



CPED STAFF REPORT

Prepared for the Zoning Board of Adjustment
BOA Agenda Item #1
March 3, 2016
BZZ-7563

LAND USE APPLICATION SUMMARY

Property Location: 2770 Thomas Avenue South
Project Name: 2770 Thomas Avenue South Garage Addition
Prepared By: Janelle Widmeier, Senior City Planner, (612) 673-3156
Applicant: Ben and Sarah Aughenbaugh
Project Contact: Patrick Jacobson, Lake Country Builders
Request: To expand an attached garage.
Required Applications:

Variance	To reduce the minimum interior side yard requirement adjacent to the north lot line from 8 feet to 2.49 feet to allow an addition to an attached garage.
-----------------	--

SITE DATA

Existing Zoning	RI Single-family Residence District SH Shoreland Overlay District
Lot Area	8,791 square feet
Ward(s)	7
Neighborhood(s)	Cedar-Isles-Dean Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	Not applicable
Small Area Plan(s)	Not applicable

Date Application Deemed Complete	February 8, 2016	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	April 8, 2016	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The existing use is a 2-story, single-family dwelling. It was permitted for construction with a garage in 1922. The site is adjacent to an alley.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties are predominately single-family dwellings. The subject site is approximately one block from Lake of the Isles, the channel connecting Lake of the Isles and Cedar Lake, and the Midtown Greenway.

PROJECT DESCRIPTION. The applicant is proposing to construct a 193 square foot addition to a single-family to expand an existing attached garage on the north side of the dwelling to change it from a one-stall garage to a two-stall tandem garage. The total size of the garage would be 365 square feet. The addition would be one-story with a flat roof. A garage door on the addition would face Thomas Avenue. A garage door would also be added on the west wall of the existing garage to provide access to the alley at the rear of the property. The minimum interior side yard requirement is 8 feet. The proposed addition would be set back 2.49 to 2.53 feet from the north side lot line. A variance is required to reduce the yard requirement.

PUBLIC COMMENTS. As of writing this report, no correspondence from the neighborhood group has been received. Correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 8 feet to 2.49 feet to allow an addition to an attached garage 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.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the property. The applicant is proposing to construct an addition that would be set back 2.5 feet from the north interior side lot line to expand the existing one-stall garage into a 2-stall tandem garage. Because of the existing lot width, the minimum interior side yard requirement is 8 feet. The existing attached garage is set back 2.5 feet. The area where the addition is proposed is occupied by a driveway. A consultation with a certified arborist showed that the trees behind the dwelling were in good health and construction in that area would jeopardize their health or require their removal. Preserving mature trees is in keeping with the spirit and intent of the SH Overlay District to protect shoreland areas. Further, a healthy thriving urban tree canopy is supported by the comprehensive plan. These circumstances have not been 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.*

In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. Because of the small size of the

garage addition, it would have little effect on the adjacent property. The 193 square foot addition would be one story in height with a flat roof. It would match the setback of the existing garage. The overall length of the garage would be 36 feet and would be setback 10 feet from the front of the dwelling. Although the addition would be 2.5 feet from the side lot line, it would be over 15 feet from the adjacent residential structure. The proposed location of the addition is also at a lower elevation than the adjacent property. Because it would be located where a driveway currently exists, the amount of impervious surface on the site would not increase. The addition would comply with all other district regulations and would not have any impacts on the adjacent properties access to light, air and open space. However, Planning staff is concerned about the access from Thomas Avenue remaining. Any vehicles parked in the driveway would be closer in proximity to the adjacent dwelling to the north, which has the potential to adversely affect the neighbor. The potential for conflicts with pedestrians increases when vehicles cross the sidewalk. Requiring all access to occur from the alley would reduce traffic impacts to the surrounding area and the adjacent property as well as prevent parking in the required front yard, which is not permitted. For these reasons, Planning staff is recommending that this section of the driveway and the curb cut be removed.

The applicant also explored alternatives for locating a garage to the rear of the dwelling. The applicant wants to preserve the existing trees, which includes two mature oak trees. A consultation with a certified arborist showed that the trees were in good health and construction to the rear of the dwelling would jeopardize their health or require their removal. Preserving mature trees is in keeping with the spirit and intent of the SH Overlay District to protect shoreland areas. Further, a healthy thriving urban tree canopy is supported by the comprehensive plan. With the adoption of the staff recommendation, the request is reasonable and consistent with the 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.*

The granting of the variance would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The design of the addition would be compatible with the existing structure. Lap siding is proposed to match the existing structure. The surrounding properties are predominately single-family dwellings. The proposed location of the addition is at a lower elevation than the adjacent property. Because it would be located where a driveway currently exists, the amount of impervious surface on the site would not increase. Because of the small size of the garage addition, it would have little effect on the adjacent property. However, removal of the driveway and curb cut from Thomas Avenue would reduce traffic impacts to the surrounding area and the adjacent property. Because the site has alley access, Planning staff is recommending that this section of the driveway be removed. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property provided the proposed addition is constructed to current building codes.

Additional Standards for Variances within the SH Shoreland Overlay District

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

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

The site is near Lake of the Isles and the channel connecting Lake of the Isles and Cedar Lake. Where the addition is proposed, the site is relatively flat and no on-site trees would be impacted. The addition would be constructed where a driveway is currently located and would not increase

impervious surface on the site. As a condition of approval, Planning staff is recommending that the driveway leading to the street is removed. Removal of the driveway would increase the amount of pervious surface on the site and reduce the amount of runoff which could contribute to water pollution.

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

The site is not visible from the protected waters because of existing development and vegetation. The proposed one-story addition would also not be visible.

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

This standard is not applicable for the proposed development.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Ben and Sarah Aughenbaugh for the property located at 2770 Thomas Avenue South:

A. Variance to reduce the minimum interior side yard requirement.

Recommended motion: **Approve** the application for a variance to reduce the minimum interior side yard requirement adjacent to the north lot line from 8 feet to 2.49 feet to allow an addition to an attached garage, 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 March 3, 2018, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
3. The driveway between the addition and Thomas Avenue South shall be removed and vehicle access shall occur from the public alley. The curb cut shall also be removed.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Site survey
4. Floor plans
5. Building elevations
6. Photos
7. Correspondence



LAKE COUNTRY
BUILDERS™

The Thrill is Building™ • Since 1976

339 SECOND STREET
EXCELSIOR, MN 55331

952.474.7121
LakeCountryBuilders.com

A note from homeowner Sarah Aughenbaugh -

The addition of the proposed second garage stall would be a tremendous addition to our home and quality of life. We purchased our house on Thomas Avenue in 2014 as a long-term home for our active, growing family. Since then, we have welcomed a second daughter to the family and, as the activity level in our home has increased, our need for a second garage stall has also increased. We are avid bikers, skiers, and outdoor enthusiasts who benefit from partaking in all the activity that Minneapolis has to offer a young, active family. This variance request would allow the addition of a second garage stall to enhance the livability of our home in keeping with its character and in consideration of other community assets that make this such a great place to call home.

In light of our growing need for a second garage stall, we have taken great care to consider our home, natural environment, immediate neighbors, and surrounding community in this design proposal. We were thrilled to discover this home, with its Minneapolis location, proximity to lakes, access to outdoor recreation, mature trees and vibrant neighborhood. We treasure sharing these experiences with our daughters and feel strongly that this design provides the best opportunity to align with and preserve these invaluable assets for future generations. We recently had the privilege to meet a granddaughter of the man who built our home, a serendipitous experience that has renewed our long-standing commitment to maintaining and preserving the look of this 1923 Colonial home. We want to be good stewards - of our home, our neighborhood, our city, and the land and water that surrounds us. Thanks for considering our request.

DESIGNING AND BUILDING
IN THREE LOCATIONS
BRAINERD LAKES AREA
TWIN CITIES
HAYWARD, WISCONSIN

CUSTOMER CARE
HOME MAINTENANCE™



LAKE COUNTRY
BUILDERS™

The Thrill is Building™ • Since 1976

339 SECOND STREET
EXCELSIOR, MN 55331

952.474.7121

LakeCountryBuilders.com

DESIGNING AND BUILDING
IN THREE LOCATIONS
BRAINERD LAKES AREA
TWIN CITIES
HAYWARD, WISCONSIN

CUSTOMER CARE
HOME MAINTENANCE™

In Relation to:

Aughenbaugh Residence

2770 Thomas Ave. S.

Minneapolis, MN 55416

To Whom It May Concern,

I am writing you on behalf of Sarah & Ben Aughenbaugh. Please approve our application for variance as set forth in this letter. The homeowners have a young family and a wish to add a second conditioned stall to their preexisting stall. After a lengthy goal/solution orientated design process, it was clear that the only way to practically achieve this is to add an additional stall on the front of existing stall. (See Drawing) This would convert their existing single stall garage to a two car garage. (Tandem)

The current homeowners (Aughenbaugh's) are new owners and did not construct the pre-existing home or garage. Therefore, practical difficulties exist in both adding another stall while complying with ordinance. (Side yard setback)

These difficulties are: (but not limited too)

The current driveway and alley access are situated to access parking to this location. (See site plan) Changing the existing locations to street/alley would drastically change the appearance / character of property and neighborhood therein.

If we were to add a garage somewhere else on property, there would be grave harm and devastation to onsite vegetation and tree life. (Please see Arborist's report)

The design of addition has minimized any bulk and conforms to current architecture of current home.

This property is located in the Shoreland Overlay District and is located in the heart of the Chain of Lakes, only 600' from Lake of the Isles and 1000' from Lake Calhoun. We have been told that any loss or degradation to mature trees would be harmful and can change the look/feel of neighborhood. An added garage elsewhere on property would increase runoff and add hardcover. Whereas our current plan minimizes added runoff and does not increase hardcover.



LAKE COUNTRY
BUILDERS™

The Thrill is Building™ • Since 1976

339 SECOND STREET
EXCELSIOR, MN 55331

952.474.7121
LakeCountryBuilders.com

After reviewing the pictures of current home and construction plans, one will notice that the design for additional space mimics existing characteristics of home. It does not alter the essential character of the locality or is not injurious to the use or enjoyment of any other properties in the vicinity.

They too think the design for addition conforms to original characteristics of house and does not infringe on their enjoyment of neighborhood. They too like Ben and Sarah do not want to lose their mature trees which would drastically change the character of their neighborhood.

For all of these reasons and practical difficulties, we ask you to approve this variance request.

Thank you for all of your time and focus on this matter.

For more information please contact Patrick – 612.251.8710

patrickjacobson@lakecountrybuilders.com

DESIGNING AND BUILDING
IN THREE LOCATIONS
BRAINERD LAKES AREA
TWIN CITIES
HAYWARD, WISCONSIN

CUSTOMER CARE
HOME MAINTENANCE™

5253 34th Ave S
Minneapolis, MN 55417
(612)554-0054



INVOICE

BILL TO
Patrick Jacobson
Lake Country Builders
339 2nd St
Excelsior, MN 55331

SHIP TO
Aughenbaugh Residence
2770 Thomas Ave S
Minneapolis, MN

INVOICE # 4895
DATE 12/17/2015
TERMS Net 30

ACTIVITY

AMOUNT

Consultation

There are 4 shade trees currently in the back yard (see below). All 4 of these trees are healthy and thriving trees. In order for a two car garage to be built in the back yard 2 of the trees would have to be removed (#3,#4) and the other two would (#1,#2) have significant damage to their critical root zone (CRZ). The CRZ defined by Berkeley University: "as a circle on the ground corresponding to the dripline of the tree. Unfortunately the ?dripline? of a tree can be irregular and hard to define. An alternative method of determining this dimension is to measure the diameter of the tree trunk in inches at breast height (dbh) and multiply by 12 to get the radius in inches of the CRZ." Or 1"dbh = 1' CRZ

- 1) Red Oak, 36" dbh, 36' CRZ
- 2) Bur Oak, 30" dbh, 30' CRZ
- 3) Hackberry, 20" dbh, 20' CRZ
- 4) Honeylocust, 9" dbh, 9' CRZ

I have sketched out roughly where these CRZ arcs would be for the Red and Bur Oak on the map (see map). Berkeley University also states: "Damage to the tree roots can be caused by any disturbance inside this area however bear in mind that nearby trenching, paving, or altering drainage patterns outside the immediate CRZ may also significantly affect the tree."

It is my professional opinion as an ISA certified arborist that putting a two car garage in the back yard would seriously jeopardize the health of the mature shade trees in the back yard. It could be estimated that the oaks are easily over 100 years old each.

Please feel free to contact us with any questions or concerns you have.

BALANCE DUE

\$85.00

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

THE AUGHENBAUGH RESIDENCE

2770 THOMAS AVENUE SOUTH

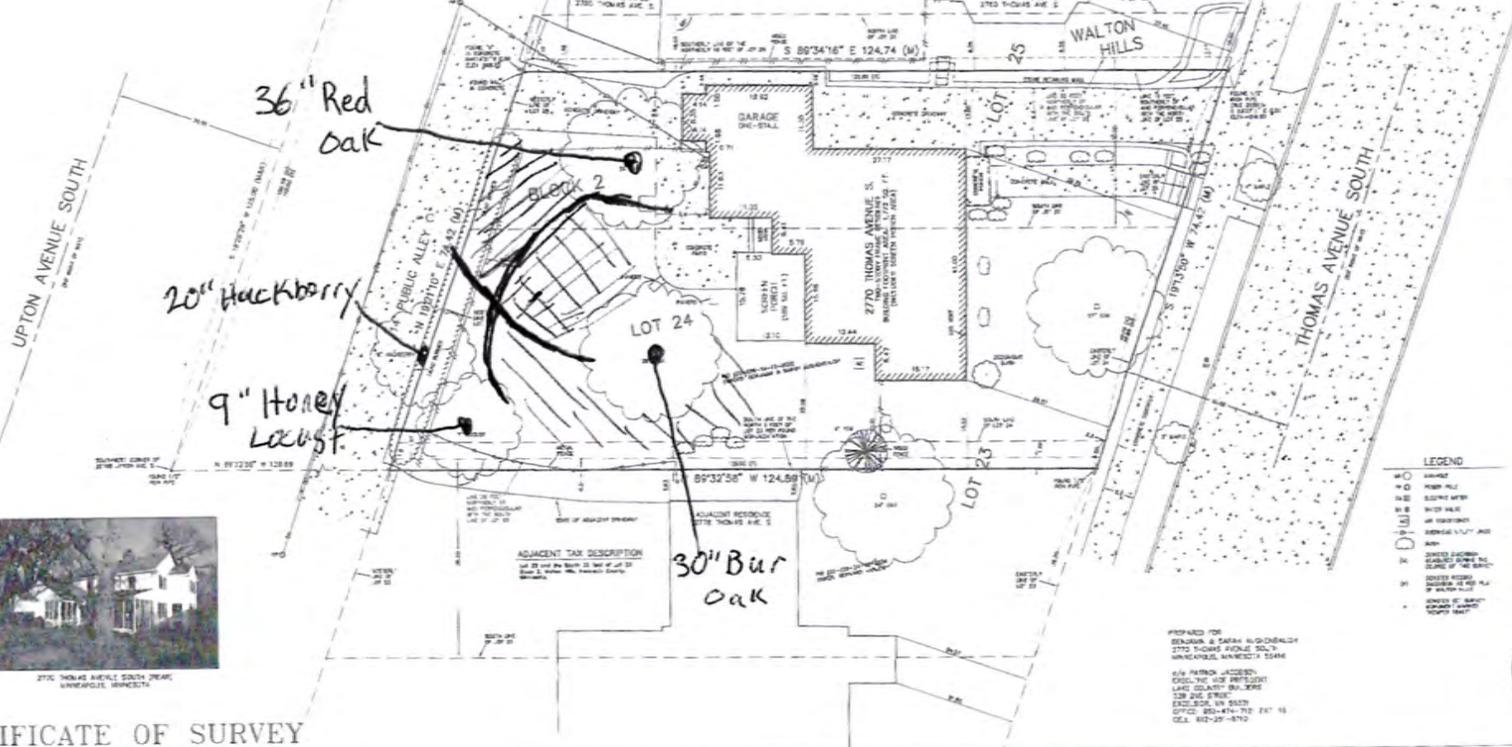
CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA



VICINITY MAP
(NO SCALE)



2770 THOMAS AVENUE SOUTH, MINNEAPOLIS, MINNESOTA



IMPERVIOUS SURFACE SUMMARY
TOTAL AREA OF IMPERVIOUS SURFACES = 1175.15 SQ. FT.
PERCENT OF IMPERVIOUS SURFACE = 12.5% (BASED ON 9350 SQ. FT. TOTAL LOT AREA)

LEGAL DESCRIPTION
SUBDIVISION 3223, 200' N. 100' E. 1/2 SECTION 24, T12N, R12E, S1/4, 2ND PLY. OF J. J. & M. J. AUGHENBAUGH, 1924, 1/4 AC. (MAY BE SUBJECT TO A LATER REVISION OF THE ORIGINAL PLAN)

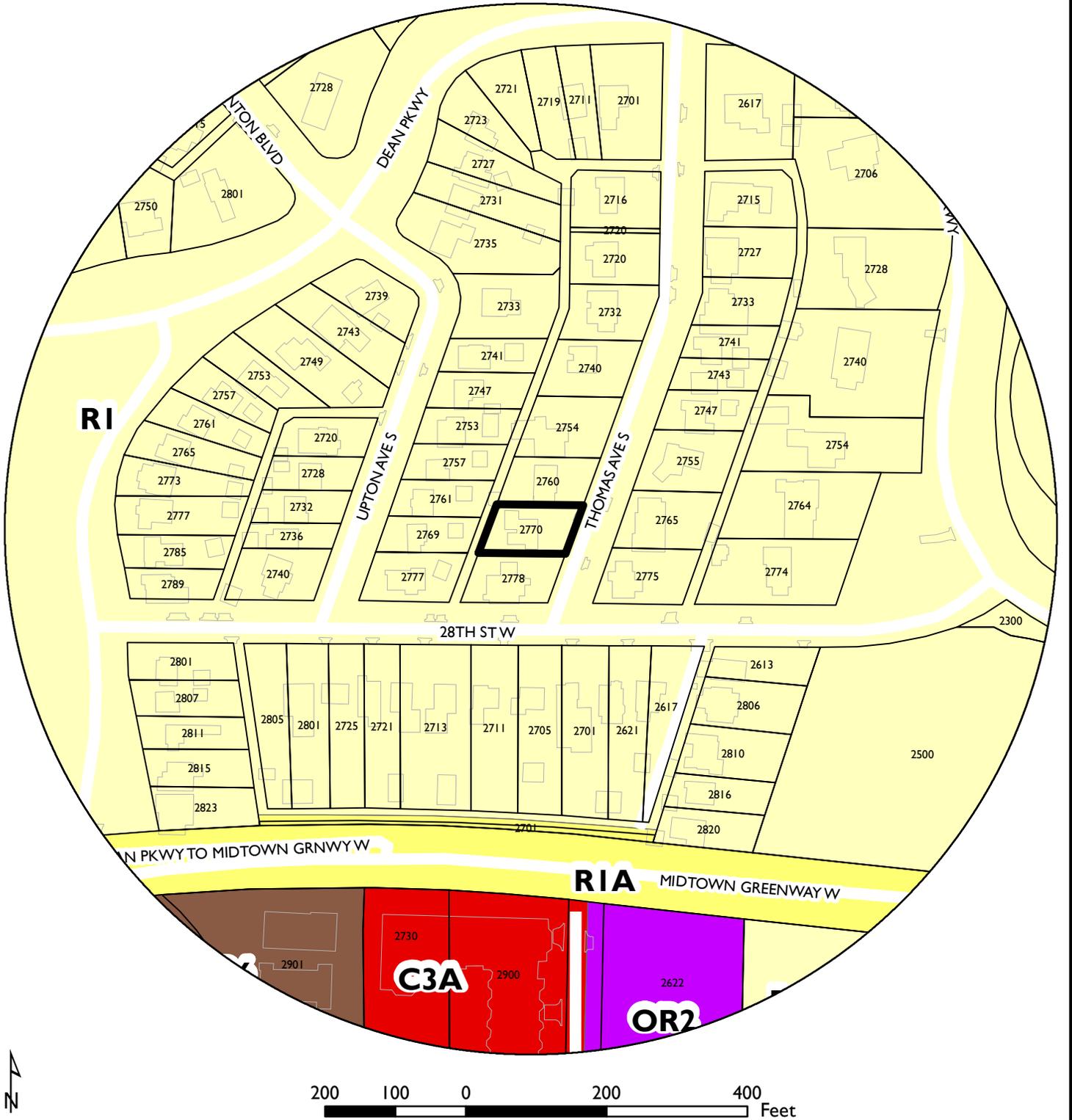
ZONING REQUIREMENTS
ZONE - R-1, SINGLE-FAMILY RESIDENTIAL
MINIMUM LOT AREA - 8,000 SQ. FT.
MINIMUM LOT WIDTH - 30 FEET
MAX. FLOOR AREA RATIO - 0.5 OR 2,500 SQ. FT. OF FLOOR AREA PER LOT
MAXIMUM BUILDING HEIGHT - 2.5 STORIES OR 28 FEET
MINIMUM LOT COVERAGE - 40% OF LOTS WITH IMPERVIOUS SURFACE COVERAGE 50%

LEGEND

- 1/4" = 1' CURB
- 1/8" = 1' DRIVEWAY
- 1/16" = 1' SIDEWALK
- 1/32" = 1' WALKWAY
- 1/64" = 1' PATH
- 1/128" = 1' FENCE
- 1/256" = 1' BOUNDARY
- 1/512" = 1' EASEMENT
- 1/1024" = 1' ENCROACHMENT
- 1/2048" = 1' ENCROACHMENT
- 1/4096" = 1' ENCROACHMENT
- 1/8192" = 1' ENCROACHMENT
- 1/16384" = 1' ENCROACHMENT
- 1/32768" = 1' ENCROACHMENT
- 1/65536" = 1' ENCROACHMENT
- 1/131072" = 1' ENCROACHMENT
- 1/262144" = 1' ENCROACHMENT
- 1/524288" = 1' ENCROACHMENT
- 1/1048576" = 1' ENCROACHMENT
- 1/2097152" = 1' ENCROACHMENT
- 1/4194304" = 1' ENCROACHMENT
- 1/8388608" = 1' ENCROACHMENT
- 1/16777216" = 1' ENCROACHMENT
- 1/33554432" = 1' ENCROACHMENT
- 1/67108864" = 1' ENCROACHMENT
- 1/134217728" = 1' ENCROACHMENT
- 1/268435456" = 1' ENCROACHMENT
- 1/536870912" = 1' ENCROACHMENT
- 1/1073741824" = 1' ENCROACHMENT
- 1/2147483648" = 1' ENCROACHMENT
- 1/4294967296" = 1' ENCROACHMENT
- 1/8589934592" = 1' ENCROACHMENT
- 1/17179869184" = 1' ENCROACHMENT
- 1/34359738368" = 1' ENCROACHMENT
- 1/68719476736" = 1' ENCROACHMENT
- 1/137438953472" = 1' ENCROACHMENT
- 1/274877906944" = 1' ENCROACHMENT
- 1/549755813888" = 1' ENCROACHMENT
- 1/1099511627776" = 1' ENCROACHMENT
- 1/2199023255552" = 1' ENCROACHMENT
- 1/4398046511104" = 1' ENCROACHMENT
- 1/8796093022208" = 1' ENCROACHMENT
- 1/17592186044416" = 1' ENCROACHMENT
- 1/35184372088832" = 1' ENCROACHMENT
- 1/70368744177664" = 1' ENCROACHMENT
- 1/140737488355328" = 1' ENCROACHMENT
- 1/281474976710656" = 1' ENCROACHMENT
- 1/562949953421312" = 1' ENCROACHMENT
- 1/1125899906842624" = 1' ENCROACHMENT
- 1/2251799813685248" = 1' ENCROACHMENT
- 1/4503599627370496" = 1' ENCROACHMENT
- 1/9007199254740992" = 1' ENCROACHMENT
- 1/18014398509481984" = 1' ENCROACHMENT
- 1/36028797018963968" = 1' ENCROACHMENT
- 1/72057594037927936" = 1' ENCROACHMENT
- 1/14411518807585584" = 1' ENCROACHMENT
- 1/28823037615171168" = 1' ENCROACHMENT
- 1/57646075230342336" = 1' ENCROACHMENT
- 1/115292150460684672" = 1' ENCROACHMENT
- 1/230584300921369344" = 1' ENCROACHMENT
- 1/461168601842738688" = 1' ENCROACHMENT
- 1/922337203685477376" = 1' ENCROACHMENT
- 1/1844674407370954752" = 1' ENCROACHMENT
- 1/3689348814741909504" = 1' ENCROACHMENT
- 1/7378697629483819008" = 1' ENCROACHMENT
- 1/14757395258967638016" = 1' ENCROACHMENT
- 1/29514790517935276032" = 1' ENCROACHMENT
- 1/59029581035870552064" = 1' ENCROACHMENT
- 1/118059162071741104128" = 1' ENCROACHMENT
- 1/236118324143482208256" = 1' ENCROACHMENT
- 1/472236648286964416512" = 1' ENCROACHMENT
- 1/944473296573928833024" = 1' ENCROACHMENT
- 1/1888946593147857666048" = 1' ENCROACHMENT
- 1/3777893186295715332096" = 1' ENCROACHMENT
- 1/7555786372591430664192" = 1' ENCROACHMENT
- 1/15111572745182861328384" = 1' ENCROACHMENT
- 1/30223145490365722656768" = 1' ENCROACHMENT
- 1/60446290980731445313536" = 1' ENCROACHMENT
- 1/120892581961462890627072" = 1' ENCROACHMENT
- 1/241785163922925781254144" = 1' ENCROACHMENT
- 1/483570327845851562508288" = 1' ENCROACHMENT
- 1/967140655691703125017176" = 1' ENCROACHMENT
- 1/1934281311383406250354352" = 1' ENCROACHMENT
- 1/3868562622766812507108704" = 1' ENCROACHMENT
- 1/7737125245533625014217408" = 1' ENCROACHMENT
- 1/15474250491067250284438016" = 1' ENCROACHMENT
- 1/30948500982134500568876032" = 1' ENCROACHMENT
- 1/61897001964269001137752064" = 1' ENCROACHMENT
- 1/123794003928538002275504128" = 1' ENCROACHMENT
- 1/247588007857076004551008256" = 1' ENCROACHMENT
- 1/495176015714152009102051312" = 1' ENCROACHMENT
- 1/990352031428304018204102624" = 1' ENCROACHMENT
- 1/198070406285660803640821248" = 1' ENCROACHMENT
- 1/396140812571321607281642496" = 1' ENCROACHMENT
- 1/792281625142643214563284992" = 1' ENCROACHMENT
- 1/158456325028528642912656984" = 1' ENCROACHMENT
- 1/316912650057057285825313968" = 1' ENCROACHMENT
- 1/633825300114114571650627936" = 1' ENCROACHMENT
- 1/1267650600228229143301255872" = 1' ENCROACHMENT
- 1/253530120045645828600251744" = 1' ENCROACHMENT
- 1/507060240091291657200503488" = 1' ENCROACHMENT
- 1/1014120480182583314401006976" = 1' ENCROACHMENT
- 1/2028240960365166628802013952" = 1' ENCROACHMENT
- 1/4056481920730333257604027904" = 1' ENCROACHMENT
- 1/8112963841460666515208055808" = 1' ENCROACHMENT
- 1/16225927682921333030416111616" = 1' ENCROACHMENT
- 1/32451855365842666060832223232" = 1' ENCROACHMENT
- 1/64903710731685332121664446464" = 1' ENCROACHMENT
- 1/12980742146370666424332888928" = 1' ENCROACHMENT
- 1/25961484292741332848665777856" = 1' ENCROACHMENT
- 1/51922968585482665697331555712" = 1' ENCROACHMENT
- 1/10384593717096533139466311142848" = 1' ENCROACHMENT
- 1/20769187434193066278932622285696" = 1' ENCROACHMENT
- 1/415383748683861325578652445713984" = 1' ENCROACHMENT
- 1/830767497367722651157304891427968" = 1' ENCROACHMENT
- 1/166153499473544530231460982855936" = 1' ENCROACHMENT
- 1/3323069989470890604629219657118784" = 1' ENCROACHMENT
- 1/664613997894178120925843931437568" = 1' ENCROACHMENT
- 1/1329227995788356241851687862875136" = 1' ENCROACHMENT
- 1/2658455991576712483703375725750272" = 1' ENCROACHMENT
- 1/5316911983153424967406751451500544" = 1' ENCROACHMENT
- 1/10633823966306849948013502903001088" = 1' ENCROACHMENT
- 1/21267647932613699896027005806002176" = 1' ENCROACHMENT
- 1/42535295865227399792054011612004352" = 1' ENCROACHMENT
- 1/85070591730454799584108023224008704" = 1' ENCROACHMENT
- 1/170141183460909599168216046448017408" = 1' ENCROACHMENT
- 1/34028236692181919833643209289634816" = 1' ENCROACHMENT
- 1/68056473384363839667286418579269632" = 1' ENCROACHMENT
- 1/136112946768727679334572837158539264" = 1' ENCROACHMENT
- 1/272225893537455358669145674317078528" = 1' ENCROACHMENT
- 1/544451787074910717338291348634157056" = 1' ENCROACHMENT
- 1/1088903574149821434676582692668340112" = 1' ENCROACHMENT
- 1/2177807148299642869353165385336680224" = 1' ENCROACHMENT
- 1/4355614296599285738706330770673360448" = 1' ENCROACHMENT
- 1/8711228593198571477401260141346720896" = 1' ENCROACHMENT
- 1/17422457186397143548025202826734417932" = 1' ENCROACHMENT
- 1/34844914372794287096050405653468835864" = 1' ENCROACHMENT
- 1/69689828745588574192010811306937771712" = 1' ENCROACHMENT
- 1/139379657491177143840021622613875543424" = 1' ENCROACHMENT
- 1/278759314982354287680043245227710886848" = 1' ENCROACHMENT
- 1/55751862996470857536008649045542173696" = 1' ENCROACHMENT
- 1/111503725992941715104017298091083471936" = 1' ENCROACHMENT
- 1/2230074519858834302080345961821669543872" = 1' ENCROACHMENT
- 1/446014903971766860416069192364333908768" = 1' ENCROACHMENT
- 1/892029807943533720832138384728667817536" = 1' ENCROACHMENT
- 1/178405961588706744166427676945733754072" = 1' ENCROACHMENT
- 1/356811923177413488332855353891467088144" = 1' ENCROACHMENT
- 1/71362384635482697666570710778283736328" = 1' ENCROACHMENT
- 1/1427247692709653953331414215576746656" = 1' ENCROACHMENT
- 1/2854495385419307906662828431153493312" = 1' ENCROACHMENT
- 1/5708990770838615813325656862306986624" = 1' ENCROACHMENT
- 1/11417981541677231626651312724613933248" = 1' ENCROACHMENT
- 1/22835963083354463253302625449227866496" = 1' ENCROACHMENT
- 1/45671926166708926506605250898455731904" = 1' ENCROACHMENT
- 1/913438523334178530132105017979114627808" = 1' ENCROACHMENT
- 1/182687704666835706026420035998229255616" = 1' ENCROACHMENT
- 1/365375409333671412052840071997

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2770 Thomas Avenue South

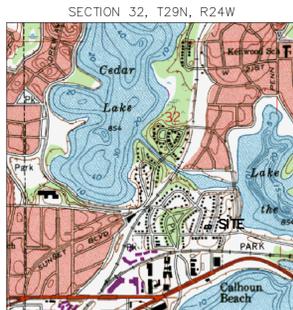
FILE NUMBER

BZZ-7563

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
551-631-0351
FAX 651-631-8805
email: kemper@pro-ns.net
www.kempersurveys.com

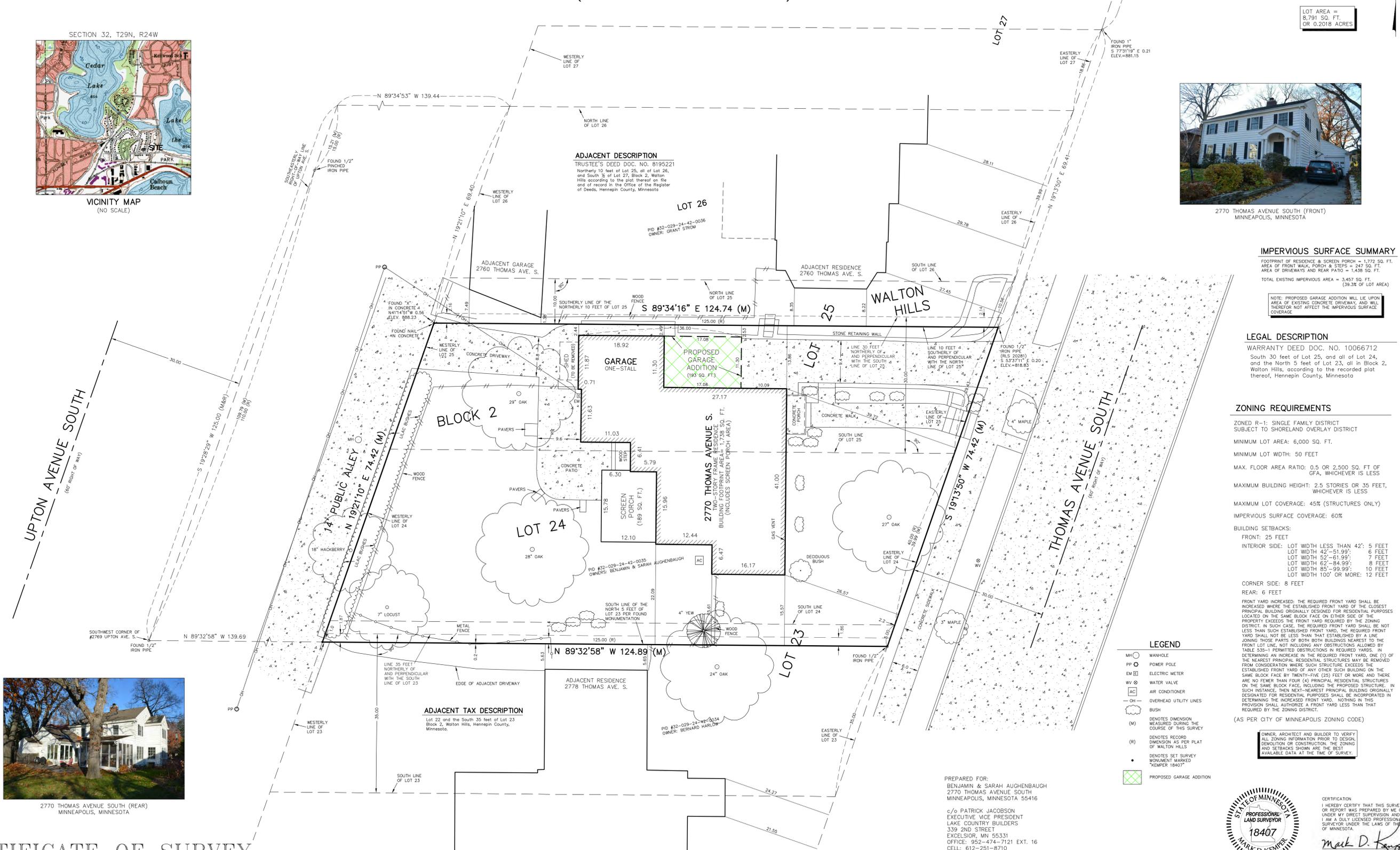
THE AUGHENBAUGH RESIDENCE
2770 THOMAS AVENUE SOUTH
CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA
(PROPOSED GARAGE ADDITION)



VICINITY MAP
(NO SCALE)



2770 THOMAS AVENUE SOUTH (FRONT)
MINNEAPOLIS, MINNESOTA



1 INCH EQUALS 10 FEET
BASIS FOR BEARINGS:
HENNEPIN COUNTY
COORDINATE SYSTEM
(MAD 83, 1996)
BASIS FOR ELEVATION:
NAVD 88
(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
WIS NETWORK)

LOT AREA =
8,791 SQ. FT.
OR 0.2018 ACRES

ADJACENT DESCRIPTION
TRUSTEE'S DEED DOC. NO. 8195221
Northernly 10 feet of Lot 25, all of Lot 26,
and South 1/2 of Lot 27, Block 2, Walton
Hills according to the plat thereof on file
of record in the Office of the Register
of Deeds, Hennepin County, Minnesota

IMPERVIOUS SURFACE SUMMARY
FOOTPRINT OF RESIDENCE & SCREEN PORCH = 1,772 SQ. FT.
AREA OF FRONT WALK, PORCH & STEPS = 247 SQ. FT.
AREA OF DRIVEWAYS AND REAR PATIO = 1,438 SQ. FT.
TOTAL EXISTING IMPERVIOUS AREA = 3,457 SQ. FT.
(39.3% OF LOT AREA)

NOTE: PROPOSED GARAGE ADDITION WILL LIE UPON
AREA OF EXISTING CONCRETE DRIVEWAY, AND WILL
THEREFORE NOT AFFECT THE IMPERVIOUS SURFACE
COVERAGE

LEGAL DESCRIPTION
WARRANTY DEED DOC. NO. 10066712
South 30 feet of Lot 25, and all of Lot 24,
and the North 5 feet of Lot 23, all in Block 2,
Walton Hills, according to the recorded plat
thereof, Hennepin County, Minnesota

ZONING REQUIREMENTS
ZONED R-1: SINGLE FAMILY DISTRICT
SUBJECT TO SHORELAND OVERLAY DISTRICT
MINIMUM LOT AREA: 6,000 SQ. FT.
MINIMUM LOT WIDTH: 50 FEET
MAX. FLOOR AREA RATIO: 0.5 OR 2,500 SQ. FT OF
GFA, WHICHEVER IS LESS
MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 35 FEET,
WHICHEVER IS LESS
MAXIMUM LOT COVERAGE: 45% (STRUCTURES ONLY)
IMPERVIOUS SURFACE COVERAGE: 60%
BUILDING SETBACKS:
FRONT: 25 FEET
INTERIOR SIDE: LOT WIDTH LESS THAN 42': 5 FEET
LOT WIDTH 42'-51.99': 6 FEET
LOT WIDTH 52'-51.99': 7 FEET
LOT WIDTH 62'-84.99': 8 FEET
LOT WIDTH 85'-99.99': 10 FEET
LOT WIDTH 100' OR MORE: 12 FEET
CORNER SIDE: 8 FEET
REAR: 6 FEET
FRONT YARD INCREASED: THE REQUIRED FRONT YARD SHALL BE
INCREASED WHERE THE ESTABLISHED FRONT YARD OF THE CLOSEST
PRINCIPAL BUILDING ORIGINALLY DESIGNED FOR RESIDENTIAL PURPOSES
LOCATED ON THE SAME BLOCK FACE ON EITHER SIDE OF THE
PROPERTY EXCEEDS THE FRONT YARD REQUIRED BY THE ZONING
DISTRICT. IN SUCH CASE, THE REQUIRED FRONT YARD SHALL BE NOT
LESS THAN SUCH ESTABLISHED FRONT YARD. THE REQUIRED FRONT
YARD SHALL NOT BE LESS THAN THAT ESTABLISHED BY A LINE
JOINING THOSE PARTS OF BOTH BUILDINGS NEAREST TO THE
FRONT LOT LINE, NOT INCLUDING ANY OBSTRUCTIONS ALLOWED BY
TABLE 55-1 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS. IN
DETERMINING AN INCREASE IN THE REQUIRED FRONT YARD, ONE (1) OF
THE NEAREST PRINCIPAL RESIDENTIAL STRUCTURES MAY BE REMOVED
FROM CONSIDERATION WHERE SUCH STRUCTURE EXCEEDS THE
ESTABLISHED FRONT YARD OF ANY OTHER SUCH BUILDING ON THE
SAME BLOCK FACE BY TWENTY-FIVE (25) FEET OR MORE AND THERE
ARE NO FEWER THAN FOUR (4) PRINCIPAL RESIDENTIAL STRUCTURES
ON THE SAME BLOCK FACE INCLUDING THE PROPOSED STRUCTURE. IN
SUCH INSTANCE, THEN NEXT-NEAREST PRINCIPAL BUILDING ORIGINALLY
DESIGNED FOR RESIDENTIAL PURPOSES SHALL BE INCORPORATED IN
DETERMINING THE INCREASED FRONT YARD. HOWEVER, THIS
PROVISION SHALL AUTHORIZE A FRONT YARD LESS THAN THAT
REQUIRED BY THE ZONING DISTRICT.
(AS PER CITY OF MINNEAPOLIS ZONING CODE)

- LEGEND**
- MH ○ MANHOLE
 - PP ○ POWER POLE
 - EM □ ELECTRIC METER
 - WV ⊗ WATER VALVE
 - AC □ AIR CONDITIONER
 - OH — OVERHEAD UTILITY LINES
 - B — BUSH
 - (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - (R) DENOTES RECORD DIMENSION AS PER PLAN OF WALTON HILLS
 - DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"
 - ▨ PROPOSED GARAGE ADDITION

OWNER, ARCHITECT AND BUILDER TO VERIFY
ALL ZONING INFORMATION PRIOR TO DESIGN,
DEMOLITION OR CONSTRUCTION. THE ZONING
AND SETBACKS SHOWN ARE THE BEST
AVAILABLE DATA AT THE TIME OF SURVEY.



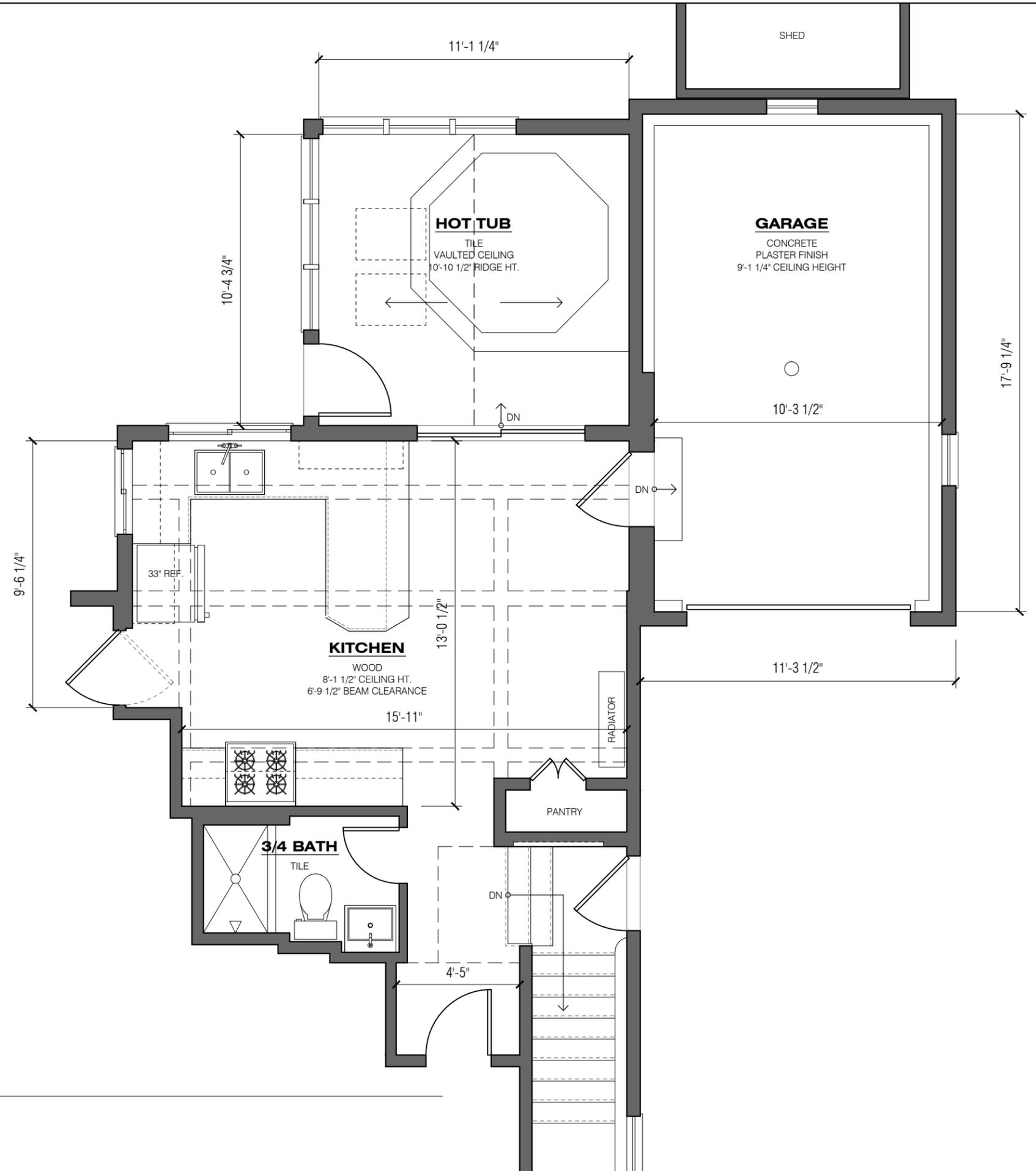
2770 THOMAS AVENUE SOUTH (REAR)
MINNEAPOLIS, MINNESOTA

PREPARED FOR:
BENJAMIN & SARAH AUGHENBAUGH
2770 THOMAS AVENUE SOUTH
MINNEAPOLIS, MINNESOTA 55416
c/o PATRICK JACOBSON
EXECUTIVE VICE PRESIDENT
LAKE COUNTRY BUILDERS
339 2ND STREET
EXCELSIOR, MN 55331
OFFICE: 952-474-7121 EXT. 16
CELL: 612-251-8710



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN,
OR REPORT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT
I AM A DULY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE
OF MINNESOTA.
Mark D. Kemper
MARK D. KEMPER, PLS 18407
DATED THIS 4TH DAY OF FEBRUARY, 2016

CERTIFICATE OF SURVEY



1 PLAN - MAIN FLOOR
AB1.1 1/4" = 1'-0"

AUGHENBAUGH RESIDENCE
2770 THOMAS AVENUE SOUTH MINNEAPOLIS, MN 55416

ISSUE DATE

12.7.15

AB2.0

AS BUILT
ELEVATION



1 AS BUILT ELEVATION - FRONT
AB2.0 1/4" = 1'-0"

AUGHENBAUGH RESIDENCE
2770 THOMAS AVENUE SOUTH MINNEAPOLIS, MN 55416

ISSUE DATE

12.7.15

AB2.1

AS BUILT
ELEVATION



1 AS BUILT ELEVATION - SIDE
AB2.1 1/4" = 1'-0"

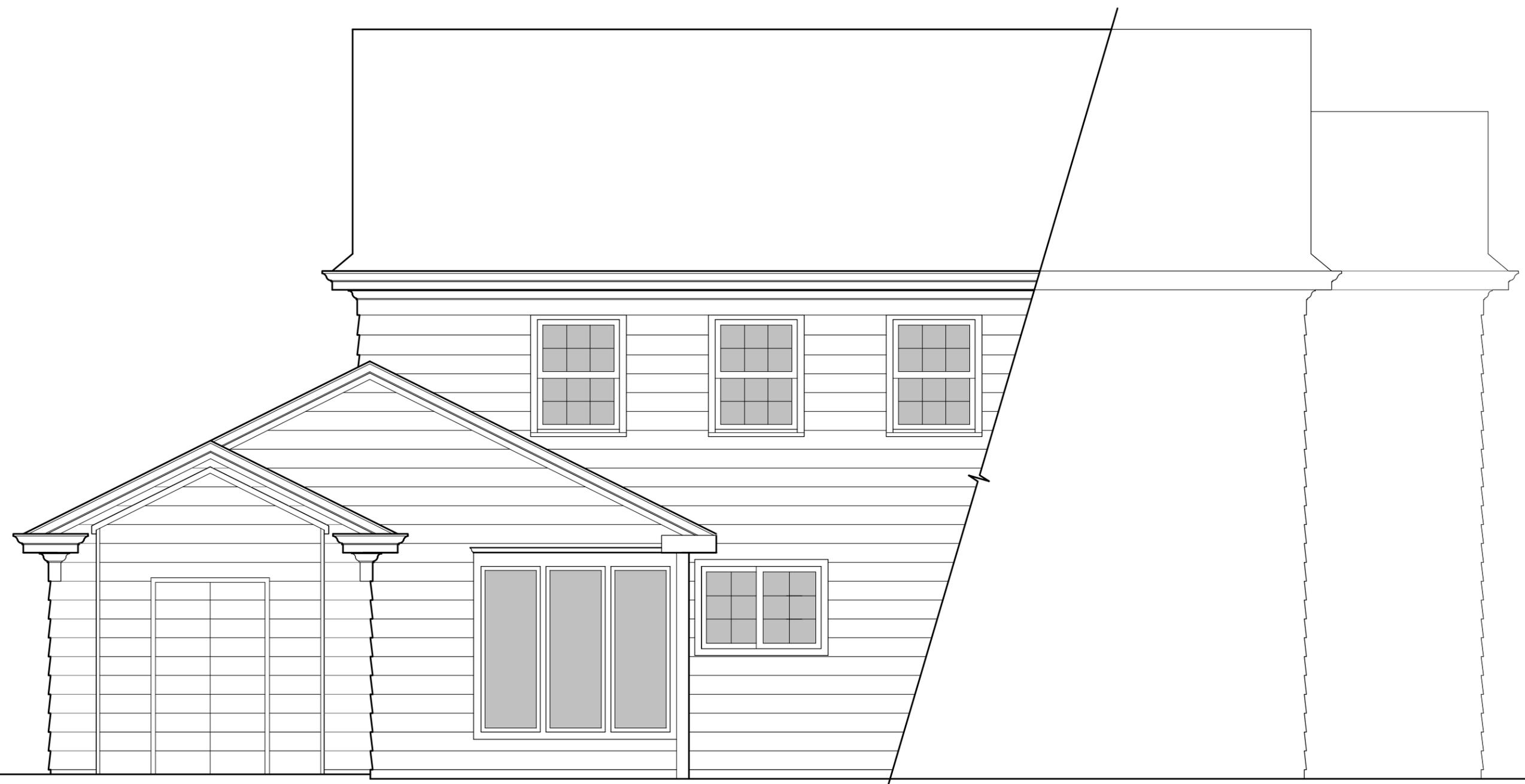
AUGHENBAUGH RESIDENCE
2770 THOMAS AVENUE SOUTH MINNEAPOLIS, MN 55416

ISSUE DATE

12.7.15

AB2.2

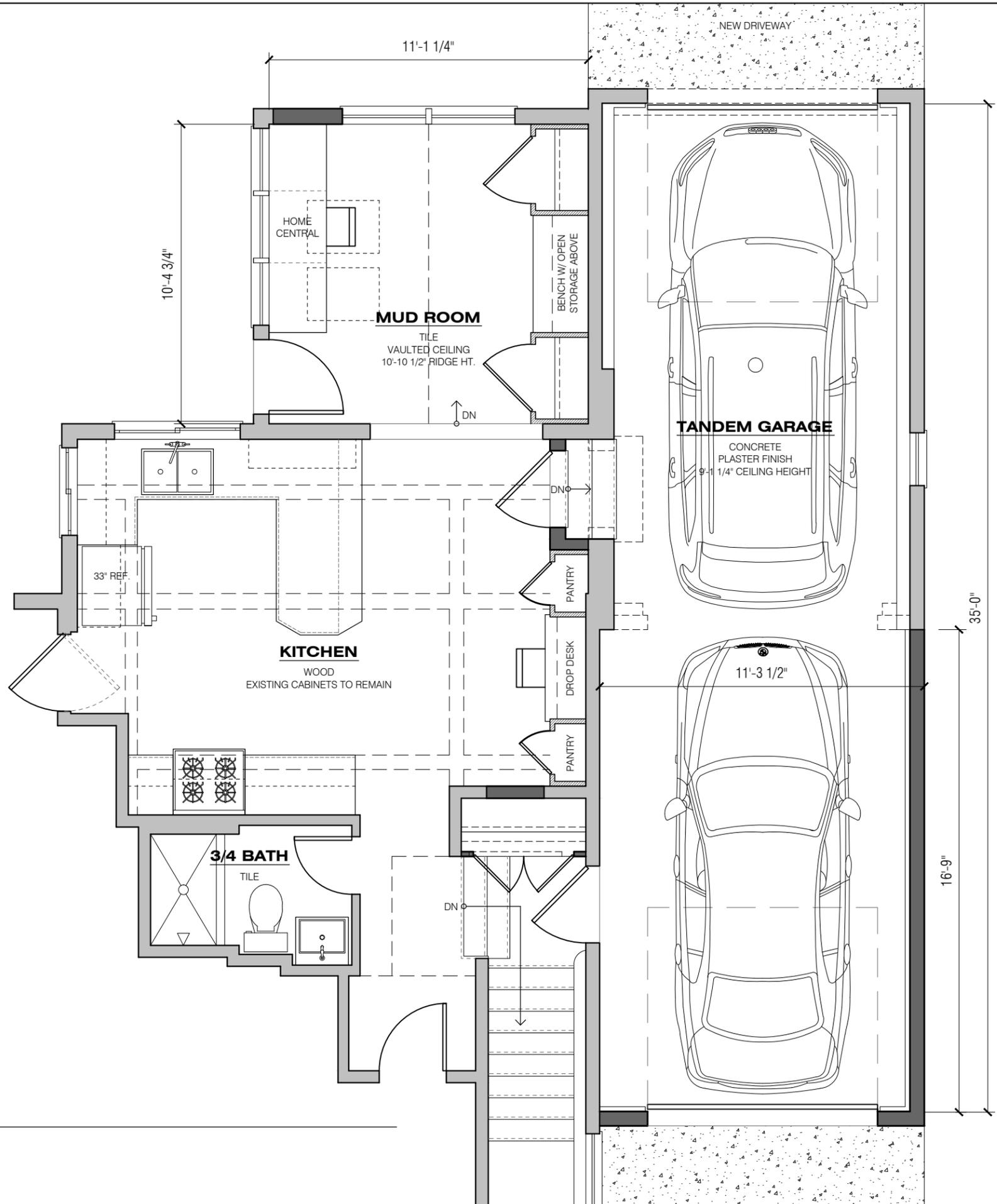
AS BUILT
ELEVATION



1 AS BUILT ELEVATION - REAR
AB2.2 1/4" = 1'-0"

DRAWING KEY:

NEW STUD WALL	
EXISTING STUD WALL	
EXISTING DEMO WALL	



1 PLAN - MAIN FLOOR
 A1.1 1/4" = 1'-0"



AUGHENBAUGH RESIDENCE
 2770 THOMAS AVENUE SOUTH MINNEAPOLIS, MN 55416

ISSUE DATE
2.4.16

A1.1
 PLAN
 MAIN FLOOR

AUGHENBAUGH RESIDENCE
2770 THOMAS AVENUE SOUTH MINNEAPOLIS, MN 55416

ISSUE DATE

12.7.15

A2.0

ELEVATION



1 ELEVATION - FRONT
A2.0 1/4" = 1'-0"



1 ELEVATION - SIDE
A2.1 1/4" = 1'-0"

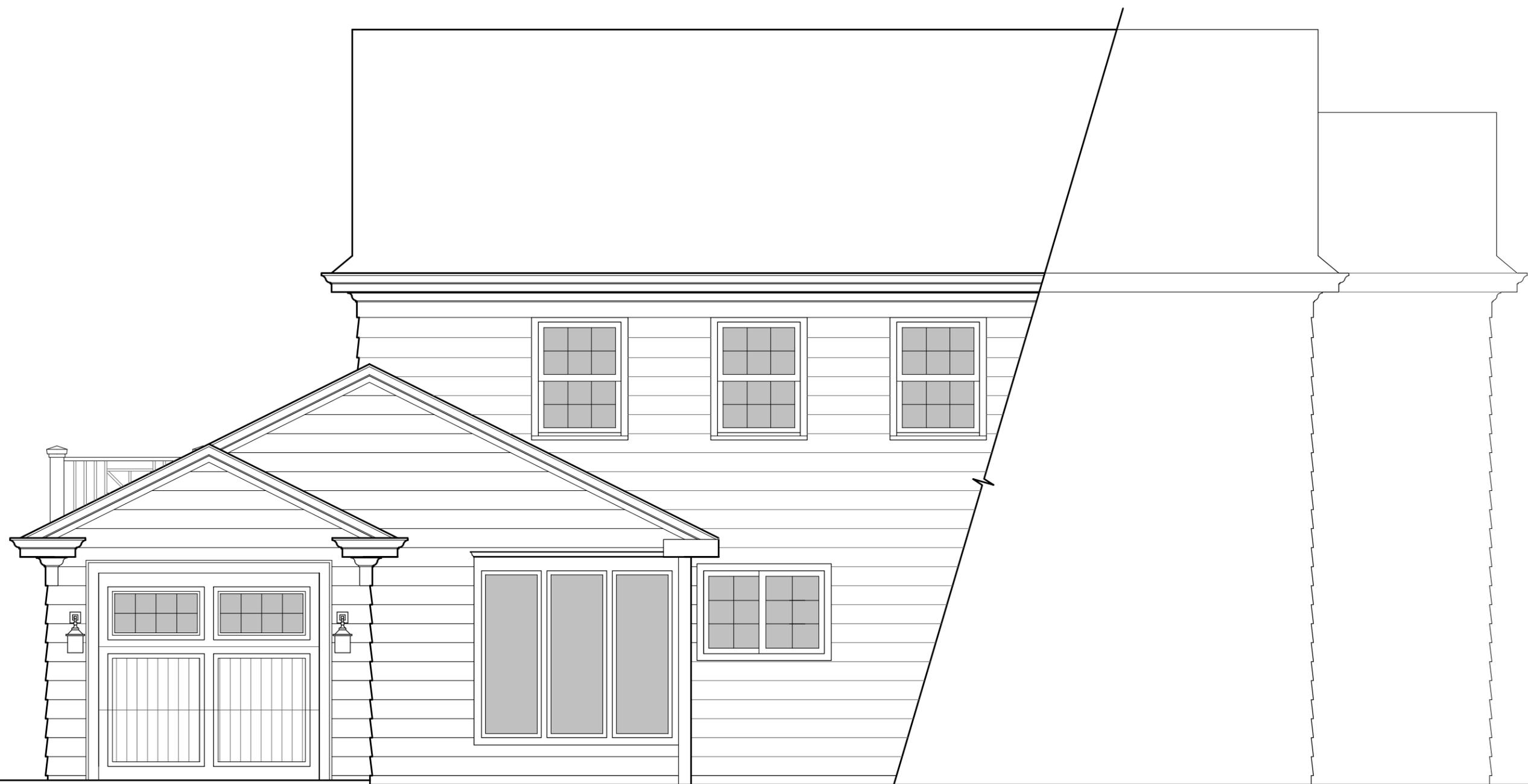
AUGHENBAUGH RESIDENCE
2770 THOMAS AVENUE SOUTH MINNEAPOLIS, MN 55416

ISSUE DATE

12.7.15

A2.2

ELEVATION



1 ELEVATION - REAR
A2.2 1/4" = 1'-0"









2770















STANLEY
EQUIPMENT



2770

STANLEY
Facility Solutions





2733





WATCH FOR CHILDREN
10 M.P.H.

2777

KWK



2720

Widmeier, Janelle A.

From: Leo Raudys <lraudys@yahoo.com>
Sent: Saturday, February 20, 2016 1:49 PM
To: Widmeier, Janelle A.
Subject: Variance request - 2770 Thomas Avenue South

Hello Ms. Widmeier. We received a notice of a public hearing for a variance request on behalf of Ben and Sarah Aughenbaugh for their home at 2770 Thomas Avenue South. We are unable to attend the public hearing but wanted to inform you that we support their request for the variance.

Thank you,
Leon and Liana Raudys
2701 West 28th Street

Widmeier, Janelle A.

From: Ernst Ibs <ibsernst@aol.com>
Sent: Tuesday, February 23, 2016 4:16 PM
To: Widmeier, Janelle A.
Subject: Re: Variance request on Thomas Ave

No the address is correct, but the owner did not ask for a variance at the time the garage was rebuilt according to the setback requirements for an attached garage, which I believe was 3 feet, instead of 1 foot for a detached garage.

Ernst Ibs

-----Original Message-----

From: Widmeier, Janelle A. <Janelle.Widmeier@minneapolismn.gov>
To: Ernst Ibs <ibsernst@aol.com>
Sent: Tue, Feb 23, 2016 3:53 pm
Subject: RE: Variance request on Thomas Ave

Thank you for your comments. They will be added to the public record and forwarded to the Zoning Board of Adjustment. I looked for the 2728 Upton Ave S project records that you referred to, but didn't find anything. Was it possibly a different address?

Janelle Widmeier
Senior City Planner

City of Minneapolis – Community Planning and Economic Development
250 4th Street South – Room 300
Minneapolis, MN 55415

Office: 612-673-3156
janelle.widmeier@minneapolismn.gov
www.minneapolismn.gov/cped

From: Ernst Ibs [<mailto:ibsernst@aol.com>]
Sent: Tuesday, February 23, 2016 1:49 PM
To: Janelle.Widmeier@Minneapolismn.gov.
Subject: Variance request on Thomas Ave

I live at 2736 Upton Ave. So. and it appears the Thomas situation is quite similar to 2728 Upton Ave So, which was also rebuilt just a few years ago. To be consistent this variance should not be granted as the Thomas property is 70 feet wide and denial does not seem to pose a hardship with plenty of room in the back yard..

Ernst Ibs