

LAND USE APPLICATION SUMMARY

Property Location: 1116 Washburn Avenue South
Project Name: 1116 Washburn Avenue South Garage Addition
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Shane and Kristen Schroeder
Project Contact: M&M Home Contractors Inc.
Request: An addition, including expanding a tuck-under garage, to a single-family dwelling.
Required Applications:

Variance	To reduce the established front yard requirement adjacent to Washburn Avenue South to 35.8 feet to allow an addition.
Variance	To allow an attached garage to extend 6 feet from the front of a dwelling.

SITE DATA

Existing Zoning	RI Single-Family District SH Shoreland Overlay District
Lot Area	7,233 square feet
Ward(s)	7
Neighborhood(s)	Bryn Mawr Neighborhood Association
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	Not applicable
End of 60-Day Decision Period	August 25, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing single-family dwelling was permitted for construction in 1924 with a 12 foot by 18 foot tuck-under garage. Only a very small area at the northwest corner of the property is in the SH overlay district and the limits of construction would be well outside of the overlay district.

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

PROJECT DESCRIPTION. The applicant is proposing an addition on the east side of the dwelling located at the property of 1116 Washburn Avenue South. The proposal includes an expansion of the garage at the basement level, and the expansion of the first and second floors would create a new front façade. The minimum front yard requirement along Washburn Avenue is created by the established setback of the adjacent properties to the north and south by a line joining those parts of both buildings nearest to the front lot line, which are 43 feet and 32 feet respectively. The proposed addition would be set back 35.8 feet at the closest point from the lot line adjacent to Washburn, which requires a variance because it extends beyond the established setback. Only the basement level addition would extend into the required front yard. Attached accessory uses designed or intended for the parking of vehicles accessory to single-family dwelling are not allowed to extend no more than five feet closer to the front lot line than the façade of a habitable portion of the first story of the dwelling when the garage door faces the front lot line. The proposed garage would extend 4 to 6 feet beyond the front of the dwelling. Variances of these requirements are requested.

Before the applicant can obtain building permits for the addition, the drawings will need to be revised and windows added to the second floor elevation facing the front lot line to comply with the minimum window requirements of [section 535.90 of the zoning code](#).

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

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for 1) a variance to reduce the established front yard requirement adjacent to Washburn Avenue South to 35.8 feet to allow an addition to a single-family dwelling and 2) a variance to allow an attached garage to extend 6 feet from the front of a dwelling, based on the following [findings](#):

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

Both variances: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. Existing site conditions limit where a garage can be located. The site is not adjacent to an alley. The grade slopes significantly between the front lot line and the front of the

dwelling. Because the existing garage does not fit most vehicles, the applicant is proposing to extend it closer to the street. The addition would be set back approximately 36 feet at the closest point and would extend not more than 5 feet into the required front yard. The first floor addition as proposed would comply with the angled established front yard requirement. In the 3 foot, 8 inch wide area where the first floor would be stepped back to comply with the front yard requirement, the garage would extend 6 feet in front of the dwelling. If the first floor wall were extended closer to the front lot line to eliminate this variance, then a yard variance would be needed for the first floor.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

Both variances: In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The regulations for attached garages are intended to preserve and promote the traditional residential character of neighborhoods. The proposed addition would expand an under-sized, tuck-under garage. Only the basement level part of the addition would extend into the required front yard. It would not be wider than 60 percent of the front façade. It would be set back approximately 36 feet at the closest point and would extend not more than 5 feet into the required front yard. For these reasons, the proposal would not have any impacts on the adjacent properties access to light, air and open space. . Only in the 3 foot, 8 inch wide area where the first floor would be stepped back to comply with the front yard requirement would the garage would extend 6 feet in front of the dwelling. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Both variances: The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The proposed addition would expand an under-sized, tuck-under garage. Only the basement level part of the addition would extend into the required front yard. It would not be wider than 60 percent of the front façade. It would be set back approximately 36 feet at the closest point and would extend not more than 5 feet into the required front yard. For these reasons, the proposal would not have any impacts on the adjacent properties access to light, air and open space. Only in the 3 foot, 8 inch wide area where the first floor would be stepped back to comply with the front yard requirement would the garage would extend 6 feet in front of the dwelling. The entire proposed addition would essentially create a new front façade on the dwelling. The exterior of all levels of the addition would be compatible. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed addition is constructed to current building codes.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Shane and Kristen Schroeder for the property located at 1116 Washburn Avenue South:

A. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the variance to reduce the established front yard requirement adjacent to Washburn Avenue South to 35.8 feet to allow an addition to a single-family dwelling, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by July 30, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

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

Recommended motion: **Approve** the variance to allow an attached garage to extend 6 feet from the front of a dwelling, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by July 30, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

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

To Whom it May Concern:

RE: 1116 Washburn Ave S.

We are requesting approval to add on to the home located at the referenced address above. Below are our primary reasons for the renovation as well as the intended upgrades & uses. Most of the garage addition will fall within the 5' of habitable area. The areas of discussion include the drop center located just to the left of the front door/foyer area. This space was created to give architectural appeal to the exterior of the house as well as provide a functional storage area for the homeowners.

The current garage does not accommodate today's standard SUV's thus not allowing the homeowners to park inside. The addition will allow them to park 2 cars in the new garage vs. on the street. Most of the neighboring properties already have garages so this addition would not impact the neighborhood dynamics.

The addition will include removal of overgrown trees and new gas and waste lines will be installed meeting today's codes.

As part of the addition/remodel project new windows and insulation will be installed effectively increasing the energy efficiency.

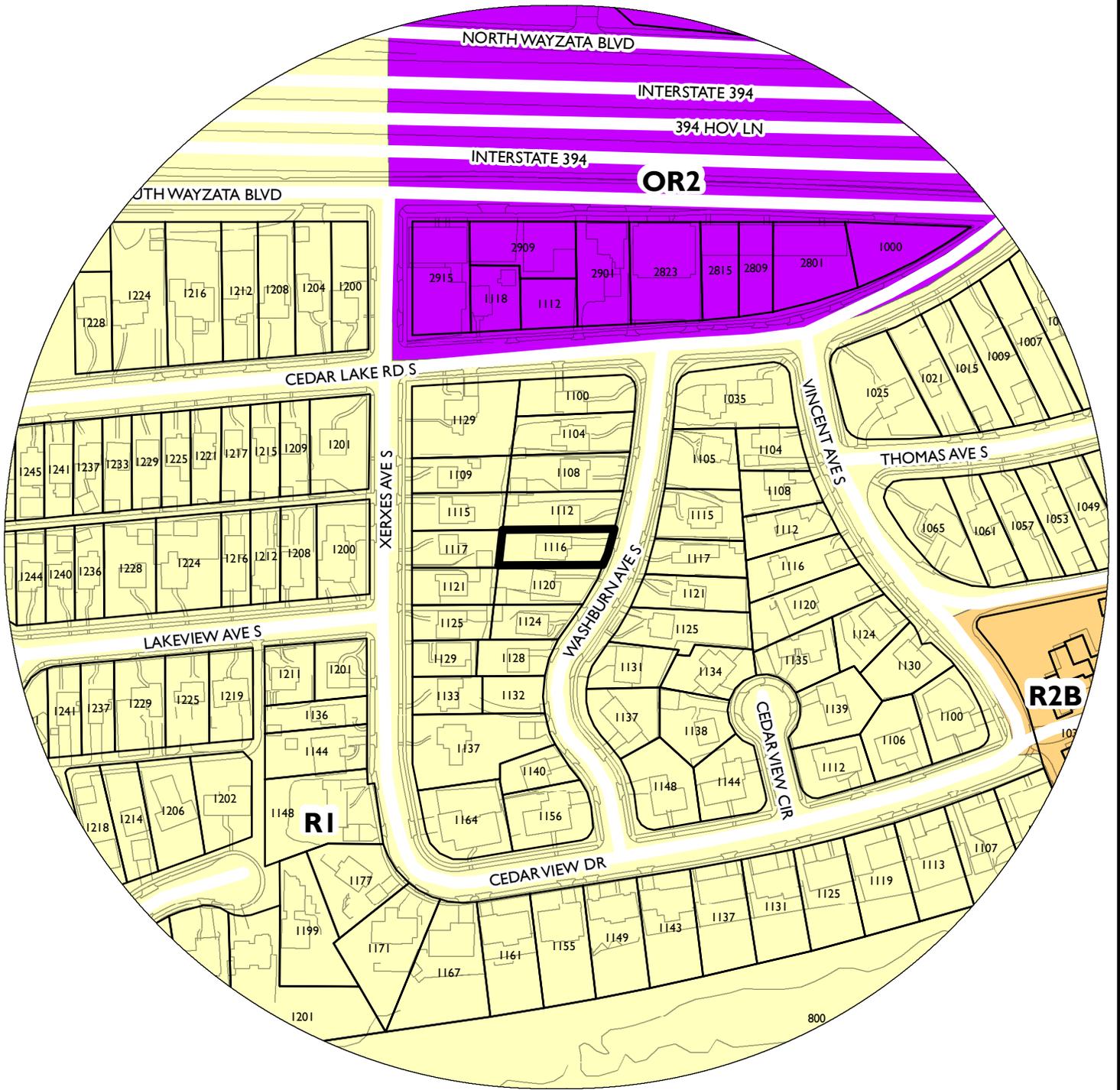
The proposed plans have been designed to keep the character of the house so that it fits in with the neighborhood dynamics. It will also legalize the upstairs bedrooms and maximize usable space.

Sincerely

Michael Fritz
Owner
M & M Home Contractors, Inc.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1116 Washburn Ave S

FILE NUMBER

BZZ-7269

CERTIFICATE OF SURVEY for:

M & M Home Contractors

DESCRIBED AS: Lot 3, Block 7, except the South 3 feet, Cedar Lake Park Addition to Minneapolis, Hennepin County, Minnesota

ADDRESS: 1116 Washburn Ave. S., Minneapolis, MN

EXISTING CONDITIONS

AREAS & HARDCOVER

Lot Area = 7233 sq. ft.

Existing Impervious Areas

House & Garage = 1186 sq. ft.

Driveway = 533 sq. ft.

Walk/steps = 178 sq. ft.

Deck = 68 sq. ft.

Patio = 278 sq. ft.

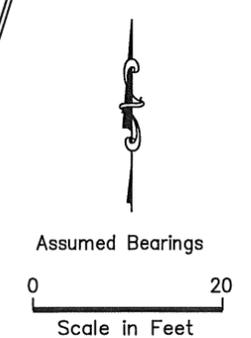
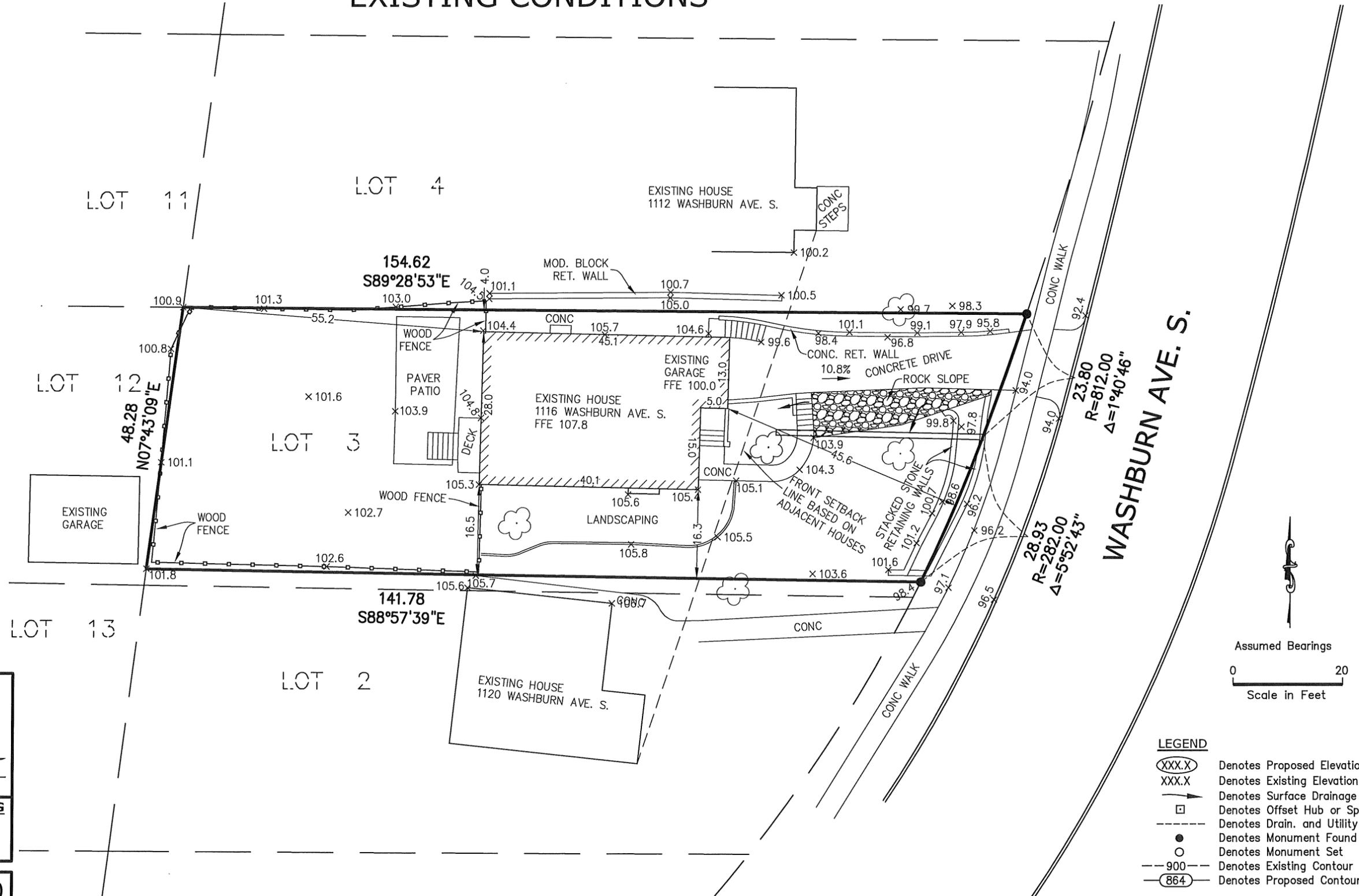
Retaining walls = 100 sq. ft.

Rock slope = 185

Total Existing Impervious = 2528 sq. ft. = 35.0%

BENCHMARK

Garage floor at front of garage = 100.0



LEGEND

(XXX.X)	Denotes Proposed Elevation
XXX.X	Denotes Existing Elevation
→	Denotes Surface Drainage
□	Denotes Offset Hub or Spike
---	Denotes Drain. and Utility Ease.
●	Denotes Monument Found
○	Denotes Monument Set
---900---	Denotes Existing Contour
---864---	Denotes Proposed Contour

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

Curt Kallio *7/6/15*
 Curtiss J. Kallio, Lic. No. 26909 Date

SISU LAND SURVEYING
 10775 Poppitz Lane
 Chaska, MN 55318
 612-418-6828

JOB NO.: 1410



CERTIFICATE OF SURVEY for:

M & M Home Contractors

DESCRIBED AS: Lot 3, Block 7, except the South 3 feet, Cedar Lake Park Addition to Minneapolis, Hennepin County, Minnesota

ADDRESS: 1116 Washburn Ave. S., Minneapolis, MN

PROPOSED CONDITIONS

AREAS & HARDCOVER

Lot Area = 7233 sq. ft.

Proposed Impervious Areas

House & Garage = 1417 sq. ft.

Driveway = 732 sq. ft.

Walk/steps = 123 sq. ft.

Deck = 68 sq. ft.

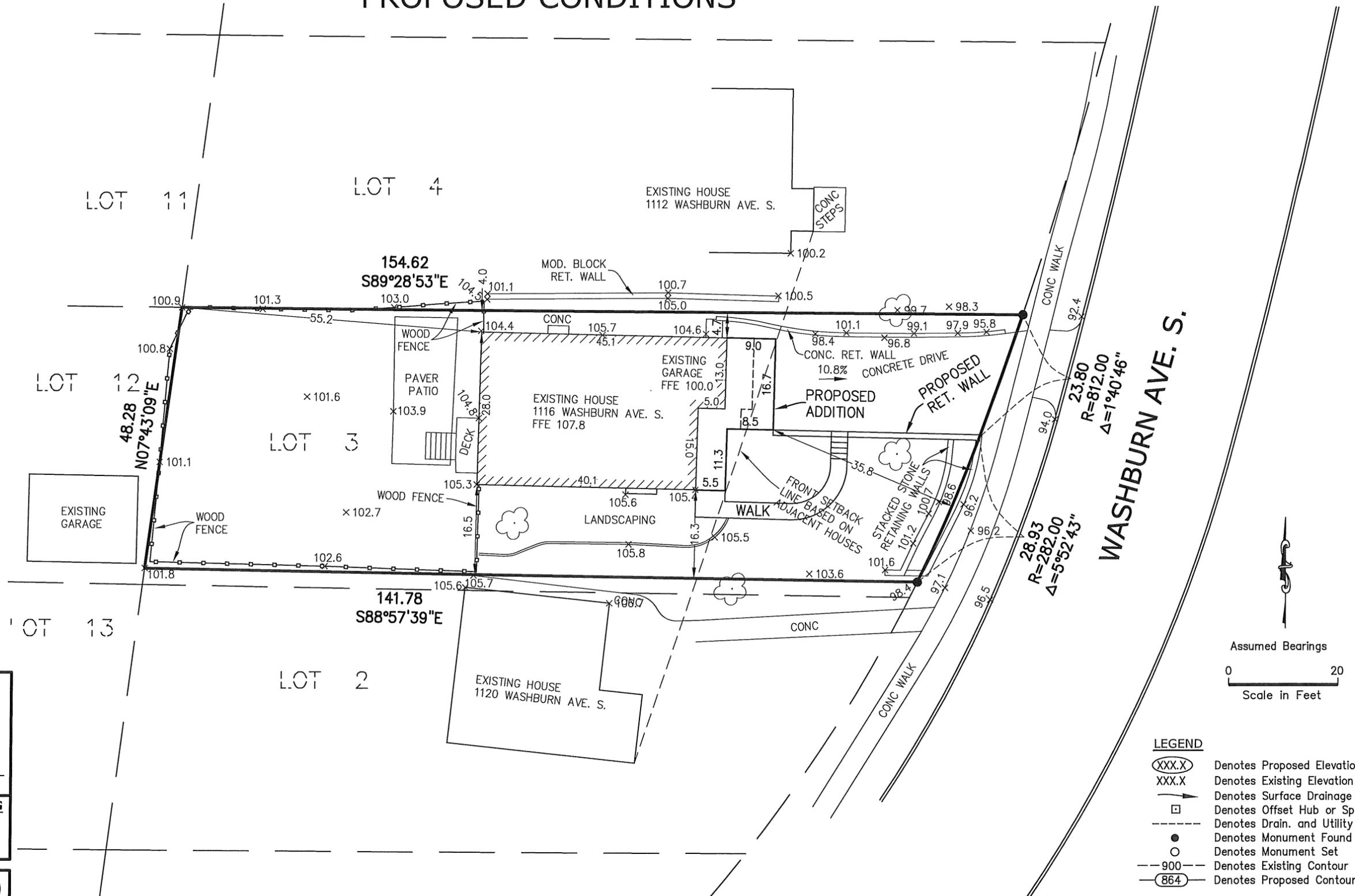
Patio = 278 sq. ft.

Retaining walls = 96 sq. ft.

Total Proposed Impervious = 2714 sq. ft. = 37.5%

BENCHMARK

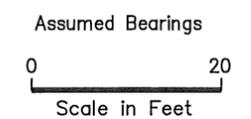
Garage floor at front of garage = 100.0



CERTIFICATION
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Curtis J. Kallio 7/1/15
 Curtiss J. Kallio, Lic. No. 26909 Date

SISU LAND SURVEYING
 10775 Poppitz Lane
 Chaska, MN 55318
 612-418-6828

JOB NO.: 1410

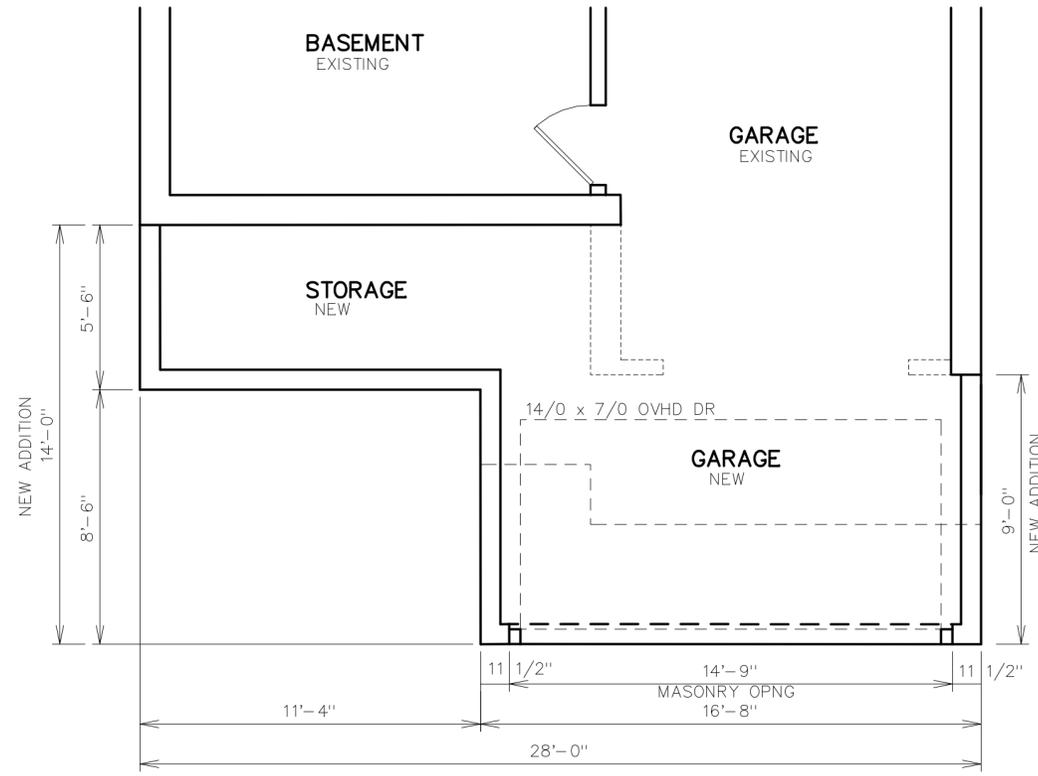


- LEGEND**
- XXX.X Denotes Proposed Elevation
 - XXX.X Denotes Existing Elevation
 - Denotes Surface Drainage
 - Denotes Offset Hub or Spike
 - Denotes Drain. and Utility Ease.
 - Denotes Monument Found
 - Denotes Monument Set
 - 900--- Denotes Existing Contour
 - 864--- Denotes Proposed Contour

NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE COSTS OF ANY CHANGES TO THESE DRAWINGS THAT ARE NOT SHOWN HEREIN.

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FOUNDATION PLAN

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

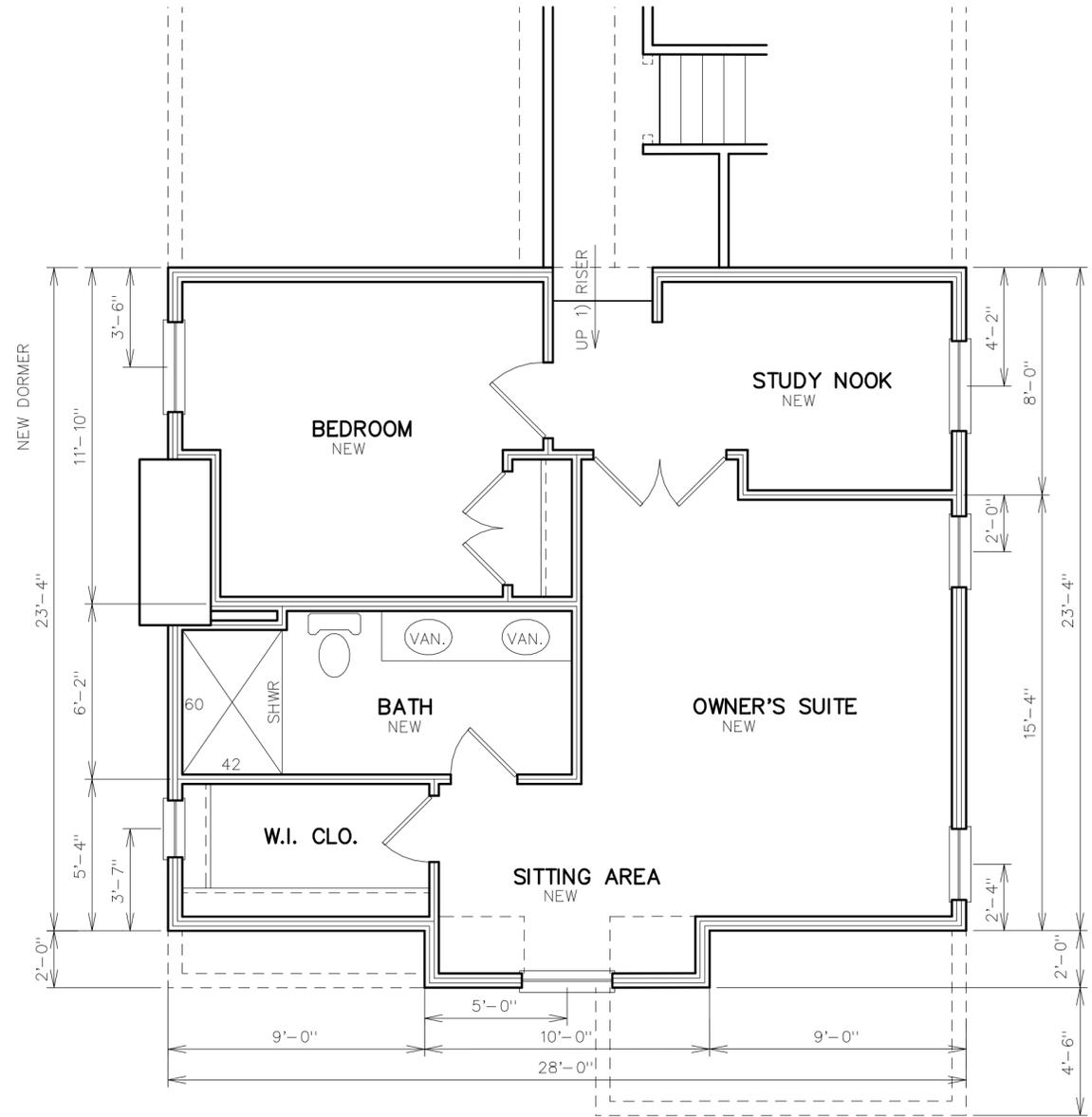
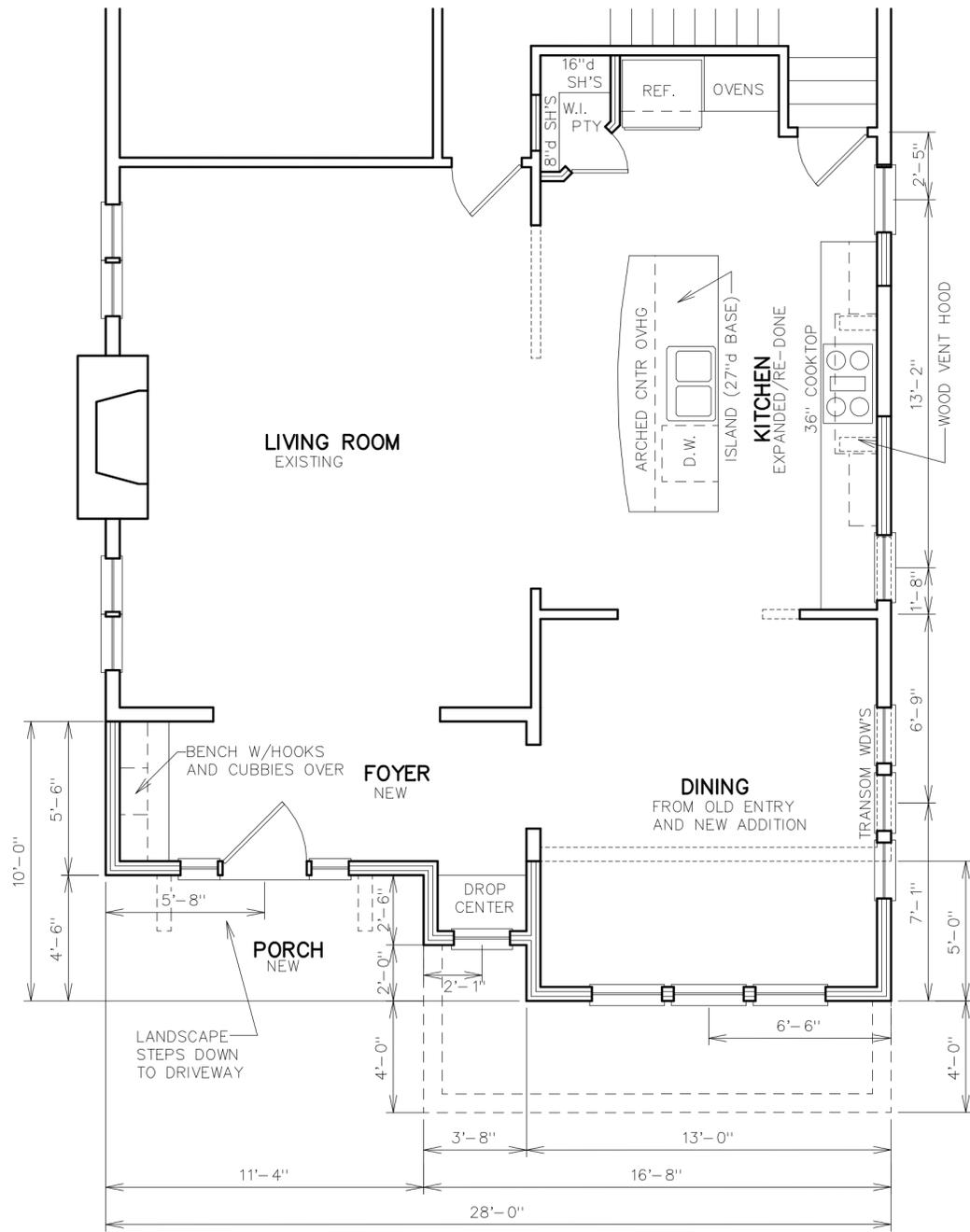
230 SF NEW GARAGE/STORAGE AREAS

DRN	TYPE	DATE
SB	PRIM	06 / 04 / 14
	FINAL	/ /
SB	REV.	06 / 11 / 14
SB	REV.	05 / 14 / 15

M & M HOME CONTRACTORS
SCHROEDER

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of Minnesota, Inc. (952) 873-4311

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NOTES:

- DENOTES NEW WALL CONSTRUCTION
- DENOTES EXISTING WALL CONSTRUCTION
- DENOTES EXISTING WALLS TO BE REMOVED

ALL EXISTING CONDITIONS AND DIMENSIONS ARE TO BE FIELD VERIFIED; ALTER AS REQ'D

NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE COMPLIANCE OR ACCURACY OF THESE DRAWINGS TO ANY OF THE ESTABLISHED BUILDING CODES; NOR ARE WE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CLIENT TO HAVE THESE DRAWINGS APPROVED BY A LICENSED INSPECTOR. WRITTEN DIMENSIONS SHALL PREVAIL OVER ANY DIMENSIONS SHOWN ON THESE DRAWINGS. WE RESERVE THE RIGHT TO THESE DRAWINGS FOR OUR OWN PURPOSES.

DRN	TYPE	DATE
SB	PRLM	06/04/14
SB	FINAL	/ /
SB	REV.	06/18/14
SB	REV.	05/14/15

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10.5/12 PITCH ON NEW FRONT ROOF AREA WITH 4/12 PITCH ON SHED DORMERS AND AREA OVER GARAGE EXTENSION

METAL ROOF OVER FRONT DOOR W/WALL MOUNTED CEDAR SUPPORT BRACKETS AS SHOWN

FRONT ELEVATION

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



RETAINING WALLS AS REQ'D



REMOVE EXISTING STUCCO BACK TO FIREPLACE CHASE AND RE-SIDE WITH NEW SHAKE STYLE SIDING

LANDSCAPE STEPS FROM FRONT FOYER DOOR TO DRIVEWAY

LEFT SIDE ELEVATION

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

NOTE: AUTUMN DESIGN OF MN, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE DRAWINGS. THE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE EXISTING CONDITIONS OF THE PROPERTY. THE CLIENT HAS BEEN ADVISED OF THE LIMITATIONS OF THESE DRAWINGS AND HAS AGREED TO HAVE PRECEDENCE OVER SCALED DIMENSIONS. AUTUMN DESIGN RESERVES THE RIGHT TO THESE DRAWINGS FOR OUR OWN PURPOSES.

DRN	TYPE	DATE
SB	PRLM	06 / 04 / 14
SB	REV.	06 / 18 / 14
SB	REV.	05 / 14 / 15

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Widmeier, Janelle A.

From: Ross Rezac <rr@martinrossdesign.com>
Sent: Tuesday, July 21, 2015 9:30 AM
To: Widmeier, Janelle A.
Subject: zoning issue 1116 Washburn Ave So

It sounds like they want to build an attached garage that comes out 5 feet from the front of the house. This sounds to be very suburban, which does not fit into the street scape of Washburn. If that is the case, I am against it.

Roselyn Rezac
1125 Xerxes Ave So