

LAND USE APPLICATION SUMMARY

Property Location: 3928 Richfield Road
Project Name: Schultz Detached Garage
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Dan and Jane Schultz
Project Contact: Mike Russel, Sussell Builders
Request: To construct a detached garage accessory to a single-family dwelling.
Required Applications:

Variance	To reduce the interior side yard adjacent to the north side lot line from 6 feet to 2 feet.
Variance	To reduce the interior side yard adjacent to the south side lot line from 6 feet to 1 foot.
Variance	To allow the garage to be located 4.5 feet from habitable space of a dwelling.
Variance	To allow a garage to be located between a dwelling and a street (Sheridan Avenue South).

SITE DATA

Existing Zoning	RI Single-family District
Lot Area	6,911 square feet
Ward(s)	13
Neighborhood(s)	Linden Hills Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	August 17, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 16, 2015	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a single-family dwelling. The existing 2-story dwelling was permitted for construction in 1905. The 14 foot by 20 foot detached garage was permitted for construction in 1952. The site has frontage on two streets (Richfield Road and Sheridan Avenue South) and is a through-lot.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominately single-family dwellings. William Berry Park is located across Richfield Road opposite the subject site.

PROJECT DESCRIPTION. The applicant is proposing to construct a detached, 22 foot by 31.33 foot garage accessory to the existing single-family dwelling located at the property of 3928 Richfield Road. The new garage would be located in approximately the same location as the existing garage. A wider driveway approach to the garage would be installed, but the existing curb cut would not be widened. The minimum interior side yard requirement along the north and south lot lines is 6 feet. The proposed garage would be set back 2 feet and one foot respectively. All detached accessory structures are required to be located at least 6 feet from habitable space of a dwelling. The proposed garage would be 4.5 feet from the adjacent residential structure to the north. The garage is also required to be located entirely to the rear of the principal residential structure, but would be located between the dwelling and Sheridan Avenue. Variances are required to reduce the side yard requirements, to allow the garage to be located closer than 6 feet from habitable space of a dwelling, and to allow it to be located between the dwelling and the street. Upon approval of the variances, the applicant would need to apply for the administrative review application to increase the maximum allowed floor area to 690 square feet and the maximum allowed height to 15.5 feet. The applicant is proposing to match the roof pitch and the materials of the garage to the house, as required in order for the height and floor area increases to be approved.

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 1) a variance to reduce the interior side yard adjacent to the north side lot line from 6 feet to 2 feet, 2) a variance to reduce the interior side yard adjacent to the south side lot line from 6 feet to 1 foot, 3) a variance to allow the garage to be located 4.5 feet from habitable space of a dwelling, and 4) a variance to allow a garage to be located between a dwelling and a street (Sheridan Avenue South) to allow a detached garage based on the following findings:

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

All variances: Practical difficulties exist in complying with the ordinances due to circumstances unique to the property. There are limited options where a garage can be located. The site is an odd-shaped through lot. The existing dwelling is located on the east side of the site. There is a

significant grade change between the west side of the dwelling and Sheridan Avenue. The existing garage is located on the west side of the lot, is setback 2 feet from the north lot line and is accessed from Sheridan Avenue. This side of the site is only 25 feet in width. These circumstances 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.*

All variances: In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The intent of the separation requirement is to provide adequate separation between detached accessory structures and dwellings. 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 applicant is proposing to replace the existing one-stall garage with a 2-stall garage in approximately the same location on the west side of the site. The new garage would not be located any closer to Sheridan Avenue or the north lot line than the existing garage and would not block any windows of the adjacent dwelling to the north. The south side of the garage would be adjacent to the neighbor's detached garage. The proposed set back from Sheridan Avenue (36 feet) is also in line with the neighbors garage to the south. Although the proposed garage would be taller than the existing garage, it would be subordinate in size to the principal dwelling. To ensure stormwater run-off from the new garage roof and driveway would not have an adverse impact to the dwelling to the north, CPED staff is recommending that gutters are installed on the north eave and that the north side of the driveway is at least 6 feet from the dwelling to the north. To further minimize the amount of paving between the garage and Sheridan Avenue, staff is recommending that the driveway width shall not extend more than one foot beyond both sides of the garage door. With the adoption of the staff recommendation, the request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

All variances: With the adoption of the CPED staff recommendation, the granting of the variances would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The new garage would not be located any closer to Sheridan Avenue or the north lot line than the existing garage and would not block any windows of the adjacent dwelling to the north. The south side of the garage would be adjacent to the neighbor's detached garage. The proposed set back from Sheridan Avenue (36 feet) is also in line with the neighbors garage to the south. Although the proposed garage would be taller than the existing garage, it would be subordinate in size to the principal dwelling. To ensure stormwater run-off from the new garage roof and driveway would not have an adverse impact to the dwelling to the north, CPED staff is recommending that gutters are installed on the north eave and that the north side of the driveway is at least 6 feet from the dwelling to the north. To further minimize the amount of paving between the garage and Sheridan Avenue, staff is recommending that the driveway width shall not extend more than one foot beyond both sides of the garage door. To allow the proposed size and height of the garage, the exterior materials and roof pitch are required to match the house to ensure compatibility. If granted, the proposed variances 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.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Dan and Jane Schultz for the property located at 3928 Richfield Road:

A. Variance to reduce the interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the interior side yard adjacent to the north side lot line from 6 feet to 2 feet to allow a detached garage, subject to the following conditions:

1. A gutter and downspout(s) shall be installed on the north eave to direct stormwater runoff away from the adjacent residential structure to the north.
2. The north side of the driveway shall be at least 6 feet from the adjacent residential structure to the north to reduce stormwater runoff.
3. The exterior materials of the garage shall be compatible with the principal residential structure.
4. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
5. All site improvements shall be completed by September 10, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

B. Variance to reduce the interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the interior side yard adjacent to the south side lot line from 6 feet to 1 foot to allow a detached garage, subject to the following conditions:

1. The exterior materials of the garage shall be compatible with the principal residential structure.
2. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
3. All site improvements shall be completed by September 10, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

C. Variance to allow the garage to be located less than 6 feet from habitable space of a dwelling.

Recommended motion: **Approve** the variance to allow a garage to be located 4.5 feet from habitable space of a dwelling, subject to the following conditions:

1. A gutter and downspout(s) shall be installed on the north eave to direct stormwater runoff away from the adjacent residential structure to the north.
2. The north side of the driveway shall be at least 6 feet from the adjacent residential structure to the north to reduce stormwater runoff.
3. The exterior materials of the garage shall be compatible with the principal residential structure.
4. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.

5. All site improvements shall be completed by September 10, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

D. Variance to allow the garage to be located between a dwelling and a street.

Recommended motion: **Approve** the variance to allow a garage to be located between a dwelling and a street (Sheridan Avenue South), subject to the following conditions:

1. The driveway shall not extend more than one foot beyond both sides of the garage door.
2. The exterior materials of the garage shall be compatible with the principal residential structure.
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 September 10, 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. Building elevations
6. Photos

A Trusted Minnesota Builder Since 1915

City of Minneapolis
Community Planning & Economic Development
250 – 4th Street Room 300

The applicant, Mike Russell, of Sussel Builders on behalf of the homeowners, Daniel and Jane Schultz, is applying for 3 variances needed to build a new 22' x 31.33' detached garage.

Both side yard setbacks will need to be reduced to 1 foot on the south and 2 feet on the north. The 2nd variance is needed to have the garage located between the principal structure and Sheridan Ave S. Although the front of the garage will be located in the same location as the garage being removed. The 3rd variance needed is to be within 6 feet of the neighbors' house.

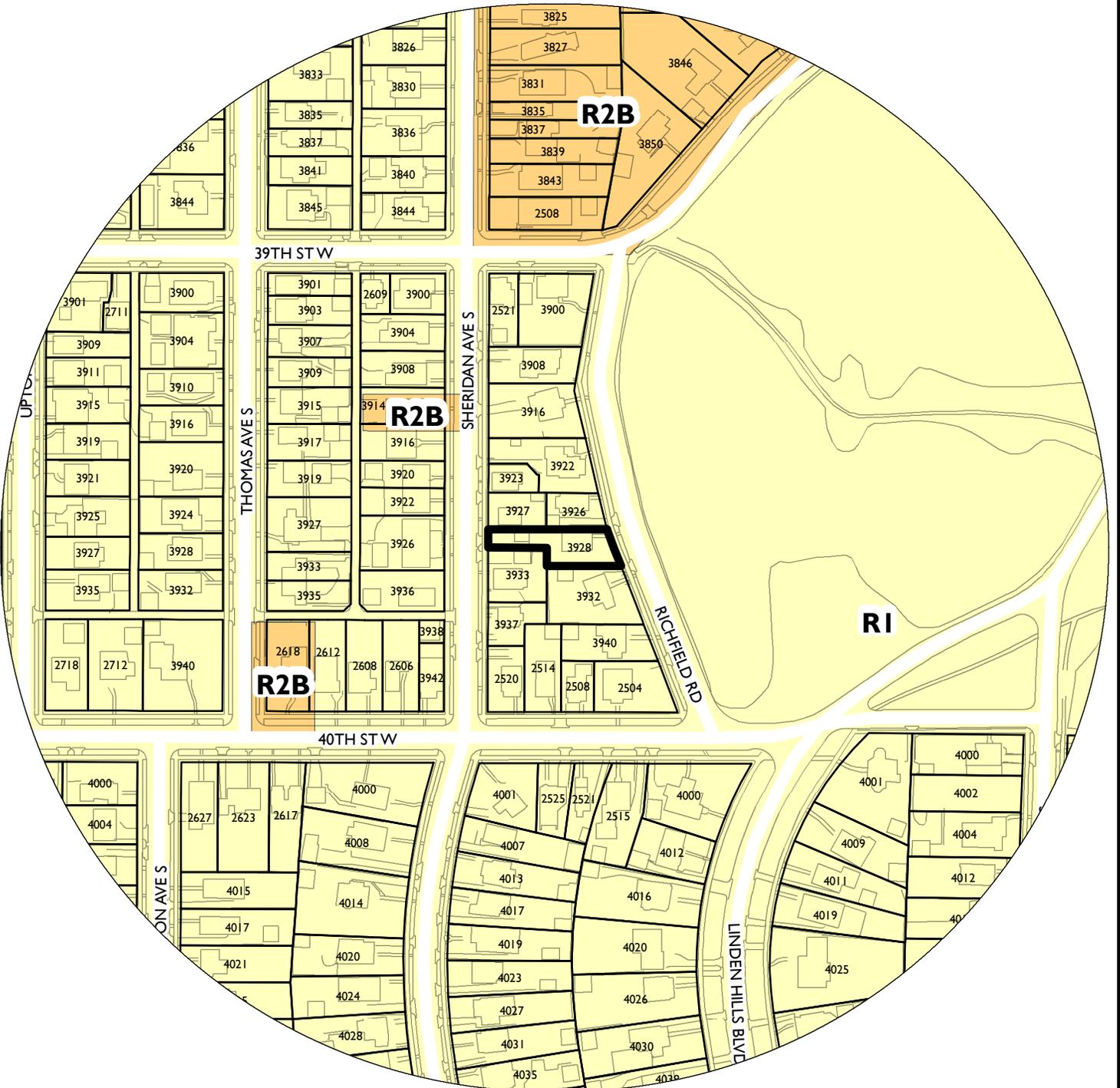
Firstly, there is no other place to locate the garage. The lot is unique as it is two tiered. The upper part has the house on it and faces Richfield Road. The lower level is down the hill and faces Sheridan Ave S. The neighbor to the south has a garage that faces Sheridan also. The lot portion facing Sheridan is only 25 feet wide. We will be constructing a garage to have a service door enter through the attic and go down the stairs to the garage floor. The garage will be constructed to the size and codes that the lot is allowed.

The homeowner did not cause the unique circumstances to the lot. They are one of many owners.

The proposed variance will not alter the essential character of the locality. The garage will be built within the size limitation to the property as well as matching the principal structure roof pitch. Also, both side walls will be fire proofed as city code requires. We would like to use vinyl shakes rather than old cedar shakes on the house. The look would be similar to the house only vinyl.

Thank you for your consideration.

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

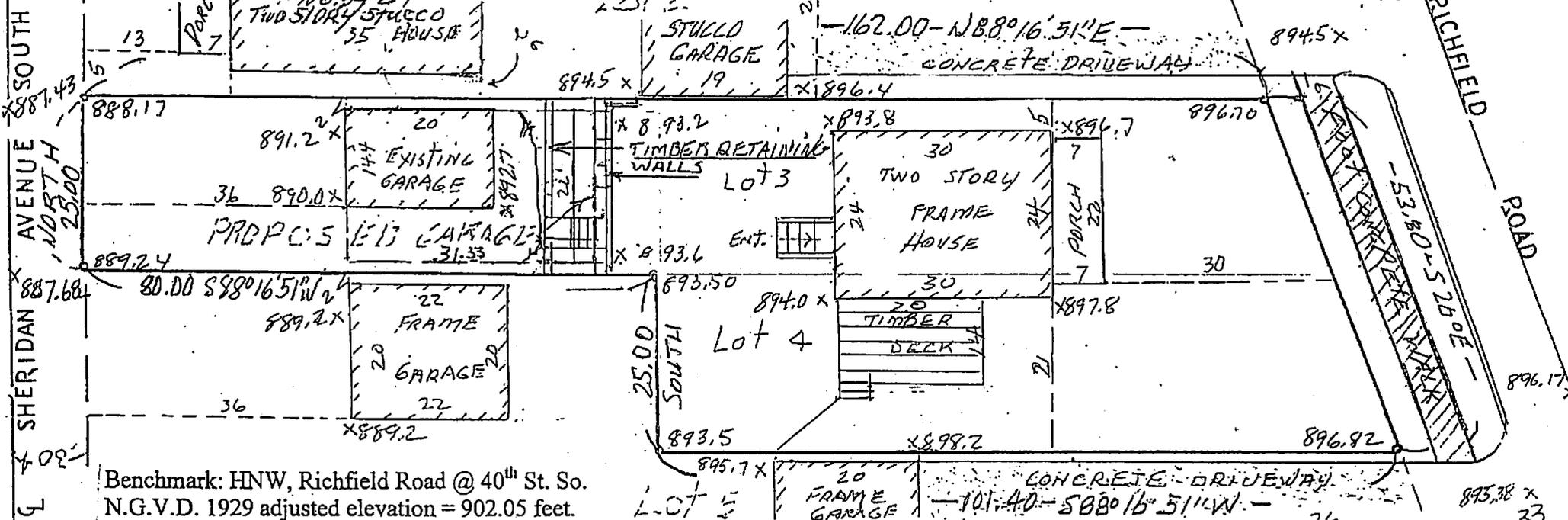


PROPERTY ADDRESS
3928 Richfield Road

FILE NUMBER
BZZ-7356

CERTIFICATE OF SURVEY

For: Daniel Schultz
 3928 Richfield Road
 Minneapolis, MN 55410



Benchmark: HNW, Richfield Road @ 40th St. So.
 N.G.V.D. 1929 adjusted elevation = 902.05 feet.

Legal Description: Lot 3, Block 23, COTTAGE CITY and that part of Lot 4 lying East of the West 80.00 feet thereof.

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
 Surveyed by me this 3rd day of August, 2015.

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

Scale: 1" = 20'
 o Denotes iron monument
 xooo.o = Existing elevation
 Bearings are assumed
 Area of Parcel = 6911.23 Sq. Ft.

SUSSEL GARAGES

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

WORK ORDER

Dan & Jane Schultz
 3928 Richfield Road
 Minneapolis, MN 55410
 C: 612-281-5298 C: 612-386-9072

22 x 34 Det AB W/Conc.

Mike Russell

Slab

By Sussel
 Owner Approx.
 Existing

Location

2 - Starting Points Only
 S.P.L. 1st SPL 2nd SPL
 R.P.L. 36' RPL
 Other _____
 Square With SPL

Foundation

A.B.U. 2"
 Concrete Block:
 By Sussel By Owner
 Block Size (Top Course)
 12" 18" 24"
 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

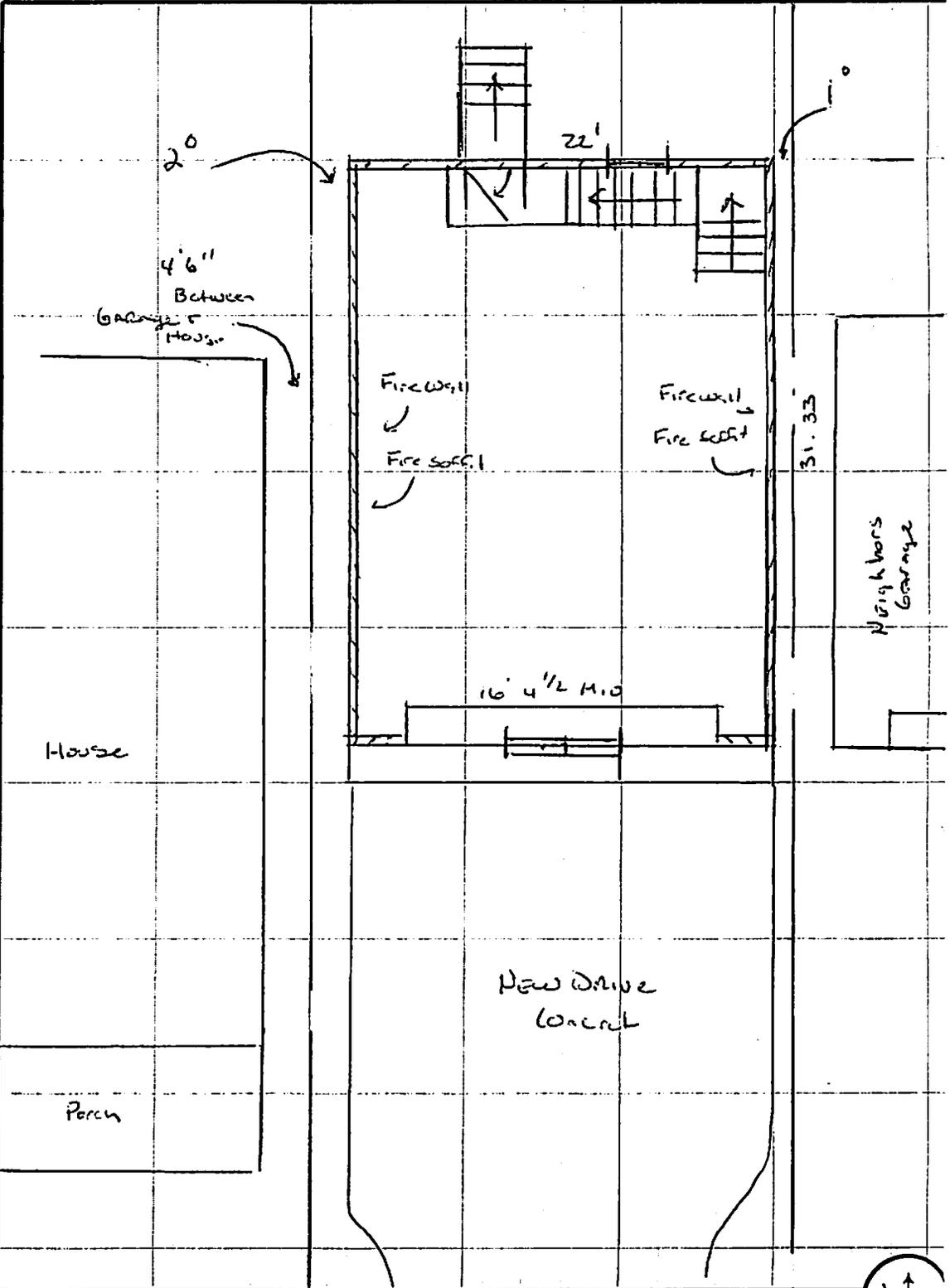
Existing Garage

Yes No
 Detached Attached
 Size: 14' X 20'
 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:
yes surveyed

Cross Street



Access: Good Fair Poor

Purchaser's Initials: _____



SUSSEL GARAGES

Homes • Additions • Garages • Exteriors

654 Transfer Road, Suite 16B

Saint Paul, MN 55114

WORK ORDER

Name Schutz
 Job Address _____
 City _____
 E-mail _____

Cross Street _____

Slab:
 By Sussel
 Owner Approx. _____
 Existing

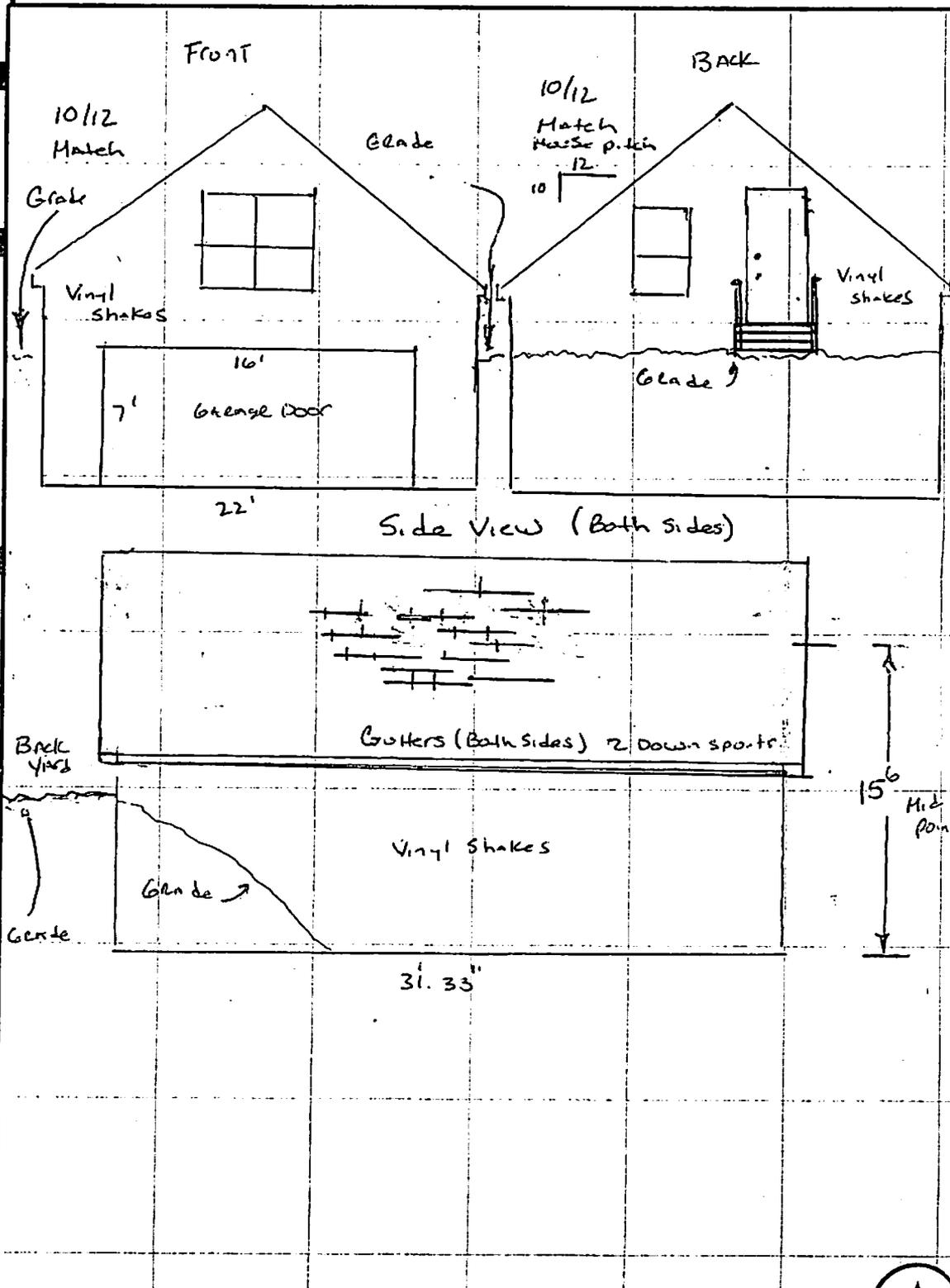
Location:
 2 - Starting Points Only
 S.P.L. 1° to S.P.L. 2° to R.P.L.
 R.P.L. _____
 Other _____
 Square With S.P.L.

Foundation:
 A.B.U. 2"
 Concrete Block:
 By Sussel By Owner
 Block Size (Top Course)
 12" 8" 8"
 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 20
 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



Access: Good Fair Poor

Purchaser's Initials: _____















Widmeier, Janelle A.

From: Charles D. Liddy <cliddy@millerdunwiddie.com>
Sent: Wednesday, September 02, 2015 8:19 AM
To: Widmeier, Janelle A.
Subject: Variance for 3928 Richfield Road - Jane and Dan Schultz

Janelle:

I noticed your name as the staff person on a letter we received regrading a variance for our next door neighbors' property on Richfield Road. We fully support the variance.

Chuck

Charles D. Liddy Jr., FAIA, NCARB
Principal

miller dunwiddie architecture
123 North Third Street Suite 104 Minneapolis, MN 55401
d: 612-278-7777 f: 612-337-0031 p: 612-337-0000

Visit our website at www.millerdunwiddie.com

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