



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #3
July 30, 2015
BZZ-7250

LAND USE APPLICATION SUMMARY

Property Location: 5824 Dupont Avenue South
Project Name: 5824 Dupont Avenue South – Pesavento Residence
Prepared By: Suado Abdi, City Planner, (612) 673-2467
Applicant: Anders Pesavento
Project Contact: Anders Pesavento
Request: Variances to construct a new single-family dwelling.
Required Applications:

Variance	To reduce required north interior side yard setback from 5 feet to 4.05 feet.
Variance	To reduce required south interior side yard setback from 5 feet to 4.21 feet.
Variance	To reduce required south interior side yard setback to from 5 feet to 4.36 feet to allow a deck has been Withdrawn.

SITE DATA

Existing Zoning	RIA Single Family District
Lot Area	5,150 square feet
Ward(s)	13
Neighborhood(s)	Kenny Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 5824 Dupont Avenue South, is located in the RIA Single Family District. The lot measures 40.3 x 127.81 (5,150 square feet). The site contains a one-story single-family dwelling that was built in 1951. The existing structure has nonconforming interior side yard setbacks. The house is setback 4.05 feet from the north property line and 4.21 feet from the south property line. The site contains a detached garage that is accessed through the public alley.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The neighbor to the north located at 5820 Dupont Avenue South is setback 4.11 feet from its south interior side yard setback. Similarly, the neighbor to the south located at 5828 Dupont Avenue South is 3.04 feet from its north interior side yard setback. The surrounding properties in the immediate area are single-family dwellings. The housing

Date Application Deemed Complete	June 18, 2015	Date Extension Letter Sent	NA
End of 60-Day Decision Period	August 18, 2015	End of 120-Day Decision Period	NA

stock in this area consists of single stories and a few two-story dwellings. Surrounding zoning districts are R1 and R1A Single Family Districts and R2 Two Family District.

PROJECT DESCRIPTION. On May 11, 2015, a building permit was issued to remodel and build a rear and 2nd-story addition to the existing structure. The approved scope of work was limited to removal of 45% of the existing structure. However, the scope of the project exceeds 60% demolition, and therefore, is considered a new single-family dwelling. On June 8, 2015, a building inspector informed zoning staff that the work in the field exceeded the scope originally approved in the permit. All grandfather rights are lost when constructing new single-family dwelling. Therefore, the applicant is requesting two interior side yard variances.

The proposed project utilizes the existing foundation, which encroaches into the required north and south interior side yard setbacks. The required interior side yard setback for this lot is 5 feet. The existing foundation is 4.05 feet from the north property line and 4.21 feet from the south property line. The proposed rear addition will continue 14 feet from the north rear side of the existing foundation that is setback 4.05 feet from the property line.

The applicant has chosen to withdraw the variance to reduce the required south interior side yard setback to from 5 feet to 4.36 feet to allow a deck. The attached survey shows that the proposed deck meets the required 5 feet south interior side yard setback.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BINB- 3097694	Remodeling & Addition	Single-family Dwelling remodel and addition	Approved

ZONING ANALYSIS. Since the project is considered a new single-family dwelling, it must meet the Design Standard points for new single-family dwellings. Seventeen points are the minimum point total needed for approval and this proposal received 19 out of 24 possible points for the following design standards:

- The exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass (6 points);
- The total diameter of trees retained or planted equals not less than three (3) inches per one thousand (1,000) square feet of total lot area, or fraction thereof. Tree diameter shall be measured at four and one half (4.5) feet above grade (4 points);
- Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows (3 points);
- Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure and is located entirely in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, and the accessory structure is not less than twenty (20) feet from any habitable portion of the principal structure (3 points);
- The structure includes a basement as defined by the building code (3 points);

PUBLIC COMMENTS. Staff has received 14 public comments from neighbors in support of the variances. Additionally, Kenny Neighborhood Association wrote a letter stating the neighborhood group does not oppose the variances. The public comments are attached in this report.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for 1) a variance to reduce required north interior side yard setback from 5 feet to 4.05 feet, 2) a variance to reduce required south interior side yard setback from 5 feet to 4.21 feet, based on the following findings:

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

North & South yard variances: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant is seeking to remodel the existing dwelling and utilize the foundation. The location of the foundation was created by the original builder. There is approximately 6 feet grade change from the front of the house to the rear of the lot (east to west). The site contains several mature trees that would be impacted as a result of a new excavation.

The required interior side yard setback for this lot is 5 feet. The existing foundation is 4.05 feet from the north property line and 4.21 feet to the south property line.

The circumstances upon which the variances are requested are unique to the parcel of land and not created by the current owner.

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.*

North & South yard variances: The applicant is proposing to use the property in a reasonable matter. This is a residential area and the proposed use is a single-family dwelling that is consistent with the character of the area and the Comprehensive Plan. The project is consistent with land use policies 1.1 and 1.8, and housing policy 3.1. The project is compatible with nearby properties, neighborhood character, and natural features.

The proposed setbacks have been present since this structure was built; the only changes would be the proposed rear addition that is a continuation of the same wall 14 feet to the rear and new the second story addition. Although the structure would be taller than many of the nearby homes, and staff is concerned about the impact on the two adjacent properties, the proposed side yard setbacks on those properties. It's worth noting that the zoning ordinance allows existing structures to be expanded to match nonconforming interior side yard setbacks when a home is constructed at least three feet from the lot line. Because the home was demolished, based on the definition of "demolition," the legal nonconformity (and ability to expand) was lost.

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.*

North & South yard variances: The proposed variances will not alter the character of the locality or be injurious to the use or enjoyment of other property in the vicinity.

The neighbor to the north located at 5820 Dupont Avenue South is setback 4.11 feet from its south interior side yard setback. Similarly, the neighbor to the south located at 5828 Dupont Avenue South is 3.04 feet from its north interior side yard setback. The housing character of this area is

post-war houses, which are built closer to the property lines. If granted, the proposed variances will not be detrimental to the health, safety or welfare of the general public.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Anders Pesavento for the property located at 5824 Dupont Avenue South:

A. Variance of the required north interior side yard setback.

Recommended motion: **Approve** the application to reduce required north interior side yard setback from 5 feet to 4.05 feet, 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.

B. Variance of the required south interior side yard setback.

Recommended motion: **Approve** the application to reduce required south interior side yard setback from 5 feet to 4.21 feet, 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.

C. The variance to reduce required south interior side yard setback to allow a deck has been withdrawn.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site plan
4. Site survey
5. Floor plans
6. Building elevations
7. Photos
8. Correspondence

**5824 Dupont Ave South
Family Residence**

Variance Request

This is my written statement to request a variance of the side yard setback requirements for my personal residence.

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.

My wife and I are the current owners of this property. Our house was built in 1951 and has remained a single family residence from that point. We have lived in the city of Minneapolis for approximately 10 years and purchased this house nearly 5 years ago in October of 2010. After the birth of our first child and realizing we loved the neighborhood too much to move, we decided to undertake a complete renovation of, and addition to, our house. During the renovation our contractor had a miscommunication with the city that triggered our project to be considered new construction and needing to comply with the latest ordinances.

There are practical difficulties in complying with the ordinance as having to completely take out and install a new foundation would add considerably more disruption to my neighbors and neighborhood through the noise, dust and heavy equipment involved that would be required to remove and install a new foundation. Additionally it would add more time to my project causing my neighbors to endure our construction for a longer period of time. It would create additional waste that would need to be hauled away to a landfill as well. Further, the existing foundation is in good condition and able to support my proposed project as evidenced by the engineering report we had completed prior to the renovation.

The foundation which is original to the structure and constructed prior to our purchase of the home is out of compliance with the current side yard setback requirements by less than 12 inches on both sides of the house. We wish to continue with our project using the existing foundation and proceed with the project based on the same plans previously approved by the City of Minneapolis. Using the existing footprint would enable us to remodel the house to be consistent with the goals of the 2000 Comprehensive Plan to provide strength, vitality and stability to the neighborhood by creating a modern functionally livable house for families with children.

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 comprehensive plan.

We intend to use this property as an owner occupied single family residence. We have been residents of this neighborhood for nearly 5 years and hope to be here another 30. We have a great relationship with our neighbors as evidenced by the number of support letters they have sent encouraging the granting of this variance.

The City of Minneapolis' update to the 2000 Comprehensive Plan describes a desire to incorporate policies related to the mix and diversity of housing types ranging from duplexes to high rise condominiums as well as restoration of post-war single-family ramblers. With a stated goal to "...build and maintain the strength, vitality, and stability of the city's neighborhoods by providing a variety of housing opportunities to meet the needs of all members of the community"

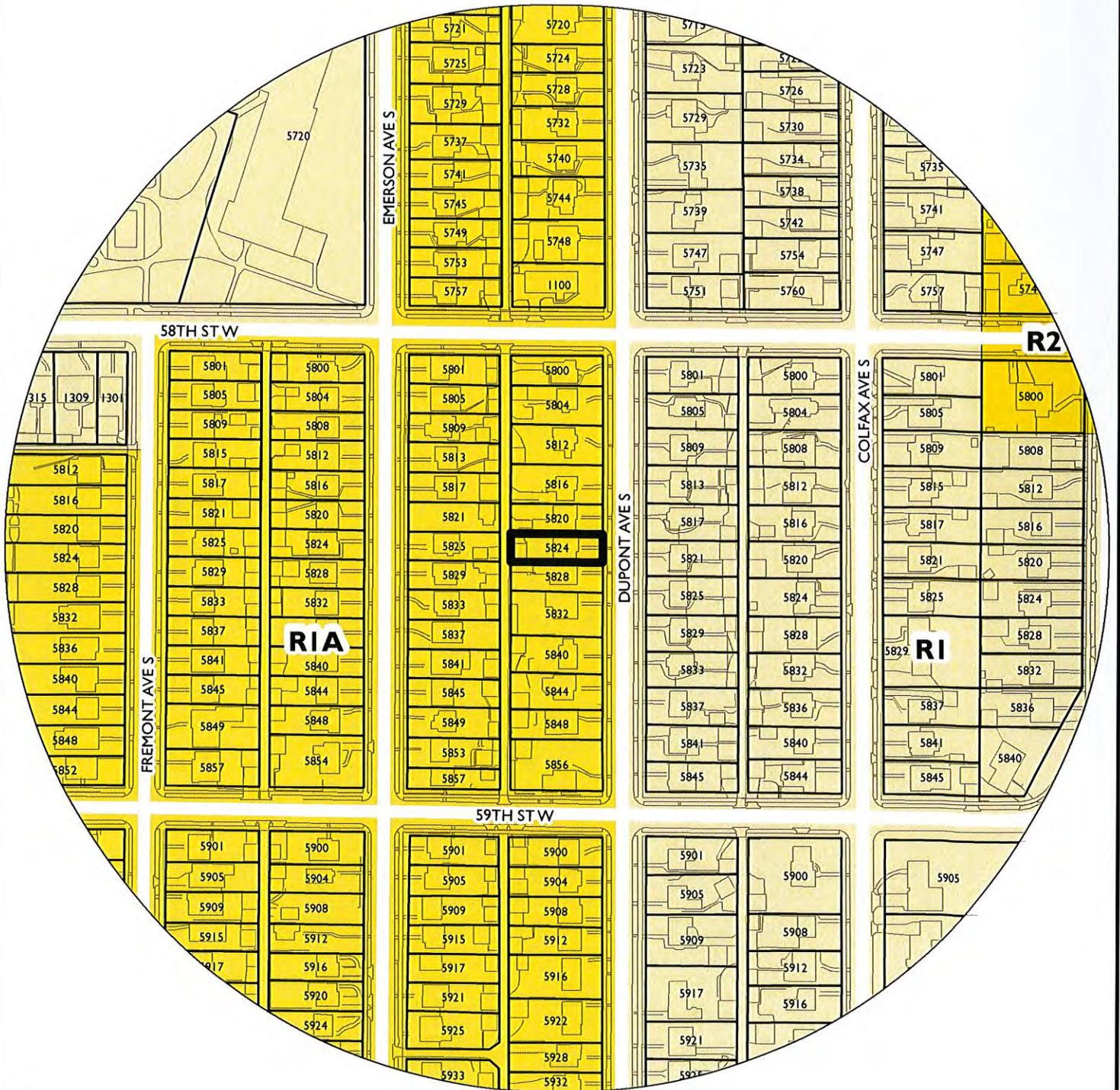
We feel that the granting of this variance and our renovation of this post-war rambler to fit our growing family fits well with the city's desire to provide different housing options in our neighborhood. We feel the variance will help the neighborhood move forward with the restoration of the housing stock in a manner that will not disrupt the character of the locality as we are essentially using the current footprint while at the same time revising the house to make it and the neighborhood more desirable and stable for future generations.

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.

If granted the variance we do not feel this will alter the essential character of the locality. In talking with our neighbors and as evidenced in their support letters, specifically our neighbors on both sides of us, they understand the closeness of city living and do not feel the granting of this variance will have any negative consequences to themselves or the neighborhood, but will actually enhance it.

Further, our foundation has been in its current location for nearly 65 years and we are only adding on to the foundation off the back of the house, so will not negatively affect the neighborhood feel or any individuals' use or enjoyment of the neighborhood or adjoining properties.

The granting of this variance will not pose any health, safety or welfare concerns to the general public or those utilizing nearby properties. The front of the house will have the same footprint as it always has and only a small amount of the backyard will be affected, similar in design to our neighbors to the north and west.

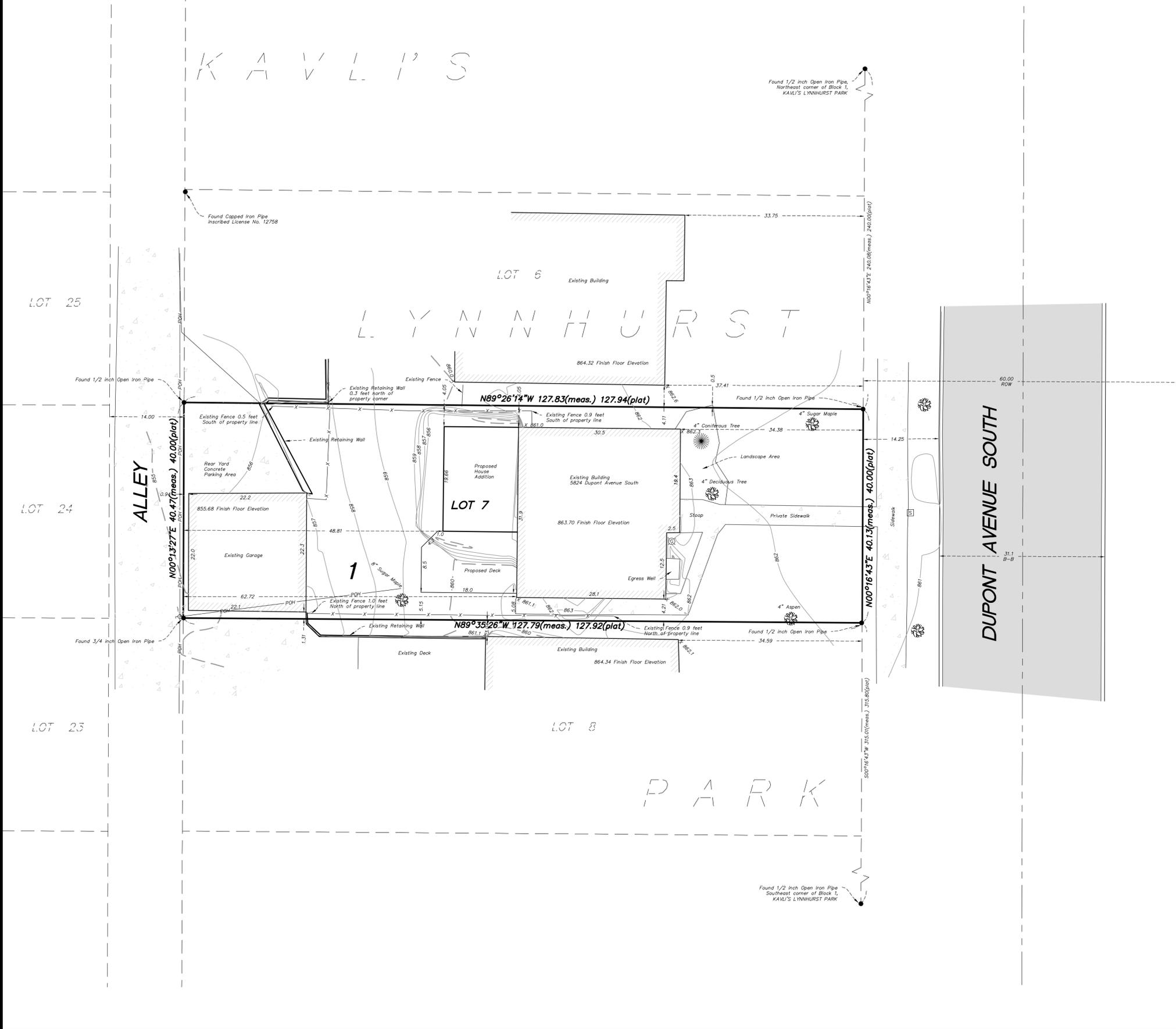


PROPERTY ADDRESS

5824 Dupont Avenue South

FILE NUMBER

BZZ-7250



Property Description

Property description per Hennepin County Tax Parcel Description
 Lot 7, Block 1, KAVLI'S LYNNHURST PARK according to the recorded plat thereof, Hennepin County, Minnesota.

address 5824 Dupont Avenue South

Notes

- 1) The survey is provided without the benefit of a title commitment or extended legal document research at Hennepin County. It is not a complete boundary or ALTA survey.
- 2) The bearings shown on this survey are based on the Hennepin County Coordinate System. The vertical datum is N.A.V.D. 1988

Existing Impervious Area

Lot Area = 5,150.36 sq. ft.
 House = 944.52 sq. ft.
 Garage = 491.31 sq. ft.
 Stoop & Private Sidewalk = 285.54 sq. ft.
 Rear Yard concrete Parking Area = 364.26 sq. ft.
 Impervious Area = 2,085.63 sq. ft. / 40.5% of total Lot area
 Note - retaining walls and egress window well not included in impervious area calculations

Proposed Impervious Area

Lot Area = 5,150.36 sq. ft.
 House = 944.52 sq. ft.
 Garage = 491.31 sq. ft.
 Stoop & Private Sidewalk = 285.54 sq. ft.
 Rear Yard concrete Parking Area = 364.26 sq. ft.
 Proposed House Addition = 275.38 sq. ft.
 Proposed Deck = 202.37 sq. ft.
 Impervious Area = 2,563.38 sq. ft. / 49.8% of total Lot area
 Note - retaining walls and egress window well not included in impervious area calculations

I hereby certify that this survey 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.

Craig W. Morse 07/20/15
 Date
 Craig W. Morse, R.L.S.
 License No. 23021

LEGEND

	BUSH/SHRUB		STORM MANHOLE
	CONIFEROUS TREE		TELEPHONE BOX
	DECIDUOUS TREE		TELEPHONE MANHOLE
	WETLAND		TRAFFIC CONTROL BOX
	STEEL/WOOD POST		HAND HOLE
	SIGN - TRAFFIC/OTHER		TRAFFIC LIGHT
	SIGN - TRAFFIC/OTHER		GATE VALVE
	MAIL BOX		HYDRANT
	HANDICAPPED STALL		WATER METER
	PERC TEST		CURB STOP BOX
	MONITORING WELL		WATER MANHOLE
	CABLE TV BOX		WELL
	GAS METER		CABLE TV
	STREET LITE		GAS LINE
	GUY WIRE		POWER OVERHEAD
	POWER POLE		POWER UNDERGROUND
	ELECTRIC BOX		SANITARY SEWER
	ELECTRIC METER		STORM SEWER
	ELECTRIC MANHOLE		TELEPHONE OVERHEAD
	ELECTRIC TOWER		TELEPHONE UNDERGROUND
	SANITARY MANHOLE		WATERMAIN
	SEWER CLEANOUT		FIBER OPTIC LINE
	BEEHIVE CATCH BASIN		ACCESS CONTROL
	CATCH BASIN		FENCE LINE
	FLARED END SECTION		DECIDUOUS TREE LINE
	CULVERT		CONIFEROUS TREE LINE
	CONCRETE SURFACE		CURB & GUTTER
			BITUMINOUS SURFACE

x (1000.00) Denotes proposed elevation
 x 1000.00 Denotes existing elevation
 ○ Denotes 1/2"x14" Iron Pipe marked with Plastic Cap inscribed with Lic. No. 23021, unless otherwise noted.
 ● Denotes Iron Monument Found as noted.



00065625URV.dwg

Date: 06/17/15 Sheet: 1 OF 1

Westwood

Phone (952) 937-5150 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

Revisions

06/18/15	Revise house to north, (BTW)
07/15/15	Revise deck, (BTW)
07/20/15	Revise deck, addition width, elevation typo (SSB)

Crew: JAG
 Checked: CWM
 Drawn: BTW
 Record Drawing by/date:

Prepared for:

Anders Pesavento
 5824 Dupont Avenue South
 Minneapolis, Minnesota, 55403

5824 Dupont Avenue South

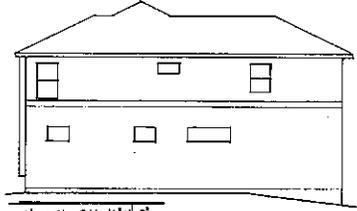
Minneapolis, Minnesota

Certificate of Survey

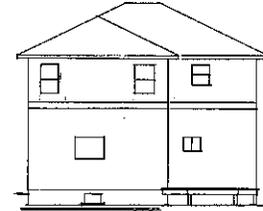
DEBARTOLO RESIDENCE 5024 DUPONT AVE. S. WASH. DC. 20037	COLLETTONE FINE HOMES 642 N. HENRIEN ROAD INDEPENDENCE, MD 20639 703-326-4082	1 OF 2 #152
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FRONT ELEVATION 1/4" = 1'-0"



NORTH ELEV. 1/4" = 1'-0"

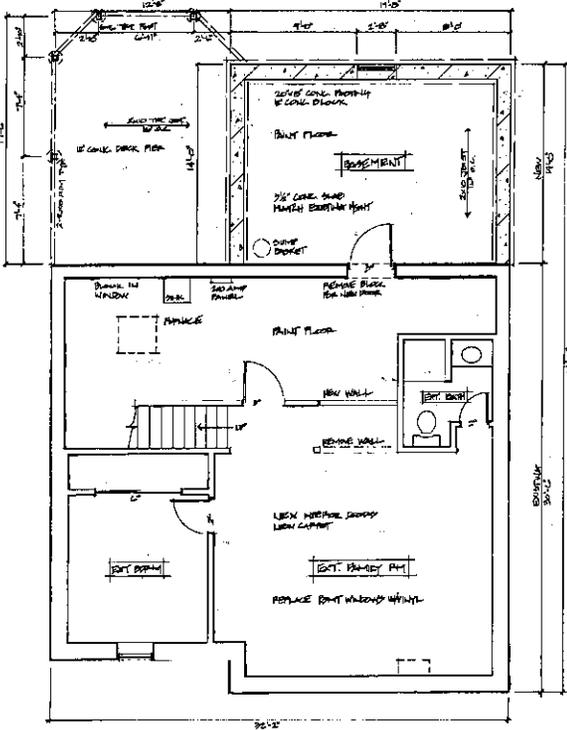


WEST ELEV. 1/4" = 1'-0"

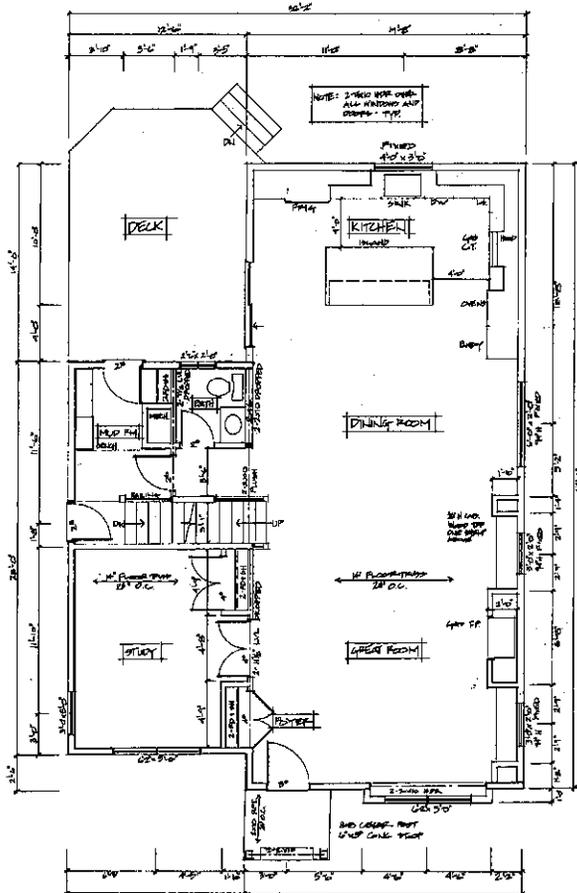


SOUTH ELEV. 1/4" = 1'-0"

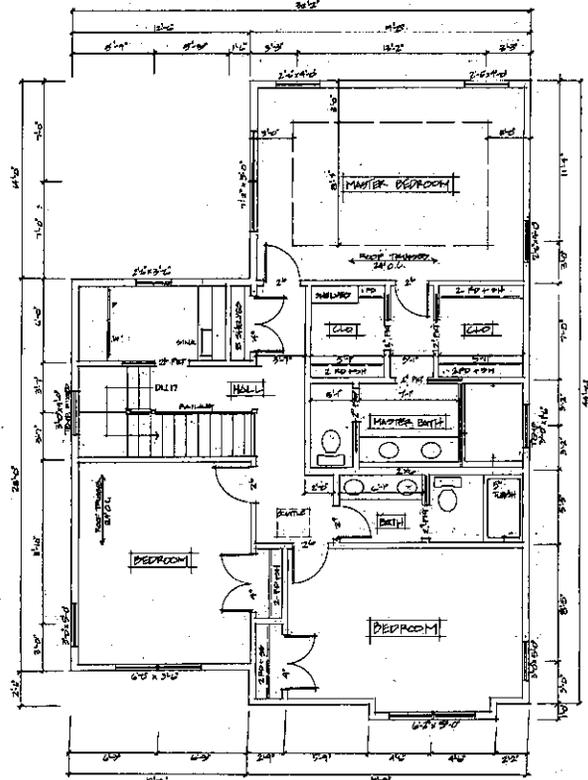
5'-0"
1'-0"
7'-0"



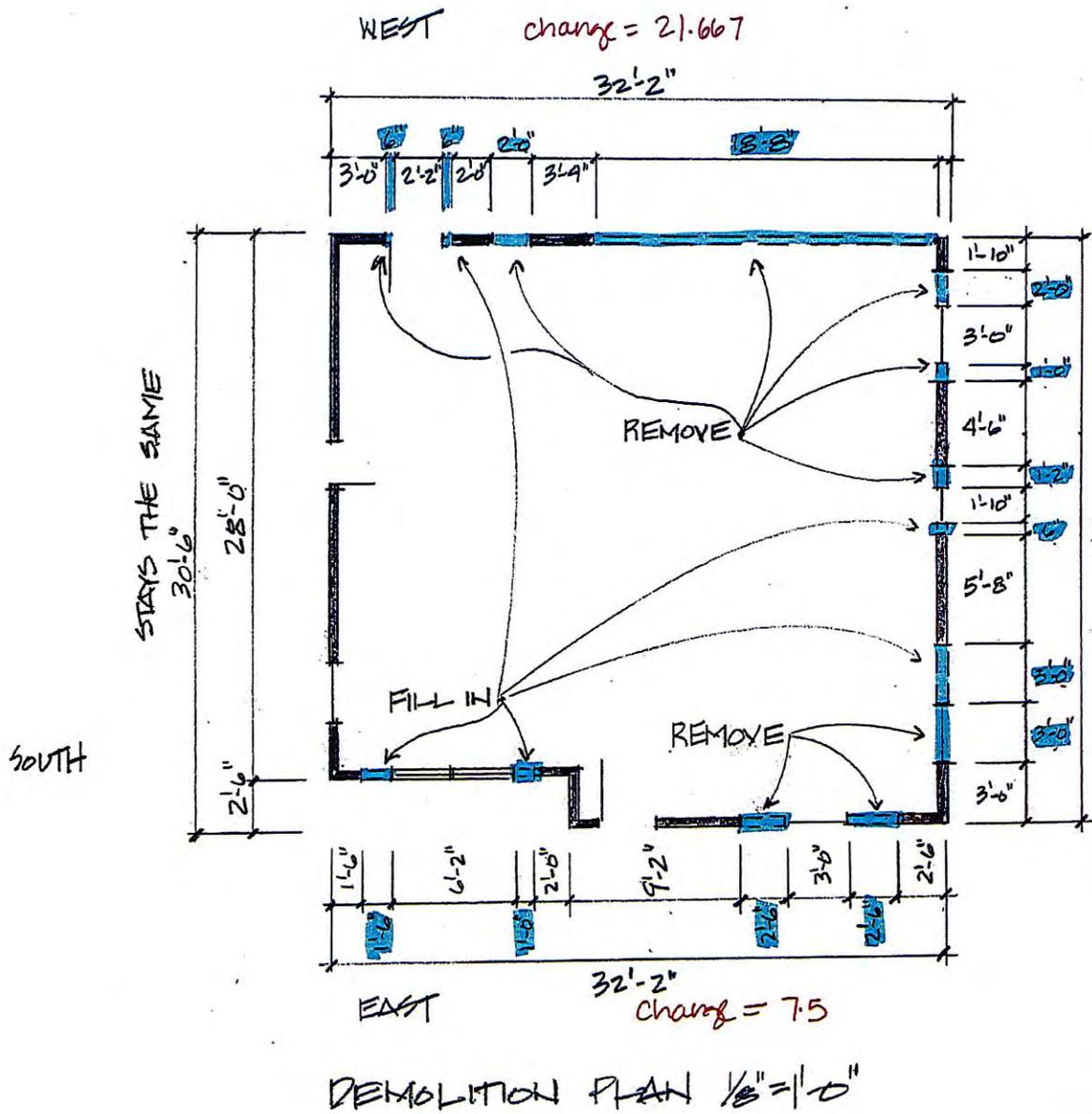
BASEMENT FLOOR PLAN 1/4" = 1'-0"



FIRST FLOOR PLAN 1/4" = 1'-0"



SECOND FLOOR PLAN 1/4" = 1'-0"



REMOVED/FILLED IN

TOTAL WALL	= 125'-4" ✓
EAST	7'-6" ✓
NORTH	10'-8" ✓
WEST	21'-8" ✓
SOUTH	0

TOTAL CHANGE 39'-10" ✓

change = 10.667

$$\frac{125'-4" \times 40\%}{50.13}$$

NORTH

Perimeter = 32.167 + 30.5 + 32.167 + 30.5 = 125.33

1st Floor change = 21.667 + 10.667 + 7.5 = 39.834

% change 1st floor = $\frac{39.834}{125.33} = 31.78 \times 80\% = 25.4\%$

Roof Removal = 20%

~~Total Demolition~~ = 20% + 25.4% = 45.4%
OKAY.

Picture 2

House after demolition in current state



Picture 1

House prior to demolition





Anders Pesavento <apesavento@gmail.com>

5824 Dupont Variance Request and New Construction Notification

Palmisano, Linea <Linea.Palmisano@minneapolismn.gov>
To: "Ziring, Emily" <Emily.Ziring@minneapolismn.gov>, Anders Pesavento <apesavento@gmail.com>

Wed, Jun 17, 2015 at 10:16 AM

Greetings, Anders.

Congratulations on the new addition to your life! Thank you for being in close contact w/ our office through this process, please let us know if you have any questions. I hope to see you around the neighborhood soon.

Regards,

Linea

Council Member Linea Palmisano | 13th Ward | City of Minneapolis

350 South 5th Street – Room 307 | Minneapolis, MN 55415
612.673.2213 | linea.palmisano@minneapolismn.gov

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From: Ziring, Emily
Sent: Wednesday, June 17, 2015 8:59 AM
To: Anders Pesavento
Cc: Palmisano, Linea
Subject: RE: 5824 Dupont Variance Request and New Construction Notification

Thanks, Anders. Please don't hesitate to contact us if we can assist you through the process.

From: Anders Pesavento [<mailto:apesavento@gmail.com>]
Sent: Tuesday, June 16, 2015 10:56 PM
To: Palmisano, Linea; Ziring, Emily
Subject: 5824 Dupont Variance Request and New Construction Notification

Council Member Palmisano,

I am writing to inform you of our proposed project at 5824 Dupont Ave South. My wife and I (and now new baby!) have been residents of this neighborhood for nearly 5 years and hope to be here another 30! We have a great relationship with our neighbors as evidenced by the number of letters they have sent in support of our planned renovation/addition and in the granting the required side-yard setback variance.

Per the general land use application requirements & administrative site plan review packet for single family dwellings, I wanted to make you aware of the following in regards to BOTH our request for a zoning variance and as a notification for new construction.

Description of the project: We intend to use this property as an owner occupied single family residence. Our project involves a complete home renovation and addition to the rear of our house. We will be adding a second story to the whole house and a full basement addition off the rear of the house that is approximately 14' x 19.5' feet in size and will be two stories in height. We feel the design and size of the new house will fit well with the character of the neighborhood. We hope to be able to use our current foundation if granted this variance.

Land use applications we are aware of that are needed: Due to our home being constructed in 1951 it does not meet the current side yard setbacks. Our plans were previously approved for this project, however, during the renovation our contractor had a miscommunication with the city that triggered our project to be considered new construction and now must comply with the current code on Side Yard setbacks, which is the variance we are requesting.

Address of the project for which zoning approval is sought: 5824 Dupont Ave South, Minneapolis 55419

Contact Information:

Anders Pesavento

5824 Dupont Ave South

Minneapolis, MN 55419

Cell: [952-913-7562](tel:952-913-7562)

Email: apesavento@gmail.com

Please let me know if you have any questions.

Thanks!

Anders



Anders Pesavento <apesavento@gmail.com>

5824 Dupont Variance Request and New Construction

Anders Pesavento <apesavento@gmail.com>
To: info@kennyneighborhood.org

Tue, Jun 16, 2015 at 10:53 PM

Nancy,

I hope you are enjoying this great MN Summer weather!

I am writing to inform you of our proposed project at 5824 Dupont Ave South. My wife and I (and now new baby!) have been residents of this neighborhood for nearly 5 years and hope to be here another 30! We have a great relationship with our neighbors as evidenced by the number of letters they have sent in support of our planned renovation/addition and in the granting the required side-yard setback variance.

Per the general land use application requirements & administrative site plan review packet for single family dwellings, I wanted to make you aware of the following in regards to BOTH our request for a zoning variance and as a notification for new construction.

Description of the project: We intend to use this property as an owner occupied single family residence. Our project involves a complete home renovation and addition to the rear of our house. We will be adding a second story to the whole house and a full basement addition off the rear of the house that is approximately 14' x 19.5' feet in size and will be two stories in height. We feel the design and size of the new house will fit with the character of the neighborhood. We hope to be able to use our current foundation if granted this variance.

Land use applications we are aware of that are needed: Due to our home being constructed in 1951 it does not meet the current side yard setbacks. Our plans were previously approved for this project, however, during the renovation our contractor had a miscommunication with the city that triggered our project to be considered new construction and now must comply with the current code on Side Yard setbacks, which is the variance we are requesting.

Address of the project for which zoning approval is sought: 5824 Dupont Ave South, Minneapolis 55419

Contact Information:

Anders Pesavento

5824 Dupont Ave South

Minneapolis, MN 55419

Cell: [952-913-7562](tel:952-913-7562)

Email: apesavento@gmail.com

Please let me know if you have any questions.

Thanks!

Anders

Abdi, Suado M.

From: Karen Osborne <kareno2@us.ibm.com>
Sent: Wednesday, June 17, 2015 2:00 PM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave South Varinace support

I live at 5828 Dupont Ave South, immediately next to the property in question. I completely support the variance to enable the construction to continue on the lines of the existing foundation. Granting the Variance does NOT alter the character of the neighborhood or surrounding properties. Quite the contrary: if the City does not grant the variance and requires that the existing foundation be completely dug out and rebuilt, THAT will negatively impact neighborhood, and indeed, would be out of character with the rest of 40s post-war houses which are built immediately adjacent to the property lines.

The Pesavento's are terrific neighbors, and I'm very pleased that they have elected to stay in the neighborhood vs moving elsewhere. Both their design plans and their continued presence are beneficial to our neighborhood.

Please contact me if you have any specific questions you wish to address.

KAREN F. OSBORNE
IBM Portfolio Marketing
WW Response & Lead Management

IBM Software Group 5828 Dupont Avenue South, Minneapolis, MN 55419 Work 612-397-2880

"Knowledge is a process of piling up facts; wisdom lies in their simplification."

Abdi, Suado M.

From: jaosland <jaosland@comcast.net>
Sent: Wednesday, June 17, 2015 9:57 AM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave S variance support

We support the project and granting variance.

Regards,
Osland family
5813 Dupont Ave S

Abdi, Suado M.

From: Al Olson <alolsonmpls@gmail.com>
Sent: Tuesday, June 16, 2015 6:58 PM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave South Variance Support

June 16, 2015

This note is from Al & Heather Olson at 5812 Dupont Avenue South.

We have resided at this address for 23 years this August. Our residence is three doors north of the 5824 Dupont address on same side of street.

We fully support the Pesavento house rebuild project. They informed us prior to the start of project and we feel it will benefit the overall neighborhood.

Granting the minor side lot variance does NOT alter the character of the neighborhood or hurt the surrounding properties.

Sincerely,

Al & Heather Olson
5812 Dupont Ave S.

Abdi, Suado M.

From: Beth Arel <betharel@msn.com>
Sent: Tuesday, June 16, 2015 8:28 PM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Avenue South Variance SUPPORT

Hello Suado Abdi,

My name is Beth Arel and I live at 5848 Dupont Avenue South, just 5 houses to the South of the Pesavento property on Dupont Avenue. I am writing to let you know that I support the Pesavento's home rebuild and hope that you will grant them their variance at once. The plans they have for their home construction are beautiful and in line with the character of the neighborhood. This project will benefit our block on 58th and Dupont and the entire Kenny neighborhood.

I hope that you will grant this variance immediately, so that progress is not delayed any longer.

Thank you.

Beth
651-325-7803

Abdi, Suado M.

From: Jan Rutkowski <janmrutkowski@gmail.com>
Sent: Tuesday, June 16, 2015 9:00 PM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 DuPont Ave South Variance Support

We support Anders and Alex Pesavento in the renovation of their home, and in their request for the granting of the variance. They are wonderful neighbors and have kept us informed about their plans every step of the way. Granting the variance will not alter the character of the neighborhood, but will in fact enhance it. We live two houses down at 5840 DuPont Avenue South.

Jan, Roland, and Cara Rutkowski

Abdi, Suado M.

From: Jenna Bergendahl <jenna.bergendahl@gmail.com>
Sent: Tuesday, June 16, 2015 9:14 PM
To: Abdi, Suado M.
Cc: Anders Pesavento
Subject: 5824 Dupont Ave South Variance support

Dear Zoning Administrator,

We are writing to strongly express our support for the variance for the Pesavento's project at 5824 Dupont Ave South.

We live at 5844 Dupont Ave South—the third house down from the Pesaventos on the same side of the street. We believe that their project will make a very positive impact on our neighborhood and will maintain the character of this community that we know and love. We have strong ties to our neighborhood and are excited that this project invests in our area in a way that continues to make it a great place to live.

Sincerely,

Jenna and Corey Bergendahl
5844 Dupont Ave South
Minneapolis, MN 55419

Abdi, Suado M.

From: Larson, Amber <Amber.Larson@ParkNicollet.com>
Sent: Wednesday, June 17, 2015 8:34 AM
To: Abdi, Suado M.
Cc: Larson, Ryan A [HealthPartners]; anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave South Variance Support

Good morning Ms. Abdi –

I am writing in support of a request being made by the Pesavento family for a variance for construction work on their property. My husband Ryan and I live at 5821 Emerson Ave South, just across the alley from the Pesaventos. We feel the request they are making for a variance is reasonable, will not alter the character of the neighborhood, or harm current property owners in the neighborhood in any way. Allowing construction to progress on their property by granting the variance will be good for our neighborhood and we support it.

Please let us know if you have any questions for us. Thanks!

Amber

Amber Larson | Director, Quality Improvement, Specialty Services | Tel 952.993.0064 x1 | Fax 952.993.5367



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Abdi, Suado M.

From: Margaret Seiwert <margaretseiwert@yahoo.com>
Sent: Wednesday, June 17, 2015 8:55 AM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave. S. Variance support

I live at 5833 Dupont Ave. South, across the street from above residence. I support above project and would like to see it move forward asap. It will be a welcome improvement to our neighborhood.

Thanks,
Margaret Seiwert

Abdi, Suado M.

From: J.J. Thoele <jj@jjthoele.com>
Sent: Wednesday, June 17, 2015 1:49 PM
To: Abdi, Suado M.
Cc: Ryan Companies
Subject: 5824 Dupont Ave. South - Variance Support

Dear Suado Abdi and the City of Minneapolis Zoning and Planning Committee,

I am writing in support of the Pesavento project at 5824 Dupont Avenue South, and their need for a property line variance.

Alex and Anders Pesavento shared their plan by hosting a neighborhood meeting prior to construction beginning, and after speaking with the Pesaventos on numerous occasions since, I fully support their efforts. As a neighbor to the Pesaventos (5 house south, east side of street: 5837 Dupont Ave. S), I am excited for the value that this project will bring to our block and neighborhood. Their plans will be an architectural fit, and granting the variance will NOT alter the character of our neighborhood.

Again, I fully support the Pesavento project and hope they will begin construction again soon.

Please feel free to call if you would like to speak directly.

Thank you,

--
J.J. Thoele
612.229.5347

Abdi, Suado M.

From: Ed and Shirley S <edandshirley@gmail.com>
Sent: Wednesday, June 17, 2015 2:03 PM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave. South Variance support

Hello Suado,

My name is Edward Solecki. My wife's name is Shirley Solecki. We live directly west of Anders and Alex's house. We are just across the alley at 5825 Emerson Ave. South.

We have lived in our house for almost 40 years, and love the neighborhood. There have been many changes to this area, and as we see it, all good. We feel blessed that, over the years, our neighbors all around us have been great. The Pesavento family is no different. They are a really nice family. We want to keep them in our neighborhood.

We understand their renovation project has been halted, and a variance is needed.

We saw the plans for the project back in March 24, 2015. We were fine with the plans presented to us, and other neighbors, and we are still are fine with them. We are exited for the Pesavento family, and are anxious to see the construction proceed according to their plans.

We at the Solecki home, feel this will be good for our neighborhood, and hope the Pesaventos will stay here for a long time.

We look forward to eating dinner with them in their new home upon completion.
Thank you.

Sincerely,

Ed and Shirley Solecki
5825 Emerson Ave. South
Minneapolis, Minnesota 55419
612-861-6364

Abdi, Suado M.

From: Correy Dukes <dukes021@umn.edu>
Sent: Wednesday, June 17, 2015 2:09 PM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave South Variance SUPPORT

Ms. Abdi,

Please consider this email as a voucher of our strong support in the grant of a variance for 5824 Dupont Ave South. The remodel of this residence is of no disturbance to us and we appreciate the value it will bring to our neighborhood. As homeowners, we feel the project is a positive contribution to our immediate community. The remodel project is located across the street and one property down from our address of 5825 Dupont Ave South.

Thank you,

Aaron Hildebrand
Correy Dukes

Abdi, Suado M.

From: Steven Rivers <sprivers@gmail.com>
Sent: Wednesday, June 17, 2015 8:01 PM
To: Abdi, Suado M.
Cc: anders.pesavento@ryancompanies.com
Subject: 5824 Dupont Ave South Variance support

Attn: Suado Abdi

Our names are Steven and Jennifer Rivers. We are the home owners living at 5820 Dupont Ave South. We are the immediate neighbors to the north of the property owned by Anders and Alex Pesavento.

We support their construction project and feel it is good for the overall neighborhood. We recently remodeled our home as well, and are excited that our neighbors are also investing in the neighborhood.

We feel granting the variance does NOT alter the character of the neighborhood or hurt the surrounding properties in any way.

We hope the city grants the variance to Anders and Alex.

Sincerely,

Steven and Jennifer Rivers
5820 Dupont Ave South
612-280-2720, 612-875-2544

Abdi, Suado M.

From: Margaret Wiatrowski <mbwestcott@gmail.com>
Sent: Wednesday, June 17, 2015 8:56 PM
To: Abdi, Suado M.
Cc: Ryan Companies
Subject: 5824 Dupont Ave South Variance support

Ms. Abdi--

I am writing to ask you to grant a variance for the remodeling work that our neighbors Anders and Alex Pesavento are undertaking at 5824 Dupont Ave South. I live at 5900 Dupont Ave South myself, about half a block to the south of the Pesaventos. I understand that they are within a foot of the official code as far as proximity to their neighbors. My husband and I think that by allowing them to continue with their project as is will not be detrimental to our neighborhood. It will not in any way change the character of our neighborhood or negatively impact the surrounding properties at all.

We are very optimistic about the overall improvement of our neighborhood, including remodeling/expansion projects like the Pesaventos, and so we ask you to grant their variance so they can continue with this positive project.

Thanks very much,

Margaret and Jacob Wiatrowski
5900 Dupont Ave S
Minneapolis, MN 55419
(612) 353-5377

Abdi, Suado M.

From: ruth@kennyneighbor.org
Sent: Monday, June 29, 2015 9:47 AM
To: Abdi, Suado M.
Cc: apesavento@gmail.com; Palmisano, Linea
Subject: variance request at 5824 Dupont Ave S
Attachments: 5824 Dupont variance response.doc

Dear Ms. Abdi,

Attached please find a letter from Kenny Neighborhood Association in this matter.

Ruth Olson
Kenny Neighborhood Coordinator



Kenny Neighborhood Association

5516 Lyndale Avenue South

Minneapolis, MN 55419

Message Line: 612.392.4477

info@kennyneighborhood.org

www.kennyneighborhood.org

June 29, 2015

Suado Abdi
City Planner
City of Minneapolis
250 South 4th Street, Room 300
Minneapolis, MN 55415

Re: BZZ-7250
5824 Dupont Ave S

Dear Ms. Abdi,

Kenny Neighborhood Association (KNA) has reviewed Anders Pesavento's variance application to reduce the required side yard setback for his construction project at 5824 Dupont Ave. S. We understand that he plans to use the existing foundation on this property.

KNA **does not oppose** this variance request.

Please do not hesitate to contact me at nancy.hoyt.taff@gmail.com should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Nancy Hoyt Taff".

Nancy Hoyt Taff, Chair
Kenny Neighborhood Association