



CPED STAFF REPORT
 Prepared for the Board of Adjustment

BOA Agenda Item #9
 December 11, 2014
 BZZ-6934

LAND USE APPLICATION SUMMARY

Property Location: 2000 Fremont Avenue South
Project Name: New home
Prepared By: Joseph.Giant@minneapolismn.gov, City Planner, (612) 673-3489
Applicant: Joel and Alyssa Fischer
Project Contact: Joel Fischer
Request: To construct a new single-family dwelling with attached garage.
Required Applications:

Variance	<ul style="list-style-type: none"> Variance to increase the maximum floor area ratio (FAR) for a single-family home from 0.50 to 0.54.
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SITE DATA

Existing Zoning	R2B Two-Family District
Lot Area	6,111 square feet
Ward(s)	7
Neighborhood(s)	Lowry Hill
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

Date Application Deemed Complete	November 17, 2014	Date Extension Letter Sent	NA
End of 60-Day Decision Period	January 17, 2015	End of 120-Day Decision Period	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is a 6,111 square foot lot located in the R2B Two-Family District on the southwest corner of Fremont Ave S and Franklin Ave W. The rectangular lot has a width of approximately 43 feet and a depth of approximately 129 feet. The lot is currently vacant, and contains no vegetation besides grass.

The topography of the property rises gradually from a minimum elevation of 880 feet along the front lot line to 888 feet along the rear lot line.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the Lowry Hill neighborhood, approximately 5 blocks east of Lake of the Isles, and 3 blocks west of Hennepin Ave. The predominant land use on the block is single-family homes. However, many other properties in the vicinity contain multi-family housing ranging from duplexes to apartment buildings containing over 20 units.

Besides the apartment buildings, most residential structures in the vicinity exhibit architectural features common in Minneapolis such as large front porches, steeply pitched roofs, and detached garages. A distinctive feature exhibited by many of the homes is a steeply pitched cross gable roof (or similarly a hip roof with dormer windows on all 4 sides). This architectural feature creates a large amount of living space on the top floor.

PROJECT DESCRIPTION. The applicant proposes to construct a single-family home with an attached two-car garage facing the alley. The home will feature a large wraparound porch, a steeply-pitched roof, and exterior materials composed of stucco, cement board siding, and cement board trim. A 3D rendering of the proposed home is available in the Additional Materials.

The proposed gross floor area (GFA) of the home and attached garage is 3,304 square feet, resulting in a floor area ratio (FAR) of 0.54. The maximum FAR for a single-family home is 0.50. When compared with much of Minneapolis, the Lowry Hill neighborhood contains many large homes on average-sized lots. Many of these homes exceed the maximum FAR. To allow new homes to match the size and scale of surrounding development, the maximum FAR for a single-family home can be increased administratively if more than half of the single- and two-family homes within 100 feet of the subject property exceed the maximum FAR. At the subject property, a majority of single- and two-family homes do not exceed the maximum FAR, so the administrative FAR increase cannot be applied. Therefore, the applicant is requesting a variance to increase the maximum FAR for a single-family home from 0.50 to 0.54.

PUBLIC COMMENTS. The applicant presented the project to the Lowry Hill Neighborhood Association on Tuesday, November 11th. The Neighborhood Association voted to support the variance, and expressed their findings in a letter that can be found in the Additional Materials. In addition, neighbors at four separate nearby properties have written letters in support of the variance, including the properties directly to the south, and directly to the rear of the subject property. Copies of the letters have been included in the Additional Materials. Any further correspondence received prior to the public meeting will be forwarded to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

In accordance with Chapter 525, Article IX Variances, Section 525.520(3) “*to vary the gross floor area, floor area ratio and seating requirements of a structure or use,*” the Department of Community Planning and Economic Development has analyzed the application for variance based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

The applicant is requesting a variance to increase the maximum permitted FAR from 0.50 to 0.54 in order to construct a single-family home with attached garage. Staff finds that no practical difficulty exists that would prevent the applicant from constructing a similar home that complies with the maximum FAR.

The natural grade of the property changes by approximately 8 feet from the front lot line to the rear lot line. The grade change does not create a practical difficulty for the proposed development. The established front yard setback for the subject property is 33.4 feet. This setback is 13.4 feet deeper than the minimum required setback in the R2B district, but no deeper than other properties on the block face. Thus, the physical constraints on the lot do not substantially limit development.

The applicant states that a practical difficulty exists because the FAR limitations prevent the construction of a structure that fits the scale of surrounding development. Many homes in the vicinity have large half-stories located beneath steeply pitched roofs that contain a considerable amount of habitable space. In addition, properties on the opposite side of Franklin St contain multi-family structures and 3-story apartment buildings.

According to field measurements performed by the applicant, however, nearby single-family homes do not exceed the maximum FAR of 0.50, in part because floor area under a half-story is not included in the FAR.

Because the other single-family homes on the block do not exceed the FAR, their relative size compared to the proposed home cannot be considered a practical difficulty. The applicant could construct a home that fits the scale and character of surrounding development without exceeding the maximum FAR.

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

The proposed use is a single-family dwelling with an attached garage. Single-family dwellings are a permitted use in the R2B Two-Family District and are the primary use on the block.

Prior to October 1, 2014, applicants were allowed a deduction of 250 square feet for an attached garage. After that date, however, the zoning ordinance was amended to include the entire floor area

of attached garages in the gross floor area (GFA). The purpose was to regulate bulk, avoid long blank walls, preserve lines of sight through adjacent back yards, and to preserve traditional patterns of development. With regard to the proposed house, the GFA would be 0.49 if bulk were calculated based on the old formula, which would have been allowed.

This variance would effectively waive a provision that the zoning code was recently amended to address. The purpose for this ordinance change is clearly demonstrated by the fact that the home and attached garage are over 80 feet long, which is approximately twice as long as many other homes on the block. As such, the requested variance is not in keeping with the spirit and intent of the ordinance.

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.

One of the purposes of the 2014 Infill Text Amendments was to encourage the design and development of single-family homes that were more context sensitive. The proposed home could potentially alter the essential character of the locality because it does not match the prevailing pattern of development. Most homes on the block embody quintessential Minneapolis architecture. Square homes with deep front porches, steeply pitched roofs, and detached garages populate both sides of the block.

The total amount of habitable floor space between the older homes with habitable top stories and the proposed home may be similar. However, the space is distributed vertically in the older homes and horizontally in the proposed home, so the visual impact of the homes would be very different.

The long sides of the proposed structure have recesses, projections, and ample windows that soften the impact of the façade. Regardless of the articulations, however, the structure is more than 80 feet in length, which is much longer than other homes on the block. A house that is substantially longer than other single-family homes would detract from the traditional architecture exhibited elsewhere. Thus, the proposed home could potentially alter the character of the locality.

Although the proposed house may contrast with the character of the locality, the off-site impacts could potentially be similar to a house and detached garage that were built to the maximum allowable size. The proposed home was initially designed under the assumption that 250 square feet of GFA would be deducted if the home included an attached garage. Therefore, separating the home from the garage would bring the home into compliance with the zoning code. Because the floor area of a **detached** garage is **not** included in the FAR calculation, separating the garage from the house by the requisite 6 feet would enable the applicant to add more than 150 square feet of floor area to the garage (up to the 676 square foot maximum for a detached accessory structure). Thus, the overall bulk and lot coverage could potentially be greater without obtaining a variance.

Although separating the structures may result in more overall bulk, this arrangement would better fit the prevailing pattern of development. The 250 square foot deduction was eliminated from the zoning code in part because it resulted in very long houses that did not include the traditional pattern of back yard space between the principal structure and a detached garage. The proposed home demonstrates that an attractive and well-articulated façade still imparts a strong visual impact when the structure is more than 80 feet in length. Separating the structures may result in more

overall bulk, but the bulk is broken up into more manageable parts.

The proposed home would be subject to Administrative Site Plan Review for Single-Family Dwellings. With a basement, quality materials (stucco and cement board siding), context sensitivity with regard to the number of stories on surrounding homes, ample windows on the Fremont Ave and Franklin St elevations, and an open front porch, the home meets the required minimum of 17 out of a possible 27 urban design points that new homes may achieve.

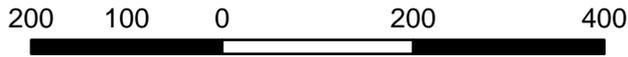
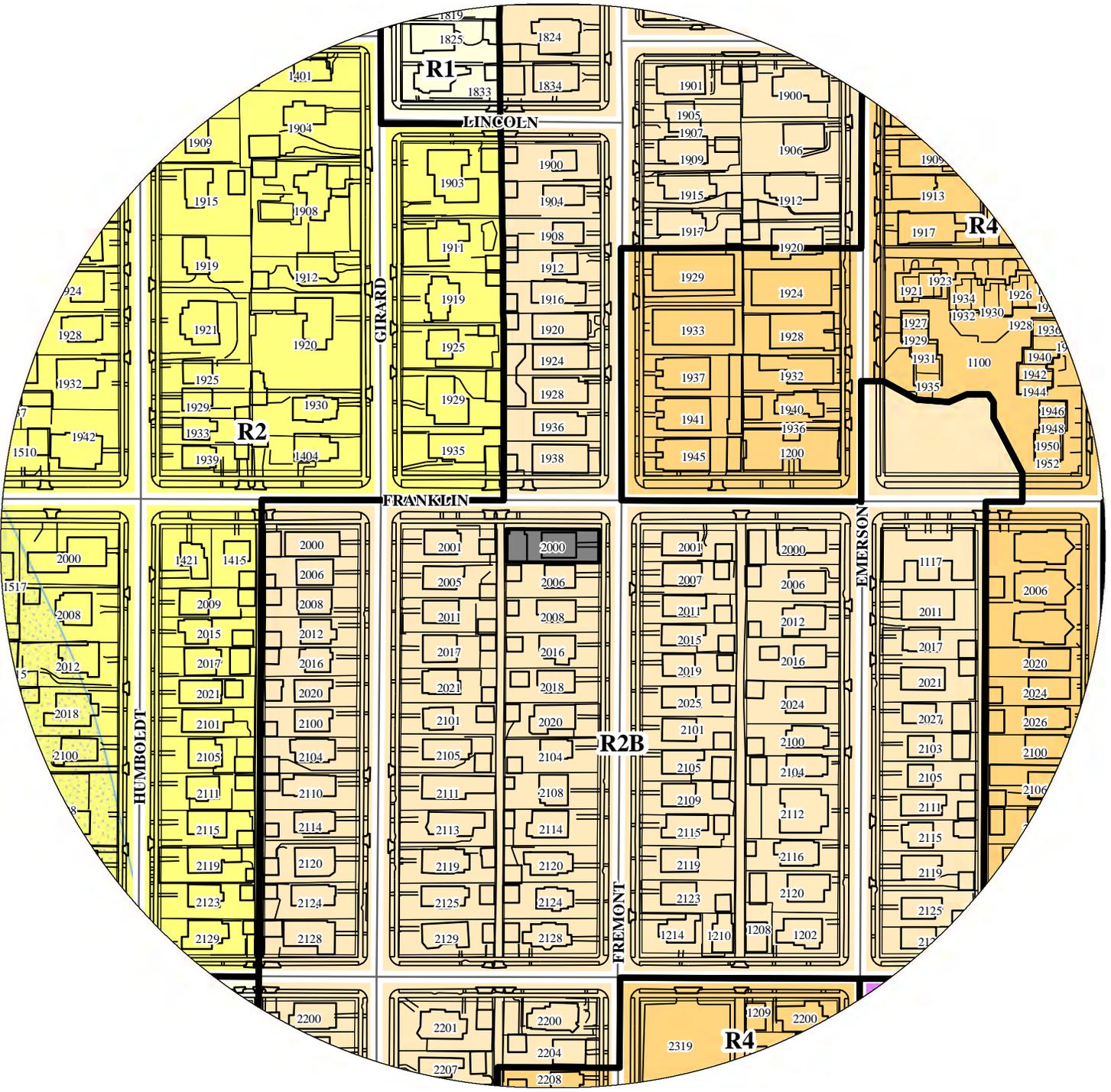
RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt staff findings and **deny** the application for variance at 2000 Fremont Avenue South to increase the maximum floor area ratio of a new home from 0.50 to 0.54.

ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Letter to Ward 7 and Lowry Hill Neighborhood Association
4. Land survey
5. Site plan, elevation drawings, and house plans
6. 3D rendering of proposed structure
7. Photos of site
8. Correspondence



LAND USE APPLICATION: EXHIBIT A

TO: CITY OF MINNEAPOLIS
FROM: JOEL & ALYSSA FISCHER
SUBJECT: EXHIBIT A: STATEMENT OF PROPOSED USE
DATE: NOVEMBER 14, 2014
RE: 2000 FREMONT AVENUE SOUTH

Our project consists of a proposed two-story, single-family home with an attached garage at 2000 Fremont Avenue South in Minneapolis. The total above-ground square footage is 2,784 sq. ft. (main floor = 1,345 sq. ft. & second floor footprint = 1,439 sq. ft.) plus a 520 sq. ft. garage. The proposed home will be our family's homestead.

LAND USE APPLICATION: EXHIBIT D

TO: CITY OF MINNEAPOLIS
FROM: JOEL & ALYSSA FISCHER
SUBJECT: EXHIBIT D: WRITTEN STATEMENT
DATE: NOVEMBER 14, 2014
RE: 2000 FREMONT AVENUE SOUTH

(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.

My wife and I purchased the subject property located at 2000 Fremont Avenue South (on the intersection of Franklin Ave. & Fremont Ave. S.) in February 2013 with the intention of building a single-family home where we will raise a family. However, the current zoning code creates a practical difficulty in designing and building a two story, single-family home with an attached garage that fits in with the surrounding structures and meets the current FAR requirements.

The predominant character of the surrounding structures are three-story single family homes built in the early 1900's. The estimated above-ground size of the structures surrounding our lot range from 2,600 sq. ft. to 4,000 sq. ft., all of which include livable space on the third floor. This, however, does not include the below ground livable space which is common in each home.

My wife and I want to design and build a home that meets our physical needs and meshes well with the surrounding homes. Our proposed plan includes a two-story, 3,304 sq. ft. home (main floor = 1,345 sq. ft., second floor footprint = 1,439 sq. ft., and 520 sq. ft. attached garage). This results in an FAR of 0.54 as compared to the current maximum of 0.50. We find it difficult to comply with the requirement and fit-in with the predominant character of the surrounding structures, which have a larger feel because of their third floor. The upper floors are not included in their respective FAR calculations because they do not meet the definition of a full floor. If the upper floors were included in the FAR calculation of our neighbors' structures, we believe more than half of the neighboring homes would have FARs in excess of 0.50.

My wife and I designed a home with an attached garage, in part, because I am legally blind. I was diagnosed at the age of 12 with Stargardt's Disease, a hereditary degenerative retinal disease that caused me to lose my central vision and causes me to be legally blind. Given that the disease is hereditary, there is a chance Stargardt's will be passed along to our daughter, Audrina, and any other future children. An attached garage will limit the amount of outdoor traffic down steps for me (especially in difficult winter conditions) which becomes more and more difficult as my vision deteriorates.

(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.

Our intent is to design and build a home that meets our physical needs and fits in with the surrounding homes. This will be our family home, which fits with the spirit of the 2000 Fremont

block. The total size of our proposed home is similar to that of our neighbors. We understand the current zoning code allows for a property owner to build a detached garage of up to 676 sq. ft. plus a single-family home with FAR of up to 0.5 (not including any livable space on a third story that is classified a “half story”). This would represent more than 3,721 sq. ft. for our property. Our proposed plan contemplates only 3,304 sq. ft. (including a 520 sq. ft. garage). Our intent is to build a home that fits in the neighborhood, which was confirmed by the Lowry Hill Neighborhood Associations’ formal support of our plan and variance request at their November 11th meeting.

To our knowledge, the plans meet all other zoning requirements and no other variances are being requested.

(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 intent of project is keeping with the spirit and intent of the ordinance and feel of the surrounding neighborhood. It’s our understanding that for many years the property contained of two non-conforming rental properties that didn’t meet the intentions of the zoning code, nor fit with the spirit of the neighborhood and the 2000 Fremont Avenue block. We hope to change that with our proposed development.

We want our home to fit in with the neighborhood and be visually appealing from all perspectives. Therefore, we deliberately designed the garage with a lower height than the rest of the home so that is softens the feel of the home especially when heading east on Franklin Ave. (from an elevated perspective). We also added dimension to the exterior of our home along Franklin Ave by varying the width of the home, and we hope to add some type of landscaping to enhance the feel from both Franklin and Fremont. We believe this will create a visually appealing home at a high-traffic intersection.

Moreover, two of the properties located on adjacent corners (Franklin Ave. & Fremont Ave S.) to our lot contain multi-family housing units of three and four stories. Our proposed property will be only 25.1 ft. in height, which is below the surrounding structures and will not negatively impact the character of the immediate area.

Joel Fischer

From: Joel Fischer
Sent: Saturday, November 15, 2014 3:02 PM
To: 'philip hallaway'; David Weinstein (dweinstein@ryedeli.com)
Subject: RE: Lowry Hill Neighborhood Association - 2000 Fremont Ave S
Attachments: Variance Application_Exhibit D_Written Statement_11.14.14.docx

Phil and David,

It was a pleasure meeting the two of you in person last Tuesday night at the neighborhood association meeting. My wife and I appreciate the opportunity to discuss our project with Lowry Hill Neighborhood Association's Board and really appreciate the Board's formal support of our variance request. It means a lot to have the Board and our neighbor's formal support.

One requirement for requesting a formal variance with the City of Minneapolis is providing written notice to the neighborhood association for which the property located in. This email and the attached letter shall act as our formal notice to the Lowry Hill Neighborhood Association for our proposed variance to increase the FAR for 2000 Fremont Avenue South (intersection of Franklin Ave. & Fremont Ave. S.) from 0.5 to 0.54.

As we mentioned Tuesday night, we are very excited to join the neighborhood and raise a family on such a family-friendly block. We believe our proposed home fits well with the surrounding homes and will add to the look and feel of the block as compared to the non-conforming rental structures that were on the lot prior to our ownership.

We appreciate the Association's formal support, and was wondering how we can document the support for our variance submission. Would either of you be willing to write a short letter on behalf of the board noting its position, or provide a copy of the minutes from Tuesday's meeting? The City Planner we're assigned to needs all of our documents by November 24th in order for it to be included in our case file.

We'd also welcome the Board's support at our upcoming variance hearing on December 11th. I can provide more details once they are available. This project means a lot to our family and the neighborhood's support will go a long way.

Thank you very much for all of your help and support thus far! We are very grateful. Please do not hesitate to call or email if you or any of the board members have any questions.

Regards,

Joel Fischer

From: philip hallaway [mailto:phallaway@comcast.net]
Sent: Monday, November 10, 2014 4:40 PM
To: Joel Fischer
Subject: Re: Lowry Hill Neighborhood Association - 2000 Fremont Ave S

Joel-

I have you on our agenda for tomorrow night's meeting at the Kenwood Rec Center located at Franklin & Penn Avenues.

Please see attached agenda.

Phil

On Oct 24, 2014, at 3:24 PM, Joel Fischer wrote:

Phil and David,

I hope this email finds you well. My wife and I own the property located at 2000 Fremont Avenue South in the Lowry Hill neighborhood. We purchased the property about a year and a half ago with the intentions of building our family home on the lot. We are now in a position to move forward but recently incurred some road bumps.

We were working with a builder for about a year but had to recently part way this summer because of escalating costs. We found a new builder and would like to move forward but have run into some issues with the City and the new zoning regulations.

I was wondering if either of you or any other members of the neighborhood association would be willing to meet with us and discuss our proposed development and help identify ways to help move it forward? Your names were passed along by Patrick Sadler at Councilmember Goodman's office. Patrick has been very helpful at navigating through this process and suggested that we also reach out to the neighborhood for their help/support.

Please feel free to contact me at your earliest convenience. We look forward meeting you and becoming part of the neighborhood.

Cheers,

Joel Fischer
612.232.9716

P.S. – On a somewhat related note, we keep hearing this lot has a “checkered” and “storied” past. We’d love to learn more at some point so we can understand why every says “oh, I know that lot” when we bring up 2000 Fremont.

Joel R. Fischer
direct 612-436-0894

FRANKLIN PARTNERS, INC.
222 South Ninth Street, #3050
Minneapolis, MN 55402

web FranklinPartnersInc.com
vCard [Download](#)

Joel Fischer

From: Joel Fischer
Sent: Saturday, November 15, 2014 3:10 PM
To: 'Sadler, Patrick A.'
Subject: 2000 Fremont Ave. S.
Attachments: Variance Application_Exhibit D_Written Statement_11.14.14.docx; Fischer Plan Revisions 11-04-14_Revised-1.pdf

Patrick,

Thank you again for all of your assistance over the last month helping my wife and I navigate the planning, zoning, and permitting process with the City of Minneapolis.

As you may recall, my wife and I own the vacant lot located at 2000 Fremont Ave. South (intersection of Franklin Ave. & Fremont Ave. S.). We've been working with the City on our proposed single-family development and unfortunately were not able to find an administrative solution to our FAR issue. As such, we will be applying for a variance to increase the FAR from 0.5 to 0.54.

We met with the Lowry Hill Neighborhood Association last Tuesday night to discuss our project and the proposed variance. The Association was in full support of the project and variance and went on record supporting our efforts. We're very thankful that they are so excited for us to join the neighborhood.

As you are aware, requesting a formal variance with the City of Minneapolis requires written notice to the neighborhood association for which the property located in and the City Council Member for the property. This email and the attached letter shall act as our formal notice to Councilmember Goodman's Office.

We invite you or Councilmember Goodman to attend the variance hearing on December 11th and would appreciate your support in any way.

Please do not hesitate to call or email if you or anyone in Councilmember Goodman's office have any questions.

Thanks again for all of your help. We REALLY appreciate it.

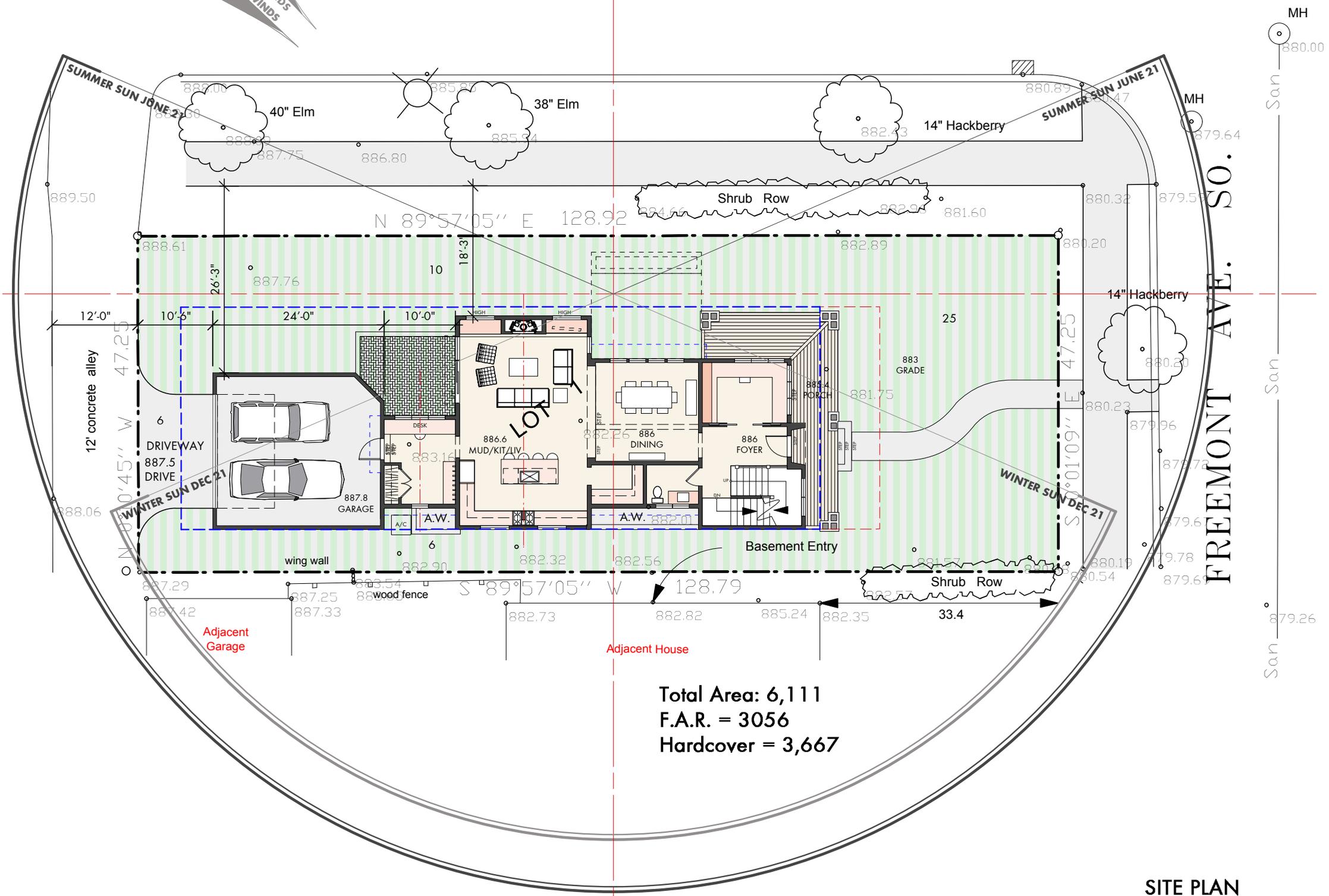
Cheers,

Joel

Joel R. Fischer
direct 612-436-0894

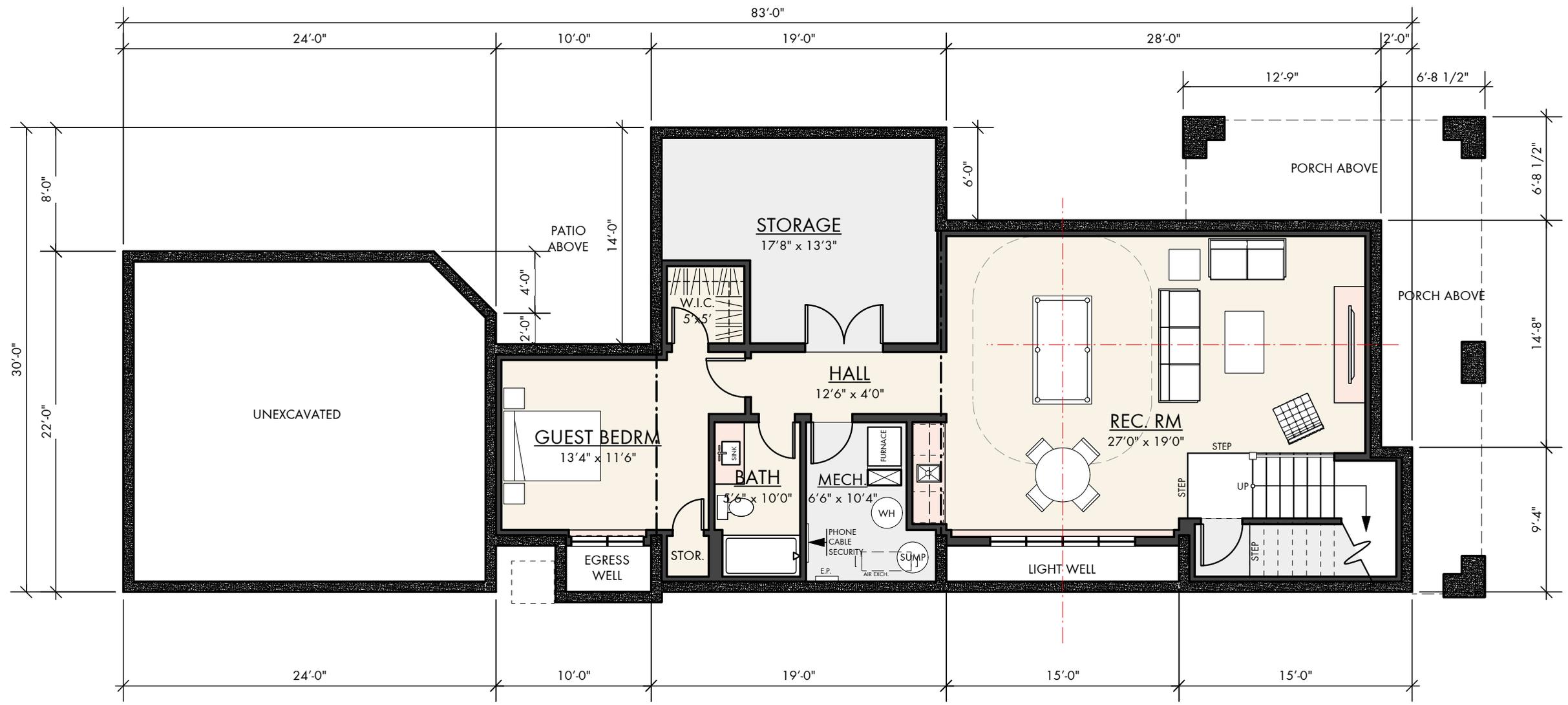
FRANKLIN PARTNERS, INC.
222 South Ninth Street, #3050
Minneapolis, MN 55402

FRANKLIN AVE. SO.



Total Area: 6,111
 F.A.R. = 3056
 Hardcover = 3,667

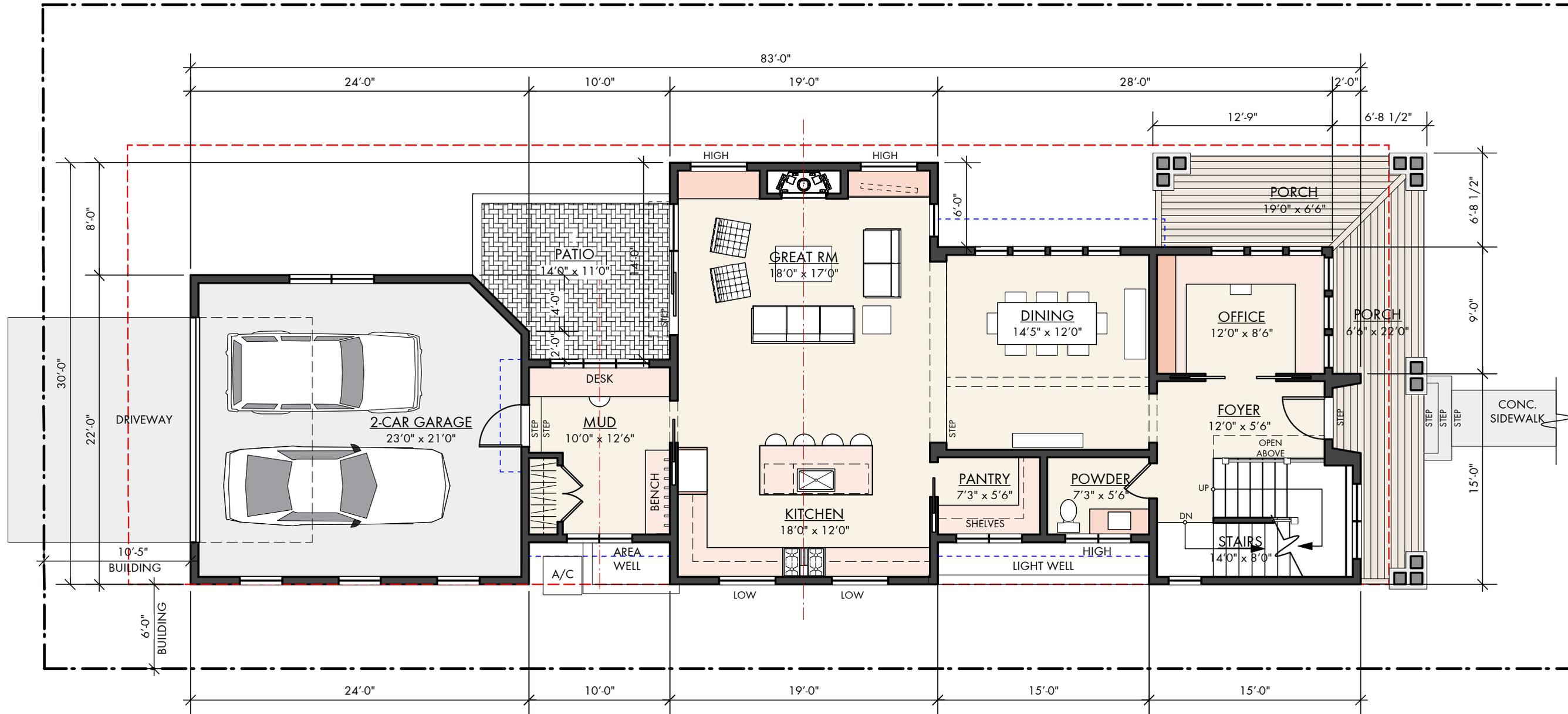
SITE PLAN
 1/16" = 1'-0"



LOWER LEVEL

1/8" = 1'-0"

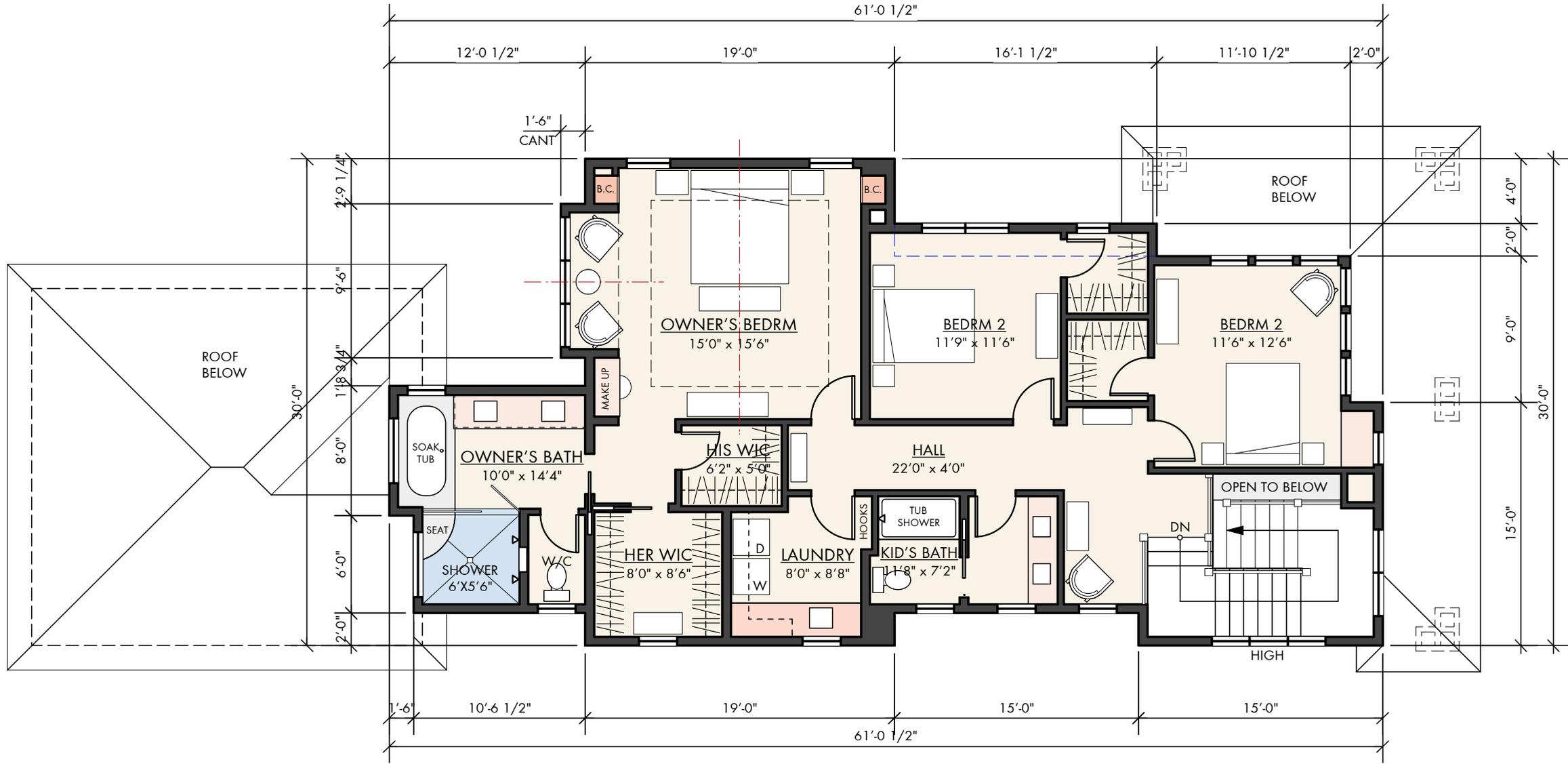
FINISHED: 898 SQFT
UNFINISHED: 366 SQFT



MAIN LEVEL

1/8" = 1'-0"

FINISHED: 1,345 SQFT
GARAGE: 520 SQFT



UPPER LEVEL

1/8" = 1'-0"

FOOTPRINT: 1,439 SQFT
FINISHED: 1,319 SQFT
(EXCLUDES STAIRS)

FISCHER RES.
2000 FREMONT AVE. S.
MINNEAPOLIS, MN

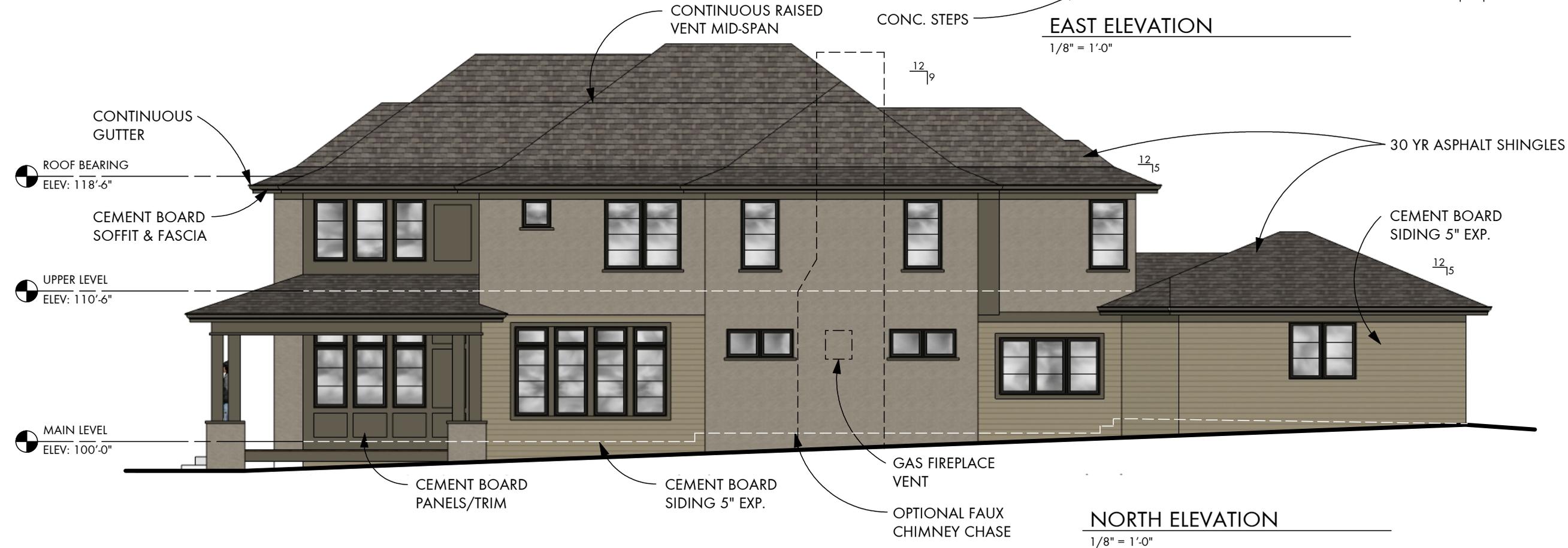
FLOOR ELEVATIONS 10-20-14
CURRENT FLR PLNS 11-03-14

UPPER LEVEL

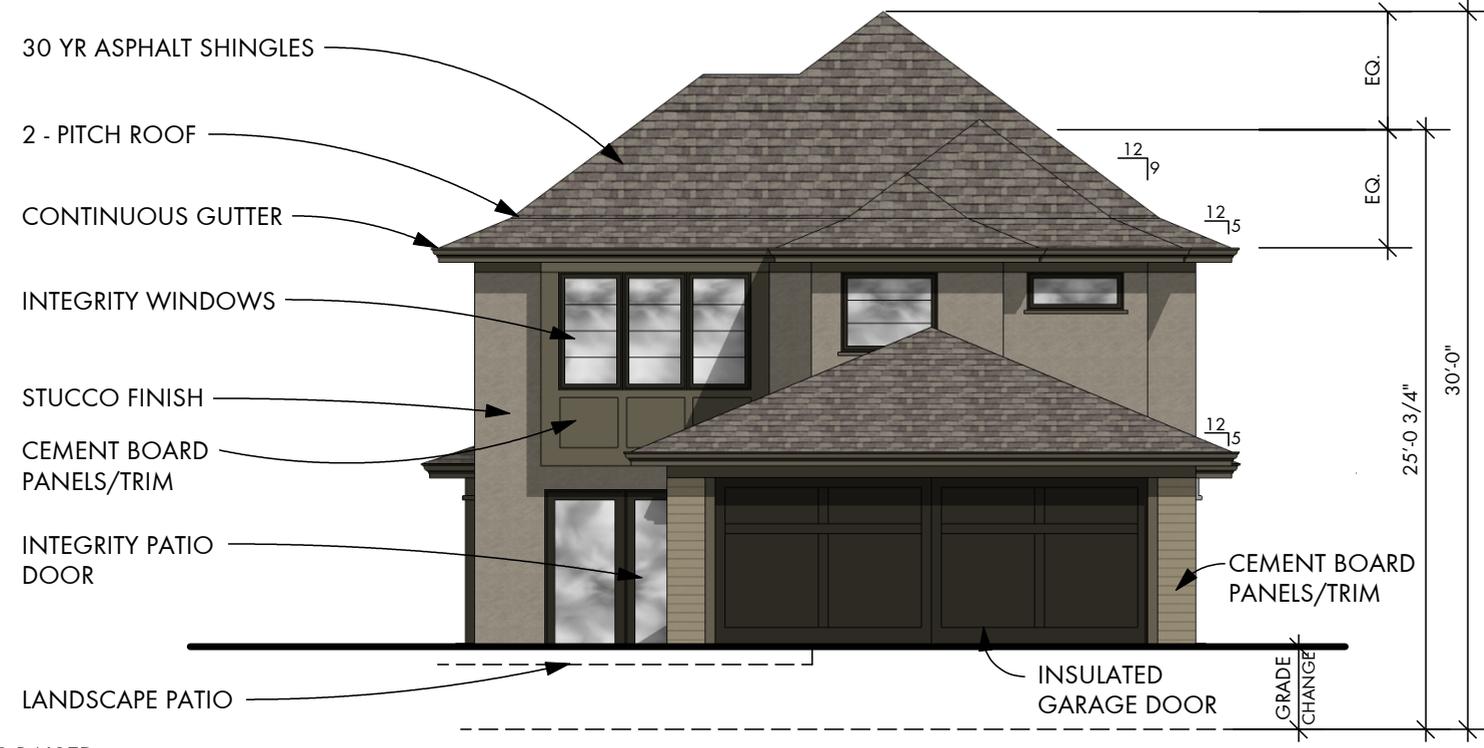
A3



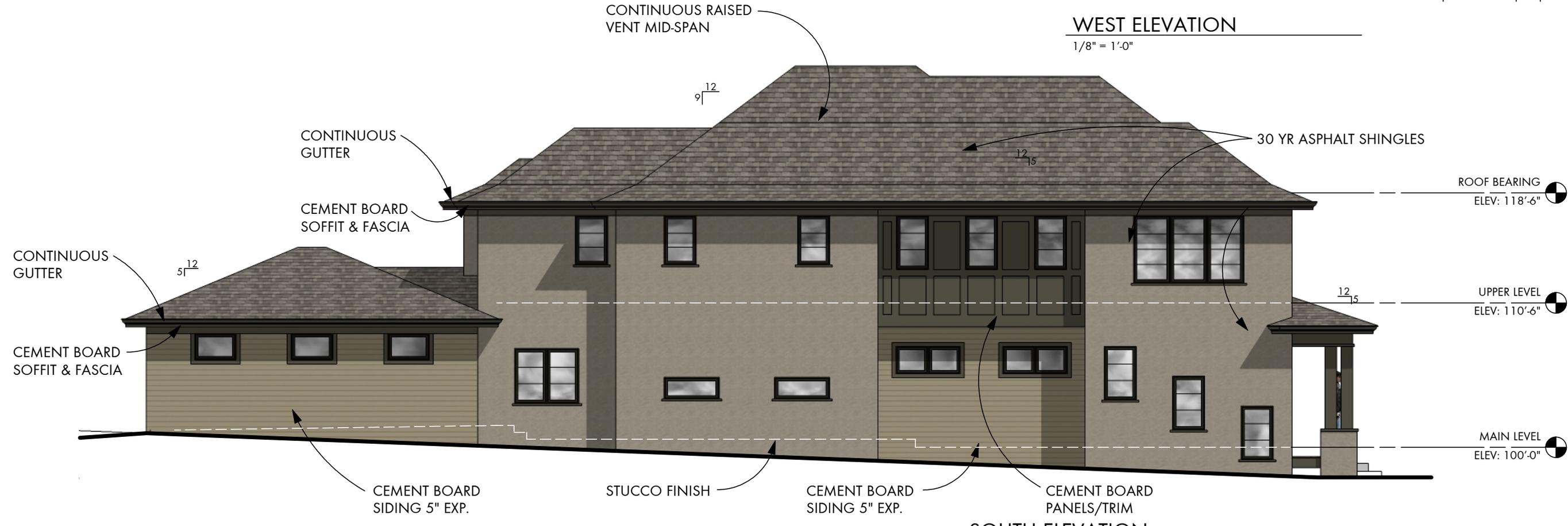
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

FISCHER RES.
2000 FREMONT AVE. S.
MINNEAPOLIS, MN

VARIANCE APPLICATION SET 11-14-14

NORTH ELEVATION

A5



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Expanding Your Ideas



**HAGE
HOMES**

FISCHER RES.
2000 FREMONT AVE. S.
MINNEAPOLIS, MN

VARIANCE APPLICATION SET 11-14-14

CONCEPT RENDERING

A6



EXTENDED VIEW FROM EAST END OF LOT LOOKING WEST AT 2001 GIRARD AVE.



VIEW FROM NORTHEAST CORNER (FREMONT AVE. & FRANKLIN AVE.) LOOKING SOUTHWEST.



VIEW FROM NORTH SIDE OF FRANKLYN LOOKING SOUTH



VIEW FROM NORTHWEST CORNER (ALLEY & FRANKLIN AVE.) LOOKING SOUTHEAST.



NEIGHBORING HOMES, SOUTH OF PROPERTY (WEST SIDE OF FREMONT AVE.)



NEIGHBORING GARAGE, SOUTH OF PROPERTY, OFF ALLEY



NEIGHBORING HOMES ACROSS FROM PROPERTY (EAST SIDE OF FREMONT AVE.)



NEIGHBORING MULTI-FAMILY BUILDING ACROSS FROM PROPERTY (NORTH SIDE OF FRANKLYN)

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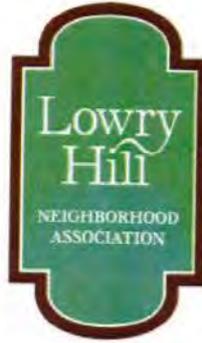
HAGE
HOMES

FISCHER RES.
2000 FREMONT AVE. S.
MINNEAPOLIS, MN

FLOOR ELEVATIONS 10-20-14
CURRENT FLR PLNS 11-03-14

EXHIBIT E

2 OF 2



November 28, 2014

Joel R. Fischer
FRANKLIN PARTNERS, INC.
222 South Ninth Street, #3050
Minneapolis, MN 55402

Via Email

Re: 2000 Fremont Ave. S.

Dear Joel:

I am writing to confirm that, at its November 11, 2014 meeting, the Lowry Hill Neighborhood Association discussed your proposed application for a variance to allow for construction of your planned single-family house at 2000 Fremont Avenue South. After discussing your construction plans, the Board of LHNA adopted the following resolution:

LHNA supports the variance request to allow construction of a planned home on the lot at 2000 Fremont Ave. S., including an attached garage, which would require an increase in the Floor Area Ratio (FAR) from .5 to .54, allowing for 3201 square feet.

Please feel free to submit this letter to the City as a part of your variance application.

Thank you for contacting us about this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "David Weinstein", is written over a light blue horizontal line.

David Weinstein
Co-Chair, Zoning & Planning Committee

From: [Sarah Janecek](#)
To: [Giant, Joseph R](#)
Subject: Comments on 2000 Fremont Avenue South
Date: Monday, December 01, 2014 6:40:59 PM

Joe Giant,

I own and live at the duplex at 1916 Fremont Avenue South.

I write to express my support for granting the variance to allow Joel Fischer to increase the maximum floor area ratio to allow for the construction of a single family home with an attached garage at 2000 Fremont Avenue South.

I will not be attending the meeting of the Minneapolis Board of Adjustment on this issue, so please include this expression of my support in Members' packets.

Thanks!

Sarah Janecek
1916 Fremont Avenue South
Minneapolis, MN 55403
612-374-4080 (mobile & text)

Joseph Giant

City of Minneapolis – Community Planning and Economic Development

250 S. Fourth Street – Room 300

Minneapolis, MN 55415

Dear Mr. Giant,

My husband and I own the house on 2008 Fremont Avenue South and I am writing in support of Alyssa and Joel Fischer's variance. They contacted all the neighbors to inform them of their design and offered everyone a chance to ask questions and attend the Lowry Hill Neighborhood Association meeting on November 11, 2014. I did attend the meeting, along with several other neighbors, who were all very supportive of Joel and Alyssa's variance request. The neighbors who have been living in the neighborhood much longer than us (we bought our house this past summer) were all very relieved to see a nice family finally building its home at the lot that had a very troublesome history and created a lot of grief for the neighbors.

I may not be able to attend the December 11 hearing, however I did want to express my support for their request of increasing the FAR to 0.54 instead of 0.5 with an attached garage. I wish them a pleasant and successful construction process and look forward to have them as our new neighbors.

Regards,

Noa Havelio

2008 Fremont Avenue South

Minneapolis, MN 55405

Joseph Giant
City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415
Joseph.Giant@minneapolismn.gov

November 30th, 2014

Re: Letter of Support for Variance at 2000 Fremont Ave South

To Whom it May Concern,

My name is Jenna Victoria and my husband and our three children live at 2001 Girard Ave South, directly behind the property at 2000 Fremont Ave South. We are writing to inform you of our support for the variance Alyssa and Joel Fischer are requesting to increase FAR from 0.5 to 0.54

Joel and Alyssa proactively reached out to neighbors to discuss the variance request. Alex and I both were in attendance at the most recent Lowry Hill Neighborhood Association meeting on November 11th. We were both able to view and analyze their proposed plan with an attached garage and believe the plan fits with the neighborhood in terms of design and size. We are very excited to see the revitalization of this corner as well.

We are unable to attend the December 11th meeting as our children have a piano performance, however if anything changes we will surely let you know.

Sincerely,

Jenna and Alex Victoria
2001 Girard Ave South
Minneapolis, MN 55405

From: [Leslie Walker](#)
To: [Giant, Joseph R](#)
Subject: Re: 2001 Fremont S variance hearing (12/11)
Date: Sunday, November 30, 2014 7:48:07 PM

Mr. Giant,

We are writing in regard to the variance request for 2000 Fremont Avenue South. We have lived at 2006 Fremont Ave S, adjacent to 2000 Fremont, for 23 years. During that time we have had to live with the repercussions of eight different owners of the property next door with the many inspection, renter and code violations.

Joel and Alyssa Fischer, the current owners, have owned the lot for almost two years during which time they have been very responsible with the lawn maintenance and snow removal.

They proactively reached out to neighbors and the Lowry Hill Neighborhood Association where they shared their architectural plan which includes a one-story attached garage.

We attended the neighborhood association meeting on November 11 regarding their need for a variance.

Unfortunately, we will be away on vacation on December 11 and cannot attend the variance hearing.

We are in full support of their request to increase FAR from 0.5 to 0.54 and look forward to Joel and Alyssa joining our block.

Bruce and Leslie Walker
2006 Fremont Ave S.
612-419-5766