



**LAND USE APPLICATION SUMMARY**

*Property Location:* 3636 Edmund Boulevard  
*Project Name:* Kaiser Detached Garage  
*Prepared By:* [Janelle Widmeier](#), Senior City Planner, (612) 673-3156  
*Applicant:* Robert and Cheryl Kaiser  
*Project Contact:* Mike Russell, Sussel Corporation  
*Request:* To construct a detached garage accessory to a single-family dwelling.  
*Required Applications:*

<b>Variance</b>	To allow a detached garage to not be located entirely to the rear of the principal dwelling.
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**SITE DATA**

<b>Existing Zoning</b>	RI Single-family District SH Shoreland Overlay District MR Mississippi River Critical Area Overlay District
<b>Lot Area</b>	7,834 square feet
<b>Ward(s)</b>	12
<b>Neighborhood(s)</b>	Longfellow Community Council
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable
<b>Small Area Plan(s)</b>	Not applicable

<b>Date Application Deemed Complete</b>	July 21, 2015	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 19, 2015	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** A single-family dwelling with a one-car, detached garage is located on the subject property. Both were permitted for construction in 1931. A public alley borders the property on the west side. The site is not on or within 40 feet of a steep slope.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding properties are predominately single-family dwellings. Riverside Park and the Mississippi River are located to the east.

**PROJECT DESCRIPTION.** The applicant is proposing to construct a detached 24 foot by 24 foot (576 square foot) garage accessory to the existing single-family dwelling. The garage would be located in the same location as the existing garage in the northwest corner of the property. All detached parking garages serving residential uses must be located entirely to the rear of the principal residential structure. The proposed garage would not be located entirely behind the dwelling. A variance is required to allow the proposed location. The garage would comply with all other applicable zoning code requirements.

**PUBLIC COMMENTS.** No correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to allow a detached garage to not be located entirely to the rear of the principal 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.*

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. There are limited options where the garage can be located due to the odd-shape of the site and the location of the existing dwelling. The dwelling is more or less centered on the lot and is 16 feet from the rear lot line at the closest point. A detached garage may be able to be located in the southwest corner of the property; however, variances to allow the garage to be closer than 6 feet to the subject dwelling and to reduce the minimum interior side yard requirement (to allow the garage to be closer than 10 feet to the dwelling to the south) would likely both be required.

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 intent of the location requirement for garages is to ensure that the structure appears subordinate to the principal dwelling and to reinforce the traditional character of residential neighborhoods. The proposed garage would replace an existing smaller garage in the same location. It would be located as close to the rear lot line as allowed (one foot setback), but would be over 50 feet from the neighboring residence to the north. The proposal would also comply with all other applicable zoning code requirements. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

The proposed garage would replace an existing smaller garage in the same location. It would be located as close to the rear lot line as allowed (one foot setback), but would be over 50 feet from the neighboring residence to the north. Although the garage would be located closer to the front lot line than the adjacent residence (set back over 60 feet from the front lot line), the setback of the adjacent property is not typical on the block and is excluded from determining established setback requirements. The garage would be clad in stucco. The exterior of the dwelling is primarily brick. Only a dormer is clad in stucco. Because the garage would not be located entirely to the rear of the dwelling and the north and east elevations would be visible from the street, staff is recommending that fenestration be added to the east garage elevation and that brick be added to all sides of the garage to make it more compatible with the existing dwelling. Fenestration can include clearstory windows. The brick can be a secondary material to the stucco to add architectural elements such as wrapping the corners or cladding the bottom half of the wall. With the adoption of the staff recommendation, the granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. 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 garage is constructed to current building codes.

#### **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. *Prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

The site is near the Mississippi River and is relatively flat. All construction and access would occur on the back of the site, farthest away from the river. Impacts on the existing grade and soil would not be significant to create erosion control issues.

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

All construction would occur on the back of the site, farthest away from the river. The garage would not be visible because of existing grade changes along the river and vegetation.

3. *The suitability of the protected water to safely accommodate types, uses and numbers of watercraft that the development may generate.*

This standard is not applicable for the proposed development.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Robert and Cheryl Kaiser for the property located at 3636 Edmund Boulevard:

**A. Variance to allow a detached garage to not be located entirely to the rear of the principal dwelling.**

Recommended motion: **Approve** the variance to allow a detached garage to not be located entirely to the rear of the principal dwelling, subject to the following conditions:

1. Fenestration shall be added to the east garage elevation.
2. Brick shall be added to each elevation of the garage.
3. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
4. All site improvements shall be completed by August 13, 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 and site plan
4. Building elevations
5. Photos

City of Minneapolis  
Community Planning and Economic Development  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1316

Statement for Variance:  
3636 Edmund Blvd

The applicant and homeowner are asking for a variance to locate a new 24'x24' garage in the same location as the old garage although the new garage is larger. The existing garage is 19'x18'.

Due to the unique shape of the lot, we cannot get the garage entirely behind the house. This triggers the variance. We would be 1ft from the north line and 1ft from the west line, same as the old garage. Basically asking for a yard variance we were told. This would be located like the majority of the other alley garages and keeping with the spirit of the code.

The new garage meets all other garage codes. The midpoint of the garage would be under 12' to the midpoint and 576 sq. ft. The new garage will have a stucco finish.

Thank you for your consideration.

Mike Russell  
Sussel Corporation  
654 Transfer Road, Suite 16B  
St. Paul, MN 55114

June 16, 2015

City of Minneapolis  
Community Planning and Economic Development  
250 South 4th Street Room 300  
Minneapolis, MN 55415-1316

RE: Request for Variance  
3636 Edmund Blvd

We are planning to replace the existing garage on our property at 3636 Edmund Blvd as it is too small. The new garage will be 24 feet by 24 feet and located in the same place as the existing garage although it will be larger. We understand a variance is needed as the new (and existing) garage will not be located entirely behind the house.

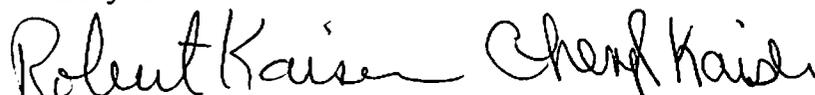
Our lot is an unusual trapezoidal shape. The size of the lot and location of the house on the lot make compliance with the requirement for garage placement impossible. The distance from the back of the house to the alley is only a few feet. This condition has existed since the house and existing garage were built in 1931. We purchased the property in 2010 and planned to construct a larger garage when we were able to do it. We plan to use the new garage in the spirit and intent of the ordinance e.g. park cars, store yard tools, and conduct home maintenance activities.

The proposed variance for the new garage will not alter the character of the locality or be injurious to other property. The new garage will be constructed in the same part of the lot as the existing garage and neighboring properties in the locality have similar garages located adjacent to the alley.

We also understand that we are located in a "Shoreland Overlay District" and therefore are addressing the three additional issues of soil erosion, visibility, and watercraft. Soil erosion and other pollution will be prevented as there will be no excavation only minor grading to install the floor slab. The area of the lot that will be disturbed will be small and the soil exposed only for a short time. Additionally the lot is level and any precipitation falling on the disturbed soil will remain on-site. The structure will not be visible from the protected water (Mississippi River) as the river is in a deep gorge in this area and is located across 2 streets (Edmund Blvd and West River Parkway) and a wooded area a total of about 900 feet from our property. The proposed variance and construction of the new garage will not generate any watercraft.

We respectfully request that the proposed variance be granted as soon as possible.

Thank you

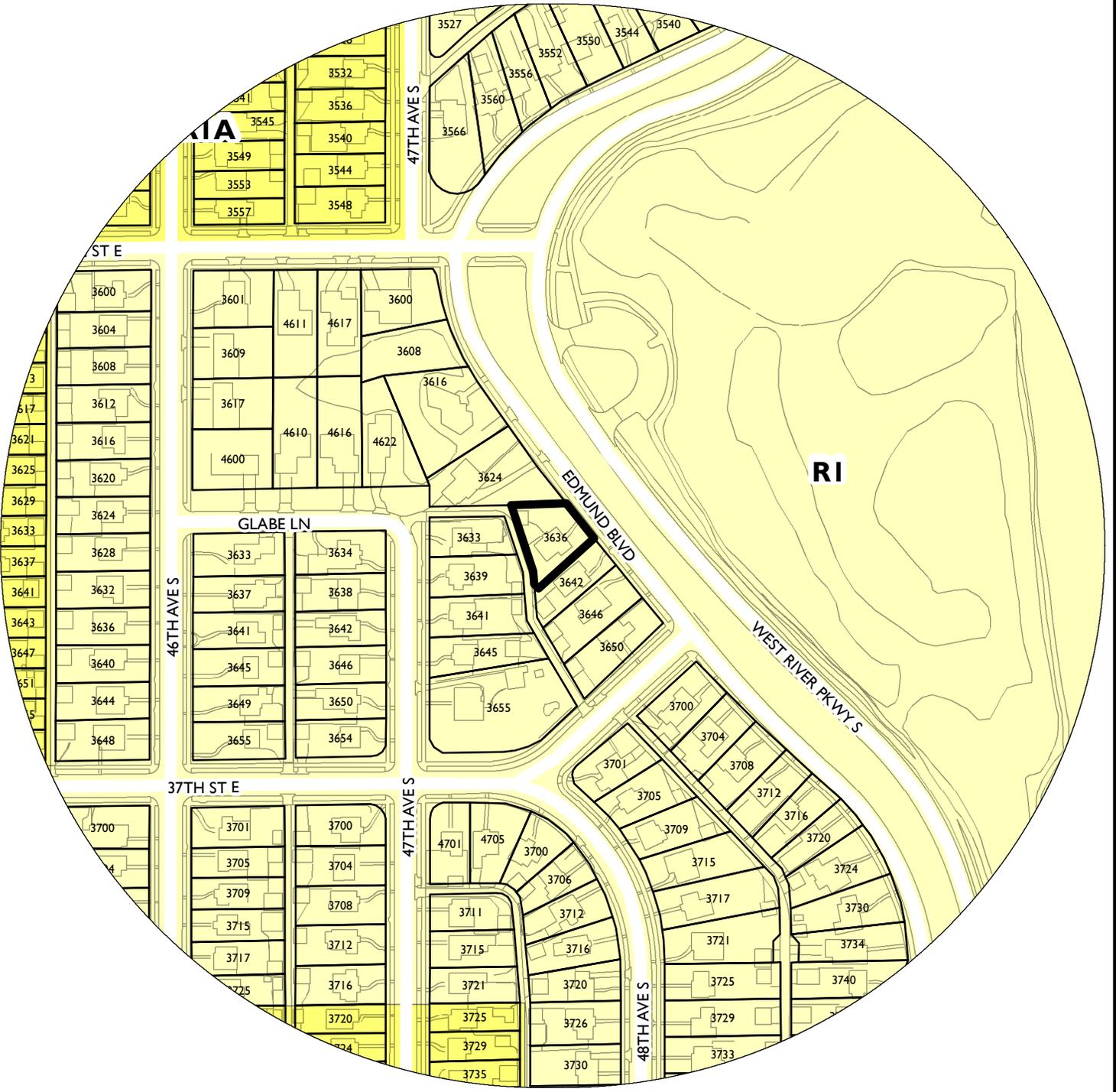


Robert and Cheryl Kaiser  
3636 Edmund Blvd  
Minneapolis, MN 55406

612-991-2904  
BobKaiser@comcast.net

NAME OF APPLICANT

WARD

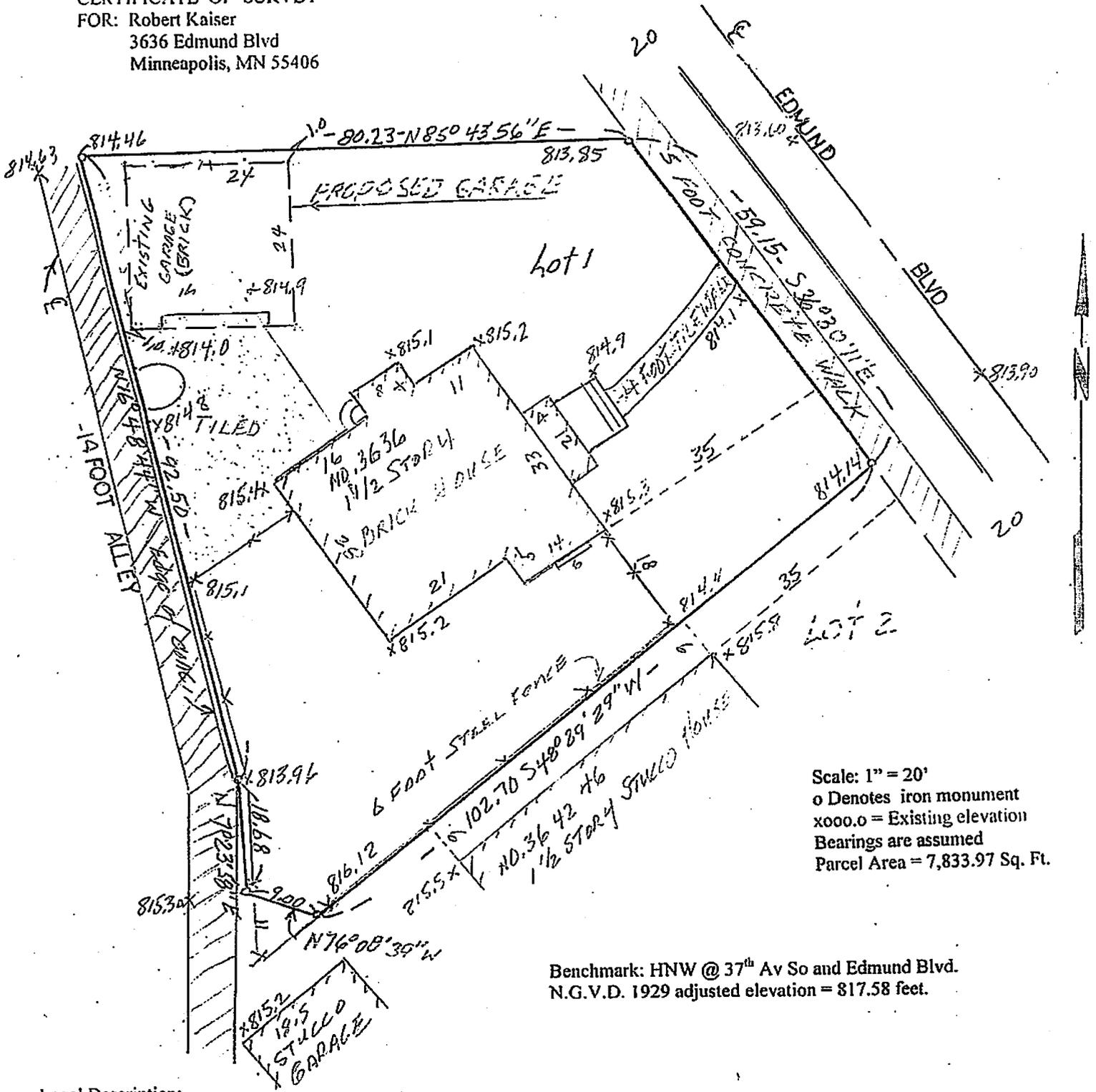


PROPERTY ADDRESS  
**3636 Edmund Blvd**

FILE NUMBER  
**BZZ-7281**

**CERTIFICATE OF SURVEY**

FOR: Robert Kaiser  
 3636 Edmund Blvd  
 Minneapolis, MN 55406



Scale: 1" = 20'  
 o Denotes iron monument  
 x000.0 = Existing elevation  
 Bearings are assumed  
 Parcel Area = 7,833.97 Sq. Ft.

Benchmark: HNW @ 37<sup>th</sup> Av So and Edmund Blvd.  
 N.G.V.D. 1929 adjusted elevation = 817.58 feet.

**Legal Description:**  
 COM AT NW COR OF LOT 1 TH E TO NELY COR THEREOF TH SELY TO MOST ELY COR  
 THEREOF TH SWLY ALONG THE SELY LINE THEREOF 102 7/10 FT TH NWLY 9 FT TO A PT IN THE WLY  
 LINE OF LOT 1 DIS 11 FT NLY FROM MOST SLY COR THEREOF TH NLY  
 ALONG THE WLY LINE THEREOF TO BEG INCL ADJ PART OF EDMUND BLVD VAC

I hereby certify that this survey was prepared by me or under  
 my direct supervision and that I am duly Registered Land  
 Surveyor under the laws of the State of Minnesota.,  
 Surveyed by me this 26<sup>th</sup> day of June, 2015

*Herb F. Lemire*  
 Herb F. Lemire RLS  
 Minnesota Reg. No. 13349  
 4416 Abbott Ave. N  
 Robbinsdale, MN 55422  
 Phone: 763.537.0497

# SUSSEL GARAGES

Homes • Additions • Garages • Exteriors  
654 Transfer Road, Suite 16B  
Saint Paul, MN 55114

Robert & Cheryl Kaiser  
3636 Edmund Blvd  
Minneapolis, MN 55406  
C: 612-991-2904

24 x 24 Det. AB W/Conc.

Mike Russell

Cross Street

Slab

By Sussel  
 Owner Approx. \_\_\_\_\_  
 Existing

Location

2 - Starting Points Only

S.P.L 1°  
R.P.L 1°  
Other \_\_\_\_\_  
 Square With SPL

Foundation

A.B.U. 24

Concrete Block:

By Sussel  By Owner  
Block Size (Top Course)  
 12"  8"  6"

Damp Proofing:  
 By Sussel  By Owner

Backfill:  
 By Sussel  By Owner  
Landscaping, Finish Grade,  
and Black Dirt By Owner.

Wall Height

8' 2"

Including block  
 On top of block  
 Other

Existing Garage

Yes  No

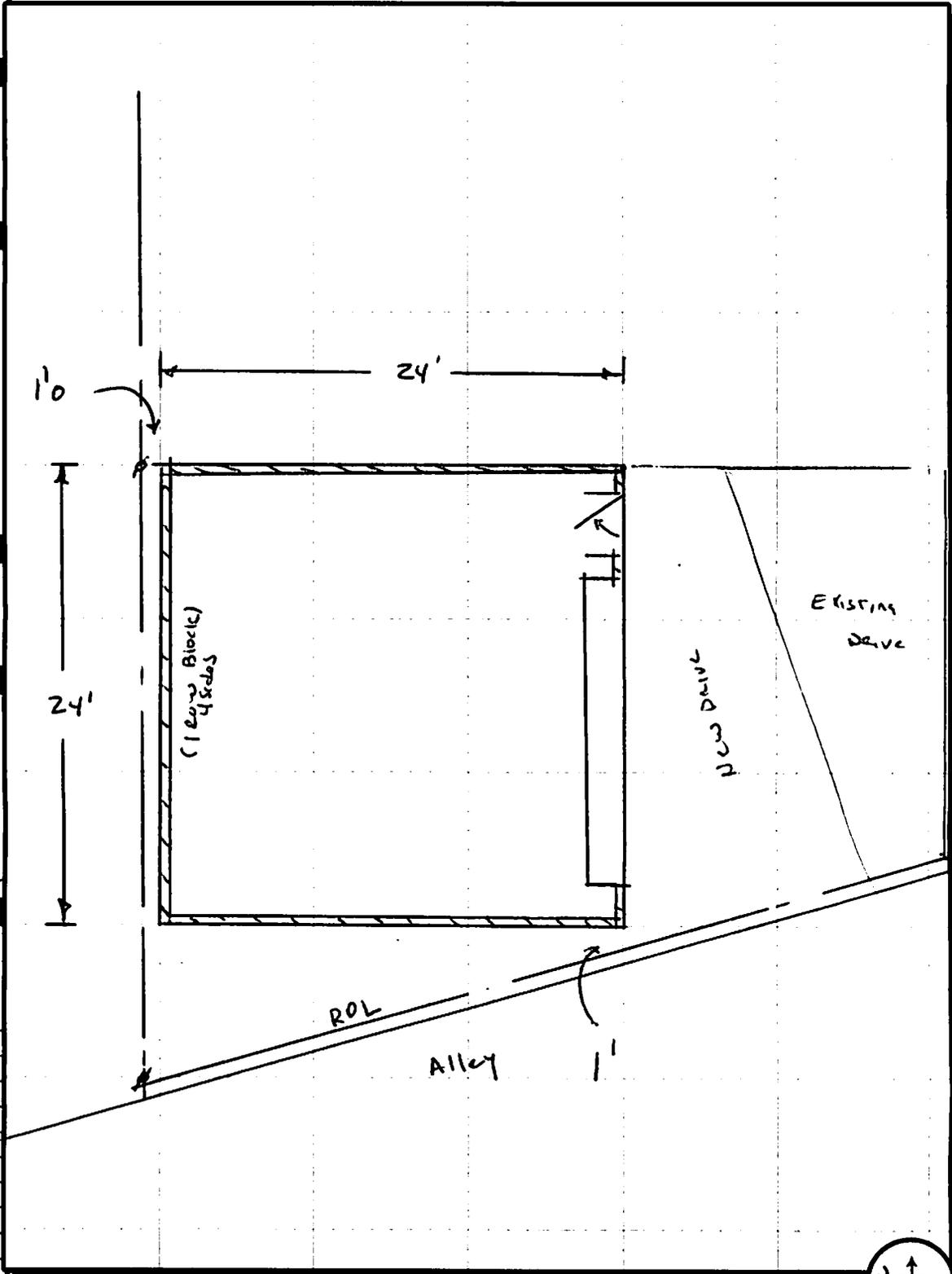
Detached  Attached  
Size: 19' X 18

Existing Garage will be:

Left as is  
 Removed:  
 By Sussel  By Owner  
Items Must Be Removed By Owner

Survey

Stakes Visible  Yes  No  
Survey Available  Yes  No  
Notes: \_\_\_\_\_  
Lot is Surveyed



Access:  Good  Fair  Poor

Purchaser's Initials: \_\_\_\_\_



# SUSSEL GARAGES

Homes • Additions • Garages • Exteriors

654 Transfer Road, Suite 16B

Saint Paul, MN 55114

Robert & Cheryl Kaiser  
 3636 Edmund Blvd  
 Minneapolis, MN 55406  
 C: 612-991-2904

24 x 24 Det. AB W/Conc.

Mike Russell

Cross Street

**Slab**

By Sussel  
 Owner Approx. \_\_\_\_\_  
 Existing

**Location**

2 - Starting Points Only  
 S.P.L. 10  
 R.P.L. 10  
 Other \_\_\_\_\_  
 Square With SDC

**Foundation**

A.B.U. 2  
 Concrete Block:  
 By Sussel  By Owner  
 Block Size (Top Course)  
 12"  8"  6"  
 Damp Proofing:  
 By Sussel  By Owner  
 Backfill:  
 By Sussel  By Owner  
 Landscaping, Finish Grade,  
 and Black Dirt By Owner.

**Wall Height**

8' 2"  
 Including block  
 On top of block  
 Other

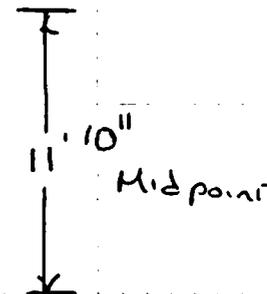
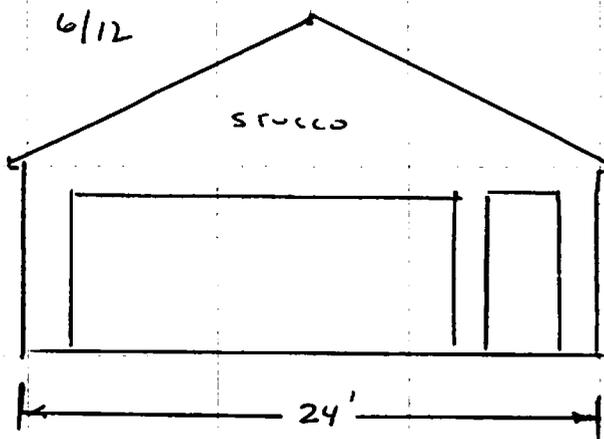
**Existing Garage**

Yes  No   
 Detached  Attached  
 Size: 14' X 16'  
 Existing Garage will be:  
 Left as is  
 Removed:  
 By Sussel  By Owner  
 Items Must Be Removed By Owner

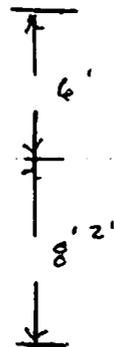
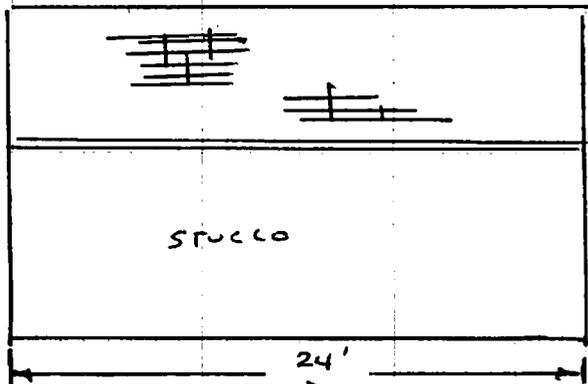
**Survey**

Stakes Visible  Yes  No  
 Survey Available  Yes  No  
 Notes:  
Surveyed

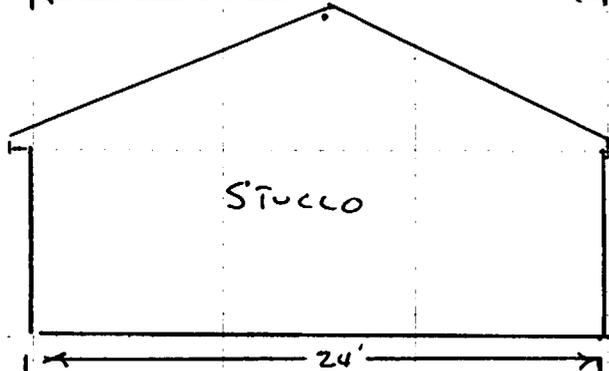
FRONT ELEVATION



Side Elevation



Rear Elevation



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THESE ALTERNATE FOUNDATION DETAILS HAVE BEEN REVIEWED AND APPROVED



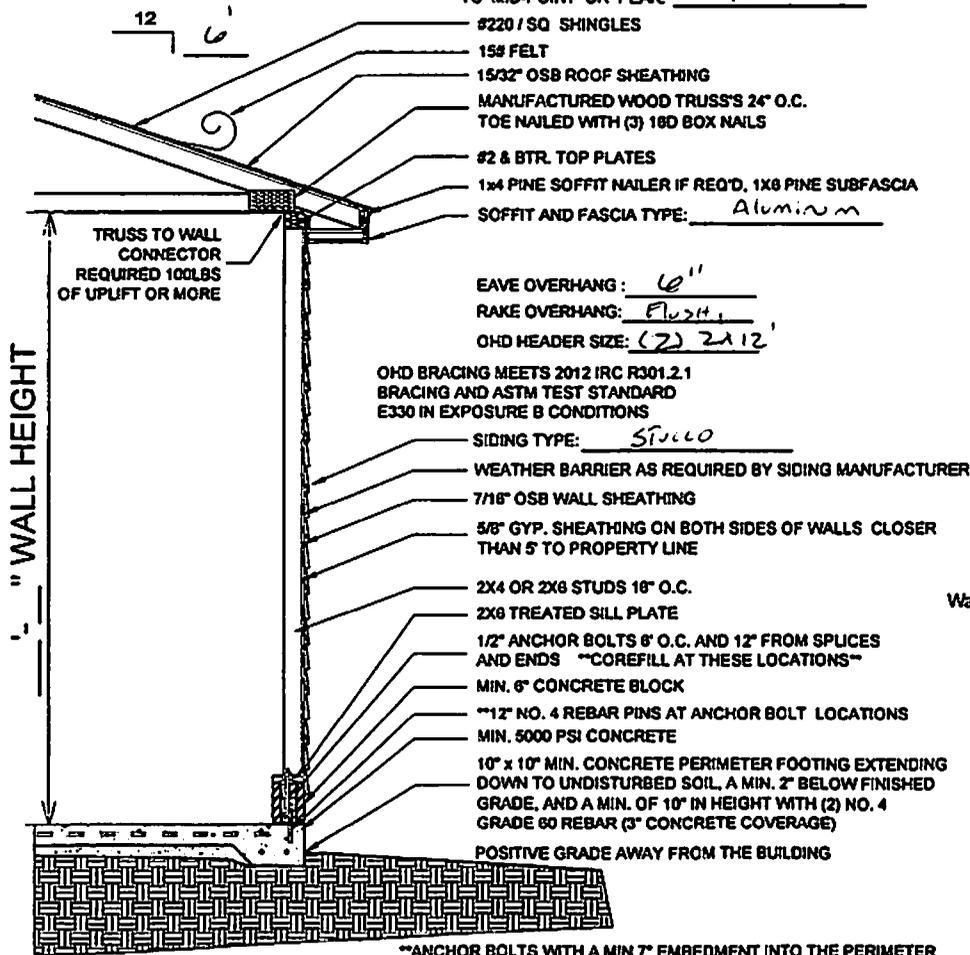
*John F. Gislason, Jr. P.E.*  
6/1/15

FOUNDATION ALLOWABLE LOADING AS DESIGNED IN THIS TEMPLATE



ROOF STYLE:  
GABLE HIP GAMBREL SHED FLAT

ROOF HEIGHT FROM FLOOR TO MID-POINT OR PEAK: 11' 10"



EAVE OVERHANG: 6"  
RAKE OVERHANG: Flu>H,  
OHD HEADER SIZE: (2) 2x12'

OHD BRACING MEETS 2012 IRC R301.2.1 BRACING AND ASTM TEST STANDARD E330 IN EXPOSURE B CONDITIONS

- SIDING TYPE: Siding
- WEATHER BARRIER AS REQUIRED BY SIDING MANUFACTURER
- 7/16" OSB WALL SHEATHING
- 5/8" GYP. SHEATHING ON BOTH SIDES OF WALLS CLOSER THAN 5' TO PROPERTY LINE
- 2X4 OR 2X6 STUDS 16" O.C.
- 2X6 TREATED SILL PLATE
- 1/2" ANCHOR BOLTS 6" O.C. AND 12" FROM SPLICES AND ENDS "COREFILL AT THESE LOCATIONS"
- MIN. 6" CONCRETE BLOCK
- "12" NO. 4 REBAR PINS AT ANCHOR BOLT LOCATIONS
- MIN. 5000 PSI CONCRETE
- 10" x 10" MIN. CONCRETE PERIMETER FOOTING EXTENDING DOWN TO UNDISTURBED SOIL, A MIN. 2" BELOW FINISHED GRADE, AND A MIN. OF 10" IN HEIGHT WITH (2) NO. 4 GRADE 60 REBAR (3" CONCRETE COVERAGE)
- POSITIVE GRADE AWAY FROM THE BUILDING

"ANCHOR BOLTS WITH A MIN 7" EMBEDMENT INTO THE PERIMETER FOOTING ARE REQUIRED AT PORTAL WALL FRAME LOCATIONS"

TYPICAL WALL SECTION

UNIFORM SOIL CLASSIFICATION

FIRST LETTER DEFINITION	SECOND LETTER DEFINITION
G - GRAVEL	P - POORLY GRADED (UNIFORM PARTICLE SIZES)
S - SAND	W - WELL GRADED (OVERSIZED PARTICLE SIZES)
M - SILT	H - HIGH PLASTICITY
C - CLAY	L - LOW PLASTICITY
O - ORGANIC	

SOIL CLASSIFICATION AND BEARING CAPACITY	ALLOWABLE FOOTING DESIGN LOAD		
	10"	12"	16"
CL, ML, MH, & CH1500 PSF	1249 PLF	1500 PLF	1999 PLF
SW, SP, SM, SC, GM, & GC 2000 PSF	1666 PLF	2000 PLF	2666 PLF
GW & GP 3000 PSF	2499 PLF	3000 PLF	3999 PLF

ESTIMATED FOUNDATION LOADING

ROOF LOADING:	
WALL LOADING:	80 PLF
FOOTING WGT. (16" WIDTH):	163 PLF
TOTAL LOAD:	

2015 Reference Guide for Material Fastener Schedules  
(International Residential Code®, Gypsum Association, Sussel Builders.)

Wall and Roof Sheathing Standard Fastener Requirements:

- A. Wall sheathing 7/16" thickness 16" o/c 2X4 framing. R602.3(2) (IRC)
  1. 15 gauge staple 1 3/4" fastener, 4" on edges and 8" in the field.  
(Please note code requires fasteners to be coated for wall sheathing being fastened to treated material)
- B. Roof Sheathing 15/32" thickness 24" o/c trusses. R602.3(2) (IRC)
  1. 15 gauge staple 1 3/4" fastener, 4" on edges and 8" in the field.  
Fire Walls (1 Hour Rated) with 5/8" type X gypsum wall sheathing:
- A. Exterior coverage on bearing wall.
  1. Drywall screw 1 5/8" type S or W fastener, 4" on edges and 7" in the field. R602.3(2) (IRC)/GA-253-12a (Gypsum Association)
  2. Galvanized roofing nail 1 3/4" fastener, 4" on the edges and 7" in the field. R602.3(2) (IRC)/GA-253-12a (Gypsum Association)
- B. Interior coverage on non bearing wall and or bearing wall.
  1. Drywall screw 1 5/8" type S or W fastener, 7" on edges and 7" in the field. R602.3(2) (IRC)  
(Please note code requires fasteners shall be driven so that the fastener heads are at or slightly below the surface.)

NOTE: WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS. SUSSEL CORPORATION MUST BE NOTIFIED OF ANY VARIATIONS FROM THESE DIMENSIONS AND CONDITIONS OF THE ABOVE DRAWING.

SUSSEL BUILDERS  
OFFICE 651.646.0331 FAX 651.646.0331  
654 TRANSFER ROAD 188 ST. PAUL, MN 55114  
WWW.SUSSELBUILDERS.COM MIN LICENSE NO. 00001014

SUSSEL BUILDERS  
GARAGE DETAIL  
SHEET 1

DRAWN BY:  
John W.  
DATE  
5-18-2015  
SHEET  
DTL-1











