7800 Golden Valley Road | Golden Valley, MN 55427
763-593-3992 | TTY 763-593-3968 | 763-593-8109 (fax) | www.goldenvalleymn.gov

city of golden valley

Board of Zoning Appeals

September 22, 2020 – 7 pm

REGULAR MEETING AGENDA

This meeting will be held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. The public may monitor this meeting by calling 1-415-655-0001 and entering the meeting code **133 862 4025**. If you incur costs to call into the meeting, you may submit the costs to the City for reimbursement consideration. For technical assistance, please contact the City at 763-593-8007 or webexsupport@goldenvalleymn.gov.

1. **Call to Order**

2. **Approval of Agenda**

3. **Approval of Minutes**
   August 25, 2019, Regular Meeting

4. **1108 Sumter Ave N**
   Zona and Todd Pederson, Applicant

   Request: § 113-88, Single-Family Density Residential (R-1) Zoning District, Subd. (f)(1)(a) Front Yard Setback Requirements 3.58 ft. off of the required 30 ft. to a distance of 26.42 ft. at its closest point to the front yard property line.

5. **3125 26th Ave N**
   Isaac Murphy, Applicant

   Request: § 113-88, Single-Family Residential (R-1) Zoning District, Subd. (f)(1)(b) Rear Yard Setback Requirements 23 ft. off the required 25 ft. to a total distance of 2 ft. at its closest point to the rear yard property line

6. **113 Parkview Terrace**
   Ryan Hanson, Applicant

   Request: § 113-88, Single-Family Residential (R-1) Zoning District, Subd. (f)(2) Height Requirements 1.5 ft. over the allowed 28 ft. for a total height of 29 ft. 5-1/8 in.

7. **Adjournment**

This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

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Board of Zoning Appeals

August 25, 2020 – 7 pm

REGULAR MEETING MINUTES

This meeting was held via Webex in accordance with the local emergency declaration made by the City under Minn. Stat. § 12.37. In accordance with that declaration, beginning on March 16, 2020, all Board of Zoning Appeals meetings held during the emergency were conducted electronically. The City used Webex to conduct this meeting and members of the public were able to monitor the meeting by calling 1-415-655-0001 and entering the meeting code **133 743 2368**.

Call To Order
The meeting was called to order at 7 pm by Chair Orenstein.

Roll Call

Members present:	Chris Carlson, Sophia Ginis, Richard Orenstein, Chuck Segelbaum – Planning Commissioner, Lauren Pockl – Planning Commissioner
Members absent:	Kade Arms-Regenold, Nancy Nelson
Staff present:	Planning Manager Jason Zimmerman and Planner Myles Campbell

Approval of Agenda
MOTION made by **Ginis**, seconded by **Pockl** to approve the agenda of August 25, 2020, as submitted. Staff took a roll call vote and the motion carried unanimously.

Approval of Minutes
MOTION made by **Pockl**, seconded by **Ginis** to approve the July 28, 2020, meeting minutes after edits were made to correct name misspelling. Staff took a roll call vote and the motion carried unanimously.

1. 2565 Byrd Ave N
David Uhr, Applicant

Request: § Section 113-152, Screening and Outdoor Storage, Subd. (c)(1)(a) 2 ft. over the allowed 4 ft. in height for fences in a front yard to a total of 6 ft.

Myles Campbell, Planner, started by stating the applicant is requesting a variance from City Code in order to construct a six-foot fence on a property that has three front yards. **Campbell** provided some context for the location and zoning of the property. The property has streets along three sides: Byrd Ave N, 26th Ave, and Kewanee Way. There is also a grade drop from the east to the west. The limit for fence height in front yards is four feet, so there is very little area where the applicant could construct a six-foot fence. **Campbell** stated that the additional height is being requested for privacy as well as security for a large dog and a small child.

This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

Staff reviewed the application and after analysis found an extensive six foot fence would not be a reasonable use and would alter the essential character of the neighborhood.

Recommendation
Staff recommends **denial** of the variance request of 2 ft. over the allowed 4 ft. in height for fences in a front yard to a total of 6 ft.

Segelbaum asked for a review of when front yard fences are allowed an exception to be six feet in height. **Campbell** explained that it is for principal arterials with higher levels of traffic and that none of the three adjacent roads met that classification. The Board discussed if the limit on fence height was due to aesthetics or concerns around public safety and concluded it was mostly due to aesthetics and preserving the viewshed along public streets.

Chair Orenstein asked the applicant to comment and **David Uhr** pointed out that traffic heading south on France Ave has a direct view into their house and yard and that there are other six-foot fences in the area, though he said they may have been constructed prior to the current regulations. In addition, the grade of their lot means there would be little privacy with a four-foot fence.

The Board looked at images of a six-foot fence just down the street. **Ginis** asked if the Board had ever approved a fence variance in a similar situation in the past. **Jason Zimmerman, Planning Manager,** stated that he was aware of one such case a few years ago where a property with three front yards was granted a variance for a six-foot fence. In that case, the area that functioned as a rear yard was across from a wooded area and not a residence.

Uhr stressed that a priority was for privacy along 26th Ave because of the cars that paused at stop signs at the intersection with France Ave.

Orenstein asked if the applicant was open to any other options. **Uhr** replied that they were not interested in shrinking the size of the fenced-in area. **Segelbaum** asked if the applicant had considered landscaping for screening. The applicant stated they were also looking for security in containing their dog. **Zimmerman** read an email from the neighbor to the south objecting to a six-foot fence along their property line because of the decrease in openness and visibility.

Pockl asked if there was a lot of foot traffic along the street. The applicant confirmed that there is, as well as a number of wild animals including coyotes, foxes, and turkeys.

Orenstein noted that there were no other members of the public wishing to speak. **Carlson** mentioned that he was sympathetic because the property is very exposed from all sides. **Ginis** stated that while she wanted to provide some privacy for the applicant's rear yard, she did not want to create a negative impact on the homes across the street. **Segelbaum** indicated he was open to providing some additional privacy along 26th Ave but that maybe vegetation could address that.

Orenstein mentioned that consistency was important for the Board and taking into account dogs and children was outside of that consistency.

MOTION was made by **Orenstein** and seconded by **Segelbaum** to follow staff recommendation and deny the variance request of 2 ft. over the allowed 4 ft. in height for fences in a front yard to a total of 6 ft.

Uhr asked if there was room to compromise and allow higher fence along one side of the property. **Pockl** asked if the applicant wanted to table the request to look at other options. **Orenstein** said they could appeal to the City Council if they didn't like the decision.

Staff called a roll call vote and the motion passed 4-1 with **Carlson** voting against.

2. 500 Ardmore Drive
James Kraschel, Applicant

Request: § 113-88, Single Family Zoning District, Subd. (i)(2) .05 feet off of the required 3 ft. to a distance of 2.95 ft. at its closest point to the side yard (north) property line.

Myles Campbell, Planner, gave the Board a background on the lot and its location south of Highway 55. The lot is a corner lot and is made up of two 40-foot lots; the home is entirely located on the southern lot. The home was built before 1980 and therefore has a 3-foot setback requirement instead of the current 5-foot setback requirement. A recent survey shows the lot is just under the required 3' by 0.5 of an inch. The applicant would like the opportunity in the future to split the lot but the non-conforming side setback must be addressed in advance.
Staff find this request to be in line with the zoning code, R-1 district, as well as the 2040 comprehensive plan. Aside from the fraction of an inch off the code requirement, the lot functions as required by the code.

Recommendation
Staff recommends **approval** of the variance request of .05 feet off of the required 3 ft. to a distance of 2.95 ft. at its closest point to the side yard (north) property line.

Board members stated that the request seems straightforward.

Chair Orenstein asked for comment from the applicant.
James Kraschel, Applicant stated he also felt the request was a small one and straightforward.

Chair Orenstein asked if there were any members of the public wishing to speak.
Seeing none, the Chair closed the public comment section.

A **MOTION** was made by **Chair Orenstein** and seconded by **Ginis** to follow staff recommendation and approve the variance request of .05 feet off of the required 3 ft. to a distance of 2.95 ft. at its closest point to the side yard (north) property line.

Staff called a roll call vote and the motion passed unanimously.

3. 5509 Lindsay St
Vladimir Sivriver, Applicant

Request: § 113-89, Moderate Density Residential (R-2) 20 ft. off of the required 35 ft. to a distance of 15 ft. at its closest point to the front yard (east) property line.

Myles Campbell, Planner, gave the Board a background on the home and showed its location west of Highway 100 and stated the area has a mix of zoning. The lot is currently owned by MnDOT and the applicant hopes to build a new single-family home on the lot. Being a corner lot, both yards that face a street are considered front yards and thus have a required setback of 35 feet. The applicant would like a variance off the secondary setback. Staff observed a number of homes in the area have reduced setbacks albeit not as great as the one requested.

Staff find the request generally in line with the Zoning Code, the regulations of the Moderate Density Residential Zoning District, and the 2040 Comprehensive Plan. While the home overall is scaled and designed in a complementary fashion to the property, the proposed plan shows a three-car garage as the primary cause of the encroachment into the setback. Staff feels this would be an unreasonable use for which to grant a variance.

Recommendation
Staff recommends **denial** of the variance request of 20 ft. off of the required 35 ft. to a distance of 15 ft. at its closest point to the front yard (east) property line.

Staff would recommend **approval** of a modified variance, of 11ft. off of the required 35 ft. to a distance of 24 ft. at its closest point to the front yard (east) property line.

Board members asked a few clarifying questions of staff regarding code language and requirements.

Chair Orenstein asked for comment from the applicant.

Vladimir Sivriver, Applicant illustrated his intention for building on the property. He discussed the garage size need and the sharp angle of the property thus creating the variance they are requesting. Sivriver added that while working with Golden Valley staff has been helpful, he wishes Golden Valley would follow other city codes and adopt a second street reduction in setback. **Ginis** asked to hear more from the applicant and staff to understand what the possible reiterations were. Staff started that the house width was reduced and set back further south because the lot is wider

as it moves south. Staff is sympathetic to the need for living space but the third garage stall request is what directly leads to the larger variance. The Board reviewed the site plan and the lot while discussing with the applicant possible alternatives.

Chair Orenstein asked if there were any members of the public wishing to speak.
Seeing none, the discussion continued.

Board asked staff if three-car garages were common in Golden Valley and if there's a history of BZA approving variances for a three-car garage. Staff responded that three-car garages are not uncommon but that they are usually on wider lots. Requesting a reduction in setbacks for a three-car is not something the BZA has a history of approving. **Commissioner Segelbaum** added that he's grateful the applicant would like to reinvest in the city but cannot approve a variance that asks for more than 50% of the original setback. **Commissioner Pockl** stated that it seems the Board agrees that they want to see the applicant build but have concern on the extent of the variance. **Pockl** added that perhaps the applicant would like to table and return with a modified request. After discussion the applicant stated he can accommodate the modified variance as presented to staff.

A **MOTION** was made by **Segelbaum** and seconded by **Orenstein** to follow staff recommendation and approve the modified variance, of 11ft. off of the required 35 ft. to a distance of 24 ft. at its closest point to the front yard (east) property line.
Staff called a roll call vote and the motion passed unanimously.

Adjournment
MOTION made by **Ginis**, seconded by **Pockl** and the motion carried unanimously to adjourn the meeting at 8:48 pm.
Staff called a roll call vote and the motion passed unanimously.

_____
Richard Orenstein, Chair

_____
Amie Kolesar, Planning Assistant

MEMORANDUM

Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: September 22, 2020

To: Golden Valley Board of Zoning Appeals

From: Myles Campbell, Planner

Subject: 1108 Sumter Ave N
Zona and Todd Pederson, Applicant

Introduction
Zona and Todd Pederson, the property owners, are seeking a variance from the City Code to expand and existing front porch. The applicant is seeking the following variances from City Code:

Variance Request	City Code Requirement
The applicant is requesting a variance of 3.58 ft. off of the required 30 ft. to a distance of 26.42 ft. at its closest point to the front yard property line.	§ 113-88, Single-Family Density Residential (R-1) Zoning District, Subd. (f)(1)(a) Front Yard Setback Requirements Decks and open front porches, with no screens, may be built to within 30 feet of a front lot line along a street right-of-way line.

Background
1108 Sumter Ave N is a single-family residential property. The home was built in 1961, and the lot itself is approximately 8,500 sq. ft. The lot has a regular shape and no significant grading challenges present.

The applicant is hoping to expand an existing open front porch to run along the front face of the home. The existing porch is 8 ft. wide and 9 ft. deep, whereas the addition would be only 6 feet in depth, 16 ft. in width. The new porch would be roofed, but still would be open on all sides to comply with the City's requirements for front porches.

Summary of Requests
The City's principal structure setbacks allows for some additional space on the front of homes for open decks and front porches. These structures can typically be no closer than 30 ft. from the front property line, as opposed to the home itself which must be at least 35 ft. from the front property line by code.

The applicant is requesting some additional space to build their porch addition. The existing home itself is only 32 ft. 5 in. at its closest point to the property line (at the northwest corner), making it a legal nonconformity in today's code. The existing 8x9 ft. porch also does not meet the code requirement of 30 ft. from the property line, being approximately 23.42 ft. from the front yard property line. The result of the existing home's location being closer to the front property line, is that it leaves very little space for a usable front porch to be located in front of the home.

The applicant has requested a 6 ft. deep porch along the front of the home, which would encroach less than the existing deck by about 3 feet, but would also take up a more significant area given its width. If allowed, the new deck would result in a front yard setback of roughly 26.42 feet, or 26 feet and 5 inches, at its closest point to the property line.

Analysis
In reviewing this application, staff has maintained the points of examination to the considerations outlined in Minnesota State Statute 462.357 – that the requested variance is in harmony with the general purposes and intent of the Zoning Chapter, that it is consistent with the City's Comprehensive Plan, and that a property exhibit "practical difficulties" in order for a variance to be granted.

Staff finds that the variance is generally in line with both the purpose of the Zoning Code and the regulations of the Single-Family Residential Zoning District. It is in line with the purpose of the R-1 district, which is "to provide for detached single-family dwelling units at a low density along with directly related and complementary uses."

In reviewing the request for consistency with the City's 2040 Comprehensive Plan, staff also found that the plans mostly matched the intent and goals of the plan's housing and land use chapters.

In order to constitute practical difficulties:

1. **The property owner must propose to use the property in a reasonable manner.**
   Front porches are allowed and encouraged in the city to promote open and inviting front yards and home facades. They are a reasonable use on a residential property.

2. **The landowners' problem must be due to circumstances unique to the property that is not caused by the landowner.**
   The only circumstance preventing the construction of the deck is the home's existing non-conforming location, being located too close to its front property line. This alone is not a unique circumstance, otherwise the lot's shape is regular and has a relatively even grade.

3. **And the variance, if granted, must not alter the essential character of the locality**
   While modifying the front of the home, an open porch should not have a significant impact on the surrounding neighborhood, a number of homes in the area were built right at or just under our current 35 ft. setback.

Additionally, staff assesses whether other options are available to meet the applicant's needs without requiring a variance, or whether the proposal requests the smallest variance necessary to meet the applicant's needs. Given the circumstances, staff does not believe an alternative is available to expand the deck.

Recommendation
Staff recommends **denial** of the variance request of 3.58 ft. off of the required 30 ft. to a distance of 26.42 ft. at its closest point to the front yard property line.

Physical Development-Planning Department | 7800 Golden Valley Road, Golden Valley, MN 55427
763-593-8055 | FAX: 763-593-8109 | TTY: 763-593-3968 | www.goldenvalleymn.gov

city of golden valley

Zoning Code Variance Application

Street address of property in this application:

Applicant Information

Name (individual or corporate entity) Zona and Todd Pederson	
Street address 1108 Sumter ave. no.	Zip 55427
Phone 612-390-0882	Email tpnorthside@hotmail.com

Authorized Representative (if other than applicant)

Name Todd Pederson	
Street address N5887 1110th st.	Zip 54021
Phone 612-3900882	Email tpnorthside@hotmail.com

Property Owner (if other than applicant)

Name	
Street address	Zip
Phone	Email

Site Information

Provide a detailed description of the variance(s) being requested:
Adding 96 sq ft deck on to existing front step/landing and we need a variance for (~~3 feet x 16 feet~~) ~~48~~ 54 sq ft total.

Provide a detailed description of need for a variance from the Zoning Code, including description of building(s), description of proposed addition(s), and description of proposed alteration(s) to property:
Home owner would like to add an open covered porch (6 feet x 16 feet) to the current step/landing.The current structure is 8 x 9 including steps down to a sidewalk.

→ continued

Minnesota State Statue 462.357 requires that a property exhibit "practical difficulties" in order for a variance to be considered. Practical difficulties:

- result in a use that is reasonable
- are based on a problem that is unique to the property
- are not caused by the landowner
- do not alter the essential character of the locality

To demonstrate how your request will comply with Minnesota State Statute 462.357, please respond to the following questions.

Explain the need for your variance request and how it will result in a reasonable use of the property.

The current set back is ~~38~~ 30 feet. In order to make a usable front porch, the home owner needs a variance for an additional 3 feet x 16 feet. The city requires sewer to be inspected before resale. By getting a variance for the front porch, it would allow owner to get the sewer line inspected. If the sewer line is in need of repair, it can be fixed prior to building the new porch.

What is unique about your property and how do you feel that it necessitates a variance?

It would allow home owner to add curb appeal to the house and a front porch would make it more community friendly.

Explain how the need for a variance is based on circumstances that are not a result of a landowner action.

It's based on city zoning

Explain how, if granted, the proposed variance will not alter the essential character of your neighborhood and Golden Valley as a whole.

It will enhance the character of the neighborhood by updating the home with nice curb appeal and adding a community friendly porch.

→ continued

Zoning Code Variance

The City requests that you consider all available project options permitted by the Zoning Code before requesting a variance. The Board of Zoning Appeals will discuss alternative options to seeking a variance with you at the public hearing. **Please describe alternate ways to do your project that do not require variances from the Zoning Code.**

1. You could have a 3 foot deck that wouldn't even hold a chair and would look odd.
2. You could do a poured concrete ground patio that you would need to step down the stairs to get to and not have a roof over it so it would be unusable in inclimate weather.
3. You could put up a portable canopy that wouldn't look very nice.

Required Attachments

- ☐ **Current survey** of your property, including proposed addition and new proposed building and structure setbacks (a copy of Golden Valley's survey requirements is available upon request; application is considered incomplete without a current property survey)
- ☐ One **current color photograph** of the area affected by the proposed variance (attach a printed photograph to this application or email a digital image to planning@goldenvalleymn.gov; submit additional photographs as needed)
- ☐ **Application fee:** $200 for Single-Family Residential, $300 for all other Zoning Districts
- ☐ **Legal description:** Exact legal description of the land involved in this application (attach a separate sheet if necessary)

Signatures

To the best of my knowledge, the statements found in this application are true and correct. I also understand that unless construction of the action applicable to this variance request, if granted, is not taken within one year, the variance expires. I have considered all options afforded to me through the City's Zoning Code and feel there is no alternate way to achieve my objective except to seek a variance to zoning rules and regulations. I give permission for Golden Valley staff, as well as members of the Board of Zoning Appeals, to enter my property before the public hearing to inspect the area affected by this request.

Applicant

Name (please print): Zona and Todd Pederson

Signature: X _____ Date: 08/11/2020

Authorized Representative (if other than applicant)

Name (please print): Todd Pederson

Signature: X _____ Date: 08/11/2020

Property Owner (if other than applicant)

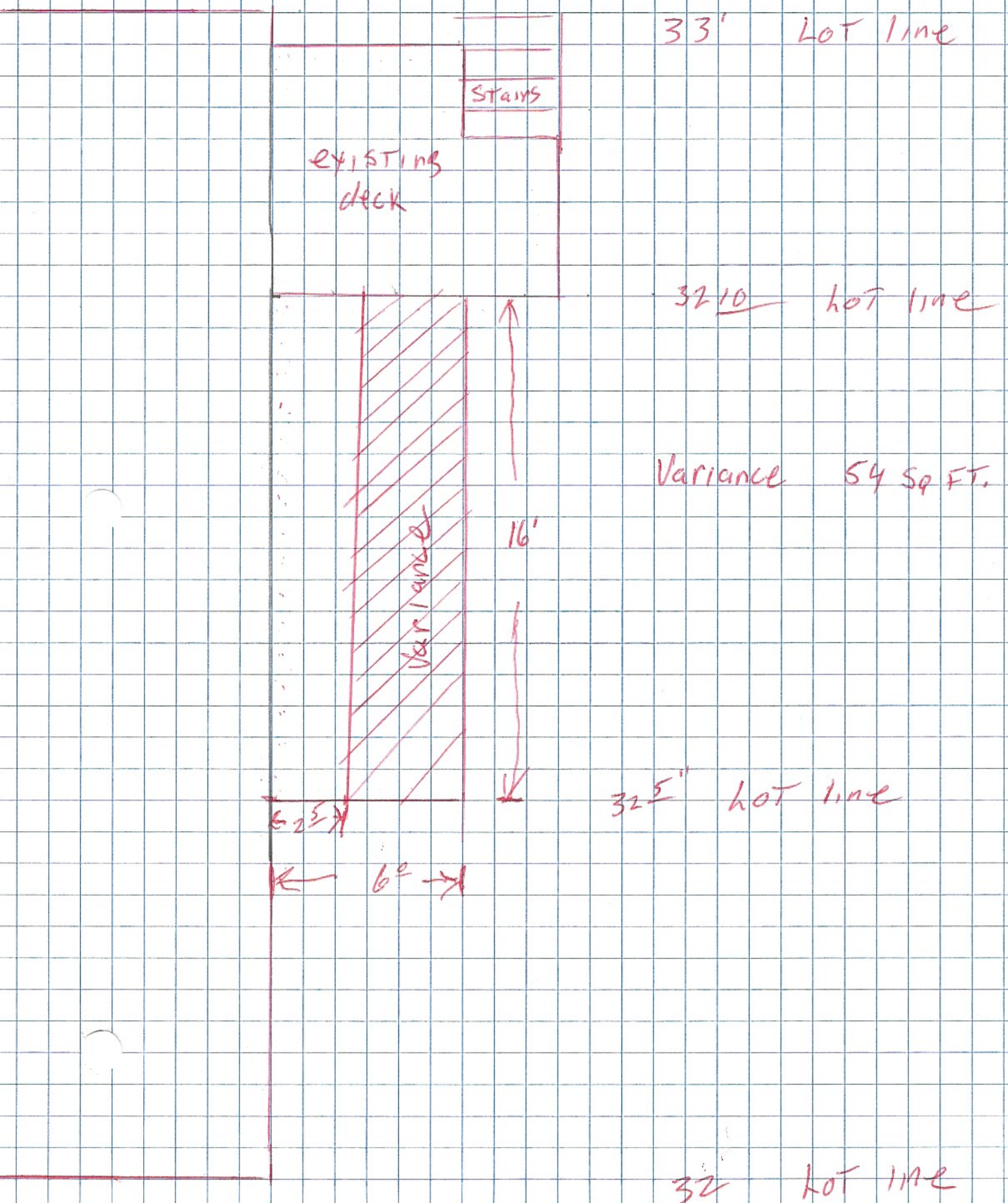
Name (please print): _____

Signature: X _____ Date: _____

Please note: *The City of Golden Valley will send notice of your variance request to all adjoining property owners as well as owners of properties directly across streets or alleys. Your neighbors have the right to address the Board of Zoning Appeals at your public hearing. You are advised to personally contact your neighbors and explain your project to them before the public hearing.*

This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

door
window
window


33' Lot line
Stairs
existing deck
32 10 Lot line
Variance 54 sq ft.
16'
Variance
32 5" Lot line
2 5
6'
32 Lot line

MEMORANDUM

Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: September 22, 2020

To: Golden Valley Board of Zoning Appeals

From: Myles Campbell, Planner

Subject: 3125 26th Ave N
Isaac Murphy, Applicant

Introduction
Isaac Murphy, the property owner, is seeking a variance from the City Code to expand an existing garage. The applicant is seeking the following variances from City Code:

Variance Request	City Code Requirement
The applicant is requesting a variance of 23 ft. off the required 25 ft. to a total distance of 2 ft. at its closest point to the rear yard property line	§ 113-88, Single-Family Residential (R-1) Zoning District, Subd. (f)(1)(b) Rear Yard Setback Requirements The required rear setback shall be 25 feet.

Background
3125 26th Ave N is a single-family residential property. The home was built in 1955, and the lot itself is approximately 8,393 sq. ft. The lot has a slightly irregular shape, with an angled rear property line that limits the depth of the lot in sections. Similarly, there is an alley easement over a portion of the rear yard. This alley is unpaved and not used by the residents it is attached to, but does allow City public works staff access an interior pocket park just southwest of the property.

The applicant is hoping to expand an existing single car garage to allow for a second stall and an interior access to the rest of the home. The existing garage is 14’ wide by approximately 20’ in depth. The existing garage is itself

non-conforming with the rear setback requirements for principal structures, being roughly 10' from the angled rear property line currently.

Summary of Requests
For accessory structures such as garages that are attached to the home, the City's zoning code applies the same setback requirements as for the principal home. The resulting 25' setback cuts deeply into the lot given the angled property line, meaning the usable lot area is reduced on the eastern side of the property.

The applicant is requesting some additional space to expand their garage. The proposed plans show an additional 14' in width, and an increase in the overall garage depth to 22'. Overall the structure would be 28'x22'. At its closest point to the rear property line, the garage would reduce the rear setback to an approximate 2'. The property owner is in conversation with City staff about a potential vacation of the alleyway, in which 3125 would receive the portion of the alley to the west of its centerline. If this vacation were to take effect, the rear setback at its closest point to the proposed garage would be 10. 5'.

Analysis
In reviewing this application, staff has maintained the points of examination to the considerations outlined in Minnesota State Statute 462.357 – that the requested variance is in harmony with the general purposes and intent of the Zoning Chapter, that it is consistent with the City's Comprehensive Plan, and that a property exhibit "practical difficulties" in order for a variance to be granted.

Staff finds that the variance is generally in line with both the purpose of the Zoning Code and the regulations of the Single-Family Residential Zoning District. It is in line with the purpose of the R-1 district, which is "to provide for detached single-family dwelling units at a low density along with directly related and complementary uses." In reviewing the request for consistency with the City's 2040 Comprehensive Plan, staff also found that the plans mostly matched the intent and goals of the plan's housing chapter.

In order to constitute practical difficulties:

1. **The property owner must propose to use the property in a reasonable manner.**
   While garages are a reasonable request and even two-car garages being common. The addition here would severely reduce the rear setback. 28' is wide for a two-car garage, so staff feels there is room to reduce the encroachment through design.

2. **The landowners' problem must be due to circumstances unique to the property that is not caused by the landowner.**
   The lot is very unique in terms of having both the angled rear property line, and the alley area to the rear of the home. Both of these elements impact the amount of usable area, especially to the rear of the lot.

3. **And the variance, if granted, must not alter the essential character of the locality**
   Two car garages are not an uncommon site in many of the City's neighborhoods, including this one. The greatest impact will be on the neighbors directly east and south of the property, though there is a reasonable amount of space between these structures, even given the reduced setback.

Additionally, staff assesses whether other options are available to meet the applicant's needs without requiring a variance, or whether the proposal requests the smallest variance necessary to meet the applicant's needs. As mentioned in the practical difficulties, 28' is wider than average for a two-car garage, and therefore some reduction of the encroachment could be found by making the new garage 24-26'. However, the biggest potential difference maker would be the alley area, and if a vacation were approved. Staff is much more comfortable hearing a variance with that additional space provided by the alley area, and is reluctant to recommend approval without yet knowing the outcome of that vacation.

Recommendation
Staff recommends **denial** of the variance request of 23 ft. off the required 25 ft. to a total distance of 2 ft. at its closest point to the rear yard property line

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city of valley

Zoning Code Variance Application

Street address of property in this application:
3125 26th Ave N

Applicant Information

Name (individual, or corporate entity) Isaac Murphy	
Street address 3125 26 Ave N	Zip 55422
Phone 763-250-1961	Email contact.murph@protonmail.com
Authorized Representative (if other than applicant)	
Name	
Street address	Zip
Phone	Email
Property Owner (if other than applicant)	
Name	
Street address	Zip
Phone	Email

Site Information

Provide a detailed description of the variance(s) being requested:

Section 113-88, Subd. (f)(1)(b) - Waiver of the rear setback requirement as the rear property line is angled.
Section 113-88, Subd. (f)(1)(c) - 13 feet off the required 15 feet to a distance of 2 feet at its closest point to the east property line.

Provide a detailed description of need for a variance from the Zoning Code, including description of building(s), description of proposed addition(s), and description of proposed alteration(s) to property:

Both variance requests are to enable a proposed garage addition, which will replace a one-car garage with a two-car garage and add an interior entryway to access the dwelling from the garage. The front of the new garage will be moved two feet closer to the front property line - thus adding two feet of depth to the garage – but will not violate the front setback. The new addition will extend the garage by no more that 15' to the side (east), which currently does not meet the setback requirements for the eastern and southern property lines.
The proposed addition leaves sufficient space to allow access to the back yard through a gate on the eastern side of the property.

→ continued

Minnesota State Statue 462.357 requires that a property exhibit "practical difficulties" in order for a variance to be considered. Practical difficulties:

- result in a use that is reasonable
- are based on a problem that is unique to the property
- are not caused by the landowner
- do not alter the essential character of the locality

To demonstrate how your request will comply with Minnesota State Statute 462.357, please respond to the following questions.

Explain the need for your variance request and how it will result in a reasonable use of the property.

The variances requested are necessary to replace an existing one-car garage with a two-car garage. The addition will also add an entryway that allows direct access to the dwelling from the garage without needing to go outside, as there is currently no direct entry from the garage into the dwelling.
This addition brings the dwelling in line with other properties on the block, which all (except one) have at least two garage stalls.

What is unique about your property and how do you feel that it necessitates a variance?

The property is unique in two ways that necessitate a variance. First, the shape of the property is irregular, with the back property line coming up at a sharp angle. This angle reduces the available space to build on the eastern side of the property without violating the setback requirements. Second, there is a plat for an alleyway on the east side of the property that has not been built. This plat adds space between the proposed garage addition and structures on neighboring plats.

Explain how the need for a variance is based on circumstances that are not a result of a landowner action.

The house was built in 1955, well before the current landowner was born, and the location of the dwelling and property lines have not been changed. Since purchasing the property in December 2019, the current landowner has not made any alterations that would have impacted the need for this variance.

Explain how, if granted, the proposed variance will not alter the essential character of your neighborhood and Golden Valley as a whole.

This addition brings the property in line with other properties on the block, which all (except one) have at least two garage stalls. The style of the proposed garage addition, including siding, roofing, etc., matches the existing dwelling. The front setback requirement will still be met. There will still be access to the backyard through a gate on the east side of the property.

→ continued

The City requests that you consider all available project options permitted by the Zoning Code before requesting a variance. The Board of Zoning Appeals will discuss alternative options to seeking a variance with you at the public hearing. **Please describe alternate ways to do your project that do not require variances from the Zoning Code.**

It is impossible to build a two-car garage without violating setback requirements.

Required Attachments

- ☐ **Current survey** of your property, including proposed addition and new proposed building and structure setbacks (a copy of Golden Valley's survey requirements is available upon request; application is considered incomplete without a current property survey)
- ☐ One **current color photograph** of the area affected by the proposed variance (attach a printed photograph to this application or email a digital image to planning@goldenvalleymn.gov; submit additional photographs as needed)
- ☐ **Application fee:** $200 for Single-Family Residential, $300 for all other Zoning Districts
- ☐ **Legal description:** Exact legal description of the land involved in this application (attach a separate sheet if necessary)

Signatures

To the best of my knowledge, the statements found in this application are true and correct. I also understand that unless construction of the action applicable to this variance request, if granted, is not taken within one year, the variance expires. I have considered all options afforded to me through the City's Zoning Code and feel there is no alternate way to achieve my objective except to seek a variance to zoning rules and regulations. I give permission for Golden Valley staff, as well as members of the Board of Zoning Appeals, to enter my property before the public hearing to inspect the area affected by this request.

Applicant

Name (please print): ISAAC MURPHY

Signature: X Isaac Murphy Date: 8-16-2020

Authorized Representative (if other than applicant)

Name (please print): _____

Signature: X_____ Date: _____

Property Owner (if other than applicant)

Name (please print): _____

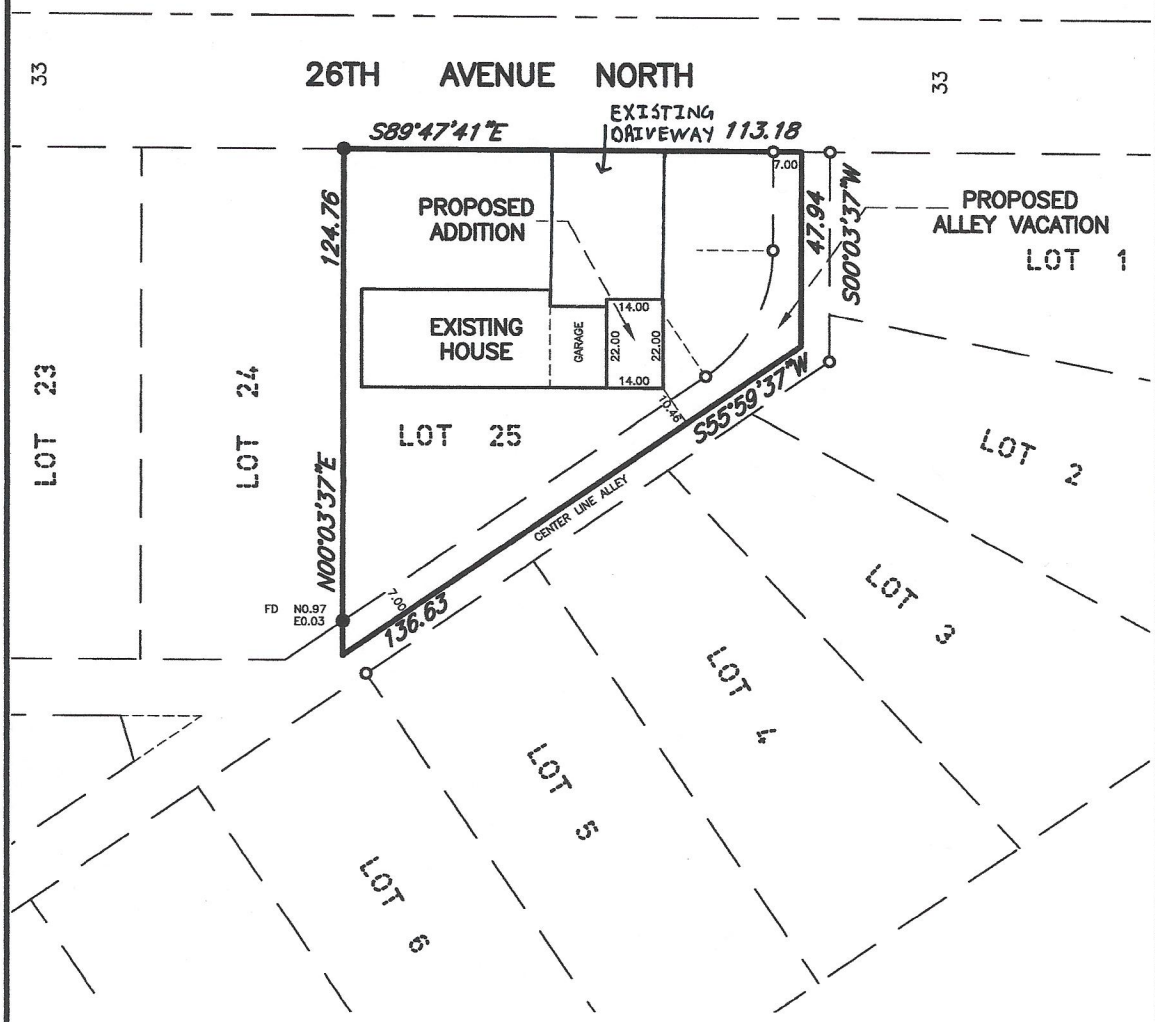
Signature: X_____ Date: _____

Please note: *The City of Golden Valley will send notice of your variance request to all adjoining property owners as well as owners of properties directly across streets or alleys. Your neighbors have the right to address the Board of Zoning Appeals at your public hearing. You are advised to personally contact your neighbors and explain your project to them before the public hearing.*

This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

CERTIFICATE OF SURVEY FOR:
ISAAC MURPHY

3125 26TH AVENUE N., GOLDEN VALLEY, HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION:

LOT 25, BLOCK 1, DELPHIAN HEIGHTS ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNED THE 11TH OF AUGUST, 2020.

Dennis M. Honsa

DENNIS M. HONSA
MINNESOTA LICENSE No. 22440
FOR: HONSA SURVEYING

LEGEND

- . . . . FIRE HYDRANT
- . . . . WATER VALVE
- . . . . MANHOLE
- . . . . CATCH BASIN
- . . . . POWERPOLE
- . . . . LIGHT POLE
- . . . . IRON MONUMENT FOUND
- . . . . IRON PIPE MONUMENT SET
- 281.26 x . . . . EXISTING SPOT ELEVATION

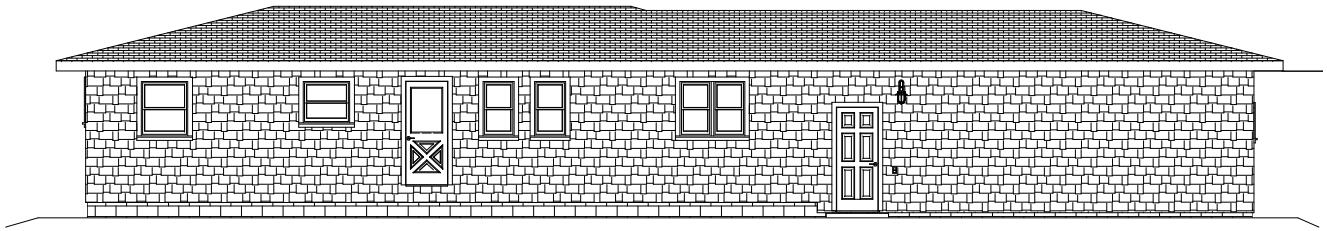
30 0 30

SCALE: 1" = 30'

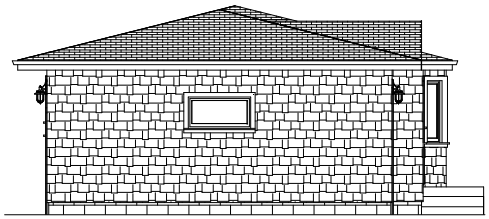
JOB NO: 2020 MURPHY 001

ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING COPYRIGHT 2020.

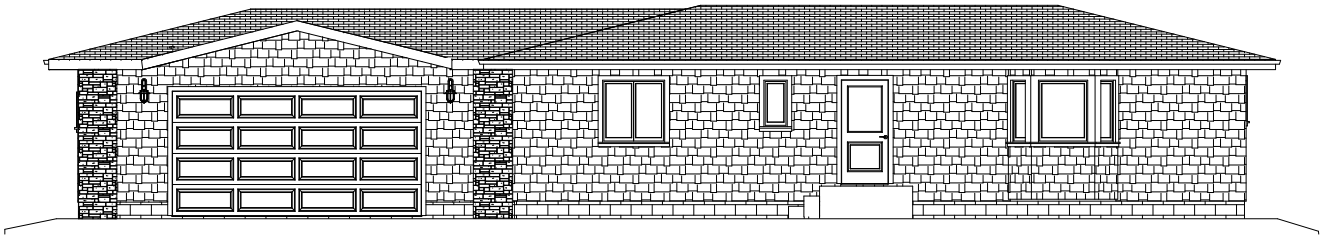
HONSA SURVEYING
1592 PACIFIC AVENUE, EAGAN, MN 55122 (651) 492-6725



REAR ELEVATION



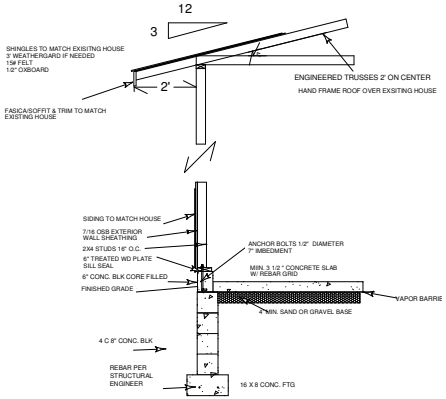
LEFT SIDE ELEVATION



GARAGE ADDITION

FRONT ELEVATION

1/8 " = 1'



GARAGE WALL SECTION

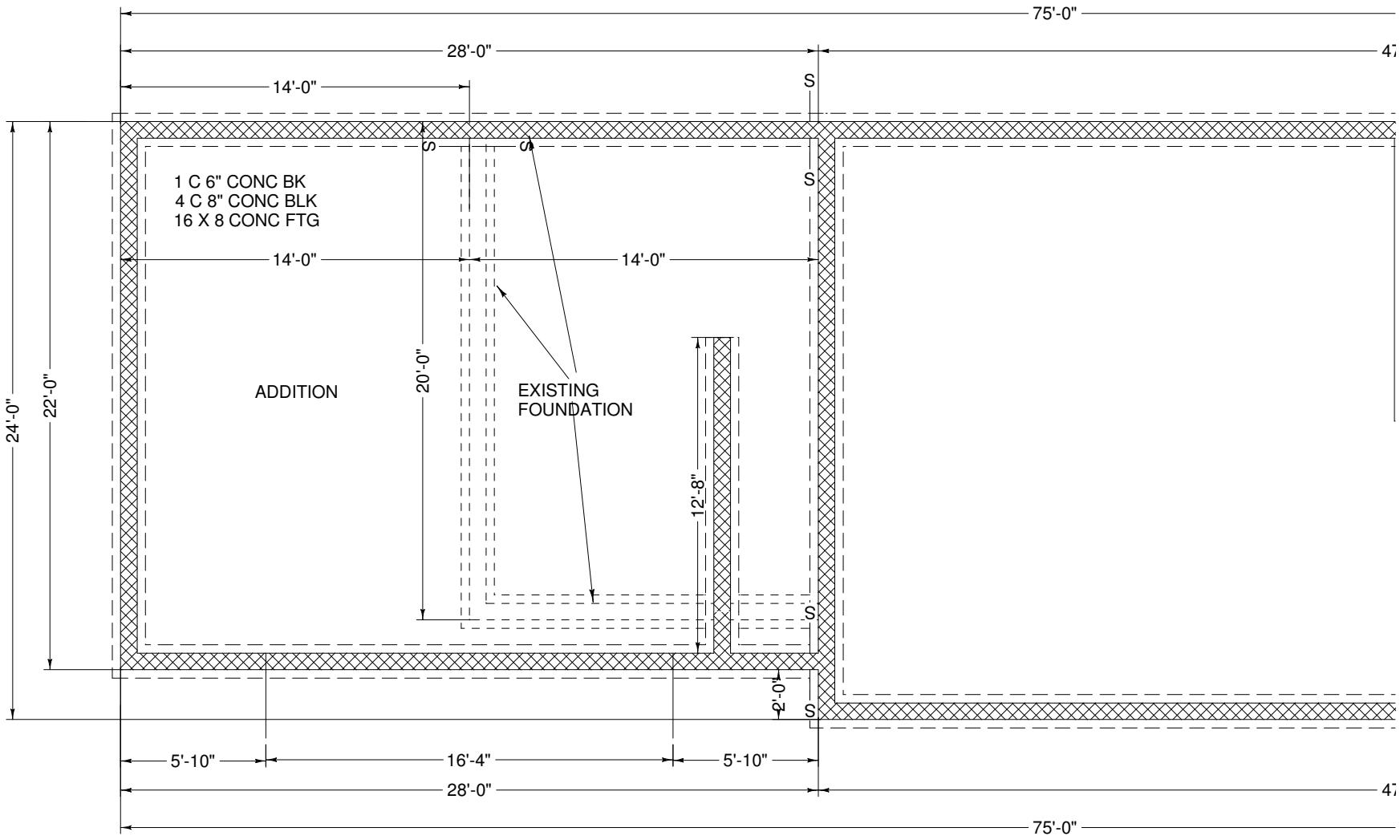
1/4 " = 1"

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTUAL DETAILS & BUILDING CODES, AND GRADE REQUIREMENTS

FOR ISSAC MURPHY
612-500-3772

CAM DESIGN
612-442-9161

P 1



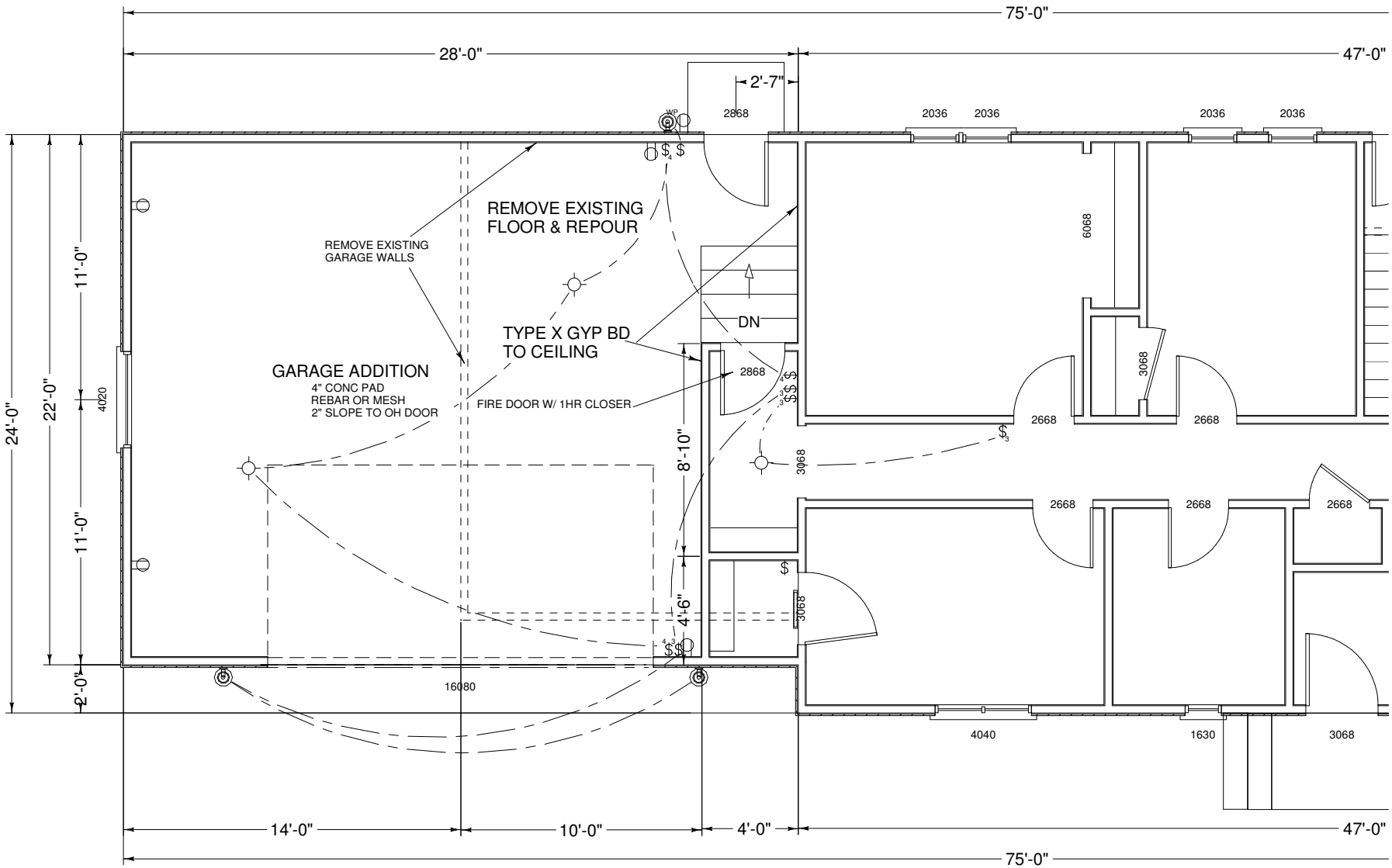
FOUNDATION ADDITION
1/4" = 1'

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTUAL DETAILS & BUILDING CODES, AND GRADE REQUIREMENTS

FOR ISSAC MURPHY
612-500-3772

CAM DESIGN
612-442-9161

P 2



HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTUAL DETAILS & BUILDING CODES, AND GRADE REQUIREMENTS

FOR ISSAC MURPHY
612-500-3772

CAM DESIGN
612-442-9161

P 3

Zenith Ave N
26th Ave N
Manor Dr
Xerxes Ave N

MEMORANDUM

Physical Development Department
763-593-8095 / 763-593-8109 (fax)

Date: September 22, 2020

To: Golden Valley Board of Zoning Appeals

From: Myles Campbell, Planner

Subject: 113 Parkview Terrace
Ryan Hanson, Sustainable 9 Design + Build, Applicant

Introduction
Michael and Heather Noble, the property owners, are seeking a variance from the City Code to build a new home at 113 Parkview Terrace. The applicant is seeking the following variances from City Code:

Variance Request	City Code Requirement
The applicant is requesting a variance to build 1.5 ft. over the allowed 28 ft. for a total height of 29 ft. 5-1/8 in. for a new home, measured from the average grade to the midpoint of the highest pitched roof.	§ 113-88, Single-Family Residential (R-1) Zoning District, Subd. (f)(2) Height Requirements No principal structure shall be erected in the R-1 Zoning District with a building height exceeding 28 feet as measured from the average grade at the front building line. The average grade for a new structure shall be no more than one foot higher than the average grade that previously existed on the lot.

Background
The existing home at 113 Parkview Terrace is a single-family home, built in 1952. The lot itself is approximately 22,351 sq. ft. The lot has a regular shape other than a curved front property line to match the curve of Parkview Terrace. The lot is steeply

sloped in its front yard down towards the roadway, and in the rear yard there is a significant flat section to the rear of the home that the applicant is proposing to fill in order to correct drainage flows on site.

The applicant is planning to tear down the existing home on the lot in order to build a new single-family residence. The new home would be 3-stories total, and have a total footprint of approximately 3,397 sq. ft. The proposed structure as submitted meets all setback requirements, as well as lot cover and impervious surface requirements. However currently the proposed design does not meet maximum height requirements.

Summary of Requests

Zoning code limits building height in the R-1 district to 28' maximum. Sec. 113-1 Definitions, defines building height and also describes how this height is determined:

Building Height: <u>The vertical distance or height of a structure shall be measured from the average grade at the front building line (street side) to the average height of the highest pitched roof or the highest point of a flat roof structure.</u> In the case of a corner lot, the average grade is measured from all sides of the structure facing a street. The grade or average grade of a lot is established at the time of subdivision approval by the City. If the grade or average grade was not established at the time of subdivision approval by the City, the City Manager or his/her designee shall establish the average grade prior to construction of the structure.

Average grade is determined by taking the elevation at 3 points along the front of the home and then finding the average of those three points. Given the designed home's shape and the steep slopes on the front of the lot, this average grade results in a starting height slightly above the lowest floor's slab. From this point to the midpoint of the highest pitched roof, the height of the building is just under 29.5'.

Given that this is a new build, staff typically looks to see what limiting factors with the lot contribute to the need for a variance, versus what aspects of the design are creating the need. Here the biggest contributing factor is the grading of the site. The applicant points out that the elevation for the garage slab is largely set in stone, as this is the elevation required for a driveway with the maximum slope to still be functional. Another limiting factor that is related to grading is the work to be done in the rear of the yard. A portion of the rear yard will be filled in to correct negative grading towards the house. This grading is related to the site itself, however the applicant's desire to provide a rear access from the home is impacted by the decision, as it requires the main level elevation to be raised to meet the yard's new elevation.

Analysis

In reviewing this application, staff has maintained the points of examination to the considerations outlined in Minnesota State Statute 462.357 – that the requested variance is in harmony with the general purposes and intent of the Zoning Chapter, that it is consistent with the City's Comprehensive Plan, and that a property exhibit "practical difficulties" in order for a variance to be granted.

Staff finds that the variance is generally in line with both the purpose of the Zoning Code and the regulations of the Single-Family Residential Zoning District. It is in line with the purpose of the R-1 district, which is "to provide for detached single-family dwelling units at a low density along with directly related and complementary uses."

In reviewing the request for consistency with the City's 2040 Comprehensive Plan, staff also found that the plans mostly matched the intent and goals of the plan's housing and land use chapters. The new build and design represent a major reinvestment in the property, and the design is seeking to improve on-site stormwater management.

In order to constitute practical difficulties:

1. **The property owner must propose to use the property in a reasonable manner.**
   The new home meets all other standards for a new build construction and is fitting with the purpose of the R-1 zoning district. Given that this is a new build opportunity however, staff is somewhat reluctant to allow for the additional height solely in response to grading work as there are other options to achieve a lower height.

2. **The landowners' problem must be due to circumstances unique to the property that is not caused by the landowner.**
   The site grading is a unique challenge in designing for the lot: the front is heavily sloped while the rear has a significant flat portion and a raised section that drains towards the home. However, at least in the rear yard of the lot, the applicant's desire to have rear access from the main floor is contributing to the added height and need for a variance.

3. **And the variance, if granted, must not alter the essential character of the locality**
   The new home would be significantly taller and larger than the existing home, however it would not be out of character with other homes along Parkview Terrace. The additional height being requested would likely be inconsequential to views from public right-of-way or adjacent properties when considering the overall change on the lot.

Additionally, staff assesses whether other options are available to meet the applicant's needs without requiring a variance, or whether the proposal requests the smallest variance necessary to meet the applicant's needs. Given this is new build, staff would push to see the 1.5' in height be corrected without a variance, or with a lesser variance. Is there space to lower ceiling heights on one or more of the levels? Could the rear access be lower and have steps walking up to the yard? A more drastic modification would be to remove the rear access entirely, eliminating the need to raise the main level.

Recommendation
Staff recommends **denial** of the variance request of 1.5 ft. over the allowed 28 ft. for a total height of 29 ft. 5-1/8 in. for a new home, measured from the average grade to the midpoint of the highest pitched roof.

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Physical Development-Planning Department | 7800 Golden Valley Road, Golden Valley, MN 55427
763-593-8055 | FAX: 763-593-8109 | TTY: 763-593-3968 | www.goldenvalleymn.gov

city of golden valley

Zoning Code Variance Application

Street address of property in this application:
113 Parkview Terrace

Applicant Information

Name (individual, or corporate entity)
Sustainable 9 Design + Build

Street address	Zip
3511 W 44th St	55410

Phone	Email
612-636-3232	ryanhanson@sustainable9.com

Authorized Representative (if other than applicant)

Name
SAME

Street address	Zip

Phone	Email

Property Owner (if other than applicant)

Name
Michael and Heather Noble

Street address	Zip
201 Parkview Terrace	55416

Phone	Email
952-657-4743	michaeltnoble@gmail.com

Site Information

Provide a detailed description of the variance(s) being requested:

A variance is requested to exceed the maximum height of 28ft from the average grade at the front of the building by by 1ft 5-1/8in for a total height of 29ft 5-1/8" to allow for new construction home to replace the existing structure.

Provide a detailed description of need for a variance from the Zoning Code, including description of building(s), description of proposed addition(s), and description of proposed alteration(s) to property:

The following section of the zoning code states "Sec. 113-88. (f) Principal Structures, (2)Height Restrictions. No principal structure shall be erected in the R-1 Zoning District with a building height exceeding 28 feet as measured from the average grade at the front building line. The average grade for a new structure shall be no more than one foot higher than the average grade that previously existed on the lot." The existing front yard is a steep slope up to the main level. Due to the Grading of the site, the max slope for a functional driveway, and the existing "average grade", the garage slab elevation cannot change. To maintain access to the rear yard, achieve Positive drainage away from the house, and maintain an accessible Driveway, we are proposing exceeding the allowable height of 28ft by 1ft 5-1/8in while pushing the house further off the street.

→ continued

Zoning Code Variance

Minnesota State Statue 462.357 requires that a property exhibit “practical difficulties” in order for a variance to be considered. Practical difficulties:

- result in a use that is reasonable
- are based on a problem that is unique to the property
- are not caused by the landowner
- do not alter the essential character of the locality

To demonstrate how your request will comply with Minnesota State Statute 462.357, please respond to the following questions.

Explain the need for your variance request and how it will result in a reasonable use of the property.

The existing front yard is a steep slope up to the main level. Due to the grading of the site, the max slope for a functional driveway, and the existing "average grade", the garage slab elevation cannot change. To maintain access to the rear yard, achieve positive drainage away from the house, and maintain an accessible driveway, we are proposing exceeding the allowable height of 28ft by 1ft 5-1/8in while pushing the house further off the street. The first 35' of rear yard immediately adjacent to the existing home is roughly 4' lower than the remainder of the rear yard. The existing lowered area poses an issue with drainage and rear yard access with the proposed building footprint (see attached site plan). We are proposing to fill the lowered portion and raise the main level elevation to access the remainder of the rear yard at the same elevation as the main level.

What is unique about your property and how do you feel that it necessitates a variance?

The steep slope of the front yard and the existing "average grade" does not allow a change to the driveway slope or the driveway will not be functional at that grade percentage. Also, the existing 35ft of rear yard immediately adjacent to the home creates and issue to establishing proper drainage on the site unless it is corrected.

Explain how the need for a variance is based on circumstances that are not a result of a landowner action.

All of the grades are existing on the lot and not something of the landowners actions and were present when they purchased this parcel.

Explain how, if granted, the proposed variance will not alter the essential character of your neighborhood and Golden Valley as a whole.

If granted, this variance will allow the majority of the new proposed home to be set father back on the lot than the existing home. This will bring the new proposed home more in line with the front yard setbacks of the other existing adjacent homes on this side of the block. Also, by allowing this variance, the rear yard will be brought back up to grade with the home which will eliminate poor drainage issues, but also bring it in line with the other flat rear yards on the adjacent homes. Additionally, the neighbor to the North accesses their lot from the East, and sits on higher ground away from the lot in consideration.

→ continued

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Zoning Code Variance

The City requests that you consider all available project options permitted by the Zoning Code before requesting a variance. The Board of Zoning Appeals will discuss alternative options to seeking a variance with you at the public hearing. **Please describe alternate ways to do your project that do not require variances from the Zoning Code.**

In order to do the project without a variance, it would require significantly reducing the footprint of the home and siting it closer to the street in a similar size/footprint to the existing home to avoid rear yard drainage issues, or major excavation. We believe raising the home and pushing it back off the street will impact the street presence in a positive way by aligning it closer with the neighbors.

Required Attachments

- **Current survey** of your property, including proposed addition and new proposed building and structure setbacks (a copy of Golden Valley's survey requirements is available upon request; application is considered incomplete without a current property survey)
- One **current color photograph** of the area affected by the proposed variance (attach a printed photograph to this application or email a digital image to planning@goldenvalleymn.gov; submit additional photographs as needed)
- **Application fee:** $200 for Single-Family Residential, $300 for all other Zoning Districts
- **Legal description:** Exact legal description of the land involved in this application (attach a separate sheet if necessary)

Signatures

To the best of my knowledge, the statements found in this application are true and correct. I also understand that unless construction of the action applicable to this variance request, if granted, is not taken within one year, the variance expires. I have considered all options afforded to me through the City's Zoning Code and feel there is no alternate way to achieve my objective except to seek a variance to zoning rules and regulations. I give permission for Golden Valley staff, as well as members of the Board of Zoning Appeals, to enter my property before the public hearing to inspect the area affected by this request.

Applicant

Name (please print): DocuSigned by: Ryan Hanson

Signature: X Ryan Hanson 783845D107C440E... Date: 9/2/2020

Authorized Representative (if other than applicant)

Name (please print): _____

Signature: X_____ Date: _____

Property Owner (if other than applicant)

Name (please print): DocuSigned by: Michael Noble

Signature: X Michael Noble 5E2E30DBBE8A472... Date: 9/2/2020

Please note: *The City of Golden Valley will send notice of your variance request to all adjoining property owners as well as owners of properties directly across streets or alleys. Your neighbors have the right to address the Board of Zoning Appeals at your public hearing. You are advised to personally contact your neighbors and explain your project to them before the public hearing.*

This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.

PROJECT LOCATION

SQUARE FOOTAGE CALCULATIONS

UNFINISHED		FINISHED	
BASEMENT:	360	LOWER LEVEL:	1,390
GARAGE:	970	MAIN LEVEL:	1,740
TOTAL UNFINISHED:	**1,330 SQFT**	UPPER LEVEL:	1,185
		TOTAL FINISHED:	**4,355 SQFT**

ZONING INFORMATION:

TOTAL LOT AREA: 22,642 SF

LOT COVERAGE:
ALLOWABLE (30%): 6,792 SF
ACTUAL: (15%) : 3397.21

IMPERVIOUS SURFACE:
ALLOWABLE (50%): 11,321 SF
ACTUAL: (41%) 9308.6 SF
- BUILDING FOOTPRINT: 3397.21 SF
- SHED FOOTPRINT : 175 SF
- PAVED AREAS (DRIVEWAY, PATIO, REAR PATIOS): 3586.4 SF
- 30X60 SPORT COURT: 1800 SF
- FIREPIT PATIO AS DRAWN: 350' SF

FRONT YARD IMPERVIOUS:
ALLOWABLE: (40% OF FRONT YARD): 1,340.4 SF
ACTUAL: (23%) 764.58 SF

MAX BUILDING HEIGHT:
28' FROM AVG. GRADE TO AVERAGE OF HIGHEST ROOF

YARD SETBACKS:
FRONT - 35 FT
REAR - 25 FT
SIDE - 12.5 FT *STRUCTURE OVER 15' ADDITIONAL REQUIREMENTS

ARCHITECTURAL DESIGNER

UNFOLD ARCHITECTURE

UNFOLD ARCHITECTURE
cell. (763) 486-7779
contact. Mike Gray
email. mike@unfoldarchitecture.com

GENERAL CONTRACTOR

SUSTAINABLE NINE DESIGN + BUILD

SUSTAINABLE NINE DESIGN + BUILD
cell. (612) 327-9449
contact. Chad Hanson
email. chadhanson@sustainable9.com

UNFOLD ARCHITECTURE

VARIANCE REQUEST

VARIANCE REQUEST

SINGLE FAMILY RESIDENCE (R1)

113 PARKVIEW TERRACE

GOLDEN VALLEY, MN 55427

PROJECT NUMBER 19031

SHEET NAME
VARIANCE COVER

SHEET NUMBER
V-00

Surveyors Certificate

Existing Conditions Survey For:

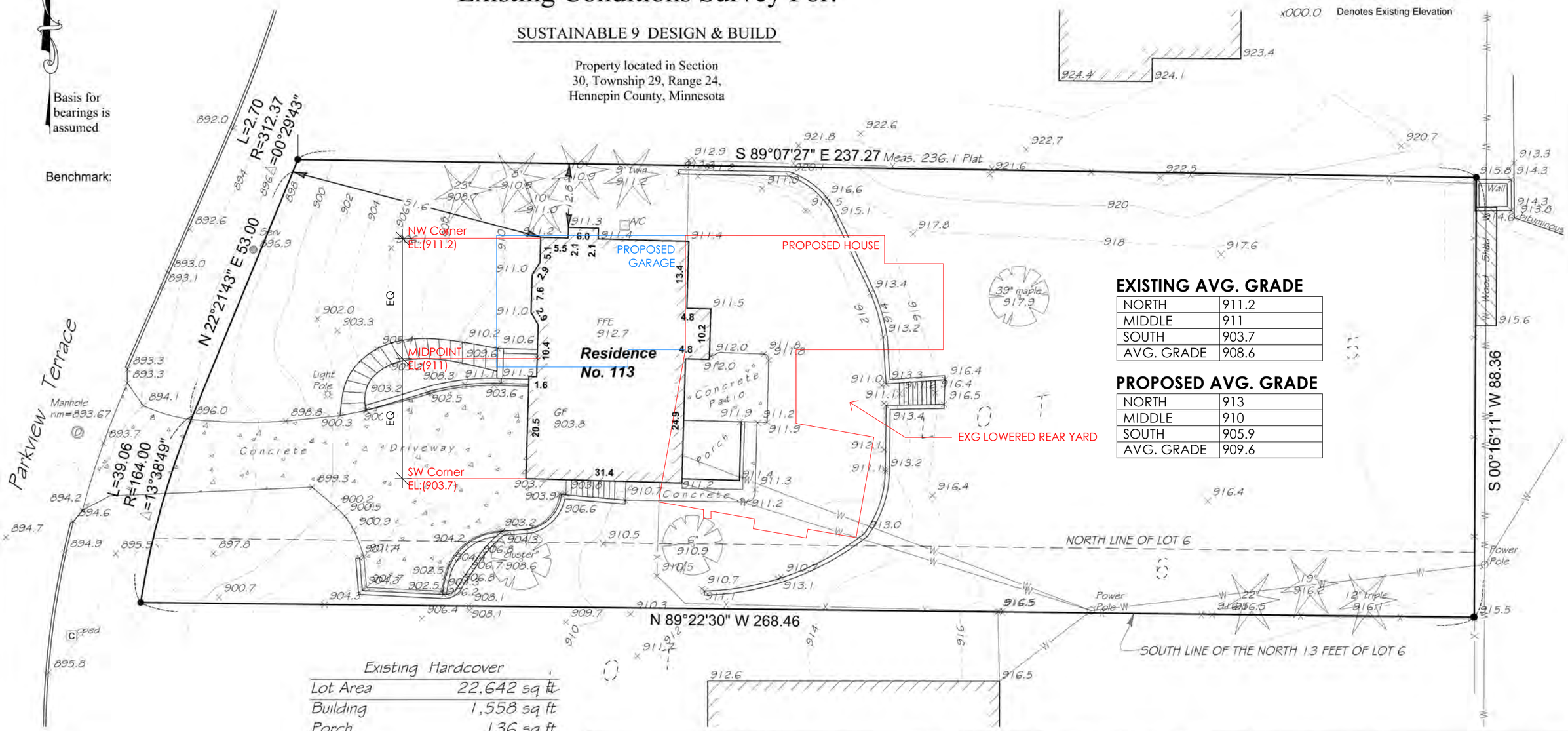
SUSTAINABLE 9 DESIGN & BUILD

Property located in Section
30, Township 29, Range 24,
Hennepin County, Minnesota

Basis for bearings is assumed

Benchmark:

● Denotes Found Iron Monument
○ Denotes Iron Monument
Denotes Existing Contours
x000.0 Denotes Existing Elevation



EXISTING AVG. GRADE

NORTH	911.2
MIDDLE	911
SOUTH	903.7
AVG. GRADE	908.6

PROPOSED AVG. GRADE

NORTH	913
MIDDLE	910
SOUTH	905.9
AVG. GRADE	909.6

Property Zoned: R-1, Residential

Setback Requirements per Zoning Ordinance
Front - 35' or 30' for open decks & porches
Side - 15' for 15' of building height, refer to City code for specifics
Rear - 25 feet

Existing Hardcover	
Lot Area	22,642 sq ft
Building	1,558 sq ft
Porch	136 sq ft
Conc. Pato	222 sq ft
Conc. Drive	1,793 sq ft
Conc. Walks	316 sq ft
Front stoop	34 sq ft
Total	4,059 sq ft
Percentage	17.93%

Legal Description
Lot 5 and the North 13 feet of Lot 6, Block 1,
GLENURBAN
Hennepin County, Minnesota

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
DemarcInc.com

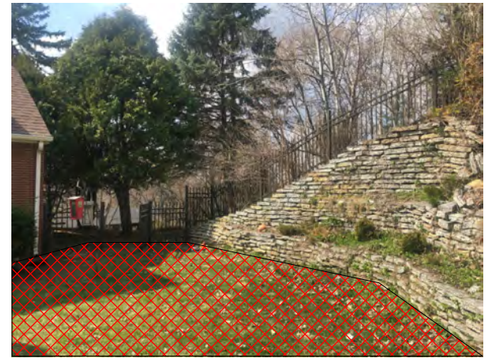
Project No. 89042
Scale: 1" = 20'
F.B.No. 1112-40
Drawn By J. Munson
Address: 113 Parkview Terrace
Golden Valley, MN
rev

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed this 19th day of June 2020.

Signed
Gregory R. Prasch, Minn. Reg. No. 24992

F:\survey\glenurban - hennepin\5-6-1\01 Surveying - 89042\01 CAD\01 Source\01 Survey Base.dwg

EXISTING REAR YARD CONDITION



THE FIRST 35' OF REAR YARD IMMEDIATELY ADJACENT TO THE EXISTING HOME IS ROUGHLY 4' LOWER THAN THE REMAINDER OF THE REAR YARD. THIS AREA IS DASHED WITH RED ON THE PHOTOS (LEFT, ABOVE).

THE EXISTING LOWERED AREA (IN RED) POSES AN ISSUE WITH DRAINAGE AND REAR YARD ACCESS WITH THE PROPOSED BUILDING FOOTPRINT (SEE ATTACHED SITE PLAN). WE ARE PROPOSING TO FILL THE LOWERED PORTION AND RAISE THE MAIN LEVEL ELEVATION TO ACCESS THE REMAINDER OF THE REAR YARD AT THE SAME ELEVATION AS THE MAIN LEVEL.

EXISTING FRONT YARD CONDITION

THE EXISTING FRONT YARD IS A STEEP SLOPE UP TO THE MAIN LEVEL. DUE TO THE GRADING OF THE SITE, THE MAX SLOPE FOR A FUNCTIONAL DRIVEWAY, AND THE EXISTING "AVERAGE GRADE", THE GARAGE SLAB ELEVATION CAN NOT CHANGE. IN ORDER TO MAINTAIN ACCESS TO THE REAR YARD, ACHIEVE POSITIVE DRAINAGE AWAY FROM THE HOUSE, AND MAINTAIN AN ACCESSIBLE DRIVEWAY, WE ARE PROPOSING EXCEEDING THE ALLOWABLE HEIGHT WHILE PUSHING THE HOUSE FURTHER OFF THE STREET.

UNFOLD

113 PARKVIEW TERRACE
08/27/20

EXISTING CONDITIONS

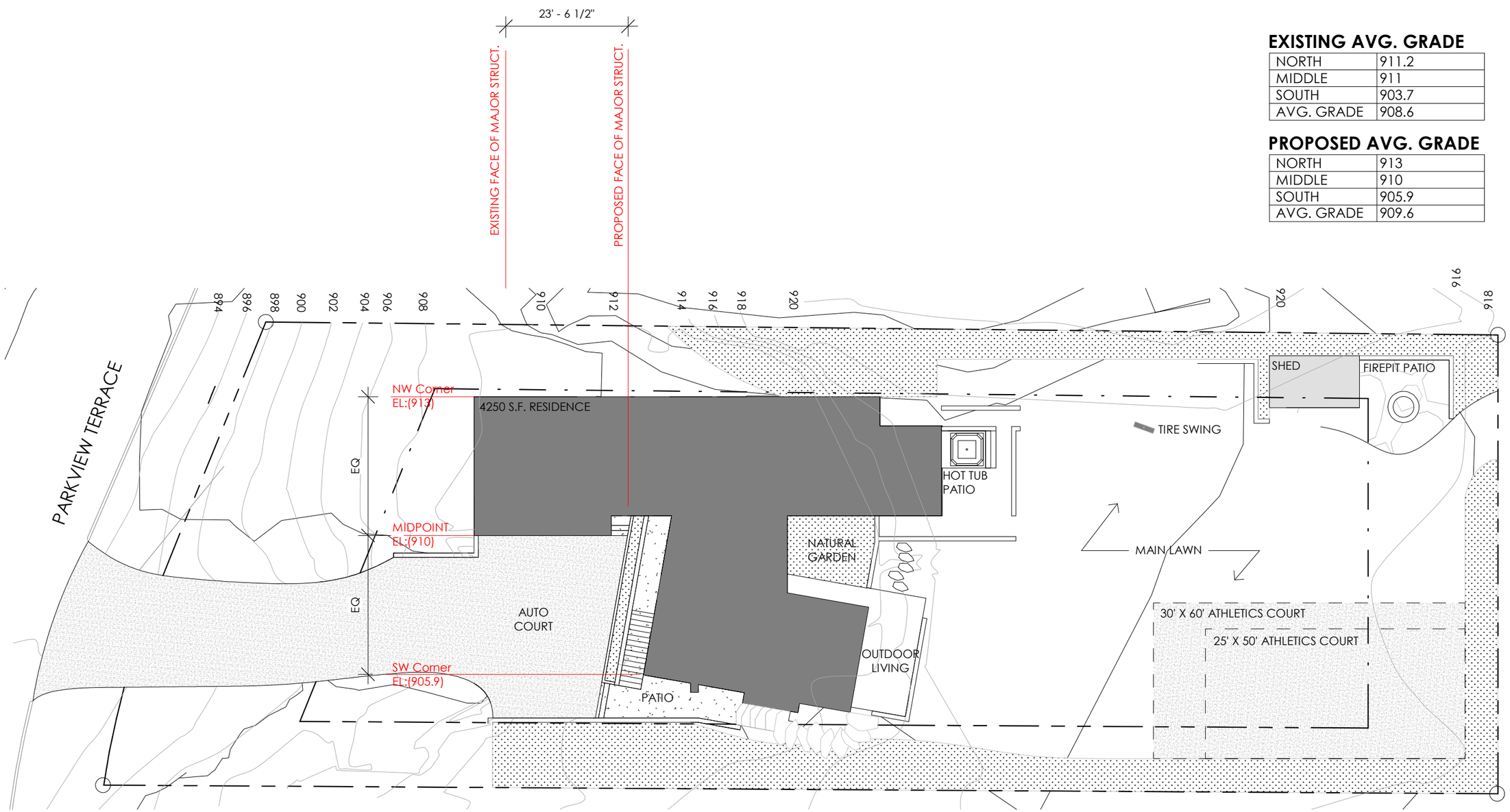
0 4 8 16 24

EXISTING AVG. GRADE

NORTH	911.2
MIDDLE	911
SOUTH	903.7
AVG. GRADE	908.6

PROPOSED AVG. GRADE

NORTH	913
MIDDLE	910
SOUTH	905.9
AVG. GRADE	909.6



UNFOLD

113 PARKVIEW TERRACE
08/27/20

PROPOSED SITE PLAN

0 4 8 16 24

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

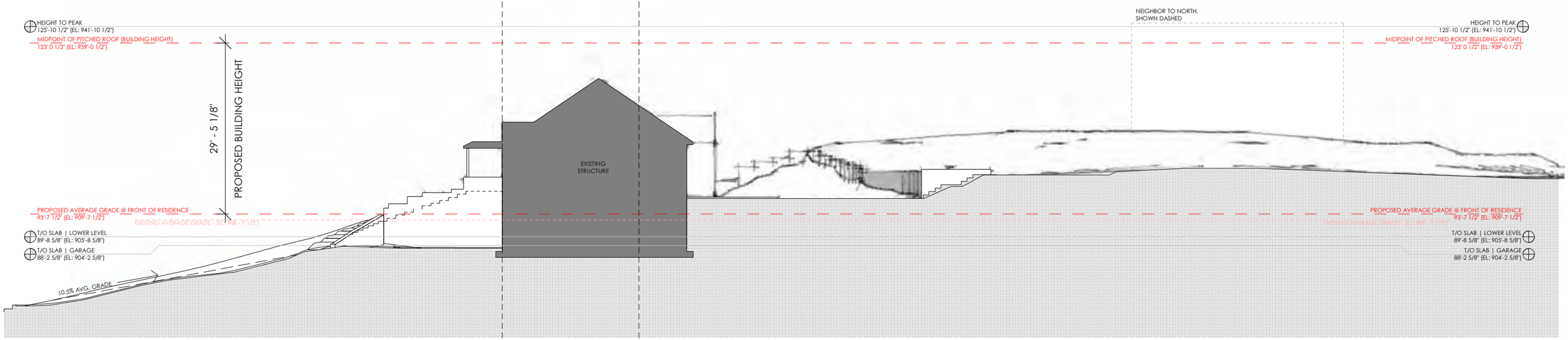
UNFOLD

113 PARKVIEW TERRACE
08/31/20

PROPOSED ELEVATIONS

0 4 8 16 24

PROPOSED SITE SECTION



EXISTING SITE SECTION

EXISTING FACE OF MAJOR STRUCTURE

PROPOSED FACE OF MAJOR STRUCTURE

UNFOLD

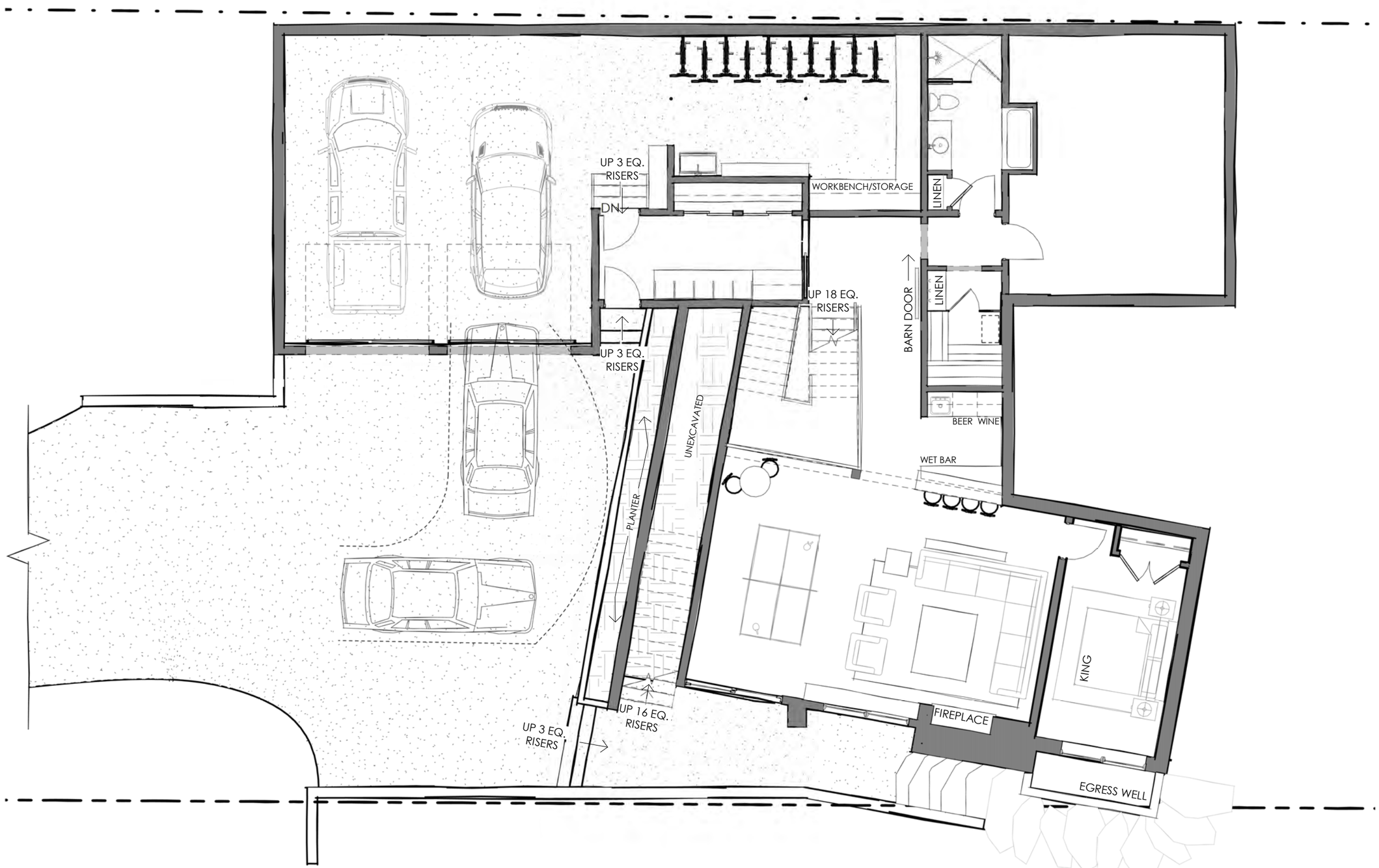
113 PARKVIEW TERRACE
08/31/20

PROPOSED SITE SECTION

0 4 8 16 24

UNFOLD

113 PARKVIEW TERRACE
EXTERIOR RENDERINGS



1 LOWER LEVEL PLAN

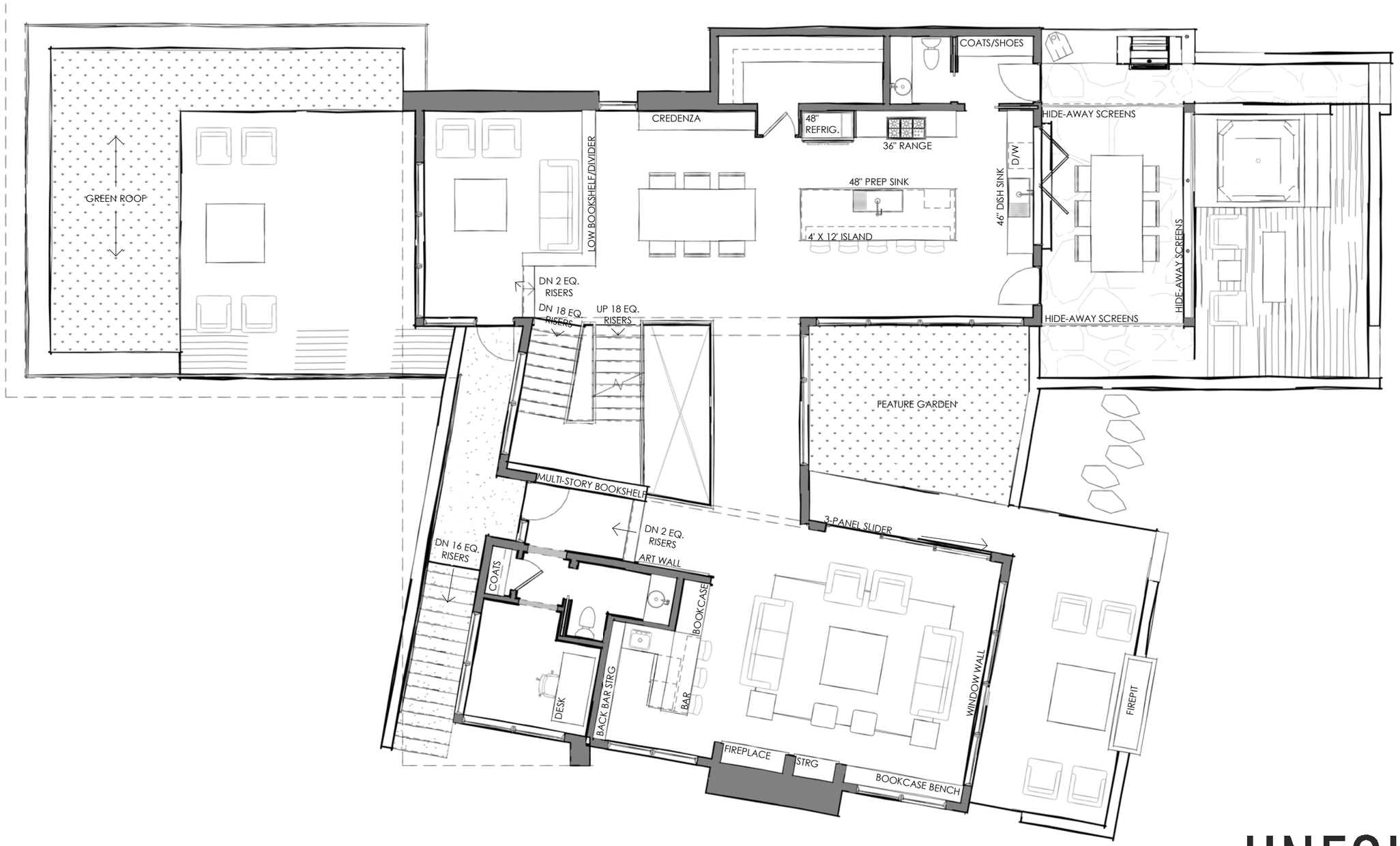
1/8" = 1'-0"

UNFOLD

113 PARKVIEW TERRACE
08/31/20

LOWER LEVEL FLOOR PLAN

0 4 8 16 24



1 MAIN LEVEL PLAN

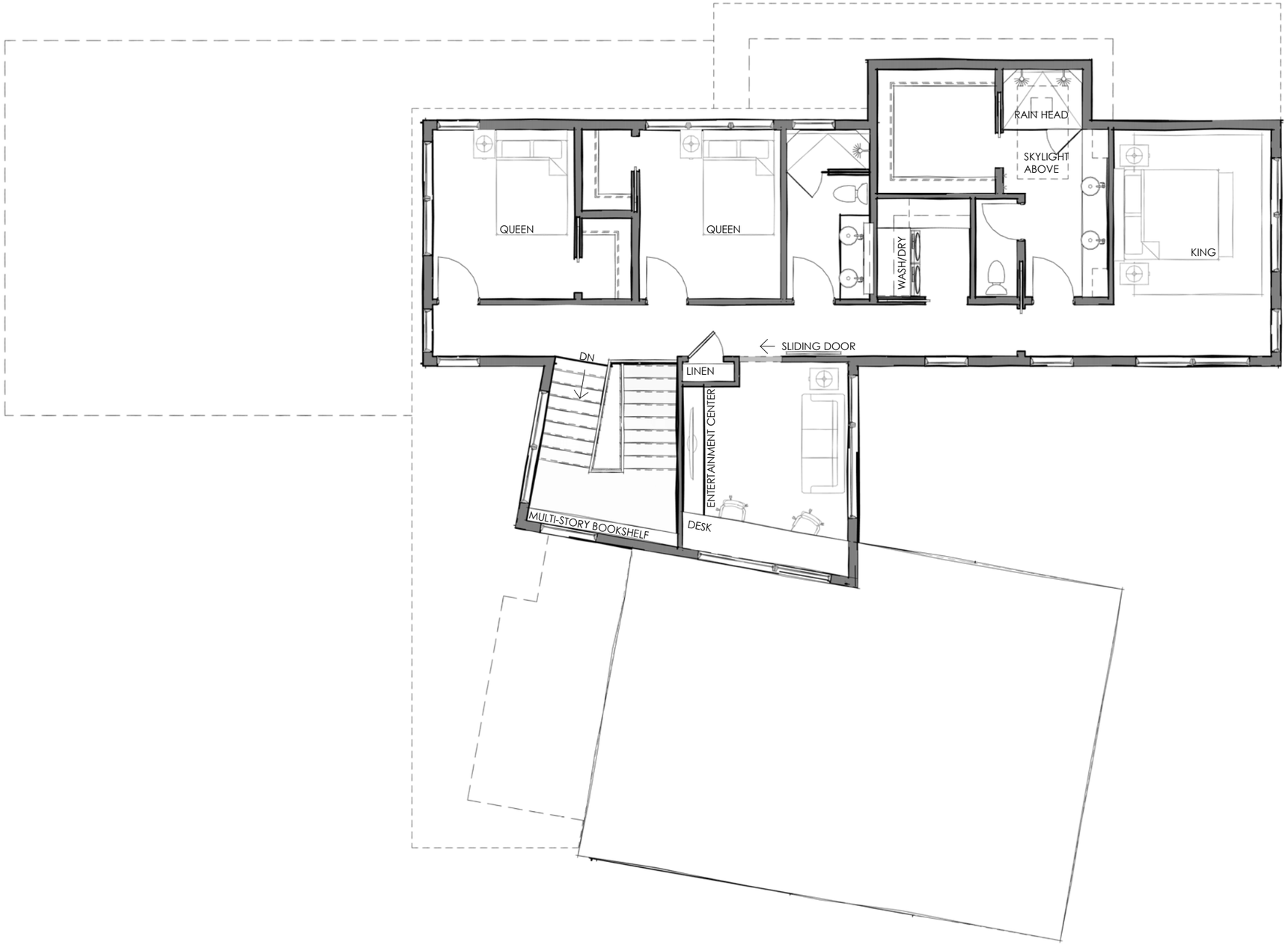
1/8" = 1'-0"

UNFOLD

113 PARKVIEW TERRACE
08/31/20

MAIN LEVEL FLOOR PLAN

0 4 8 16 24



1 UPPER LEVEL PLAN

1/8" = 1'-0"

UNFOLD

113 PARKVIEW TERRACE
08/31/20

UPPER LEVEL FLOOR PLAN

0 4 8 16 24

Legal Description

Lot 5 and the North 13 feet of Lot 6, Block 1,
GLENURBAN
Hennepin County, Minnesota