CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #x
September 15, 2016
BZZ-7882

LAND USE APPLICATION SUMMARY

Property Location: 5400 Vincent Ave S

Project Name: 5400 Vincent Ave Remodel and Addition

Prepared By: Peter Crandall, City Planner, (612) 673-2247

Applicant: Nathan and Ann Abel

Project Contact: Karen Thompson

Request: To allow two additions and a new deck on a single family dwelling.

Required Applications:

Variance	To reduce the minimum front yard requirement for a reverse corner lot along Vincent Ave S from 38 feet to 11 feet to allow two bump-out additions and a new deck on an existing single-family dwelling.

SITE DATA

Existing Zoning	R1 Single Family District SH Shoreland Overlay District
Lot Area	6,300 square feet
Ward(s)	13
Neighborhood(s)	Armatage Neighborhood; adjacent to Fulton Neighborhood
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

Date Application Deemed Complete	August 19, 2016	**Date Extension Letter Sent**	
End of 60-Day Decision Period	October 18, 2016	**End of 120-Day Decision Period**	

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing single-family dwelling was permitted for construction in 1950.

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

PROJECT DESCRIPTION. The applicant is proposing to construct two small bump-out additions to the East and North facades of the existing single-family dwelling. Additionally, they will clad a portion of the East façade with new material and construct a deck of 324 square feet on the South side of the dwelling.

The lot is considered a reverse corner lot because the adjacent structure to the South fronts along Vincent Ave S and has a front yard setback of 38 feet from the property line. This parcel was originally addressed along 54th Street W and thereby the majority of the existing structure sits within the required front yard making the site nearly unbuildable without a variance.

The two bump-out additions are 1 foot 10 inches in depth and are to be constructed within the existing roof overhang and would not significantly alter the bulk of the existing building. The new material addition to the East façade would extend it by approximately 4 inches.

A deck is a permitted obstruction in a required front yard, however, the proposed deck exceeds the allowed dimension of 50 square feet and the allowed protrusion of 4 feet into the required yard. The proposed deck is 324 square feet and would be constructed entirely within the required front yard.

PUBLIC COMMENTS. To date we have received no formal correspondence or comment on the project. Any additional correspondence received prior to the public meeting will be forwarded on to the Zoning Board of Adjustment for consideration.

ANALYSIS

YARD VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard requirement for a reverse corner lot along Vincent Ave S from 38 feet to 11 feet to allow two bumps outs and a new 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.*

   Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The property's current status as a reverse corner lot means that over half of the existing parcel is considered a required front yard, thereby rendering it extremely difficult to alter the existing structure without a variance.

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

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed additions would not significantly alter the existing structures bulk and will not add any height to the existing building thereby having almost no impact on adjacent properties access to light, air or open space. The proposed deck addition will be 13 feet from the sidewalk and 51 feet from the property line to the South. The proposed alterations are reasonable and in keeping with the spirit 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 additions to the existing structure are modest in size and architecturally compatible with the building and the surrounding area. The deck addition provides enough separation from the street and adjacent properties so as not to be detrimental to the safety and welfare of the general public or those utilizing the property. Additionally the existing garage provides some screening of the deck from the property to the South.

Additional Standards for Variances within the SH Shoreland Overlay District

In addition, the Zoning Board of Adjustment shall consider, but not be limited to, the following factors when considering conditional use permit or variance requests within the SH Shoreland Overlay District:

1. *The prevention of soil erosion or other possible pollution of public waters, both during and after construction.*

   The project will require no excavation or grading that would affect nearby public waters through erosion or other possible pollutants.

2. *Limiting the visibility of structures and other development from protected waters.*

   The proposed exterior work on the existing structure is confined to the within the existing roof overhang. One exterior bump-out is proposed on the North side of the property, facing Minnehaha Creek and will not limit any views to or from the creek. The other proposed bump-out on the East façade of the residence is located such that the view to the neighboring property to the South will not be interrupted or restricted. The proposed deck will be less than 2 feet above grade and will not interfere with view to or from protected waters.

3. *The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.*

   This standard is not applicable for the proposed development.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application(s) by Applicant Name for the properties located at addresses:

A. Variance to reduce the minimum front yard requirement.

Recommended motion: **Approve** the application to reduce the minimum front yard requirement along Vincent Ave S for a reverse corner lot from 38 feet to 11 feet to allow for two bump-out additions and a new deck, subject to the following conditions:

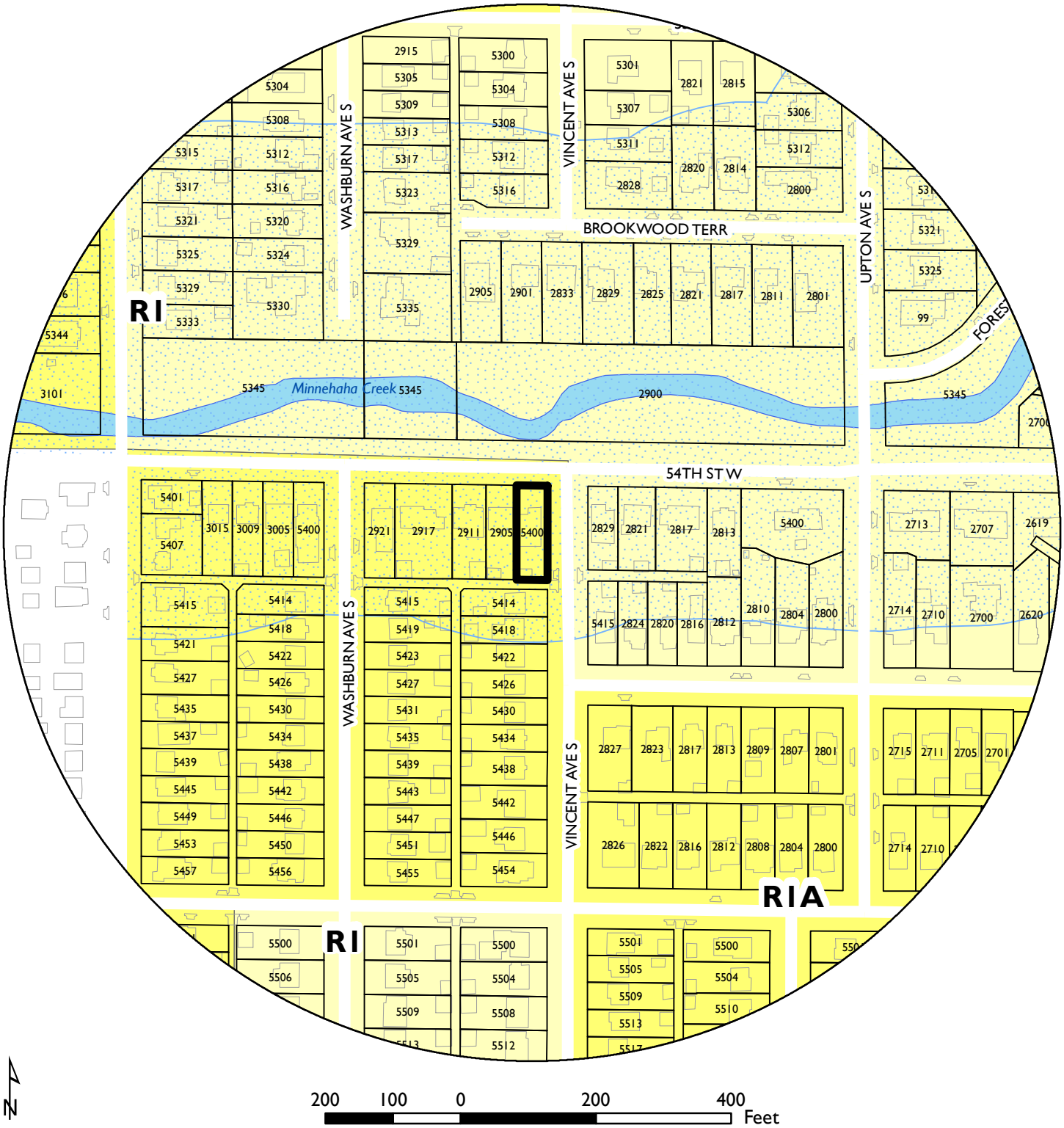
1. Approval of the final site, landscaping, and elevation plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by September 15, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Survey
4. Site plan
5. Plans
6. Building elevations
7. Photos

Nathan & Ann Abel — NAME OF APPLICANT

13th — WARD



PROPERTY ADDRESS

5400 Vincent Ave S

FILE NUMBER

BZZ-7882

Statement of proposed use and description of the project

This project is a residential remodel at 5400 Vincent Ave S, Minneapolis, MN 55410. New exterior work consists of 2 bay window bump-outs at 1'-10" projection from current exterior surface, and still within the existing roof overhang. One bump-out is on the East side of house facing Vincent Avenue, the other bump-out is facing 54th Street South. New exterior work also includes two areas of wall furring on the Eastern elevation facing Vincent Avenue to a projection of 3-1/2" from the current exterior surface and will be clad in new Hardie Panel. The project will include 5 new windows, of which one will be replacing an existing window, all others will be in new framing. The existing stucco surface will be patched and repaired as required. The basement will get 2 new egress windows and wells, some interior remodeling and plumbing rough-in. Interior work on the main level will include a kitchen, bedroom and bathrooms remodel.

Variance Statement for 5400 Vincent Ave S, Minneapolis, MN 55410

Practical difficulties exist in complying with the ordinance due to the platting of this property and the neighboring properties. The neighboring property to the South was platted facing East, and has a front yard setback of 39'-0". The property at 5400 Vincent Ave South was platted to the North and is situated on a corner lot. The current zoning code states that both the North and East sides of this property must comply with the front yard setback requirement, which is 38'-0" from the property line.

The exterior work proposed for this residential remodel includes (2) bay window bump-outs, one on the North elevation and one on the East elevation. Also proposed are two areas of exterior wall furring with new Hardie panel siding. The property Owners are also planning a deck off the South side of the property that will be constructed in the future. Stucco will be patched and repaired as required.

This project attempts to maintain the essential character of the vast majority of houses in the neighborhood, and the exterior façade work will have a finished surface that is within the current roof overhang. Since the proposed projections extend less than 2 feet from the current façades, this building proposal does not affects views from or to Minnehaha Creek.

The property owners intend to continue the use of the property as their residence.

Shoreland Overlay Variance

(1) The prevention of soil erosion or other possible pollution of pulic waters, both during and after construction.
    a. 5400 Vincent Ave S is located on a level lot across 54th St from Minnehaha Creek. No significant grading will be changed for this project.
(2) Limiting the visibility of structures and other development from protected waters.
    a. The proposed exterior work will still be within the boundary of the existing roof overhang. One exterior bump-out is proposed on the North side of the property, facing Minnehaha Creek and will not limit any views to or from the creek. The other proposed bump-out on the East façade of the residence is located such that the view to the neighboring property to the South will not be interrupted or restricted. The proposed future deck will be less than 2'-0" above grade and will not interfere with views from any direction.
(3) The suitability of the protected water to safely accommodate the types, uses and numbers of watercraft that the development may generate.
    a. The proposed project is located across 54th Street from Minnehaha Creek, it will not affect any watercraft or the ability to use or access the creek.

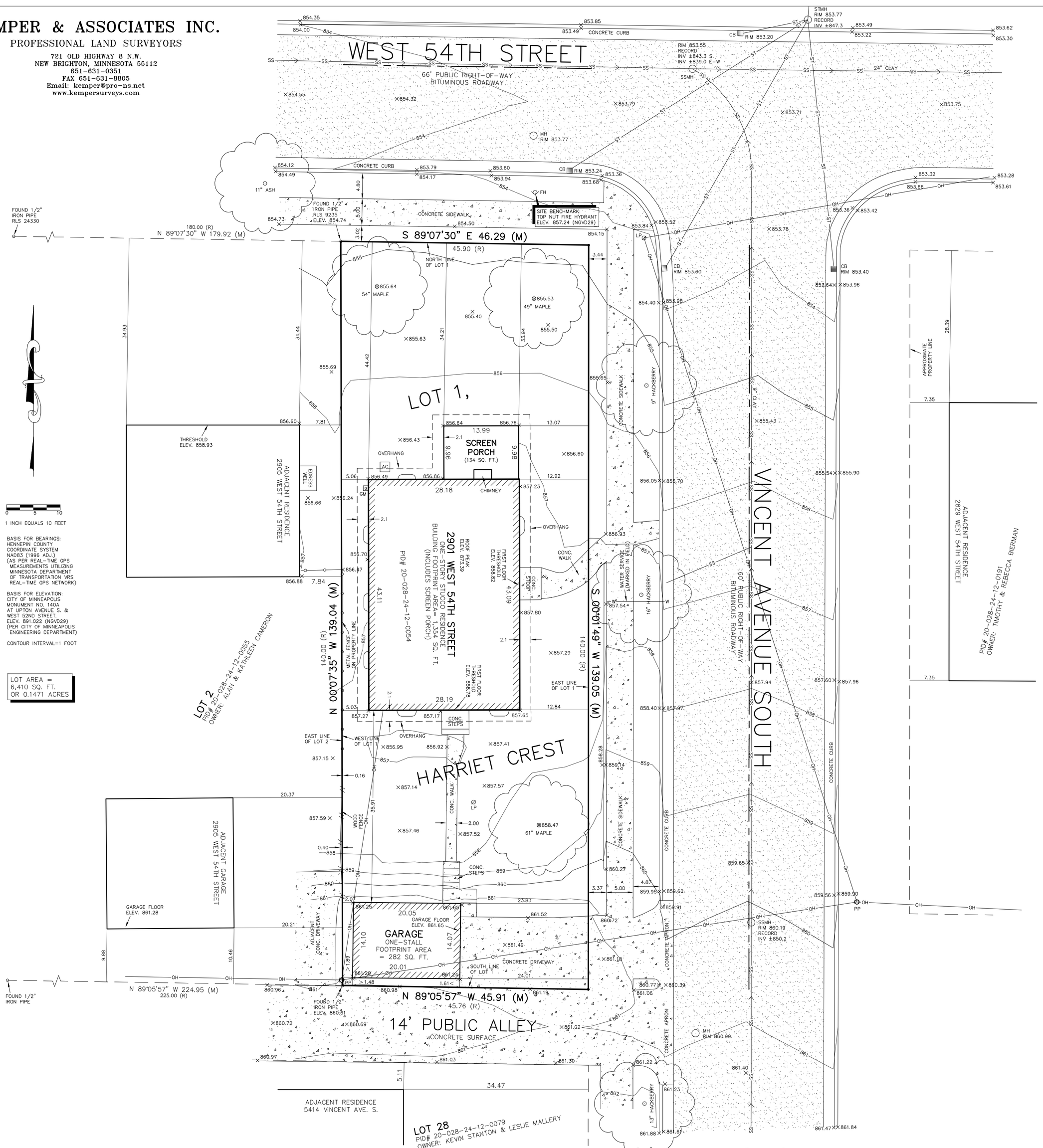
KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS
721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
Email: kemper@pro-ns.net
www.kempersurveys.com

THE ABEL RESIDENCE

LOT 1, HARRIET CREST

2901 WEST 54TH STREET

CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA



1 INCH EQUALS 10 FEET

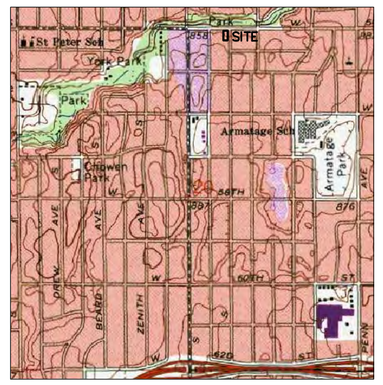
BASIS FOR BEARINGS:
HENNEPIN COUNTY
COORDINATE SYSTEM
NAD83 (1996 ADJ.)
(AS PER REAL-TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION VRS
REAL-TIME GPS NETWORK)

BASIS FOR ELEVATION:
CITY OF MINNEAPOLIS
MONUMENT NO. 140A
AT UPTON AVENUE S. &
WEST 52ND STREET
ELEV. 891.022 (NGVD29)
(PER CITY OF MINNEAPOLIS
ENGINEERING DEPARTMENT)

CONTOUR INTERVAL=1 FOOT

LOT AREA =
6,410 SQ. FT.
OR 0.1471 ACRES

SECTION 20, T28N, R24W



VICINITY MAP
(NO SCALE)

2901 WEST 54TH STREET (FRONT)
MINNEAPOLIS, MINNESOTA

2901 WEST 54TH STREET (REAR)
MINNEAPOLIS, MINNESOTA

ZONING REQUIREMENTS

ZONED R-1A: SINGLE FAMILY DISTRICT
SUBJECT TO SH: SHORELAND OVERLAY DISTRICT

MINIMUM LOT AREA: 5,000 SQ. FT.

MINIMUM LOT WIDTH: 40 FEET

MAX. FLOOR AREA RATIO: 0.5 OR 2,500 SQ. FT OF GFA, WHICHEVER IS LESS

MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 30 FEET, WHICHEVER IS LESS

MAXIMUM LOT COVERAGE: 45% (STRUCTURES ONLY)

IMPERVIOUS SURFACE COVERAGE: 60%

BUILDING SETBACKS:

FRONT: 20 FEET

INTERIOR SIDE: LOT WIDTH LESS THAN 42': 5 FEET
LOT WIDTH 42'–51.99': 6 FEET
LOT WIDTH 52'–61.99': 7 FEET
LOT WIDTH 62'–84.99': 8 FEET
LOT WIDTH 85'–99.99': 10 FEET
LOT WIDTH 100' OR MORE: 12 FEET

CORNER SIDE: 8 FEET

REAR: 5 FEET

FRONT YARD INCREASED: THE REQUIRED FRONT YARD SHALL BE INCREASED WHERE THE ESTABLISHED FRONT YARD OF THE CLOSEST PRINCIPAL BUILDING ORIGINALLY DESIGNED FOR RESIDENTIAL PURPOSES LOCATED ON THE SAME BLOCK FACE ON EITHER SIDE OF THE PROPERTY EXCEEDS THE FRONT YARD REQUIRED BY THE ZONING DISTRICT. IN SUCH CASE, THE REQUIRED FRONT YARD SHALL BE NOT LESS THAN SUCH ESTABLISHED FRONT YARD, THE REQUIRED FRONT YARD SHALL NOT BE LESS THAN THAT ESTABLISHED BY A LINE JOINING THOSE PARTS OF BOTH BOTH BUILDINGS NEAREST TO THE FRONT LOT LINE, NOT INCLUDING ANY OBSTRUCTIONS ALLOWED BY TABLE 535-1 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS. IN DETERMINING AN INCREASE IN THE REQUIRED FRONT YARD, ONE (1) OF THE NEAREST PRINCIPAL RESIDENTIAL STRUCTURES MAY BE REMOVED FROM CONSIDERATION WHERE SUCH STRUCTURE EXCEEDS THE ESTABLISHED FRONT YARD OF ANY OTHER SUCH BUILDING ON THE SAME BLOCK FACE BY TWENTY-FIVE (25) FEET OR MORE AND THERE ARE NO FEWER THAN FOUR (4) PRINCIPAL RESIDENTIAL STRUCTURES ON THE SAME BLOCK FACE, INCLUDING THE PROPOSED STRUCTURE. IN SUCH INSTANCE, THEN NEXT-NEAREST PRINCIPAL BUILDING ORIGINALLY DESIGNATED FOR RESIDENTIAL PURPOSES SHALL BE INCORPORATED IN DETERMINING THE INCREASED FRONT YARD. NOTHING IN THIS PROVISION SHALL AUTHORIZE A FRONT YARD LESS THAN THAT REQUIRED BY THE ZONING DISTRICT.

OVERLAY DISTRICT SH – SHORELAND OVERLAY DISTRICT

THE SHORELAND OVERLAY DISTRICT REGULATES MANY DIFFERENT TYPES OF CONSTRUCTION PRACTICES, SUCH AS GRADING AND FILLING, REMOVAL OF VEGETATION, STORM WATER MANAGEMENT, AND DEVELOPMENTS ON SLOPES BETWEEN 12 AND 18 PERCENT. PLEASE REFER TO THE CITY OF MINNEAPOLIS ZONING ORDNANCE, CHAP. 551, ARTICLE VI, SHORELAND OVERLAY REGULATIONS FOR DETAILED DESCRIPTIONS OF THE REQUIREMENTS.

(AS PER CITY OF MINNEAPOLIS ZONING CODE)

OWNER, ARCHITECT AND BUILDER TO VERIFY ALL ZONING INFORMATION PRIOR TO DESIGN, DEMOLITION OR CONSTRUCTION. THE ZONING AND SETBACKS SHOWN ARE THE BEST AVAILABLE DATA AT THE TIME OF SURVEY.

IMPERVIOUS SURFACE SUMMARY

FOOTPRINT OF HOUSE & PORCH= 1,354 SQ. FT.
FOOTPRINT OF GARAGE= 282 SQ. FT.
AREA OF CONC. DRIVEWAY= 318 SQ. FT.
AREA OF REAR WALK & STEPS= 116 SQ. FT.
AREA OF SIDE STOOP & WALK= 68 SQ. FT.

TOTAL IMPERVIOUS AREA= 2,138 SQ. FT.
(33.4% OF LOT AREA)

LEGEND

—936—	EXISTING CONTOUR LINE
×937.33	EXISTING SPOT ELEVATION
MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
CB	CATCH BASIN
WV	WATER VALVE
PP	POWER POLE
FH	FIRE HYDRANT
LP	LIGHT POLE
GM	GAS METER
AC	AIR CONDITIONER
— OH —	OVERHEAD UTILITY LINE
— SS —	SANITARY SEWER LINE
— ST —	STORM SEWER LINE
(M)	DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
(R)	DENOTES RECORD DIMENSION AS PER PLAT OR LEGAL DESCRIPTION
•	DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

PREPARED FOR:
NATHAN & ANN ABEL
2901 WEST 54TH STREET
MINNEAPOLIS, MINNESOTA 55410
CELL: 612-670-5641

ARCHITECT:
TAN NGUYEN, AIA
NGUYEN ARCHITECTS, INC.
2637 27TH AVE. S., SUITE 220A
MINNEAPOLIS, MINNESOTA 55406
OFFICE: 612-789-9287
CELL: 612-644-4369

STATE OF MINNESOTA
DANIEL F. COREY
PROFESSIONAL LAND SURVEYOR
18407
MARK D. KEMPER

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

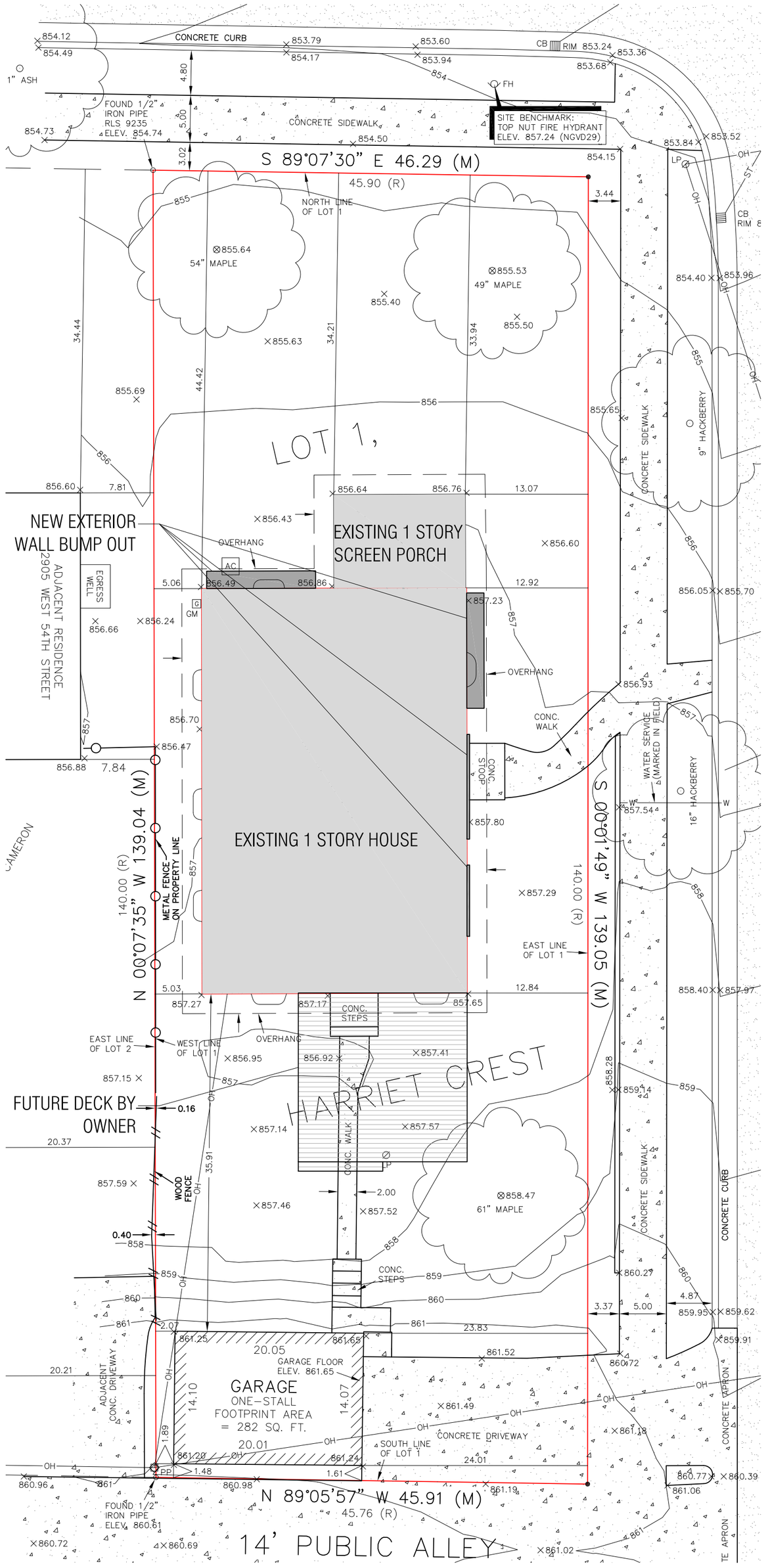
Mark D. Kemper
DANIEL F. COREY, PLS 52585

DATED THIS 17TH DAY OF MAY, 2016

CERTIFICATE OF SURVEY

15276 (15276R1.DWG) D.B. DAVE D.

KEMPER & ASSOCIATES, INC. ©



1 *SITE PLAN*
SCALE: 1:10

IMPERVIOUS SURFACE SUMMARY	
LOT AREA =	6,410 SQ. FT.
MAX. IMPERVIOUS SURFACE COVERAGE =	60%
FOOTPRINT OF HOUSE & PORCH =	1,354 SQ. FT.
FOOTPRINT OF GARAGE =	282 SQ. FT.
AREA OF CONC. DRIVEWAY =	318 SQ. FT.
AREA OF REAR WALK & STEPS =	116 SQ. FT.
AREA OF SIDE STOOP & WALK =	68 SQ. FT.
AREA OF NEW DECK =	333 SQ. FT.
TOTAL IMPERVIOUS AREA =	2,471 SQ. FT. (38.5% OF LOT AREA)

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320 W. 48th St.
Minneapolis, MN 55419
tel (612) 208-1727
fax (952) 929-1157

Abel
Residence Remodel
5400 Vincent Avenue South
Minneapolis, MN 55410

ISSUE	DATE
REVIEW SET	5.9.2016
REVISED SET	7.22.2016
PERMIT SET	8.03.2016

Site Plan

A0.1

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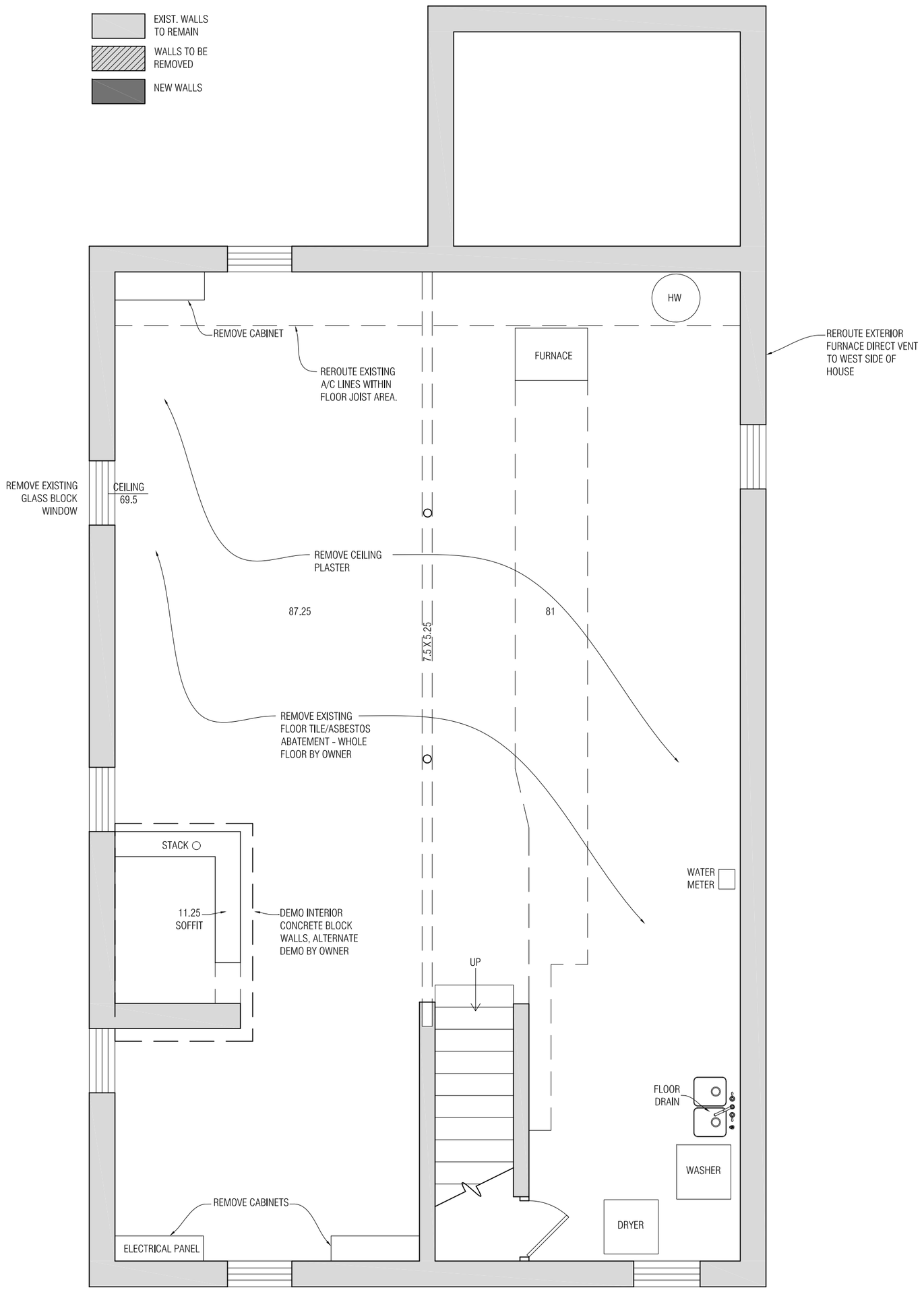
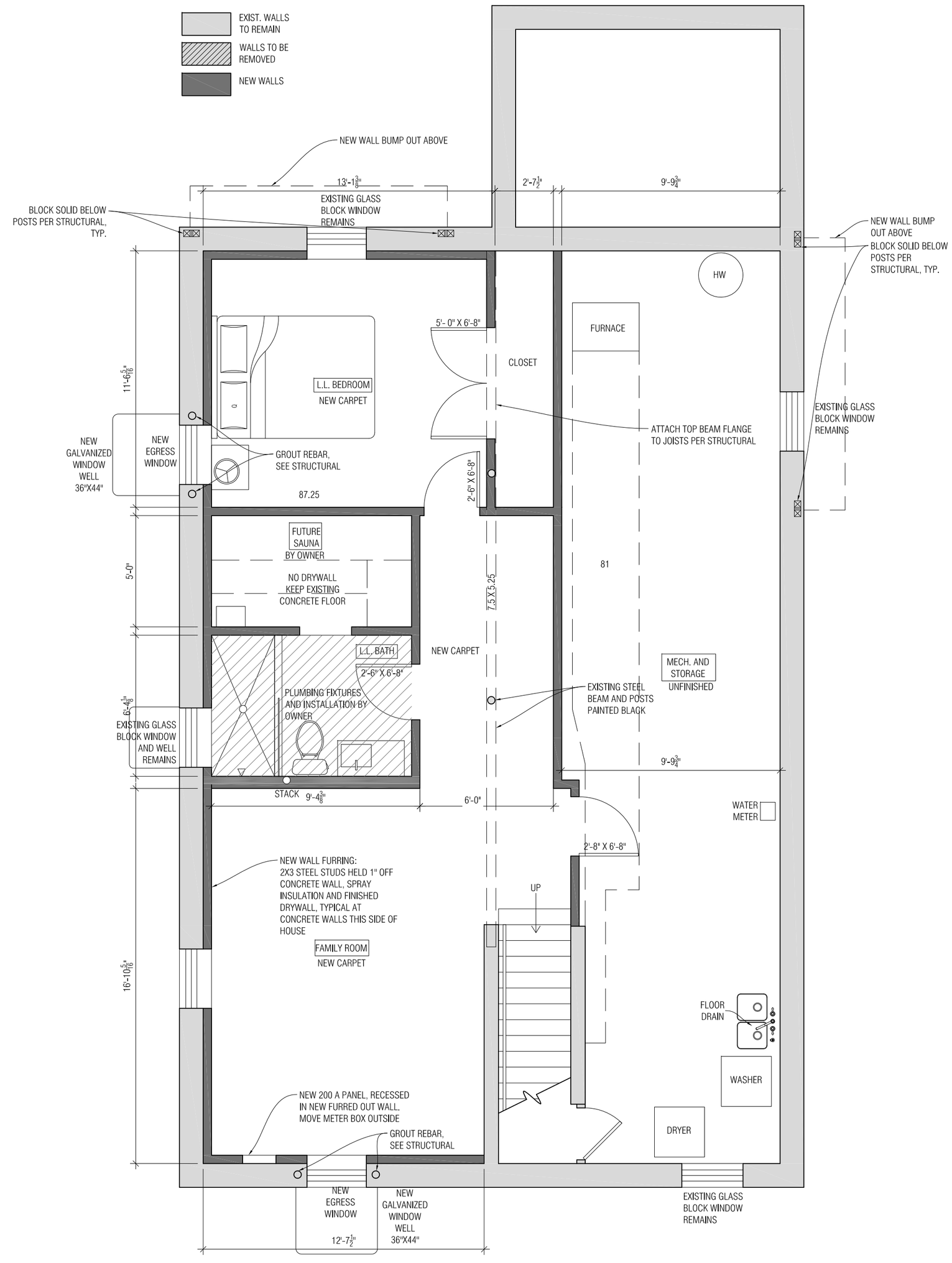


1 *EXISTING LOWER LEVEL FLOOR PLAN*
SCALE: 1/4" = 1'-0"



2 *PROPOSED LOWER LEVEL FLOOR PLAN*
SCALE: 1/4" = 1'-0"

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Lower Level Floor Plan

A1.0

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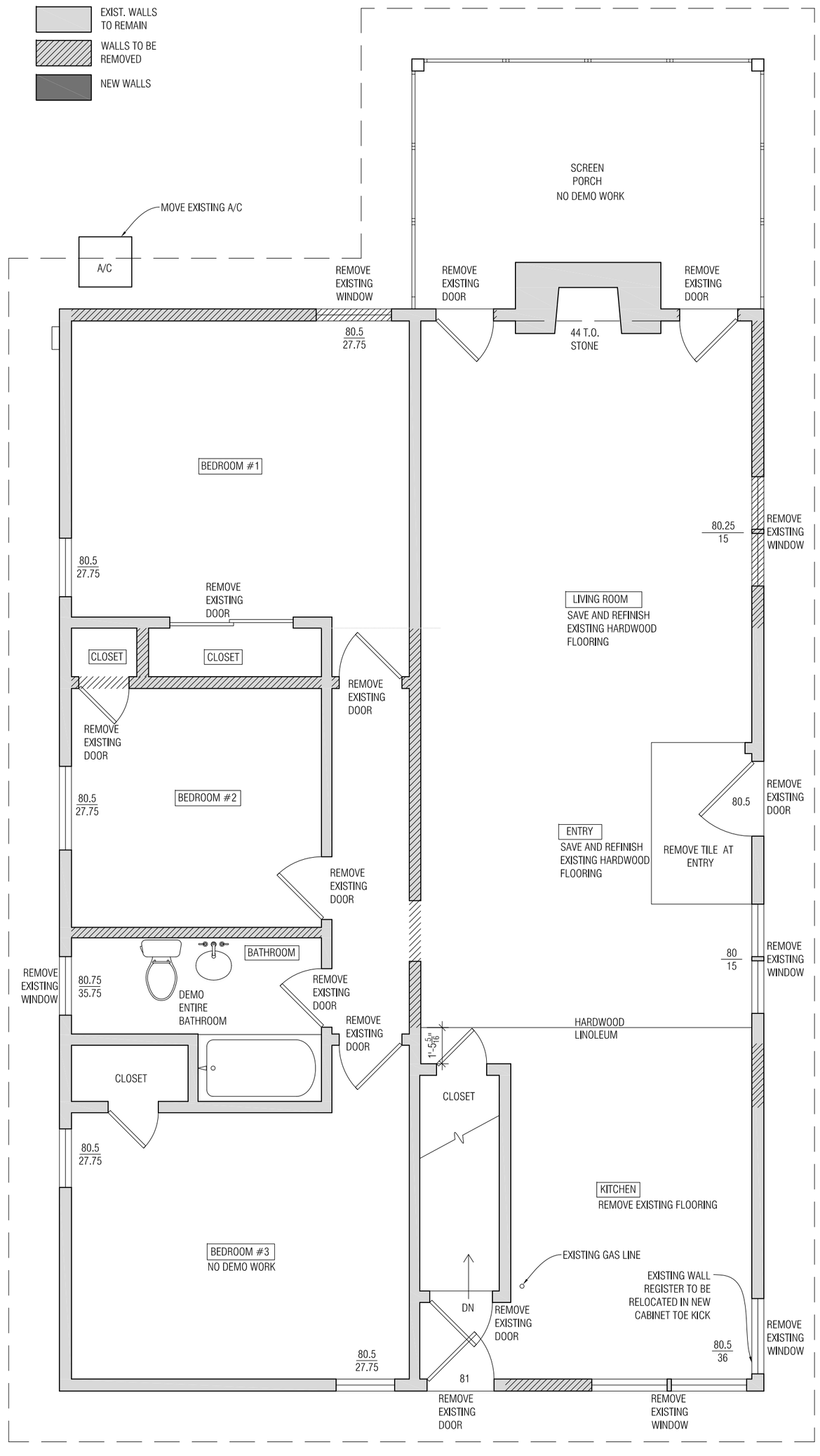
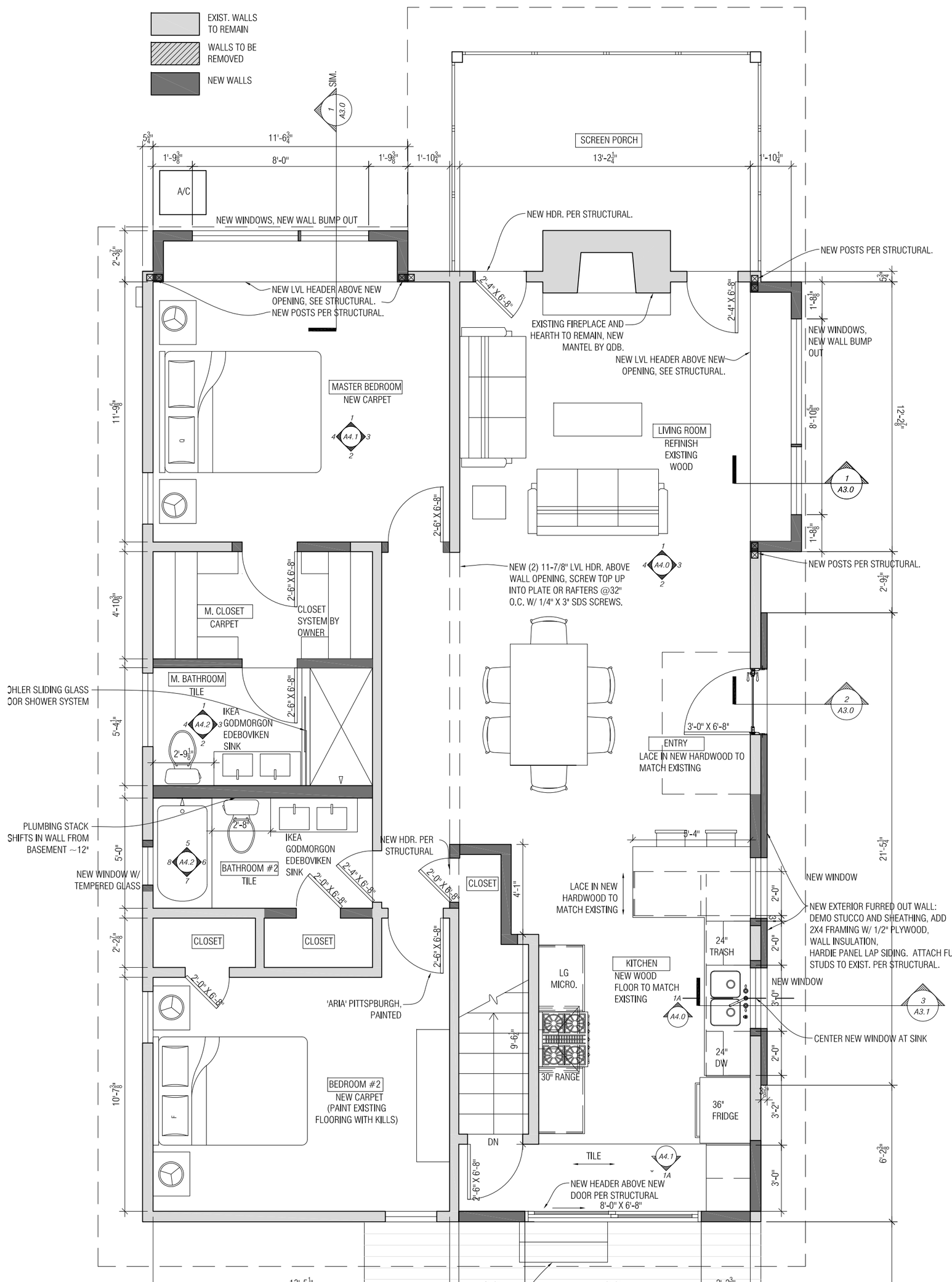


1 *FIRST LEVEL DEMO PLAN*
SCALE: 1/4" = 1'-0"

FIRST LEVEL INTERIOR FINISHES	
MILLWORK: ALL NEW MILLWORK BE: • BASE: ½" x 3½", S4S, PAINTED • DOOR CASING: 2¼" X ⅝", S4S, PAINTED • WINDOW CASING: 2¼" X ⅝", S4S, PAINTED • CROWN: - NO CROWN DOORS: • NEW INTERIOR DOORS, FLUSH SOLID, PAINT CABINETS: • ALL NEW CABINETS TO BE IKEA, ASSEMBLED BY OWNER, INSTALLED BY CONTRACTOR	TILE • KITCHEN ENTRY, MASTER BATHROOM AND BATHROOM #2 COUNTERTOPS • CEASARSTONE , COLOR: HAZE FLOORS • REFINISH EXISTING WOOD FLOORS • NEW WOOD FLOOR IN KITCHEN TO MATCH EXISTING PAINTING • ALL FIRST LEVEL SPACES TO BE PRIMED, PAINTED BY OWNER



2 *PROPOSED FIRST LEVEL FLOOR PLAN*
SCALE: 1/4" = 1'-0"

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First Level Floor Plans

A1.1

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3 *PROPOSED FIRST LEVEL FLOOR PLAN*
SCALE: 1/4" = 1'-0"

N

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First Level
Floor Plans

A1.2

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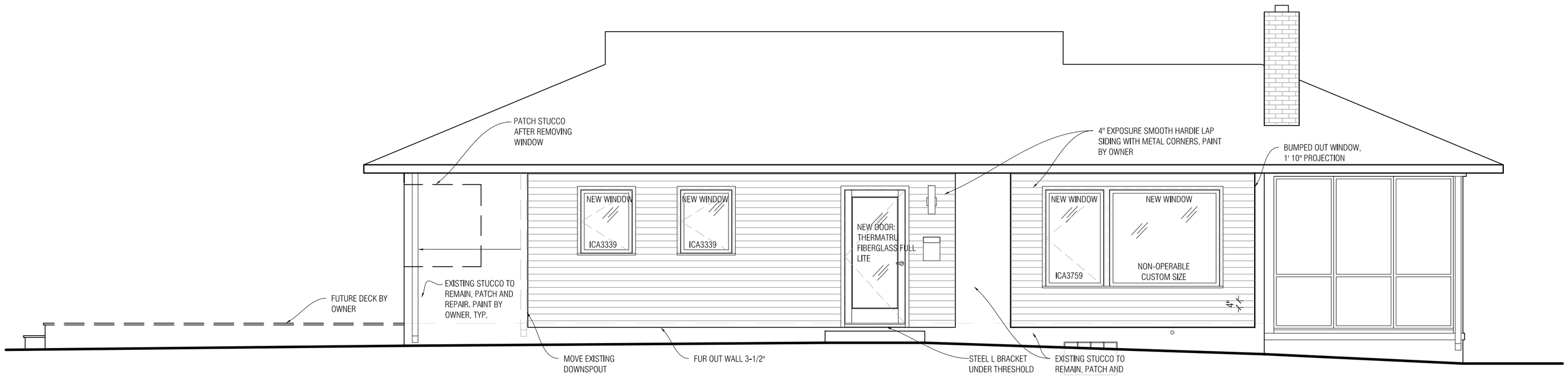
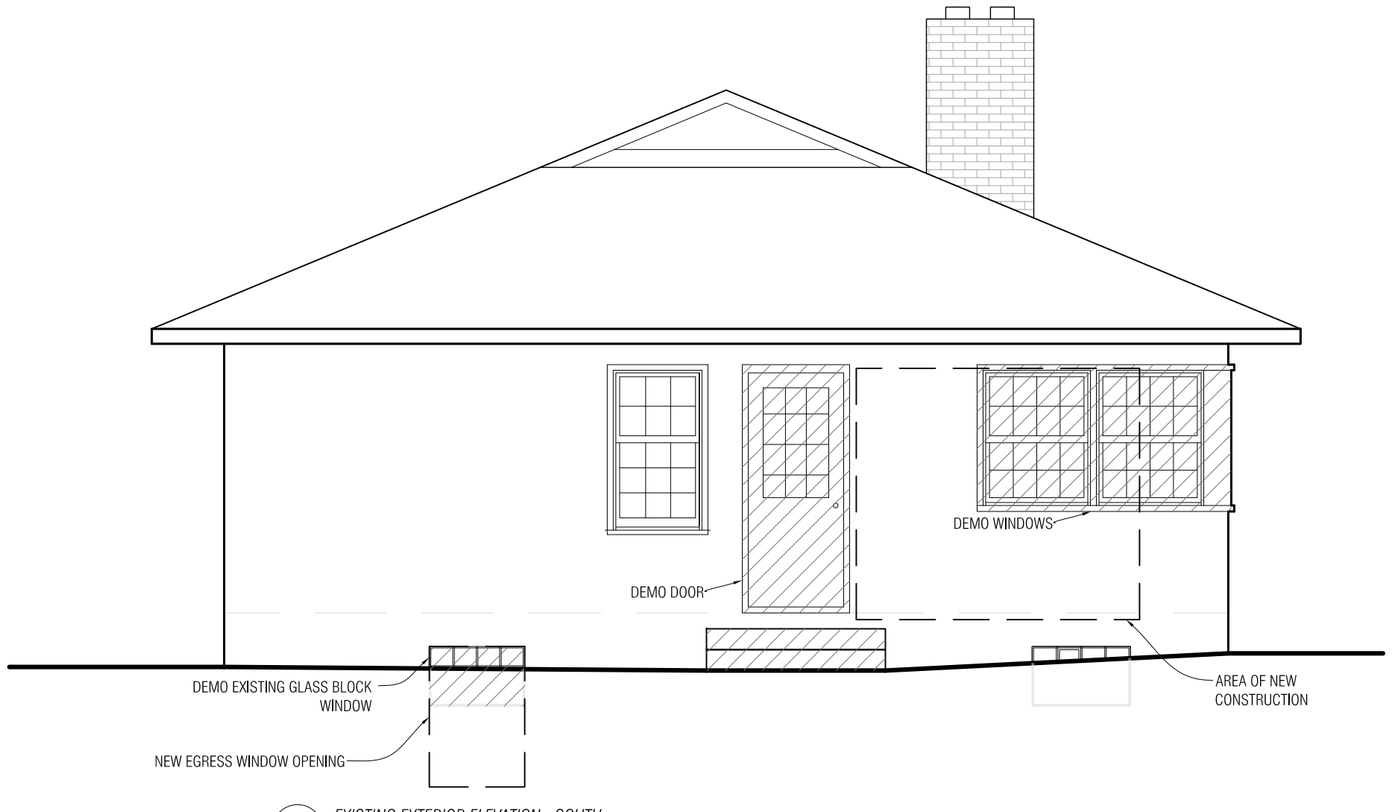
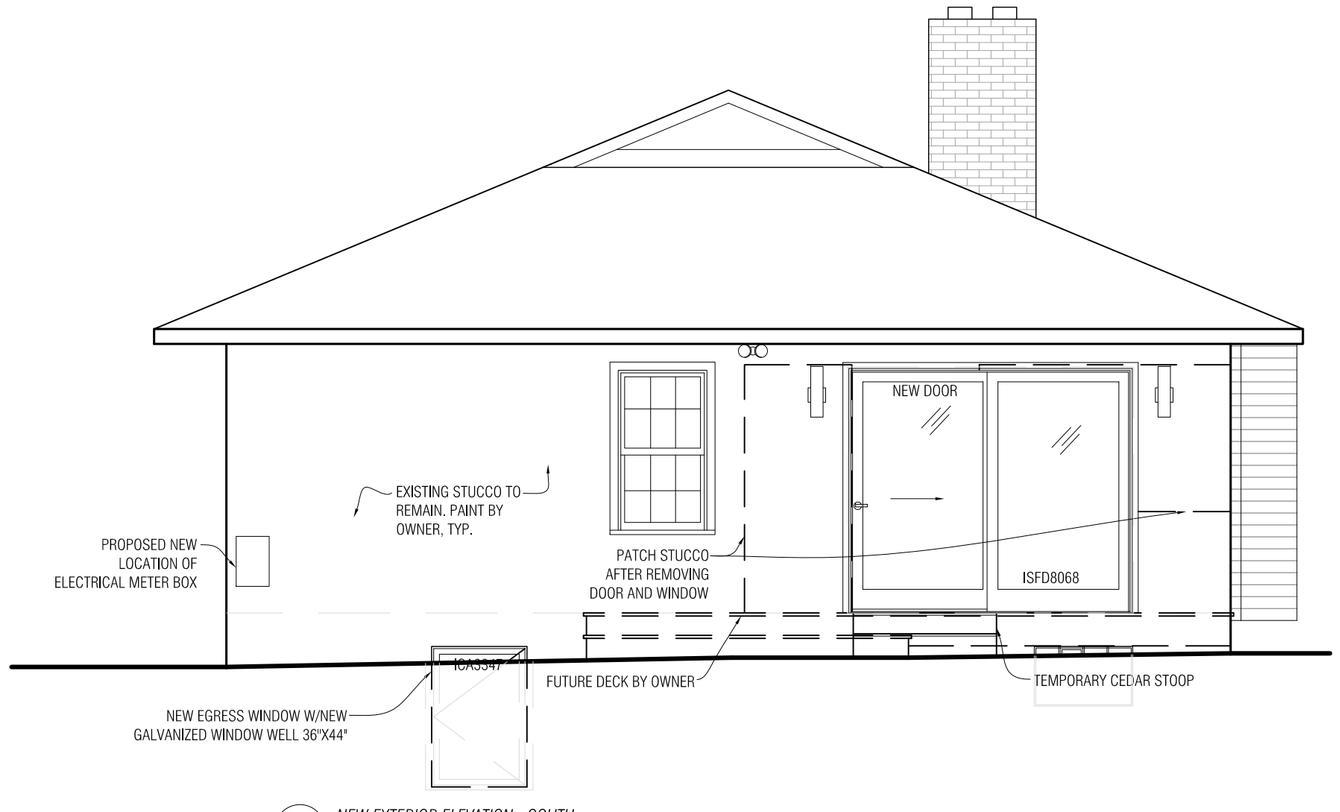
1 *EXISTING EXTERIOR ELEVATION - EAST*
SCALE: 1/4" = 1'-0"



2 *NEW EXTERIOR ELEVATION - EAST*
SCALE: 1/4" = 1'-0"



3 *EXISTING EXTERIOR ELEVATION - SOUTH*
SCALE: 1/4" = 1'-0"



4 *NEW EXTERIOR ELEVATION - SOUTH*
SCALE: 1/4" = 1'-0"

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Exterior Elevations

A2.0

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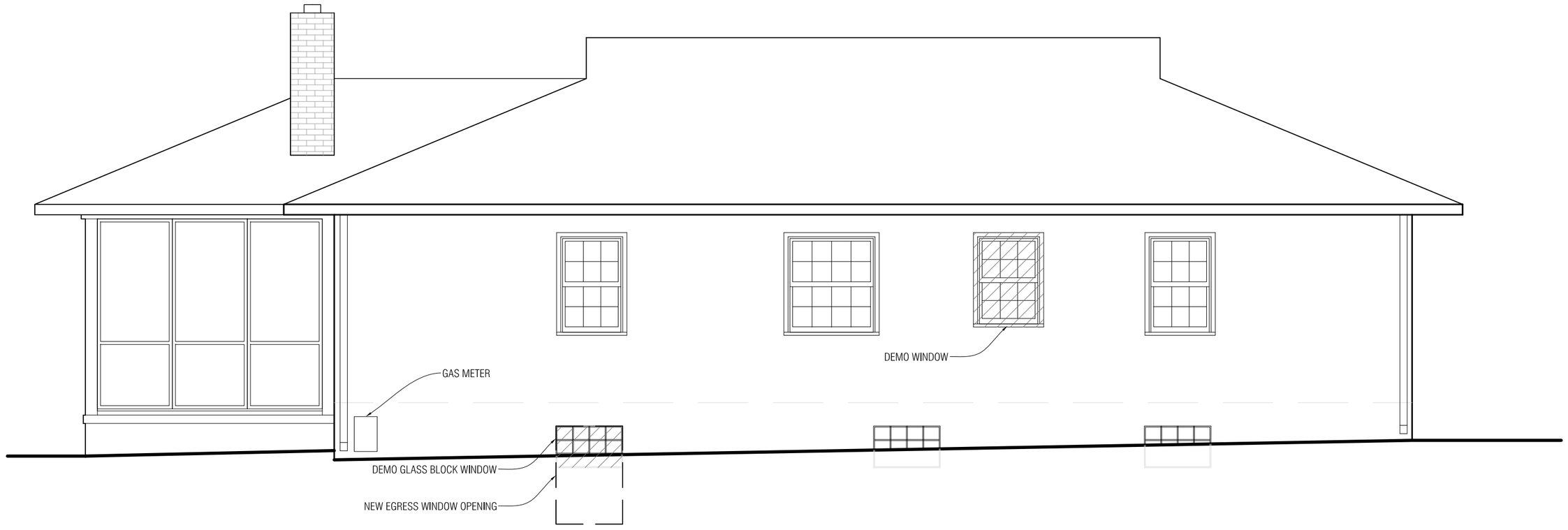
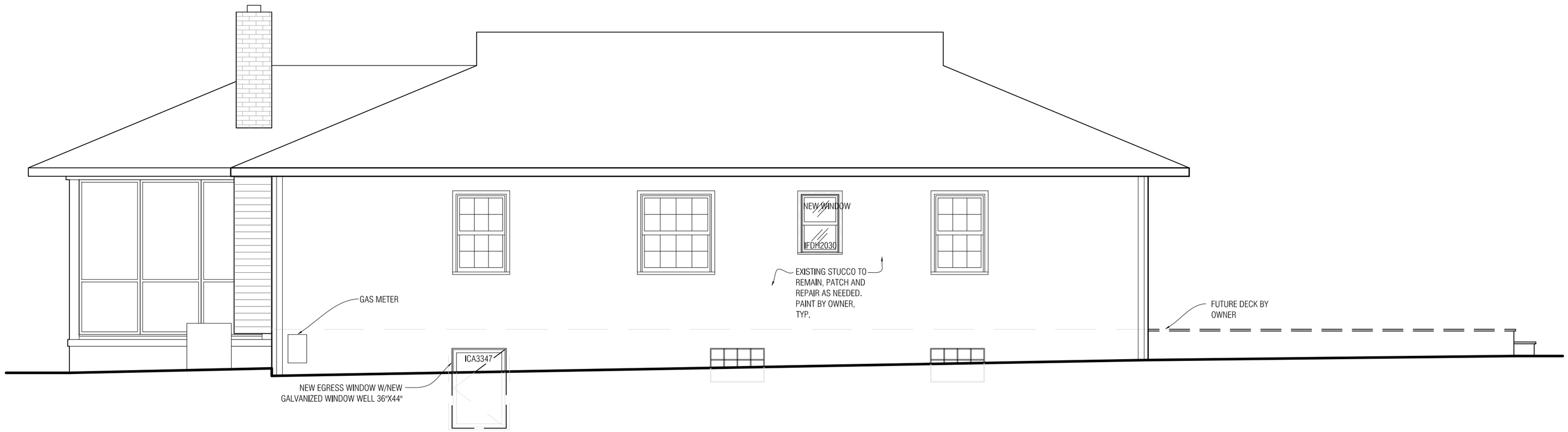
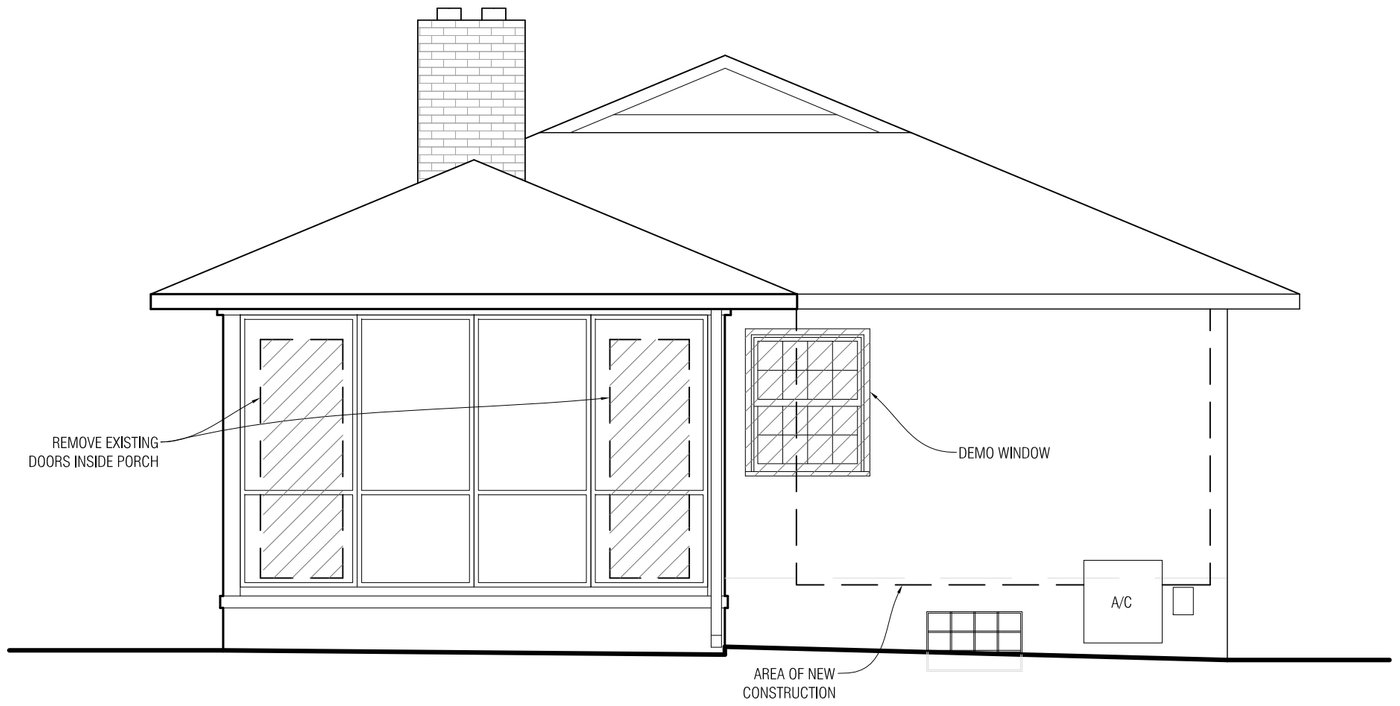


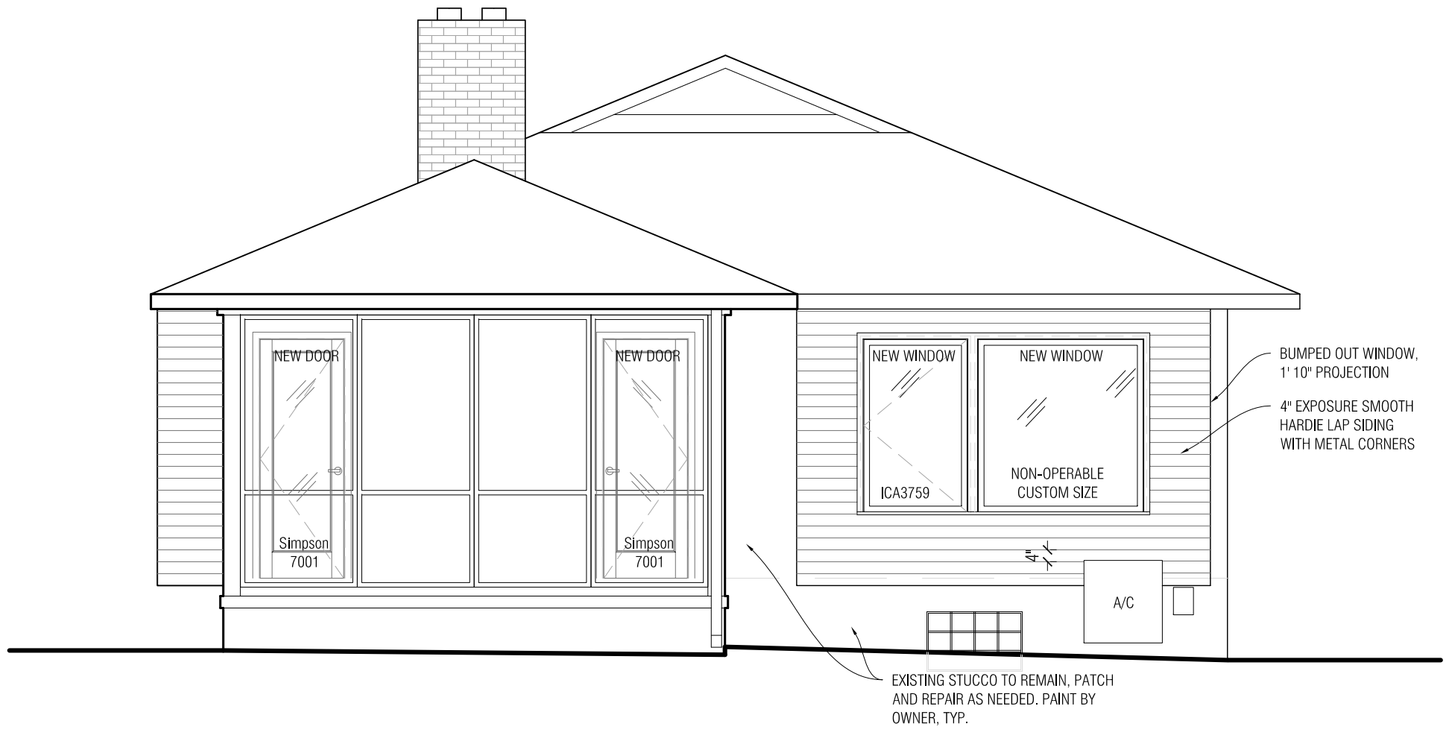
5 *EXISTING EXTERIOR ELEVATION - WEST*
SCALE: 1/4" = 1'-0"



6 *NEW EXTERIOR ELEVATION - WEST*
SCALE: 1/4" = 1'-0"



7 *EXISTING EXTERIOR ELEVATION - NORTH*
SCALE: 1/4" = 1'-0"



8 *NEW EXTERIOR ELEVATION - NORTH*
SCALE: 1/4" = 1'-0"

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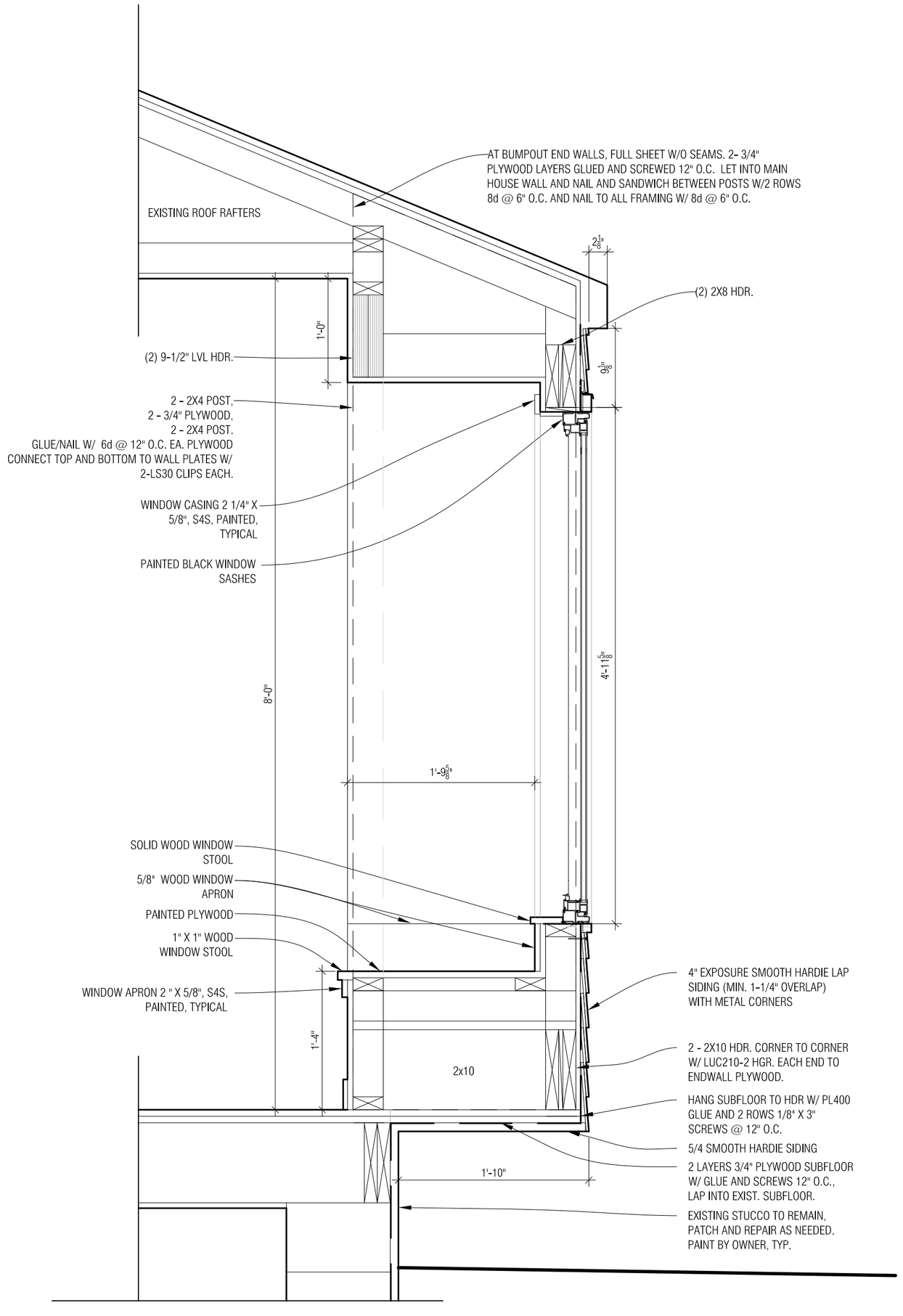
REVISED SET	7.22.2016
PERMIT SET	8.03.2016

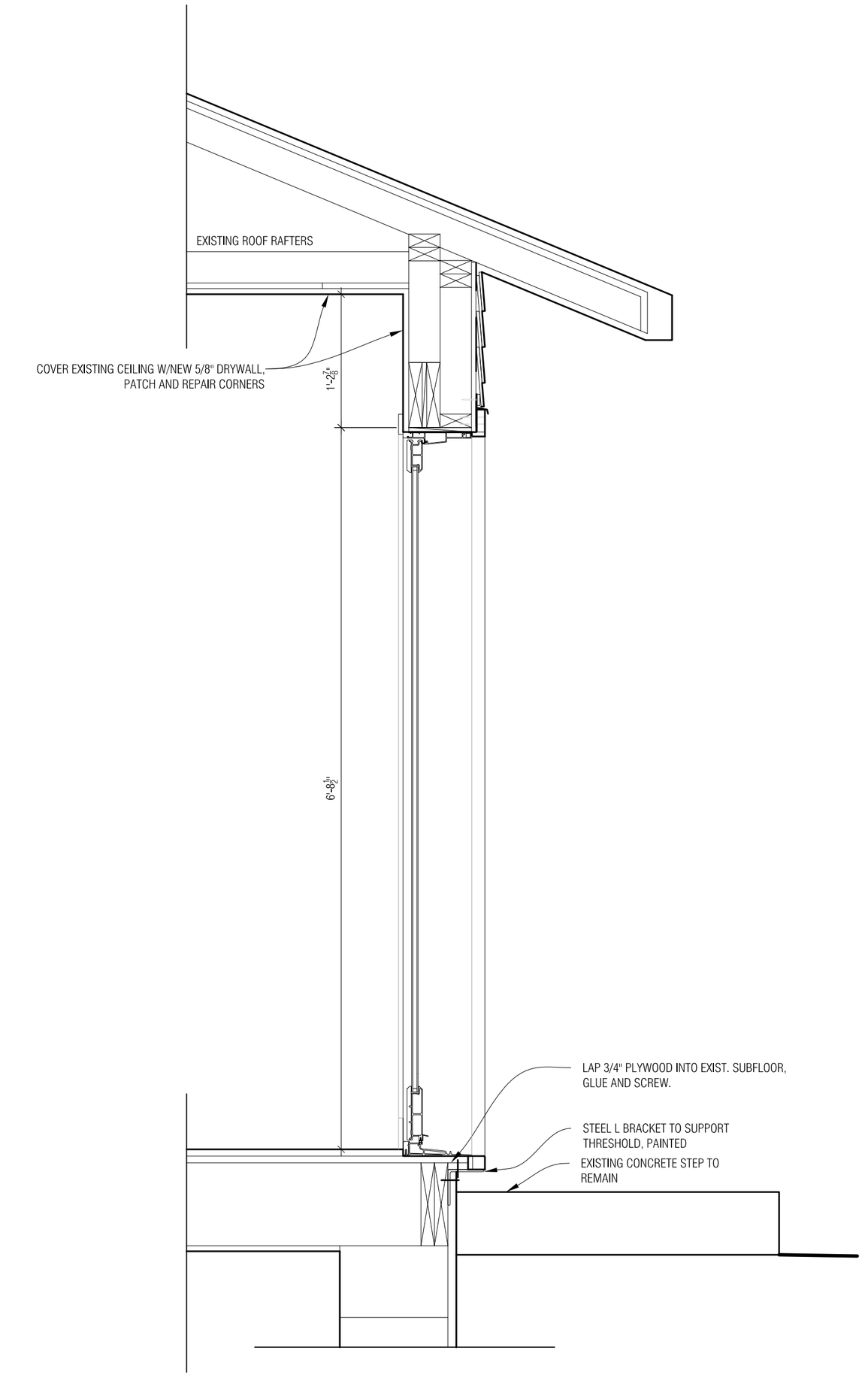
Exterior Elevations

A2.1

Abel



1 *BUILDING SECTION*
SCALE: 1" = 1'-0"



2 *BUILDING SECTION*
SCALE: 1" = 1'-0"

QUARTERSAWN
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320 W. 48th St.
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Abel
Residence Remodel
5400 Vincent Avenue South
Minneapolis, MN 55410

ISSUE	DATE
BID SET	5.20.2016
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REVISED SET	7.22.2016
PERMIT SET	8.03.2016

Building Sections

A3.0

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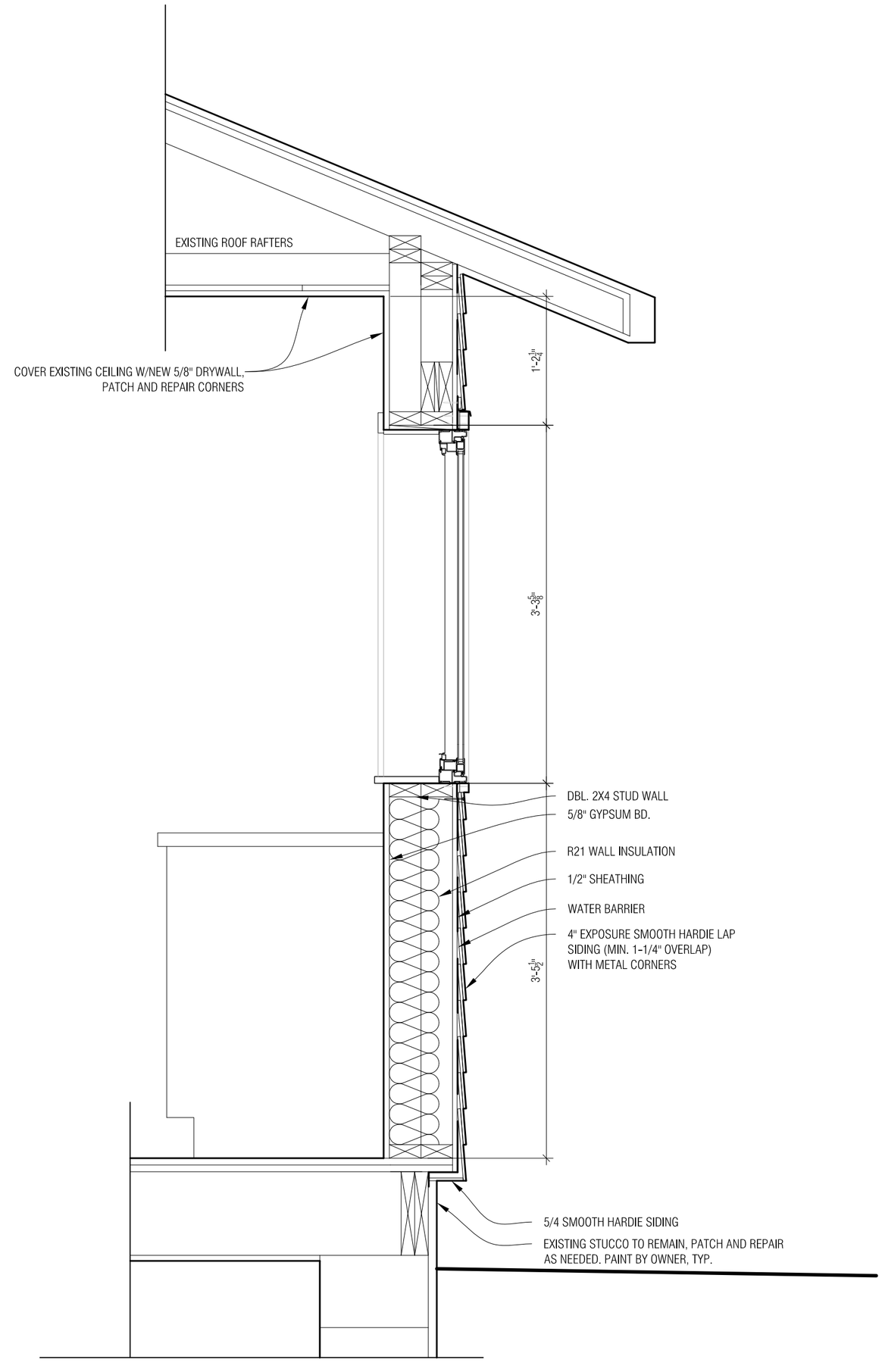

3 *BUILDING SECTION*
SCALE: 1" = 1'-0"

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Building Sections

A3.1

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5400 Vincent Ave S, Minneapolis, MN 55410 Property Photos

View of 5400 Vincent Ave S, 55410 as seen from 54th Ave South to include the neighboring property to the West. Proposed bay window bump-out on this elevation will be to the right of the existing screen porch.

View of the South side of the property, where the proposed deck will be located off the residence's exit.

View of the East side of the property, as seen from Vincent Ave S. Proposed bay window bump out on this elevation will be just to the left of the screen porch.

View of the East side of the property, as seen from Vincent Ave S to include the neighboring property to the South.