

LAND USE APPLICATION SUMMARY

Property Location: 2644 13th Avenue South
Project Name: Ali Residence
Prepared By: Andrew Frenz, Zoning Inspector, (612) 673-3790
Applicant: Mohamud Ali
Project Contact: Mohamud Ali
Request: To construct a new single-family dwelling.
Required Applications:

Variance	To reduce the minimum interior side yard requirement adjacent to the north lot line from 5 feet to 2.6 feet.
Variance	To reduce the minimum interior side yard requirement adjacent to the south lot line from 5 feet to 4.1 feet.
Variance	To reduce the minimum front yard requirement from the established front yard to 4 feet.
Variance	To reduce the minimum width of a dwelling from 20 feet to 19.8 feet.

SITE DATA

Existing Zoning	R2B Two-Family District
Lot Area	3,761 square feet
Ward(s)	9
Neighborhood(s)	Midtown Phillips Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	August 16, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	October 15, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is a 3,761 square foot lot located in the R2B Two-Family District. Until recent construction activity that resulted in the substantial demolition of the structure, the site was occupied by a two-story single-family dwelling that was constructed in 1885. Presently, the foundation and a portion of the first-floor walls of the 1885 dwelling remain on site.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The property to the immediate north of the subject parcel, 2642 13th Avenue South, is occupied by a two-story single family dwelling that is set back 37.5 feet from the front property line and 8.6 feet from the shared side property line. The property to the immediate south of the subject parcel, 2648 13th Avenue South, is a double lot occupied by a two-story duplex that is set back approximately 12 feet from the front property line and approximately 35 feet from the shared side property line.

The surrounding area is developed primarily with low to medium density residential uses. Stewart Park and Anderson School are located one block west of the site. Abbott Northwestern Hospital and associated medical offices and clinics are located three blocks west of the site. The Bloomington Avenue Community Corridor, which contains some commercial uses and higher density residential uses, is located three blocks to the east of the site.

PROJECT DESCRIPTION. On July 26, 2016, Mohamud Ali received a permit to conduct a remodel and addition to the single-family dwelling which was constructed at the subject property in 1885. The plans as approved included the substantial removal of 42.7% of the building’s exterior as calculated under the definition of demolition contained in Minneapolis Code of Ordinances (MCO) 520.160.

An inspection of the site on August 9, 2016, revealed that the project had exceeded the scope of work included in the approved permit to include removal of significantly more of the building’s exterior than approved. A stop work order was issued on August 10, 2016. The applicant submitted revised plans which accurately reflect the scope of demolition conducted at the site, which amounts to the substantial removal of 79.2% of the building’s exterior as calculated under the definition of demolition contained in MCO 520.160. The substantial removal of 60% or more of a building’s exterior constitutes demolition of the structure.

Due to the scope of work meeting the definition of demolition in MCO 520.160, the project is considered a new home, loses all nonconforming rights, and must meet all current Zoning Code standards for new single-family dwellings in Minneapolis.

The applicant proposes to construct a new two-story single-family dwelling incorporating the foundation and the remaining first-floor walls of the 1885 dwelling. Apart from a small second-floor cantilever, the new dwelling as proposed would have an identical footprint to that of the original dwelling.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BIRE-3106231	General Building Permit	Remodel and Addition to Single-Family Dwelling	Approved 7/26/2016

PUBLIC COMMENTS. As of the writing of this report, no correspondence from the neighborhood group has been received. Any additional correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

ZONING ANALYSIS. Regardless of the variance request outcomes, this project will be required to submit for an Administrative Site Plan Review. The original building permit did not subject the proposed dwelling to Design Standards. Due to the expanded scope of work, the project must meet the minimum standards established for new dwellings.

The proposed project meets Design Standard point minimums as it is eligible for 19 out of the 26 Design Standard Points, exceeding the minimum of 17 points. Seventeen points are the minimum number of points required for Design Standard approval. Below are the Design Standard points this proposal meets:

- The exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass (6 points);
- The height of the structure is within one-half story of the predominant height of residential buildings within one hundred (100) feet of the site (4 points);
- Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows (3 points);
- Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure and is located entirely in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, and the accessory structure is not less than twenty (20) feet from any habitable portion of the principal structure (3 points);
- The structure includes a basement as defined by the building code (3 points);

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations,” 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.*

BOTH SIDE YARDS: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The subject property is a very narrow lot of only 29.5 feet in width. The required interior side yards adjacent to both the north and south property lines are both 5 feet. 29.5 feet is significantly narrower than most lots in Minneapolis, and the lot would be unbuildable without a variance to either the interior side yards or the width of a dwelling. The width of the lot constitutes a practical difficulty that is unique to the subject property. In addition, the existing foundation and first floor walls on the property are not square to the property lines and are

located 2.6 feet from the north property line and 4.1 feet from the south property line, the same distances that the applicant is requesting.

The current lot width was established when the lot was platted and the foundation was constructed in 1915 to accommodate the dwelling constructed in 1885. Neither the width of the lot nor the location of the existing structure on the lot were created by the applicant.

FRONT YARD: Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The narrow width of the lot (29.5 feet) necessitates that a longer, narrower home be constructed to achieve the same floor area and livable space as a home on a lot with a more typical width. The new home on the subject property is also required to provide enclosed off-street parking. The administrative site plan review standards for new 1-4 unit dwellings promote and incentivize detached parking structures located at least 20 feet to the rear of the home. Due to the narrow width of this lot, access to a side-loading garage is not possible and as a result, the garage must face the alley and comply with the full rear yard setback. Compliance with the full established front yard setback on this narrow lot would have a very significant impact on both the possible floor area of the dwelling and the design points for which the home would be eligible.

In addition, the property to the immediate north (2642 13th Avenue South) is set back unusually far from the front lot line relative to other homes in the area. Most of the homes on this block face are set back approximately 6 to 12 feet from the front property line. While the home to the north does not meet the conditions that would allow it to be excluded from consideration for the established front yard, its setback of 37.5 feet is certainly the outlier on this block face. The home two properties to the north (2640 13th Avenue South) is set back approximately 8 feet from the front property line, and the home to the immediate south (2648 13th Avenue South) is set back approximately 12 feet from the front property line.

Further, the existing foundation and walls are located 4 feet from the front property line. At the time that the original foundation was constructed, the home had an open porch. This open porch was enclosed in 1941. As a result, the existing foundation is built to support a load-bearing wall at the original front of the home, 6 feet behind the enclosed porch and 10 feet from the front property line. The new home could be constructed with its front wall in the same location as the original home, 10 feet from the front lot line and an open porch 4 feet from the front lot line without requiring significant changes to the foundation and without having a significant impact on the possible floor area of the new home. Considering the front yard setbacks of the home to the immediate south and the home two properties to the north, the design of the existing foundation, and its impact on the potential floor area of the new dwelling, staff recommends denying the variance from the established front yard to 4 feet, and in lieu thereof granting a variance from the established front yard to 10 feet and also granting a variance reducing the required setback for an open front porch from 10 feet to 4 feet.

The width of the lot, locations of nearby homes, and location of the existing foundation and first floor walls were not 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.*

ALL YARD VARIANCES: The property owner is proposing to use the property in a reasonable manner. The property is located in the R2B District and will be developed with a single family home. The use of the property will not change as part of this project.

The spirit and intent of the ordinance regulating required yards is to create orderly development, protect residential character, and ensure access to light and air. In this case, the current yard requirements are significantly greater than those required at the time that the surrounding area was

developed and the remaining portions of the 1885 home were constructed. The current yard requirements are not consistent with the built form of the immediate area. Reducing the required yards to distances more consistent with other homes in the immediate area will ensure orderly development and the preservation a residential character that is consistent with the surrounding area. Due to the locations of the existing homes on the adjacent parcels, continued access to light and air will be ensured. The request is reasonable and would be in keeping with the spirit and intent of 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.*

BOTH SIDE YARDS: 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 area was originally platted out into lots of 30 feet in width. Although many properties in the area have undergone lot combinations and lot line adjustments to create lots of 45 or 60 feet in width, many of these properties were originally developed as 30 foot wide lots, and many other lots in the immediate area remain 30 feet in width. As a result, nearly all of the homes in the area are nonconforming to one or both side yards. The side yards of 2.6 feet and 4.1 feet requested by the applicant are typical of homes in the immediate area and would be consistent with the character of the neighborhood. The home as proposed fully satisfies the minimum window area requirements on both the north and south sides of the home. 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.

FRONT YARD: The granting of the variance as requested would have a limited impact on the character of the area. As requested, the reduction of the front yard to 4 feet would not be consistent with the character of the area. While many homes in the immediate area are located significantly closer to the front lot line than the district minimum front yard of 20 feet, the requested 4 feet would put this home closer to the front lot line than any other home on either side of the 2600 block of 13th Avenue South. Staff recommends denying the requested 4 feet and in lieu thereof granting a variance to reduce the required front yard from the established front yard to 10 feet and also granting a variance to reduce the required setback for an open front porch from 10 feet to 4 feet. The actions recommended by staff would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. Many other homes on this block face and across the street are built with front yards of between 6 and 12 feet, including the home immediately to the south (approximately 12 feet) and the home two properties to the north (approximately 8 feet). In addition, approximately half of the homes on this block have open front porches, including the home two properties to the north and both homes directly across 13th Avenue South from the subject property. Many of these open porches are located less than the required 10 feet from the front property line, including the home two properties to the north, whose open front porch is located approximately 2 feet from the front property line. At the time that the existing foundation on the subject property was constructed in 1915, the home itself was located 10 feet from the front property line with an open porch 4 feet from the front property line. This open front porch was enclosed in 1941. 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 department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(12) “to vary the minimum width of single or two-family dwellings and multiple-family dwellings of three (3) or (4) units provided the dwelling is located on a zoning lot existing on the effective date of this ordinance that is forty (40) feet or less in width,” 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 subject property is a very narrow lot of only 29.5 feet in width. The required interior side yards adjacent to both the north and south property lines are both 5 feet. 29.5 feet is significantly narrower than most lots in Minneapolis, and the lot would be unbuildable without a variance to either the interior side yards or the width of a dwelling. The width of the lot constitutes a practical difficulty that is unique to the subject property. In addition, the existing foundation measures 19.8 feet in width, the same width that the applicant is requesting.

The foundation was constructed in 1915 to accommodate a dwelling constructed in 1885. Neither the width of the lot nor the width of the existing foundation were 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.*

The property owner is proposing to use the property in a reasonable manner. The property is located in the R2B District and will be developed with a single family home. The use of the property will not change as part of this project.

The spirit and intent of the ordinance regulating the minimum width of dwellings is to ensure new homes meet a minimum size consistent with the character of Minneapolis' residential neighborhoods. On a lot of a more typical width, 20 feet is an appropriate minimum width for a dwelling. However, this lot is significantly more narrow than a typical lot, and as a result the requested 19.8 feet is reasonable and in keeping with the spirit and 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 request will not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. Due to the fact that the area was platted out to lots of 30 feet in width, many were developed with homes that are slightly narrower than the minimum width of 20 feet. 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.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Mohamud Ali for the property located at 2641 13th Avenue South:

A. Variance to reduce the interior side yard requirement.

Recommended motion: **Approve** the application for a variance to reduce the interior side yard requirement adjacent to the north property line from 5 feet to 2.6 feet, 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 application for a variance to reduce the interior side yard requirement adjacent to the south property line from 5 feet to 4.1 feet, 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 reduce the front side yard requirement.

Recommended motion: **Deny** the application for a variance to reduce the front yard requirement from the established front yard to 4 feet, and **in lieu thereof approve** a variance to reduce the front yard requirement from the established front yard to 10 feet for a dwelling and to 4 feet for an open front porch, 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.

D. Variance to reduce the minimum width of a dwelling.

Recommended motion: **Approve** the application for a variance to reduce the minimum width of a dwelling from 20 feet to 19.8 feet, 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

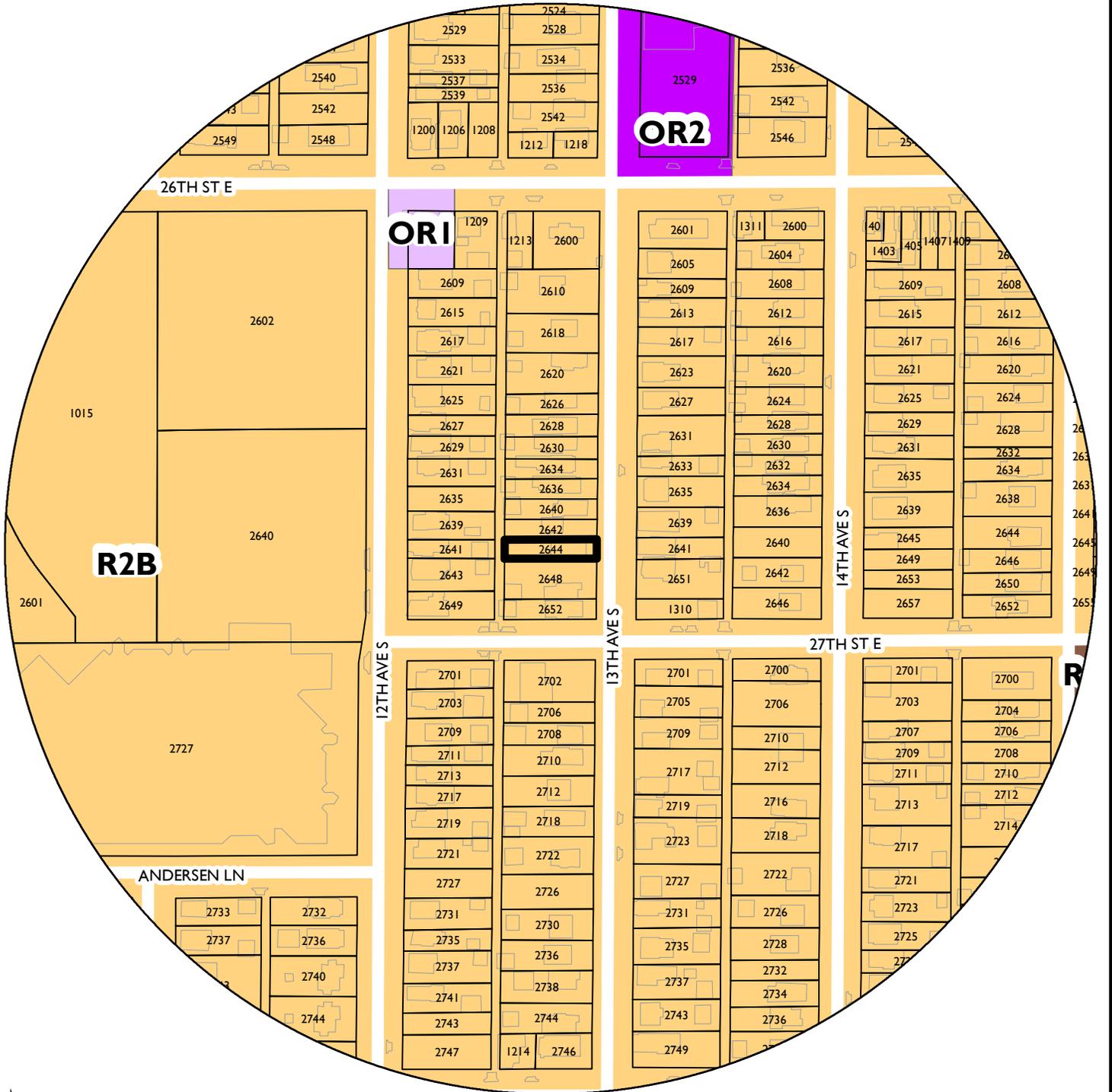
1. Zoning map
2. Written description and findings submitted by applicant
3. Site plan
4. Survey
5. Floor plan, elevation, and section drawings
6. Photos
7. Correspondence

Mohamud Ali

9th

NAME OF APPLICANT

WARD



North arrow pointing up.



PROPERTY ADDRESS
2644 13th Avenue South

FILE NUMBER
BZZ-7873

ALI RESIDENCE
2644 13th Ave South, Minneapolis, MN 55404

SITE DESCRIPTION AND PRESENT USE: The subject property is 29.5 feet wide and 3,761 square feet in area. The single-family dwelling on the lot was originally constructed in 1900. The property is currently unoccupied and is registered as a vacant building for housing hygiene problems. While on the market for sale, several doors and windows were broken requiring prior homeowner to board up majority of the windows and all the doors. The present homeowner also found significant rot, water damage, and general wear and tear on majority of the exterior wall and roof structures.

SURROUNDING PROPERTIES AND NEIGHBORHOOD: The surrounding area consists of single and multifamily dwellings. The typical lots on the subject dwelling's block range in size from 3,339 square feet to 8,419 square feet of lot area. The majority of homes on this block have an average front yard setback between 4 and 5 feet and side yards ranging from approximately 2 feet to 7 feet.

PROJECT DESCRIPTION: The property has an existing single-family dwelling with a detached 2 car standard parking space. The homeowner previously proposed and pulled a permit to remove and rebuild all structurally unsound wall and roof structures. The demolition was to be limited to less than 60 percent of the existing structure. However, during construction, the homeowner discovered additional walls that required to be removed, thus increasing the overall demolition percentage above 60 percent. This caused property to be nonconforming with Minneapolis Zoning Code 546.400 (minimum yard setback) and 536.90 (minimum home width).

The existing location of the dwelling and the width of the lot create a practical difficulty in complying with current setback and home width ordinances. As a result, the homeowner is now proposing to rebuild the property using the same foundation and first floor location and size, with only a small addition in the back that does not interfere with the variances requested. This proposal requires (1) variance to reduce minimum side yards from the required 5 feet to 4.5 feet on the south and 2.6 feet on the north, (2) variance to reduce minimum front yard setback from required 20 feet to rebuild existing house with a front setback of 4 feet, and (3) variance to reduce minimum house width from the required 20 feet to existing 19.5 feet.

A portion of the existing dwelling is located 2.6 feet from the north side property line and 4.5 feet from the south property line, but the minimum interior side yard setback required is 5 feet; thus this will require a variance. In addition, the existing structure also is located 4 feet from the front property where a minimum of 20 feet front yard setback is required; thus this will require a variance. Finally, the property width is only 29.5 feet and subtracting the side setbacks described above, leaves approximately 19.5 feet for the house width, which is less than the 20 feet minimum house width required; thus requiring a variance. Both of these variances are being requested in order to preserve the existing single-family dwelling on the property.

ALI RESIDENCE
2644 13th Ave South, Minneapolis, MN 55404

Owner's Written Statements

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#1: Variance to reduce minimum side yards from 5 feet to 4.5 feet on the south and 2.6 feet on the north.

Undue hardship and circumstances exist that are unique to the property and not solely based on economic considerations alone. The homeowner is seeking a variance to the north interior side yard setback from 5 feet to 2.6 feet and to the south side yard setback from 5 feet to 4.5 feet to allow for an existing single family home's foundation and first floor walls to remain as-is. Strict adherence to the current regulations would not allow for the existing single-family dwelling to remain on the property. The dwelling is located on a parcel that is only 29.5 feet wide, and requiring 5 feet setback on each side yard would reduce the home width to 19.5 feet, thus creating nonconformity with regard to the minimum required 20 feet house width for 80 percent of the habitable floor area of the structure. Finally, while some other properties within the immediate area have somewhat comparable sized lots have less than 5 feet side yard setback, and these other homes are not further burdened by the scope and depth of damage to the structure on the parcel. As part of the homeowner's efforts to remediate these structural damages, the homeowner was forced to demolish more than 60% of the property causing the need for the variance requested. Variances are intended to provide a means of departure from the literal provisions of the zoning ordinance where practical difficulties exist because of conditions or circumstances unique to an individual property.

Variance#2: Variance to reduce minimum required front yard setback from 20 feet to rebuild existing house with a front setback of 4 feet.

There are unique circumstances neither created by the homeowner nor solely based on economic considerations alone. The subject property has 4 feet front yard setback, while the property immediately north of the homeowner's property has an unusual front yard setback of 37.5 feet, which means that only approximately 25 percent of the two properties overlap. These two unique and opposite setbacks allow each property homeowner to enjoy greater amount of light, air, and privacy between the two properties. Increasing the front yard setback to at least the minimum 20 foot required would significantly reduce the amount of light, air, and privacy between the two properties. In addition, both properties immediately south of the subject property have less than the required minimum 20 feet front yard setback.

Variance #3: To reduce minimum house width from the required 20 feet to existing 19.5 feet width

Practical difficulties exist in complying with the current ordinance that requires minimum house width of 20 feet because of circumstances that are unique to the property. The dwelling is located on a parcel that is only 29.5 feet wide, and requiring 5 feet setback on each side yard would reduce the home width to 19.5 feet, thus creating nonconformity with regard to the minimum required 20 feet house width for 80 percent of the habitable floor area of the structure. The unique circumstances were not neither created by the current homeowner nor solely based on economic considerations alone.

2. The property homeowner 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#1: Variance to reduce minimum side yards from 5 feet to 4.5 feet on the south and 2.6 feet on the north.

The proposed changes and use of the property will be keeping with the spirit and intent of the ordinance. This residential property became nonconforming as to front and side yards only after the homeowner demolished approximately 65% of the original structure. The homeowner submitted plans and intended to demolish less than 60% of the building; however, due to extensive water damage to majority of the second story walls, the homeowner decided to demolish rather than patch these damaged walls. Although the property became nonconforming, the homeowner has no intention or plans of increasing the building's nonconformity by enlarging, altering, or relocating any parts of the existing dwelling that is now requiring a variance. The spirit of the new ordinance changes was intended to alleviate some resident concerns that new homes are dwarfing old one. The homeowner neither plans to increase the base square footage of the home nor increase the overall height of the building above the neighbor's or zoning ordinance limit (actual total height will be 26.5 feet).

Variance#2: Variance to reduce minimum required front yard setback from 20 feet to rebuild existing house with a front setback of 4 feet.

The proposed variance to reduce the front yard setback and the use of the property comply with the spirit and intention of the ordinance requiring 20 feet setback. The zoning ordinance requiring front yard setback was amended partly in order to provide additional on-site retention of storm water through a combination of increased setbacks and reduced lot coverage

and impervious surface. The proposed variances will have no change in the amount of storm water runoff from the site after development and will be identical to the amount occurring prior to development. Furthermore, the homeowner proposes to make adequate provision for storm water runoff, and temporary and permanent erosion control in accordance with the rules.

Variance #3: To reduce minimum house width from the required 20 feet to existing 19.5 feet width

The proposed variance will not have an adverse effect on surrounding properties or change the character of the neighborhood. The purpose of requiring minimum dwelling widths is to maintain the character of the neighborhood. There are at least 10 other properties within the same block of the subject property that have less than the required 20 feet home width. Maintaining the current 19.5 feet home width will actually be greater benefit for the character of the neighborhood, because approval of this variance will ensure the preservation of the dwelling on the property. The variance to reduce the house width is also reasonable request because of the lot width.

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.

Variance#1: Variance to reduce minimum side yards from 5 feet to 4.5 feet on the south and 2.6 feet on the north.

The proposed variance will not change the essential character of the local community because the homeowner is proposing rebuilding the same exact home on the same foundation and the same first floor and walls. The only change is a small addition to the rear side of the home, which does not impact the character of the home or the variance requested. In fact, granting proposed variance will improve the health, safety, and welfare of the general public and neighbors. Since acquiring this property, the homeowner has already cleaned up the front and rear yards accumulated debris and neighbors have notice considerable decline in the number of trespassers and vandals in and around the property. Denial of the proposed variance will, however, alter the essential character the local community. Homeowner will be forced to demolish the remaining structure and turn the parcel to vacant lot as the property cannot be put to a reasonable use that complies with all the new ordinances. The approval of this variance will not only be in the best interest of the homeowner, it will also benefit the public and neighbors. The homeowner has already pledged and planned for a speedy rehabilitation of this property to prevent trespassing, graffiti, vandalism, nuisance, and other risks associated with unoccupied property for the City and the neighbors.

Variance#2: Variance to reduce minimum required front yard setback from 20 feet to rebuild existing house with a front setback of 4 feet.

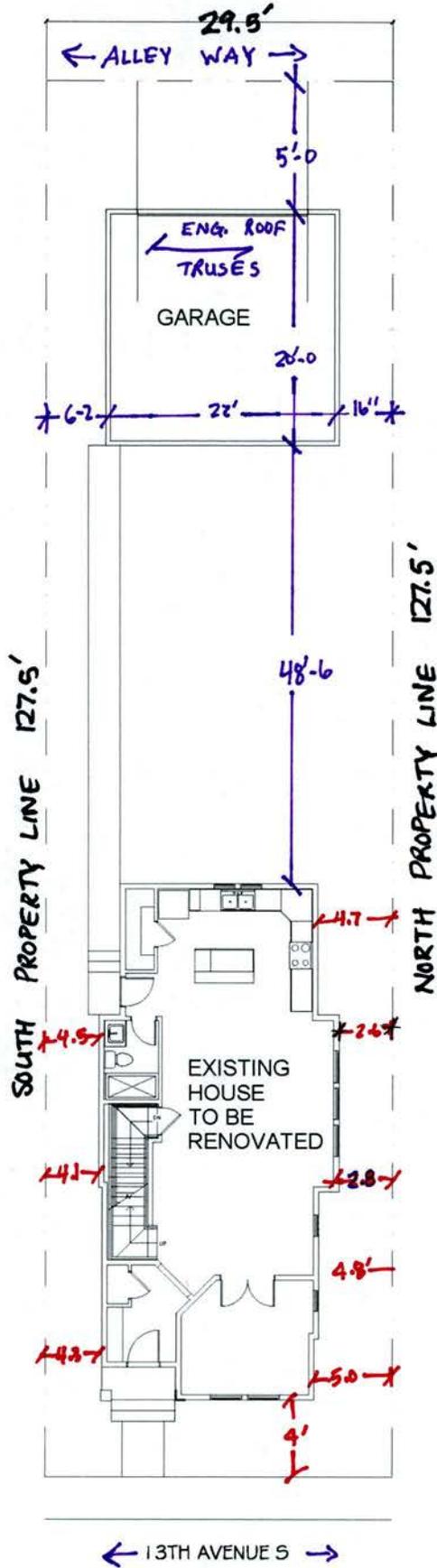
Strict adherence to the required 20 feet front yard setback would also disturb and endanger the peaceful enjoyment of other property homeowners in the surrounding area. Strict compliance with the required 20 feet front yard setback would entail extended construction period, extensive soil disturbance, and considerable heavy duty vehicles and machinery traffic that is required to move the basement of the dwelling. In addition, strict adherence to the required 20 feet front setback would also mean that the subject property will have to be moved back 16 feet away from the front property line. This would have detrimental results especially for the neighbor who is located immediately north of the subject property. Increasing the front yard setback to 20 feet would entirely eliminate or reduce the amount of space, air, and privacy between the two properties. Strict compliance with new ordinance in this established neighborhood would also be harmful to the character of the neighborhood.

Variance #3: To reduce minimum house width from the required 20 feet to existing 19.5 feet width

The granting of the house width variance will not be detrimental to the public welfare or injurious to other properties in the neighborhood. In fact, granting this variance will maintain the character and property density consistency of the neighborhood because the homeowner is proposing to rebuild the same sized width house on the property. Without the variance to reduce the minimum building width, the property cannot be put to a reasonable use forcing the homeowner to remove the remaining existing dwelling. The granting of this variance will contribute to the preservation of the dwelling on this property. In return, this will strengthen neighborhood character, preserve the stability and diversity of the city's neighborhoods, and promote a range of housing types and residential densities. Granting this variance will also have no impact on the existing separation between the dwelling and other surrounding structures.

ALI RESIDENCE

2644 13TH AVE S.



Residential Two-Unit Vacant Lot

Single Family Residence

SITE PLAN

SCALE: 3/32" = 1'-0"
F.A.R. IS 49 PERCENT

NTS.



LEGAL DESCRIPTION:

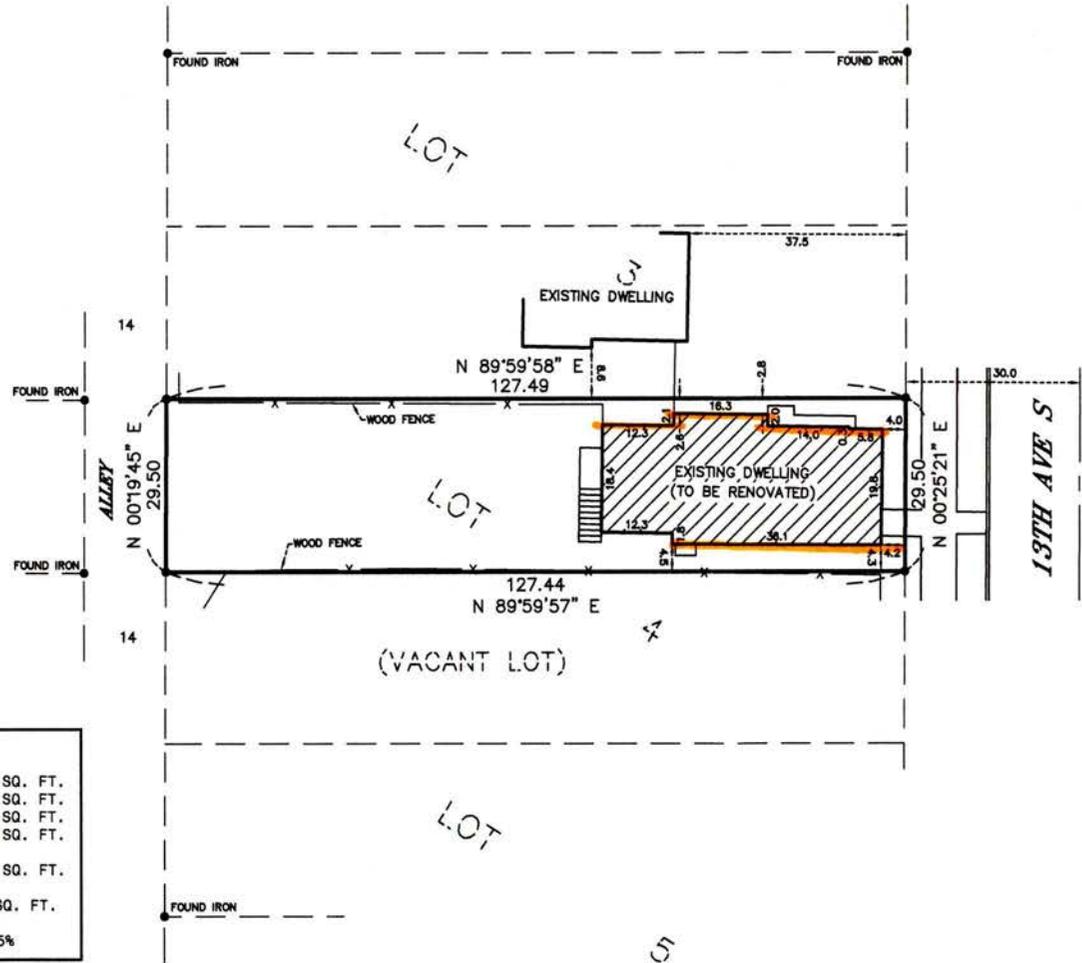
The North half of Lot 4, Block 2, Wright's Addition to Minneapolis, Minnesota.

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. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.

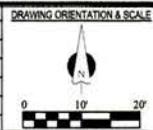
STANDARD SYMBOLS & CONVENTIONS:

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



EXISTING HARDCOVER	
HOUSE	986 SQ. FT.
REAR STEPS	62 SQ. FT.
FRONT WALK	19 SQ. FT.
MISC. CONCRETE	43 SQ. FT.
TOTAL EXISTING HARDCOVER	1,110 SQ. FT.
AREA OF LOT	3,760 SQ. FT.
LOT COVERAGE	29.5%

DATE	REVISION DESCRIPTION



CLIENT/JOB ADDRESS

MO ALI

2644 13TH AVE. S.
MINNEAPOLIS, MN

Advance
Surveying & Engineering, Co.

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

Wayne W. Preuss
Wayne W. Preuss

#43503 JULY 12, 2016
LICENSE NO. DATE

DATE SURVEYED:
JULY 12, 2016

DATE DRAFTED:
JULY 12, 2016

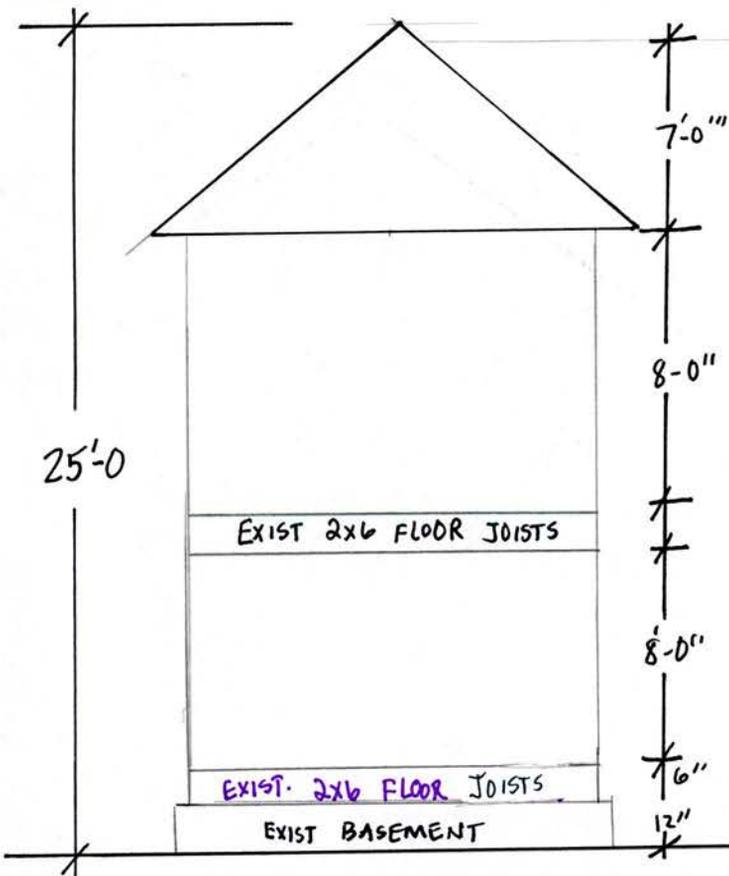
SHEET TITLE
EXISTING/PROPOSED SURVEY

DRAWING NUMBER
160595 WP

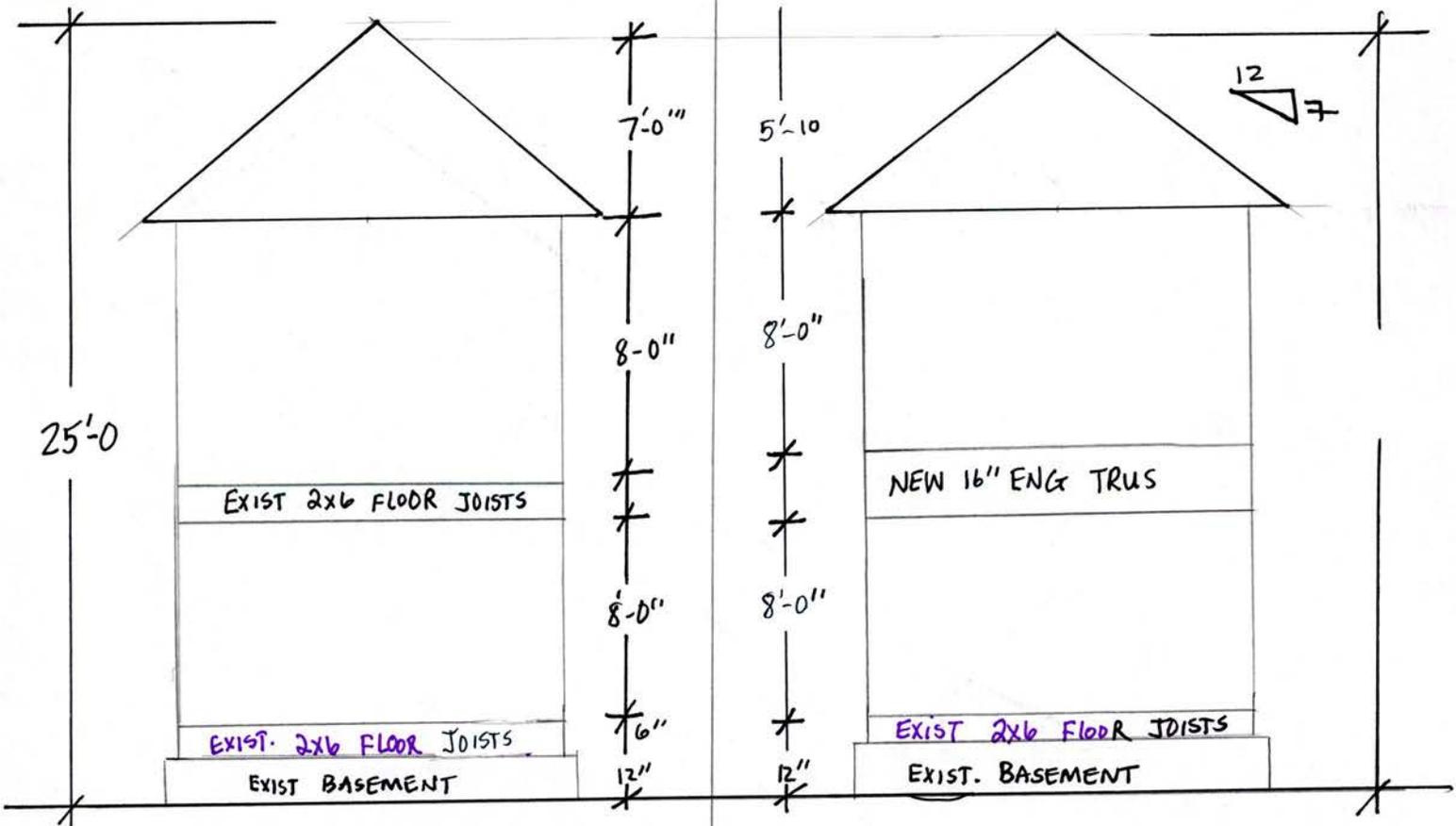
SHEET NO.
S1

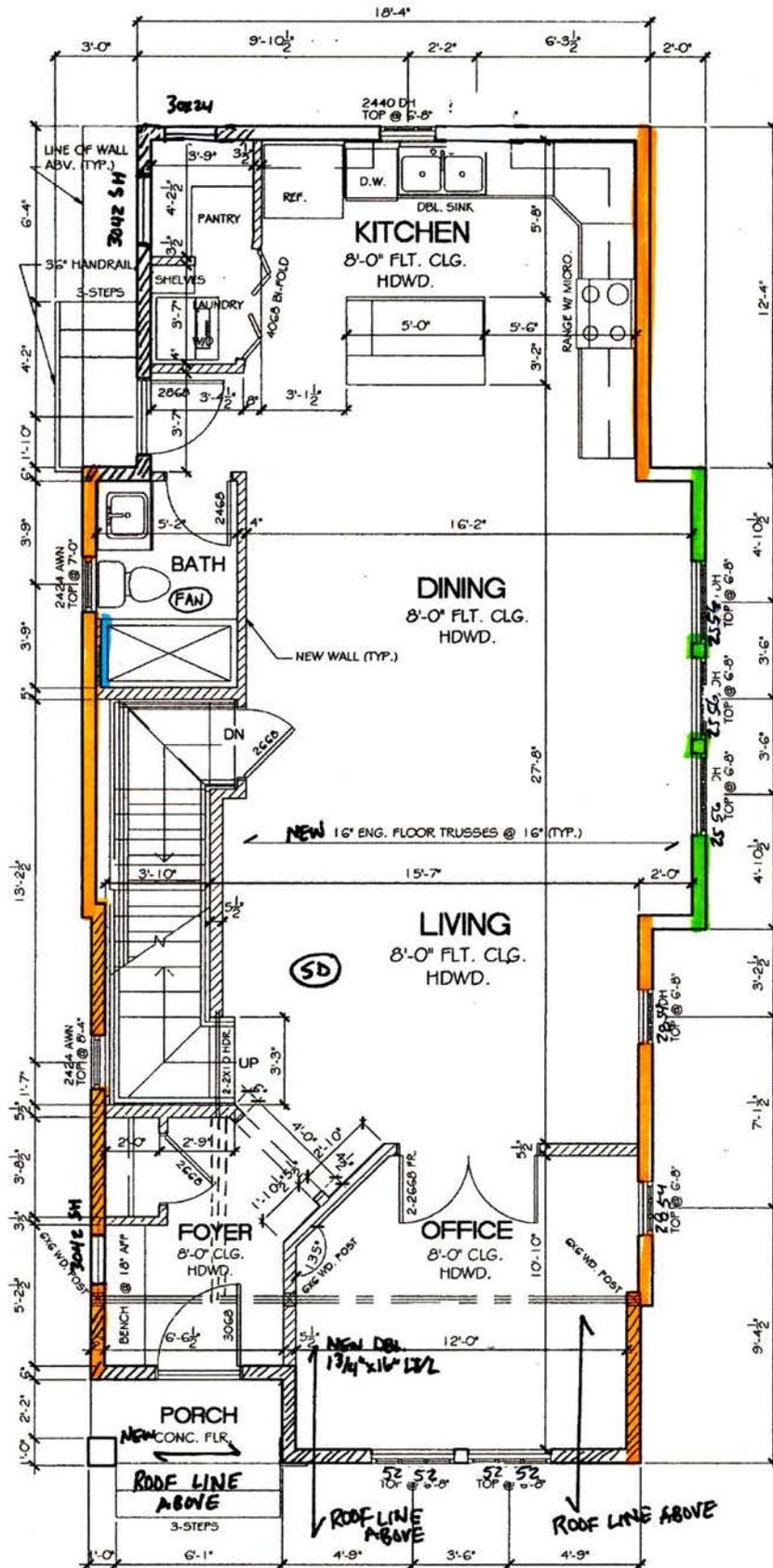
SHEET 1 OF 1

EXIST. HEIGHT



PROPOSED HEIGHT

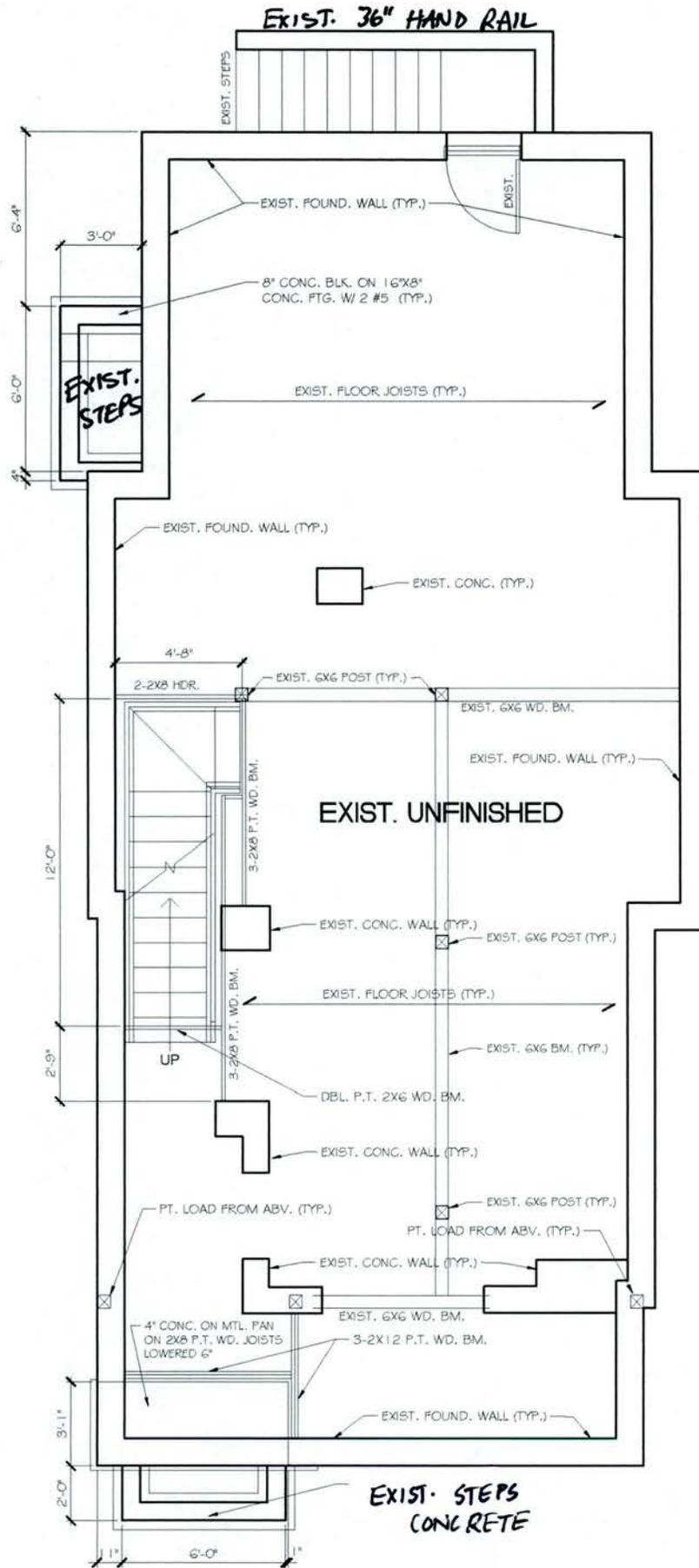




FIRST FLOOR PLAN

922 SQ. FT.

NTS



BASEMENT PLAN

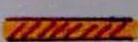
N.T.S

NOTES:

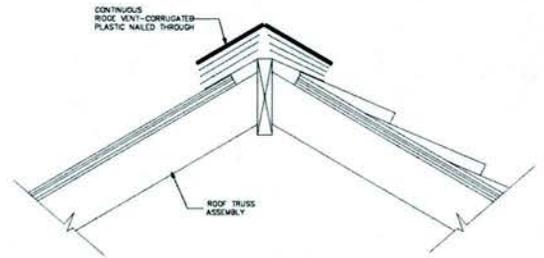
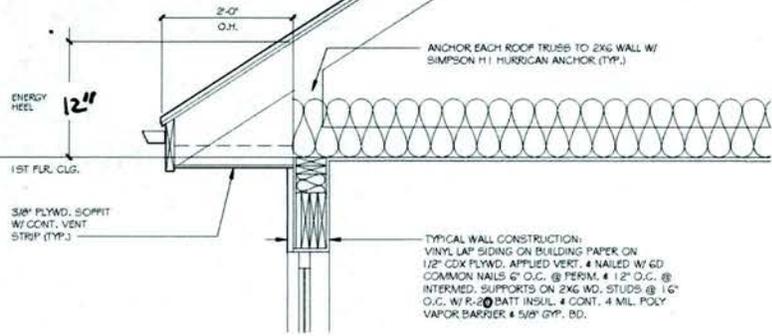
- FRAMING: ALL INTERIOR & PERIMETER DIMENSION STRINGS INCLUDE 1/2" SHEATHING. SHEATHING IS FLUSH TO THE OUTSIDE FACE OF FOUNDATION WALL OR SET BACK 6" FOR STONE OR ENTRY PORCH JOIST LEDGE. (OPTION FOR SHEATHING TO OVERHANG FOUNDATION FOR SIDING OVER EXPOSED FOUNDATION.)
- PLUMBING & MECHANICAL CONTRACTORS: CONFINE ALL ROOF VENTS & ROOF PENETRATIONS TO EAST SIDE OF ROOF RIDGE.
- ROOF TRUSS SUPPLIER: STRUCTURAL GABLE END TRUSS CAN ACT AS HEADER @ MASTER BEDROOM & SITTING ROOM WINDOWS. IF FINAL ROOF TRUSS PLAN CHANGES W/ NEW TRUSS DIRECTIONS OR GIRDER LOCATIONS FROM THIS PLAN, NOTIFY THE GENERAL CONTRACTOR TO VERIFY ADEQUATE BEARING CONDITIONS @ AFFECTED FRAMING & FOUNDATION LOCATIONS.
- STRUCTURAL: ALL SIZING OF BEAMS, POSTS, FOOTING SIZES & FOUNDATION REINFORCING IS TO BE PROVIDED BY CONTRACTOR OR THEIR MATERIAL SUPPLIERS. ANY STRUCTURALLY RELATED INFORMATION NOTED ON THESE PLANS MUST BE CONFIRMED & FINALIZED BY THE GENERAL CONTRACTOR. (INCLUDING ESTIMATED LOADS.) ALL HEADER OPENINGS TO BE 2-2X12'S UNLESS NOTED OTHERWISE (TYP.)
- WINDOWS: ALL WINDOW DESIGNATIONS ARE GENERIC. ACTUAL WINDOW SIZES MAY VARY, DEPENDING ON WINDOW MANUFACTURER. CONTRACTOR TO VERIFY WINDOW SIZES AND LOCATIONS.

GENERAL NOTES - SCOPE OF WORK:

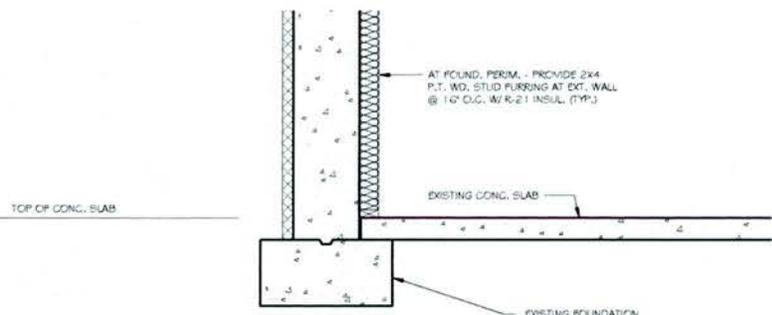
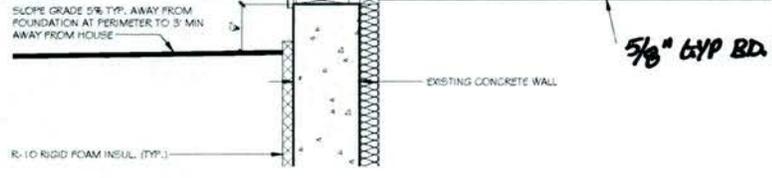
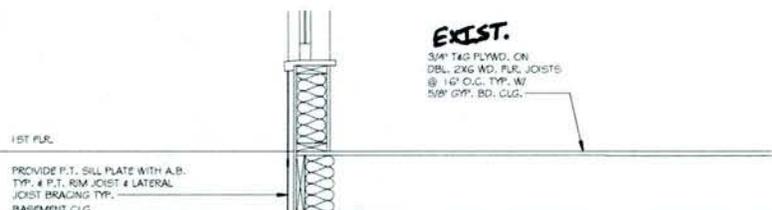
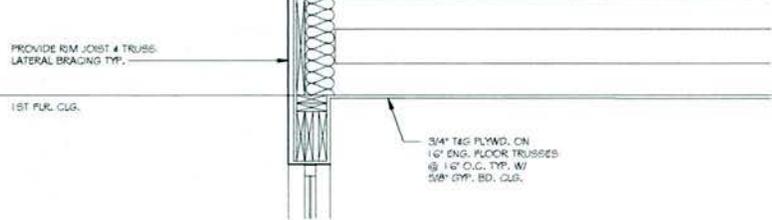
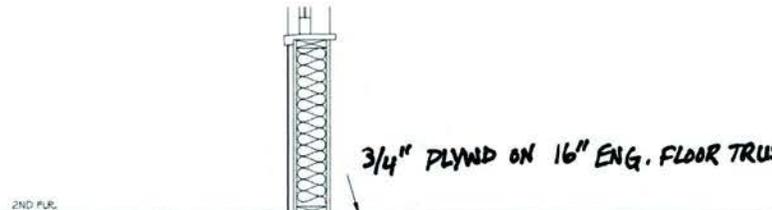
1. ALL CONSTRUCTION SHALL COMPLY WITH 2015 I.R.C. & ALL OTHER LOCAL CODES.
2. ALL EXTERIOR OPENINGS SHALL BE FLASHED TO MAKE THEM WEATHERPROOF.
3. VERIFY ALL DOOR & WINDOW ROUGH OPENINGS & LOCATIONS.
4. ALL STRUCTURAL MEMBERS & LOADS SHALL BE VERIFIED BY PROVIDER.
5. DIMENSIONS ARE TYPICALLY TO THE FACE OF SHEATHING AND/OR CONCRETE.
6. PROVIDE SYSTEM FOR PASSIVE RADON MITIGATION AS PER 1303 2400.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
8. RE-FRAME DAMAGED/WEAK WALLS TO REMAIN, THROUGHOUT THE BUILDING.
9. INSULATE, PROVIDE VAPOR BARRIER, AND SHEET ROCK INTERIOR WALLS.
10. REPAIR OR REPLACE WINDOWS AND DOORS, AND ADD CLOSETS AS SHOWN.
11. REFINISH HARDWOOD FLOORS, ADD CARPET AS PER OWNER, AND CERAMIC TILE IN WET AREAS (SEE PLANS).
12. REPLACE SIDING, ADD NEW ROOF, FASCIA, AND GUTTERS.

13. ADD 2X2 FUR TO EXIST. 2X4 EXTERIOR WALLS (ALL EXIST. EXTERIOR WALLS)
INSULATE USING BATT. INSULATION W/ VAPOR BARRIER MIN. R-20
14. REPLACE ALL EXIST. WINDOWS & DOORS WITH USING EXIST. OPENINGS,
15.  PROVIDE ONE HR. FIRE WALL DUE TO 4.8' & 2.6' SETBACK TO PROPERTY LINE
ON THE NORTH 2ND FLR. & 4.3' ON THE SOUTH 1ST FLR
16.  EXIST. WALL WITH NEW 5/8" TYPE-X GYP. BD. DUE TO 2.6" SETBACK TO PROP. LINE
17.  PROVIDE 5/8" GYP TYPE-X GYP. BD. DUE TO 4.7' SETBACK ON THE NORTH SIDE
AND 4.1' SETBACK ON THE SOUTH (MAIN FLOOR)
18. INSTALL NEW FURNACE IN BASEMENT

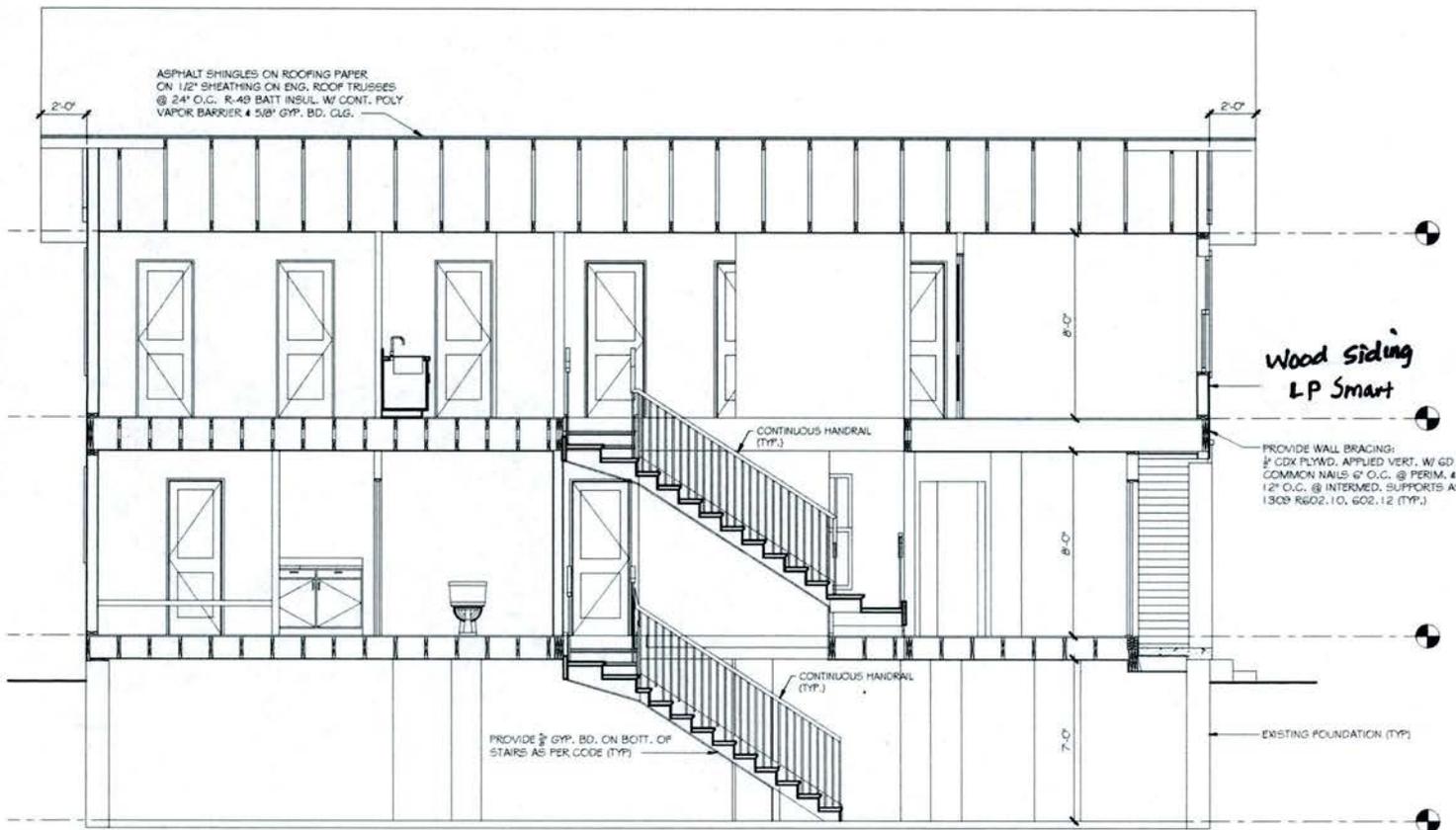
ASPHALT SHINGLES ON ROOFING PAPER ON 1/2" SHEATHING ON ENG. ROOF TRUSSES @ 24" O.C. R-49 BATT INSUL. W/ CONT. POLY VAPOR BARRIER & 5/8" GYP. BD. CLG.



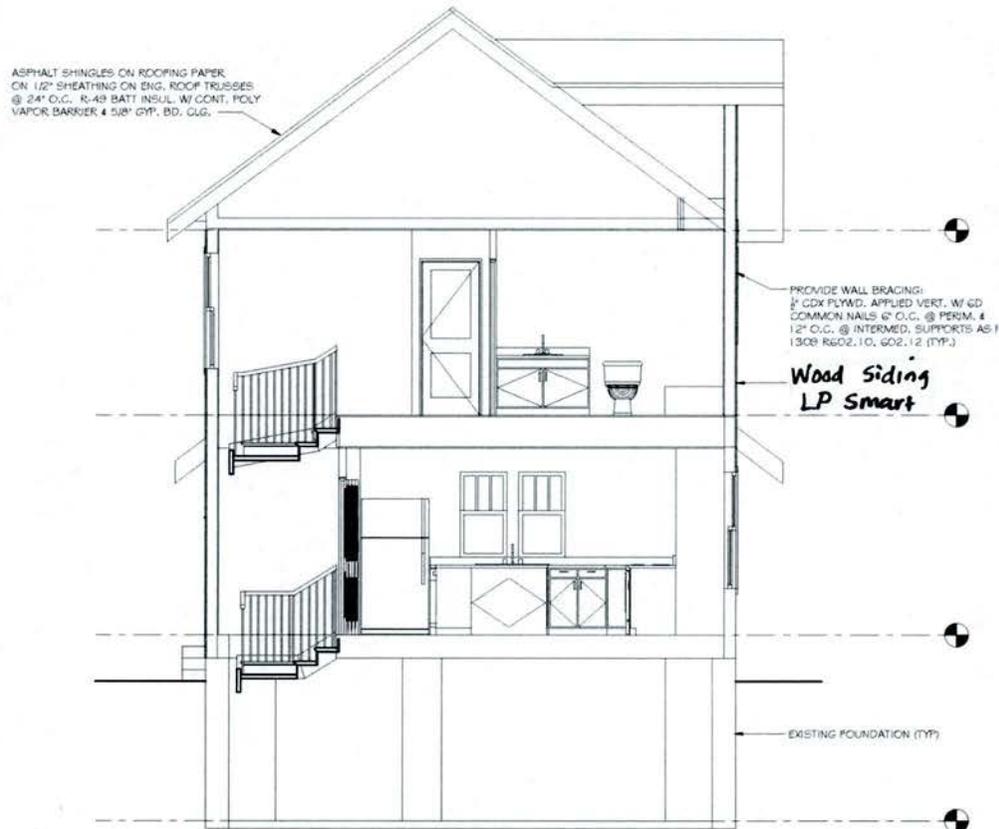
RIDGE VENT DETAIL
SCALE: N.T.S.



WALL SECTION
N.T.S

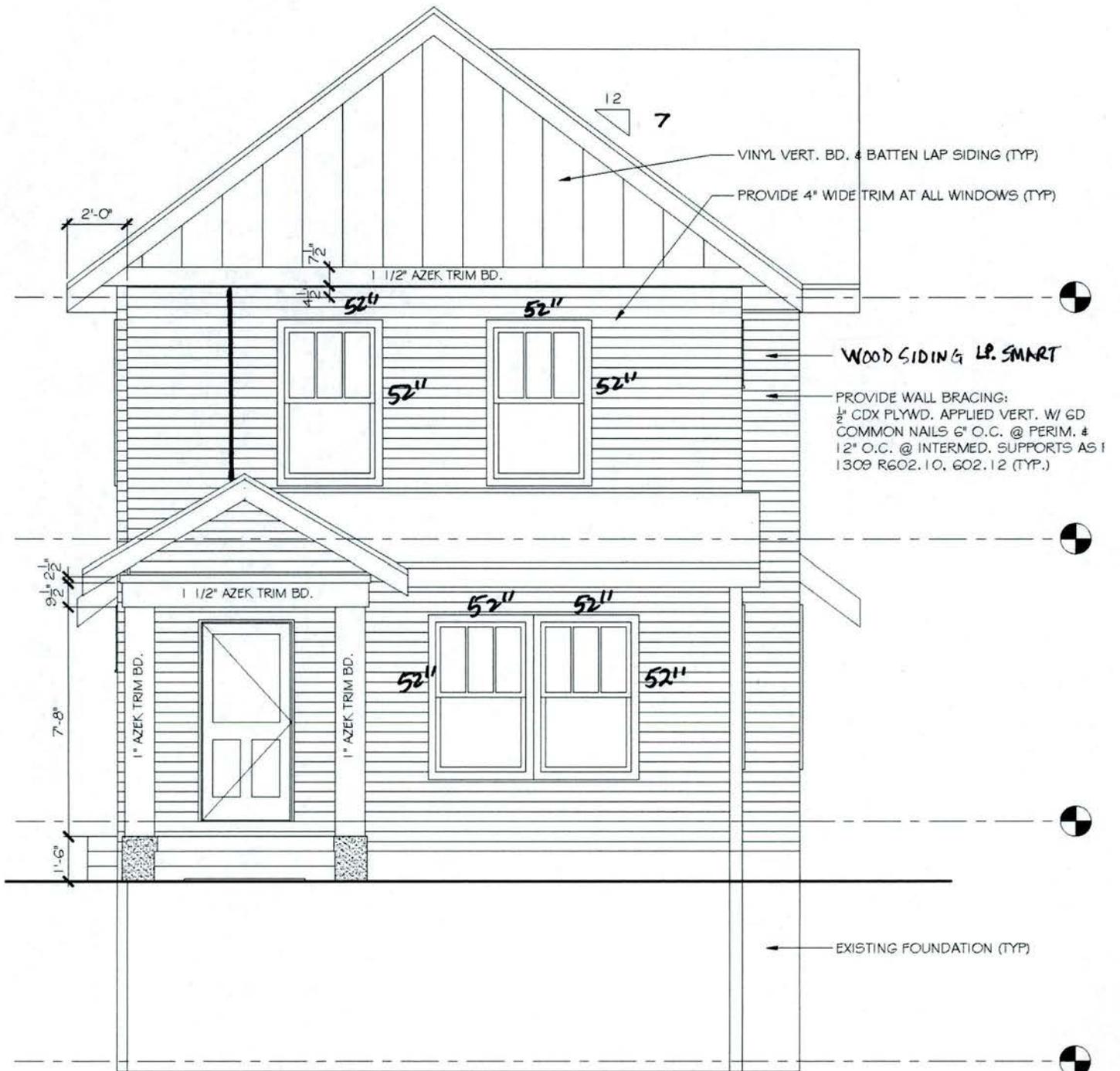


BUILDING SECTION A



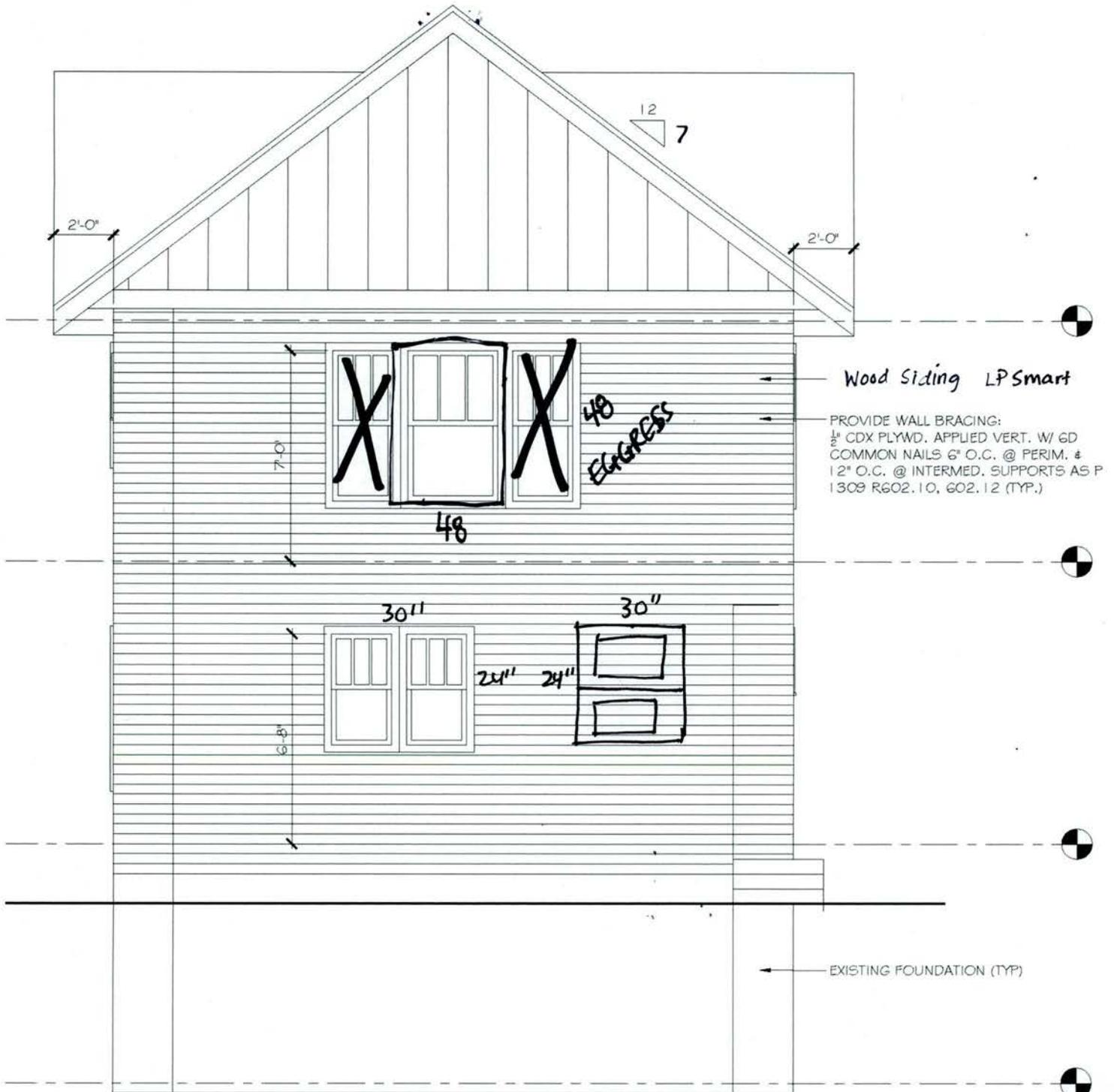
BUILDING SECTION B

NTS



EAST ELEVATION

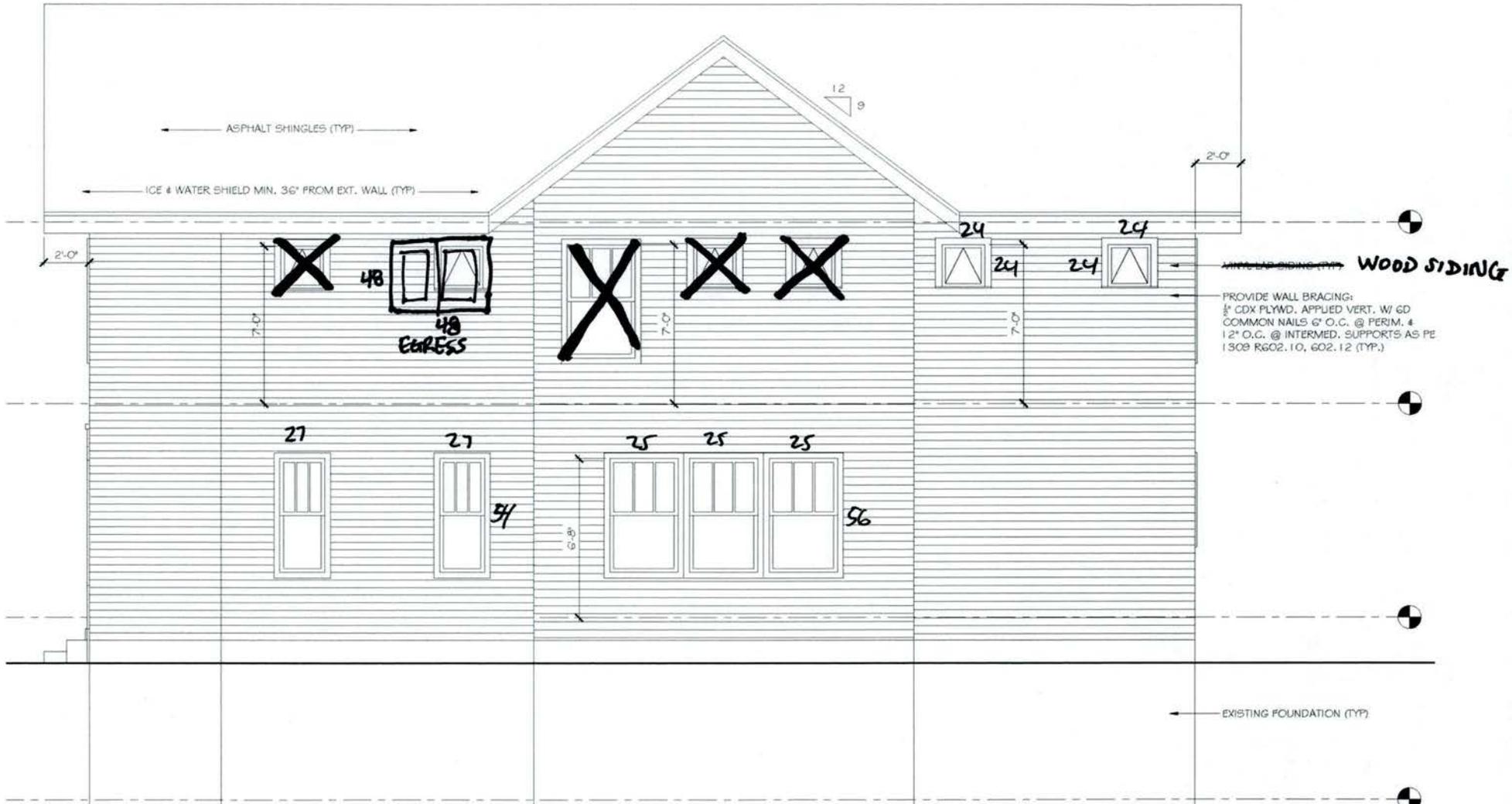
SCALE: 1/4" = 1'-0"



WEST ELEVATION

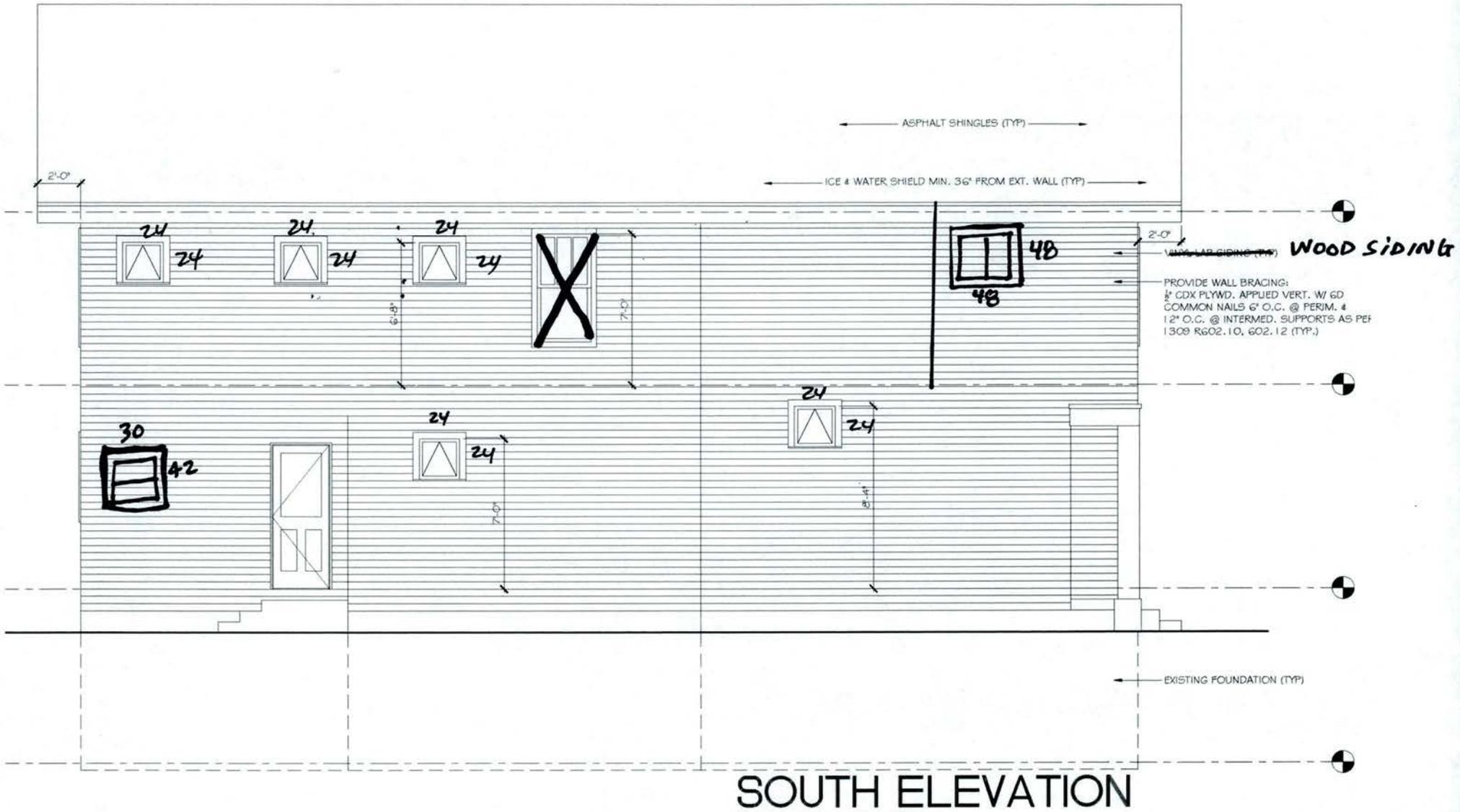
N.T.S

X = DELETED BY OWNER



NORTH ELEVATION

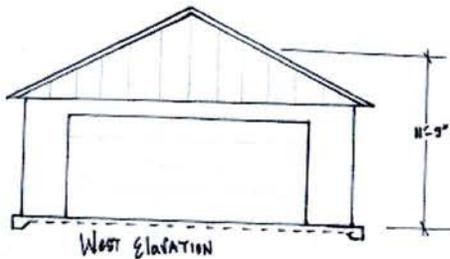
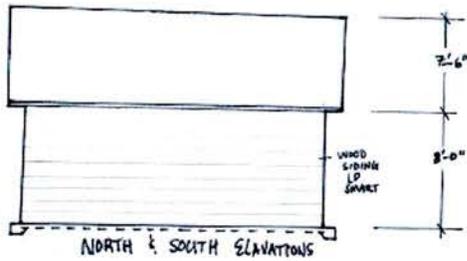
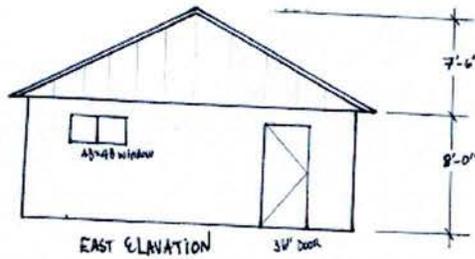
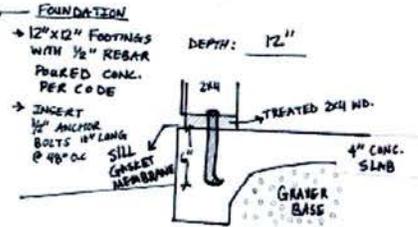
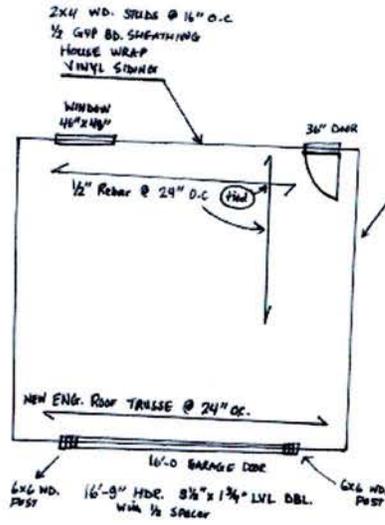
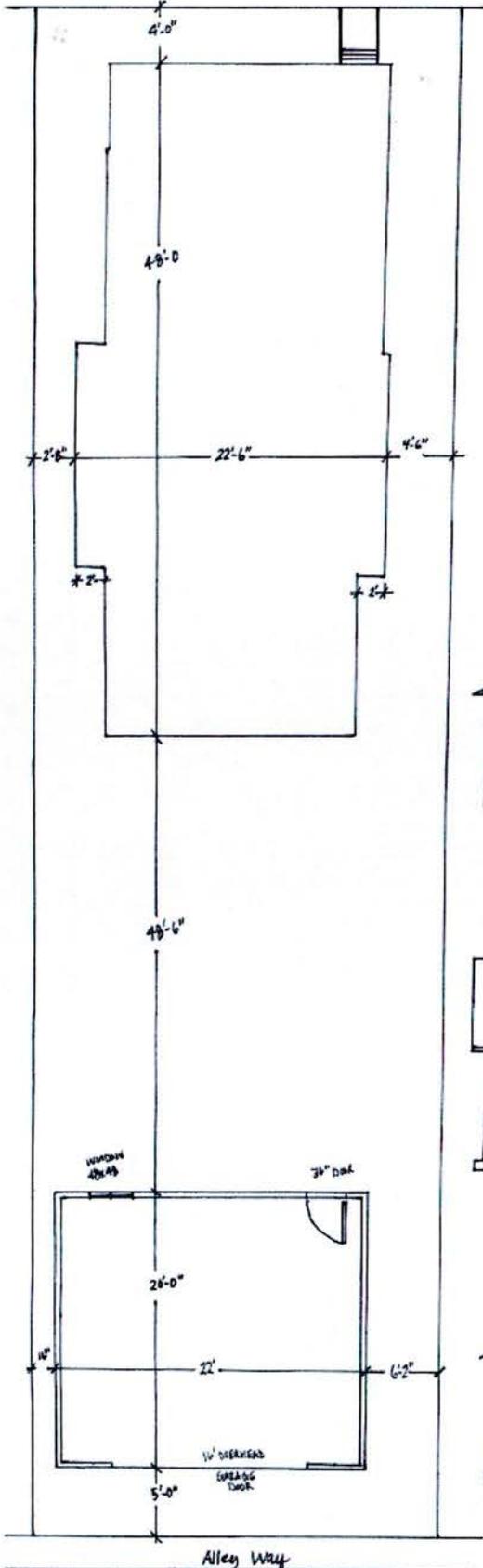
X = DELETE BY OWNER



← N 26th Avenue S.

Ai Residence Garage

Page 4
of 6



TOTAL LOT AREA : 3671 SQ. FT
 LOT AREA COVERAGE : 36%
 FLOOR AREA COVERAGE : 49%
 HARD SURFACE RATIO : 52%

ROTTEN AND WATER DAMAGED WALLS AND ROOF STRUCTURE:



VANDALIZED WHILE WAITING FOR THE CLOSING DATE:



REAR VIEW: SHOWING SAGGING ROOF LINE, DISTRESSED WOOD SIDING, WINDOWS FALLING APART.



GARAGE SLAB & FOUNDATION REMAINING FROM THE GARAGED THAT WAS REMOVED IN THE MID-1950'S.





Mo Ali <alixx106@gmail.com>

Ali Residence Variance Request for 2644 13th Ave South

Mo Ali <alixx106@gmail.com>
To: midtownphillips@gmail.com

Mon, Aug 15, 2016 at 4:22 PM

Mohamud Ali

2644 13TH Avenue South,

Minneapolis, MN 55404

507-213-6576

Alixx106@gmail.com

August 15, 2016

I am writing to you today as part of my zoning approval and to inform you about the proposed project. Attached to this letter is the land use application submitted.

SITE DESCRIPTION AND PRESENT USE: The subject property is 29.5 feet wide and 3,761 square feet in area. The single-family dwelling on the lot was originally constructed in 1900. The property is currently unoccupied and is registered as a vacant building for housing hygiene problems. While on the market for sale, several doors and windows were broken requiring prior homeowner to board up majority of the windows and all the doors. The present homeowner also found significant rot, water damage, and general wear and tear on majority of the exterior wall and roof structures.

SURROUNDING PROPERTIES AND NEIGHBORHOOD: The surrounding area consists of single and multifamily dwellings. The typical lots on the subject dwelling's block range in size from 3,339 square feet to 8,419 square feet of lot area. The majority of homes on this block have an average front yard setback between 4 and 5 feet and side yards ranging from approximately 2 feet to 7 feet.

PROJECT DESCRIPTION: The property has an existing single-family dwelling with a detached 2 car standard parking space. The homeowner previously proposed and pulled a permit to remove and rebuild all structurally unsound wall and roof structures. The demolition was to be limited to less than 60 percent of the existing structure. However, during construction, the homeowner discovered additional walls that required to be removed, thus increasing the overall demolition percentage above 60 percent. This caused property to be nonconforming with Minneapolis Zoning Code 546.400 (minimum yard setback) and 536.90 (minimum home width).

The existing location of the dwelling and the width of the lot create a practical difficulty in complying with current setback and home width ordinances. As a result, the homeowner is now proposing to rebuild the property using the same foundation and first floor location and size, with only a small addition in the back that does not interfere with the variances requested. This proposal requires (1) variance to reduce minimum side yards from the required 5 feet to 4.5 feet on the south and 2.6 feet on the north, (2) variance to reduce minimum front yard setback from required 20 feet to rebuild existing house with a front setback of 4 feet, and (3) variance to reduce minimum house width from the required 20 feet to existing 19.5 feet. All of these variances are being requested in order to preserve the existing single-family dwelling on the property. Granting the proposed variance will be far more harmonious with

surrounding neighborhood compared with a vacant building or bare lot that will attract trespassing, graffiti, vandalism, nuisance, and other risks associated with unoccupied property for the City and the neighbors.

Thank you for all your time and consideration in advance.

Mohamud Ali



Mo Ali <alixx106@gmail.com>

Ali Residence Variance Request for 2644 13th Ave South

Mo Ali <alixx106@gmail.com>
To: aisha.gomez@minneapolismn.gov

Mon, Aug 15, 2016 at 4:23 PM

Mohamud Ali

2644 13TH Avenue South,

Minneapolis, MN 55404

507-213-6576

Alixx106@gmail.com

August 15, 2016

Council Member Alondra Cano,

I am writing to you today as part of my zoning approval and to inform you about the proposed project. Attached to this letter is the land use application submitted.

SITE DESCRIPTION AND PRESENT USE: The subject property is 29.5 feet wide and 3,761 square feet in area. The single-family dwelling on the lot was originally constructed in 1900. The property is currently unoccupied and is registered as a vacant building for housing hygiene problems. While on the market for sale, several doors and windows were broken requiring prior homeowner to board up majority of the windows and all the doors. The present homeowner also found significant rot, water damage, and general wear and tear on majority of the exterior wall and roof structures.

SURROUNDING PROPERTIES AND NEIGHBORHOOD: The surrounding area consists of single and multifamily dwellings. The typical lots on the subject dwelling's block range in size from 3,339 square feet to 8,419 square feet of lot area. The majority of homes on this block have an average front yard setback between 4 and 5 feet and side yards ranging from approximately 2 feet to 7 feet.

PROJECT DESCRIPTION: The property has an existing single-family dwelling with a detached 2 car standard parking space. The homeowner previously proposed and pulled a permit to remove and rebuild all structurally unsound wall and roof structures. The demolition was to be limited to less than 60 percent of the existing structure. However, during construction, the homeowner discovered additional walls that required to be removed, thus increasing the overall demolition percentage above 60 percent. This caused property to be nonconforming with Minneapolis Zoning Code 546.400 (minimum yard setback) and 536.90 (minimum home width).

The existing location of the dwelling and the width of the lot create a practical difficulty in complying with current setback and home width ordinances. As a result, the homeowner is now proposing to rebuild the property using the same foundation and first floor location and size, with only a small addition in the back that does not interfere with the variances requested. This proposal requires

(1) variance to reduce minimum side yards from the required 5 feet to 4.5 feet on the south and 2.6 feet on the north, (2) variance to reduce minimum front yard setback from required 20 feet to rebuild existing house with a front setback of 4 feet, and (3) variance to reduce minimum house width from the required 20 feet to existing 19.5 feet. All of these variances are being requested in order to preserve the existing single-family dwelling on the property. Granting the proposed variance will be far more harmonious with surrounding neighborhood compared with a vacant building or bare lot that will attract trespassing, graffiti, vandalism, nuisance, and other risks associated with unoccupied property for the City and the neighbors.

Thank you for all your time and consideration in advance.

Mohamud Ali