

LAND USE APPLICATION SUMMARY

Property Location: 807 Kenwood Parkway
Project Name: 807 Kenwood Parkway
Prepared By: Mei-Ling Smith, Senior City Planner, (612) 673-5342
Applicant: Mary Niforopoulos & Warner Bruntjen
Project Contact: Tony Siebenaler-Ransom
Request: To construct a paver path and wooden staircase in the west interior side yard.
Required Applications:

Variance	To allow development on a steep slope in the SH Shoreland Overlay District.
Variance	To allow stairs exceeding 4 feet in width in an interior side yard.
Variance	To increase the impervious surface maximum from 60 percent to 65 percent in the R2 Two-Family District.

SITE DATA

Existing Zoning	R2 Two-Family District SH Shoreland Overlay District
Lot Area	3,847 square feet / 0.09 acres
Ward(s)	7
Neighborhood(s)	Lowry Hill Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	June 15, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 14, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site contains a two-story single family home with a tuck-under garage that was constructed in 1970. The footprint of the residential structure is 1,379 square feet. There are stairways located along the east and west sides of the house and a wood deck to the rear of the house. The property has an irregular shape, as the front property line is approximately 66 feet in length while the rear property line is approximately 26 feet in length. The property is also located on a steep slope; the rear portion of the site is approximately 36 feet higher above grade compared to the front portion of the site. The subject site is currently nonconforming as to minimum lot area (6,000 square feet is the requirement, whereas the property is 3,874 square feet in size), the front yard setback (20 feet is the requirement and the house is set back 10.4 feet), interior side yard setbacks (8 feet is the requirement and the interior side yard is 4 feet along the west property line and 5 feet along the east property line), and impervious surface area (60 percent is the maximum and 62.7 percent is the current proportion of impervious surfaces) in the R2 Two-Family District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding area is zoned R2 Two-Family District and most of the properties near the subject site contain single-family homes. The site is located 450 feet to the southwest of Spring Lake, and is therefore located within the SH Shoreland Overlay District.

PROJECT DESCRIPTION. The applicant is proposing to construct a paver path and wooden staircase in the west interior side yard. The existing stairway does not fully connect the front of the property to the back of the property, as the northwest portion of the property currently contains raised planters and landscaped areas between the walkway and west side yard. The entirety of the stairway between the house and west property line would be between 4 and 8 feet in width; the new wooden staircase would be 4 feet in width, while the existing staircase is between 4 and 8 feet in width. However, there is no variance on record for these stairs exceeding 4 feet in width. The applicant's proposal includes connecting the grade between existing entry walk to the new stairway with a precast paver walk that would be 22 inches by 12 feet in area (21 square feet). The project would also include landscaping and drainage enhancements along the west portion of the property.

A variance is required to allow development on a steep slope – or an average slope exceeding 18 percent or greater measured over a horizontal distance of 50 feet or more – in the SH Shoreland Overlay District. The proposed stairway would be between 4 and 8 feet wide, and a variance is required to allow staircases exceeding 4 feet in width in a required yard. Finally, the project would result in an increase in the amount of impervious surfaces on the site. The maximum allowed impervious surface coverage in the R2 district is 60 percent. The existing proportion of impervious surfaces is 62.7 percent (2,431 square feet), and the applicant would be adding 18 square feet of additional impervious surface area, for a total of 2,449 square feet, or 64.5 percent. A variance is required to increase this existing nonconformity.

The site plan shows that the full project extent would include the rock-covered drainage swale that is shared with the neighbor's property to the west. This property owner has submitted a letter in support of the project. The land use application analysis contained in this staff report applies solely to the project within the boundaries of the property located at 807 Kenwood Parkway.

PUBLIC COMMENTS. The adjacent neighbor to the west has submitted a letter in support of the project. Any additional correspondence received prior to the public meeting will be forwarded 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 to allow development on a steep slope in the SH Shoreland Overlay District, to allow stairs exceeding 4 feet in width in an interior side yard, and to increase the impervious surface maximum above 60 percent in the R2 Two-Family District, 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.*

All variances

The applicant is proposing to install a stairway and new paver path in the interior side yard of their property, which is located on a steep slope in the SH Shoreland Overlay District. There is currently no direct access between the front and rear yard. The east interior side yard contains a stairway and concrete landing between the front yard and a side entrance on the east side of the house, which is located approximately 5 feet from the east property line. However, the stairway along the east side of the house does not lead to the rear of the property, as there are retaining walls between the concrete landing and the rear portion of the yard.

The stairways would exceed the maximum permitted encroachment of 4 feet in some areas and the project would add 18 square feet of additional impervious surface area for the overall site. Staff finds that practical difficulties exist in complying with the ordinance because of circumstances unique to the property. These circumstances were not created by the property owner, nor are they based on economic considerations, alone. The subject site is currently nonconforming as to minimum lot area (6,000 square feet is the requirement, whereas the property is 3,874 square feet in size), the front yard setback (20 feet is the requirement and the house is set back 10.4 feet), interior side yard setbacks (8 feet is the requirement and the interior side yard is 4 feet along the west property line and 5 feet along the east property line), and impervious surface area (60 percent is the maximum and 62.7 percent is the current proportion of impervious surfaces) in the R2 Two-Family District. The parcel itself has an irregular shape, and most of the site is located on a steep slope.

The proposed project would be located entirely in the required front and west interior side yards. The applicant is proposing to install the access stairway along the west side of the property, which is already developed and contains more area for maneuvering along the steep slope from the front to back of the property relative to the east side of the property. The irregular size, shape, and topography of the site make it difficult to fully comply with the ordinance, which contains setbacks and impervious surface regulations to provide adequate light and air for residential properties. The proposed wooden stairs and additional impervious surface area would allow the property owner to replace the existing stairway and raised planters with a safe pathway between the front and rear yards.

- 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.*

All variances

The stairs and paver path would be located in a portion of the site that is already developed, as it contains a series of decks, retaining walls, and stairways that retain the natural slope of the site. The rest of the site not covered by buildings is covered by existing stairways and planting materials that

retain the natural grade of the site, prevent soil erosion, and encourage natural filtration. The proposed stairways are wider than four feet in some areas between the house and west property line in order to accommodate maneuvering along the irregular topography of the site. The applicant has noted that the existing decks in the backyard are counted in the impervious surface area total, but are arranged in a manner that allows infiltration of stormwater. The variance to increase the existing impervious surface area by 18 square feet above the existing 62.7 percent (2,431 square feet) of impervious surfaces is a reasonable request, as it will allow for a full connection between the front and back yard of the property, where one does not currently exist. Staff finds that the property owner and applicant are proposing to use the property in a reasonable manner that would be in keeping with the spirit and intent of the ordinance and 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.*

All variances

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. The proposed stairways and paver path will provide a direct connection between the front and rear portions of the property, which will give utility workers safer access throughout the property and eliminate the need to trespass on neighboring properties. Staff has some concerns that the project, as proposed, could result in increased surface water runoff for the property to the west. The applicant's materials show that all drainage would be directed into the existing garden bed areas. With the recommended conditions of approval, and provided that all surface water is managed on-site, the proposed variances should not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

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.*

All variances

The applicant will be required to comply with all applicable City regulations during construction, and erosion control methods should be in place while implementing all site and landscaping modifications. The applicant is proposing to use best management practices during construction capture any silt or stormwater. After construction, all stormwater runoff in this area would be directed into garden beds as well as a swale covered with geotextile fabric and large rocks, where the runoff can infiltrate.

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

All variances

The proposed paver path and stairway would have very limited visibility from Spring Lake, which is located approximately 450 feet to the north east of the subject site. There are several mature trees between the subject site and Spring Lake, which help to limit the visibility of the stairs. In addition, the proposed project would replace existing stairs and planters and would have a negligible negative impact to surrounding properties.

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

All variances

This standard is not applicable for the proposed development.

Additional Standards to Permit Development on a Steep Slope, Within 40 Feet of the Top of a Steep Slope or Bluff, or Within 50 Feet of the Ordinary High Water Mark of Any Protected Water in the SH Shoreland Overlay District:

In addition, the Zoning Board of Adjustment shall consider, but not be limited to, the following factors when considering variance requests to allow development on a steep slope, within 40 feet of the top of a steep slope or bluff, or within 50 feet of the ordinary high water mark of any protected water within the SH Shoreland Overlay District:

1. *Development must currently exist on the steep slope or within forty (40) feet of the top of a steep slope within five hundred (500) feet of the proposed development.*

An existing single-family dwelling with stairways, decks, and retaining walls is located on the steep slope. The adjacent residential properties are also located on the steep slope.

2. *The foundation and underlying material shall be adequate for the slope condition and soil type.*

The material underlying the proposed stairways and paver path would be adequate for the slope condition and soil type.

3. *The development shall present no danger of falling rock, mud, uprooted trees or other materials.*

The impact to the existing slope would be minimal, as the applicant will not be disturbing and on-site trees and the affected area already contains stairways, retaining walls, and raised planter beds.

4. *The view of the developed slope from the protected water shall be consistent with the natural appearance of the slope, with any historic areas, and with the surrounding physical context.*

There would be limited visibility of this slope from the protected water. The proposed development on the slope would be consistent with the natural appearance of the slope and with the surrounding neighborhood.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Tony Siebenaler-Ransom, on behalf of Mary Niforopulos & Warner Bruntjen, for the property located at 807 Kenwood Parkway:

A. Variance to allow development on a steep slope in the SH Shoreland Overlay District.

Recommended motion: **Approve** the application to allow development on a steep slope in the SH Shoreland Overlay District.

B. Variance to allow stairs exceeding 4 feet in width in an interior side yard.

Recommended motion: **Approve** the application to allow stairs exceeding 4 feet in width in an interior side yard, subject to the following conditions:

1. CPED staff shall review and approve the final site and landscaping plans before building permits may be issued.

2. All site improvements shall be completed by July 14, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

C. Variance to increase the impervious surface maximum from 60 percent to 65 percent in the R2 Two-Family District.

Recommended motion: **Approve** the application to increase the impervious surface maximum above 60 percent in the R2 Two-Family District, subject to the following conditions:

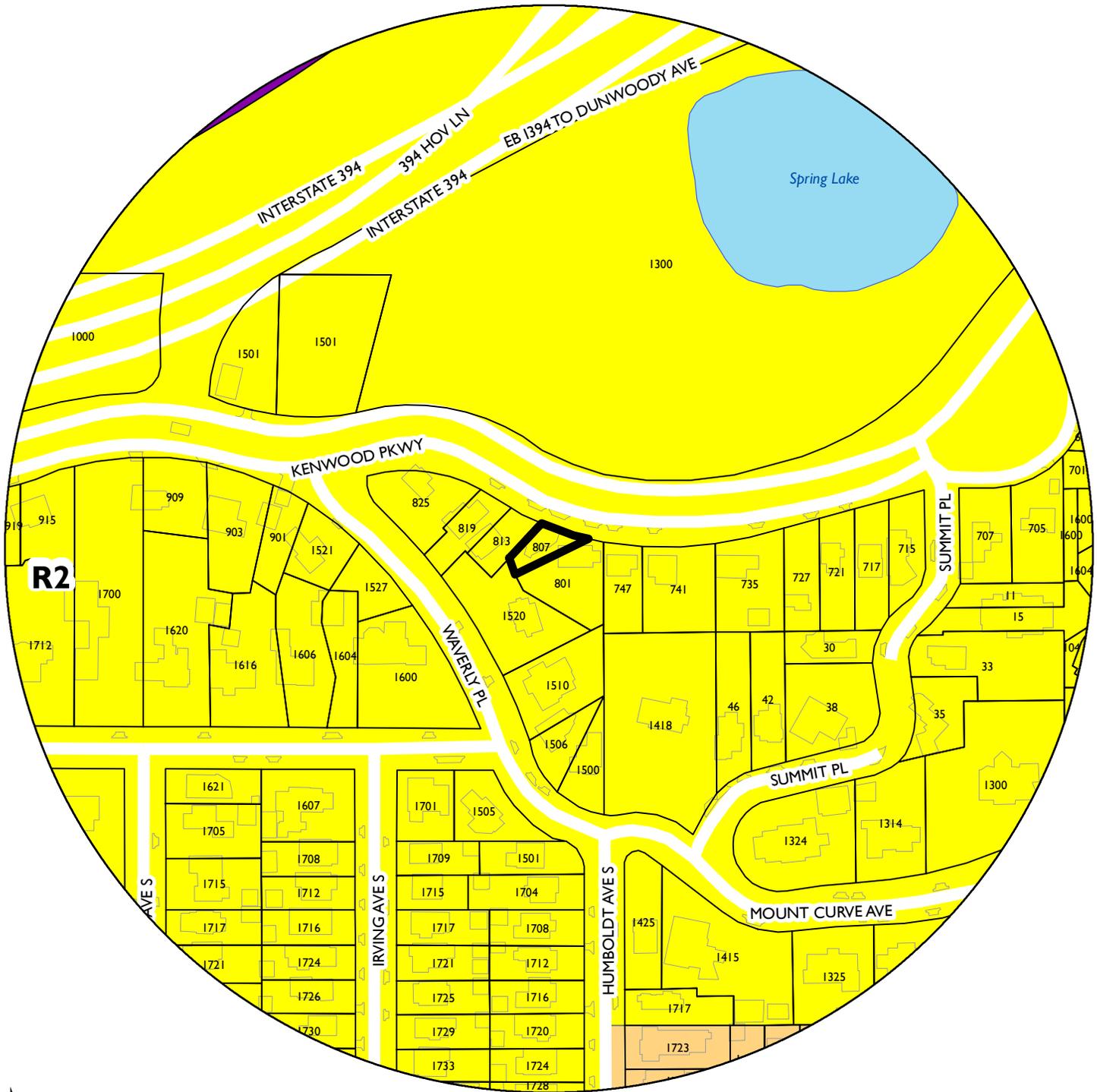
3. The paver walk shall not exceed 21 square feet, as proposed.

ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Existing conditions
6. Proposed plans
7. Photos
8. Public comments

NAME OF APPLICANT

WARD

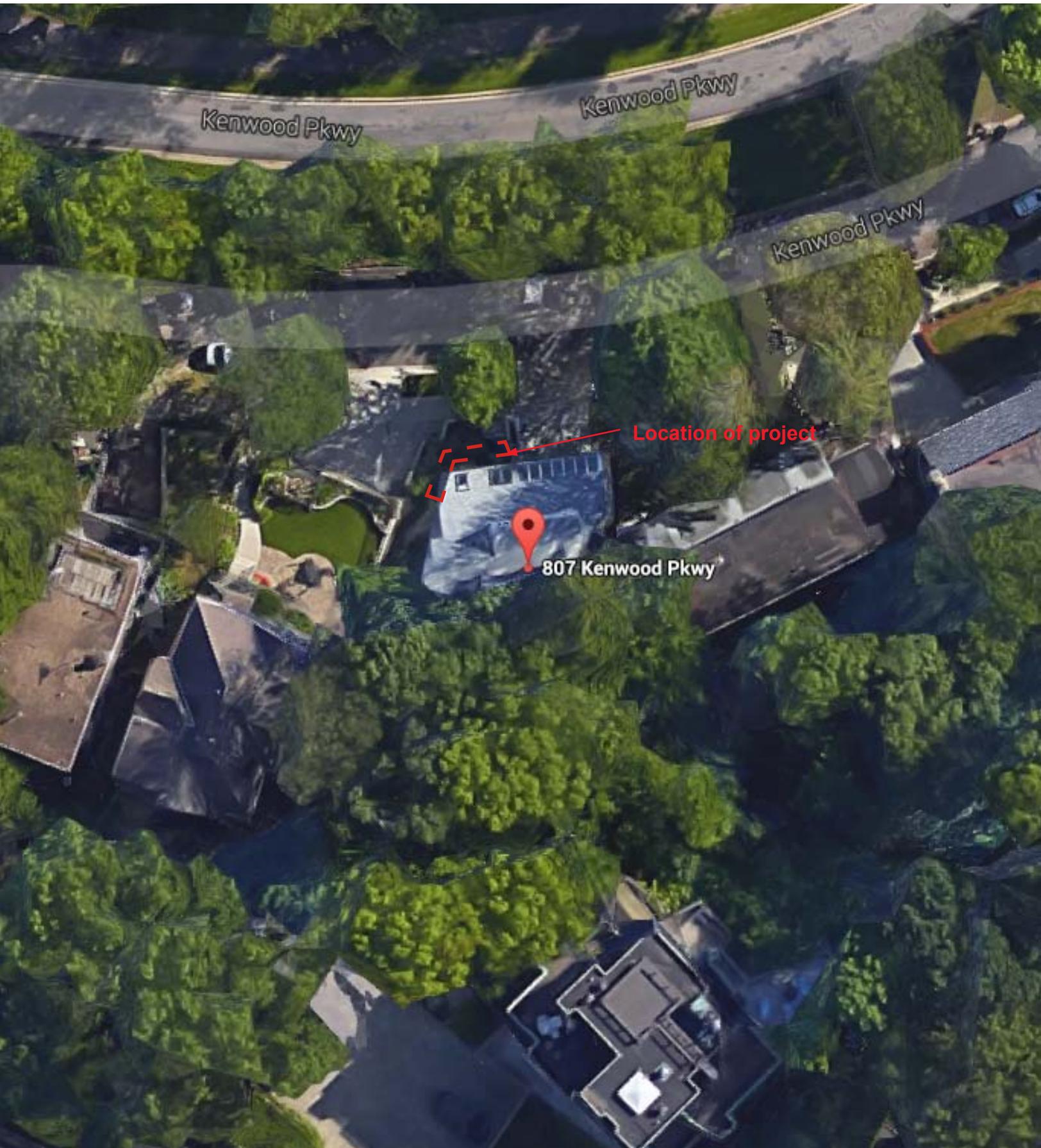


PROPERTY ADDRESS

807 Kenwood Parkway

FILE NUMBER

BZZ-7731



Kenwood Pkwy

Kenwood Pkwy

Kenwood Pkwy

Location of project

807 Kenwood Pkwy

Statement of Proposed Use

The proposed land use at 807 Kenwood Parkway is a walkway providing access to the rear yard of the property. The proposed project would reconnect the front-entry walk to the existing stairs on the west side-yard of the property; and provide a link to the existing decking structure in the rear-yard. Because of the steep slopes on the site this route is the only viable option for access.

Description of the Project

The proposed project is a walkway that consists of two components: a paver path and a wooden staircase with landings. The proposed paver path would be approximately two feet wide and 12 feet long, running parallel to the north face of the house, from the front-entry walk west to the west property line. The paver walk would end at the property line and be cross-sloped to drain into the raised garden bed.

At the northwest corner of the existing house structure, the proposed walkway would turn to follow the angle of the side of the house, and connect to the existing stairs. At this turn, the material would change from pavers to a wooden staircase. This second component would be a series of risers, treads and landings that adapt to and rest on the grade change. The staircase portion of the walkway would run parallel to the side of the house. It would be approximately four feet wide and 18 feet long. The staircase walkway would accommodate about five feet of grade change. This space is now occupied by a raised timber planter, which would be removed. This walkway would be on the property line because the side-yard width varies from four to four-and-a-half feet wide, which requires a variance.

The existing stairs on the side of the house extend more than three quarters of the way from the rear yard of the house to the front. This project would bridge the additional short distance and make the existing stairs a functional access route again. The existing stairs would be evaluated and replaced with new decking treads as necessary. Additionally, the existing retaining wall adjacent to the existing stairs is leaning—because of the material's age and pressure from the new landscaping on the adjacent property—and its timbers may need to be replaced.

Land-Use Application: Written Statement Addressing Reasons for Three Variance Requests

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.

Variance for setback and obstruction. The property at 807 Kenwood Parkway is a legal non-conforming lot for zoning district R2. Side yards are narrower than the five-foot minimum requirement on lots less than 42 feet wide. (This property's side yard is four feet wide at its narrowest.) Front yard minimum requirement is 20 feet. (This property is about 10.5 feet.) Minimum lot width is 40 feet. (This property is as narrow as 26.5 feet.) The minimum total square foot requirement is 6,000 square feet. (This property is 3,874 square feet.)

The narrowness of the side yards, combined with the steep slopes, make access to the rear yard of the property challenging without encroaching on the property line or obstructing the side yard. In addition, the property owner has a series of retaining walls and decks that prevents erosion and slope subsidence. The retaining walls and decks make the rear yard usable without destroying the existing slope. However, the rear yard is not directly accessible without a walkway that mitigates the steepness of the slope (Stairs are needed, not just a pathway) and uses the extent of the existing side yard. (Less than four feet wide would make it more difficult to navigate, especially if a railing is required or if the user is carrying a load.)

Variance for exceeding 60 percent impervious surfaces. Because of the smaller non-conforming lot, the allowable impervious-surface square footage is also substantially less than that of a conforming lot. A standard conforming lot would be allowed almost 3600 square feet of impervious surface, about the size of this entire property, without requiring a variance. In this case the property owner is allowed only 2,325 square feet of impervious surface—on a lot where the slope presents substantial challenges. The difference is 1,275 additional square feet of impervious surface allowed on a standard conforming lot, which contributes 100 percent of storm water runoff to the storm sewer system. The additional 80 square feet of this proposed project would take the property's total impervious coverage to 2500 square feet, 1100 square feet less than that of a conforming lot.

The steep slopes of this lot make traditional yard development or recreation challenging. The majority of the lot consists of a slope greater than 18 percent. The undeveloped slope in the back yard is difficult to navigate and is, in large part, undisturbed. The rear elevations of the lot are actually higher than the roofline of the three-story house. Almost half of the hardcover square footage accounted for in the survey (listed as "wood deck") is stairs used to reach the finished-grade elevations behind the house.

The property owner has used tiered decks to minimize the impact of the development of the slope. In doing so, she has also created pockets of soil where storm water that runs off the decks has the opportunity to infiltrate. Thus reducing erosion of the steep slopes and runoff. These decks are counted in the total impervious surface calculations, even though they are configured in a manner that does not contribute to storm-water runoff from the site. The decks make the back yard usable with minimum impact to the steep slopes. The

proposed project does not increase the size of the decks, it does not increase the chance for erosion or subsidence of the slopes, and it does not add to storm-water runoff. The proposed project, if completed, would provide access from the front to the back yard of the house with a minor increase in the impervious-surface footprint. The 60 percent impervious-surface threshold makes a challenging site even more difficult to use.

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.

Variance for setback and obstruction. Table 535-1 lists permitted obstructions as: stairs not exceeding four feet in width, retaining walls where natural grade is retained, and walkways not exceeding six feet in width. The proposed project would maintain both of these requirements with a four-foot wide stairway and a two-foot wide paver walk.

535.280 (c) maintains that walkways are exempt from the requirement of the 12-inch setback from the property line. Because it would not be possible to construct this walkway using best practices without including stairs, the project would utilize the staircase as an extension of the walkway—not as an access route to a raised platform or to a second-story deck. The proposed walkway would not create an obstruction; it would provide access where there is currently none.

Variance for exceeding 60 percent impervious surfaces. In Ordinance 546.150, where the requirement for impervious surfaces to be less than 60 percent for Zones R1-R3, it also states [emphasis added]:

The remainder of the zoning lot shall be covered with turf grass, native grasses, perennial flowering plants, shrubs, trees or **similar landscape material sufficient to prevent soil erosion, minimize off-site stormwater runoff, and encourage natural filtration function.**

The survey identifies the hardscape coverage of the site and uses many of the hardscape features to illustrate elevation and existing development of the site. However, the survey fails to distinguish between ‘hardscape’ and impervious surfaces or disconnected-impervious surfaces.

Note the riprap on the neighboring property, for example, illustrated along the northwest property line and visible in the accompanying photos. It consists of large- and medium-sized limestone boulders interspersed with irrigated plantings, and extends just over the property line into the 807 Kenwood Parkway lot. These boulders sit on a permeable geotextile fabric. Any precipitation that falls on this area passes through the void spaces and infiltrates, rather than collecting into runoff.

Also, both the stone and the timber walls are retaining walls and while the topmost surfaces are impermeable, they do not contribute runoff from the site because they are mostly disconnected impervious surfaces. Any precipitation that falls on the timber wall must cross turf, perennial plantings, or an area of landscape where it is able to infiltrate. The purpose of the stone and the timber walls is to retain the slope, not to create horizontal surfaces that channel water off the site.

The only components of the hardscape currently on the property that produce storm-water runoff (not captured on site) are the driveway and part of the building itself. If the proposed project is completed, water exiting the downspout on the northwest corner of the building would still be captured on-site and any overflow would be infiltrated in the garden space and the riprap of the neighboring property's drainage swale.

This project would reconnect the upslope development with the entryway walk. It would not add to the storm-water runoff from the site. The runoff from the new construction would flow to gardens and to adjacent landscaped areas, where it would have a chance to infiltrate. The current on-site development does a good job of fulfilling these requirements: "minimizing off-site storm water runoff" and "encourage[ing] natural filtration functions." The proposed project would do the same.

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

The proposed project would have no impact on the essential character of the locality. The goal of the project is to replace a raised planter bed with a path and stairs that match the style of the house and the existing stairs and deck. Every square foot of the proposed project would utilize space that is already developed as either an at-grade garden bed or a raised planter. The proposed project would reduce, not eliminate, existing garden space and, after construction, the beautiful gardens would be replanted.

Because the project would be embedded in the ground or built to rest on the ground (at a lower level than the current planter), the project would not interfere with any views. When the garden is replanted around the project, in fact, the project would be less noticeable than the current construction. Allowing a variance for exceeding the 60 percent impervious-surface requirement will not have any impact on the character or enjoyment of any other property in the vicinity.

The current configuration requires that users navigate part of the adjacent property to access the rear yard of 807 Kenwood Parkway. If the proposed project were completed, utility workers, inspectors, and health and safety crews would have a more direct and safer route to the rear of the property. (Telephone, cable and electrical crews access equipment currently located on the steep slope.) Replacing the raised planter with a path and stairs would also provide relief to the neighbor from unwanted trespassers on her property. The neighbor, Ana Bahr, has declared her support for this remedy in a letter she submitted to city planning staff.

The proposed project would resolve the problems that are often caused by side-yard obstructions, rather than creating new ones. Granting the variance for the staircase would provide the type of access the city desires, and mitigate a frustration for the adjacent property owner.

Shoreland Overlay District and Steep Slopes

4. Prevention of soil erosion or other pollution before or after construction.

As noted previously, the project would occur on a previously developed area of the property. The garden and raised planter are currently bare soil with some perennial plants, and are fully planted each summer with annuals. Any storm-water runoff from the area that does not infiltrate into the garden beds is now directed into the neighboring property's swale, which is armored with large and medium landscape rock over geotextile fabric. This swale catches runoff and allows it to infiltrate. For the brief window of time that construction would take place, this area would capture any additional silt or storm water before it reaches the street. Construction will be a very short process (maybe 2-3 days) and no large amounts of soil will be exposed to the precipitation long term. The proposed-project area would be about 80 square feet. It would not expose any additional soil to the possibility of erosion than already exists.

If the proposed project is completed the garden would continue to collect and to help infiltrate a portion of the water from the roof of the property's structure. Downspouts on the structure currently collect storm water and route it into the garden, where it waters plants and infiltrates.

This project would maintain the integrity of the slope with minimal disturbance. If built, the new stairs would help to prevent storm water from eroding the slope underneath.

The proposed project would not increase runoff from the site because the surfaces would discharge into spaces that would allow storm water runoff to infiltrate.

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

The proposed project would not limit visibility to/from the protected water, from the property, or from adjacent properties.

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

The proposed project would not impact Spring Lake, located almost a quarter of a mile northeast of 807 Kenwood Parkway, nor would it generate any additional watercraft usage.

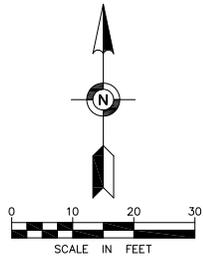
BOUNDARY & HARDCOVER SURVEY FOR: MARY NIFOROPULOS

LEGAL DESCRIPTION:

(Per Egan, Field & Nowak, Inc. survey dated April 29, 1998)
Lot 8, Hasbøl's Subdivision in Block 4, Lake View Addition to Minneapolis, Except that part thereof taken for Greenwood Avenue, according to the recorded plat thereof and situate in Hennepin County, Minnesota.

NOTES:

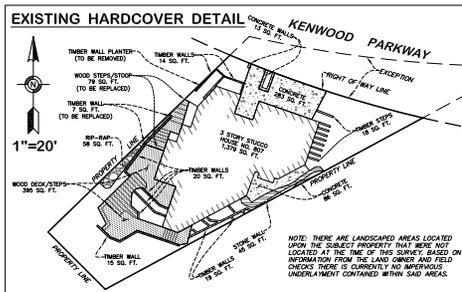
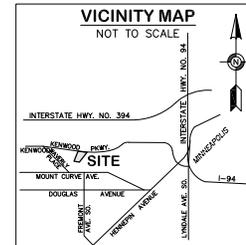
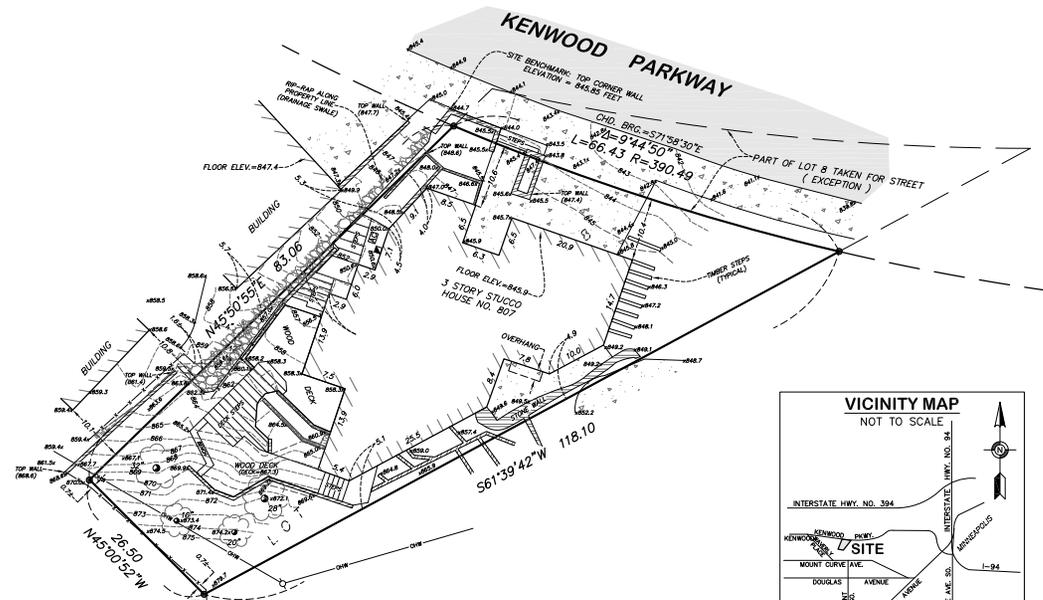
- The orientation of this bearing system is based on the Hennepin County Coordinate Grid (NAD 83-96 Adj.).
- The total area of the property described herein is 3,874 square feet or 0.089 acres.
- No little work was provided in the preparation of this survey to verify the existence of any easements or encumbrances to the property.
- Existing utilities, services and underground structures shown hereon were located based upon observed evidence. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- Part of the property described hereon lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27053 C 0356 E, dated September 2, 2004, and the balance of the property lies within no Flood Hazard area as evidenced by Federal Insurance Rate Map No. 27053 C 0356 E, which is an unprinted panel for Community No. 27053.
- BENCHMARK: Minnesota Department of Transportation Control Monument "2789 BE". Elevation = 867.42 feet (N.G.V.D. 1929)



● FOUND IRON MONUMENT

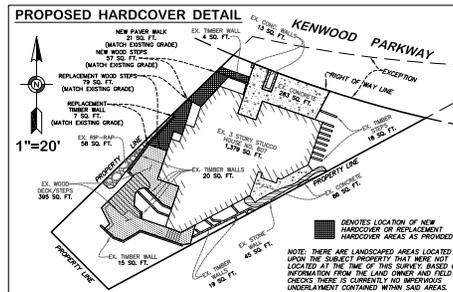
LEGEND

- AIR CONDITIONER
- GAS METER
- UTILITY POLE
- OVERHEAD WIRE
- FENCE
- WALL
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE



EXISTING HARDCOVER TABLE

HOUSE/CANOPY	= 1,379 SQ. FT.
WOOD DECKS/STEPS	= 474 SQ. FT.
CONCRETE/CONC. WALLS	= 382 SQ. FT.
TIMBER WALLS/STEPS	= 93 SQ. FT.
STONE WALL	= 45 SQ. FT.
RIP-RAP SURFACE	= 58 SQ. FT.
HARDCOVER AREA	= 2,431 SQ. FT.
PROPERTY AREA	= 3,874 SQ. FT.
PERCENT OF HARDCOVER	= 62.7%



PROPOSED HARDCOVER TABLE

HOUSE/CANOPY	= 1,379 SQ. FT.
WOOD DECKS/STEPS	= 395 SQ. FT.
CONCRETE/CONC. WALLS	= 382 SQ. FT.
TIMBER WALLS/STEPS	= 76 SQ. FT.
STONE WALL	= 45 SQ. FT.
RIP-RAP SURFACE	= 58 SQ. FT.
NEW PAVER WALK	= 21 SQ. FT.
NEW WOOD STEPS	= 57 SQ. FT.
REPLACEMENT STEPS	= 79 SQ. FT.
REPLACEMENT WALL	= 7 SQ. FT.
HARDCOVER AREA	= 2,499 SQ. FT.
PROPERTY AREA	= 3,874 SQ. FT.
PERCENT OF HARDCOVER	= 64.5%

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: May 20, 2016.
Date of signature: July 26, 2016.

Lee J. Nord
Lee J. Nord
Minnesota License No. 22033

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		C.M.	NO.	DATE	DESCRIPTION
2650	27				
DRAWING NAME:		DRAWN BY:			
35706 TPO1.0.dwg		ngf			
JOB NO. 36706		CHECKED BY:			
FILE NO. 58		LNJ			

BOUNDARY AND HARDCOVER SURVEY

SURVEY FOR:
MARY NIFOROPULOS

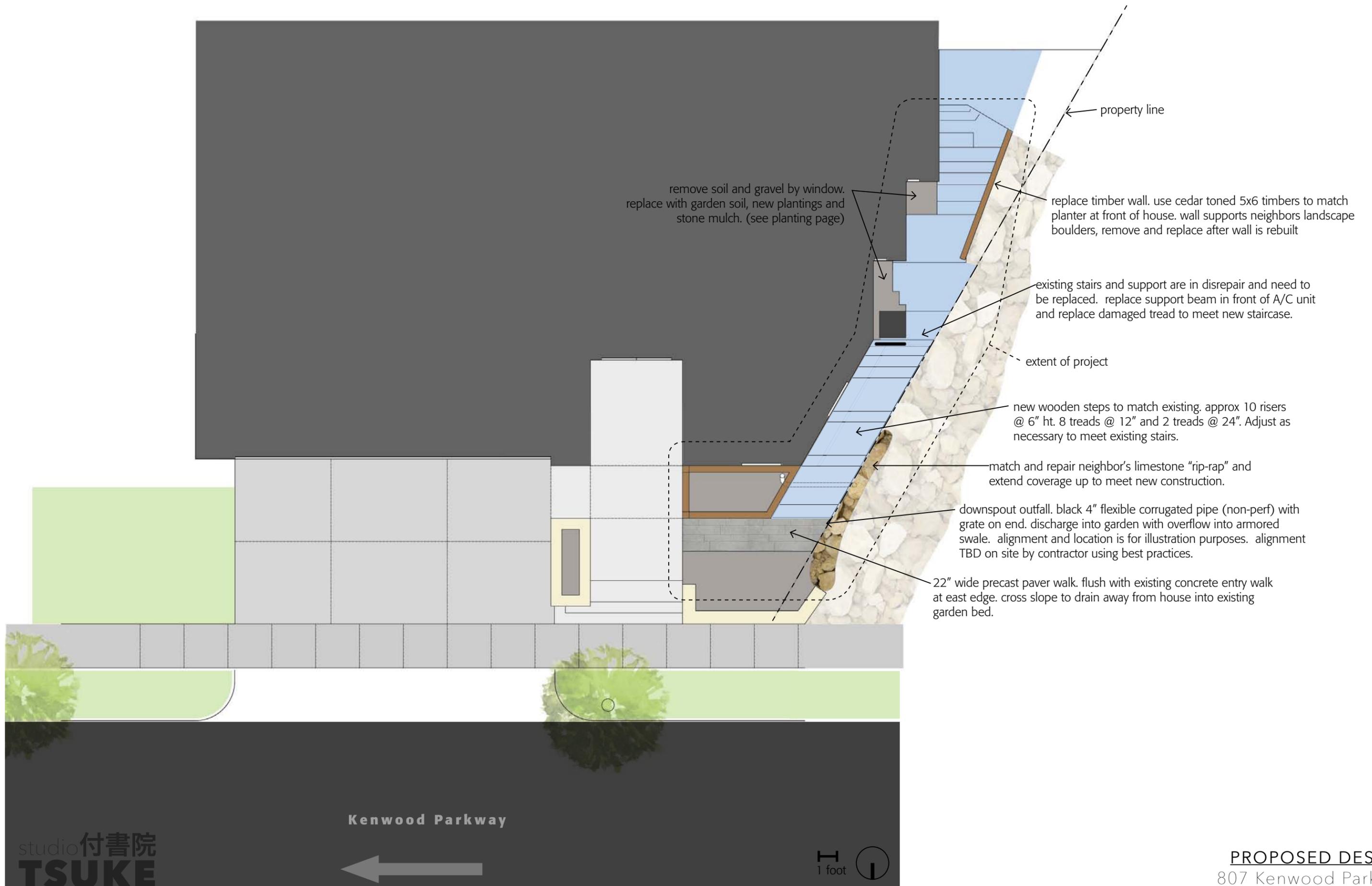
PROPERTY ADDRESS:
**807 Kenwood Parkway
Minneapolis, MN 55403**

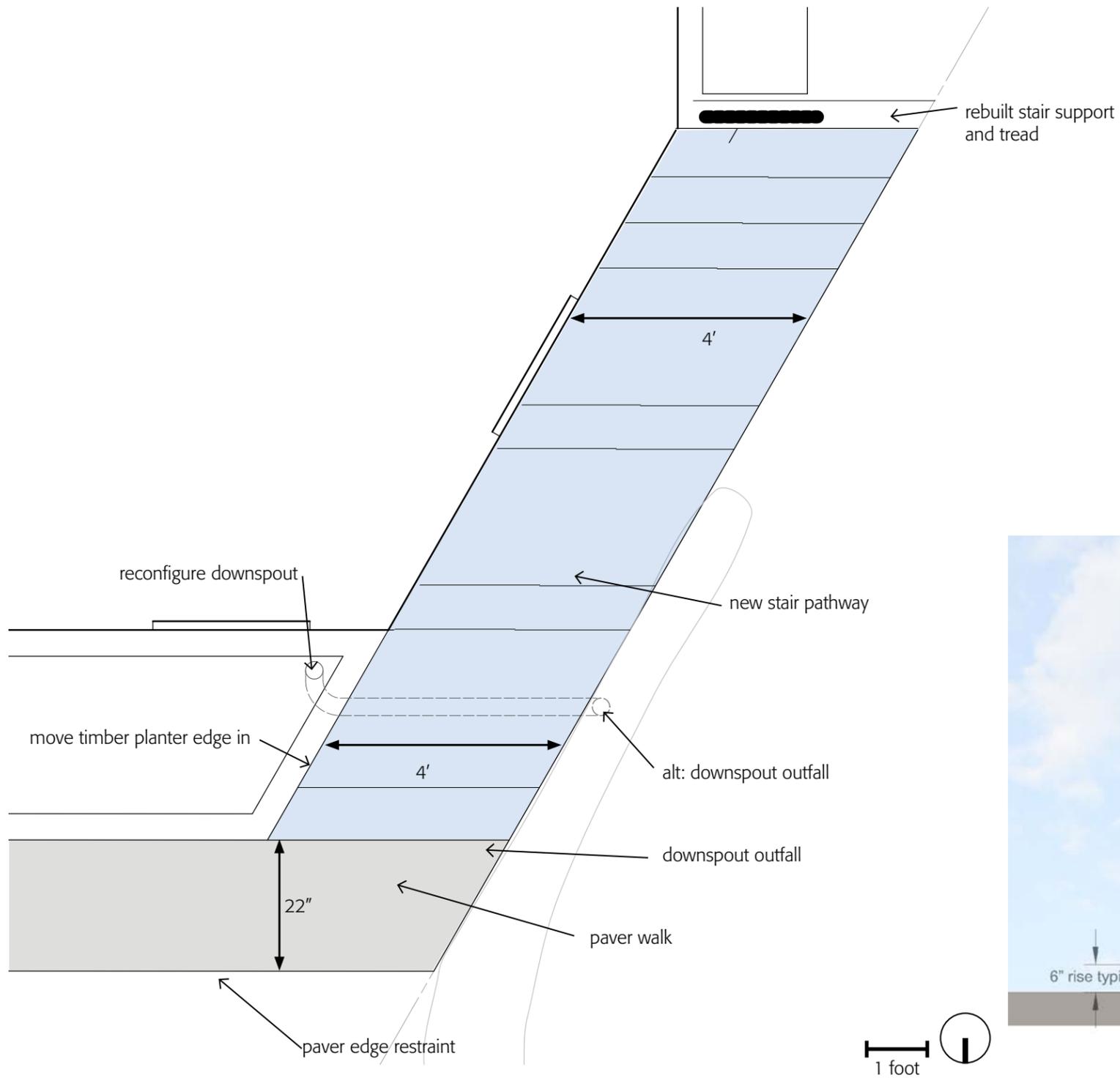


1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
WWW.EFNSURVEY.COM
COPYRIGHT © 2016 BY EGAN, FIELD & NOWAK, INC.

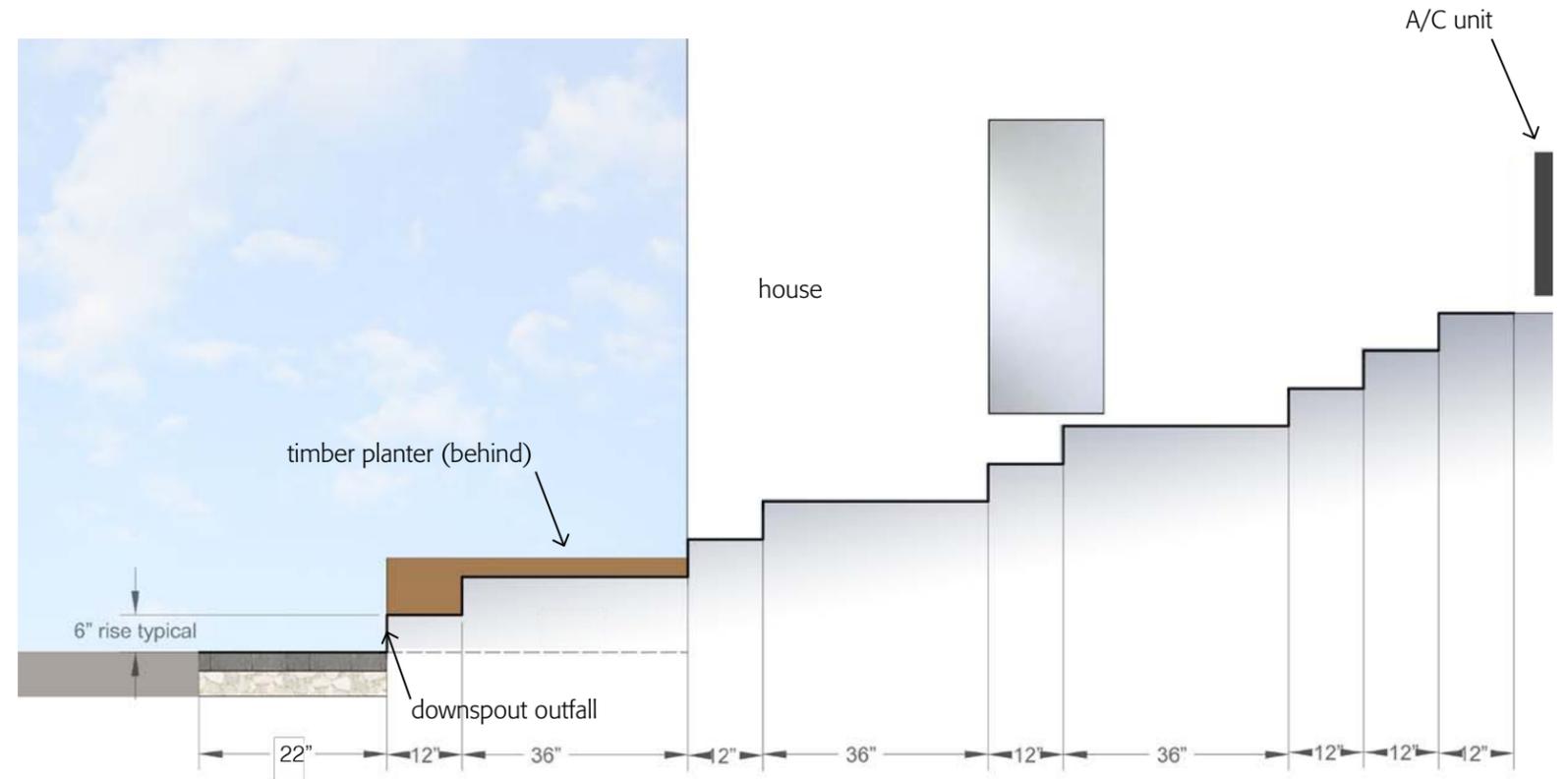


EXISTING CONDITIONS
807 Kenwood Parkway

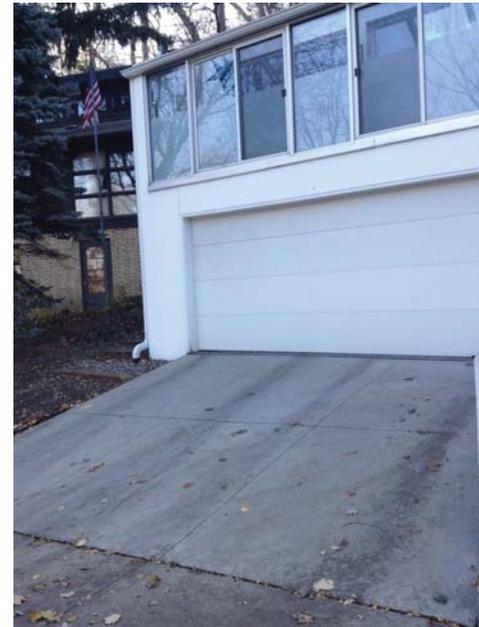
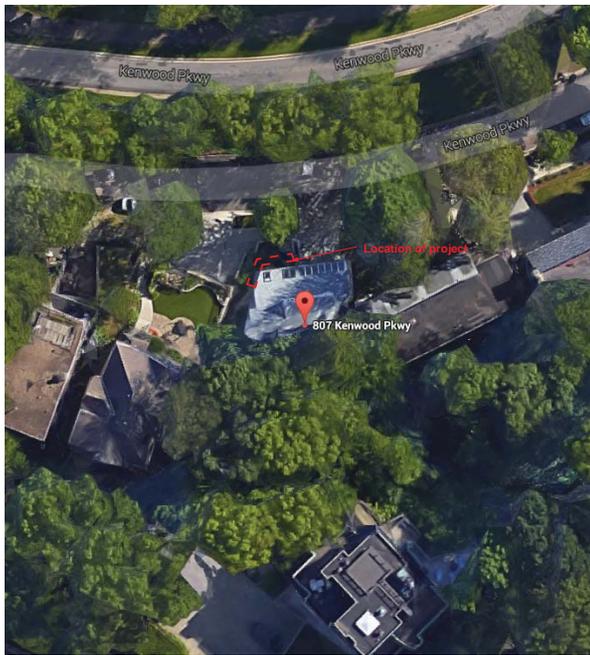
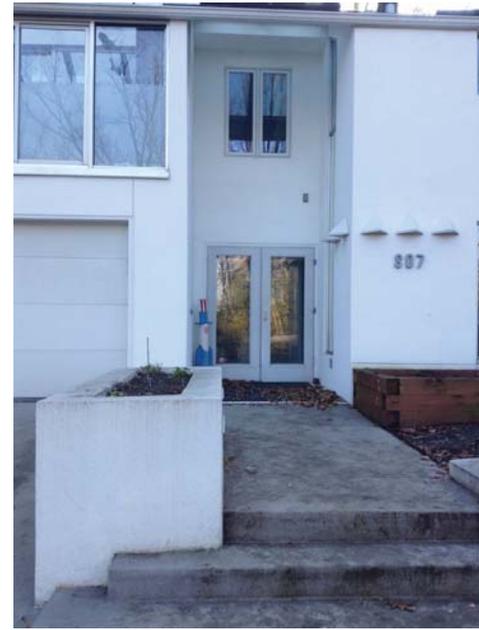
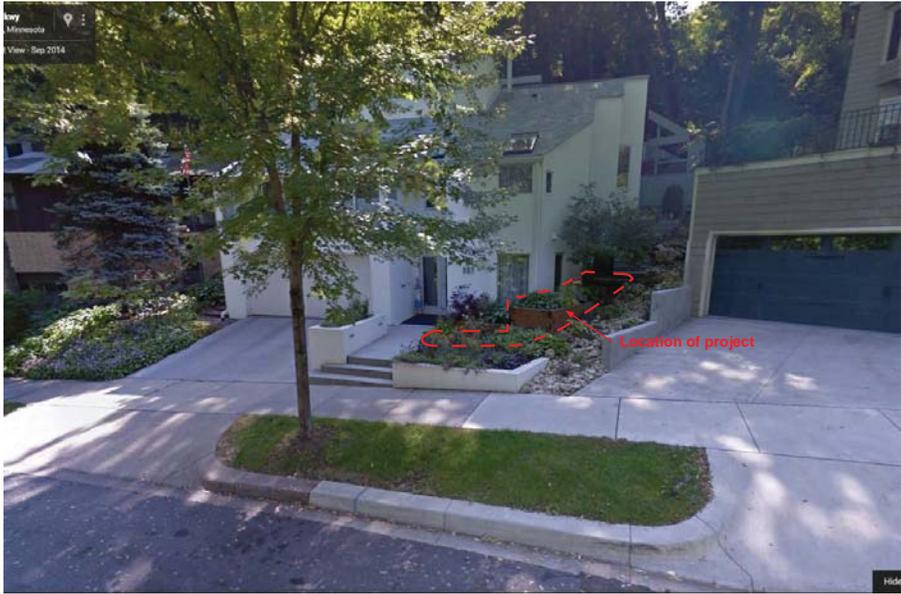




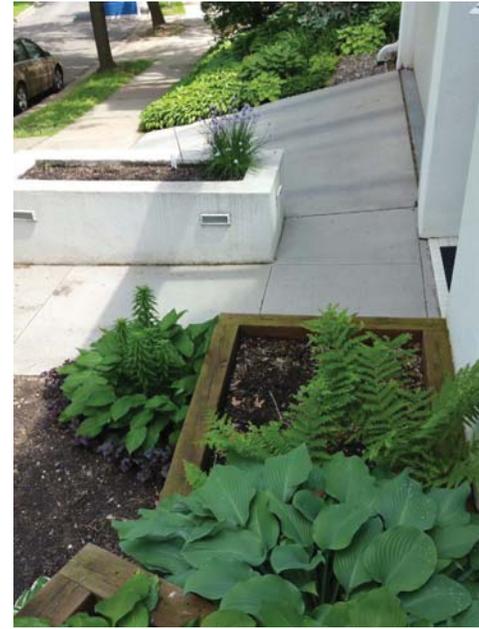
conceptual stair layout - riser and tread spacing

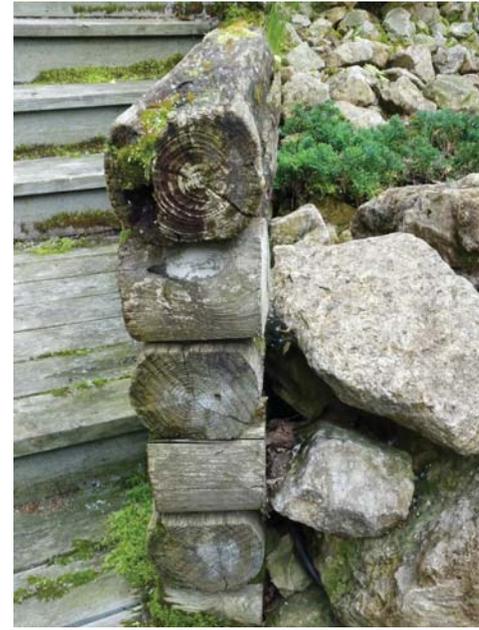


conceptual stair elevation - riser and tread spacing









Ana Bahr
815 Kenwood Parkway
Minneapolis, MN 55403

June 6, 2016

City Planning Staff
City of Minneapolis
Development Services Division
250 South Fourth St., Room 300
Minneapolis, MN 55415

Dear City Planning Staff of Minneapolis,

Please be advised that I support the project of:

Mary Niforopulos & Warner Bruntjen
807 Kenwood Pkwy.
Minneapolis, MN 55403

This project is a good solution to help people [yard crews, utility workers, emergency crews] gain access to Mary and Warner's back yard without having to climb over my landscaped garden.

Sincerely,

Ana Bahr