

**LAND USE APPLICATION SUMMARY**

*Property Location:* 412 and 412 ½ East 48<sup>th</sup> Street  
*Project Name:* N/A  
*Prepared By:* Lisa Steiner, Senior City Planner, (612) 673-3950  
*Applicant:* Icon Homes, LLC  
*Project Contact:* Ion Beleniuc  
*Request:* To adjust the common lot line between two parcels to allow for the future construction of two single-family homes.

*Required Applications:*

<b>Variance</b>	To reduce minimum lot width from 40 feet to 36.44 feet for Parcel A and 38.54 feet for Parcel B.
<b>Variance</b>	To reduce minimum lot area from 5,000 square feet to 4,716 square feet for Parcel A and 4,975 square feet for Parcel B.
<b>Minor Subdivision</b>	To adjust the common lot line between two parcels.

**SITE DATA**

<b>Existing Zoning</b>	RIA Single-Family District AP Airport Overlay District
<b>Lot Area</b>	412 East 48 <sup>th</sup> Street: 4,510 square feet 412 ½ East 48 <sup>th</sup> Street: 5,181 square feet
<b>Ward</b>	8
<b>Neighborhood</b>	Field
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	None
<b>Small Area Plan</b>	None

<b>Date Application Deemed Complete</b>	July 18, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 16, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The site includes two properties at 412 and 412 ½ East 48<sup>th</sup> Street. A one story building is located at the rear (western) portion of the site facing East 48<sup>th</sup> Street and is built over the common property line. The building is currently used for storage only. The remainder of the site is a surface parking area. A dwelling was constructed on the site in 1913 and was modified into a store building in 1921 with several later additions and alterations noted in building permits. In 1970, the site was rezoned from a commercial zoning district to the RIA District to allow a church to utilize the building.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The property is mostly surrounded by low-density residential uses with some small scale commercial uses at the corner of East 48<sup>th</sup> Street and 4<sup>th</sup> Avenue South. The surrounding blocks are primarily zoned RIA with some R2B and CI zoning located on the east side of 4<sup>th</sup> Avenue South.

**PROJECT DESCRIPTION.** The applicant is proposing to adjust the common lot line between the two properties to allow for the construction of a single-family home on each property. The existing building would be demolished. In the RIA District, the minimum lot area requirement for a new single-family home is 5,000 square feet and the minimum lot width is 40 feet. The existing southerly property at 412 East 48<sup>th</sup> Street is only 4,510 square feet in area and 34.95 feet wide. The northerly property at 412 ½ East 48<sup>th</sup> Street currently has sufficient lot width and area to allow a new single-family home as it is 5,181 square feet in area and 40 feet wide. A [1914 Real Estate Atlas](#) (Plate 16) shows that the southern parcel was originally platted at only 34.95 feet wide, as were all the southernmost properties in Latham's Portland Addition.

**PUBLIC COMMENTS.** Letters of support have been received and are included in the appendix for reference. Any additional correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

## ANALYSIS

### VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of the minimum lot area and minimum lot width requirements 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.*

#### **Both Variances:**

The proposal requires variances of the minimum lot area and lot width requirements in order to adjust the common lot line, create two lots of more equivalent sizes, and allow for the construction of a single-family home on each lot. Practical difficulties exist in developing the southerly lot due to the historical platting of the southerly lot at only 34.95 feet and 4,510 square feet. Though the two properties are separate, they have historically been tied together (as evidenced by the location of the existing building which was constructed over the original common lot line). These circumstances are unique to these properties and 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.*

**Both Variances:**

By adjusting the common lot line, the applicant would create two similarly sized lots for the development of two single-family homes. Although narrower than the 40 foot width requirement and smaller than the required 5,000 square feet in area, the proposed lots would be able to accommodate the construction of two single-family homes without the need for yard variances.

Staff would note that the some minor adjustments to the concept plan will be required for the future administrative site plan review of the two homes. The concept plan shows the placement of the two single-family homes in the required front yard as the properties are subject to an increased front yard setback due to the 30 foot front yard setback of the closest home to the north. Egress window wells will also need to be limited to 16 square feet in area and will need to be at least 2 feet from the common lot line in order to comply with yard requirements.

The properties are identified as Urban Neighborhood on the future land use map in *The Minneapolis Plan for Sustainable Growth* and single-family homes are allowed by-right in the RIA District. Overall, the applicant proposes to use the properties in a reasonable manner that is in keeping with the spirit and intent of the ordinance and the comprehensive plan.

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

**Both Variances:**

The proposed lot area and lot width of the two properties will not alter the essential character or be injurious to the use or enjoyment of nearby property. Due to the historical platting discussed above, the parcels along East 48<sup>th</sup> Street between approximately 2<sup>nd</sup> Avenue South and Portland Avenue South do not have consistent lot widths or lot sizes. The other properties on the 4700 block of 5<sup>th</sup> Avenue South range between 4,016 and 7,329 square feet in area with a median lot area of 4,964 square feet (based on Hennepin County Property Information). The majority (17) of the 27 other lots on this block are less than 5,000 square feet in area. The proposed lot area and lot width for the subject properties will generally be in keeping with the predominant character of the block. The proposed lot area and width can accommodate the construction of single-family homes without requiring yard variances. Granting the lot area and lot width variances will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

## MINOR SUBDIVISION

The Department of Community Planning and Economic Development has analyzed the application for a minor subdivision based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

Subdivision Regulations:

Variances of the minimum lot area and lot width are required for both parcels and have been evaluated above. The subdivision is otherwise in conformance with the design requirements of the land subdivision regulations.

Zoning Ordinance:

The adjustment of the common lot line will result in two parcels that do not meet the minimum lot area or lot width requirements. Staff is recommending approval of both variances as evaluated above. The subdivision would otherwise conform to the applicable regulations of the zoning ordinance.

Comprehensive Plan:

The *Minneapolis Plan for Sustainable Growth* designates this site as Urban Neighborhood on the future land use map. Urban Neighborhood is described as a predominantly residential area with a range of densities, which may include other small-scale uses, including neighborhood serving commercial, and institutional and semipublic uses scattered throughout. The subdivision is consistent with the following policies of the comprehensive plan:

**Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.**

- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

**Housing Policy 3.1: Grow by increasing the supply of housing.**

- 3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.

**Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.**

- 3.6.4 Provide and maintain moderate and high-density residential areas, as well as areas that are predominantly developed with single and two family structures.

**598.310. Variances.** *Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:*

*(1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.*

Variances of the minimum lot area and lot width requirements are necessary to adjust the common lot line and more evenly distribute the lot area and width to allow for the construction of a single-family home on each lot. The adjustment of the common lot line will allow for reasonable use of the land. Due to the 34.95 foot wide southerly lot, the property could not be developed with the applicant's proposed 25 foot wide home without yard variances. This historical platting is a special condition affecting the subject property.

*(2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.*

The proposed lot area and lot width variances will allow for the construction of two single-family homes on the subject properties. Utilizing two parcels for the construction of two new single-family homes would be consistent with the character of the surrounding area and would not be detrimental to the public welfare or injurious to nearby property.

*(3) The variance and alternatives proposed in lieu of design standards will be in keeping with the spirit and intent of the ordinance.*

The proposed lot area and lot width will allow for the construction of a single-family home on each property. The intent of minimum lot area and width requirements is to provide reasonably sized lots that allow for adequate room for the principal and accessory structures, sidewalks and drives, and yards. While the two parcels would not meet the lot area or lot width requirements, each parcel will be large enough for a future single-family home and garage without any other variances from the provisions of the zoning code.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

The proposed minor subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity or detrimental to surrounding land uses. The proposal will allow for single-family home development on two properties which would be consistent with the character of the surrounding area. Off-street parking would be provided on each lot and the proposed development should not contribute to a substantial increase in congestion in the public streets.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

None of the above hazards exist on the subject properties.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

Both properties are relatively flat and have alley access to the west. The applicant has provided a concept plan identifying how future construction of two new single-family homes and garages could be accommodated on the two properties. Staff would note that the some minor adjustments to the concept plan will be required for the future administrative site plan review of the two homes. The concept plan shows the placement of the two single-family homes in the required front yard as the properties are subject to an increased front yard setback due to the 30 foot front yard setback of the closest home to the north. Egress window wells will also need to be limited to 16 square feet in area and will need to be at least 2 feet from the common lot line in order to comply with yard requirements. With these adjustments made, the arrangement of the lots does not present foreseeable difficulties.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

The construction of a single-family home on each parcel is not anticipated to result in increased stormwater runoff or soil erosion. Currently, the two properties include a large surface parking lot

and a storage building. It is anticipated that stormwater runoff would be reduced from the existing condition. Existing utility and drainage provisions are adequate for the area. Standard erosion control measures would be required with future construction.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Icon Homes LLC for the properties located at 412 East 48<sup>th</sup> Street and 412 ½ East 48<sup>th</sup> Street:

**A. Variance of the minimum lot width requirement.**

Recommended motion: **Approve** the application for a variance of the minimum lot width requirement for both parcels from 40 feet to 36.44 feet for Parcel A and 38.54 feet for Parcel B.

**B. Variance of the minimum lot area requirement.**

Recommended motion: **Approve** the application for a variance of the minimum lot area requirement from 5,000 square feet to 4,716 square feet for Parcel A and 4,975 square feet for Parcel B.

**C. Minor subdivision.**

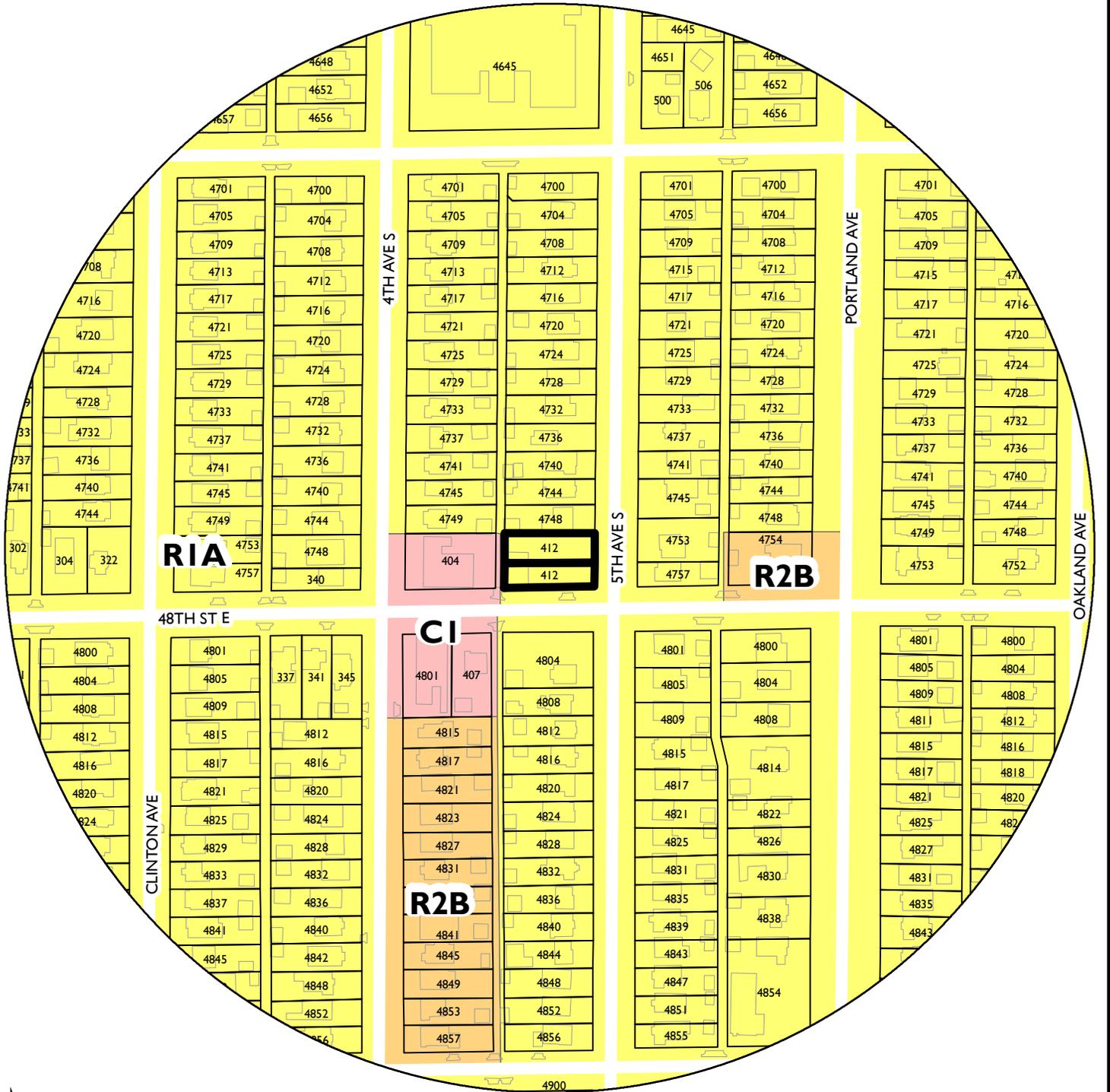
Recommended motion: **Approve** the application for a minor subdivision to adjust the common lot line.

## ATTACHMENTS

1. Zoning map
2. Oblique aerial photo
3. 1914 Real Estate Atlas of Minneapolis showing original platting
4. Written description and findings submitted by applicant
5. Survey
6. Concept site plan
7. Conceptual renderings and elevations
8. Photos
9. Public comments

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

412 & 412 1/2 East 48th Street

FILE NUMBER

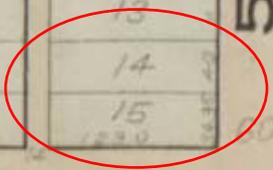
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16 122.50	15 122.50	60	16 122.50	15 122.50	60	16 122.50	15 122.50
			<b>ST.</b>				60
<i>D. D. Farnsworth</i>			30 122.05	1 29.05		30 119.05	1 119.05
			29	2		29	2
			28	3		28	3
			27	<b>LATHAM'S</b>		27	4
			26	5		26	5
			25	6		25	6
			24	<b>PORTLAND</b>		24	7
			23	8		23	8
			22	9		22	9
			21	10		21	10
			20	<b>AVE. 11.</b>		20	11
			19	12		19	12
			18	13		18	13
			17	14		17	14
			16	15		16	15
			<b>5<sup>TH</sup> ST.</b>				60
			<b>ST.</b>				66
			<b>PORTLAND</b>				100
							16



### Present use:

The property located at 412 and 412.5 E 48<sup>th</sup> Street is a corner property, comprised of two lots, oriented north and south, but currently used as one larger property, facing south onto E 48<sup>th</sup> St. and containing a small commercial building used for storage, and a large paved parking area, controlled by two chain gates, one on the east side and one on the south.

### Surrounding properties and Neighborhood:

The subject property is located at the south end of a low-density residential block, and surrounded by predominantly low-density residential use.

### Project Description:

The proposed project will redevelop an existing parking area and commercial storage building with two single-family homes. The existing commercial storage building and asphalt parking lot will be removed from the site, and two homes, each with a detached two-car garage, will be constructed on the property, oriented similarly to the existing single family homes on either side of South 5<sup>th</sup> Ave.

Both single-family homes will face South 5<sup>th</sup> Avenue on the east, with garages in the back of each lot, served by the alley immediately west of the lots.

### Subdivision findings:

- (1) Subdivision is in conformance with subdivision regulations, zoning ordinances, and the policies of the comprehensive plan.
- (2) The subdivision of the property will not be injurious to the use and enjoyment of any other property in the immediate vicinity. Neighboring properties will no longer be worried about the possibility of loitering or illegal activities occurring on the parking area of the property. Land use will become consistent with the surrounding land use as low-density residential housing. The requested subdivision will not add to congestion in public streets.
- (3) The area of the requested subdivision is currently covered, almost completely, with impervious pavement and a single structure. Removal of this pavement coverage and replacement with residential lawn and landscape areas associated with the single family homes will actually increase the permeability on this land. As the land is already very flat, there will be no major changes to the slope of the land after construction of the two single family homes.
- (4) The subdivision will not cause any foreseeable difficulties in driveway access. The subdivision will continue to use the alley to access the rear of each residential lot. Each lot created by the subdivision is suitable for use as a residential single-family home in its current natural state with minimal alterations.
- (5) The subdivision will increase the permeability of the land, by removing existing pavement and replacing a large portion of that pavement area with new lawn and landscaping, similar to surrounding residential properties. All construction of the residential homes will be conducted while using temporary erosion control methods which are consistent with the rules, regulations,

and standards of the city engineer. The amount of stormwater runoff from the site will not exceed the amount occurring prior to development.

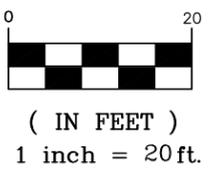
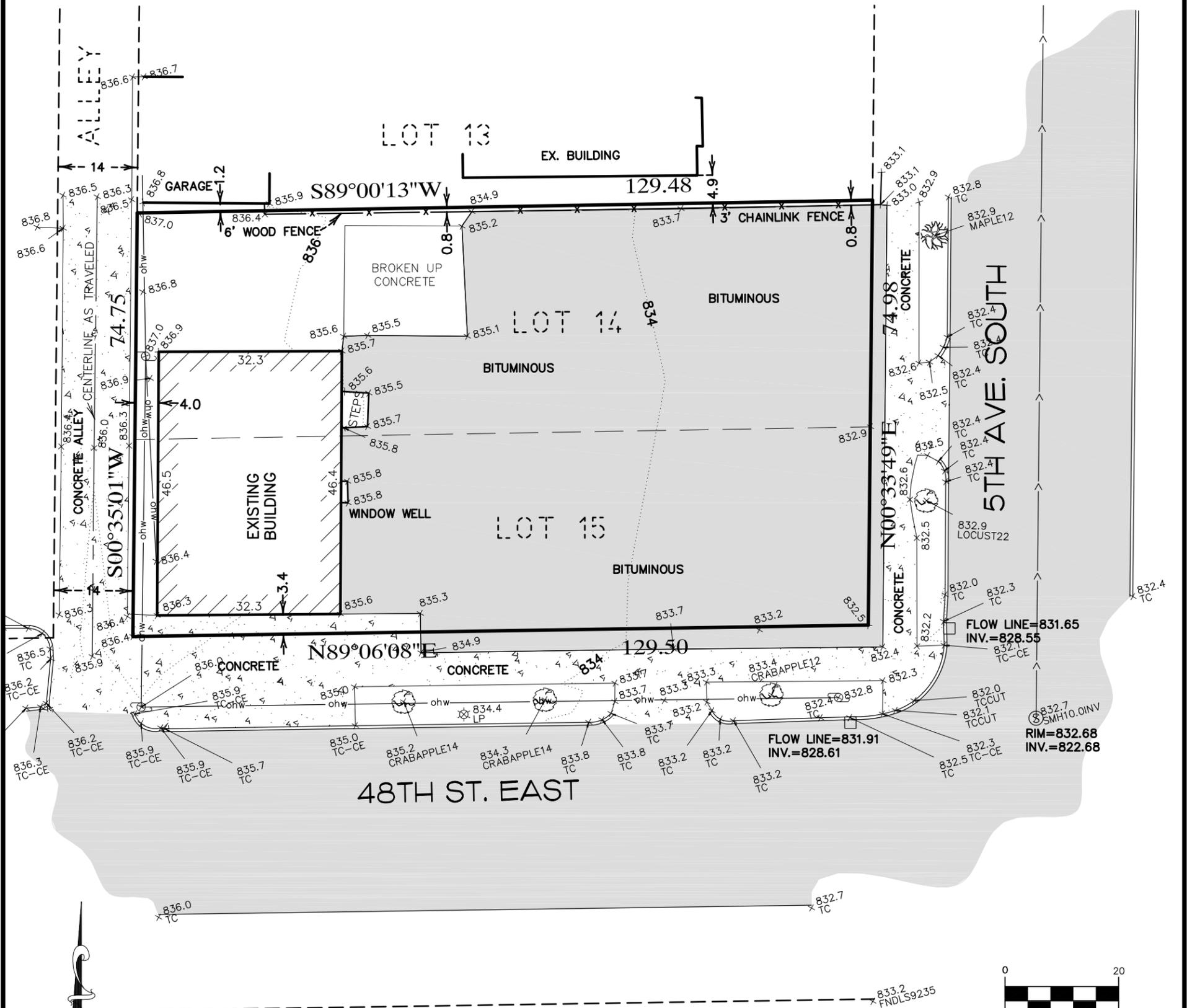
Variations findings:

- (1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land. The lot which is adjacent to the corner intersection was narrowed in previous decades by expansion of the city's roadway and sidewalk, and is now less than 35 feet wide at the front. Due to this narrowed size, we cannot build a "normal" or "typical" width house on the lot while still observing the setback requirements. For this reason, we would like to "borrow" width from the north lot (currently 40ft wide) in order to make the south lot wide enough, while still leaving enough width in the north lot to accommodate the "normal" width house and observe the setback requirements.
- (2) The granting of this variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located. This variance will not be detrimental or injurious to the area or the public welfare, as it will allow the neighborhood to maintain its current low-density residential appearance, and it will eliminate a current "inconsistent use" of property in the neighborhood.
- (3) The variance and alternatives proposed in lieu of design standards will be in keeping with the spirit and intent of the ordinance. The variance and alternative of moving the property line to allow for both lots to be accommodating to neighborhood-consistent home designs, is in keeping with the spirit and intention of the ordinance, as it will enable the neighborhood to add two more SFR homes in place of a "problem lot" that has been inconsistent with the intention of the neighborhood development for many years.

# CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 412 & 412.5 EAST 48TH ST., MINNEAPOLIS, MN

FOR: CIVIL SITE GROUP



**NORTH**

### LEGEND

- x — DENOTES EXISTING FENCE
- x 1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES EXISTING TREE
- ohw — DENOTES OVERHEAD WIRE

### BENCHMARK

BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

### EXISTING PROPERTY DESCRIPTION

LOTS 14 AND 15, BLOCK 2, LATHAM'S PORTLAND AVENUE ADDITION, HENNEPIN COUNTY, MINNESOTA.

### NOTES

- Bearing's shown are on assumed datum.
- Field survey conducted on 06/10/14.
- This survey was prepared without the benefit of titlework. Easement, 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.
- Curb shots taken at top and back of curb.

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

*Eric R. Vickaryous*  
ERIC R. VICKARYOUS

Date: JUNE 12TH, 2014 Reg. No. 44125

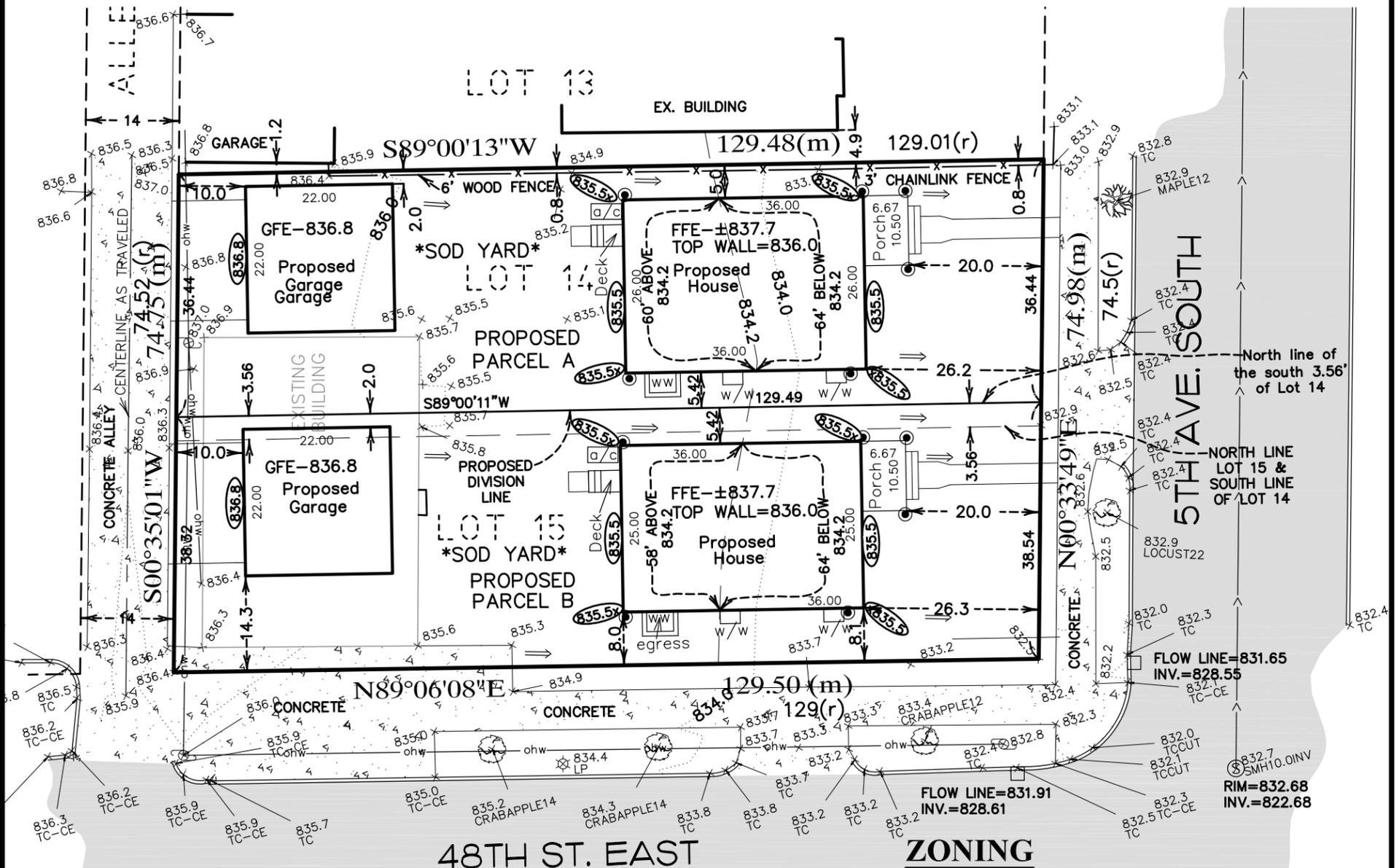
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**JOB #14325**

# VARIANCE APPLICATION SKETCH - Alternate "A"

FOR: ICON HOMES

PROPERTY ADDRESS: 412 & 412.5 EAST 48TH ST., MINNEAPOLIS, MN



## ZONING

- ZONED AP/Ap Airport Overlay District  
R1A/ Single Family District('99)
- PER CITY WEBSITE SEARCH.
- FRONT = 20' FEET
- REAR = 5' FEET
- SIDE = 5' FEET
- SIDE (corner) = 8' FEET

\*TO BE VERIFIED BY CITY STAFF PRIOR TO PERMIT APPROVAL\*

## LEGEND

- DENOTES PROPOSED AIRCONDITIONING UNIT
- DENOTES PROPOSED DOWNSPOUT LOCATION
- DENOTES SUMP PUMP & DISCHARGE
- DENOTES PROPOSED ELEVATION.
- DENOTES DIRECTION OF DRAINAGE.
- DENOTES WOOD HUB/METAL SPIKE AT 10 FOOT OFFSET (UNLESS OTHERWISE SPECIFIED)
- DENOTES IRON MONUMENT FOUND
- DENOTES UTILITY POLE
- DENOTES EXISTING CONTOUR
- DENOTES EXISTING ELEVATION.
- DENOTES EXISTING FENCE
- DENOTES OVERHEAD WIRE
- DENOTES MEASURED DIMENSION OBSERVED IN FIELD
- DENOTES MEASUREMENT PER RECORD PLAT
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES EXISTING TREE
- DENOTES PROPOSED DRAINAGE & MAINTENANCE EASEMENT
- DENOTES WINDOW WELL

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

~ PREL. 07/19/16 ~

ERIC R. VICKARYOUS  
Date: XXXXXXXXX, 2016 Reg. No. 44125

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JOB #16430

NORTH



( IN FEET )  
1 inch = 20 ft.

## AREAS

- TOTAL LOT AREA "A" = ±4716 sq. ft.
- PROP. HOUSES = 936 SQ.FT.
- DECKS = 16 SQ.FT.
- SIDEWALK = ±72 SQ.FT.
- DRIVEWAY RIBBON/APRON = 186 SQ.FT.
- PROP. GARAGES = 484 SQ.FT.
- PORCH'S = 70 SQ.FT.

\*TOTAL IMPERVIOUS SURFACE = x SQ.FT.  
\*verify max. % allowed\*

## AREAS

- TOTAL LOT AREA "B" = ±4975 sq. ft.
- PROP. HOUSES = 900 SQ.FT.
- DECKS = 16 SQ.FT.
- SIDEWALK = ±72 SQ.FT.
- DRIVEWAY RIBBON/APRON = 186 SQ.FT.
- PROP. GARAGES = 484 SQ.FT.
- PORCH'S = 70 SQ.FT.

\*TOTAL IMPERVIOUS SURFACE = x SQ.FT.  
\*verify max. % allowed\*

## EXISTING PROPERTY DESCRIPTION

LOTS 14 AND 15, BLOCK 2, LATHAM'S PORTLAND AVENUE ADDITION, HENNEPIN COUNTY, MINNESOTA.

## PROPOSED LEGAL DESCRIPTION - PARCEL A

That part of Lot 14, Block 2, LATHAM'S PORTLAND AVENUE ADDITION, Hennepin County, Minnesota, which lies northerly of the south 3.56 feet thereof.

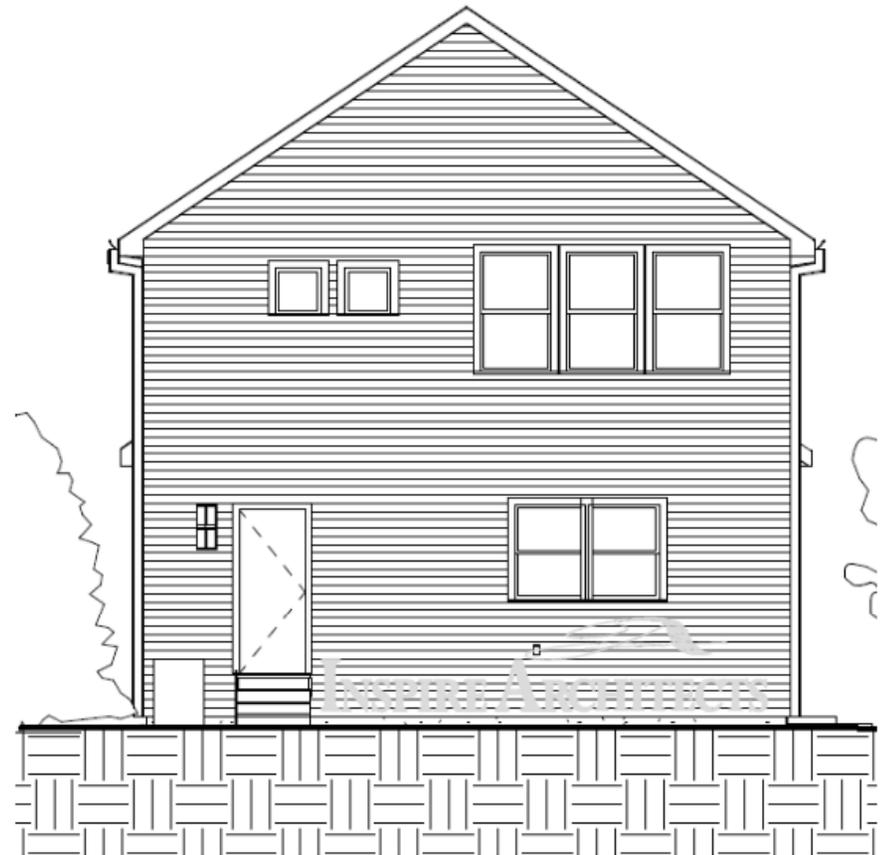
## PROPOSED LEGAL DESCRIPTION - PARCEL B

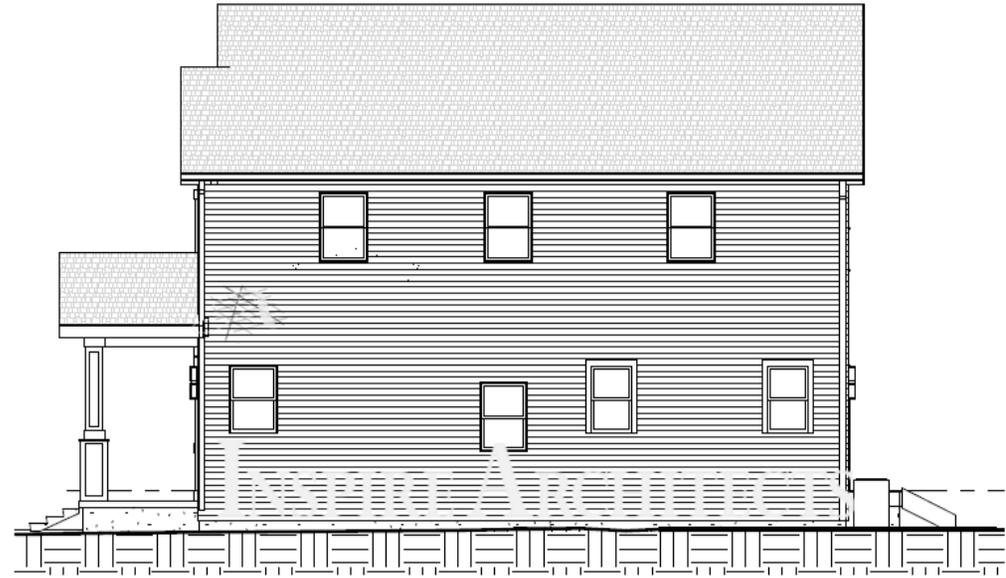
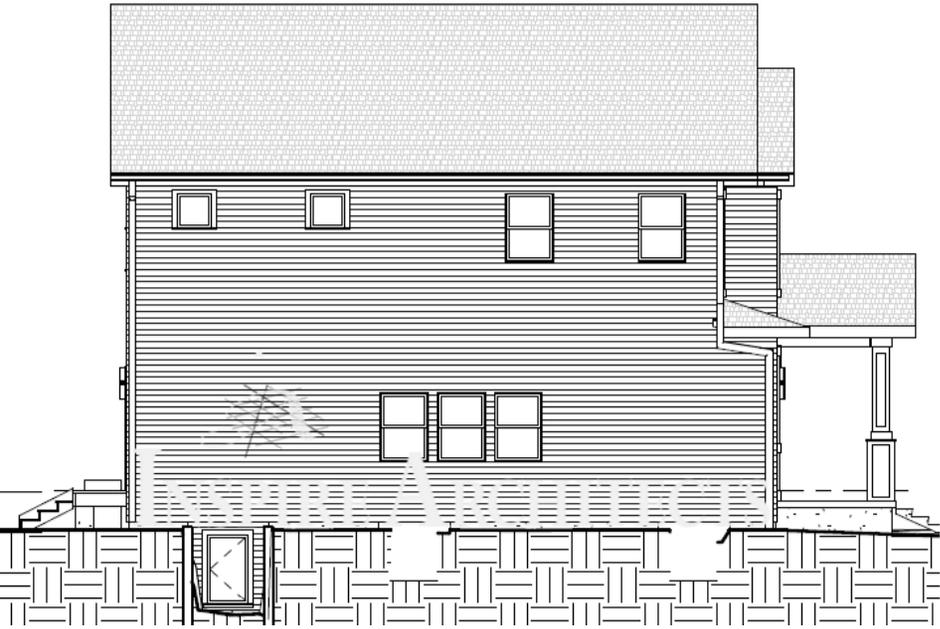
Lot 15, Block 2, LATHAM'S PORTLAND AVENUE ADDITION, Hennepin County, Minnesota, and the south 3.56 feet of Lot 14, said Block 2.

## NOTES

- Bearing's and Elevations shown are on assumed datum.
- Field survey conducted on 06/10/14.
- This survey was prepared without the benefit of titlework. Easement, 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.
- Curb shots taken at top and back of curb.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- HOUSE PLACEMENT & ELEVATIONS SET BY OWNER.
- NO GRADING PLAN EXISTS FOR THIS PROPERTY. BUILDER RESPONSIBILITY TO RESEARCH GROUND WATER AND SOILS OF SITE. SOIL BORINGS MAY BE WARRANTED HOWEVER IS BUILDERS RESPONSIBILITY.

CONCEPTUAL plans









**Steiner, Lisa**

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**From:** david.bitner@gmail.com on behalf of David William Bitner <bitner@dbspatial.com>  
**Sent:** Saturday, July 23, 2016 4:31 PM  
**To:** Steiner, Lisa; Glidden, Elizabeth A.  
**Subject:** 412 E 48th St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** CPC

Dear Lisa Steiner and Elizabeth Glidden,

My wife and I have been living at 300 E. 48th St. for the last 9 years and plan on staying at our home for the foreseeable future. We're about 2.5 blocks from the corner of 5th and 48th and we often walk past that corner on our way down to the 48th and Chicago business node or just walking around the neighborhood. Prior to the purchase by Day Properties, this property was often filled with litter and with parties congregating in the parking lot. Day Properties has already helped the neighborhood by cleaning up the property and preventing the use of the property for loud gatherings. The existing commercial property at 412 & 412.5 E 48th St. doesn't fit into the surrounding residential neighborhood and we would enjoy seeing two new single family homes in it's place. Our understanding is that one of the lots is currently "substandard" and would require a variance for a lot line adjustment in order to accommodate two well designed homes that will blend into the surrounding neighborhood . We are in support of this lot line adjustment and we look forward to welcoming two new families to the neighborhood.

--  
\*\*\*\*\*

David William Bitner  
dbSpatial LLC  
612-424-9932

## Steiner, Lisa

---

**From:** Aaron Albertson <alberaa@gmail.com>  
**Sent:** Saturday, July 23, 2016 8:09 AM  
**To:** Steiner, Lisa  
**Subject:** Re: 412 & 412.5 E 48th St.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** CPC

Dear Ms Steiner,

My name is Aaron Albertson. My family lives at 4744 5th Avenue South, in Minneapolis. My spouse, children, and I have lived there for several years and we love our neighborhood. We plan on staying at our home for years to come. We're one house away from the corner of 5th and 48th and we see the empty parking lot every day. The current commercial building and parking lot at 412 & 412.5 E 48th St. do not contribute to the residential feeling in our neighborhood and we like the idea of having a couple of new neighbors. And, while I can't speak directly for anyone else who lives nearby, I can attest that due to many informal conversations over the years that there are many neighbors who would be happy to see this property improved.

The current owners of 412 & 412.5 E 48th St. recently approached me regarding the location of their existing lot lines and explained that due to the required setbacks, they would like to request a lot line adjustment so that both lots become roughly equal in size. We, my family, like the idea of new homes on the corner of our street and would like the lot sizes to accommodate the best home designs for our neighborhood. We are in support of a variance for a lot line adjustment and we look forward to welcoming two new families to the block.

I would be happy to speak with anyone or share more thoughts if that would help.

Thank you for considering the lot line adjustment.

- Aaron Albertson, Minneapolis resident, Field neighborhood.