CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #3
December 3, 2015
BZZ-7497

LAND USE APPLICATION SUMMARY

Property Location: 6020 Emerson Ave S

Project Name: Second Story Addition

Prepared By: Joseph Giant, City Planner, (612) 673-3489

Applicant: Zachary Teske

Project Contact: Jason Timmers, Custom Renovations and Builders, LLC

Request: To construct a second story addition on a single-family home.

Required Applications:

Variance	To reduce the established front yard setback from 33 feet to 29.9 feet, measured to the principal structure.

SITE DATA

Existing Zoning	R1 Single-Family District SH Shoreland Overlay District
Lot Area	6,350 square feet
Ward(s)	13
Neighborhood(s)	Kenny
Designated Future Land Use	Urban Neighborhood
Land Use Features	NA
Small Area Plan(s)	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 6020 Emerson Avenue South, is a rectangular lot with an area of 6,350 square feet located in the R1 Single-Family District and SH Shoreland Overlay District. The property currently accommodates a one-story single-family home constructed in 1957. A detached garage is located at the rear of the property adjacent to the public alley. The topography of the property is flat.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is located in the Kenny neighborhood of southwest Minneapolis, approximately 450 feet from the eastern shore of Grass Lake. Properties in the vicinity are very similar in size and contain homes nearly identical in architectural style and age to the home on the subject property.

Date Application Deemed Complete	November 9, 2015	**Date Extension Letter Sent**	NA
End of 60-Day Decision Period	January 9, 2016	**End of 120-Day Decision Period**	NA

Just south of the subject property, Dupont Avenue South intersects Emerson Avenue South at approximately a 45-degree angle. The block face containing the subject property curves westward to follow Dupont Ave S after the point of intersection. Correspondingly, lots to the north of the point of intersection face east and are addressed off of Emerson Ave S, while lots to the south of the point of intersection face southeast and are addressed off of Dupont Ave S. The adjacent lot to the south is located at the point of intersection of the two streets. This property has an Emerson Avenue address.

PROJECT DESCRIPTION. The applicant proposes to remodel the first floor of the existing home and add a second story. The footprint of the home would not change, although an open porch would be added to the front of the home and a deck would be added to the rear. Approximately 45% of the existing structure would be modified so the project is categorized as a remodel rather than a new home.

The required interior side yard for a single-family home at the subject property is six feet. According to Chapter 531.30(2)(a) of the zoning code, the addition of a second story on a single-family home located within the required interior side yard is allowed provided the existing structure is located at least 3 feet from the property line and the addition does not get closer to the property line than the existing structure.[1] The existing home is located 5.8 feet from the northern property line and 4.1 feet from the southern property line. The second-story addition would follow the same vertical plane as the first story. Therefore, the addition complies with the interior side yard requirements.

The existing home is located 29.9 feet from the front property line. The home on the adjacent lot to the south is situated further from the front property line than the home on the subject property. According to 546.160(b):

> *The required front yard shall be increased where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining those parts of both buildings nearest to the front lot line, not including any obstructions allowed by Table 535-1 Permitted Obstructions in Required Yards. (M.C.O.§ 546.160(b))*

Because the home on the adjacent lot to the south is located further from the front property line than the home on the subject property, the line connecting the façade of this home with the front façade of the home on the lot to the north of the subject property passes through the home on the subject property. Therefore, a portion of the existing structure is located within the established front yard setback. Constructing a second story directly above the first story would constitute the addition of building bulk in a required yard, so the applicant has applied for a variance to reduce the established front yard setback from 33 feet to 29.9 feet.

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[1] ***531.30(2)(a) - Single- and two-family dwellings nonconforming as to side and rear yards only.*** *A single- or two-family dwelling nonconforming as to side and rear yards only shall have all the rights of a conforming structure, provided the structure is located not closer than three (3) feet from the side and rear lot line, and provided further that the structure shall not be enlarged, altered or relocated in such a way as to increase its nonconformity. For the purposes of this section, the extension of a single- or two-family dwelling along the existing setback or the addition of a second story or half-story shall not be considered as increasing its nonconformity, provided the portion of the structure within the required side or rear yard comprises at least sixty (60) percent of the length of the entire structure, and provided further that the structure shall not be enlarged, altered or relocated within the required front yard and all other requirements of this zoning ordinance are met. If substantial alteration of a single- or two-family dwelling results in demolition of the structure, the entire structure shall be subject to the yard requirements applicable to a new structure, except as authorized by section 531.40 related to buildings that are damaged or destroyed.*

PUBLIC COMMENTS. Any correspondence received prior to the public meeting will be forwarded to the Zoning Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the established front yard 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.*

   A practical difficulty exists due to the unique setback requirements imposed on the subject property due to the location of the home on the adjacent lot to the south. Just to the south of the subject property, Dupont Avenue South intersects Emerson Avenue South at approximately a 45-degree angle. After the point of intersection, the block face containing the subject property curves westward to follow Dupont Ave S. The orientation of the home on the adjacent lot to the south, 6024 Emerson Ave S, follows the curvature of the block and is situated further from the front lot line than the home on the subject property. Although the home on the southern lot is arguably oriented more towards Dupont Ave S than Emerson Ave S, the home has an Emerson Ave S address and has been historically regarded as located on Emerson Ave S.

   Consequently, the subject property is regarded as an interior lot and is subject to the front yard setback established by connecting the front facades of the adjacent homes. The location of the home on the adjacent lot to the south causes the established front yard setback line to pass through the existing home on the subject property. The orientation of the adjacent home and its impact on the front yard setback are practical difficulties unique to the property that were 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 proposed use of the property is a single-family home. Single-family homes are a permitted use in the R1 district and are the predominant use in the surrounding area. Required and established front yards are intended to preserve access to light and air and to prevent development that may be obtrusive to neighboring properties.

   Allowing a second story addition within the footprint of the existing home is a reasonable use of property that meets the stated intent of the ordinance. The southeast corner of the existing home projects 2.9 feet into the established front yard, tapering to approximately 0.7 feet at the northeast corner. The proposed second story would not encroach further into the setback than the current home.

   The users of the adjacent lot to the south would be most directly impacted by this variance. Staff finds that the separation distance between the two homes and the southeast orientation of the neighboring home substantially mitigate any adverse impacts that would be created by the

development. The portion of the home on the subject property located in the required front yard is located 15.5 feet from the home on the neighboring property. This distance is larger than the separation distance of 13 feet that would be required between new homes on similarly sized lots.[2]

The home on the adjacent property to the south is oriented towards the southeast while the home on the subject property is oriented eastward. If the established front yard setback line were drawn as a continuation of the front façade of the home on the southern property rather than as a line connecting the facades of the two adjacent structures, the home on the subject property would be located entirely behind the front façade of the home on the southern property (see page 2 of attachments for illustration). Therefore, the impact of the second-story addition on this property would similar to and no more obtrusive than an addition that complied with setback requirements.

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 will not alter the essential character of the area. The neighborhood contains predominantly single-story homes that were constructed in the same architectural style during the late 1950's. Although the exiting development pattern is notable in its consistency, it is not ubiquitous. Several homes in the surrounding area have added a second story or have been otherwise modified over the decades. For example, both 6001 and 6009 Fremont Ave S, located on the block behind the subject property, constructed second story additions in 2013. The proposed second story addition would have an effect on the character of the area similar to these homes. The proposed addition meets the ordinance requirements in all respects besides the established front yard.

   The proposed addition will not generate additional traffic and will not be detrimental to the health, safety, and general welfare of the public.

Additional Standards for Variances within the SH Shoreland Overlay District

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

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

   The subject property is located approximately 450 feet from the eastern shoreline of Grass Lake. The area between the home and the lake is fully developed with low density single-family homes. It is unlikely that the addition of a second story and the partial remodel of the first story within the footprint of the existing home would contribute to soil erosion or the pollution of the protected body of water. Most notably, the project would not require any excavation besides deck footings because the existing foundation is being preserved.

   The topography and built environment of the surrounding area contributes towards the prevention of erosion and stormwater runoff. The area between the subject property and Grass Lake is flat, contains many mature trees, and contains modest homes on larger-than-average lots. The amount of impervious surfaces at the subject property is approximately 44%, well below the maximum of 60%. Most properties in the vicinity have a similar amount of hardcover. A large amount of green space

[2] The width of the subject property is approximately 50 feet, and the width of the adjacent property to the south is approximately 55 feet. Per Table 546-2, lots in the R1 district with a width of 50 feet have a required interior side yard of 6 feet, and lots with a width of 55 feet have a required interior side yard of 7 feet.

and a mature ecosystem ensure that the project will not have an adverse impact on the protected body of water.

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

   The subject property is located approximately 450 feet from the protected water. The area between the home and the lake is flat and contains many mature trees that effectively screen the structure from the body of water.

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

   The proposed development will not generate any watercraft.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Zachary Teske for the property located at 6020 Emerson Avenue South:

A. Variance of the established front yard setback.

Recommended motion: **Approve** the application to reduce the established front yard setback from 33 feet to 29.9, measured to the structure, subject to the following conditions:

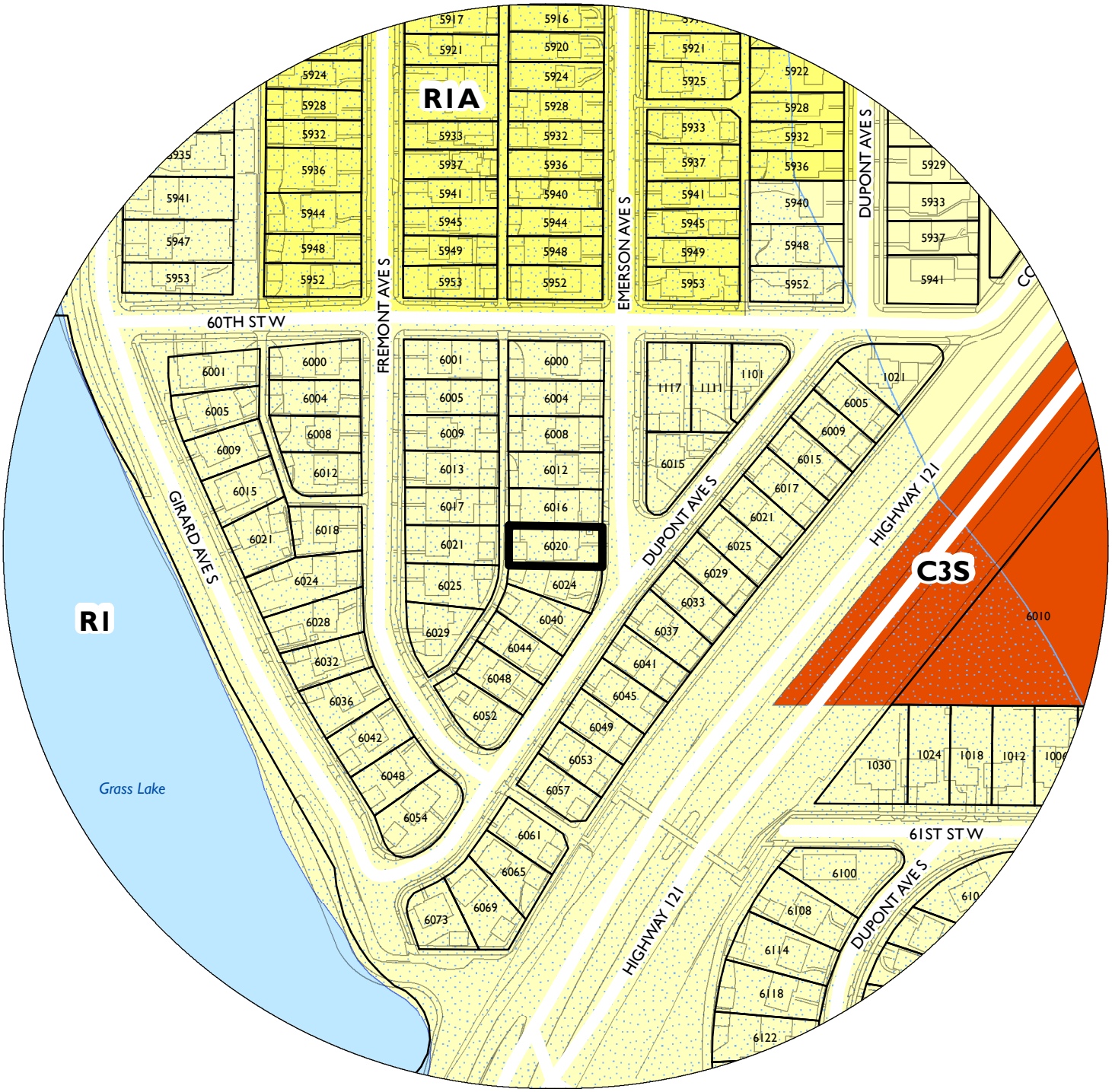
1. Approval of final site, elevation, and floor plans by the Department of Community Planning and Economic Development;
2. All site improvements shall be completed by December 3, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Zoning map
2. Land survey of existing and proposed conditions
3. Maps and platting of property
4. Written materials submitted by applicant
5. Elevation views and floorplans
6. Photos of existing conditions
7. Letter to neighborhood group and Ward 13 office.

Zachary Teske | **13th**

NAME OF APPLICANT | WARD



PROPERTY ADDRESS

6020 Emerson Ave S

FILE NUMBER

BZZ-7497

CERTIFICATE OF SURVEY

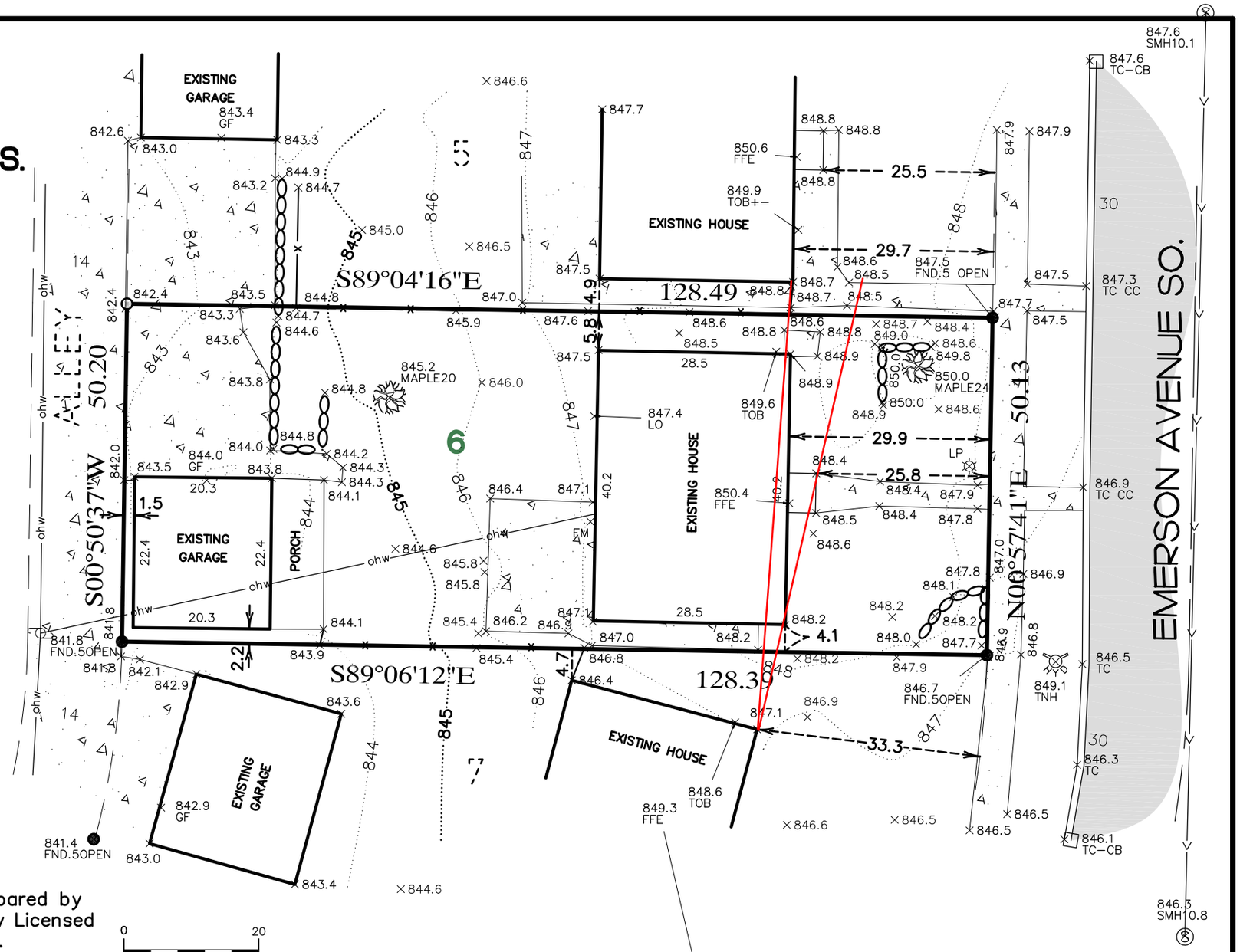
FOR: CUSTOM RENOVATIONS
ADDRESS: 6020 EMERSON AVENUE S.

LEGAL DESCRIPTION

Lot 6, Block 3, TOWN'S SUNRISE TERRACE ADDITION, Hennepin County, Minnesota.

DENOTES EXISTING WALL
DENOTES IRON MONUMENT FOUND
DENOTES IRON MONUMENT SET
1011.2 DENOTES EXISTING ELEVATION.
ohw DENOTES OVERHEAD WIRE
DENOTES EXISTING FENCE
DENOTES UTILITY POLE
DENOTES BITUMINOUS
DENOTES CONCRETE

NORTH



NOTES

- *FIELD WORK COMPLETED ON MAY 26TH, 2015.*
- *BEARING'S & ELEV. SHOWN ARE ON ASSUMED DATUM.*

This survey was prepared without the benefit of title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

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

JOSHUA P. SCHNEIDER Date: 5-27-15 Reg. No. 44655

0 20
(IN FEET)
1 inch = 20 ft.

JOB#15240BS

ACRE LAND SURVEYING
Blaine, MN 55449
763-238-6278 js.acrelandsurvey@gmail.com

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DENOTES UTILITY POLE
DENOTES BITUMINOUS
DENOTES CONCRETE

NORTH

NOTES

- NO PROPOSED WINDOW WELLS ARE SHOWN AS PART OF REVISED SURVEY, BUILDER AND CITY TO VERIFY PLACEMENT.
- *FIELD WORK COMPLETED ON MAY 26TH, 2015.*
- *BEARING'S & ELEV. SHOWN ARE ON ASSUMED DATUM.*

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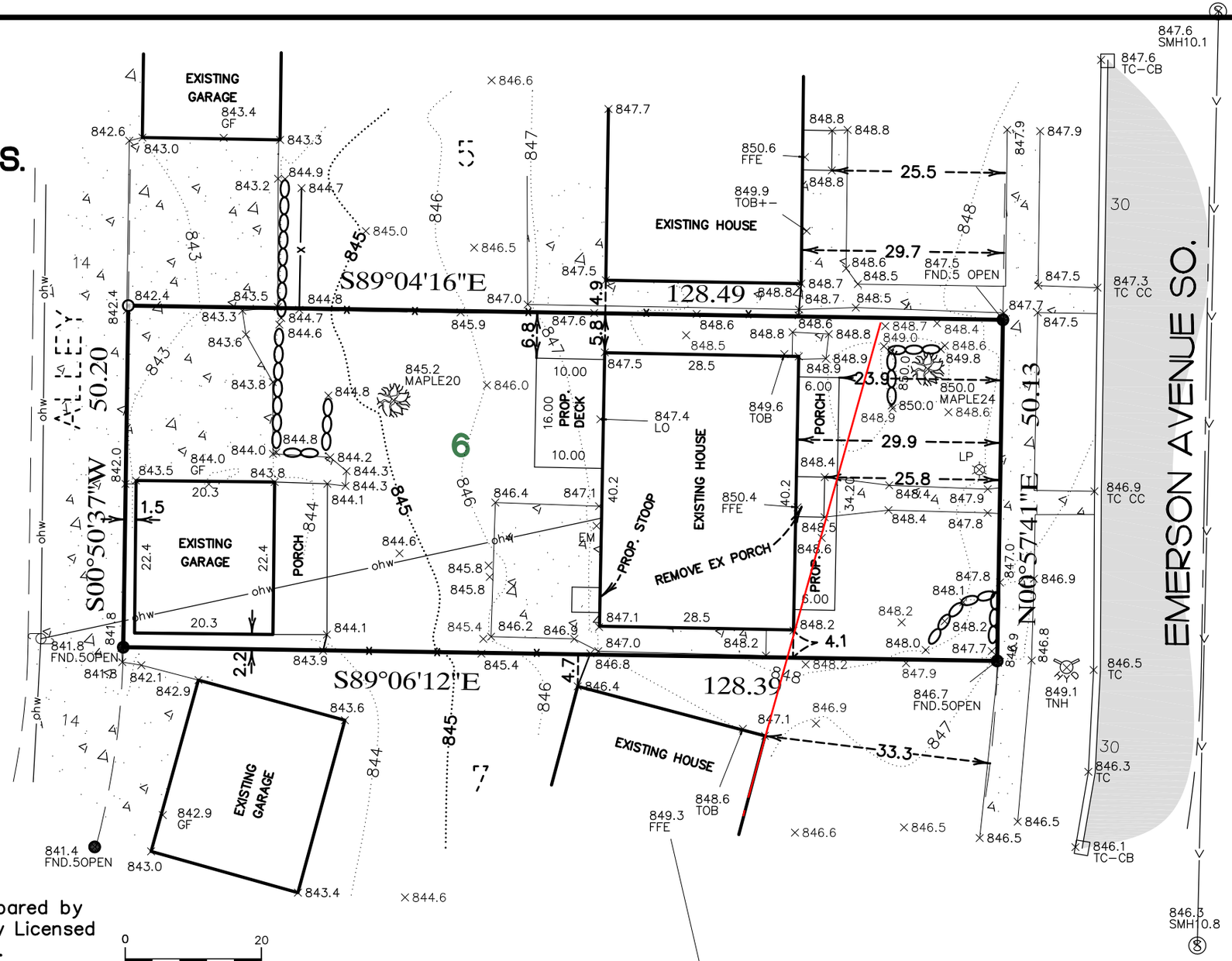

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JOSHUA P. SCHNEIDER Date: 5-27-15 Reg. No. 44655

Revised: 9-8-15 (show prop. add.)

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(IN FEET)
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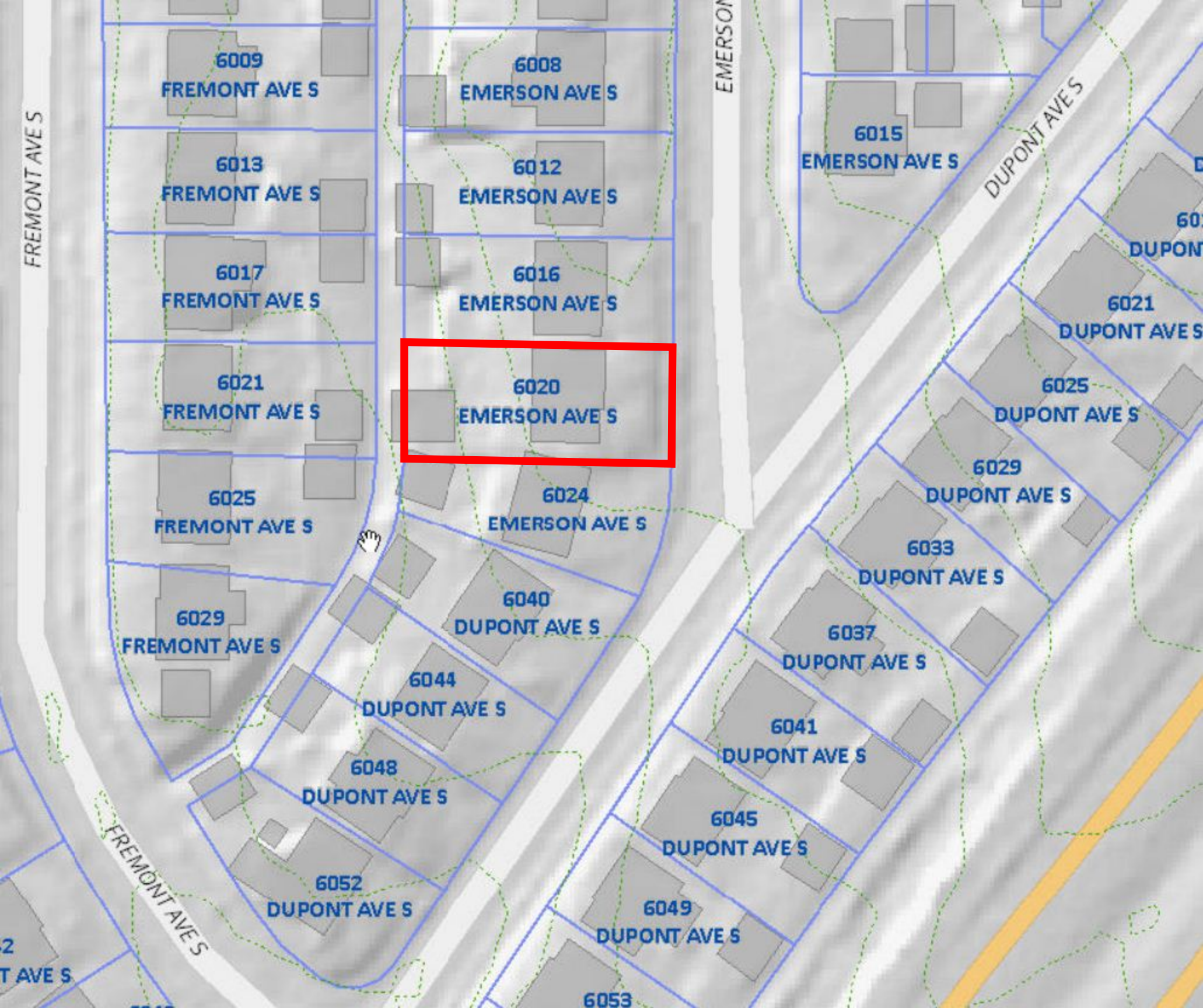
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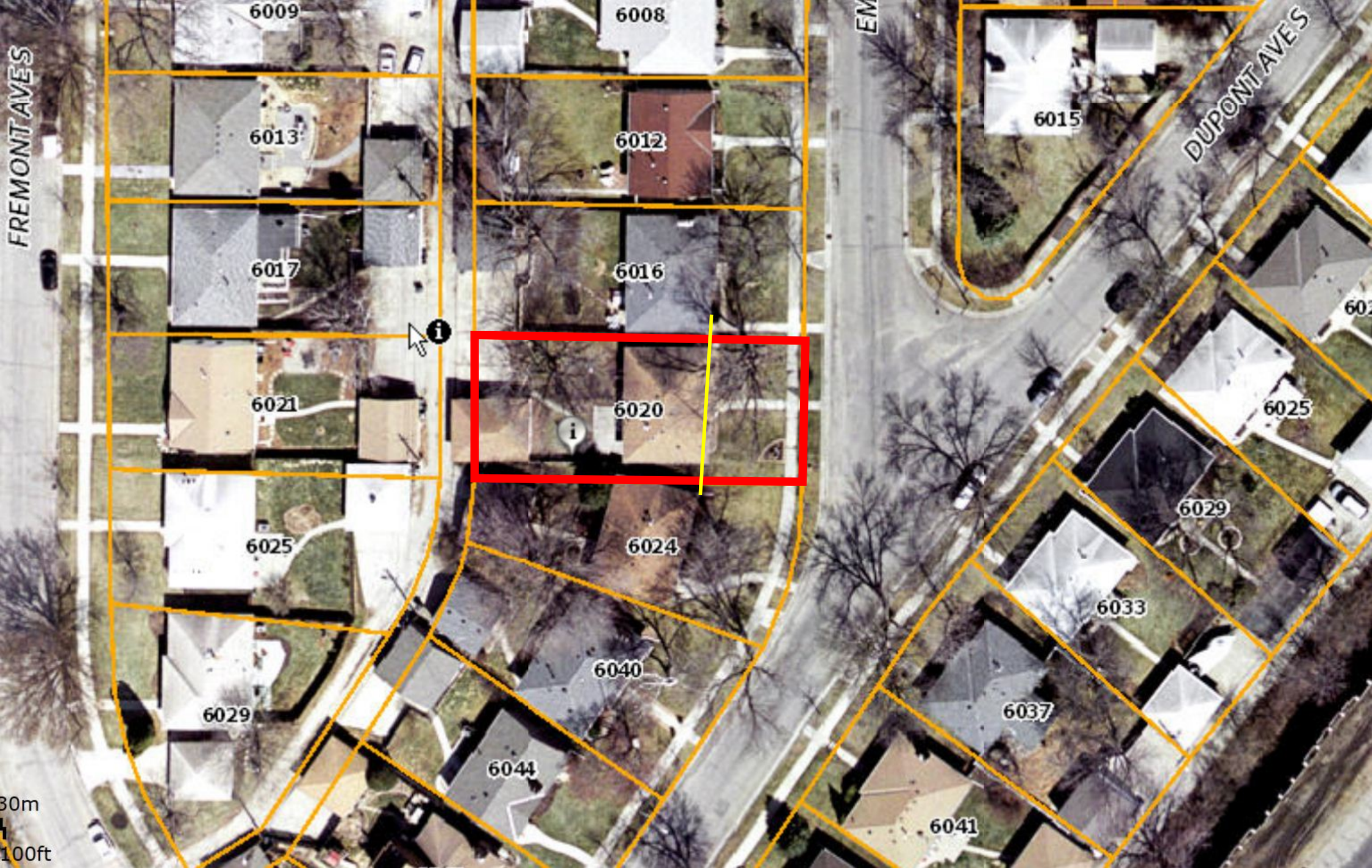
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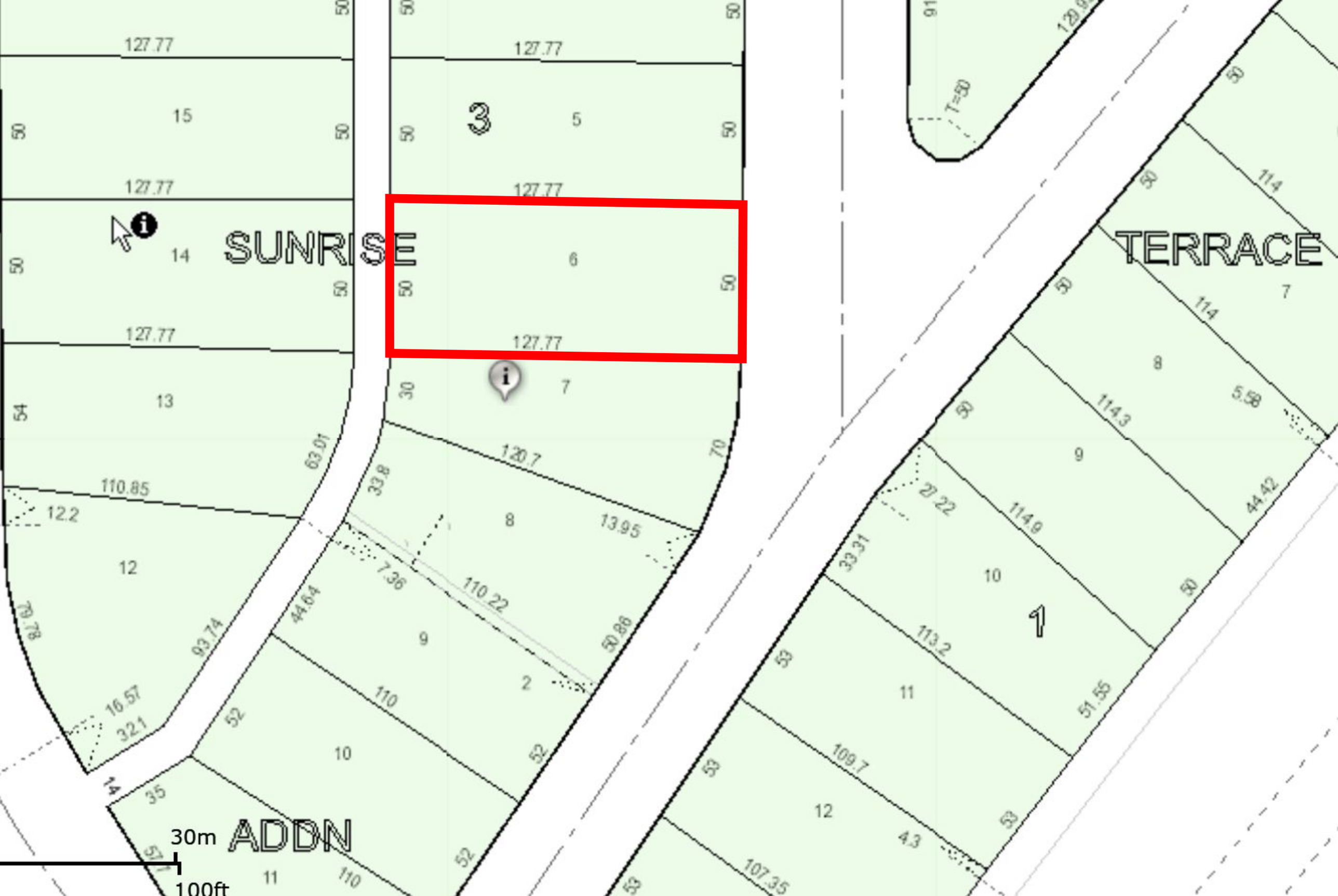

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LETTER OF AUTHORIZATION

Sept 8, 2015

To whom it may concern:

I the undersigned hereby authorize Custom Renovations & Builders, LLC to act on our behalf in all manners relating to application and permit process for the proposed new home to be constructed at 6020 Emerson Ave. S. Minneapolis, MN 55419. Authorization is granted, including signing of applications and documents relating to these matters. Any and all acts carried out by Custom Renovations & Builders, LLC on our behalf shall have the same effect as acts of our own.

This authorization is valid until further written notice from *Zachary Teske.*

Sincerely,

Zachary Teske
Property Owner

1464 Selby Ave.
Saint Paul, Minn. 55104
Office: 612-788-9608
Fax: 612-788-9630
cr@customrmn.com

10/09/2015

RE: Application for variance on
6020 Emerson Ave S.
Minneapolis, MN 55419

VARIANCE REQUEST

To Whom It May Concern,

Subject to your approval, Custom Renovations & Builders, LLC has been contracted to remodel an existing single-family home commencing on or near 12/01/15. The scope of the homeowner's renovation is to completely remodel and add a 2nd story addition to their current home. A floor plan has been created with the homeowner and applied for permit with the City Of Minneapolis. The plan uses the existing 1120 sq. ft. foundation and main level, along with adding a 1120 sq. ft. 2nd story. The house will also include a 204 sq. ft. open covered front porch, 160 sq. ft. rear deck, and 64 sq. ft. 2nd floor balcony that will lie directly above the proposed 1st floor deck. The new roof system on the remodeled home proposes 24" and 21" overhangs in combination on all rooflines.

Our intentions are always to build within the scope of the current zoning codes. We understand the purpose and intent of the code and try to adhere to the codes whenever possible. We use the variance process only when absolutely necessary.

The use of the land on which the variance is requested is zoned for residential occupation and will remain that way after completion of the proposed project.

The essential character of the neighborhood is retained with the construction of the proposed addition. Several new construction and addition projects of similar dimensions and size are currently underway within a couple block radius of the subject property. The proposed addition to the current house will have finishes similar to those surrounding it. The proposed house (including the porches/decks) and garage occupy less than 40% of the lot area.

Required variance 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 surrounding neighborhood is primarily made up off homes built from approx. the middle of the last century with varying styles of architecture common to that era. The circumstances surrounding the need for a variance request are one based on pre-existing conditions.

The current home on the property was built in 1957, long before current zoning standards. Due to the nature of this particular block and street in which this property lies it does not adhere to the traditional, uniform block grid pattern that is typical for the City of Minneapolis, along the entire stretch of this block. This non-uniformity in the street creates a pie shape lot at 6024 Emerson Ave. S. which is the neighboring property south of 6020 Emerson Ave. S. This combination of the street and age of home creates difficulties in adhering to the current front yard setback for the proposed 2 story addition. The current neighboring home at 6024 Emerson Ave. S. was placed and built at an angle to be parallel to Emerson Ave. S. where the bend in the street starts. The placement on the lot at this angle contributes to the issue and makes the current house at 6020 Emerson Ave. S. as is, non-conforming under current zoning standards.

Due to the placement of the existing house/foundation that was built in 1957, well before the current setback requirements were established. Several practical problems arise that hinder us from adhering to the current zoning setback of 6' on the north side and 6' on the south side interior side yard. The current City of Minneapolis Zoning Code specifies the setback requirements for a residence in the R1 zone (See section 546.280) at 6' from the interior side property line. Currently, the house on 6020 Emerson Ave. S. resides 4.1' from the interior side property line on the south and 5.8' from the interior side property line on the north. To stay within the bounds of the zoning code, we would need to completely demolish the house and replace the foundation. In addition, the stability of both neighbor's foundation less than 6' from the property line becomes a concern. It is also the desire of the homeowner to reuse as much of the current residence as possible – for practicality and ecological purposes. Demolishing and rebuilding the foundation would generate a considerable amount of refuse and significantly increase the construction time. As a gesture to the neighboring residents, we also desire to limit the amount of construction traffic to-and-from the construction site. Demolishing and rebuilding the foundation would increase the amount of heavy trucks in the neighborhood and inconvenience the surrounding neighbors considerably.

(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 intention throughout the design process was to create a plan that is consistent throughout. On occasion, our customers request changes that alter the scope of the project. We've done our best, to keep the comprehensive plan as consistent as possible. The proposed structure will feature 24" and 21" overhangs in combination on all roof lines – consistent with the overhangs on the current residence(s) in the area. The proposed structure also re-uses the entire existing foundation, main floor system, and walls of the existing structure causing fewer alterations to the existing structure. The proposed remodel will also be confined to the foot print of the original foundation and not expanded upon. The owner plans to move into the property upon completion of the remodel and continue its use as an owner occupied single family residence.

(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 essence of the neighborhood will be wholly preserved with minimal deviation from zoning standards. The proposed structure will add character, curb appeal, and overall value to the surrounding neighborhoods.

Additional findings for variances in the Shoreland Overlay District

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

The proposed 2nd story addition does not expand outside the confines of the existing foundation. This addition will not change the topography or drainage of the property. The only soil disturbance in the propose plan will be from digging front porch and rear deck post footing and the removal of the sidewalk and stoop along the south property line. All of which, are very minor disturbances and are usually done by hand, auger or jackhammer when in close proximity to a building. These disturbances are contained with the use of silt logs, hay blankets, or silt fencing alone or in any combination. The property will be landscaped when completed.

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

The proposed 2nd story addition to this residence will not be visible from Grass Lake. The property lies to the east of the lake, and has a few blocks of other residences that are between. This distance along with the topography, trees, varying roof lines, power lines, power poles, etc.; these all contribute to the sight line from the water's edge, to the proposed addition to not be visible. The surface of the lake is also far below the surrounding streets, with inclines surrounding the bulk of the lake to road surface by at least 10' or greater.

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

The proposed addition will not alter the manner in which the property is used. The lake is a few blocks away, so any use of watercraft would require trailing to the lake for use, which would be no different than public use of other lakes. Grass Lake also appears to not have a public access, docks, or marina that allows for watercraft. It appears to be a closed lake.

Sincerely,

Craig Peterson (Co-Owner)
Shane Batchelor (Co-Owner)
Jason Timmers (Project Manager)

FRONT ELEVATION

SCALE: 1/4"=1'-0"

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18x24 sheets
Plan # 28631

Midwest Drafting & Design
5330 Clifton Dr.
Mounds View, Mn
(612) 910-8821
MidwestDrafting@Comcast.net

THIS PLAN HAS BEEN PREPARED AND DRAWN BASED ON INFORMATION PROVIDED TO MIDWEST DRAFTING & DESIGN. MIDWEST DRAFTING & DESIGN AND IT'S ASSOCIATES ARE NOT LIABLE OR RESPONSIBLE FOR ANY STRUCTURAL CALCULATIONS OR SIZING. ALL STRUCTURAL SIZING AND CALCULATIONS ARE TO BE PROVIDED BY THE LUMBER SUPPLIER AND APPROVED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED PRIOR TO CONSTRUCTION AND RECORDED ACCORDINGLY. ALL WINDOWS, DOORS AND OPENING SIZES ARE TO BE CHECKED AND VARIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. THIS DRAWING IS PROTECTED UNDER ALL COPYRIGHT LAWS AND CANNOT BE REPRODUCED IN ANY FORM.

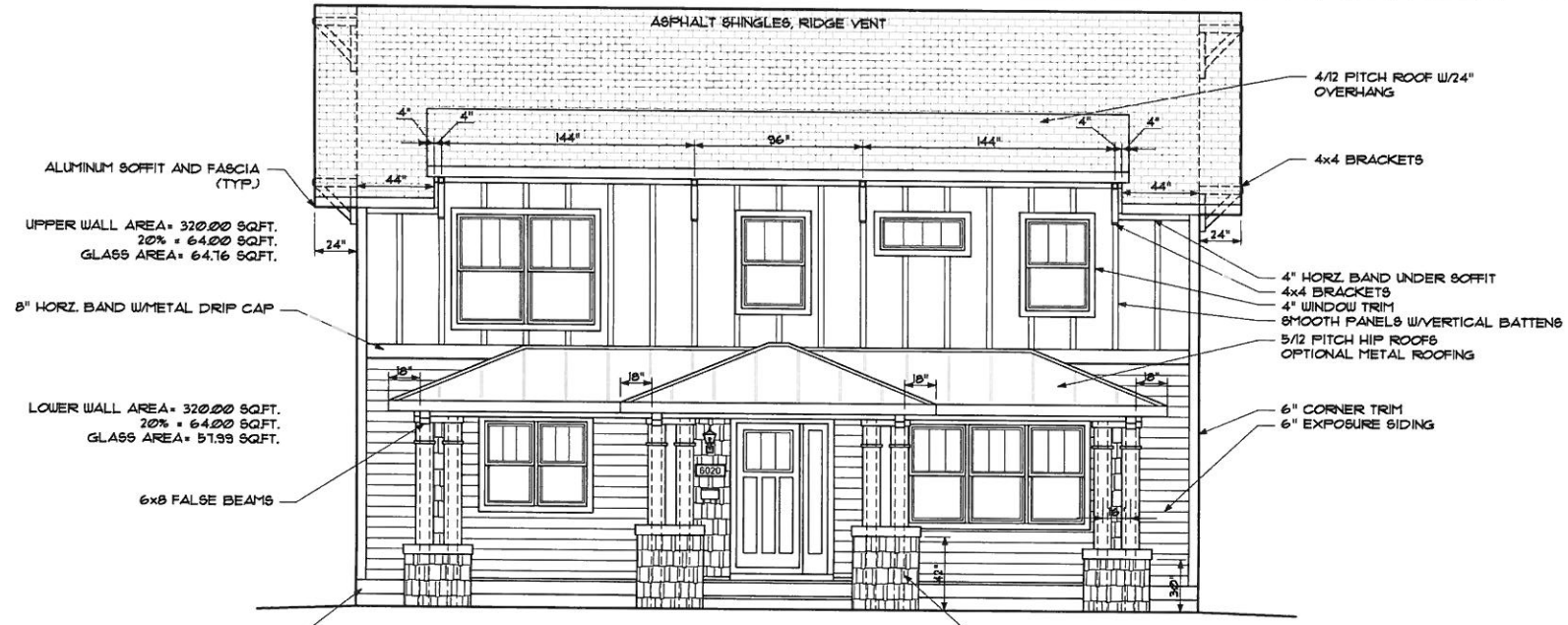
FRONT ELEVATION

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

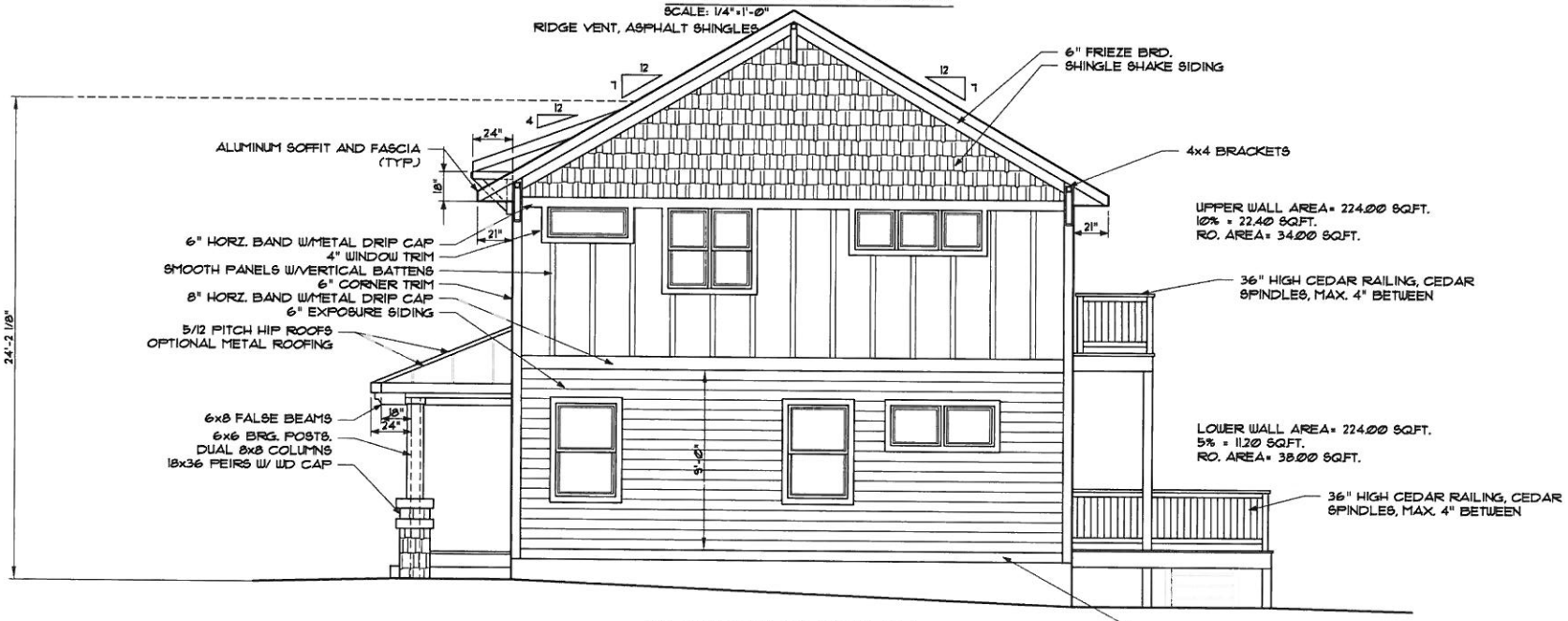
CURRENT DATE: 08/14/2015

A1



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

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18x24 sheets
Plan # 28631

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FRONT AND RIGHT ELEVATION

PROJECT

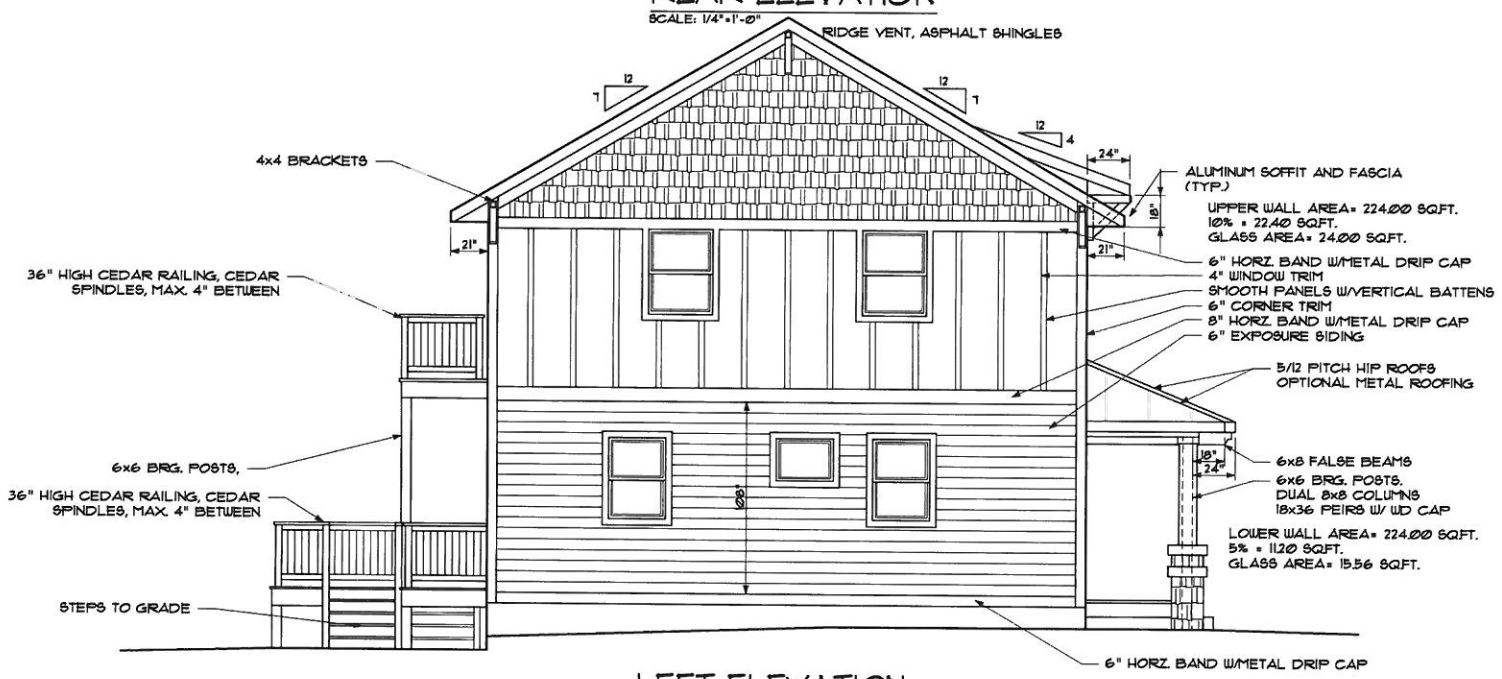
Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

A1

REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

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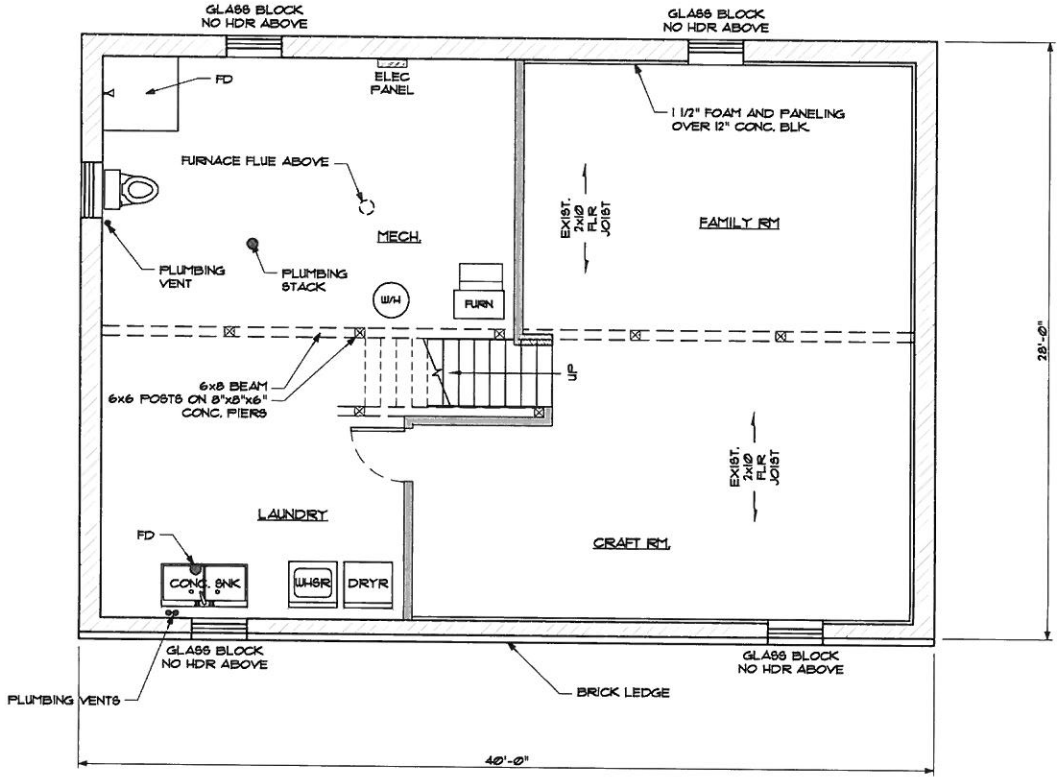
REAR AND LEFT ELEVATION

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

A2



EXIST. LOWER LEVEL

SCALE: 1/4"=1'-0" 1000.50 SQ.FT.

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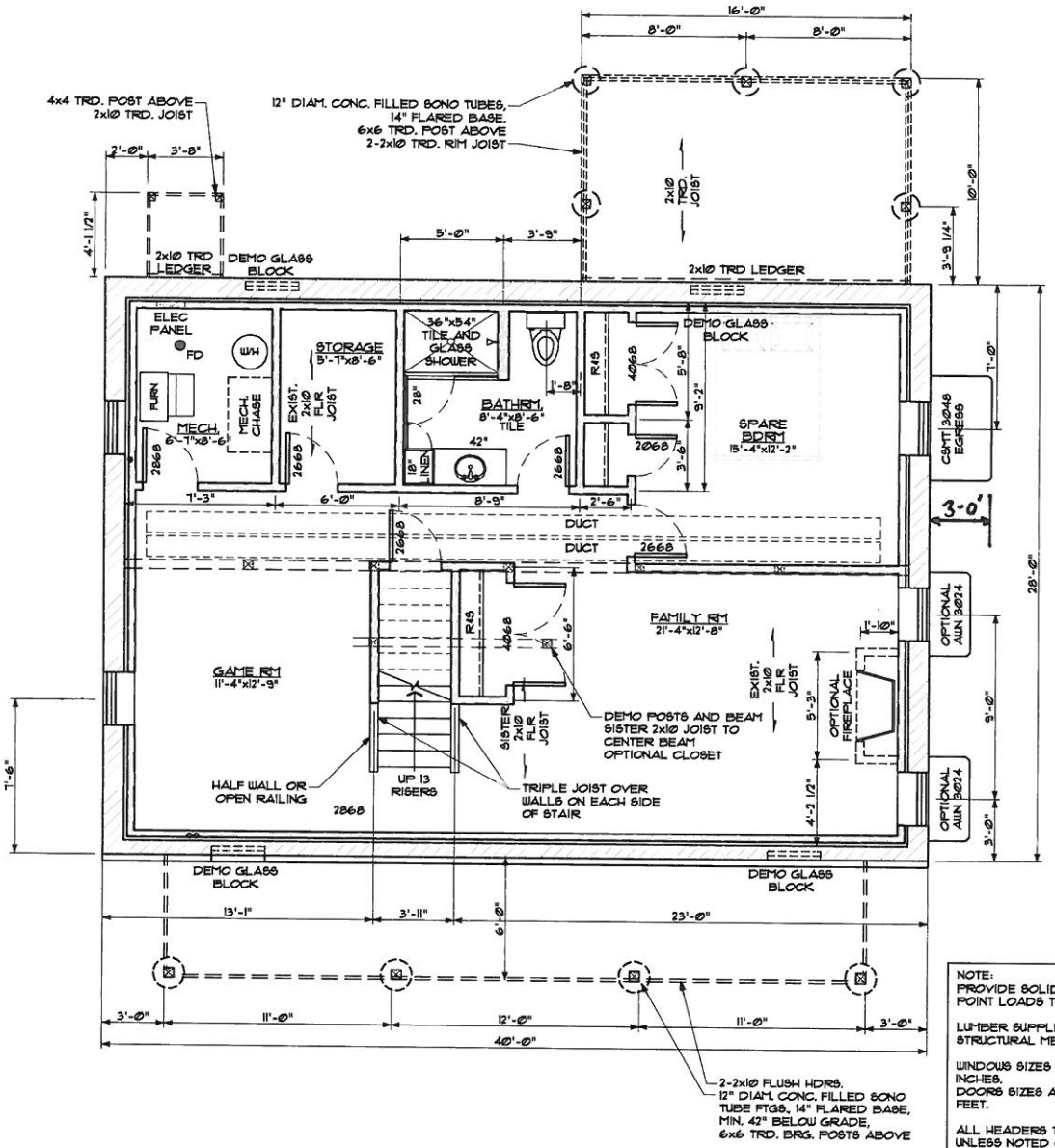
EXISTING LOWER LEVEL

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

A3



LOWER LEVEL REMODEL PLAN

SCALE: 1/4"=1'-0" 1000.50 SQ.FT.

NOTE:
PROVIDE SOLID BEARING TO ALL POINT LOADS TO FOUNDATION.

LUMBER SUPPLIER TO VERIFY ALL STRUCTURAL MEMBER SIZES.

WINDOWS SIZES ARE LABELED IN INCHES.
DOORS SIZES ARE LABELED IN FEET.

ALL HEADERS TO BE 2-2x10'S UNLESS NOTED OTHERWISE.

ALL SILLS, POSTS, BEAMS AND RAFTERS TO HAVE POSITIVE CONNECTORS, ANCHORS, OR TIES PER BUILDING CODE.

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LOWER LEVEL REMODEL PLAN

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 10/05/2015

A5

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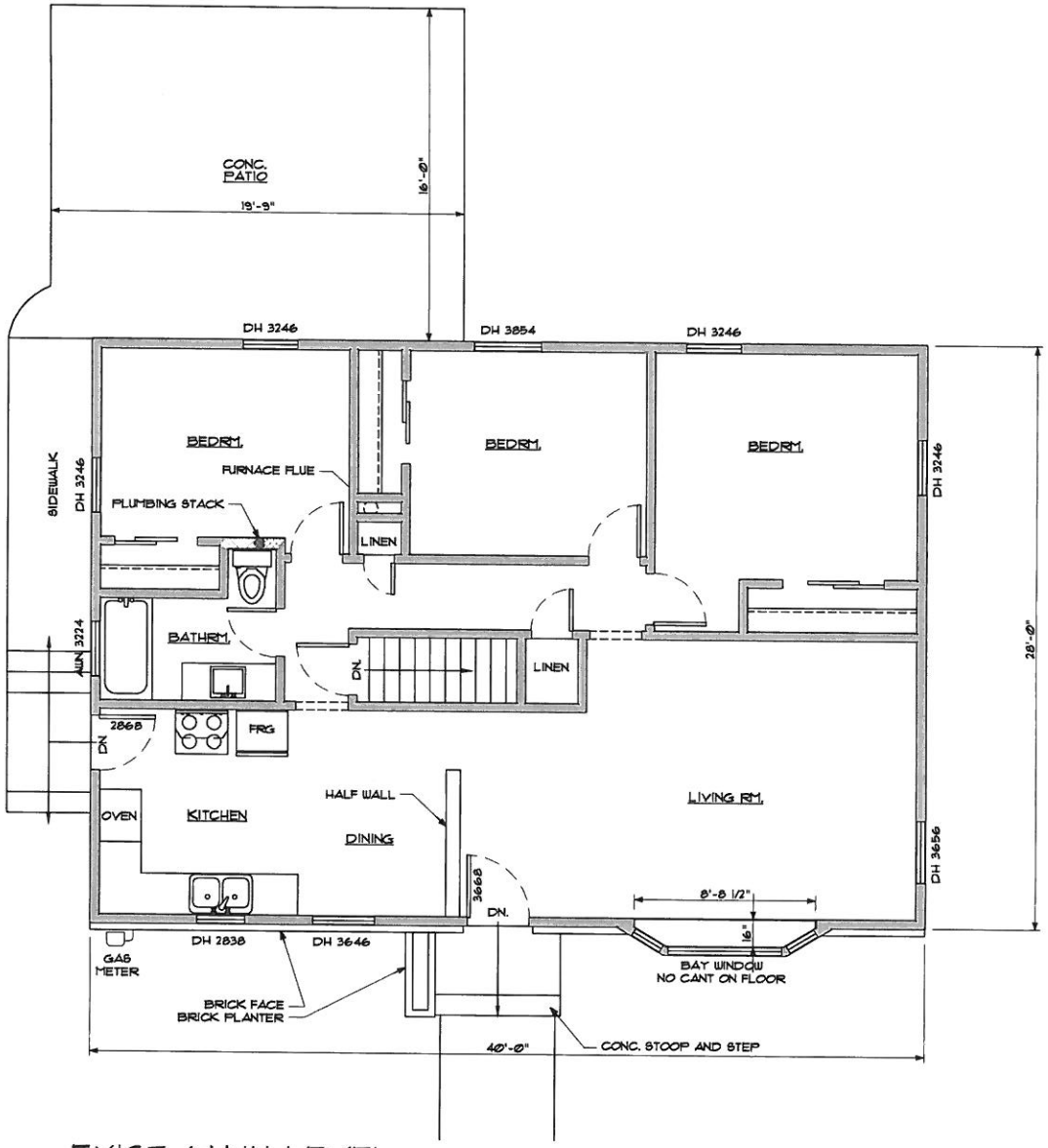

EXIST. MAIN LEVEL

SCALE: 1/4" = 1'-0" 1064.00 SQ.FT.

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EXISTING MAIN LEVEL

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

A4

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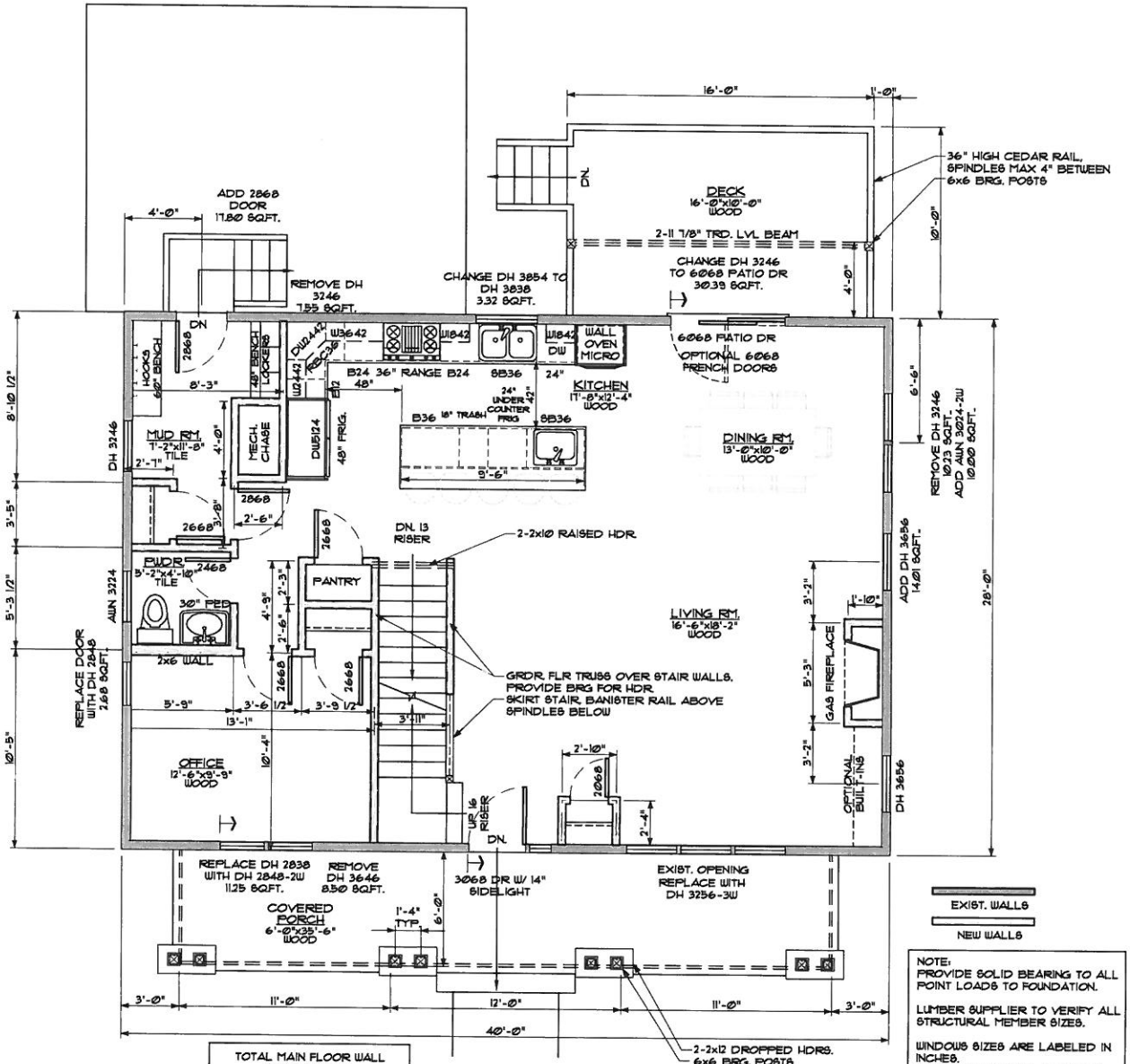
Plan # 28631



TOTAL MAIN FLOOR WALL 1088.00 SQFT.
108.18 SQFT. OPENING CHANGES LESS THAN 10% CHANGE

NOTE:
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MAIN LEVEL REMODEL PLAN

SCALE: 1/4"=1'-0" 1064.00 SQFT.

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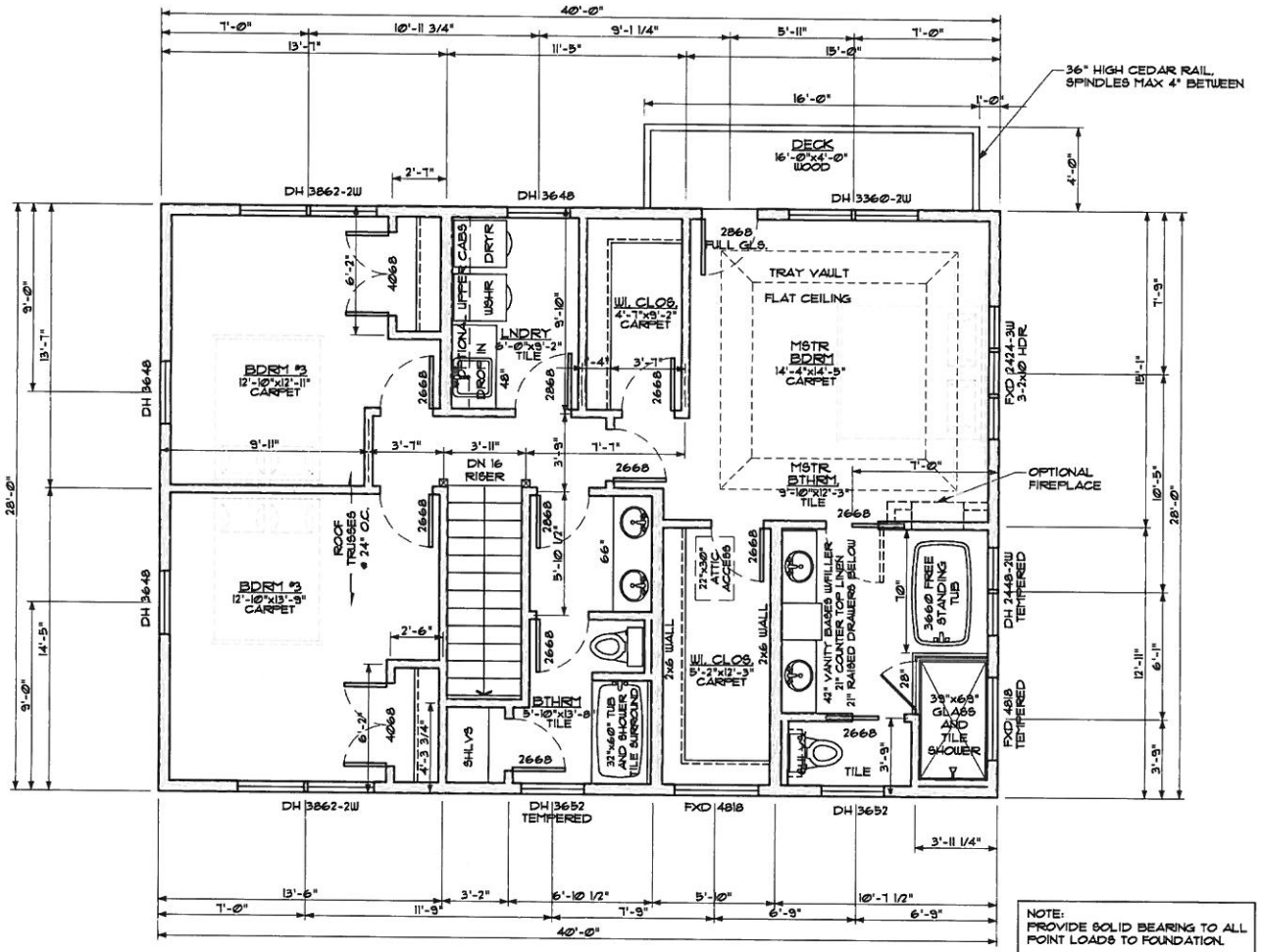
MAIN LEVEL REMODEL PLAN

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

A6



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NEW SECOND LEVEL PLAN

SCALE: 1/4"=1'-0" 1064.00 SQFT.

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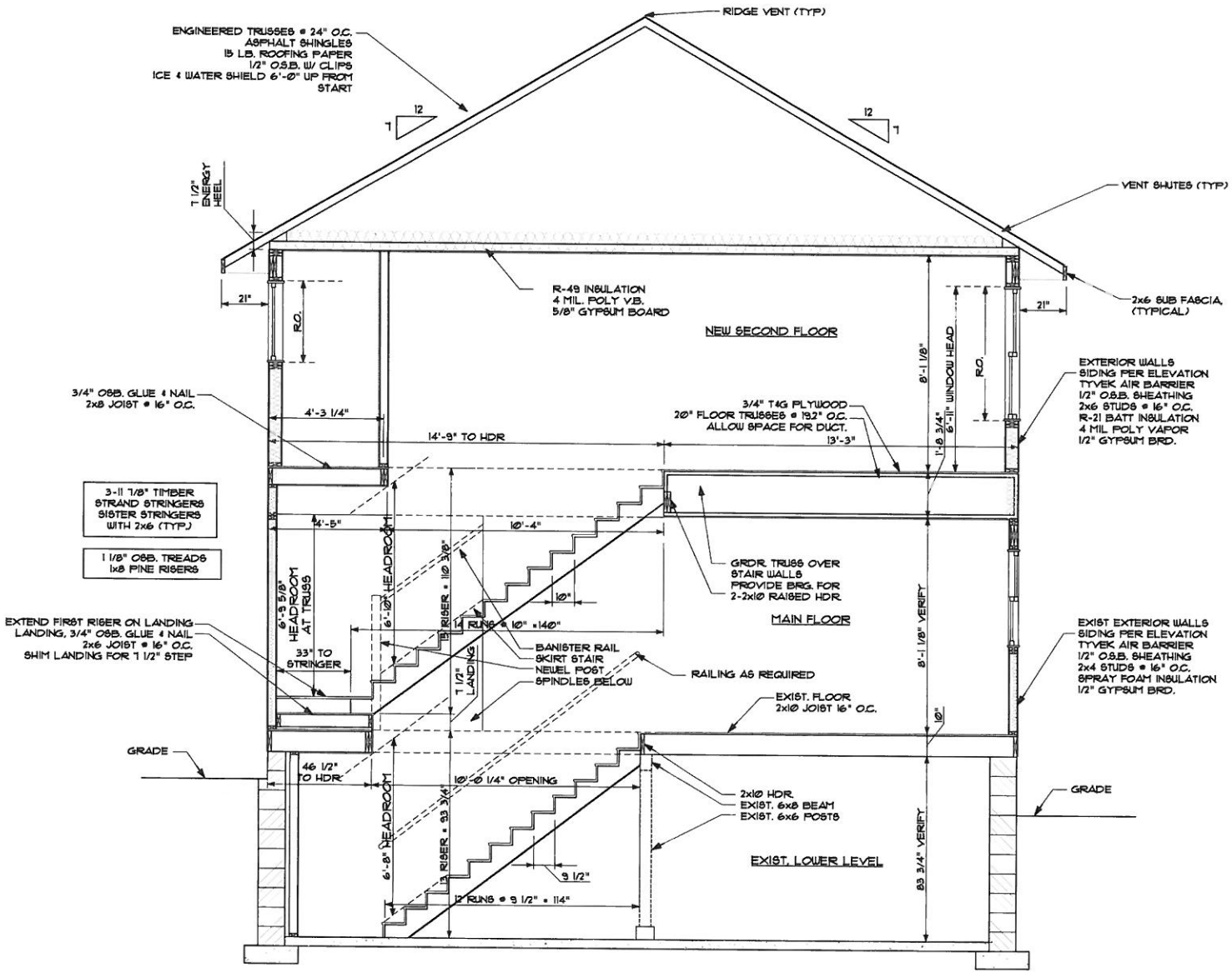
NEW SECOND LEVEL PLAN

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

A7



A SECTION @ EXIST. FOUNDATION, TRUSSES AND NEW STAIRS
SCALE: 3/8"=1'-0"

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SECTION @ TRUSSES AND NEW STAIRS

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

D1

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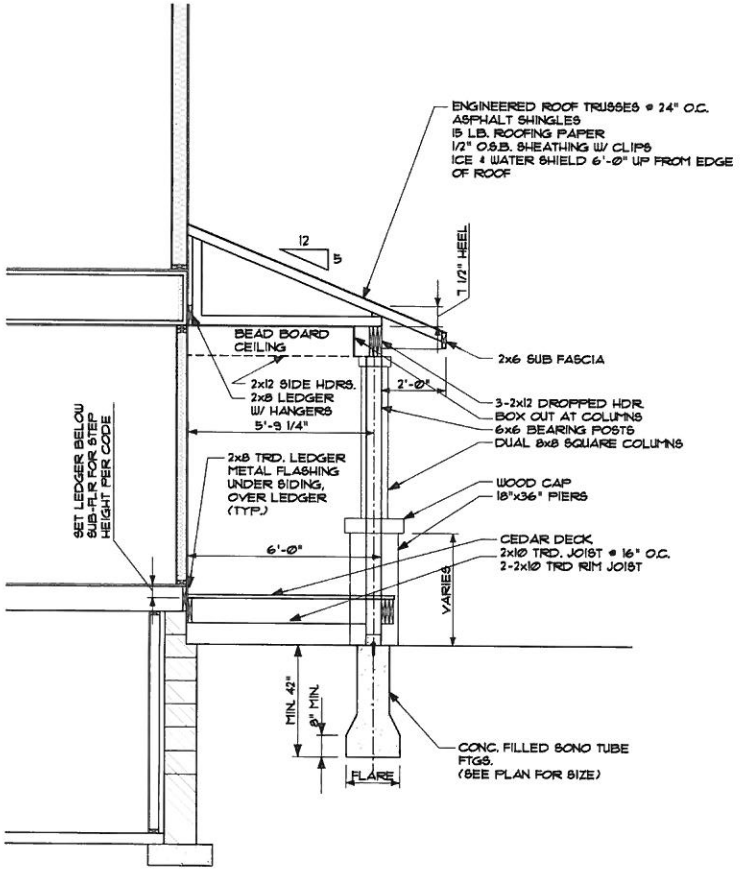

B SECTION @ FRONT PORCH
SCALE: 3/8"=1'-0"

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SECTION @ FRONT PORCH

PROJECT

Remodel And Addition
6020 Emerson Ave. S.
Minneapolis, Mn. 55419

CURRENT DATE: 08/14/2015

D2

6020 Emerson Ave. S.

Front (East)

Rear (west)

6020 Emerson Ave. S.

Right Side (North)

Left Side (South)

6020 Emerson Ave. S.

Garage facing house (East)

Garage facing Neighbors (North)

6020 Emerson Ave. S.

Alley as viewed looking South

Front Street as viewed looking South

CUSTOM
RENOVATIONS & BUILDERS
DESIGN | BUILD | RENOVATE

1464 Selby Ave.
Saint Paul, Minn. 55104
Office: 612-788-9608
Fax: 612-788-9630
cr@customrmn.com

09/09/2015

To Whom It May Concern:

As a member of the Kenny Neighborhood Association, Custom Renovations & Builders is sending you this courtesy letter to provide you with the details of a 2nd story addition construction project in your neighborhood. We have been contracted to remodel/build for Zachary Teske at 6020 Emerson Ave. S.

The owner's intent is to add a 2nd story addition and remodel the entire existing home on the property, leaving the existing detached 2 car garage before moving in. The foot print of the existing home will remain the same. Along with this project we will be seeking a variance for the setback, needed due to the non-uniform nature of this block which causes the current home's placement to be considered non-conforming. We have spent the last few months preparing the plans and paperwork necessary for permit as required by the City of Minneapolis. During the construction phase, waste materials will be recycled with Atomic Recycling.

Custom Renovations & Builders has an extensive background related to residential construction and our goal is always to complete the project with as little disturbance to the surrounding area as possible to assure that the job commences with as few issues as possible. We have made the necessary arrangements with local contractors to minimize the disturbance caused in the process. Throughout the process, you will see dumpsters, excavating machines, concrete trucks, and other various trucks associated with the project. We work closely with them to assure that they hold the same standards that we do in terms of minimizing the disruptions to surrounding areas.

Our tentative goal is to begin construction on, 11/01/2015 or soon after. Date is dependent on receiving permit back from the city. Based on previous projects, we foresee the entire process to take approx. 5-6 months. Throughout the process, if you have any questions or concerns feel free to call or e-mail.

Sincerely,

Craig Peterson (Co-Owner)
Shane Batchelor (Co-Owner)
Jason Timmers (Project Manager)