



LAND USE APPLICATION SUMMARY

Property Location: 3045 5th Avenue South
Project Name: The Micah House
Prepared By: Shanna Sether, Senior City Planner, (612) 673-2307
Applicant: William Lockett
Project Contact: William Lockett
Request: To increase the number of beds in an existing community residential facility from 20 to 23.

Required Applications:

Conditional Use Permit	Amendment to increase the number of beds in an existing community residential facility from 20 to 23 in the R4 Multiple Family Residence District.
-------------------------------	--

SITE DATA

Existing Zoning	R4 Multiple Family Residence District
Lot Area	9,268 square feet / .21 acres
Ward(s)	9
Neighborhood(s)	Central Area Neighborhood Development Organization
Designated Future Land Use	Urban Neighborhood
Land Use Features	Commercial Corridor (Lake St E, one block north)
Small Area Plan(s)	<u>Midtown Minneapolis Land Use and Development Plan (2005)</u>

Date Application Deemed Complete	May 9, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	July 8, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The residence was built for Frank R. and Laura B. Chase. It is located at the northeast corner of 5th Avenue South and 31st Street East. The house was designed by William M. Kenyon and constructed by M. Schumacher in 1904. On October 5, 2012, the City Council designated the subject property as a historic landmark.

The subject property has been used as a community residential facility (CRF) since 1986. The CRF approved in 1986 was for 10 people, ages 13-17 years-old. In 1995, the applicant purchased the property and applied for an amendment to the conditional use permit to allow for a community residential facility serving up to 20 males with chemical dependency.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties include a mix of commercial, office and residential uses. The majority of structures nearest the subject property are single- and two-family dwellings.

PROJECT DESCRIPTION. The existing land use is a *community residential facility*, which is defined as: [a] facility where one (1) or more persons reside on a twenty-four-hour per day basis under the care and supervision of a program licensed by the Minnesota Department of Human Services (DHS). Community residential facilities shall not include facilities that are also eligible for licensure by the Minnesota Department of Corrections (DOC).

The applicant and operator of the community residential facility are seeking to add three additional beds to the existing 20-bed facility. This CRF operates under Rule 31 – Chemical Dependency Treatment Program. The program is intended for adult males with chemical dependencies. The applicant has provided the rules and management plan, which is attached to the staff report.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
V-1344	Variance to increase fence height	Variance to increase fence height from 3 ft. to 6 ft.	Approved by the Board of Adjustment 5/23/1979
C-975	Conditional use permit for a community residential facility (CRF)	CRF serving 10, 13-17 year-olds	Approved by the City council 8/22/1986
BZZ-878	Rezoning from R2B to R4 for CRF up to 20 people Conditional Use Permit for CRF Variance to reduce lot area	Applications to increase the number of beds in an existing CRF from 10 to 20.	Approved by the City Council <u>12/30/2002</u>

PUBLIC COMMENTS. Staff has not received any public comments at the time the staff report was prepared. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to increase the number of beds from 20 to 23 for an existing community residential facility based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The additional beds for the community residential facility will be located within the existing sleeping rooms in the building and will not be detrimental to or endanger the public health, safety, comfort or general welfare. There has been a community residential facility at this property since 1986 and this particular program has been in use in this existing building since 2002 and they have provided a detailed management plan for admission, discharge and population assessment. The applicant has also provided details of the operations that address operations and maintenance to ensure the safety, comfort and care for the residents utilizing the facility. Finally, the existing use will be required to comply with regulations, including maximum occupancy, and maintain licenses issued from the MN Department of Health and Human Services and compliance with state health requirements.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The additional beds in the community residential facility will be located within the existing building and will not be injurious to the use and enjoyment of other property in the vicinity. The staffing ratio is one to five residents. The average stay for clients is 90 days. The facility has provided the details for admission, discharge and client assessment. Therefore, staff finds that the additional beds will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Adequate utilities, access roads, drainage, and necessary facilities have been provided.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The minimum off-street parking for a 23-bed community residential facility is six spaces. The applicant has provided a plan that shows 6 off-street parking spaces. In addition, the property is one block from two high-frequency MetroTransit buses, the #11 and the #21. Finally, the applicant has indicated that there is sufficient space for 8 off-street bicycle parking spaces. Therefore, staff finds that adequate measures have been taken to minimize traffic congestion in the public streets.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.2 Advance land use regulations that retain and strengthen neighborhood character, including direction for neighborhood serving commercial uses, open space and parks, and campus and institutional uses.
- 1.8.3 Direct uses that serve as neighborhood focal points, such as libraries, schools, and cultural institutions, to designated land use features.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.
- 3.2.2 Engage in dialogue with communities about appropriate locations for housing density, and ways to make new development compatible with existing structures and uses.

Housing Policy 3.3: Increase housing that is affordable to low and moderate income households.

- 3.3.5 Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges.

Heritage Preservation Policy 8.10: Promote the benefits of preservation as an economic development tool and a method to achieve greater environmental sustainability and city vitality.

- 8.10.4 Encourage the occupation and reuse of historic structures in areas targeted by the city for revitalization by contributing resources to make older buildings more energy efficient and therefore less expensive to operate.
- 8.10.6 Market the city's high quality, architecturally interesting, readily available and affordable housing and commercial properties.

The property is also located within the study area for the *Midtown Minneapolis Land Use and Development Plan*. The plan indicates that the future land use for the property is medium residential (10-50 dwellings/acre). Staff finds that the proposal to add three beds, entirely within the existing building is consistent with the Plan.

- 6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use application is approved, the proposal will comply with all provisions of R4 District. In addition, the existing use shall comply with the following specific development standards per 536.20:

Community residential facility.

- (1) The use shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing community residential facilities.

- (2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application(s) by Applicant Name for the properties located at addresses:

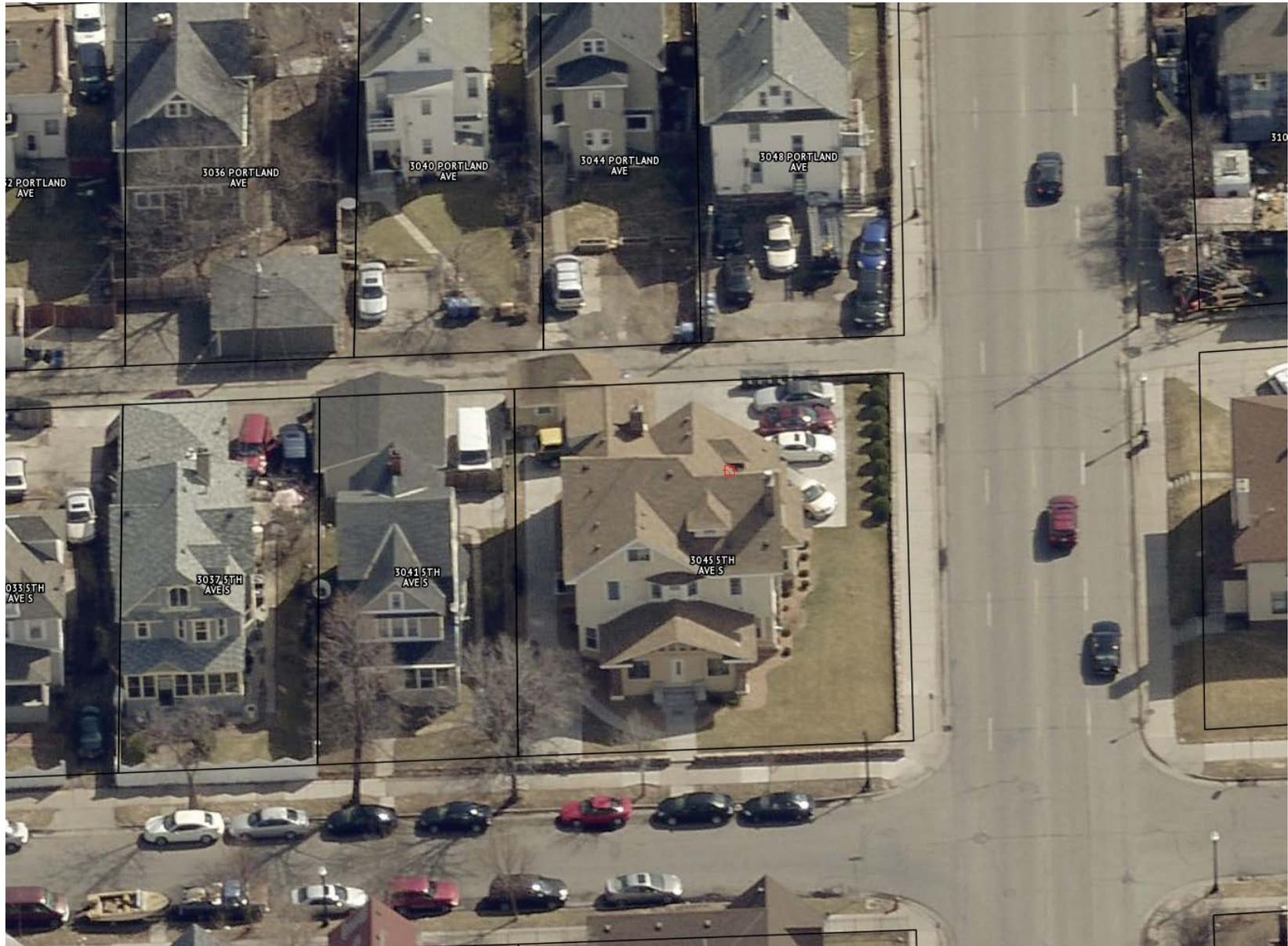
A. Conditional Use Permit amendment to allow for a community residential facility.

Recommended motion: **Approve** the application for an amendment to a conditional use permit to increase the number of beds from 20 to 23 in an existing community residential facility, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Site plan
5. Floor plans
6. Photos



The Micah House

Treatment ~ Recovery ~ Lifestyle

A Better Way To Recovery

May 4, 2016

This letter is to inform you of our plans for the property at 3047 5th Ave S, Minneapolis, MN 55408. This property has operated as a rule 31 chemical dependency treatment program for over 15 years at a capacity of 20 beds and now we wish to increase our bed size from 20 to 23. This will not require any renovation of the property because we have adequate space to accommodate the increase as is. Our current zoning allows us up to 32 beds but of course we would need more space in order for that to happen but for now we are only increasing by 3 beds.

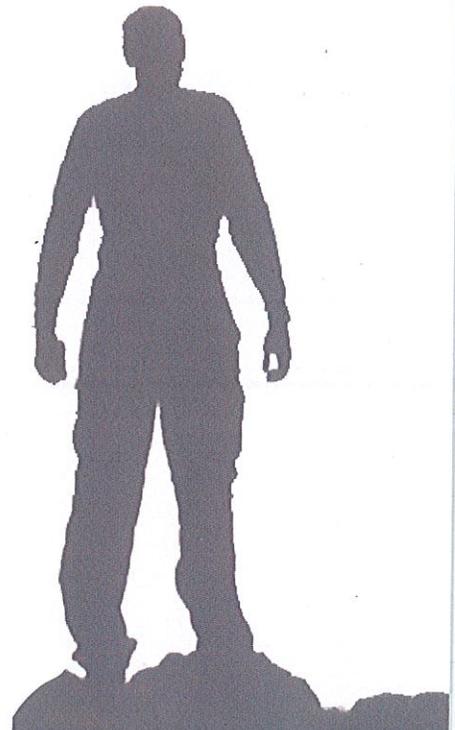
My contact information is as follows:

William Lockett, 1523 Nicollet Ave S, Minneapolis, MN 55403, 612.314.2460,
wlockett@micahhouse.com



Pastor William Lockett
CEO

Victory Through Faith/ The Micah House



Community residential facility.

(1) The additional beds for the Micah House located within the existing building will not be detrimental to or endanger the public health, safety, comfort or general welfare. The existing Chemical Dependency Treatment Program has been operating at this location for over 12 years and included are our Admission and Discharge policies as well as our Population Assessment. Finally both functions have and will be required to maintain licenses issued from the MN Department of Health and Human Services.

(2) On-site services shall be for residents of the facility only. The additional beds will be located within the existing building and will not be injurious to the use and enjoyment of other property in the vicinity. The staffing ratio is 1 to 5. The average stay for clients is 90 days. Therefore the staff finds that the additional beds will not impede the normal and orderly development and improvements of surrounding property for uses permitted in the district.

(3) This will not change or impede utilities, access roads, or drainage.

(4) This will not impede the flow of traffic

(5) This is consistent with the comprehensive plan for this community.

(6) If the requested conditional use is granted, we will continue to comply with all provisions of District 9.

Victory Through Faith
The Micah House
Admission and Discharge Policies

Service Initiation Criteria

1. Male admissions
2. Age 18 and over
3. Meets Rule 25 guidelines for Halfway House admission
4. Level of psychological and social functioning that allows the individual to interrelate with others and not exhibit continuous or severe behavioral disorders.
5. Meets Minnesota Department of Human Services requirements for level of services provided
6. Would benefit from receiving services in an urban, Afrocentric environment.
7. The client will not be discriminated against during admission, discharge, or during their term of the program services.
8. Clients will not be accepted if they do not meet the program admission criteria.
9. Staff members authorized to initiate services include: LADC Counselors, Program Director and CEO.

Non-admissions criteria are as follow:

- 1 Any individual in need of immediate medical care.
- 2 Any individual who possesses substantial likelihood of physical harm to self or others.
- 3 Any attempt, threat or history of physical harms to self others or property may be construed as grounds not to admit.
- 4 Behavior that exceed the management capabilities of the program and program staffs will not meet the programs admissions criteria.
- 5 All service terminations and denials of service initiation which pose an immediate threat to the health of any individual or require immediate medical intervention must be referred to a medical facility capable of admitting the individual.
- 6 All service termination and denials of service initiation that involve the commission of a crime against the staff or property will be reported to a law enforcement agency with proper jurisdiction.

Waiting List procedures:

Clients seeking admittance into the Micah House that are placed on a waiting list when no beds are available, are placed on the list according to the following order of preference:

1. Intravenous Pregnant women users
2. Women
3. HIV Men
4. Meth Women
5. Meth Men
6. Men

The Micah House is a men's only program, but the State requires that we have this policy, so in the event we were to become a co-ed program, this would be our waiting list guidelines.

Staff authorized to initiate and terminate services

- 1 The designated staffs who have the authorization to admit and discharge will be the program director, counseling staff and CEO.
- 2 In addition, if in the event of a emergency the Technical staff may contact the above staff members for authorization to discharge a client that threaten the well being of any client or staff in the program. Clients who are not eligible for Halfway House services will be referred back to the referral source and given assistance in obtaining appropriate care.

NO PERSONS SHALL BE DENIED ACCESS TO HALFWAY HOUSE SERVICES DUE TO RACE, COLOR, CREED, RELIGION, NATIONAL ORIGIN, SEX, MARITAL STATUS, PUBLIC ASSISTANCE STATUS, DISABILITY, SEXUAL ORIENTATION, AND FAMILIAL STATUS.

245A.04. Subd. 16. Program policy; reporting a death in the program.

Within 24 hours of receiving knowledge of the death of an individual served by the Micah House, we shall notify the commissioner of the death. If we have reason to know that the death has been reported to the commissioner, a subsequent report is not required.

Service Termination and Transfer Procedures

Micah House uses the following criteria for determining discharge status:

Successful completion with staff approval (DAANES Code I) Client has met all requirements for program completion as measure by fulfillment of individualized treatment plan with the following criteria:

- a. Employed and maintaining acceptable work level
- b. Involvement in appropriate educational program and maintaining acceptable grade level
- c. Satisfactory progress toward meeting financial obligation
- d. Maintaining sobriety
- e. Understanding/acceptance of chemical dependency
- f. Completed a minimum of 50% of planned objectives
- g. Achieving goals within planned time frames
- h. Development of appropriate aftercare plan Or client has progressed as far as is possible given his or the program's capabilities.

All other discharges indicate non-completion by The Micah House standards.

2. Extenuating circumstances (with staff approval) (DAANES Code I): any of the following sets of circumstances leading to staff approval of discharge without actually completing the program:

- a. Family circumstances (other than financial support)
- b. Employment/vocational/school circumstances
- c. Physical health
- d. Emotion health (not constituting mental illness)
- e. Psychological health (including diagnosis of mental illness)
- f. Accelerated progress and goal achievement
- g. Progress made has been maintained, but program member is not likely to benefit from continuing participation at this time

3. Discharge procedures for committed clients. Committed clients will be discharged to the community when determined by the multidisciplinary team to no longer be in need of service or at the conclusion of their time commitment order with a plan that has been developed in consultation with the interdisciplinary team. Prior to the discharge or provisional discharge of any committed person, the

Program Director will notify the designated agency and the patient's spouse, or if there is no spouse, then an adult child, or if there is none, the next of kin of the patient. of the proposed discharge. The notice shall be sent to the last known address of the person to be notified by

certified mail with return receipt. The notice shall include the following: (1) the proposed date of discharge or provisional discharge; (2) the date, time and place of the meeting of the staff who have been treating the patient to discuss discharge and discharge planning; (3) the fact that the patient will be present at the meeting; and (4) the fact that the next of kin may attend that staff meeting and present any information relevant to the discharge of the patient. The notice will be sent at least one week prior to the date set for the meeting.

4. Transfer to other program (DAANES code 02): other disabilities were identified, indicating a need for services other than what The Micah House is capable of providing (i.e. physical disability, emotional reactions, psychological assessment, likelihood of harm to self or others, etc.) Residents may be assessed as needing other services by outside agencies (i.e., Department of Human Services, Adult Protection, Rule 25 Assessors, medical based program, etc.) All service termination and denials of service initiation which pose an immediate threat to the health of any individual or require immediate medical intervention will be referred to a medical facility capable of admitting the individual. All other residents will be housed until transfer is affected.

5. Assessed as inappropriate for this program (DAANES Code 03): Upon evaluation, it is determined that admission criteria were not met. Client is then referred back to the referral source, or in some cases, may be referred to the Crisis Center, but no specific program is identified or recommended for transfer.

6. Program member independently chose to leave against staff advice (DAANES Code 04): Client chose to leave the program over staff objections after discussing this intention with staff.

7. At staff request (behavioral) (DAANES Code 05): Program staff accountable for clients discharge are as follow; Program Director, CD Counselors and CEO can request that the client leave the program because the client's behavior was disruptive or inappropriate for the treatment setting. Notification of this decision is always in writing and includes the client's right to appeal the decision. The official corers for behavior discharge are:

- a. Failure to compete contract with discharge specified if not completed
- b. Staff/other program member's consensus to discharge due to disruptive behavior
- c. Staff/other program member's consensus to discharge due to failure to comply with treatment plan
- d. Failure to comply with expectations of abstinence

Some examples of behavior that might lead to the client's dismissal are;

- a. Repeated failure to follow treatment contract
- b. Frequent tardiness and / or absence from schedule program sessions
- c. Violence or intimidation
- d. Chemical abuse
- e. Sexual impropriety

8. **Patient left (A WOL):** Failure to notify staff of prolonged absence and not contacting staff within 24 hours.

9. **Expiration of civil commitment or hold order** (DAANES Code 07): Client left on or after expiration of civil commitment or court hold without completing treatment.

10. **Death** (DAANES 08)

11. **Loss of financial support** (DAANES Code 09): Funding was revoked, or funding expired before client was clinically prepared to complete the program.

12. **Other**, with explanation (DAANES code 10): Any criteria for non-completion that is not included above; the most common example is if the client is arrested while in treatment and not allowed to return.

13. **Procedure for AMA discharges or if client is dangerous to self or others:**

If a client is requesting to leave AMA and is no treat to self or others, then staff should document the event, but if the client is a treat to self or others, then call 911 and document the incident.

Population Assessment

All clients receive treatment for chemical dependency; therefore all are suspect to self abuse related to chemical use. The program provides individual, group counseling, medication monitoring, and bed checks. These services reduce the risk of self abuse related to chemicals.

Abuse. "Abuse" means:

An act against a vulnerable adult that constitutes a violation of, an attempt to violate, or aiding and abetting a violation of:

1. Assessment

The Micah House provides services to adult men, 18 years of age and older. The overall majority of clients participating in The Micah House has sufficient physical, emotional and behavioral functioning, thus minimizing their potential for abuse and neglect. Although the Halfway House does not typically serve clients needing specialized programs of care, a minimal number may be admitted. Of those clients admitted in need of special care programming, an assessment is made which determines the client is either appropriate or inappropriate for services at The Micah House.

As a residential facility The Micah House provides services to vulnerable adults. Because of this, The Micah House recognizes the need for continued training of all staff regarding vulnerable adult's policies and procedures. Staffs are trained on how to assess clients for previous abuse in order to minimize any further abuse.

All clients are assessed regarding previous abuse. If upon assessment it is found that a client needs a specialized program to meet their needs and appropriate referral will be made.

Vulnerability assessment for all clients will occur within 72 hours of admission.

2. Action

All residents are assessed for vulnerability within 3 days of their admission. At intake and during initial treatment planning, clients are assessed for possible vulnerable adult's status (see attached rule 626-5572 of the Minnesota statutes 2003). Clients who are assessed, as needing a specialized program of care will meet with the Program Director and if necessary a Community Psychologist to develop individualized abuse prevention plan. This is in addition to the program abuse prevention plan. All reasonable measures to minimize the risk of abuse to the client will be outlined in this individualized plan. A Client Representative may participate in the development of this plan (see Individual Abuse Prevention Plan) Individual abuse prevention plans will be reviewed periodically (see Individual Abuse Prevention Plan Review) If the client is found as an inappropriate referral, a referral to a more appropriate placement will be facilitated.

Understanding the need for all staff to be educated, aware and trained in the area of Vulnerable Adults, all staff is required to attend annual training pertaining to vulnerable adult's abuse laws. The assessments of clients, facility, and environment are also reviewed. Additionally, any previous abuse that is relevant is discussed and all current policies and procedures regarding vulnerable adults are reviewed.

3. Timetable:

All above measures are in effect upon intake of clients and ongoing thereafter.

Assessment of the Physical Plant:

4. Assessment:

The Micah Halfway House is located at 3045-47 5th Avenue South. It is a renovated mansion that is in excellent condition. All necessary repairs are made in a timely manner. Hallways and rooms are well lit. The first floor common areas and kitchen are under constant supervision. The lower level which includes additional common recreational space is monitored on a regular basis. The building has the required amount of fire exists. The building is contained in a manner that no areas are difficult to supervise. Plan: The assessment of the Physical Plant with is conducted on the first Monday of every month.

5. Action:

Hourly inspections of all bedrooms are made by assigned staff and periodic inspections are made by the Program Director. This includes walking throughout the building inspecting all areas.

There is 24 hour staff coverage, which includes counseling staff for 8 hours and CD technicians for the remaining

16 hours. The Program Director/CD Counselor is also on-call during those times the CD Technicians are providing coverage. All staff receives training in mental health emergencies, first aid, fire safety, and other emergencies. Staff is also trained in the area of stress management, appropriate counselor/resident relationships and other topics aimed at reducing the risk of any inappropriate staff behavior.

6. Timetable.

All above measures will be in effect immediately upon first intake.

Assessment of the Environment:

7. Assessment:

The Neighborhood: The Micah Halfway House is located in the Central neighborhood. While this neighborhood has a reputation of criminal activity, it is a strong residential community with adequate community watch and police security activities.

Staffing:

Supervision of clients and client activity is provided 24 hours each day

8. Action:

All exit doors remain locked at all times. All visitors are screened by the staff on duty and are required to sign in and out. Clients are encouraged not to travel alone and when they do leave the facility it is with the staff person on duties knowledge and approval. Residents are required to sign out when leaving the facility. Should any client be unaccounted for, the proper authorities will be notified. The Micah Halfway House staff works closely with the Minneapolis police and neighborhood groups to improve and assure protection and patrols.

Timetable: All above measures will be in effect immediately upon first intake.

Annual review by the Board of Directors as to the implementation of the Abuse Plan and any corrections to the plan based upon past reports or effectiveness of the plan that they deem necessary.



Dear Rev. William Lockett

I would like to express my support in Pastor William Lockett of the Micah House located at 3047 5th Ave S, Minneapolis, MN 55408; increasing their bed capacity from 20 to 23. Mr. Lockett's family has been an asset to the Central Neighborhood for over 60 years. The Micah House clients have been active participants of the Mad Dads program over the 12 years as well, so our relationship has been a positive one that we appreciate. It has been beneficial having an agency that we can send clients that come through our program to be assessed as well as receive services. We whole heartily endorse their increase in bed capacity. They have been good neighbors.

Rev. William Lockett
CEO/President

Rev. William Lockett
CEO/President
Victory Through Faith Recovery Services
612-314-2460 Office
612-871-4290 Fax
wlockett@micahhouse.com

MAD DADS
VJ SMITH
National Headquarters
National President & Local Founder
PO Box 8980
Minneapolis, MN 55408
612-822-0802
vjsmith@cperc.net



To whom this may concern,

I have been living and working in the Central Neighborhood for the past 49 years. Mr. Lockett's family has been part of the Central Neighborhood for over 60 years

I was 25 years Youth & Community Outreach Pastor at *Park Avenue United Methodist Church*, and for the past 24 years was the Founder and CEO of *Urban Ventures*. I lived 28 years at 3429 Park Ave., and for the past 21 years at 31st and Portland Avenue (one block from the Micah House which is at 31st & 5th Avenue South. For 9 years I was the chairman of the board of CNIA (Central Neighborhood Improvement Association). We also started the 4th & Lake Business Association in 1993.

As I mentioned above, I have known the Lockett family for all these years, and I have known William Lockett for most of those years. I am a constant observer of their work, and a very frequent communicator with William, and we have professional business connectivity. This close relationship with our *Center For Fathering* program at Urban Ventures, and we connect constantly with the Micah House programs.

I would like to express my support in Pastor William Lockett of the Micah House located at 3047 5th Ave S, Minneapolis, MN 55408. I affirm his need and this request to increase their bed capacity from 20 to 23. This program is greatly needed in our neighborhood and does need to be expanded!

The Micah House has been functioning as a halfway house for the past 12 years in that location and has always been a positive contributor to our community. They have been, and continue to be, good neighbors.

If you have any questions at all, please call me at 612-638-1019. Otherwise, I trust you will grant the request

A handwritten signature in black ink, appearing to read "Art Erickson". The signature is stylized with large loops and a long horizontal stroke at the end.

Art Erickson
Founder
Urban Ventures
4/22/16



April 12, 2016

Minneapolis City Zoning Department
250 South 4th Street
Suite 300
Minneapolis, MN 55415

To whom it may concern,

I would like to express my support for Pastor William Lockett of The Micah House (3047 5th Avenue South, Minneapolis, MN 55408) to increase their bed capacity from 20 to 23.

Mr. Lockett and his family has been an asset to the Central Neighborhood for over 60 years. We share the same passion to help our community overcome barriers to a healthy lifestyle.

Over the past 12 years, The Micah House clients have been active participants at my Center for Fathering so our relationship is well rooted, positive and one that I genuinely appreciate. Over the years I have found it extremely beneficial to have a neighborhood agency where I can refer my program participants for assessment and receive services.

Because they have been good neighbors and friends, I whole heartily endorse increasing their bed capacity. If you have any questions, please feel free to call me at 612.455.4633.

Sincerely,

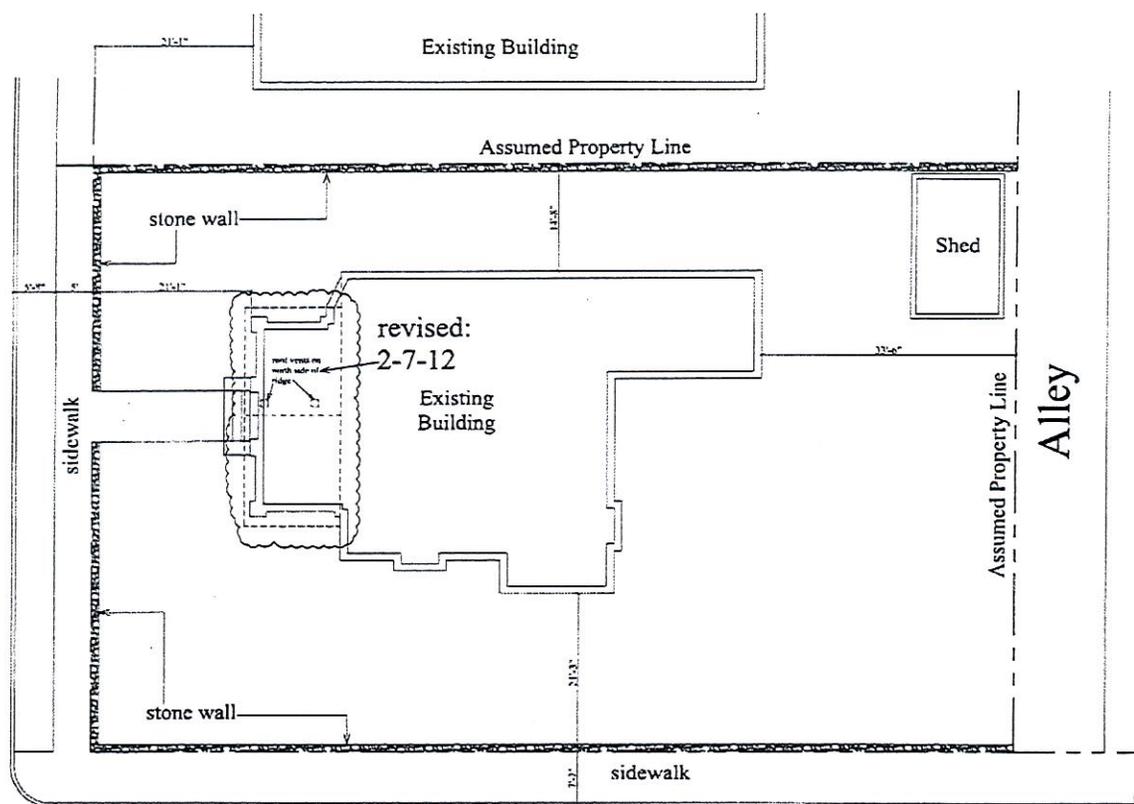
A handwritten signature in black ink, appearing to read "John E. Turnipseed". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John E. Turnipseed
Vice President
Center for Fathering



gh DESIGN
 new and remodeled home
 design and drafting services
 Gene Klatt
 ph: (612) 666-2082 e-mail: klatt@ghdesign.com

5th Avenue South



CPED-PLANNING DIVISION
 APPROVED: 6214 - 2704
 BY MINNEAPOLIS HERITAGE
 PRESERVATION COMMISSION

See Attached: LETTER
 CNC

for added conditions.

SIGNED: Jim Smiley
 DATE: 04/14/12

INSPECTIONS FILE
 COMPLIANCE MPL

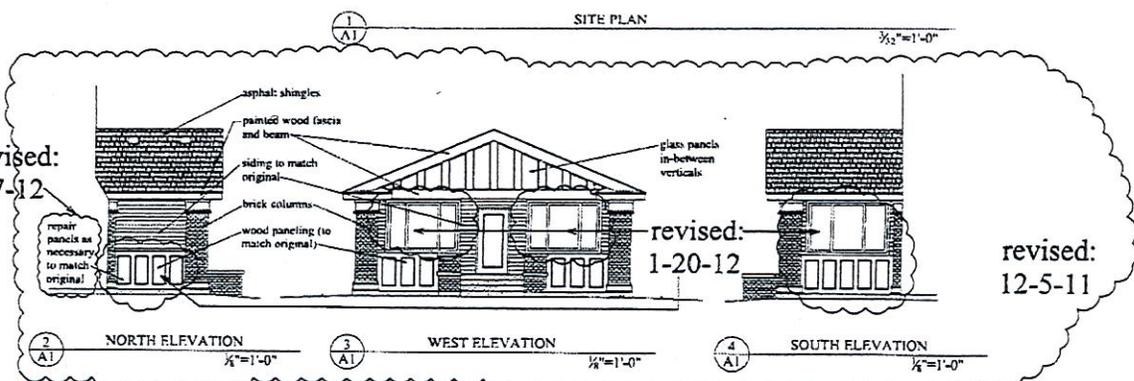
31st Street South

COMMON ABBREVIATIONS		
A.B. Anchor Bolt	M.C. Metal Clad	
A.C. Air Conditioning	M.H. Man Hole	
B.C. Block Course	N.I.C. Not In Contract	
BD. Board	N.S. No Scale	
BM. Beam	N.T.S. Not To Scale	
BR. Brick	O.C. On Center	
C.C. Curb Cut	O.H. Overhang / Overhead	
C.J. Control Joint	O.S. Outside	
D.F. Drinking Fountain	P.B. Previously Hid	
DR. Door	P.F. Pre-Finished	
D.S. Down Spout	P.L. Plastic Laminate	
D.W. Dishwasher	R.D. Roof Drain	
E.S. Each Side	R.R. Reinforcement Rod	
E.W. Each way	R.T.U. mech. Roof Top Unit	
F.D. Floor Drain	S.P. Sump Pit	
F.E. Fire Extinguisher	S.S. Stainless Steel / Serv. Sink	
G.B. Grab Bar / Gypsum brd.	T.B. Towel Bar	
H. Height	V.B. Vapor Barrier	
H.C. Handicapped	W. Wide	
H.R. Hand Rail	W.C. Water Cooler	
H.S. Hand Sink	WD. Wood	
JT. Joist	W.H. Water Heater	
L. Leader (drain pipe)		
LB. Pound		
L.F. Lineal Feet		
L.T. Laundry Tray		

Porch Remodel
 for William Lockett
 3047 5th Avenue South
 Minneapolis, MN 55408

sheet
A1

Date: 10-28-11





First Floor

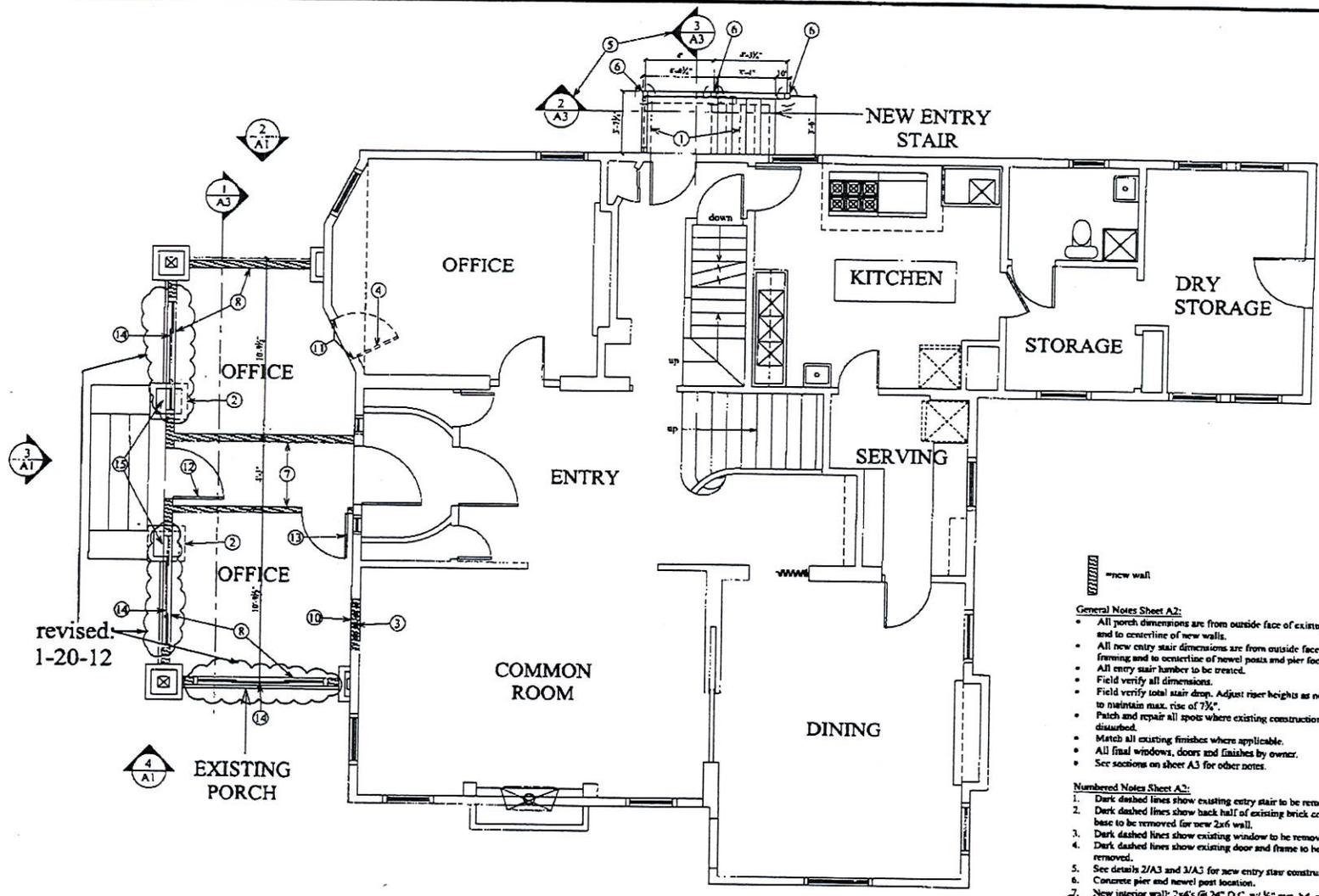
gls DESIGN
new and remodeled home
design and drafting services
Gege Klatt
PA(612)986-2242 email: gls@glsglobal.com

Porch Remodel
for William Lockett
3047 5th Avenue South
Minneapolis, MN 55408

revised:
2-7-12

sheet
A2

Date: 10-28-11



revised:
1-20-12

revised:
1-20-12



General Notes Sheet A2:

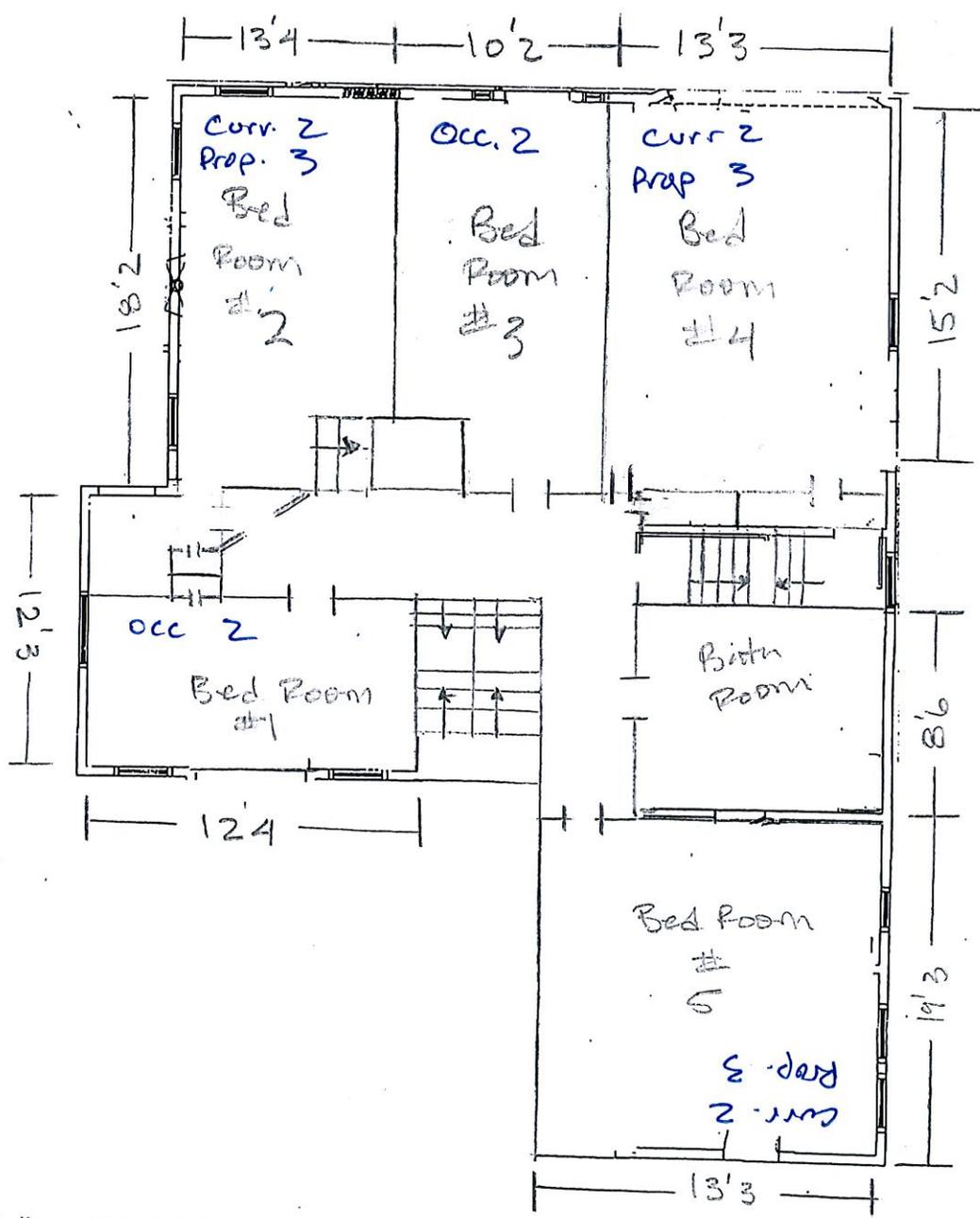
- All porch dimensions are from outside face of existing walls and to centerline of new walls.
- All new entry stair dimensions are from outside face of framing and to centerline of newel posts and pier footings.
- All entry stair treads to be treated.
- Field verify all dimensions.
- Field verify total stair drop. Adjust riser heights as necessary to maintain max. rise of 7 1/2".
- Patch and repair all spots where existing construction was disturbed.
- Match all existing finishes where applicable.
- All final windows, doors and finishes by owner.
- See sections on sheet A3 for other notes.

Numbered Notes Sheet A2:

1. Dark dashed lines show existing entry stair to be removed.
2. Dark dashed lines show back half of existing brick column base to be removed for new 2x6 wall.
3. Dark dashed lines show existing window to be removed.
4. Dark dashed lines show existing door and frame to be removed.
5. See details 2/A3 and 3/A3 for new entry stair construction.
6. Concrete pier and newel post location.
7. New interior wall: 2x4's @ 24" O.C. w/ 1/2" gyp. bd. each side.
8. New exterior wall: 2x6's @ 16" O.C. w/ R-21 min. batt insul., 4 mil poly V.B. and 1/2" G.B. inside and 1/2" OSB sheathing (or other approved) outside. Finish with siding to match existing.
9. Not used.
10. Fill-in existing window opening. Match existing wall width and finishes. Use max. thickness batt insulation and V.B.
11. Finish existing door opening with wood trim or G.R. finish. Verify with owner.
12. New 3'-0"x6'-0" exterior door.
13. New 2'-8"x5'-8" interior door.
14. New sliding window. Verify final size with owner.
15. Repair existing brick column base at new construction as necessary. Provide new concrete cap to match existing.

FIRST FLOOR PLAN

1/4"=1'-0"

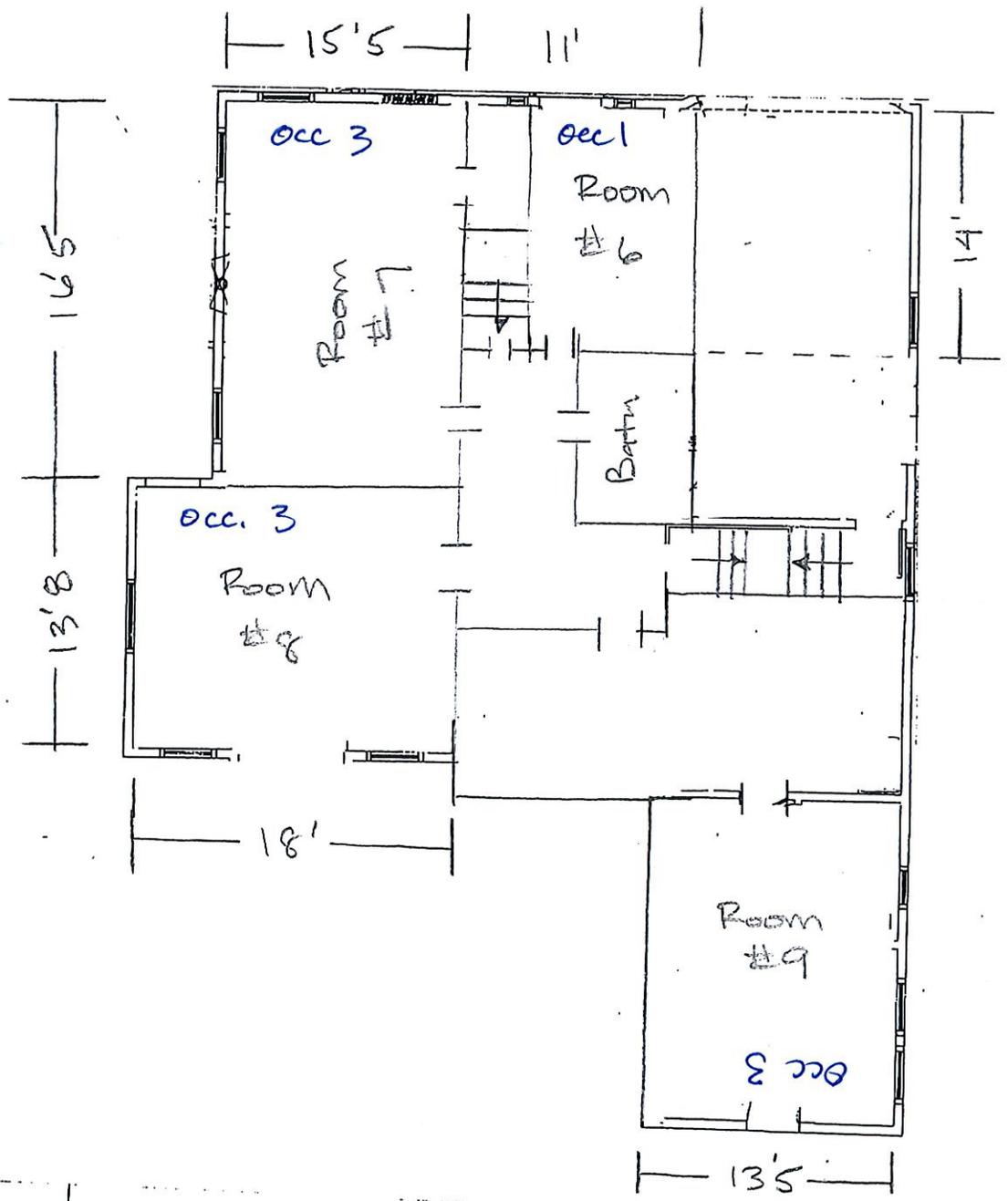


A2
sheet

for William Lockett
3047 5th Avenue South
Minneapolis, MN 55408

2ND FLOOR





A2
sheet

for William Lockett
3047 5th Avenue South
Minneapolis, MN 55408

3rd Floor



