

LAND USE APPLICATION SUMMARY

Property Location: 704 East Minnehaha Parkway
Project Name: 704 East Minnehaha Parkway Addition
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Eric and Clare Evenson
Project Contact: Eric and Clare Evenson
Request: One-story rear addition to a single-family dwelling.

Required Applications:

Variance	To reduce the minimum interior side yard requirement adjacent to the north lot line from 7 feet to 3.5 feet to allow a rear addition to a single-family dwelling.
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SITE DATA

Existing Zoning	RI Single-Family District SH Shoreland Overlay District AP Airport Overlay District
Lot Area	6,399 square feet
Ward(s)	11
Neighborhood(s)	Field, Regina, Northrop Neighborhood Group
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	March 22, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	May 21, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a single-family dwelling. It was permitted for construction in 1932 with an attached garage. The site is adjacent to an alley.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominately single-family dwellings. Minnehaha Creek is located across the street.

PROJECT DESCRIPTION. The applicant is proposing to construct a one-story, 427 square foot rear addition to a single-family dwelling located at the property of 704 East Minnehaha Parkway. On this property, the minimum interior side yard requirement is 7 feet. The addition would be 5.8 to 3.5 feet from the north lot line. A variance is required to reduce the minimum yard requirement to allow the building addition.

A small portion of the addition would also be less than 7 feet from the south lot line. However, the zoning code allows an exception for single-family dwelling nonconforming as to side and rear yards only. The extension of the dwelling along the existing setback is not considered as increasing its nonconformity, provided the portion of the structure within the required side or rear yard comprises at least 60 percent of the length of the entire structure. The south side addition does not increase the nonconformity of the setback (i.e. the addition does not extend closer to the side lot line) whereas the north side of the addition would increase the nonconformity of the setback.

PUBLIC COMMENTS. As of the writing of this report, staff has not received any correspondence from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 7 feet to 3.5 feet to allow a rear addition to a single-family dwelling, based on the following [findings](#):

- I. *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. There are limited options where the existing dwelling can be expanded. The site is odd-shaped and the widest part of the lot is adjacent to the front of the lot. The required front yard is located in the front third of the property and begins where the front of the dwelling is currently located. Therefore the dwelling cannot be expanded to the west. The existing dwelling also sits askew on the lot. Both the existing side building walls are nonconforming to the minimum interior side yard requirement. The applicant is proposing to extend the existing north building wall. Because the lot line and the existing structure are not parallel, the addition would extend closer to the lot line.

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, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The applicant is proposing a one-story addition that would extend the existing north wall of the dwelling. Although the addition would be up to 3.5 feet from the side lot line, only 30 square feet of the addition would extend into the side yard. The addition would be adjacent to an attached garage of the neighboring dwelling. The proposal would comply with all other district regulations and would not have any impacts on the adjacent properties access to light, air and open space. The request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

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. Although the addition would be up to 3.5 feet from the side lot line, only 30 square feet of the addition would extend into the side yard. The addition would be adjacent to an attached garage of the neighboring dwelling. The proposal would comply with all other district regulations and would not have any impacts on the adjacent properties access to light, air and open space. The design of the addition would be compatible with the existing structure. Brick would be salvaged and reused where possible on the addition walls. The remaining addition walls would include fenestration and decorative LP Smartside panels. A flat roof is proposed on the addition to prevent upper floor windows from being blocked. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed addition is constructed to 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. *Prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

The site is near Minnehaha Creek. The site is relatively flat except at the very front of the property. All construction would occur on the back of the site, farthest away from the creek. Impacts on the existing grade and soil would not be significant to create erosion control issues. During construction, the applicant would implement several erosion control measures, including installing a silt fence. The proposed amount of impervious surface would not increase with the construction of the addition as it would be constructed where a patio and driveway are currently located.

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

All construction will occur on the back of the site behind the existing dwelling, farthest away from the creek. The rear one-story addition would not be visible because of existing development and vegetation.

3. *The suitability of the protected water to safely accommodate 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 application by Eric and Clare Evenson for the property located at 704 East Minnehaha Parkway:

A. Variance to reduce the minimum north interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 7 feet to 3.5 feet to allow a rear addition to a single-family dwelling, 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 April 21, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

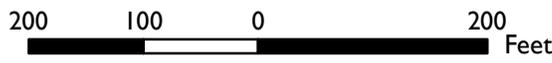
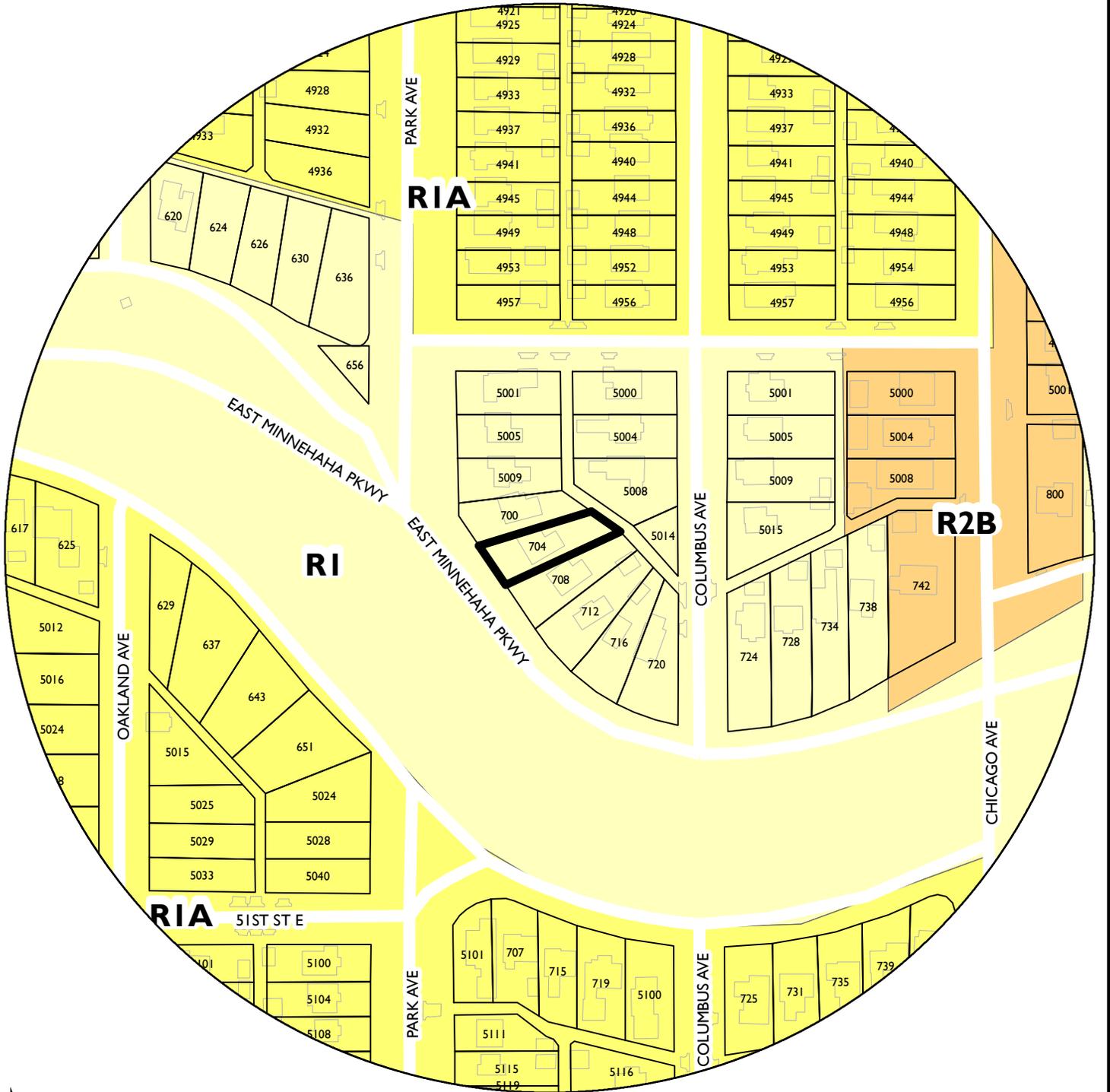
1. Zoning map
2. Written description and findings submitted by applicant
3. Site survey
4. Site plan
5. Site plan with yard requirements
6. Floor plan
7. Building elevations
8. Photos

Eric and Clare Evenson

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NAME OF APPLICANT

WARD



PROPERTY ADDRESS

704 East Minnehaha Parkway

FILE NUMBER

BZZ-7638

STATEMENT OF PROPOSED USE

EVENSON PROPERTY: 704 E. MINNEHAHA PARKWAY, MINNEAPOLIS MINNESOTA 55417

The variance we are requesting will be used for the addition of an informal dining area, bathroom, and utility room onto the rear of our home. The project also includes an expansion of the attached garage, also at the rear of our home. The current home is our primary residence, zoned residential single-family; we intend to keep this our primary residence solely occupied and used by our own (single) family. The new garage space will create functionality and enable the storage two standard-side vehicles, which we plan on using the new space for.

DESCRIPTION OF THE PROJECT

The proposed project which we are seeking a variance includes a remodel of existing kitchen and bathroom space. In addition, the project includes an expansion of living space onto an existing cement patio. This new living space will relocate and bring an existing bathroom up-to-code, it will also include an informal dining area, as well as a mudroom or utility room. Finally, the proposed project will expand an existing attached garage out onto an existing cement driveway. The current garage space does not accommodate our standard-sized vehicle in length, nor does it accommodate a small cross-over vehicle in height; the proposed garage addition will resolve garage capacity issues and make the garage functional. Due to the location of the expansion, the amount of current greenspace will remain the same.

The project is a main level, one story addition onto our existing home. The new footprint of our home, with the project's addition, will account for 27.5% of the total lot area of our property, see site plan for details.

This project will continue to be used exclusively by our family and is necessary to accommodate our family's current and future medical needs.

VARIANCE:

FINDINGS FOR EVENSON PROPERTY 704 E. MINNEHAHA PARKWAY, MINNEAPOLIS MN 55417

1. We are requesting a variance as practical difficulties exist in complying with the ordinance due to the following circumstances unique to our property
 - a. Our existing home, built in 1932, already does not comply with existing ordinance as existing structures are < 6' from the surveyed property line
 - b. Our property boundary is trapezoidal, and was originally established based off the Minnehaha Creek and Minnehaha Parkway, whose boundaries and location have changed over the years due to city planning (road), erosion and other conservation efforts by the Minnesota Department of Natural Resources as well as the Minnehaha Creek Watershed District
 - c. An additional hardship exists with our property in that we are unable to expand to the East, South, or West; we would like to remain in our current home to raise our family so we must expand to the North.
 - d. Our existing attached garage is not standard height or width and as a result we are unable to use the space for our standard-size vehicle. The addition of the garage will enable use and functionality of the space, and it will not limit visibility or site lines from adjacent neighbors.
 - e. The proposed project does not expand current footprint of permanent structures on the lot; additional space will be built over current cement patio and current driveway.
 - f. The proposed project will not change the amount of green space on the property. In fact, the project will include the addition of bushes and shrubbery that are not in current green space
 - g. These circumstances were neither created by myself nor my wife, Clare Evenson, current property owners of the home.
 - h. The variance we are requesting is based off a design that preserves the historical and structural integrity of not only our home, but also our neighborhood, and is not based on economic considerations.
2. We, as property owners, will use this variance to build an informal dining area, mud room, and bathroom, which certainly keep within the spirit and intent of the ordinance and comprehensive plan for our home and our neighborhood. The proposed plan permits essential functional spaces we need to stay in our current home and support our family needs.
3. This variance will not alter the essential character of our home, or neighborhood, nor will it be injurious to the use or enjoyment of other property within our vicinity.
 - a. When standing in her home, the proposed plan will not be visible to our neighbor directly to the west, whose home and property share boundary from which we are seeking this variance.
 - b. If granted, the proposed variance will not be detrimental to the health, safety, and welfare of the general public as it will not limit other property owner's visibility and sidelines within the neighborhood, nor will this project take usable space, or easement away from fellow neighbors.
 - c. This project will improve the value of our home, and in turn, increase the value of surrounding properties.
 - d. This project and variance are fully supported by neighbors directly near the proposed variance area: 700 E. Minnehaha Parkway, 708 E. Minnehaha Parkway, and 5018 Columbus Avenue.

**SHORELAND OVERLAY DISTRICT OR MISSISSIPPI RIVER CRITICAL AREA OVERLAY DISTRICT VARIANCE:
FINDINGS FOR EVENSON PROPERTY 704 E. MINNEHAHA PARKWAY, MINNEAPOLIS MN 55417**

1. The prevention of soil erosion or other possible pollution of public waters both during and after construction
 - a. We will follow all United States Department of Agriculture (USDA) and Natural Resources Conservation Service (NRSC) guidelines on erosion and preventing pollution during urban construction sites which include but are not limited to:
 - i. Installing a bare silt fence to prevent erosion
 - ii. Scheduling excavation during low rain-fall periods
 - iii. Diverting water and runoff from construction area
 - iv. Prevent sediment movement offsite
 - v. Cover disturbed soil and areas during non-construction time
 - vi. Provide adequate waste and disposal containers for construction crew and contractors
 - vii. Daily construction site clean-up of waste and pollution
2. Limiting visibility of structures and other development from protected waters
 - a. Not applicable: proposed project will not be visible from Minnehaha Creek, nor will it impede visibility to the creek from surrounding neighbors
3. The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate
 - a. Not applicable: Minnehaha Creek does not accommodate watercraft including non-motorized watercraft such as kayaks most of the year. This construction project will have zero impact on promoting use of watercraft in the protected water, nor will it change use of the Minnehaha Creek

BOUNDARY SUREVY FOR: ERIC EVENSON

LEGAL DESCRIPTION:

Lot 5, Parkway Terrace Addition to Minneapolis, Hennepin County, Minnesota.

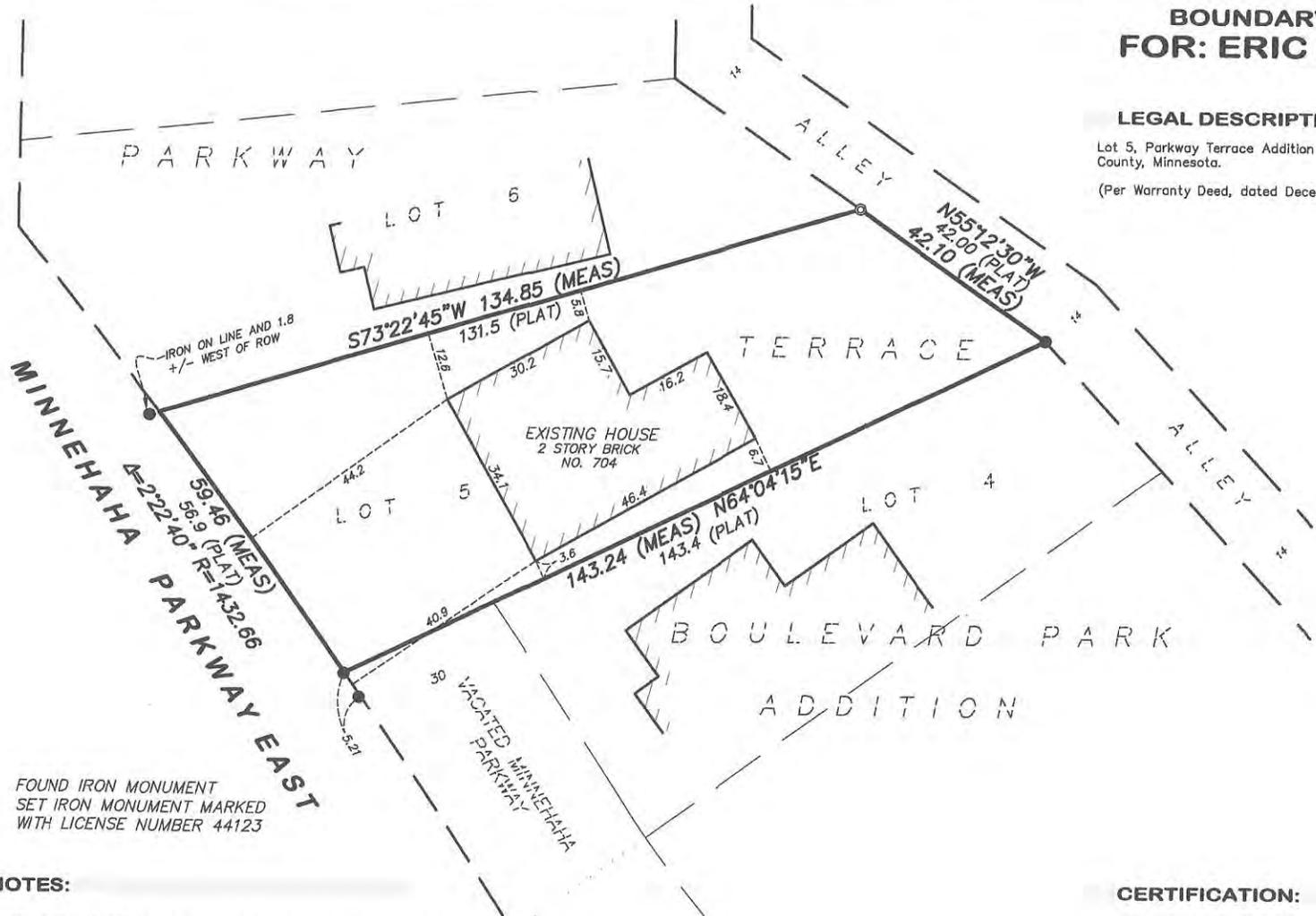
(Per Warranty Deed, dated December 7, 2012, Doc. No. T5030914)

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FAX: (612) 466-3383
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ERIC EVENSON
704 EAST MINNEHAHA PARKWAY
MINNEAPOLIS, MN 55417

FIELD BOOK	PAGE	FIELDWORK	SURVEY FOR:
2888	37	CHIEF:	
		DRAWN BY:	
		36616.dwg	
		CHECKED	
		FILE NO.	



- FOUND IRON MONUMENT
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 44123

NOTES:

1. The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-96 Adj.).
2. The total area of the property described hereon is 6,399 square feet or 0.1469 acres.
3. Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify the existence of any easements or encumbrances.
4. This survey does not purport to depict all the improvements upon the subject property. It was prepared to show the location of the primary structure upon said property.

CERTIFICATION:

I hereby certify that this survey, plan, 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.

Date of survey: March 4, 2016.
Date of signature: March 21, 2016

Brent R Peters
Brent R Peters
Minnesota License No. 44123

966 Sq. Ft. Existing House Area
 370 Sq. Ft. Existing Garage Area
 44 Sq. Ft. Existing Front Porch Area
 1336 Sq. Ft. Building Footprint Area
 427 Sq. Ft. New Addition Area
 1763 Sq. Ft. Total Project Footprint

966 Sq. Ft. Existing Main Level Living Space
 1164 Sq. Ft. Existing 2nd Floor Living Space
 247 Sq. Ft. Proposed New Addition Area
 2377 Sq. Ft. Total Living Space Including New Proposed Addition

Total Project Footprint = 1763 Sq. Ft.
 Lot Square Footage = 6399 Sq. Ft.
 New Footprint = 27.5% of Total Lot Area



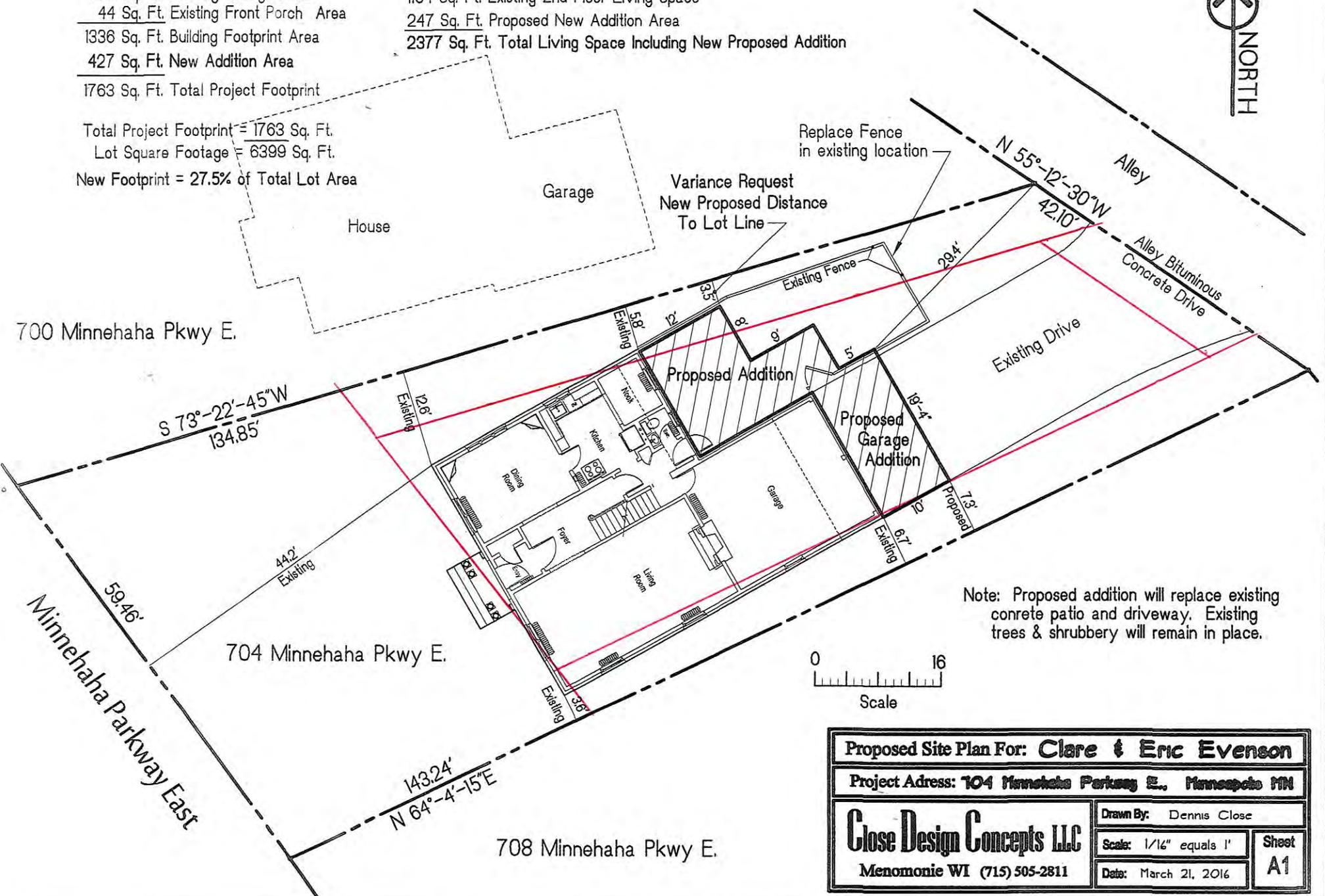
Note: Proposed addition will replace existing concrete patio and driveway. Existing trees & shrubbery will remain in place.

Proposed Site Plan For: Clare & Eric Evenson		
Project Address: 104 Minnehaha Parkway E., Minneapolis MN		
Close Design Concepts LLC Menomonie WI (715) 505-2811	Drawn By: Dennis Close	Sheet A1
	Scale: 1/16" equals 1'	
	Date: March 21, 2016	

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Proposed Site Plan For: Clare & Eric Evenson		
Project Address: 704 Minnehaha Parkway E., Minneapolis MN		
Close Design Concepts LLC Menomonie WI (715) 505-2811	Drawn By: Dennis Close	Sheet A1
	Scale: 1/16" equals 1'	
	Date: March 21, 2016	



Existing Northeast (Garage) Elevation

Scale 1/8 inch = 1 foot

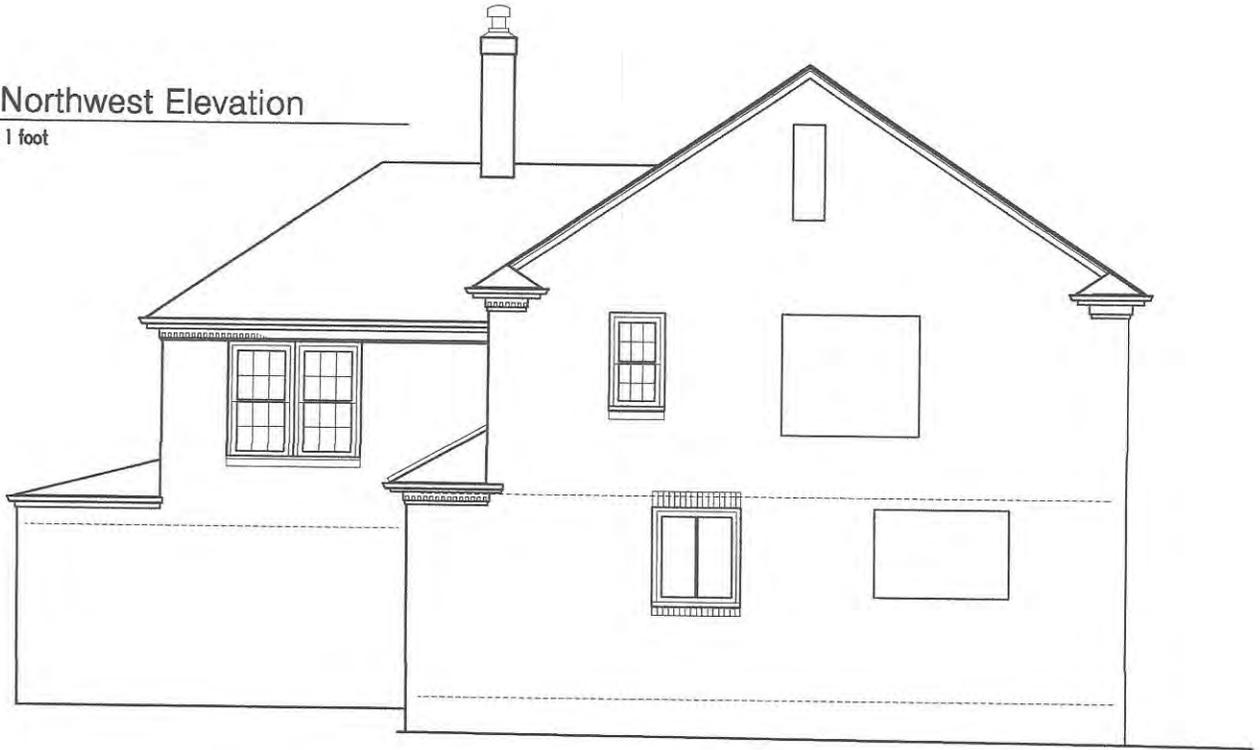


Proposed Northeast Elevation

Scale 1/8 inch = 1 foot

Existing Northwest Elevation

Scale 1/8 Inch = 1 foot



Proposed Northwest Elevation

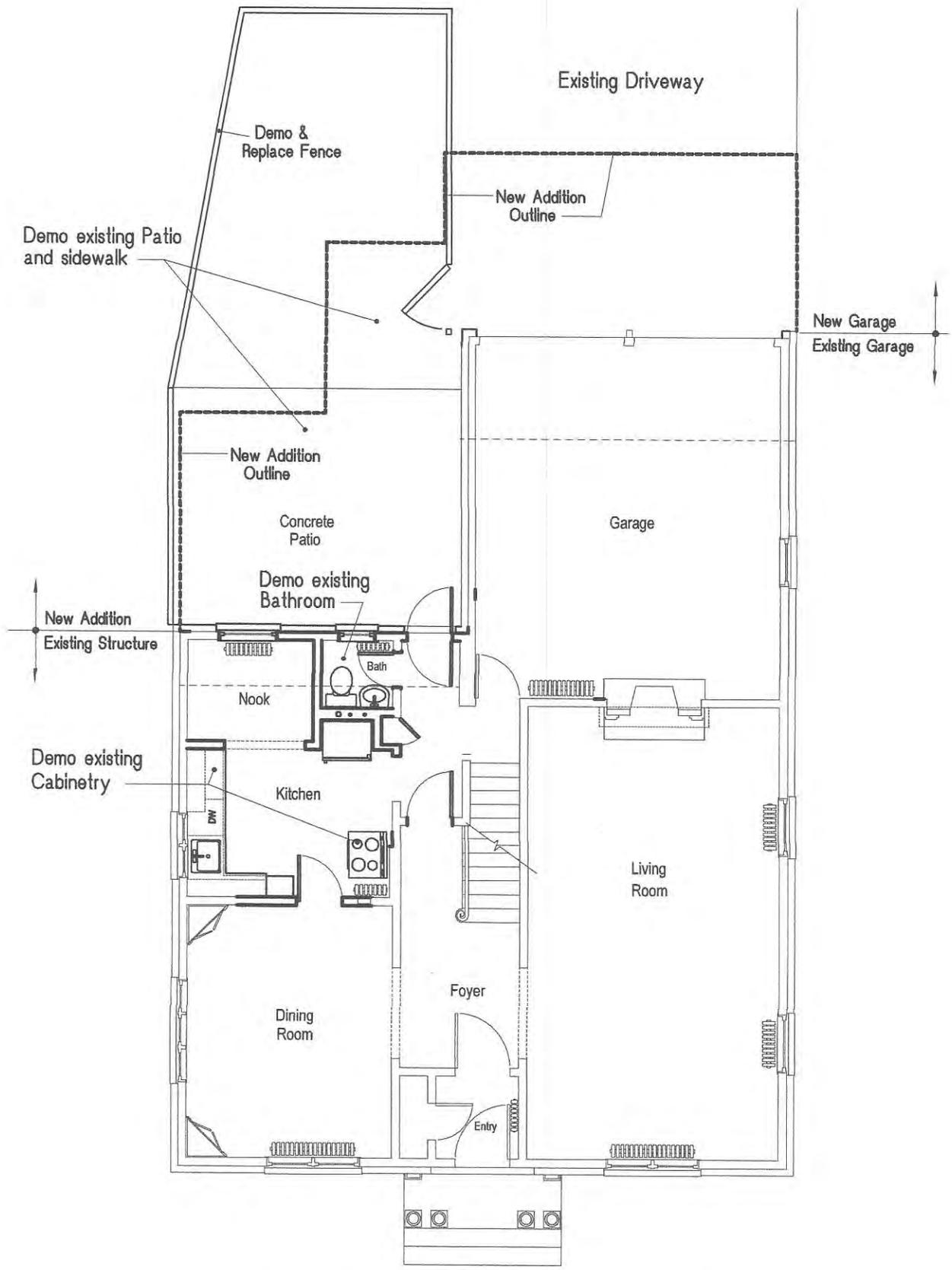
Scale 3/8 Inch = 1 foot

Proposed Flat Roof over Garage to allow existing windows to remain on upper story. Roof material would be welded vinyl lifetime warranted roof at 1/4" per ft slope

LP Smartside panels and trim

Salvaged brick from demo to match existing

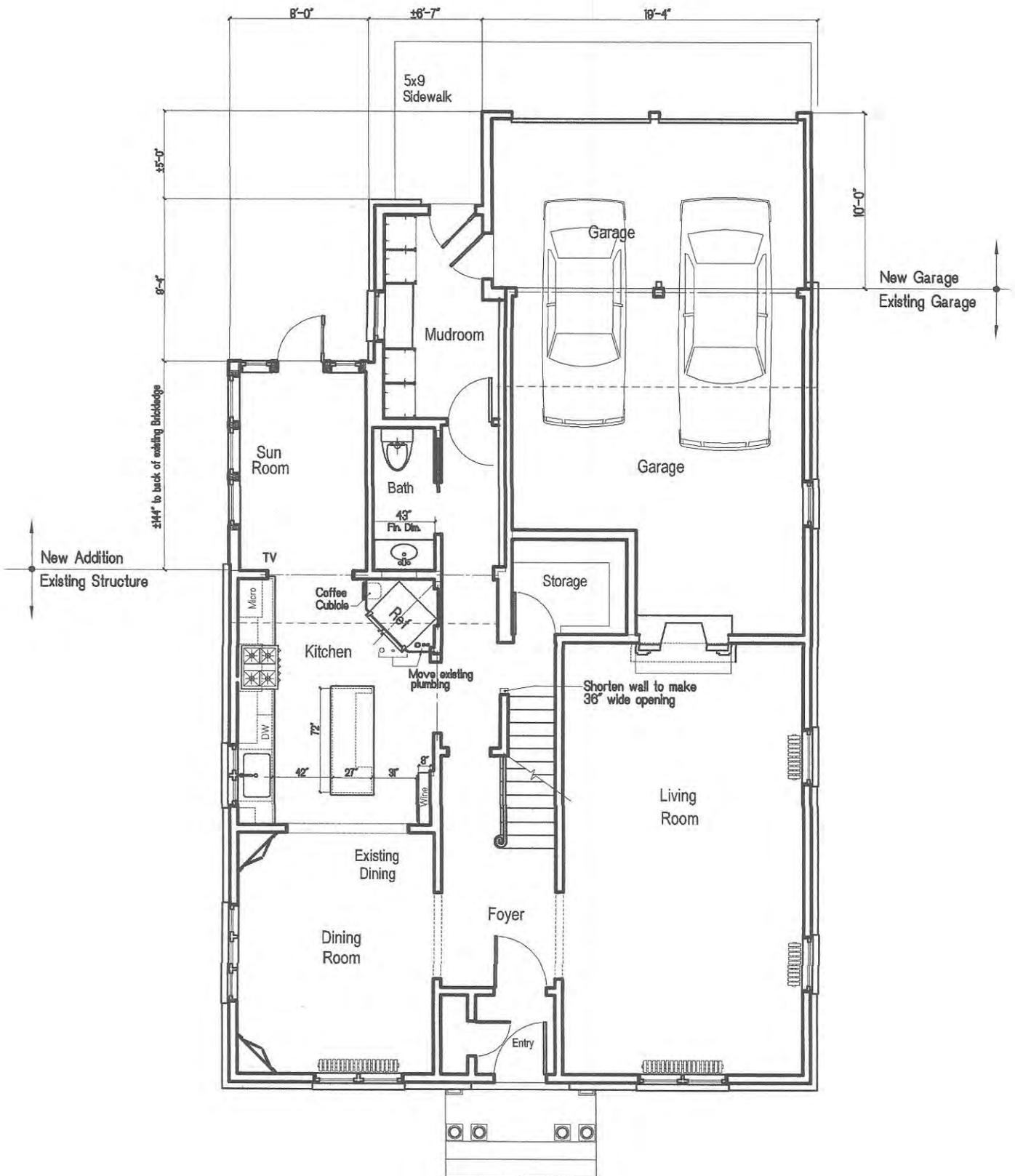




Existing Plan & Demolition Plan

Scale 1/8 inch = 1 foot

Clare & Eric Evenson Project
 704 Minnehaha Parkway E.
 Minneapolis

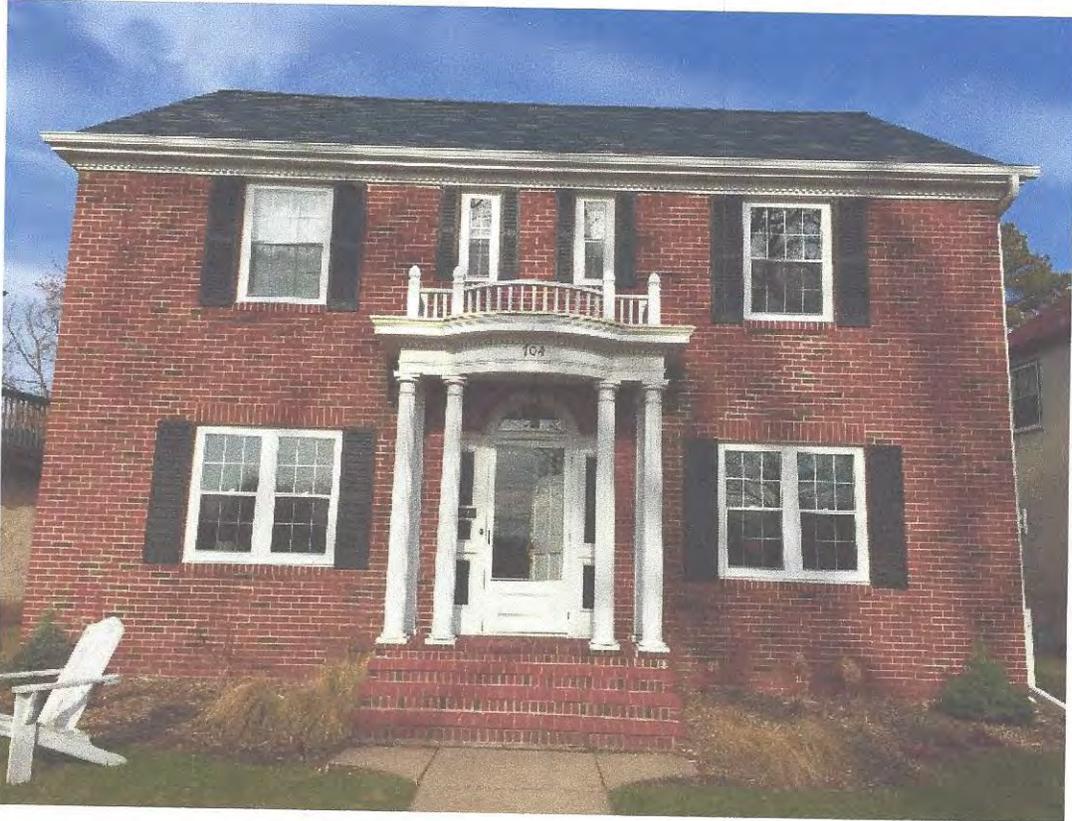


Proposed Floor Plan

Scale 1/8 inch = 1 foot

Clare & Eric Evenson Project
 704 Minnehaha Parkway E.
 Minneapolis

EVENSON PROPERTY: 704 E. MINNEHAHA PARKWAY, MINNEAPOLIS MINNESOTA 55417



Front, south facing side of home, (above); Southwest corner of home (below)





Southeast corner of home (above); Northeast corner of home (below)





Rear, north facing side of home (above); Northwest corner of home (below). Project will square off the rear, northwest corner of the home with the current garage and home being the East and South side of the square, assuming home is positioned due North/South.





Northwest side of home, where proposed project is planned (above); Looking into the northwest side of home from current garage (below)

