



LAND USE APPLICATION SUMMARY

Property Location: 27 Washburn Avenue South
Project Name: Variances for New Single-Family Dwelling
Prepared By: Andrew Liska, City Planner, 612.673.2264
Applicant: Rob Eldridge
Project Contact: Rob Eldridge
Request: To increase the maximum permitted Floor Area Ratio (FAR) and height for the construction of a new single-family dwelling.

Required Applications:

Variance	To increase the maximum permitted Floor Area Ratio from 0.50 to 0.582
	To increase the maximum permitted height from 33 feet to 36 feet at the peak and from 28 feet to 29.5 feet at the midpoint of the roof

SITE DATA

Existing Zoning	RI District; SH Overlay District
Lot Area	5,385 square feet
Ward(s)	7
Neighborhood(s)	Bryn-Mawr
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

Date Application Deemed Complete	September 24, 2015	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	November 23, 2015	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. This is a vacant parcel and is located just north of Anwatin Woods. It is approximately 40 feet wide by 135 feet long. Currently, the parcel has a slight elevation change that slopes down to the back of the lot. The site is clear of all trees and vegetation.

The developer originally came before the Board of Adjustment in 2013 seeking variances to the minimum lot size and lot width for a proposed lot split. The Board of Adjustment granted said variances (BZZ-6262) creating two parcels, 23 and 27 Washburn Avenue South. These variances approvals did not include any house plans but was just to split the two parcels. The applicant applied for the Administrative Site Plan review for the construction of the new home at 23 Washburn Avenue South and plans were approved by staff.

One of the conditions of approval with this variance called for a plan from a licensed arborist regarding potential preservation of mature trees. In 2014, it was discovered that the soils on 23 and 27 Washburn Avenue South were not suitable for development as chunks of concrete and large trees were found buried below grade. The developer applied for and received a soil erosion control permit for the necessary corrections. The buried concrete and tree debris was removed and replaced with soil suitable for building on. The trees were removed however; it was warranted through the soil erosion control permits associated with the soil replacement. It is not necessary to amend the conditions of approval associated with this prior land-use application.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property to the north, 23 Washburn Avenue South, is a new single-family dwelling that was constructed in 2014. It is a two story, single-family dwelling. The properties to the south, 31 and 35 Washburn Avenue South, are both vacant wooded parcels. The next lot to the south, 39 Washburn Avenue South, is a two story single-family dwelling.

A majority of the properties in this area are single story dwellings.

PROJECT DESCRIPTION. The applicant has proposed a new single-family dwelling with a detached garage to the rear. The proposal fails to meet two zoning standards: the floor area ratio maximum and the height maximum; both of which are directly tied to the manipulated grade on site. The survey of the property before the soil corrections shows elevation points that are generally 3 feet lower than the proposed grade.

The Zoning Code is very specific in regulating height by the exposure of the basement as well as the overall height based on natural grade. Chapter 546.300 regulates building bulk and states that the basement floor area is not included in gross floor area calculations as long as the finished floor elevation of the first story is 3.5 feet or less from natural grade for more than 50 percent of the total perimeter. Natural grade for this analysis is from the survey conducted prior to the soil corrections.

The natural grade at the proposed corners of the dwelling would be at the following elevations: 867.6 feet, 866.5 feet, 865.7 feet, and 866.7 feet. The proposed first floor elevation (FFE) would be at 873.87 feet. With this proposed FFE, 50% of the perimeter would have to be an elevation of 870.37. Due to the varying grade, the height of the finish floor elevation ranges from 6.27 feet to 8.17 feet above natural grade. Due to this height of the basement above natural grade, the basement is included in the gross floor area and thus, the proposed floor area ratio (FAR) is 0.582.

The proposed plans broken down by floor:

BASEMENT	1,044 sq. ft.
1 st FLOOR	1,044 sq. ft.
2 nd FLOOR	1,044 sq. ft.
LOT AREA	5,385 sq. ft.
FAR	3,132 sq. ft. / 5,385 = 0.582

The proposed structure is also in violation of the maximum height. The Zoning Code allows for the midpoint of the structure to be at 28 feet and the peak height at 33 feet based on a grade point located 10 feet in front of the middle of the structure. The grade point from which height is measured is 867.6 feet. Based on this point, the height at the midpoint would be at 29.5 feet and the height at the peak would be 35.77 feet.

The proposed grade elevation in this location is 870.9 feet. This elevation is 3.3 feet higher than natural grade. Had the structure been proposed without the 3.3 feet of additional fill, both the midpoint height and peak height would comply with Code.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
<u>BZZ-6262</u>	Variances	Variance to minimum lot size and width in R1 zoning district	Approved with conditions on October 24, 2013 by the BOA

PUBLIC COMMENTS. As of writing this staff report, staff has not received any correspondence from the Bryn Mawr Neighborhood Association. Staff will forward comments, if any are received, at the Board of Adjustment meeting.

ZONING ANALYSIS. An analysis indicates that the proposed dwelling meets the Design Standard points for new 1-4 dwelling units. Seventeen points are the minimum point total needed for approval and this proposal received 19 out of 27 possible points for the following design standards:

- The exterior building materials are masonry, brick, stone, stucco, wood, cement-board siding, and/or glass (6 points);
- The height of the structure is within one-half story of the predominant height of residential buildings within one hundred (100) feet of the site (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 (3 points);
- The structure includes a basement as defined by the building code (3 points);

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(3) “to vary the gross floor area, floor area ratio, and seating requirements of a structure or use,” 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.*

The site had poor soils and this wasn't created by the applicant. However, soil corrections could have been made and the site could have been returned to a similar grade. Had a similar grade with the corrected soils been restored, the applicant could construct a dwelling that would not require the variance for the floor area ratio, or any other aspect. There are other properties on the same side of the street with similar grading conditions that have been developed without significantly increasing the grade. The applicant added fill that significantly increased the elevation compared to natural grade. The applicant added the fill that increased grade and thus, created the practical difficulty.

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 spirit and intent of the ordinance is in direct conflict with the proposed variance. The intent of the ordinance regulating the floor area ratio maximum is to limit bulk. Measuring from natural grade as opposed to finished grade is essential in limiting bulk as it incentivizes reducing the basement height exposure above natural grade which in turn, limits the impact of the structure on the site. This creates a compatible built environment to the surroundings.

It is not reasonable to increase the elevation of the site by 3 feet and construct a new dwelling on this elevated site.

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 would alter the essential character of the area. This area is predominantly single story homes. There are a few two story dwellings but the variance to increase the floor area ratio would only further separate this proposal from a majority of the housing stock of the area. The proposed variance would not compromise health, safety, or welfare of the general public provided the dwelling is constructed to current building codes.

The Department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(4) “To vary the height requirements for any structure,” 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.*

The site had poor soils and this wasn't created by the applicant. However, soil corrections could have been made and the site could have been returned to a similar grade. Had a similar grade with the corrected soils been restored, the applicant could construct a dwelling that would not require the variance to the height, or any other aspect. There are other properties on the same side of the street with similar grading conditions that have been developed without significantly increasing the grade. The applicant added fill that significantly increased the elevation compared to natural grade. The applicant added the fill that increased grade and thus, created the practical difficulty.

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 spirit and intent of the ordinance is in direct conflict with the proposed variance. The intent of the ordinance regulating the height of single-family dwellings is to create a uniform built environment and thus limiting off site impacts such as shadowing. The only way to enforce this is to measure from natural grade or it opens the possibility of manipulating grade to allow for the construction on top of an artificial point. In 2014, a new provision was added that regulated the height of new single-family dwellings. It established a midpoint height maximum as well as a peak height maximum.

The addition of fill that significantly raises the grade on site, then attempting to construct a dwelling on top of it is not a reasonable use of this land.

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 height variance would alter the essential character of the area. This area is predominantly single story homes. There are a few two story dwellings but the variance to increase the height would only further alter the essential character of the area and would further separate this proposal from a majority of the existing housing stock of the area. The proposed variance would not compromise health, safety, or welfare of the general public provided the dwelling is constructed to current building codes.

FINDINGS REQUIRED BY THE MINNEAPOLIS CODE FOR DEVELOPMENT IN THE SHORELAND OVERLAY DISTRICT

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

The applicant has worked with City staff in removing compromised soils on site and has since replaced them with more suitable soils. The grading during and after construction will prevent erosion and runoff and direct drainage away from the protected waters.

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

The proposed structure would not be visible from the protected wetland. The wetland is located 18 feet below the street level approximately 175 feet southwest of the subject parcel. There is thick vegetation blocking all views.

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

The protected waters are a wetland/holding pond. There will be no watercraft associated with this project.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Rob Eldridge for the property located at 27 Washburn Avenue South:

A. Variance to increase the maximum permitted floor area ratio.

Recommended motion: **Deny** the variance to increase the maximum permitted floor area ratio (FAR) from 0.5 to 0.54 for the construction of a new single-family dwelling.

B. Variance to increase the maximum permitted height.

Recommended motion: **Deny** the variance to increase the maximum permitted height from 28 feet at the midpoint and 33 feet at the peak of the roof to 29.5 feet at the midpoint and 36 feet at the peak of the roof for the construction of a new single-family dwelling.

ATTACHMENTS

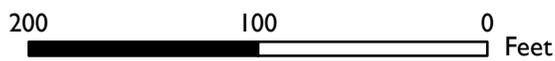
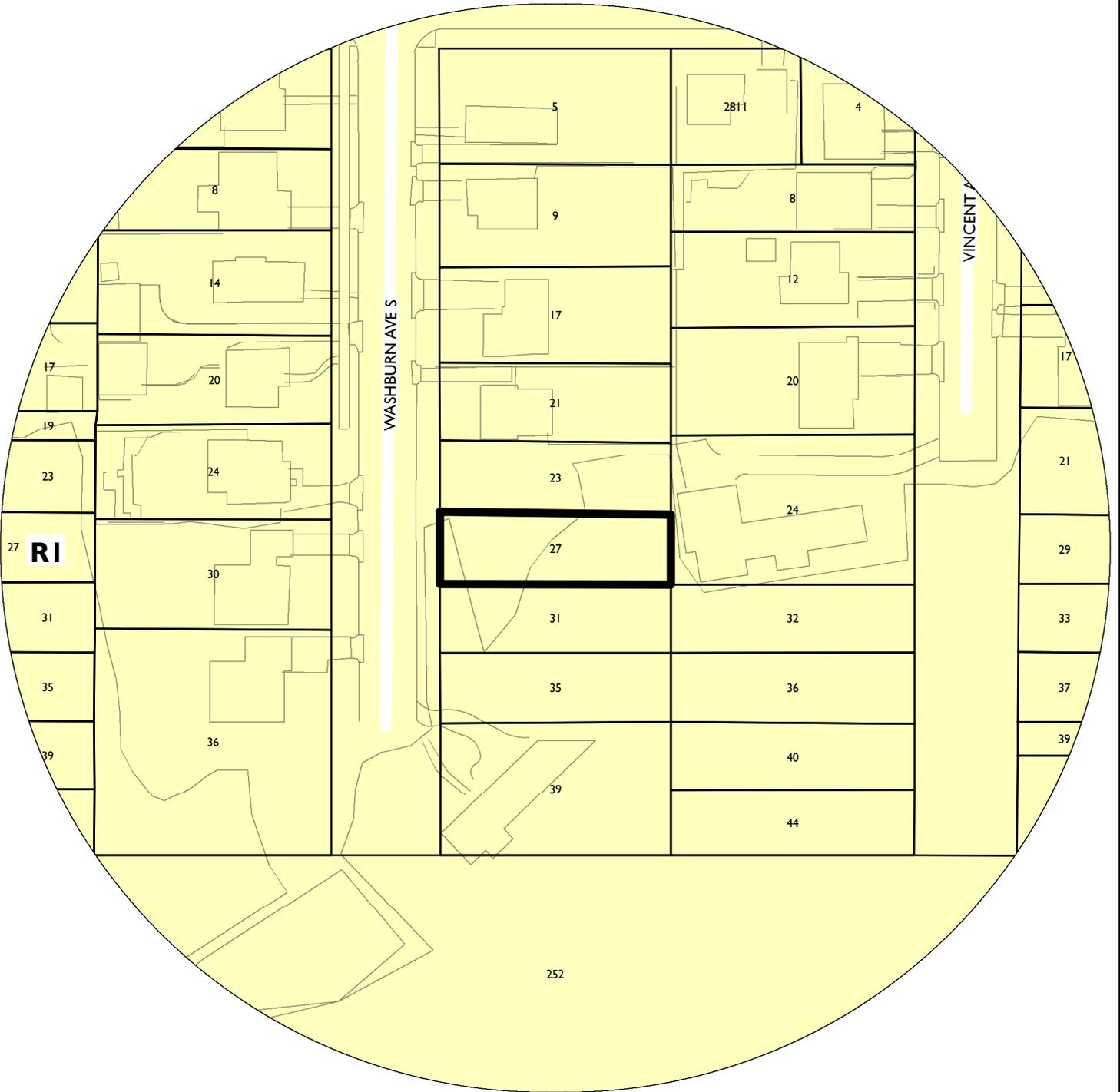
1. Zoning map
2. Written description and findings submitted by applicant
3. Survey
4. Site Plan
5. Elevations
6. Floor plans
7. Photos
8. Actions for BZZ-6262
9. Correspondence

Rob Eldridge

7th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

27 Washburn Avenue South

FILE NUMBER

BZZ-7430

PROJECT NARRATIVE – VARIANCE APPLICATION

27 Washburn Ave S

Minneapolis, Minnesota

A.K.A.R.E. Companies, LLC is proposing to construct a new single-family home at 27 Washburn Ave S. In order to construct the new single-family home two variances are requested:

1. An allowance to the FAR
2. Maximum height of home

Project Description:

The site is approximately 40' wide and 135' deep with a gentle slope to the rear of the home. The original grading and fill of the lot was substandard. The lot was originally lower than the lots on either side of it. The lot had been used as a dump site for concrete, road debris, and even cobblestones, we had to remove all these items and replace all the debris with good fill. Since the lot had good fill taken from it, and then used as a dumping ground we will never know what the original level of the lot was when the neighborhood was established. It's safe to assume that it would have been level with the lots on either side of it. We would like to use the updated grade elevation when completing the FAR but we are unable to use it. If we have to use the old lot height, we would be exceeding the current FAR allotment.

This is why we are seeking a FAR variance for this home because the preexisting lot height was so low that our new home's foundation technically will be out of the ground higher than the 48" that is allowable for the basement and would have to be considered as square footage in the FAR calculation. Even if we actually cover up the basement to the necessary amount to have an acceptable FAR we are still measured from the old. If we were to use the actual grade that is at the lot now, we would be within the FAR, the only reason we are outside the FAR is because we have to go off the old measurements of when the bad debris was filling the lot and when the grade was much lower than the neighboring properties to the South or North.

There is another home already built next door that is located at 23 Washburn Ave S, which we received all the approvals for before building began. This home is required to have a shared driveway between 27 and 23 Washburn. That is one of the main reasons we had to fill the lot at 27 Washburn up to the grade elevation.

The home at 23 Washburn is waiting for a driveway because we are waiting for the building permit for 27 Washburn. Once the home at 27 Washburn is approved and ready to build we will be able to finish the home at 23 Washburn which needs the driveway and the sod to be completed and sold to a new family.

Building a home in today's market with out a basement is unheard of, and would be considered a huge detriment to the property. The other homes on either side of it are of equal size or larger. The neighborhood consists of both 2 story and rambler housing. The new home we are proposing would fit in very nicely.

Variance Request – FAR:

We are asking for a higher FAR because our home is being measured off the old grade elevation before the lot was refilled with good fill. If we were able to use the measurement of where the lot stands now that is an average of the neighboring lots, we would have a FAR that is inside the city requirements.

The house we wish to build is 1,044 fin. SQFT on the main level, 957 fin. SQFT on the second level and 821 fin. SQFT in the basement, for a total of 2,822 fin SQFT. The basement would be a lookout with just windows that peak out to the yard in the back (not along the sides). There would most likely be a deck over these windows, so the neighbors would hardly be able to see them. This home is actually smaller than either of the homes to the North when comparing SQFT and when comparing the home to the South in overall bulk (we are unsure of their actual SQFT).

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. Our goal is to create a new home that blends with the neighborhood. If we have to bring the lot back down to the level before we replaced the bad fill it will not blend in with the current topography on either side. Again, the only reason our FAR would not be inside the city's requirements is because we are forced to use the old measurement of the lot elevation.
 - b. The property before we purchased it was a large hole and had a much lower grade than the other surrounding properties. The major soil corrections that were needed were not something that we knew about before purchasing the lot. We cleared away all the old debris and replaced it with good soil and brought the level of the lot up to the approved shared driveway level with the home at 23 Washburn that we are required to put in. Either way the lot has to be up to that grade elevation.
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.*

- a. We understand that the FAR variance is to make sure that there are no overly large homes built on too small of lots that looks unappealing from the road. This will not be the case with this home. Only if you walk around to the back of the home would you be able to see the look out windows from the basement.
 - b. The grade in the front yard if it was measured by using the average of the front yards to the sides of it, Lot 18 being at 871.2 ft and Lot 16 being at 869 ft, would be an average of the two at 870.1. And if we were to use the 870.1ft as the measurement it would actually be more uniform to the topography of the neighborhood than the original measurement of 866.7 ft. If we are allowed this new grade measurement, we would then have a house that is within the city's FAR allowance.
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.*
- a. The new building will add to the character of the locality and in no way subtract from it. The updated grade elevation will make the neighborhood more cohesive and much more typical of the surrounding homes.
 - b. The intent of having a max FAR is to make sure that the home that is being build in a pre-established neighborhood isn't too big. In this particular case we are going to right in the average size of homes in the area. If you look at any of the 3 homes around this property you will see homes that are all larger than the one that we are asking to build. Plus, you will not even be able to see the LL of the home from the front of the lot, it will only be visible from the rear. The garage should block any view from the neighboring properties to the East.
 - c. In no way will this home be a detriment to health, safety, or welfare of the general public, if anything it will be better, no unauthorized people will be congregating on the site without the new property owner's consent, where as before it was bare land and not watched closely. In the past it had been used as a dumping ground and will no longer be used as such. Now it will be used as a loving home for a family.

Specific to Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*
 - a. Best management practices will be used for erosion and sediment control to prevent degradation of surface water. Since we have already removed the debris from the lot and replaced it with solid fill, the pollution of public waters is probably already less than it was before.
2. *Limiting the visibility of structures and other development from protected waters.*

- a. This home is not visible from the closest body of water, which is Basset Creek. The property is 388 meters away from the creek, plus there are 9 homes between it diagonally, 2 roads, 1 park, and 1 set of train tracks (if you were walking straight to the creek in a NE fashion from Lot 17).
3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*
 - a. Building the new home will not alter the type, uses or number of watercrafts on the surrounding lakes and or rivers.

Variance Request – Maximum Height:

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. This problem is again because of the odd grading that we originally encountered with the lot. If the lot had not been used as a dumping ground then it is safe to assume the grading would be level with the surrounding lots. If we were using the new grading measurements, or even the average of the two lots to the North or South the home would be inside the Max Height restrictions. However, we need to use the old grade elevation of the lot, and therefore we are outside our max.
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.*
 - a. We are asking for inches over the max height of the home. And we are only asking for it because the measurement of the home is being taken off the old elevation of 866.7. If the elevations of the two lots to either side were averaged, the house would be under the max requirement and therefor no variance needed.
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.*
 - a. The new building will fit in with other Minneapolis housing. It will be of average height with the other homes in the neighborhood. It will be of similar height to the new home that is completed next to it, it will also be much shorter than the house to the south.
 - b. This home will not take away from the other enjoyment of the homes surrounding it. The private property will be better taken care of and will watched much closer than when it sat as a vacant lot.
 - c. In no way will this home be a detriment to health, safety, or welfare of the general public, if anything it will be better, no unauthorized people will be

congregating on the site without the new property owner's consent, where as before it was bare land and not watched closely. In the past it had been used as a dumping ground. Now it will be used as a loving home for a family.

Specific to Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*
 - a. Best management practices will be used for erosion and sediment control to prevent degradation of surface water. Since we have already removed the debris from the lot and replaced it with solid fill, the pollution of public waters is probably already less than it was before.
2. *Limiting the visibility of structures and other development from protected waters.*
 - a. This home is not visible from the closest body of water, which is Basset Creek. The property is 388 meters away from the creek, plus there are 9 homes between it diagonally, 2 roads, 1 park, and 1 set of train tracks (if you were walking straight to the creek in a NE fashion from Lot 17.
3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*
 - a. Building the new home will not alter the type, uses or number of watercrafts on the surrounding lakes and or river.

CERTIFICATE OF SURVEY

PREPARED FOR:
RIDGE CREEK CUSTOM HOMES

- 000.0 DENOTES EXISTING ELEVATION
- (000.0) DENOTES PROPOSED ELEVATION
- ← INDICATES DIRECTION OF SURFACE DRAINAGE
- (865.33) = FINISHED GARAGE FLOOR ELEVATION
- (872.17) = TOP OF FOUNDATION ELEVATION (HSE).
- (873.87) = MAIN FLOOR ELEVATION
- (864.17) = BASEMENT FLOOR ELEVATION

PROPOSED AREAS:

- LOT AREA : 5,385 SQ. FT
- HOUSE AREA : 1,045 SQ. FT
- PORCH AREA : 169 SQ. FT
- DECK AREA : 166 SQ. FT
- DRIVEWAY AREA : 985 SQ. FT
- GARAGE AREA : 440 SQ. FT

ADDRESS: 27 WASHBURN AVENUE SOUTH

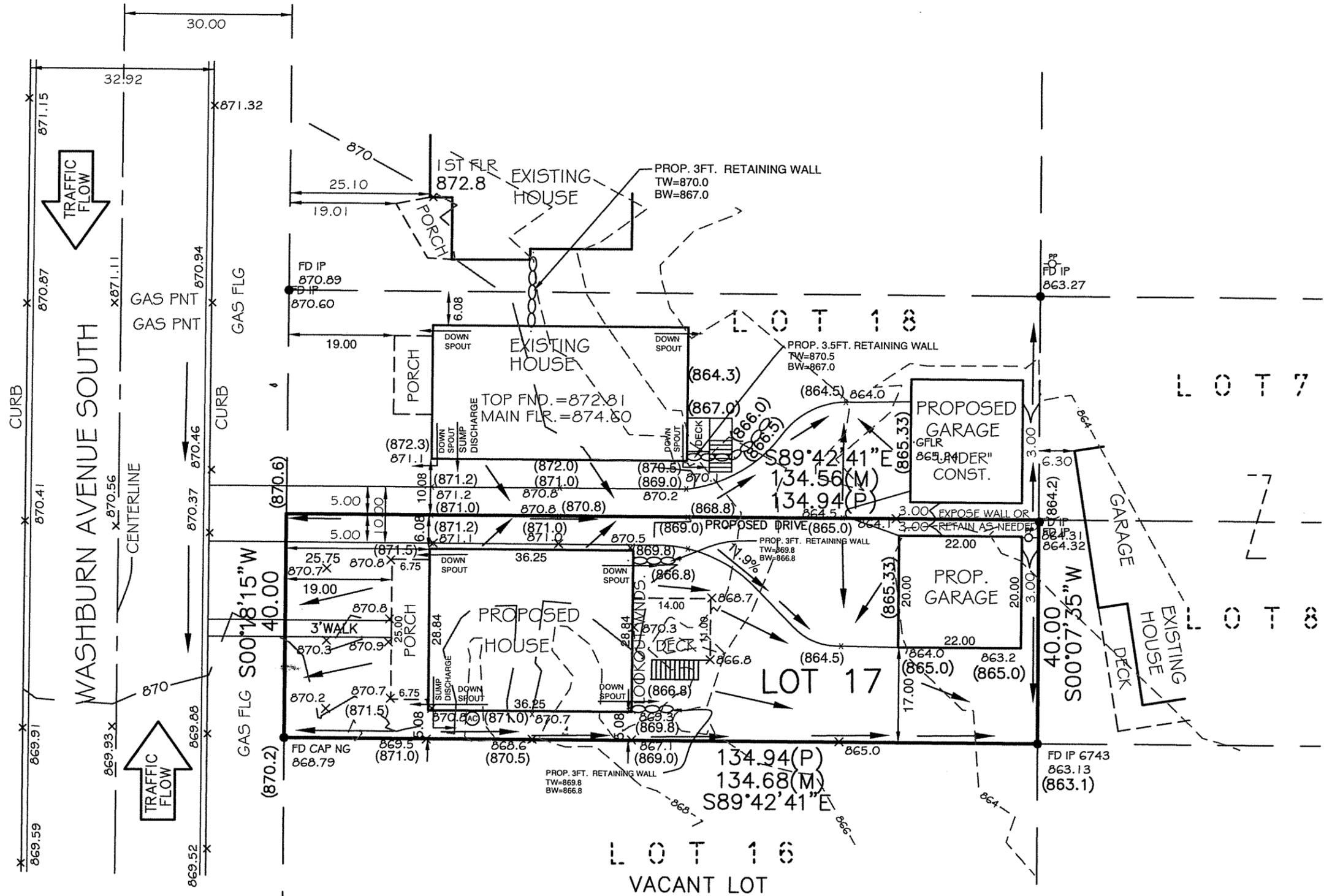


SCALE : 1" = 20'

Legal Description:

LOT 17, BLOCK 2,
INGLEWOOD ADDITION TO MINNEAPOLIS,
HENNEPIN COUNTY, MINNESOTA.

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS,
 PLANNERS and LAND SURVEYORS
 1000 EAST 146th ST., STE. 240, BURNSVILLE, MN 55337 PH (952)432-3000

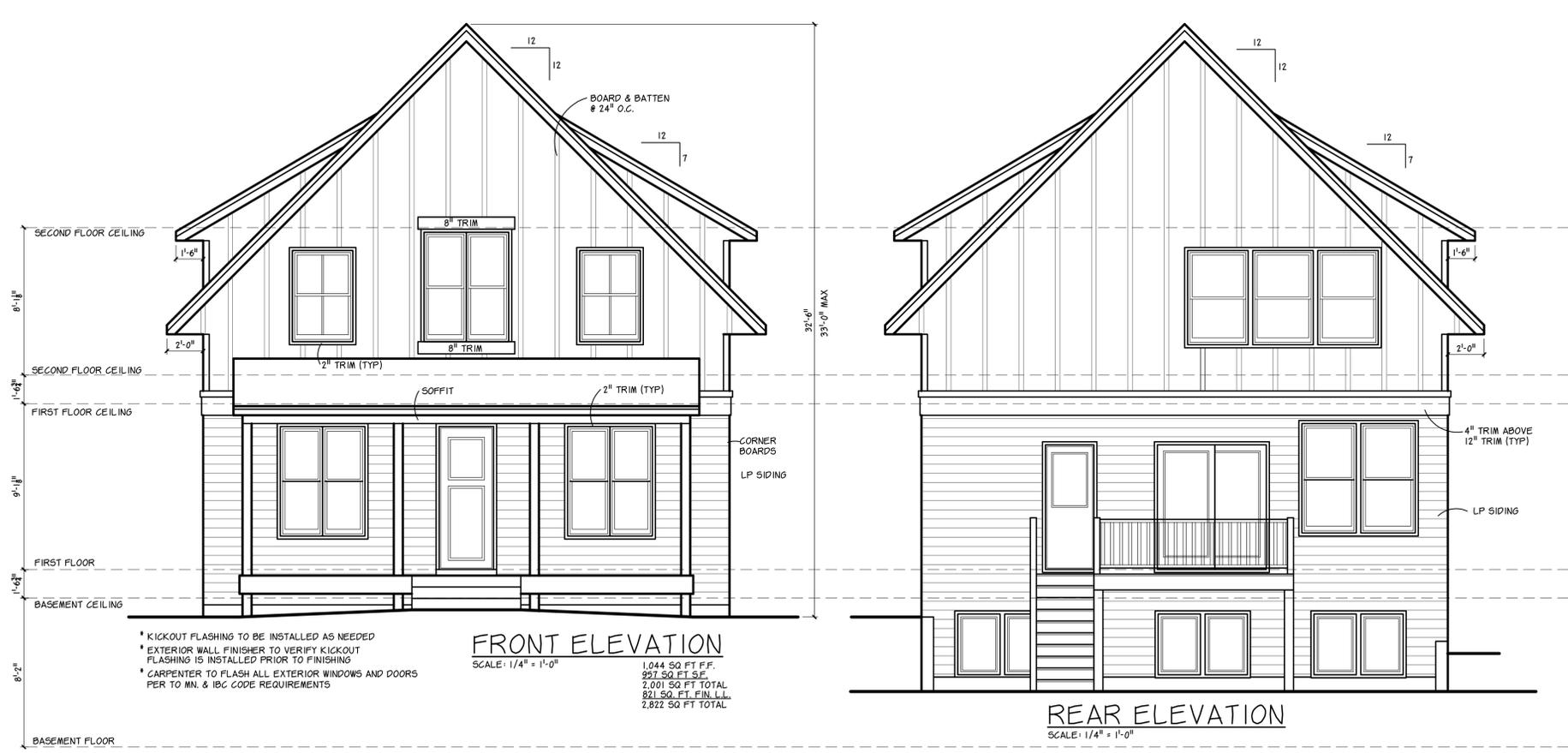


I hereby certify that this is a true and correct representation of a tract as shown and described hereon. As prepared by me this 20TH day of JULY, 2015.
Russell P. Damlo
 Minn. Reg. No. 19086
 RUSSELL P. DAMLO



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

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



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

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

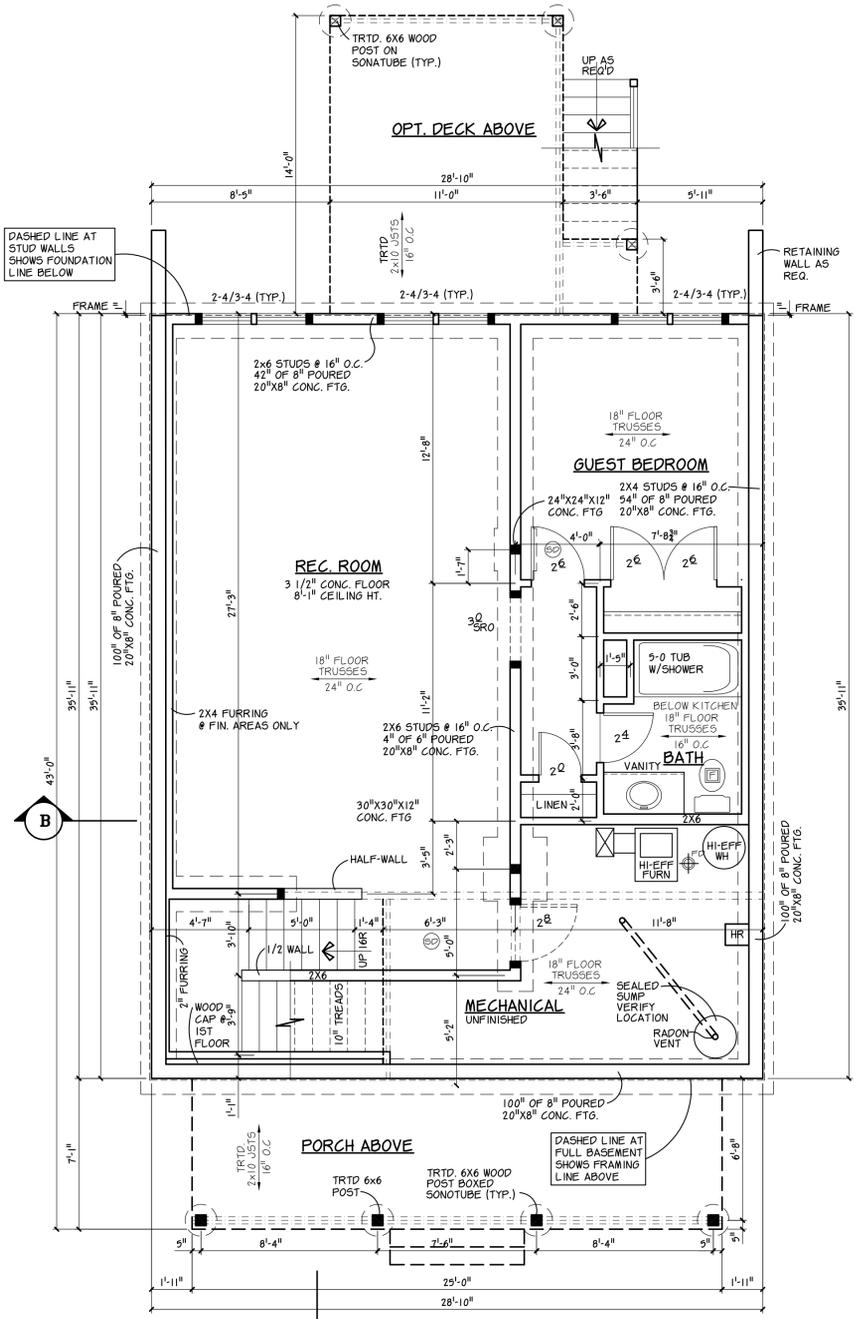
- * KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- * EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- * CARPENTER TO FLASH ALL EXTERIOR WINDOWS AND DOORS PER TO MN. & IBC CODE REQUIREMENTS

1,044 SQ. FT. FF.
997 SQ. FT. SF.
2,001 SQ. FT. TOTAL
821 SQ. FT. FIN. L.L.
2,822 SQ. FT. TOTAL

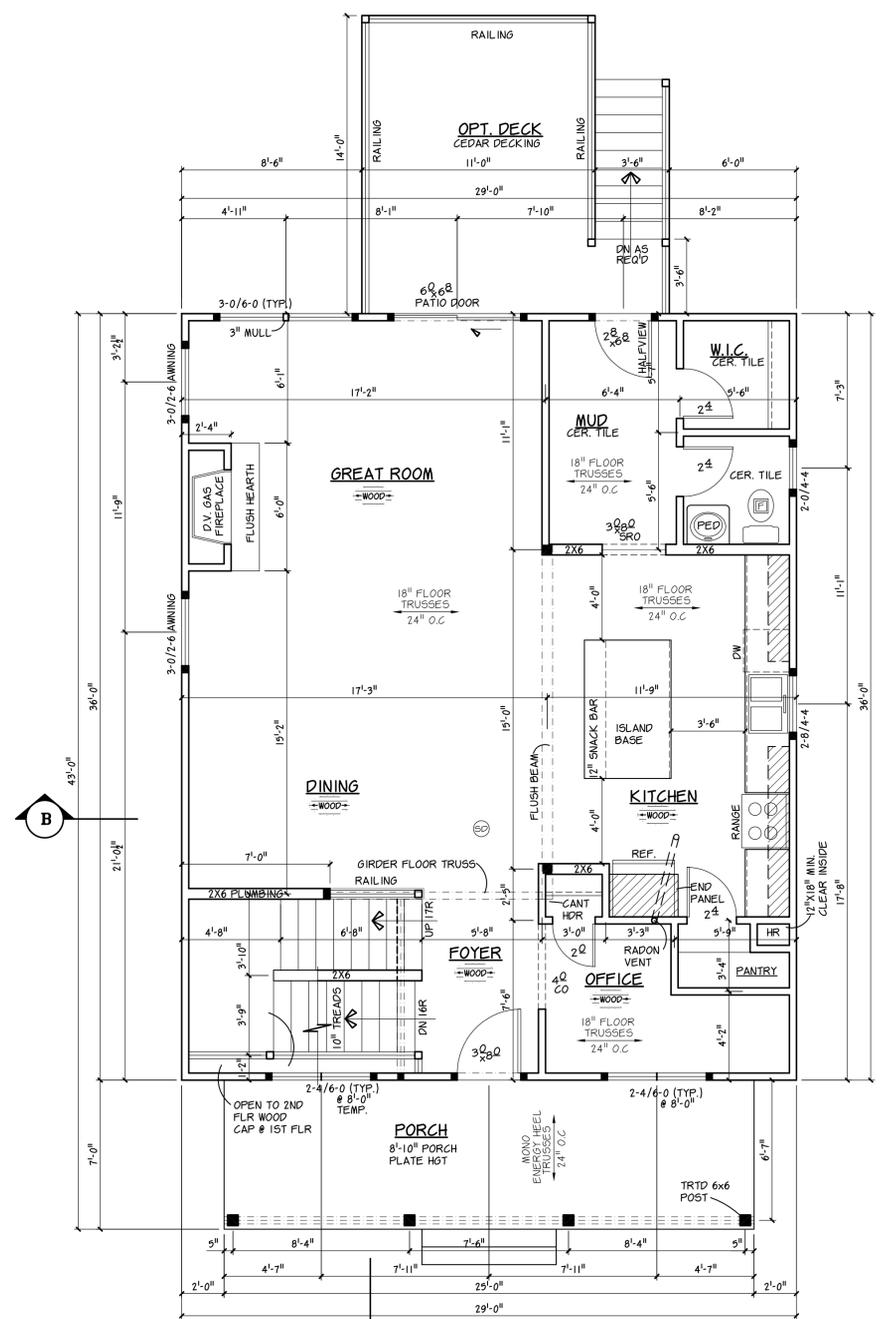
210179 213167

DATE:	11-10-14
REVISIONS:	11-24-14
	12-10-14 KH
	12-16-14 GH

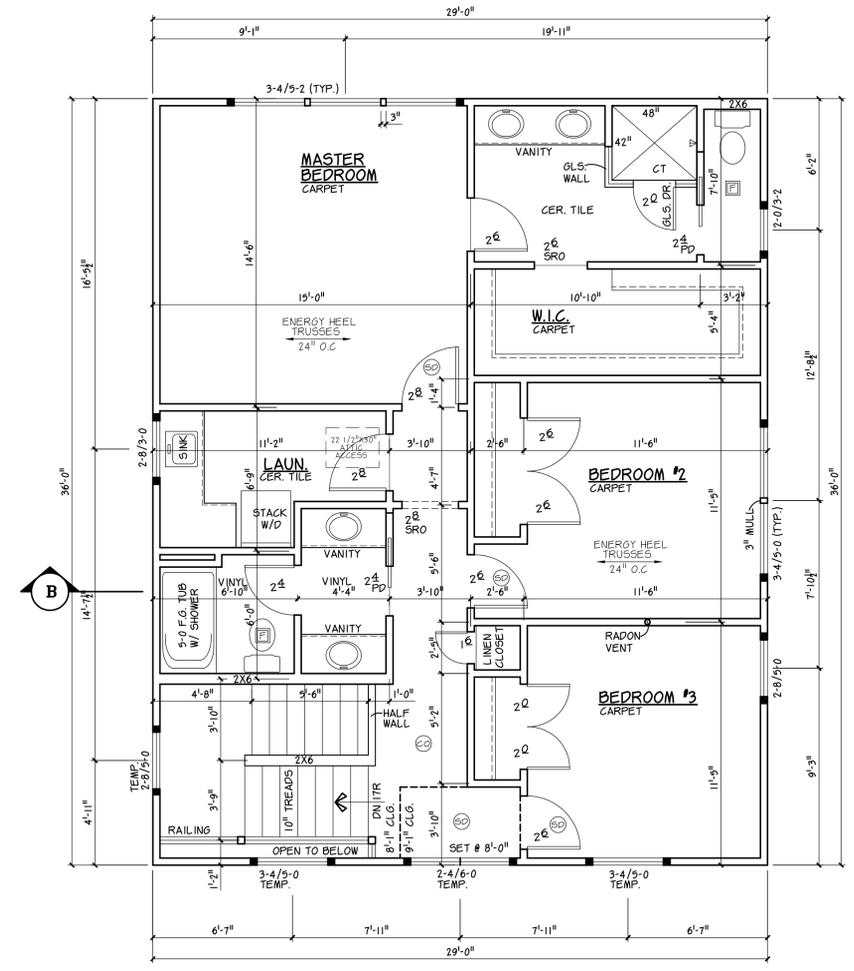
- NOTES:**
1. WINDOW WELLS WITH A VERTICAL DEPTH OF MORE THAN 4" MUST BE EQUIPPED WITH AN APPROVED LADDER.
 2. ALL GUARDRAIL OPENINGS MUST BE LESS THAN 4".
 3. GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR.
 4. PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM, ON EACH FLOOR INCLUDING THE BASEMENT, AND IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS.
 5. NOTE ON ALL PLANS:
 - * OBL. STUDS @ ALL WINDOW & PATIO DOOR HOLES & POINT LOADS UNLESS NOTED OTHERWISE.
 - * PROVIDE SOLID BLOCKING @ ALL SUPPORT BEAMS, MUZZOLANS & GIRDER TRUSSES TO SUPPORT BELOW.
 6. ASSUMED SOIL BEARING CAPACITY - 2,000*



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
821 SQ. FT. FIN.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1,044 SQ FT



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
957 SQ FT EXCLUDES STAIRS

DATE:
11-10-14
REVISIONS:
11-24-14
12-10-14 KH
12-16-14 GD

DRAWN BY:
JC
COMM. NO.
214387
SHEET NO.









Minneapolis Zoning Board of Adjustment Actions

Regular Meeting
4:30 p.m., Thursday, October 24, 2013
Room 317, City Hall
350 South Fifth Street
Minneapolis, MN 55415-1385

Board Membership: Sean Cahill, Matt Ditzler, John Finlayson, Eric Johannessen, Dan Ogiba, Matt Perry, Dick Sandberg, and Ami Thompson

Committee Clerk: Julie Bieseemeier, 612-673-2615

Board Member Matt Perry was absent

The meeting was called to order at 4:30 p.m.

Minutes were approved for the meeting held on October 10, 2013

Public Hearings

Introduction to the Public Hearing

Public Hearing

1. 23 and 27 Washburn Ave S (BZZ #6262, Ward 7) ([Robb Clarksen](#))

Variance: Rob Eldridge, of Ridge Creek Custom Homes, has applied for a Variance to reduce the minimum lot area requirement from 6000 square feet to approximately 5380 square feet and the minimum lot width requirement from 50 feet to 40 feet to allow for the construction of a new single family dwelling on existing, nonconforming lots of record at 23 and 27 Washburn Ave S in the R1 Single-Family District and SH Shoreland Overlay District.

Action: The Board of Adjustment adopted the findings and **approved** the variance to reduce the minimum lot area requirement from 6000 square feet to approximately 5397 square feet and the minimum lot width requirement from 50 feet to 40 feet to allow for the construction of a new single family dwelling on an existing, nonconforming lot of record at 23 Washburn Ave S, and

the Board of Adjustment adopted the findings and **approved** to reduce the minimum lot area requirement from 6000 square feet to approximately 5397 square feet and the minimum lot width requirement from 50 feet to 40 feet to allow for the construction of a new single family dwelling on an existing, nonconforming lot of record at 27 Washburn Ave S, where both properties are located in the R1 Single-Family Residential and the SH Shoreland Overlay District, subject to the following conditions of approval:

1. The applicant shall provide a tree protection plan authored by a licensed arborist to assess the potential preservation of any mature trees (over 10" diameter at 4.5 feet above grade, on or offsite) which would likely be affected by the proposed development. CPED staff shall review the plan to ensure the existing tree canopy can be preserved to the extent that development of the site remains practical and consistent with surrounding properties.
2. CPED staff shall review and approve the final site, landscaping, building and elevation plans prior to the issuance of building permits.
3. All site improvements shall be completed by October 24, 2015, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Aye: Cahill, Ditzler, Finlayson, Johannessen, Ogiba, Sandberg

Nay: Thompson

Absent: Perry