

LAND USE APPLICATION SUMMARY

Property Location: 2401 Sheridan Avenue South
Project Name: 2401 Sheridan Avenue South Accessory Dwelling Unit
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Laureen Carlson
Project Contact: Laureen Carlson
Request: To allow a detached accessory dwelling unit for a single-family dwelling.
Required Applications:

Variance	Of the development standards for accessory dwelling units to increase the maximum allowed size of a detached accessory dwelling unit and garage from 1,000 square feet to 1,157 square feet.
Variance	Of the development standards for accessory dwelling units to reduce the minimum 3 foot setback requirement of a detached accessory dwelling unit adjacent to interior and rear lot lines to 1 foot adjacent to the east lot line and to 1.7 feet adjacent to the south lot line.
Variance	Of the development standards for accessory dwelling units to reduce the minimum window area required on a wall facing a street or alley from 10 percent to 8 percent.

SITE DATA

Existing Zoning	RIA Single-family District SH Shoreland Overlay District
Lot Area	5,213 square feet
Ward(s)	7
Neighborhood(s)	Kenwood
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	March 21, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 20, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a single-family dwelling. The existing dwelling was permitted for construction in 1908. The existing garage was permitted for construction in June of 2014.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominantly low-density residential.

PROJECT DESCRIPTION. The applicant is proposing to establish an accessory dwelling unit (ADU) in the existing detached garage located at the property of 2401 Sheridan Avenue South. The ADU would have habitable area at the ground level and the half-story above the garage. It would also be accessed from the ground level. The two enclosed parking spaces of the garage would also remain. The floor area of a detached ADU is not allowed to exceed 1,000 square feet, including any areas designed or intended to be used for the parking of vehicles and any half-story floor area. The proposed floor area, including the half-story, would be 1,157 square feet in area. The minimum interior side and rear yard requirements for a detached ADU is not less than three feet. An interior side yard is required adjacent to the south lot line, where the existing garage is set back 1.7 feet. A rear yard is required adjacent to the east lot line, where the garage is setback one foot. On walls of a detached ADU facing a street or alley, not less than 10 percent of the total area of the façade must be windows. The amount of windows on the walls facing the street and alley is only 8 percent of the total area of each façade. The applicant is requesting variances for each of these development standards. Upon approval of the variances, the administrative ADU application process will need to be completed and any necessary building permits must be obtained before the ADU can be established.

RELATED APPROVALS. The building permit for the existing detached garage was issued several weeks before the ordinance amendment to revise the zoning code to allow ADUs citywide was introduced by the City Council. The City Council did not adopt the ADU zoning code amendment until December 2014. According to the inspections records for the garage, construction was nearly complete by the time the ordinance was adopted.

Planning Case #	Application	Description	Action
BZZ-6614	Administrative increase for garage height	Detached garage height increased to 15.5 feet	Approved on 6/3/14

PUBLIC COMMENTS. Comments have been received from the neighborhood group, Kenwood Isles Area Association, and are attached to this report. Any additional correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the development standards for accessory dwelling units to increase the maximum allowed size of a detached accessory dwelling unit and garage from 1,000 square feet to 1,157 square feet based on the following findings:

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

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant is proposing to convert part of the existing garage to include an ADU. The garage has a footprint of 672 square feet with a half-story above. Although recently constructed, it was under construction when the ADU ordinance was adopted. The garage was approved administratively and is in compliance with the maximum allowed size for a detached accessory structure without an ADU. However, the development standards for an ADU require that the floor area of the half-story be included in the maximum floor area allowed. By including the half-story floor area, the maximum allowed size would be exceeded by 157 square feet. These circumstances have not been 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.*

In general, standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures. The intent of limiting the size is to ensure that the detached ADU fits in with the character of low-density residential areas. The applicant is proposing to convert part of the existing garage to include an ADU. No additional building bulk is proposed to establish the ADU. The existing structure is in compliance with the maximum allowed size for a detached accessory structure without an ADU. The request is reasonable and in keeping with the ordinance and the comprehensive plan.

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

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The applicant is proposing to convert part of the existing garage to include an ADU. No additional building bulk is proposed to establish the ADU. The existing structure is in compliance with the maximum allowed size for a detached accessory structure without an ADU. The size of the existing garage is compatible with the scale and character of the surrounding residential neighborhood. The exterior of the garage is also compatible with the exterior of the principal dwelling. The primary exterior material of each structure is stucco and both structures also have hip roofs. If granted, the proposed variance would not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed conversion complies with current building codes.

Additional Standards for Variances within the SH Shoreland Overlay District

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

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

Conversion of an existing structure to allow the ADU is proposed. No exterior construction is proposed. When the garage was constructed, a retaining wall was also established to prevent soil erosion.

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

Lake of the Isles is the protected water in this location. The detached structure is not visible from the lake due to existing development and vegetation.

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

This standard is not applicable for the proposed development.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the development standards for accessory dwelling units to reduce the minimum 3 foot setback requirement of a detached accessory dwelling unit adjacent to interior and rear lot lines to 1 foot adjacent to the east lot line and to 1.7 feet adjacent to the south lot line based on the following findings:

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

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. A detached structure with an ADU is required to be setback at least 3 feet from any interior side and rear lot lines. The applicant is proposing to convert part of the existing garage to include an ADU. Adjacent to the south interior side lot line, the structure is set back 1.7 feet. Adjacent to the east rear lot line, the structure is set back one foot. The garage was approved administratively and is in compliance with the minimum setback requirements for a detached accessory structure without an ADU. Although recently constructed, it was under construction when the ADU ordinance was adopted. These circumstances have not been 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.*

In general, standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures. The intent of requiring a minimum setback of 3 feet from interior side and rear lot lines is to provide adequate light, air, open space and separation of uses. A detached garage is located adjacent to the south side of the subject garage and is set back 2.4 feet from the shared lot line. A public alley is located to the east. The subject garage is set into the hill. The part of the ADU on the ground level only has west-facing windows. Adjacent to the alley, the parking garage is on the ground level and the ADU would only be on the half-story level where it would not be negatively impacted by alley traffic. The upper level of the ADU appears to have adequate access to light and air. The reduction of the setback requirement also would not affect adjacent properties access to light, air and open space. The request is reasonable and in keeping with the ordinance and the comprehensive plan.

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

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. A detached garage is located adjacent to the south side of the subject garage and is set back 2.4 feet from the shared lot line. A public alley is located to the

east. The garage was approved administratively and is in compliance with the minimum setback requirements for a detached accessory structure without an ADU. The existing setbacks are compatible with the character of the area and the reduction of the setback requirement also would not affect adjacent properties access to light, air and open space. If granted, the proposed variance would not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed conversion complies with current building codes.

Additional Standards for Variances within the SH Shoreland Overlay District

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

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

Conversion of an existing structure to allow the ADU is proposed. No exterior construction is proposed. When the garage was constructed, a retaining wall was also established to prevent soil erosion.

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

Lake of the Isles is the protected water in this location. The detached structure is not visible from the lake due to existing development and vegetation.

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

This standard is not applicable for the proposed development.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the development standards for accessory dwelling units to reduce the minimum window area required on a wall facing a street or alley from 10 percent to 8 percent based on the following findings:

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

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. A detached structure with an ADU is subject to minimum window requirements for facades that face an alley or a street. At least 10 percent of the total façade area of each wall must be windows. On the façade facing 24th Street, at least 25 square feet of windows are required. The existing amount of windows is 20 square feet, or 8 percent of the total façade area (please note that windows in doors are not counted towards meeting the minimum requirement). On the façade facing the public alley, at least 23 square feet of windows are required. The existing amount of windows is 19 square feet, or 8 percent of the total façade area. The applicant is proposing to convert part of the existing garage to include an ADU. The garage was approved administratively before the ADU ordinance was adopted. For a detached accessory structure without an ADU, there are no minimum window requirements. These circumstances have not been 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.*

In general, standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures. The intent of the minimum window requirements for ADUs is to increase natural surveillance and security of adjacent outdoor spaces and to create visual interest. Most of the street and alley facades are adjacent to the parking garage. Adding windows in the parking garage would add little, if any, natural surveillance opportunities to increase security of the surrounding area. Although the alley and street facing facades are slightly deficient on meeting the window requirements, a comparable amount of windows also exist on the west and south sides of the part of the structure that would be converted to the ADU. Because there are windows on all sides of the structure, there would be adequate opportunities for natural surveillance and sufficient visual interest exists. The request is reasonable and in keeping with the ordinance and the comprehensive plan.

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

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity and would not be detrimental to the health, safety or welfare of the public or those utilizing the property. Most of the street and alley facades are adjacent to the parking garage. Adding windows in the parking garage would add little, if any, natural surveillance opportunities to increase security of the surrounding area. Although the alley and street facing facades are slightly deficient on meeting the window requirements, a comparable amount of windows also exist on the west and south sides of the part of the structure that would be converted to the ADU. Because there are windows on all sides of the structure, there would be adequate opportunities for natural surveillance and sufficient visual interest exists.

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.*
 Conversion of an existing structure to allow the ADU is proposed. No exterior construction is proposed. When the garage was constructed, a retaining wall was also established to prevent soil erosion.
2. *Limiting the visibility of structures and other development from protected waters.*
 Lake of the Isles is the protected water in this location. The detached structure is not visible from the lake due to existing development and vegetation.
3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

This standard is not applicable for the proposed development.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Laureen Carlson for the properties located at 2401 Sheridan Avenue South:

A. Variance of the accessory dwelling unit standards for maximum size.

Recommended motion: **Approve** the application for a variance of the development standards for accessory dwelling units to increase the maximum allowed size of a detached accessory dwelling unit and garage from 1,000 square feet to 1,157 square feet, subject to the following conditions:

1. All site improvements shall be completed by April 21, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

B. Variance of the accessory dwelling unit standards for setbacks.

Recommended motion: **Approve** the application for a variance of the development standards for accessory dwelling units to reduce the minimum 3 foot setback requirement of a detached accessory dwelling unit adjacent to interior and rear lot lines to 1 foot adjacent to the east lot line and to 1.7 feet adjacent to the south lot line, subject to the following conditions:

1. All site improvements shall be completed by April 21, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

C. Variance of the accessory dwelling unit standards for window requirements.

Recommended motion: **Approve** the application for a variance of the development standards for accessory dwelling units to reduce the minimum window area required on a wall facing a street or alley from 10 percent to 8 percent, subject to the following conditions:

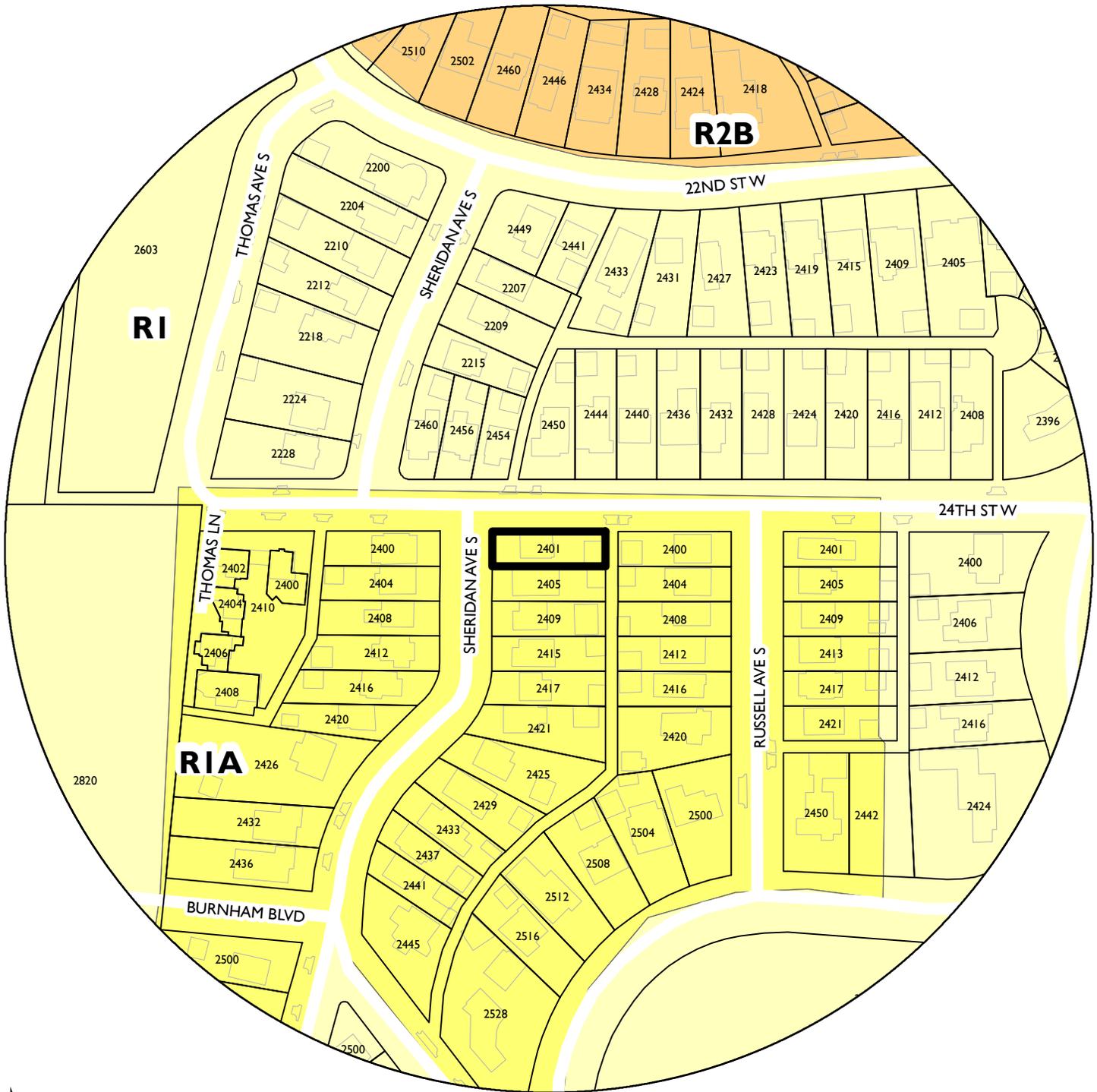
1. All site improvements shall be completed by April 21, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Site plan
4. Existing floor plans
5. Building elevations
6. Proposed floor plan modifications
7. Photos
8. Comments received

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2401 Sheridan Avenue South

FILE NUMBER

BZZ-7618

**2401 Sheridan Avenue South
Variance Findings
Submitted by Laureen Carlson and Phil Nordberg
April 10, 2016 – Revision 2**

Reason for Variances: Converting existing 1.5 story garage to ADU. Three variance waivers requested. Requests and responses below:

VARIANCE – Required Set Back from Property Line

Practical difficulties exist in complying with the ordinance.

Findings: The ADU is being converted from an existing garage. The exterior walls are load bearing. It is not possible to increase the property line set back on the south and east sides of the garage, as it would require rebuilding the entire structure.

As owners, our intent is to use the property in a manner that is in keeping with the intent of the ordinance and the comprehensive plan.

Findings: We will continue to live on the property. The ADU is intended to function as a small apartment for aging parents or adult children.

The requested variance will not alter the essential character of the neighborhood, nor will it hinder the use or enjoyment of other properties in the vicinity.

Findings: We are converting an existing building. We are not altering the footprint.

SHORELAND OVERLAY DISTRICT OR CRITICAL AREA OVERLAY DISTRICT VARIANCE:

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

Finding: We are converting an existing building. There will be no new soil erosion or pollution to public waters during or after construction.

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

Findings: The garage is in an alley with no site lines to protected water. We will not be limiting any site lines or visibility for anyone in our neighborhood.

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

Findings: This question is not relevant.

VARIANCE – ADU Standards – 1,000 SQUARE FEET MAX

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property.

Findings: The ADU is being converted from an existing garage. At the time of construction, the ADU law had not been passed, nor had the requirements been published. We did not exceed the square footage requirement intentionally. The circumstance for requesting this variance is not based on economic considerations alone.

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.

Findings: We will continue to live on the property. The ADU is intended to function as a small apartment for aging parents or adult children.

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.

Findings: We are converting an existing building. We are not altering the footprint.

SHORELAND OVERLAY DISTRICT OR CRITICAL AREA OVERLAY DISTRICT VARIANCE:

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

Finding: We are converting an existing building. There will be no new soil erosion or pollution to public waters during or after construction

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

Findings: The garage is in an alley with no site lines to protected water. We will not be limiting any site lines or visibility for anyone in our neighborhood.

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

Findings: This question is not relevant.

VARIANCE – Window Square footage requirements variance

Practical difficulties exist in complying with the ordinance.

Findings: The ADU is being converted from a 1.5 story existing garage. We currently have five windows facing 24th Street. The square footage of the five windows totals 20 feet. The ordinance calls for 25 feet. The ordinance does not allow the inclusion of garage door windows or entrance door windows, both of which make up the majority of the remaining square footage on this side of the building. We also have three windows facing the alley side. The ordinance calls for 24 square feet. The current alley side window square footage is 19 feet. The alley side of the building faces another garage. It is not within any major site lines of our neighbors.

As owners, our intent is to use the property in a manner that is in keeping with the intent of the ordinance and the comprehensive plan.

Findings: We will continue to live on the property. The ADU is intended to function as a small apartment for aging parents or adult children.

The requested variance will not alter the essential character of the neighborhood, nor will it hinder the use or enjoyment of other properties in the vicinity.

Findings: We are converting an existing building. We are not altering the footprint.

SHORELAND OVERLAY DISTRICT OR CRITICAL AREA OVERLAY DISTRICT VARIANCE:

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

Finding: We are converting an existing building. There will be no new soil erosion or pollution to public waters during or after construction.

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

Findings: The garage is in an alley with no site lines to protected water. We will not be limiting any site lines or visibility for anyone in our neighborhood.

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

Findings: This question is not relevant.

Existing Conditions Survey For:

CITY HOMES DESIGN + BUILD, LLC.

Property located in Section
32, Township 29, Range 24,
Hennepin County, Minnesota

Property Address: 2401 Sheridan Avenue South
Minneapolis, MN

Benchmark: City of Minneapolis Monument #443A
located at 21st Street West & Kenwood
Elevation = 884.28 feet

INVOICE NO. 82416
F.B.NO. 1073-47
SCALE: 1" = 20'

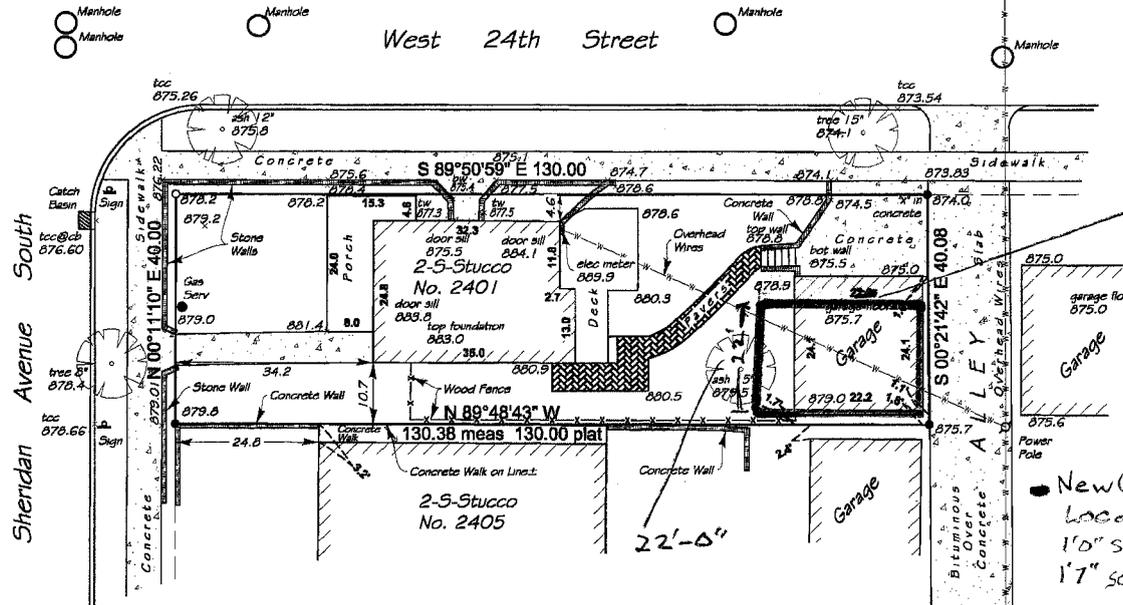
- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- - - Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ← Denotes Surface Drainage

Basis for bearings is assumed

NOTE: Proposed grades are subject to results of soil tests. Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction. Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.

NOTE: The relationship between proposed floor elevations to be verified by builder.

- Proposed Top of Block
- Proposed Garage Floor
- Proposed Lowest Floor
- Type of Building



• New Garage location
1'0" set back from alley
1'7" set back from neighbors

Handcover	
Lot area	= 5,213 sq ft ±
Building	= 833 sq ft ±
Porch	= 222 sq ft ±
Garage	= 535 sq ft ±
Concrete	= 186 sq ft ±
Deck	= 265 sq ft ±
Pavers	= 198 sq ft ±
Driveway	= 308 sq ft ±
Total	= 2,547 sq ft ±
Percentage	= 48.9%

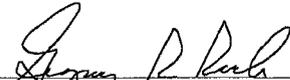
Lot 27, Block 2, Kemilworth Addition to Minneapolis
Hennepin County, Minnesota

The Gregory Group, Inc.
d.b.a.
LOT SURVEYS COMPANY
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Fax No. 560-3522
Surveyors Certificate

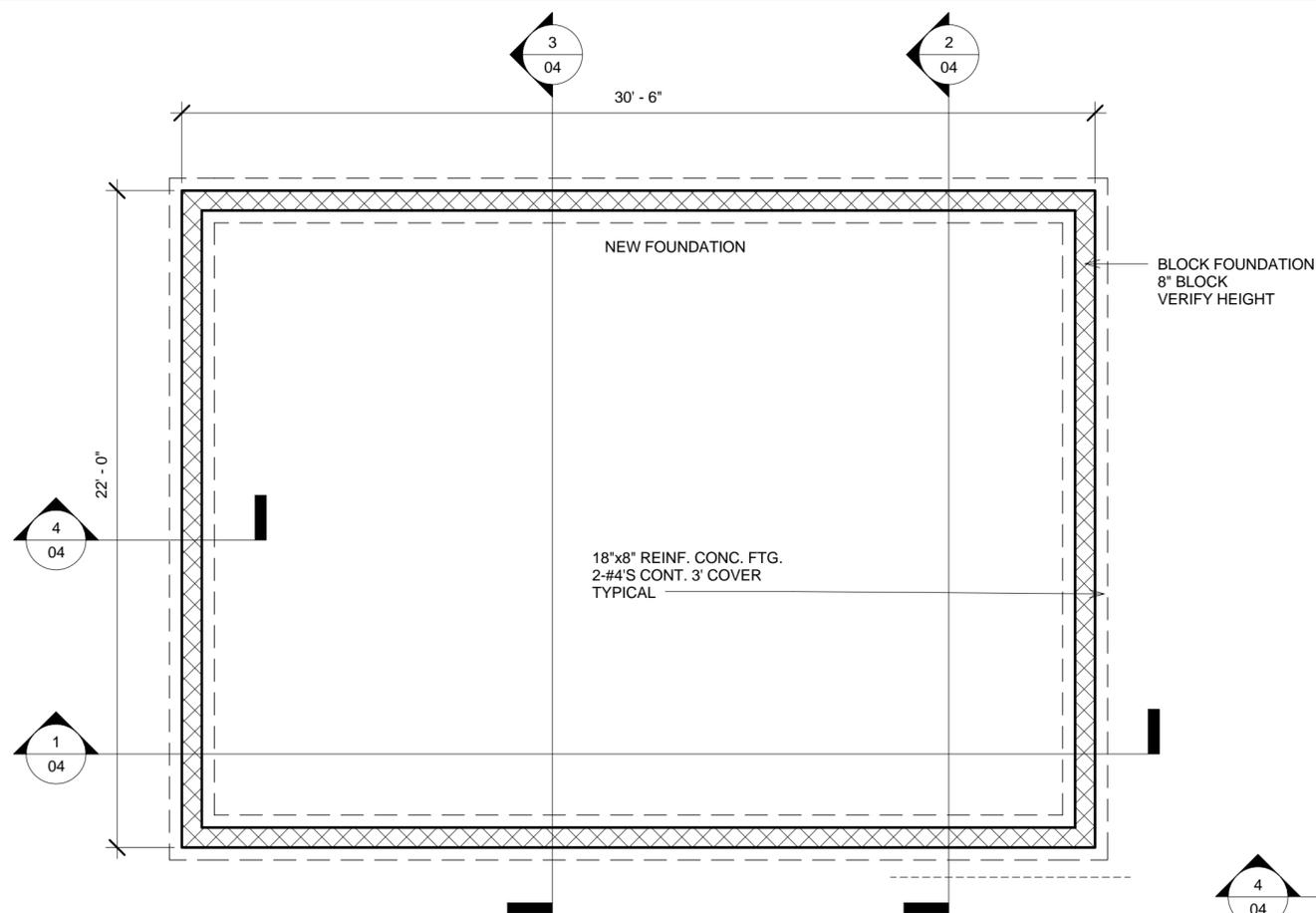
The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

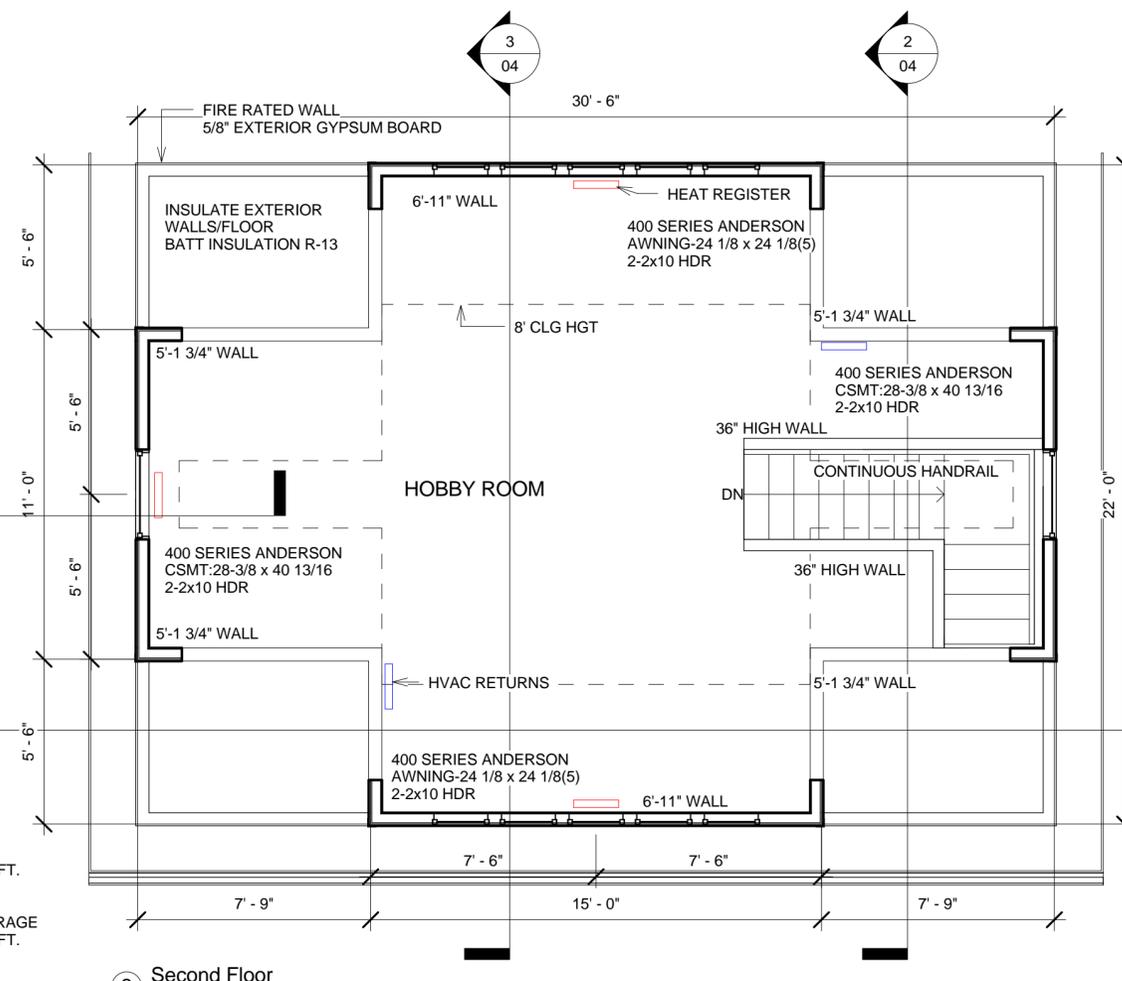
Surveyed this 2nd day of April 2014.

Signed 
Gregory R. Prasad, Minn. Reg. No. 24992

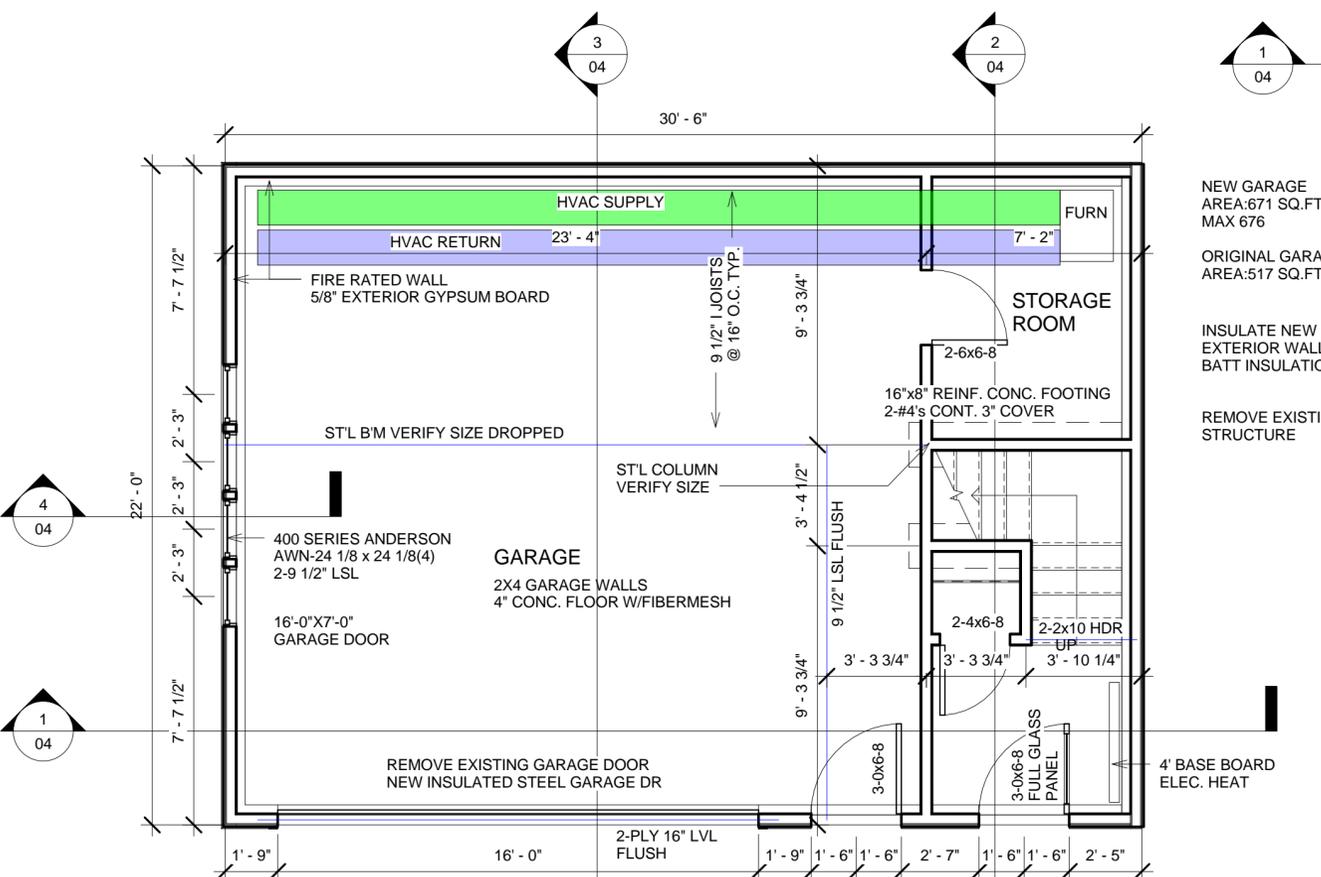
Rev	Drawn By
	J. Minson
	File Name
	k-27-2b107347m82416.dwg



① Basement
1/4" = 1'-0"



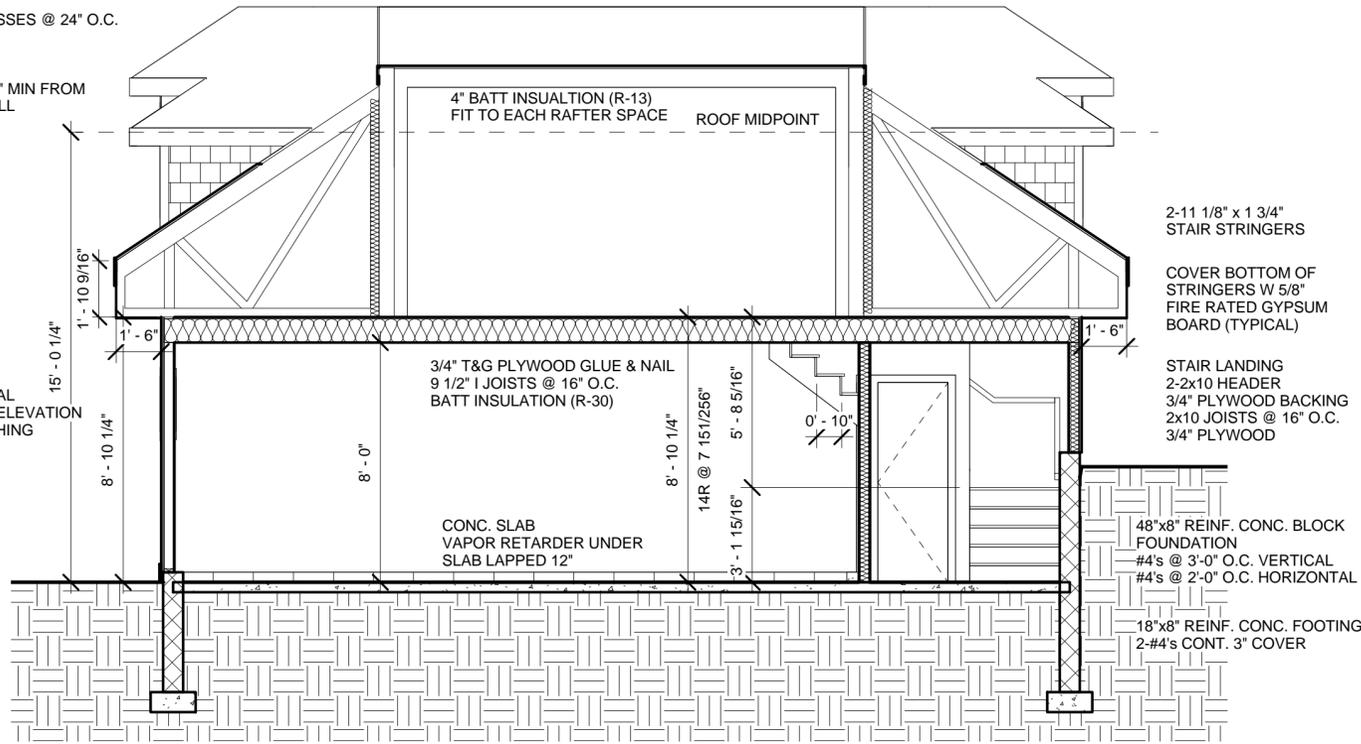
③ Second Floor
1/4" = 1'-0"



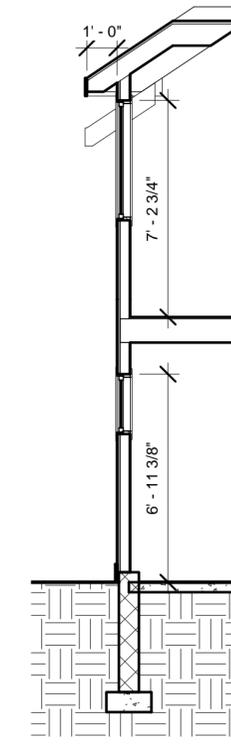
② First Floor
1/4" = 1'-0"

ENGINEERED ROOF TRUSSES @ 24" O.C.
 ASPHALT SHINGLES
 15 LB. ROOFING PAPER
 15/32" O.S.B. W/CLIPS
 ICE & WATER SHIELD 3'-0" MIN FROM
 INSIDE OF EXTERIOR WALL

EXTERIOR WALL MATERIAL
 STUCCO/SHINGLES PER ELEVATION
 MATCH EXISTING SHEATHING
 2x4 STUDS @ 16" O.C.
 BATT INSULATION (R-13)
 4 MIL POLY
 5/8" GYPSUM BOARD



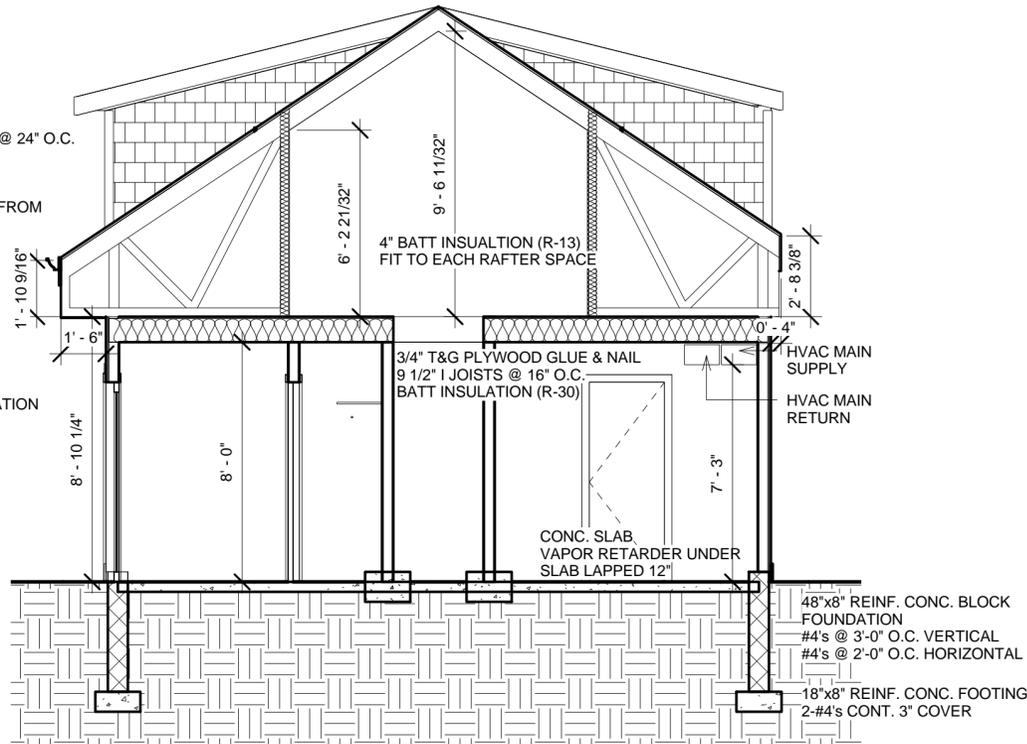
1 Section 1
 1/4" = 1'-0"



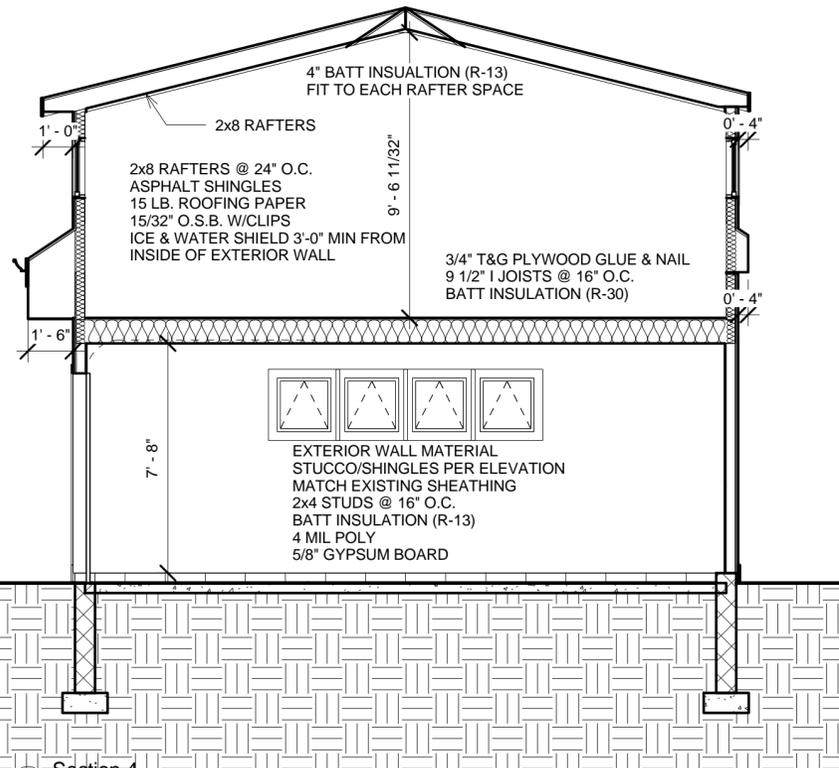
4 Section 3
 1/4" = 1'-0"

ENGINEERED ROOF TRUSSES @ 24" O.C.
 ASPHALT SHINGLES
 15 LB. ROOFING PAPER
 15/32" O.S.B. W/CLIPS
 ICE & WATER SHIELD 3'-0" MIN FROM
 INSIDE OF EXTERIOR WALL

EXTERIOR WALL MATERIAL
 STUCCO/SHINGLES PER ELEVATION
 MATCH EXISTING SHEATHING
 2x4 STUDS @ 16" O.C.
 BATT INSULATION (R-13)
 4 MIL POLY
 5/8" GYPSUM BOARD



2 Section 2
 1/4" = 1'-0"



3 Section 4
 1/4" = 1'-0"



MALOOLY CONSTRUCTION
 5600 LORING LANE
 GOLDEN VALLEY, MN 55422
 TEL: 612.363.0633
 EM: CHRIS@MALOOLY.COM

CLIENT
 Garage Remodel
 2401 Sheridan Ave
 Minneapolis, MN 55416

ISSUE
 3.28.14

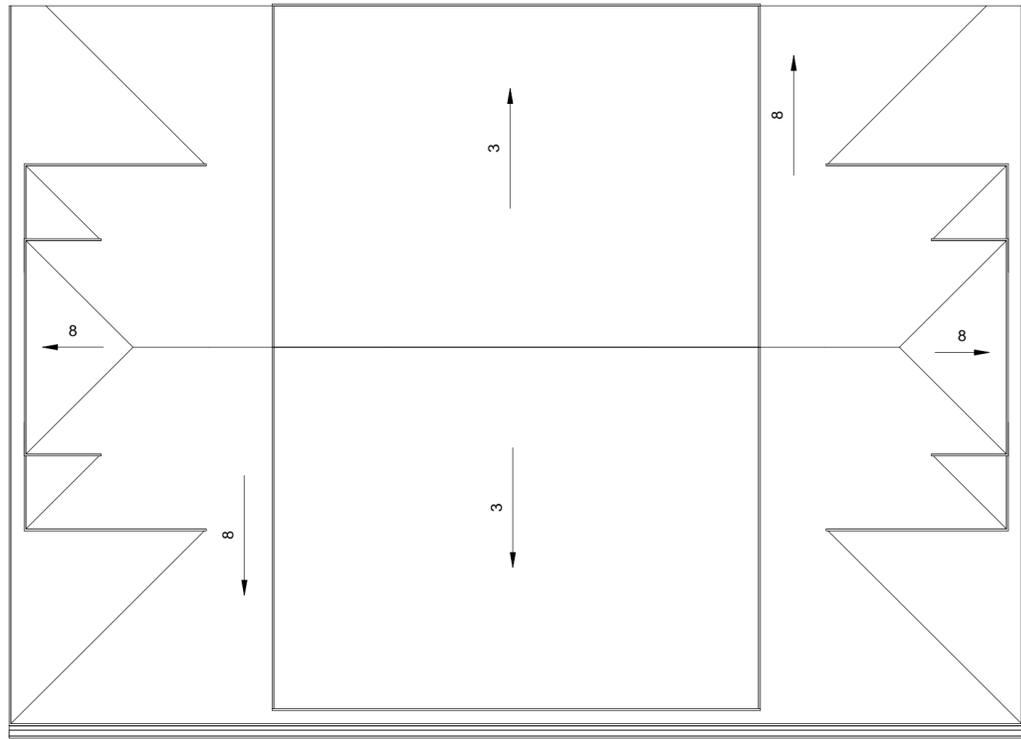
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 P/M

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 Author

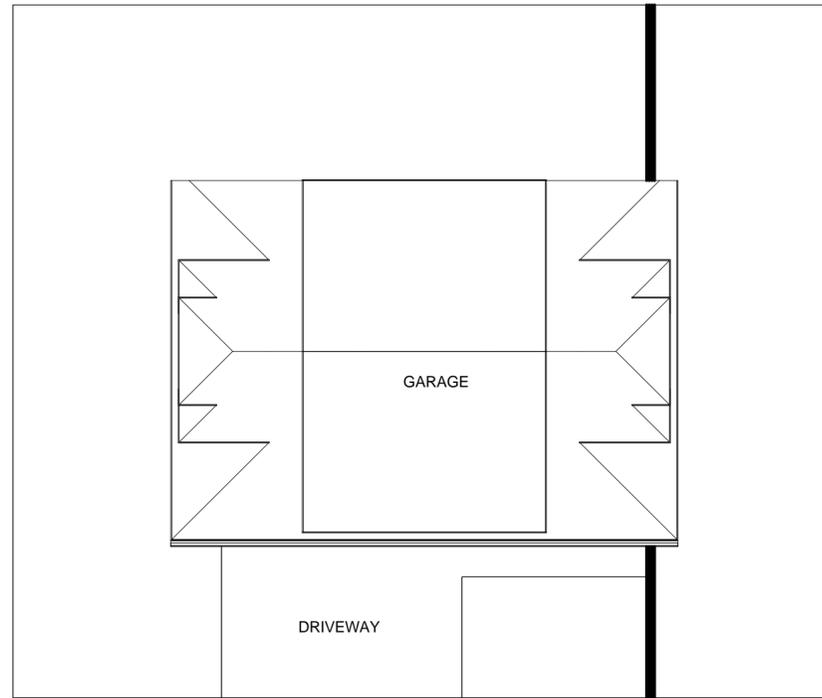
DESCRIPTION
 Cross Sections

A

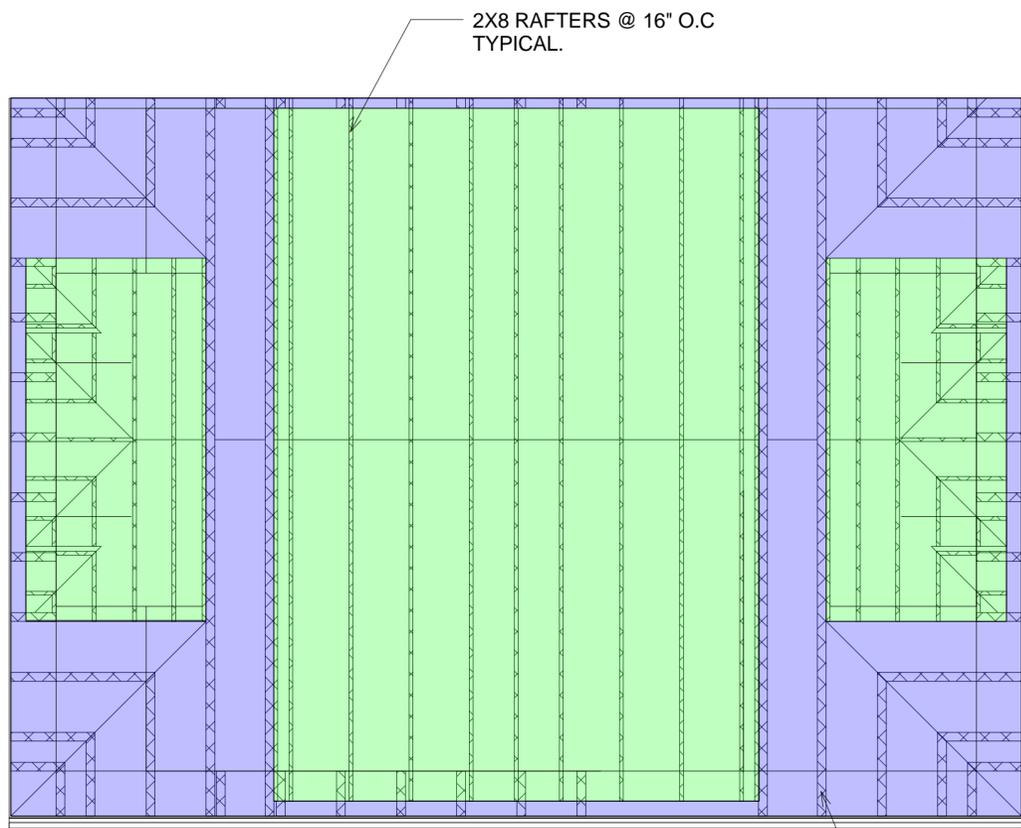
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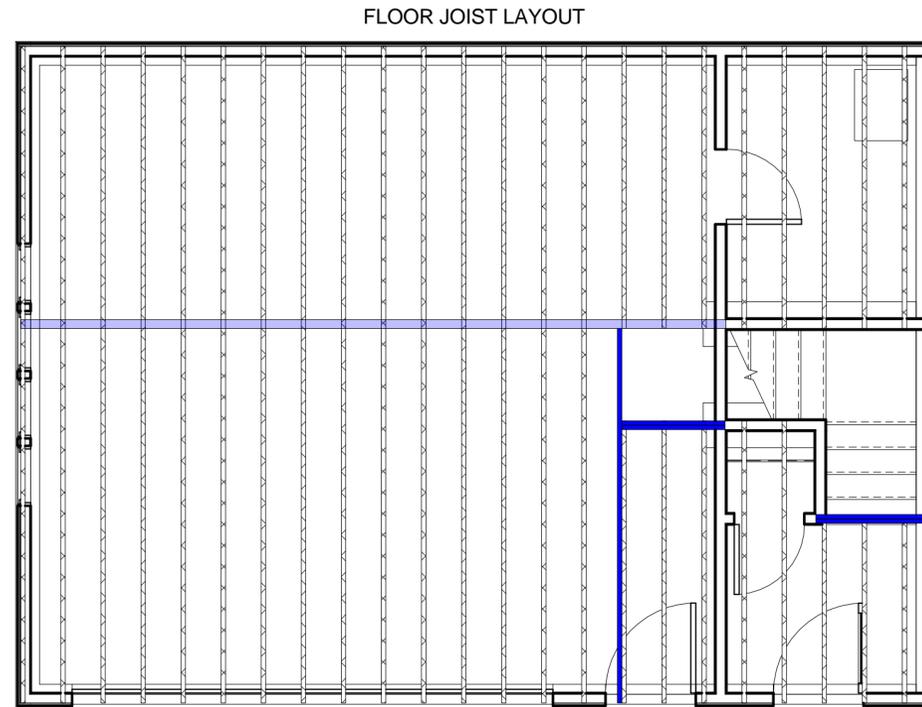
1 Roof Plan
1/4" = 1'-0"



4 Site Plan
1/8" = 1'-0"



3 Roof Plan Layout
1/4" = 1'-0"



2 First Floor Layout
1/4" = 1'-0"



MALOOLY CONSTRUCTION
5600 LORING LANE
GOLDEN VALLEY, MN 55422
TEL: 612.363.0633
EM: CHRIS@MALOOLY.COM

CLIENT
Garage Remodel
2401 Sheridan Ave
Minneapolis, MN 55416

ISSUE
3.28.14

REVISION DATE
4/29/2014 12:29:36
PJM

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Author

DESCRIPTION
Roof Plan/Joist Layout

A

05



MALOOLY CONSTRUCTION

5800 LORING LANE
 COLDEN VALLEY, MN 55422
 TEL: 612.663.0633
 E-MAIL: CHRIS@MALOOLY.COM

CLIENT
 Garage Remodel
 2401 Sheridan Ave
 Minneapolis, MN 55416

ISSUE
 3.28.14

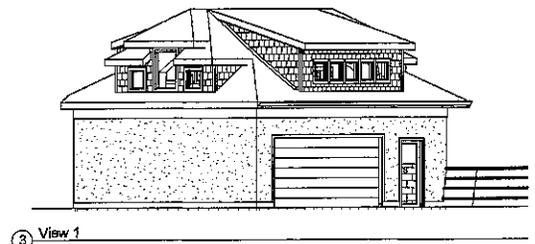
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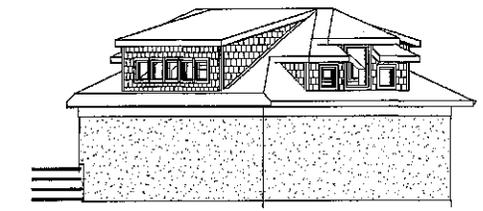
DESCRIPTION
 Front/Left Elevation

A

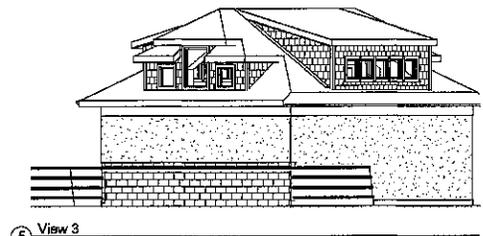
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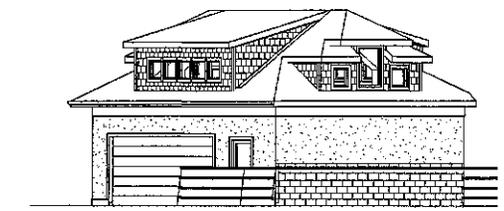
3 View 1



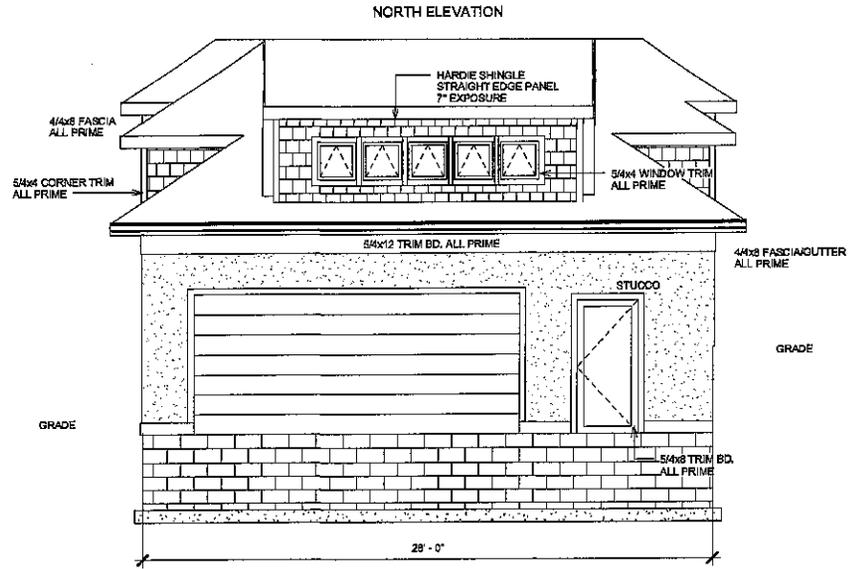
4 View 2



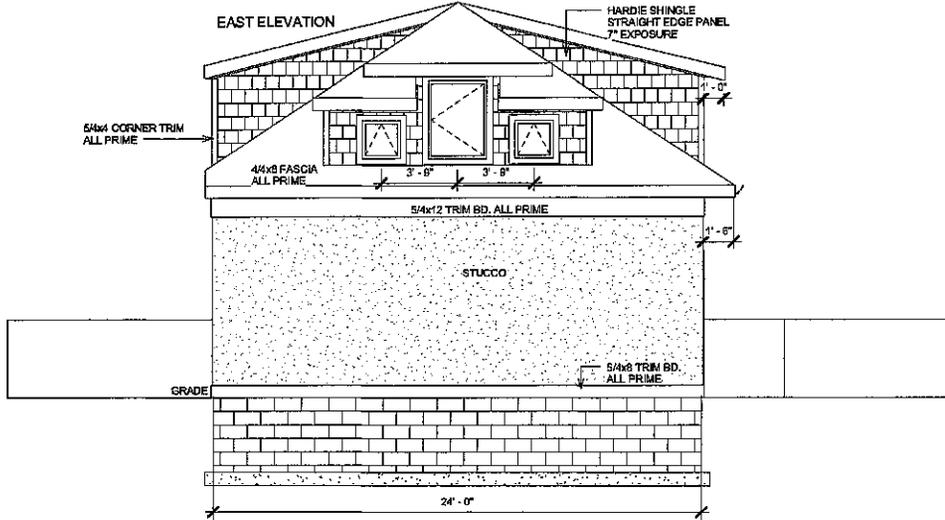
5 View 3



6 View 4



1 Front/North Elevation
 1/4" = 1'-0"



2 Left/East Elevation
 1/4" = 1'-0"



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Minneapolis, MN 55416

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5/8/2014 10:08:10
PM

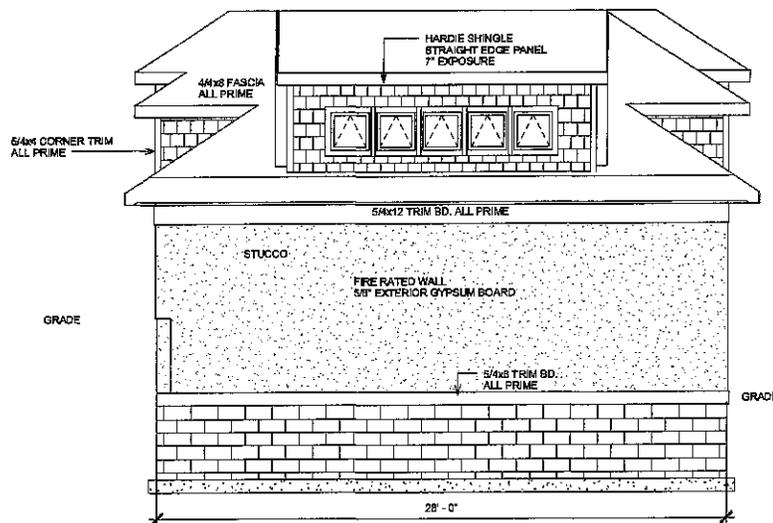
DRAWN BY
Author

DESCRIPTION
Rear/Right Elevation

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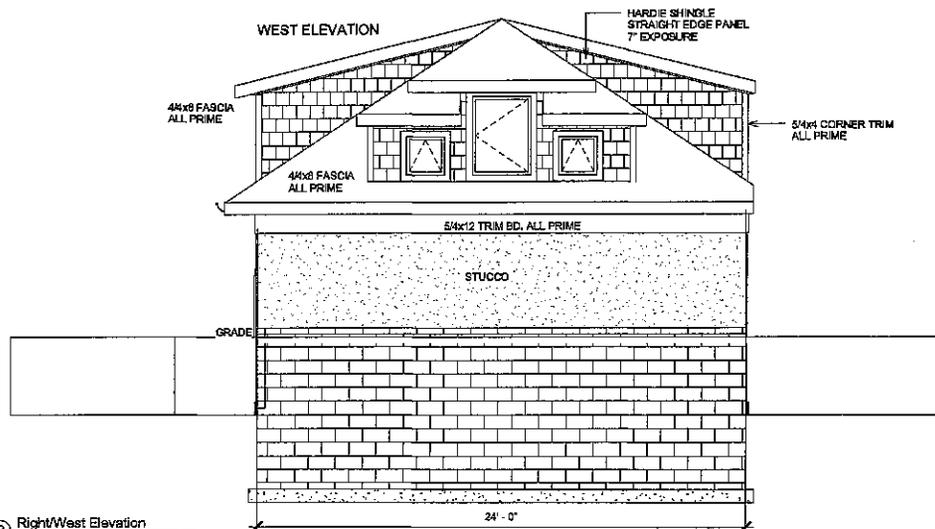
02

SOUTH ELEVATION

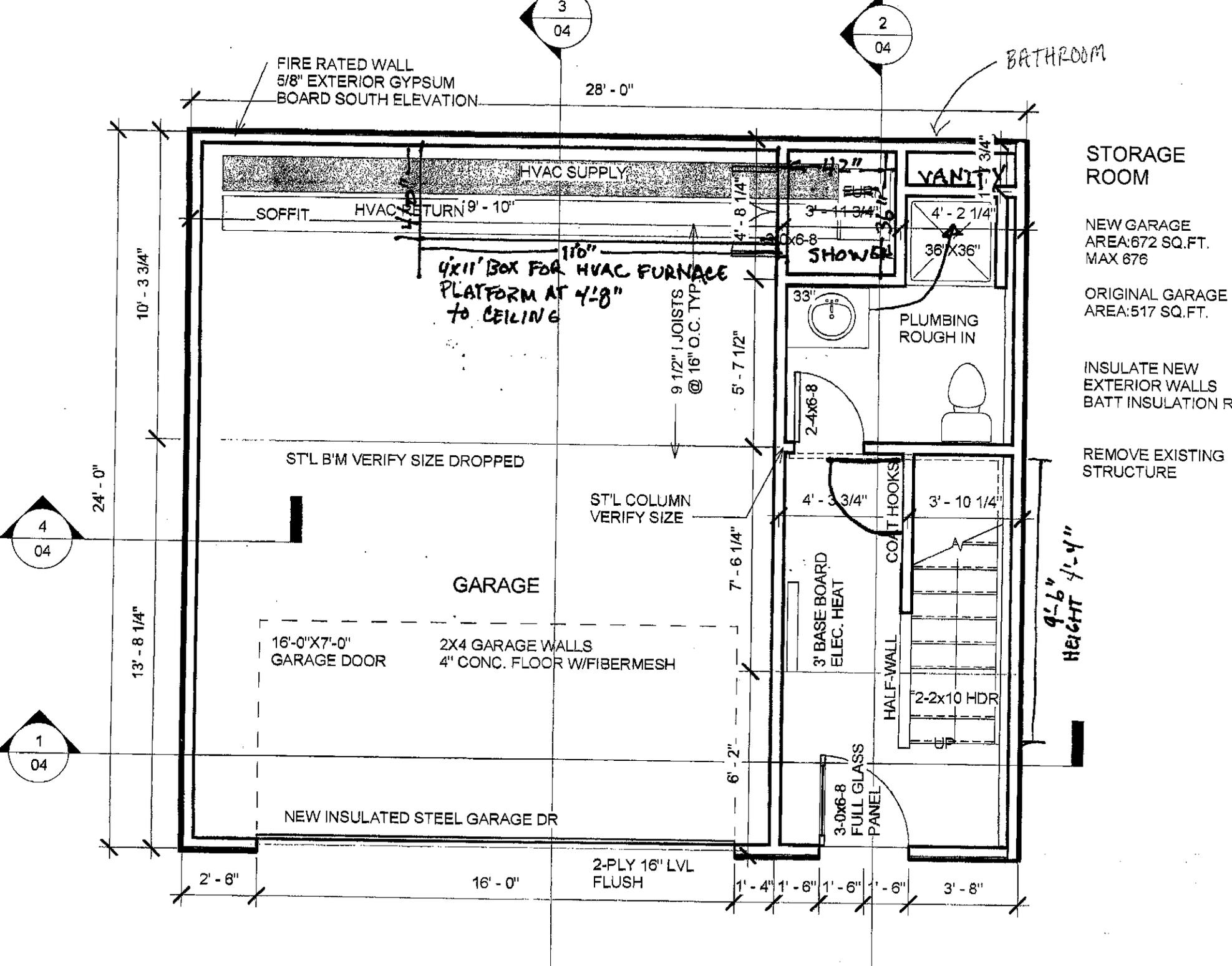


① Rear/South Elevation
1/4" = 1'-0"

WEST ELEVATION



② Right/West Elevation
1/4" = 1'-0"



FIRE RATED WALL
5/8" EXTERIOR GYPSUM
BOARD SOUTH ELEVATION

28' - 0"

BATHROOM

STORAGE ROOM

NEW GARAGE
AREA: 672 SQ. FT.
MAX 676

ORIGINAL GARAGE
AREA: 517 SQ. FT.

INSULATE NEW
EXTERIOR WALLS
BATT INSULATION R-1

REMOVE EXISTING
STRUCTURE

10' - 3 3/4"

24' - 0"

13' - 8 1/4"

2' - 8"

16' - 0"

2-PLY 16" LVL
FLUSH

1' - 4"

1' - 6"

1' - 6"

1' - 6"

3' - 8"

HVAC SUPPLY

SOFFIT

HVAC RETURN 9' - 10"

4'x11' BOX FOR HVAC FURNACE
PLATFORM AT 4'-8"
TO CEILING

9 1/2" JOISTS
@ 16" O.C. TYP

5' - 7 1/2"

ST'L B'M VERIFY SIZE DROPPED

ST'L COLUMN
VERIFY SIZE

GARAGE

16'-0" X 7'-0"
GARAGE DOOR

2X4 GARAGE WALLS
4" CONC. FLOOR W/FIBERMESH

NEW INSULATED STEEL GARAGE DR

3" BASE BOARD
ELEC. HEAT

3-0x6-8
FULL GLASS
PANEL

COAT HOOKS

HALF-WALL

2-2x10 HDR

PLUMBING
ROUGH IN

SHOWER

VANITY

36" X 36"

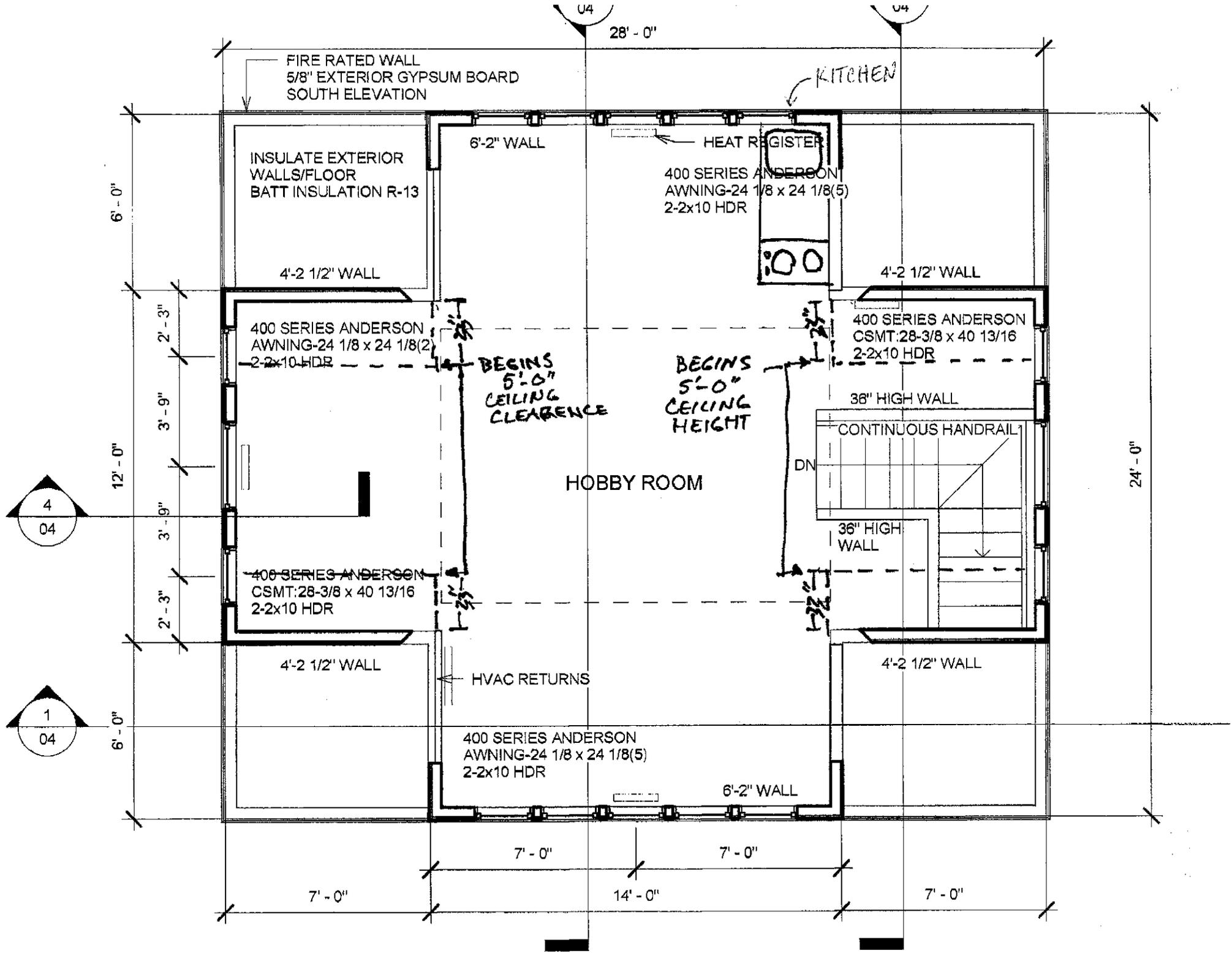
9'-6"
HEIGHT 4'-9"

3
04

2
04

4
04

1
04



2401. Sheridan Ave S Minneapolis MN





From: Jeanette Colby <jmcolby@earthlink.net>
Subject: KIAA - Support of Variance for 2401 Sheridan Ave S
Date: March 9, 2016 at 6:43:13 PM CST
To: Lisa Goodman <Lisa.Goodman@minneapolismn.gov>
Cc: Phil Nordman <pnordman007@gmail.com>, Laureen Carlson
<lcarlson@portagemarketing.com>
Reply-To: Jeanette Colby <jmcolby@earthlink.net>

Hi Councilmember Goodman,

On Monday, March 7th, the Kenwood Isles Area discussed the variance requested for 2401 Sheridan Avenue South for an Accessory Dwelling Unit. Phil Nordman and Laureen Carlson need two variances to build the space above their garage to use as an ADU. The overall footprint and height of the garage wouldn't change.

KIAA is generally supportive of this request. Phil and Laureen have already remodeled their garage in a high quality and context-sensitive way. They explained that they intend to use the ADU for their family members, and that they have spoken to their immediate neighbors. We passed a motion to support the variances, contingent on other nearby neighbors being informed and having no objections. (I understand that since our meeting on Monday, Phil has had positive discussions with these neighbors.)

Thank you,

Jeanette Colby
Kenwood Isles Area Association Chair