



CPED STAFF REPORT
 Prepared for the Board of Adjustment

BOA Agenda Item #7
 December 11, 2014
 BZZ-6823

LAND USE APPLICATION SUMMARY

Property Location: 919 Kenwood Parkway
Project Name: Bui Residence
Prepared By: Joseph.Giant@minneapolismn.gov, City Planner, (612) 673-3489
Applicant: Dung Bui
Project Contact: Calvin Tran
Request: To construct a new single-family dwelling with attached garage
Required Applications:

Variance	<ul style="list-style-type: none"> • Variance for development on or within 40 feet of the top of a steep slope in the Shoreland Overlay District; • Variance to reduce the established front yard setback along Kenwood Parkway from 21 feet to approximately 2.5 feet, to allow a driveway turnaround; • Variance to increase the maximum height in the Shoreland Overlay District from 2.5 stories and 28 feet to 4 stories and 38 feet.
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SITE DATA

Existing Zoning	R2 Two-Family District SH Shoreland Overlay District
Lot Area	8,557 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	October 17, 2014	Date Extension Letter Sent	NA
End of 60-Day Decision Period	December 17, 2014	End of 120-Day Decision Period	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is an 8,557 square foot lot located in the R2 Two-Family District and SH Shoreland Overlay District. The parcel has a width of approximately 70 feet and a length that varies from 107 feet to 137 feet. Besides a tall stone retaining wall adjacent to the public sidewalk and remnants of some decking, the parcel does not contain any structures. However, the parcel contains several mature trees and significant undergrowth.

The most distinctive features of the property are the large hill upon which the lot is platted and the retaining wall adjacent to the public sidewalk. The lot rises nearly 50 feet from the sidewalk along Kenwood Parkway to the rear lot line. The first several feet of the lot atop the retaining wall are more or less level. Beyond this portion the slope rises at nearly a 45-degree angle to the rear of the lot. The topography of the site constitutes a 'steep slope' according to Chapter 551.460 of the zoning code.

The retaining wall ranges in height from approximately 6 feet at the northeast corner to more than 12 feet at the northwest corner, and is in good condition. Several photos of the site are available in the Additional Materials.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the Lowry Hill neighborhood across Kenwood Parkway from the Kenwood bike trail. Beyond the trail, a tall sound barrier separates the neighborhood from I-394. Nearby homes vary widely in size, age, and architectural style. Several one- and two-story single- and two-family homes built in traditional architectural styles can be found to the west of the subject property, while many homes exhibiting modern architectural styles can be found to the east. Due to the steep slope that runs along the block behind the homes, a feature that is common to nearly all of the homes, both traditional and modern, is an attached tuck-under garage on the lowest level. Photos of the surrounding homes can be found in the Additional Materials.

PROJECT DESCRIPTION. The applicant proposes to construct a single-family home with an attached garage set into the side of the hill. The eastern portion of the retaining wall would be removed and the grade would be significantly lowered to allow a driveway and turnaround in the front yard. The western portion of the retaining wall would remain intact. The property is located in the Shoreland Overlay District. Development on a steep slope in the Shoreland Overlay District requires a variance. Therefore, the applicant is seeking a variance to develop on or within 40 feet of a steep slope in the Shoreland Overlay District.

The home would be constructed in the modern architectural style. The lowest level of the home would contain an attached garage. The next level would contain a living area whose floor would be approximately level with the existing grade at the top of the retaining wall. Above the main living area would be two floors of bedrooms, and above the bedrooms, a rooftop deck. The home would have a cubic design and exterior cladding of earth-tone stucco complemented by large windows. The main living area would have a recessed patio, and the master bedroom would have a recessed balcony. The garage door would be painted wood.

The house would be set into the existing slope to the extent that much of the structure would be below grade. The garage level would be almost entirely below grade except for the garage door. More than 50% of the main living area would be below grade, as would a portion of the 2nd floor. The entire 3rd floor would be exposed. The height of the structure, measured from a baseline point in the center of

the front façade, and 10 feet towards the front lot line, is 33.5 feet to the top of the parapet wall, and 38 feet to the top of the rooftop enclosure.

The maximum height of single-family homes in the Shoreland Overlay District is 2.5 stories and 28 feet. Two measurements relating to height are present in this variance request: a variance to the maximum height of a home, and a variance to the number of stories in a home. The maximum height of a single-family home with a flat roof is 28 feet, and the maximum number of stories for a single-family home is 2.5. The applicant is applying for a variance to increase the maximum height in the Shoreland Overlay District from 2.5 stories and 28 feet to 4 stories and approximately 38 feet.

The proposed site design calls for a car turnaround in the established front yard setback. According to Chapter 541.260, uncovered driveways are allowed in a required front yard, provided the driveway leads to a properly located parking area. The turnaround does not meet this standard. Therefore, the applicant is applying for a variance to reduce the established front yard setback from 20.7 feet to approximately 2.5 feet, to allow a car turnaround. The driveway would require a new curb cut on Kenwood Parkway. The applicant has contacted Minneapolis Parks and Recreation Board about creating the curb cut, and the Park Board is currently reviewing the proposal.

The gross floor area (GFA) of the proposed home is approximately 3,664 square feet, resulting in a floor area ratio (FAR) of 0.43. The maximum FAR allowed for a single-family home is 0.50.

The required interior side yard setback for the subject property is 8 feet. The proposed home would be located 15 feet from the eastern interior property line, nearly 13 feet from the western property line, and more than 45 feet from the rear property line.

The new home would be subject to Administrative Site Plan Review. With a basement, quality materials (stucco), ample windows on the front elevation, tree preservation, and an open covered front porch, the proposed home would achieve 17 of a possible 27 design points, achieving the minimum number of points.

PUBLIC COMMENTS. Any correspondence received prior to the public meeting will be forwarded to the Board of Adjustment for consideration. The applicant presented the project to the Lowry Hill Neighborhood Association on November 11, 2014.

ANALYSIS

SHORELAND DEVELOPMENT VARIANCE

In accordance with Chapter 525, Article IX Variances, Section 525.520(17) "To permit development in the SH Shoreland Overlay District on a steep slope or bluff, or within forty (40) feet of the top of a steep slope or bluff," the Department of Community Planning and Economic Development has analyzed the application for variance based on the following findings:

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

One of the primary purposes of the Shoreland Overlay District is to preserve and enhance the environmental qualities of surface waters and the natural and economic values of shoreland areas (551.440). In order to ensure that adverse environmental impacts are minimal or nonexistent, development on or within 40 feet of a steep slope in the Shoreland Overlay District can only be approved through a variance.

The entire property is considered a steep slope. The elevation changes by approximately 55 feet from the front lot line to the rear lot line, creating an average grade change of approximately 46%. No development would be possible without a Shoreland development variance. The presence of the steep slope and its impact upon the buildable area of the lot are practical difficulties not created by the applicant.

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 applicant proposes to construct a single-family home with an attached garage. Single-family homes are a permitted use in the R2 zoning district and are common in the surrounding area. With regard to the Shoreland development variance, the proposed development is in keeping with the zoning ordinance and the comprehensive plan. According to the zoning ordinance, development on a steep slope may be approved if certain conditions are met.

1. *Development must currently exist on the steep slope or within forty (40) feet of the top of a steep slope within five hundred (500) feet of the proposed development.*

Development currently exists on the lots adjacent to the subject property. The distance of the proposed structure to the neighboring structures is approximately 27 feet, and 29 feet, respectively.

2. *The foundation and underlying material shall be adequate for the slope condition and soil type.*

A geotechnical exploration was conducted at the property on October 1st in order to determine the suitability of the soil for construction. Although the soil boring did not reach the depth of the proposed foundation, the report concluded that the site is generally buildable. The report stated that the foundation would appear to bear on native granular soils, and that native glacial till soils are suitable for foundation support. A copy the soil analysis is included in the Additional Materials.

3. *The development shall present no danger of falling rock, mud, uprooted trees or other materials.*

The applicant has submitted an erosion control plan that provides details on the measures that will be undertaken to prevent erosion. To the greatest extent possible, the applicant proposes to leave the existing landscaping intact, calling for the preservation of 6 mature trees and other native shrubs and perennials. The plans call for the removal of one mature tree. The plan also indicates the extent of the excavation and temporary shoring. After construction is completed, ground covers, native grasses, and perennial flowers will be re-

established in the disrupted areas around the house.

Construction of the dwelling will require structurally engineered drawings due to the complexity of the terrain. If the plans are approved and implemented in the manner required by the building code and in accordance with the soil erosion plan, the development should present no danger of falling rock, mud, uprooted trees, or other environmental issues.

4. *The view of the developed slope from the protected water shall be consistent with the natural appearance of the slope, with any historic areas, and with the surrounding physical context.*

The exterior cladding of the house would be stucco. It would be painted in earth tones to effectively blend in to the natural environment. Further, the subject site is located more than 900 feet from the protected water and is not visible from it.

- 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.**

Strict development standards in the Shoreland Overlay District were created to ensure that new development does not adversely affect the health, safety, and welfare of both the human and natural environment. Utilization of best practices will ensure that the development does not have an adverse effect during or after construction. If the erosion control plan and landscaping plans are implemented in the manner proposed using best practices, the project should not have an adverse impact on its surroundings.

Additional findings required by the Minneapolis Zoning Code for development in the Shoreland Overlay District:

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

The site has never accommodated significant development, so the site is particularly sensitive. Preliminary engineering reports have stated that the site is buildable. Further, the house has been designed with a relatively narrow footprint in order to disturb the least amount of soil and retain the existing slope. In order to best mitigate adverse off-site impacts, utilization of best practices will ensure that the development does not have an adverse effect during or after construction. Specifically, an approved erosion control plan, temporary shoring, and structurally engineered construction plans will provide professional expertise in the planning, review, and construction of the proposed structure.

An approved erosion control plan will address the following environmental concerns that appear in the zoning ordinance: grading and filling (551.510), removal of vegetation (551.520), and storm water management (551.530). Prior to any work being done on the property, the soil erosion control plan will be approved by the department of Public Works and the Zoning Administrator.

The proposed project calls for a significant amount of soil excavation, the removal of vegetative

ground cover, and at least one mature tree. Significant regarding will occur in the project area. However, most of the site will be left intact, and the design of the home is intended to minimize soil disturbance. The applicant has indicated that as little vegetation as possible would be disturbed, and that the existing slope and natural grade is preserved to the greatest extent possible. If temporary shoring is used in the manner indicated on the plans, approximately 3,222 square feet of surface area would be disrupted, which constitutes 37 percent of the site.

In order to protect existing trees, and mitigate loss if more trees than proposed must be removed, Staff recommends that no net loss in tree diameter occurs as a result of the development. Trees that will contribute towards this measurement must currently have a diameter of at least 3 inches at breast height.

Due to the complexity of the site and its location in an environmentally sensitive area, a preliminary review of the project by Public Works and Construction Code Services was undertaken to ensure that the home could be built close to its proposed form.

Public Works commented on the applicant's erosion control plan, stating that it should effectively control erosion during construction, but that the silt fence and other sediment-trapping mechanisms may need to be cleaned or replaced more frequently than stated on the plan.

Construction Code Services reviews new homes to ensure compliance with the building code. They stated that the building code would not prevent the applicant from building the proposed structure on the site so long as the entire structure, including all retaining walls, was designed by a structural engineer. They stated that a structural engineer may determine that further testing of site conditions may be required before the commencement of construction activities. They also remarked that the plans must provide a very clear plan for surface drainage to direct water away from the foundation/structure, especially at the back (south) side of the house where snow and rain would accumulate.

Impervious surface and ground cover are well below the maximum permitted by ordinance. Properties in the R2 zoning district may have up to 60 percent of the lot covered by impervious surfaces. Only 24 percent of the lot would be covered by impervious surfaces.

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

The Shoreland Overlay District extends outward 1,000 feet from the high water mark of all protected lakes in Minneapolis. Spring Lake is more than 900 feet from the subject site, and the nearest navigable portion of the lake is over 1,000 feet from the site. Due to the distance between the subject property and the protected waters as well as the presence of natural features such as topographical changes and trees, the proposed structure would not be visible from the protected water.

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

The subject site does not have direct access to Spring Lake, nor does the proposed project require the accommodation of any watercraft.

VARIANCE TO DECREASE FRONT YARD SETBACK

In accordance with Chapter 525, Article IX Variances, Section 525.520(1) “to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations,” 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 seeking a variance to the front yard setback from 21 feet to 2.5 feet to allow a driveway turnaround. No home has ever existed on this property, so no curb cut or driveway exists. The applicant proposes to remove a 16-foot section of the retaining wall on the east side of the property in order to create a curb cut and driveway leading to an attached tuck-under garage. A section of driveway would extend eastward toward the interior side property line in order to create a turnaround that would be used to change direction to avoid backing out onto Kenwood Parkway. A driveway turnaround is not a permitted obstruction in the front yard setback.

Backing out into the street would be dangerous because the remaining portion of the retaining wall as well as the trees and landscaping in the boulevard would block views of oncoming traffic. The existing topography and the retaining wall are practical difficulties that that were not created by the applicant and are not based on economic considerations alone.

- 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 zoning code requires that new single-family homes include an enclosed parking space (530.300). Thus, a garage must be included in the development. Backing out of the garage into the street creates a potentially dangerous situation, especially due to the existing retaining wall. According to 535.400, “no person shall place, construct, maintain, or cause to be placed any fence that may endanger the public safety ... where the zoning administrator finds it to obstruct a driver’s view of approaching, merging or intersecting traffic.” In this instance, the retaining wall acts as a fence, and obstructs the driver’s sight triangle. Allowing a turnaround area in the front yard setback significantly reduces the danger created by the blind corner. Therefore, the variance is reasonable and meets 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.**

Several homes in the vicinity have parking areas or turnarounds in the front yard setback, including both adjacent properties, so the proposed variance would not be out of character with the locality. The creation of the turnaround will involve a substantial amount of excavation. However, the excavation would take place on the portion of the site where the retaining wall is lowest, and the final grade would be more or less level (and close in proximity) with the turnaround area on the

adjacent property to the east.

Parking in the front yard setback is typically not permitted in residential districts. In other districts where such parking can occur, the parking area adjacent to a street or sidewalk must be screened by either landscaping or a fence, and a landscaped buffer must exist between the parking area and the public sidewalk. As a condition of approval, the turnaround at the subject property must be screened by a masonry wall, fence, berm or hedge or combination thereof that forms a screen 3 feet in height and not less than 60 percent opaque in order to diminish the visual impact of the parking area. This requirement corresponds to the Site Plan Review screening standards found in 530.170(b) of the zoning code.

Granting the variance would contribute towards public safety and welfare by giving residents of the subject property greater visibility when exiting their property. Vehicular traffic would be traveling downhill on Kenwood Parkway at that point of intersection so speeds would potentially be higher and stopping times would be increased. Further, Kenwood Parkway is a busy pedestrian and cyclist route during much of the year, so increased visibility would further contribute towards public safety and welfare.

VARIANCE TO INCREASE HEIGHT

In accordance with Chapter 525, Article IX Variances, Section 525.520(4) "Unless otherwise controlled by conditional use permit, to vary the height requirements for any structure, except signs, provided that the total floor area ratio on the site shall not be exceeded, and provided further that the maximum height of any accessory structure shall not exceed sixteen (16) feet or sixty (60) percent of the height of the structure to which it is accessory, whichever is greater," 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 seeking a variance to increase the maximum height of a single-family home from 2.5 stories / 28 feet, to 4 stories / 38 feet. A practical difficulty exists in complying with the ordinance because of the steep hill into which the structure would be built. Due to the slope of the site, more than 50 percent of the main living area and a substantial portion of the 2nd story are below grade. Any home built behind the established front setback on the subject property would face similar grade issues. The slope of the site is a practical difficulty unique to the property that was not created by the applicant and not based on economic considerations alone.

- 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 variance meets the spirit and intent of the ordinance because the additional height is directly attributable to the unique site conditions and the property's location in the Shoreland Overlay District. Constructing a multi-level home in this location that complied with the height

regulations would result in a structure in which either a substantial portion was below grade, or a structure that didn't include a garage.

From the front of the home to the back of the home, a distance of 30 feet, the elevation rises at a 43 percent grade. More than 50 percent of the main living area would be below grade as well as a substantial portion of the second level. In fact, the main living area would meet the building code definition of a basement. According to the zoning code, however, if the finished floor surface directly above a basement is more than 12 feet above grade at any point, such basement is considered a story. More than 12 feet of basement is exposed on the portion of the facade above the attached garage, so the main living area is considered a story. Hypothetically, if the garage was not built and the retaining wall was left intact, the main living area would be considered a basement by the zoning code. However, new homes are required to provide an enclosed parking space so the garage could not be eliminated without a variance.

Typically, rooftop mechanical equipment, penthouses, and stairway penthouses do not factor into the height of a structure. However, in the Shoreland district all rooftop appurtenances are included in the measurement. Thus, the proposed stairway penthouse is included in the height measurement and considered a story, even though it occupies only a small portion of the roof of the building. The penthouse is located towards the rear center of the structure and should be minimally visible from the public right of way or from neighboring properties.

Despite the additional height, the FAR of the proposed home would be 0.43, below the maximum of 0.50. The FAR includes the floor area of the main living area, the two bedroom levels, and the rooftop penthouse.

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

The proposed home will not alter the essential character of the locality or be injurious to the use or enjoyment of other properties in the vicinity. The most notable architectural feature of the proposed home is a modern design. Although modern architecture is relatively rare in Minneapolis for single-family homes, the style is prevalent in the vicinity. A map showing the location of nearby homes with similar architectural styles can be found in the Additional Materials. Furthermore, many of the surrounding homes were built on sites with topographical features similar to the subject site, and consequently exceed the maximum allowed height. The principal structure on the adjacent lot to the east has a height of 51 feet, which significantly exceeds the height of the proposed structure.

The proposed home would be much taller than the principal structure on the adjacent lot to the west, which is a one-story duplex. However, the relatively large distance between the two structures will diminish the potential adverse impact. The proposed home would be set back 12 feet, 10 inches from the shared property line, and 27 feet from the structure.

The proposed variance does not authorize the creation of any additional dwelling units, nor does it authorize an increase in the carrying capacity of a zoning lot in the RI district. Therefore, granting the variance would have no impact on the congestion of area streets.

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 **approve** the application for variance to allow for development, including the construction of a single-family dwelling, on or within 40 feet of the top of a steep slope for the property located at 2016 Cedar Lake Parkway in the R1 Single-Family District and SH Shoreland Overlay District, subject to the following conditions:

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development;
2. All site improvements shall be completed by December 11, 2016 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance;
3. Approval of a soil erosion control plan and landscaping plan as part of the site plan review application so that proper site protection can be verified;
4. No net loss of tree width occurs due to this development. Trees counted toward this measurement must comply with Minneapolis Code of Ordinances Chapter 530.200 – Plant Material Standards, and measured in the manner described therein.

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 **approve** the application for variance at 919 Kenwood Parkway in the R2 Two-Family District and SH Shoreland Overlay District to reduce the established front yard setback from 21 feet to approximately 2.5 feet to allow a driveway turnaround, subject to the following conditions.

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development;
2. Screening consisting of either a masonry wall, fence, berm or hedge or combination thereof that forms a screen three (3) feet in height and not less than sixty (60) percent opaque shall be provided between the turnaround and the sidewalk;
3. All site improvements shall be completed by December 11, 2016 unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

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 **approve** the application for variance at 919 Kenwood Parkway in

the R2 Two-Family District and SH Shoreland Overlay District to increase the maximum height of a single-family home from 28 feet, 2.5 stories, to approximately 38 feet, 4 stories, subject to the following conditions.

1. Approval of the final site, elevation, and floor plans by the Department of Community Planning and Economic Development;
2. All site improvements shall be completed by December 11, 2016 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. Letter to Ward 7 and Lowry Hill Neighborhood Association
4. Site plan
5. Erosion control plan
6. Elevation drawings and house plans
7. 3D rendering of proposed structure
8. Map of modern homes in vicinity
9. Photos of site
10. Geotechnical (soil analysis) report findings

Statement of Proposed Use

Property Address: 919 Kenwood Parkway
Minneapolis, MN 55403

Property Owner: Dung Bui
Date: August 26, 2014

The proposed use of the property is a single family home in compliance with the designation in R2 zoning.

Due to the nature of the lot and the difficulties that exist, careful consideration of the risks involved and preservation of much of the slope has led architects and engineers to design a narrow home. With this design, excavation of the proposed home will be minimized as to consider preserving much of the slope and the natural landscape of neighboring boundaries.

With keeping the footprint at a minimal, the proposed work for the project is to construct a new single family dwelling consisting of 4br, 3ba, 2 car garage, 4232 total finish sqft. The width of the home will be 42 feet wide and the depth 30 feet, allowing ample setbacks between neighboring properties. Height of proposed home will be similar to that of neighboring homes, designed to be 2.5 stories, and approximately 40' feet tall.

Construction of the home will be of a modern style consistent with many neighboring homes near proximity to the proposed site. Proposed design will have a flat roof similar to that of 909 Kenwood Parkway, a good comparison located just 180 feet East of the proposed site, but with similar height to 915 Kenwood Parkway, a neighboring home bordering the East lot line of proposed project.

The work will include excavation and engineering, taking into consideration the safety of workers, neighboring homes, as well as the general public upon installing the foundation. Landscape and Civil engineers will be involved as to minimize soil erosion and provide installation of proper drainage systems, as an Erosion Control Plan will be in place.

The home will be built in a manner consistent with sustainable building practices, and will include durable building materials. Such materials will be consistent to that of neighboring homes, and will have a complete stucco exterior finish. Color has yet to be decided, but will be of a modern grey or tan coat.

REQUEST FOR VARIANCE(S)

Date: August 26, 2014

Applicant: Dung Bui

Address of Property: 919 Kenwood Parkway
Minneapolis, MN 55403

Contact Person: Calvin Tran 612-701-5522

Ward: 7

Neighborhood Organization: Lowry Hill

Existing Zoning: R2 Single-Family District

Existing Overlay District: SH Shoreland Overlay District

Zoning Plate Number: 18

Proposed Use: A new single-family dwelling with attached garage

VARIANCE: *551.480 Development in the SH Overlay District prohibited on steep slopes or within (40) feet of the top of a slope or bluff.*

- (1) **Development must currently exist on the steep slope or within forty (40) feet of the top of a steep slope within five hundred (500) feet of the proposed development.**

Several homes, within 500 feet of the proposed lot have already been built into this hillside. We are proposing a home of similar characteristics to those neighboring homes within 500 feet of the proposed site. Size, height, and style of these existing homes will be considered during the design process.

- (2) **The foundation and underlying material shall be adequate for the slope condition and soil type.**

Professional architects and engineers have been hired to assure best design and construction methods for the site and soil conditions. We designed and plan to use a poured concrete foundation to provide added strength, especially to rear foundation walls.

- (3) **The development shall present no danger of falling rock, mud, uprooted trees or other materials.**

With the use of an Erosion Control plan in place, we are able to minimize the disruption of natural vegetation that is stabilizing the hillside. There will be no danger of falling rocks, mud, uprooted trees or other materials, as excavation is kept to a minimal.

- (4) **The view of the developed slope from the protected water shall be consistent with the natural appearance of the slope, with any historic areas, and with the surrounding physical context.**

There are no direct views of this site from protected waters or historic areas.

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

The circumstances requiring a variance request are due to the nature of the lot being on a slope. The applicant is requesting a variance to construct a single family residence on this lot. This is a practical difficulty not created by the applicant or any persons having an interest in the property.

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

The proposed home will be of narrow design to minimize soil erosion and allow adequate space between neighboring homes and preservation of natural landscape along lot lines. Consideration of nearby neighboring homes allows ample space, adequate light, air, openness and separation of uses. Furthermore, the home will be built of durable materials that meet today's construction standards and finished with a stucco exterior finish, similar to many comparable homes already existing in the neighborhood.

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

The proposed variance, if granted, will not alter, be injurious nor be detrimental to the health, safety and welfare of the neighboring properties and general public. The proposed home will be of modern design similar to that of neighboring homes and constructed of durable materials.

Additional Statement for Variance - Shoreland Overlay District

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

Upon careful consideration with experts, Architect, Engineers, and Landscapers, we have explored strategies during and after construction that would minimize the possibility of soil erosion or other possible pollution of public waters by minimizing the construction site in respect to the disruption of the soil and thru shoring and landscaping. A narrow house design allows for minimal disruption of natural vegetation on the slope to help prevent erosion. Erosion control practices such as silt fencing and retaining walls will be used to prevent runoff during and after construction. A strict erosion control plan will be in place and prepared by a licensed Civil Engineer.

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

The placement of our propose structure will be set back parallel to the neighboring homes, and due to the fact that it would be setback into the hillside and no nearby water bodies, there would be no obstruction to view from protected waters. A flat roof design would also help in non obstruction of views from homes located on top of bluff.

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

The development does not have access to any nearby protected waterways, therefore, will not have an effect on the suitability for watercraft of any type.

VARIANCE: 546.360 (d) Height increase

In the R2 district, the maximum height of a single family dwelling may be increased to thirty-five (35) feet when the established height of a minimum of fifty (50) percent of the single family dwelling within one hundred (100) feet of the subject exceed the maximum height.

In keeping with similar design standards of neighboring homes, the adjacent single family home located at 915 Kenwood Parkway, within 100 feet of the proposed property, has a height of 51 feet tall from garage floor, measured at 875'-0", to top of ridge, 926'-0". We are proposing a structure similar in style and will have a height of 39'-8" from Average Natural Grade, presumed to be 880'-0", to highest point of structure, the top of stair enclosure, measured at 919'-8". We are proposing a 2.5 story, with modern design, characteristics, and height, comparable to many other homes in the area.

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

The circumstances upon which the variance is requested are unique to the parcel of land due to the slope and proximity of neighboring homes. In consideration of preserving much of the slope, we propose to narrow footprint, 42' X 30', to minimize excavation and allow for adequate spaces between property lines. With the difficulties that lay in the construction of slope and careful consideration to minimize erosion, construction would require a variance to make up for space in height.

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

The purpose of the height restriction is to maintain neighborhood character and the impact of the structure in terms of light, air circulation and shadowing. The proposed project will be of similar design structure and comparison to height of neighboring homes. The home bordering the East property line of proposed site has a height of 51' feet from garage floor to ridge of roof. In keeping with the spirit and intent of the ordinance and having careful consideration of the topography of the area, we are proposing a reasonable height of 39'-8" from Average Natural Grade of 880' feet to top of stair enclosure at 919'-8".

- 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.**

Granting this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other properties in the vicinity as the proposed structure will be of similar design. The applicant is proposing to build a Single Family Residence of similar style, characteristics and height as many other homes in the surrounding neighborhood. Therefore, granting of the variance will not be detrimental to the public welfare of endanger the public safety.

VARIANCE: 541.260 Driveways and Parking Areas

Due to the topography of lot, and taking careful consideration of safety of public on street and sidewalks, it is a necessity to provide a turnaround designed in our driveway setback at 2'-6" from the front of the property line to provide safer transport and access to Kenwood Parkway.

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

The circumstances upon which the variance is requested are unique to the parcel of land due to the steepness of slope and 10' feet retaining wall obstructing views from eastward traffic. It is our concern of safety to the public that we propose a turnaround to help with ease of access. With the steepness of slope and height of retaining wall, construction would require a variance to provide safer access. This unique characteristic was not created by any person having an interest in the property.

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

The purpose of the driveway turnaround is to provide safety to the community. Proposed driveway turnaround will abut and be of similar design to that of the adjacent neighbor's turnaround and will be in keeping with the spirit and intent of the ordinance and 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.**

Granting this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other properties in the vicinity as the proposed structure will be of similar design. If granted, the proposed variance will help the welfare of the general public by providing safer accessibility to those utilizing the property.

Date: August 6, 2014

Lisa Goodman
Ward 7 Councilman
350 S. 5th St., Room 307
Minneapolis, MN 55415
(612) 673-2207

Dear Councilman Goodman:

We are proposing to build a Single Family Residence on 919 Kenwood Parkway. This property is located on a slope thus overlapping the Shoreland Overlay District and requires that we seek a variance. This is referenced in Chapter 525, Article IX Variances, specifically Section 525.520 (17) “to permit development in the SH Shoreland Overlay District...within forty (40) feet of the top of a steep slope or bluff.”

Construction would be built in a manner consistent with sustainable building practices and will include durable materials with emphasis to match neighboring homes. The proposed structure would include a Single Family Residence with 2 car tuck-under garage, 3400 square feet and a flat roof. Characteristics and design will be similar to that of many homes in the neighborhood.

Careful consideration of the risks involved and preservation of much of the slope has led architects and engineers to design a narrower footprint. Excavation of the proposed home will be minimized as to consider preserving much of the slope and neighboring boundaries.

I've enclosed our drawings, survey and photographs for review. Our contact information is:

Owner: Dung Bui, 427 Logan Ave N., Mpls., MN 55405, 605-215-9595, heochuxitin@yahoo.com

Representative: Calvin Tran, 612-701-5522, calvinqtran@hotmail.com

Your thoughts regarding this proposed work would be greatly appreciated. If you have questions or concerns, feel free to contact me.

Sincerely,

Calvin Tran

Date: August 6, 2014

Lowry Hill Neighborhood Association
PO Box 3978
Minneapolis, MN 55403
lhna@lowryhillneighborhood.org

To whom it may concern:

We are proposing to build a Single Family Residence on 919 Kenwood Parkway. This property is located on a slope thus overlapping the Shoreland Overlay District and requires that we seek a variance. This is referenced in Chapter 525, Article IX Variances, specifically Section 525.520 (17) “to permit development in the SH Shoreland Overlay District...within forty (40) feet of the top of a steep slope or bluff.”

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Your thoughts regarding this proposed work would be greatly appreciated. If you have questions or concerns, feel free to contact me.

Sincerely,

Calvin Tran



Proposed Landscaping

Besides Saving the 6 Mature Quality Trees Ranging from 3" Dia. to 24" Dia. and Other Native Shrubs and Perennials, we Look to Re-establish Ground Covers, Native Grasses and Perennial Flowers in the Disrupted Areas Around the House.

Provide Screening Between the Turn-around and Front Property Line with Native Flowering Shrubs & Tall Grasses

Provide a Low-bush Hedge, with Mulch Bed, at the Top of all Retaining Walls over 30" High.

3,222 s.f. of Ground Surface Disruption

Impervious Surface Area

1,332 s.f. Bldg. Footprint
 500 s.f. of Driveway
 114 s.f. of Front Steps
 78 s.f. of Retaining Walls
 2,024 s.f. Total Impervious Area
 24% of Total Lot Area

Building Floor Areas

Master Level	1,196 s.f.
Bedroom Level	1,300 s.f.
Living Level	1,016 s.f.
Garage Level	720 s.f.
Total S.F.	4,232 s.f.
49.5% F.A.R.	

SITE PLAN

1/16" = 1'-0"

Lot Area: 8,556.7 s.f.
 F.A.R. 50% = 4,278.35 s.f.
 Building Coverage 15.6%

Black Lines and Notes Denotes Existing by Surveyor
 Red Lines and Notes Denotes Proposed by Architect

Excavation Note

All Excavated Soil to be removed from the site and brought back as needed for backfilling. No Stockpiling on site.

Proposed Stormwater Erosion Control

Construction Excavation Will Be Cutting a 16' Wide Channel, Through the Existing Retaining Wall, Out at the Sidewalk, and 22' Back into the Site Where the Major House Excavation Will Take Place. This Channel Opening Will be the Major Exit for Construction Stormwater Run-off and Will be Controlled With a Check Dam, a Gate as Such, Made of Prefabricated Fiber Rolls That Will be Placed Across the Channel After Each Work Day Until Such Time as the Landscaping is in and the Driveway is Paved.

Similar Decomposable Compost Filter Rolls Will be Used Around the House Until the Natural & Planted Vegetation is Re-established.

Sediment & Erosion Control Notes

All Exposed Soil Areas, including Temporary Stockpiles, must be stabilized as soon as possible but in no case later than 14 days after construction activity, in that portion of the site, has temporarily or permanently ceased. Stabilize with Temporary Seed and Straw Mulch applied at 2 tons per acre.

Silt Fence shall be installed prior to the start of soil disruption and at the locations shown on the plan and around any stockpiles. Silt Fences shall be inspected and maintained weekly (and within 24 hours of a 0.5" rainfall) until final mulching and seeding (or sodding) of lot.

A Temporary Rock Construction Entrance shall be installed prior to soil disruption and maintained at the location shown on the plan.

Dust Control is the responsibility of the permit holder. The permit holder must eliminate dust problems upon receiving notice from the building official that there is a dust problem.

If necessary, employ a Temporary Concrete Truck Wash-out Filter or Pad.

Street Cleaning shall occur daily or as needed.



Proposed Landscaping

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Provide a Low-bush Hedges, with Mulch Beds, at the Top of all Retaining Walls over 30" High.

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 500 s.f. of Driveway
 114 s.f. of Front Steps
 78 s.f. of Retaining Walls
 2,024 s.f. Total Impervious Area
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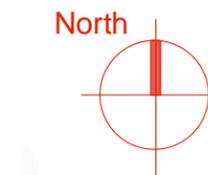
Building Floor Areas

Master Level	1,196 s.f.
Bedroom Level	1,300 s.f.
Living Level	1,016 s.f.
Garage Level	720 s.f.
Total S.F.	4,232 s.f.
	49.5% F.A.R.

EROSION CONTROL PLAN

1/16" = 1'-0"

Lot Area: 8,556.7 s.f.
 F.A.R. 50% = 4,278.35 s.f.
 Building Coverage 15.6%

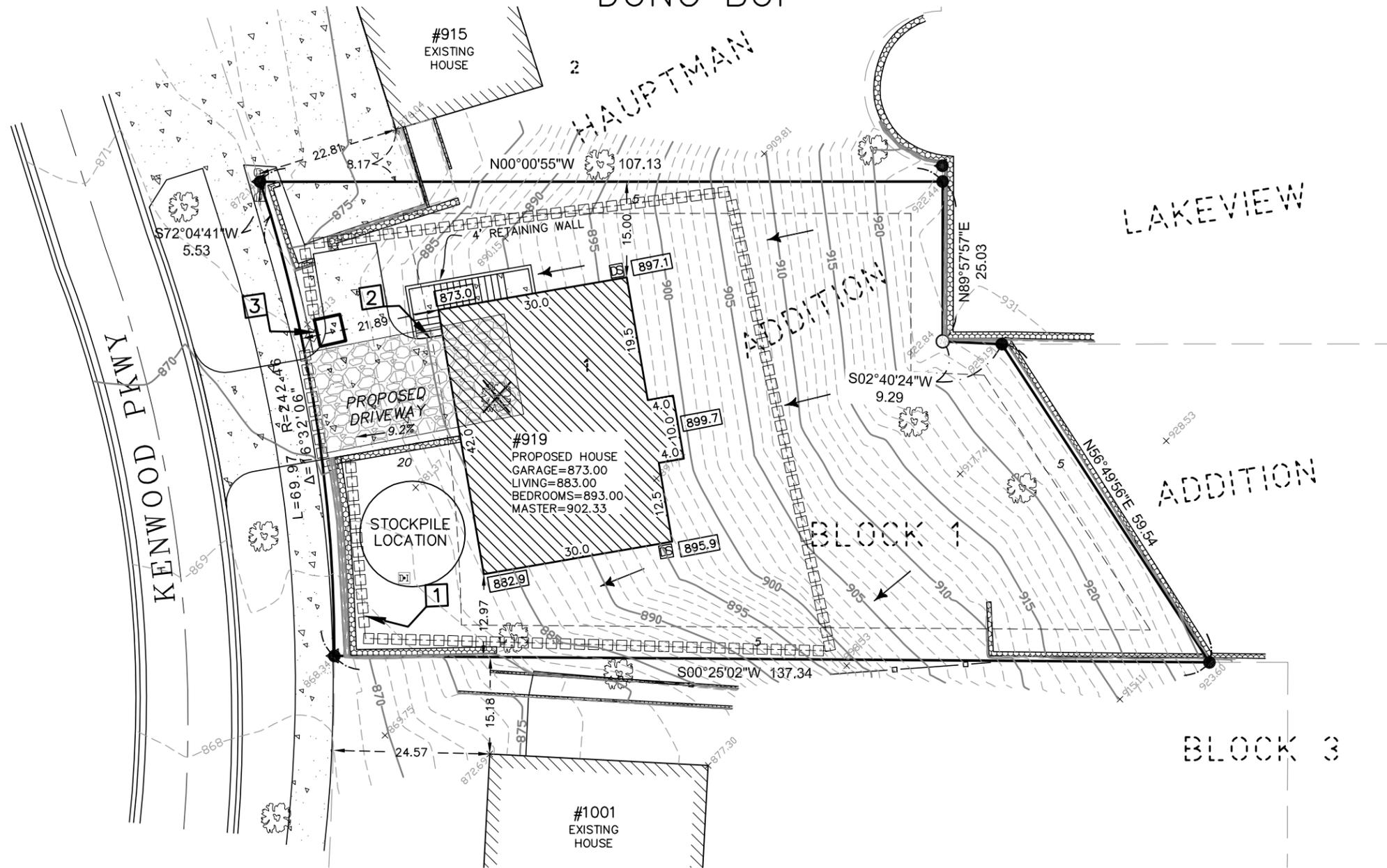


Black Lines and Notes Denotes Existing by Surveyor
 Red Lines and Notes Denotes Proposed by Architect

EROSION CONTROL PLAN

-for-
DUNG BUI

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- 999 DENOTES EXISTING CONTOUR LINE
- x999.99 DENOTES EXISTING ELEVATION
- [Pattern] DENOTES CONCRETE SURFACE
- [Pattern] DENOTES RETAINING WALL
- [Pattern] DENOTES WOOD FENCE
- [Symbol] DENOTES DRAIN INLET
- [Symbol] DENOTES DECIDUOUS TREE
- [Arrow] DENOTES DRAINAGE FLOW
- [Symbol] DENOTES TELEPHONE PEDESTAL
- [Pattern] DENOTES SILT FENCE
- [Pattern] DENOTES PROPOSED ROCK CONSTRUCTION ENTRANCE

NUMBERED NOTES

- ① INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- ② INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- ③ INSTALL TEMPORARY CONCRETE WASHOUT PAD (OPTIONAL).

SEDIMENT & EROSION CONTROL NOTES

1. ALL EXPOSED SOIL AREA, INCLUDING TEMPORARY STOCKPILES, MUST BE STABILIZED AS SOON AS POSSIBLE BUT IN NO CASE LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. STABILIZE WITH TEMPORARY SEED AND STRAW MULCH APPLIED AT 2 TONS PER ACRES.
2. SILT FENCE SHALL BE INSTALLED AND AT THE LOCATIONS SHOWN ON THE PLAN AND AROUND ANY STOCKPILES. SILT FENCE SHALL BE INSPECTED AND MAINTAINED WEEKLY (AND WITHIN 24 HRS OF A 0.5" RAINFALL) UNTIL FINAL SEEDING AND MULCHING (OR SODDING) OF LOT.
3. A ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED AT THE LOCATION SHOWN ON THE PLAN.
4. DUST CONTROL IS THE RESPONSIBILITY OF THE PERMIT HOLDER. THE PERMIT HOLDER MUST ELIMINATE DUST PROBLEMS UPON RECEIVING NOTICE FROM THE BUILDING OFFICIAL THAT THERE IS A DUST PROBLEM.
5. STREET CLEANING SHALL OCCUR DAILY OR AS NEEDED.

LEGAL DESCRIPTION

Lot 1, Block 1, HAUPTMAN ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

BUILDING SETBACKS

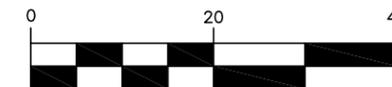
ZONING: R2 = TWO-FAMILY DISTRICT (LOW DENSITY)
HOUSE: FRONT = 20 FT
REAR/SIDE = 5 FT

REFERENCE BENCHMARK

ELEVATION = 864.49 @ CITY OF MINNEAPOLIS MONUMENT #566 IN THE C/L OF KENWOOD PKWY ADJACENT TO HOUSE #1015.

HARDCOVER

EXISTING IMPERVIOUS SURFACES 409 SQ. FT.
TOTAL LOT AREA 8,680 SQ. FT.
EXISTING HARDCOVER 4.7 %



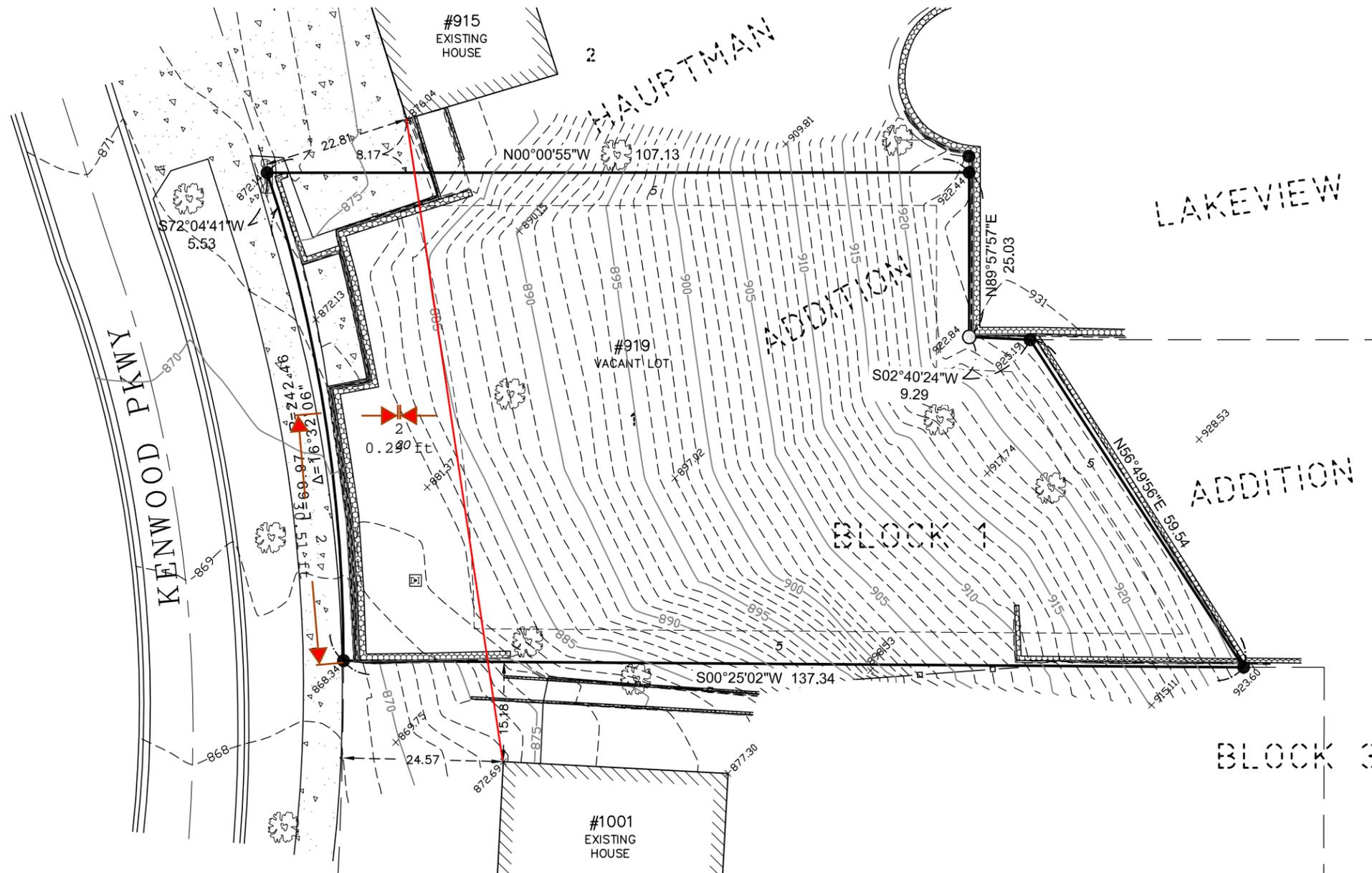
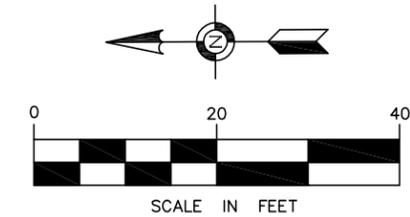
SCALE IN FEET

NO.	DATE	DESCRIPTION	BY

CERTIFICATE OF SURVEY

for
DUNG BUI

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

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- ← DENOTES DRAINAGE FLOW
- ⊕ DENOTES TELEPHONE PEDESTAL

LEGAL DESCRIPTION

Lot 1, Block 1, HAUPTMAN ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

BUILDING SETBACKS

ZONING: R2 = TWO-FAMILY DISTRICT (LOW DENSITY)
HOUSE: FRONT = 20 FT
REAR/SIDE = 5 FT

HARDCOVER

EXISTING IMPERVIOUS SURFACES 409 SQ. FT.
TOTAL LOT AREA 8,680 SQ. FT.
EXISTING HARDCOVER 4.7 %

REFERENCE BENCHMARK

ELEVATION = 864.49 @ CITY OF MINNEAPOLIS MONUMENT #566 IN THE C/L OF KENWOOD PKWY ADJACENT TO HOUSE #1015.

NO.	DATE	DESCRIPTION	BY

EDS ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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.
Vlad Sivriver
VLADIMIR SIVRIVER L.S. NO. 25105 DATED: 10/03/14

JOB NAME: TRUNG BUI
LOCATION: 919 KENWOOD PKWY. MINNEAPOLIS, MN 55403

FIELD WORK DATE: 10/01/14
FIELD BOOK NO.: EDS-12

DRAWN BY: EP
CHECKED BY: VS

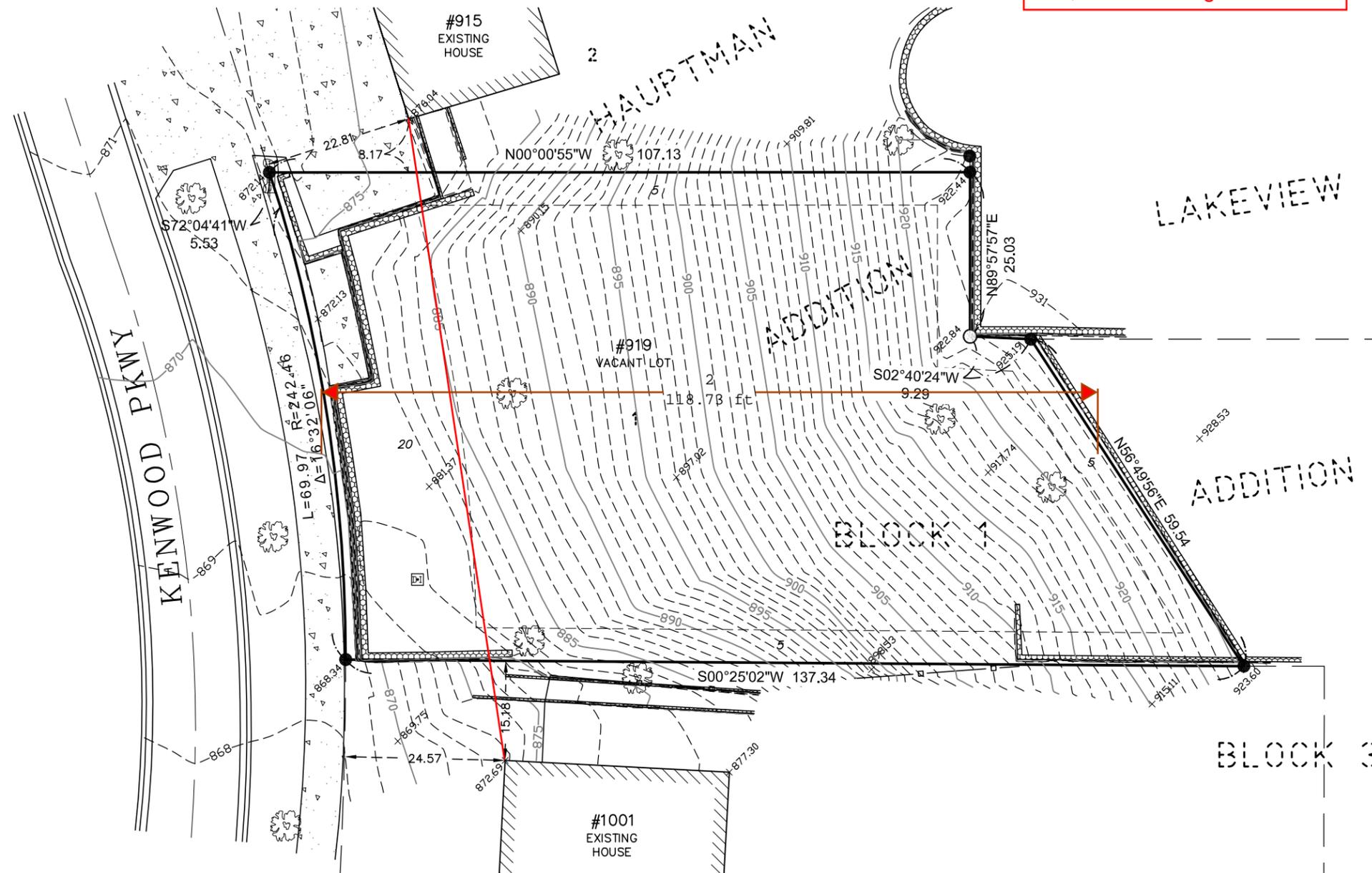
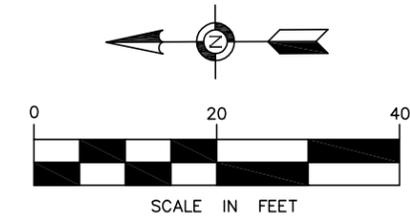
PROJECT NO.: 14-139
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY

for
DUNG BUI

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

grade change from sidewalk = 46%, from retaining wall = 37%



LEGEND

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- DENOTES LOT LINE
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- ⊕ DENOTES TELEPHONE PEDESTAL

LEGAL DESCRIPTION

Lot 1, Block 1, HAUPTMAN ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof.

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BUILDING SETBACKS

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HOUSE: FRONT = 20 FT
REAR/SIDE = 5 FT

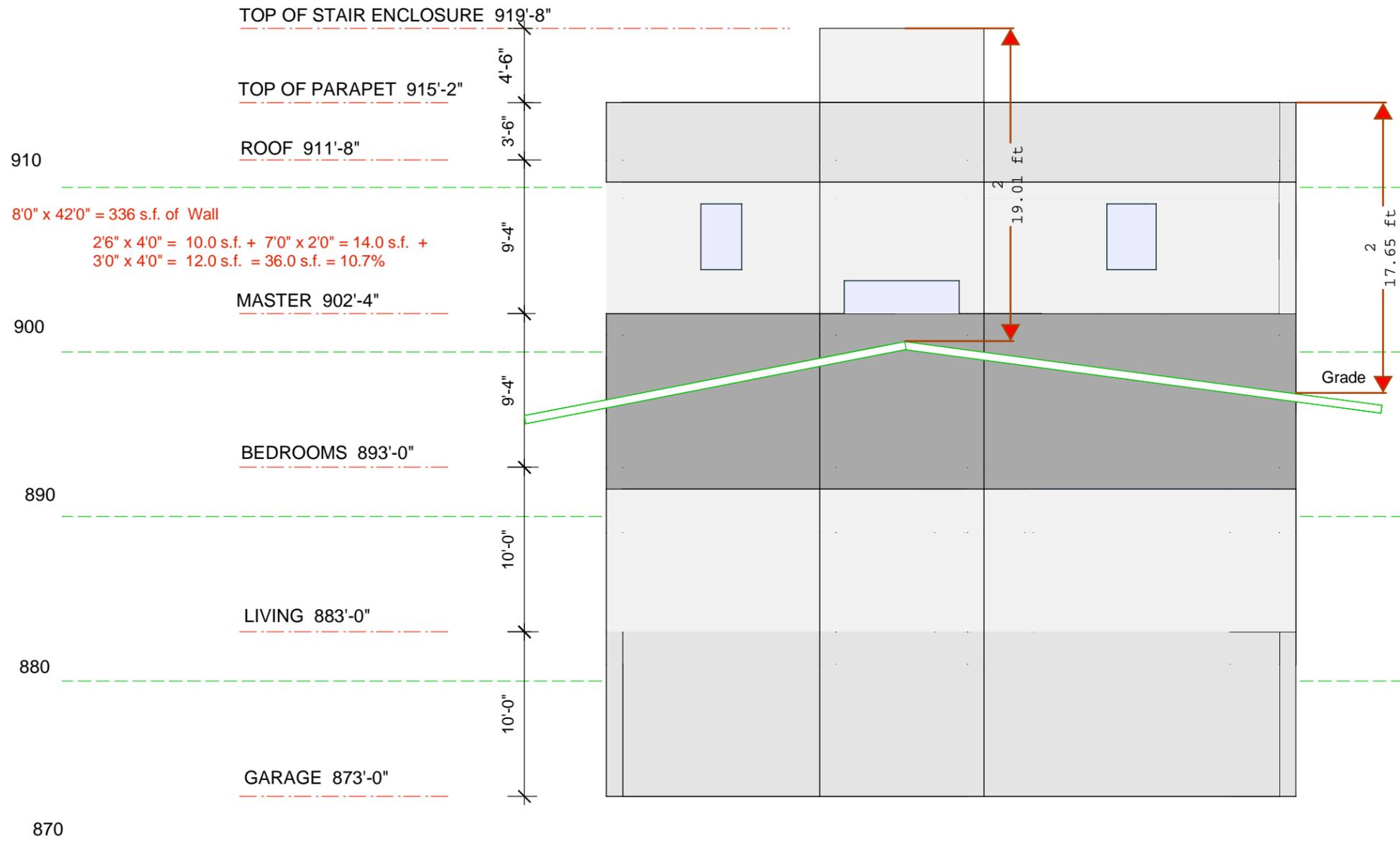
HARDCOVER

EXISTING IMPERVIOUS SURFACES 409 SQ. FT.
TOTAL LOT AREA 8,680 SQ. FT.
EXISTING HARDCOVER 4.7 %

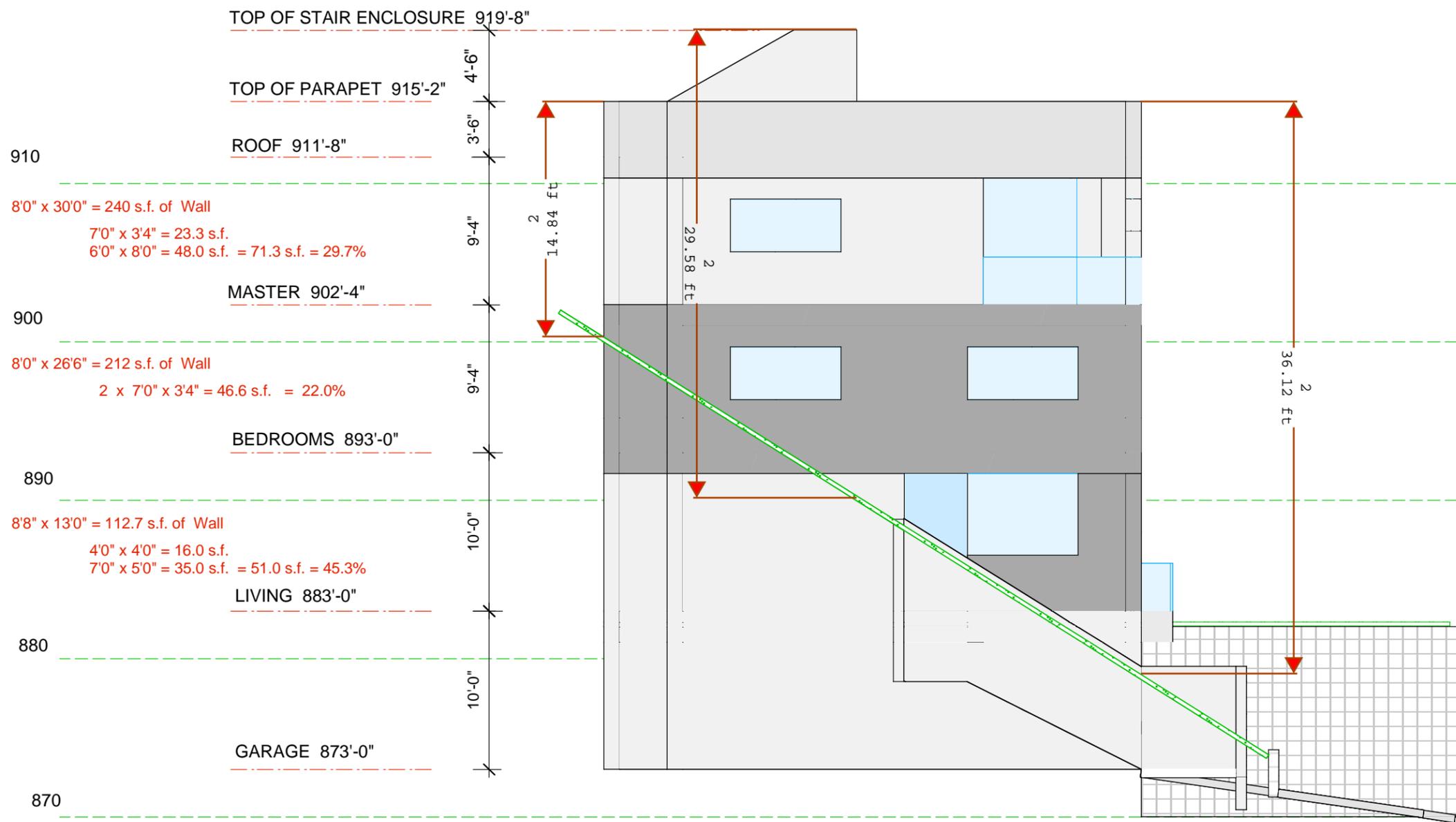
REFERENCE BENCHMARK

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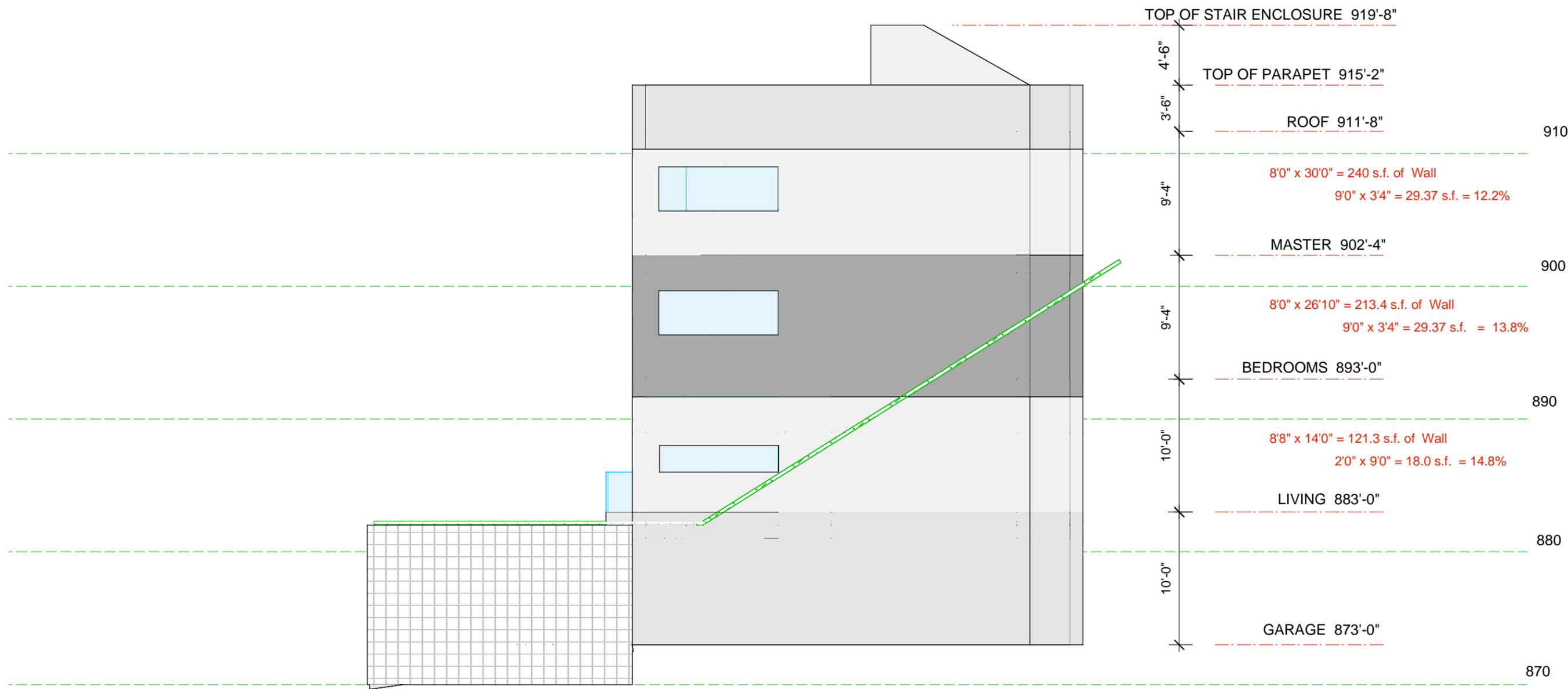
NO.	DATE	DESCRIPTION	BY



BACK ELEVATION 1/8"



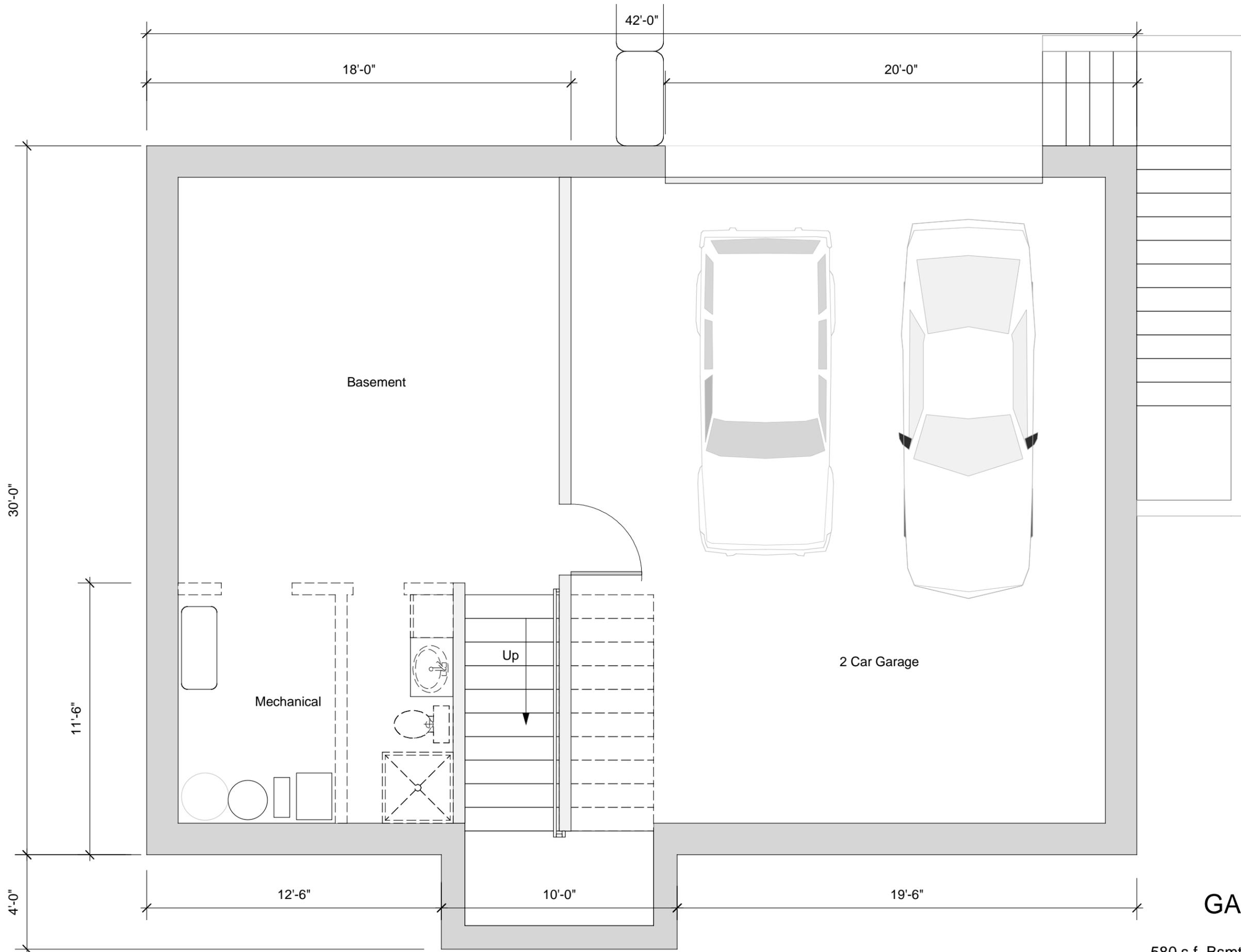
LEFT ELEVATION 1/8"



RIGHT ELEVATION 1/8"

I DANIEL L. CHRISTENSEN HEREBY CERTIFY THAT THIS
 PLAN, SPECIFICATION OR REPORT WAS PREPARED
 BY ME OR UNDER MY DIRECT SUPERVISION AND
 THAT I AM A LICENSED ARCHITECT UNDER THE
 LAWS OF THE STATE OF MINNESOTA, REG. NO. 16908
 DATE:

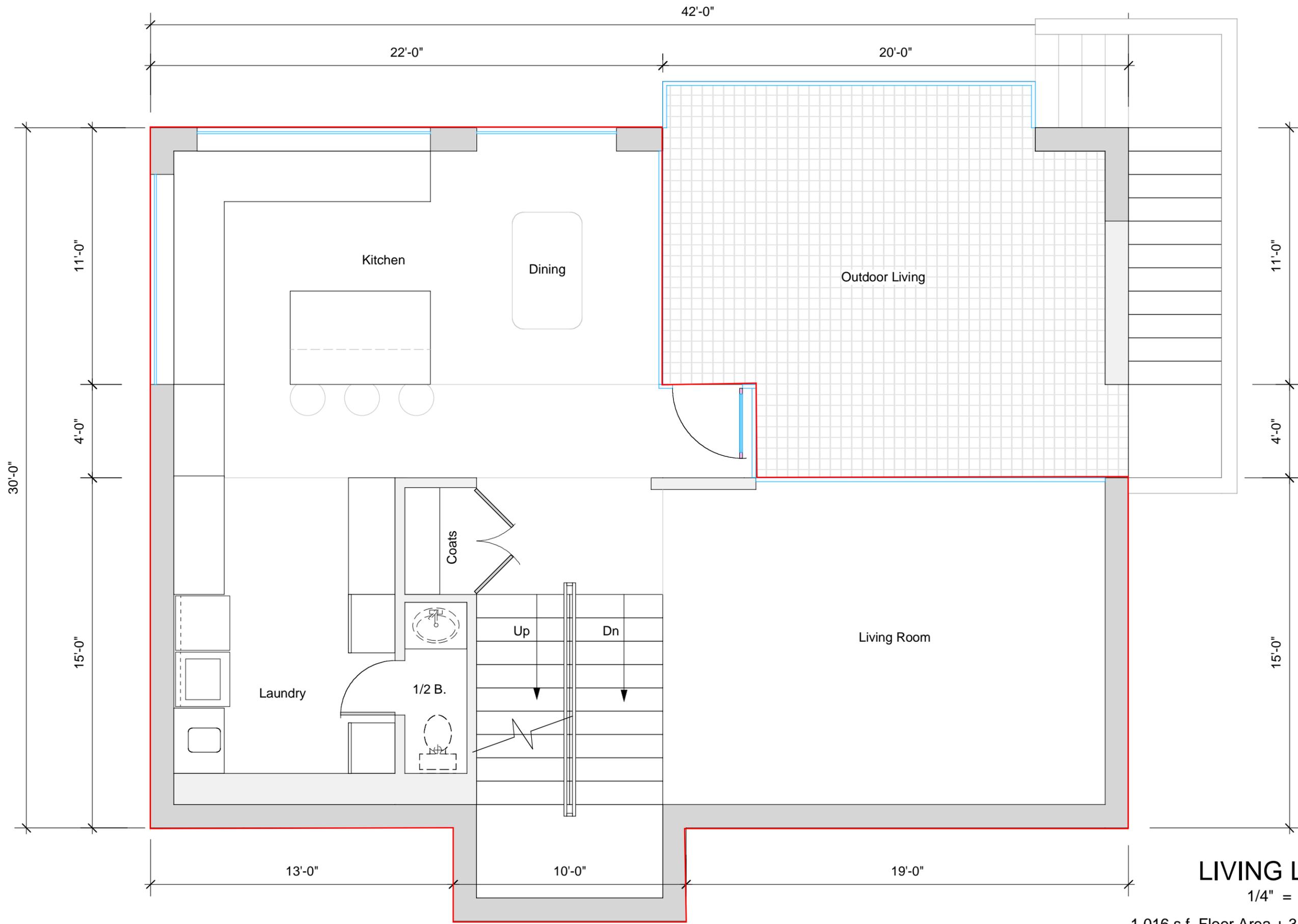




GARAGE LEVEL

1/4" = 1'-0"

580 s.f. Bsmt. Area + 720 s.f. Gar. Area



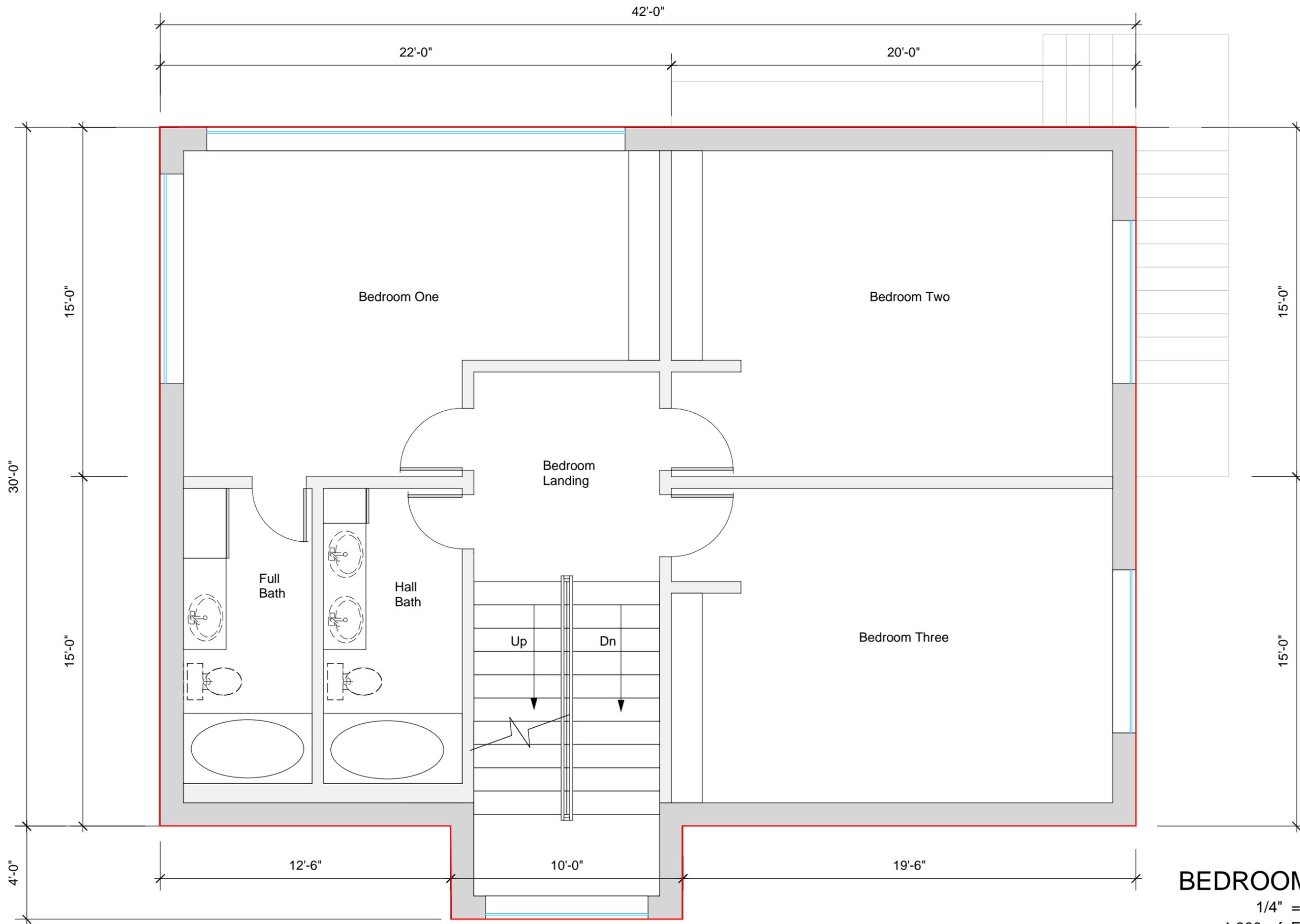
LIVING LEVEL
1/4" = 1'-0"

1,016 s.f. Floor Area + 316 s.f. Deck Area

TRAN'S CUSTOM HOME @ 919 KENWOOD PARKWAY, MINNEAPOLIS, MN

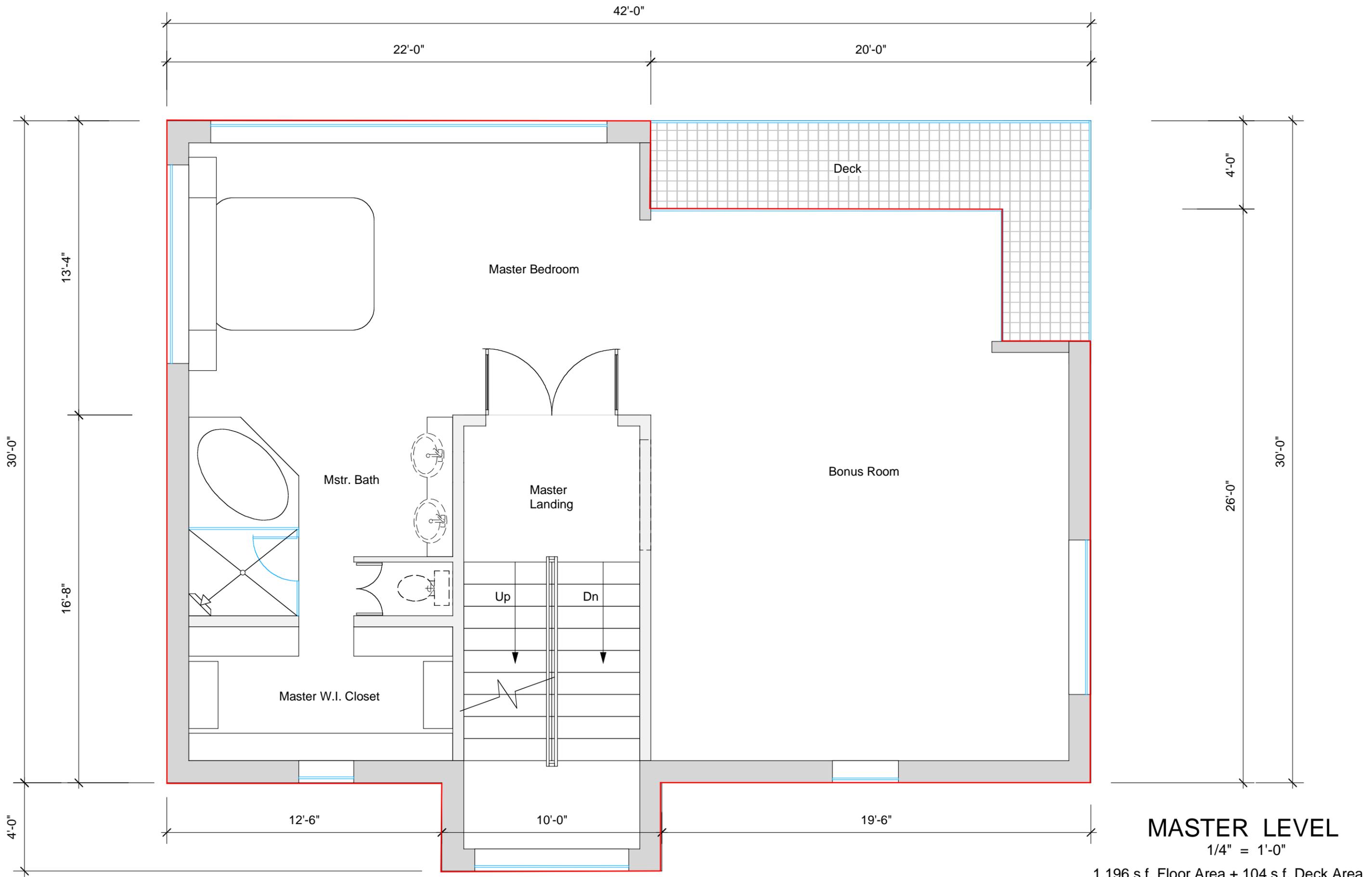
A.C. HRISTENSEN ARCHITECTURAL CONSULTANTS 1818 Skyline Curve, MPLS, MN 55411 612-377-8493 danc@you-do.com

I, DANIEL L. CHRISTENSEN HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA, REG. NO. 16908 DATE:	SHEET 3 OF 12 ED/AM, NO. 7.16.14 DATE 9.18.14 DRAWN D.L.C.
---	--



BEDROOM LEVEL

1/4" = 1'-0"
1,300 s.f. Floor Area



MASTER LEVEL

1/4" = 1'-0"

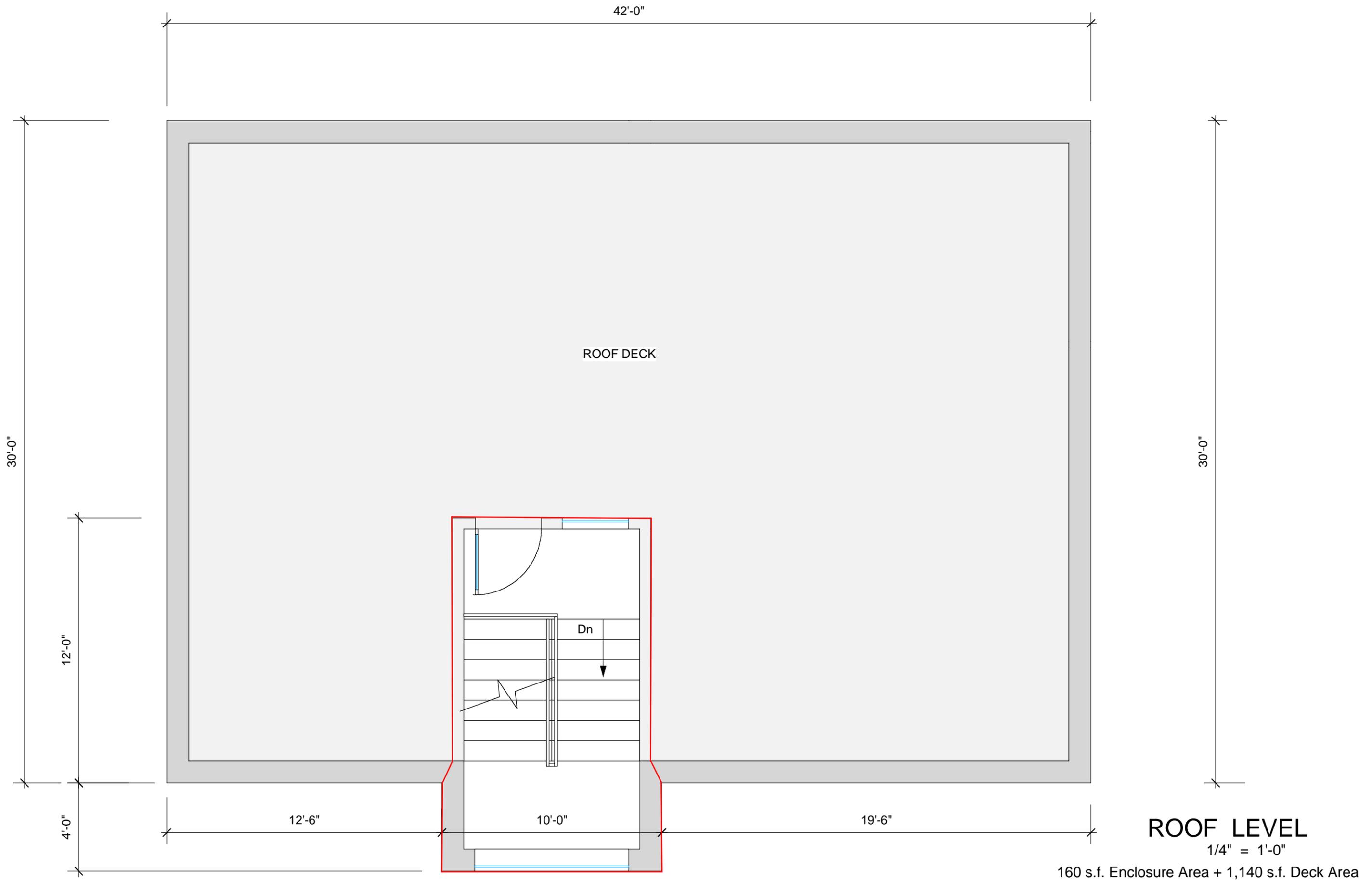
1,196 s.f. Floor Area + 104 s.f. Deck Area

SHEET **5** OF 12
 CONCEPT DATE: 7.16.14
 DRAWING DATE: 9.4.14
 DRAWING D.L.C.

I, DANIEL L. CHRISTENSEN HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF MINNESOTA, REG. NO. 16908. DATE:

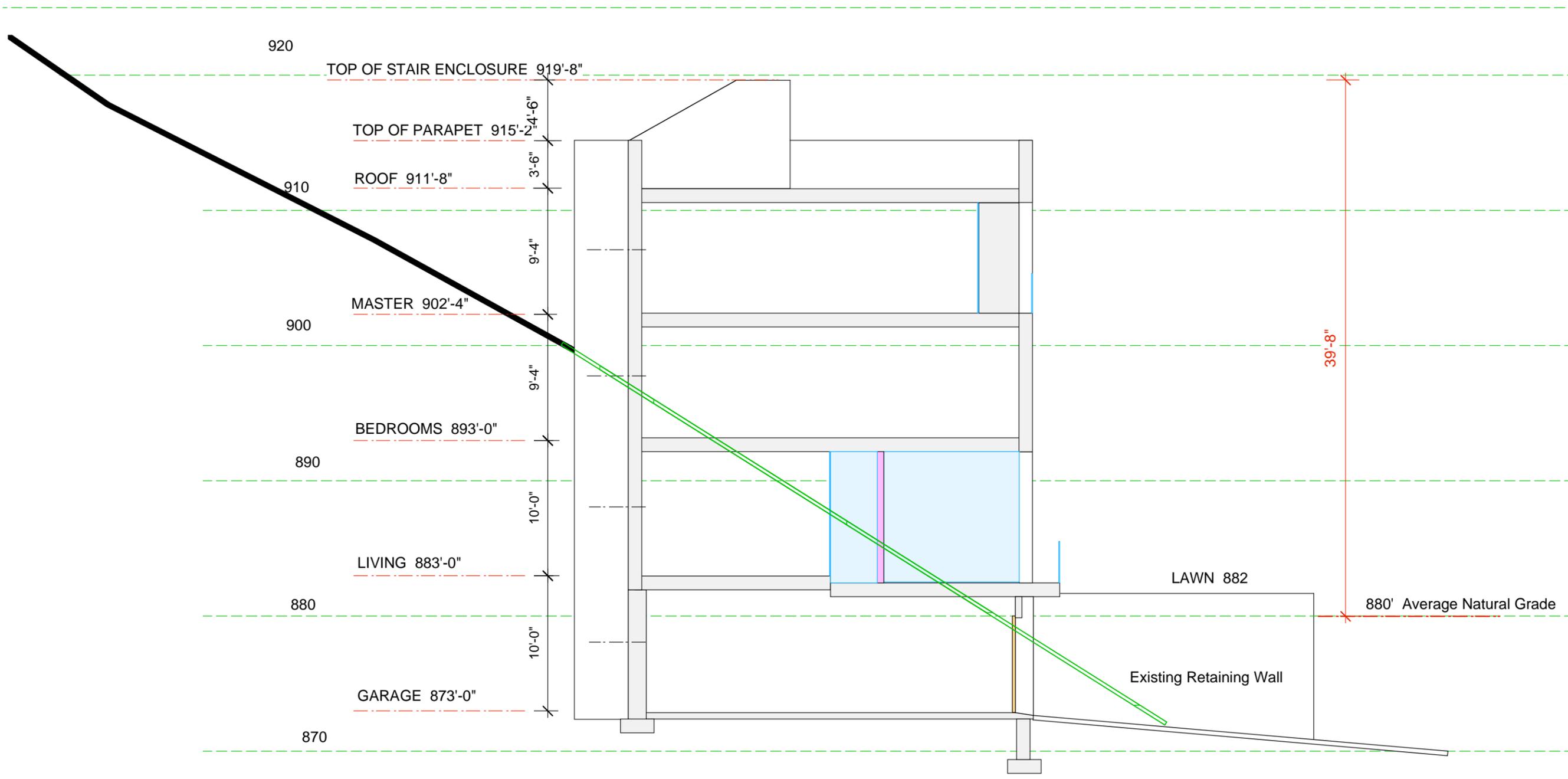
TRAN'S CUSTOM HOME @ 919 KENWOOD PARKWAY, MINNEAPOLIS, MN
CHRISTENSEN ARCHITECTURAL CONSULTANTS
 1818 Skyline Curve, MPLS, MN 55411 612-377-8493 danc@you-do.com





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 BY ME OR UNDER MY DIRECT SUPERVISION AND
 THAT I AM A LICENSED ARCHITECT UNDER THE
 LAWS OF THE STATE OF MINNESOTA, REG. NO. 16908
 DATE:

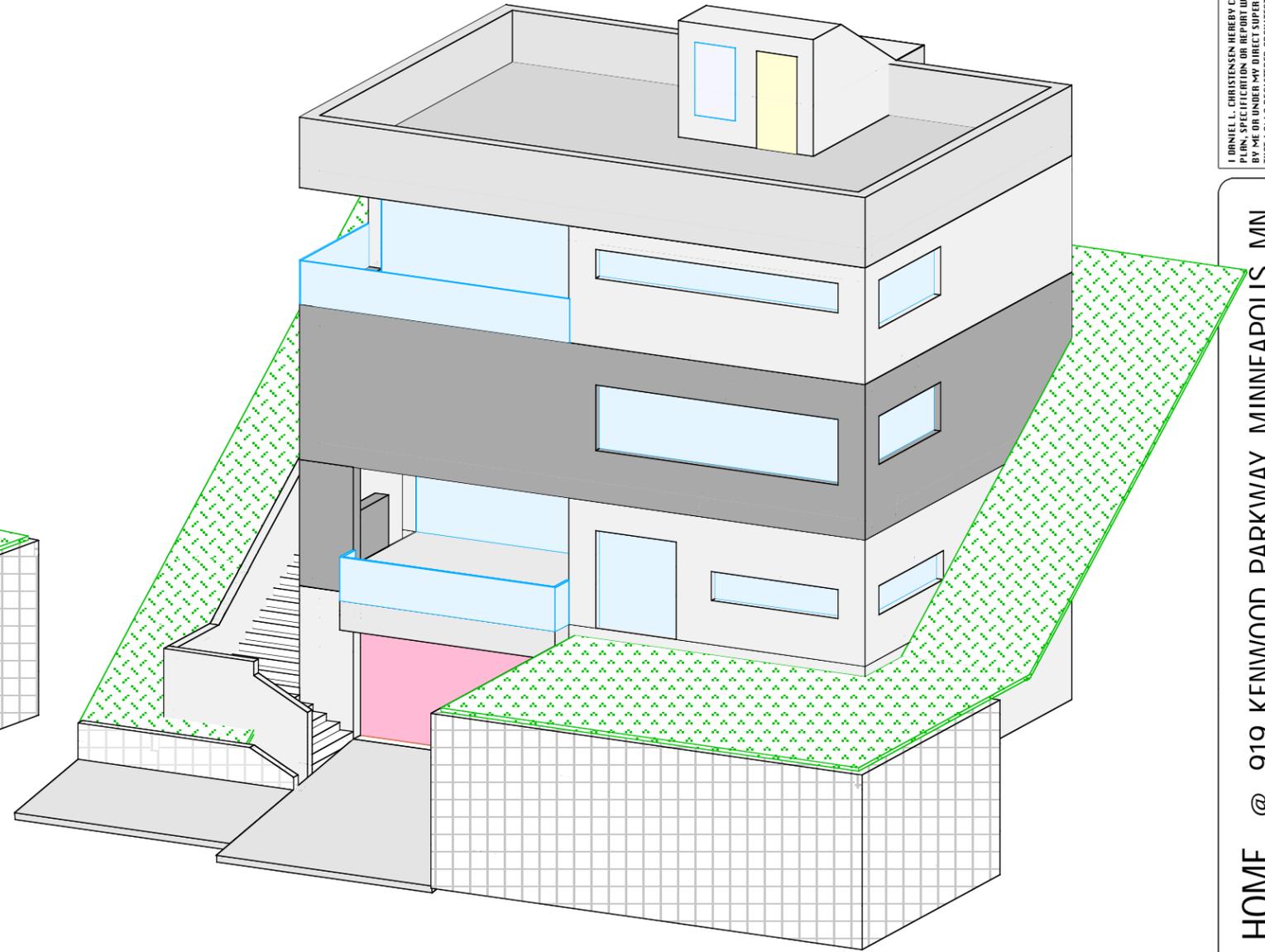
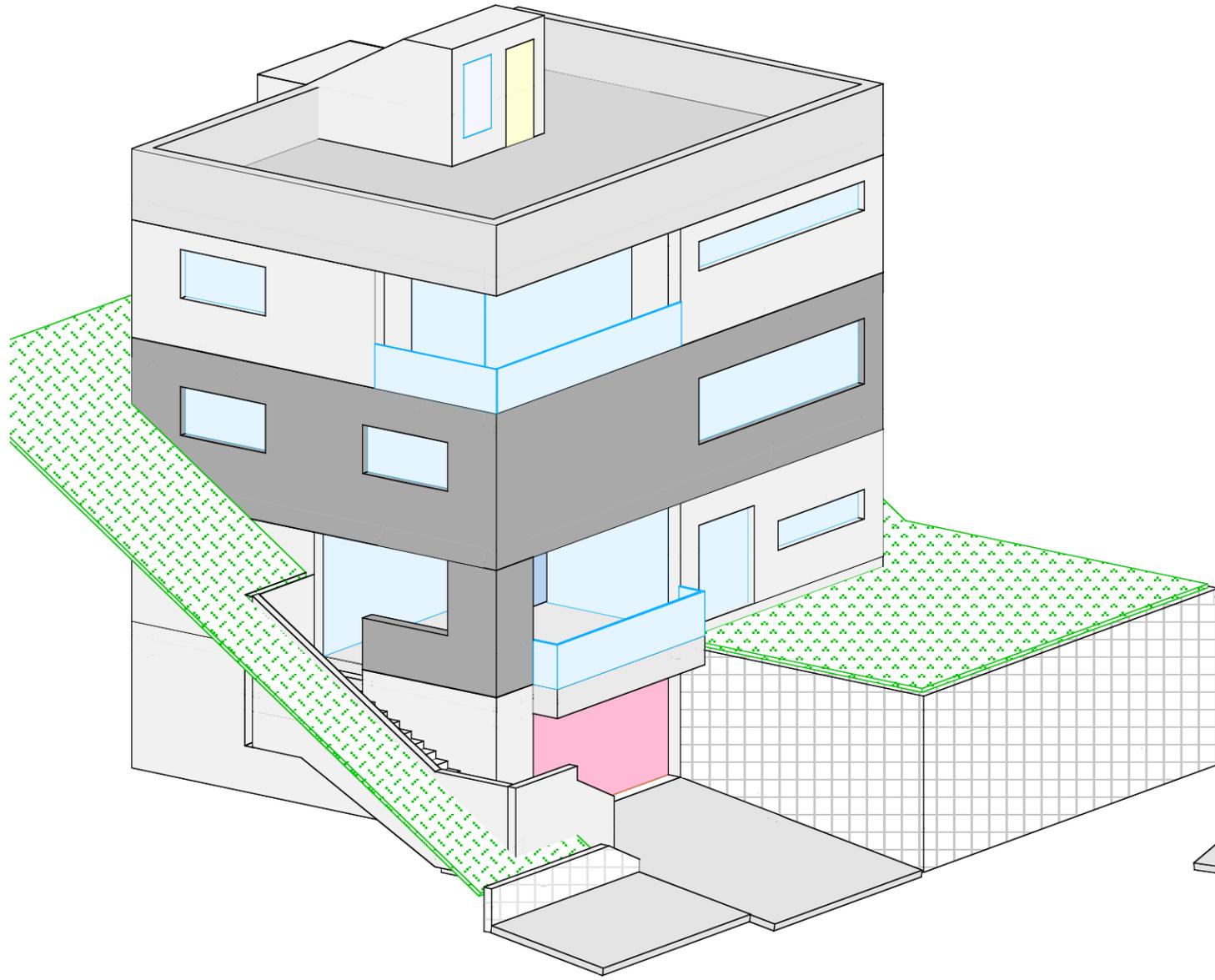




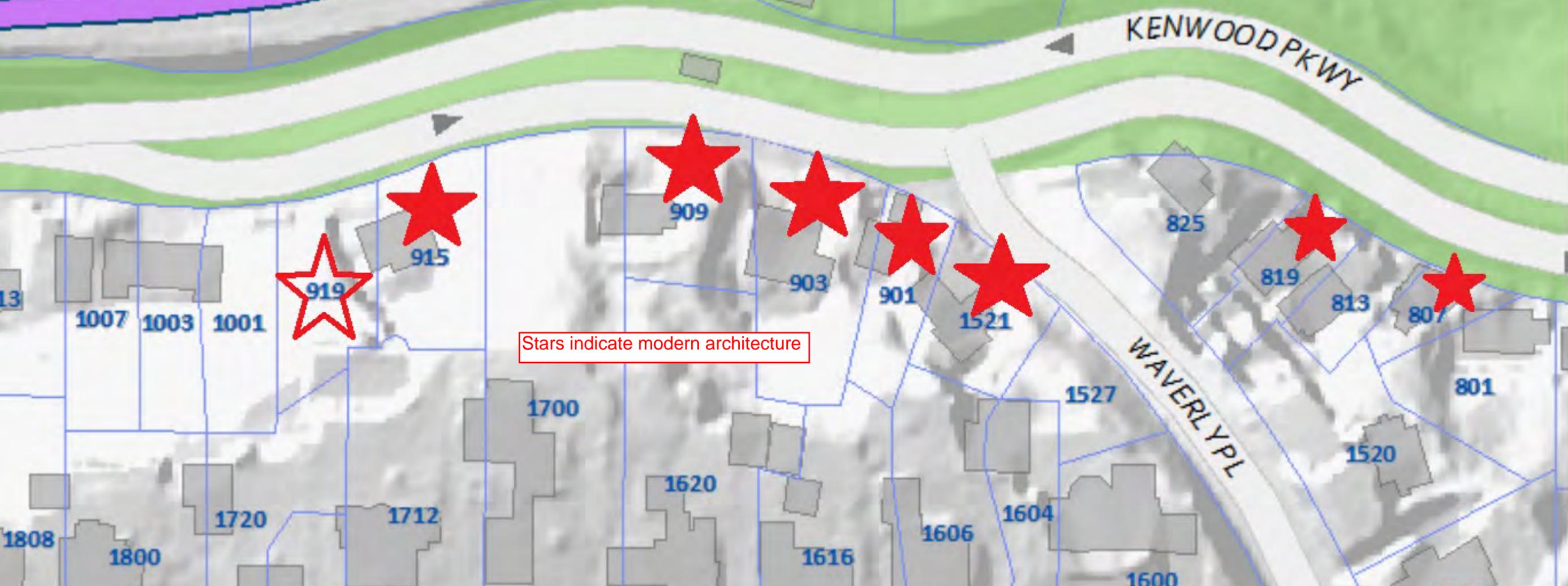
SITE SECTION
1/8" = 1'-0"

I DANIEL L. CHRISTENSEN HEREBY CERTIFY THAT THIS
 PLAN, SPECIFICATION OR REPORT WAS PREPARED
 BY ME OR UNDER MY DIRECT SUPERVISION AND I AM
 A LICENSED PROFESSIONAL ARCHITECT UNDER THE
 LAWS OF THE STATE OF MINNESOTA, REG. NO. 16908
 DATE:





3D VIEWS



KENWOOD PKWY

WAVERLY PL

Stars indicate modern architecture

919

915

909

903

901

1521

819

807

1007 1003 1001

1700

1527

801

1520

1620

1720

1712

1606

1604

1600

1616

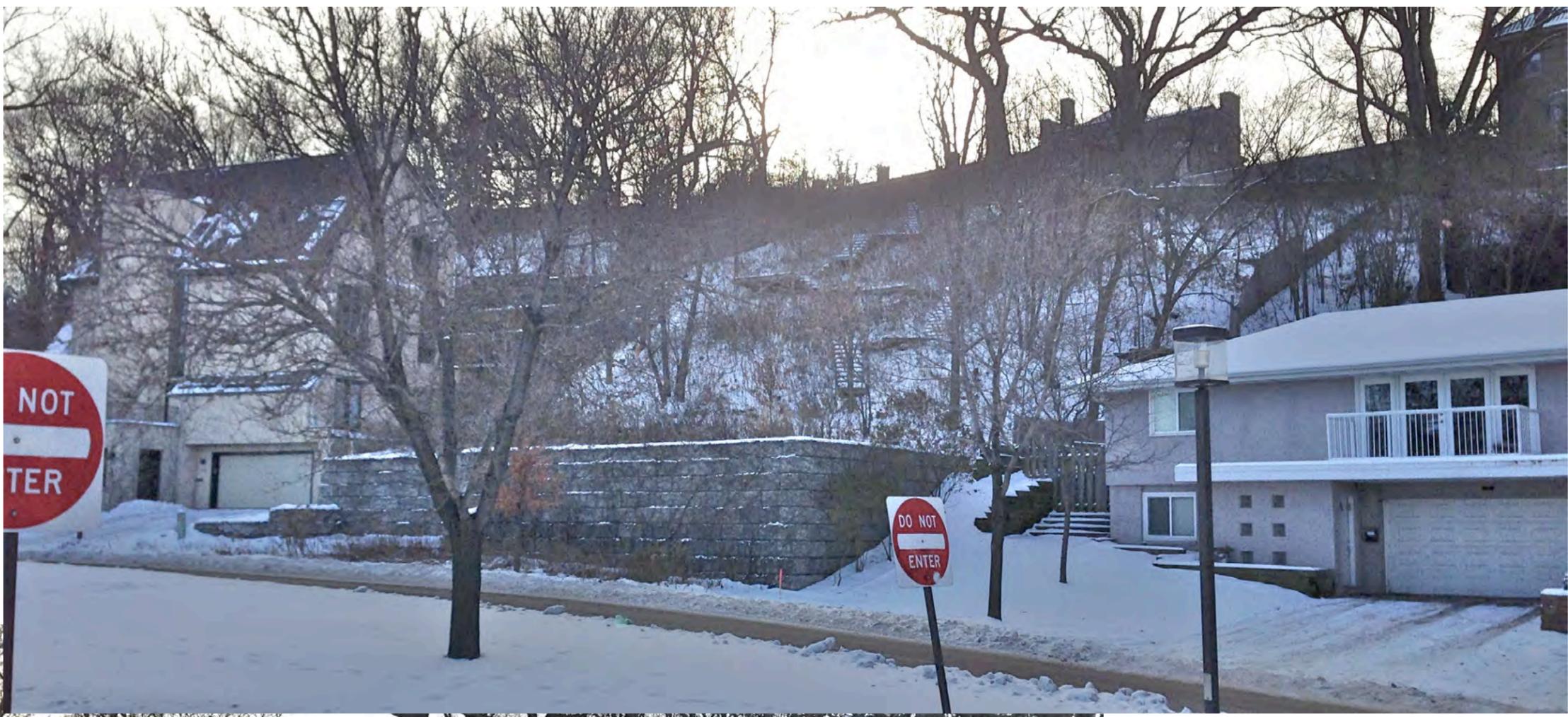
1800

1808









TRAN'S CUSTOM HOME @ 919 KENWOOD PARKWAY, MINNEAPOLIS, MN

HRISTENSEN ARCHITECTURAL CONSULTANTS

1818 Skyline Curve, MPLS, MN 55411 612-377-8493 danc@you-do.com

I, DANIEL L. CHRISTENSEN HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT UNDER LAWS OF THE STATE OF MINNESOTA, REG. NO. 16908

CONTRACT NO. 7.16.14
DATE 9.18.14
DRAWING D.L.C.

SHEET OF 12

October 15, 2014

Project Number: 14-702

Mr. Calvin Tran
919 Kenwood Parkway
Minneapolis, MN 55403

**RE: Geotechnical Exploration
919 Kenwood Parkway, Minneapolis, MN 55403**

Dear Mr. Tran:

This letter summarizes the results of the hand auger probes completed on September 25, 2014 at 919 Kenwood Parkway in Minneapolis, Minnesota. The scope of our services was limited to completing three hand auger probes and preparing a brief summary letter describing site soil conditions and providing an opinion as to their suitability for site development with traditional construction means.

Project and Site Description

We understand that you are prepared to redevelop the property based upon the site plans provided by Christensen Architectural Consultants dated September 18, 2014. The provided plans show the proposed two story single family home with attached garage, and all proposed landscaping for the lot.

The property currently exists as a vacant residential lot generally located on the south side of Interstate 394 and about ½ mile west of Interstate 94 in Minneapolis, MN. The lot slopes down from south to north with a retaining wall located on the northern end of the lot. The ground surface elevations ranged between 870 and 925 feet mean sea level (MSL).

Soil Conditions

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Three hand auger probes were completed for this project that extended to depths ranging from 6 to 10 feet below the ground surface. The boring locations were selected by HGTS based in part on site access and the anticipated location of the proposed house. The approximate boring locations are shown on the Soil Boring Location Sketch, attached. The sketch was prepared by HGTS using aerial photographs and information obtained from Hennepin County Geographical Information Systems mapping interface. The ground surface elevations at the boring locations were obtained by HGTS using GPS measuring equipment. The GPS measurements were based on the MN County Coordinate System (Hennepin County) in US Survey Feet using the GEOID09 (Conus) model.

Hand auger HAP-1 was the closest to the retaining wall and encountered previously placed fill from the ground surface until the termination of the boring about 7 feet below the ground surface. The previously placed fill consisted of clayey sand with silt until about 3 ½ feet below the ground surface

with poorly graded sand with silt below. The fill appears to have been placed in during construction of the retaining wall.

Hand augers HAP-2 and HAP-3 encountered between 1 and 1 ½ feet of topsoil at the ground surface. Beneath the topsoil each of the borings encountered native sands until the termination of the borings at about 6 and 10 feet below the ground surface, respectively. The native sands consisted of silty sand which was dark brown, brown, and reddish brown in color.

A Log of Boring sheet for each boring is attached. Soil strata boundaries were estimated based on changes in the samples recovered and the auger cuttings. Because sampling was not performed continuously, the strata boundaries are only approximate and the boundaries will likely occur as gradual rather than abrupt transitions. Strata boundaries should also be expected to vary away from the boring location.

The soils encountered in the borings consisted of granular soils comprised predominantly of silty sand and poorly graded sand with silt corresponding to the ASTM Classifications SM and SP-SM. The soils identified in the borings will generally be Type C soils under Department of Labor Occupational Safety and Health Administration (OSHA) guidelines.

Groundwater Conditions

Groundwater was not encountered during or after the drilling of the hand auger probes. Groundwater appears to be below the depths explored. Deeper borings along with groundwater monitor wells or piezometers would be required to more accurately determine water levels. Seasonal and annual fluctuations in the groundwater levels should be expected.

Discussion

This site currently has very difficult access, with an 8 to 10 foot high retaining wall along the south (street side) portion of the site. Due to the access limitations, a drill rig was not able to be used and we were limited to hand equipment for our evaluation.

Based on the results of the hand auger soil borings, it is our opinion that site is generally "buildable". Based on information you provided, we understand the proposed low floor for the proposed home will be about 873.0. Therefore the footings for the proposed home appear to bear on native granular soils. In general, the native glacial till soils, in our opinion, are suitable for foundation support.

Once the site is accessible with large equipment (drill rig) , additional soil borings or test pits could be performed to further evaluate site conditions. Upon completion of additional borings or test pits, specific recommendation for site development including but not limited to; soil bearing capacity, settlement estimates, materials selection and compaction specifications can be provided.

Based on the soil borings we anticipate the site will cut to grade across the proposed building pad area, with a significant quantity of export granular material. It does not appear that a soil correction will be required.

The excavation for the foundation is anticipated to extend to a depth of about 6 to 28 feet below the existing ground surface. At typical 1:1 backslope, the excavation will extend as much as 28 feet beyond the edge of the proposed home. The excavation will likely extend into/onto adjacent properties posing a significant risk of undermining structures on those properties. In addition the soils could slough as they are excavated resulting in side slopes flatter than 1:1 further increasing the horizontal limits of the excavation.

Furthermore, we understand the City of Minneapolis requires shoring for excavations within 10 feet of a property line. If site constraints will limit the excavation or if deemed necessary by the City, temporary shoring may be required.

General

The hand auger borings were performed with a "bucket" type auger. The hand auger was advanced in approximate 3 to 6-inch increments to depths of about 6 to 10 feet below the ground surface. With each increment penetrated the hand auger was then withdrawn from the borehole to obtain soil cuttings. The soil encountered in the hand auger borings was classified in general accordance with ASTM 2488, "Description and Identification of Soils" (Visual/Manual Procedures).

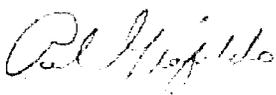
Haugo GeoTechnical Services does not practice in the field of surveying therefore the locations and elevations referenced or described above should be considered approximate.

Haugo GeoTechnical Services has used the degree of skill and care ordinarily exercised under similar circumstance by members of the profession currently practicing in this locality. No warranty expressed or implied is made.

Thank you for the opportunity to assist you on this project. If you have any questions or need additional information please contact Joe Westphal at 612-269-4027 or Paul Gionfriddo at 763-954-1101.

Sincerely,

HAUGO GEOTECHNICAL SERVICES



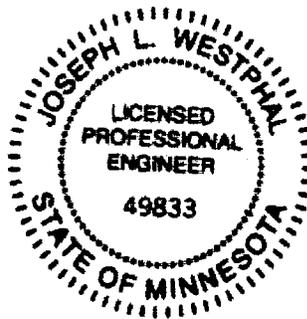
Paul S. Gionfriddo, P.E.
Senior Engineer

Professional Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.



Joe Westphal, P.E.
Project Engineer
License Number 49833
Expires June, 2016



Attachments: Soil Boring Location Sketch
GPS Boring Locations
Soil Boring Logs HAP-1 thru HAP-3
Terminology of Soil Characteristics