

## LAND USE APPLICATION SUMMARY

*Property Location:* 4316 Ewing Ave S  
*Project Name:* Waveland Park Home  
*Prepared By:* Joseph R. Giant, City Planner, (612) 673-3489  
*Applicant:* Paramount Investment Group  
*Project Contact:* Sean Stevens  
*Request:* To construct a single-family home with attached garage.  
*Required Applications:*

<b>Variance</b>	To increase the maximum height of a single-family home from 28 feet to 31.4 feet, measured to the top of the attached garage.
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## SITE DATA

<b>Existing Zoning</b>	RIA Single-Family District
<b>Lot Area</b>	8,702 square feet
<b>Ward(s)</b>	13
<b>Neighborhood(s)</b>	Linden Hills
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	NA
<b>Small Area Plan(s)</b>	NA

## BACKGROUND

**SITE DESCRIPTION AND PRESENT USE.** The subject property, 4316 Ewing Avenue South, is a slightly irregularly shaped rectangular lot with an area of 8,702 square feet located in the RIA Single-Family District. The front and rear lot lines are oblique, and the front lot line is 15 feet shorter than the rear lot line. The property is located on a hillside that ascends approximately 25 feet from the front lot line to the rear. A public alley serves the rear of the property.

Until recently, the property contained a single-story home with a large half-story constructed in 1912. The lot is currently vacant with the exception of a garage slab and driveway at the rear of the property.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The subject property is located in the Linden Hills neighborhood of southwest Minneapolis. Nearby properties contain predominantly single-family homes on lots comparable in size to the subject property. Other lots on the block face were platted along the same hillside as the subject property and contain similar changes in elevation.

<b>Date Application Deemed Complete</b>	October 20, 2015	<b>Date Extension Letter Sent</b>	December 3, 2015
<b>End of 60-Day Decision Period</b>	December 20, 2015	<b>End of 120-Day Decision Period</b>	February 22, 2016

Surrounding homes vary widely in age, size, and style. Several new homes have been built or are currently under construction on the block. The adjacent home to the west, 4312 Ewing Ave S, was constructed between 2011 and 2012.

**PROJECT DESCRIPTION.** The applicant proposes to construct a two-story single-family home with an attached garage in a modern architectural style with a flat roof. Due to the grade change, the rear portion of the first floor would be built into the hillside. The home would be composed of three segments. Each segment would be constructed slightly taller and further from the front façade than the previous segment.

The height of a single-family home is calculated as the vertical distance from natural, unaltered grade measured from a baseline point 10 feet away from the front center of the structure to the top of the highest point of the structure. Based upon the site plan and the existing conditions survey, the baseline point from which height is measured is located at the 105.70 elevation. This baseline elevation is used for measuring the heights of all parts of the home. The vertical distance between this elevation and the top of the front, middle, and rear segments of the home is 29.5 feet, 30.7 feet, and 31.4 feet, respectively. The maximum height of a single-family home with a flat roof is 28 feet. Therefore, the applicant has requested a variance to increase the maximum height of a single-family home from 28 feet to 31.4 feet.

In all other respects the home meets the zoning requirements of the R1A Single-Family District. The proposed gross floor area is 4,350 square feet resulting in a floor area ratio of 0.50, equaling the maximum FAR allowed for a single-family home. The site would contain approximately 42% impervious surfaces, well below the maximum of 60%. The home is subject to administrative site plan review. With quality exterior materials (Hardie board, stucco, and metal panels), a basement, a height within a ½-story of homes within 100 feet, 20% windows on the front façade, 10% windows on interior facades, and an open front porch, the home achieves 18 out of 27 urban design points, exceeding the minimum requirement of 17.

**PUBLIC COMMENTS.** The Linden Hills Neighborhood Council elected to not oppose the project. Any additional 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 to increase the maximum height of a single-family home based on the following findings:

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

The applicant is seeking a variance to increase the maximum height of a single-family home from 28 feet to 31.4 feet. A practical difficulty exists in complying with the ordinance due to the large grade change on the property. The elevation of the property ascends by approximately 25 feet from the front property line to the rear property line at an average slope of 17%. Consequently, natural grade 10 feet in front of the home is 2-3 feet lower than natural grade at the base of the home. As a

result, the height of the home per the zoning code is several feet taller than the height of the home, measured from the base of the structure. To illustrate, the first floor elevation at the front facade is 3.5 feet above the adjacent grade. Per the zoning code, however, the first floor elevation would be regarded as having a height of 6.1 feet. The height from adjacent natural grade and the height per the zoning code continue to diverge moving from the front to the rear of the structure. The attached garage at the rear of the property is less than 12 feet above adjacent grade, but would be regarded as having a height of 31.4 feet per the zoning code. Because the entire property is located on a hillside, a home placed anywhere on the property would experience similar difficulties.

The slope of the site is a practical difficulty unique to the property that was not created by the applicant and is not based on economic considerations alone.

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

The intent of the ordinance regulating the height of single-family homes is to preserve access to light and air, to avoid development that may be obtrusive to neighboring properties, and to encourage structures that contribute towards the character and desirability of residential areas.

The requested variance to increase the height of a single-family home from 28 feet to 31.5 feet meets the spirit and intent of the ordinance. The proposed use is a single-family dwelling. Single-family dwellings are a permitted use in the RIA district and are the predominant use in the surrounding area. No portion of the home would extend more than 28 feet above natural grade adjacent to the structure, and most of the structure would extend substantially less than 28 feet above the adjacent grade. Twenty-eight feet is the maximum height allowable height for a single-family home. As such, the home would be constructed at approximately the maximum allowable height even if the home were constructed on a flat parcel. Only when height is measured from a baseline point further downhill does the home exceed the maximum height. As such, the excess height is directly attributable to the unique site conditions.

Height is measured from a point 10 feet in front of a structure in order to take the topography of a site into consideration as it relates to a structure's visual impact. For example, a home situated further from the edge of a hill would have less of a visual impact than the same home situated on the precipice of a hill. This is comparable to the way in which the upper stories of buildings are often stepped back from the façade in order to reduce perceived height when viewed from the ground.

Similarly, the height of the proposed home increases incrementally from the front facade to the rear. From the baseline point, the front section has a height of 29.5 feet, the middle section has a height of 30.7 feet, and the rear section has a height of 31.4 feet (exceeding maximum height by 1.5 feet, 2.7 feet, and 3.4 feet, respectively). The middle and rear sections of the home are stepped back 21.5 feet and 65 feet from the front façade, so these sections would be largely imperceptible from the public street or sidewalk.

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

Granting the requested variance will not alter the character of the locality. A one-story home could be constructed without a height variance, but a one-story home would not match the prevailing character of the area. Although older homes on the block are predominantly 1.5 to 2 stories in height, newer homes are almost entirely 2 or 2.5 stories. At least two homes constructed recently on the block, 4329 Ewing Ave S and 4337 Ewing Ave S, are two-story homes that display modern architectural features. As such, the proposed two-story home featuring modern architecture would be in keeping with the essential character of the area.

With regard to height, the proposed home would not be out of character with other homes in the area. The adjacent property to the west, 4312 Ewing Ave S, is substantially taller than the proposed home. The height of the home at 4312 Ewing Ave S is 31.9 feet to the midpoint of the eave and the peak and almost 42 feet in height.<sup>1</sup> Illustrations in the attachments show height comparisons between the two structures.

It is unlikely that the proposed home would inhibit access to light and air to a greater degree than a home that complied with maximum height. The home does not extend more than 28 feet above adjacent natural grade at any point, and is substantially less than 28 feet from adjacent natural grade for much of the perimeter. In addition, the first floor elevation of the proposed home would be nine inches lower than the first floor elevation of the former home, and the structure would be located further from the front lot line than the former structure in order to comply with the established front yard setback.

However, the proposed home would be five feet wider, nearly three times longer, and would have more than 2.75 times more gross floor area than the former home. Further, although the height of the home would not exceed 28 feet from adjacent **natural** grade, the front façade of the home would exceed 28 feet from adjacent **altered** grade because soil would be removed to expose the basement windows. The maximum height from adjacent altered grade in the front of the home would be 30.3 feet. Although reducing the height to comply with the ordinance would reduce the overall bulk of the structure, it would not reduce the width, length, or floor area of the structure, all of which are within the parameters of the zoning code. The home meets the requirements of the zoning code in all regards besides height.

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

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Paramount Investment Group for the property located at 4316 Ewing Avenue South:

### A. Variance of the maximum height of a single-family home.

Recommended motion: **Approve** the application to increase the maximum height of a single-family home from 28 feet to 31.4 feet, 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 January 7, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance;

<sup>1</sup> The home at 4312 Ewing Ave S received a variance to develop on or within 40 feet of the top of a steep slope in the Shoreland Overlay District, but it did not receive, nor did it require, a height variance. Height is measured from natural grade grade **preceding** construction which, in this instance, was 1.8 feet **higher** than the base of the home (the baseline point from which height was measured for this home was approximately 105.80, and the base of the front façade of the proposed home was located at 104.00). This occurred because soil was removed from the front of the site to expose more of the front façade. As a result, the "zoning code" height of the home is 30 feet, even though the as-built midpoint height of the home is approximately 31.9 feet, measured to the midpoint of the eave and peak of the front-facing gable. Also, it is important to note that the maximum midpoint height of a single family home in 2011 was 30 feet, and no maximum peak height existed, compared to today's maximum midpoint height of 28 feet and maximum peak height of 33 feet.

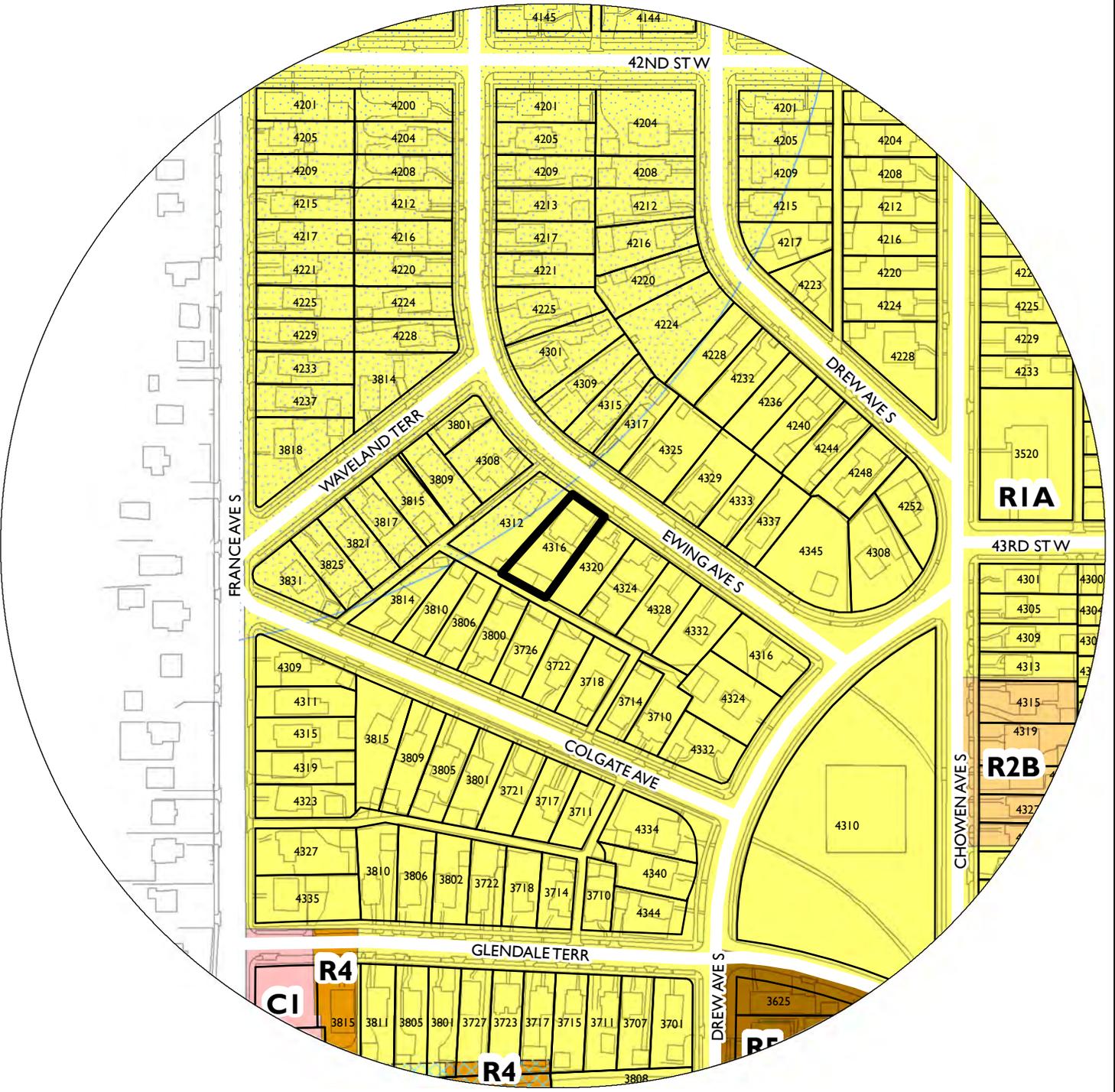
3. No portion of the home shall extend more than 28 feet above natural grade adjacent to the base of the home.

## ATTACHMENTS

1. Zoning map
2. Written findings by applicant
3. Rendering of proposed home
4. Illustration of heights of various sections
5. Existing conditions land survey
6. Site plan and erosion control plan
7. Building elevations
8. Floor plans
9. Site photos
10. Letters to Ward 13 and Linden Hills Neighborhood Council

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**4316 Ewing Ave S**

FILE NUMBER  
**BZZ-7537**

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**GENERAL LAND USE APPLICATION**

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**TO:** CITY OF MINNEAPOLIS  
**FROM:** SEAN STEVENS OF CONCEPT HOMES  
**SUBJECT:** EXHIBIT A: STATEMENT OF PROPOSED USE  
**DATE:** DECEMBER 13, 2015  
**RE:** 4316 EWING AVE. SO.

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**(A) Statement of Proposed Use**

Paramount Properties, DBA Concept Homes, purchased the existing home located at 4316 Ewing Ave. So. which is located on the South side of Ewing Ave. So., midway between Waveland Terrace and Drew Ave. So. back in May of 2015. The intent of this purchase was to updated and provide a new home for a future family wanting to live in this neighborhood. Our new home is proposed to have a total above-ground square footage of 3,755 sq. ft. (main floor = 1,782 sq. ft. & second floor = 1,973 sq. ft.) plus an attached 2-Car Garage at 567 sq. ft.

Due to the significant natural grade change found on the existing property, the 2 car garage will be accessed from the existing alley located along the South-West side of the property, which is at the highest elevation of the property. In an effort to match the North neighboring structure, this home's garage is attached to the upper level of principal structure, with a narrow mudroom space and a set of interior stairs that take you down to the main level of the home. This home has 3 bedrooms, 2 bathroom and a laundry room on the upper level, with the kitchen, family room, dinning and living space, a powder room and an office on the main level. Much thought was put into this design to be sure to hug the steep slope of the property, while creating many useful and intimate outdoor living spaces, that seamlessly connect to the home's interior living spaces.

The exterior of the proposed home was designed to stay as low the natural grade as possible, while creating a façade that was not only warm and inviting, but also acceptable within the fabric of the neighborhood. This house was designed with a series of flat roof structures to keep the massing low and interesting. The home's exterior will be finished in a mixture of stucco, extruded metal, sheet metal, cement board and poured concrete surfaces, giving it a warm and natural feel. Given a rapid grade change of 8' from the existing sidewalk to the base of the house in the first 23' of the front yard, we're proposing a series of steps and landings to blend with the change of the grade. We're also introducing a couple low concrete retaining wall planters for soft evergreen to be planted. This would then connect to a covered entry and canted covered porch, also providing an inviting feel connecting the house to the public walking on the sidewalks.

**(B) Neighborhood Group letter**

**See attachment Exhibit A – Neighborhood Group Letter sent via email on 12-14-15 at 1:22pm.**

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**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.**

A) The property located at 4316 Ewing Ave. So. has presented itself to be a very unique parcel of land, where we're finding that the typical zoning ordinances do not work well with this parcel and will create undo hardships rendering it impossible to effectively build a modern day single family dwelling. Given the existing natural grade on this property has an elevation grade change of 26.5' ascending from front to back, this has created a very unique circumstance for us to develop an effective and liveable home for the site. Due to the nature of the existing natural grade found on the existing property at the time of purchase, its been determined that a reasonable 2-story home with a garage accessed from the alley, whether attached or detached, can not be erected on this site without a variance to the Maximum Allowable Height zoning code. We're respectfully requesting to alter the 28' maximum height code to be a simple 28' offset from the existing natural grade, vs. taking a 28' straight line offset from a spot located 10' out in front of the home.

**(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.**

A) Due to the nature of the existing natural grade found on the property, its been determined that a reasonable 2-story home with a garage accessed from the alley, be it attached or detached, can not be erected on this site without an adjustment to the "Maximum Height" Zoning Code for this area. Therefore, re-establishing the zoning code for this particular lot is much needed. If done so, it will allow us to construct a single family home with a comparable floor plan layout to its neighboring home to the North. But, given the home to the North has a gable face that faces the street and is field measured to have a midpoint height of 31'-11" from the base of the house, our flat roof parapet at the same front wall location, setback from the front property line, will be down at 28'. In addition, the home to the North has a full house width ridge line that field measures to be 41'-8" high, from the base of the front wall, with a midpoint of 29'-0", since it continues down to the eave, which is 15'-8" above the front base of the house. After reviewing

the entire neighborhood block and seeing the change of more modern homes, our initial design studies proved to show that a more modern flat roof home would best fit the existing significant natural grade change, there by helping to bridge the massing of the neighboring homes and provide a hand shake to the other modern facades that are already present on this block. In addition to these studies, it was found that our single family dwelling with 2-car attached garage accessed by the existing alley, was not located on a floodway district and presumably, all other zoning and applicable regulations pertaining to this property location have been designed to be found conforming.

**(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.**

A) In the beginning of our design process we ran many different design directions to make sure the home met the physical needs of not only the family members living in the home, but also how fit within the surrounding homes. Given these findings, a flat roof home was determined to be most effective it working with the significant natural grade change on the site and furthermore allowing us to maintain the existing contours on the site. In addition, by keeping the house lower using a flat roof, it would allow sun light to then still hit the patio area of neighboring house to the north. So, with this in mind, the façade was created to not only be warm and inviting, but also acceptable within the fabric of the neighborhood. This home was designed with a series of flat roof structures to keep the massing low and interesting. The home's exterior will be finished in a mixture of stucco, extruded metal, sheet metal, cement board and poured concrete surfaces, there by giving it a warm and natural feel. Then, due to the rapid grade change of 8 vertical feet from the existing sidewalk to the base of the proposed home, in the first 23' of the front yard, we're proposing a series of steps and landings that will blend in with the change of the grade. We're also introducing a couple low concrete retaining wall planters to create a subtle manicured look for soft evergreen to be planted. This walkway would then connect to a covered entry and canted covered porch, providing an inviting feel connecting the house to the public sidewalk. All other ordinance for this home design on this property, were upheld so as not to create any endangerment to the public health, safety or welfare to the general public and/or the people living within the home. In addition, our design intent is to bridge the height difference of the homes found on the adjacent properties, and to create a visually pleasing home that is similar to other modern homes found on Ewing Ave So. and the surround neighborhood.

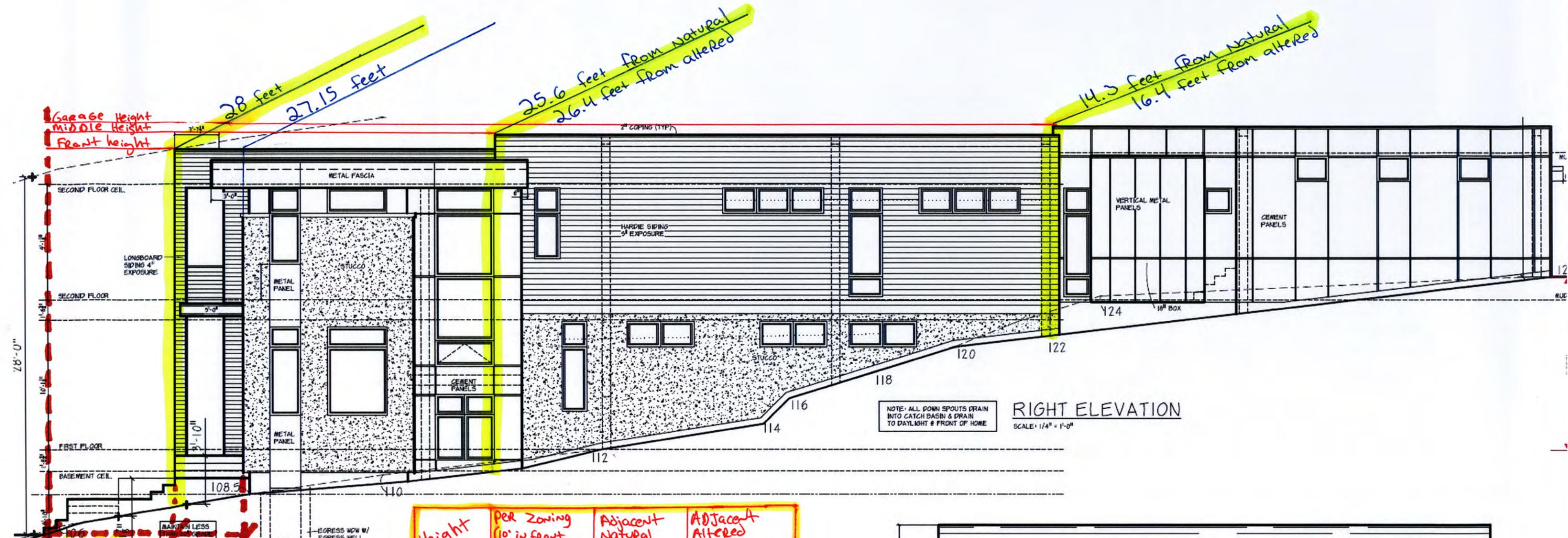
Thank you for considering our variance request.

Respectfully,

Sean Stevens

SS/jal





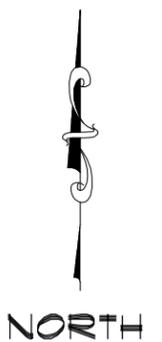
10 feet from front facade (baseline per zoning)

Height	Per Zoning (10' in front of structure)	Adjacent Natural Grade	Adjacent Altered Grade
Front of Home	29.5'	28'	30.3'
Middle section	30.7'	25.6'	26.4'
Garage section	31.4'	14.3'	16.4'

NOTE: ALL DOWN SPOUTS DRAIN INTO CATCH BASIN & DRAIN TO DAYLIGHT & FRONT OF HOME  
 RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"

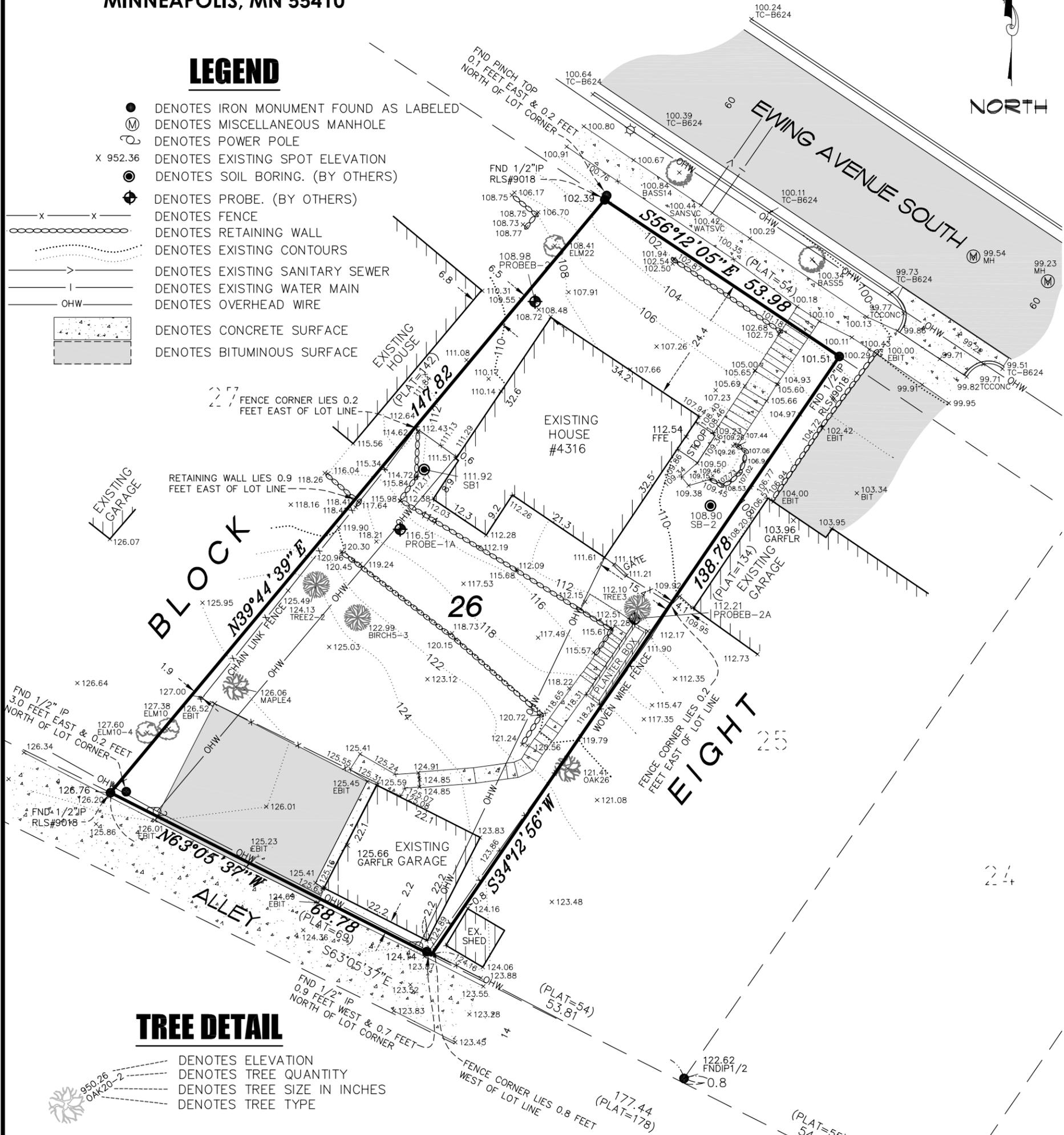
# CERTIFICATE OF SURVEY

~for~ **PARAMOUNT INVESTMENT GROUP**  
 ~of~ **4316 EWING AVENUE SOUTH**  
**MINNEAPOLIS, MN 55410**



## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- Ⓜ DENOTES MISCELLANEOUS MANHOLE
- Ⓢ DENOTES POWER POLE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES SOIL BORING. (BY OTHERS)
- ⊕ DENOTES PROBE. (BY OTHERS)
- x—x— DENOTES FENCE
- ⋯ DENOTES RETAINING WALL
- ⋯ DENOTES EXISTING CONTOURS
- >— DENOTES EXISTING SANITARY SEWER
- |— DENOTES EXISTING WATER MAIN
- OHW— DENOTES OVERHEAD WIRE
- ▨ DENOTES CONCRETE SURFACE
- ▩ DENOTES BITUMINOUS SURFACE



## TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/22/15.
- Bearings and elevations shown are on an assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Based on a telephone conversation with Larry Couture on 5-6-15, the 1/2" iron pipe at the most southerly corner appears to have been moved. Mr. Couture had set that corner on a previous survey of the property. The boundary lines as shown, agree with what Mr. Couture had on his survey.
- Surveyed premises contains 8,702 S.F., more or less.

*Lot 26, Block 8, WAVELAND PARK, Hennepin County, Minnesota.*

Location: Minneapolis

REV. 5-26-15 added area and corrected bndry, JEN

Scale 1" = 20'

Drawn By: JEN

Project Manager: JER

Job No.: 15171HS

○ Denotes Iron Set

● Denotes Iron Found

Bearings shown are on an assumed datum.

I hereby certify that this plan, survey 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. Dated this 26th day of May, 2015.

*[Signature]*

License No. 41578



**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

# SITE PLAN

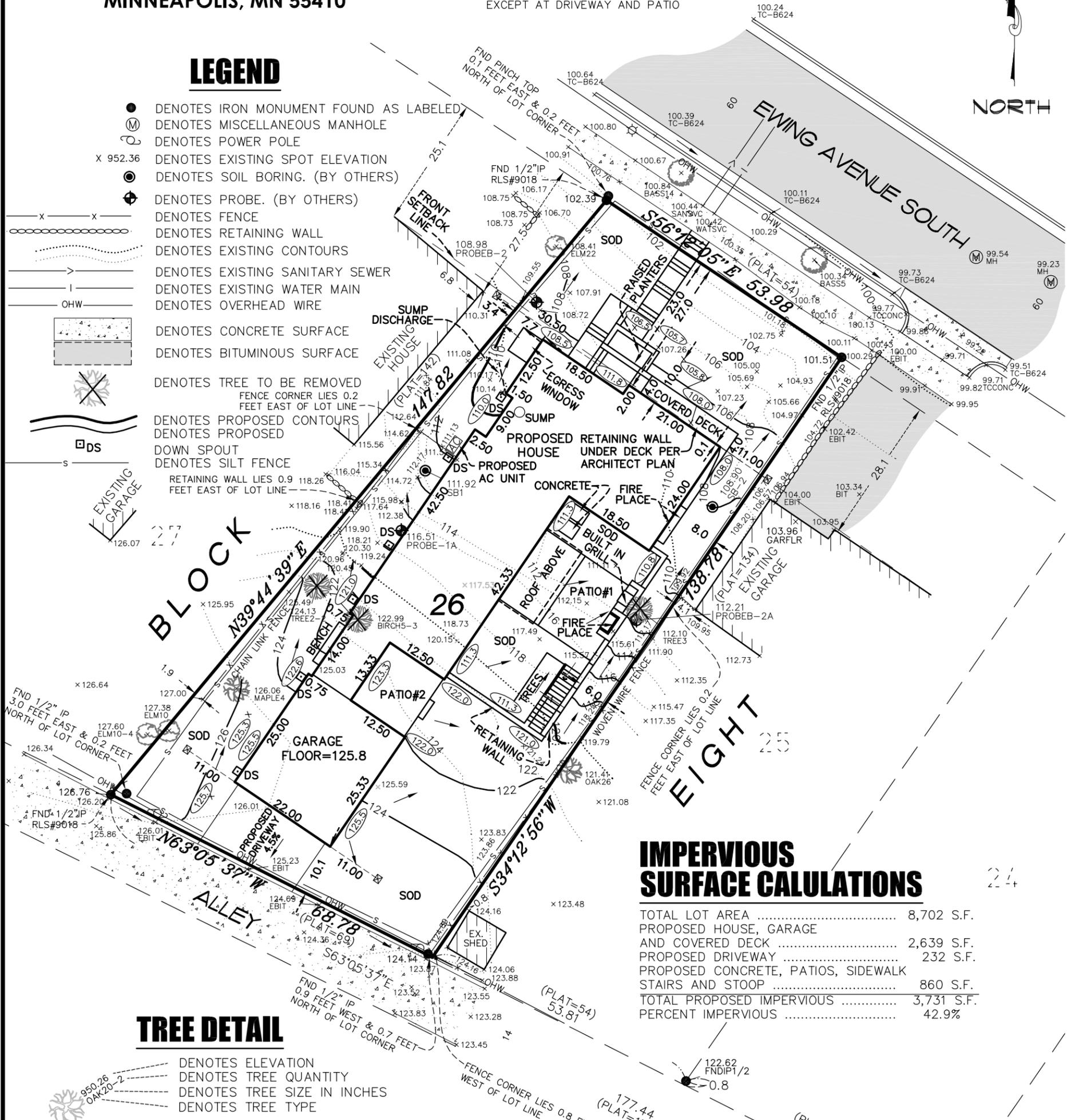
~for~ **PARAMOUNT INVESTMENT GROUP**  
 ~of~ **4316 EWING AVENUE SOUTH**  
**MINNEAPOLIS, MN 55410**

# HOUSE STAKING NOTES

- \*BUILDER TO VERIFY HSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH
- \*DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- \*FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO

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- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- ✕ DENOTES TREE TO BE REMOVED
- — — — — DENOTES PROPOSED CONTOURS
- — — — — DENOTES PROPOSED DOWN SPOUT
- — — — — DENOTES PROPOSED SILT FENCE



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- Surveyed premises contains 8,702 S.F., more or less.
- Building foot print shown is to outer wall and/or block.

## IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA .....	8,702 S.F.
PROPOSED HOUSE, GARAGE AND COVERED DECK .....	2,639 S.F.
PROPOSED DRIVEWAY .....	232 S.F.
PROPOSED CONCRETE, PATIOS, SIDEWALK STAIRS AND STOOP .....	860 S.F.
TOTAL PROPOSED IMPERVIOUS .....	3,731 S.F.
PERCENT IMPERVIOUS .....	42.9%

(25.03 FOOT BASEMENT WALL HEIGHT FROM LOWEST FOOTING TO TOP OF WALL AT GARAGE)

## PROPOSED ELEVATIONS

TOP OF WALL @ GARAGE/MUD ROOM =	125.97
GARAGE FLOOR =	125.80
TOP OF WALL AT MUD ROOM/MASTER BEDROOM=	123.47
FIRST FLOOR ELEVATION =	111.80
LOWEST FLOOR =	101.23
TOP OF FOOTING =	101.94

Lot 26, Block 8, WAVELAND PARK, Hennepin County, Minnesota.

Location: Minneapolis REV. 10-06-15; 10-09-15; 11-06-15; 11-11-15; 11-18-15; 12-13-15 Rev hse and elev JEN

Scale 1" = 20' Drawn By: JEN Project Manager: JER Job No.: 15171HS

○ Denotes Iron Set ● Denotes Iron Found Bearings shown are on an assumed datum.

I hereby certify that this plan, survey 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. Dated this 13th day of December, 2015.

*[Signature]* License No. 41578

**E. G. RUD & SONS, INC.**  
 EST. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

# EROSION CONTROL PLAN

~for~ **PARAMOUNT INVESTMENT GROUP**  
 ~of~ **4316 EWING AVENUE SOUTH**  
**MINNEAPOLIS, MN 55410**

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- DENOTES TREE TO BE REMOVED
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED DOWN SPOUT
- DENOTES SILT FENCE

RETAINING WALL LIES 0.9 FEET EAST OF LOT LINE

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RETAINING WALL LIES 0.9 FEET EAST OF LOT LINE

## TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/22/15.
- Bearings and elevations shown are on an assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Based on a telephone conversation with Larry Couture on 5-6-15, the 1/2" iron pipe at the most southerly corner appears to have been moved. Mr. Couture had set that corner on a previous survey of the property. The boundary lines as shown, agree with what Mr. Couture had on his survey.
- Surveyed premises contains 8,702 S.F., more or less.
- Building foot print shown is to outer wall and/or block.

## PROPOSED ELEVATIONS

TOP OF WALL @ GARAGE/MUD ROOM =	125.97
GARAGE FLOOR =	125.80
TOP OF WALL AT MUD ROOM/MASTER BEDROOM =	123.47
FIRST FLOOR ELEVATION =	111.80
LOWEST FLOOR =	101.23
TOP OF FOOTING =	101.94

Lot 26, Block 8, WAVELAND PARK, Hennepin County, Minnesota.

Location: Minneapolis

REV. 12-13-15 Rev hse and elev JEN

Scale 1" = 20'

Drawn By: JEN

Project Manager: JER

Job No.: 15171HS

○ Denotes Iron Set

● Denotes Iron Found

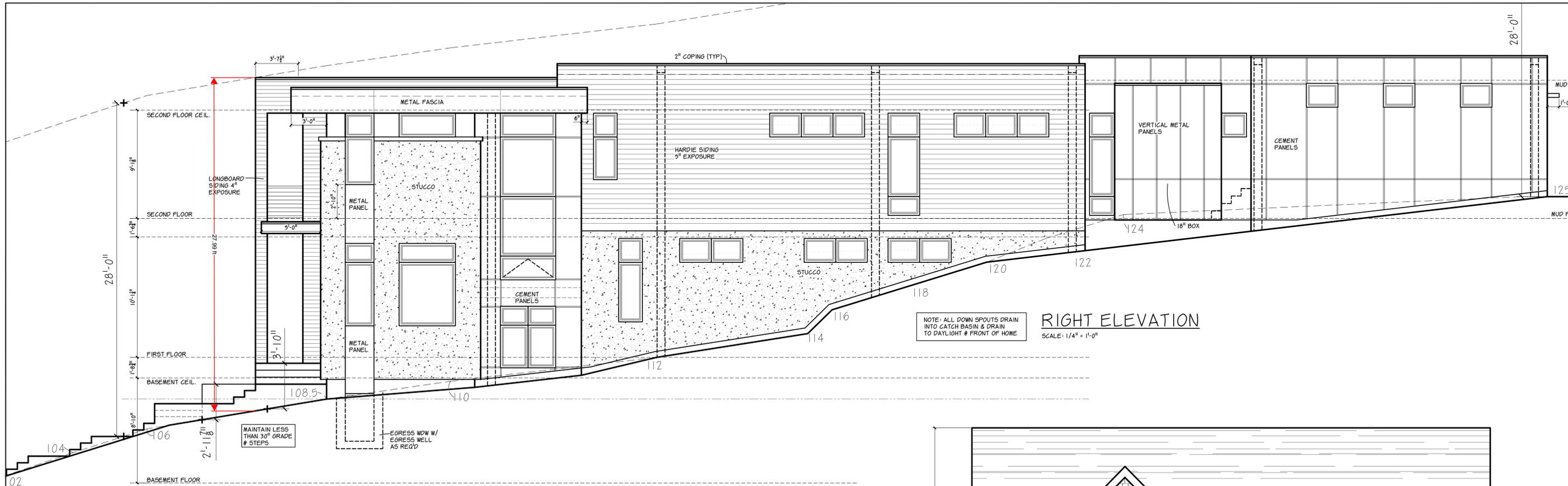
Bearings shown are on an assumed datum.

I hereby certify that this plan, survey 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. Dated this 13th day of December, 2015.

License No. 41578



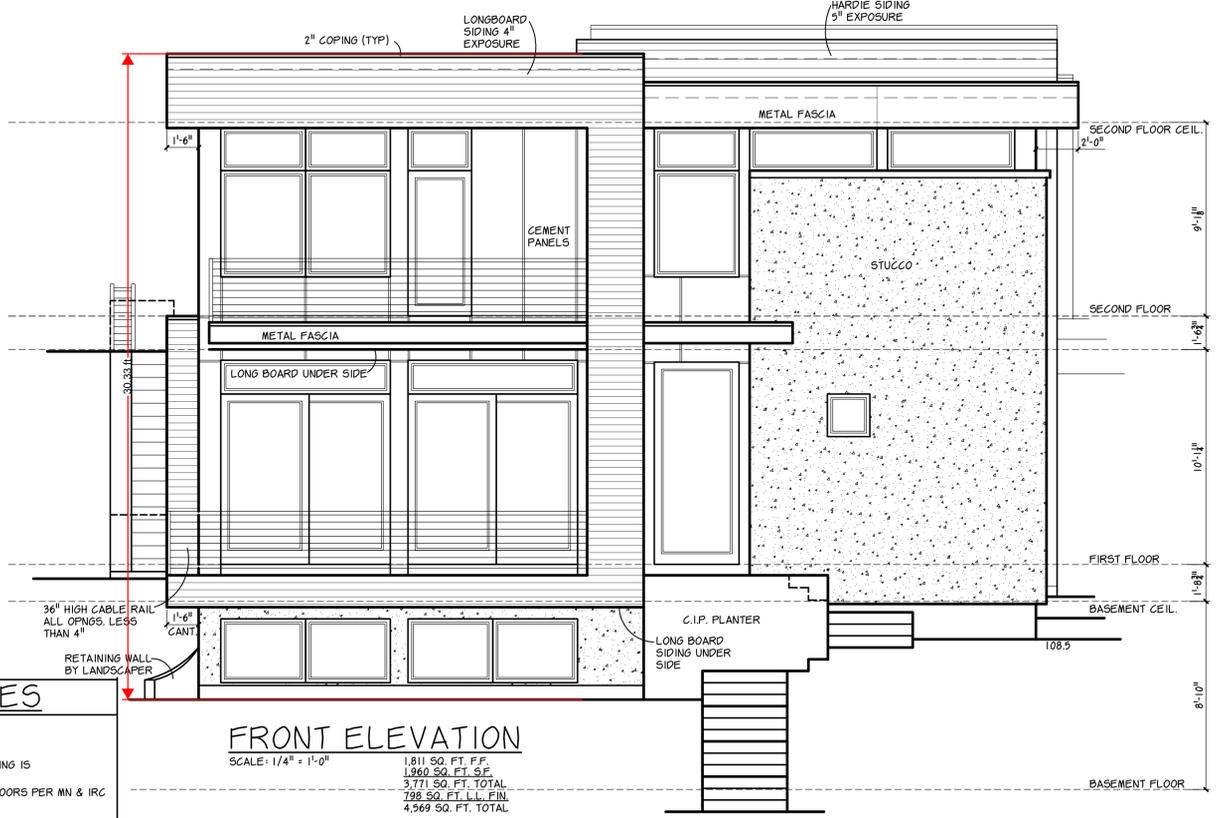
**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**NEIGHBOR ELEVATION**  
SCALE: 1/4" = 1'-0"  
FOR REFERENCE ONLY



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

1,811 SQ. FT. F.F.  
1,360 SQ. FT. S.F.  
3,771 SQ. FT. TOTAL  
798 SQ. FT. L.L. FIN.  
4,569 SQ. FT. TOTAL

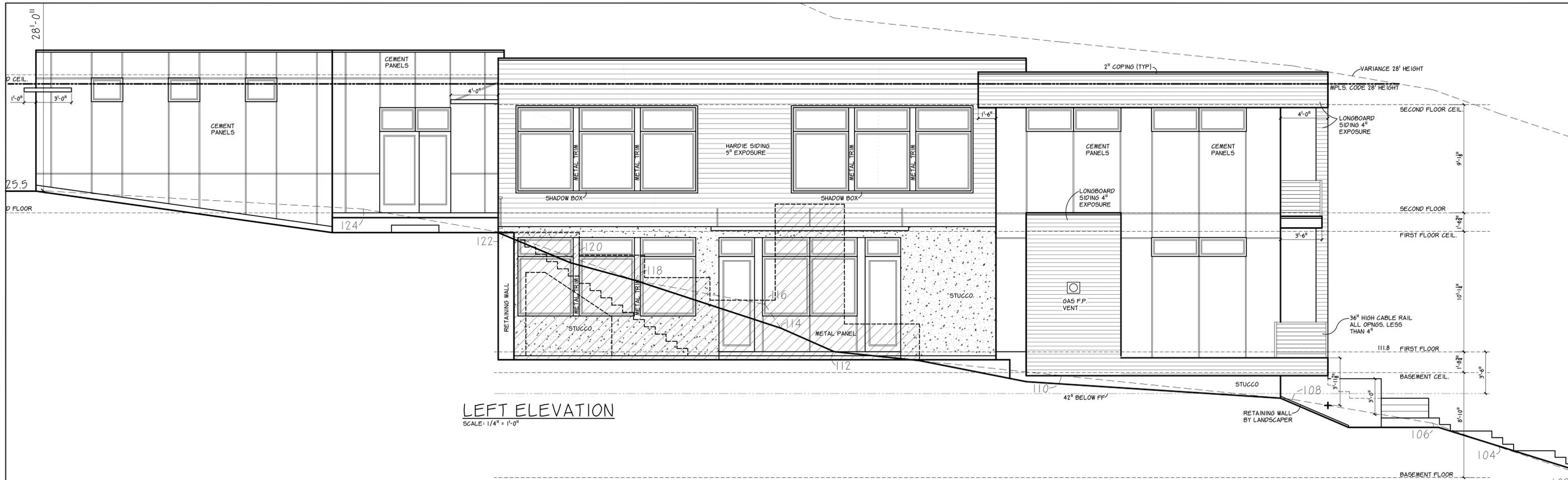
**EXTERIOR NOTES**

- FLASHING NOTES**
- \* KICKOUT FLASHING TO BE INSTALLED AS NEEDED
  - \* EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
  - \* CARPENTER TO FLASH ALL EXTERIOR WINDOWS AND DOORS PER MN & IRC CODE REQUIREMENTS
- WINDOW NOTES**
- \* INTEGRITY WINDOWS
  - \* BLDR. TO VERIFY ALL WINDOW, DOOR, & OPENING HDR. HTS.

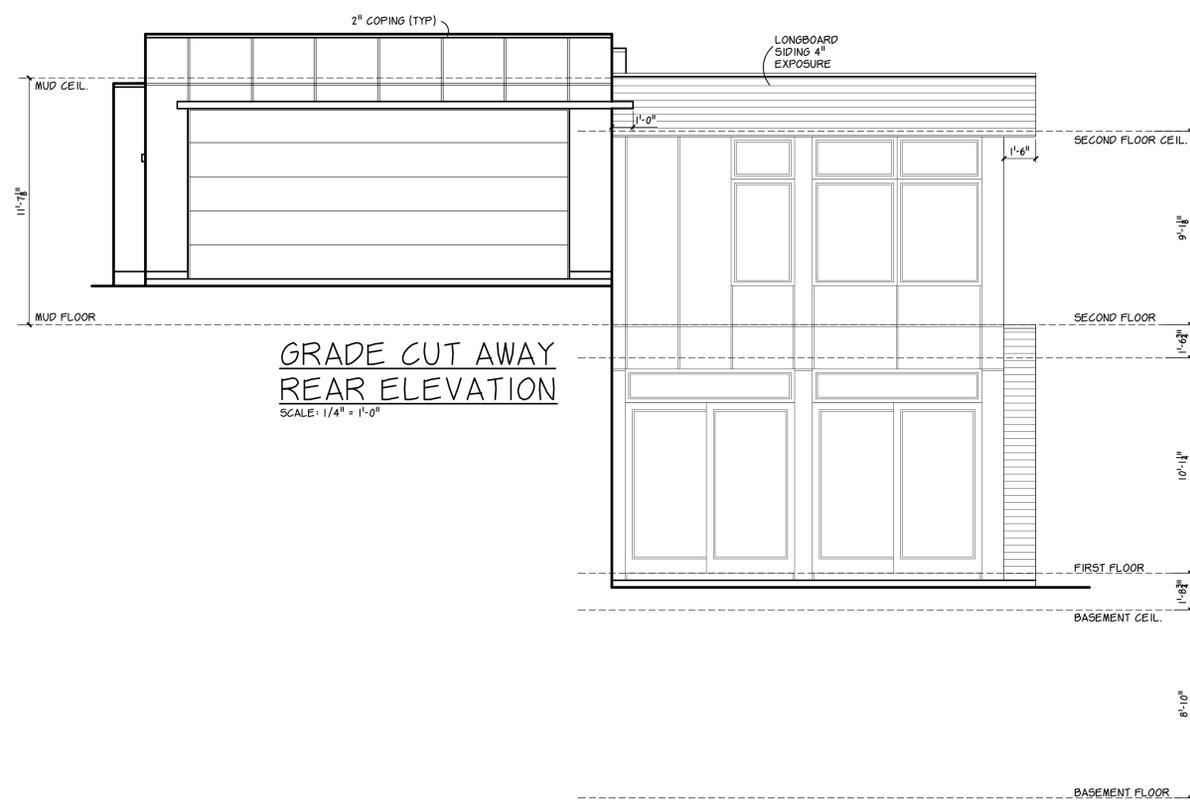
DATE: 7-17-15

REVISIONS:

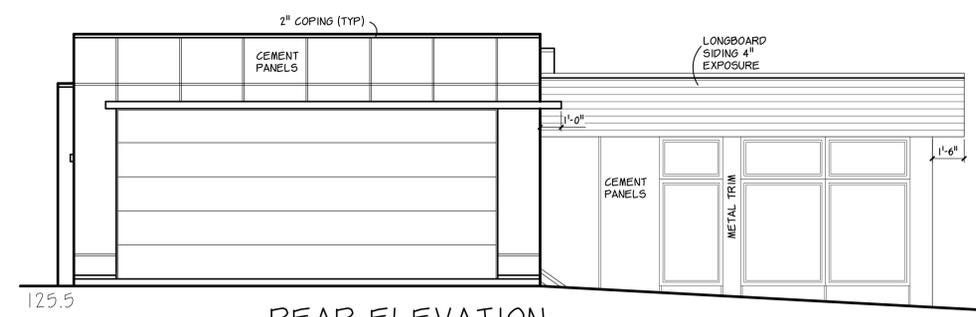
8-10-15	CD
8-13-15	KH
8-14-15	KH
9-13-15	CD
10-8-15	CD
11-17-15	JP
11-23-15	JP
12-15-15	CD



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



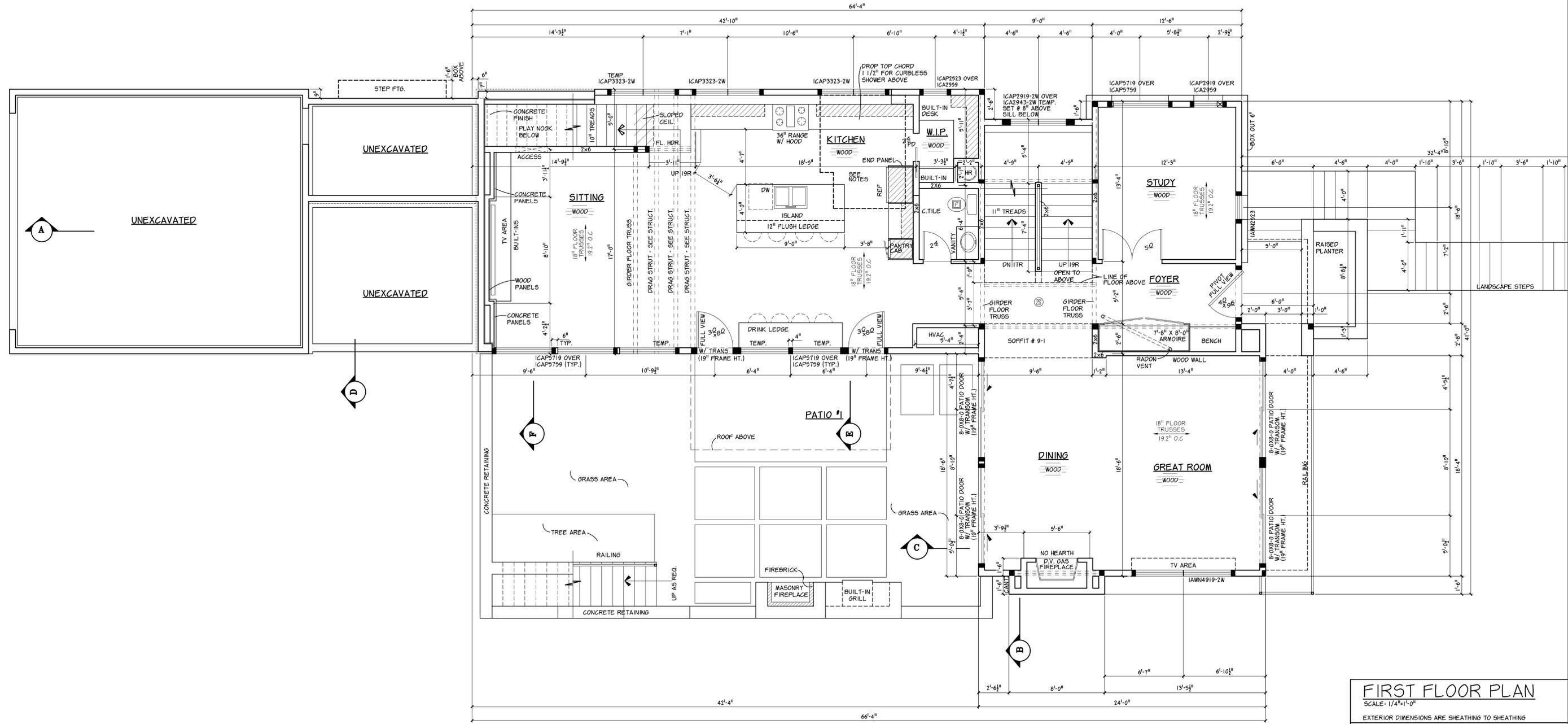
**GRADE CUT AWAY REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

DATE:  
7-17-15  
REVISIONS:  
8-10-15 CD  
8-13-15 KH  
8-14-15 KH  
9-13-15 CD  
10-8-15 CD  
11-17-15 JP  
11-23-15 JP  
12-15-15 CD





**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

EXTERIOR DIMENSIONS ARE SHEATHING TO SHEATHING

FIRST FLOOR FINISHED 1,811 SQ. FT.

**WINDOW NOTES**

- \* INTEGRITY WINDOWS
- \* BLDR. TO VERIFY ALL WINDOW, DOOR, & OPENING HDR. HTS.
- \* ALL WINDOWS SET # 9'-7" UNLESS NOTED OTHERWISE

**GUARDRAIL NOTES**

- \* GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR
- \* ALL OPENINGS LESS THAN 4" AT ALL GUARDRAILS

**FLOOR SYSTEM NOTES**

- \* ALL FLOORS TO BE L/480
- \* FLOOR TRUSS MANUF. TO VERIFY FRAMING BELOW GRANITE TOPS & FREE STANDING TUB ABOVE
- \* FLOOR TRUSS MANUF. TO PROVIDE HEAT SUPPLY & RETURN CHASE IN TRUSSES

**FRAMING NOTES**

- \* 10'-1 1/4" / 10'-3 1/4" PLATE HT. UNLESS NOTED OTHERWISE
- \* 2X6 TIMBERSTAND STUDS @ ALL POCKET DOORS
- \* DOUBLE STUDS AT ALL WINDOW & PATIO DOOR HEADERS UNLESS NOTED OTHERWISE
- \* PROVIDE SOLID BLOCKING AT ALL POINT LOADS, SUPPORT BEAMS, MICROLAMS, AND GIRDER TRUSSES TO FOUNDATION
- \* HANG UPSHIPS FROM SOFFIT DUE TO POCKET DOOR FRAME
- \* PROVIDE FIRE BLOCKING VERTICALLY @ CEILINGS & FLOORS & HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0" (CONCEALED SPACES @ SOFFITS, DROPPED CEILINGS, BETWEEN STAIR STRINGERS & BETWEEN STORIES)
- \* ALL SPRAY FOAM INSULATION MUST BE COVERED BY MIN. 1/2" GYP. BD. AT HABITABLE AREAS

**SMOKE AND CARBON MONOXIDE DETECTORS**

- \* PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM, ON EACH FLOOR INCLUDING THE BASEMENT, AND IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS.
- \* PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10'-0" OF ALL BEDROOMS.

**JAIN DESIGN**  
 ARCHITECTS & INTERIORS  
 763-464-4401  
 www.jain-design.com | jain@jain-design.com

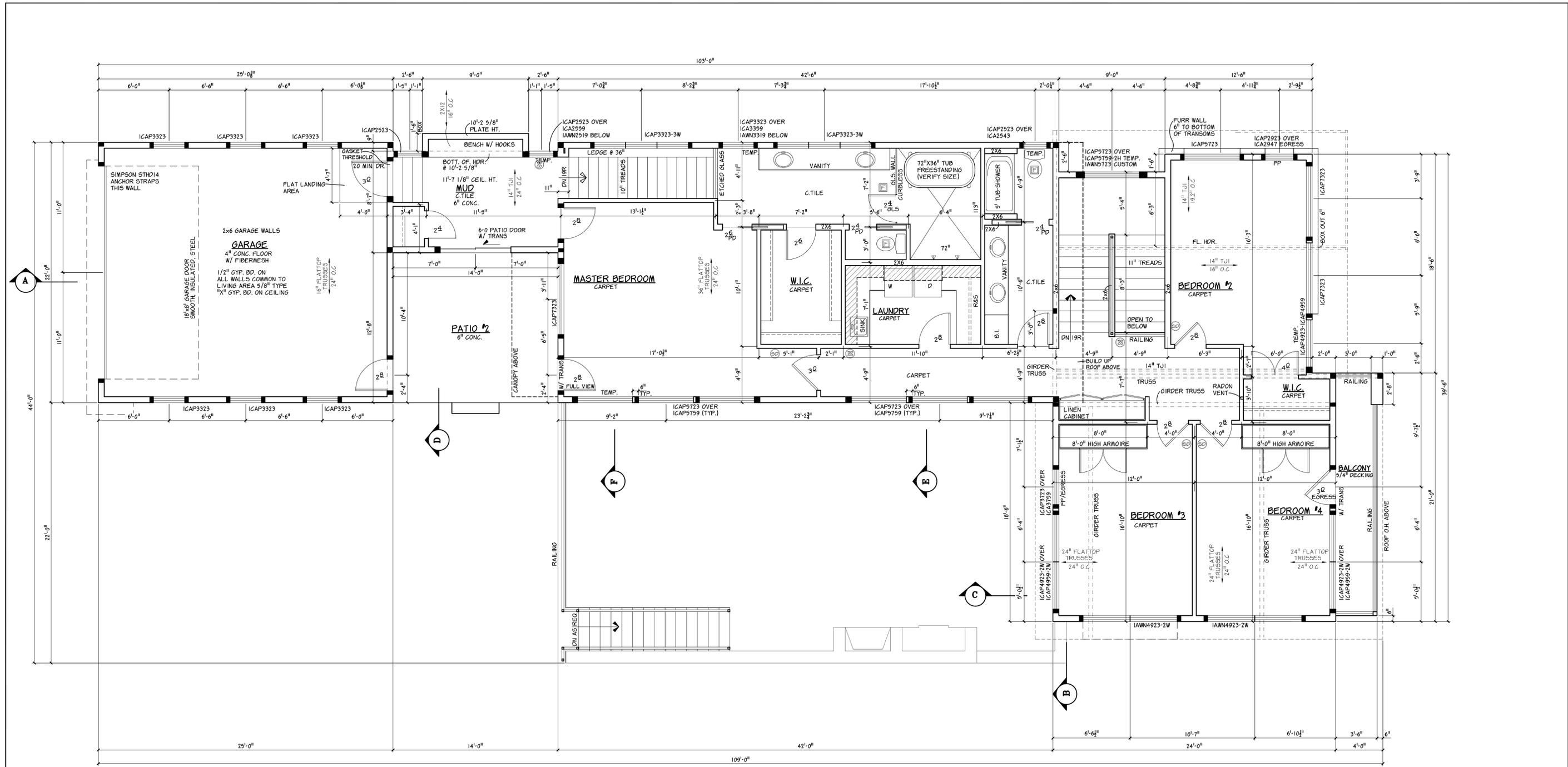
**CH**  
 CONCEPT HOMES

**VARIANCE PLAN**  
 NOT FOR BUILDING PURPOSES

**LOT: 26 BLOCK: 8**  
**4316 EWING AVE SOUTH**  
**MINNEAPOLIS, MINNESOTA**

DATE: 7-17-15  
 REVISIONS:  
 8-10-15 CD  
 8-14-15 KH  
 9-13-15 CD  
 10-8-15 CD  
 11-17-15 JP  
 11-23-15 JP  
 12-15-15 CD

DRAWN BY: JJ  
 COMM. NO. 215297  
 SHEET NO. **4**



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

EXTERIOR DIMENSIONS ARE SHEATHING TO SHEATHING

SECOND FLOOR FINISHED	1,960 SQ. FT.
GARAGE	546 SQ. FT.

**WINDOW NOTES**

- \* INTEGRITY WINDOWS
- \* BLDR. TO VERIFY ALL WINDOW, DOOR, & OPENING HDR. HTS.
- \* ALL WINDOWS SET @ 8'-10" UNLESS NOTED OTHERWISE

**GUARDRAIL NOTES**

- \* GUARDRAIL REQUIRED ON OPEN SIDE OF ANY STAIR MORE THAN 30" ABOVE FLOOR
- \* ALL OPENINGS LESS THAN 4" AT ALL GUARDRAILS

**FRAMING NOTES**

- \* 9'-1 1/8" PLATE HT. UNLESS NOTED OTHERWISE
- \* 2X6 TIMBERSTRAND STUDS @ ALL POCKET DOORS
- \* DOUBLE STUDS AT ALL WINDOW & PATIO DOOR HEADERS UNLESS NOTED OTHERWISE
- \* PROVIDE SOLID BLOCKING AT ALL POINT LOADS, SUPPORT BEAMS, MICROLAMS, AND GIRDER TRUSSES TO FOUNDATION
- \* PROVIDE FIRE BLOCKING VERTICALLY @ CEILINGS & FLOORS & HORIZONTALLY @ INTERVALS NOT EXCEEDING 10'-0" (CONCEALED SPACES @ SOFFITS, DROPPED CEILINGS, BETWEEN STAIR STRINGERS & BETWEEN STORIES)
- \* ALL SPRAY FOAM INSULATION MUST BE COVERED BY MIN. 1/2" GYP. BD. AT HABITABLE AREAS

**SMOKE AND CARBON MONOXIDE DETECTORS**

- \* PROVIDE SMOKE DETECTORS IN EVERY BEDROOM AND THE CORRIDOR GIVING ACCESS TO THE BEDROOM ON EACH FLOOR INCLUDING THE BASEMENT, AND IN ANY ROOM THAT HAS A CEILING HEIGHT MORE THAN 24" HIGHER THAN A CORRIDOR GIVING ACCESS TO THE BEDROOMS.
- \* PROVIDE CARBON MONOXIDE DETECTORS WITHIN 10'-0" OF ALL BEDROOMS.

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**LAND USE APPLICATION: PROPERTY PHOTOS**

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**TO:** CITY OF MINNEAPOLIS  
**FROM:** SEAN STEVENS OF CONCEPT HOMES  
**SUBJECT:** EXHIBIT A: STATEMENT OF PROPOSED USE  
**DATE:** DECEMBER 13, 2015  
**RE:** 4316 EWING AVE. SO.

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View of 4316 Ewing, viewing from North, at street level.



View of 4316 and neighbor to the West, viewing from North, at street level.



View of 4316 and neighbors to the East and West, viewing from North, at street level.



View of 4316 and neighbor to the East, viewing from North, at street level.



View of neighbor across Ewing and to the West, address 4315. Viewing from South, at street level.



View of neighbor directly across Ewing, address 4317. Viewing from South, at street level.



View of neighbor across Ewing and to the East, address 4325. Viewing from South, at street level.



View of neighbor across Ewing and to the East 2 house, address 4329. Viewing from South, at street level.



View of neighboring home at 4316 Drew Ave. S., on the corner of Ewing and Drew, viewing from North, at street level.



View of alley, looking at the West neighboring home's garage attachment.



View of alley, looking at the 4316 drive and garage pad, with the West neighboring home in the background.



**From:** [Ziring, Emily](#)  
**To:** [Sean Stevens](#)  
**Cc:** [Giant, Joseph R](#); [Palmisano, Linea](#)  
**Subject:** RE: 4316 Ewing Ave S proposed new construction  
**Date:** Thursday, December 17, 2015 8:39:47 AM  
**Attachments:** [image001.png](#)

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Thank you, Sean.

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**From:** Sean Stevens [mailto:[sean@concepthomes.com](mailto:sean@concepthomes.com)]  
**Sent:** Wednesday, December 16, 2015 2:39 PM  
**To:** Ziring, Emily  
**Cc:** Giant, Joseph R  
**Subject:** 4316 Ewing Ave S proposed new construction

Hi Emily, my company owns the property at 4316 Ewing and are proposing to build a new house on this lot. We are applying for a variance for the height restrictions and I wanted to write you and let you know about our intent. We have been working with Joseph Giant with the Minneapolis Zoning department on the variance application. Please see the attached letter that will explain our process and what we are proposing. We have also sent a copy of this intent to the Linden Hills neighborhood group. Feel free to call me with any questions.

Thanks you

**Sean Stevens**

Construction Manager | Concept Homes



601 Carlson Parkway, Suite 1050 | Minnetonka, MN 55305  
P: 612-518-2602 | F: 952.314.7566 | [www.concepthomes.com](http://www.concepthomes.com)

EXHIBIT 'A'

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LETTER TO NEIGHBORHOOD GROUP

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**TO:** LINDER HILLS NEIGHBORHOOD GROUP  
**FROM:** SEAN STEVENS OF CONCEPT HOMES  
601 CARLSON PARKWAY, SUITE 1050  
MINNETONKA, MN 55305  
P: 612-518-2602 E: [SEAN@CONCEPTHOMES.COM](mailto:SEAN@CONCEPTHOMES.COM)  
**SUBJECT:** STATEMENT FOR VARIANCE APPLICATION  
**DATE:** DECEMBER 14, 2015  
**RE:** 4316 EWING AVE. SO.

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Dear Linden Hills Neighborhood Group,

Paramount Properties, DBA Concept Homes, purchased the existing home located at 4316 Ewing Ave. So. located on the South side of Ewing Ave. So., midway between Waveland Terrace and Drew Ave. So. back in May of 2015. The intent of this purchase was to update and provide a new home for a future family wanting to live in this neighborhood. The existing dated home on the property was in rough shape, in need of a lot of maintenance updates to bring it up to code and to be a preferred home to live in and raise a family. So in an effort to increase the value of the neighborhood and improve the visual experience along the street, we decided it would be advantageous to remove the existing home to construct a new single family dwelling. Our new home is proposed to have a total above-ground square footage of 3,755 sq. ft. (main floor = 1,782 sq. ft. & second floor = 1,973 sq. ft.) plus an attached 2-Car Garage at 567 sq. ft.

Our project consists of a proposed two-story, single-family home with an attached garage, accessible by the existing alley. During the design process we explored many different options that would best fit the current significant grade change found on the property and how best to locate the garage. Given city zoning codes we were advised that we needed to place the garage off the alley access so we decided to create a structure with a similar structural form to match the existing property to the North with an attached 2-car garage. In addition, we found that the current zoning code for maximum building height created an undue hardship, also because of significant grade change, rendering a story home and a single level garage at the alley, unable to be built. Therefore we've been advised by the city to apply for a variance on the maximum height code to be 28' offset of the natural grade, rather than a 28' straight line located 10' in front of the dwelling structure.

Thanks so much for time and please let me know if you have any questions.

Respectfully,

Sean Stevens

SS/jal