

LAND USE APPLICATION SUMMARY

Property Location: 2321 Humboldt Avenue South
Project Name: 2321 Humboldt Avenue South Additions
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Kent Kramer
Project Contact: Kent Kramer
Request: To allow additions to a single-family dwelling.
Required Applications:

Variance	To reduce the minimum interior side yard requirement adjacent to the north lot line to allow a second story addition from 5 feet to 4 feet.
Variance	To increase the maximum floor area ratio (FAR) from 0.5 to 0.7.
Variance	To increase the maximum lot coverage from 45 percent to 58.4 percent.
Variance	Of the development standards for accessory dwelling units (ADU) to allow an internal ADU to be located on more than one level.

SITE DATA

Existing Zoning	RI Single-Family District
Lot Area	5,160 square feet
Ward(s)	7
Neighborhood(s)	East Isles Residents Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	July 21, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	September 19, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing legal use is a single-family dwelling. The 1.5 story dwelling was first permitted for construction in 1910 with a footprint of 28 feet by 40 feet. The dwelling was permitted to expand in 1918 with a 32 foot by 18 foot rear addition. Height, size and side yard variances were granted in 1983 for the existing detached garage. The current owner purchased the property in 2015. There are three kitchens in the dwelling, but there is no permit history indicating that they were legally established.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominantly low-density dwellings. The adjacent property to the north is a 4-unit dwelling and the adjacent property to the south is a single-family dwelling.

PROJECT DESCRIPTION. The applicant is proposing to remodel the existing single-family dwelling located at the property of 2321 Humboldt Avenue South. The project would result in one principal dwelling with an internal ADU. The third unlawfully established unit would be removed.

The variance applications were continued from the August 11, 2016, Zoning Board of Adjustment meeting. The applications were continued because upon further review of the existing dwelling, a determination was made that the existing upper level is not a half-story per the definition in the zoning code. Therefore the upper story is a second story, which is included in the existing gross floor area (GFA). This results in an existing floor area ratio (FAR) of 0.59. For a single-family dwelling existing on the date of January 1, 2008, that already exceeds the maximum FAR, a one-time increase to the GFA of no more than 500 square feet is allowed administratively on top of the existing GFA. In the previous plans, the proposed increase to the GFA is less than 500 square feet. Therefore, the applicant proposed to modify their plans to take advantage of the administrative increase and eliminate the need for the FAR variance.

The revised plans that were submitted on August 15th propose to remove the entire second story and replace it with a full second story as well as the following:

For the principal dwelling:

- Enclose an existing rear exterior staircase that provides access to the basement.
- Construct an open front porch.

For the ADU:

- Create a two-level ADU in the rear of the dwelling.
- Create a new rear entrance with stairs and landing.

The minimum interior side yard requirement for this site is 5 feet. The north side of the upper level addition would be 4 to 5 feet from the side lot line aligned with the side setback of the first floor. The extension of the dwelling along the existing setback is not considered as increasing its nonconformity in the zoning code, provided the portion of the structure within the required side yard comprises at least 60 percent of the length of the entire structure. The part of the existing structure set back 4 feet from the side lot line comprises only 56.5 percent of the length of the entire structure. Therefore a variance is required to reduce the interior side yard requirement.

The maximum FAR allowed for a single-family dwelling is 0.5. The existing FAR, including the upper level, is 0.59. As of the writing of this report, the proposed net floor area increase is approximately 560

square feet and therefore the need for the FAR variance has not been eliminated. The proposed FAR is 0.7. A variance is required to increase the maximum FAR. The applicant has indicated that they intend to revise the plans again to eliminate the need for the variance.

In the R1 district, the maximum lot coverage is 45 percent. The existing lot coverage is 56.7 percent. With the proposed alterations, the lot coverage net increase would be 90 square feet for total lot coverage of 58.4 percent. A variance is required to increase the maximum lot coverage.

The ADU development standards require the entire internal ADU to be located on one level. The applicant is proposing to locate the internal ADU on two levels (the first and second floors). A variance of the development standards is required. The revised plans have also resulted in the ADU exceeding 800 square feet of floor area, which is the maximum allowed for an internal ADU. The applicant has indicated that the plans will be revised to comply with the maximum allowed size. The revised plans were not completed as of the writing of this report. Therefore CPED staff is including a condition to comply with the size requirement in the recommendation for the 2-level ADU variance. Upon approval of the variance, the administrative ADU application process will need to be completed and any necessary building permits must be obtained before the ADU can be established.

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

ANALYSIS

VARIANCE: YARD

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 to allow second story additions from 5 feet to 4 feet, based on the following [findings](#):

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

The applicant is proposing to remove the entire second story and replace it with a full second story. The addition would extend into the required interior side yard and would be set back 4 to 5 feet from the side lot line to align with the setback of the first story.

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. In the zoning code, a single-family dwelling nonconforming as to side and rear yards only has all the rights of a conforming structure, provided the structure is located not closer than 3 feet from the side lot line, and provided further that the structure is not enlarged, altered or relocated in such a way as to increase its nonconformity. The extension of a single-family dwelling along the existing setback or the addition of a second story or half-story is not considered as increasing its nonconformity, provided the portion of the structure within the required side yard comprises at least 60 percent of the length of the entire structure, and provided further that the structure is not enlarged, altered or relocated within the required front yard and all other requirements of this zoning ordinance are met. Over the length of the entire structure, the north wall is set back 5.1 to

4 feet from the side lot line. The part of the dwelling nonconforming to the interior side yard requirement comprises over 60 percent of the entire length of the structure. However, the nonconforming setback undulates and varies from 4.4 feet to 4 feet. The addition would be a continuation of an existing wall that comprises only 56.5 percent of the length of the entire structure.

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 and air, and separation of uses. The adjacent dwelling to the north is located 7.5 feet from the shared lot line. The proposed second floor addition would be 50 feet long, of which 39 feet would be less than 5 feet from the north side lot line. The existing second story is similar to a half-story, but does not technically meet the half-story definition. Because the addition would be a full second story and 50 feet long,, the addition is expected to reduce the adjacent properties access to light and air. Because of the large size of the second story addition, the request is not reasonable or 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 adjacent dwelling to the north is located 7.5 feet from the shared lot line. The proposed second floor addition would be 50 feet long, of which 39 feet would be less than 5 feet from the north side lot line. The existing second story is similar to a half-story, but does not technically meet the half-story definition. Because the addition would be a full second story and 50 feet long,, the addition is expected to reduce the adjacent properties access to light and air. The design of the addition would be mostly compatible with the existing structure. The roof profile would be simplified. Currently, the primary exterior materials are stucco and two different exposures of lap siding. The applicant would also simplify the materials with stucco on the walls of the first level and shingles on the walls of most of the upper level. The east and south walls at the back of the addition would also be stucco. Although the roof profile and exterior materials would be improved, the proposed addition would be adding more building bulk on a site that exceeds the maximum FAR and lot coverage regulations allowed in the immediate area. Most of the surrounding properties do not exceed these requirements. 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.

VARIANCE: FAR

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum floor area ratio from 0.5 to 0.7, based on the following [findings](#):

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

Practical difficulties do not exist in complying with the maximum FAR requirements due to circumstances unique to the property. The existing FAR is 0.59. For a single-family dwelling existing on the date of January 1, 2008, that already exceeds the maximum FAR, a one-time increase to the

GFA of no more than 500 square feet is allowed administratively on top of the existing GFA. The net increase in floor area would be approximately 560 square feet with the proposed removals and addition. The resulting FAR is 0.7. The need to further increase the FAR is a circumstance created by the applicant.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

In general, building bulk regulations are established in order to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area. Comprehensive plan policies call for single-family infill development to reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.

The applicant is proposing two additions to the existing dwelling. In total, the additions would add approximately 560 square feet of net floor area. The resulting FAR would be 0.7. The existing structure has a large footprint and little open area on the site. Open space is characteristic of low density residential areas, including the surrounding area. The existing building bulk has resulted in a shortage of open space on the site. Adding more bulk would further adversely impact the feeling of open space. For these reasons, the request is not reasonable or 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 likely affect the character of the area and could be injurious to the use or enjoyment of other property in the vicinity. The design of the addition would be mostly compatible with the existing structure. The roof profile would be simplified. Currently, the primary exterior materials are stucco and two different exposures of lap siding. The applicant is proposing to also simplify the materials with stucco on the walls of the first level and shingles on the walls of most of the upper level. As the applicant has indicated, 2-story dwellings are characteristic of the surrounding area. However, the existing structure has a large footprint and little open area on the site. Open space is characteristic of low density residential areas, including the surrounding area. The existing building bulk has resulted in a shortage of open space on the site. Adding more bulk would further adversely impact the feeling of open space. 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 construction is built to current building codes.

VARIANCE: LOT COVERAGE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum amount of allowed lot coverage from 45 percent to 58.4 percent based on the following [findings](#):

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

In the RI district, the maximum lot coverage is 45 percent. The existing lot coverage is 56.7 percent. With the proposed alterations, the lot coverage net increase would be 90 square feet for total lot coverage of 58.4 percent. The structures that would count towards an increase in lot

coverage are a rear ADU landing and steps and a new open 6 foot deep by 22.5 foot wide (135 square feet) front porch addition. Although the existing lot coverage is over the maximum allowed, most of alterations at ground level could be allowed without the variance. For example, a smaller front porch could be proposed. Therefore, practical difficulties do not exist in complying with the ordinance.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The maximum lot coverage requirements are established to preserve open space in residential and office residential districts. The variance is primarily being requested to allow the proposed front porch. The applicant has provided photos showing that open front porches are characteristic of the surrounding area. However, open space is also characteristic of low density residential areas, including the surrounding area. Most surrounding properties do not exceed the maximum lot coverage. The existing building bulk has resulted in a shortage of open space on the site. Adding more structures, even an open front porch, would adversely impact the feeling of open space. For these reasons, the request is not reasonable or 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 affect the character of the area and would be injurious to the use or enjoyment of other property in the vicinity. The variance is primarily being requested to allow the proposed front porch. The applicant has provided photos showing that open front porches are characteristic of the surrounding area. However, open space is also characteristic of low density residential areas, including the surrounding area. Most surrounding properties do not exceed the maximum lot coverage. The existing building bulk has resulted in a shortage of open space on the site. Adding more structures, even an open front porch, impacts the feeling of open space. 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 construction is built to current building codes.

VARIANCE: ADU DEVELOPMENT STANDARD

The Department of Community Planning and Economic Development has analyzed the application for a variance of the development standards for accessory dwelling units to allow an internal ADU to be located on more than one level based on the following [findings](#):

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

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant is proposing to legalize a 2-level unit that was unlawfully established in the rear of the principal structure by converting it to an ADU. The first level is connected to the second level by a spiral staircase in an open lofted area.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

In general, standards governing accessory uses and structures are established to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the type, size, location and operational characteristics of accessory uses and structures. The intent of limiting the number of levels that an internal ADU can occupy is to preserve the character of single- and two-family dwellings. The applicant is proposing to legalize a 2-level unit that was unlawfully established in the rear of the existing principal structure. The ADU would remain subordinate to the principal dwelling and would comply with all other applicable requirements for an internal ADU with the adoption of the staff recommendation to keep the floor area within 800 square feet. As proposed, the 2-levels of the ADU would not be discernable from the exterior. The request is reasonable and in keeping with the ordinance and the comprehensive plan.

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

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The applicant is proposing to legalize a 2-level unit that was unlawfully established in the rear of the existing principal structure. Although the second floor addition would also include the ADU, the ADU is located above the part of the dwelling that is set back 5 feet from the north interior side lot line. Therefore, the ADU would remain subordinate to the principal dwelling and would comply with all other applicable requirements for an internal ADU with the adoption of the staff recommendation to keep the floor area within 800 square feet. As proposed, the 2-levels of the ADU would not be discernable from the exterior. If granted, the proposed variance would not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed conversion complies with current building codes.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Kent Kramer for the property located at 2321 Humboldt Avenue South:

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

Recommended motion: **Deny** the variance to reduce the minimum interior side yard requirement adjacent to the north lot line to allow second story additions from 5 feet to 4 feet to allow additions to a single-family dwelling.

B. Variance to increase the maximum floor area ratio.

Recommended motion: **Deny** the variance increase the maximum floor area ratio from 0.5 to 0.61 to allow additions to a single-family dwelling.

C. Variance to increase the maximum lot coverage.

Recommended motion: **Deny** the variance to increase the maximum lot coverage from 45 percent to 58.4 percent.

D. Variance of the accessory dwelling unit standards.

Recommended motion: **Approve** the application for a variance of the development standards for accessory dwelling units to allow an internal ADU to be located on more than one level, subject to the following conditions:

- I. The floor area of the ADU shall not exceed 800 square feet.

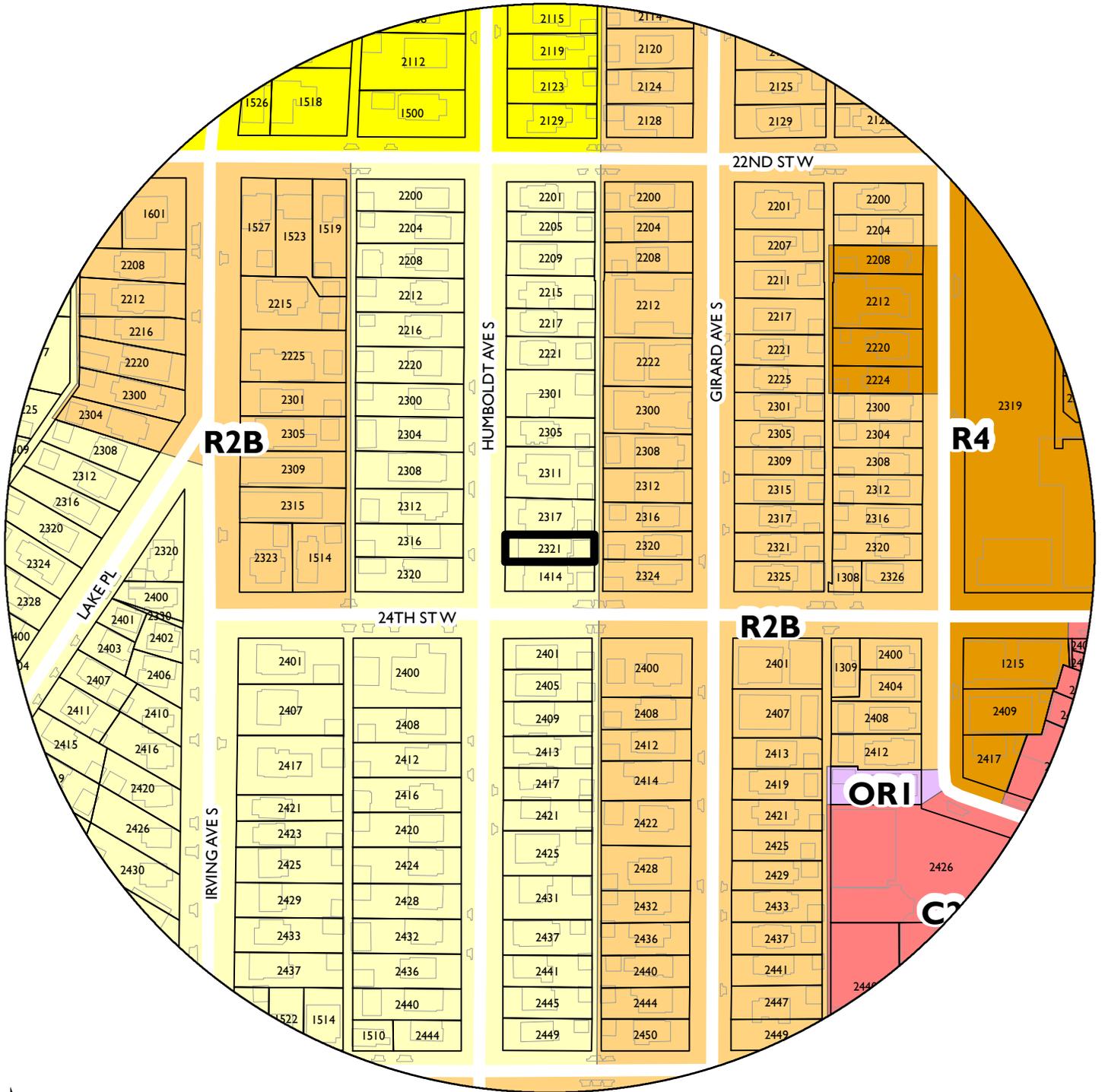
2. All site improvements shall be completed by August 11, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Site survey
4. Existing floor plans
5. Proposed floor plans/site plan
6. Building elevations
7. Photos
8. Public comments

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2321 Humboldt Avenue South

FILE NUMBER

BZZ-7807

BZZ-7807

Memorandum Addressing Variance Findings

DATE: August 15, 2016

TO: Janelle Widmeier, Senior City Planner, City of Minneapolis

FROM: Thomas Leighton, Tangible Consulting Services, on behalf of applicant Kent Kramer

RE: BZZ-7807 – Application for variances in support of renovations to 2321 Humboldt Avenue South

Kent Kramer has submitted a set of variances that are required for the renovation of his home at 2321 Humboldt Avenue South. Mr. Kramer has hired Tangible Consulting Services to support him with the variance applications and Board of Adjustment presentation. This memorandum is to address the findings that must be made per Minnesota Statute in order to approve the variances for the project at 2321 Humboldt Avenue South.

The findings are addressed individually below. But in general it's fair to say that:

1. The variances that are required are extremely modest, increasing the nonconformity of the property by a very small amount or percentage.
2. There are certainly preexisting unique features of the property that make it difficult for any property owner to undertake a serious renovation without increasing the nonconformity to some degree—and that makes it unlikely that a future property owner would tackle a full renovation in the future without some of the flexibility that modest variances allow.
3. The proposed changes are anything but injurious to the surrounding community, and are far from altering the essential character of the area; on the contrary. In fact, they significantly improve the compatibility and contribution of the property to the surrounding neighborhood, and for that reason are widely supported by neighbors and the neighborhood organization.

In a more general sense, the extensive renovation in this home furthers important city goals, some of which are stated in The Minneapolis Plan for Sustainable Growth as:

Policy 3.7.1 Promote and incentivize investment in housing maintenance and renovation.

Policy 10.7.1 Rehabilitation of older and historic housing stock should be encouraged over demolition.

Policy 10.7.4 Renovation of housing should reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.

Mr Kramer's goals are consistent with these City priorities. He intends to:

- a) do a major renovation of his home, which gives new life to a structure that has been highly muddled over time, and
- b) take care in the modifications so that all of the changes to the home improve its compatibility with and contribution to the surrounding neighborhood.

Because these goals further City policies and goals, the project should be enthusiastically supported, if the proposed variances can be found to be reasonable and to meet the legal findings. The rest of this memorandum addresses the specific findings for the three variances that are requested.

Variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 5 feet to 4 feet to allow a second story addition

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.*

Part of the house in its existing condition is situated one foot, or 20%, closer to the side lot line than the 5 foot that is required by the zoning code. This condition was not created by the current property owner.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The maximum height in the R1 zoning district is 2-1/2 stories. It is reasonable to allow the applicant to increase the height from a 1-1/2 story building, to a full 2 story building—even though it maintains a small, one-foot nonconformity of the required side yard. This is consistent with the purpose and intent of the ordinance, and the goals of the comprehensive plan, given that two story homes are by far the norm on the block. All but two of the homes on the block are two-story homes. Note that Policy 10.7.4 of the City's comprehensive plan encourages changes that "reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings." The two story addition is consistent with this policy.

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 one-foot encroachment into the required side yard has no injurious impact on other property in the vicinity of the house. In fact, the 2-story addition advances the welfare of the general public and those utilizing the property and nearby properties. It modifies the home in such a way that it becomes a contributor to the established neighborhood character.

Variance to increase the maximum lot coverage

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.*

Past actions have resulted in buildings that, in their present conditions, have a large footprint on the property, which leaves no flexibility for minor functionality and aesthetic modifications. That condition was established by previous property owners.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to increase the lot coverage only modestly—from 56.7% of the lot to 58.4% of the lot. This is a) to allow the additional of a stoop and stairs at the rear of the property (a purely functional modification), and b) to replace the front stairs and landing with a 6’ deep, craftsman-style front porch.

In recognition of the value of front porches, open porches into the required front yard are allowed in Minneapolis, per Section 535.280 of the Minneapolis Zoning Code, if they meet the following standards (which are met by the proposed porch):

Open *porches*, projecting not more than eight (8) feet from the building. The *porch* shall be covered and may extend the width of the dwelling, provided it shall be no closer than three (3) feet from an interior side lot line and no closer than six (6) feet from a dwelling on an adjacent property.

The proposed porch meets those standards.

Furthermore, per Section 531.60 of the Minneapolis Zoning Code, open porches additions are even permitted to nonconforming structures without a variance, as long as they do not exceed 100 square feet:

531.60. - Exceptions to enlargement limitations.

(a) *In general.* The addition ... of a ... open *porch* ... to any nonconforming residential use or structure ... shall be allowed and exempted from the provisions of [section 531.50](#) [expansion or alteration of nonconforming uses and structures], provided the following conditions are met:

- (1) The addition ... of a ... open *porch* shall not exceed one hundred (100) square feet...

(2) The addition ... shall comply with the yard, height and all other applicable requirements of the district in which the property is located, unless a variance is granted.

The proposed porch exceeds that area by 35 square feet. That 35 square feet provides additional consistency with the character of houses in the neighborhood. Roughly half the homes on the block have front porches, and the majority of those are open porches. The width of all but one of the open porches on the block are between 90% and 100% of the width of the house. The proposed open porch at 2321 Humboldt would be 81% of the width of the house. If it were held to 100 square feet, it would be only 60% of the width of the house—a condition that would be out of scale, and less

Note that the effort to offer an architectural form in keeping with the character of the neighborhood is consistent with City policy. Policy 10.7.4 of the City's comprehensive plan encourages changes that "reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings."

The other way the proposed front porch and rear stoop are in keeping with the intent of the ordinance is that their additional lot coverage is offset with the removal of concrete sidewalk and rear patio on the property. The result of this is an actual reduction in the impervious surface coverage of the lot. So the property's nonconformity is reduced with respect to the pervious surface requirements of the Minneapolis Zoning Code. Those actions are being taken in recognition of the spirit and purpose of the ordinance.

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 open porch addition at the front of the property is far from injurious or out of keeping with the character of other properties in the vicinity. It offers an architectural feature that makes the home more consistent with the area. Neighbors have recognized that in supporting the applicant. The addition of the rear stoop is not visible from the public street.

Variance of the development standards for ADUs

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.*

This is an existing house with two staircases connecting the first and second floors. The way it is constructed it is not conducive to a modern accessory dwelling unit being situated entirely on one floor.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The property owner wants to establish a legal accessory dwelling unit, which conforms to the size limits, and ownership requirements of the ADU ordinance, but is compatible with the architectural constraints of the existing house.

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.*

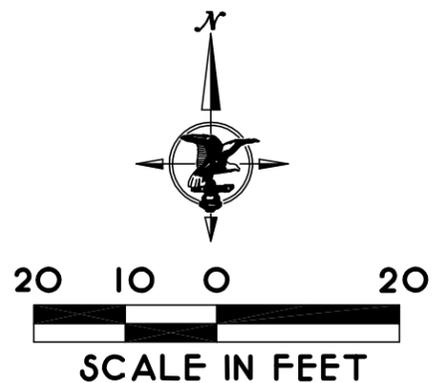
The renovation of the house with an ADU at the rear of the house has no visual impact from the front of the house, and no more impact in its use than an ADU situated over a garage at the rear of a house.

LEGAL DESCRIPTION:

The North 5.00 feet of Lot 3 and the South 35 feet of Lot 4, all in Block 5, CHANNELS ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota.

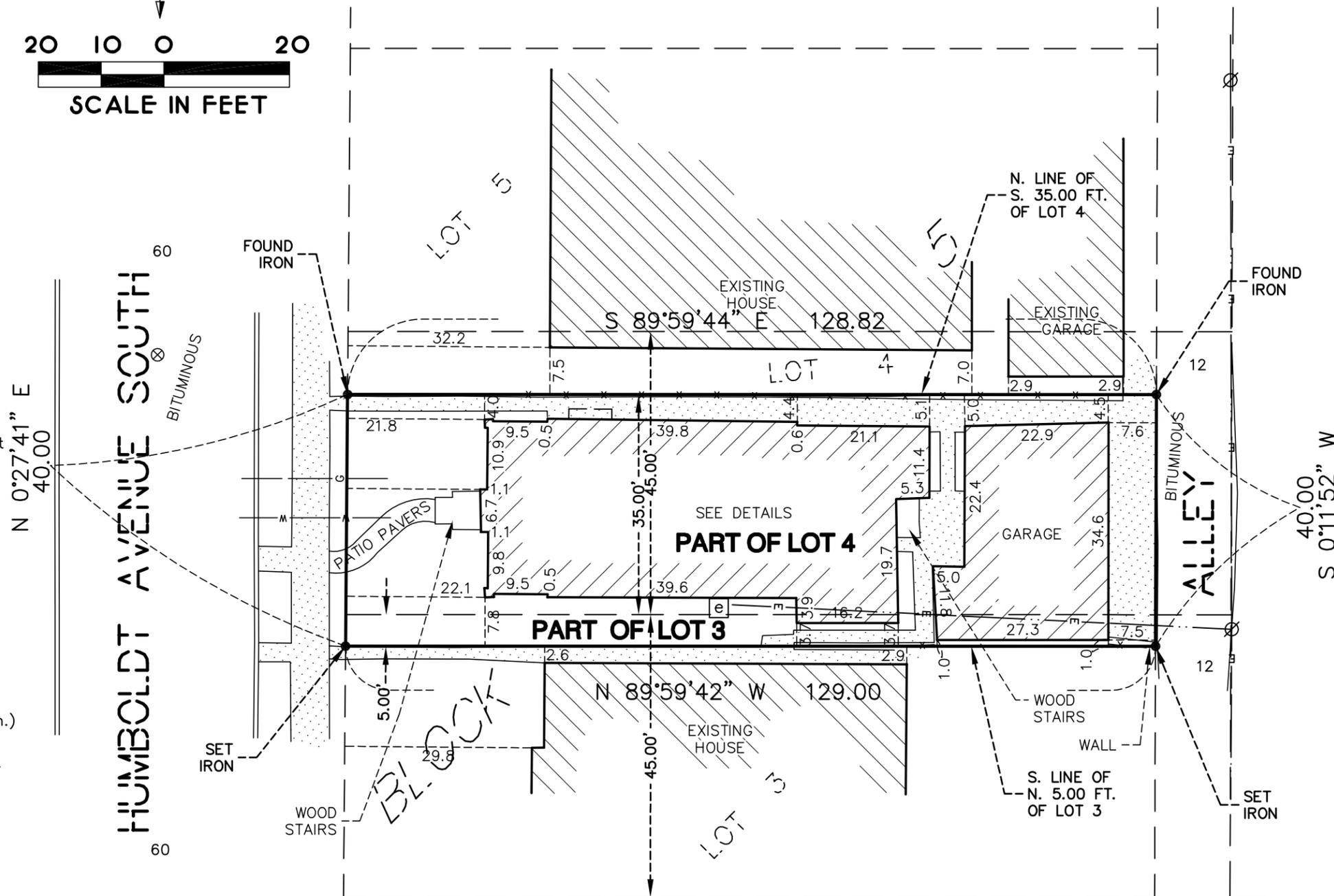
GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Site area = 5,156 square feet = 0.118 acres.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data. Bench mark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 881.14



LEGEND

- FOUND IRON
- SET PROPERTY MONUMENT (Minn. Reg. No. 23677)
- CONCRETE
- CONCRETE CURB
- FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- WATER
- GAS
- SANITARY SEWER
- STORM SEWER
- ELECTRIC METER
- POWER POLE
- DECIDUOUS TREE (Dia. in In.)
- EXISTING CONTOUR
- EXISTING SPOT ELEV. GUTTER
- EXISTING SPOT ELEVATION



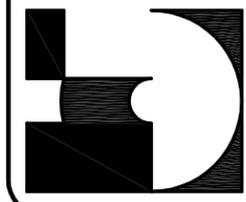
CERTIFICATION:

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

Date: July 27, 2015

 Thomas E. Hodorff
 Minn. Reg. No. 23677

HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
 9063 Lyndale Avenue South
 Bloomington, Mn. 55420
 (952) 884-5341
 (952) 884-5344 Fax
 Email: tom@hsjsurveyors.com
 Web: www.hsjsurveyors.com



LOT CERTIFICATION SURVEY WITH TOPOGRAPHY

for:
KENT KRAMER

SITE: 2321 HUMBOLDT AVENUE SOUTH MINNEAPOLIS, MINNESOTA

HOUSE DETAILS:

2321 HUMBOLDT AVENUE SOUTH
 1.5-STORY HOUSE
 FOOTPRINT AREA = 1,951 SQ. FT.

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CAD. No.	CT
File No.	1-3-9164M
W.O. Number	2015296
Sheet No.	1 OF 1

Existing Home With ADU



Project With Variance,
500 SqFt Exemption
And Open Porch as Stoop



Project Without Porch,
With Stoop As
Currently Exists



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

ADU Variance
Application

Kent Kramer
2321 Humbolt Av. S. Mpls
651-491-1100
kent.kram.70@earthlink.net

DRAWINGS PROVIDED BY:
Bruce Freeman
brucefreeman05@earthlink.net
612-812-2180

DATE:

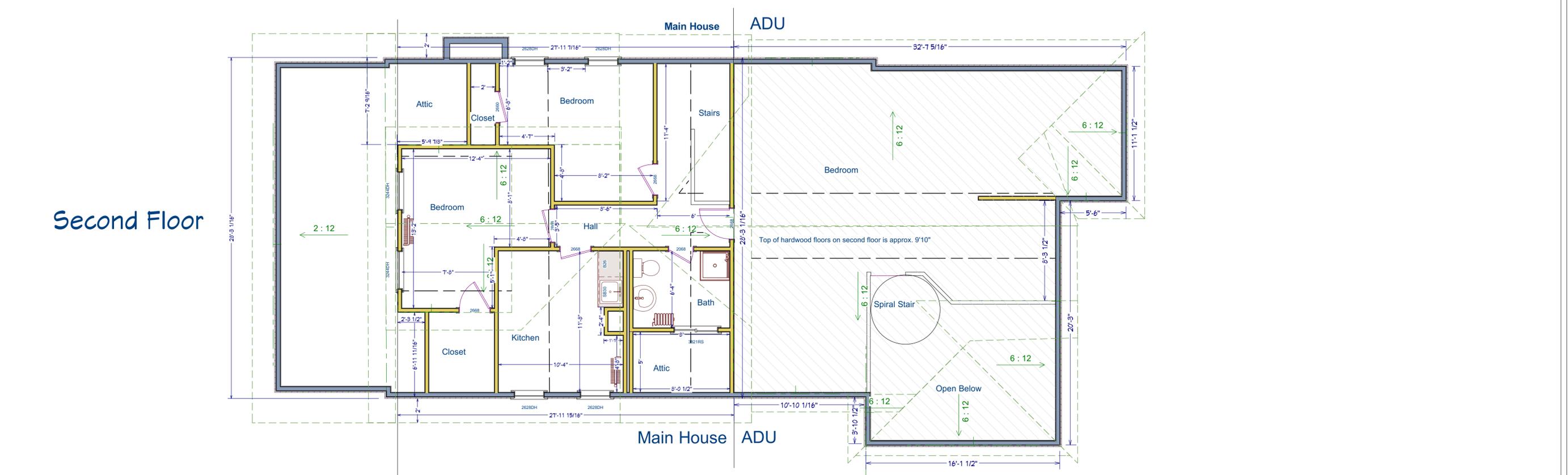
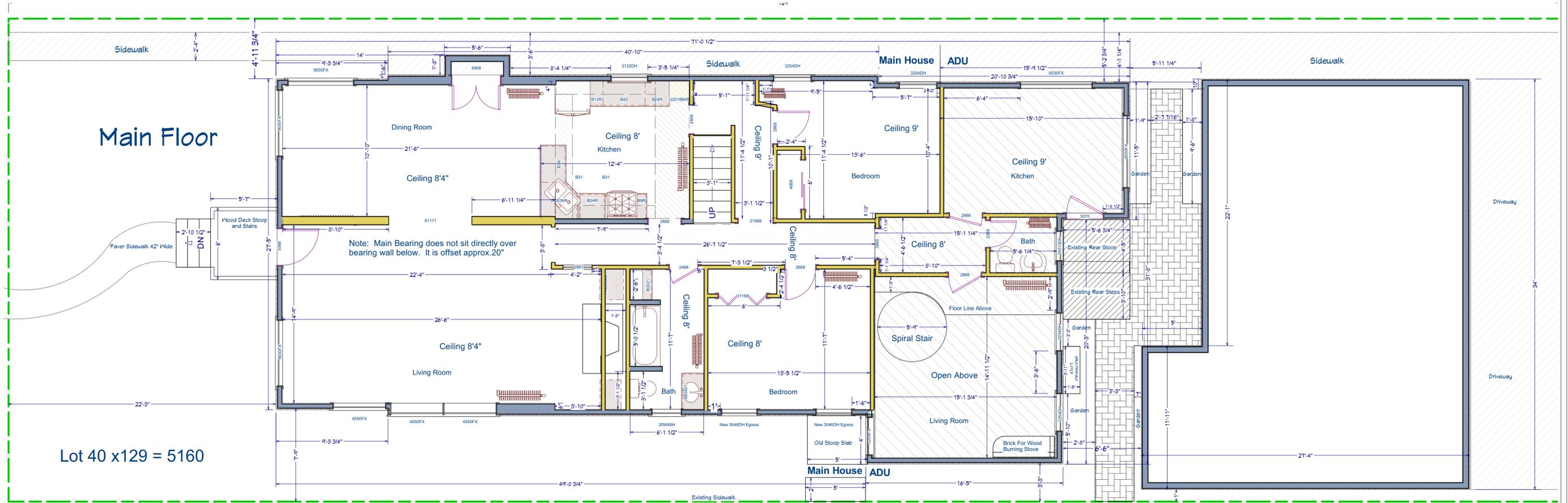
8/15/2016

SCALE:

SHEET:

Existing Home With ADU

Scale 1/4" = 1 Foot



NUMBER	DATE	REVISION BY	DESCRIPTION

ADU Variance Application

Kent Kramer
 2321 Humbolt Av. S. Mpls
 651-491-1100
 kent.kram.70@earthlink.net

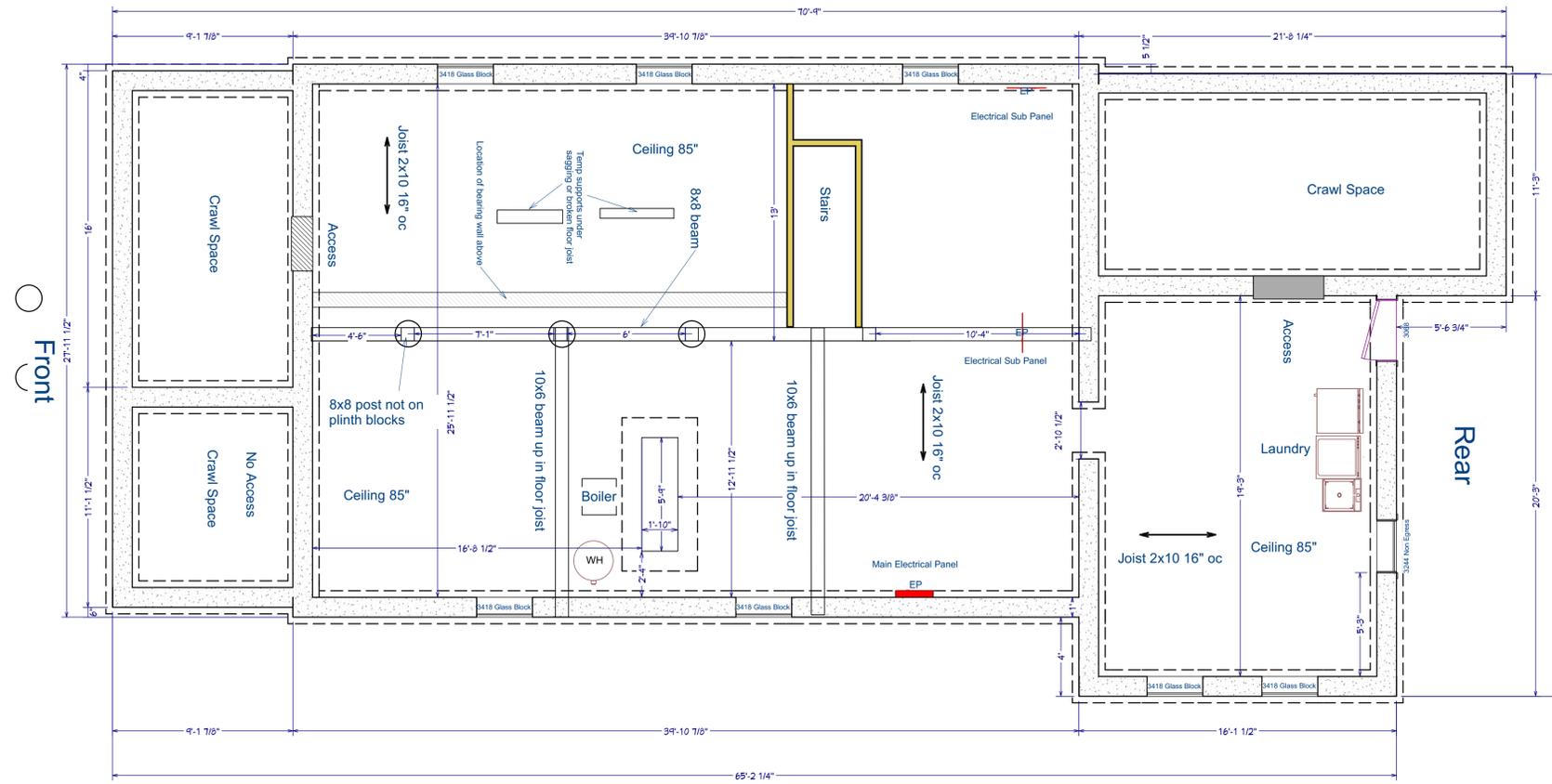
DRAWINGS PROVIDED BY:
Bruce Freeman
 brucefreeman05@earthlink.net
 612-812-2180

DATE:
 8/15/2016

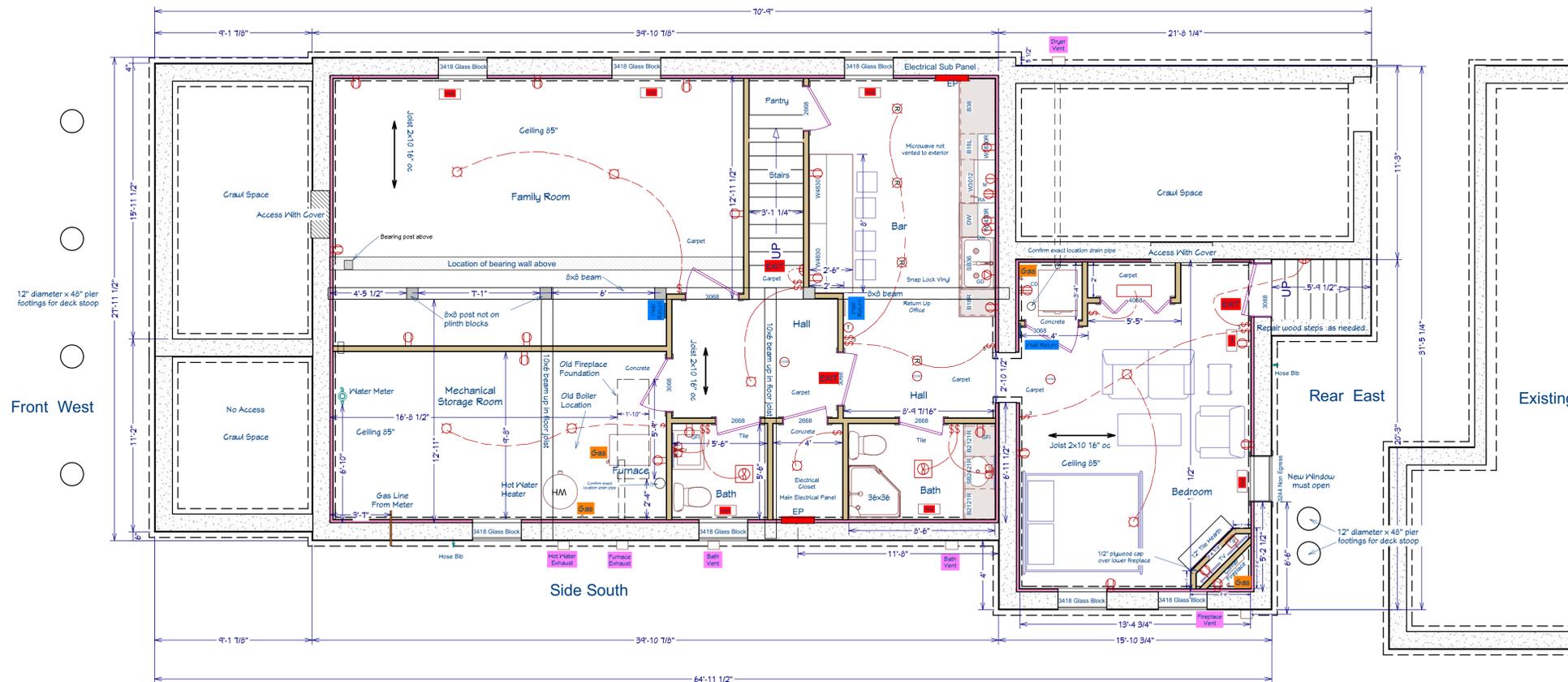
SCALE:

SHEET:

Existing Home Basement Scale 1/4" = 1 Foot



Basement Plan Finish With Electrical



REVISION TABLE	
NUMBER	DATE

ADU Variance Application

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612-812-2180

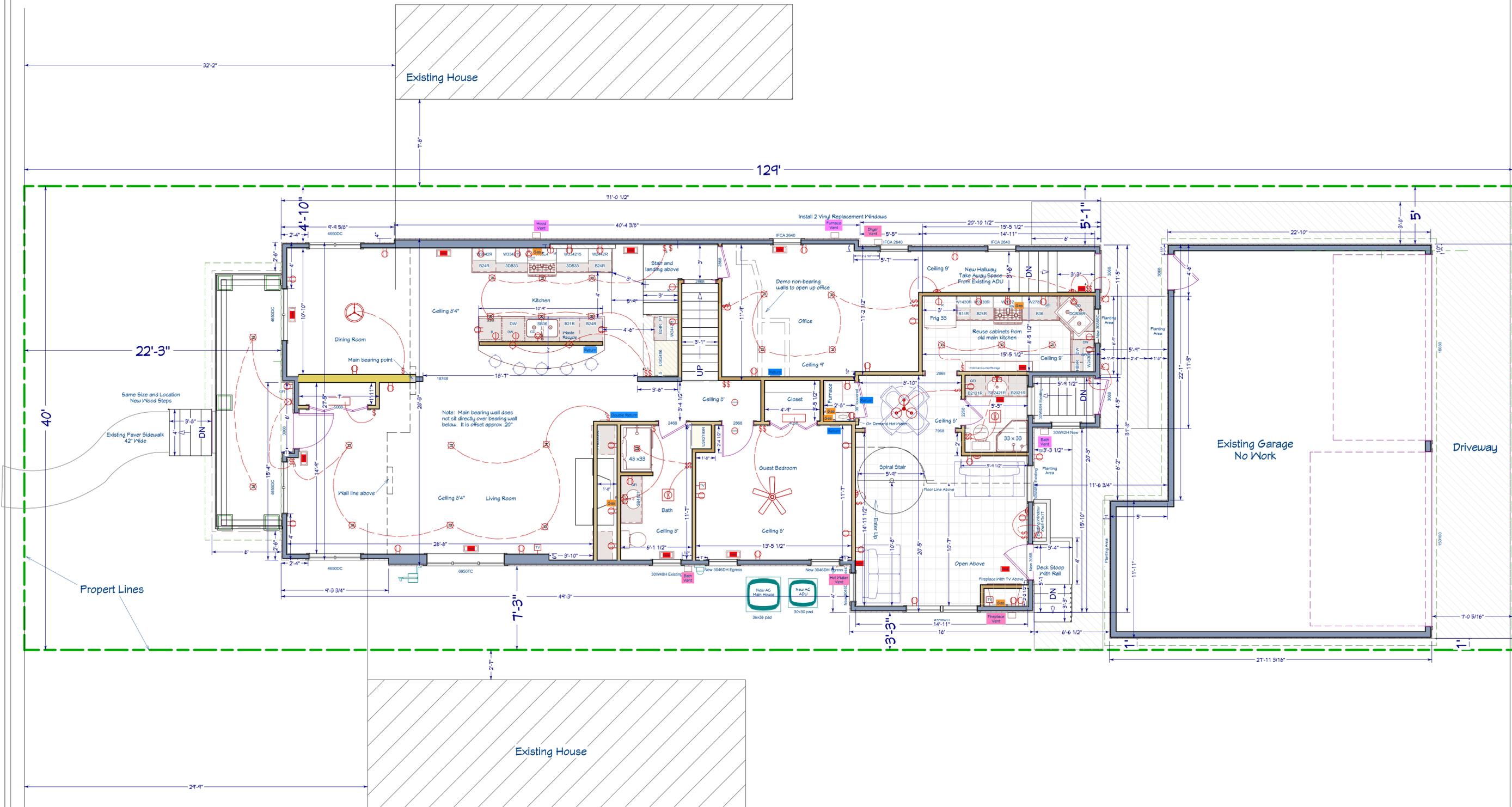
DATE:
8/15/2016

SCALE:

SHEET:

Main Floor Remodeled With ADU

Scale 1/4" = 1 Foot



NUMBER	DATE	REVISION	DESCRIPTION

ADU Variance Application

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brucefreeman05@earthlink.net
612-812-2180

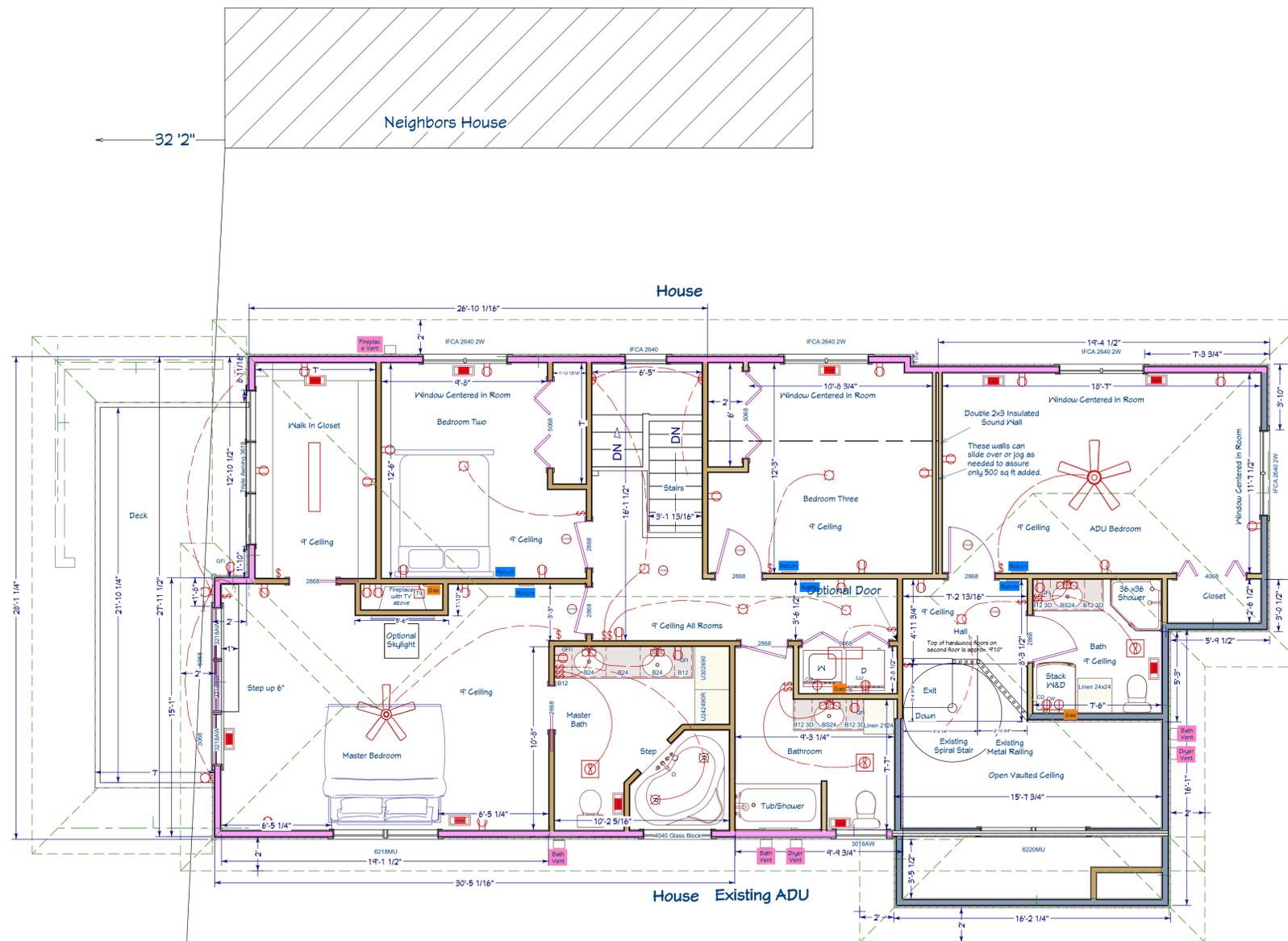
DATE:
8/15/2016

SCALE:

SHEET:

Second Floor Plan Remodeled

Scale 1/4" = 1 Foot



3 Variances

1. Two Story ADU Existing house has two story ADU now. No Math
2. Side Yard Setback In 1910 the house was not built squarely on the lot. The northwest corner has 4' setback rather than the 5' minimum required. Nothing can be done to change it
3. Lot Coverage 2922 sqft Existing = 56.63%
3012 sqft New = 58.31% 90 sq ft Increase
Front Porch Stoop and Rear Stoop with Stairs
4. Floor Area Ratio (No Longer Needed) 500 SqFt One Time Exception to FAR Ordinance
5. ADU Max. 800 sq ft 828 sq ft Existing
(No Longer Needed) 800 sq ft New 28 sq ft Decrease
(Space is Flexible)
6. Impervious 3764 sqft Existing
(No Longer Needed) 3537 sqft New 227 sq ft Decrease

See Separate Break Down Sheet for all Math

REVISION TABLE	
NUMBER	DATE

ADU Variance Application

Kent Kramer
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651-491-1100
kent.kram.70@earthlink.net

DRAWINGS PROVIDED BY:
Bruce Freeman
brucefreeman05@earthlink.net
612-812-2180

DATE:

8/15/2016

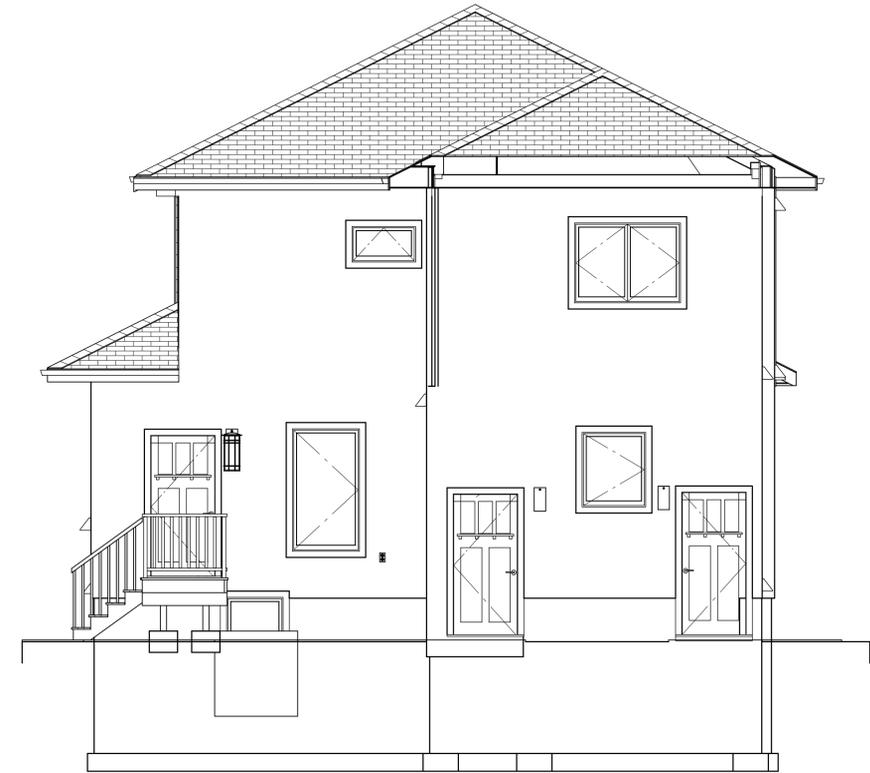
SCALE:

SHEET:

Elevations Scale 1/4" = 1 Foot



Front Elevation



Rear Elevation



Right Side (South) Elevation

REVISION TABLE	
NUMBER	DATE

ADU Variance Application

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651-491-1100
kent.kram.70@earthlink.net

DRAWINGS PROVIDED BY:
Bruce Freeman
brucefreeman05@earthlink.net
612-812-2180

DATE:

8/15/2016

SCALE:

SHEET:

Left Side (North) Elevation



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

ADU Variance
Application

Kent Kramer
2321 Humbolt Av. S. Mpls
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kent.kram.70@earthlink.net

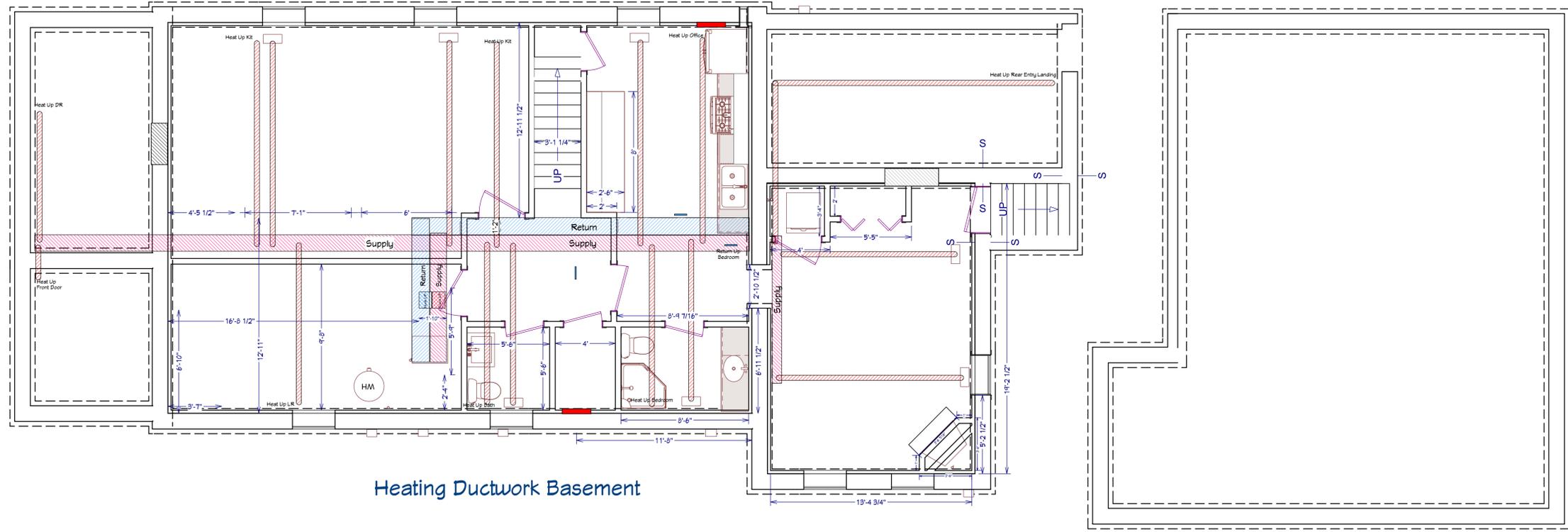
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brucefreeman05@earthlink.net
612-812-2180

DATE:

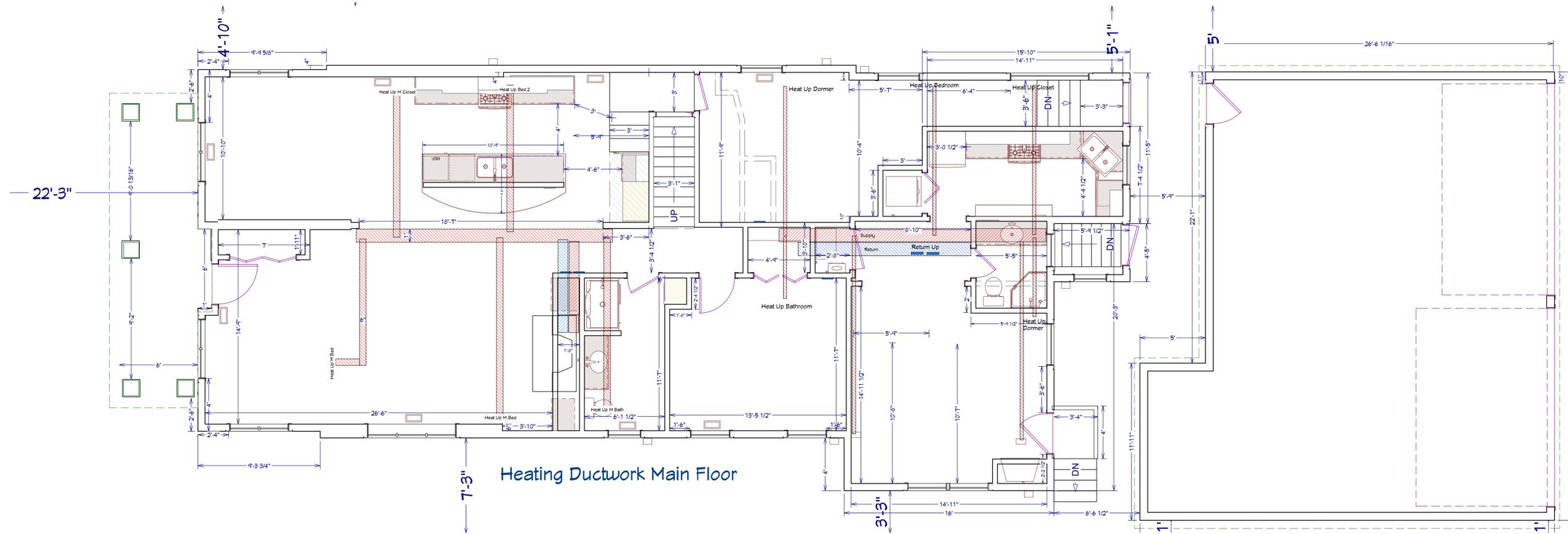
8/15/2016

SCALE:

SHEET:



Heating Ductwork Basement



Heating Ductwork Main Floor

REVISION TABLE	
NUMBER	DATE

ADU Variance
Application

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brucefreeman05@earthlink.net
612-812-2180

DATE:

8/15/2016

SCALE:

SHEET:





2321











Subject property and porches North on East side of Humboldt Ave S



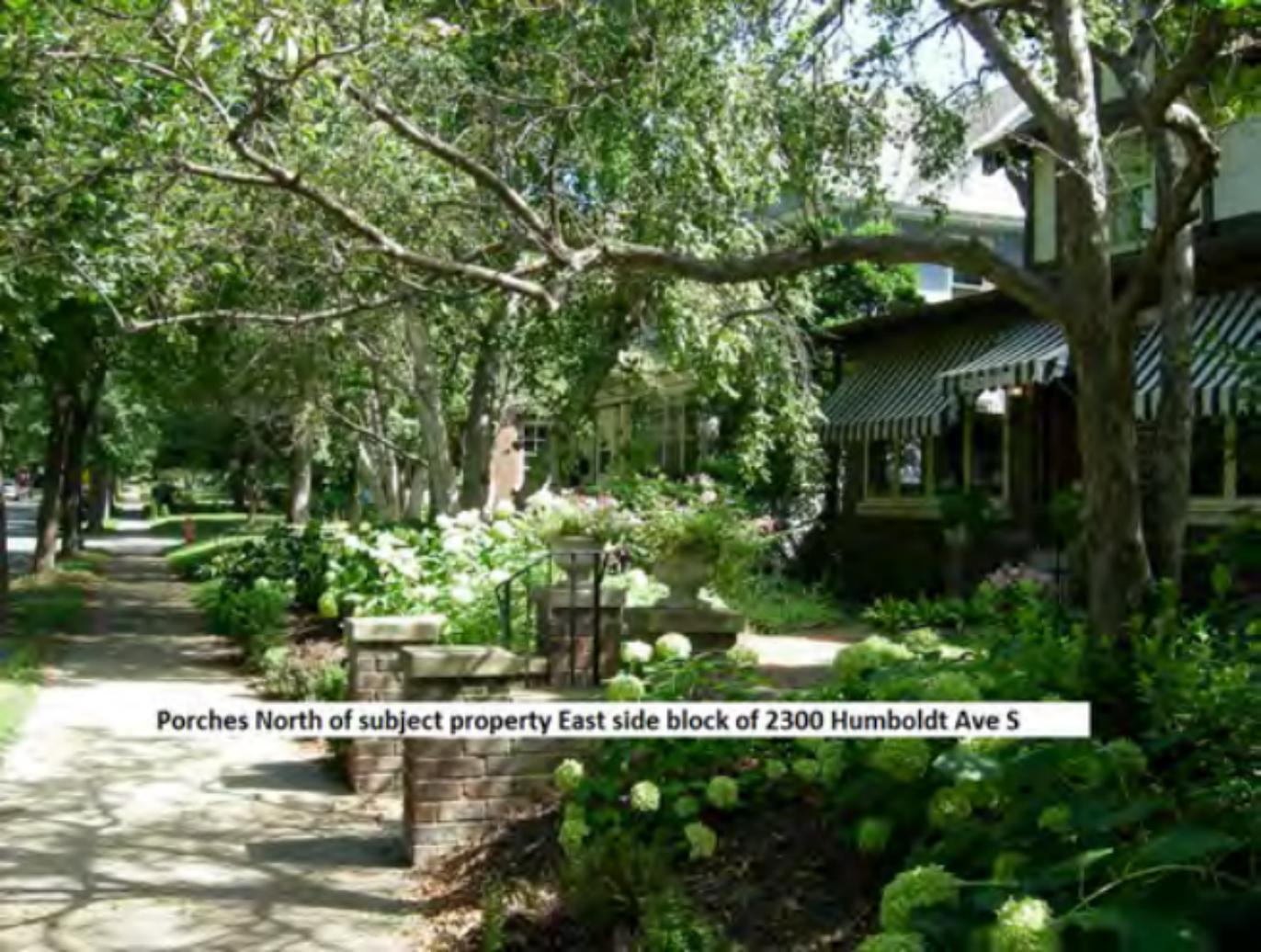
Porches North of subject property East side of Humboldt Ave S



Porches North of subject property East side of Humboldt Ave S



Porches North of subject property East side block of 2300 Humboldt Ave S



Porches North of subject property East side block of 2300 Humboldt Ave S

A photograph of a two-story house with a porch, surrounded by trees and a stone wall in the foreground. The house has a light-colored exterior and a dark roof. The porch is covered with a brown roof. There are several trees and bushes in the yard. A stone wall is in the foreground, and a path leads to the house. The text "Porches North of subject property West side block of 2300 Humboldt Ave S" is overlaid on the image.

Porches North of subject property West side block of 2300 Humboldt Ave S

A photograph of a residential street. In the foreground, a concrete sidewalk leads to a grassy lawn. A black lamp post stands on the lawn. In the background, a white two-story house with a porch is visible. The porch has white columns and a white railing. To the left of the white house, there is a brown house. The sky is blue and clear. A large tree is on the right side of the frame. A white banner with black text is overlaid on the bottom part of the image.

Porches North of subject property East side block of 2300 Humboldt Ave S



Porches North of subject property West side block of 2300 Humboldt Ave S



Porches across street from subject property West side block of 2300 Humboldt Ave S



Porches South of subject property West side block of 2400 Humboldt Ave S

A street scene on Humboldt Ave S. In the foreground, a street sign on a silver pole shows '24th St' in blue and 'Humboldt Av' in green. A white stop sign is partially visible behind it. The street is lined with large, leafy green trees. In the background, there are several houses with prominent porches. The porches have white railings and are elevated on concrete steps. The houses are light-colored, possibly white or light blue. The scene is bright and sunny, with shadows cast on the ground.

24th St
Humboldt Av

Porches South of subject property East side block of 2400 Humboldt Ave S

A photograph of a residential street lined with large, mature trees. The trees cast shadows on the road and sidewalks. In the background, several houses with porches are visible. A white text box is overlaid at the bottom of the image.

Porches South of subject property East side block of 2400 Humboldt Ave S



East Isles Residents Association
2751 Hennepin Ave S #294
Minneapolis, MN 55408

July 31, 2016

Janelle Widmeier
Senior Planner - City of Minneapolis
250 S 4th Street Room 300
Minneapolis, MN 55415

Dear Ms. Widmeier:

The East Isles Residents Association reviewed the following variances as requested by Kent Kramer for the property at 2321 Humboldt Avenue South during the Zoning & Land Use Committee meeting of April 19, 2016, and during the Board of Directors meeting of May 10, 2016:

- Variance to increase the maximum floor area ratio.
- Variance of the development standards for ADUs to allow an ADU to be located on more than one level.

We believe that all required findings have been met and recommend that these variances be granted.

However, the East Isles Residents Association did not review the other two variance requests as listed in the public hearing notice, and thus we do not have any recommendation regarding those variances.

Sincerely,

Andrew Degerstrom
President, East Isles Residents Association

greetings, Janelle Widmeier,
Minneapolis Zoning Board
of Adjustment,

JULY 30, 2016
BARBARA PRATT
1414 W. 24th ST. Mpls.

My name is Barbara Pratt, homeowner 13 years of
1414 West 24th Street, the next door neighbor south, of
2321 Humboldt Ave. S. Before this address, I
owned a house in Lowry Hill, 1912 Irving Ave S.
for 10 years. On this respect, Kent Kramer's
history in the lakes area is similar to mine.
Before he moved to his present East Lake of the Isles
home, he owned 3100 Irving Ave. S. in the ECCO
neighborhood. Back then, I had taken note
and watched the progress of the beautiful renovation
and extremely well-designed building that
became part of a connected, whole property there.

When Kent moved in next door, I was very
concerned about what he could do to improve the
badly re-muddled, barely functional, sprawling
mass of dark and dated little rooms. Because,
over the nearly 2 years the house was on the
market, I watched as dozens of folks came out
of that house shaking their heads walking away.
But when Kent and I shared our stories of our
histories in these neighborhoods, and I learned
he was the homeowner of 3100 Irving Ave. S.
and he had done that remarkable renovation,
I was relieved and delighted.

Since Kent moved in he has been pondering
different options in how to proceed with the
house, he's undergone a fantastic overhaul to
his garage. Throughout, he's been very
co-operative with all of us surrounding
neighbors, thoughtful and considerate as well.
I've studied each and every option, designs
and elevations in great detail through
Kent's arduous process for his home.

I'm grateful, both environmentally, and for the stability of my home's old foundations, that he's chosen to reuse rather than tear down.

Here's an extremely conscientious homeowner, willing to invest and improve this property, and might I add another thing we share, is the intention of staying in these, our houses, for the rest of our lives!!

This proposed design, requiring 4 very small variance changes, neighbors willing, delivers a fully functional, light-filled, beautiful home, liveable for today's needs and long into the future.

I heartily recommend approving this proposal.

Thank you very much,
Sincerely,

Barbara Pratt

REGARDING:
2321 Humboldt Ave. South

BZZ-7807

HEARING: August 11, 2016 4:30PM

bpratt1945@gmail.com

612-991-7113

Widmeier, Janelle A.

From: Jennifer Dens <jendens@umn.edu>
Sent: Thursday, August 11, 2016 3:35 PM
To: Widmeier, Janelle A.
Subject: 2321 Humboldt Avenue South Hearing

Hi Janelle,

I am a neighbor to the north of 2321 Humboldt where the side yard minimum variance is proposed. The hearing is scheduled for 4:30 today and I am unable to be there. The side yard is already very small and the houses are close together. We are concerned that the variance would additionally reduce the amount of light and air our yard and building receives. We ask that the minimum interior side yard requirement be upheld in this case.

Please let me know if you have any questions for me.

Thanks,
Jennifer

--

Jennifer Dens Higano
612-965-5714 | jendens@umn.edu