake Calhoun Parkway:

A. Variance of the required front yard setback.

Recommended motion: **Approve** the application to reduce the required front yard setback along West Lake Calhoun Parkway from 25 feet to approximately 22.25 feet, measured to the structure, 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.

B. Variance of the established front yard setback on a reverse corner lot.

Recommended motion: **Approve** the application to reduce the corner side yard setback on a reverse corner lot along Upton Avenue South from 29 feet to approximately 5.75 feet, measured to the structure, 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 vacated curb cut along Upton Avenue South shall be removed and the sidewalk, boulevard, and curbing shall be repaired to the standards required by the Department of Public Works.

C. 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 30, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance;
3. Approval of a soil erosion control plan as part of the site plan review application;
4. A raingarden or comparable means of stormwater management shall be incorporated into the development to protect against slope degradation resulting from stormwater runoff.
5. No development shall occur on land owned by the Minneapolis Parks and Recreation Board without prior approval.

D. Variance of the required interior side yard.

Staff has **returned** the variance application to the applicant.

E. Variance of the impervious surface standards.

Staff has **returned** the variance application to the applicant.

ATTACHMENTS

1. Zoning Map
2. Area map
3. Description of project and variance findings by applicant
4. Existing conditions land survey
5. Proposed conditions land survey
6. Site plan
7. Erosion control plan
8. House plans
9. Contour map (approximate 2' contours – for illustrative purposes only)
10. Photos of site
11. Photos of previous house
12. Property owner authorization letter
13. Letters to neighborhood group and council office
14. Correspondence

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3750 West Lake Calhoun Parkway

FILE NUMBER

BZZ-7267



2510

WEST LAKE CALHOUN PKWY

VINCENT AVES S

UPTON AVES

THOMAS AVES

38TH ST W

- 3738
- 3704
- 3710
- 3712
- 3720

- 3742
- 3744
- 3746
- 3748
- 3750
- 3711
- 3708
- 3714
- 3715
- 3720
- 3717

- 3756
- 3760
- 3709
- 3710
- 3715
- 3721

- 3766
- 3715
- 3719

- 3800
- 3804

- 2815
- 3800
- 3804

- 3801
- 3805
- 3800
- 3804

- 3721
- 3803

**VROHIDIS VARIANCE APPLICATION
3750 WEST CALHOUN PARKWAY
MINNEAPOLIS, MN**

Ippocratis and Ashii Vrohidis are proposing to construct a new single-family home at 3750 West Calhoun Parkway. In order to construct the home, we understand that the following variances are required and, accordingly, are being requested in this application:

1. Front yard setback
2. Side yard setback
3. Development within 40 feet of a steep slope

The following is an explanation of the need for each of the requested variances and the circumstances and reasons supporting them:

Variance No. 1 – Front Yard Setback

A front yard setback variance is requested in order to accommodate construction of the proposed new home. City code contemplates a minimum front setback of 25 feet for this parcel. The proposed home has been designed to align with the front of the adjacent home to the west (3748 West Calhoun Parkway), which alignment results in a 22'-0" front setback. Accordingly, a variance is requested to reduce front yard setback from 25' to 22'-0".

A. *Practical Difficulties/Unique Circumstances*

1. The subject parcel is uniquely small--very small; it is one of the smallest, most narrow on Calhoun Parkway. It is practically very difficult (i.e., not possible) to design a home on this parcel that meets all City requirements. In fact, if all City yard requirements were imposed, the permitted buildable area on the parcel would be just 5 feet wide--clearly not wide enough to accommodate even the minimum sized house contemplated by code (20' wide).
2. The applicants did not create the unique circumstances and they are not based on economic considerations.
3. The extremely narrow width of the lot (exacerbated by side setback requirements) makes the front setback for the lot critically important in order for a usable house to be built. Compliance with the required 25' front yard setback creates a practical difficulty in this regard.
4. Compliance with the 25' front yard setback requirement is made even more difficult due to the existence of a 16 foot wide driveway easement along the entire back of the parcel (south end). That driveway provides vehicular access from Upton to the adjacent 3748 property to the west. The easement does not allow construction of a house over it and so "pushes" the envelope for the Vrohidis' proposed house toward the front yard. As a result of this unique circumstance, it

is practically difficult to strictly comply with the front setback requirement of the code.

5. The Vrohidis have planned their home to be as accommodating to disabled persons as possible and so, for example, designed it to allow enough room for wheelchairs to maneuver around furniture, for longer (i.e., less steep) stairways to accommodate the elderly, etc. All of these design aspects require adequate floor area to implement while still maintaining the utility of the remainder of the home. Similarly, the Vrohidis want for their home to be as healthy and “green” as possible. This too requires floor area. For example, the installation of appropriate ventilation systems to accommodate those goals would be extremely difficult (impossible) without the slightly larger building envelop allowed by the requested variance. Again, the extra couple of feet provided by a reduced front setback is very important to overcoming the difficulties presented by this small lot.

B. *Reasonable Use/Spirit and Intent of Ordinance*

1. The proposed home is a reasonable use of the parcel. It is very modestly sized (i.e., small), in keeping with the scale of the neighborhood and in compliance with the F.A.R. ordinance and height requirements. Please note that the proposed home really has no “extra space” -- every area within it required special design consideration in order for it to fit and function like a ordinary home, notwithstanding its small size.
2. The design and scale of the home as well as its positioning on the parcel are in keeping with the spirit and intent of the code and comprehensive plan. As said, the proposed setback will align the front of this home with the front of the adjacent home to the west at 3748 and is consistent with the positioning of the other homes along this part of the Parkway. Also, even after taking account of the proposed front yard variance, the distance (and, accordingly, the green space) between the home and the Parkway is greater than exists at adjacent properties on the block given that the Parkway veers to the north as it heads past the block from west to east. Given such consistency of house alignment and separation from the Parkway, we feel the proposed setback supports the spirit and intent of this ordinance.

C. *Essential Character of Neighborhood/Not Injurious or Detrimental*

1. The reduced front yard setback of 22'-0" feet will not alter the essential character of the neighborhood nor be injurious or detrimental to anyone. As said, the proposed setback will align the front of this home with the adjacent home to the west at 3748 and is consistent with the positioning of the other homes along this part of the Parkway. The setback variance will not cause this proposed home, which is quite similar in size and scale to the home immediately next to it on the block, to affect the neighbors’ views.

2. The home will be constructed a substantial distance away from Lake Calhoun. Both that distance as well as the various trees, vegetation and plantings both on the intervening public property and on the Vrohidis property itself create a substantial buffer limiting visibility from the lake to the proposed house. Accordingly, the couple feet of reduced setback will be unnoticeable from the Parkway road, the sidewalk and the lake and, accordingly, should not be injurious or detrimental to users of those areas.

Variance No. 2 – Side Yard Setback

A side yard setback variance (on the Upton side) is requested in order to accommodate construction of the proposed home. City code contemplates a minimum side setback of 25 feet for the east side of this parcel given its characterization as a reverse corner lot. The east wall of the proposed home has been designed to be located in approximately the same location as the east wall of the previous home on the property (at approximately 5'-9" feet from the lot line in Upton). Accordingly, variance is requested to reduce the side yard setback (on Upton) from 25' to 5'-9".

A. *Practical Difficulties/Unique Circumstances*

1. The unique circumstances presented by this small, narrow lot are described above in the context of the request for the front yard setback variance.
2. Moreover, this parcel is considered a reverse corner lot under the code which calls for the setback along Upton Avenue to be 25 feet in width. Again, with the property being only 35 feet wide, imposition of that 25 foot setback (coupled with the required setback on the west side of the property) results in a permissible building envelope of only 5 feet. Accordingly, the practical difficulties in siting a home in compliance with code seem evident.
3. The applicants did not create these unique circumstances and they are not based on economic considerations.
4. Given the driveway easement to the rear of the parcel, the front yard setback requirements, and the narrow width of the parcel generally, it is practically difficult to design a normally functioning home on the parcel. Every inch of requested variance (i.e., floor space) has been found necessary in planning this home in order for it to achieve the goals described above, including making it friendly to disabled persons and as green and healthy as possible. All of the space requested by this variance is extremely important to make this home work.

B. *Reasonable Use/Spirit and Intent of Ordinance*

1. The proposed home is a reasonable use of the property for the reasons described above in the context of the front yard variance. Again, without this variance, no home could be built on the property.

2. As also described in the context of variance No. 1 above, this variance does not make room for an extravagantly large house but rather will allow for a very modestly sized house which is 24'-3" wide – a reasonable use.
3. With this variance, the home will be situated along Upton in the same or very similar manner as that of the previous house. This consistency of development with the existing development in the neighborhood satisfies the intent of the setback regulations.
4. Coupled with the fact that the neighboring house to the west (at 3748) is set back from the shared property line by approximately 12 feet, this variance will allow for a substantial corridor of open space between that neighboring house and the proposed house of approximately 17'. This amount of space between the homes is greater than the 10 feet that would be contemplated by the code (5 feet for each), further reflecting the reasonableness of proposed use and consistency with the intent of the setback regulations.
5. Again, the requested variance will allow for a home to be situated on the lot in basically the same location as the prior home which is in keeping with the neighborhood. We understand that maintaining the character of this neighborhood is, at least in part, the intent of the ordinance (and comprehensive plan).
6. The size, scale and placement of the home on the lot is consistent with other homes in the neighborhood and furthers the orderly, uniform nature of development in the neighborhood. We consider this to be consistent with the spirit and intent of the ordinance and comprehensive plan. Accordingly, this proposed home and this variance, we believe, are in keeping with that spirit and intent.

C. *Essential Character of Neighborhood/Not Injurious or Detrimental*

1. As said, this side yard variance will allow for the east wall of the home to be in approximately the same location as the wall of the original home on the parcel. With the reconstruction of the failing retaining wall along that east line as well as landscaping, the streetscape of the parcel will be quite similar to the prior home but now aesthetically more appealing and safer for pedestrians.
2. In furtherance of that improved aesthetic, and in effect to minimize offsite storm water runoff and to encourage natural filtration function, the Vrohidis have designed into their plans a rain garden to be located alongside of a portion of the retaining wall on Upton. It is expected that this will capture a substantial portion of the storm water runoff that will otherwise be generated by the property and at the same time creates an aesthetically pleasing feature along Upton which will be enjoyed by passersby.

3. In addition, the prior tuck-under garage at the property will be relocated in the proposed new home so that it no longer loads across the Upton sidewalk but rather will be situated so as to face the rear of the lot by way of sharing the neighbor's driveway. This relocation not only is aesthetically more appealing but should also offer greater safety for pedestrians along Upton Avenue.
4. Given that there will be little other change in the location of the east wall of the proposed home from the location of the east wall of the prior home, we do not expect this variance to have an injurious or detrimental impact on the neighbors or any adjacent properties.

Variance No. 3 - Development Within 40 Feet of a Steep Slope

A variance from the limitations on development adjacent to a steep slope (as contemplated by code section 551.470) is requested in order to accommodate construction of the proposed new home. That code section contemplates the prohibition of development within 40 feet of a steep slope. There is a slope located just to the north of the parcel which is believed to be a "steep slope" for purposes of the ordinance. As a consequence, part of the footprint of the proposed home will be within 40 feet of that slope. Accordingly, a variance is requested to allow for construction of the proposed home to the extent located within 40 feet of that slope.

A. *Practical Difficulties/Unique Circumstances*

1. As mentioned above, the subject property is quite small, extremely narrow, encumbered by a driveway easement and is in close proximity to a steep slope, all of which are circumstances unique to the property. If compliance with the 40 foot limitation is required, the property would be rendered unbuildable. As with the setback variances described above, this constitutes a practical difficulty due to the unique circumstances of the property.
2. These unique circumstances causing the difficulty were not of the applicants' creation and are not based on economic considerations.

B. *Reasonable Use/Spirit and Intent of Ordinance*

1. The proposed house does not change the pre-existing land use at the site (i.e., for a single-family residential home) and will be consistent with that past use as it relates to the slope.
2. The proposed house will not introduce any new, negative impacts on the slope. Most of the footprint of the house is set back roughly 35 feet from the top of that slope with only some of the entryway and retaining wall located closer to the slope. Nevertheless, none of these improvements will introduce any negative impacts on the slope.

3. There is no expectation that any site work or grading needed to build the house will impact the slope whatsoever (excepting only that the sidewalk will need to be installed as described below).
4. There is expected to be a sidewalk providing access from the front entryway of the home (facing the Parkway) to the Parkway as required by code. The part of the sidewalk that will traverse the slope will not be on the Vrohidis parcel and is expected to be handled by separate permitting with the City Parks department separate from this variance request.
5. The position of the home away from the top of the slope is in keeping with the spirit and intent of the ordinance given that it will have very little to no impact on the slope.

C. *Essential Character of Neighborhood/Not Injurious or Detrimental*

1. The position of the house will be set back well away from the slope consistent with the positioning of adjacent homes in the neighborhood. Accordingly, the proposed variance will not alter the character of the neighborhood in any fashion nor will it be injurious to the use or enjoyment of any other property in the vicinity nor detrimental to the health, safety and welfare of the public.

Additional Requirements of Section 551.470 Are Satisfied

1. Development exists within 40 feet of the top of this steep slope within 500 feet of the proposed development -- an existing home has been located on the property for years in a location proposed for the new home and there are other homes situated in the required proximity to the slope within 500 feet of this proposed development.
2. The foundation and material underlying the parcel is adequate to preclude any negative impact on the slope.
3. The proposed home presents no danger of falling rock, mud, uprooted trees or other materials. As said, ordinary erosion measures will be taken and there is no risk of the above-mentioned calamities.
4. The view of the “developed slope” from the protected water (Lake Calhoun) is consistent with the natural appearance of the slope and the surrounding physical context. But for the installation of the sidewalk, there will be no development of the slope. Moreover, the construction of the new home is consistent with the previous development on the parcel and the existing development adjacent to it. Very little will be modified in relation to the appearance of the slope (which again, is not actually located on the property and so will not be modified by the development). In addition, the distance from the lake to the slope is substantial. Both that distance as well as the trees, vegetation and plantings between it and the

lake create a substantial buffer limiting visibility from the lake to the subject slope.

Shoreland Overlay District

1. *Prevention of Soil Erosion/Pollution*
 - a. Customary industry standard soil erosion protection measures will be used throughout construction eliminating the likelihood of any erosion and/or any pollution of public waters. After construction, the retaining wall, substantial plantings, landscaping and the above-described rain garden on the site will prevent soil erosion and pollution of public waters. The granting of this variance will not increase the likelihood of erosion or pollution.

2. *Limited Visibility of Structures/Development*
 - a. The home will be constructed a substantial distance away from Lake Calhoun. Both that distance as well as the various trees, vegetation and plantings both on the intervening public property and on the Vrohidis property itself create a substantial buffer limiting visibility from the lake to the proposed house. Granting of this variance described above will not increase the visibility of the home from the lake.

3. *Accommodation of Water Uses Generated by Development*
 - a. The proposed home does not have direct access to the lake. The proposed home will not generate any watercraft use that will in any way negatively impact the lake.



Proposed Concept:



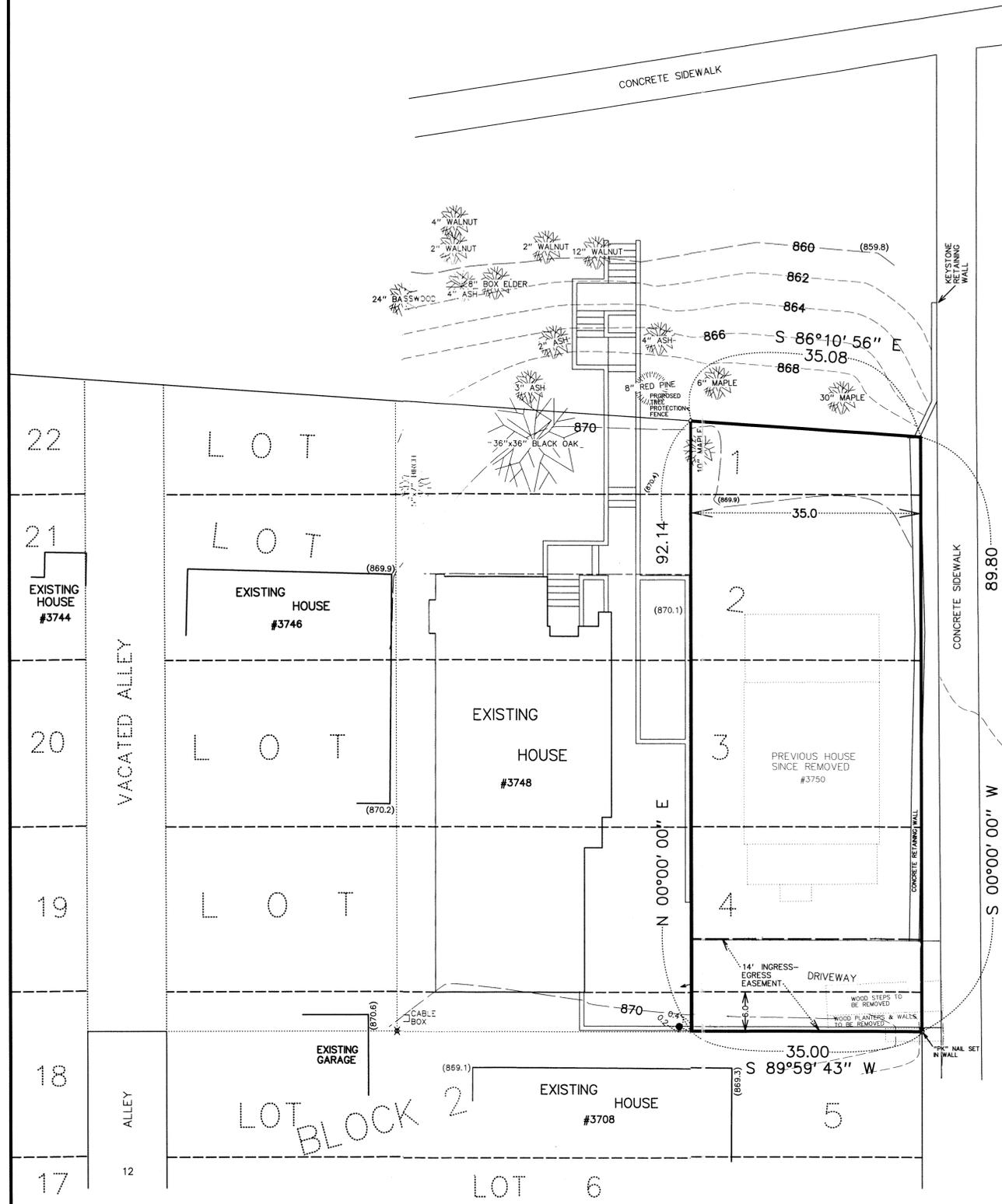
Sincerely,

Charlie Simmons – President / Design Principal
Charlie & Co. Design, Ltd.

cc: Ippo & Ashii Vrohidis, Gary & John Kraemer, Charlie Carpenter III

CALHOUN PARKWAY WEST

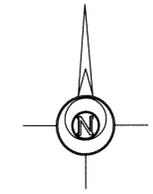
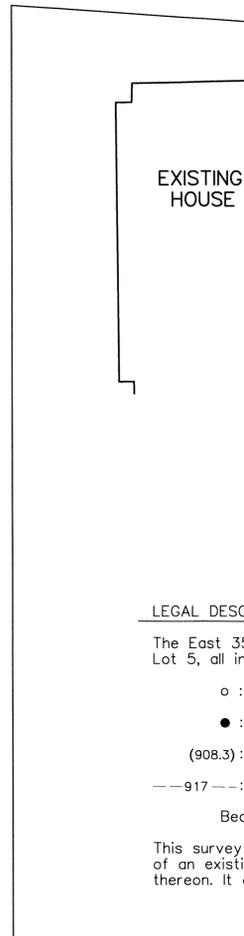
EXISTING CONDITIONS CERTIFICATE OF SURVEY FOR JOHN KRAEMER & SONS IN LOTS 1-5, BLOCK 2, COTTAGE CITY HENNEPIN COUNTY, MINNESOTA



60

UPTON AVENUE SOUTH

60



LEGAL DESCRIPTION OF PREMISES :

The East 35 feet of Lots 1, 2, 3 and 4, and the East 35 feet of the the North 6 feet of Lot 5, all in Block 2, COTTAGE CITY.

- o : denotes iron marker set
- : denotes iron marker found
- (908.3) : denotes existing spot elevation, mean sea level datum
- 917--- : denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of an existing house, since removed, spot elevations, topography, and significant trees thereon. It does not purport to show any other improvements or encroachments.

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

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12755

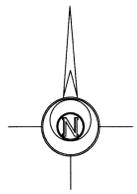
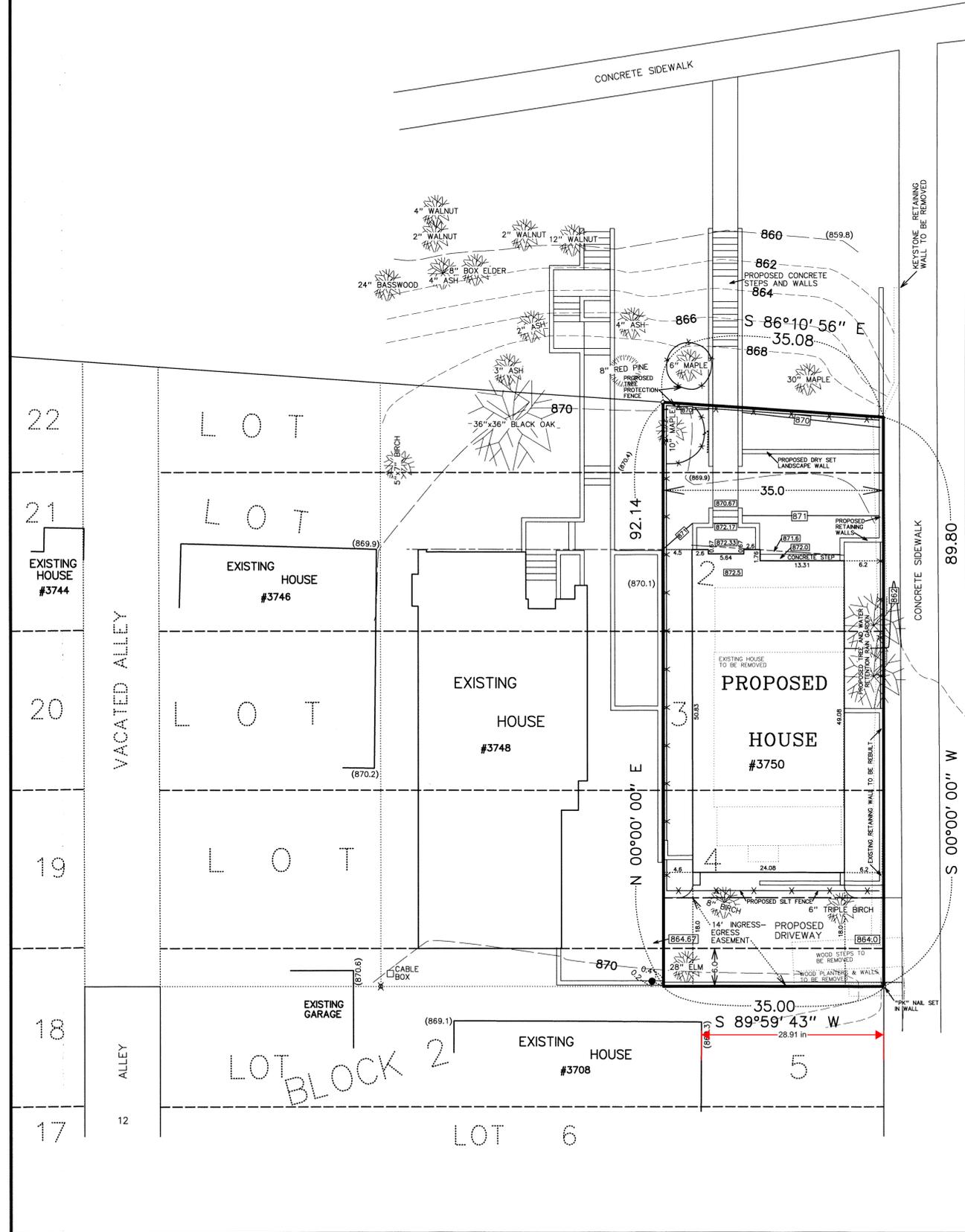
10-16-12
SCALE
1"=10'
JOB NO.
13-166B

PROJECT

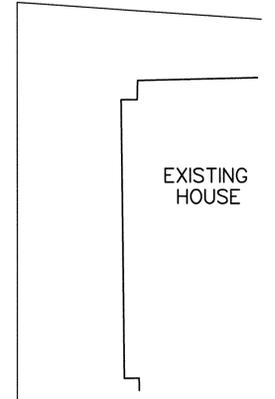
GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
952-473-4141

CALHOUN PARKWAY WEST

CERTIFICATE OF SURVEY FOR JOHN KRAEMER & SONS IN LOTS 1-5, BLOCK 2, COTTAGE CITY HENNEPIN COUNTY, MINNESOTA



60 UPTON AVENUE SOUTH 60



PROPOSED ELEVATIONS : (per architect)

- 1) Garage = 864.17
- 2) First floor = 872.5
- 3) Basement = 863.0

IMPERVIOUS SURFACE CALCULATIONS :

Lot area = 3184 Sq. ft.
 Proposed house = 1207 sf
 Proposed driveway = 570 sf
 Walk and entry = 135 sf
 Retaining walls = 45 sf
 Total hardcover = 1957 Sq. ft.
 1957 / 3184 x 100 = 61.46%

LEGAL DESCRIPTION OF PREMISES :

The East 35 feet of Lots 1, 2, 3 and 4, and the East 35 feet of the the North 6 feet of Lot 5, all in Block 2, COTTAGE CITY.

- o : denotes iron marker set
- : denotes iron marker found
- (908.3) : denotes existing spot elevation, mean sea level datum
- 910.8 : denotes proposed spot elevation, mean sea level datum
- 917--- : denotes existing contour line, mean sea level datum
- 904--- : denotes proposed contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of an existing house, to be removed, spot elevations, topography, and significant trees, and the proposed location of a proposed house and grades thereon. It does not purport to show any other improvements or encroachments.

GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141	
DATE 10-16-12	JOB NO. 13-166B
PROJECT UPTON AVENUE SOUTH	
I hereby certify that this survey, plan, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. <i>Mark S. Gronberg</i> Mark S. Gronberg Minnesota License Number 12755	
REVISIONS REMARKS	DATE 8-28-15

VROHIDIS RESIDENCE



Charlie & Co. Design, LLC
 212 3rd Ave. N., Ste. 356
 Minneapolis, MN 55401
 (ph) +612.333.2246



IMPORTANT NOTE FOR ALL CONTRACTORS & SUB-CONTRACTORS

- The Owner/ General Contractor must take full responsibility including providing additional detailing, drawings, and engineering as needed, and to resolve configuration discrepancies in order to coordinate and properly complete the Work. The General Contractor has the right and responsibility to revise configurations and details depicted in the Architect's Drawings, as required, to properly construct a code compliant and technically sound project.
- All structural requirements, including but not limited to footing, foundation and framing work are to be specified by a licensed Structural Engineer, provided by the Owner.
- The General Contractor is responsible for verifying all covenants, zoning, building, fire, heating, plumbing and electrical code requirements.

VROHIDIS RESIDENCE
 3780 Lake Colthoun Pkwy
 MINNEAPOLIS, MN 55436

Cover Sheet

Not for Construction

PRELIM PRICING SET	04.01.13
VARIANCE SUBMITTAL	04.25.15

A 0.0

Copyright Charlie & Co. Design, LLC

GENERAL NOTES - SITE PLAN

- SITE PLAN NOTES:**
- This site plan is based on survey information provided by the owner. The G.C. is responsible for verification of existing conditions, including setbacks, easements, topography, and final location of building.
 - Provide positive drainage away from all sides of house. Provide continuous drain tile @ perimeter house and slope drain tile to outfall (not shown).
 - G.C. to coordinate utilities into site with municipality or determine existing locations. Verify new locations and routes of water, gas, electric and sanitary sewer /owner for approval.
- CONTOUR KEY:**
- Contours shown indicate finish grade.
 - Contractor to propose material storage & staging areas to owner before commencing work.
 - Site plan dimensions are to grid lines and face of framing, U.N.O.
 - Planting, hard surface, grading and drainage plan by landscape architect.

- 1' EXISTING CONTOURS
- 5' EXISTING CONTOURS
- ABANDONED CONTOURS
- 1' NEW CONTOURS
- 5' NEW CONTOURS

SITE INFORMATION

F.A.R.:

Lower Level:	Not Included
Level 1:	1,177 sq. ft.
Level 2:	1,162 sq. ft.
Total:	2,339 sq. ft.
Allowable:	2,500 sq. ft.

HARD SURFACE AREA:

Building Footprint:	1,207 sq. ft.
Front Sidewalk/Stair/Walls:	135 sq. ft.
Upton Ret. Wall:	45 sq. ft.
Exist. Driveway:	570 sq. ft.
Total (61.4%):	1,957 sq. ft.
Lot Size:	3,184 sq. ft.
Allowable (60% or 1,910.5 S.F.)	

STRUCTURAL ENGINEER

Bunkers and Associates
 6687 Forest St.
 Farmington, MN. 55024
 Phone: +651.366.2853
 Contact: Eric Bunkers

GENERAL CONTRACTOR

John Kraemer & Sons
 4906 Lincoln Drive
 Edina, MN. 55436
 Phone: +952.935.9100
 Contact: Gary Kraemer

ARCHITECTURAL DESIGN

Charlie & Co. Design, Ltd.
 212 3rd. Ave. N., Ste. 356
 Minneapolis, MN. 55401
 Phone: +612.333.2246
 Contact: Charlie Simmons

SHEET SCHEDULE

A0.0	COVER SHEET
A0.1	SITE PLAN
A1.0	LOWER LEVEL & FIRST FLOOR PLANS
A1.1	SECOND FLOOR & ROOF PLANS
A2.0	EAST EXTERIOR ELEVATION
A2.1	NORTH & SOUTH EXTERIOR ELEVATIONS
A2.2	WEST EXTERIOR ELEVATION
A3.0	BUILDING SECTION

SHEET NUMBER: 2102 PRELIM PRICING SET ARCHITECTURAL SHEETS 00 COVER SHEET
 PRINTING DATE: 05/20/15 8:31:15 AM
 DRAWING TITLE: PLAN VROHIDIS

IMPORTANT NOTE FOR ALL CONTRACTORS & SUB-CONTRACTORS

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- All structural requirements, including but not limited to footing, foundation and framing work are to be specified by a licensed Structural Engineer, provided by the Owner.
- The General Contractor is responsible for verifying all covenants, zoning, building, fire, heating, plumbing and electrical code requirements.

VROHIDIS RESIDENCE
 3700 Lake Calhoun Pkwy
 MINNEAPOLIS, MN 55436

**Site Plan/
 Erosion Control
 Plan**

Not for
 Construction

PRELIM PRICING SET	04.01.13
VARIANCE SUBMITTAL	04.25.15

A0.1
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 Charlie & Co. Design, LLC

GENERAL NOTES - SITE PLAN

- SITE PLAN NOTES:**
- Locate house on the site South/West corner, see dimensions.
 - Site plan dimensions are to grid lines and face of framing, U.N.O.
 - Civil elevation 872'-6" = 100'-0" architectural elevation.
 - This site plan is based on survey information provided by the owner. The G.C. is responsible for verification of existing conditions, including setbacks, easements and final location of building.
 - Provide positive drainage away from all sides of house. Provide continuous drain tile @ perimeter house and slope drain tile to outfall (not shown).
 - G.C. to coordinate utilities into site with municipality or determine existing locations. Verify new locations and routes of water, gas, electric and sanitary sewer /owner for approval.
 - Driveway location to be staked by G.C. & approved by owner before final grading & paving.
 - Contours shown indicate finish grade.
 - Contractor to propose material storage & staging areas to owner before commencing work.
 - Planting, hard surface, grading and drainage plan by landscape architect.
 - Retaining walls are for reference only, details to be provided by landscape architect.

CONTOUR KEY:

1' EXISTING CONTOURS	---
5' EXISTING CONTOURS	---
ABANDONED CONTOURS	---
1' NEW CONTOURS	---
5' NEW CONTOURS	---

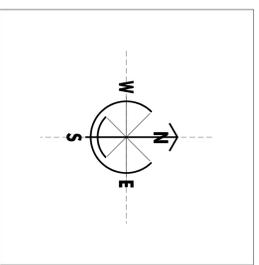
SITE INFORMATION

F.A.R.:

Lower Level:	Not Included
Level 1:	1,177 sq. ft.
Level 2:	1,162 sq. ft.
Total:	2,339 sq. ft.
Allowable:	2,500 sq. ft.

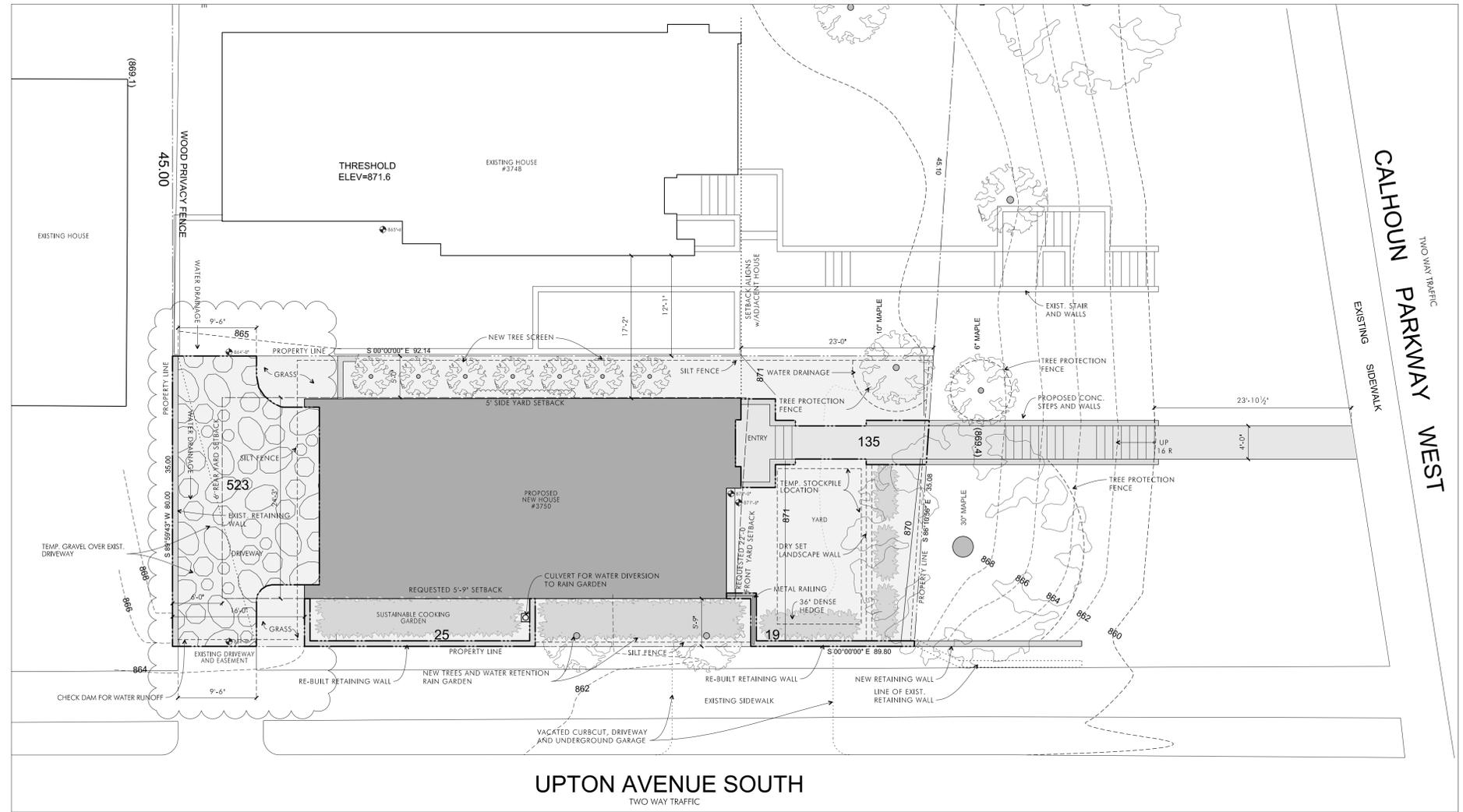
HARD SURFACE AREA:

Building Footprint:	1,207 sq. ft.
Front Sidewalk/Stair/Walls:	134 sq. ft.
Upton Ret. Wall:	45 sq. ft.
Exist. Driveway:	523 sq. ft.
Total (59.9%):	1,909 sq. ft.
Lot Size:	3,184 sq. ft.
Allowable (60% or 1,910.5 S.F.)	

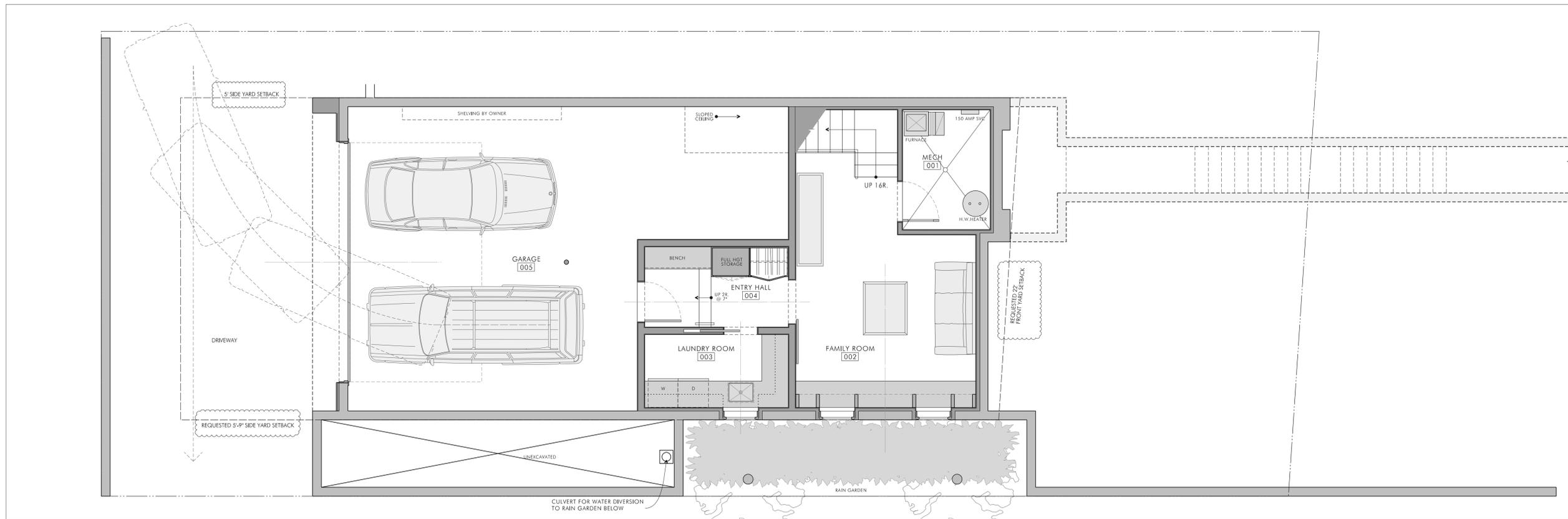


Erosion Control Plan Notes

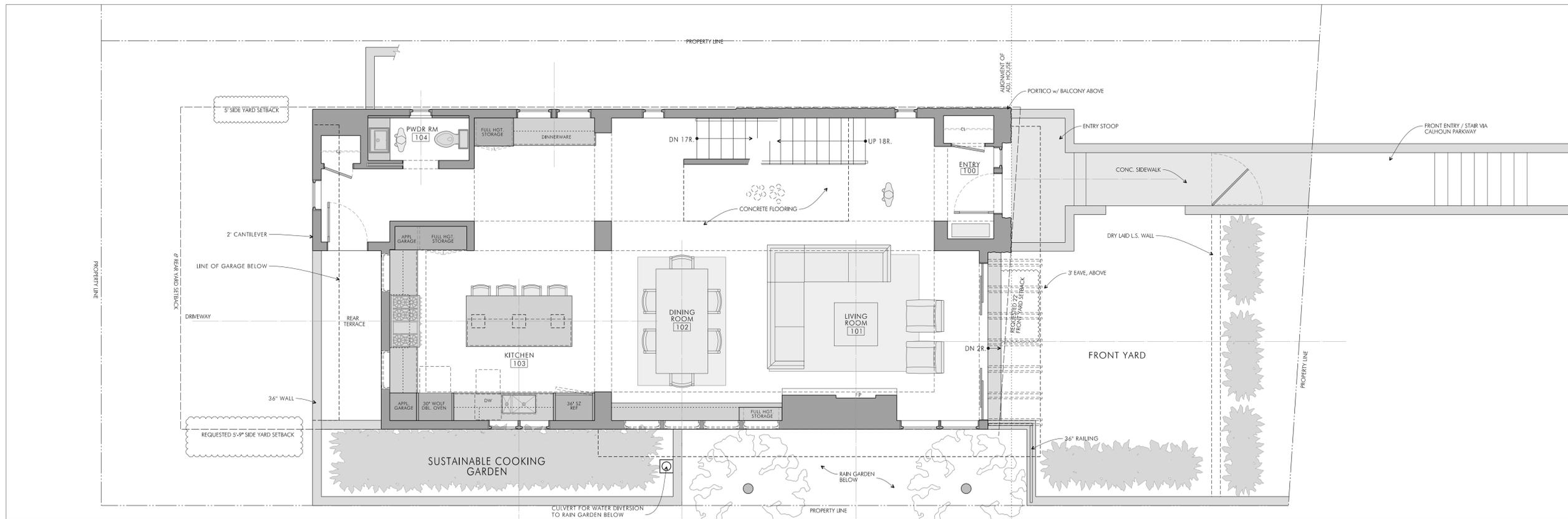
- EXCAVATION NOTES:**
 All excavated soil to be removed from the site and brought back as needed for backfilling. No stockpiling on site.
- PROPOSED STORMWATER EROSION CONTROL:**
 Construction excavation will consist of removing and rebuilding the existing retaining wall on Upton Ave. The existing driveway on the rear-South property line will serve as the major exit for construction and will also serve as the major exit for construction stormwater run-off. It will be controlled with a check dam, a gate as such, made of prefabricated fiber rolls that will be placed across the channel after each work day until such time as the landscaping is in and the driveway is paved.
 Similar decomposable compost filter rolls will be used around the house until the natural & planted vegetation is re-established.
- SEDIMENT & EROSION CONTROL NOTES:**
 All exposed soil areas, including temporary stockpiles, must be stabilized as soon as possible but in no case later than 14 days after construction activity, in that portion of the site, has temporarily or permanently ceased.
 Stabilize with temporary seed and straw mulch applied at 2 tons per acre. silt fence shall be installed prior to the start of soil disruption and at the locations shown on the plan and around any stockpiles.
 Silt fences shall be inspected and maintained weekly (and within 24 hours of a 0.5" rainfall) until final mulching and seeding (or sodding) of lot.
 A temporary rock construction entrance shall be installed prior to soil disruption and maintained at the location shown on the plan. Dust control is the responsibility of the permit holder. The permit holder must eliminate dust problems upon receiving notice from the building official that there is a dust problem.
 If necessary, employ a temporary concrete truck wash-out filter or pad.
 Street cleaning shall occur daily or as needed.
- PROPOSED LANDSCAPING NOTES:**
 Besides saving the 3 mature quality trees ranging from 6" dia. to 30" dia. and other native shrubs and perennials, we look to re-establish ground covers, native grasses and perennial flowers in the disrupted areas around the house.
 On Upton Ave., we propose to add a Rain Garden with that will hold and filter house water runoff with water friendly plantings and two new flowering trees.
 We propose to provide a tree screen between the neighboring property line with tall scrubs & native tall grasses.
 We will provide a low-bush hedges, with mulch beds, at the top of all retaining walls over 30" high.



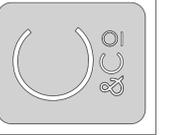
1 Site Plan
 SCALE: 1/8" = 1'-0"



1 Lower Level Floor Plan
SCALE: 1/4" = 1'-0"



2 First Floor Plan
SCALE: 1/4" = 1'-0"



IMPORTANT NOTE FOR ALL CONTRACTORS & SUB-CONTRACTORS

1. The Owner/ General Contractor must take full responsibility including providing additional detailing, drawings, and engineering as needed, and to resolve configuration differences in order to coordinate and properly complete the Work. The General Contractor has the right and responsibility to revise configurations and details depicted in the Architect's Drawings, as required, to properly construct a code compliant and technically sound project.
2. All structural requirements, including but not limited to footing, foundation and framing work are to be specified by a licensed Structural Engineer, provided by the Owner.
3. The General Contractor is responsible for verifying all covenants, zoning, building, fire, heating, plumbing and electrical code requirements.

Lower Level & First Floor Plans

Not for Construction

PRELIM PRICING SET	04.01.13
VARIANCE SUBMITTAL	04.25.15

A 1.0

Sheet Location: 2-08 (P) 04.25.15 VROHIDIS RESIDENCE - SHEET 01 - LOWER & FIRST FLOOR PLAN
 Drawing Date: 7/10/2015 6:17:38 AM
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IMPORTANT NOTE FOR ALL CONTRACTORS & SUB-CONTRACTORS

1. The Owner/ General Contractor must take full responsibility including providing additional detailing, drawings, and engineering as needed, and to resolve configuration discrepancies in order to coordinate and properly complete the Work. The General Contractor has the right and responsibility to revise configurations and details depicted in the Architect's Drawings, as required, to properly construct a code compliant and technically sound project.

2. All structural requirements, including but not limited to footing, foundation and framing work are to be specified by a licensed Structural Engineer, provided by the Owner.

3. The General Contractor is responsible for verifying all covenants, zoning, building, fire, heating, plumbing and electrical code requirements.

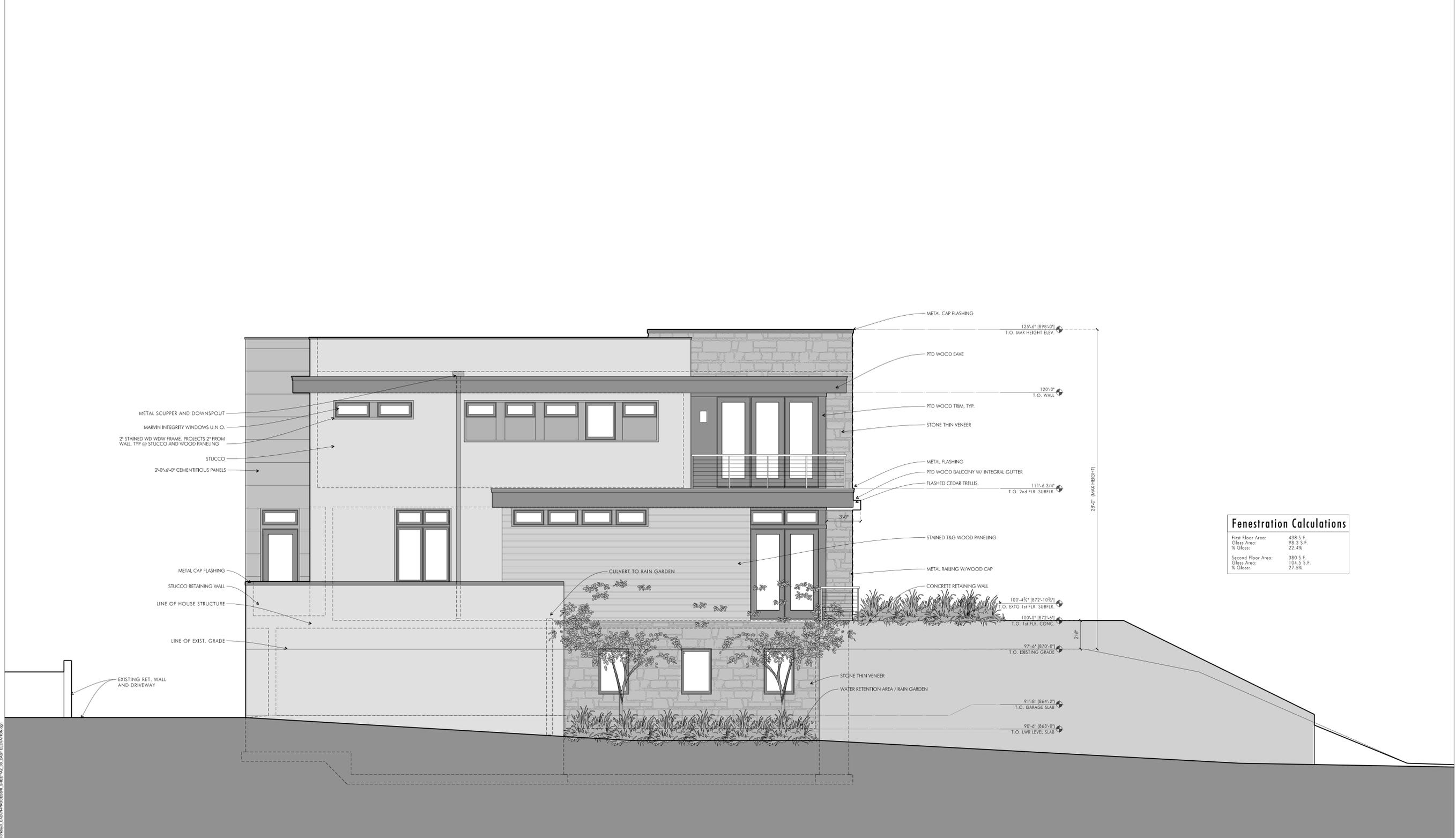
VROHIDIS RESIDENCE
 3700 Lake Colthoun Pkwy
 MINNEAPOLIS, MN 55436

Exterior Elevations

Not for Construction

PRELIM PRICING SET	04.01.13
VARIANCE SUBMITTAL	04.25.15

A 2.0
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 Charlie & Co. Design, LLC



Fenestration Calculations

First Floor Area:	438 S.F.
Glass Area:	98.3 S.F.
% Glass:	22.4%
Second Floor Area:	380 S.F.
Glass Area:	104.5 S.F.
% Glass:	27.5%

1 East Elevation
 SCALE: 1/4" = 1'-0"

Plotting Date: 05/20/15 9:52:21 AM
 Pw: ddb
 Sheet Location: 2/28 PRELIM VROHIDIS RESIDENCE SHEETS 01 EAST ELEVATION.dwg

IMPORTANT NOTE FOR ALL CONTRACTORS & SUB-CONTRACTORS

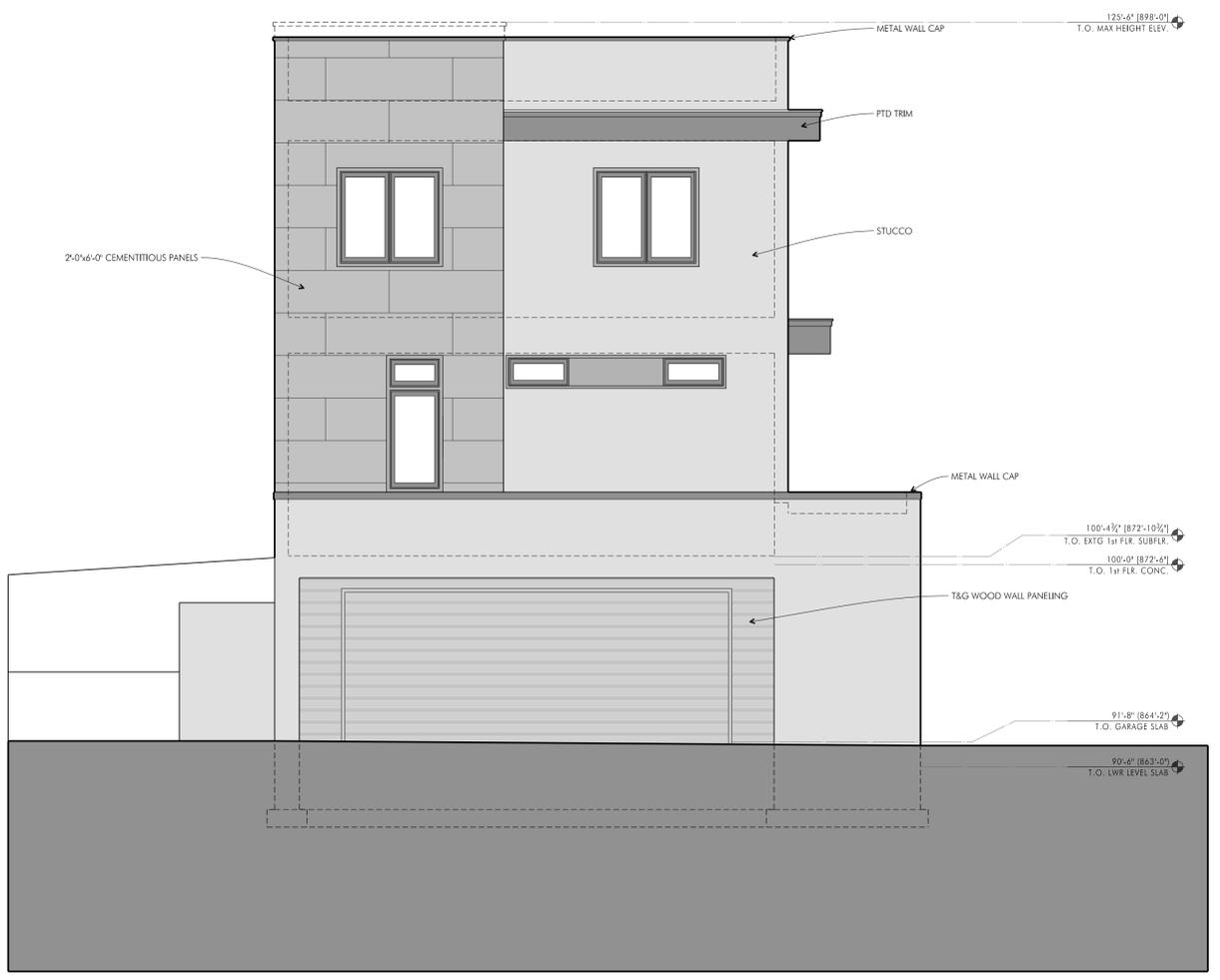
- The Owner/ General Contractor must take full responsibility including providing additional detailing, drawings, and engineering as needed, and to resolve configuration differences in order to coordinate and properly complete the Work. The General Contractor has the right and responsibility to revise configurations and details depicted in the Architect's Drawings, as required, to properly construct a code compliant and technically sound project.
- All structural requirements, including but not limited to footing, foundation and framing work are to be specified by a licensed Structural Engineer, provided by the Owner.
- The General Contractor is responsible for verifying all covenants, zoning, building, fire, heating, plumbing and electrical code requirements.

VROHIDIS RESIDENCE
 3700 Lake Colthoun Pkwy
 MINNEAPOLIS, MN 55436

Exterior Elevations

Not for Construction

PRELIM PRICING SET	04.01.13
VARIANCE SUBMITTAL	04.25.15



Fenestration Calculations

First Floor Area:	195 S.F.
Glass Area:	21.65 S.F.
% Glass:	11.1%
Second Floor Area:	195 S.F.
Glass Area:	40.3 S.F.
% Glass:	20.6%

REF. TO A 2.1 & A2.3 FOR ADDITIONAL NOTES

2 South Elevation
 SCALE: 1/4" = 1'-0"



Fenestration Calculations

First Floor Area:	241 S.F.
Glass Area:	164 S.F.
% Glass:	68%
Second Floor Area:	203 S.F.
Glass Area:	107 S.F.
% Glass:	52.7%

REF. TO A 2.1 & A2.3 FOR ADDITIONAL NOTES

1 North Elevation
 SCALE: 1/4" = 1'-0"



IMPORTANT NOTE FOR ALL CONTRACTORS & SUB-CONTRACTORS

1. The Owner/ General Contractor must take full responsibility including providing additional detailing, drawings, and engineering as needed, and to resolve configuration discrepancies in order to coordinate and properly complete the Work. The General Contractor has the right and responsibility to revise configurations and details depicted in the Architect's Drawings, as required, to properly construct a code compliant and technically sound project.
2. All structural requirements, including but not limited to footing, foundation and framing work are to be specified by a licensed Structural Engineer, provided by the Owner.
3. The General Contractor is responsible for verifying all covenants, zoning, building, fire, heating, plumbing and electrical code requirements.

VROHIDIS RESIDENCE
 3750 Lake Colhoun Pkwy
 MINNEAPOLIS, MN 55436

Building Section

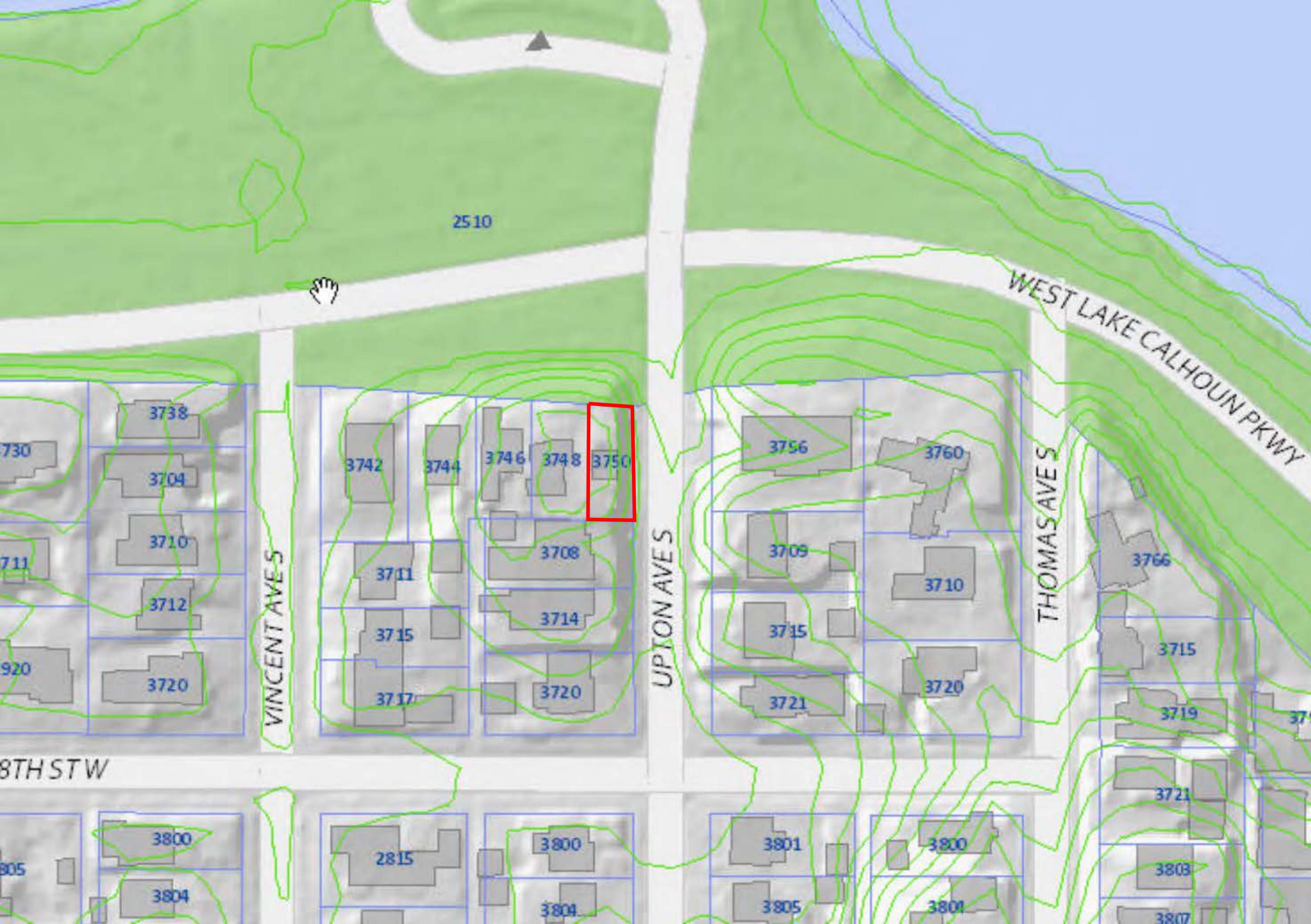
Not for Construction

PRELIM PRICING SET	04.01.13
VARIANCE SUBMITTAL	04.25.15

A 3.0



1 Building Section
 SCALE: 1/4" = 1'-0"



2510

WEST LAKE CALHOUN PKWY

VINCENT AVES

UPTON AVES

THOMAS AVES

8TH ST W

3730
3711
3720
3738
3704
3710
3712
3720

3742
3744
3746
3748
3750
3708
3711
3714
3715
3717
3720

3756
3760
3709
3710
3715
3721
3720

3766
3715
3719
3721

3805
3800
3804

2815
3800
3804

3801
3805
3800
3801

3803
3807





3748

OPEN
FRI, SA
2 PM













June 16, 2015

To whom it may concern,

I hereby authorize Charlie Simmons, Principal of Charlie & Co. Design, Ltd., to apply for the variances for our property located at 3750 W. Calhoun Parkway, Minneapolis and to represent us in our absence.

Sincerely,

Ippocratis Vrohidis

A handwritten signature in black ink, appearing to read 'Ippocratis Vrohidis', with a large, sweeping flourish at the end.

Ashii Vrohidis

A handwritten signature in black ink, appearing to read 'Ashii Vrohidis', with a large, sweeping flourish at the end.

Current Residence:

Palm Jumierah, Frond M, Villa 53

Dubai, United Arab Emirates

Mailing Address:

5 Cold Hill Rd S. Ste 28

Mendham, NJ 07945



Thursday, June 25, 2015

Linden Hills Neighborhood Council
Zoning: 3750 W. Calhoun Pkwy

Dear Linden Hills Neighborhood Councilwoman Palmisano,

This letter is to inform you of an application for a series of variances for the property located at 3750 W. Calhoun Pkwy., (corner of Upton and W. Calhoun Pkwy). My firm is applying on behalf of our clients Ippocratis and Ashii Vrohidis, who are currently living abroad and returning to Minnesota next year.

Project Description

We are proposing a small single family residence on the west corner of Upton Ave. and W. Calhoun Pkwy. The home will feature a façade that consists of a combination stucco, stone and wood cladding. We are proposing vacating the existing curb cut on Upton and utilizing the newly constructed shared driveway to the rear of the property for access to our garage. This driveway was built for the new home next door at 3748. In addition, we are proposing to rebuild the structurally inadequate retaining wall located on the Eastern property line along Upton that currently contains a two-stall underground garage. We will incorporate a rain garden as a water retention system into the design of the new wall.

Land use applications to the City of Minneapolis

Due to the size of the corner lot (25' wide) and the shared driveway to the rear, we are seeking variances for the following land uses:

1. Changing the front yard setback from 25'-to 22'-3" so that the proposed structure aligns with the neighboring property.
2. Changing the reverse corner side yard setback to 6'-3". This is the same dimension that the previous structure that recently sat on the property was at.
3. Changing the interior side yard setback from 5' to 4'-6". This will still give the home a larger than normal buffer to the neighboring home that is 12' from the property line.
4. Increasing the allowed impervious surface area from 60% to 61.4%. Due to the driveway that was added in the rear of this property to access the neighbor's garage, there is an additional 570 s.f. of impervious surface that was added to our site.
5. Develop on or within 40' of a steep slope. We are requesting building steps that would connect the front door to the public sidewalk on W. Calhoun Pkwy. We believe that this is a reasonable request to allow emergency access to the proposed home.

If you have any questions, please do not hesitate to contact our team:

Owner: Ashii Vrohidis - ashii@catalyst-concepts.net
Designer: Charlie Simmons - charlie@charlieandcodesign.com
Contractor: John Kraemer - john@jkandsons.com
Legal: Charles Carpenter III - CCarpenter@fwhtlaw.com

Charlie Simmons

From: Charlie Simmons
Sent: Thursday, June 25, 2015 11:20 AM
To: 'info@linden hills.org'
Cc: Ashii Vrohidis; 'Gary Kraemer'; Charles G. Carpenter III; John Kraemer
Subject: 3750 W. Calhoun Pkwy. Variance Notice
Attachments: 3750 LETTER.pdf; Binder1.pdf

Dear LHINC,

Please see the attached required notification letter for a variance request at 3750 W. Calhoun Pkwy., (corner of Calhoun and Upton) in preparation for the July 30th public hearing.

Councilwoman Palmisano has been notified as well.

Please call or email with questions or comments.

Warmest Regards,

Charlie

Charlie Simmons
Founder / Design Principal

Charlie & Co. Design
212 3rd Avenue North #356
Minneapolis, MN 55401

(ph) 612.333.2246

www.charlieandcodedesign.com



To Whom it May Concern:

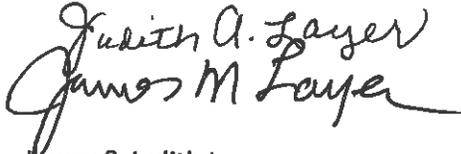
We are writing this letter in regards to the proposed new home construction at 3750 West Calhoun Parkway. We live immediately next door at 3708 Upton Ave S., and have now for over 20 years.

We have reviewed the current set of plans for the project, and believe that the plan reflects what we consider to be an excellent design and utilization for such a small lot. We believe that the home will be a great addition and fit very nicely into the character of the neighborhood we love.

We strongly support and encourage the City of Minneapolis to approve any variances that are needed to build this beautiful home.

Thank you very much for your consideration.

Best Regards,

Handwritten signatures of Judith A. Layer and James M. Layer. The signature for Judith A. Layer is written above the signature for James M. Layer.

James & Judith Layer
3708 UPTON AVE S
MINNEAPOLIS MN 55410



**Minneapolis
Park & Recreation Board**

Administrative Offices
2117 West River Road
Minneapolis, MN 55411-2227

Operations Center
3800 Bryant Avenue South
Minneapolis, MN 55409-1000

Phone
612-230-6400

Fax
612-230-6500

www.minneapolisparcs.org

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Anita Tabb
M. Annie Young

Superintendent
Jayne Miller

Secretary to the Board
Jennifer B. Ringold

July 17, 2015

Joe Giant
City Planner
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: BZZ-7267
3750 West Lake Calhoun Parkway

Dear Mr. Giant:

I am writing in response to the notice of public hearing regarding variances requested by the property owner. Regardless of the need for variances in front and side yard setbacks, the survey and site plan provided by City staff does not demonstrate how the proposed residence will achieve legal front door access. Here are our concerns:

1. The proposed use of the property – in particular, the front door access and landscaping - will encroach onto MPRB-owned property, which is illegal and contrary to MPRB land policies.
2. We have not been contacted by the property owner/contractor about requesting an encroachment permit for what we understand is intended to include steps and walls on MPRB property, as well as potential detrimental impacts on MPRB trees and other vegetation on the steep slope immediately north of the private property's northerly boundary.
3. Our land policy includes strong opposition to diversion of park property for private purposes, unless there is no other alternative to the proposed encroachment. In this case, the property owner would seem to have the option of orienting the front door access and landscaping to the side of the property facing Upton Avenue.

Sincerely,


Michael Schroeder
Assistant Superintendent of Planning

Cc: Brad Bourn, Commissioner of District #6
Meg Forney, Commissioner at Large