CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #2
September 29, 2016
BZZ-7859

LAND USE APPLICATION SUMMARY

Property Location: 401 33rd Avenue North

Project Name: 401 33rd Avenue North Addition and Detached Garage

Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156

Applicant: Kathryn Hill

Project Contact: Kathryn Hill

Request: To construct an addition to a two-family dwelling and a detached garage.

Required Applications:

Variance	To reduce the minimum front yard requirement adjacent to 4th Street North from 20 feet to 9.2 foot to allow an addition to the dwelling.
Variance	To reduce the minimum interior side yard requirement adjacent to the south side lot line from 5 feet to 1.5 feet to allow a detached garage.
Variance	To increase the maximum amount of allowed lot coverage from 45 percent to 53.7 percent.
Variance	To increase the maximum amount of allowed impervious surface from 60 percent to 64.9 percent.

SITE DATA

Existing Zoning	R2B Two-family Residence District
Lot Area	3,597 square feet
Ward(s)	4
Neighborhood(s)	McKinley
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	August 30, 2016	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	October 29, 2016	**End of 120-Day Decision Period**	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is 3,597 square feet in area with no alley access. It is a reverse corner lot with frontage on 33rd Avenue and 4th Street North. The existing use is a two-family dwelling. The existing dwelling was permitted for construction in 1892. A parking pad is currently located on the property with access from 4th Street. Permit records indicate that an 18 foot by 18 foot garage was located on the property at one time.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominantly low density residential uses to the north, west and south. Cityview Community School is located across 4th Street. A two-family dwelling is located directly south of the subject site.

PROJECT DESCRIPTION. The applicant is proposing to construct a detached 672 square foot garage accessary to the existing two-family dwelling. The garage would be located in the southwest corner of the property where the existing parking pad is located. The driveway access from 4th Street would be widened. The applicant is also proposing to enclose the first floor open front porch facing 4th Street and remove a 10 foot by 16 foot one-story section at the rear of the dwelling.

The subject property is a reverse corner lot with front yard requirements imposed along both street frontages. The minimum front yard requirement along 4th Street West is 20 feet. The proposed addition would be 9.2 feet from the lot line adjacent to 4th Street, which requires a variance.

The minimum interior side yard requirement along the south lot line is 5 feet. The proposed garage would be set back 1.5 feet. A variance is required.

As proposed, the lot coverage on the site would be 53.7 percent and the impervious surface coverage on the site would be 64.9 percent. The maximum allowed in the R2B district is 45 and 60 percent respectively. Variances are required.

If the variances are approved, the applicant will also need to obtain approvals to widen the curb cut from Public Works and to administratively increase the height of the garage before a building permit can be obtained.

PUBLIC COMMENTS. No correspondence has been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

ANALYSIS

YARD VARIANCES

The Department of Community Planning and Economic Development has analyzed the application for **1)** a variance to reduce the minimum front yard requirement adjacent to 4th Street North from 20 feet to 9.2 foot to allow an addition to the dwelling and **2)** a variance to reduce the minimum interior side yard requirement adjacent to the south side lot line from 5 feet to 1.5 feet to allow a detached garage 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 property is a reverse corner lot with two required front yards and is only 3,597 square feet in area. The required yards cover over 70 percent of the subject property and the remaining building area is only 14 feet wide. The applicant is proposing to enclose an existing open porch on the first floor that encroaches into the front yard that is set back 9.2 feet from the lot line adjacent to 4th Street. The applicant is also proposing to construct a detached garage. The site does not have alley access. The garage would be constructed in the same location as the existing parking pad, which is set back one foot from the south lot line. The garage would be under the maximum size allowed. Shifting the garage to the north to comply with the side yard setback would result in less than 6 feet of separation from the dwelling, which also requires a variance.

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

   In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The applicant is proposing to enclose an existing open porch on the first floor that encroaches into the front yard that is set back 9.2 feet from the lot line adjacent to 4th Street. There is an existing enclosed porch above the proposed addition. The applicant is also proposing to construct a detached garage 1.5 feet from the south lot line. The proposed location allows the garage to be 6 feet from the subject dwelling. It would be approximately the same setback from the south lot line as the existing parking pad. The adjacent dwelling to the south is set back over 20 feet from the shared lot line. The garage and addition would have no effect on the adjacent property's access to light and air. The requests are reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

   The granting of the variances would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The adjacent dwelling to the south is set back over 20 feet from the shared lot line and 18.6 feet from the lot line adjacent to 4th Street. The addition and garage would be clad in vinyl lap-siding to match the existing siding on the dwelling. The design of the addition and the garage would be compatible with the existing dwelling. 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 and garage are constructed to current building codes.

LOT COVERAGE AND IMPERVIOUS SURFACE VARIANCES

The Department of Community Planning and Economic Development has analyzed the application for **1)** a variance to increase the maximum amount of allowed lot coverage from 45 percent to 53.7 percent and **2)** a variance to increase the maximum amount of allowed impervious surface from 60 percent to 64.9 percent based on the following findings:

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

   Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The site is a smaller than average-sized residential lot in Minneapolis. The existing lot coverage is 37.7 percent and the existing impervious surface coverage is 61.8 percent. The applicant

is proposing to construct a detached garage where a parking pad is currently located. As proposed, the net increase to the lot coverage would be 575 square feet and the net increase to the impervious surface coverage would be 113 square feet. The garage would not exceed the maximum size allowed. The applicant has indicated that a 672 square foot garage is proposed for additional storage because the existing dwelling does not have a basement.

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 maximum impervious surface requirements are established to provide benefits from landscaping including buffers between uses, on-site retention of stormwater, and preserving the residential character of an area. The applicant is requesting variances to increase the maximum allowed lot coverage and impervious surface coverage to allow a detached garage. Currently there is no enclosed parking on the site. As proposed, the net increase to the lot coverage would be 575 square feet and the net increase to the impervious surface coverage would be 113 square feet. To minimize the increase in impervious surface, the garage would replace an existing parking pad. A rear section of the dwelling would be removed to minimize the increase to the lot coverage. Because the adjacent dwellings are over 20 feet from the proposed garage location, impacts to open space between properties should be minimal. The proposed placement of the garage would be slightly recessed from the dwelling to retain open space along 4th Street. The proposed driveway width is 25 feet. The proposed width of the garage door is 16 feet. CPED staff is recommending that the Board of Adjustment require the applicant to reduce the width of the driveway to at least 20 feet to further minimize the increase of impervious surfaces. This would be a reduction of approximately 50 square feet which is reflected in the staff recommendation. Staff is also recommending that the applicant explore ways to retain stormwater on-site, such as planting a tree(s). Given the small size of the lot and with the adoption of the staff recommendation, the request is reasonable and consistent with the intent of the ordinance and the comprehensive plan.

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

   With the adoption of the staff recommendation, 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 requesting variances to increase the maximum allowed lot coverage and impervious surface coverage to allow a 672 square foot detached garage. Detached garages are common in the immediate area. Permit records indicate that an 18 foot by 18 foot garage was previously located on the property. The proposed placement of the garage would be slightly recessed from the dwelling to retain open space along 4th Street. However, CPED staff would note that the proposed garage would noticeably add more building bulk to the small site. With the separation from adjacent dwellings (over 20 feet to the south and west), stormwater runoff for adjacent properties should also not be an issue. CPED staff is recommending that the applicant explore ways to retain stormwater on-site, such as planting a tree(s). Because the proposed driveway width is 25 feet and the proposed width of the garage door is 16 feet, CPED staff is also recommending that the Board of Adjustment require the applicant to reduce the width of the driveway to at least 20 feet to further minimize the increase of impervious surfaces. This would be a reduction of approximately 50 square feet which is reflected in the staff recommendation. If granted, the proposed variances would not be detrimental to the health, safety or welfare of the public or those utilizing the property.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the applications by Kathryn Hill for the property located at 401 33rd Avenue North:

A. Variance to reduce the front yard requirement.

Recommended motion: **Approve** the variance to reduce the minimum front yard requirement adjacent to 4th Street North from 20 feet to 9.2 foot to allow an addition to the dwelling, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by September 29, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

B. Variance to reduce the interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the minimum interior side yard requirement adjacent to the south side lot line from 5 feet to 1.5 feet to allow a detached garage, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by September 29, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

C. Variance to increase maximum allowed impervious surface.

Recommended motion: **Approve** the variance to increase the maximum amount of allowed impervious surface from 60 percent to 63.5 percent, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by September 29, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The driveway shall be reduced to at least 20 feet in width.
4. The applicant shall explore ways to retain stormwater runoff on-site.

D. Variance to increase maximum allowed lot coverage.

Recommended motion: **Approve** the variance to increase the maximum amount of allowed lot coverage from 45 percent to 53.7 percent, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by September 29, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

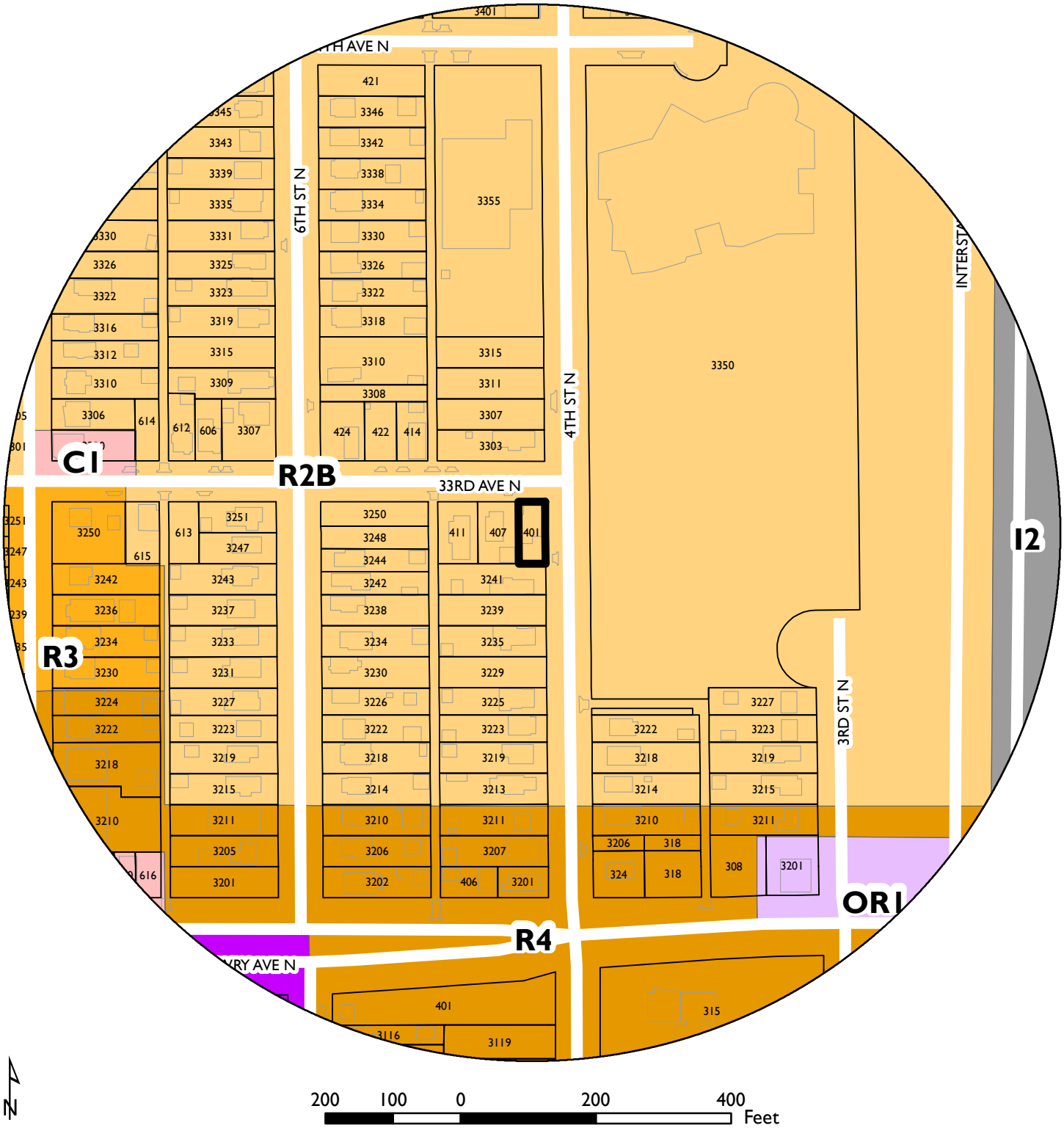
ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Existing survey

4. Proposed site plan
5. Existing floor plan
6. Proposed floor plans
7. Building elevations
8. Photos

Kathryn Hill **4**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

401 33rd Avenue North

FILE NUMBER

BZZ-7859

① PRACTICAL DIFFICULTY

A) VARIANCE FOR YARD SET BACK (FRONT + REAR) FOR GARAGE
- REVERSE CORNER LOT
- HOUSE TO THE SOUTH ALREADY EXISTING
- THERE'S NO BASEMENT, WE NEED EXTRA STORAGE
- SMALLER LOT
- WE WOULD FEEL SAFER PARKING IN A GARAGE INSTEAD OF THE STREET

GP

B) VARIANCE FOR IMPERVIOUS SURFACE
- LOT IS SMALLER THAN STANDARD LOTS
- WE NEED EXPANDED DRIVEWAY FOR NEW GARAGE
- WE DON'T WANT TO BE WALKING IN SNOW AND DIRT TO GET INSIDE THE HOUSE
- WE ARE REMOVING THE ATTACHED SHED IMPERVIOUS TO EXPAND THE DRIVEWAY

C) LOT COVERAGE
- LOT IS SMALLER THAN STANDARD LOTS
- NO BASEMENT, WE NEED EXTRA STORAGE
- WE WOULD FEEL SAFER PARKING IN A GARAGE INSTEAD OF THE STREET

D) VARIANCE FOR FRONT YARD SET BACK (CLOSING IN THE PORCH TO MAKE IT PART OF KITCHEN)
- MAKE KITCHEN BIGGER
- MAKE THE KITCHEN MORE FUNCTIONAL
- THERE'S NOT ENOUGH COUNTER + CABINET SPACE

② INTENT OF CODE

A) GRANTING THE YARD SET BACK FOR THE GARAGE WILL STILL BE KEEPING THE INTENT OF THE C

B) GRANTING THE IMPERVIOUS SURFACE VARIANCE WILL STILL BE KEEPING THE INTENT OF THE CODE

C) GRANTING THE LOT COVERAGE VARIANCE WILL STILL BE KEEPING THE INTENT OF THE COD

D) GRANTING THE FRONT YARD SET BACK TO CLOSE IN THE PORCH WILL STILL BE KEEPING THE INTENT OF THE CODE.

③ ESSENTIAL CHARACTER

A) GRANTING THE YARD SET BACK FOR THE GARAGE WILL NOT ALTER THE ESSENTIAL CHARACTER.

B) GRANTING THE IMPERVIOUS SURFACE VARIANCE WILL NOT ALTER THE ESSENTIAL CHARACTER

C) GRANTING THE LOT COVERAGE VARIANCE WILL NOT ALTER THE ESSENTIAL CHARACTER

D) GRANTING THE FRONT YARD SET BACK TO CLOSE IN THE PORCH WILL NOT ALTER THE ESSENTIAL CHARACTER

TO WHOM IT MAY CONCERN,

HELLO MY NAME IS KATHRYN. I'M WRITING THIS LETTER TO YOU BECAUSE I'M TRYING TO GET VARIANCES TO BUILD A GARAGE AND TO CLOSE THE PORCH IN TO MAKE IT PART OF THE KITCHEN. THE VARIANCES I'M APPLYING FOR ARE FOR THE YARD SET BACKS FOR THE GARAGE, IMPERVIOUS SURFACE, LOT COVERAGE, AND THE FRONT YARD SET BACK TO CLOSE THE PORCH IN AND MAKE IT PART OF THE KITCHEN. I RECENTLY BOUGHT MY PROPERTY AT 401 33RD AVE NORTH, AND THERE WASN'T A GARAGE. ONE OF THE PREVIOUS OWNERS TOOK IT DOWN. I NEED THESE VARIANCES BECAUSE MY PROPERTY IS A REVERSE CORNER LOT, THE LOT SIZE IS SMALLER THAN MOST LOTS IN THE CITY OF MINNEAPOLIS, AND BECAUSE MY KITCHEN IS REALLY SMALL AND I NEED MORE CABINET AND COUNTER SPACE. AFTER THE VARIANCES ARE GRANTED A SEPERATE APPLICATION WILL BE SUBMITTED TO INCREASE THE HEIGHT OF THE GARAGE. IF YOU HAVE ANY QUESTIONS PLEASE E-MAIL ME AT khill0606@yahoo.com OR PLEASE CALL ME AT 612-275-0901 OR 952-240-6106.

THANK YOU FOR YOUR TIME.

SINCERELY,

KATHRYN HILL

WE ARE APPLYING FOR A YARD SET BACK VARIANCE FOR THE GARAGE BECAUSE WE CANNOT MEET THE REQUIREMENTS FOR THE CODE FOR THE YARD SET BACKS AT 401 33RD AVE NORTH 5541 WE ARE ALSO APPLYING FOR A FRONT YARD SET BACK TO CLOSE IN THE PORCH AND MAKE IT PART OF THE KITCHEN BECAUSE WE CANNOT MEET THE CODE SET BACKS. ANOTHER VARIANCE WE ARE APPLYING FOR IS THE IMPERVIOUS SURFACE, BECAUSE THE CURRENT IMPERVIO SURFACE IS ALREADY 62% OF THE LOT AREA EVEN AFTER WE REMOVE THE SHED THAT IS ATTACHED. WITH THE NEW GARAGE AT 28 FT WIDE WE NEED AN EXPANDED DRIVEWAY FROM THE 14 FT THAT'S THERE RIGHT NOW TO 25 FT WIDE. THE NEW DRIVEWAY WOULD ONLY INCREASE THE IMPERVIOUS SURFACE BY 272 SQFT. THE LAST VARIANCE WE ARE APPLYING FOR IS FOR THE LOT COVERAGE, BECAUSE IT'S A SMALL LOT AND BECAUSE OUR LOT COVERAGE IS ALREADY AT 53%. THE GARAGE IS NOT FOR HABITAL SPACE, JUST FOR EXTRA STORAGE BECAUSE WE DON'T HAVE A BASEM

SINCERELY,

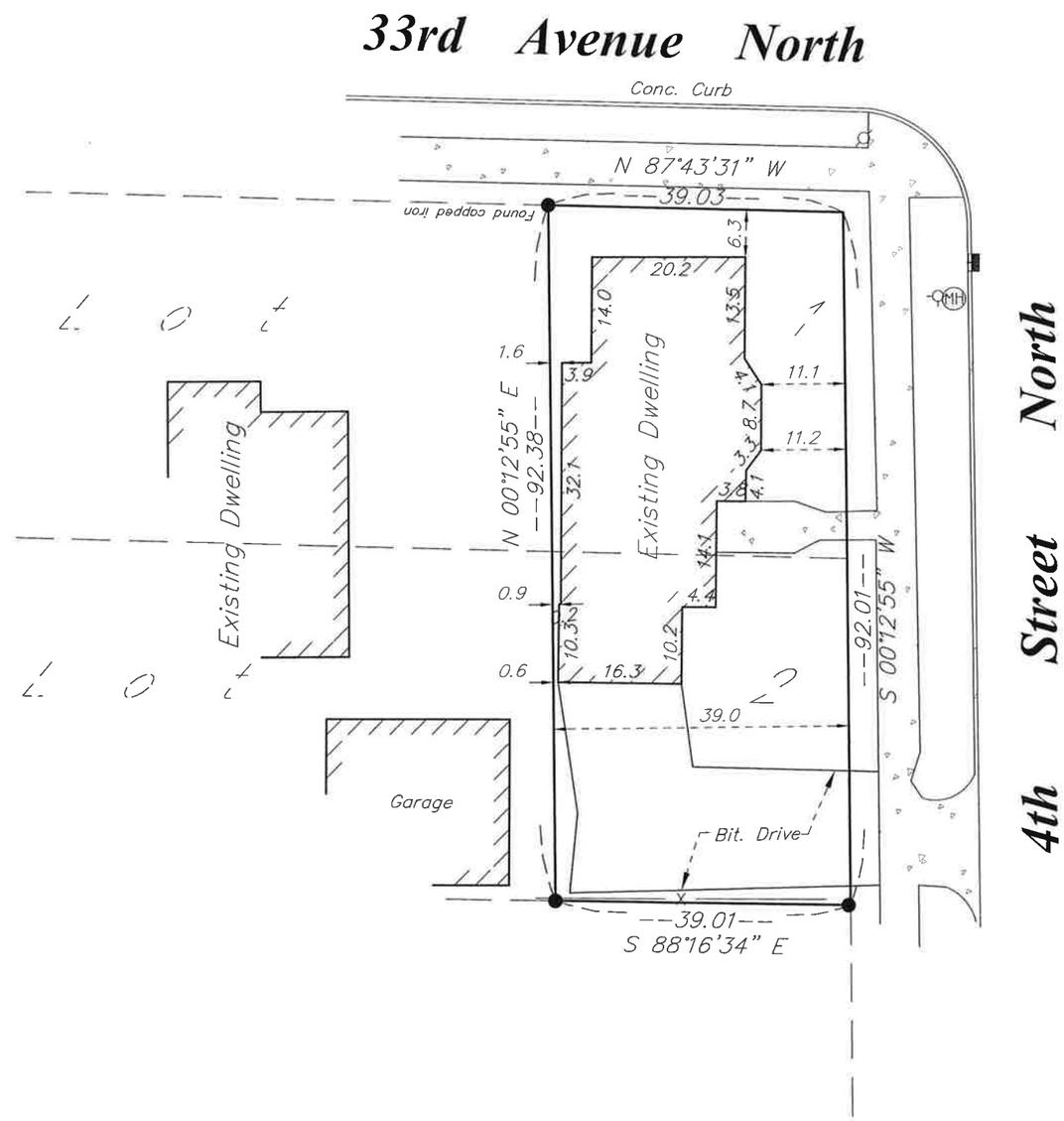
KATHRYN HILL
19081 INMAN TR
LAKEVILLE, MN 55044
612-275-0901 OR 952-240-6106
khill0606@yahoo.com

LEGAL DESCRIPTION:
The East 39 feet of Lots 1 and 2, Block 32, BAKER'S 4TH ADDITION, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND

- = CATCH BASIN
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
- = LIGHT POLE
- —X—X— = FENCE LINE
- —SS— = SANITARY SEWER LINE
- —W— = WATER LINE
- —G— = GAS LINE
- —ST— = STORM DRAIN LINE
- —E— = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE
N
0 20 40

CLIENT NAME / JOB ADDRESS
KATHRYN HILL
MONICA PARHAM
401 33RD AVENUE NORTH
MINNEAPOLIS, MN

Advance
Surveying & Engineering, Co.
5300 South Hwy. No 101
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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.

Thomas M. Bloom
42379
LICENSE NO
JULY 13, 2016
DATE

DATE SURVEYED: JULY 13, 2016
DATE DRAFTED: JULY 13, 2016

SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
160624 TB

SHEET NO.
S1
SHEET 1 OF 1

LEGAL DESCRIPTION:

The East 39 feet of Lots 1 and 2, Block 32, BAKER'S 4TH ADDITION, Hennepin County, Minnesota.

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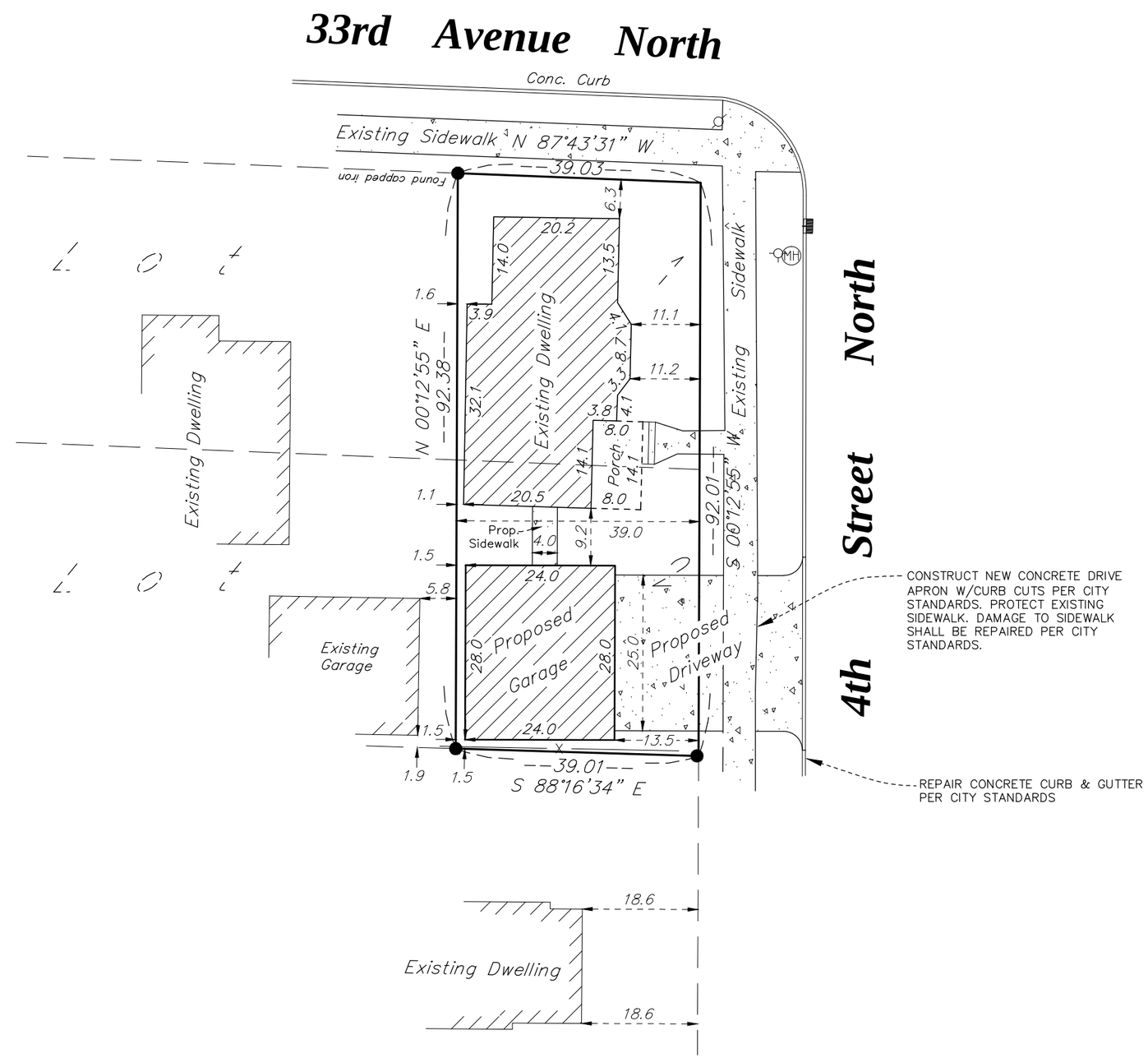
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
5. While we show a proposed location for the garage, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.



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- —G— = GAS LINE
- —ST— = STORM DRAIN LINE
- —E— = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

DATE	REVISION DESCRIPTION
9/12/16	SHOW THE HOUSE TO THE SOUTH

DRAWING ORIENTATION & SCALE

N

0 10 20

CLIENT NAME / JOB ADDRESS

KATHRYN HILL
MONICA PARHAM
401 33RD AVENUE NORTH
MINNEAPOLIS, MN

Advance
Surveying & Engineering, Co.

5300 South Hwy. No 101
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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.

Thomas M. Bloom
42379
LICENSE NO.
JULY 13, 2016
DATE

DATE SURVEYED: JULY 13, 2016

DATE DRAFTED: AUGUST 5, 2016

SHEET TITLE

PROPOSED SURVEY

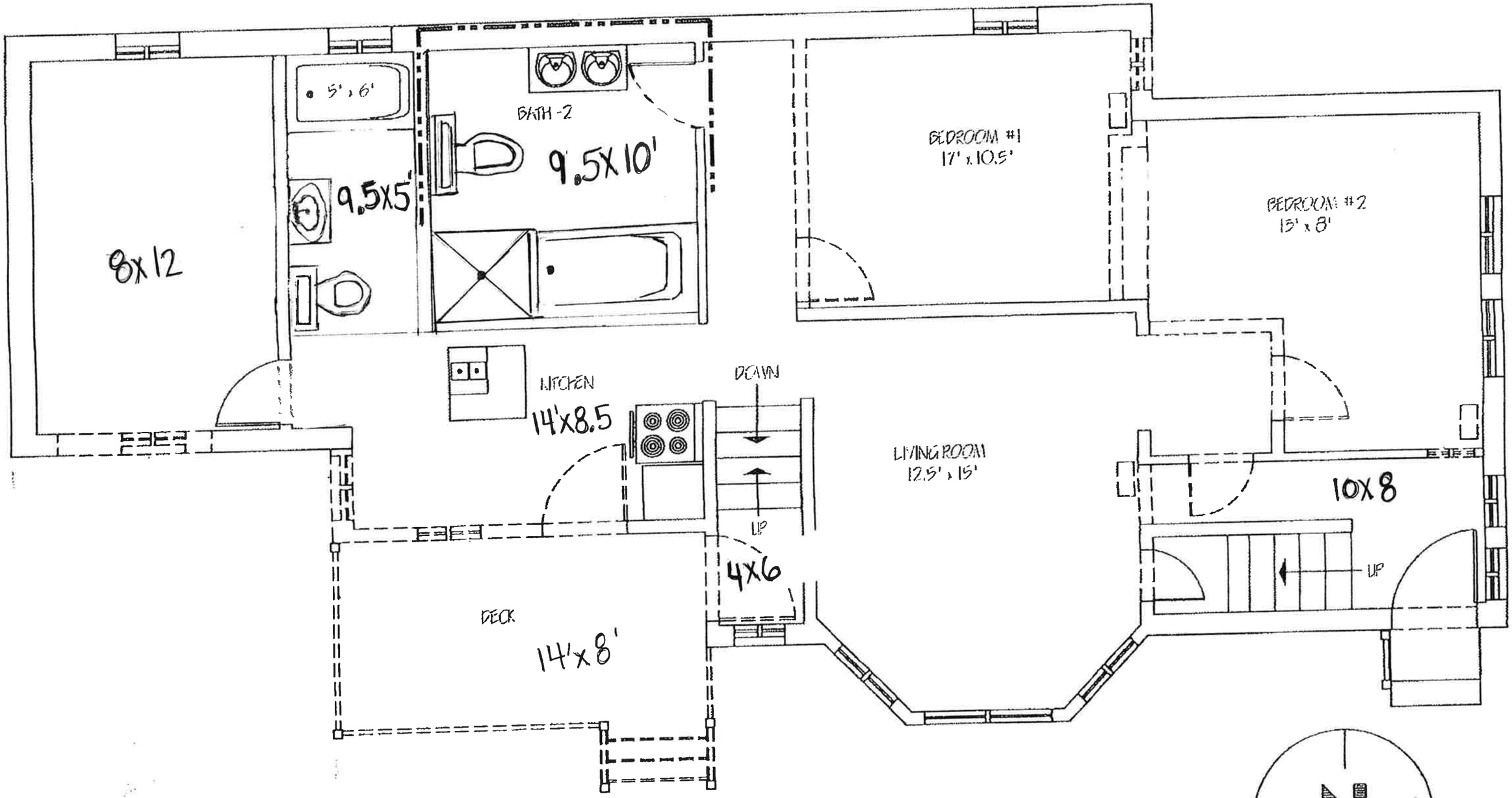
DRAWING NUMBER

160624 JR

SHEET NO.

S1

SHEET 1 OF 1



1 EXISTING FIRST FLOOR PLAN

SCALE: 1/ 4" = 1'-0"

HOUSE REMODEL/ADDITION

PROPERTY ADDRESS:
401 33rd Ave. N.
MINNEAPOLIS, MN 55412

1 / A1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW AREA'S (FRONT)
MAIN FLOOR WALL AREA - 414.0 sq ft
MAIN FLOOR WINDOW AREA - 82.0 sq ft (19.86%)
SECOND FLOOR WALL AREA - 391.0 sq, ft,
SECOND FLOOR WINDOW AREA - 97.25 sq, ft, (24.8%)

PRELIMINARY PLANS
FOR VARIANCE ONLY,
NOT FOR CONSTRUCTION

SQ. FT. & FLOOR AREAS ARE FOR CONSTRUCTION PURPOSES ONLY.
SQ. FT. & AREAS ARE NOT TO BE USED FOR MARKETING PURPOSES

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WAIVER

EVERY EFFORT HAS BEEN MADE TO MAKE SURE THESE PLANS ARE CORRECT IN EVERY WAY. BUILDER, GENERAL CONTRACTOR(S), & HOMEOWNER SHOULD REVIEW THESE PLANS TO MAKE SURE ALL NOTES, DIMENSIONS, ERRORS AND OMISSIONS ARE CORRECT BEFORE CONSTRUCTION STARTS. BUILDER, GENERAL CONTRACTOR(S), & HOMEOWNER TO VERIFY HOUSE MEETS ALL STATE AND LOCAL BUILDING CODES. Distinctive Drafting and Design, LLC IS NOT RESPONSIBLE FOR ERRORS AND OMISSIONS ON THESE PLANS.

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"Where Dream Homes Start"
www.Distinctive-Drafting.com
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PROJECT # 16-161
REVISED AS OF: 8-24-2016

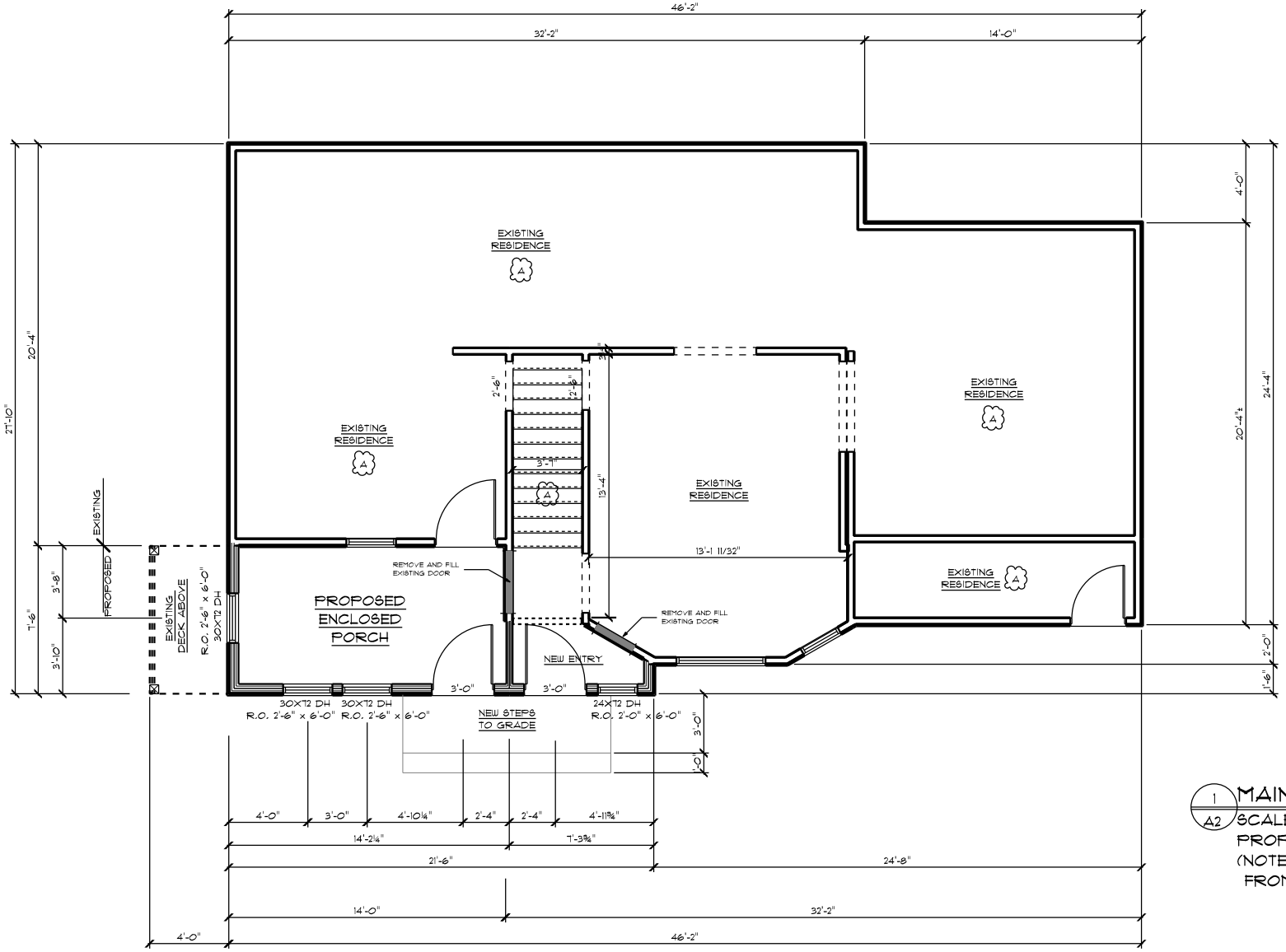
DRAWN BY: NICOLE ELLIOTT
APPROVED BY:

SHEET A1 OF 2

WALL KEY

-EXISTING WALLS

-NEW WALLS



GENERAL CONSTRUCTION NOTES:

(A) NO CHANGES IN THIS AREA

ALL NEW WINDOW AND DOOR HEADERS TO BE 2 PLY 2X10'S UNLESS NOTED OTHERWISE

TOP OF NEW WINDOW R.O. TO MATCH EXISTING, UNLESS NOTED OTHERWISE

SOLID SHADED AREAS REP. SOLID BEARING DOWN TO CONC.

INTERIOR BEARING WALLS HAVE BLOCKING @ MIDPOINT

ADD ADDITIONAL STAIR STRINGER SUPPORT AS NEEDED, VERIFY ON SITE

1/A2 MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED FINISHED SQ. FT. - 128

(NOTE: SQ. FT. IS MEASURED FROM EXT. OF SHEATHING)

SQ. FT. & FLOOR AREAS ARE FOR CONSTRUCTION PURPOSES ONLY. SQ. FT. & AREAS ARE NOT TO BE USED FOR MARKETING PURPOSES

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WARNING

EVERY EFFORT HAS BEEN MADE TO MAKE SURE THESE PLANS ARE CORRECT IN EVERY WAY. BUILDER, GENERAL CONTRACTOR(S), & HOMEOWNER SHOULD REVIEW THESE PLANS TO MAKE SURE ALL NOTES, DIMENSIONS, ERRORS AND OMISSIONS ARE CORRECT BEFORE CONSTRUCTION STARTS. BUILDER, GENERAL CONTRACTOR(S), & HOMEOWNER VERIFY HOUSE MEETS ALL STATE AND LOCAL BUILDING CODES. Distinctive Drafting and Design, LLC IS NOT RESPONSIBLE FOR ERRORS AND OMISSIONS ON THESE PLANS.

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PROJECT # 16-161

REVISED AS OF: 8-24-2016

DRAWN BY: NICOLE ELLIOTT

APPROVED BY:

SHEET A2 OF 2

*** CONSTRUCTION PERMIT OFFICES ONLY TO ACCEPT THIS PLAN IF PROPERTY ADDRESS IS CORRECT. FAILURE TO DO SO, THIS WILL CONSTITUTE AS COPYRIGHT INFRINGEMENT IF PERMIT IS ISSUED ***

NEW GARAGE PLAN

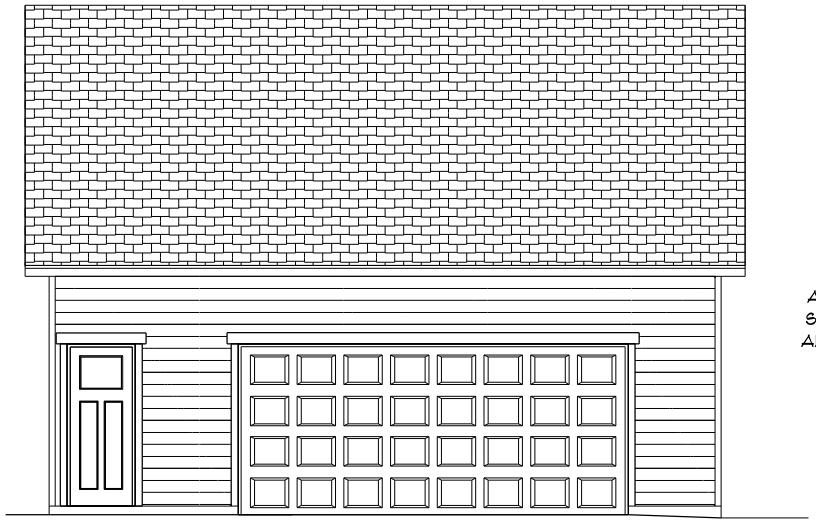
PROPERTY ADDRESS:
401 33rd Ave North
MINNEAPOLIS, MN 55412

IT IS UNLAWFUL FOR THIS PRINT
TO BE REPRODUCED
UNLESS THE WORD "ORIGINAL"
SHOWS IN THE COLOR RED

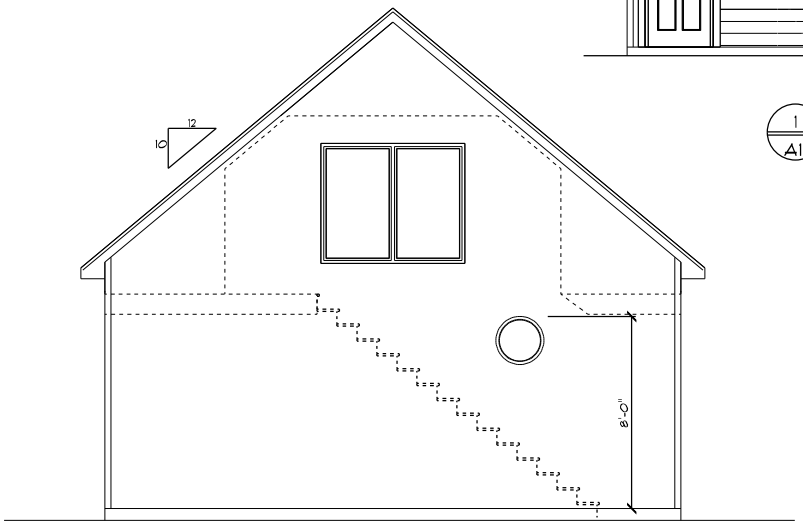
ORIGINAL

PERMISSION ONLY TO BE GRANTED
BY THE AUTHOR NAMED IN THE
DRAWN BY BOX

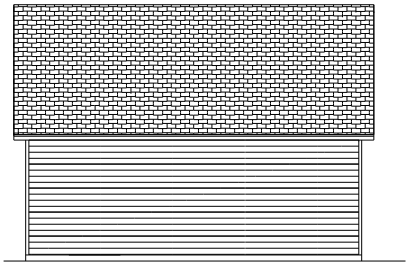
ASPH SHINGLES TO MATCH EXISTING HOUSE
SOFFIT & FASCIA TO MATCH EXISTING HOUSE
ALUMINUM SIDING TO MATCH EXISTING HOUSE



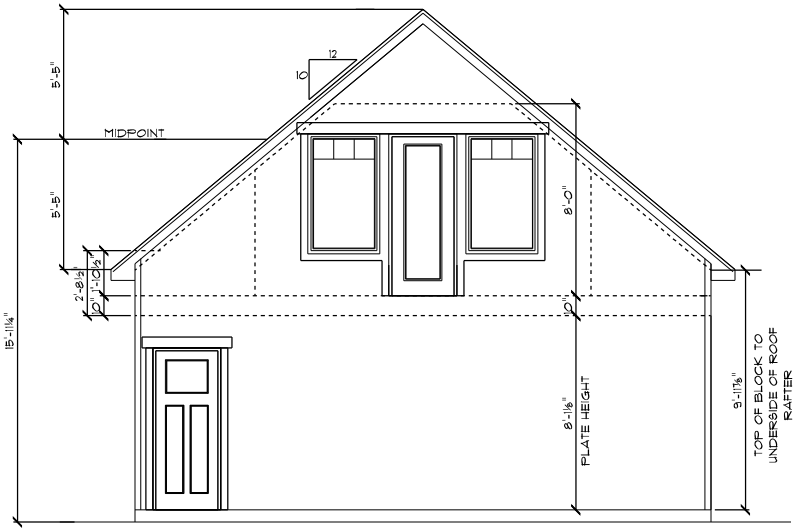
1 / A1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 / A1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



3 / A1 REAR ELEVATION
SCALE: 1/16" = 1'-0"



4 / A1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

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PROJECT #: 16-161
REVISED AS OF: 8/3/2016

DRAWN BY: NICOLE ELLIOTT
APPROVED BY:

SHEET
A1 OF 4

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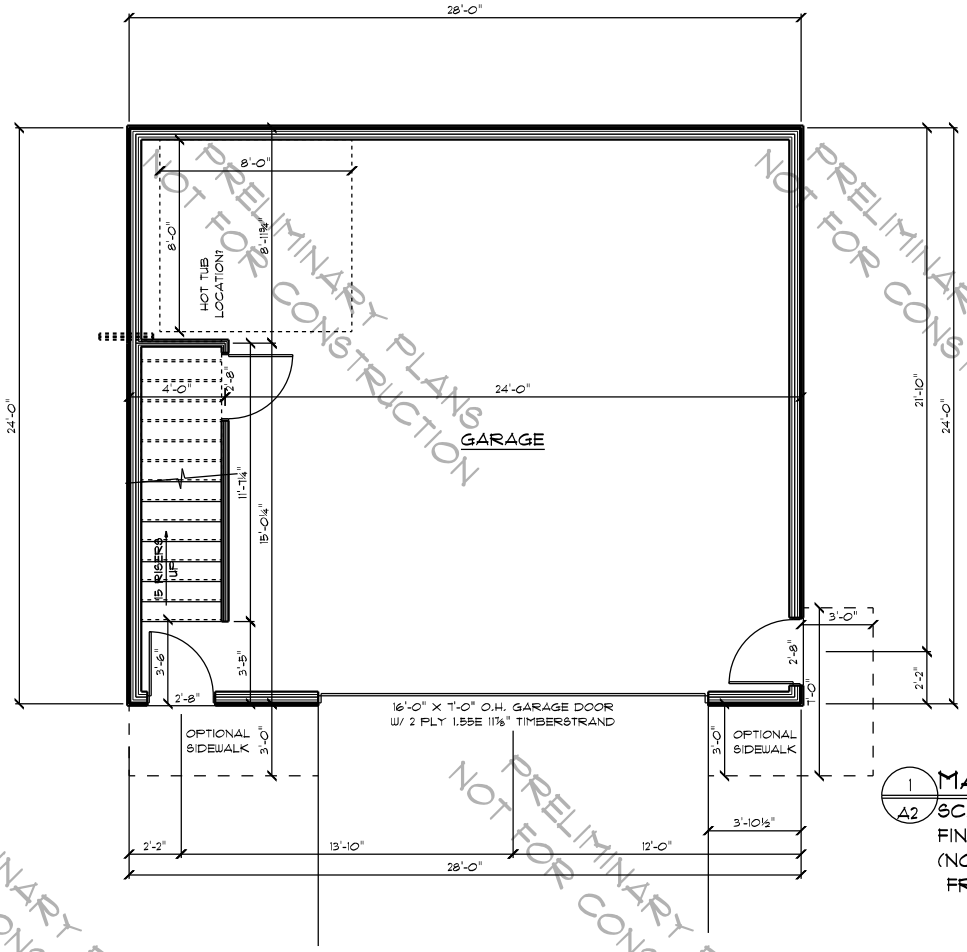

1 / A2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
FINISHED SQ. FT. - 672
(NOTE: SQ. FT. IS MEASURED
FROM EXT. OF SHEATHING)

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PROJECT #
16-161

REVISED AS OF:

DRAWN BY:
NICOLE ELLIOTT

APPROVED BY:

SHEET
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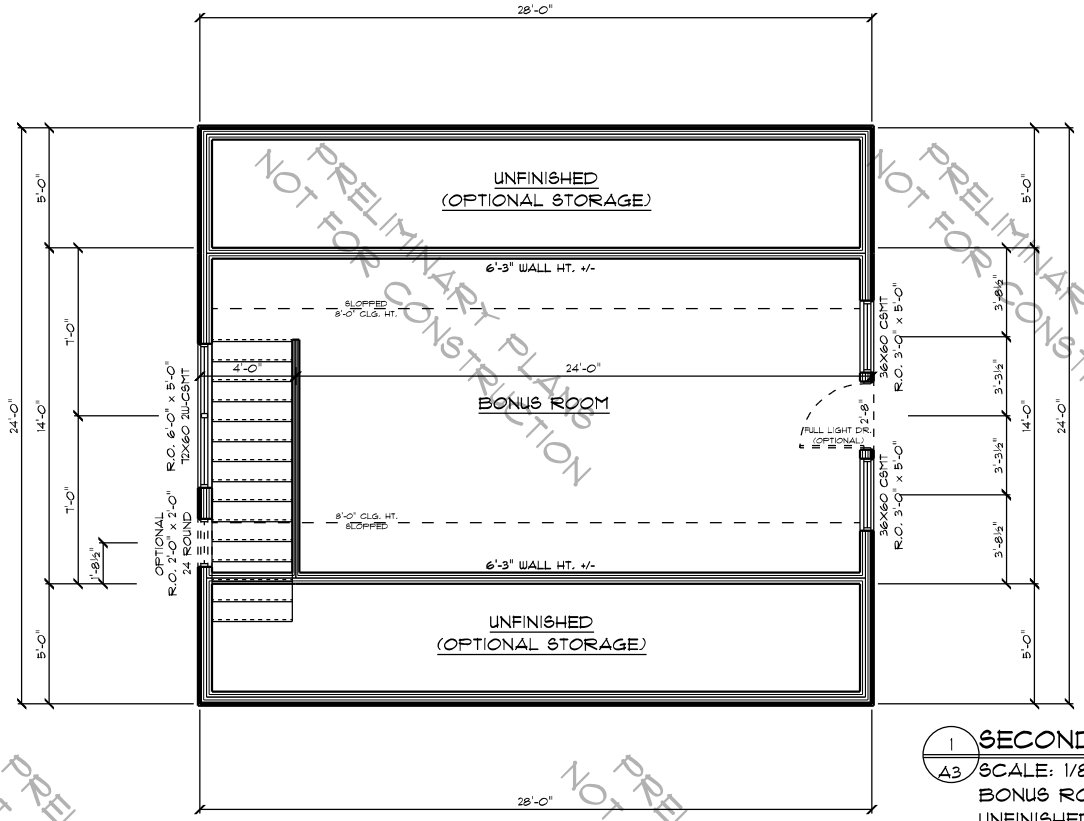

1 / A3 **SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"
BONUS ROOM SQ. FT. - 392
UNFINISHED SQ. FT. - 280
(NOTE: SQ. FT. IS MEASURED
FROM EXT. OF SHEATHING)

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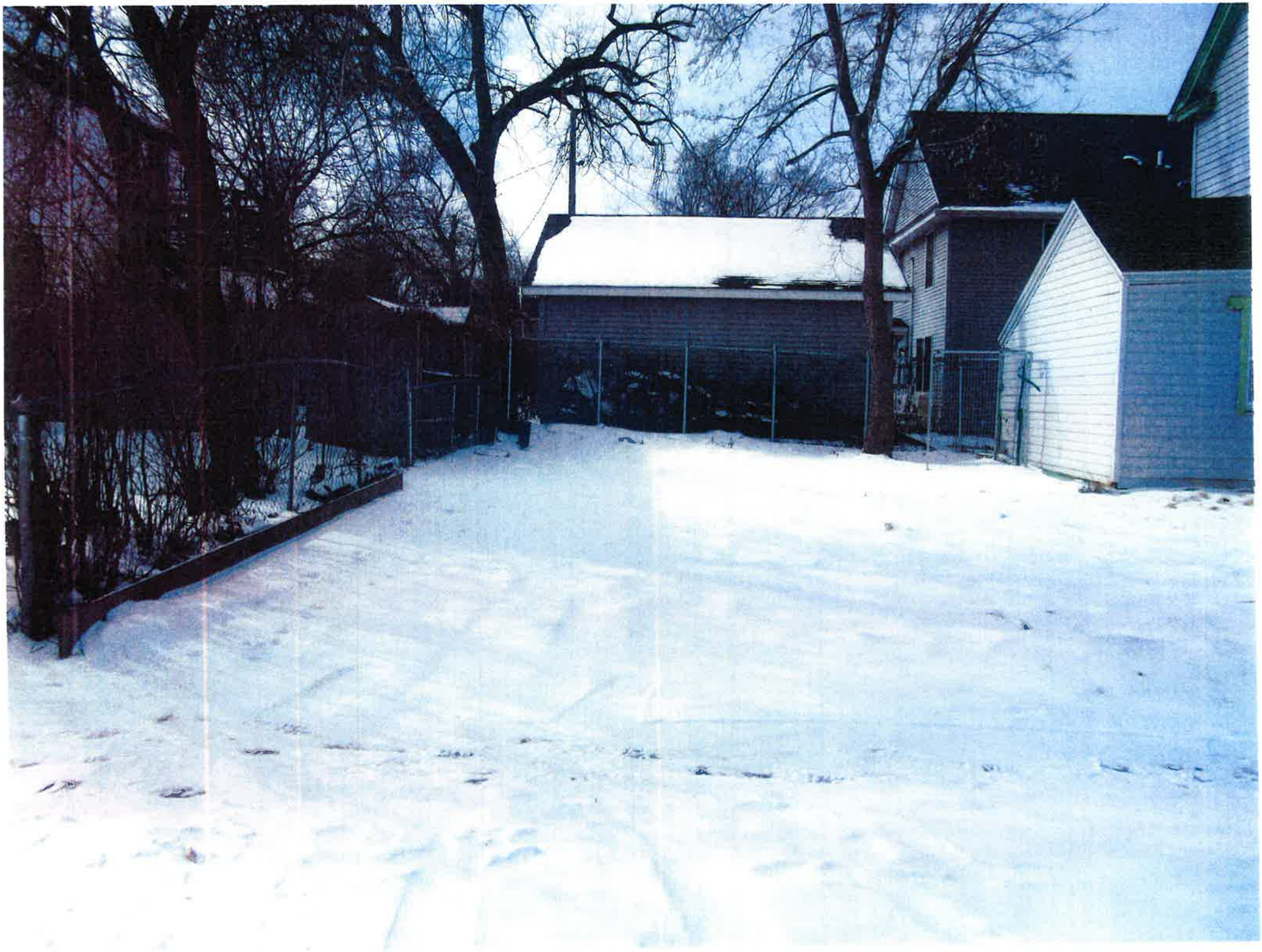
REVISED AS OF:

DRAWN BY: NICOLE ELLIOTT
APPROVED BY:

SHEET A3 OF 4

x
GP

12
10
ALUMINUM
SIDING

CURB CUT EXISTING 14 FT

PROPOSED CURB CUT 25 FT