

LAND USE APPLICATION SUMMARY

Property Location: 2422 Pillsbury Avenue South
Project Name: 2422 Pillsbury Avenue South Additions
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Josh and Willow Kriebich
Project Contact: Chris Christofferson, David Heide Design Studio
Request: To allow a rear addition and a deck to a single-family dwelling.
Required Applications:

Variance	To reduce the minimum interior side yard requirement adjacent to the north lot line from 6 feet to 5 feet to allow a rear addition and from 6 feet to 3 feet to allow a rear deck.
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SITE DATA

Existing Zoning	R2B Two-family District
Lot Area	7,442 square feet
Ward(s)	10
Neighborhood(s)	Whittier Alliance
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	September 27, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	November 25, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a single-family dwelling. The existing dwelling was permitted for construction in 1901.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are a mix of residential uses.

PROJECT DESCRIPTION. The applicant is proposing to construct a rear addition and deck located at the property of 2422 Pillsbury Avenue South. An existing porch would be removed to allow for the new construction. The minimum interior side yard requirement is 6 feet. A part of the addition would be set back 5 feet from the north side lot line. The proposed deck would be set back 3 feet from the north side lot line. Variances are requested to reduce the minimum interior side yard requirement.

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

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 6 feet to 5 feet to allow a rear addition and from 6 feet to 3 feet to allow a rear deck 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 requesting a variance of the minimum interior side yard requirement to allow less than 3 square feet of the rear addition for a window seat to extend into the interior side yard as well as to allow a deck to be set back 3 feet from the north lot line. Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The north wall of the existing dwelling is set back 2.3 feet from the north lot line. 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. Because the entire north wall is set back 2.3 feet from the north lot line, the property does not qualify for the nonconforming exception. However, both the addition and the deck would be at least 3 feet from the side lot line to meet the intent of the ordinance. The deck would replace an open porch in a similar location. The applicant has also indicated that the design and location of the additions are meant to continue the symmetrical layout and patterns of the existing 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, air, open space and separation of uses. Only a small part of the addition (less than 3 square feet for a window seat) would extend into the side yard. The deck is proposed to be setback 3 feet from the side lot line to ensure a useable size. The deck would replace an open porch and would provide access to the rear of the property. The adjacent residence to the north has an enclosed porch with a roof deck and a large pergola near the proposed expansion. The addition and deck would minimal impacts on the adjacent property's access to light, air and open space. 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.*

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 addition and deck would minimal impacts on the adjacent property's access to light, air and open space. The design of the addition and deck would be compatible with the existing structure and would match the lap siding exterior and other details. The design would also maintain a more or less symmetrical pattern on the rear of the 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 is constructed to 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 Josh and Willow Kriebich for the property located at 2422 Pillsbury Avenue South:

A. Variance to reduce the interior side yard requirement.

Recommended motion: **Approve** the variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 6 feet to 5 feet to allow a rear addition and from 6 feet to 3 feet to allow a rear deck, subject to the following conditions:

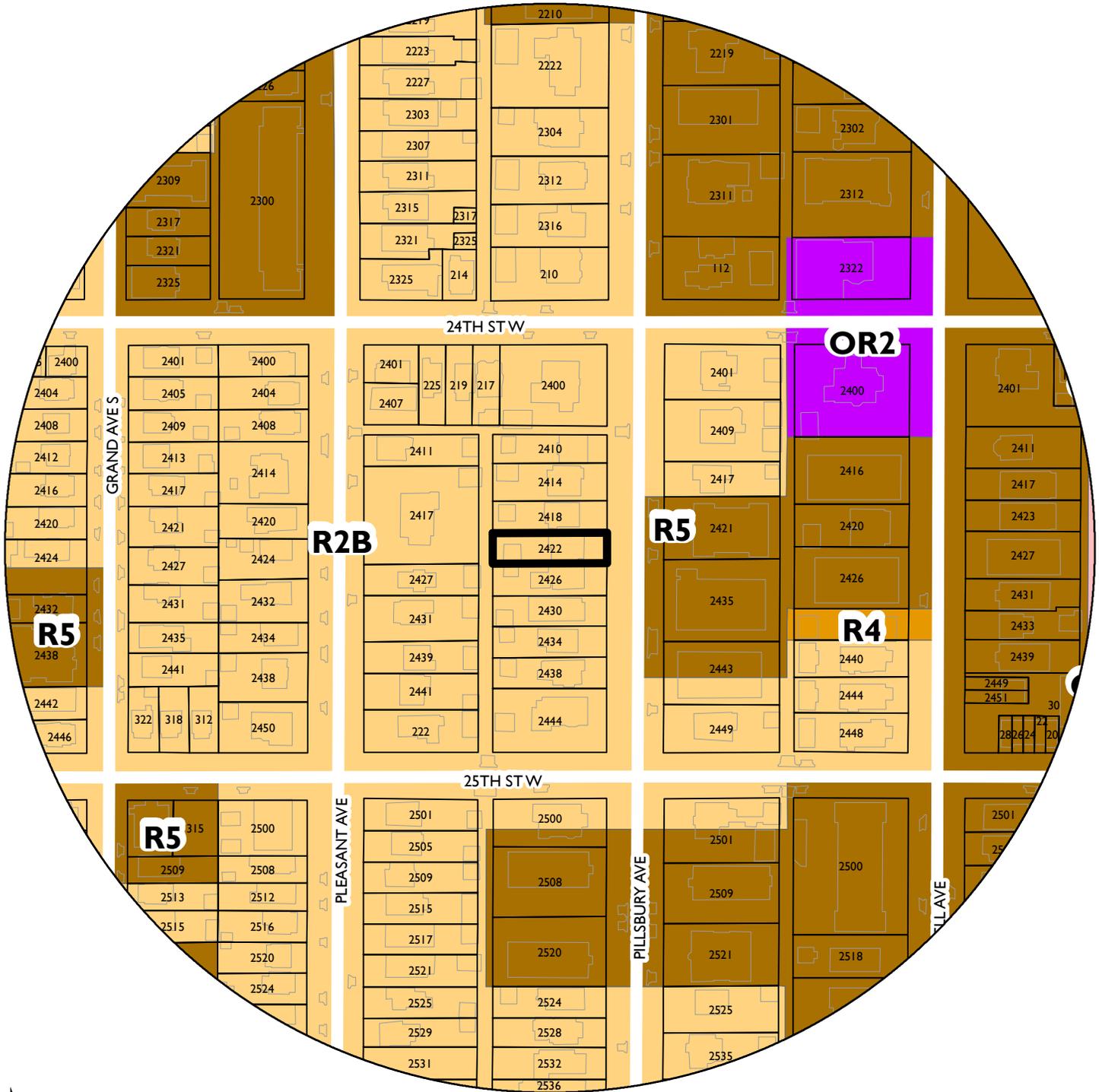
1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 27, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Site/floor plan
5. Building elevations
6. Photos

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2422 Pillsbury Avenue South

FILE NUMBER

BZZ-7957



Variance Application
Josh & Willow Kreibich
2422 Pillsbury Avenue South
Minneapolis, Minnesota 55404

Date: October 3, 2016

Project Description

The primary components of the proposed project are the addition of a single story family entry, bay window extensions to the existing kitchen and family room and a new wood deck. The main objectives are to create a larger family entrance from the back yard, enhance the circulation of the first floor and provide outdoor living space at the level of the first floor. The specific components of the project include the follow:

- Construct a 13'-6" x 8'-0" one story addition to include a back entry and closet to the residence (No variance required)
- Construct a 1'-4" x 8'-0" bay window addition on the rear (west) elevation to the kitchen. This requires a variance to reduce the side yard setback from 6'-0" to 5'-0"
- Construct a 1'-4" x 6'-11" bay window addition on the rear west elevation to the Family Room. (No variance required)
- Construct a 14'-0" x 11'-0" wood deck. This requires a variance to reduce the side yard setback from 6'-0" to 3'-0"
- Interior remodeling of the existing Kitchen and Family Room within the building footprint. (No variance required)

The materials and finishes of the new one story addition will match the existing in most respects, using the same lap siding window & millwork as the existing building. The addition will employ the same height, roof pitch and soffit and fascia details as the original rear porch that is being removed. The deck details will match the existing front porch with the addition of a simplified railing assembly.

Required Findings

Bay Window: A variance is requested to reduce the side yard requirement from 6'-0" feet to 5'-0" to allow for construction of a new bay window in the existing kitchen of the house

Wood Deck: A variance is requested to reduce the side yard requirement from 6'-0" feet to 3'-0" to allow construction of a new wood deck

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 unique circumstances are that the existing house is constructed within the 6'-0" setback along the north property line. The north side of the building is 2'-4" from the property line. As such virtually any extension of the existing building infringes on the set back. Likewise, most of the neighboring structures are also not constructed with in the 6'-0" setback. These circumstances were not created by the current owner and are not based on economic considerations.

Provision 531.30 of the Code allows a nonconforming setback if the existing structure is located no closer than 3'-0" to the property line. The provision also allows new construction within the setback provided the construction does not increase the building's non-conformity. The proposed deck and bay window will conform to the Provision listed above.

As noted above, the existing house is located 2'-4" from the north property line and does not conform to the required 6'-0" setback. The new wood deck is proposed to be 3'-0" from the North property line. The existing rear porch, which is being removed, occupies much of the same area as the proposed bay addition and deck.

The new bay window proposed for the kitchen is 5'-1" from the North property line. The existing house has a very symmetrical plan and elevations. The new bay window location is dictated by the style of the house and the need to center it in the kitchen and with the second floor windows above. Locating bay windows on either side of the back entry addition will create symmetry on the west elevation.

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 use of the existing property, the proposed deck, bay windows and one story addition are reasonable and in keeping with the spirit and intent of the zoning ordinance and comprehensive plan. The use will remain a single-family residence. The proposed addition and remodeling are an appropriate use of land. The proposed work will not prevent adequate light, air, privacy, and convenience of access to property. The removal of the existing rear porch and installation of the wood deck and shallower bay window will increase the view and daylight between the north neighboring house. Access to the rear and side of the house for maintenance purposes will be the same as the existing condition.

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

The proposed variance will not alter the essential character of the locality, be injurious to the use or enjoyment of other property in the vicinity, or be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The deck, bay windows and one story addition will be constructed and detailed to match the existing building. The new deck and bay windows will provide more visual space between the neighboring house to the north.

Exclusively for the Mpls. Fed. Savings & Loan Assn.

THE E. B. McDONOUGH CO.

742 BUILDERS EXCHANGE BLDG., MINNEAPOLIS 55402
1953 UNIVERSITY AVENUE, ST. PAUL 55104

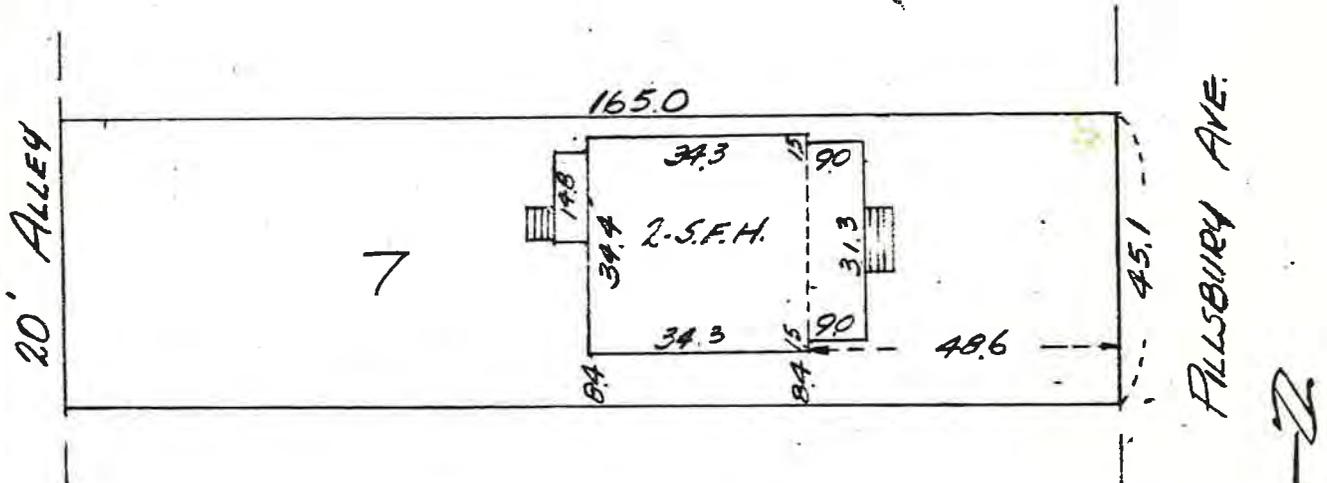
TELEPHONES { 333-6476
646-6858 }

SCALE: 1 INCH 30 FEET

PLAT OF SURVEY

OF PROPERTY OF Vincent Francis Heinz - 2922 Pillsbury Ave., Mpls.

DESCRIBED AS FOLLOWS Lot 7, Block 9, J.T. Blaisdell's Revised Addition to Minneapolis, Henn. Co.



CERTIFICATE OF LOCATION OF BUILDING

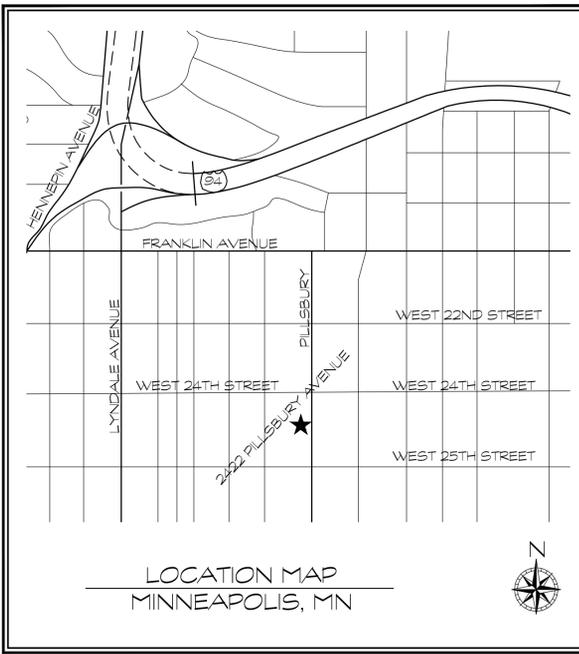
I hereby certify that on 9-9 1969
I made a survey of the location of the building(s) on the
above described property and that the location of said
building(s) is correctly shown on the above plat.

E. B. McDonough

CERTIFICATE OF SURVEY

I hereby certify that on _____ 19____
I surveyed the property described above and that the above
plat is a correct representation of said survey.

E. B. McDONOUGH, REGISTERED SURVEYOR. No. 1990
PAUL J. CRANE, " " No. 4449
JOHN J. RYAN, " " No. 4489



LOCATION MAP
MINNEAPOLIS, MN

JOSH & WILLOW KREIBICH

RESIDENCE

2422 PILLSBURY AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55404

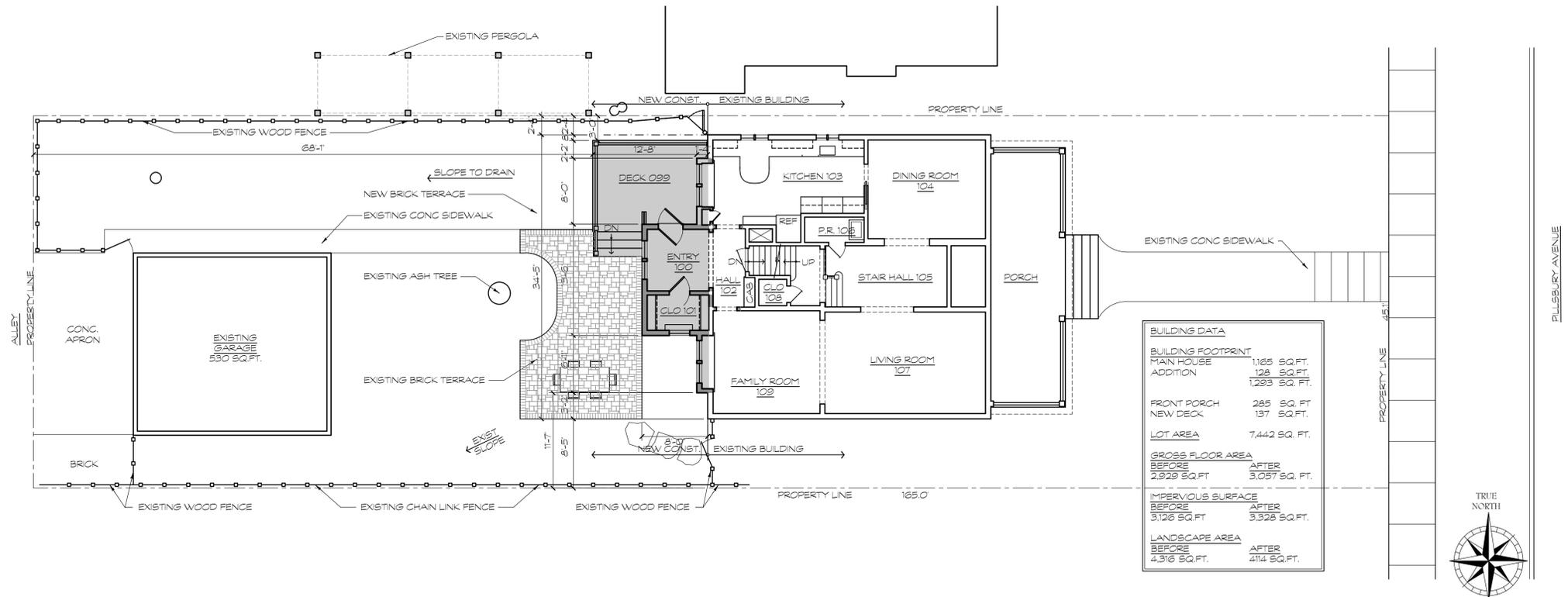
DAVID HEIDE design studio
463 GRAIN EXCHANGE BUILDING
301 FOURTH AVENUE SOUTH
MINNEAPOLIS, MINNESOTA
55415-1019
PHONE: 612.337.5060
EMAIL: INFO@DHDSTUDIO.COM

JOSH & WILLOW KREIBICH

ISSUE DATE: 10/03/2016
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A

SHEET INDEX

- A COVER SHEET-SITE PLAN
- A1 FIRST DEMOLITION & FLOOR PLAN
- A3 EXTERIOR ELEVATIONS & WALL SECTION



BUILDING DATA	
BUILDING FOOTPRINT	
MAIN HOUSE	1,165 SQ. FT.
ADDITION	128 SQ. FT.
	1,293 SQ. FT.
FRONT PORCH	
NEW DECK	137 SQ. FT.
LOT AREA	
	7,442 SQ. FT.
GROSS FLOOR AREA	
BEFORE	2,929 SQ. FT.
AFTER	3,057 SQ. FT.
IMPERVIOUS SURFACE	
BEFORE	3,126 SQ. FT.
AFTER	3,328 SQ. FT.
LANDSCAPE AREA	
BEFORE	4,316 SQ. FT.
AFTER	474 SQ. FT.



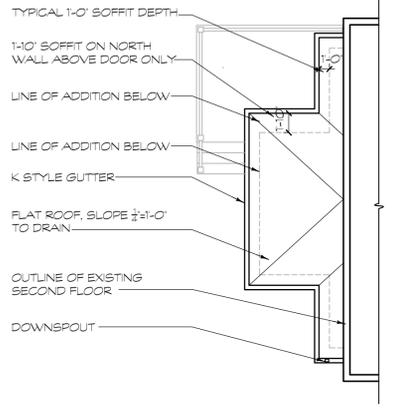
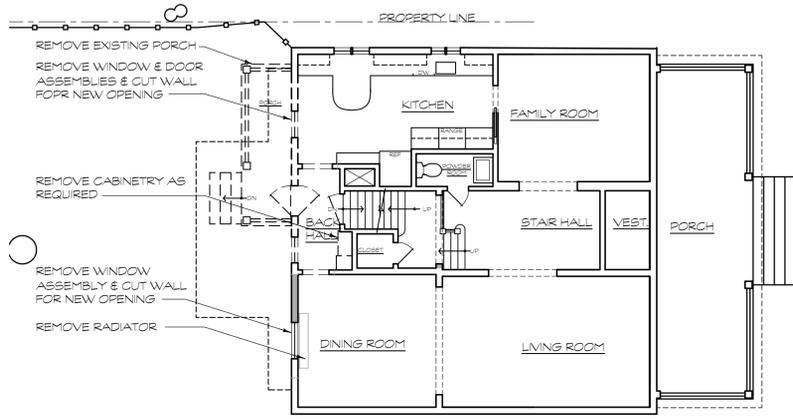
1 SITE PLAN
A 1/8" = 1'-0"

VARIANCE APPLICATION SET

DATE: 10/03/2016

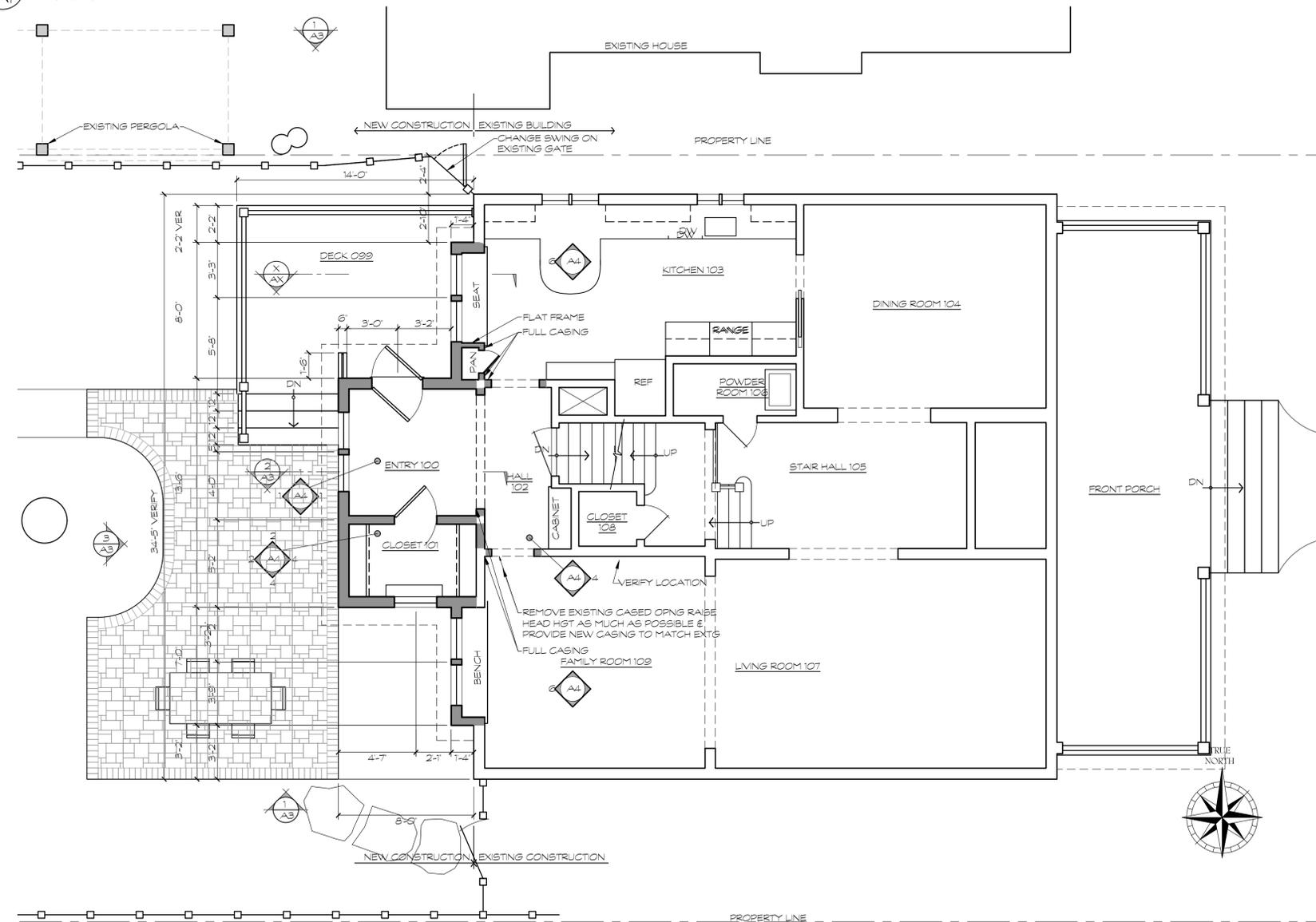
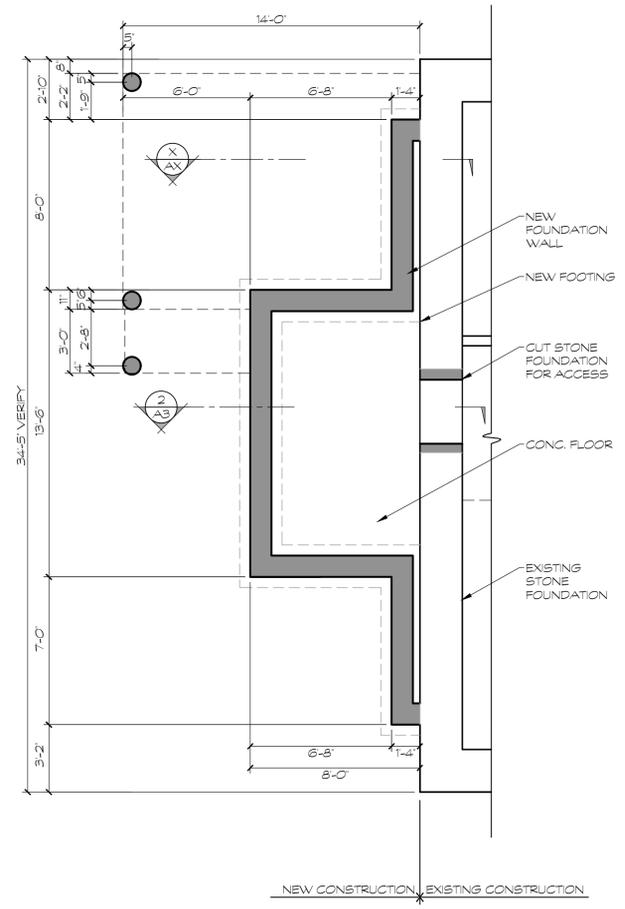


663 GRAIN EXCHANGE BUILDING
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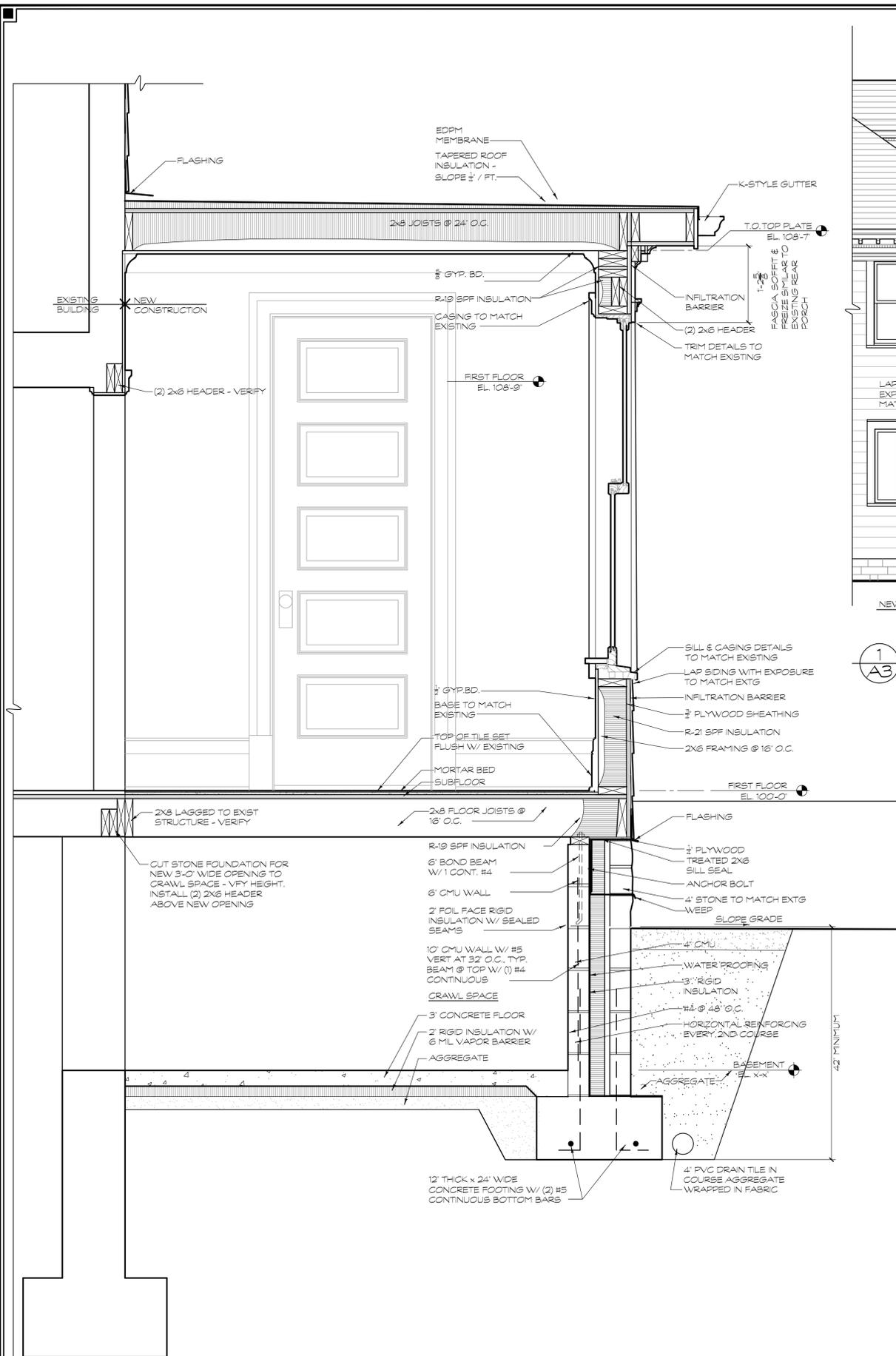
1
A1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"

2
A1 PARTIAL FIRST FLOOR ROOF PLAN
1/8" = 1'-0"

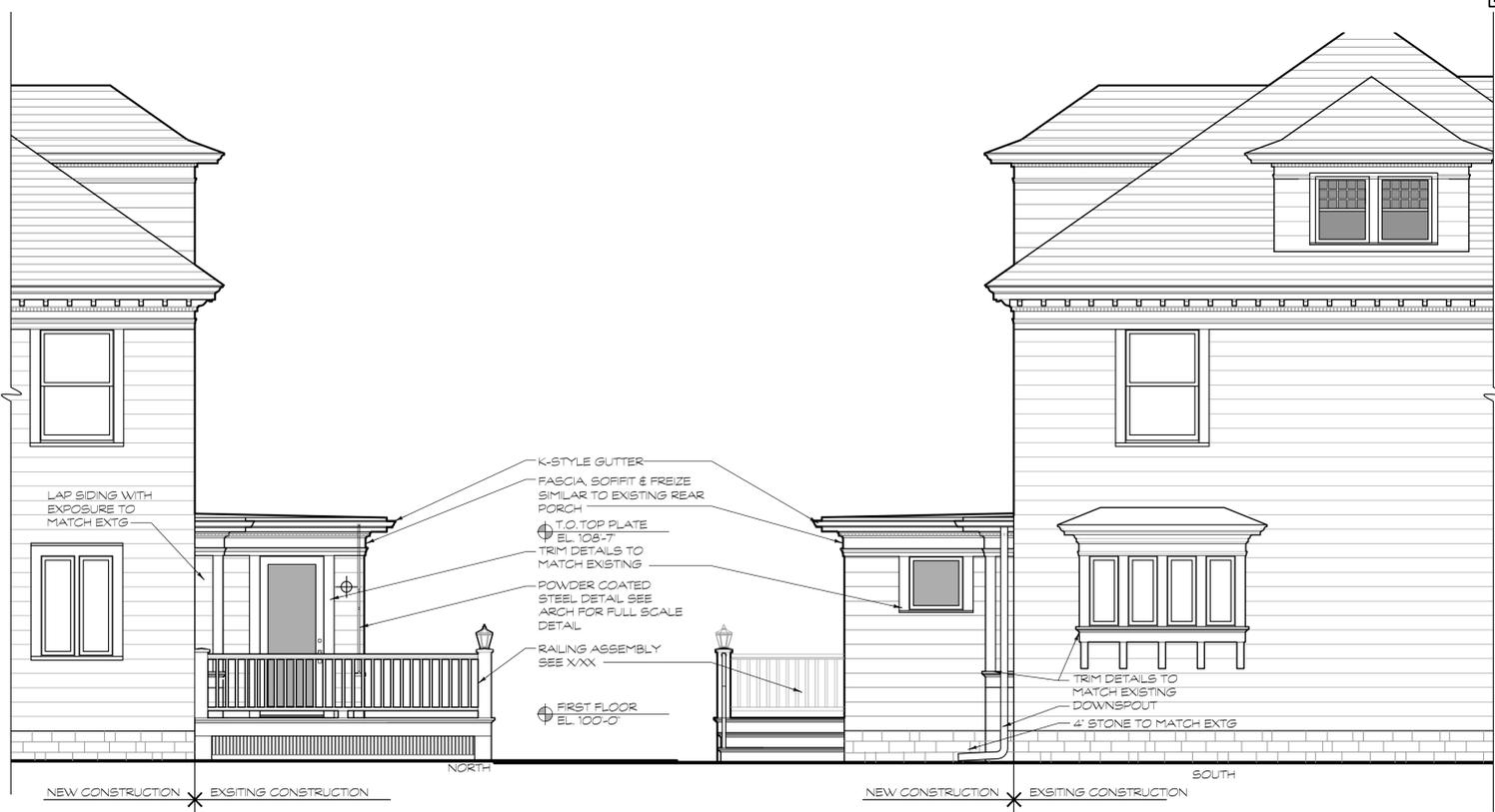


3
A1 PARTIAL FOOTING & FOUNDATION PLAN
1/4" = 1'-0"

4
A1 FIRST FLOOR PLAN
1/4" = 1'-0"



1 EXTERIOR ELEVATION
1/4" = 1'-0"



1 EXTERIOR ELEVATION
1/4" = 1'-0"

3 EXTERIOR ELEVATION
1/4" = 1'-0"



3 EXTERIOR ELEVATION
1/4" = 1'-0"

3 EXTERIOR ELEVATION
1/4" = 1'-0"





