

LAND USE APPLICATION SUMMARY

Property Location: 2631 Sunset Boulevard
Project Name: New single-family home
Prepared By: Joseph R. Giant, City Planner, (612) 673-3489
Applicant: Milada DeWitt
Project Contact: Wylie Baker
Request: To construct a single-family home with an interior accessory dwelling unit
Required Applications:

Variance	<ul style="list-style-type: none"> To reduce the established front yard on Saint Paul Avenue from 111.1 feet to 10.6 feet to allow a single-family dwelling. To reduce the established front yard along Sunset Blvd from 104.3 feet to 18.6 feet to allow a detached garage.
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SITE DATA

Existing Zoning	RI Single-Family District SH Shoreland Overlay District
Lot Area	6,928 square feet
Ward(s)	7
Neighborhood(s)	Cedar-Isles-Dean
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 2631 Sunset Boulevard, is a rectangular through lot with an area of 6,928 square feet located in the RI Single-Family District and SH Shoreland Overlay District. The property is considered a through lot because it has frontage on both Sunset Blvd to the north and Saint Paul Ave to the south. Through lots must observe a front yard setback along both street frontages. Sunset Boulevard originally accommodated the Minneapolis-Red Lake-Manitoba Railroad right-of-way, which spurred off the Minneapolis-St. Louis Railroad right-of-way that still runs between Cedar Lake and Lake of the Isles. The conversion of the railroad right-of-way to Sunset Blvd resulted in the creation of through lots along this block and the block to the north.

Date Application Deemed Complete	November 6, 2015	Date Extension Letter Sent	December 29, 2015
End of 60-Day Decision Period	January 6, 2016	End of 120-Day Decision Period	February 29, 2016

The subject property contains a single-family home constructed in 1973. A detached garage located to the rear of the home faces St. Paul Avenue. The grade of the property descends by approximately six feet from the south lot line to the north lot line. No portion of the property is located on or within 40 feet from the top of a steep slope.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the Cedar-Isles-Dean neighborhood, approximately 480 feet south of Cedar Lake. Surrounding land uses are predominantly low-density housing, although several townhome-style cluster developments are located on the blocks to the east of the subject property. The properties on the block containing the subject property and the block to the north are composed almost entirely of through-lots. The vast majority of homes on the block containing the subject property are oriented towards Saint Paul Ave (facing south). The existing home on the subject property and the next two homes to the west are the only homes oriented towards Sunset Blvd (facing north).

PROJECT DESCRIPTION. The applicant proposes to construct a two-story split-level single-family dwelling with an internal accessory dwelling unit (ADU) in the basement, and a detached garage to the rear. A drop in grade between the front façade and the rear façade of the home would allow for a walkout basement. The roof of the home would be constructed at a 12/12 pitch with wide dormer windows in order to accommodate a large half-story spanning the length of the home. The floor area underneath the roof meets the zoning code definition of a half-story and does not count in the gross floor area (GFA) of the home. The proposed home would be oriented towards Saint Paul Ave rather than Sunset Blvd.

Through lots have frontage upon two generally parallel streets. On a through lot, both lot lines that abut the street are considered front lot lines. Correspondingly, the required or established front yard must be provided and maintained along each front lot line. As such, the applicant must observe a front yard setback along both Sunset Blvd and St. Paul Ave. The established front yard for a through lot is determined in the same manner as for a typical zoning lot: a line is drawn connecting the portions of the front facades of the neighboring homes that are closest to the street. In this instance, the home to the east of the subject property is oriented toward St. Paul Ave and the home to the west of the subject property is oriented towards Sunset Blvd. All of the property to the south of the line connecting the facades of the two homes would be located in the established front yard of the home oriented towards St Paul Ave, and all of the property to the north of the setback line would be located in the established front yard of the home facing Sunset Blvd. Essentially, the entire site is in an established front yard setback. An illustration of the established front yards is available in the attachments.

At its closest point, the front façade of the proposed home would be located 10.6 feet from the front lot line along Saint Paul Ave. The front façade would be constructed in this location in order to align with the front façade of the adjacent home to the east along St. Paul Ave. The established front yard setback along St. Paul Ave is 111.1 feet, so the applicant has requested a variance to reduce the established front yard setback along Saint Paul Ave from 111.1 feet to 10.6 feet in order to construct a single-family home.

Likewise, the detached garage would be constructed 18.6 feet from the north property line along Sunset Blvd in order to align with the front façade of the adjacent home to the west. The established front yard setback along Sunset Blvd is 104.3 feet, so the applicant has requested a variance to reduce the established front yard setback along Sunset Blvd from 104.3 feet to 18.6 feet in order to construct a detached garage.

PUBLIC COMMENTS. The applicant has notified the Ward 7 City Council office and the Cedar-Isles-Dean Neighborhood Organization. Any correspondence received prior to the public meeting will be forwarded to the Zoning Board of Adjustment for consideration.

ANALYSIS

VARIANCE – Saint Paul Avenue

The Department of Community Planning and Economic Development has analyzed the application for a variance of the established front yard 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 applicant is seeking a variance to reduce the established front yard setback from 111.1 feet to 10.6 feet from the front lot line along Saint Paul Avenue in order to construct a single-family home. A practical difficulty exists in complying with the ordinance because of the classification of the property as a through lot and because the location and orientation of the principal structures on the adjacent properties completely eliminates the buildable area of the lot. The location of the adjacent homes along St. Paul Ave and the slope of the site create an additional practical difficulty that makes placing the home further from this front lot line more problematic than the proposed location.

Most of the properties on the block, including the subject property and its two adjacent neighbors, are through lots. Through lots must observe a front yard setback along both lot lines facing public streets. The home on the adjacent property to the east is oriented towards St. Paul Ave while the home on the adjacent property to the west is oriented towards Sunset Blvd. Despite the unusual configuration of these structures, the established front yard setback is still determined by drawing a line connecting the front facades of these homes. All of the land south of the connecting line is in the established front yard of the neighbor to the east (facing St. Paul Ave) while all of the land to the north of the connecting line is in the established front yard of the neighbor to the west (facing Sunset Blvd). Therefore, the entire property is in an established front yard setback. Virtually any development would require a variance.

The grade of the property drops by approximately six feet from the front lot line adjacent to St. Paul Ave to the lot line adjacent to Sunset Blvd. Constructing the home further from the St. Paul Ave front lot line would become progressively more problematic moving away from the street; either the top of the foundation would be located at a lower elevation than the sidewalk, or, more likely, grade would need to be artificially manipulated in order to create positive drainage (water flowing away from the home). Artificially raising grade would likely increase stormwater runoff onto the adjacent property to the west, which is the low point on the block.

The classification of the subject property as a through lot, the orientation of the neighboring homes, and the change in grade are practical difficulties unique to the property that 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.*

The proposed use of the property is a single-family dwelling with an accessory dwelling unit. Single-family dwellings are a permitted use in the R1 zoning district and are the predominant land use in the surrounding area.

Required and established front yard setbacks are intended to preserve access to light and air, to create a consistent development pattern, and to prevent development that may be obtrusive to neighboring properties. To achieve these purposes, the zoning code requires that development generally be located no closer to the front lot line than the lesser of the established setback determined by the location of adjacent structures or the district minimum front yard. At the subject property, the established front yard setback is 111.1 feet and the minimum required setback is 25 feet. The proposed front yard setback of 10.6 feet is substantially less than both distances. In most residential neighborhoods, a reduced setback such as this would not achieve the stated purpose of the ordinance. Even in settings where older homes are located closer to the front lot line than the district minimum, the gradual replacement of the housing stock would, over time, lead to an establishment setback pattern that met the district minimum.

At the subject property, however, the request to construct a new home 10.6 feet from the front lot line is reasonable due to the age and character of surrounding development. The proposed home would be aligned with the front façade of the adjacent home to the east and would not be visible or obtrusive from any other home on the block face. Further, it is unlikely that the established pattern of front yard setbacks in the vicinity will change in the foreseeable future. On the adjacent property to the east, a 12' x 20' rear addition was constructed in 2010. Past this home to the east are two-story townhomes that depart from the traditional neighborhood character of the area. The adjacent property to the west contains a home that is oriented towards Sunset Blvd rather than St. Paul Ave. The following home to the west, 3412 St. Paul Ave, was constructed in 2014 at a distance of 14 feet from the front property line. This home and the home to the east of the subject property bookend a development pattern that is likely to persist for decades. Constructing the proposed home further from the lot line than nearby homes would result in a development pattern along the block face where two nonconsecutive homes were much closer to the front lot line than other homes. Alternatively, constructing the proposed home in alignment with nearby homes would reinforce a pattern of setbacks already present on the eastern portion of the block.

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 requested front yard setback would match the alignment of the adjacent home to the east and would continue a pattern of development that has become established on the east end of the block face.

The home on the adjacent lot contains a projection that accounts for slightly more than 50% of the width of the front facade. This projection is 10.55 feet from the front property line. The remainder of the front façade is approximately 14.5 feet from the front property line. The front façade of the proposed home would essentially mirror this arrangement. Approximately 53% of the width of the front façade would be located 10.6 feet from the front property line while the remainder would be located approximately in line with the recessed portion of the façade of the adjacent structure. In order to ensure that the final design respects the distribution of bulk on the adjacent property, staff recommends as a condition of approval that no more than 53% of the width of the front façade of the proposed home be located 10.6 feet or further from the front property line along St. Paul Ave, and that the remainder of the front façade be located no closer to the front property line than the westernmost portion of the front façade of the neighboring structure. According to the survey of

existing conditions, the recessed portion of the front façade of the neighboring structure is approximately 14.5 feet from the front lot line.

Nearby homes on St. Paul Ave vary widely in age and architectural style. The proposed home would combine traditional architectural elements such as a steeply pitched roof and a detached garage with modern elements such as architectural projections and a split-level design.

Traditional neighborhood development in Minneapolis often includes a home on the front portion of a lot, a detached garage at the rear portion of the lot, and a backyard in between. Aligning the principal structure with the front façade of the adjacent homes (and aligning the detached garage with the adjacent home along Sunset Blvd) preserves backyard space and more closely resembles traditional neighborhood than if a larger front yard setback were observed.

Besides the requested variance, the home complies with all other aspects of the zoning code. The GFA of the proposed home would be 3,465 square feet resulting in an FAR of 0.50, which is the maximum allowable FAR for a single-family home. The site would include 58% impervious surfaces, slightly below the maximum of 60%. The home will be subject to administrative site plan review. With quality exterior materials (fiber cement lap siding), a detached garage located at least 20 feet from the principal structure, ample windows on the front elevation, a basement, tree preservation, and a height that is comparable to neighboring homes, the proposed home achieves 23 out of a possible 27 urban design points, exceeding the minimum of 17 points.

VARIANCE – Sunset Boulevard

The Department of Community Planning and Economic Development has analyzed the application for a variance of the established front yard 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 applicant is seeking a variance to reduce the established front yard setback along Sunset Boulevard from 104.3 feet to 18.6 feet in order to construct a detached garage. The proposed garage would be constructed to align with the front façade of the principal structure on the adjacent lot to the west. Due to the location of the adjacent homes and the classification of the subject property as a through lot, the established front yard setback encompasses the entire property. Therefore, virtually any development would require a variance. The classification of the property as a through lot and the location of adjacent homes is a practical difficulty unique to the property 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.*

The request to decrease the established front yard setback along Sunset Blvd is reasonable and meets the spirit and intent of the ordinance. Detached garages are incentivized in the zoning code and an enclosed parking space for single-family dwellings is required. The garage would be located in a similar location to the home that currently exists on the property, and would comply with the required 6-foot interior side yard setback.

The purpose of regulations governing required yards and the placement of structures is to preserve access to light and air, to preserve and encourage existing patterns of development, and to avoid development that may be obtrusive to neighboring properties. At the subject property, the proposed garage would be located to align with the principal structure on the adjacent lot to the

west. A structure in this location would match the establish pattern of development and would not be obtrusive to the neighboring property.

The purpose of maintaining a front yard setback along the “rear” lot line of a through lot is to preserve and/or encourage a pattern of development along public streets that is in keeping with the typical pattern of front yard setbacks found throughout the city. This pattern would be disturbed if structures such as garages and sheds could be constructed as close as one foot from the side and rear property lines as is allowed on most residential zoning lots. Additionally, homes on through lots could be oriented towards either front lot line. At the subject property, for instance, the proposed home and the adjacent home to the west would face opposite front lot lines. Constructing a structure in what would be a continuation of the front lot line of an adjacent property would be obtrusive to the neighboring 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.*

The proposed variance will not alter the essential character of the locality. The existing home on the subject property is currently one of only two homes on the block with a curb cut facing St. Paul Ave. All other homes have garages and curb cuts facing Sunset Blvd. The project includes the removal of this curb cut and the construction of a curb cut along Sunset Blvd. The garage would be constructed to align with the principal structure on the adjacent lot to the west. Re-orienting the proposed home to face St. Paul Ave, placing the vehicle access along Sunset Blvd, and constructing the garage to align with the adjacent home reinforces the established character of the neighborhood.

As proposed, the garage would have a gross floor area of 693 square feet. Garages larger than 676 square feet and/or taller than 12 feet at the midpoint of the eave and peak must match the roof pitch and the exterior materials of the principal structure. Garages that do not exceed these dimensions are not required to match exterior materials and roof pitch. Correspondingly, if the final plans for the proposed garage were revised so that the area did not exceed 676 square feet and the height did not exceed 12 feet then the roof pitch and exterior materials would not be required to match the principal structure. Because the proposed garage would be located between the principal structure and a public street, the proposed garage would have a greater visual impact than a garage on a typical residential zoning lot. Therefore, as a condition of approval, staff recommends that **any** detached accessory structure used primarily for the parking and/or storage of automobiles be clad with exterior materials that match the exterior materials of the principal structure. Any proposed accessory structure with a gross floor area larger than 676 square feet and/or a midpoint height greater than 12 feet would still be subject to 537.60(1), requiring that the roof pitch and exterior materials of the accessory structure match those of the principal structure.

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.*

The project should not contribute to soil erosion or to the pollution of Cedar Lake. The subject property is located approximately 480 feet from the southern shore of the lake and the area between the lake and the property is fully developed. The grade changes on the property by approximately six feet from a low point on the north property line to a high point on the south property line. No part of the property is on or within 40 feet of the top of a steep slope.

The new home would be located 10.6 feet from St. Paul Ave. One of the purposes of the reduced setback along this street is to allow the top of the foundation of the home to be slightly higher than the elevation of the nearby public street and sidewalk. The grade descends from the sidewalk towards the interior of the lot, so the top of the foundation of a home built at a larger setback would be at a lower elevation than the sidewalk. This type of development could result in negative drainage (water flowing back towards the home rather than away from the home). Artificially manipulating grade to create positive drainage would require the addition of fill towards the middle of the property, which would alter drainage patterns to a greater extent than the proposed design. The adjacent property to the west contains the low point on the block. Raising the grade in order to construct the home further from the front lot line could adversely affect this property because more water would be diverted onto the adjacent property. Alternatively, constructing the home further from the lake at a slightly higher elevation would create less of a disturbance to established drainage patterns.

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

The proposed home would not be visible from Cedar Lake. Several existing homes are situated between the lake and the subject property, and Cedar Lake has a heavily-tree lined southern shore that blocks views from the protected water.

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

The proposed development will 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 Milada DeWitt for the property located at 2631 Sunset Boulevard:

A. Variance of the established front yard setback along Saint Paul Avenue.

Recommended motion: **Approve** the application to reduce the established front yard setback along Saint Paul Avenue from 111.1 feet to 10.6 feet, subject to the following conditions:

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development;
2. All site improvements shall be completed by January 7, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance;
3. No more than 53% of the width of the front façade may be located 10.6 feet or further from the front property line along Saint Paul Avenue. The remaining width of the front façade shall be located no closer than 14.5 feet from the front property line.

B. Variance of the established front yard setback along Sunset Boulevard.

Recommended motion: **Approve** the application to reduce the established front yard setback along Sunset Boulevard from 104.3 feet to 18.6 feet, subject to the following conditions:

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development;

2. All site improvements shall be completed by January 7, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance;
3. The exterior materials of any detached accessory structures used primarily for the parking and/or storage of automobiles shall match the exterior materials of the principal structure.

ATTACHMENTS

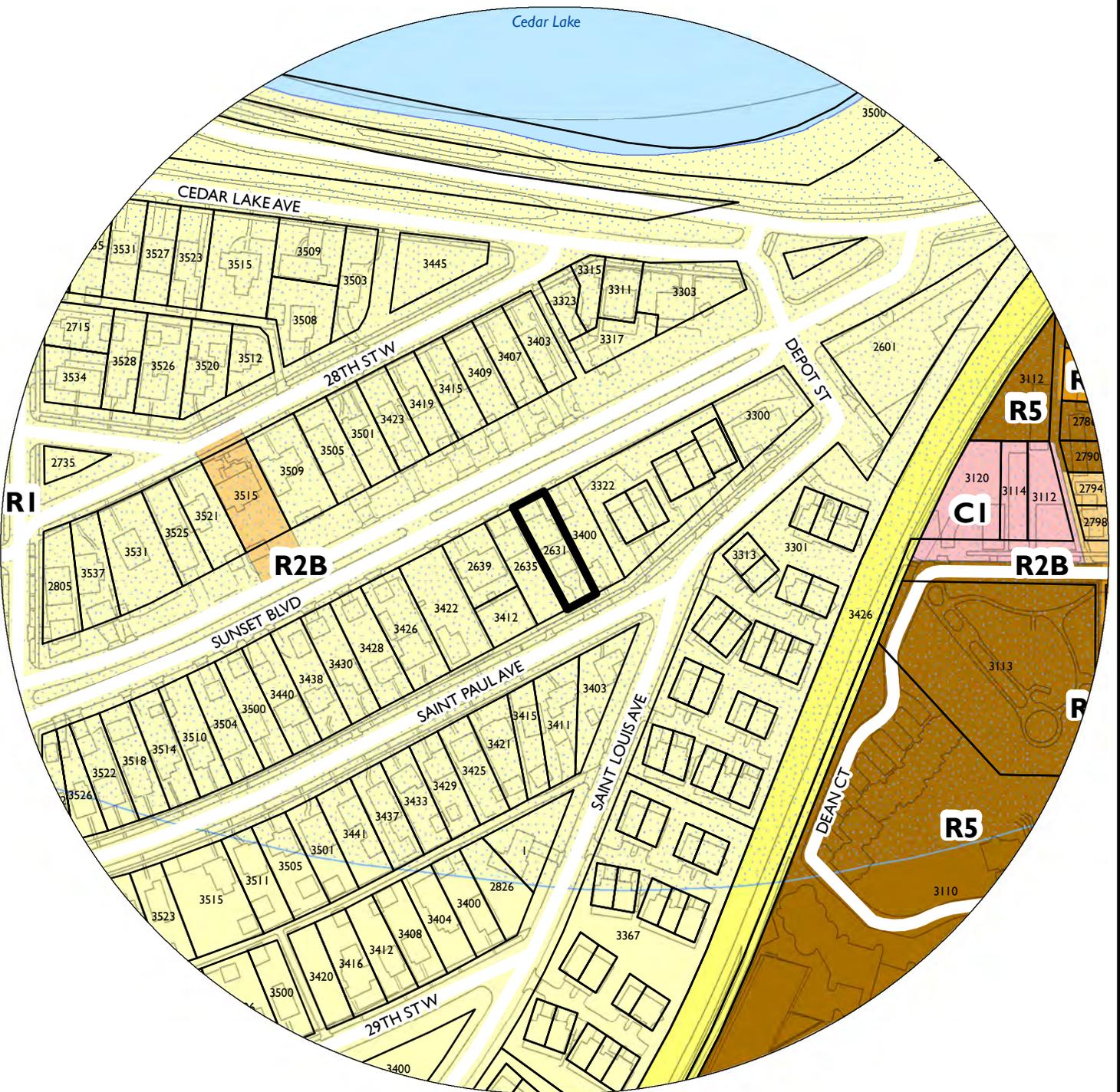
1. Zoning Map
2. Illustration of established setbacks
3. Overhead photographs and development in vicinity
4. Written findings submitted by applicant
5. Land survey of existing conditions
6. Site plan
7. Elevation drawings
8. Floor plans
9. 3D rendering
10. Photos of existing conditions
11. Letter to Ward 7 and neighborhood group

Milada DeWitt

7th

NAME OF APPLICANT

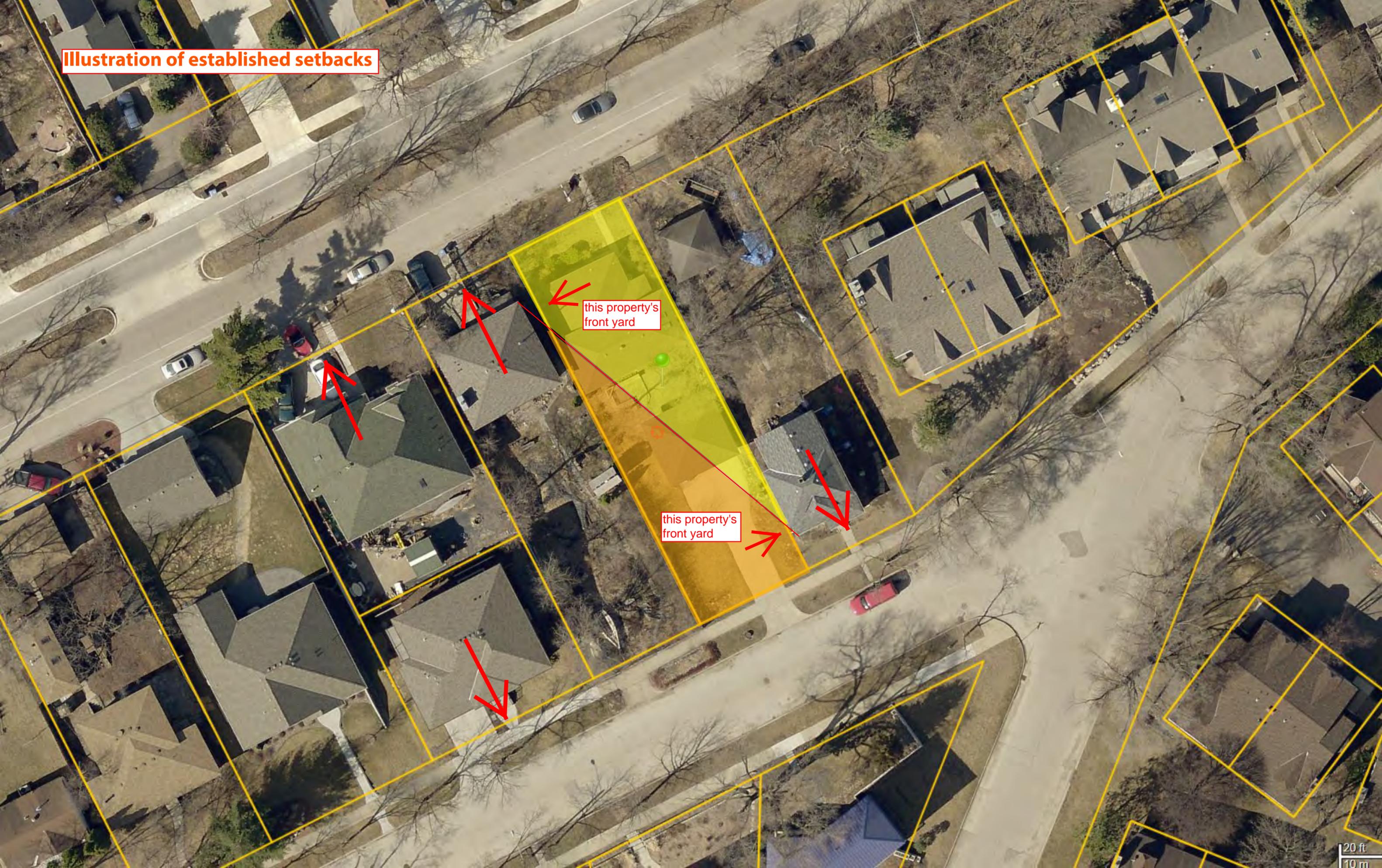
WARD



PROPERTY ADDRESS
2631 Sunset Blvd

FILE NUMBER
BZZ-7495

Illustration of established setbacks



this property's front yard

this property's front yard

Overhead view of vicinity

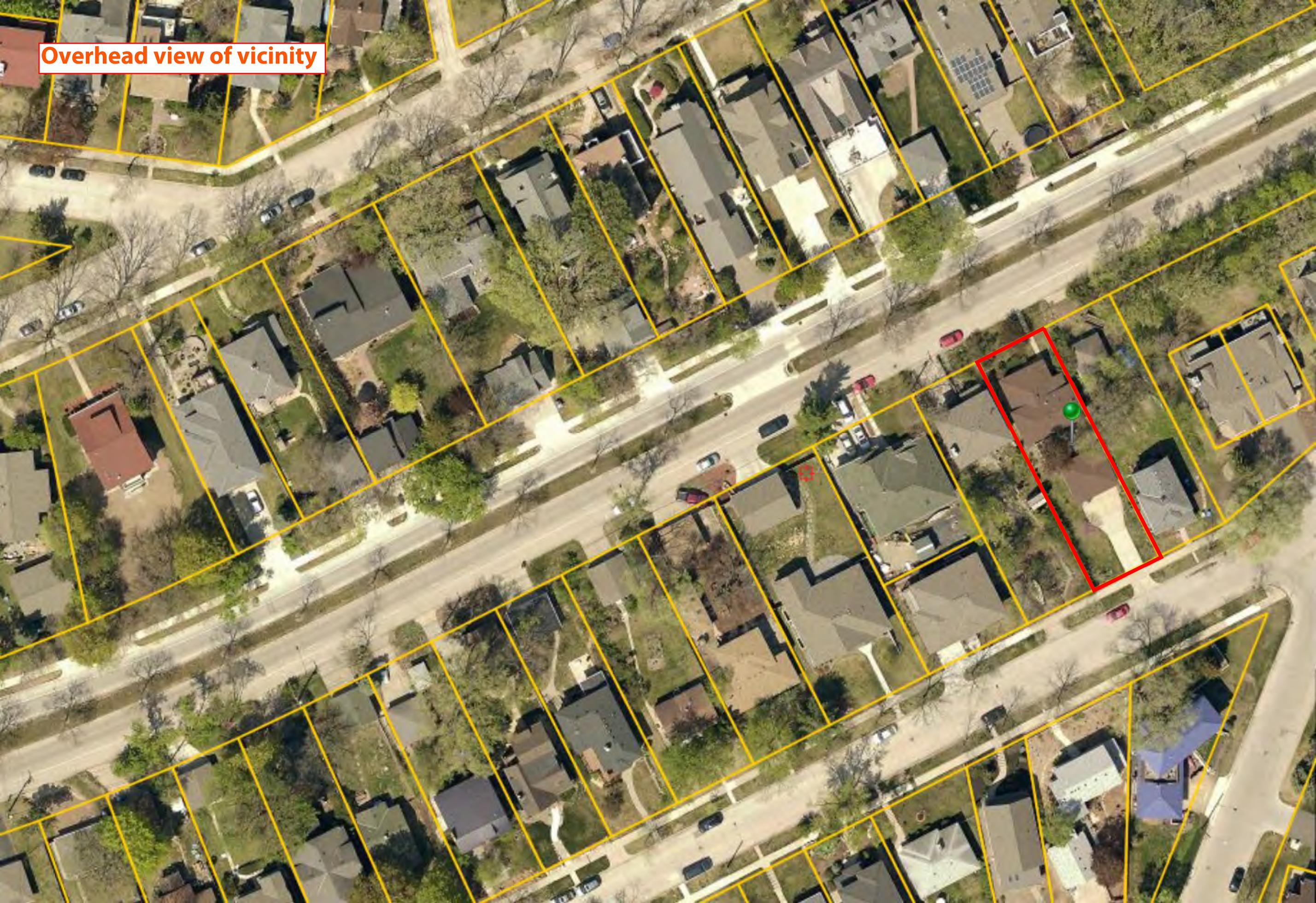
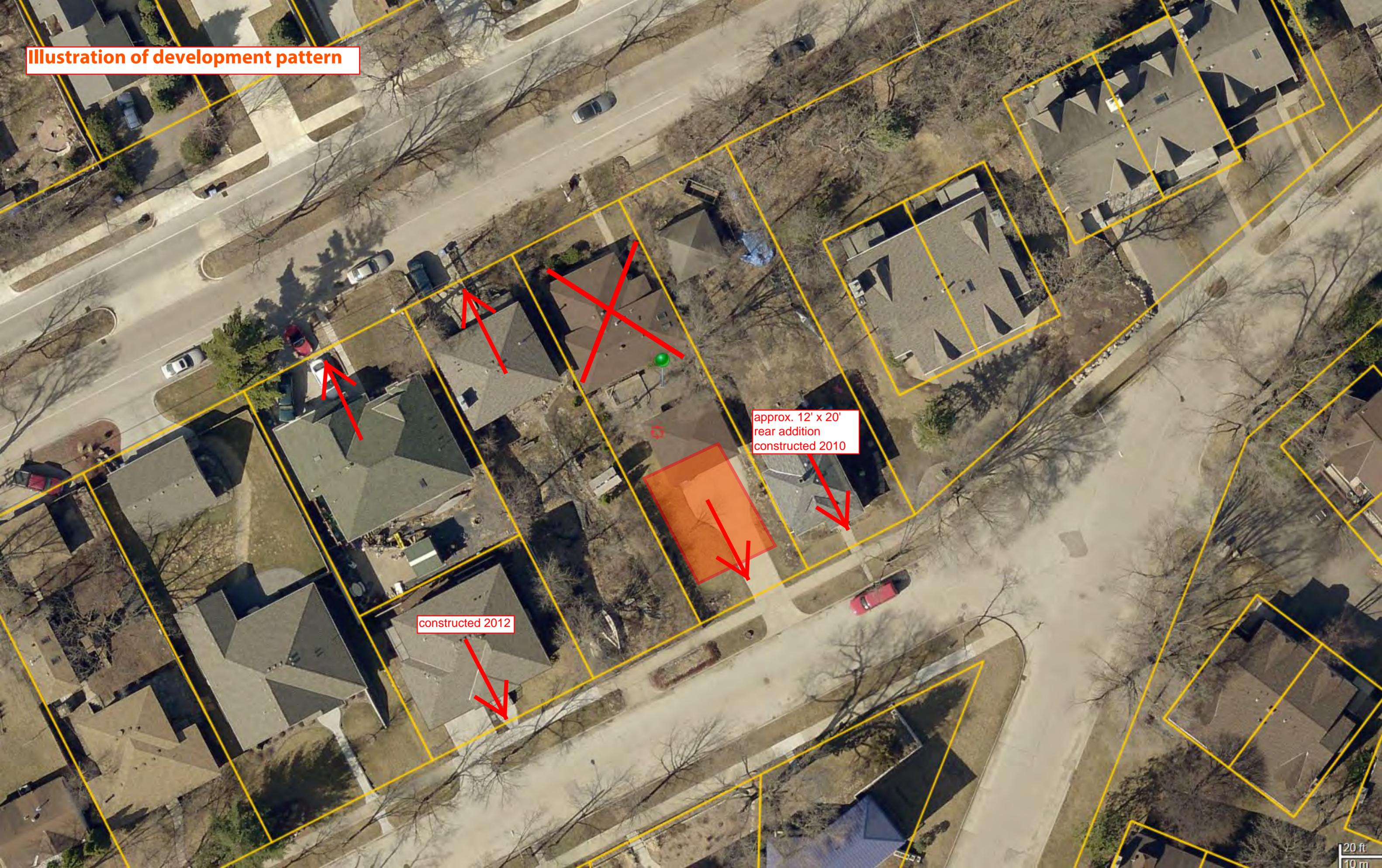


Illustration of development pattern



approx. 12' x 20'
rear addition
constructed 2010

constructed 2012

RE: Subject Property 2631 Sunset Boulevard
Minneapolis, MN 55416
Applicant: Malinda Launert
2794 Xerxes Avenue South
Minneapolis, MN 55416

STATEMENT OF PROPOSED USE AND DESCRIPTION OF PROPERTY:

The property at 2631 Sunset Boulevard is zoned R1 and located in the Cedar Isles Shoreland Overlay District; it is a through lot connecting Sunset Boulevard with St. Paul Avenue. Currently, there is a small split level house on the property facing Sunset Boulevard and a two car garage facing St. Paul Avenue. The existing home is of older housing stock and does not meet the new owner's programmatic needs for a new home. Many of the residences in the neighborhood have been remodeled or newly constructed, and are significantly larger than the existing home. This location is two blocks off Cedar Lake Parkway, with a line of large homes on Cedar Lake Avenue between it and the lake. The site slopes approximately 6' from St. Paul Avenue down to Sunset Boulevard. The garage is located approximately 3-1/2' below the grade of St. Paul Avenue, which can pose drainage issues into the structure.

The proposed project is to tear down the existing buildings and build a new single family home in keeping with the neighborhood fabric as the housing stock has, and will continue to, gradually change over time. The intent is to reorient the new home so it faces and enters from St. Paul Avenue and the detached garage access is from Sunset Boulevard. The residence will have a split level entry on St. Paul Avenue to take advantage of the natural drop in the site; the variance proposed is to align with the existing setback of the front façade of the neighboring home on the east. The entry façade will be 2-1/2 stories high with a gabled front and side dormers; it will meet the City height requirements above natural grade. The main floor is one-half level above the entry, and an Accessory Dwelling Unit (A.D.U.) for a senior relative will be one-half level below the entry.

Three garage stalls will be accessed from Sunset Boulevard. The garage façade will be staggered to minimize its mass, and the roof shape is evocative of the roof shapes on the house. The variance proposed is to align with the existing setback of the garage on the property to the east and slightly back from the front façade of the home with tuck under garage on the west.

The internal façade of the residence, because of the natural drop in the site and the split entry, will make the yard more accessible from the lower level where the A.D.U. is located. There will be a full basement below grade if soil conditions are favorable pending soil borings.

In summary, setback variances are being sought by the owner in order to align the front wall with the neighboring front façade on St. Paul Avenue as well as multiple other homes and fences along that street. The Sunset Boulevard variance is to align with the neighboring garage; the two variances together will help maintain a consistent site line along both streets and enhance the existing character of the neighborhood.

RE: Subject Property 2631 Sunset Boulevard
Minneapolis, MN 55416
Applicant: Malinda Launert
2794 Xerxes Avenue South
Minneapolis, MN 55416

APPLICATION FOR VARIANCE:

1. The property at 2631 Sunset Boulevard is zoned R1 and located in the Cedar Isles Shoreland Overlay District; it is a through lot connecting Sunset Boulevard with St. Paul Avenue. Currently, there is a small split level house on the property facing Sunset Boulevard and a two car garage facing St. Paul Avenue. The existing home is of older housing stock and does not meet the new owner's programmatic needs for a new home; new construction is proposed. The site slopes approximately 6' from St. Paul Avenue down to Sunset Boulevard. The garage is located approximately 3-1/2' below the grade of St. Paul Avenue, which can pose drainage issues into the structure. Setback variances are requested.

Because of the unique nature of this neighborhood with many housing sizes and styles and irregular lots, and the natural drop in the site toward Sunset Boulevard, the owner chooses to reorient a new single family home to St. Paul Avenue, where all but one of the existing neighboring homes face. The neighbor's lot on the west is a through lot with no construction on the St. Paul Ave. side of the lot; it has a tuck under garage and faces Sunset Boulevard. On their back lot along St. Paul Ave., there is a chain link fence located along the sidewalk. The neighboring home adjacent to the subject site on the east faces St. Paul Ave. and has a setback of 10.55' from the street and is in keeping with the home further west of the back lot. In keeping with the spirit and intent of the comprehensive plan, the owner proposes a variance to align with the two closest houses that face St. Paul Avenue to better maintain the essential character of the neighborhood and site lines along the street.

With similar reasoning, the homeowner proposes to alter the setback on Sunset Boulevard. The easterly neighbor's garage is 17.04' from the street and the home to the west has a porch at 12.94' from the street and the home is at 18.66' from the property line with a tuck under garage. Sunset Boulevard was once an alley, and was vacated. Most of the homes in this area still have vehicular access and garages on Sunset Boulevard. The house currently located on the site has an existing setback of 18.05'. The request is for a setback of 18.66' to align with the westerly neighbor's front façade. This will maintain the existing character of the neighborhood and site lines along Sunset Boulevard.

2. The property owner intends to use this property in a manner consistent with the eclectic neighborhood housing stock and, specifically, the neighboring homes. To maintain a consistent setback with the existing buildings next to and close to the property is to respect and stay within the spirit and intent of the ordinance and comprehensive plan of the City of Minneapolis.
3. This is a very eclectic neighborhood, with a myriad of housing types and sites. There are several through lots, with the street orientation of neighboring homes varying from lot to lot. This particular site is near the convergence of St. Paul Ave. and Sunset Boulevard; in this immediate area there are several irregularly shaped lots, housing types, and variations in setbacks. Many of the residences in the neighborhood have been remodeled or newly constructed, and are significantly larger than the existing older homes. This location is two blocks off Cedar Lake Parkway, with a line of large homes on Cedar Lake Avenue between Sunset Boulevard and the lake. Within a block of the project, there are many multiple family structures as well. Again, if these variances are granted, it will enhance the essential character of the locality, and not be injurious to any neighboring properties or persons.

RE: Subject Property 2631 Sunset Boulevard
Minneapolis, MN 55416
Applicant: Malinda Launert
2794 Xerxes Avenue South
Minneapolis, MN 55416

SHORELAND OVERLAY DISTRICT REQUIREMENTS:

1. The subject site slopes downward toward Sunset Boulevard, which in turn slopes toward Cedar Lake. In keeping with best construction practices, an erosion control plan will be utilized during and after construction. The site will be landscaped by the homeowner at the culmination of construction to continue to prevent erosion.
2. The property at 2631 Sunset Boulevard is zoned R1 and located in the Cedar Isles Shoreland Overlay District; it is a through lot connecting Sunset Boulevard with St. Paul Avenue. It is located two blocks away from Cedar Lake Boulevard which circles the lake and behind a row of large homes on Cedar Lake Avenue. On both sides of Cedar Lake Boulevard are many evergreen and deciduous trees, as well as along Cedar Lake Avenue. Between the foliage and the large homes, there will be no obstructive view of the new construction from the lake.
3. The owner has been a long time resident of the neighborhood, and does not use Cedar Lake for boating purposes and will generate no watercraft pressure on Cedar Lake.

EXISTING CONDITIONS AS-BUILT SURVEY

PROJECT NO. 15715.00

PREPARED FOR:
WYLIE B DESIGNS LLC

- 000.0 DENOTES EXISTING ELEVATION
- (000.0) DENOTES PROPOSED ELEVATION
- ← INDICATES DIRECTION OF SURFACE DRAINAGE
- 880.14 = GARAGE FLOOR ELEVATION
- 880.74 = MAIN FLOOR ELEVATION

AREAS:

- LOT AREA : 6,928 SQ. FT
- EXISTING HOUSE AREA : 1,213 SQ. FT
- EXISTING GARAGE AREA : 528 SQ. FT
- DECK AREA : 150 SQ. FT
- PATIO AREA : 198 SQ. FT
- SIDEWALK AREA : 349 SQ. FT
- DRIVEWAY AREA : 857 SQ. FT

BENCHMARK: MONUMENT NO. 459A
ELEVATION = 870.69

ADDRESS: 2631 SUNSET BOULEVARD



SCALE : 1" = 20'

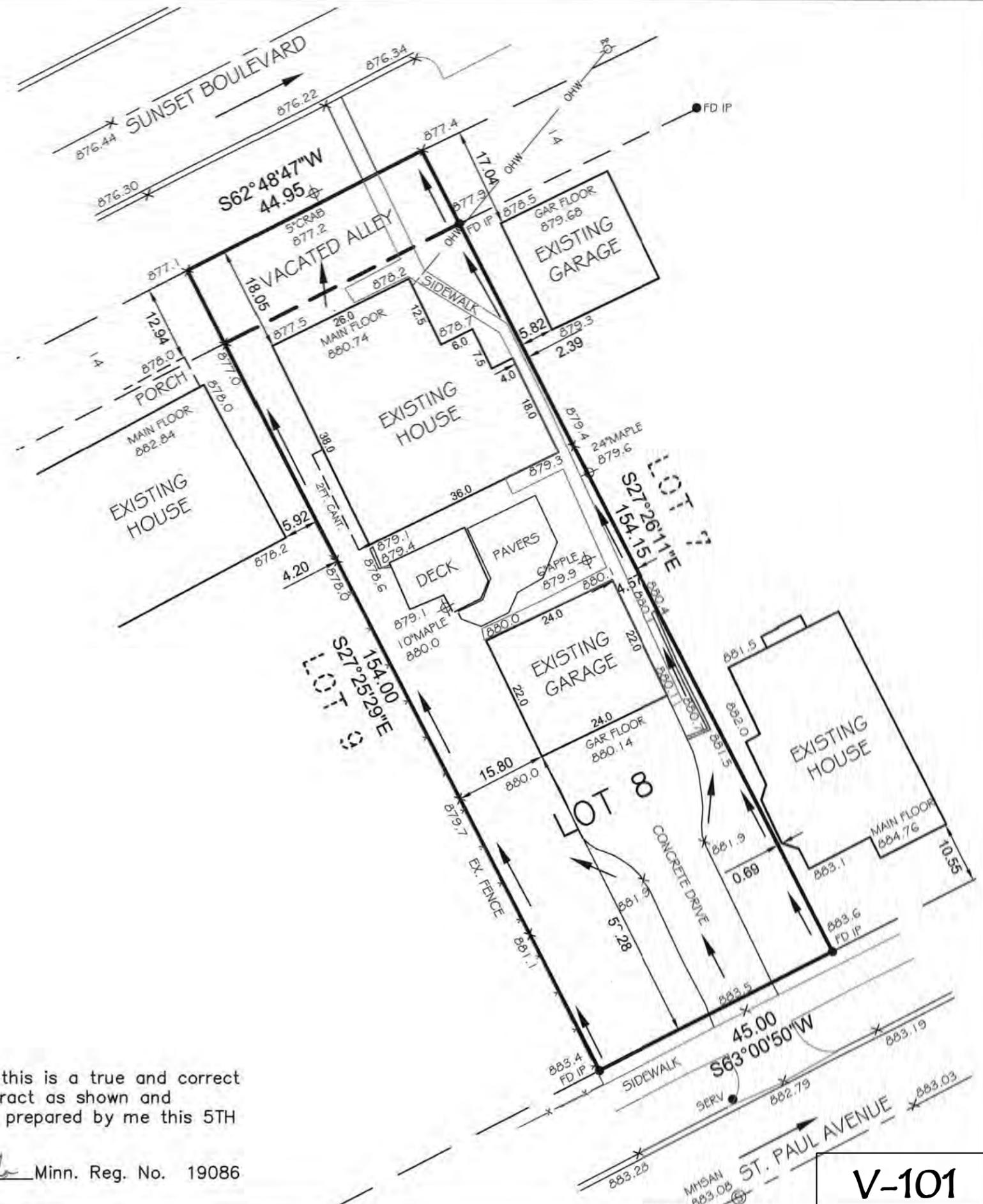
Legal Description:

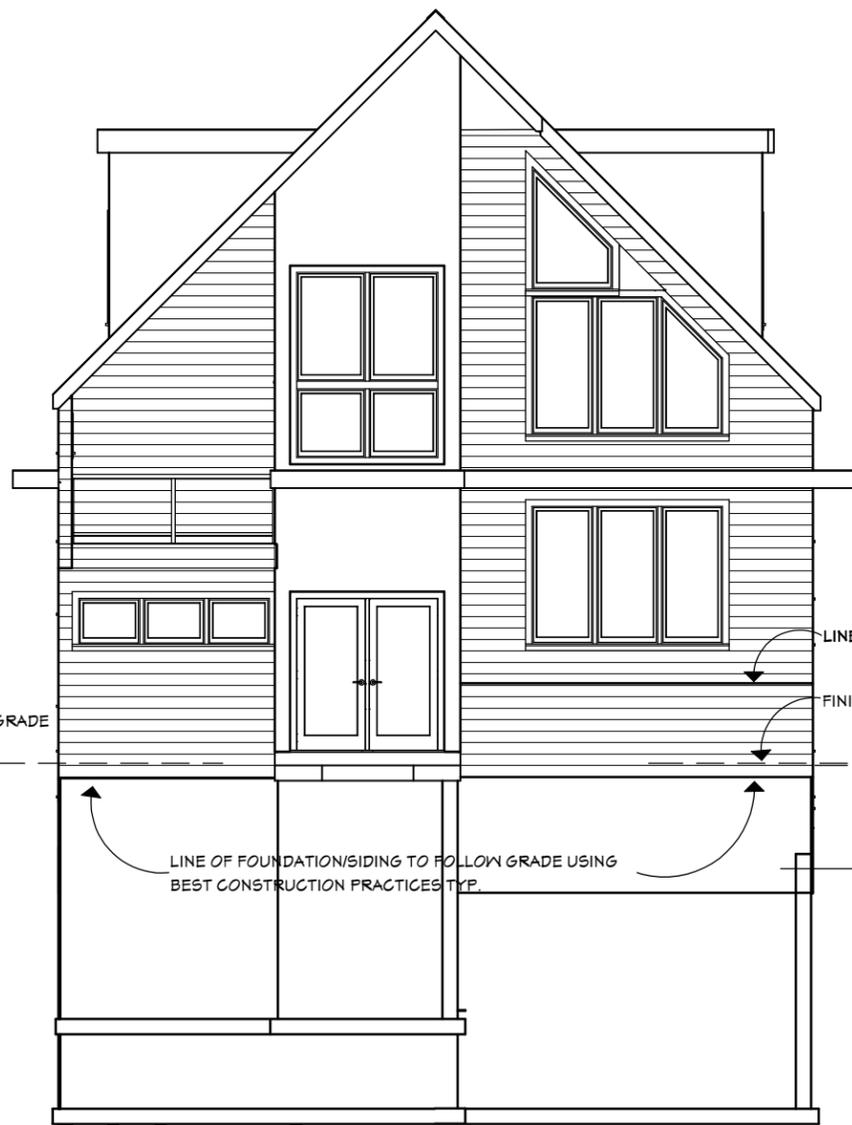
LOT 8,
WEST END ADDITION TO MINNEAPOLIS, SECOND DIVISION,
INCLUDING ADJACENT VACATED ALLEY,
(PER HENNEPIN COUNTY TAX RECORDS)
HENNEPIN COUNTY, MINNESOTA.

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 5TH day of MAY, 2015.

Russell P. Damlo Minn. Reg. No. 19086
RUSSELL P. DAMLO





PROJECT DESIGNER
 wyliebdesigns, llc.
 wylie baker
 2451 virginia circle
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PROJECT OWNER/GENERAL CONTRACTOR:
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 2794 XERXES AVENUE SOUTH
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 MALINDA LAUNERT
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 G. C. LICENSE #BC689482
 e-mail: info@malindalaunert.com

PROJECT DESCRIPTION:
 2631 SUNSET BOULEVARD
 MINNEAPOLIS, MN 55416

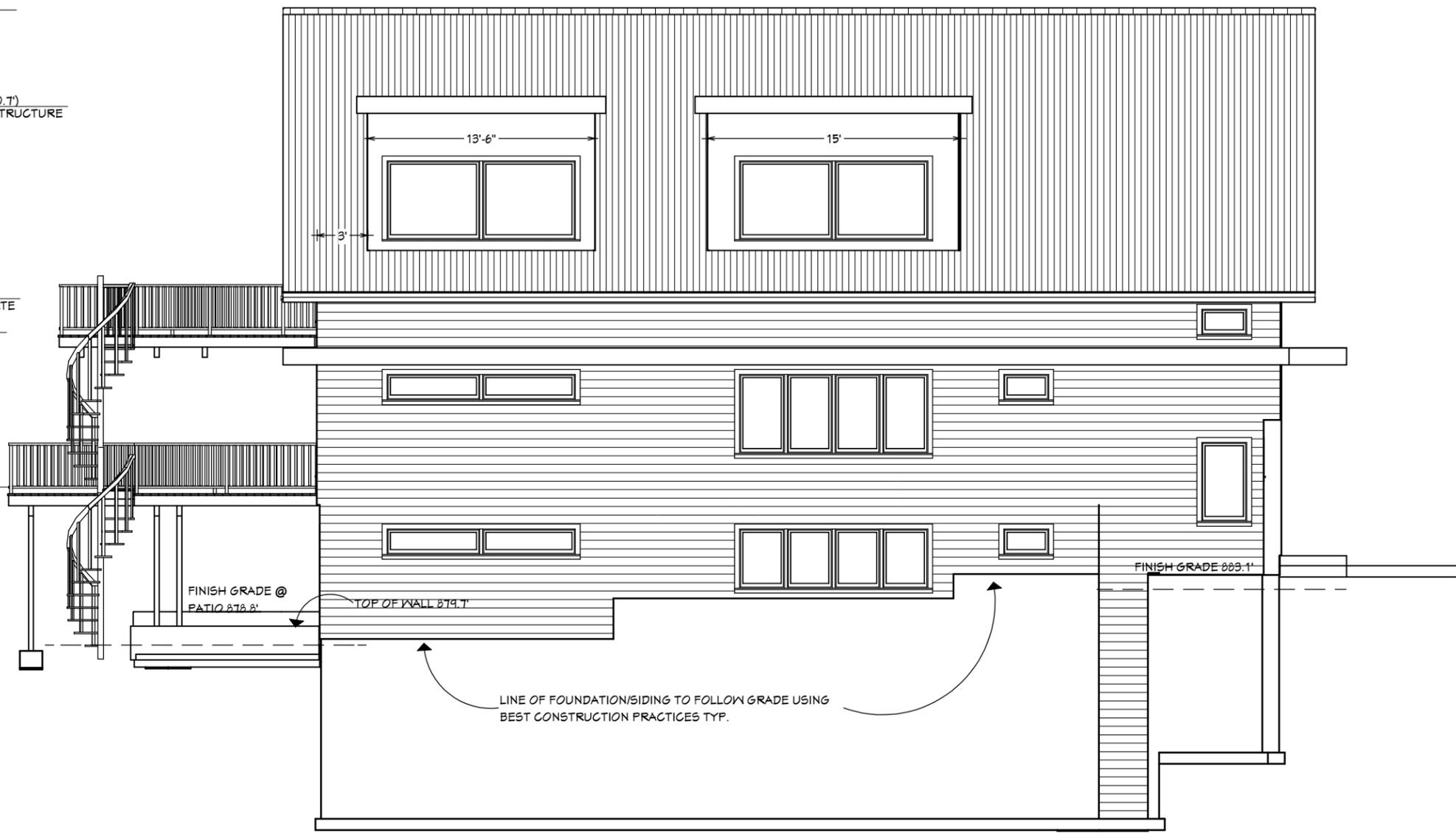
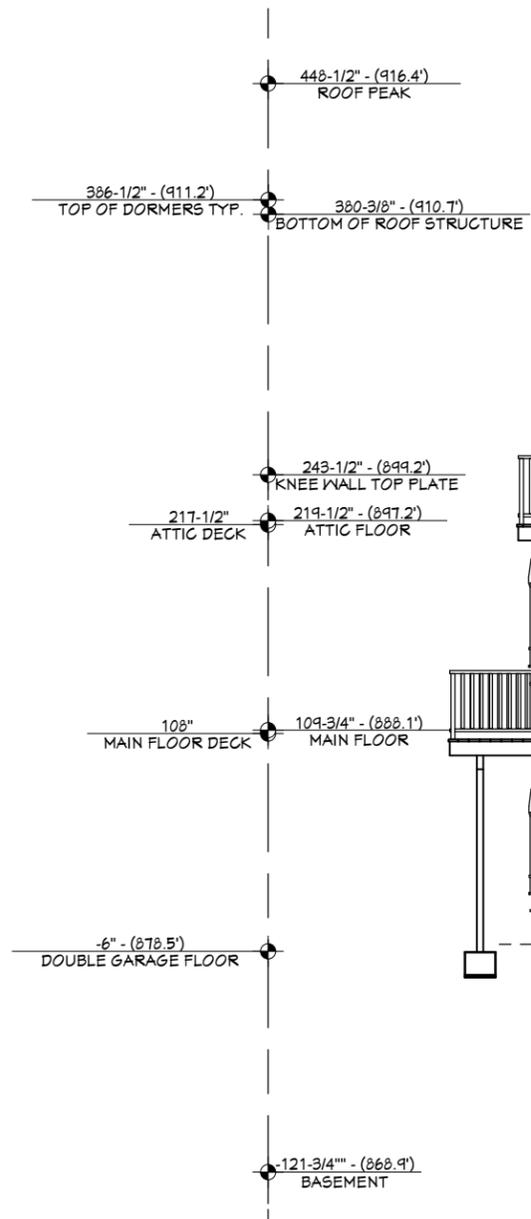
Issue Date: VARIANCE 2015.10.28
 VARIANCE REVISIONS 2015.12.08

REV. NO.	DESCRIPTION	BY	DATE

CONSULTANTS:
 Structural Engineer
 Eric Bunkers, PE
 Bunkers and Associates, LLC
 651-366-2853
 Contractor Tom Campion
 Probe Engineering Co., Inc.
 1000 E. 146th St.-Suite 240
 Burnsville, MN 55337

E1 SOUTH ELEVATION - SCALE: 1/8"=1'-0"

E2 NORTH ELEVATION - SCALE: 1/8"=1'-0"



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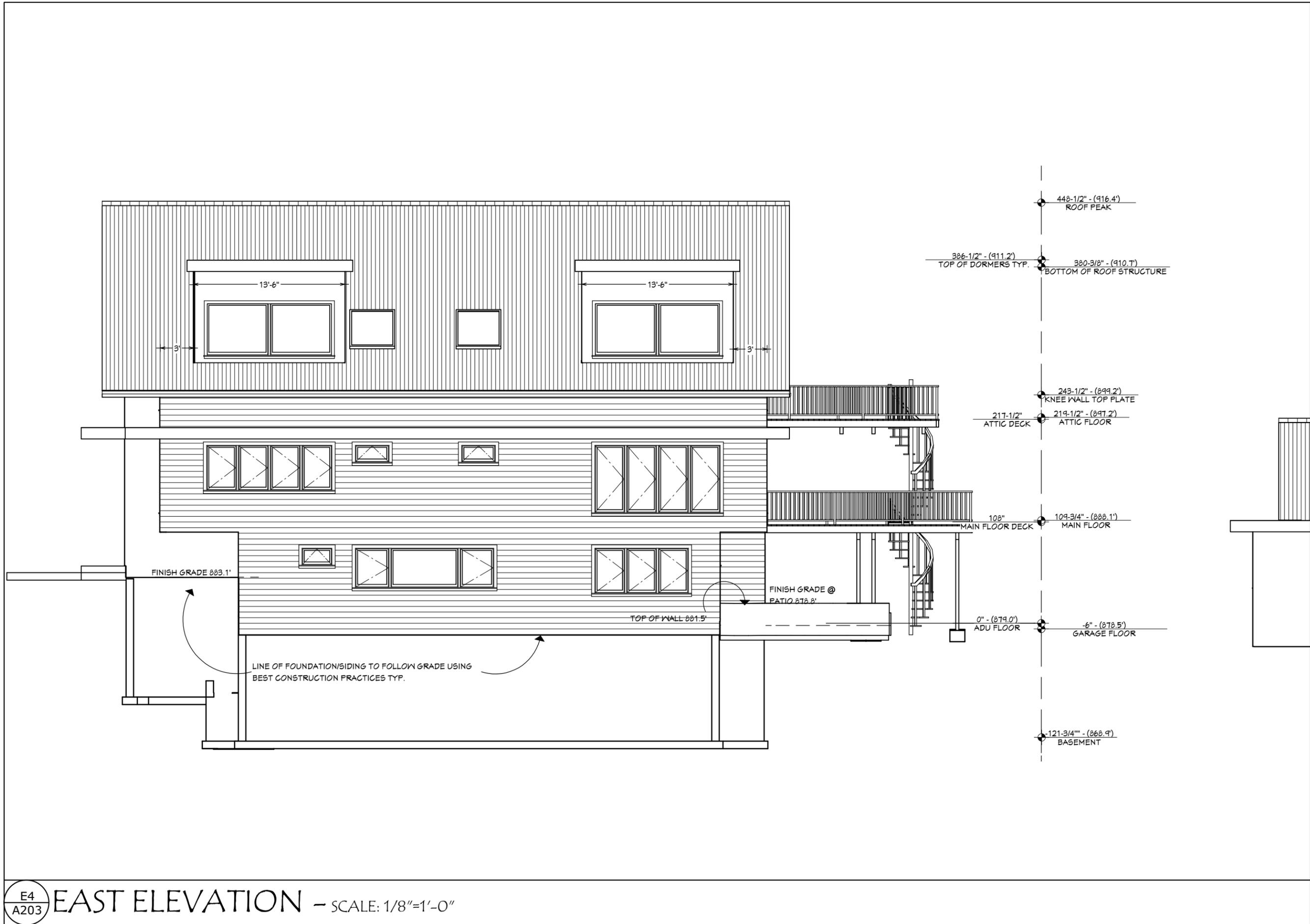
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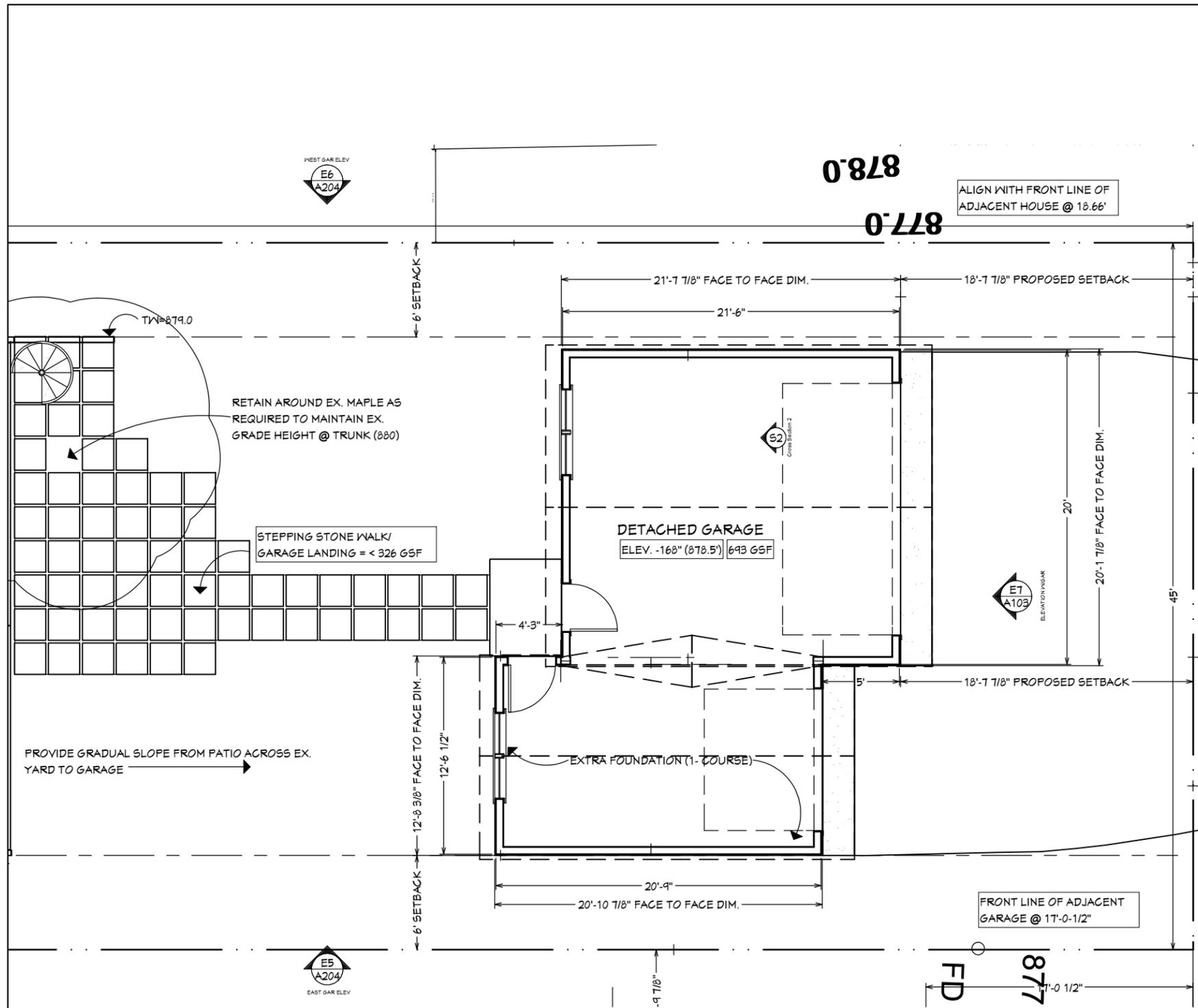
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E4
 A203 EAST ELEVATION - SCALE: 1/8"=1'-0"

A-203



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PROJECT DESCRIPTION:
 2631 SUNSET BOULEVARD
 MINNEAPOLIS, MN 55416

Issue Date: VARIANCE 2015.10.28
 VARIANCE REVISIONS 2015.12.08
 FINAL VARIANCE 2015.12.16

REV. NO.	DESCRIPTION	BY	DATE

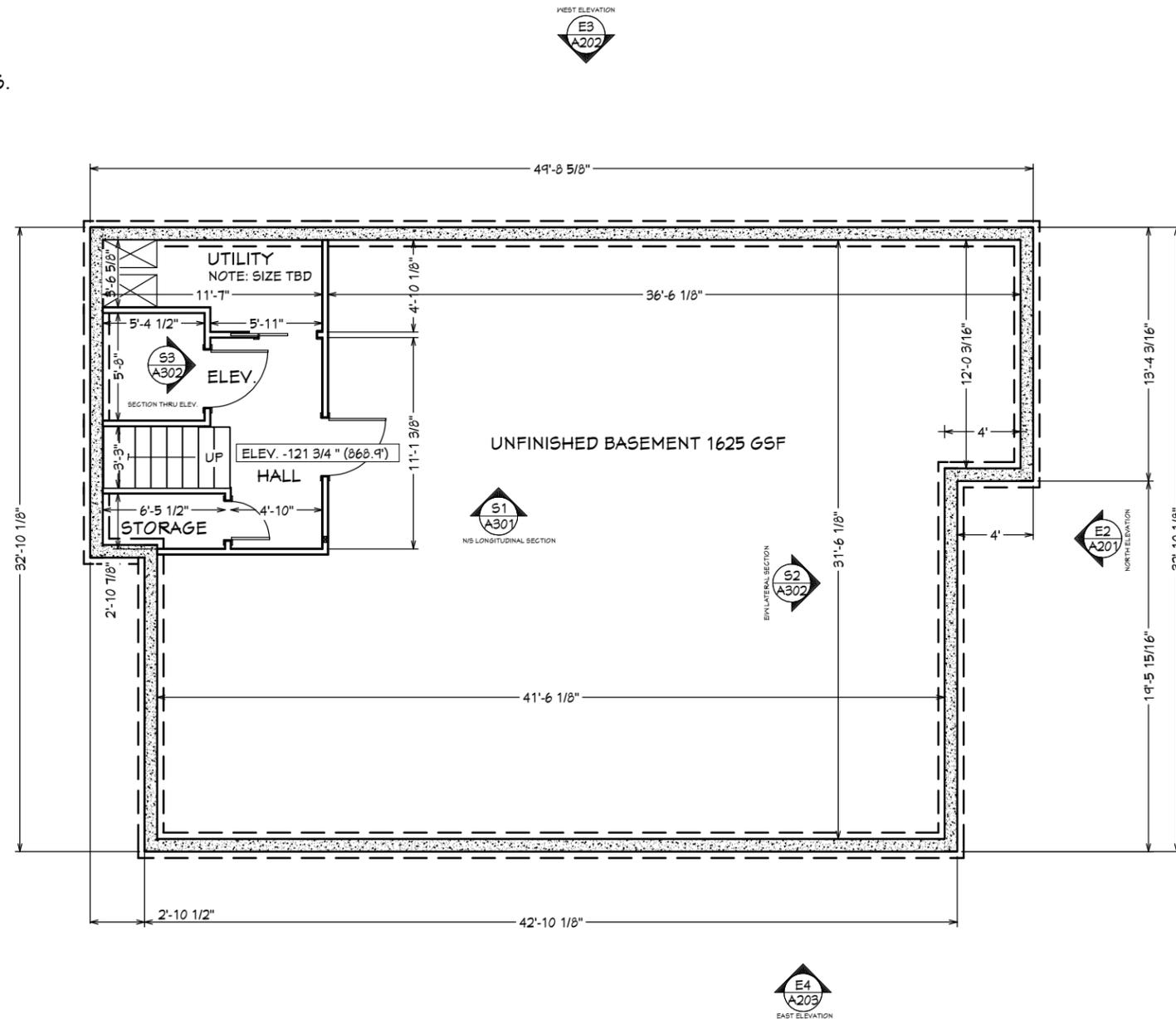
CONSULTANTS:
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 Bunkers and Associates, LLC
 651-366-2853

Contractor Tom Campion

Probe Engineering Co., Inc.
 1000 E. 146th St.-Suite 240
 Burnsville, MN 55337

BASEMENT NOTES:

- ALL DIMENSIONS SHOWN ARE TO FRAMING BASED UPON BEST CONSTRUCTION PRACTICES UNO.
- FINISH FACE TO FACE DIMENSIONS SHOWN ON SITE PLAN ONLY.
- BASEMENT FLOOR LEVEL IS FULLY BELOW GRADE.
- FOUNDATION BELOW MAIN ENTRY IS CRAWLSPACE.
- BASEMENT ELEVATION = 868.9'
- BASEMENT FLOOR TO STAIR LANDING HEIGHT = +60-7/8"
- BASEMENT TO ADU LEVEL: FLOOR TO FLOOR HEIGHT = +121-3/4"
- ACTUAL SIZE OF UTILITY ROOM TBD W/MECHANICAL SUB-CONTRACTOR.
- LOCATION OF RADON SYSTEM/PIPING TBD W/MECHANICAL SUB-CONTRACTOR.
- SIZE OF VERTICAL DUCTS TBD W/MECHANICAL SUB-CONTRACTOR.
- LOCATION OF ELECTRICAL PANEL TBD W/ELECTRICAL SUB-CONTRACTOR.
- ELEVATOR PIT REQUIREMENTS TBD W/ELEVATOR MANUFACTURER.
- FINAL LOCATION OF STRUCTURAL POSTS TBD W/FINAL STRUCTURAL DRAWINGS.



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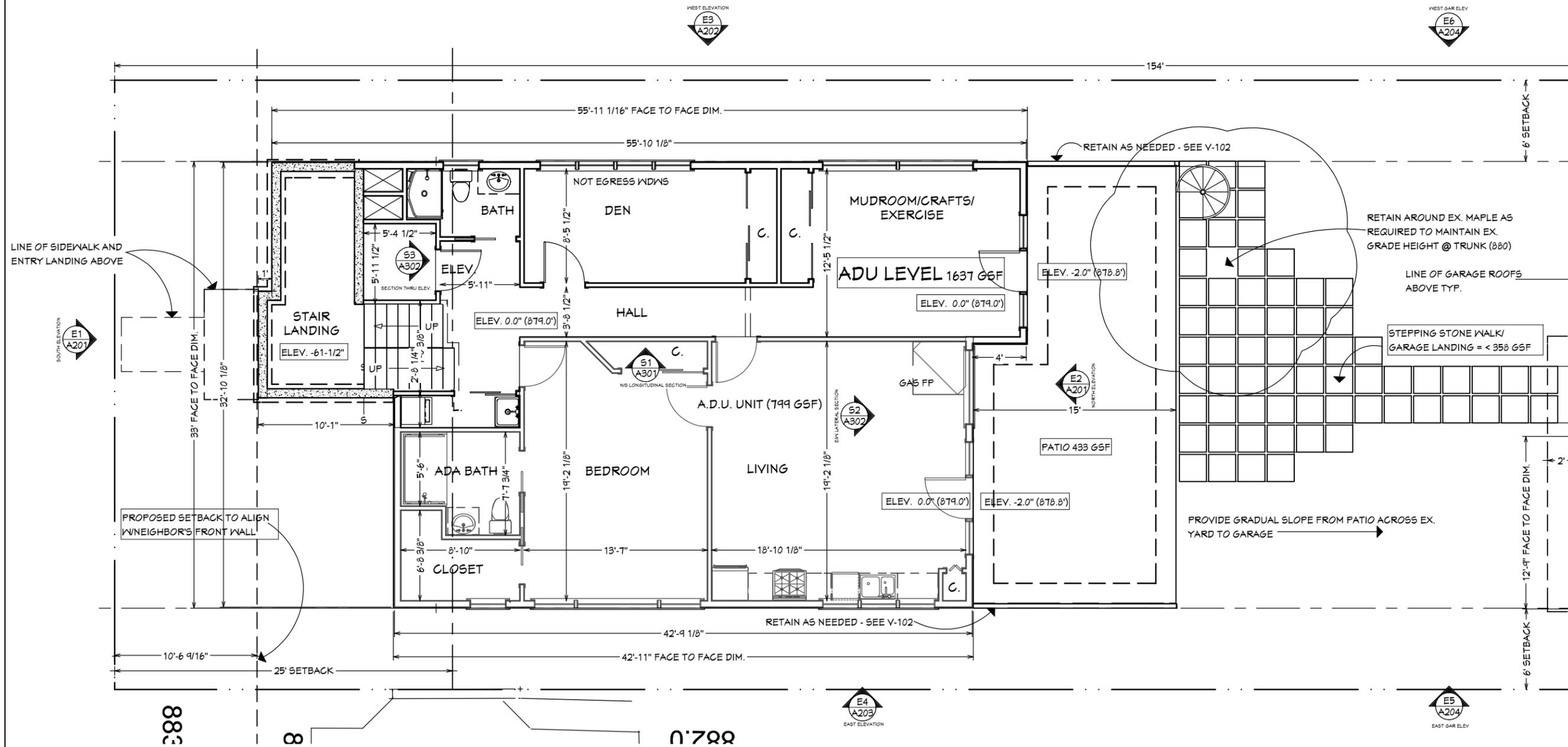
ADU LEVEL NOTES:

ALL DIMENSIONS SHOWN ARE TO FRAMING BASED UPON STANDARD BEST CONSTRUCTION PRACTICES UNO
FINISH FACE TO FACE DIMENSIONS SHOWN ON SITE PLAN ONLY

ADU LEVEL ELEVATION = 879.0'

ADU LEVEL TO ENTRY LANDING FLOOR TO FLOOR HEIGHT = +61-1/2" (NOTE THIS IS NOT HALFWAY POINT VERTICALLY)

ADU LEVEL TO MAIN LEVEL FLOOR TO FLOOR HEIGHT = +109-3/4"



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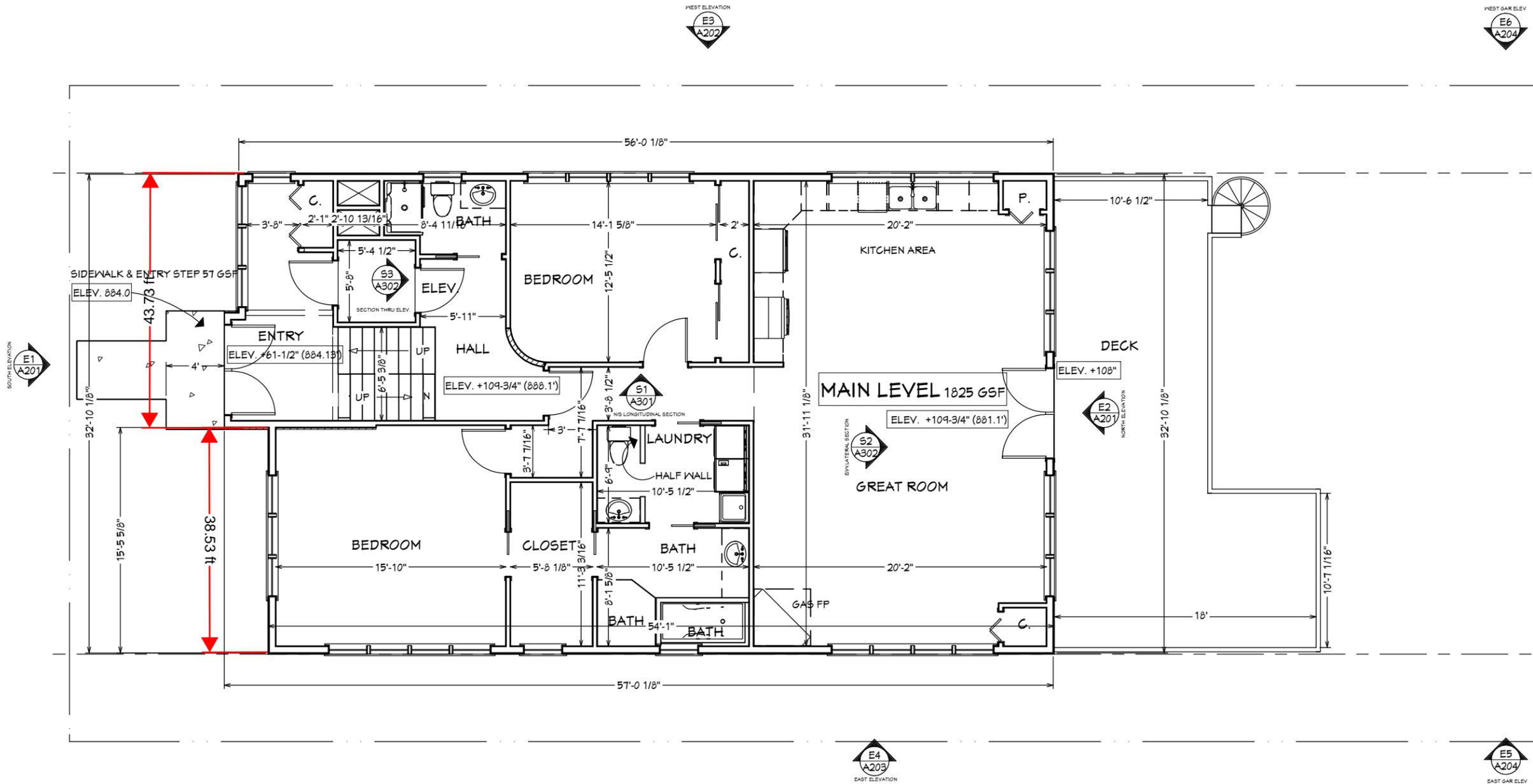
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NOTES:

ALL DIMENSIONS SHOWN ARE TO FRAMING BASED UPON STANDARD BEST CONSTRUCTION PRACTICES UNO
 FINISH FACE TO FACE DIMENSIONS SHOWN ON SITE PLAN ONLY
 EXTERIOR ENTRY STOOP ELEVATION = 884.0' +/-
 ENTRY FOYER ELEVATION = 884.13'
 MAIN LEVEL ELEVATION = 888.1'
 ENTRY FOYER LANDING TO MAIN LEVEL FLOOR TO FLOOR HEIGHT = +48-1/4 (NOTE THIS IS NOT HALFWAY POINT VERTICALLY)
 MAIN LEVEL TO ATTIC LEVEL FLOOR TO FLOOR HEIGHT = +109-3/4"



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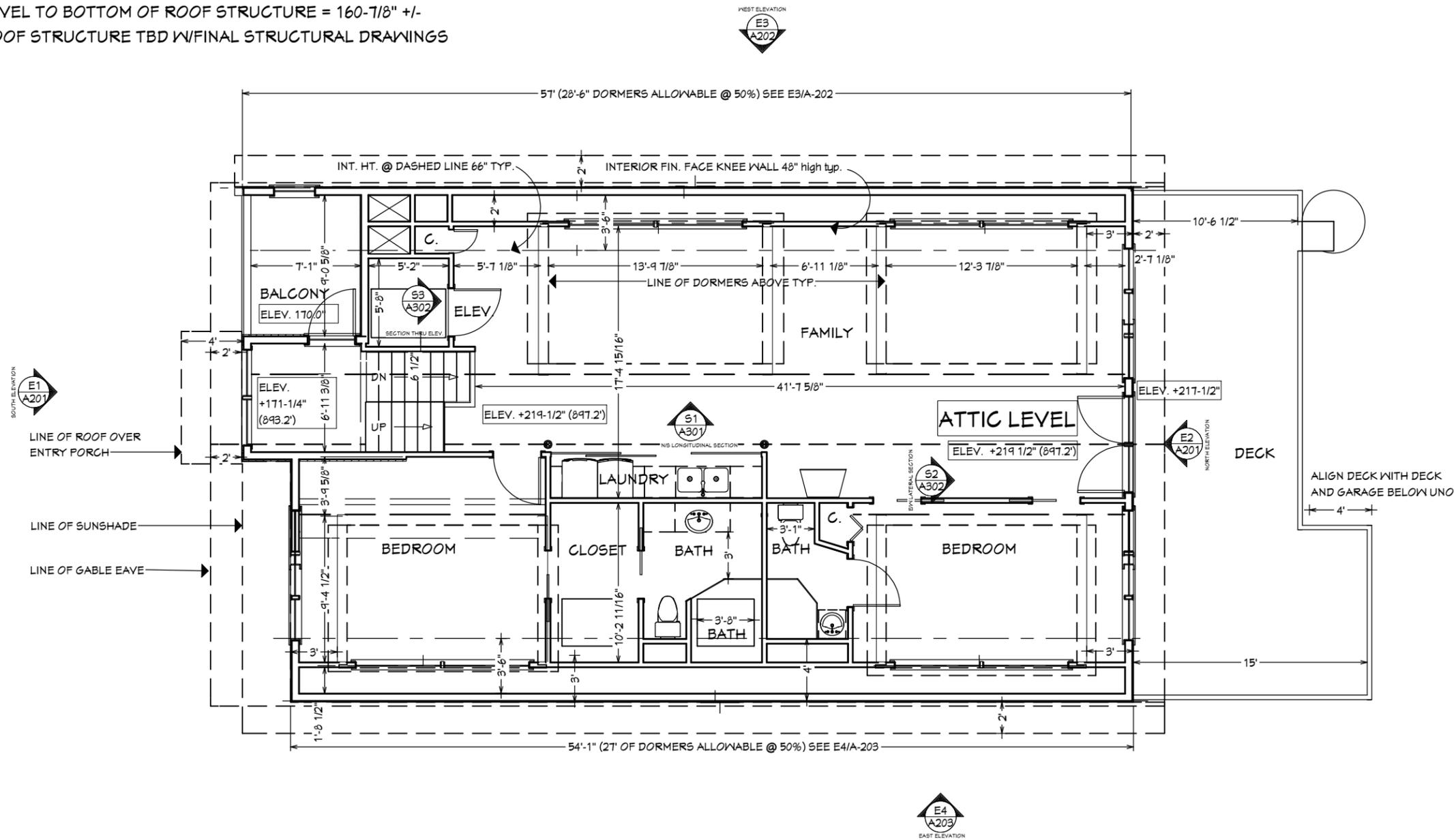
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1/A105 MAIN (ENTRY) LEVEL FLOOR PLAN - SCALE: 1/8"=1'-0"

NOTES:

ALL DIMENSIONS SHOWN ARE TO FRAMING BASED UPON STANDARD BEST CONSTRUCTION PRACTICES UNO.
 FINISH FACE TO FACE DIMENSIONS SHOWN ON SITE PLAN ONLY.
 ATTIC LANDING ELEVATION = 893.2'
 ATTIC LEVEL ELEVATION = 897.2'
 MAIN LEVEL TO ATTIC LANDING = 61-1/2"
 ATTIC LANDING TO ATTIC FLOOR TO FLOOR = 48-1/4" (NOTE THIS IS NOT HALFWAY POINT VERTICALLY)
 MAIN FLOOR TO ATTIC FLOOR TO FLOOR HEIGHT = +109-3/4"
 ATTIC LEVEL TO BOTTOM OF ROOF STRUCTURE = 160-7/8" +/-
 FINAL ROOF STRUCTURE TBD W/FINAL STRUCTURAL DRAWINGS



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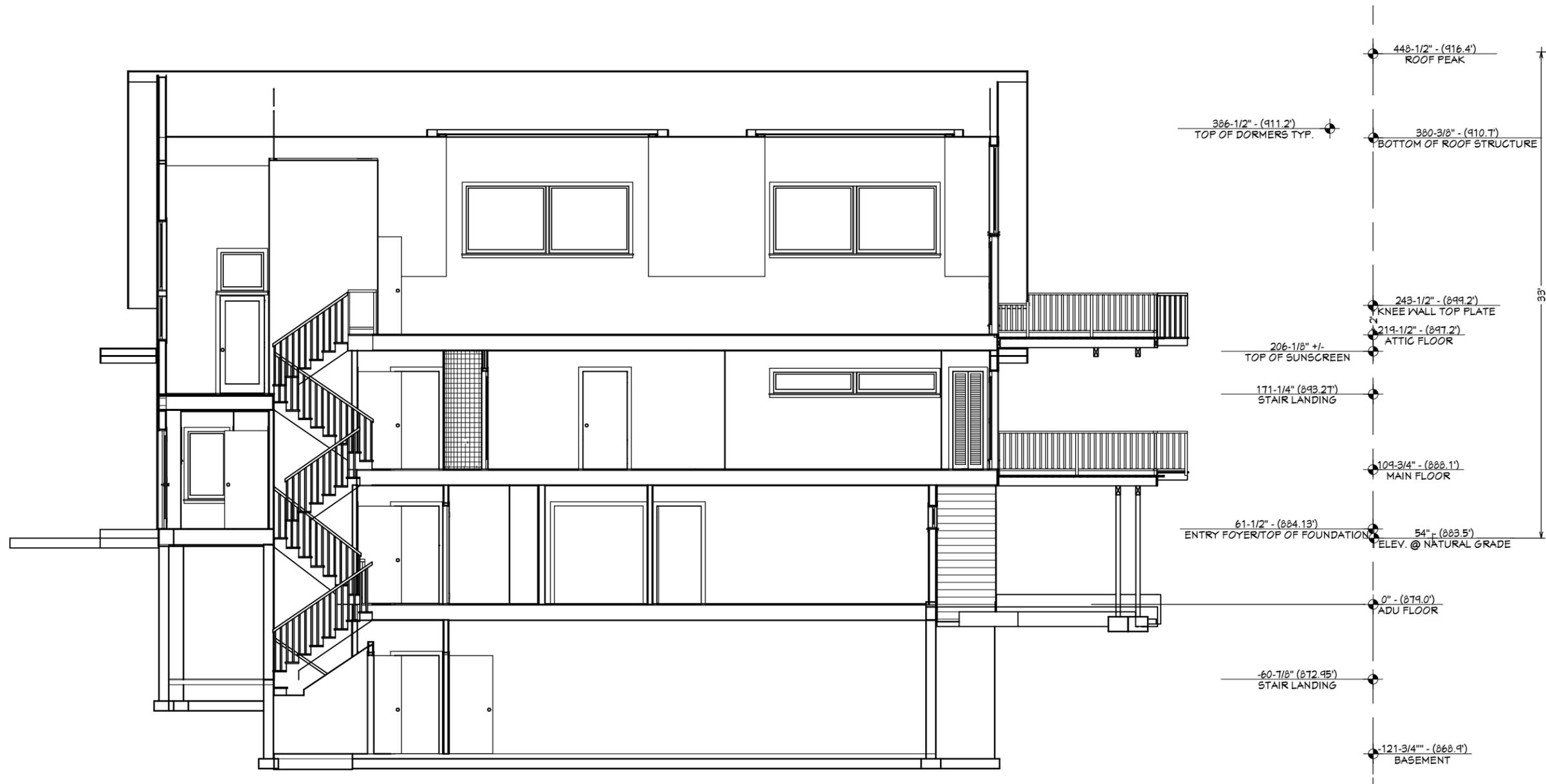
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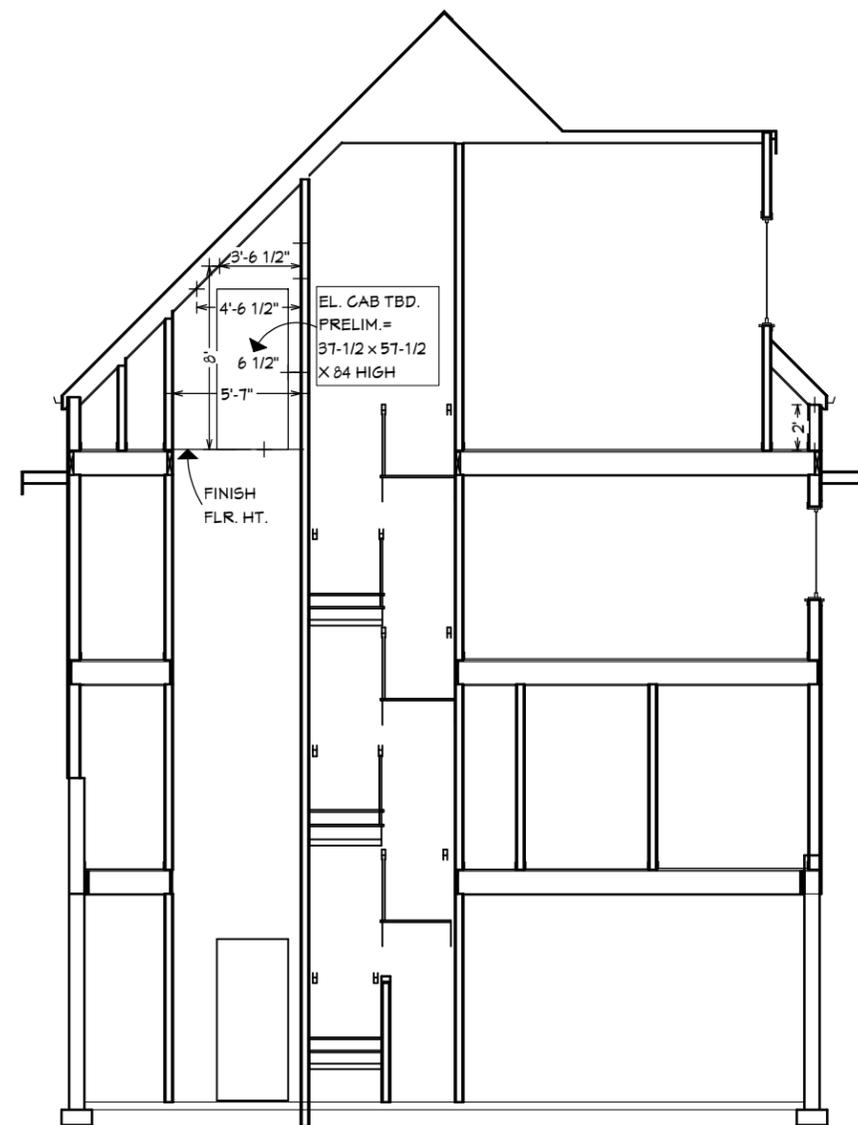
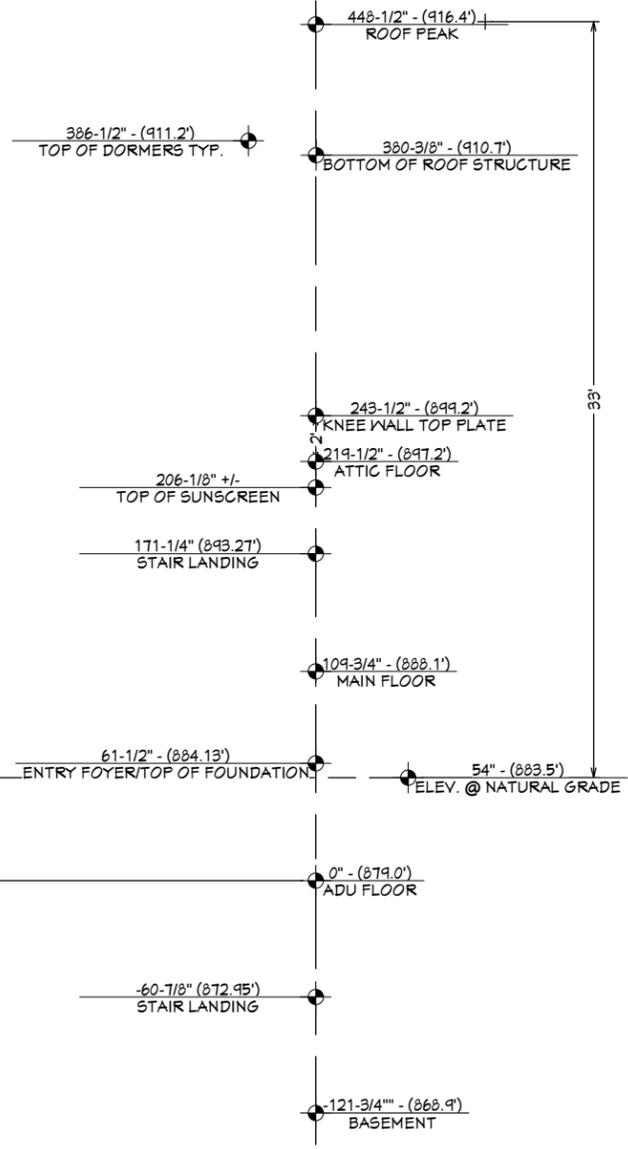
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S2
A302

E/W LATERAL SECTION - SCALE: 1/8"=1'-0"

S3
A302

SECTION THRU ELEV. - SCALE: 1/8"=1'-0"

A-302



IMAGE FROM ST. PAUL AVENUE

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IMAGE FROM SUNSET BOULEVARD

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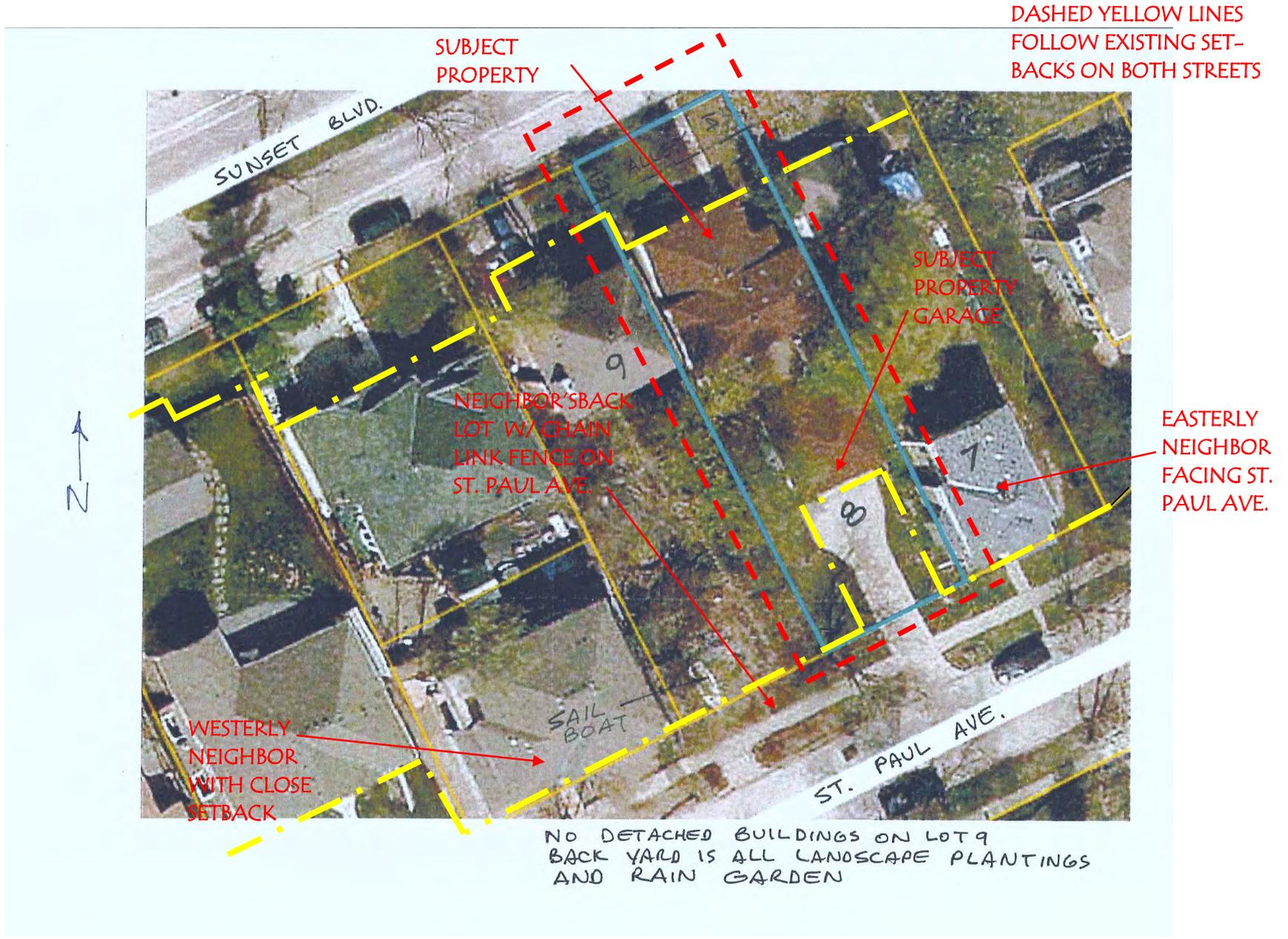
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SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



AERIAL VIEW OF SUBJECT AND NEIGHBORING PROPERTIES SHOWING ATYPICAL SETBACKS

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



STREET VIEW OF SUBJECT AND NEIGHBORING PROPERTIES CURRENTLY ALONG ST. PAUL AVENUE.

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



BACK OF
NEIGHBOR'S HOUSE
ON SUNSET BLVD.
AND YARD

CLOSEUP OF EXIST-
ING SUBJECT PROP-
ERTY GARAGE

CLOSE-UP OF SUBJECT PROPERTY'S EXISTING GARAGE WITH ~53' SETBACK AND BACK OF WESTERLY NEIGHBOR'S HOUSE (FACING SUNSET BLVD.) AND BACKLOT FACING ST. PAUL AVE.

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



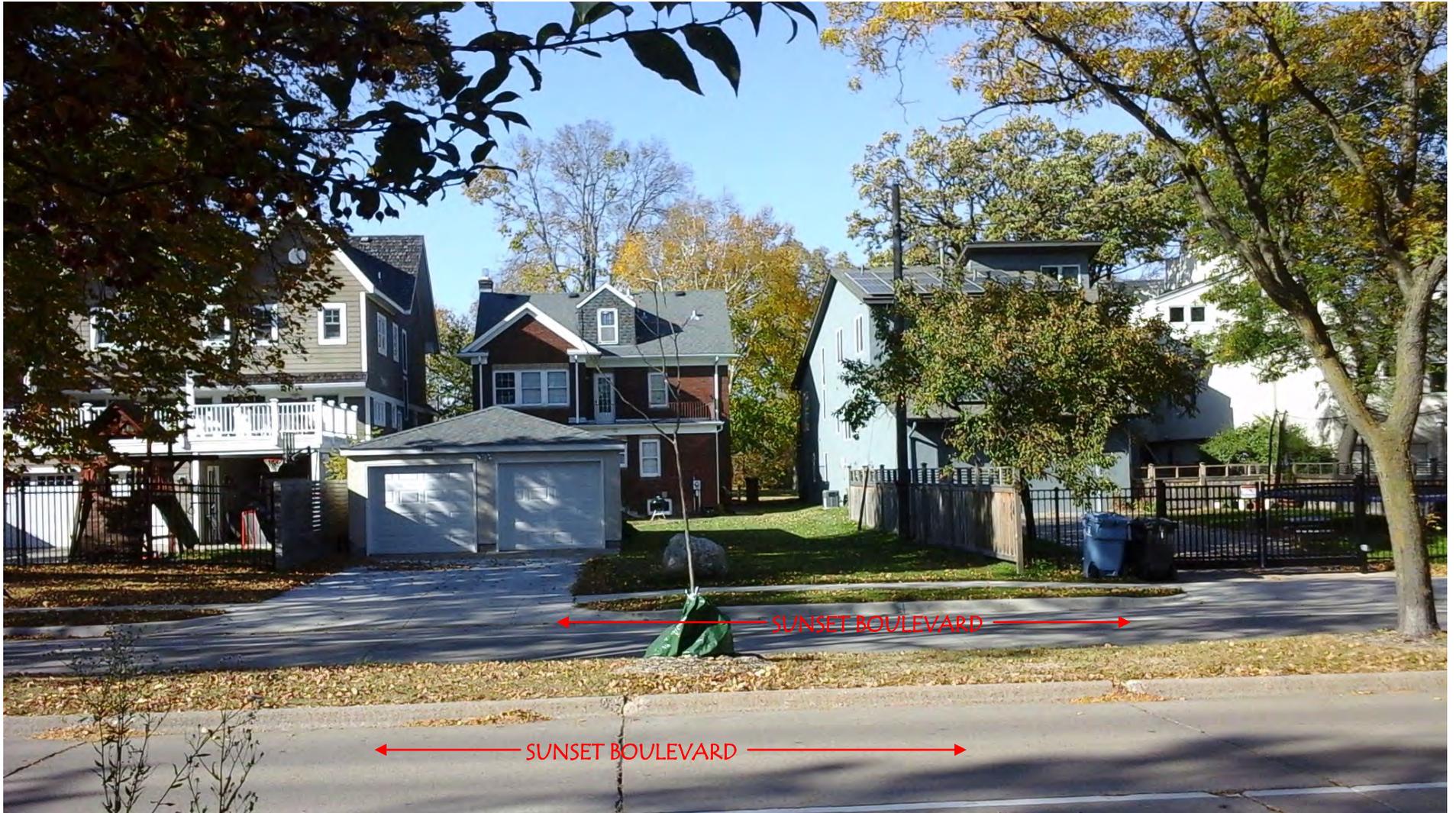
VIEW OF EASTERLY NEIGHBOR'S FRONT YARD SETBACK ON ST. PAUL AVENUE. VARIANCE PROPOSAL REQUESTS TO ALIGN WITH THIS NEXT DOOR HOME.

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



ADDITIONAL CLOSE NEIGHBORING SETBACKS ALONG ST. PAUL AVENUE

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



VIEW FROM SUBJECT PROPERTY ACROSS SUNSET BOULEVARD; TYPICAL ALONG THIS BOULEVARD IS GARAGE ACCESS TO HOMES ON SUNSET BOULEVARD AND THOSE FRONTING ON CEDAR LAKE AVENUE.

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



TYPICAL CLOSE GARAGE SETBACKS ALONG SUNSET BOULEVARD VERY NEAR SUBJECT PROPERTY

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



NEXT DOOR NEIGHBOR WITH ~17' GARAGE SETBACK ALONG SUNSET BOULEVARD. VARIANCE REQUESTS NEW HOME'S GARAGE SETBACK OF 18.05' TO ALIGN WITH EXISTING SUBJECT PROPERTY FRONT FAÇADE.

SUBJECT PROPERTY CURRENTLY 2631 SUNSET BOULEVARD (TO FACE ST. PAUL AVE. IN FUTURE NEW CONSTRUCTION)



SUBJECT PROPERTY EXISTING FRONT SHOWING NEXT DOOR NEIGHBOR'S ~13' PORCH SETBACK ALONG SUNSET BOULEVARD. VARIANCE REQUESTS NEW HOME'S GARAGE SETBACK OF 18.05' TO ALIGN WITH EXISTING HOME ON SUBJECT PROPERTY AS SHOWN.

To whom it may concern,

This letter is to introduce myself and inform you of our intentions with respect to property address 2631 Sunset Blvd. Mpls. Mn. 55416

My Mother (Milada DeWitt) and I have been long term owner occupants of the neighborhood and are excited about our new home venture.

The property at 2631 Sunset Boulevard is zoned R1 and located in the Cedar Isles Shore land Overlay District; it is a through lot connecting Sunset Boulevard with St. Paul Avenue.

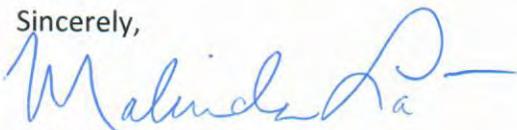
The proposed project is to tear down the existing buildings and build a new single family home in keeping with the neighborhood fabric as the housing stock has, and will continue to, gradually change over time. The intent is to reorient the new home so it home faces and enters from St. Paul Avenue and the detached garage access is from Sunset Boulevard. The residence will have a split level entry on St. Paul Avenue to take advantage of the natural drop in the site and align with the existing setback of the neighboring home on the east. The entry façade will be 2-1/2 stories high with a gabled front and side dormers; it will meet the City height requirements above natural grade. The main floor is one-half level above the entry, and an Accessory Dwelling Unit (A.D.U.) for a senior relative will be one-half level below the entry.

A single story two car gabled garage will be accessed from Sunset Boulevard and align with the existing setback of the garage on the property to the east and slightly back from the home with tuck under garage on the west. The second single stall garage is also accessed from Sunset Boulevard but is located further into the site to enhance access for the occupant of the Accessory Dwelling Unit.

Setback variances are being sought in order to align with one neighbor's front façade on St. Paul Ave. and the same neighbor's garage on Sunset Boulevard to maintain a consistent site line along both streets.

We look forward to working with you!

Sincerely,



Malinda Launert

2794 Xerxes Ave S Mpls Mn 55416

612-802-2527

info@malindalaunert.com

10/23/15

To whom it may concern,

I (Milada DeWitt) the owner of record at 2631 Sunset Blvd. Mpls. Mn.55416

Authorize Malinda Launert to represent me in the complete process for building a new home on said property.

Milada DeWitt

Milada DeWitt