



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #7
October 27, 2016
BZZ-7956

LAND USE APPLICATION SUMMARY

Property Location: 1506 West 56th Street
Project Name: 1506 West 56th Street Addition
Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156
Applicant: Jenna and Matt Schuetzle
Project Contact: Mike Eckardt, Archos Architecture & Design
Request: To allow an addition to a single-family dwelling.
Required Applications:

Variance	To reduce the minimum front yard requirement adjacent to 56 th Street West from 25 feet to 15 feet.
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SITE DATA

Existing Zoning	RI Single-Family District
Lot Area	9,551 square feet
Ward(s)	13
Neighborhood(s)	Kenny Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable.
Small Area Plan(s)	Not applicable.

Date Application Deemed Complete	October 3, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	December 2, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use, a one-story single-family dwelling, was permitted for construction in 1955 with an attached garage. A rear addition was added in the 1970's. A public alley is located on the west side of the property. The site slopes down from south to north approximately 10 feet. Most of the grade change occurs at the rear of the dwelling.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding uses in the immediate area are predominantly single-family dwellings.

PROJECT DESCRIPTION. The applicant is proposing to expand the single-family dwelling located at the property of 4808 31st Avenue South. The proposal includes constructing a second story addition, adding an open front porch, converting the attached garage to habitable space, and constructing a detached garage at the rear of the property with access from the alley.

The minimum front yard requirement along 56th Street is equal to the setback created by the established setback of the adjacent properties to the east and west by a line joining those parts of both buildings nearest to the front lot line or 25 feet, whichever is greater. Both adjacent structures are set back less than 25 feet, therefore the district setback requirement of 25 feet applies. The proposed front wall of the addition would be located up to 15 feet from the front lot line, which extends in front of the established setback line. A variance is required to reduce the minimum front yard requirement to allow the second floor addition. The open porch would also extend into the required front yard, but is a permitted obstruction.

Before a building permit can be obtained for the proposed detached garage, an administrative application to increase the maximum size of an accessory structure will need to be approved.

PUBLIC COMMENTS. As of the writing of this report, staff has not received any correspondence from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the 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 front yard requirement adjacent to 56th Street West from 25 feet to 15 feet to allow an addition to a single-family dwelling, based on the following [findings](#):

- I. *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 that were not created by the applicant. The proposed second story addition would be located up to 15 feet from the front lot line. The existing dwelling is set back 15.6 to 15.9 feet from the front lot line. The second floor addition would match the setback of the first floor, but would have 6 inch bump-outs where three windows are proposed. The zoning code authorizes bay

windows as an obstruction in the front yard that are allowed to be up to 50 square feet in area. The proposed bump-outs are not technically permitted obstructions, but at 5 square feet each, they would have no more impact than a bay window. In the surrounding area, lots are predominantly platted east/west with corner side yards on 56th Street. The subject property is one of two lots that do not follow this pattern. The dwellings directly to the east and west of the subject property are set back less than 25 feet from 56th Street; approximately 15.8 feet and 12 feet respectively. Lastly, the applicant is proposing to expand up instead of back in order to preserve a mature deciduous canopy in close proximity to the rear of the dwelling.

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 would like to construct a second floor addition that matches the front setback of the first floor and has modest, 6-inch bump-outs with windows. The proposed setbacks would be compatible with the established setbacks of the adjacent east and west properties, which are approximately 15.8 feet and 12 feet respectively. Because of the existing setbacks, the proposal would have little effect on surrounding 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 surrounding uses in the immediate area are predominantly one to 1 ½ story single-family dwellings. The applicant would like to construct a second floor addition that matches the front setback of the first floor and has modest, 6-inch bump-outs with windows. While the proposed addition would be somewhat different than the predominant character of the surrounding area, the proposal complies with the maximum height and maximum floor area ratio requirements. Also, there are several examples of second story additions and two-story dwellings that have been constructed in the surrounding area. The proposed setbacks would be compatible with the established setbacks of the adjacent east and west properties, which are approximately 15.8 feet and 12 feet respectively. Because of the existing setbacks, the proposal would have little effect on surrounding property's access to light, air, and open space. New siding would be installed on the addition and the existing structure to ensure the design of the addition would be compatible with the existing structure. If granted, the proposed variance would not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed 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 application by Jenna and Matt Schuetzle for the property located at 1506 West 56th Street:

A. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the variance to reduce the minimum front yard requirement adjacent to 56th Street West from 25 feet to 15 feet to allow an addition to a single-family dwelling, subject to the following conditions:

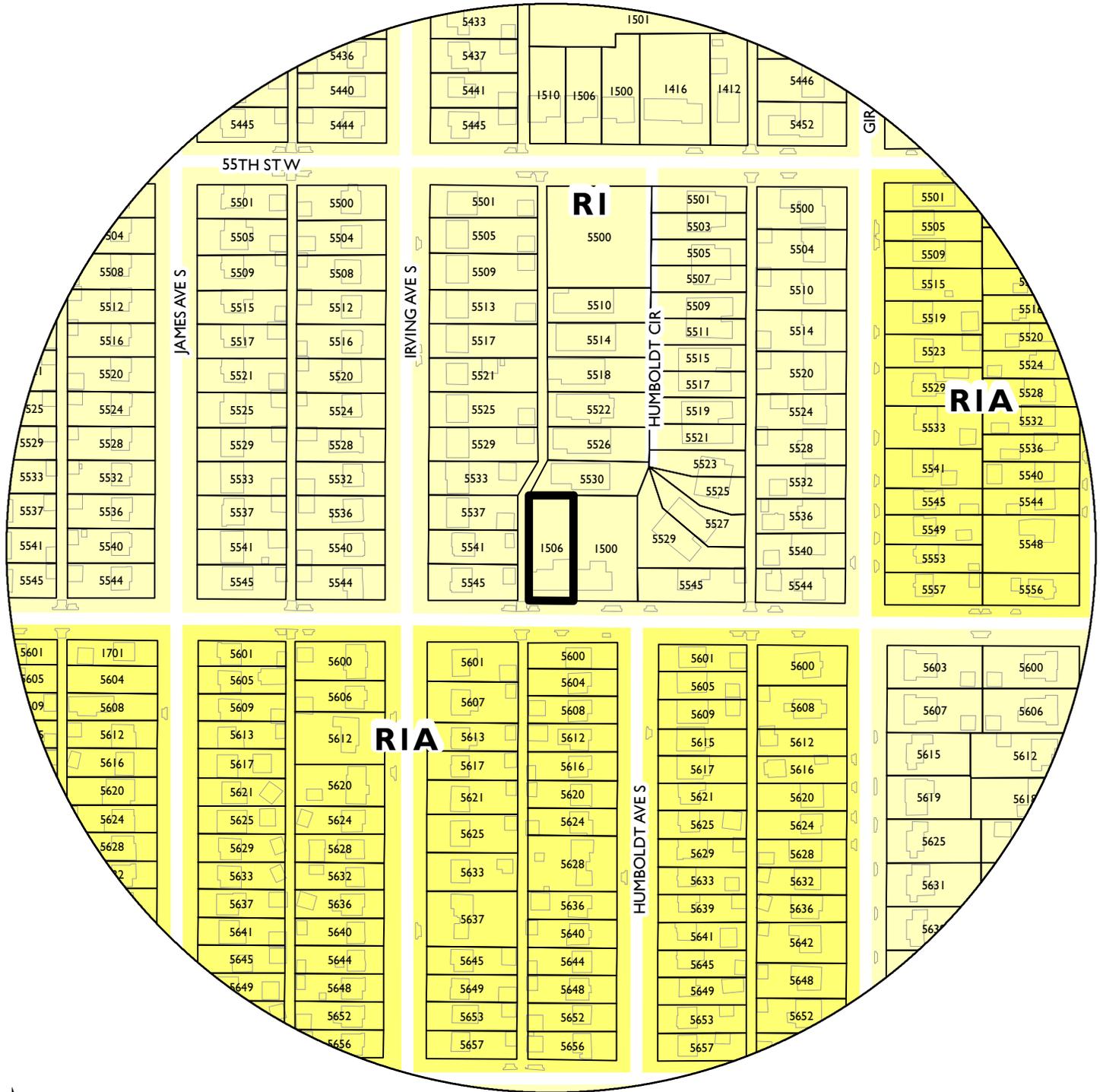
1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by October 27, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

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

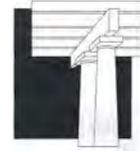
NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1506 West 56th Street

FILE NUMBER
BZZ-7956



ARCHOS
ARCHITECTURE & DESIGN, P.A.

SEPTEMBER 23, 2016

CITY OF MINNEAPOLIS PLANNING COMMISSION &
BOARD OF ADJUSTMENT
MINNEAPOLIS, MINNESOTA

RE: VARIANCE STATEMENT
JENNA & MATT SCHUETZLE (OWNERS)
1506 WEST 56TH STREET
MINNEAPOLIS, MINNESOTA
55419

TO WHOM IT MAY CONCERN,

THIS LETTER IS TO INFORM YOU OF A PROPOSED ADDITION AND REMODELING TO A ONE-STORY, SINGLE-FAMILY RESIDENCE AT 1506 WEST 56TH STREET. WE WILL BE SEEKING A FRONT YARD SETBACK VARIANCE AT THE SOUTH PROPERTY LINE FOR A SECOND FLOOR ADDITION.

THE EXISTING HOME IS A ONE STORY RAMBLER. IT WAS ORIGINALLY CONSTRUCTED 15.9 FEET OFF OF THE FRONT PROPERTY LINE. THE REQUIRED SETBACK IS 30 FEET. THE OWNERS WOULD LIKE TO ADD A SECOND FLOOR TO THIS STRUCTURE WHICH WOULD INCLUDE BEDROOMS FOR THEIR GROWING FAMILY. ACCORDING TO THE SETBACK RULES OF THE CITY ORDINANCE, THE SECOND FLOOR ADDITION WOULD HAVE TO BE SETBACK FROM THE FRONT OF THE FIRST FLOOR 14.1 FEET. WHEN THE OWNERS ORIGINALLY PURCHASED THE HOME, THEY DID NOT REALIZE ADDING OVER THE TOP OF THE CURRENT FOOTPRINT WOULD BE A PROBLEM. MANY HOMES IN THIS NEIGHBORHOOD HAVE ADDED AND REMODELED WITH SECOND FLOOR ADDITIONS.

THE PRACTICAL DIFFICULTIES EXIST IF THE VARIANCE IS NOT ACCEPTED. ADDING A SECOND FLOOR THAT COMPLIES WITH THE REQUIRED FRONT SETBACK DOES NOT CREATE ENOUGH FLOOR SPACE FOR THE BEDROOMS THE OWNERS REQUIRE. PLACING THE ADDITION BACK DOES NOT ALLOW ACCESS TO THE NEW LEVEL; A NEW STAIR TO THE NEW LEVEL WOULD NOT STACK OVER THE EXISTING STAIR. THE ENTIRE STAIR STRUCTURE WOULD HAVE TO BE DEMOED AND REBUILT. PUSHING THE SOUTH SIDE OF THE FRONT OF THE ADDITION IN WILL REQUIRE COMPLEX STRUCTURAL SOLUTIONS. THE EXTERIOR BEARING WALLS WOULD NOT ALIGN OR STACK. A SIMPLE TWO-STORY ADDITION NOW IS MORE COMPLEX STRUCTURALLY, WHICH SIGNIFICANTLY RAISES THE CONSTRUCTION EXPENSIVE TO THE HOMEOWNER.

OTHER PRACTICAL DIFFICULTIES EXIST. OWNERS AND I HAVE DISCUSSED WITH THE CITY STAFF THE IMPRACTICALLY OF ADDING TO THE FIRST FLOOR. THIS IS NOT A GOOD OPTION. THE CURRENT LOT IS A WALK-OUT; ADDING IN THE BACK DOES NOT CREATE THE ROOMS AND LAYOUT CONDUCIVE TO THE OWNERS' NEEDS. BESIDES INCREASING THE COST BY ADDING A NEW FOUNDATION; A FIRST FLOOR ADDITION WOULD DESTROY AN EXISTING, MAJESTIC TREE. THE TREE IS MASSIVE AND DIRECTLY IN THE LOCATION OF A POSSIBLE ADDITION.

1039 NEBRASKA AVENUE WEST
ST. PAUL, MN 55117

651-489-3529, (c) 651-245-8401
E-MAIL: MIKEECKARDT@COMCAST.NET

THE HOMEOWNERS HAVE LIVED IN THE CURRENT HOME FOR SEVERAL YEARS RAISING THEIR SMALL CHILDREN AND ENJOY THE NEIGHBORHOOD. THEY HAVE TAKEN GREAT CARE IN DESIGNING A HOUSE THAT WILL FIT THEIR NEEDS BUT WILL STILL FIT IN WITH THE FABRIC OF OTHER HOMES IN THE NEIGHBORHOOD. THE GOAL OF RECEIVING THE VARIANCE IS TO LIMIT THE SIZE OF THE ADDITION TO THE REAR OF THE HOUSE IN ORDER TO PRESERVE GREEN SPACE. IT IS THE INTENT OF THE HOMEOWNERS TO USE THIS STRUCTURE AS THEY HAVE ALWAYS USED IT, AS A HOME COMPLYING WITH THE SPIRIT AND INTENT OF THE ORDINANCE AND THE CITY'S COMPREHENSIVE PLAN.

WE LOOK FORWARD TO PRESENTING THE PLANS TO THE CITY OF MINNEAPOLIS PLANNING COMMISSION & BOARD OF ADJUSTMENT. WE FEEL THE PROPOSED DESIGN WILL BE AN ENHANCEMENT TO THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD. THE HOMEOWNERS, THE ARCHITECT OR THE BUILDER IN NO WAY WISH TO INFRINGE OR DAMAGE THE HEALTH, SAFETY AND WELFARE OF ANY OF THE NEIGHBORS OR THE CITY OF MINNEAPOLIS.

PLEASE FEEL FREE TO CONTACT ME WITH ANY QUESTIONS YOU MAY HAVE ABOUT THIS PROJECT.

SINCERELY,

MICHAEL J, ECKARDT,
ARCHITECT / OWNER:

ARCHOS
ARCHITECTURE & DESIGN, P.A.

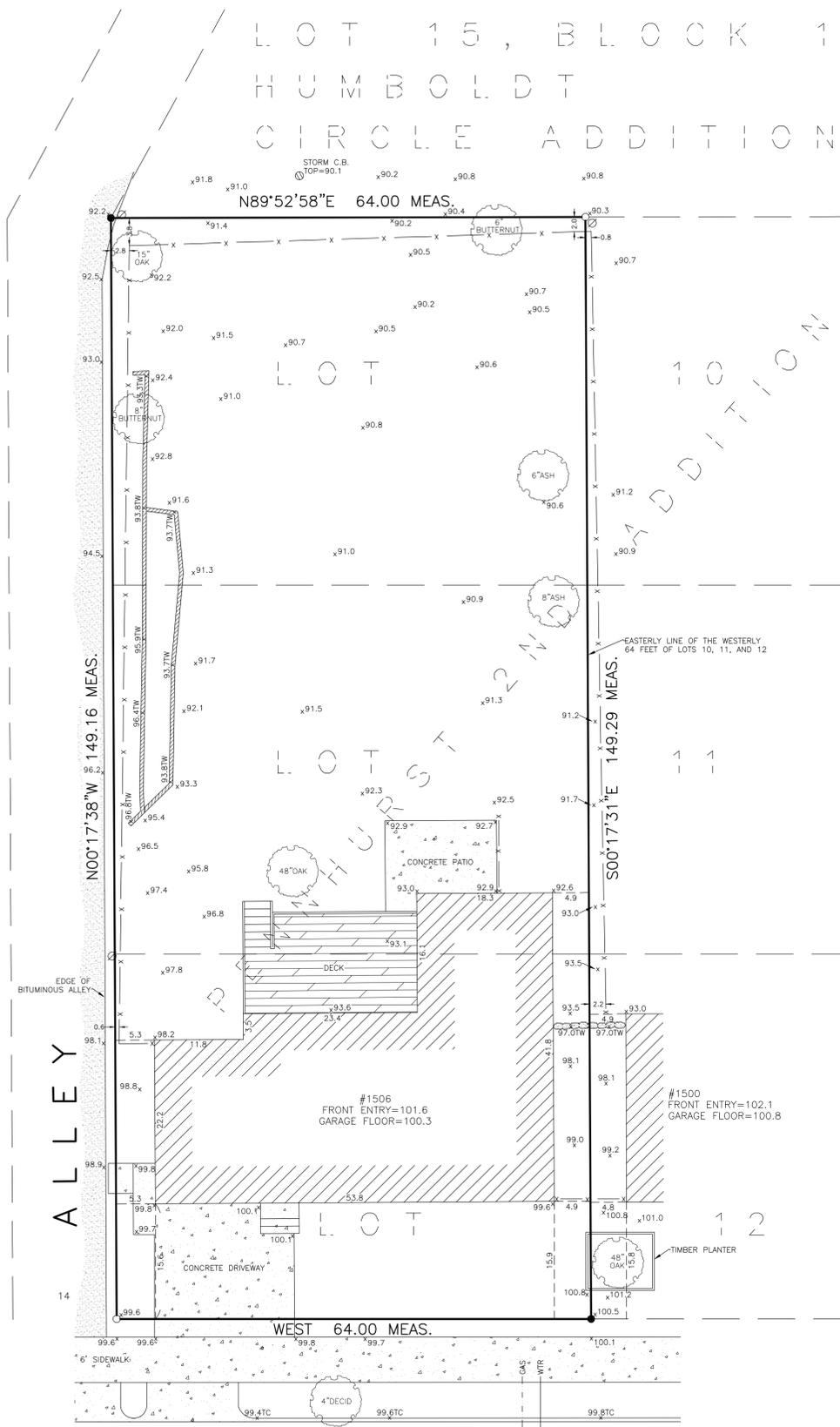
EXISTING CONDITION SURVEY FOR: MATT & JENNA SCHUETZLE



SCALE: 1 INCH = 10 FEET

Legend

— x — x —	Fence
— WTR —	Water Main
- - - GAS - - -	Underground Gas
⊙	Catch Basin
⊕	Power Pole
⊞	Rock Retaining Wall
▨	Timber Retaining Wall
x900.0	Existing Elevation
x900.0TC	Top of Curb Elevation
x900.0TW	Top of Wall Elevation
●	Found Iron Monument
○	Set Iron Monument
	Inscribed R.L.S 15230



ZONING:

R1 Single-Family District

LOT COVERAGE CALCULATION:

Lot Area = 9,551 SF

COVERAGE:

House = 1,635 SF
Concrete Drive, Walk, & Stoop = 336 SF
Concrete Patio = 159 SF
Deck = 328 SF

Total = 2,458 SF
= 25.7%

45% Maximum Coverage for Principal and Accessory Structures
60% Maximum Coverage for Impervious Surface

PROPERTY DESCRIPTION:

The Westerly 64 feet of Lots 10, 11, and 12, Block 1, PENNHURST 2ND ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota.

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- No search was made for any easements.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

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

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown
Woodrow A. Brown, R.L.S. MN REG 15230

Dated: 09-21-2016

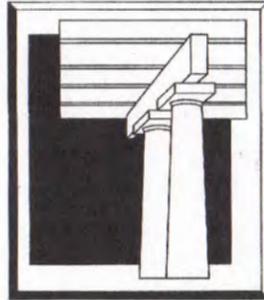
W. BROWN LAND SURVEYING, INC.
8030 Cedar Avenue So., Suite 228.
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4268

Drawing: 222-16 Date: 09-21-2016 Scale: 1 Inch = 10 Feet 1 of 1

ARCHOS

ARCHITECTURE & DESIGN, P.A.

1039 NEBRASKA AVENUE WEST
ST. PAUL, MN 55117
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MIKEECKARDT@COMCAST.NET



SCHUETZLE RESIDENCE

CUSTOM HOME ADDITION/REMODEL

JENNA & MATT SCHUETZLE

1506 56TH STREET WEST
MINNEAPOLIS MN
55419

JULY 05, 2016

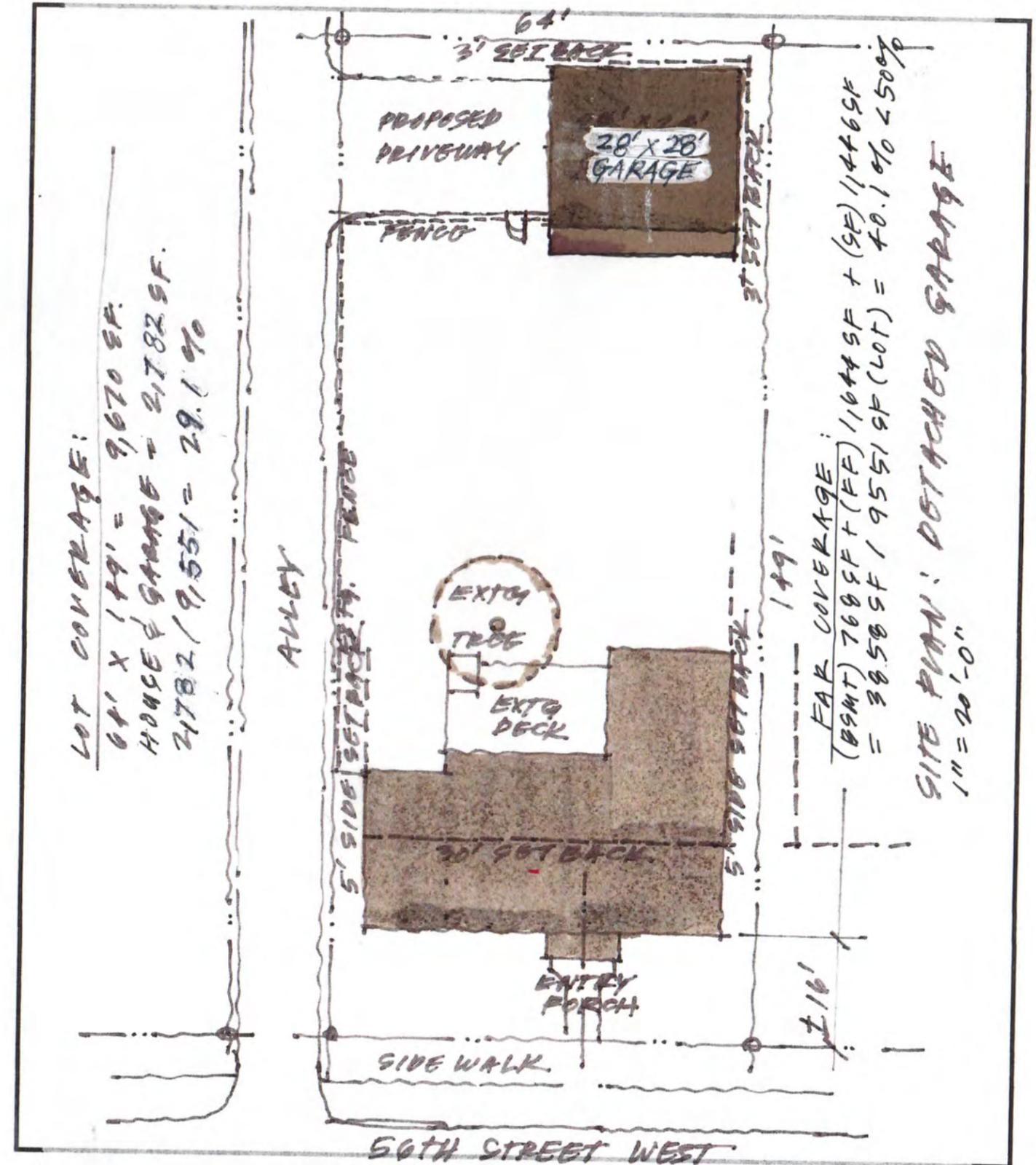
VARIANCE PROPOSAL/ "BALL-PARK" PRICING

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SCHUETZLE RESIDENCE CUSTOM ADDITION/REMODEL

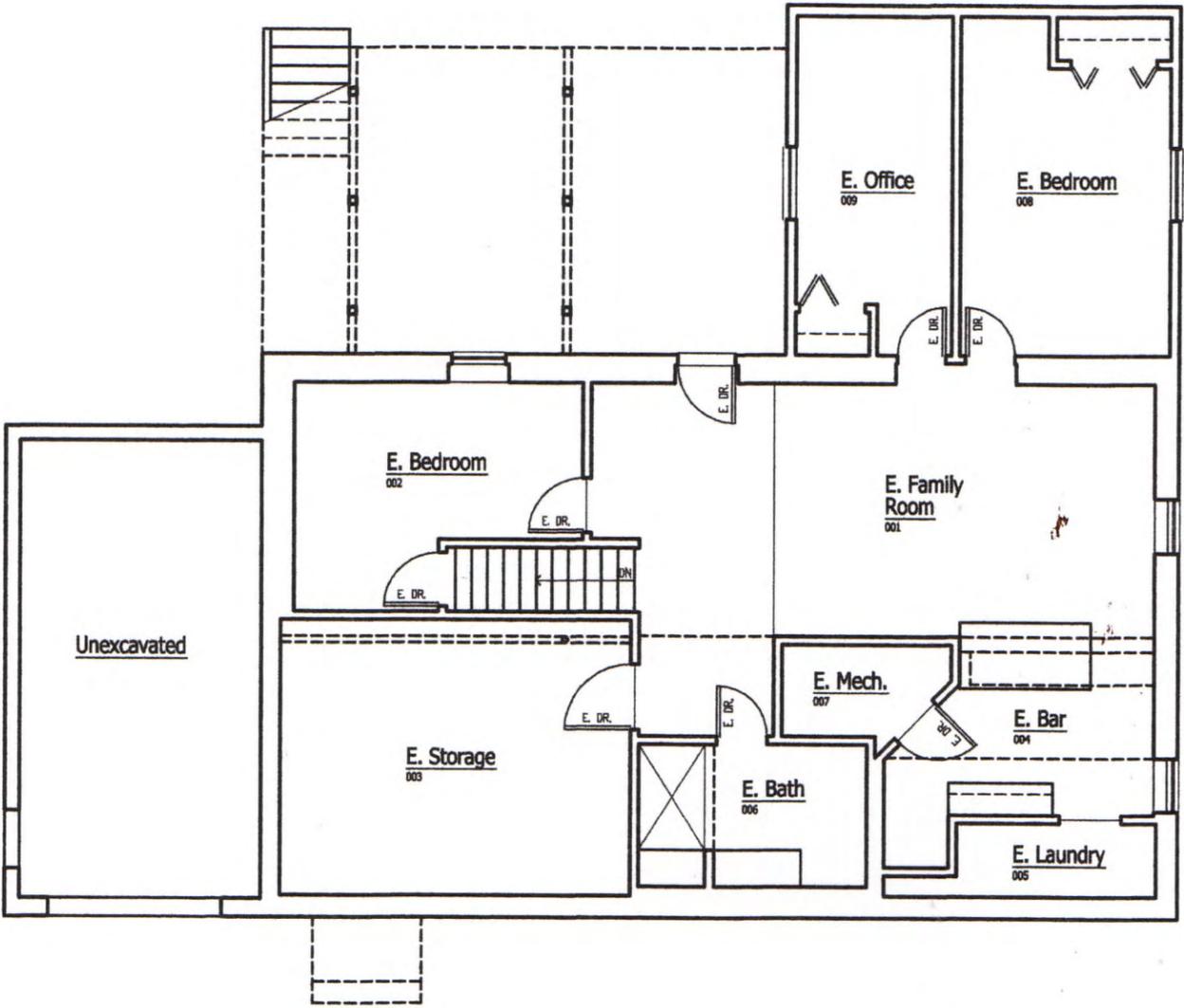


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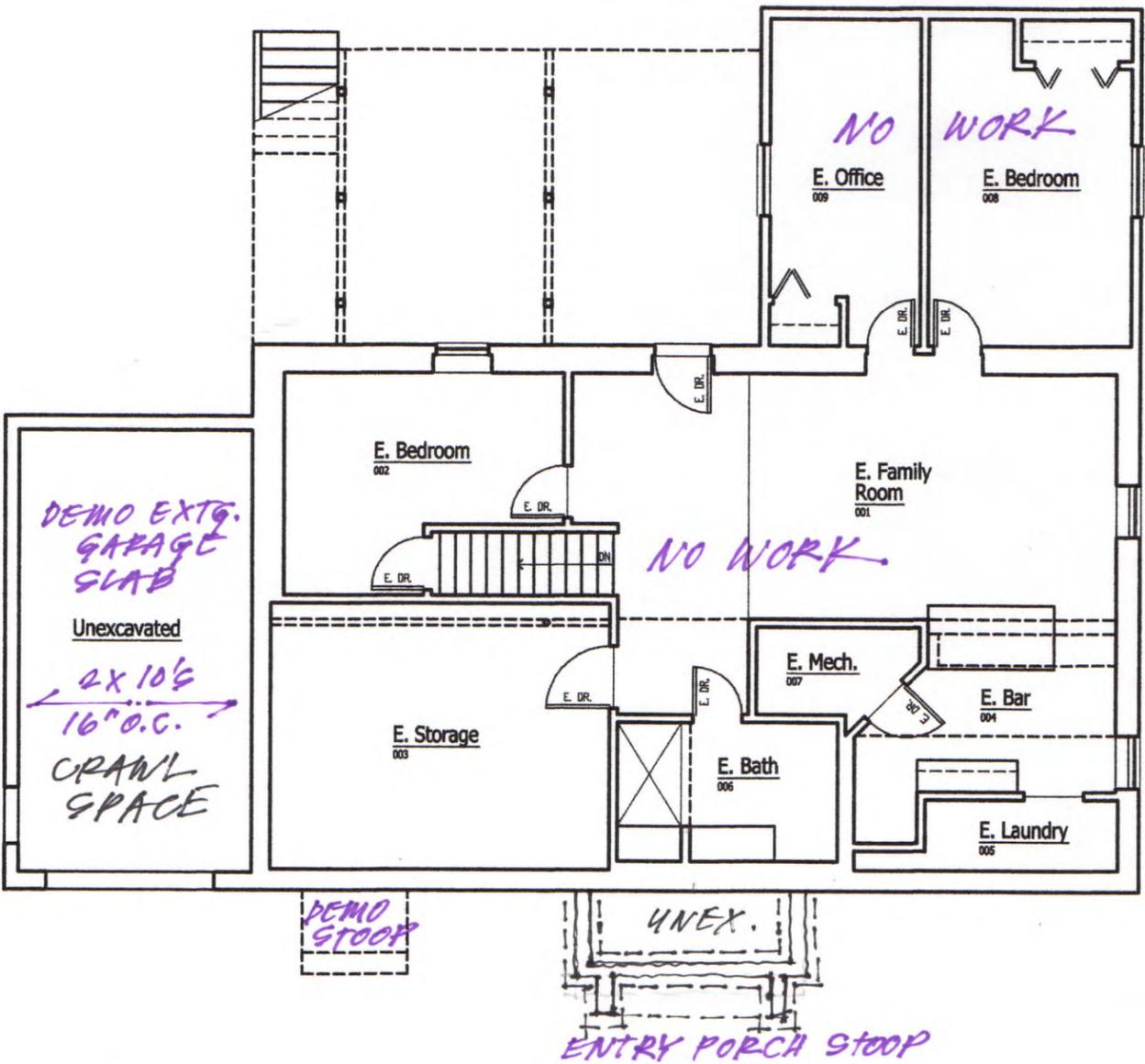
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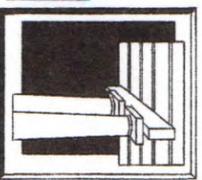
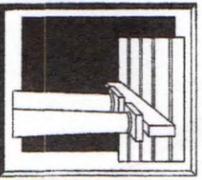
PRELIMINARY— NOT FOR CONSTRUCTION

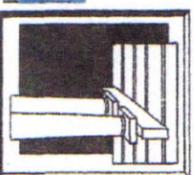
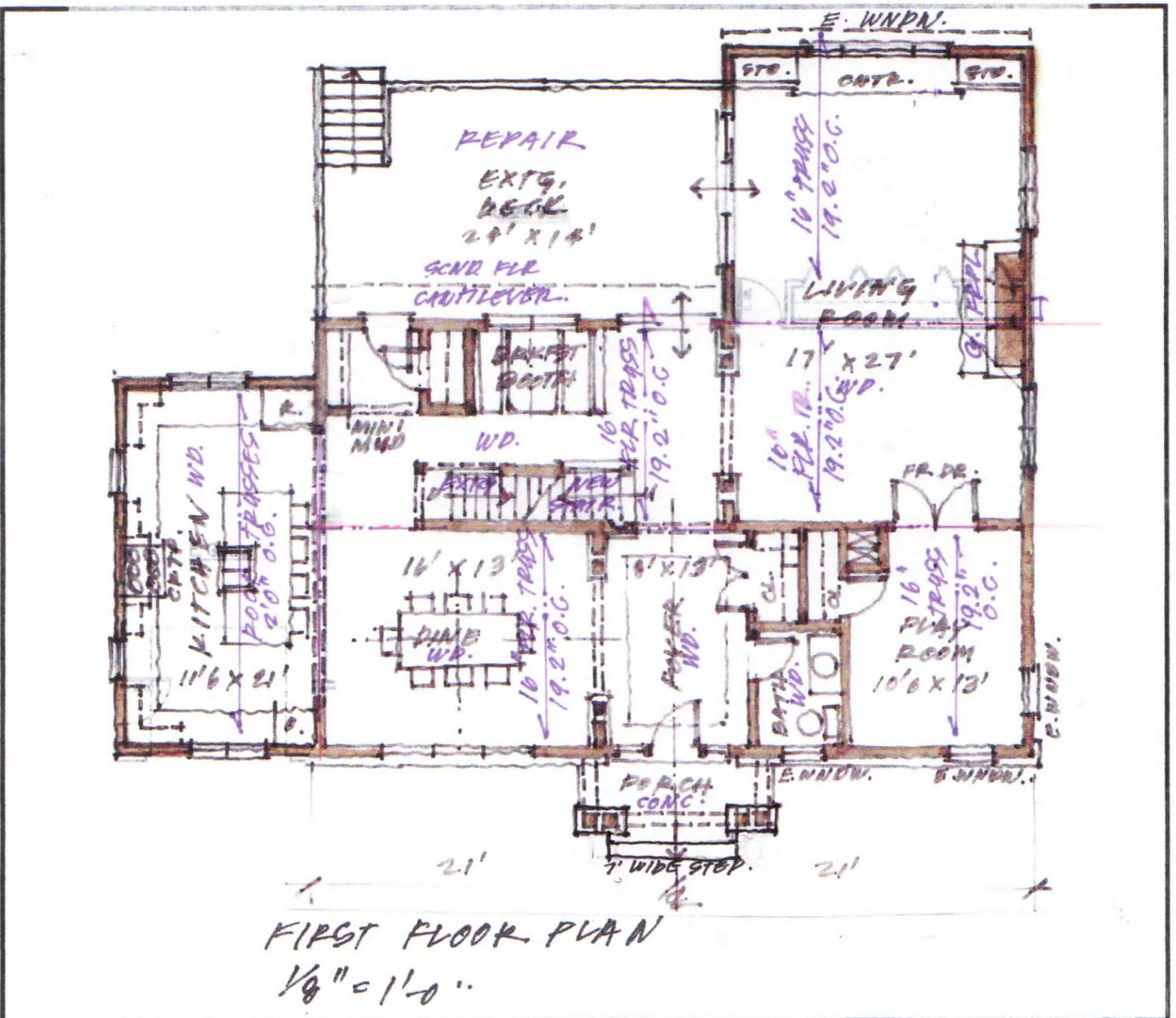
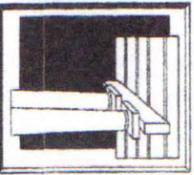
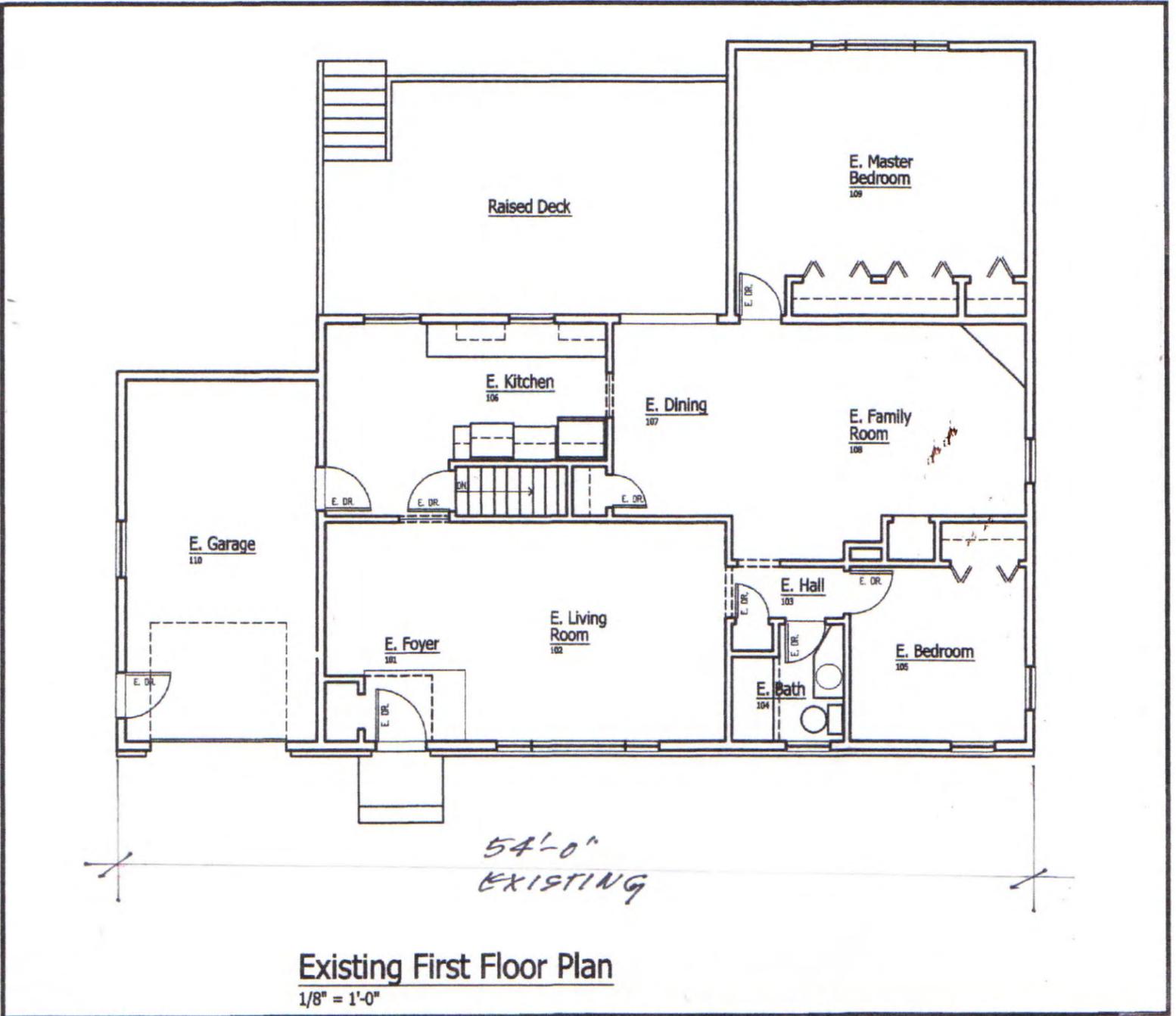


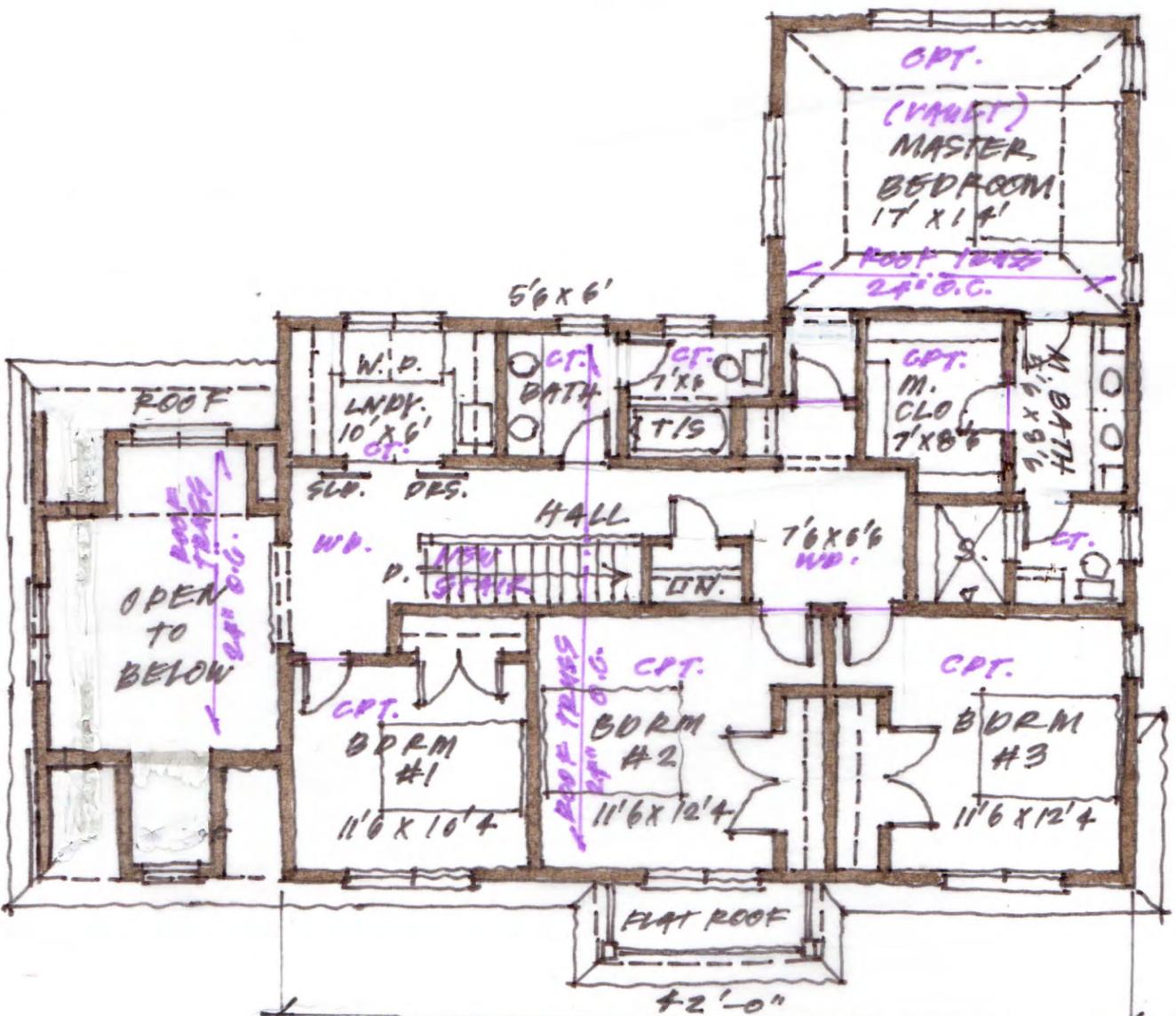
Existing. *BASEMENT PLAN*
1/8" = 1'-0"



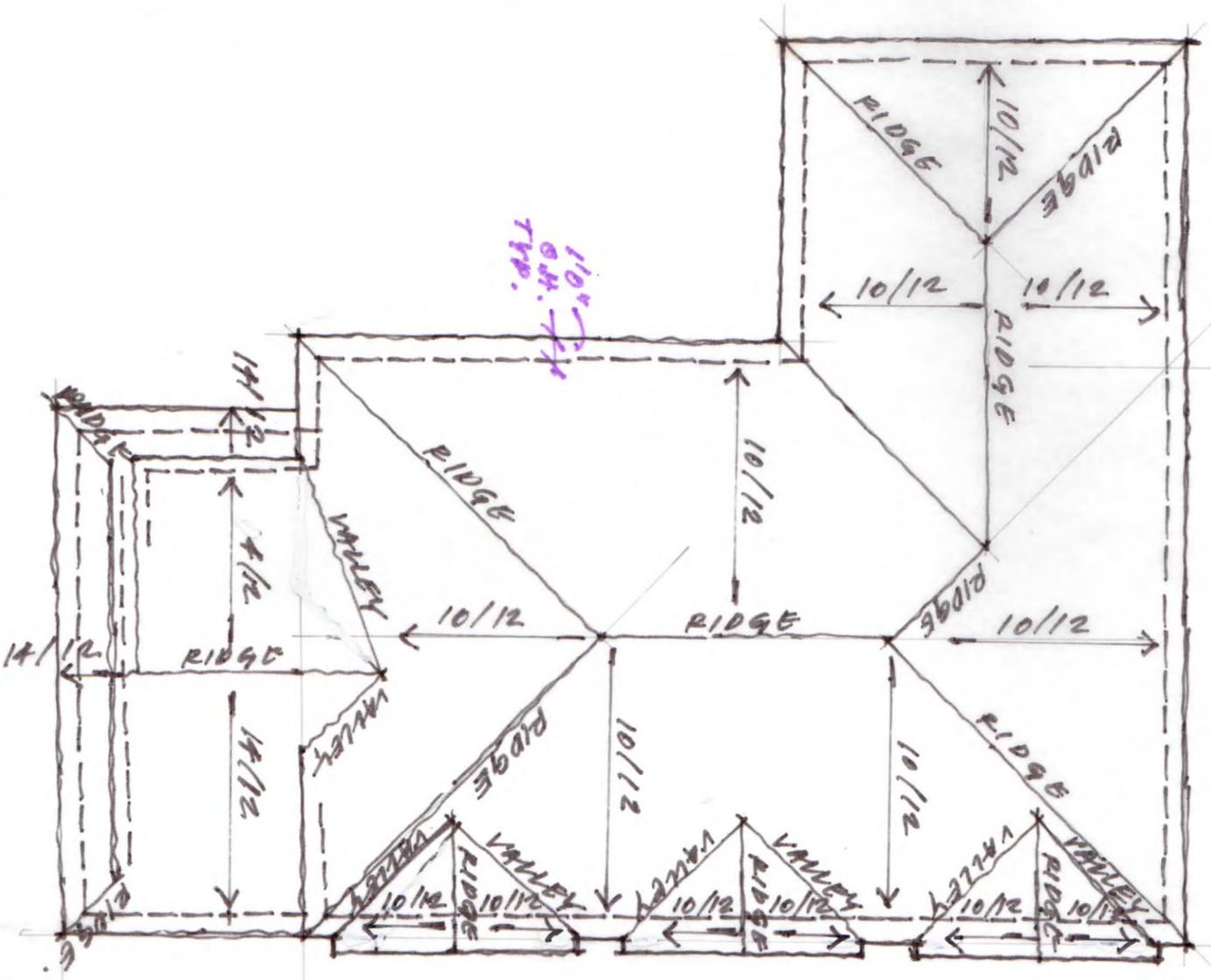
BASEMENT PLAN
1/8" = 1'-0"



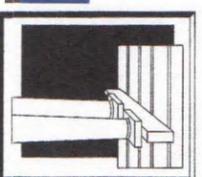
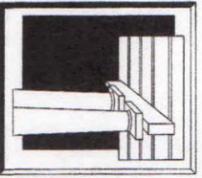


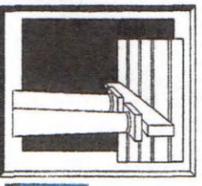
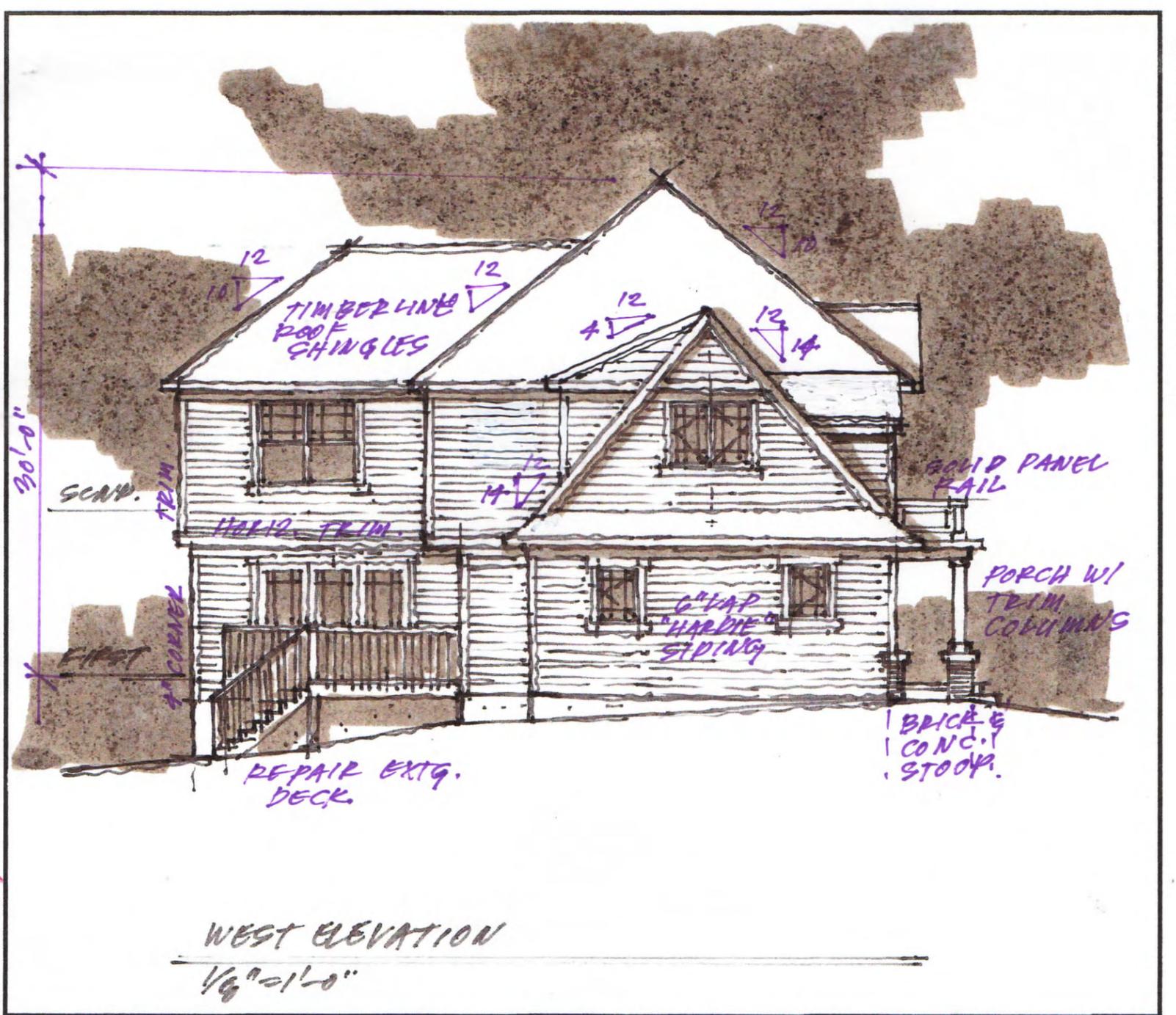
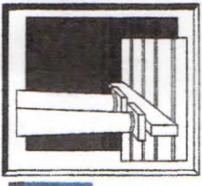
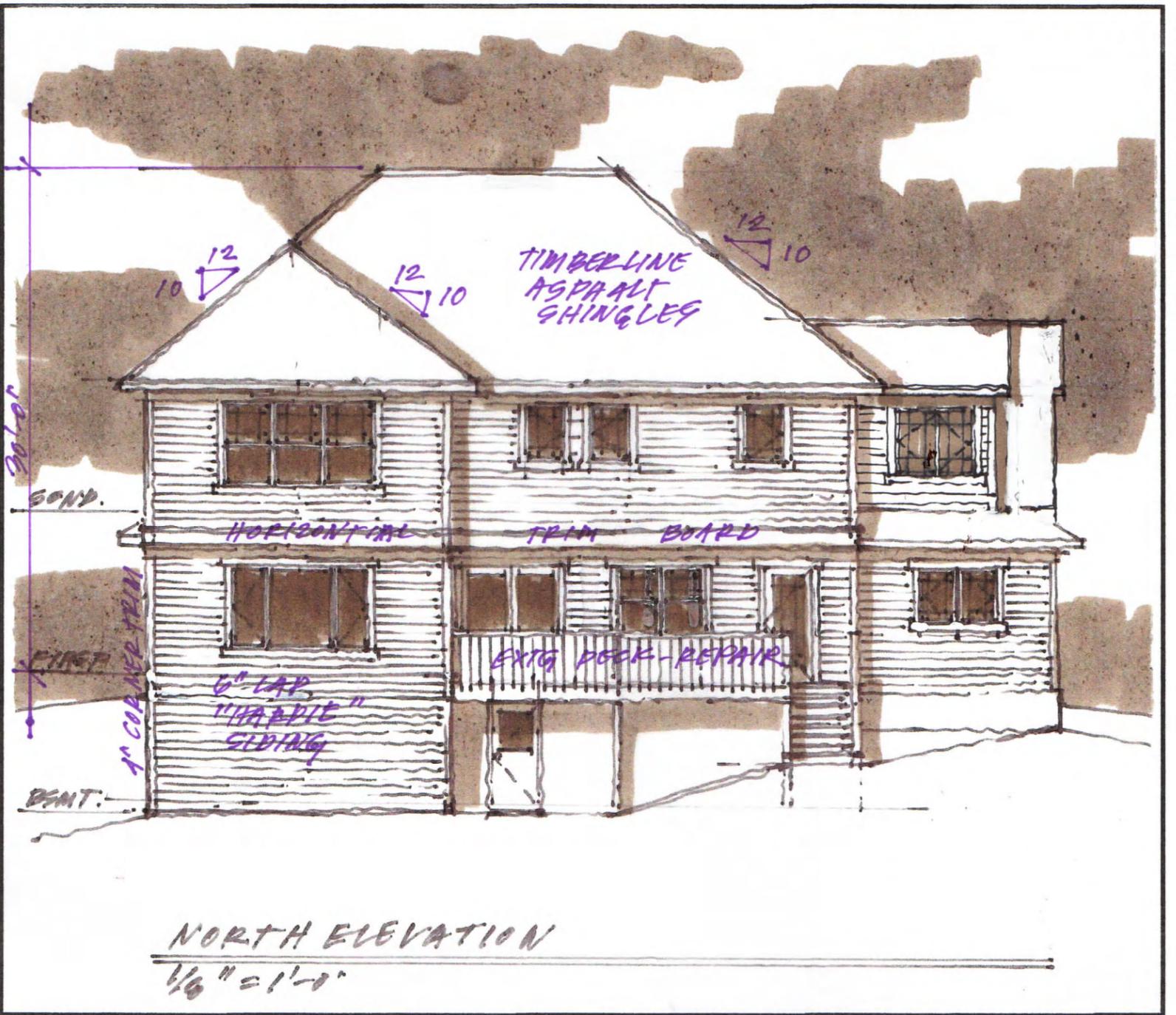


SECOND FLOOR PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"







ALLEY / GARAGE



FRONT



ALLEY



GARAGE / FRONT



FRONT



ALLEY - 5545 IRVING GARAGE



FRONT



FRONT



WEST GARAGE



WEST GARAGE



WEST GARAGE.



EXTQ DECK



EAST



EXTQ DECK



GARAGE - ALLEY



NORTH SIDE

TREE



SIDE YARD - WEST



EAST & NORTH SIDE



SIDE YARD WEST
TREE



NORTH SIDE



NORTH WEST CORNER



TREE



ALLEY @ NW / LOOKING SE



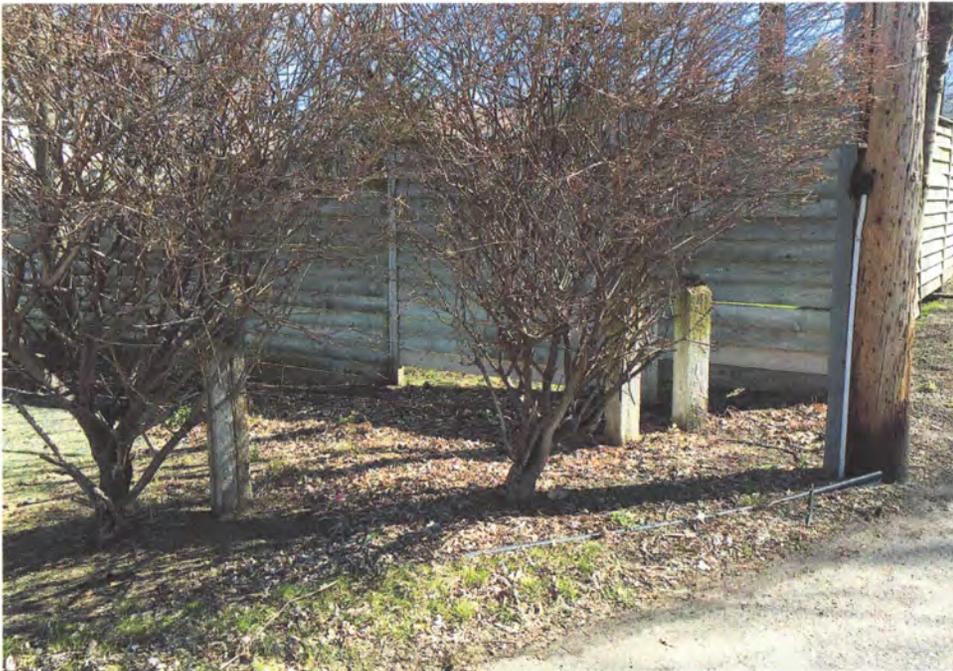
TREE



ALLEY @ NW / LOOKING SOUTH



NORTH PROPERTY LINE FENCE



NE CORNER / FENCE



5545 IRVING



5545 IRVING

1506 W. 56TH



1506 W 56TH

1500 W 56TH



5545 IRVING



5545 IRVING

1506 W 56TH



1500 W 56TH



5600 HUMBOLT



1500 W 56TH



5545 HUMBOLT



5600 HUMBOLT



5600 HUMBOLT