

LAND USE APPLICATION SUMMARY

Property Location: 3748 Park Ave
Project Name: Reconstruct Duplex
Prepared By: Joseph R. Giant, City Planner, (612) 673-3489
Applicant: Colin & Paul Hirdman
Project Contact: John Livingston
Request: To reconstruct a duplex.
Required Applications:

Alteration of a Legal Nonconforming Use	To reconstruct a nonconforming duplex in the R1A Single-Family District.
Variance	To reduce the established front yard setback on a reverse corner lot from 22 feet to 10 feet along 38 th St E, measured to the principal structure.

SITE DATA

Existing Zoning	R1A Single-Family District
Lot Area	5,148 square feet
Ward(s)	8
Neighborhood(s)	Central; adjacent to Bryant
Designated Future Land Use	Urban Neighborhood
Land Use Features	Community Corridor (38 th St E)
Small Area Plan(s)	38th Street and Chicago Avenue Small Area / Corridor Framework Plan

Date Application Deemed Complete	January 8, 2016	Date Extension Letter Sent	NA
End of 60-Day Decision Period	March 7, 2016	End of 120-Day Decision Period	NA

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property, 3748 Park Avenue, is a 5,148 square foot rectangular lot located at the northwest corner of Park Avenue and 38th Street East in the RIA Single-Family District. Until recently, the property accommodated a lawfully established nonconforming duplex. This structure was built as a single-family dwelling in 1904, and converted to a duplex in 1950. At the time of the adoption of the 1963 zoning code the property was in the R3 zoning district and was a permitted use. In the 1990's the property was rezoned to the RIA Single-Family District, which does not allow duplexes. Since that time the property has been classified as a lawfully established nonconforming use. In early 2015, the structure sustained heavy fire damage and was demolished in April 2015. The property is currently vacant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject property is in the Central neighborhood, across 38th Street East from the Bryant neighborhood of south Minneapolis. The block face containing the subject property is in the RIA Single-Family District and includes a mix of single-family homes, duplexes, and a triplex. The opposite block face contains primarily single-family homes and is in the R4 Multiple-Family District. The property is two blocks west of the 38th and Chicago neighborhood commercial node. The lot to the rear of the subject property, 628 38th St E, is platted towards 38th St E. As a result, the subject property is considered a reverse corner lot.

PROJECT DESCRIPTION. The applicant proposes to construct a side-by-side duplex with a detached two-car garage. Duplexes are a prohibited use in the RIA Single-Family District. However, a duplex existed at the subject property from 1950 until April 2015. Two-family dwelling that were lawfully established and have become nonconforming over time due to changes in zoning are allowed to continue so long as they remain otherwise lawful. However, they are not allowed to be enlarged, intensified, or relocated without approval from the Planning Commission. The proposed duplex would be constructed to different dimensions than the previous structure. Furthermore, nonconforming uses that are destroyed may be approved administratively and rebuilt in the same condition if the applicant files a building permit within six months of destruction. The former structure was destroyed more than six months ago so re-establishing the duplex cannot be accomplished administratively.

The principal entrance to the north unit of the side-by-side duplex would face Park Ave and the principal entrance to the south unit would face the rear property line. The structure would be subject to Administrative Site Plan Review for Single- and Two-Family Dwellings and Multiple-Family Dwellings Having Three or Four Dwelling Units. In addition to general zoning requirements, new structures subject to this type of review must obtain a minimum of 17 out of a possible 27 design points by integrating certain features into the project. With quality exterior materials (LP Smart Side), a basement, a detached garage located at least 20 feet from a habitable portion of the principal structure, an open front porch, and a height that is within a half-story of the predominant height of single- and two-family dwellings within 100 feet, the project would achieve the minimum of 17 points.

The subject property is considered as a reverse corner lot because the property to the rear is oriented towards 38th St E. As such, a principal structure on the subject property is subject to a 22-foot front yard setback from the 38th St E lot line. The proposed home would be constructed 10 feet from the 38th St E lot line. Therefore, the applicant has requested a variance to reduce the established front yard setback on a reverse corner lot from 22 feet to 10 feet.

PUBLIC COMMENTS. Any correspondence received prior to the public meeting will be forwarded to the Planning Commission for consideration.

ANALYSIS

ALTERATION OF A NONCONFORMING USE

The Department of Community Planning and Economic Development has analyzed the application to reconstruct a duplex based on the following findings:

1. A rezoning of the property would be inappropriate.

The applicant proposes to reconstruct a side-by-side two-story duplex on a property located in the RIA Single-Family District. Duplexes are not permitted in this district. If the property were rezoned, the first district that would allow a two-family dwelling is the R2B Two-Family District. Properties in the immediate vicinity, as well as the majority of properties to the north, west, and south contain single-family homes and are in the RIA district. The block face opposite the subject property across Park Ave is in the R4 district.

The future land use map identifies the subject property as Urban Neighborhood. Urban Neighborhoods are predominantly residential areas with a range of densities, with highest densities generally concentrated around identified nodes and corridors. Urban neighborhoods are not generally intended to accommodate significant new growth, other than replacement of existing buildings with those of similar density. The street to the south of the property, 38th St E, is identified as a Community Corridor. Land use policy I.9.5 encourages the development of low- to medium-density housing on Community Corridors to serve as a transition to surrounding low-density residential areas.

The site is located within the boundaries of the 38th Street and Chicago Avenue Small Area/Corridor Framework Plan. The plan does not contain any policies that support higher density at this site.

While the comprehensive plan policies would not render a rezoning wholly inappropriate, the surrounding land uses and adjacent zoning districts suggest that an alteration of a nonconforming use would be the more prudent application. This section of Park Avenue marks a transition in the neighborhood from medium to low density. If the subject property were upzoned, it is possible that differences in character between the subject property and nearby properties west of Park Ave would become more pronounced over time as nonconforming uses gradually moved towards conformance. Also, rezoning a property on the west side of Park Ave could help to substantiate the rezoning of other nearby properties which could, over time, alter the character of the neighborhood. Therefore, retaining the existing zoning and proceeding with an alteration of a nonconforming use is more appropriate than a rezoning.

2. The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.

The proposed structure would be compatible with the character of surrounding development. Besides the setback variance along 38th St E and the additional dwelling unit, the project would comply with all provisions of the RIA Single-Family District. Other homes on the block face are predominantly two stories (10 out of 12 homes), have pitched roofs (11 of 12), and are clad in lap siding (8 of 12). Half of the homes contain open front porches, and several others contain porches that appear to have been enclosed over the years. The proposed home would be two stories with a pitched roof, lap siding, and an open front porch.

The structure has been designed so that only one principal entrance would face the front lot line along Park Avenue. This design is more reminiscent of a single-family home than a duplex. Further,

duplexes are subject to the same bulk, height, and setback regulations as single-family homes. Therefore, the design of the home and applicable zoning regulations will allow the nonconforming use to effectively blend into its setting.

3. *The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.*

There will be no increase in dwelling units. A duplex has existed on the site since 1950. Reconstruction of a new duplex would have a similar impact on the surrounding area as the previous use.

4. *The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.*

The structure that previously existed on the lot was constructed in 1905 and underwent several piecemeal additions over the decades. The new building would come into full compliance with current zoning code and building code regulations for a two-family dwelling.

Photos demonstrate that the former structure was nonconforming as to the front yard setback along Park Ave as well as the north interior side yard setback. The proposed structure would meet both setbacks, and would be built a similar distance from the 38th St E lot line as the former home. Prior to the demolition of the former home and garage, the site was covered by 65% impervious surfaces, exceeding the current maximum of 60%.¹ As proposed, the site would contain approximately 41% impervious surfaces.

The former structure contained a single-car garage and a large paved parking area between the garage and the 38th St E lot line. The new structure would include a 2-car garage, and the paved outdoor parking area would be removed in favor of landscaping.

A new structure built in full compliance with the building code and constructed to today's market sensibilities will likely increase the value of the property. In addition, correcting nonconforming building setbacks, excess impervious surfaces, and parking issues should benefit surrounding properties. Collectively, these improvements will contribute towards the appearance and stability of the neighborhood.

5. *In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.*

The property has contained a lawfully established duplex since 1950. The proposed structure would be a duplex.

6. *The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.*

The subject property is not in the Floodway District.

¹ A previous land use approval, BZZ-4784, from 2010, required as a condition of approval that the amount of impervious surface on the property be reduced from 69% to 65%. The maximum amount of impervious surface on a lot in the R1A district was reduced from 65% to 60% in Oct. 2014.

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the established front yard setback on a reverse corner lot along 38th St E 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 in complying with the ordinance because of the classification of the property as a reverse corner lot. The principal structure on the adjacent lot to the rear located at 628 38th St E is situated 22 feet behind its front property line. Therefore, a principal structure on the subject property must observe an established front yard setback of 22 feet along this frontage, leaving a buildable area with a width of 16 feet. The minimum width of a single-family home or duplex is 20 feet, so virtually any development on the lot would be impossible without a variance. The classification of the property as a reverse corner lot and the corresponding setbacks create a practical difficulty unique to the property that was 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 reconstruct a duplex. Although duplexes are not permitted in the RIA Single-Family District, a duplex has existed on the property since 1950, and several other nonconforming residential uses exist on primarily RIA-zoned blocks in the vicinity of the subject property.

The request to reduce the established front yard setback along 38th St E is reasonable and meets the spirit and intent of the ordinance. Required front yards are intended to promote orderly development and to provide adequate light, air, open space, and separation of uses. Reverse corner lots are subject to a front yard setback along the corner side property line in order to avoid development that could be obtrusive to the adjacent property to the rear.

The proposed structure would be built 12 feet closer to the 38th St E property line than the front façade of the adjacent home to the rear. In many instances, this degree of variation between setback distances could noticeably interrupt an established pattern of front yard setbacks and could be very obtrusive to the adjacent home.

At the subject property, however, these potential adverse impacts are largely mitigated by the distance between the structures. At their closest point, the structures would be separated by more than 70 feet. This distance is nearly 30 feet further than the separation distance between the former structure and the adjacent home.

If the property were a typical corner lot rather than a reverse corner lot, the minimum setback would be eight feet. The proposed setback is 10 feet from the 38th St E property line.

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.*

Reducing the established front yard setback along 38th Street East will not alter the essential character of the locality or have an adverse impact on surrounding properties. The significant distance between the proposed structure and the adjacent home to the rear substantially mitigates any adverse effect that would be created by the decreased setback. Furthermore, the two structures

would be separated by a detached garage. In all respects besides the proposed variance and the additional dwelling unit, the structure would comply with applicable provisions from the zoning code.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Colin Hirdman and Paul Hirdman for the property located at 3748 Park Avenue:

A. Alteration of a Nonconforming Use.

Recommended motion: **Approve** the application for an alteration of a nonconforming use to reconstruct a two-family dwelling in the R1A Single-Family 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 February 8, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

B. Variance of the established front yard setback on a reverse corner lot.

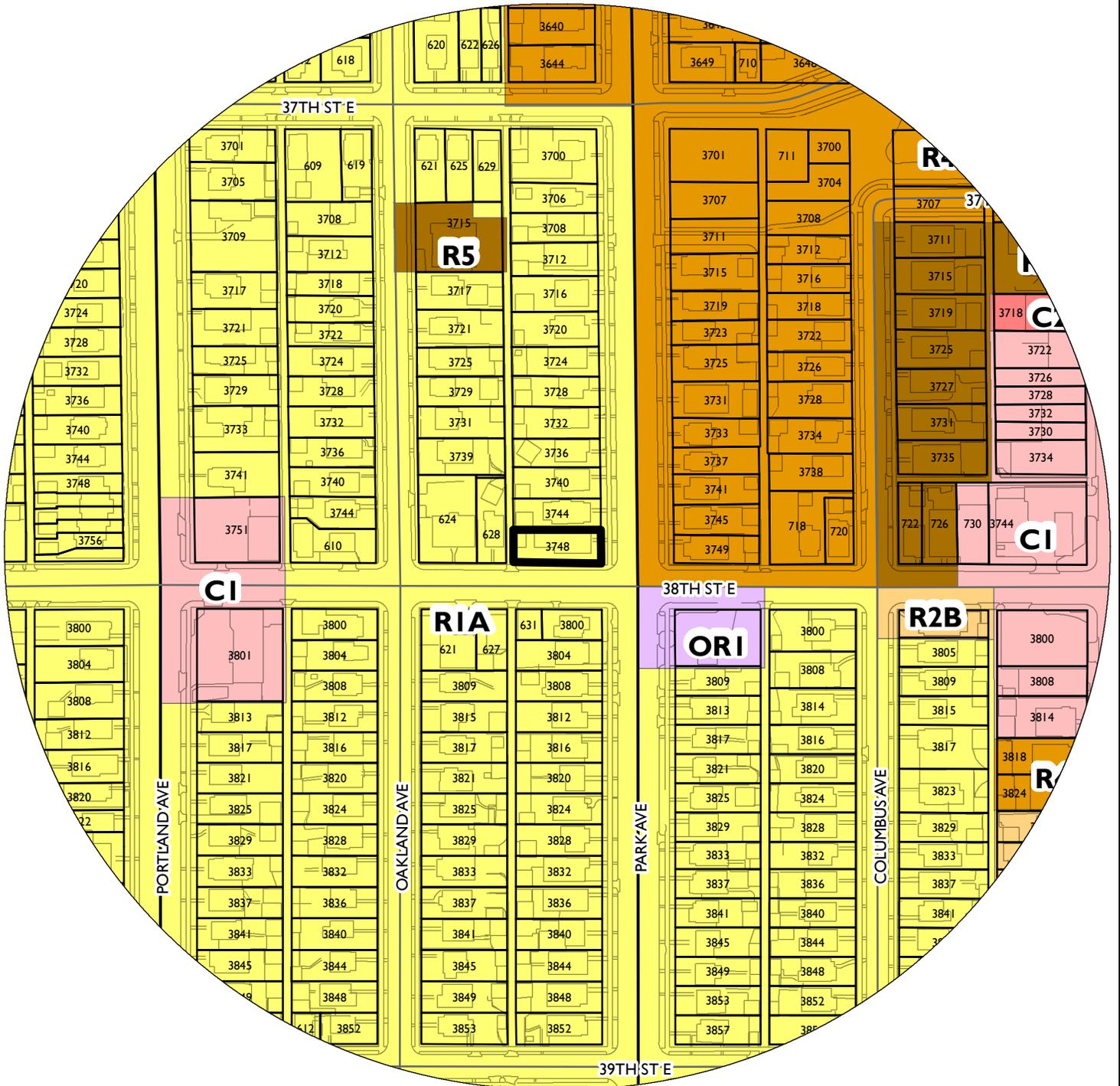
Recommended motion: **Approve** the application to reduce the established front yard setback on a reverse corner lot along 38th Street East from 22 feet to 10 feet, measured to the principal structure.

ATTACHMENTS

1. Zoning map (current)
2. Zoning maps (historical)
3. Zoning map with dwelling units
4. Existing land use map with dwelling units
5. Future land use map with dwelling units
6. Written description and findings submitted by applicant
7. Existing conditions survey
8. Site plan
9. Floor plans and elevations
10. Photos
11. Letters to neighborhood groups and city council office

NAME OF APPLICANT

WARD

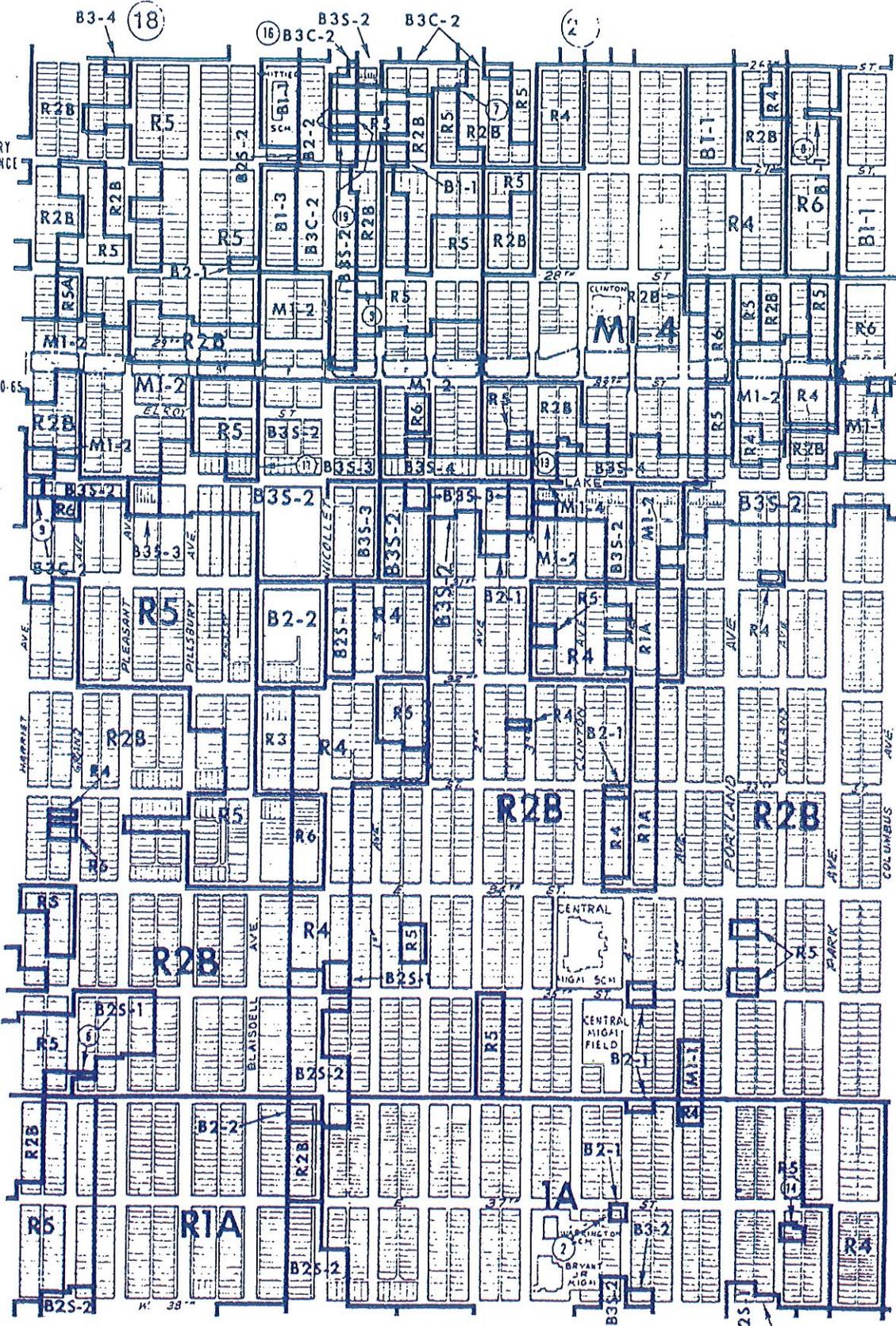


PROPERTY ADDRESS
3748 Park Ave

FILE NUMBER
BZZ-7552

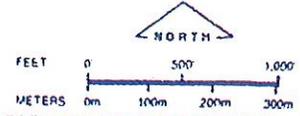
FOR EXACT BOUNDARY
SEE ZONING ORDINANCE
AMENDMENT OF:

- ① 2-28-64
- ② 8-28-67
- ③ 10-14-82
- ⑤ 11-21-90
- ⑥ 2-24-67
- ⑦ 9-13-63 & 12-30-65
- ⑧ 3-27-83
- ⑨ 5-13-77
- ⑪ 6-10-77
- ⑬ 8-2-83
- ⑭ 11-5-81
- ⑮ 1-5-84
- ⑯ 2-2-84
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- ⑲ 7-24-87



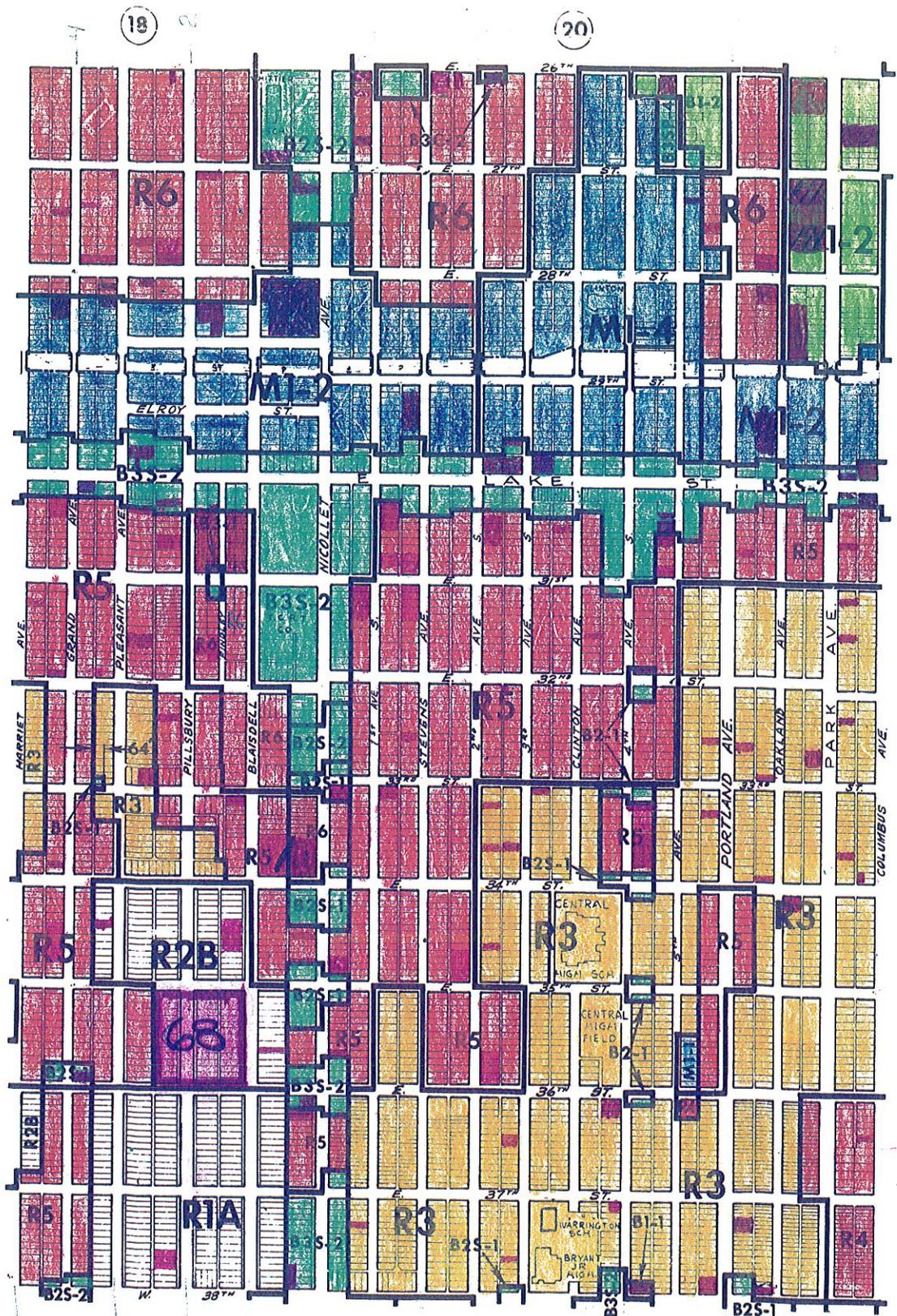
Residence Districts	Office Residence Districts	Light Manufacturing Districts
R1	B1 - 1,2,3,4	M1 - 1,2,3,4
R1A	Neighborhood Business Districts	Limited Manufacturing Districts
R2	B2 - 1,2,3,4	M2 - 1,2,3,4
R2A	B2S - 1,2,3,4	Heavy Manufacturing Districts
R2B	Community Business Districts	M3 - 1,2,3,4
General Residence Districts	B3 - 1,2,3,4	
RA	B3S - 1,2,3,4	
R3	B3C - 1,2,3,4	
R4	B3SP - 1,2,3,4	
R5	Central Business District	
R5A	B4 - 1,2	
R6	B4S	
R6A	B4C - 1,2	
	B4SP	

- ⑫ Index Number of Adjoining Plate
- Storefront Ordinance - See Chapter 540



MINNEAPOLIS
ZONING
ORDINANCE

536.20
PLATE
25



- RESIDENCE DISTRICTS**
- R1
 - R1A
 - R2
 - R2A
 - R2B
- GENERAL RESIDENCE DISTRICTS**
- RA
 - R3
 - R4
 - R5
 - R6

- OFFICE-RESIDENCE DISTRICTS**
- B1-1,2,3
- NEIGHBORHOOD BUSINESS DISTRICTS**
- B2-1,2,3,4
 - B2S-1,2,3,4
- COMMUNITY BUSINESS DISTRICTS**
- B3-1,2,3,4
 - B3S-1,2,3,4
 - B3C-1,2,3,4
 - B3SP-1,2,3,4
- CENTRAL BUSINESS DISTRICTS**
- B4-1,2
 - B4S
 - B4C-1,2
 - B4SP

- LIGHT MANUFACTURING DISTRICTS**
- M1-1,2,3,4
- LIMITED MANUFACTURING DISTRICTS**
- M2-1,2,3,4
- HEAVY MANUFACTURING DISTRICTS**
- M3-1,2,3,4

— DISTRICT BOUNDARIES

12 INDEX NUMBER OF ADJOINING PLATE

MAY 31 1963



**MINNEAPOLIS
ZONING
ORDINANCE**

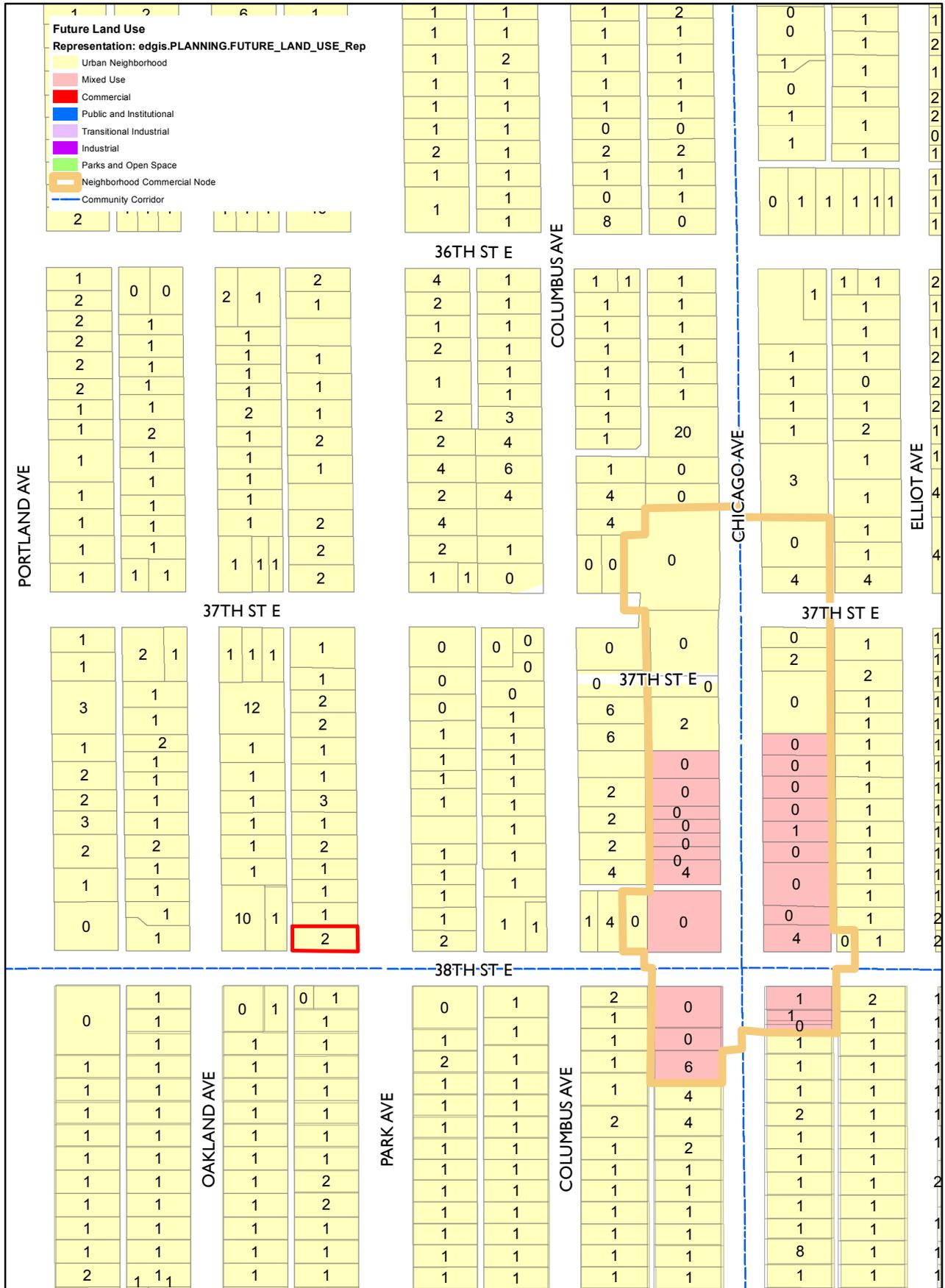
ARTICLE :
SECTION
PLATE
25



Dwelling Units and Existing Land Use



Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.



Dwelling Units and Future Land Use



Data compiled from best available sources. The City of Minneapolis assumes no legal responsibility for the accuracy of this map. For illustrative purposes only.

Proposed Use and Description

3748 Park Avenue S., Minneapolis, MN

The structure proposed is a replacement of the destroyed duplex that had been at this location since the early 1900's. The original structure was approximately 3,600 square feet in total size with a detached single garage and surface parking. The replacement will be 3,000 total finished square feet with individual entrances and a two car detached garage. Impervious surface will be reduced due to the garage location with direct access to the alley. The result will be an improved lot use gaining functional space for occupants while reducing impervious surface and structural footprint.

The building will be similar in that it will be a 2 story structure as it was before. Each of the dwelling units will have up to 3 bedrooms, kitchen, living room as well as family room.

This is a corner lot which now is controlled by a Reverse Lot Setback. Zoning now is R1A (single family) with many of the surrounding properties either duplex or greater in occupancy.

Approvals required are for the Reverse Lot Setback variance and Nonconforming use for duplex in a single family zoning. This will be the same use as it was before the fire.

Legal Description

3748 Park Avenue S., Minneapolis, MN

Lot 7, Block 1, WINTHROP PARK ADDITION TO MINNEAPOLIS, Hennepin County, Minnesota, together with that part of vacated alley occurring thereto

Expansion or Alteration of Nonconforming Use

3748 Park Avenue S., Minneapolis, MN

The property has been used as a duplex for a long time and the neighborhood has a diverse mix of single family, duplex and multi-family properties. Approval would accomplish everything rezoning would so rezoning is not appropriate.

The planned structure is the same or slightly smaller than the duplex that was destroyed by fire and is similar in size and lot placement to the duplex structures directly across the street as well as in the neighborhood.

Since the use will be the same as before no increase in traffic, or change of use is proposed. Parking will be less visible with two (vs one) enclosed parking space.

The structure will have improved occupant entrances as well as increased landscape area due to the garage access directly to the alley. Fewer cars will be visible and more green space available.

A newly constructed duplex will complete the corner eliminating a bare lot.

The number of dwelling units will be the same as it was.

The property is not located in a Floodway District.

Variance

3748 Park Avenue S., Minneapolis, MN

The property has long been a duplex. The Reverse Lot setback from 38th Street creates a practical difficulty because the combined setback from Park and 38th reduces the building area to such a small size that even a single family structure would not be functional. The lot is only 44 feet wide so a 20 foot setback is significant. The building across Park is on a similar lot and is not positioned 20 feet back from 38th.

The structure is intended to replace the duplex, like many others in the neighborhood, that was destroyed in 2015.

Granting a variance for this construction will not alter the character of the neighborhood since the building will be the same size and general placement as what was previously there. It will be valuable to the neighborhood to have this empty lot occupied.



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ISSUED:

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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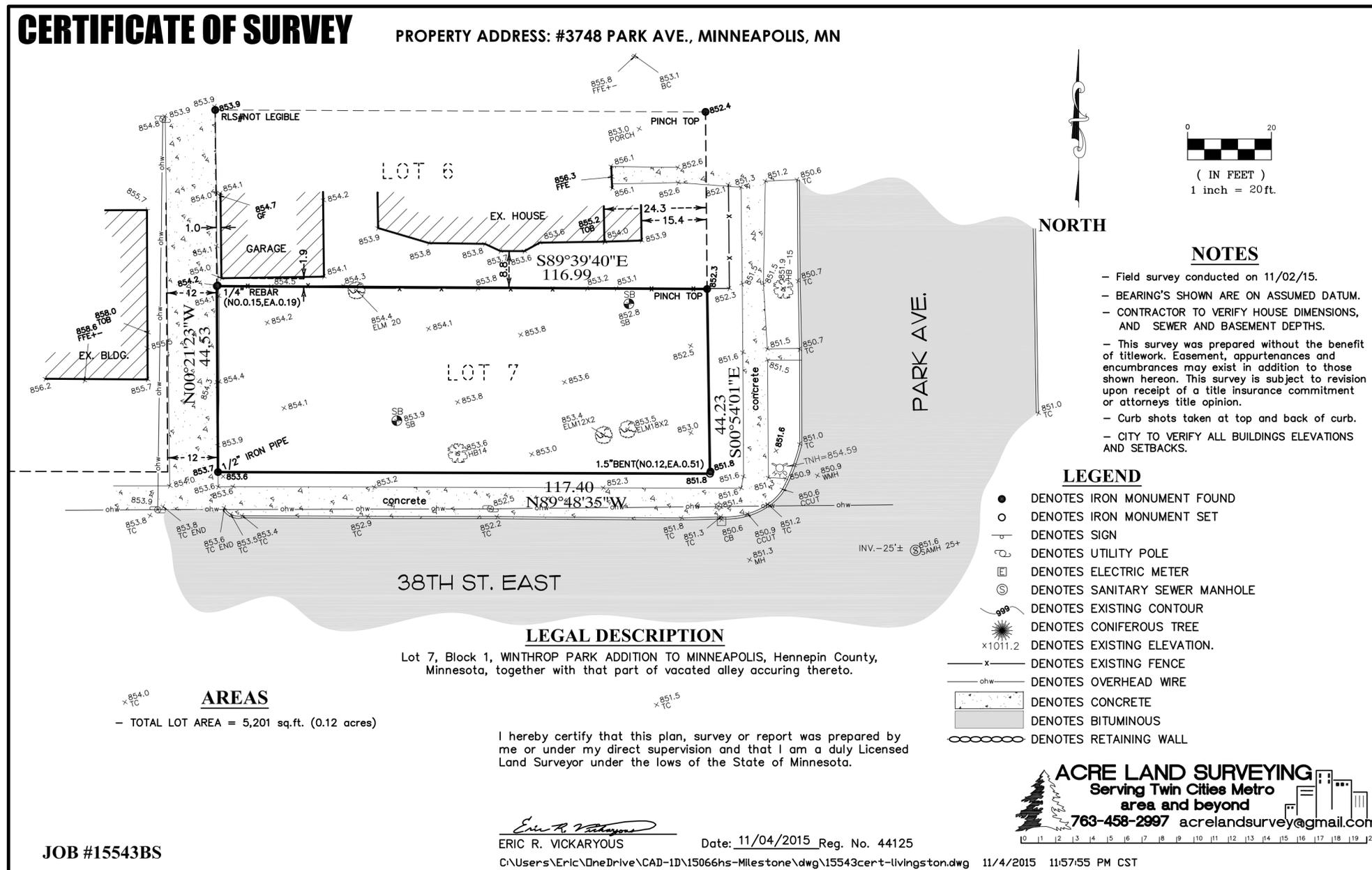
Park Avenue Duplex
3748 Park Avenue
South Minneapolis MN
55407

H & H Real Estate, LLC
2322 Arthur St NE
Minneapolis Minnesota
55418
612-850-4200

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Survey

A003





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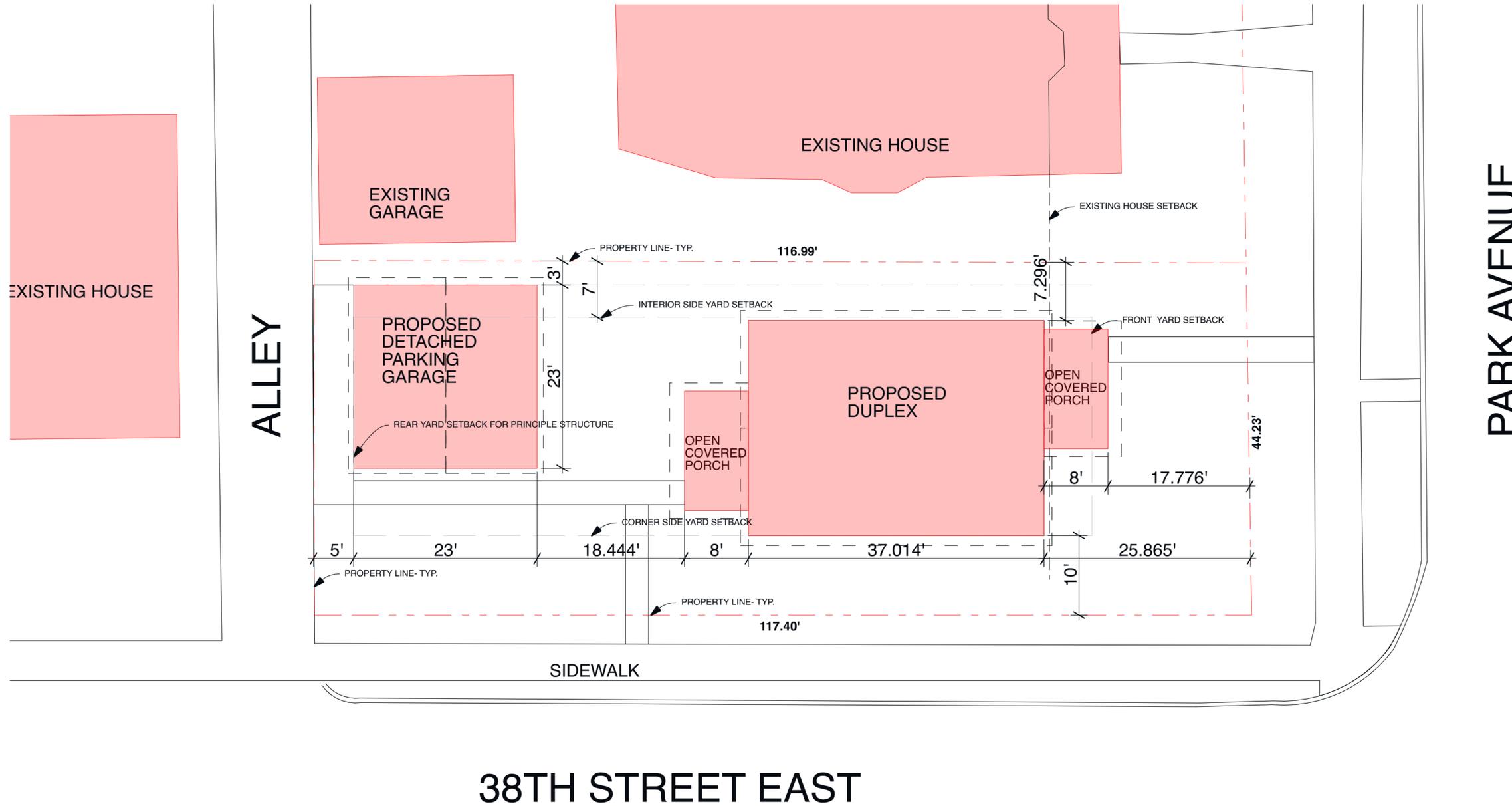
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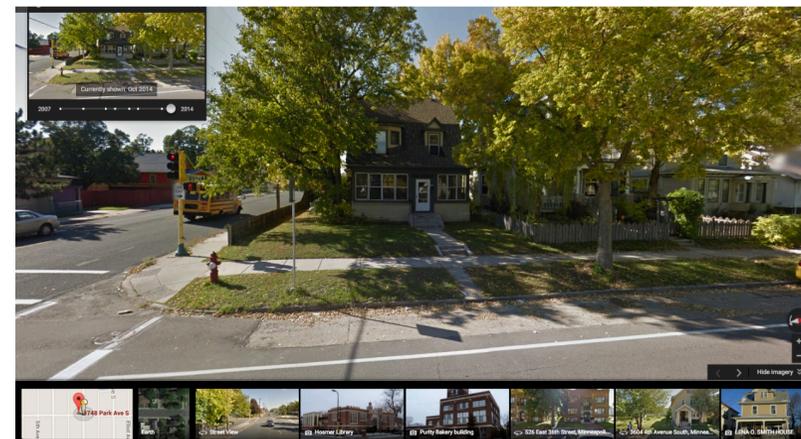
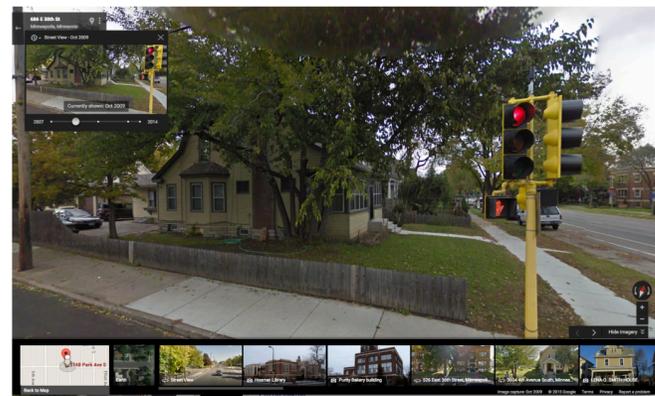
Site Plan

A002



1 Site Plan
A002 SCALE: 1" = 10'

Google Maps 3748 Park Ave S



HISTORIC IMAGES FROM GOOGLE MAPS



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- A502 Details

**BILL MICHELS
ARCHITECT, P. A.**



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**NOT FOR
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Cover Sheet and Site
Plan

A001



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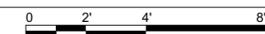
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Basement Plan

A101



10 Lower Level (3)
A101 SCALE: 1/4" = 1'-0"





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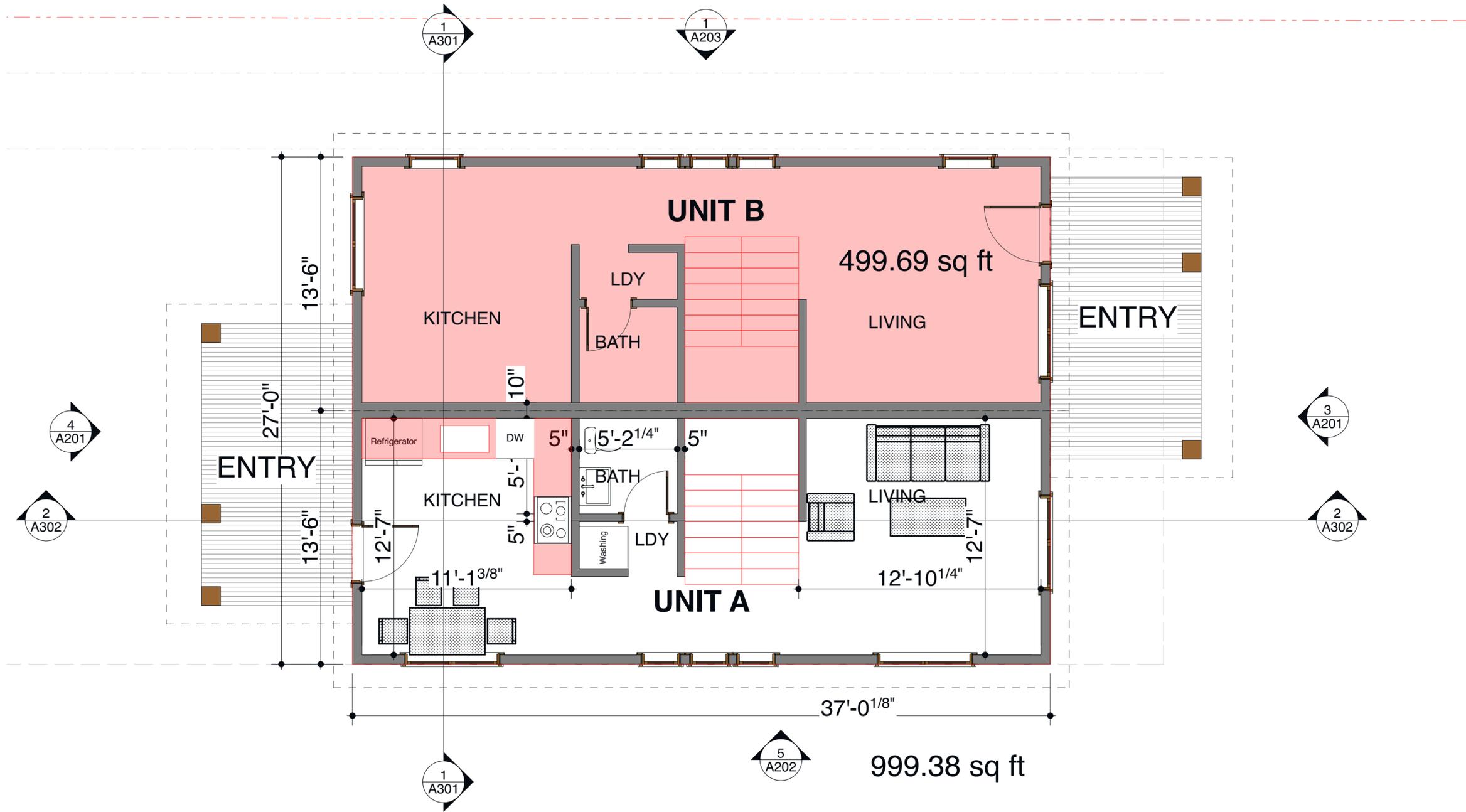
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Main Level Plan

A102



1 Main Level- Option A1
A102 SCALE: 1/4" = 1'-0"





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Upper Level Plan

A103



2
A103 Upper Level
SCALE: 1/4" = 1'-0"



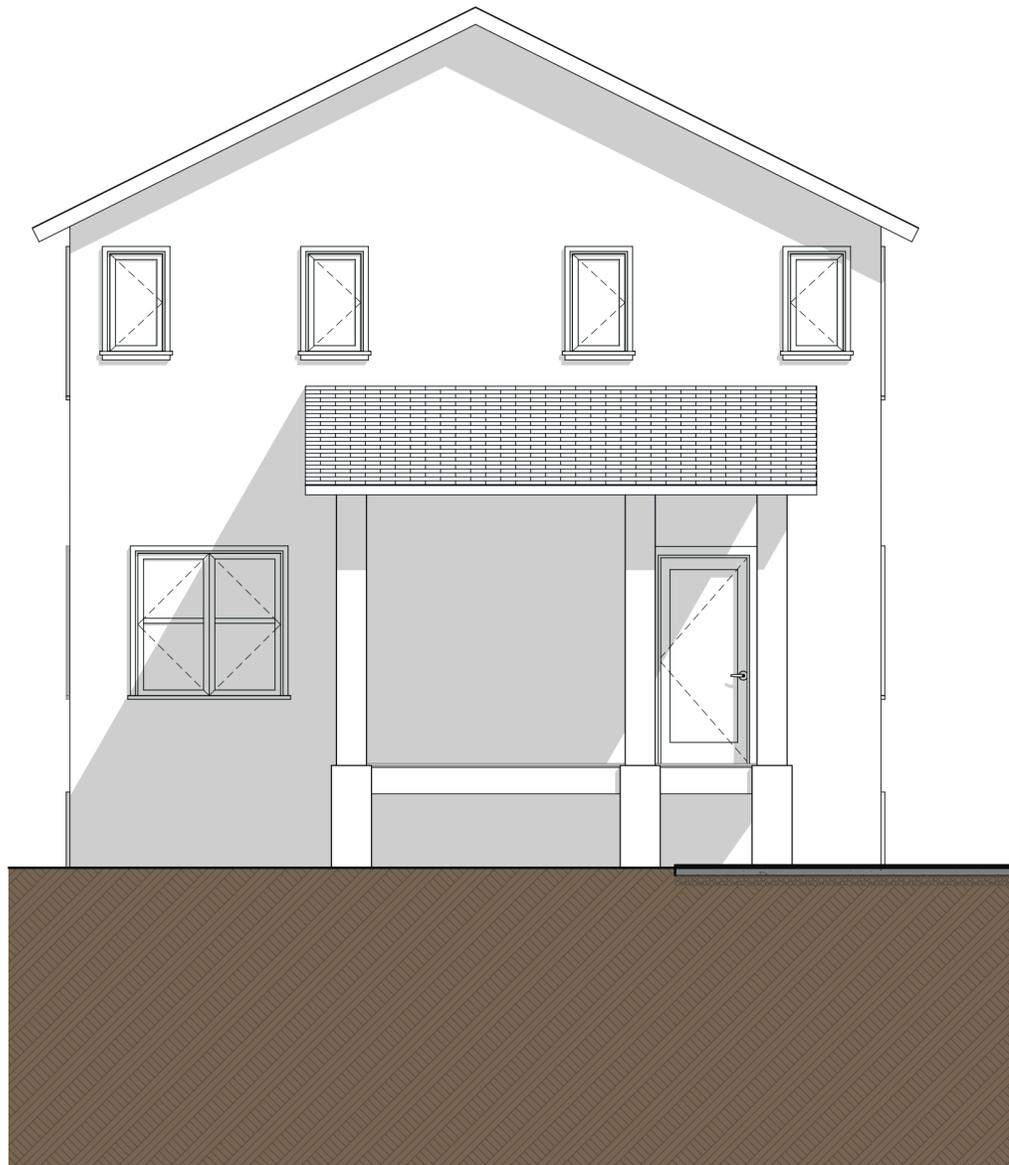
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ISSUED:

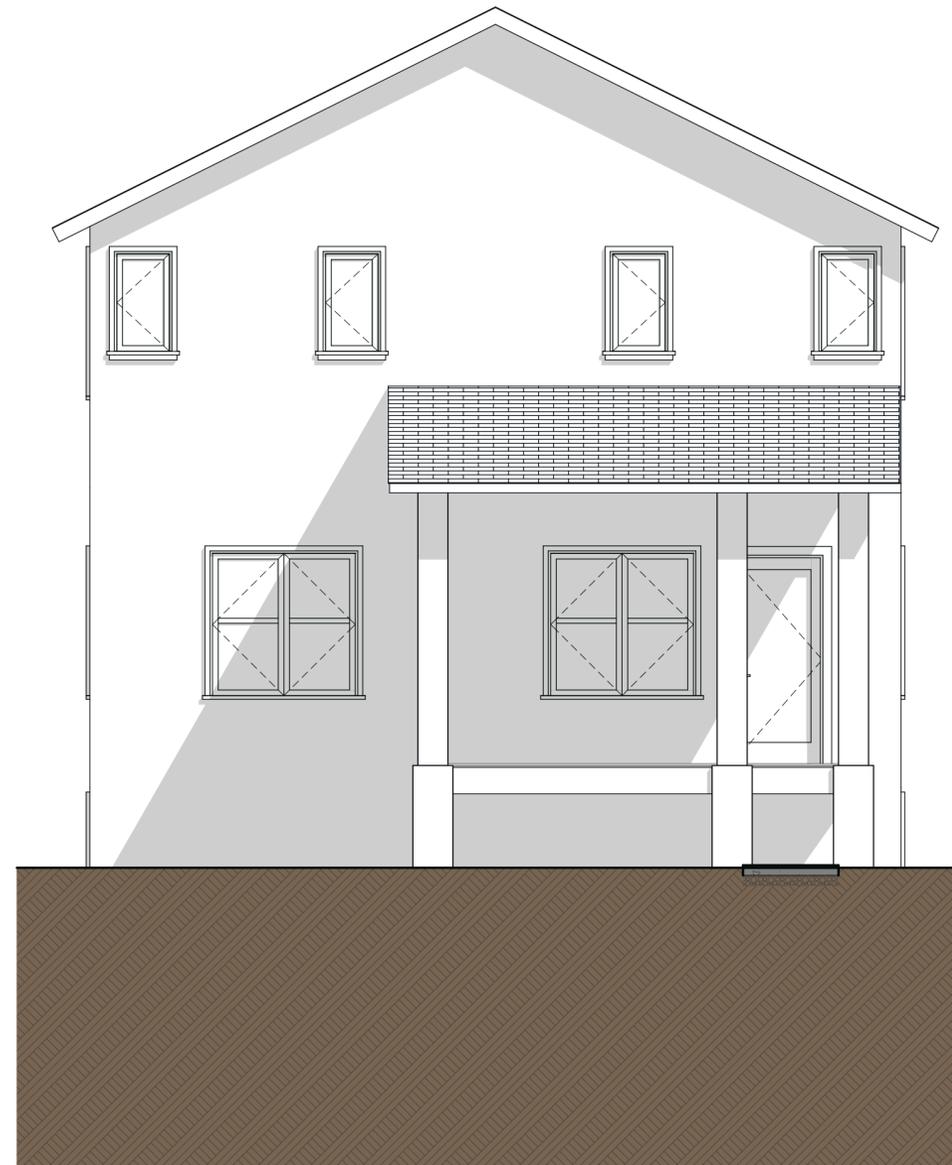
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The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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4 West Elevation
A201 SCALE: 1/4" = 1'-0" 0 2' 4' 8'



3 East Elevation
A201 SCALE: 1/4" = 1'-0" 0 2' 4' 8'

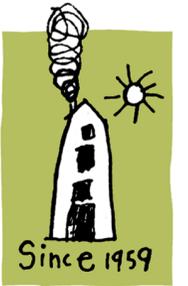
Park Avenue Duplex
3748 Park Avenue
South Minneapolis MN
55407

H & H Real Estate, LLC
2322 Arthur St NE
Minneapolis Minnesota
55418
612-850-4200

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

East & West Elevations

A201



2520 W 22nd Street
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55405
612-382-3743
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wam@billmichelsarchitect.com

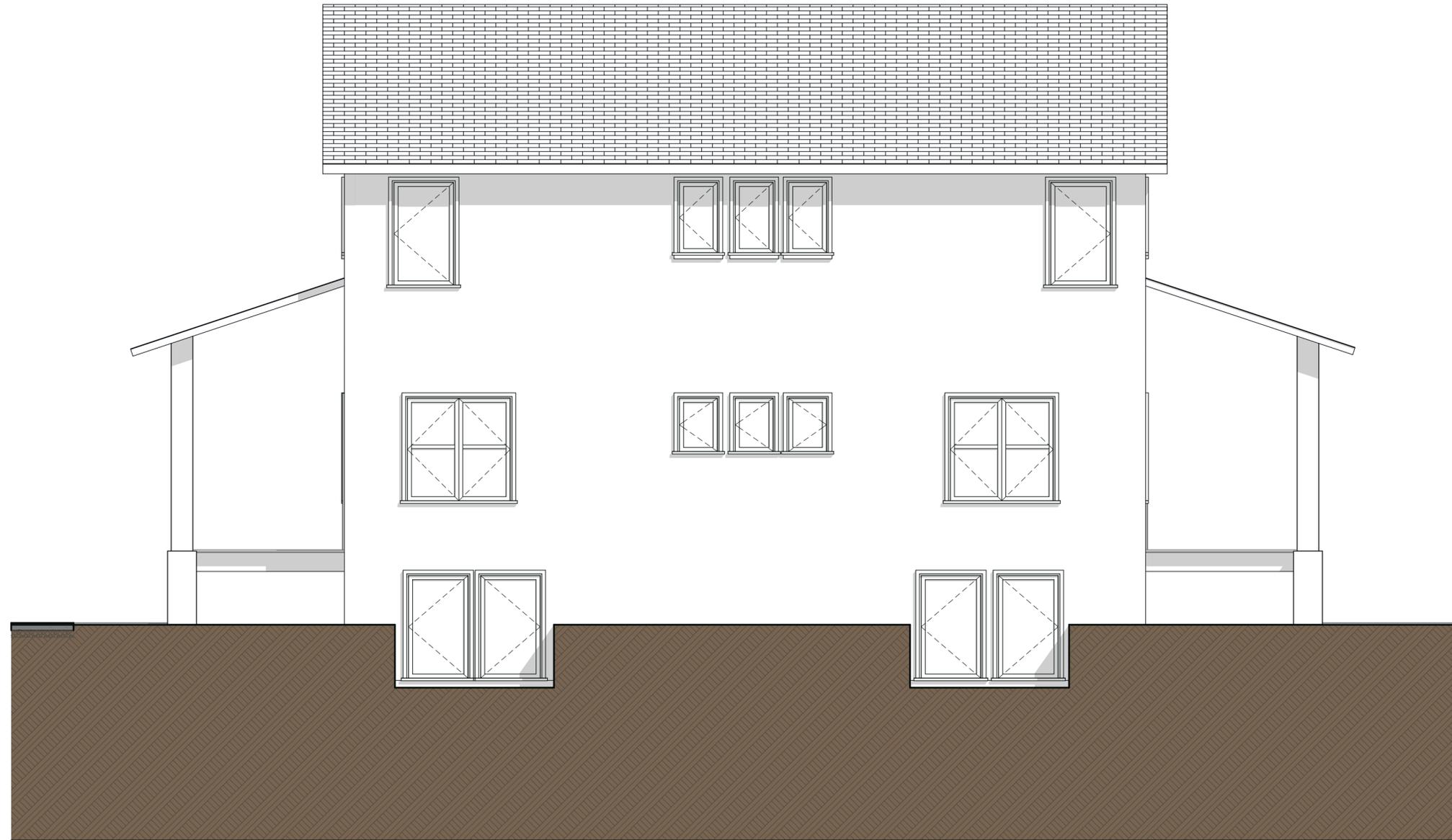
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Park Avenue Duplex
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55407



5 South Elevation
A202

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



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Minneapolis Minnesota
55418
612-850-4200

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South Elevation

A202



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ISSUED:

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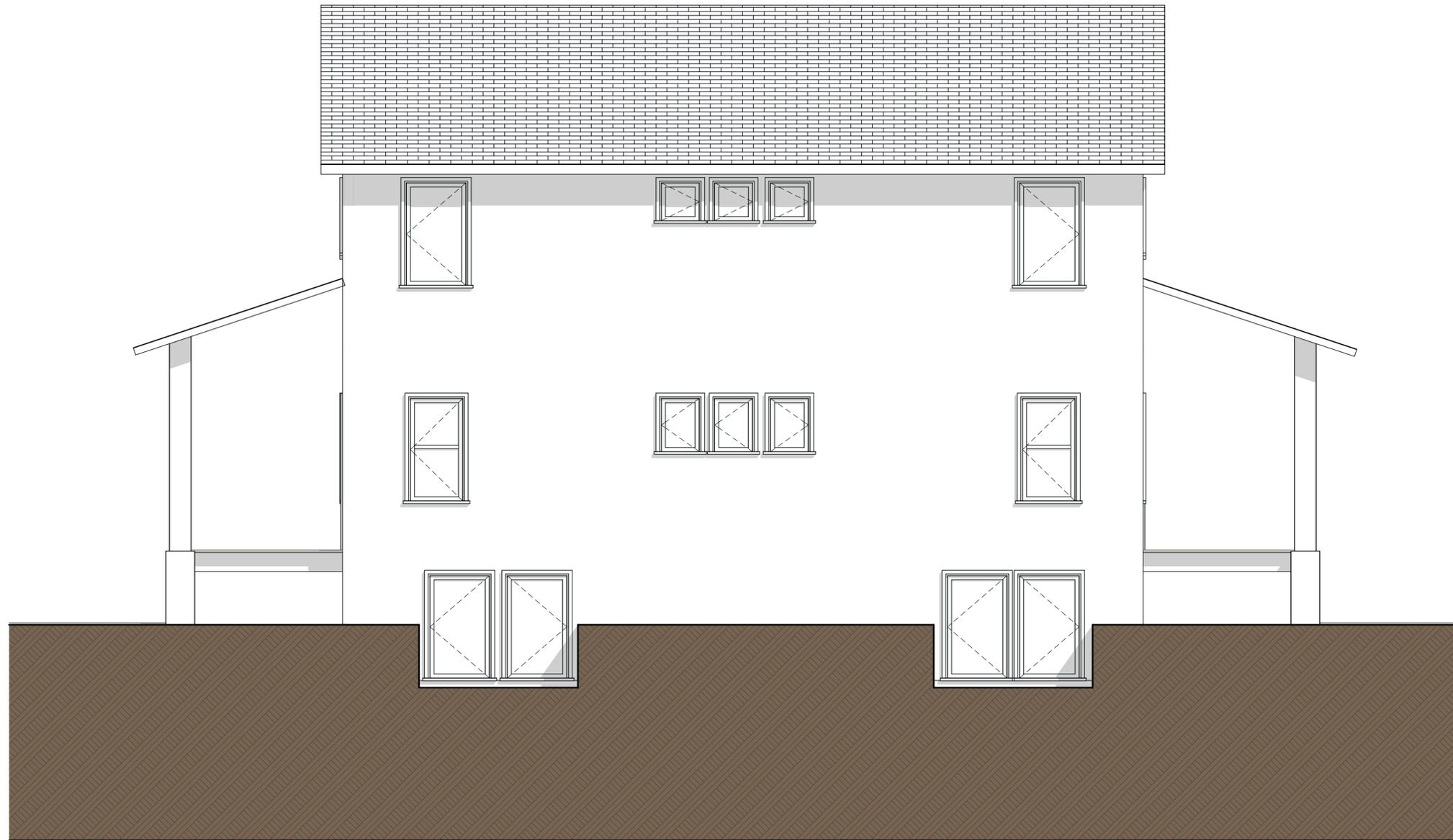
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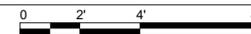
North Elevation

A203



1 North Elevation
A203

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





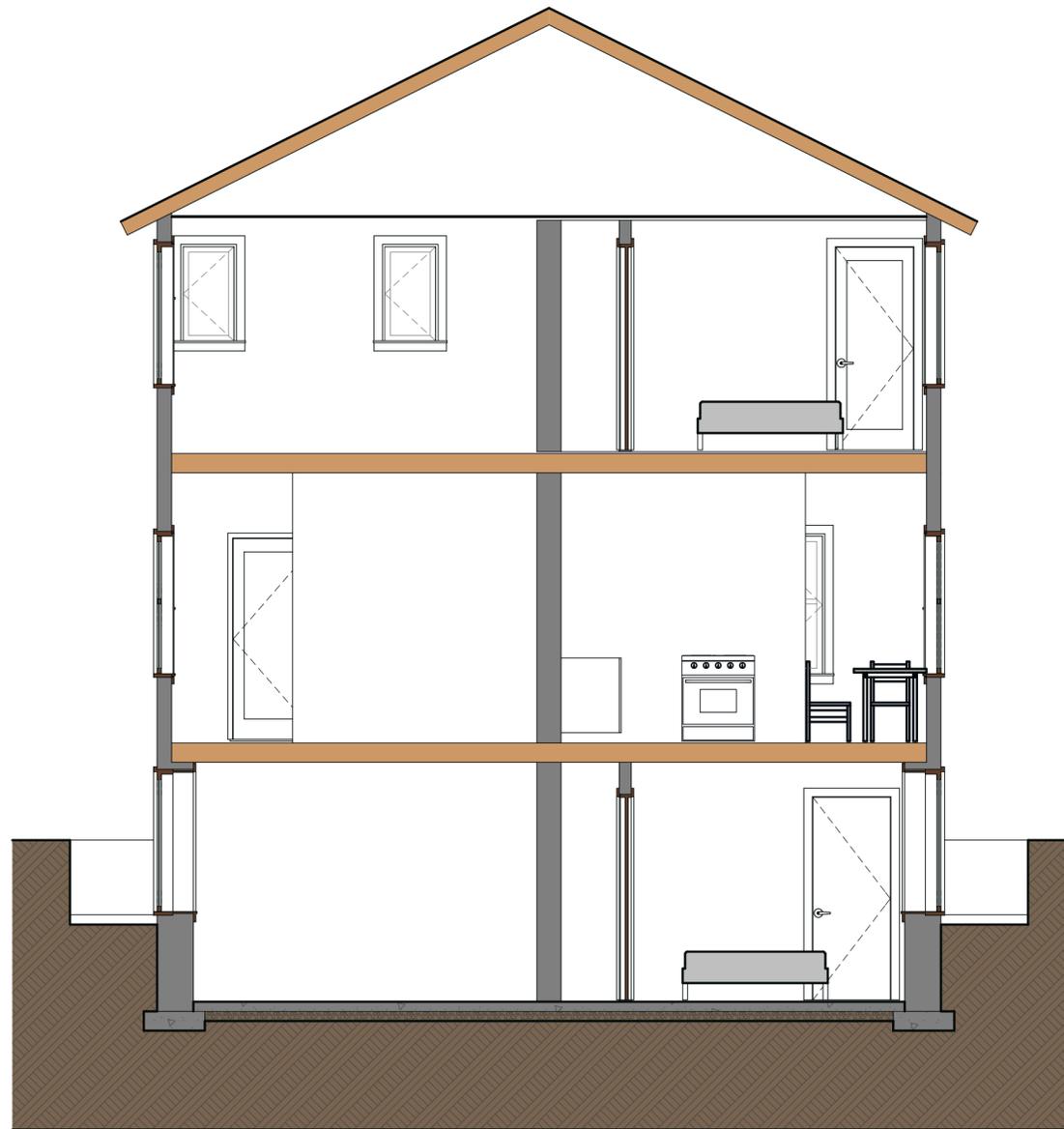
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1 Section Looking East
A301

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



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Sections

A301



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2 Section Looking North
A302 SCALE: 1/4" = 1'-0"

Park Avenue Duplex
3748 Park Avenue
South Minneapolis MN
55407

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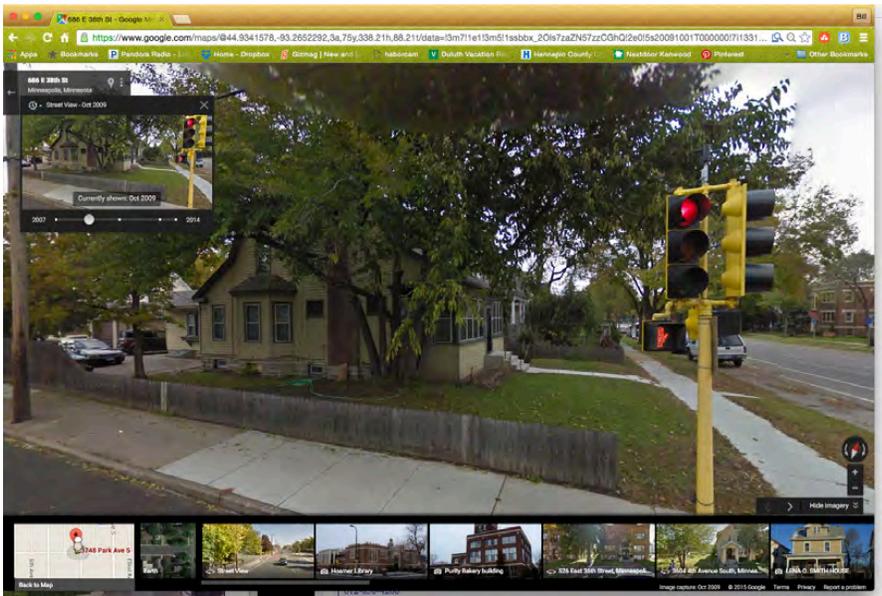
Sections

A302

Photos

3748 Park Avenue S., Minneapolis, MN

Current from South East across 38th



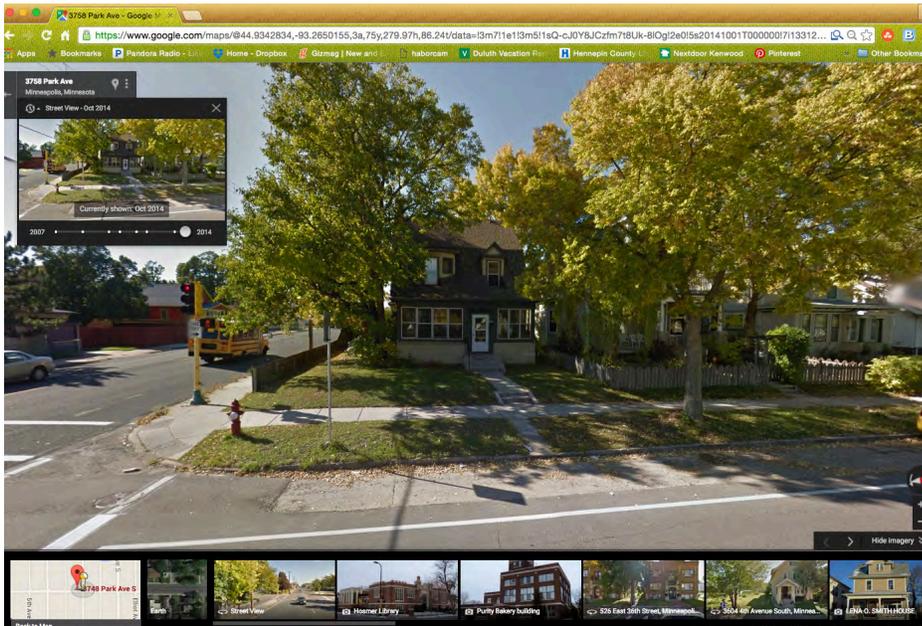
Previous from SE across 38th Street (Oct 2009 Google)

Photos

3748 Park Avenue S., Minneapolis, MN



Current from East
across Park Avenue



Previous from
East across Park
Avenue
(Oct 2014 Google)

Photos

3748 Park Avenue S., Minneapolis, MN



Current North up Alley

12/15/2015

664 E 38th St - Google Maps

Google Maps 664 E 38th St



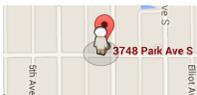
Alley and parking area in Oct 2014
(Google images)

Minneapolis, Minnesota

Street View - Oct 2014



Jul 2007



Photos

3748 Park Avenue S., Minneapolis, MN



Duplex East across Park Avenue along 38th Street.
No reverse corner setback

H & H Real Estate, LLC

2322 Arthur Street N.E.
Minneapolis, MN 55418
612-850-4200

colin.hirdman@monkeyislandinc.com

January 8, 2016

Community Planning and Economic Development
Development Services Division
250 South 4th Street, Room 300
Minneapolis, MN 55415-1316

RE: 3748 Park Avenue S., Minneapolis

To Whom it May Concern:

Please accept the enclosed information submitted by myself, Colin Hirdman, owner of the property as well as that of our representative John Livingston and architect Bill Michels. They are both authorized by me to make and assist in the application.

The duplex we owned, at 3748 Park Avenue South, was damaged in a fire and we wish to replace it. The enclosed materials are intended to fulfill the General Land Use Application Requirements Checklist as best we know how.

Please feel free to contact me or John Livingston (at 612-272-1246 or livingston.consulting@outlook.com) with any questions you may have.

Sincerely yours,



Colin Hirdman

Enclosure: Completed Application Worksheet
Fees
List of Property Owners within 350 feet
Statement of proposed use and description of project
Copy of neighborhood groups and City Council letter
Photos of existing property
Survey, elevations, floor plans
Site plan
Application Requirements

H & H Real Estate, LLC

2322 Arthur Street N.E.
Minneapolis, MN 55418
612-850-4200
colin.hirdman@monkeyislandinc.com

January 8, 2016

Minneapolis City Council
City Hall, Room 307
350 South Fifth Street
Minneapolis, MN 55415

RE: 3748 Park Avenue S., Minneapolis
Application for Reverse Corner Lot Variance and Expansion of Nonconforming
use

Dear Minneapolis Council Members:

I wish to rebuild a duplex that was destroyed by fire at 3748 Park Avenue S. The replacement duplex will be slightly smaller in size than the destroyed structure yet built using current construction codes. It will be two stories in height with finished lower level, detached garages and improved individual entrances for each dwelling unit.

The site is on the corner of Park Avenue and 38th Street so a Variance for Reverse Corner Lot and an Expansion of Nonconforming Use, since it is now in a single family zone, is being requested. There are many duplex and multi-family properties on this block.

Thank you for your consideration and I hope this request will be approved.

Please feel free to contact me or John Livingston (at 612-272-1246 or livingston.consulting@outlook.com) with any questions you may have.

Sincerely yours,



Colin Hirdman

H & H Real Estate, LLC

2322 Arthur Street N.E.
Minneapolis, MN 55418
612-850-4200

colin.hirdman@monkeyislandinc.com

January 8, 2016

Bryant Neighborhood Organization
411 East 38th Street, Suite 105
Minneapolis, MN 55409

RE: 3748 Park Avenue S., Minneapolis
Application for Reverse Corner Lot Variance and Expansion of Nonconforming
use

Dear Bryant Area Neighborhood Members:

I wish to rebuild a duplex that was destroyed by fire at 3748 Park Avenue S. The replacement duplex will be slightly smaller in size than the destroyed structure yet built using current construction codes. It will be two stories in height with finished lower level, detached garages and improved individual entrances for each dwelling unit.

The site is on the corner of Park Avenue and 38th Street so a Variance for Reverse Corner Lot and an Expansion of Nonconforming Use, since it is now in a single family zone, is being requested. There are many duplex and multi-family properties on this block.

Thank you for your consideration and I hope this request will be approved.

Please feel free to contact me or John Livingston (at 612-272-1246 or livingston.consulting@outlook.com) with any questions you may have.

Sincerely yours,



Colin Hirdman

H & H Real Estate, LLC

2322 Arthur Street N.E.
Minneapolis, MN 55418
612-850-4200
colin.hirdman@monkeyislandinc.com

January 8, 2016

Central Area Neighborhood Development Organization
3736 Chicago Ave S
Minneapolis, MN 55407

RE: 3748 Park Avenue S., Minneapolis
Application for Reverse Corner Lot Variance and Expansion of Nonconforming
use

Dear Central Area Neighborhood Members:

I wish to rebuild a duplex that was destroyed by fire at 3748 Park Avenue S. The replacement duplex will be slightly smaller in size than the destroyed structure yet built using current construction codes. It will be two stories in height with finished lower level, detached garages and improved individual entrances for each dwelling unit.

The site is on the corner of Park Avenue and 38th Street so a Variance for Reverse Corner Lot and an Expansion of Nonconforming Use, since it is now in a single family zone, is being requested. There are many duplex and multi-family properties on this block.

Thank you for your consideration and I hope this request will be approved.

Please feel free to contact me or John Livingston (at 612-272-1246 or livingston.consulting@outlook.com) with any questions you may have.

Sincerely yours,



Colin Hirdman