



**LAND USE APPLICATION SUMMARY**

*Property Location:* 3141 Dean Court  
*Project Name:* Calhoun-Isles Condominium Association Fence  
*Prepared By:* Andrew Frenz, City Planner, (612) 673-3790  
*Applicant:* Carolyn Wendell, First Service Residential  
*Project Contact:* Carolyn Wendell  
*Request:* To construct a privacy fence adjacent to 29<sup>th</sup> Street West.  
*Required Applications:*

<b>Variance</b>	To increase the height of a solid privacy fence in a front yard adjacent to 29 <sup>th</sup> Street West from 3 feet to 6 feet, 8 inches.
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**SITE DATA**

<b>Existing Zoning</b>	R5 Multiple-Family District RIA Single-Family District (covers only on a small portion of the site—approximately the far east 170 feet) SH Shoreland Overlay District (covers a very small portion of the far east corner of the site and a larger portion of the northwest corner of the site)
<b>Lot Area</b>	245,565 square feet / 5.64 acres
<b>Ward(s)</b>	7
<b>Neighborhood(s)</b>	Cedar-Isles-Dean Neighborhood Association
<b>Designated Future Land Use</b>	Urban Neighborhood
<b>Land Use Features</b>	Not applicable.
<b>Small Area Plan(s)</b>	Midtown Greenway Land Use and Development Plan

<b>Date Application Deemed Complete</b>	July 5, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	September 3, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**BACKGROUND**

**SITE DESCRIPTION AND PRESENT USE.** The subject property is 245,565 square feet in area. The existing use is a planned unit development with townhomes and a multiple-family dwelling. The PUD was approved in 1980. The site has frontage on 29<sup>th</sup> Street West and Dean Parkway.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD.** The surrounding uses include the Midtown Greenway, low to high-density residential uses, commercial uses, a railroad corridor and parkland.

**PROJECT DESCRIPTION.** A fence has been constructed along the north edge of 3141 Dean Court adjacent to 29<sup>th</sup> Street West. The fence extends approximately 300 feet in length, extending along the south side of 29<sup>th</sup> Street and along the property line shared with 2816 Xerxes Avenue South. The fence is a solid privacy fence that measures six feet, eight inches in height at the top of the tallest fence post. The majority of the fence measures six feet in height.

The Metropolitan Council recently completed work on the subject property and in the 29<sup>th</sup> Street right-of-way to replace a sanitary sewer force main. As part of the sewer project, 29<sup>th</sup> Street was reconstructed and an area of dense vegetation along the south side of 29<sup>th</sup> Street was removed. A concrete retaining wall and open fence located along the north side of the property were also removed and replaced with a block retaining wall as part of this project.

A front yard is required along 29<sup>th</sup> Street. In the required front yard, the maximum allowed height of a solid fence is three feet. The fence that has been constructed is up to 6 feet, 8 inches tall at its highest point. A variance is required to increase the maximum height of a fence. While a portion of the subject property falls within the boundaries of the SH Overlay District, the fence is not located in the overlay district.

**RELATED APPROVALS.**

Planning Case #	Application	Description	Action
BZZ-6903	Variance	Variance to increase the maximum height of an open, decorative, ornamental fence in a front yard adjacent to 29 <sup>th</sup> Street West from 4 feet to 7.5 feet.	Approved 1/8/2015

**PUBLIC COMMENTS.** As of the writing of this report, no correspondence from the neighborhood group has been received. Any additional correspondence received prior to the public meeting will be forwarded on 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 fence in a front yard adjacent to 29<sup>th</sup> Street West from 3 feet to 6 feet, 8 inches 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. A front yard is required along 29<sup>th</sup> Street West. A solid 6 foot, 8 inch fence has been constructed in the required front yard. The purpose of the fence is to allow privacy for the townhomes whose rear yards are adjacent to 29<sup>th</sup> Street. The maximum allowed height for a solid fence in the required front yard is 3 feet. The tallest post on the fence measures 6 feet, 8 inches in height, while the majority of the fence measures 6 feet in height.

While the frontage along 29<sup>th</sup> Street West is considered a front yard, due to the unique circumstances of the site it functions more like a corner side yard or a side yard adjacent to an alley than a front yard. There is not a public sidewalk on the south side of 29<sup>th</sup> Street, which is a very narrow one-way street of only one block in length, connecting Xerxes Avenue South with Dean Parkway. No buildings have principal entrances facing 29<sup>th</sup> Street, and the subject property is the only property with a required front yard along the street. The primary facades of the buildings located across 29<sup>th</sup> Street face Xerxes Avenue South or Dean Parkway; none face 29<sup>th</sup> Street. None of the buildings on the site face the public street; the townhomes instead face Dean Court, a private street located on the property. The townhomes are oriented with back yards and patios facing 29<sup>th</sup> Street. Prior to recent construction and grading in the area, these townhomes were separated from 29<sup>th</sup> Street by a strip of very dense vegetation, as well as a concrete retaining wall topped by an open fence.

In 2012-2014, a sewer line running through the subject property was replaced by the Metropolitan Council. As part of this project, 29<sup>th</sup> Street was reconstructed, and the vast majority of the vegetation along the property line was removed and the portion of the retaining wall located along 29<sup>th</sup> Street was replaced. The characteristics of the layout of the site, 29<sup>th</sup> Street, and vegetation removal as part of the sewer replacement project are unique to the site and 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.*

The property owner is proposing to use the property in a reasonable manner. The property is located in the R5 Multiple-Family District and is developed as a PUD consisting of several residential buildings. The use of the property would not change as part of this project.

Fence regulations are established to promote the public health, safety and welfare, encourage an aesthetic environment and allow for privacy while maintaining access to light and air. A solid 6 foot, 8 inch fence has been constructed in the required front yard. The purpose of the fence is to allow privacy for the townhomes whose rear yards are adjacent to 29<sup>th</sup> Street. The 29<sup>th</sup> Street right-of-way is similar to an alley due to its narrow width and lack of a sidewalk on its south side. For these

reasons, the fence does not look like it is in a required front yard. However, the combined height of the fence on top of the approximately 4 foot retaining wall does create some sense of a wall-like feeling that has a negative aesthetic impact on 29<sup>th</sup> Street.

Recognizing the privacy that was lost when the dense vegetation was removed from the area as well as the visual impact of the fence on 29<sup>th</sup> Street, staff has worked with the applicant to develop a landscape plan to mitigate the appearance of the fence. As part of their work, the Metropolitan Council has installed a variety of shrubs and hostas between 29<sup>th</sup> Street and the retaining wall. Staff is recommending as a condition of approval that the applicant continue to maintain the plantings installed by the Metropolitan Council and also install ornamental grasses with a mature height of at least 4 feet between the retaining wall and the fence, spaced not more than 3 feet. The granting of the request would also not have any effect on surrounding properties' access to light and air. The request is reasonable and would be in keeping with the spirit and intent of 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 subject to the proposed conditions of approval would not affect the character of the area or be injurious to the use or enjoyment of other property in the vicinity. The intent of the fence is to preserve privacy for the townhomes whose rear yards are adjacent to 29<sup>th</sup> Street. The 29<sup>th</sup> Street right-of-way is similar to an alley due to its narrow width and lack of a sidewalk adjacent to the subject property. The proposed plantings would appropriately mitigate the visual impact of the fence on 29<sup>th</sup> Street and the fence would not look like it is in a required front yard and would not create a fortress-like feel. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the public or those utilizing the property.

**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 located between Lake Calhoun and Cedar Lake. The area where the fence has been constructed is located outside of the overlay district. Erosion control, grading and landscaping plans were developed as part of the larger sewer replacement and street reconstruction project, which has already been completed.

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

The area between Lake Calhoun and Cedar Lake includes the Midtown Greenway, a low to high-density mix of uses, and park land. The proposed fence will not be located in the overlay district and will not be visible from the protected waters due to the existing development of the area, topography and natural vegetation.

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 Carolyn Wendell for the property located at 3141 Dean Court:

**A. Variance to increase the maximum height of a fence in a front yard.**

Recommended motion: **Approve** the application for a variance to increase the maximum height of a fence in a front yard adjacent to 29<sup>th</sup> Street West from 3 feet to 6 feet, 8 inches, subject to the following conditions:

1. The applicant shall maintain the existing vegetation located between the retaining wall and the curb and shall install ornamental grasses with a mature height of not less than four (4) feet, spaced every three (3) feet in front of the portion of the fence adjacent to 29<sup>th</sup> Street West.
2. Approval of the final landscape plans by the Department of Community Planning and Economic Development.
3. All site improvements shall be completed by July 28, 2017, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

## ATTACHMENTS

1. Zoning map
2. Written description and findings submitted by applicant
3. Site plan
4. Photos
5. Correspondence





**FirstService**  
RESIDENTIAL

June 30, 2016

Minneapolis Zoning Board of Adjustment  
250 South Fourth Street, Room 300  
Minneapolis, 55415

Dear Board of Adjustment:

RE: Calhoun Isles Condominium Association (CICA) North Property Line (29<sup>th</sup> Street) fence variance request

The Calhoun-Isles Condominium Association wishes to submit this application for a variance to exceed the fence height requirements allowed by the Minneapolis Code of Ordinances. The fence project and related tree removal and new plantings was completed in 2015 and neither CICA nor its contractors were aware of any city ordinance limiting the height of the fence. CICA is therefore requesting a variance to allow the fence to remain in place.

The North property line reaches to the southern curb of 29<sup>th</sup> Street and the ground rises steeply within two feet of the curb to the ground level of a row of townhomes. When first constructed in 1982, a concrete block retaining wall was built on top of which was a wooden fence. Over time, volunteer vegetation had pierced through the retaining wall and the fence was rotten and was in need of serious attention. The front gardens of the town homes are narrow and come within a few feet of the fence at certain points and privacy from passing traffic and overlook from nearby apartment buildings was a big concern to the residents.

The project undertaken was to remove several large volunteer trees which were overhanging the townhome roofs and destabilizing the retaining wall, remove buckthorn, take down the rotten fence and clear out vegetation from the retaining wall and construct a new fence which would provide privacy to the residents.

In choosing the new fence, attention was paid to height, privacy, and durability of material. The style chosen was Bufftech Certa Stucco, which is 6'4" in height including the post caps. The material requires zero maintenance thus providing a long term aesthetic appearance to both the residents of the townhomes and it neighbors.

As the Association Manager for Calhoun-Isles Condominium Association, I am submitting this application on behalf of the Association, per the included authorization letter from the President of the Calhoun Isles Association's Board of Directors. I am available for additional questions at (952) 277-2794 or via e-mail at [carolyn.wendell@fsresidential.com](mailto:carolyn.wendell@fsresidential.com).

Yours truly,



Carolyn Wendell, AMS  
Association Manager  
FirstService Residential Minnesota, Inc.

CC: Carol Shorrock (CICA)  
Lori Quinlivan (CICA)

FirstService Residential Minnesota, Inc.  
1801 American Boulevard East | Suite 21 | Bloomington, MN 55425  
Tel 952.277.2700 | Fax 952.277.2739

[www.fsresidential.com](http://www.fsresidential.com)

**Calhoun Isles Condominium Association Request for Variance  
Specific Application Requirements Addressing the Required Findings for a Variance**

- (1) Practical difficulties exist in complying with the ordinance as follows:
  - The main entrance to the property is a private street (Dean Court) and the front of the townhomes face Dean Court. The back of the townhomes face 29<sup>th</sup> street, which is a public street so, although the 29<sup>th</sup> Street side would be considered the front yard, it is used as a back yard for the owners of the townhomes that face 29<sup>th</sup> Street. There has never been a need for nor has there been access to the public street from the back yards of the townhomes.
  - Due to several repairs in the area (sewer line reroute on 29<sup>th</sup> Street, change in sanitary lift station at the entrance to the property), several mature trees and other vegetation was removed by the Met Council, leaving no provision for privacy.
  
- (2) The property owner(s) propose to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance:
  - There will be no change in the use of the property. It is currently zoned for medium density residential and will continue to be used as such.
  
- (3) The proposed variance will not alter the essential character of the locality.
  - As mentioned in (1), the property abutting 29<sup>th</sup> Street functions as a back yard for townhome residents. There are no other properties that border that street and no sidewalk. 29<sup>th</sup> Street is just a block long and is not a through street so it basically functions as an alley. There was always a fence at that location and the new fence will not be out of character with the locale.



July 13, 2016

Minneapolis Zoning Board of Adjustment  
250 South Fourth Street, Room 300  
Minneapolis, 55415

Dear Andrew Frenz:

RE: Calhoun Isles Condominium Association (CICA) North Property Line (29<sup>th</sup> Street) fence variance additional request regarding plantings

See below in response to the following e-mail.

Andrew Frenz' e-mail:

*I presented your application to the other planners at staff meetings yesterday afternoon and this morning. The consensus was that we should recommend that some form of taller vegetation be installed between the fence and 29<sup>th</sup> Street as a condition of approval, in an effort to minimize the visual impact of the fence and retaining wall on the street and adjacent properties. Obviously, the intense vegetation that previously provided screening and privacy for these properties isn't coming back in the near future, but vegetation should be planted that can over time help break up the appearance of the solid fence and retaining wall from the street. Some of the suggestions that were brought up included arborvitae or dwarf trees, spaced 25' or less. Before writing our recommendation, I wanted to reach out to you to see what types of taller landscaping you or the association might prefer or find least objectionable.*

Carolyn Wendell's response on behalf of CICA:

I met with Landscape Committee members Lori Quinlivan and Carol Shorrock along with the owner of Village Green Landscapes, the Association's grounds maintenance company on Friday, July 8. I also had a telephone consultation with the Association's arborist at Rainbow Tree Care who does our tree maintenance program.

Attached are:

1. Photo of current fence from 29<sup>th</sup> Street and dimensions of planting areas
2. Photo of Carl Foerster grasses currently located on CICA property
3. Mock-up of Carl Foerster grasses along fence line

Our proposal and rationale:

PROPOSAL:

- We propose to plant 50 Carl Foerster grasses (one per 3' along the 150' length of fencing bordering 29<sup>th</sup> Street).

RATIONALE:

- Carl Foerster grasses are low-maintenance, hardy grasses that would have an immediate positive impact on breaking up the light-colored, solid fence line. At planting, they are about 30" tall and grow to about 4' tall. Photo 2 shows a 4' tall grass that is currently growing at the property. As you can see, they grow to be very full so, even at 3' apart, they would grow out to shield the fence. Per our grounds contractor, the 12" space between the retaining wall and the fence is adequate for these grasses to grow successfully.
- The area between the curb and the retaining wall is approximately 6 feet. Currently, there are hostas and shrubs growing in this area that were planted by the Met Council as part of their sanitary sewer lift station project at our property where numerous landscaping elements were removed. Their directive was to maintain these plantings through the 2016 season.
- Neither our landscape contractor nor our arborist recommend planting trees in place of the hostas that are currently located between the curb and the retaining wall. They are both worried about the longevity of any trees for the following reasons:
  - With a 4' retaining wall and a 6' fence, any trees would have to (at least eventually) grow to about 8' in order to have any impact on shielding the wall. Any tree of that height would need about a 6' area for their root structure which is the maximum of that area.
  - The survival rate for trees in that area is low due to the following:
    - 1) The salt content from snow removal efforts on the street is very destructive to the trees
    - 2) There is no irrigation to the area and no way to add it to our system
    - 3) The street is a "wind tunnel" area so any trees are susceptible to winter burn
    - 4) Any trees planted in this area would have to be burlap-wrapped in the winter in order to have a chance of survival so any impact of breaking up the appearance of the fence would be negligible for half to three-fourths of the year

Please let us know what the Committee decides and whether you have further questions. I am available at (952) 277-2794 or via e-mail at [carolyn.wendell@fsresidential.com](mailto:carolyn.wendell@fsresidential.com).

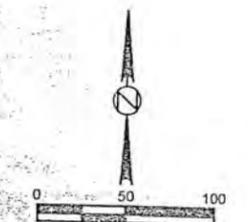
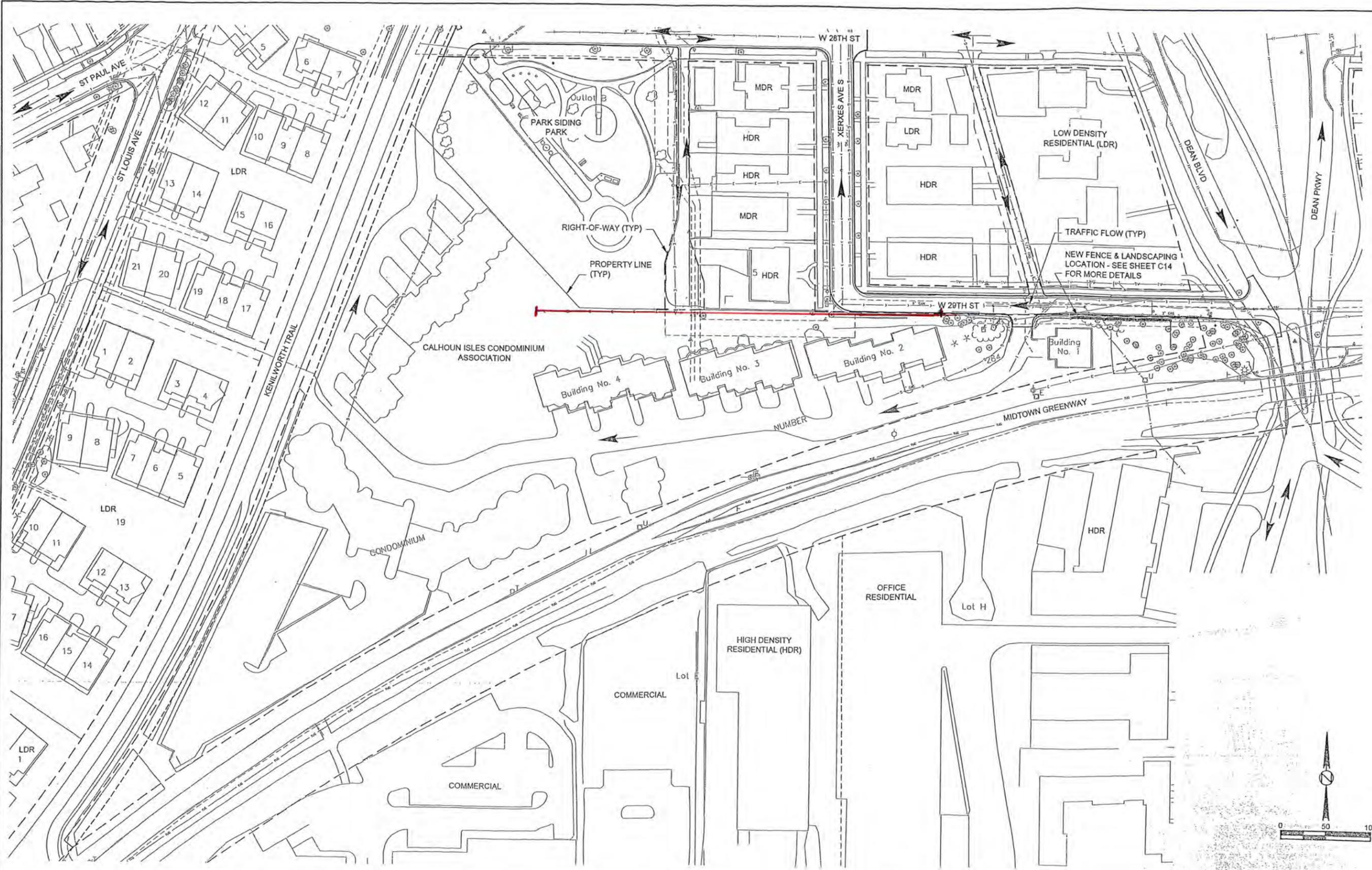
Yours truly,



Carolyn Wendell, AMS  
Association Manager  
FirstService Residential Minnesota, Inc.

CC: Carol Shorrock (CICA)  
Lori Quinlivan (CICA)

PLOTTED: 11/19/13 10:21 AM  
 MODIFIED: 11/20/14 11:25 AM



NO	DATE	BY	REVISIONS	NO	DATE	BY	REVISIONS
	7/15/13	WFL	ISSUED FOR APPLICATION				

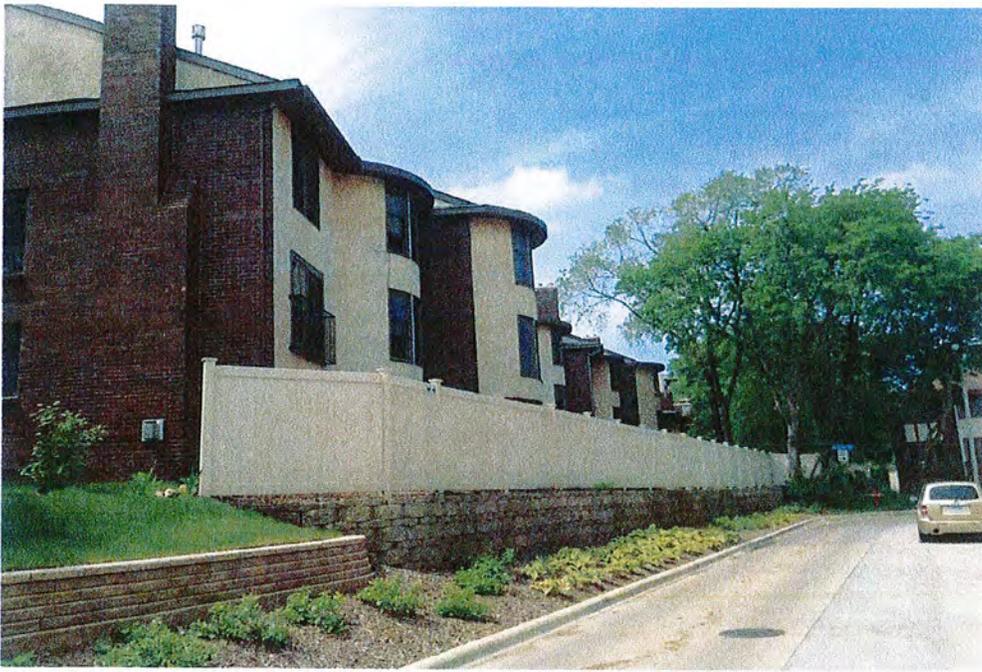
DESIGNED WFL	CHECKED BFM	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. SIGNATURE: <i>William F. Lueck</i> TYPED OR PRINTED NAME: WILLIAM F. LUECK DATE: 7/15/13 REG NO: 40125
DRAWN DRK	APPROVED WFL	
DATE 7/15/13	CONSULTANT NO	

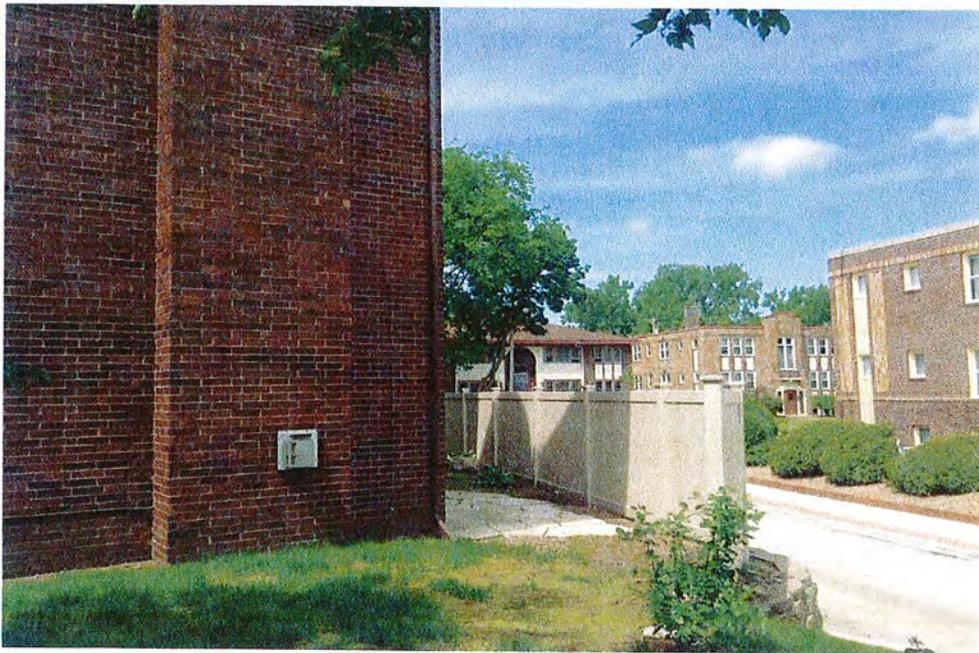
**CDM Smith**  
 7650 Cornell Blvd, Suite 300  
 Woodbury, MN 55125  
 Tel: (951) 252-3800

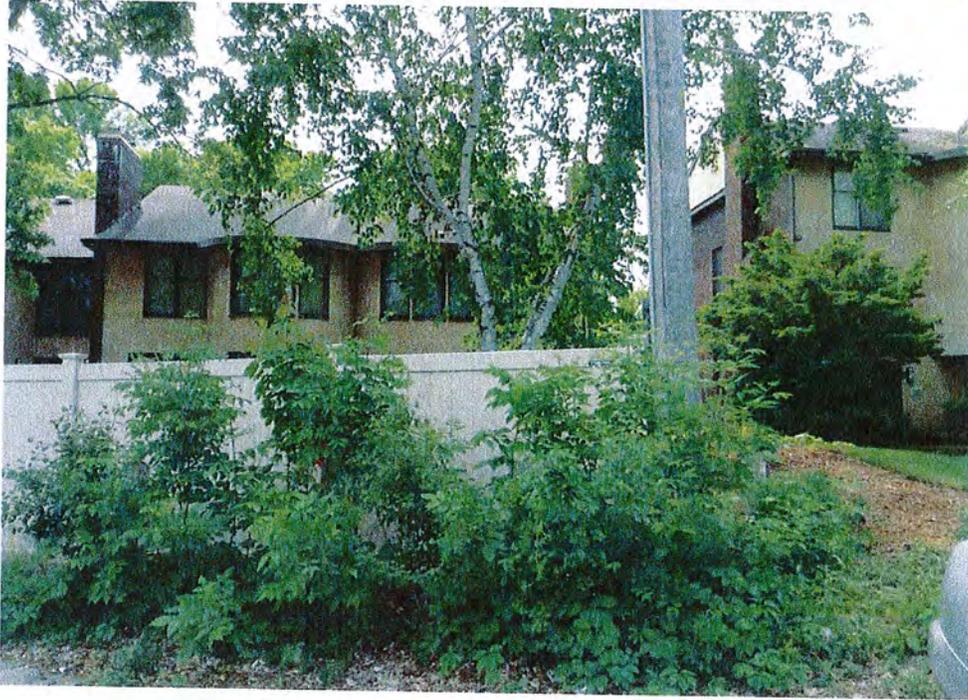
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CONSULTING ENGR REP	DATE	CONTRACT	XXXXXX
MCS CONSTRUCTION DEPT REP	DATE	FILE NAME	4134XFIG01
MCS ENGR DEPT REP	DATE	MINNEAPOLIS	MINNESOTA

CALHOUN ISLES CONDOMINIUM ASSOCIATION  
 PARK RESTORATION  
 SITE PLAN  
 FENCE PERMIT VARIANCE APPLICATION  
 MINNEAPOLIS MINNESOTA

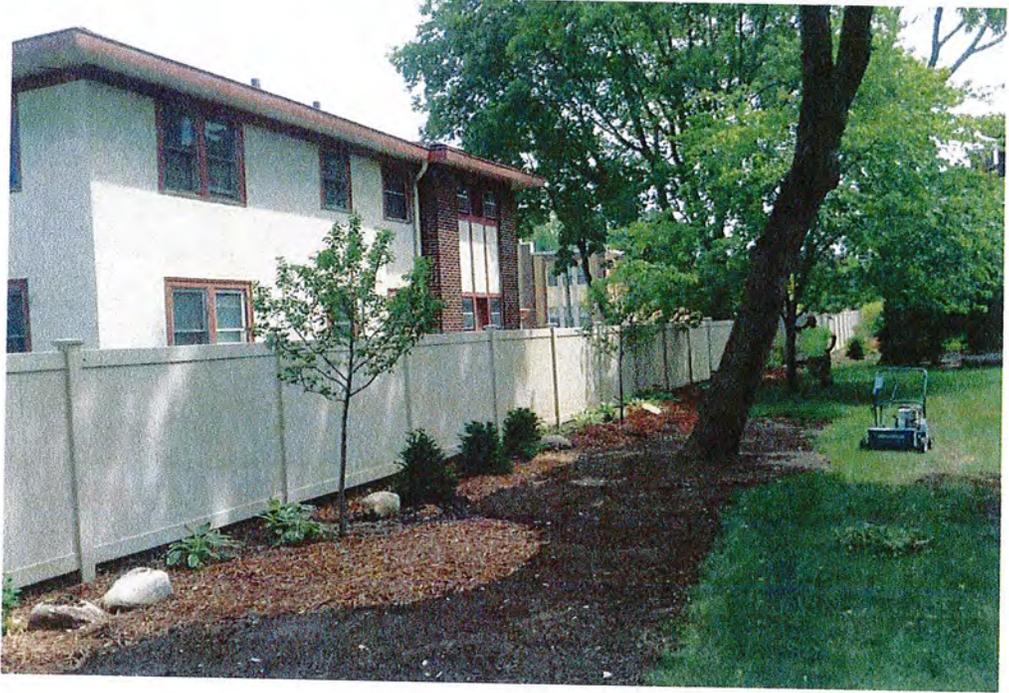
**FIG 1**  
 1 of 1





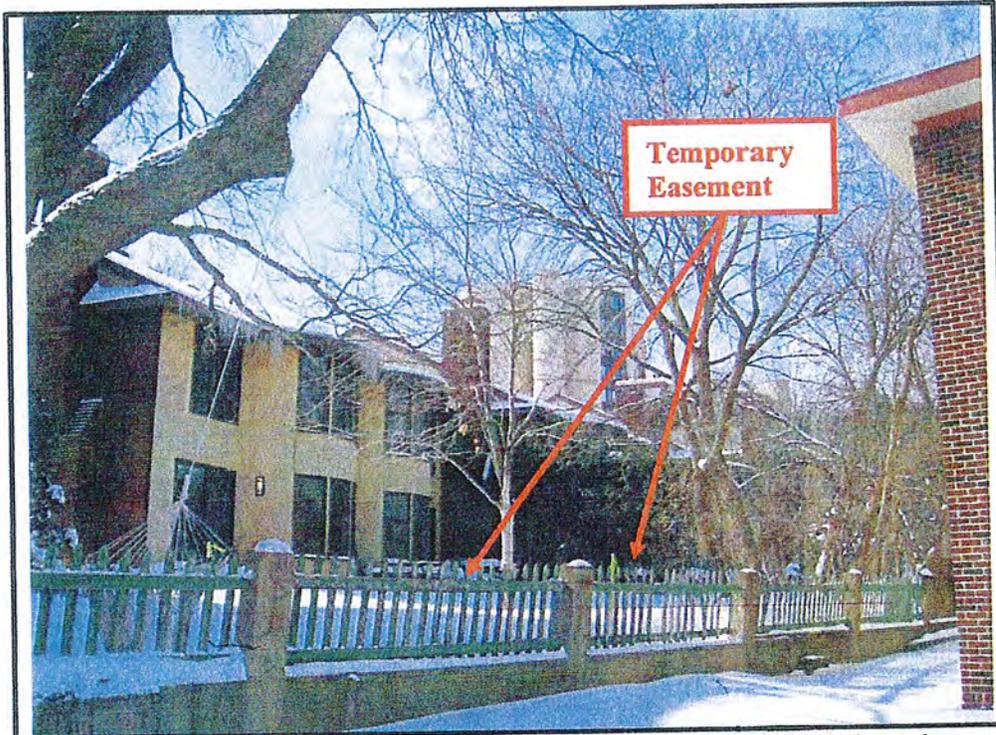




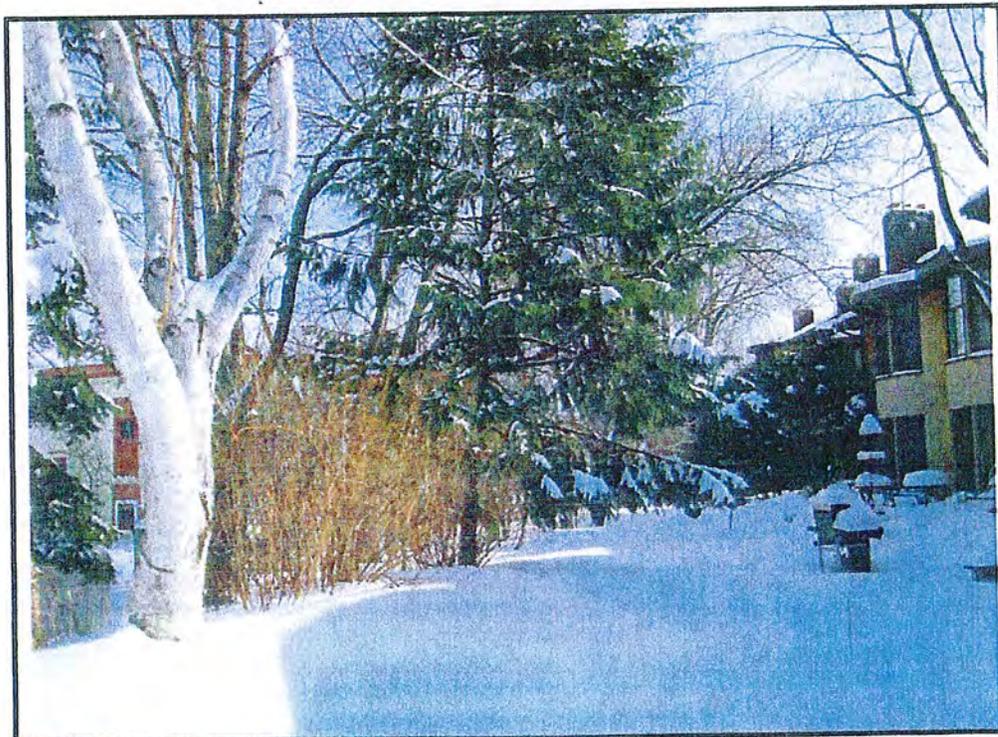


***SUBJECT PHOTOGRAPHS***

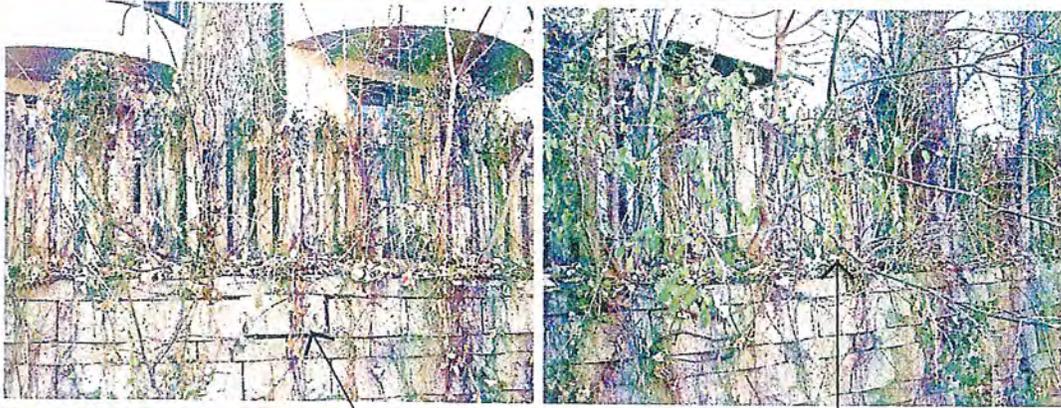
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View looking southwest along the northern border of the subject property along the temporary easement area (Contract 13B).



View looking east along the northern border of the subject property along the temporary easement area (Contract 13B).



XERXES AVE. SC

DISPLACED WALL BLOCKS CAN CAUSE STRUCTURAL PINS WITHIN THE WALL TO SEPARATE.

BUCKTHORN, ASH AND OTHER WEED SPECIES ARE DESTRUCTIVE HERE, ARE UNSIGHTLY AND INHIBIT PROPER MAINTENANCE OF WALL AND FENCE.

DISPLACED BY TREE THIS CAN CAUSE THE WALL TO FAIL. SEE PHOTOS.

CLEAR DEBRIS, WEEDS AND TREE SPROUTS FROM WALL.

COTTONWOOD ON TOP OF THIS WALL IS A HAZARD TO WALL, BUILDING & OCCUPANTS.

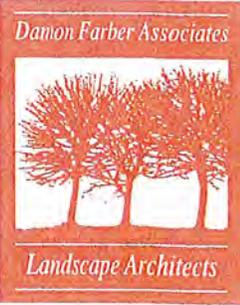
**WALL MAINTENANCE**

DEEP SHADE PREVENTS HEALTHY TURF CULTURE. CONSIDER ALTERNATIVES.

INSTALL A TRADITIONAL, SHADY PLANT SPECIES ALONG DEAN COURT.

**MID-TOWN GREENWAY BERM**

- RESIDENTS WANT TO REPLACE SOME ARBORVITAE AND/OR SUPPLEMENT WITH ADDITIONAL SPECIES.
- INVESTIGATE C.I.'s ABILITY TO PLANT ON GREENWAY PROPERTY.



Damon Farber Associates  
923 Nicollet Mall  
Minneapolis, Minnesota 55402  
phone 612.332.7522  
fax 612.332.0936  
www.damonfarber.com

*Sheet Title*

SITE IMPROVEMENTS FOR:

**CALHOUN ISLES ASSOCIATION**

Minneapolis, Minnesota

*Certification*

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name Damon Farber  
Registration # 12538

Signature \_\_\_\_\_ Date \_\_\_\_\_

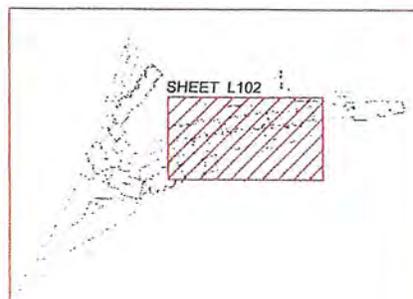
*Authorization*

DEA Project # \_\_\_\_\_  
Drawn/Checked 06-198  
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Date N T S  
Revision: 11-22-2006

**EXISTING ISSUES & CONDITIONS**

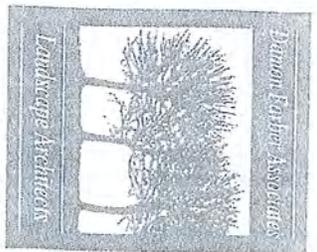
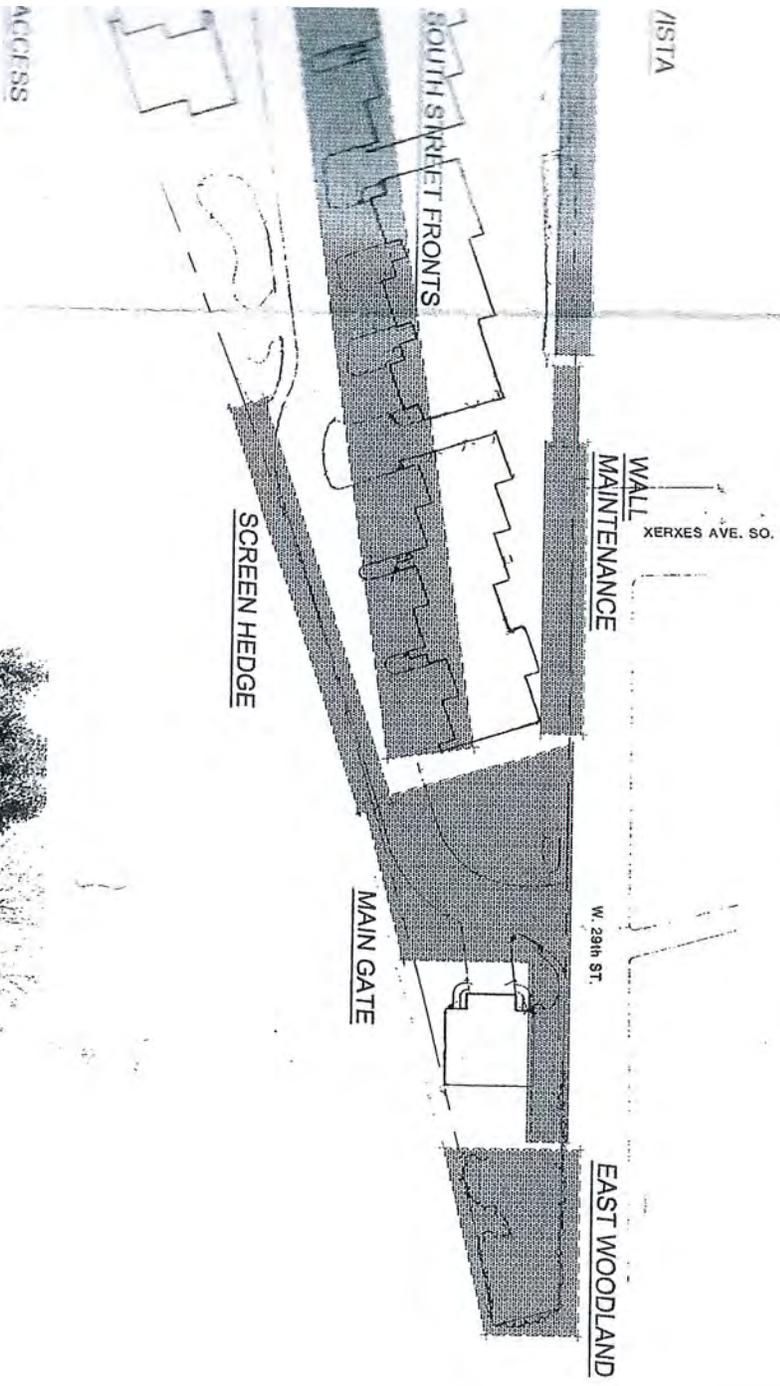
Sheet #

**T.102**



**OVERALL ACTIONS OR STUDIES REQUESTED BY LANDSCAPE COMMITTEE MEMBERS**

1. DEVELOP A STRATEGY TO IMPROVE SOILS ON THE SITE.
2. DEVELOP A PALETTE OF TREES AND SHRUBS COMPATIBLE WITH THOSE CURRENTLY GROWING AT CALHOUN ISLES.
2. DEVELOP A LIST OF ACTIONS THAT CAN BE PRIORITIZED FOR SPECIFIC SITE IMPROVEMENTS.



Damon Farber Associates  
 923 Nicollet Mall  
 Minneapolis, Minnesota 55402  
 phone 612.332.2522  
 fax 612.332.0936  
 www.damonfarber.com

Sheet #11  
 SITE IMPROVEMENTS  
 FOR:  
**CALHOUN ISLES ASSOCIATION**  
 Minneapolis, Minnesota

**Certification**  
 I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect of the State of Minnesota.

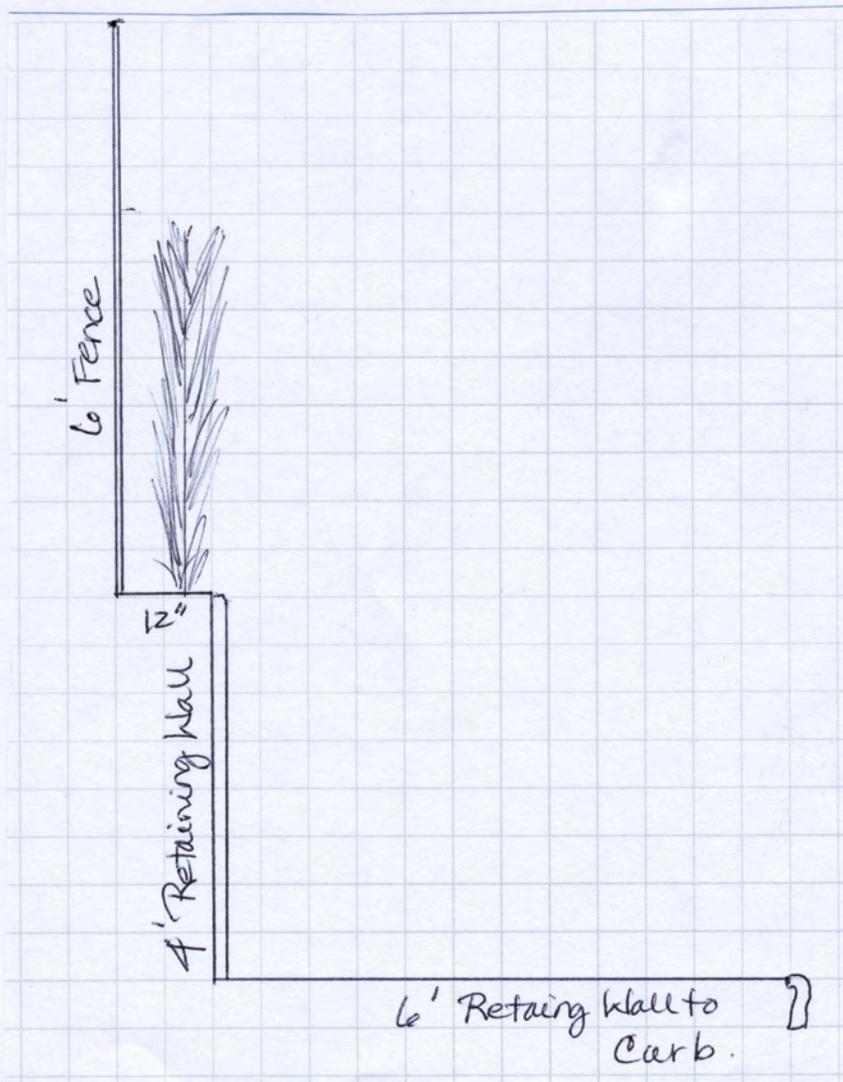
Name: Damon Farber  
 Registration #: 12538

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Authorization: \_\_\_\_\_  
 DPA Project #: \_\_\_\_\_  
 Drawn/Checked: \_\_\_\_\_  
 Scale: 1/4" = 1'-0"  
 Date: 5/1/05

Street view of fence:



Dimensions (side view):









**FirstService**  
RESIDENTIAL

June 30, 2016

Attn: Council Member Lisa Goodman  
350 South 5<sup>th</sup> Street, Room 307  
Minneapolis, MN 55415

Dear Council Member Goodman:

RE: Calhoun-Isles Condominium Association Variance Request

This letter is to notify you of an application for variance by the Calhoun-Isles Condominium Association located at 3141 Dean Court. The attached letter from me on behalf of the Association provides a description of the project and the variance approval being sought. I am the contact for the Association and can be reached at (952) 277-2794 or [carolyn.wendell@fsresidential.com](mailto:carolyn.wendell@fsresidential.com).

Yours very truly,

FirstService Residential Minnesota, Inc.

Carolyn Wendell, CMCA, AMS

cc: Carol Shorrock (CICA)  
Lori Quinlivan (CICA)

FirstService Residential Minnesota, Inc.  
1801 American Boulevard East | Suite 21 | Bloomington, MN 55425  
Tel 952.277.2700 | Fax 952.277.2739

[www.fsresidential.com](http://www.fsresidential.com)



**FirstService**  
RESIDENTIAL

June 30, 2016

Attn: Monica Smith  
Cedar-Isles Dean Neighborhood Association  
Box 16270  
U.S. Post Office-Elmwood Branch  
St. Louis Park, MN 55416

Dear Ms. Smith:

RE: Calhoun-Isles Condominium Association Variance Request

This letter is to notify you of an application for variance by the Calhoun-Isles Condominium Association located at 3141 Dean Court. The attached letter from me on behalf of the Association provides a description of the project and the variance approval being sought. I am the contact for the Association and can be reached at (952) 277-2794 or [carolyn.wendell@fsresidential.com](mailto:carolyn.wendell@fsresidential.com).

Yours very truly,

FirstService Residential Minnesota, Inc.

Carolyn Wendell, CMCA, AMS

cc: Carol Shorrock (CICA)  
Lori Quinlivan (CICA)