

LAND USE APPLICATION SUMMARY

Property Location: 20 Vincent Ave S
Project Name: Eaves
Prepared By: Joe Giant, City Planner, (612) 673-3489
Applicant: Yves Gauthier
Project Contact: Yves Gauthier
Request: To allow eaves extending more than three (3) feet from the wall of the structure in the established front yard setback

Required Applications:

Variance	To reduce the established front yard setback from 31.3 feet to 27.6 feet in order to allow eaves extending more than three (3) feet from the building wall.
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SITE DATA

Existing Zoning	RI Single-Family District SH Shoreland Overlay District
Lot Area	8,100 square feet
Ward(s)	7
Neighborhood(s)	Bryn Mawr
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 20 Vincent Avenue South, is an 8,100-square-foot rectangular lot containing a one-story single-family home with an attached tuck-under garage home constructed in 1962. The property is located in the RI Single-Family District. Due to the presence of a protected pond and wetlands located approximately 325 feet to the southwest of the property, it is also located in the SH Shoreland Overlay District. The property is well landscaped and contains many mature trees. The grade of the property slopes downward from a high point near the southwest corner to a low point near the northeast corner. The total change in elevation is approximately eight feet. This degree of elevation change does not constitute a 'steep slope,' as defined in Section 551.450 of the zoning code.

Date Application Deemed Complete	October 2, 2015	Date Extension Letter Sent	NA
End of 60-Day Decision Period	December 2, 2015	End of 120-Day Decision Period	NA

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the Bryn Mawr neighborhood, between Chestnut Ave W and the north portion of the Anwatin Middle School property. Vincent Ave S terminates in a dead-end a few feet past the property. Although several platted lots exist between the dead end and the school property, the area is densely forested and unlikely to be developed.

Other properties in the vicinity are comparable in size to the subject property and contain primarily single-family homes of similar size and age to the home on the subject property.

PROJECT DESCRIPTION. In 2013 and early 2014, the applicant undertook a major renovation of the existing home. Among the renovations were the replacement of the brick and wood panel exterior of the home with stucco and the replacement of the front-gabled roof with a hipped roof. The hipped roof included an eave extending from the front façade towards the front lot line. The decision to add an eave was made after significant water damage was discovered behind the cladding. Prior to the renovation, the front gable did not contain an overhang.

The applicant attempted to pull a building permit to perform the aforementioned work, but the plans were rejected by zoning because the front setback was not clearly indicated on the plans. Because the home was under construction and exposed to the elements, the applicant was advised by staff to finish the roof and pull the necessary building permits afterwards.

After the completion of the work, a follow-up inspection revealed that the new eave extended five feet from the front wall of the home. According to Table 535-1, Permitted Obstructions in Required Yards, eaves may extend a maximum of 3 feet from the building wall if **any portion** of the eave is in the front yard setback. The neighboring houses on either side of the subject property are situated in such a manner that the established front yard setback passes through the front eave at an angle. On the north side of the home, the eave extends approximately 3.6 feet past the setback line. On the south side, the eave extends approximately 1.7 feet past the line.

In order to allow the as-built structure, the applicant has applied for a variance to allow eaves longer than three feet in the established front yard setback.

PUBLIC COMMENTS. Three neighbors have written letters in support of the variance. Said letters are attached. Any additional correspondence received prior to the public meeting will be forwarded 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 of the yard requirements based on the following findings:

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

A practical difficulty exists in complying with the ordinance due to the existing grading of the driveway near the front façade of the home. An eave built to the maximum length of three feet

would not adequately protect the foundation of the home from stormwater because it would allow ice and water to collect at the foot of the garage. Although the driveway slopes generally downward towards the street, the portion of driveway nearest the home is flat. As such, this area is susceptible to pooling water and ice formation. Pooling water and ice could cause damage to the foundation of the home and could be a potential safety hazard. A longer eave would direct stormwater past the flat section of the driveway onto the section of driveway that is sloped towards the street, directing water away from the home rather than back towards the home.

The existing grading of the driveway is a condition that has existed for many years that was 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.*

Required and established setbacks are intended to provide for orderly development and to avoid development that may be obtrusive to neighboring properties. According to Table 535-1, Permitted Obstructions in Required Yards, eaves, including gutters, are allowed in the front yard setback provided they do not project more than three feet from the building. This provision is primarily intended to reinforce the character of neighborhoods, and, to a lesser extent, to prevent development that may be obtrusive to neighboring properties. The intent of the provision to prioritize design over bulk is evidenced by the fact that the provision regulates the distance that an eave may project from the wall rather than the distance that the eave may project into the setback.

Based upon this provision, it follows that an eave longer than three feet extending into the setback would be out of character with the established pattern of development. Minneapolis neighborhoods exhibit a relatively consistent development pattern along each block face marked by similar front yard setbacks and the absence of development between the front façade and the street. On the vast majority of blocks throughout the city, longer eaves would deviate from this development pattern and could detract from the character of the area.

However, the block face containing the subject property does not exhibit a consistent development pattern. Every home on the block face was constructed a noticeably different distance from the street. The home on the adjacent lot to the north was constructed further from the street than the home on the subject property while the remaining homes to the north were constructed significantly closer to the street. The home to the south has virtually no relationship with the street and was built askew to the other homes. Further, Vincent Avenue South terminates in a dead end just past the subject property and the block is one of only a few residential blocks in Minneapolis that does not contain a public sidewalk.

The unique setting of the home supports greater flexibility in the application of ordinance provisions primarily related to design, including eave length, because an established pattern of development is not as pervasive as in many other areas of the city. Based on the nature of the request and the context of the surrounding area, staff finds that allowing eaves longer than three feet on the home is a reasonable request that meets the intent of the ordinance.

Allowing eaves longer than three feet in the established front yard setback is consistent with comprehensive plan policy 10.7, which seeks to maintain and preserve the quality and unique character of the city's existing housing stock. The home is located in a unique setting and was renovated to feature architectural elements appropriate to its environment.

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 variance will not alter the essential character of the locality. The eaves blend with the surrounding structures and with the natural setting of the home. In particular, the eaves blend with the home on the adjacent lot to the north. The adjacent home contains a covered front porch over a tuck-under garage projecting from the front façade. The front eave on the subject home is located at approximately the same height above grade and projects a similar distance from the façade as the covered porch on the neighboring structure. This arrangement complements the built form of the adjacent structure.

Overall, the home blends with the surrounding area to a much greater degree than it did prior to the improvements. Before the new roof was installed, the home had a front-facing gabled roof and no eave. The front facing gable created a stark wall facing the street. The hipped roof that replaced the gabled roof not only reduced the overall bulk of the home, but also substantially softened the perception of the front façade. In addition, the home was painted a natural color that blends with the natural setting, and the front windows were enlarged and relocated to more aesthetically pleasing locations.

It is unlikely that the eaves would be obtrusive to neighboring properties. The most affected property would be the adjacent property to the north. A large evergreen tree provides year-round screening between the two structures.

Additional Standards for Variances within the SH Shoreland Overlay District

In addition, the Zoning Board of Adjustment shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

Allowing eaves longer than three feet would not contribute to soil erosion or the degradation of protected bodies of water. Although the subject property is situated approximately 325 feet from a wetlands pond, the hill upon which the subject property is situated slopes away from this protected body of water.

The hipped roof and long eaves were constructed in part to better manage stormwater and prevent erosion at the subject property. The replacement of the gabled roof with a hipped roof would redistribute the flow of stormwater down the front and sides of the house rather than only down the sides of the house, as occurred previously. It will also direct the water past portions of the property prone to pooling water. More equally distributing stormwater and directing it away from flat portions of the site will contribute to the prevention of erosion at the subject property.

The renovation of the home did not involve any ground disturbance. The small hill in front of the home was recently re-landscaped and does not show any signs of erosion.

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

The home is not visible from any protected waters. The replacement of the gabled roof with a hipped roof decreased both the overall bulk of the structure and the perceived height of the structure. As part of the renovation, the exterior materials were replaced with stucco and painted a color that blends well with the home's natural surroundings.

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

The proposed variance would not generate any watercraft.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Yves Gauthier for the property located at 20 Vincent Avenue South:

A. Variance to reduce the established front yard requirement

Recommended motion: **Approve** the variance to reduce the established front yard setback from 31.3 feet to 27.6 feet to allow eaves longer than three feet, subject to the following condition:

1. Approval of the final site plan by the Department of Community Planning and Economic Development.

ATTACHMENTS

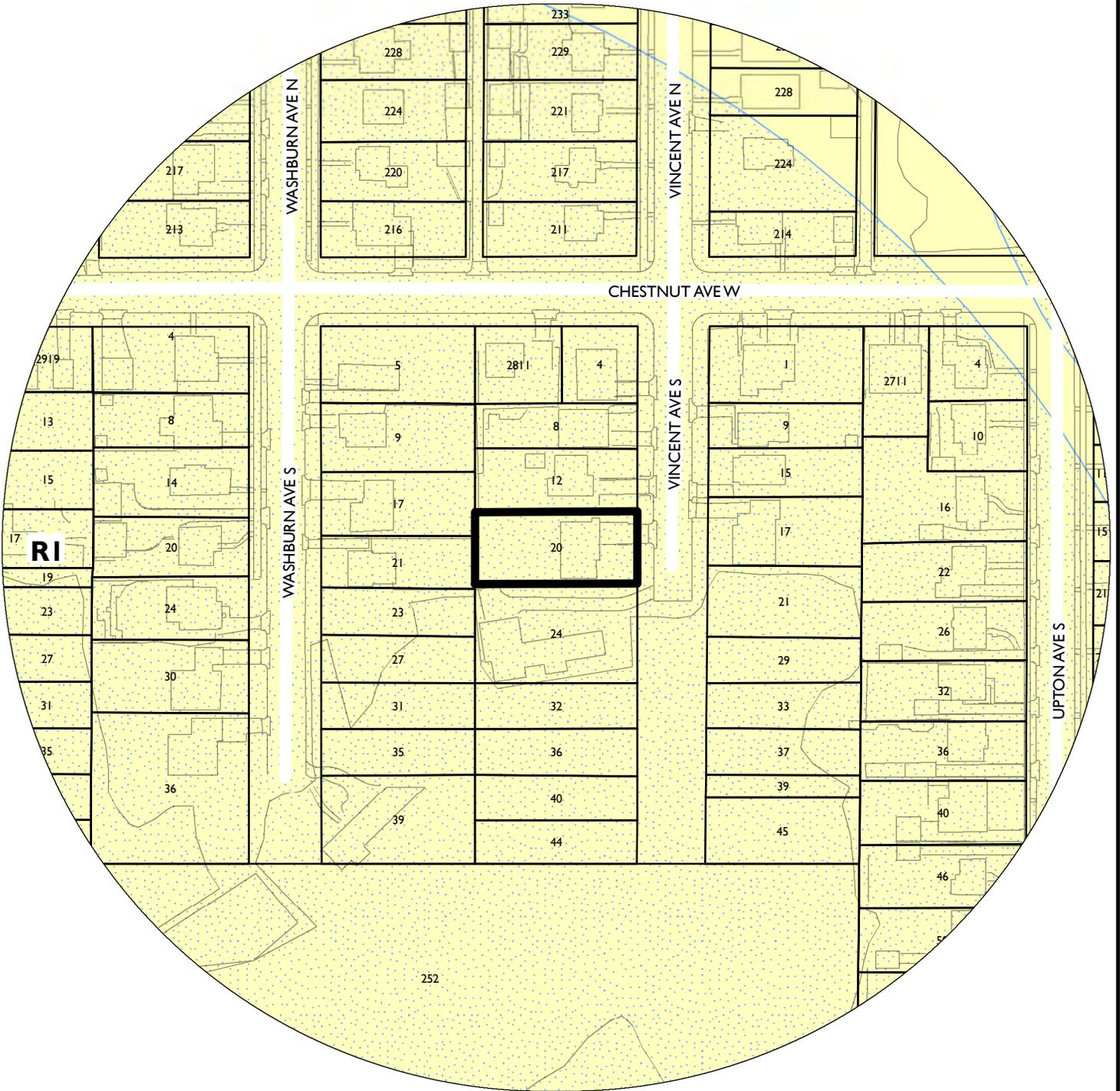
1. Zoning Map
2. Statement of proposed use and variance findings by applicant
3. Map showing location of homes along the block face
4. Site plan
5. Front elevation
6. Floor plan
7. Photos
8. Letter to Bryn Mawr Neighborhood Association and Ward 7 council office
9. Correspondence

Yves Gauthier

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
20 Vincent Ave S

FILE NUMBER
BZZ-7383

August 17, 2015

Re: Front Eaves variance – 20 Vincent ave S.

To whom it may concern,

I am requesting a variance to reduce the front yard setback to allow an eave longer than 3 feet.

Required variance findings

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

The property has no eaves at the front of the house. Over the years, water dripped along the front wall and caused rotting of the wood structure below. Following the repairs of the wood structure, a decision was made to build eaves at the front to avoid future problems.

Shorter eaves could be built without the need of a variance. However, here are the reasons why we decided to opt for larger eaves:

- a. The front of the house is 2 storey high (the lower portion being a tuck under garage). Shorter Eaves would not adequately protect the lower portion of the house. In particular, ice accumulates near the garage entryway causing unsafe conditions.
- b. Different size eaves were modeled. An Eaves longer than 3 feet clearly retains the prairie style character of the house.
- c. Because of the house elevation from the street, shorter eaves did not look good and therefore would be detrimental to keeping the essential character of the neighborhood.
- d. The construction of the eaves will also help control of soil erosion around the house.
- e. The house is part of an older neighborhood. Even with the new eaves, neighbor's houses are much closer to the setback line than mine (for example, houses located at 4 and 8 Vincent ave S).

(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 property use is unchanged and is still used as a residential property

(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.

My immediate neighbors will not be impacted by the construction of the eaves; To the contrary, they welcome it.

Mature evergreen completely shields the view of my property from my neighbors to the North. My neighbors to the South and East are very pleased with the design of the new eaves and have sent me letters of support for the project.

Additional findings for variances in the Shoreland Overlay District

(1) The prevention of soil erosion or other possible pollution of public waters, both during and after construction.

This is not applicable. The property is not located near a water source so soil erosion is not an issue.

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

This is not applicable. The property is not located near protected water.

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

This is not applicable. The property is not located near protected water.

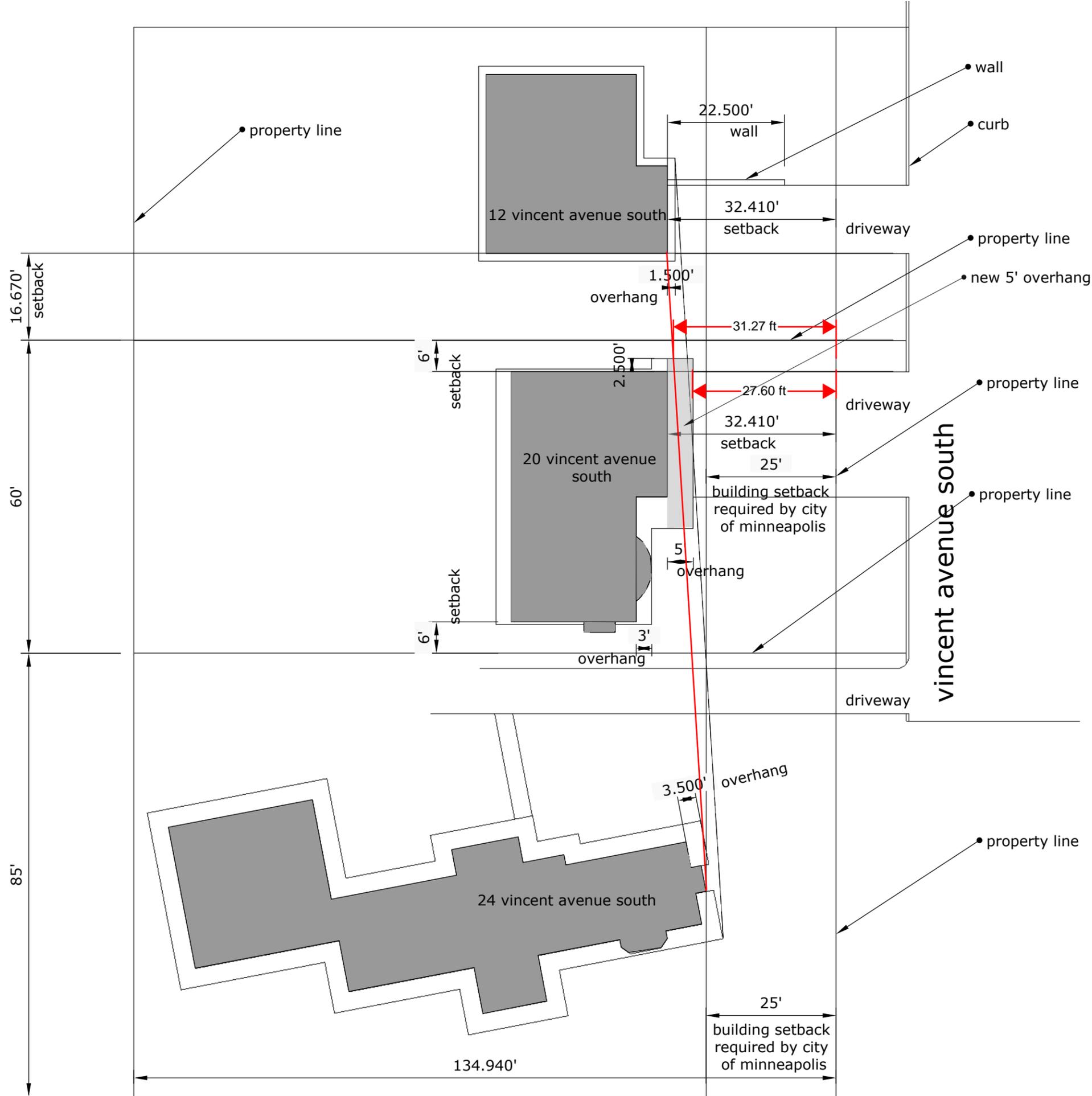
Yours truly:

Yves Gauthier

my

VINCENT AVE S





Purpose of Drawing

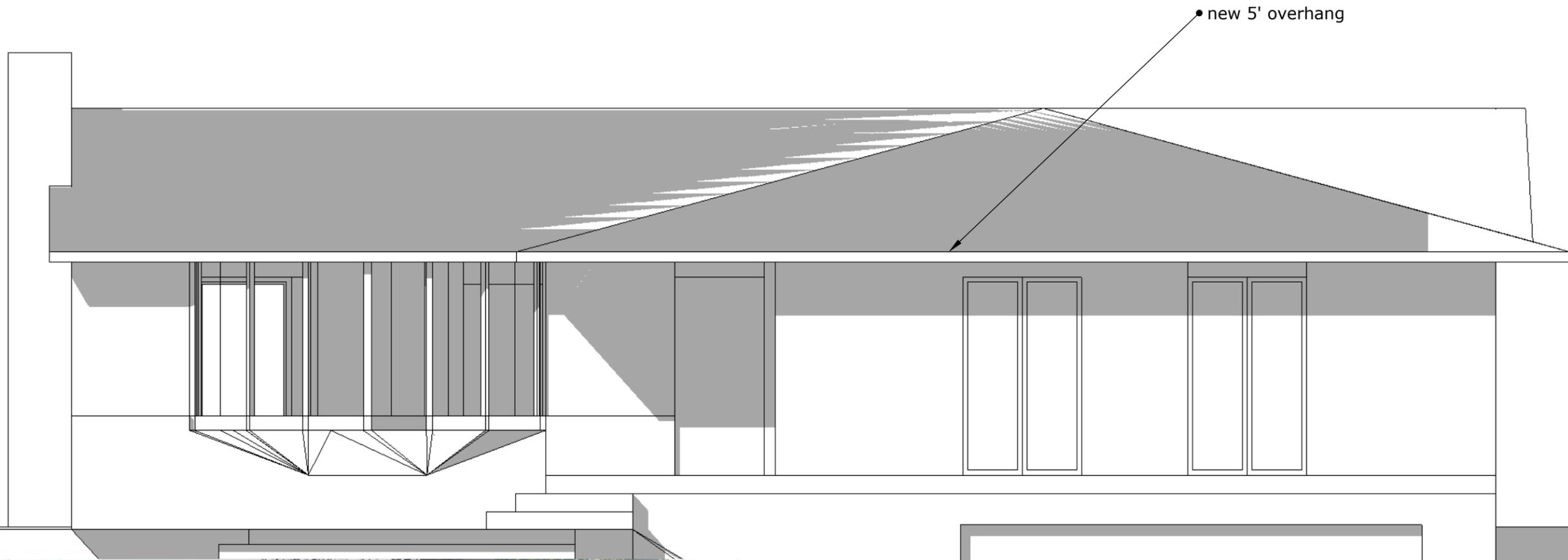
The purpose of the drawings is verify that the 5' overhang built at 20 Vincent Avenue South requires a variance by the ordinances of the City of Minneapolis.

Notes:

1. The structure to the North of 12 Vincent Avenue South have approximately 25' front yard setback as compared to 20 Vincent Avenue South of 32.41'.
2. The drawings are produced from a survey taken of 24 Vincent Avenue South and a portion of 20 Vincent Avenue South (see attached survey). The structures at 12 Vincent Avenue South and 20 Vincent Avenue South were field verified at the site from the curb and side yard setback.



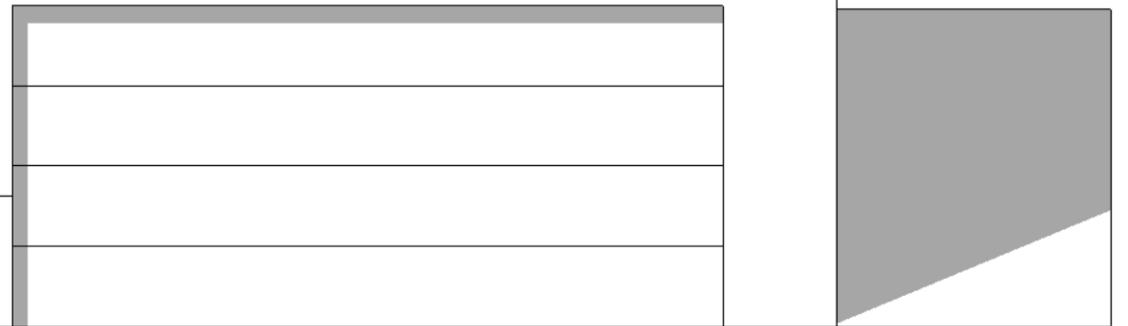
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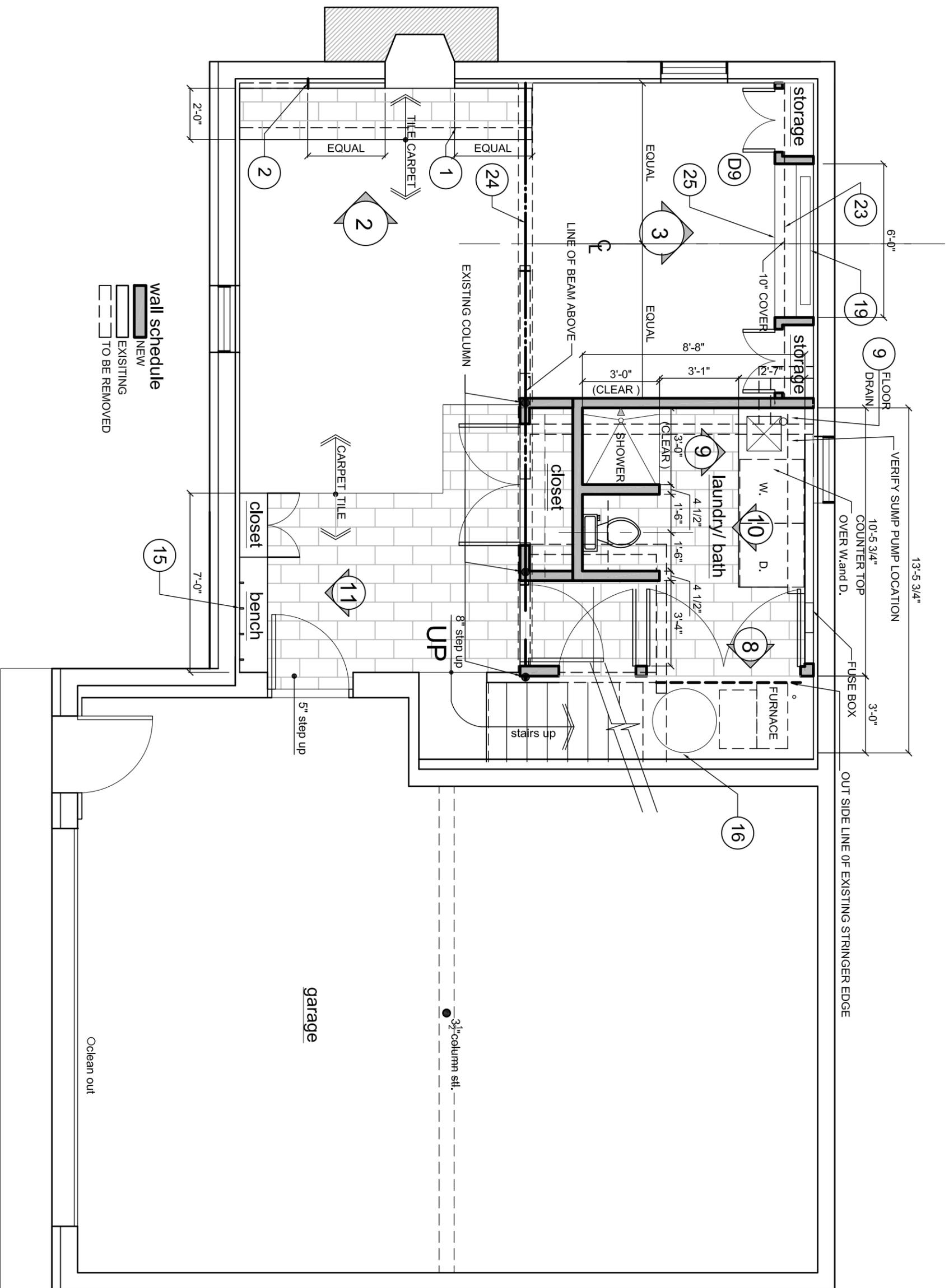


before



after



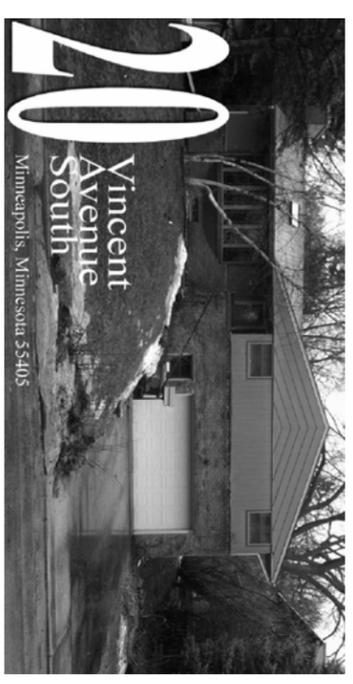


wall schedule
 [Solid line] NEW
 [Dashed line] EXISTING
 [Dotted line] TO BE REMOVED

1 PROPOSED LOWER LEVEL FLOOR PLAN 68 basement square feet - garage 590 square feet



SCALE 1/4" = 1'-0"



a1
 05/29/2013



20

MAILBOX



438-GBN



20

City of Minneapolis
Recycling









From: [Yves Gauthier](#)
To: [Giant, Joseph R](#); KDJOHNSON@stoel.com; [Goodman, Lisa R.](#)
Subject: Eaves variance at 20 Vincent ave S, MNPLS, 55405
Date: Tuesday, September 29, 2015 1:32:10 PM

Description of the project:

I am requesting a variance related to the construction of an eaves at the front of my property.

Land use applications that the applicant is aware are needed for the project:

Variance to reduce the front yard setback to allow an eaves longer than 3 feet.

Applicant:

Yves Gauthier

20 Vincent ave S,
Minneapolis, MN
55405

tel: 612-876-8291

email: yxgauthier@gmail.com

August 10, 2015

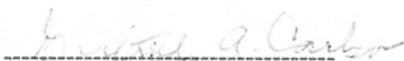
Re: Letter of support of eaves variance.

To whom it may concern,

I would like to join other neighbors in supporting the approval of the variance request at 20 Vincent ave S, Minneapolis as it relates to a front eaves extension.

The new roof design and front eaves greatly enhances the curb appeal of the property. It also, in my opinion, keeps with the essential character of the house as well as the character of the adjacent properties.

It is refreshing to see neighbors, like the one at 20 Vincent, investing money and time in beautifying their properties and consequently improving our Bryn Mawr neighborhood.



Gertrude A Carlson

17 Vincent Ave S

Minneapolis, MN

55405

October 2, 2015

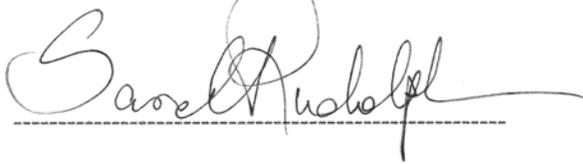
To whom it may concern,

Yves Gautier asked me to write a letter in support of the remodeling of his house, at 20, Vincent Ave. S. I feel that I can speak in the name of all the neighbors on our block and many other residents of Bryn Mawr who pass daily by Yves' house for a walk in the woods, not to mention all my visitors who can't believe the transformation this house had undergone.

With the help of a superb architect, Pat Waddick, who has also designed my house at 24, Vincent AVE. S, a gem has been created. It not only makes our street, especially the dead end, look more beautiful, but it also reinforces the Prairie Style architecture, so prevalent in Minnesota, not to mention that it complements my house and the house across the street, which were built in that style.

I feel that the eaves over the entry way and the garage of Mr. Gauthier's house are the major contributors to the Prairie style look and therefore are essential to the stunning look that has been created. Shorter eaves would make the house look quite ordinary, not to mention the practical aspect of providing a shelter from the elements over the entry way and over the garage.

Thank you for your attention,

A handwritten signature in cursive script, reading "Sarah Rudolph", written over a horizontal dashed line.

Sarah Rudolph
24 Vincent Ave. S
Minneapolis, MN 55405

From: [Bob Aldrich](#)
To: [Giant, Joseph R](#)
Subject: Variance for 20 Vincent Avenue South
Date: Tuesday, October 27, 2015 8:33:14 AM

Dear Mr. Giant,

My mother-in-law, Gertrude Carlson, lives at 17 Vincent Avenue South, just across the street from 20 Vincent. She does not have Internet, and asked me to type this letter for her. It is as follows:

Dear Sir,

I live at 17 Vincent Avenue South, across the street from 20 Vincent Avenue South.

I absolutely support Yves Gauthier's application for a variance to allow an eave to extend more than three feet from the building wall for the single family dwelling at 20 Vincent Avenue South.

Sincerely,

Gertrude Carlson
17 Vincent Avenue South
Minneapolis, MN 55405
612-374-3758

I hope you will accept this in lieu of a letter; let me know if you need a signed letter.

Thanks,

Bob Aldrich
2937 44th Avenue South
Minneapolis, MN 55406
612-298-7345