



REPORT/RECOMMENDATION

To: MAYOR AND COUNCIL	Agenda Item <u>Item No.VI.B</u>
From: Cary Teague, Community Development Director	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Discussion <input type="checkbox"/> Information
Date: September 4, 2012	
Subject: Conditional Use Permit, Paul and Kristen Commers, 4710 Golf Terrace, Allow First Floor Elevation of More than One-Foot Above the Existing First Floor Elevation, Resolution No. 2012-109	

ACTION REQUESTED:

The City Council is asked to approve the attached Resolution No. 2012-109.

Planning Commission recommendation: On August 22, 2012, the Planning Commission recommended denial of a Conditional Use Permit to build a new home at 4710 Golf Terrace based on the applicant's failure to justify conditions #2 and #4 of Section 850.11. Subd.3. of the Zoning Ordinance. Vote: 4 Ayes and 2 Nays. The recommendation is due to the applicant submitting incomplete information regarding setting a minimum basement elevation based on ground water intrusion, and on the need for the applicant to demonstrate the impact of the proposed first floor height in relation to neighboring properties.

The applicant has since submitted a supplemental engineering report which sets a recommended basement elevation of 895, based on existing water table conditions (which the applicant is proposing) and an elevation rendering of the front of the proposed home in context with adjacent homes to establish the scale of the project relative to the neighborhood.

Staff Recommendation: Staff recommends that the City Council approve the Conditional Use Permit for a new home at 4710 Golf Terrace. The Conditional Use Permit allows the new home to have a first floor elevation of 905.8 feet which is 3.2 feet above the first floor elevation of the existing home, and 2.2 feet above first floor height allowed by ordinance.

INFORMATION/BACKGROUND:

A Conditional Use Permit is requested by owners Paul and Kristin Commers to allow the first floor elevation of their new home to be 3.2 feet higher than the existing first floor of the home to be replaced, (2.2 feet higher than allowed by ordinance), due to ground water issues, at 4710 Golf Terrace. The first floor of the existing/previous home was at 902.6 feet. The new first floor is proposed to be at 905.8 feet. The maximum allowed increase without a Conditional Use Permit is 903.6 feet. Because of ground water issues, the basement of the new home must be elevated to a minimum recommended height of 895 feet. The new first floor height will be at 905.8, with the basement providing 9-foot ceiling heights. A basement with a 9-foot ceiling is considered reasonable within the City. The inability to go down lower to accomplish a 9-foot ceiling height in the basement, the desire to raise the low floor elevation and an upgrade of building materials from previous building practice will result in the new home being 3.2 feet above the first floor elevation of the existing home and 2.2 feet above the allowable limit per ordinance. The proposed new home is two-stories with an attached three car garage. There are a mixture of housing styles and periods of construction throughout the neighborhood. There are ramblers to full two story homes nearby. The applicant's builder has indicated that home has been designed with mass and scale to minimize any impact the new home may have on the adjacent homes.

ATTACHMENTS:

Resolution 2012-109

Cover letter from the applicant's builder

Supplemental Engineer's report from Geo Engineering Consultants Inc

Elevation rendering of the proposed home and adjacent homes

Minutes of the August, 22, 2012, Planning Commission Meeting.

Staff report

Survey and building plans for the new home

Preliminary engineering report



RESOLUTION NO. 2012-109
APPROVING A CONDITIONAL USE PERMIT
AT 4710 GOLF TERRACE FOR PAUL AND KRISTEN COMMERS

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 The applicant is requesting a Conditional Use Permit to tear down and construct a new home at 4710 Golf Terrace. A Conditional Use Permit is requested to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. Specifically the applicant would like to raise the first floor elevation 3.2 feet above the existing first floor elevation.
- 1.02 The property is legally described as follows:
- Lot 1, Block 2, Golf Terrace Heights, Hennepin County, Minn.
- 1.03 On August 22, 2012, the Planning Commission recommended denial of the conditional use permit. Vote: 4 Ayes and 2 Nays. Denial was based on the applicant's failure to meet conditions #2 and #4 of Section 850.11. Subd. 3 of the Zoning Ordinance.
- 1.04 On August 27, 2012, the applicant submitted a Geotechnical report for Geo Engineering Consultants Inc. that recommends a low floor elevation of 895 to minimize the potential for a wet basement, consistent with the applicant's proposal.
- 1.05 On August 27, 2012, the applicant submitted an elevation rendering of the proposed home and the adjacent homes demonstrating the proposed home is not out of scale or character in the neighborhood.

Section 2. FINDINGS

- 2.01 Approval is based on the following findings:
1. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance Section 850.11. Subd. 3.
 2. The proposal meets all applicable Zoning Ordinance requirements.
 3. The homes in the area have a variety of height, mass and scale.
 4. The proposed new home is in character with this neighborhood.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Conditional Use Permit to allow construction of a new home at 4710 Golf Terrace, subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
 - Plans and elevations date stamped July 25 and August 27, 2012.
 - Survey date stamped July 25, 2012.
2. Submit a copy of the Minnehaha Creek Watershed District permit. The City may require revisions to the approved plans to meet the district's requirements.
3. Final grading and drainage plans are subject to review and approval of the city engineer prior to issuance of a building permit. Drainage patterns may not be directed to adjacent properties.

Adopted by the city council of the City of Edina, Minnesota, on September 4, 2012.

ATTEST: _____
Debra A. Mangan, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of September 4, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2012.

City Clerk

**MINUTES
CITY OF EDINA, MINNESOTA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
AUGUST 22, 2012
7:00 P.M.**

I. CALL TO ORDER

Chair Grabiell called the meeting to order at 7:00 PM

II. ROLL CALL

Answering the roll call were Commissioners

Absent from the roll: Fischer

III. APPROVAL OF MEETING AGENDA

Meeting Agenda was approved as submitted.

IV. APPROVAL OF CONSENT AGENDA

V. COMMUNITY COMMENT

None

VI. PUBLIC HEARINGS

C. Conditional Use Permit, Paul and Kristen Commers, 4710 Golf Terrace, Edina, MN

Planner Presentation

Planner Aaker informed the Commission the property owners Paul and Kristin Commers are requesting a Conditional Use Permit to construct a new home at 4710 Golf Terrace. The Conditional Use Permit is being requested to allow the first floor elevation of the new home to exceed the first floor elevation of the previous home by more than one foot. Specifically the applicant would like to raise the first floor elevation 3.2 feet above the first floor elevation of the previous home that had occupied the site. The first floor of the previous home was at 902.6 feet. The new first floor is proposed to be at 905.8 feet. The maximum allowed increase without a Conditional Use Permit is 903.6 feet, The new first floor is proposed to be 2.2 feet over the one foot allowed by city code in order to reasonably protect the lower level of the new dwelling from ground water intrusion. The attached

Report of Geotechnical Exploration dated July 24, 2012, from Geo Engineering Consultants, Inc., regarding ground water levels indicates ground water at a level of 897.7 feet with a recommended lowest floor elevation of at least 894.0 to 895.0 feet,

Planner Aaker concluded that staff recommends that the City Council approve the Conditional Use Permit for a new home at 4710 Golf Terrace. The Conditional Use Permit allows the new home to have a first floor elevation of 905.8 feet which is 3.2 feet above the first floor elevation of the existing home and 2.2 feet above first floor height allowed by ordinance based on the following findings:

1. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance.
2. The proposal meets all applicable Zoning Ordinance requirements.
3. The proposed new home is in character with this neighborhood.

and subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
 - Survey date stamped July 25, 2012
 - Building plans and elevations date stamped July 25, 2012.
2. Submit a copy of the Minnehaha Creek District permit. The City may require revisions to the approved plans to meet the district's requirements.
3. Final grading and drainage plans are subject to review and approval of the city engineer prior to issuance of a building permit. Drainage patterns may not be directed to adjacent properties.

Appearing for the Applicant

Scott Busyn, Great Neighborhood Homes, and Paul Commers, property owner.

Discussion/Comments

Commissioner Staunton asked Planner Aaker for clarification on what the actual building height of the proposed house would be when completed if the Conditional Use Permit were approved. Aaker explained that the plans indicate that the building height is 31-feet; however, one has to take into account what that final height would be after the elevation is raised. Aaker said the final height would probably be 33 -34 plus feet range.

Applicant Presentation

Scott Busyn introduced Mr. Commers property owner.

Scott Busyn addressed the Commission and told them a neighborhood meeting was held

with the neighbors indicating their support for the project. Busyn pointed out the Commers worked carefully on the design of their house paying close attention to details. Busyn reported that the proposed house will be attractive on all sides; not only the front façade and also preserves the neighbors view of the golf course. Concluding, Busyn said every effort was made to minimize the height of the proposed house, adding the height of the house is highest in the center and levels out.

Commissioner Platteter questioned why the elevation at 895 was chosen and not 894. Mr. Busyn responded that as a builder there is a liability concern so one wants to make sure the home is out of the water table as much as possible. Continuing, Busyn pointed out FHA requires the lowest floor elevation to be 4-feet above the water table. Busyn reported in the present home the sump pump runs continually, pointing out a pond is directly behind the subject property and of course, Lake Harvey is across the street. Water is an issue on this lot. Busyn also noted that when doing the soil testing it was found that the lot is peat and new construction will require pilings.

Commissioner Platteter said he has a concern with drainage; especially to the west. Mr. Busyn responded that the drainage in the rear will drain to the existing pond to the south and the west water run-off will be directed into a swale. Busyn pointed out the size of the lot is adequate, adding it is hoped that the majority of the water run off would percolate on the lot depositing additional run-off into the swale. Concluding, Busyn said typically drainage issues are handled through the building permit review process and if any issues are brought up they are resolved during this process prior to the issuance of a building permit.

The discussion ensued on the proposed basement ceiling height at 9-feet and how that relates to the water table and the higher first floor elevation.

Commissioners asked Mr. Busyn to clarify the reasoning behind the proposed 9-foot basement ceiling height.

Mr. Busyn responded that previously he lived in a home with a ceiling height of 7-feet, adding in the current market that ceiling height is too low, pointing out some people can actually touch the ceiling with their hands at that height. Continuing, Busyn said 9-feet is now the standard basement ceiling height for a house of this price and size. Busyn said Ordinance allows exceptions for a new home rebuilt after a tear down of more than one-foot above the first floor elevation of the home that was torn down through a Conditional Use Permit if certain conditions are met. Busyn added he doesn't believe he or anyone else should be the "style police" telling a property owner the type, style, or ceiling height of house they want to build. Concluding, Busyn said the bottom line is that this is an issue of water; if we could go deeper we would.

Commissioner Forrest commented that Building Code has a minimum basement ceiling height of 7-feet; not 9-feet, adding as previously mentioned the requested 9-foot ceiling could be the issue.

Commissioner Staunton noted if there wasn't a water table issue present this request wouldn't be before us. Commissioners agreed with that statement.

Continuing, Staunton said at this time the property owner is requesting relief from the City's Ordinance through the Conditional Use Permit process. Staunton pointed out the Ordinance regarding limiting the first floor building elevation is fairly new; however, the Commission is starting to see more requests of this nature. Concluding, Staunton said he believes the request is reasonable and not different from the previously requested and approved Conditional Use Permits.

Commissioner Schroeder asked if the Commission feels #2 of Ordinance 850.11 Subd. 2 was met.

Commissioner Scherer said in her opinion she's isn't sure if a 9-foot ceiling is actually necessary or "to the extent necessary" to meet #2. Scherer said she believes the house will fit in; however, as mentioned by Commissioner Schroeder she isn't sure #2 is met (at least with what we have been provided). Scherer concluded that it may be beneficial for the Commission as a group to further discuss condition #2 and better "spell out" what's required and what comes into play.

Chair Grabiell noted the engineer retained by Mr. Busyn indicated an elevation of between 894-895, adding the Commission can use that elevation to make their determination on what is a reasonable first floor building elevation. Commissioners agreed.

Commissioner Schroeder commented that he feels uncomfortable accepting the materials provided by Mr. Busyn. He noted the "report" is only a one page e-mail from an engineer. Schroeder said in his opinion this isn't a "report" it's a one-time elevation reading. Schroeder said he feels what the Commission received in their packet to support the Conditional Use Permit is inadequate. Schroeder stated he wants more information.

Chair Grabiell said he agrees with the comments from Commissioner Schroeder, adding what bothers him is the one e-mail written by an engineer and that the Commission is basing their decision on that one e-mail which is minimal at best. Grabiell reiterated he agrees with Schroeder that the "report" provided isn't adequate enough for him to make an educated decision.

Commissioner Carpenter wondered if the data received from the engineer via e-mail was consistent with the data received on similar requests to relieve the first floor building height elevation requirement. Carpenter said he would have no problem asking the applicant for a more detailed report; however, he doesn't want this property owner to be held to a higher standard.

Commissioner Schroeder said at the very least he would like to see a letter from a certified engineer or hydrologist on letter head; not an e-mail. Schroeder stressed in his opinion the information the Commission received from Busyn doesn't have the level of detail the City requires. Concluding, Schroeder said if one reads Condition 2 of the Ordinance it specifies what's required; it's clear, adding what was received isn't it.

The discussion ensued on the inadequacy of the materials provided by Mr. Busyn. It was suggested that the applicant return to the Commission with a more complete engineering report.

A brief discussion ensued between Commissioners and Mr. Busyn with the Commission acknowledging their action is a recommendation to the City Council and they agreed to act on the request immediately and move it forward to the City Council for their review and action.

Motion

Commissioner Schroeder moved to deny the Conditional Use Permit based on the applicant's failure to justify #2 and #4 of the required ordinance conditions found in 850.11 Subd. 3. Commissioner Forrest seconded the motion. Ayes; Scherer, Forrest, Platteter, Grabiell. Nays; Staunton, Carpenter. Motion to deny carried.

D. Site Plan – Bruce Carlson, 7501 France Avenue, Edina, MN

Planner Presentation

Planner Teague informed the Commission Bruce Carlson, on behalf of the Centennial Lakes Plaza is requesting a Site Plan review to build a 1,750 square foot Starbucks Coffee shop with a drive-through window, within the parking lot of Centennial Lakes Plaza at 7501 France Avenue. Outdoor dining tables are proposed on the west side of the building. The proposed Starbucks would experience its most activity during the morning hours, when the shopping center is not at its busiest time.

Concluding, Teague said staff recommends that the City Council approve the Site Plan for Starbucks located at 7501 France Avenue based on the following findings:

1. The proposal would meet the required standards and ordinances for a Site Plan.
2. WSB conducted a traffic impact study, and concluded that the existing roadway system could support the proposed project.

Approval of the Site Plan is also subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, unless modified by the conditions below:
 - Site plan date stamped July 25, 2012.
 - Grading plan date stamped July 25, 2012.
 - Landscaping plan date stamped July 25, 2012.
 - Building elevations date stamped July 25, 2012

GREAT NEIGHBORHOOD HOMES

GREAT LOCATIONS | GREAT DESIGN | GREAT QUALITY

To: Kris Aaker – City Of Edina
From: Scott Busyn – Great Neighborhood Homes
Date: August 28, 2012
Subject: Supplement to CUP Application for 4710 Golf Terrace

Dear Kris,

Please find attached supplemental materials for our CUP application for 4710 Golf Terrace:

1. Final Soil Boring Report showing recommended low floor elevation of 895 for new home at 4710 Golf Terrace to protect the dwelling from ground water intrusion.
2. Streetscape to scale showing new home at 4710 Golf Terrace between existing homes (4800 and 4708). This is being presented as support that the new home at 4710 Golf Terrace will fit into the neighborhood in height, mass and scale. Key things to note:
 - a. New home fills in roofline flow of two homes by being at the approximate average height of the two adjacent homes. New home is well below allowable 40' ridge height for homes on lots greater than 75'
 - b. New home is narrower than home to west (4800) and close to the width of home to east (4708)
 - c. New home is positioned on site to be roughly equal distance between 4800 and 4708 (44.13' and 47.2', respectively).
 - d. Design and materials of new home (stone and cedar shingles) allows for good architectural blending between the all brick colonial (4708) to the east and the brick and wood siding colonial cottage style the west.
3. Additional photographs to show existing site and its adjacency to the pond in the rear and Lake Harvey across Golf Terrace.
4. In addition, I reviewed all Edina building permits issued in 2012 for new single family homes over \$500,000 in valuation. Of these 16 homes, 14 homes have 9' basements.

Thanks again for all the time and effort in reviewing our CUP for 4710 Golf Terrace. Please let me know if I can provide additional information or answer any questions

SCOTT BUSYN
PHONE 952-807-8765 | SCOTT.BUSYN@COMCAST.NET

MARGARET BUSYN
PHONE 952-807-8766 | MBUSYN@COMCAST.NET

4615 WOODDALE AVENUE, EDINA, MINNESOTA 55424 | FAX 952-926-1168

MN BUILDERS LICENSE # BC-521688

Geo Engineering Consultants Inc

PO Box 21490 Minneapolis MN 55421

Phone 763.502.9945 Fax 763.502.9946

August 9, 2012

Mr. Scott Busyn
Great Neighborhood Homes, Inc.
4615 Wooddale Avenue
Edina, MN 55424

RE: Geotechnical Exploration Program
Proposed House
4710 Golf Terrace
Edina, Minnesota
Project Number: 012-0012-5424

This report presents the results of the geotechnical exploration program performed for the Proposed House at 4710 Golf Terrace in Edina, Minnesota. In accordance with your authorization on April 26, 2012 and July 12, 2012, we have conducted a geotechnical exploration and subsurface water monitoring program for the planned construction.

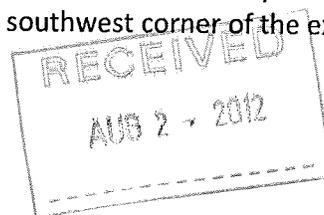
Our work scope under these authorizations was limited to performing three dynamic penetration test borings, install one piezometer and monitor water levels for two weeks, and providing an engineering report that includes logs of the borings, a sketch indicating the locations, and our engineering recommendations for foundation support.

The purpose of this report is to present the results of our field exploration and the associated engineering review.

The field work was performed on April 28, 2012 and July 14, 2012. The borings and piezometer were put down at the locations shown on the attached sketch. The surface elevations at the boring locations were interpolated from lot survey and are only approximate. The surface elevations at boring locations should be verified by the surveyor.

Soil classification was performed in general accordance with American Standards for Testing and Materials (ASTM) D2488.

The subsurface conditions suggest a soil profile consisting of existing fill underlain by swamp deposits, fine alluvium and coarse alluvium. In general, 3 to 6 feet of fill were found at the surface. The fill is underlain by very soft organic lean clays and silts, peat, and fat clays up to depth of 17 feet near the northeast corner of the existing house. In addition very soft silty clays and loose clayey sands were noticed below the fill near the southwest corner of the existing house.



The coarse alluvium consists of sands and silty sands in medium dense to dense conditions noticed at borings B-1 and B-3 to the depth of exploration

Water level measurements were made in the boreholes during and at the completion of the borings. Based on this data, initially no water was noticed at the time of our field work. A piezometer was installed at boring B-3 on July 14, 2012 to measure the water level over time. Based on two water level measurements in the piezometer on July 20 and July 29, 2012, water level was measured at 5.7 and 5.4 feet below the present grade, respectively. In general, water may fluctuate throughout the year depending on several factors.

We understand the existing house will be demolished and a new house will be constructed. The new house will be a two-story with full basement. The structure will be of wood frame construction supported on load bearing walls and possible interior columns. Currently, we have no information on actual foundation loadings. However, we anticipate the maximum column loads may be on the order of 75 kips and perimeter wall load will not exceed 3 kips per lineal foot.

The existing fill, peat and very soft fat clay should not be relied upon for new foundation support because of their limited strength and compressibility potential. To remove and replace these soils will require 14 to 17 feet of excavation at the boring locations. Conventional excavation and refill procedure are not desirable due to shallow water level, excavation oversize requirements and proximity to nearby structures.

In our opinion a deep foundation system of helical compression anchors is suitable for supporting the proposed house. Other deep foundations may be used, such as driven piles. However, because of relatively smaller size project, near the existing structures and potential vibrations from driven pile installation, in our opinion, a deep foundation system of helical compression anchors may be more applicable and is recommended at this site.

Helical compression anchors have the advantage of minimal site surface disturbance. In addition, there is little or no potential negative (downdrag) load on the anchors from the compressible soils.

We recommend the foundation system consist of helical compression anchors. A helical configuration consisting of three helixes of 10, 12 and 14 inches in diameter may be used. The capacity for this anchor configuration should be 20 kips per anchor. Other configurations will yield different capacity. The capacity includes a safety factor of 2.0 against soil bearing failure. The maximum final torque of each anchor should be documented to verify the capacity. In addition, a quick load test may be performed on one or more anchors to determine the actual anchor capacity attained. The floor slab should be supported structurally to bear on the helical foundation system.

To achieve the capacity, we anticipate the helixes to bear within the dense sand below 35 at the explored locations. We estimate the anchor lengths to be on the order of 35 to 40 feet

GEO Engineering Consultants Inc

below the existing grades. An experienced contractor should be consulted for specific details and installation.

All perimeter foundations in heated building space should be placed at a minimum depth of 42 inches below exterior grades for frost protection. Interior footings may be placed at any convenient depth below the floor slab. In unheated areas where deeper frost penetration may occur, we recommend that the foundations have a minimum soil cover of 60 inches for frost protection.

We recommend that a minimum 4-inch thick, free-draining granular layer be placed under the floor slabs. This layer should consist of uniformly-graded sand or gravel with less than 5 percent passing the #200 sieve. In addition to facilitating fine grading for easier slab construction, the granular layer provides a capillary break to minimize moisture transmission from the subgrade to the floor slab.

Backfill placed behind foundation walls in the lower level area will exert lateral loads against these walls. The lateral loads could be minimized if free-draining granular soil is used as backfill immediately against the walls. The granular soil should contain no more than 10 percent material passing the #200 sieve, and preferably no more than 40 percent material passing the #40 sieve. The backfill soil should be compacted in layers to at least 95 percent of the Standard Proctor maximum dry density.

Use of free-draining granular backfill, the foundation walls should be designed for an at-rest earth pressure coefficient of 0.4 or an equivalent fluid pressure of 50 pounds per cubic foot (pcf), considering the backfill has a unit weight of 125 pcf.

In addition to soil pressure, water behind the walls may exert additional pressures. However, the use of relatively permeable soils as recommended above will minimize the risk of water accumulating behind the below grade walls. An exterior draitile system may also be installed for additional protection. The draitile system should be installed below the level of the lowest footing on the outside of the foundation wall, and should be surrounded by at least 6" of washed, coarse aggregate material which is enveloped in a geotextile fabric. The draitile should be connected to a suitable outfall or sump where water can be discharged from the system. We are including a typical exterior draitile system sketch.

Based on our recent water level reading we recommend the lowest floor should not be lower than elevation 895 feet to minimize the potential for wet basement conditions.

All excavations should comply with the requirements of O.S.H.A. 29 CFR, Part 1926, Subpart P, "Excavations and Trenches". This document states that excavation safety is the responsibility of the contractor. Reference to these O.S.H.A. requirements should be included in the project specifications.

Professional judgments and recommendations are presented in this report. They are based partly on evaluation of the technical information gathered, partly on historical reports and partly on our general experience with subsurface conditions in the area. We do not guarantee the performance of the project in any respect other than that our engineering work and the judgment rendered meet the standards and care of our profession. It should be noted that the borings represent the conditions at the time and location of the borings only. No representation is made of conditions at other times and locations. The recommendations presented in this report are applicable only to this specific project. These data should not be used for other purposes.

If there are any questions regarding the data or recommendations, please call us at (763) 502-9945.

Geo Engineering Consultants, Inc.



Ahsanur R. Siddique, P.E.
Geotechnical Engineer



Steven J. Olson, P.E.
Geotechnical Engineer

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.



Date 8/9/2012 Registration No. 22099

CLIENT

Great Neighborhood Homes, Inc.

ARCHITECT/ENGINEER

SITE

4710 Golf Terrace
Edina, Minnesota

PROJECT

Proposed House

Hennepin County
PID: 19-028-24-22-0008
T28N-R24W-S19
6' north & 2' west of NE house corner

Surface Elev.: 898.5 ft. Datum: MSL

DEPTH (FT.)	SAMPLES				TESTS			ADDITIONAL DATA/REMARKS
	BLOWS/FT	NUMBER	TYPE	IN. DRIVEN IN. RECOVERED	MOISTURE, %	DRY DENSITY PCF	Qu tsf	
1.0		1		26/48 54%				
5.0		2		24/48 50%				
7.0			WOH					
11.0		3		24/48 50%				
15.0		4		48/48 100%				
17.0								
28.0								

WATER LEVEL OBSERVATIONS

DATE	TIME	HOLE DEPTH	CASING DEPTH	CAVE-IN	WATER LEVEL	NOTE	STARTED	FINISHED
4/28/12	09:25	28.0	None	4.7	None		4/28/12	4/28/12
4/28/12	09:55	16.0	None	4.8	None			

METHOD: Dynamic penetration testing from 0 to 28 feet. Dual tube sampling from 0 to 16 feet.

EAST DRILL CO. Geo Eng DRILL RIG 54 DT
DRILLER SO ASS'T DRILLER AS

TEST BORING LOG 012-0012-5424.GPJ GECI.GDT 8/8/12

CLIENT Great Neighborhood Homes, Inc.	ARCHITECT/ENGINEER
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SITE 4710 Golf Terrace Edina, Minnesota	PROJECT Proposed House
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Hennepin County PID: 19-028-24-22-0008 T28N-R24W-S19 10' south & 4' west of SW house corner Surface Elev.: 900.5 ft. Datum: MSL	GRAPHIC LOG	DEPTH (FT.)	SAMPLES				TESTS			ADDITIONAL DATA/ REMARKS
			BLOWS/FT	NUMBER	TYPE	IN. DRIVEN IN. RECOVERED	MOISTURE, %	DRY DENSITY PCF	Qu tsf	
2.0 FILL - Mixture of lean clay, sand, dark brown 898.5		3 12 13	1 2	25/48 52% 18/48 38%	0/48 0% 38/48 79%					
6.0 FILL - Mostly sand with little gravel, moist, fine to medium grained, brown 894.5										
10.0 SILTY CLAY (CL-ML) with a little gravel, boglime, very soft, dark brown 890.5		9 1 2	3 4							
14.0 CLAYEY SAND (SC) with a trace of gravel, loose, gray 886.5										
20.0 SAND (SP) with a little gravel, fine to medium grained, moist, medium dense, brown 880.5		5 26 26 21	2 4							
End of boring										

WATER LEVEL OBSERVATIONS

DATE	TIME	HOLE DEPTH	CASING DEPTH	CAVE-IN	WATER LEVEL	NOTE	STARTED	4/28/12	FINISHED	4/28/12
4/28/12	11:05	20.0	None	5.0	None	METHOD: Dynamic penetration testing from 0 to 20 feet. Dual tube sampling from 0 to 16 feet.				
4/28/12	12:05	16.0	None	15.6	None		EAST		NORTH	
						DRILL CO.	Geo Eng	DRILL RIG	54 DT	
						DRILLER	SO	ASS'T DRILLER		

TEST BORING LOG 012-0012-5424.GPJ GECI.GDT 8/8/12

CLIENT

Great Neighborhood Homes, Inc.

ARCHITECT/ENGINEER

SITE

4710 Golf Terrace
Edina, Minnesota

PROJECT

Proposed House

Hennepin County
PID: 19-028-24-22-0008
T28N-R24W-S19
20' north & 3' east of NE house corner

Surface Elev.: 897.7 ft. Datum: MSL

DEPTH (FT.)	BLOWS/FT	NUMBER	TYPE	SAMPLES		TESTS			ADDITIONAL DATA/REMARKS
				IN. DRIVEN	IN. RECOVERED	MOISTURE, %	DRY DENSITY PCF	Qu tsf	
0		1		27/48	56%				
3.0	4								
4.0	6	2	WOH	13/48	27%				
5.0	WOH								
11.0	2	3		24/48	50%				
15.0	5	4		48/48	100%				
17.0	7	5		48/48	100%				
28.0	9								
40.0	28								

WATER LEVEL OBSERVATIONS

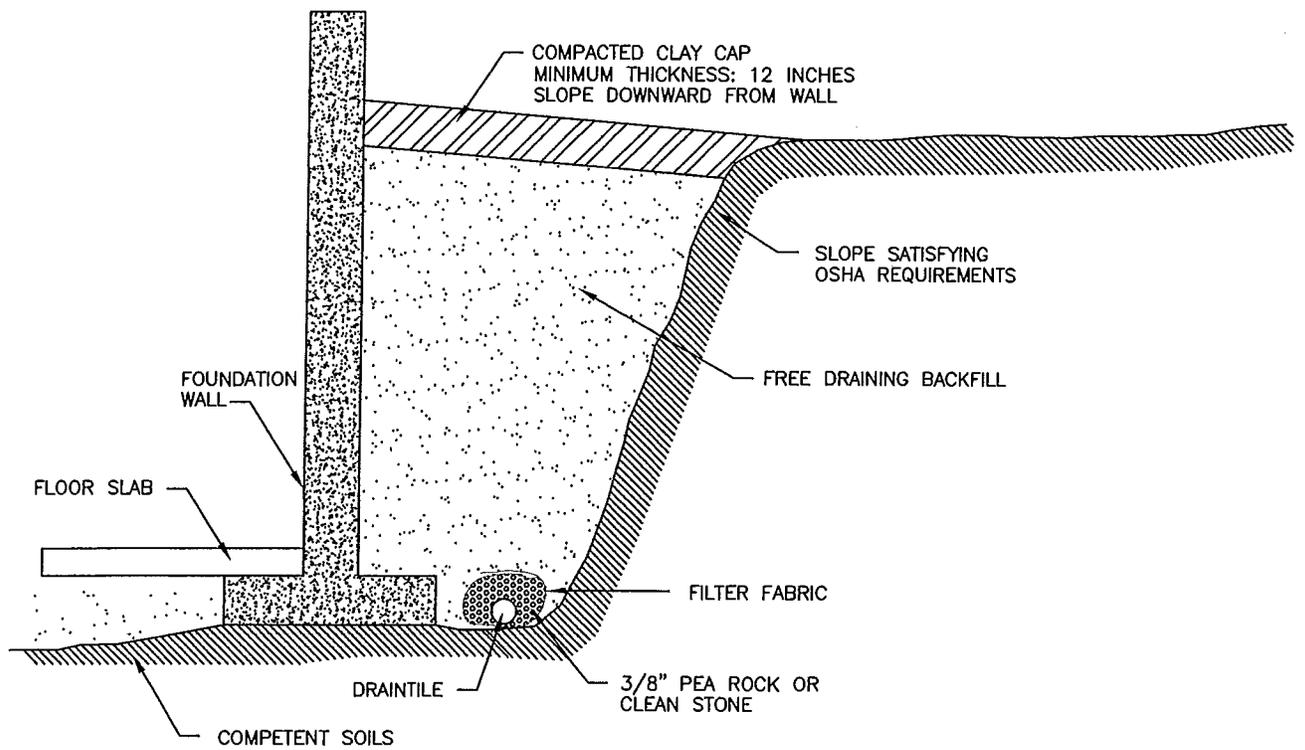
STARTED 7/14/12 FINISHED 7/14/12

DATE	TIME	HOLE DEPTH	CASING DEPTH	CAVE-IN	WATER LEVEL	NOTE
7/14/12	09:31	40.0	None	4.8	None	METHOD: Dynamic penetration testing from 0 to 40 feet. Dual tube sampling from 0 to 20 feet.
7/14/12	10:20	20.0	None	16.0	None	
7/20/12	12:45	14.2	14.2	14.2	5.7	EAST
7/29/12	18:00	14.2	14.2	14.2	5.4	NORTH

DRILL CO. Geo Eng DRILL RIG 54 DT
DRILLER SO ASS'T DRILLER AS

TEST BORING LOG 012-0012-5424.GPJ GEOLGDT 8/8/12

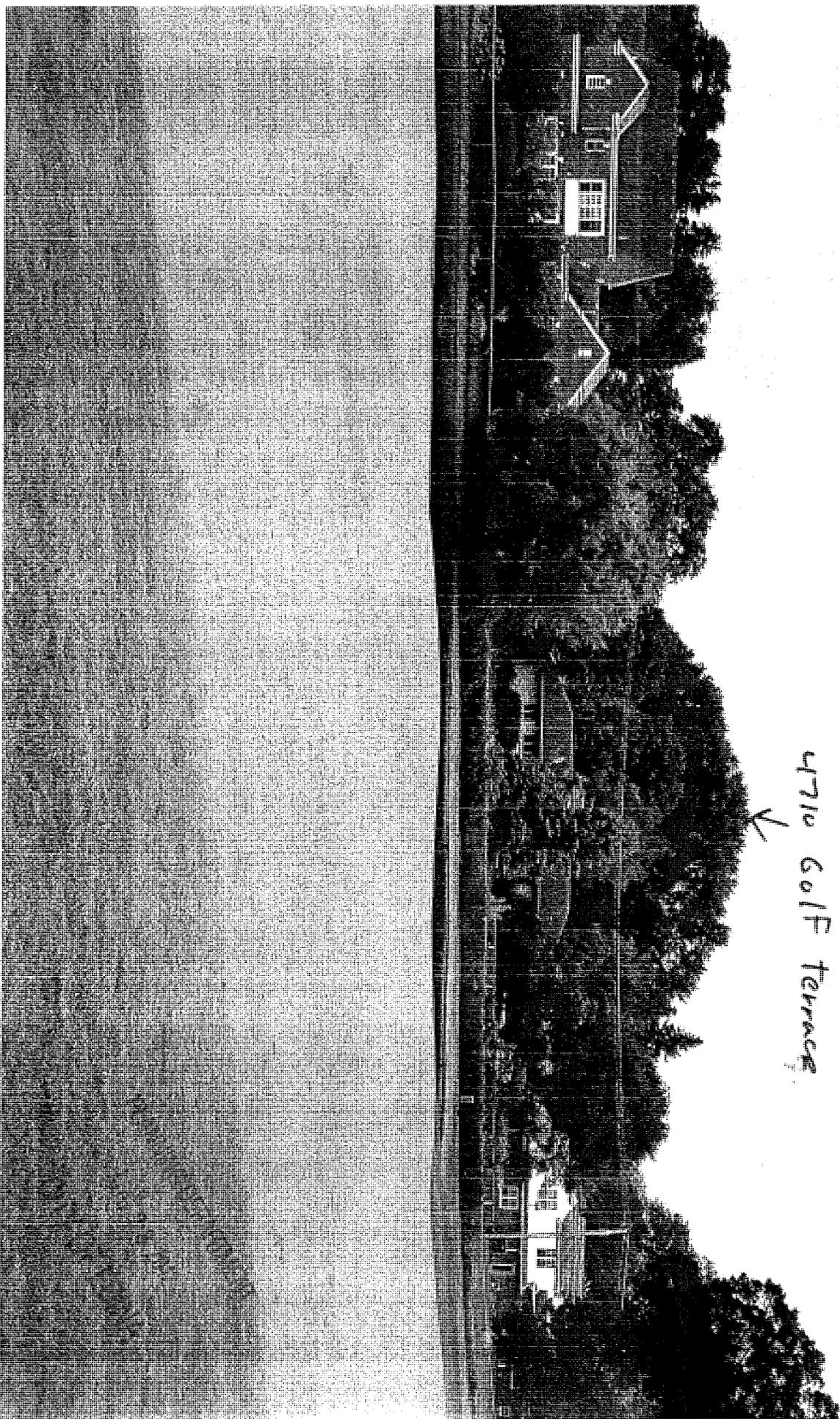
TYPICAL EXTERIOR DRAINTILE SYSTEM



NOT TO SCALE

Rear view of existing home at 4710 Golf Terrace
New home fits nicely in this space

4710 Golf Terrace
↓

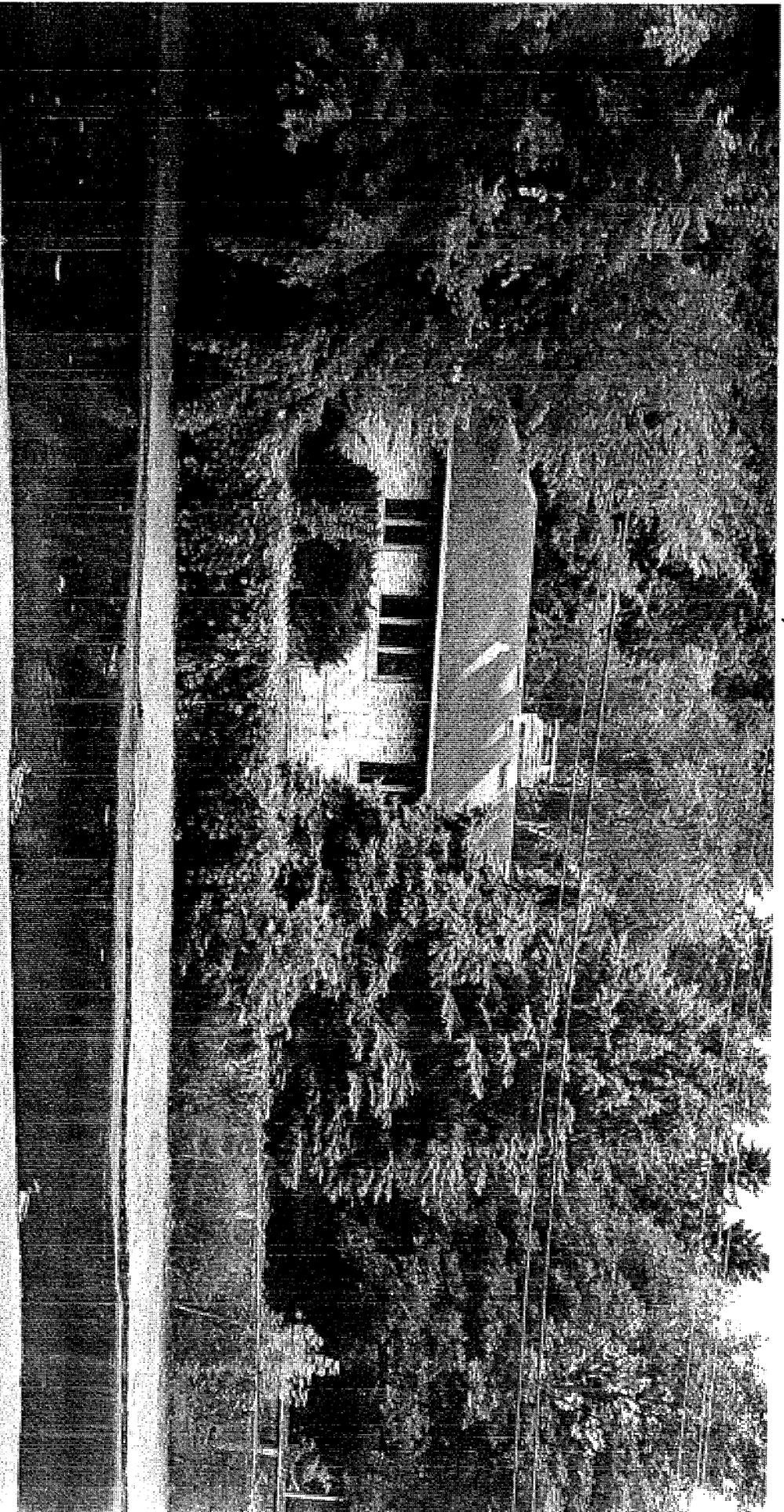


2nd Rear View 4710 Golf Terrace



PLANNING DEPARTMENT
AUG 28 2012
CITY OF EDINA

Collection Pond directly behind 4770 Golf Terrace

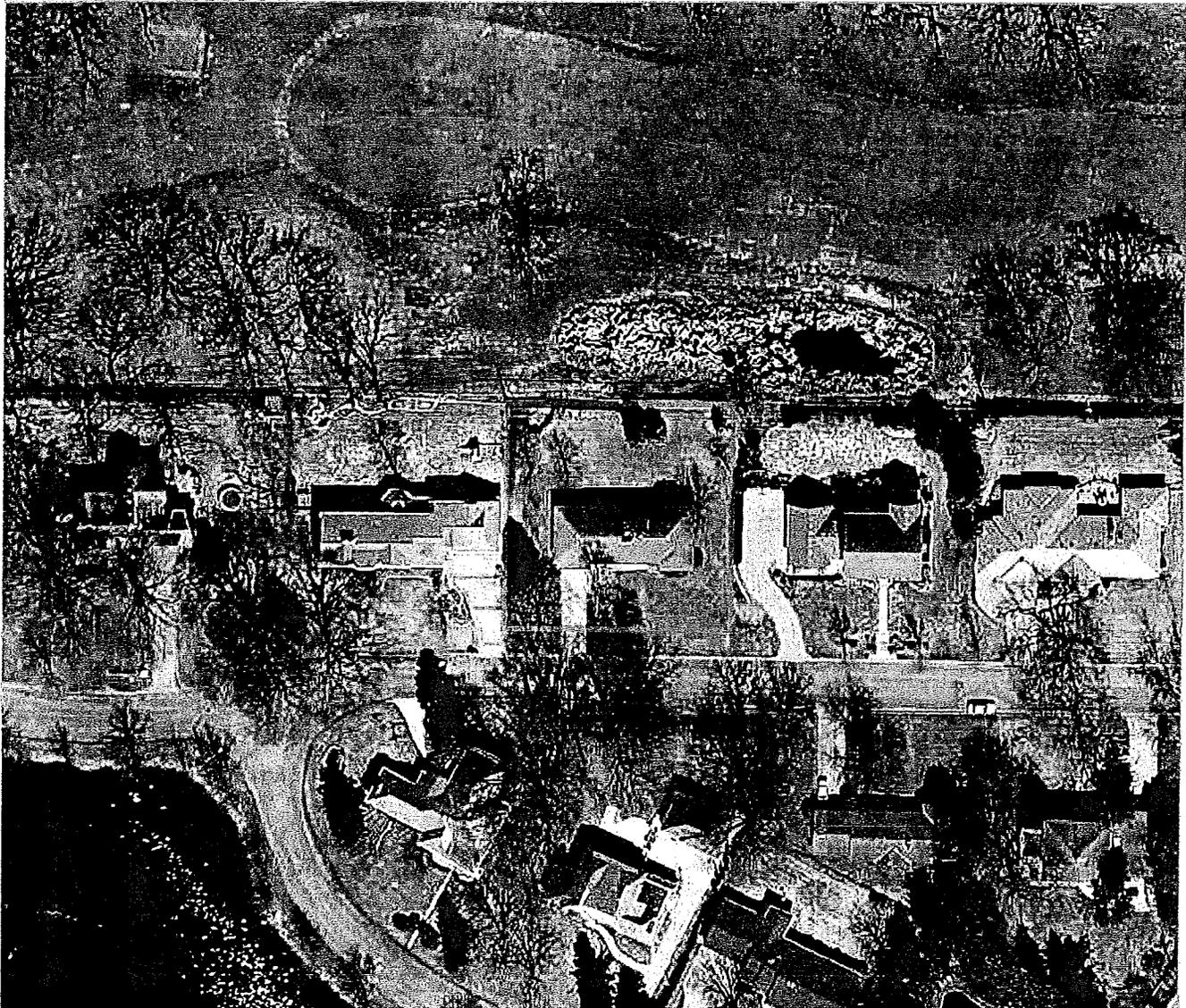


PLANNING DEPARTMENT
AUG 28 2012
CITY OF EDINA



4710

Property Map

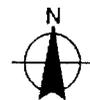


Parcel ID: 19-028-24-22-0008

A-T-B: Abstract

Map Scale: 1" ≈ 100 ft.

Print Date: 8/28/2012



Owner Name: P F Commers & K B Commers

Market Total: \$849,600

Parcel Address: 4710 Golf Ter
Edina, MN 55424

Tax Total: \$12,500.44
(Payable: 2012)

Property Type: Residential

Sale Price:

Home- stead: Homestead

Sale Date:

Parcel Area: 0.42 acres
18,387 sq ft

Sale Code:

This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Planning Director	Meeting Date August 22, 2012	Agenda # VI.C
---	--	----------------------

Recommended Action: Approve a Conditional Use Permit to allow the new first floor elevation of a home to exceed the 1 foot maximum increase allowed by ordinance.

Project Description:

A Conditional Use Permit request to allow the first floor elevation of a new home to be 3.2 feet higher than the existing first floor of the home to be replaced, (2.2 feet higher than allowed by ordinance), due to ground water issues, at 4710 Golf Terrace.

INFORMATION & BACKGROUND

Property owners Paul and Kristin Commers are requesting a Conditional Use Permit to construct a new home at 4710 Golf Terrace. (See site location, photos of the subject property and adjacent homes on pages A.1–A.4) A Conditional Use Permit is being requested to allow the first floor elevation of the new home to exceed the first floor elevation of the previous home by more than one foot. Specifically the applicant would like to raise the first floor elevation 3.2 feet above the first floor elevation of the previous home that had occupied the site. The first floor of the previous home was at 902.6 feet. The new first floor is proposed to be at 905.8 feet. The maximum allowed increase without a Conditional Use Permit is 903.6 feet, (See applicant narrative and plans on pages A.5 – A13.) The new first floor is proposed to be 2.2 feet over the one foot allowed by city code in order to reasonably protect the lower level of the new dwelling from ground water intrusion. The attached Report of Geotechnical Exploration dated July 24, 2012, from Geo Engineering Consultants, Inc., regarding ground water levels indicates ground water at a level of 892 feet with a recommended lowest floor elevation of at least 894.0 to 895.0 feet, (see report: page A.14).

Surrounding Land Uses

- Northerly: Edina Country Club Golf course; zoned and guided low-density residential
- Easterly: Single-family residential homes; zoned and guided low-density residential
- Southerly: Single-family residential homes; zoned and guided low-density residential
- Westerly: Single-family residential homes; zoned and guided low-density residential

Existing Site Features

The existing 18,417square foot lot is currently occupied by a single story rambler with a two car garage built in 1951.

Planning

- Guide Plan designation: Low-Density Residential
- Zoning: R-1, Single-Dwelling District

Grading & Drainage

Drainage patterns would generally remain the same. The grading must not impact adjacent neighbors. Final grading and drainage plan is subject to review and approval of the city engineer at the time of building permit application. The proposed plans will also require a review and approval by the Minnehaha Creek Watershed District.

Conditional Use Permit

Per Section 850.04 Subd. 5.E, the City Council shall not grant a Conditional Use Permit unless it finds that the establishment, maintenance and operation of the use:

- 1. Does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;***

The proposal for a rebuild of a new single-family home would not have an impact on governmental facilities or services. A single-family home is a permitted use on the site.

2. Will generate traffic within the capacity of the streets serving the property;

The proposal to rebuild a single-family home would not have an impact on traffic or the capacity of the streets serving the property. The use, a single-family home, remains the same on the property.

3. Does not have an undue adverse impact on the public health, safety or welfare;

Again there would be no impact, as the use of the property remains the same.

4. Will not impede the normal and orderly development and improvement of other property in the vicinity;

The proposed new home would fit the character of the existing neighborhood. The proposed new home is two stories and there are a number of two story homes within the neighborhood, (See home comparisons on pages A.15 – A.30).

5. Conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section; and

The new home would meet all applicable zoning ordinance requirements.

6. Is consistent with the Comprehensive Plan.

A single-family home is consistent with the low-density residential land use designation within the Comprehensive Plan.

Additional Conditions

Per Section 850.11. Subd. 2: Additions to or replacement of single dwelling unit buildings with a first floor elevation of more than one (1) foot above the existing first floor elevation of the existing dwelling unit building. Such additions to or replacements of single dwelling unit buildings must meet one or more of the first three (3) conditions listed below, and always meet condition four (4).

1. The first floor elevation may be increased to the extent necessary to elevate the lowest level of the dwelling to an elevation of two (2) feet above the 100-year flood elevation, as established by the Federal Emergency Management Agency (FEMA), or the City's Comprehensive Water Resource Management Plan; or

2. The first floor elevation may be increased to the extent necessary to reasonably protect the dwelling from ground water intrusion. Existing and potential ground water elevations shall be determined in accordance with accepted hydrologic and hydraulic engineering practices. Determinations shall be undertaken by a professional civil engineer licensed under Minnesota Statutes Chapter 326 or a hydrologist certified by the American Institute of Hydrology. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and approval; or
3. The first floor elevation may be increased to the extent necessary to allow the new building to meet State Building Code, City of Edina Code, or other statutory requirements; and
4. An increase in first floor elevation will only be permitted if the new structure or addition fits the character of the neighborhood in height, mass and scale.

Conditions #2 and #4 above apply to the proposed new home.

The proposed new home would have a low floor elevation of 895

The applicant would like the new home to have a 9 foot ceiling height in the basement. An eight to nine foot basement ceiling height within single-family homes in an Edina is typical, even though the minimum building code requirement is seven feet.

The inability to go down lower to accomplish an 9 foot ceiling height in the basement, the desire to raise the low floor elevation and an upgrade of building materials from previous building practice will result in the new home being 3.2 feet above the first floor elevation of the existing home and 2.2 feet above the allowable limit per ordinance.

The proposed new home would fit the character of the neighborhood. (See pages A.15 – A.30), which shows existing homes in the area). The proposed new home is a two story home with an attached three car garage. There are a mixture of housing styles and periods of construction throughout the neighborhood. There are ramblers to full two story homes nearby. The applicant's builder has indicated that home has been designed with mass and scale to minimize any impact the new home may have on the adjacent homes.

Compliance Table

	City Standard	Proposed
Front –	Match neighbors	41.6 feet
Side – East	10 feet	13.52 feet
Side – West	5 feet (garage)	40 feet
Rear –	25feet	37.3 feet
Building Coverage	25%	19.3%
Building Height	35 feet	31feet

PRIMARY ISSUE & STAFF RECOMENDATION

Primary Issue

- **Is the proposed new home with a first floor elevation 3.2 feet higher than the existing home reasonable for this site?**

Yes. Staff believes the proposal is reasonable for four reasons:

1. The proposal meets the Conditional Use Permit findings. As demonstrated on pages 3-4 of this report, the findings and conditions required for this conditional use permit would be met.
2. As demonstrated on the Compliance Table on page 5 of this report, the proposal meets all minimum Zoning Ordinance standards.
3. Because of ground water issues, the basement of the new home must be elevated to a minimum recommended height of 894 – 895 ft. The new first floor height will be at 905.8, the basement providing 9 foot ceiling heights. A basement with an 9 foot ceiling is considered reasonable within the City.

4. The proposed new home is in character within this neighborhood. The home is similar to other homes constructed within the general area.

Staff Recommendation

Recommend that the City Council approve the Conditional Use Permit for a new home at 4710 Golf Terrace. The Conditional Use Permit allows the new home to have a first floor elevation of 905.8 feet which is 3.2 feet above the first floor elevation of the existing home and 2.2 feet above first floor height allowed by ordinance.

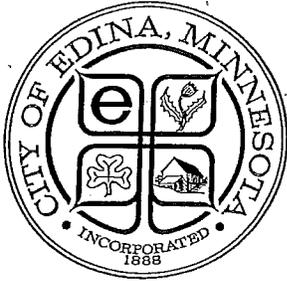
Approval is based on the following findings:

1. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance.
2. The proposal meets all applicable Zoning Ordinance requirements.
3. The proposed new home is in character with this neighborhood.

Approval is subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
 - Survey date stamped July 25, 2012
 - Building plans and elevations date stamped July 25, 2012.
2. Submit a copy of the Minnehaha Creek District permit. The City may require revisions to the approved plans to meet the district's requirements.
3. Final grading and drainage plans are subject to review and approval of the city engineer prior to issuance of a building permit. Drainage patterns may not be directed to adjacent properties.

Deadline for a city decision: September 23, 2012



CONDITIONAL USE PERMIT APPLICATION

RECEIVED
JUL 25 2012

CASE NUMBER

2012.009.12a

DATE

7/25/2012

FEE PAID

✓

City of Edina Planning Department * www.cityofedina.com
4801 West Fiftieth Street * Edina, MN 55424 * (952) 826-0369 * fax (952) 826-0389

FEE: \$800.00

APPLICANT:

*

NAME: Paul and Kristin Commers (Signature required on back page)

ADDRESS: 4710 Golf Terrace PHONE: 612-860-7657

EMAIL: pcommers@arvcom.com

PROPERTY OWNER:

NAME: Paul and Kristen Commers (Signature required on back page)

ADDRESS: 4710 Golf Terrace PHONE: 612-860-7657

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

Lot 1 Block 2 Golf Terrace Heights

PROPERTY ADDRESS:

4710 Golf Terrace

PRESENT ZONING: R-1 P.I.D.# 19-028-24-22-0008

EXPLANATION OF REQUEST:

See attached

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: DFP PHONE: 763-780-8004

EMAIL: info@dfpdesign.com

SURVEYOR: NAME: Brown Surveying PHONE: 952-854-4055

EMAIL: wblandsurvey@aol.com

*represented by Scott Busyn @ Great Neigh hood and Homes
952-807-8765 scott.busyn@comcast.net

APPLICANT'S STATEMENT

This application should be processed in my name, and I am the party whom the City should contact about this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter.

I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

 Winton B. Commey 7/25/2012
Applicant's Signature Date

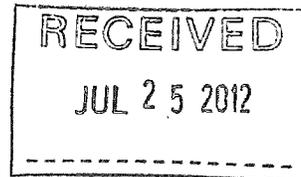
OWNER'S STATEMENT

I am the fee title owner of the above described property, and I agree to this application.

(If a corporation or partnership is the fee title holder, attach a resolution authorizing this application on behalf of the board of directors or partnership.)

 Winton B. Commey 7/25/2012
Owner's Signature Date

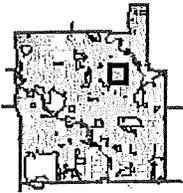
Note. Both signatures are required (if the owner is different than the applicant) before we can process the application, otherwise it is considered incomplete.



City of Edina



- Legend**
- Surrounding House Number Labels
 - House Number Labels
 - Street Name Labels
 - City Limits
 - Creeks
 - Lake Names
 - Lakes
 - Parks
 - Parcels
 - 2009 Aerial Photo



PID: 1902824220008

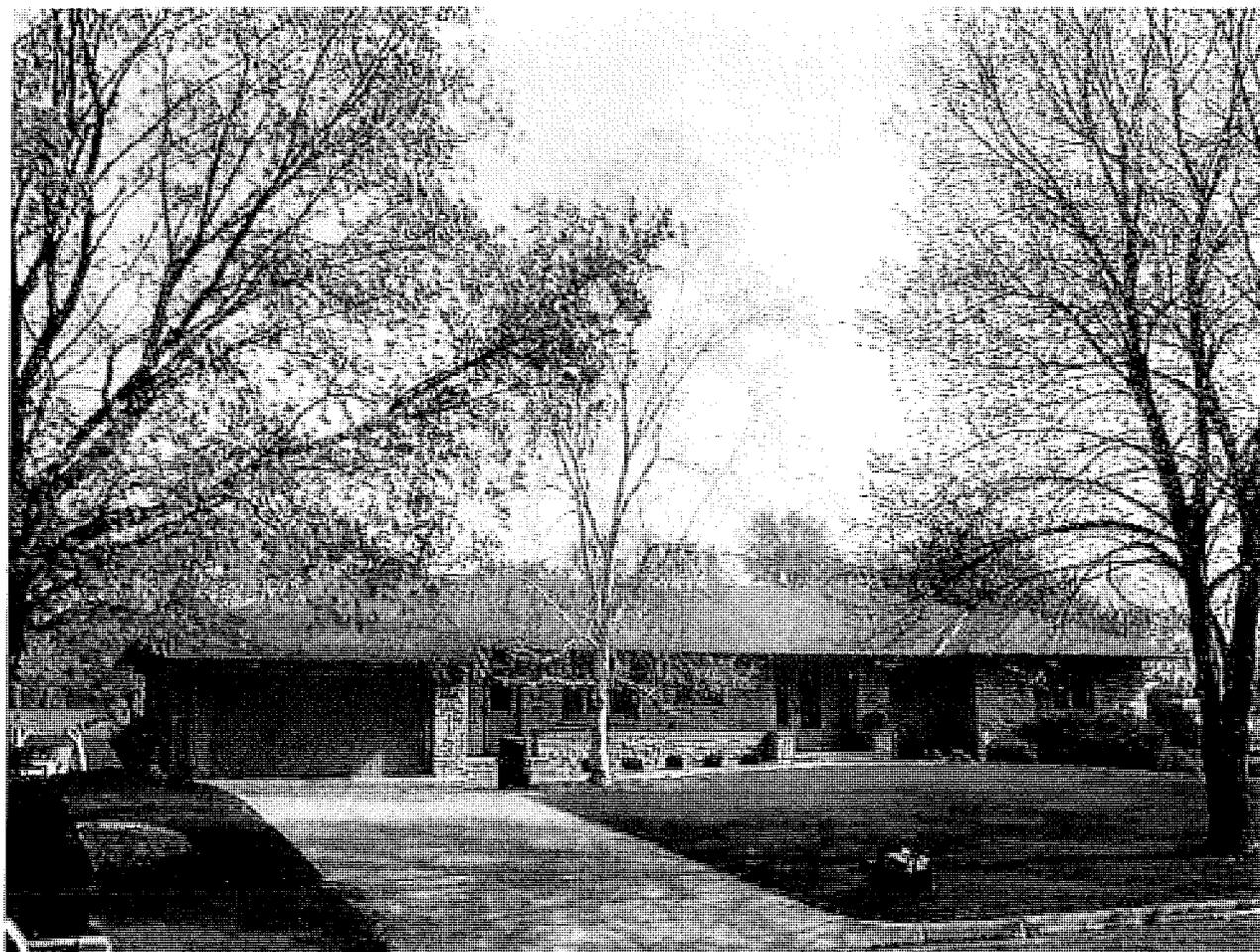
**4710 Golf Ter
Edina, MN 55424**



Property

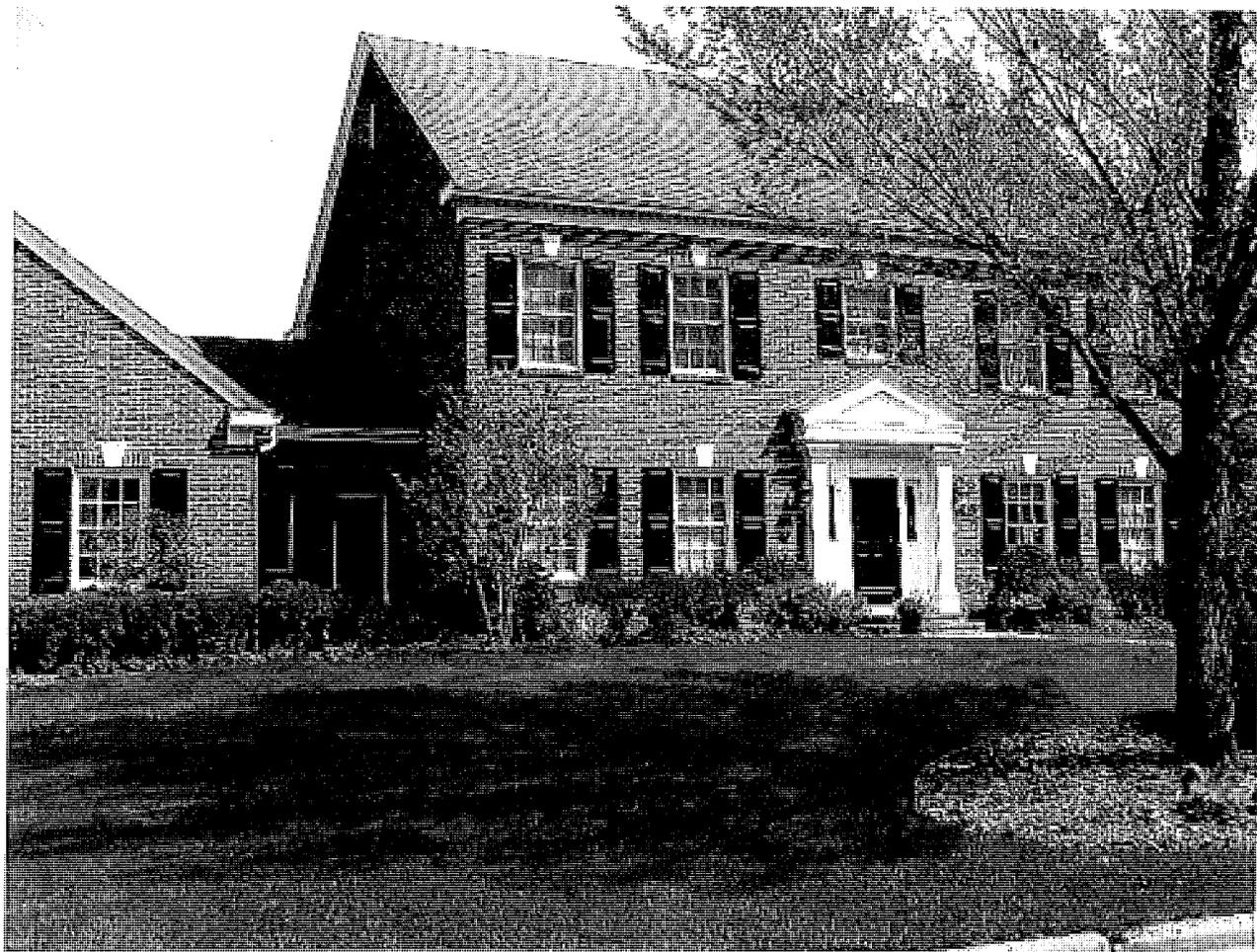
Assessing

A. I



*subject Home
4710 Golf Terrace*

A.Z



Adjacent Home to 4115 East
4709 Coll Term.

A.3



Home adjacent to the
west: 4800 Croft Terr.

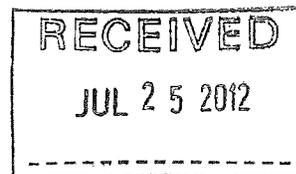
A.4

4710 Golf Terrace Conditional Use Permit Application

We are proposing building a new home at 4710 Golf Terrace with a new floor 3.2 feet above the floor height of the previous home (that has since been demolished). This new floor is being built 2.2 feet over the one foot allowed by city code in order to reasonably protect the lower level of the new dwelling from ground water intrusion. The attached documentation from Geo Engineering Company shows the groundwater level at 892 and the recommended lowest floor elevation height of 895.

All other dimensions of the new home will meet Edina's zoning rules and the home is designed to fit the character of the neighborhood in height, mass, and scale.

The home exterior will feature stone details facing Golf Terrace, cedar shingle siding, and an asphalt roof. These are materials that blend in with the character of homes on Golf Terrace.



A.S

GENERAL NEIGHBORHOOD PLUMBING



SCALE: 1 INCH = 10 FEET

- x— Sewer
- SW— Water
- UG— Underground Gas
- Manhole
- Gas Meter
- Power Pole
- Deciduous Tree
- Coniferous Tree
- Concrete Curb
- Sailing Spool Elevation
- Top of Wall Elevation
- Top of Curb Elevation
- Existing Contour

- Existing Iron Monument Found
- Existing Set, 1/2" x 1/4" Inscribed R.L.S. 1923, Cop

AREAS:
 Lot Area = 18,172 Sq. Ft.
 14,908 = 43.6 FL
 1,470 = 40.8 FL
 Average = 41.5 FL

IMPERVIOUS SURFACES:
 House = 2,492 Sq. Ft.
 Total = 2,492 Sq. Ft.
 = 13.8%

EXISTING YARD SETBACKS:
 14,908 = 43.6 FL
 1,470 = 40.8 FL
 Average = 41.5 FL

PROPERTY DESCRIPTION:
 That part of Lot 1, Block 2, lying West of a line running at right angles from the North Line of Section 16, Township 23, Range 24, of the 36-36-36 Meridian, Hennepin County, Minnesota, and East of Lot 1, Block 3, including adjacent part of vacated street, GOLF TERRACE, HENNEPIN COUNTY, MINNESOTA.

BENCHMARK:
 Top of Sanitary Manhole Elms 7899 on Centerline of 48th Golf Terrace, Brandon, Minnesota.

NOTE: No Search Was Made For Any Encumbrances

NOTE: The location of all utilities shown on this plan are approximate. Utility Companies should be notified for exact location before doing any excavation.

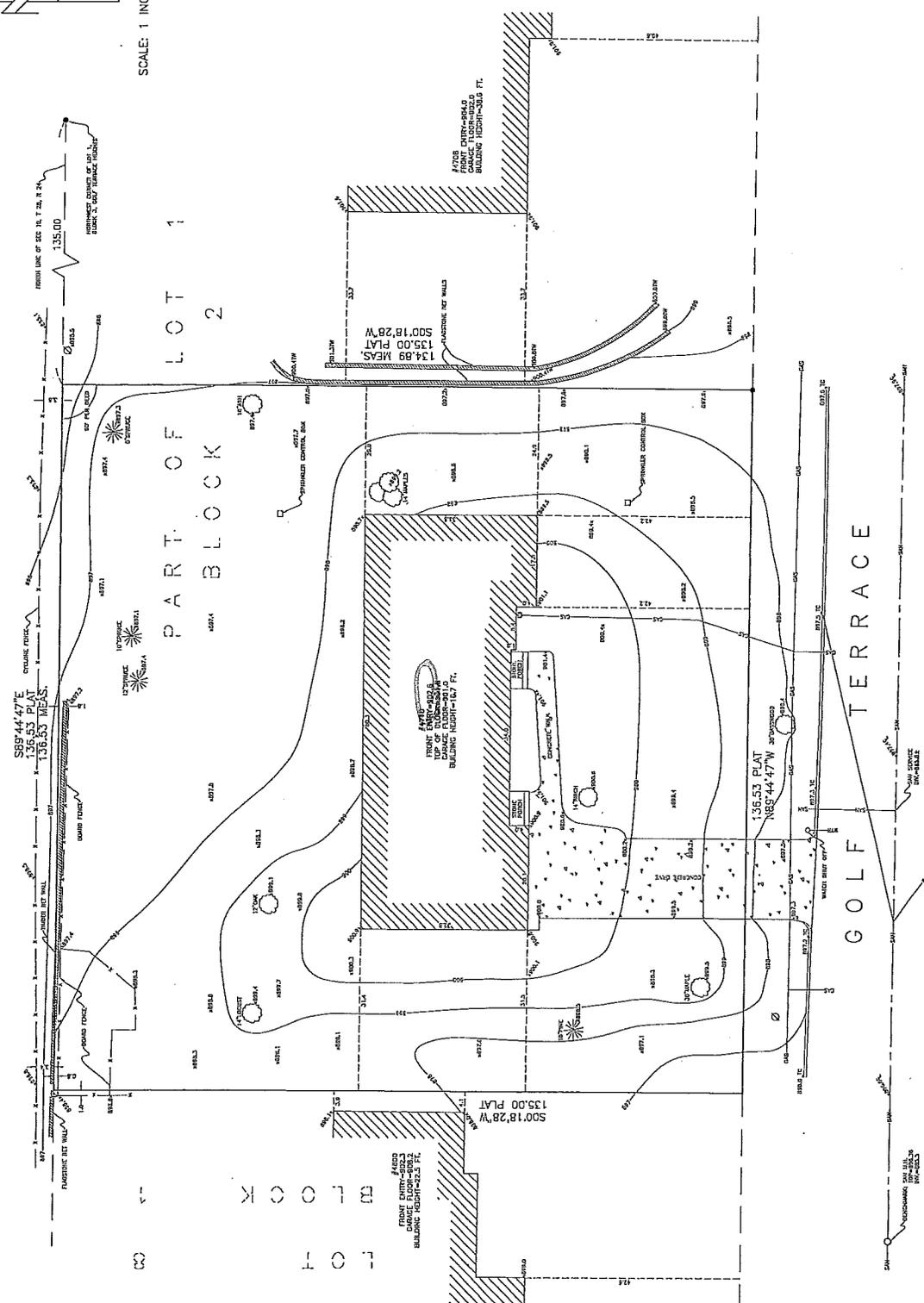
I hereby certify that this survey, plan, or report was prepared by me or under my supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown, R.L.S., MN REG 15230
 Dated: _____

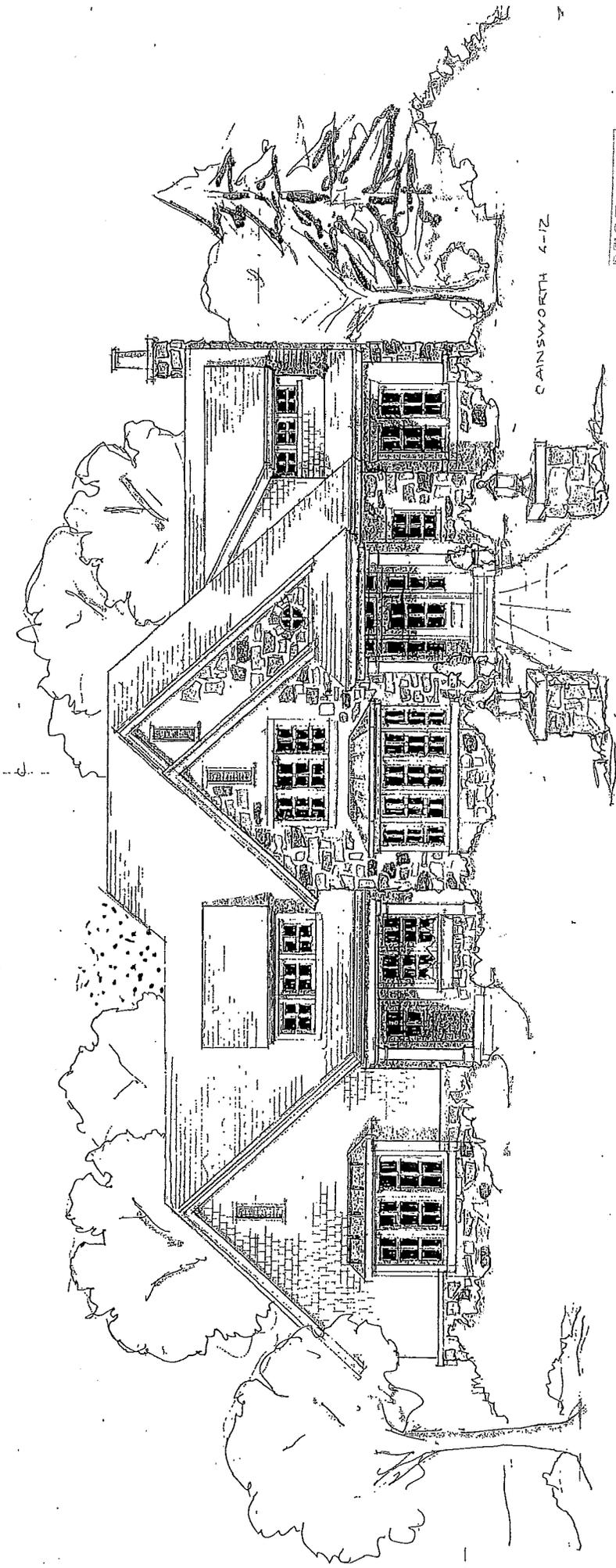
W. BROWN LAND SURVEYING, II
 8000 Cedar Avenue S.E., Suite 228,
 Minneapolis, MN 55425
 Phone (612) 854-4033
 Fax (612) 854-4268

Project: 05-22-2012
 Sheet: 86-12 Scale: 1 inch = 10 Feet 1 C



Survey of BUSKING HOME

A.C

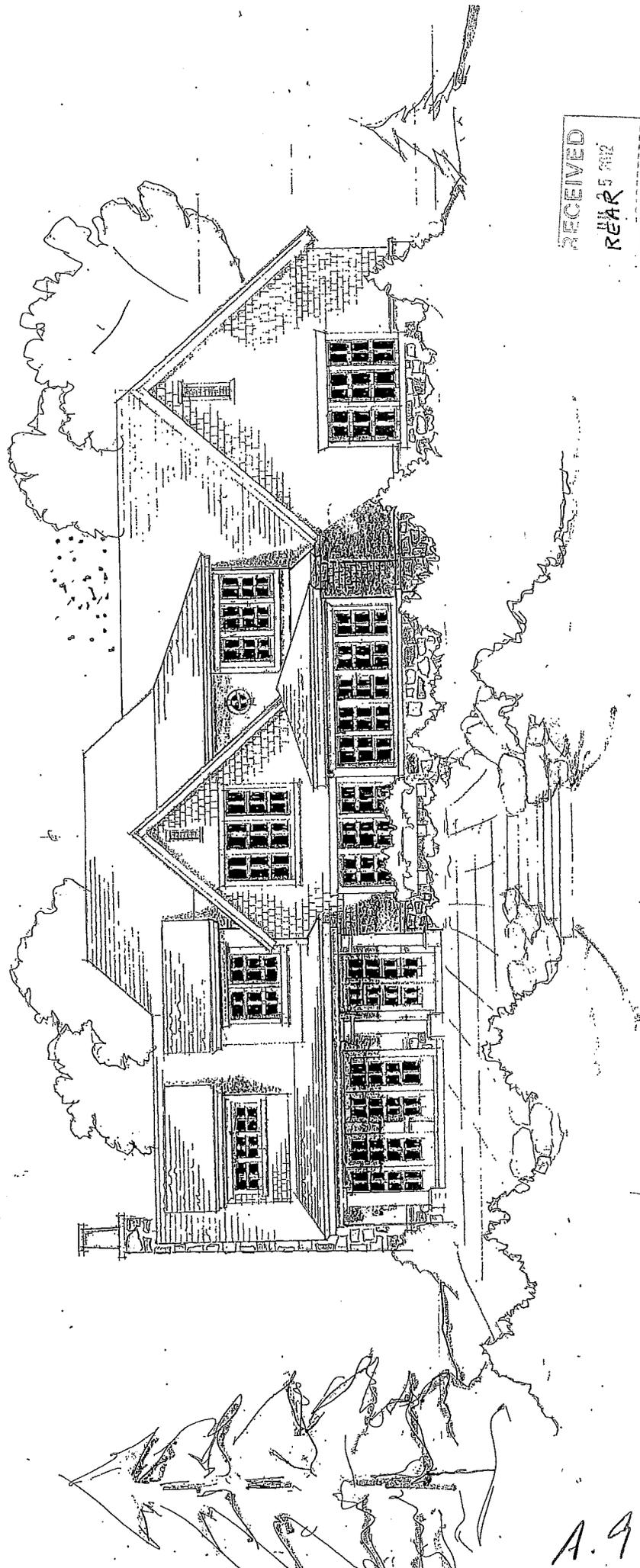


CAINSWORTH 4-12

200X
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APR 25 2012

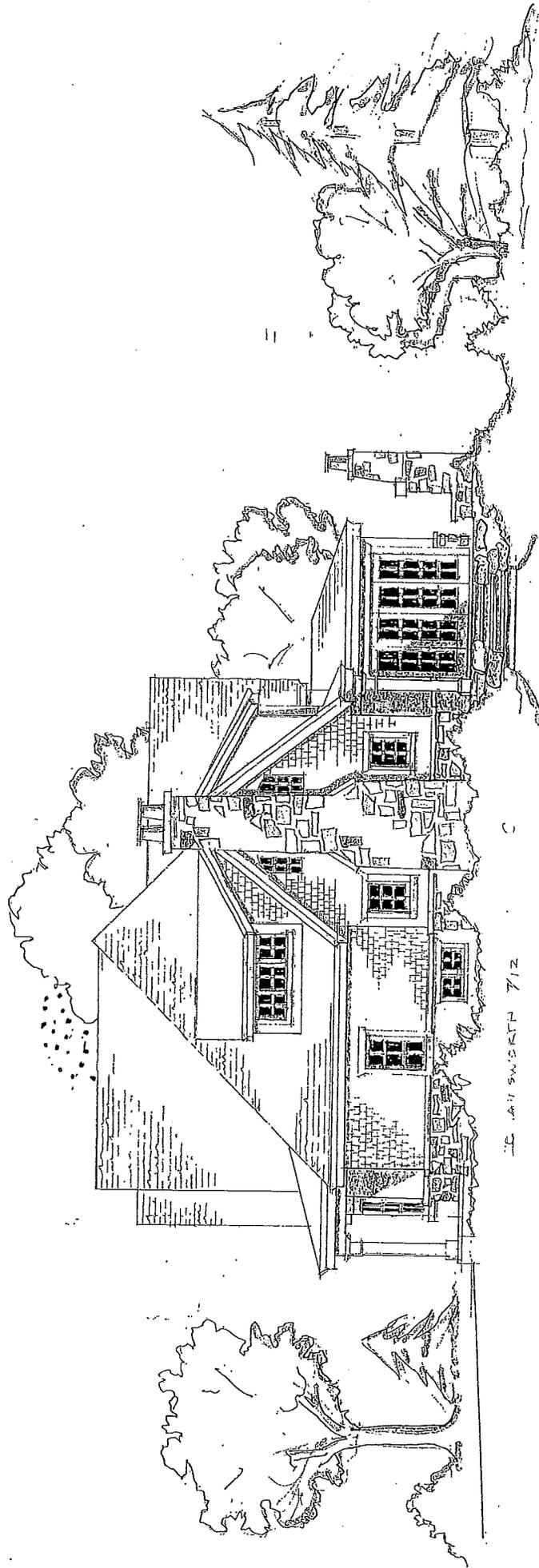
Proposed Home

A. B.



RECEIVED
REAR 5 2012

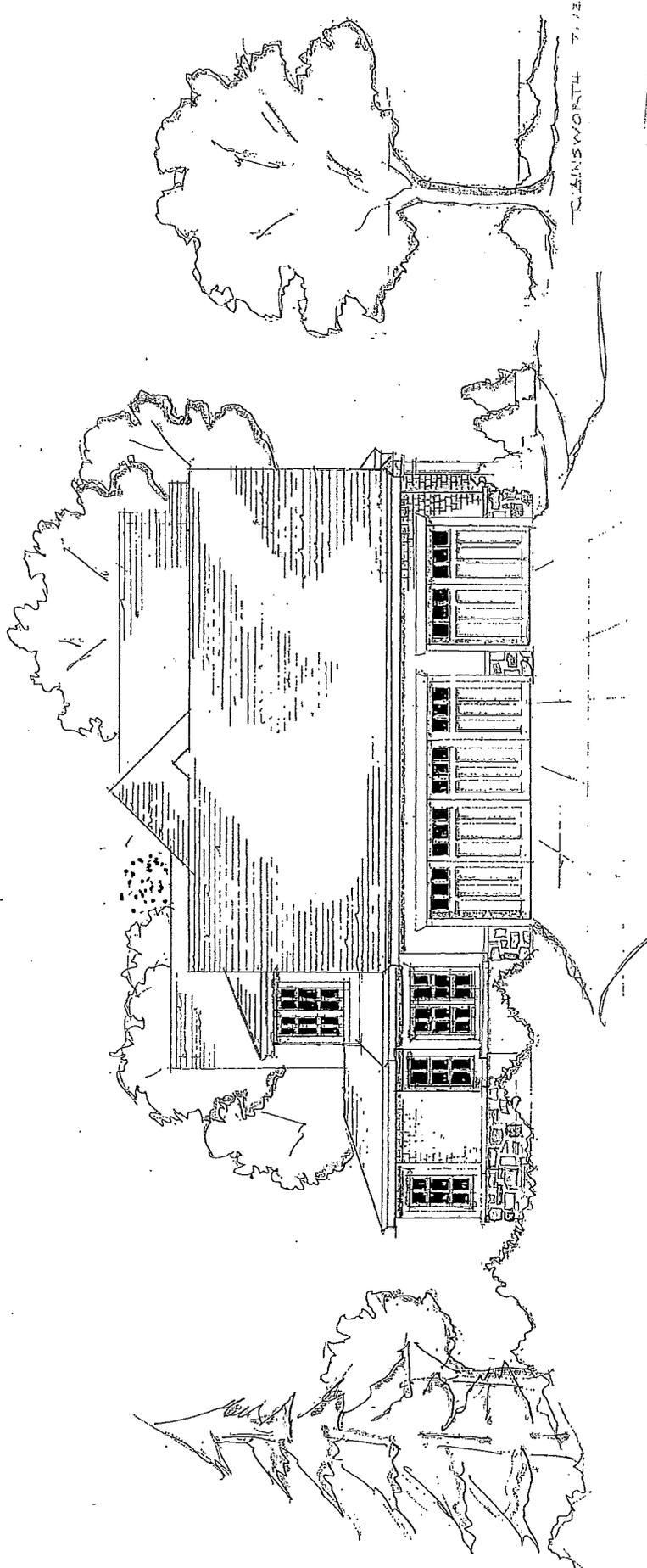
A.9



W. A. SWARTH 7/12

RECEIVED
MAY 5 2012

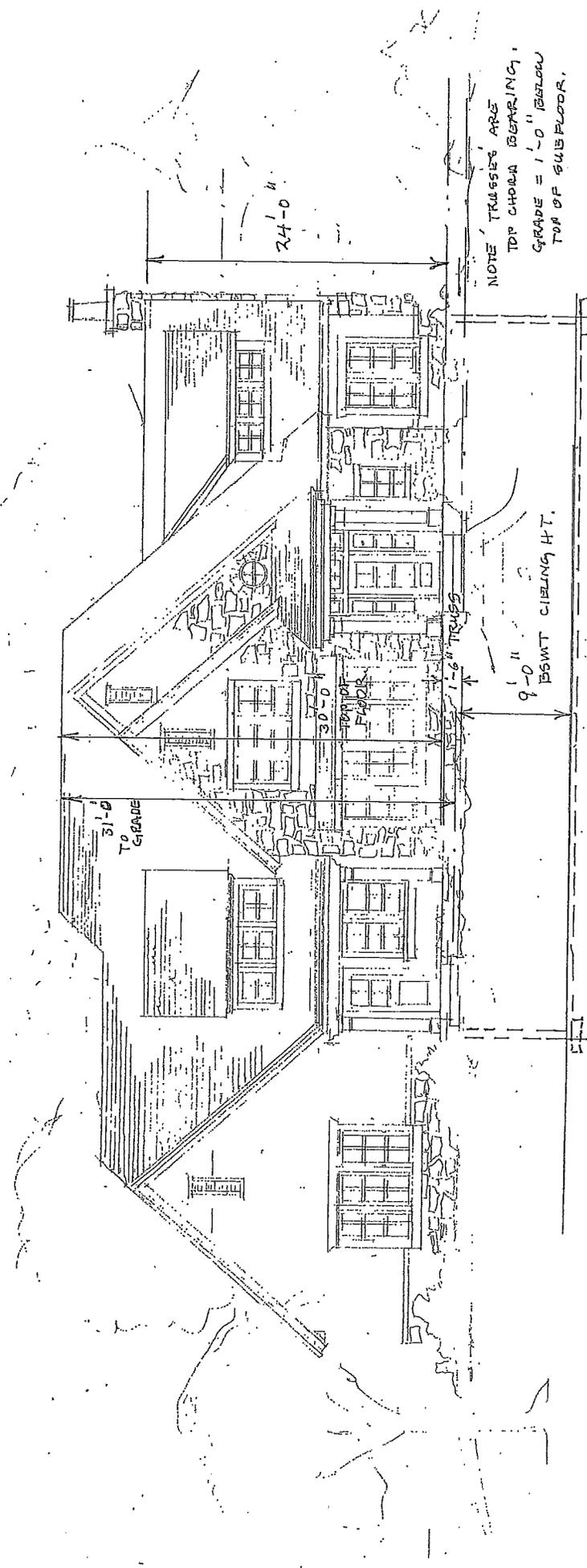
A. 10



CLAINSWORTH 7, 72

RECEIVED
WEST 5 2012

A. 11



24'-0"

NOTE: TRUSSES ARE
TOP CHORD BEARING.
GRADE = 1'-0" BELOW
TOP OF SUB FLOOR.

RECEIVED
JUL 25 1912

31'-0"
TO GRADE

30'-0"
TOP OF
FLOOR

1'-6" TRUSSES

9'-0"
BSMT CEILING HT.

A. 12

Scott Busyn

From: Ahsanur Siddique [ahsan@geoenginc.com]
Sent: Tuesday, July 24, 2012 1:51 PM
To: Scott Busyn (scottbusyn@comcast.net)
Subject: Water Level Monitoring, 4710 Golf Terrace, Edina, MN
Scott,

We installed a piezometer at about 20 feet north and 3 feet east of northeast corner of existing house on July 14, 2012 to monitor water level. The surface elevation at this location is about 897.7 feet based to lot survey. On July 20, 2012, we measured water level in the piezometer. Water level was 5.7 feet below the ground surface and which corresponds to elevation 892.0 feet on July, 20 2012. We will take another water level reading by the end of this week to verify any change in water level elevation.

We understand existing house will be demolished and a new house will be constructed at his site. The new house will be a two-story with full basement. The structure will be of wood frame construction supported on foundation walls.

It is our opinion that the lowest floor elevation of the new house should be at least 2 to 3 feet above water level. Based on our water level reading on July 20, 2012, the lowest floor elevation should be at least 894.0 to 895.0 feet.

After final water level reading, we can provide more specific recommendations.

If you have any questions, please feel free to call us.

Thanks,

Ahsanur R Siddique PE
Geo Engineering Consultants Inc
PO Box 21490
Minneapolis MN 55421
ahsan@geoenginc.com email
763.502.9945 Phone
763.502.9946 Fax
612.384.3245 Mobile

=====
Email scanned by PC Tools - No viruses or spyware found.
(Email Guard: 7.0.0.21, Virus/Spyware Database: 6.20200)
<http://www.pctools.com>
=====

7/30/2012

A. 14

GREAT NEIGHBORHOOD HOMES

GREAT LOCATIONS | GREAT DESIGN | GREAT QUALITY

July 23, 2012

To: Cary Teague, Planning Director - City of Edina
From: Scott Busyn - Great Neighborhood Homes
Subject: CUP Application for 4710 Golf Terrace Neighborhood Character Study

We are submitting the attached documentation showing how the new home being proposed at 4710 Golf Terrace will fit the character of the neighborhood in height, mass, and scale.

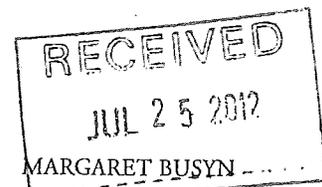
4710 Golf Terrace is located on the west end of the block overlooking Edina Country Club. As can be seen in attached photos, the homes on Golf Terrace are stately in nature and represent an eclectic collection of homes built in the 40's, 50's, and several recently constructed homes. Many homes styles can be found including cape cod, ranch/rambler, colonial, French provincial, Modern, and American cottage/shingle. The homes are all set far apart on large lots with many mature trees. It is very evident that this is an area of transition with many new homes and remodels in progress.

The proposed home at 4710 Golf Terrace will be a two story home with rooflines that are designed to reduce the mass and scale of the home by having the eave lines come down to the first level ceiling. This gives the home the character of a "story and a half" home that can be found on other homes in the neighborhood. In addition, all four sides of the home are being designed with character details (detailed windows, gables, stone, shed roofs, etc) to avoid any type of "movie screen" façade.

The west and east sides of the home have been designed with a smaller mass and scale than the front elevation (facing Golf Terrace). This will allow for a better blending of the new home with the two adjacent homes. We have also made an effort to avoid blocking the sitelines of the golf course for the adjacent homes.

The proposed home will fit the character of the neighborhood by using quality materials such as cedar shingle siding, stone, detailed window trim and corbels, and divided light windows. In addition, the new home will have a stone chimney, a feature common on older homes in the neighborhood.

Please let me know if you would like to see additional information or feel free to call me anytime at 962-807-8765. Thank you.



SCOTT BUSYN
PHONE 952-807-8765 | SCOTT.BUSYN@COMCAST.NET

PHONE 952-807-8765 | MBUSYN@COMCAST.NET

4615 WOODDALE AVENUE, EDINA, MINNESOTA 55424 | FAX 952-926-1168

MN BUILDERS LICENSE # BC-521688

A.15

A. 16

RECEIVED
25 2012

SUBJECT PROPERTY

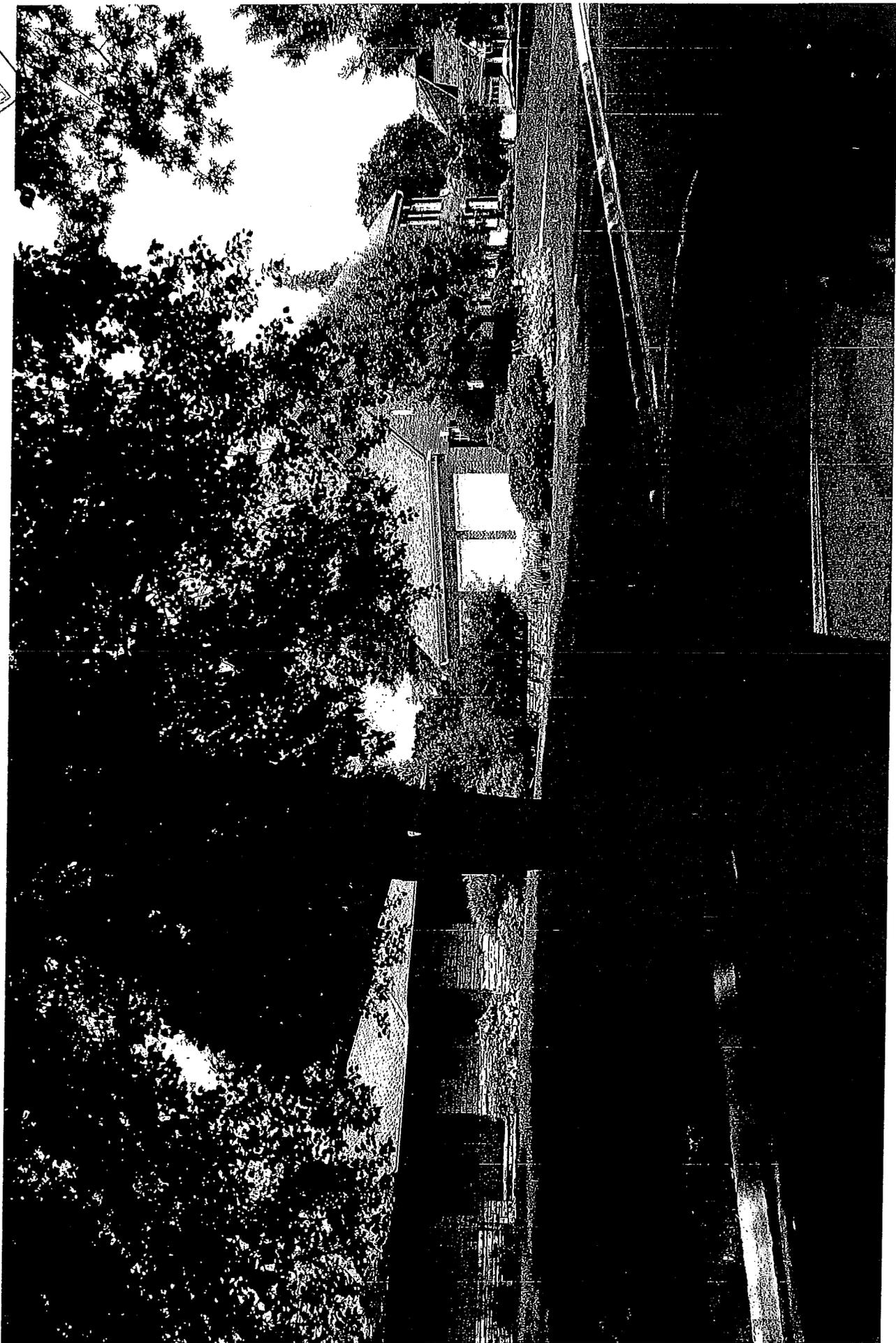


A. 16

A.17

RECEIVED
JUL 25 2012

VIEW EAST

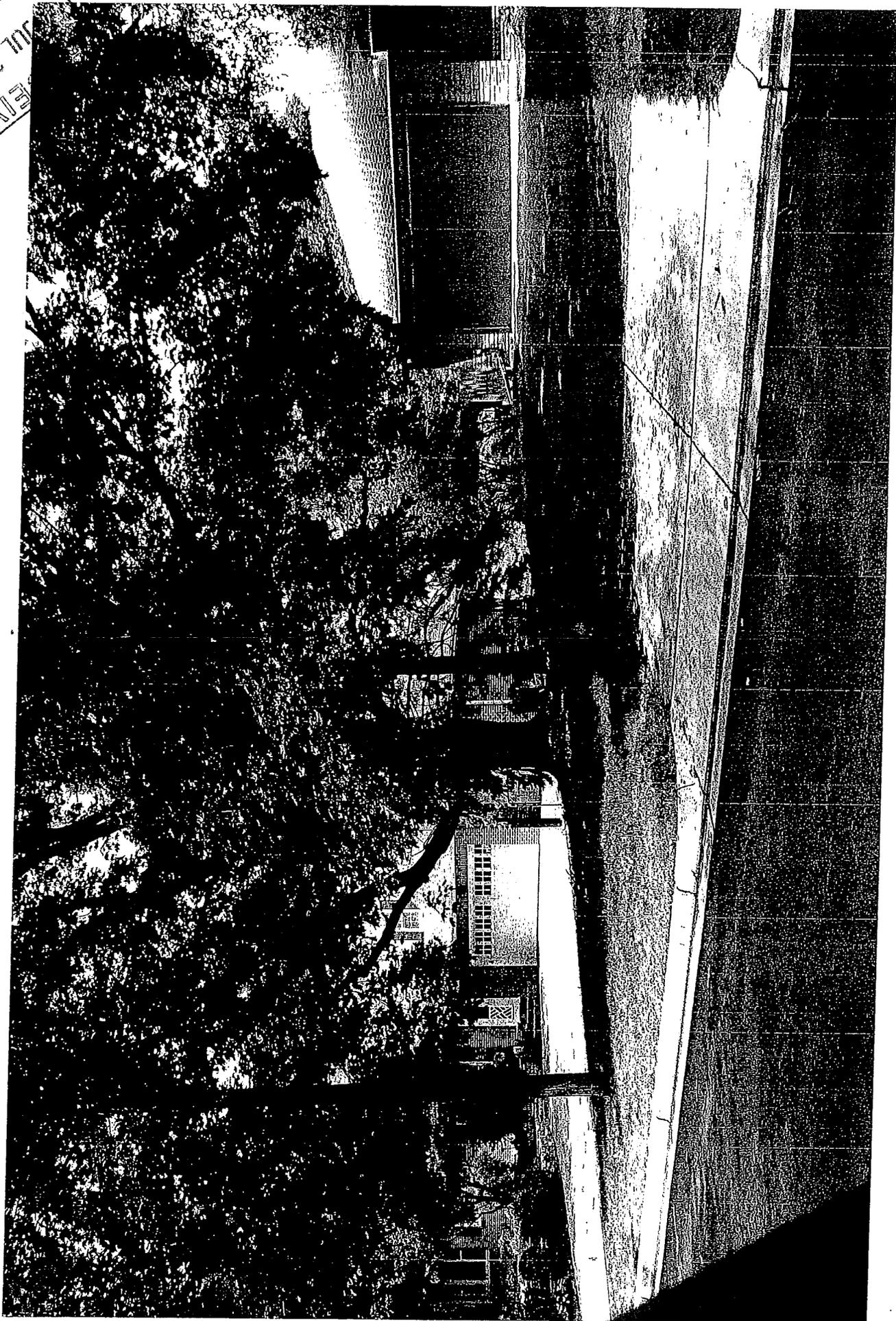


A 17

A. 18

RECEIVED
JUL 25 2012

VIEW WEST

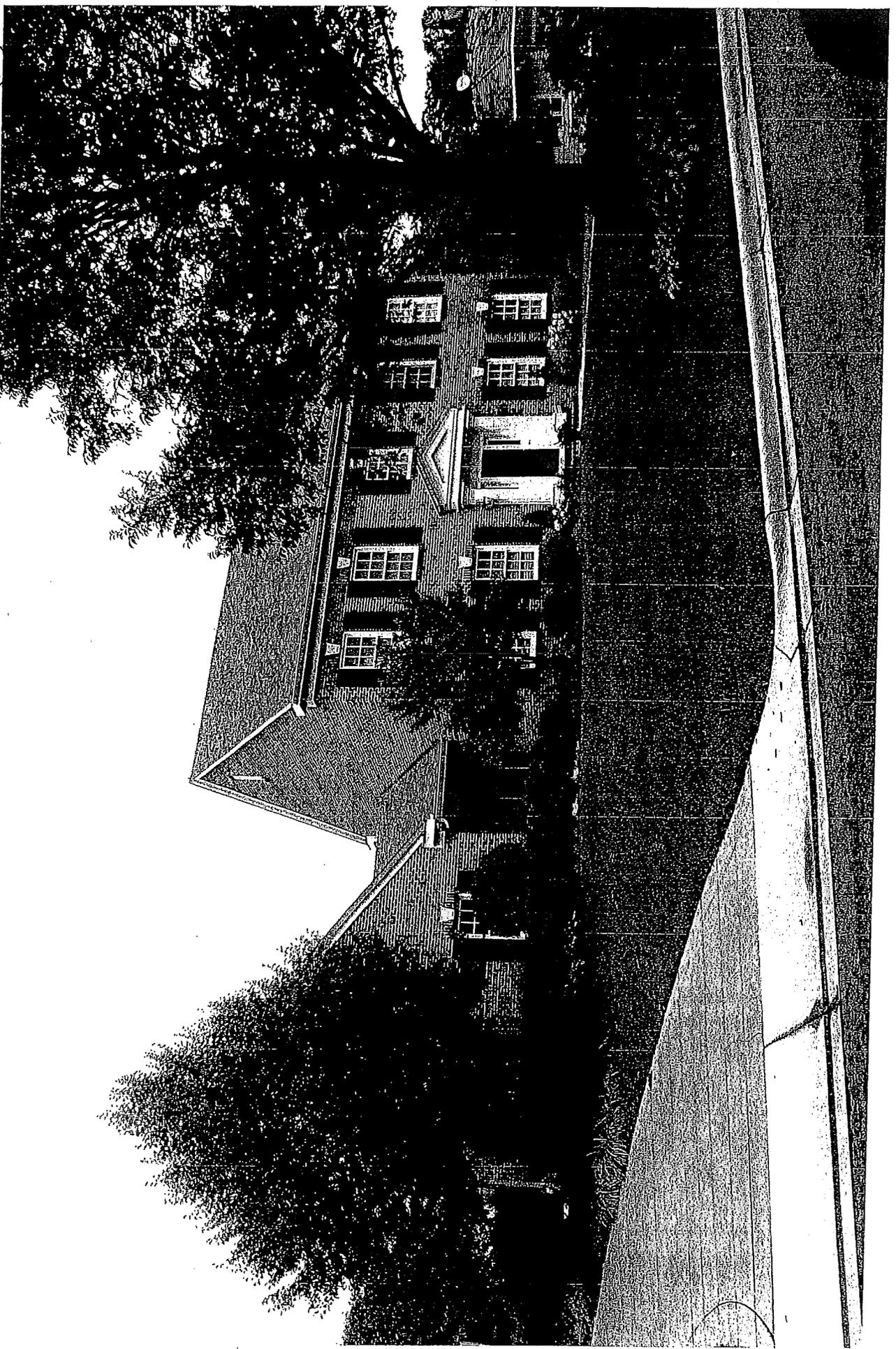


A. 12

A. 19

RECEIVED
JUL 25 2002

HOUSE. RD EAST

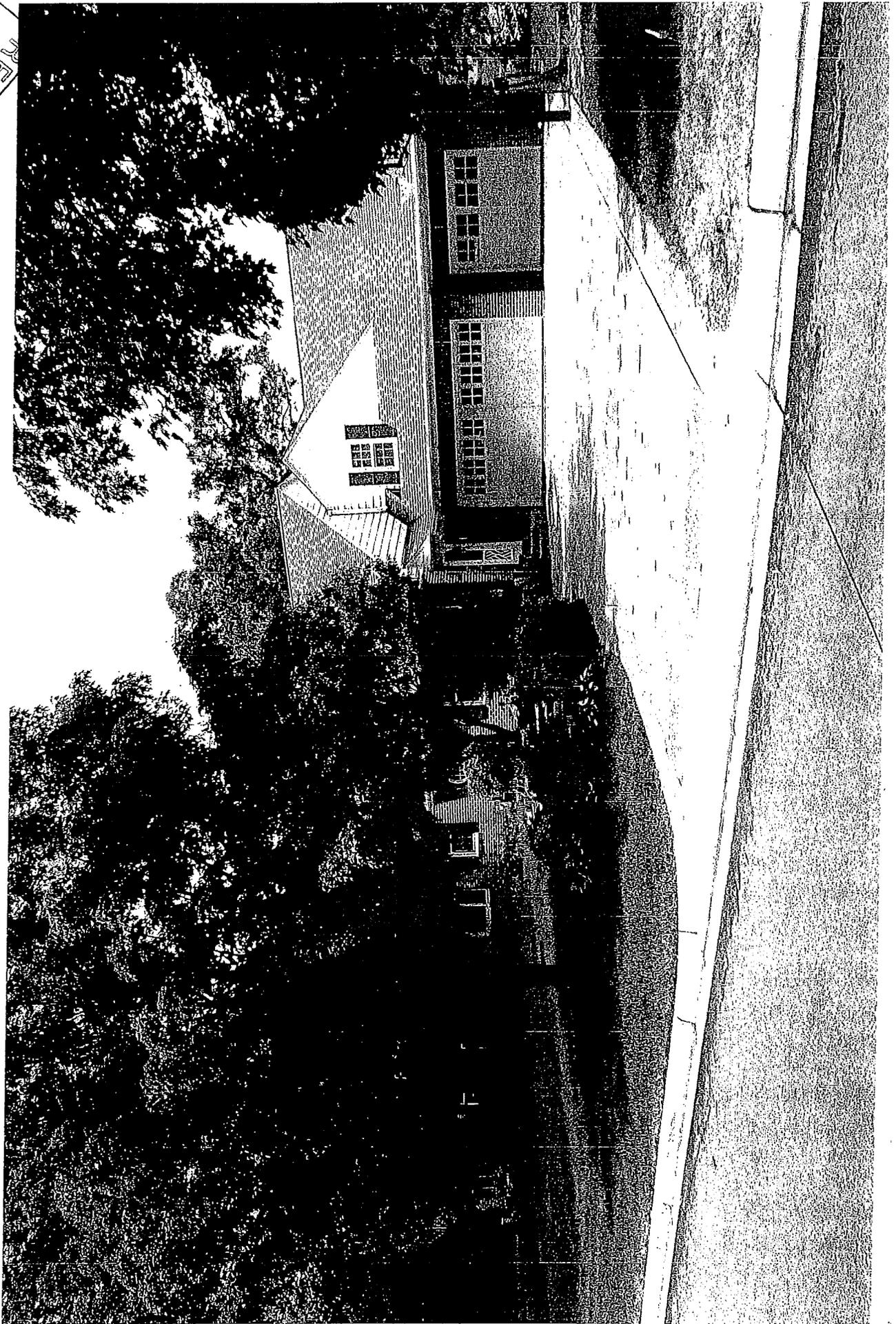


A 10

A-20

RECEIVED
MAY 19 1964

HOUSE TO WEST

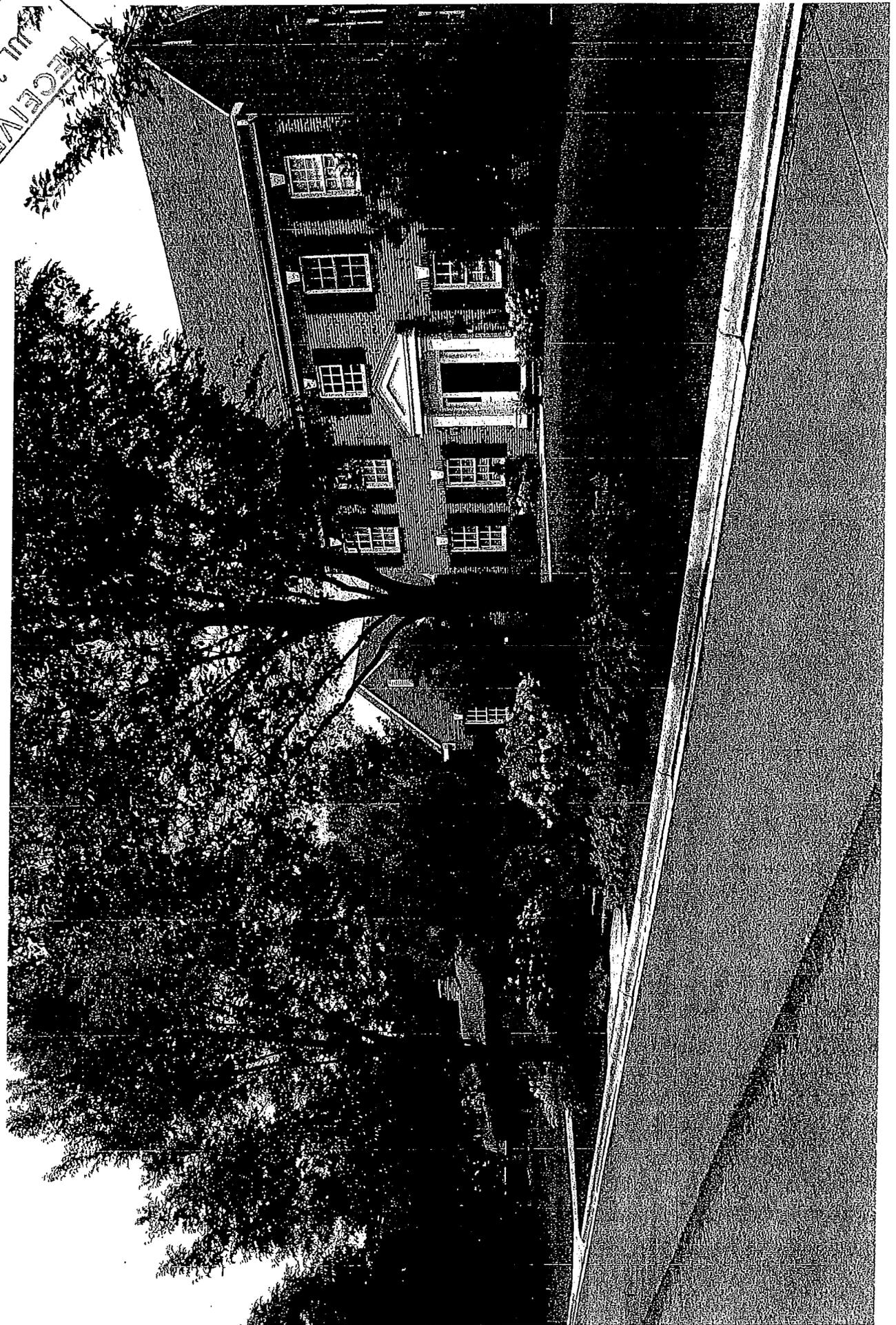


A-20

A.21

RECEIVED
JUL 25 2002

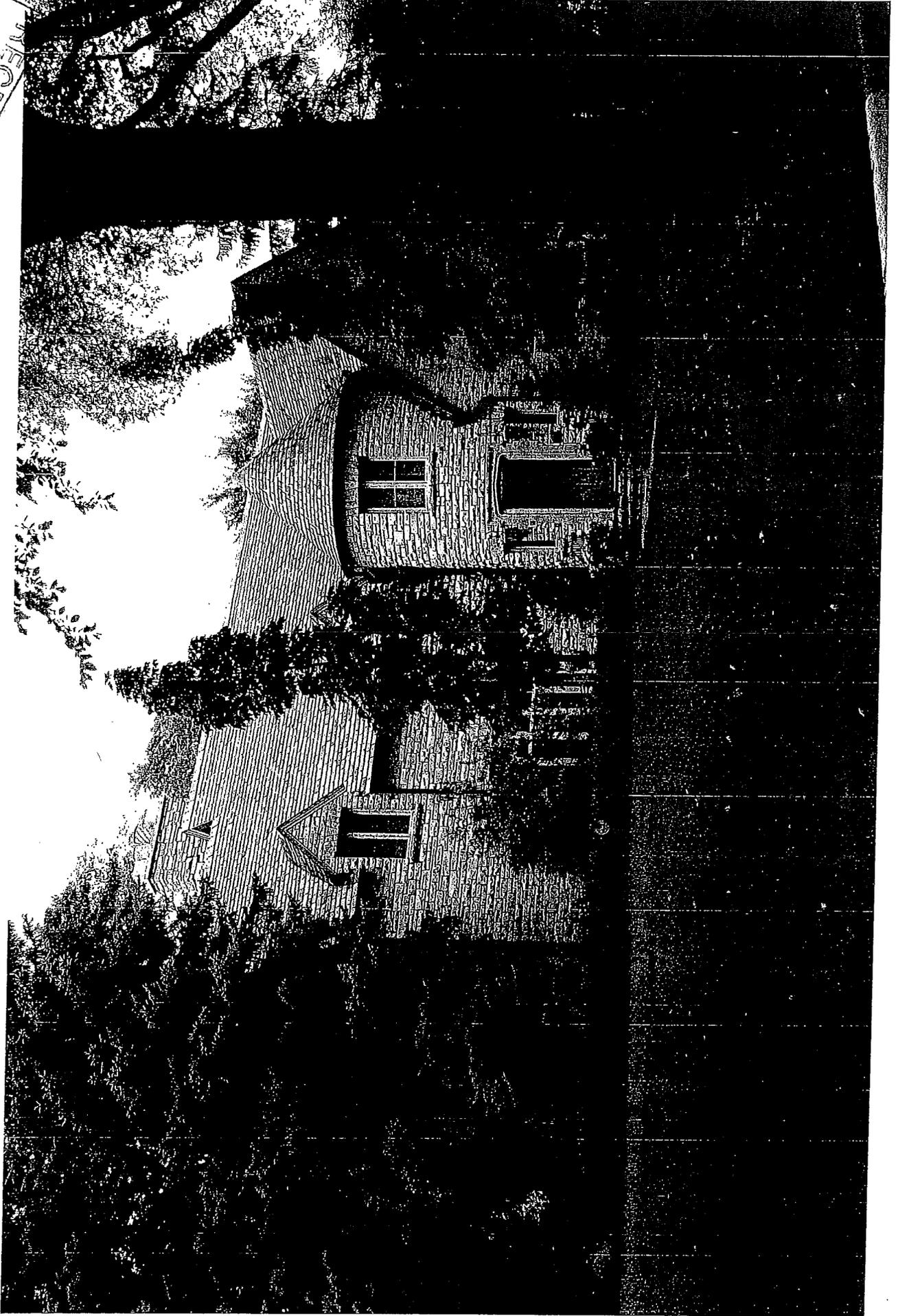
VIEW FROM EAST



A 21

A. 22

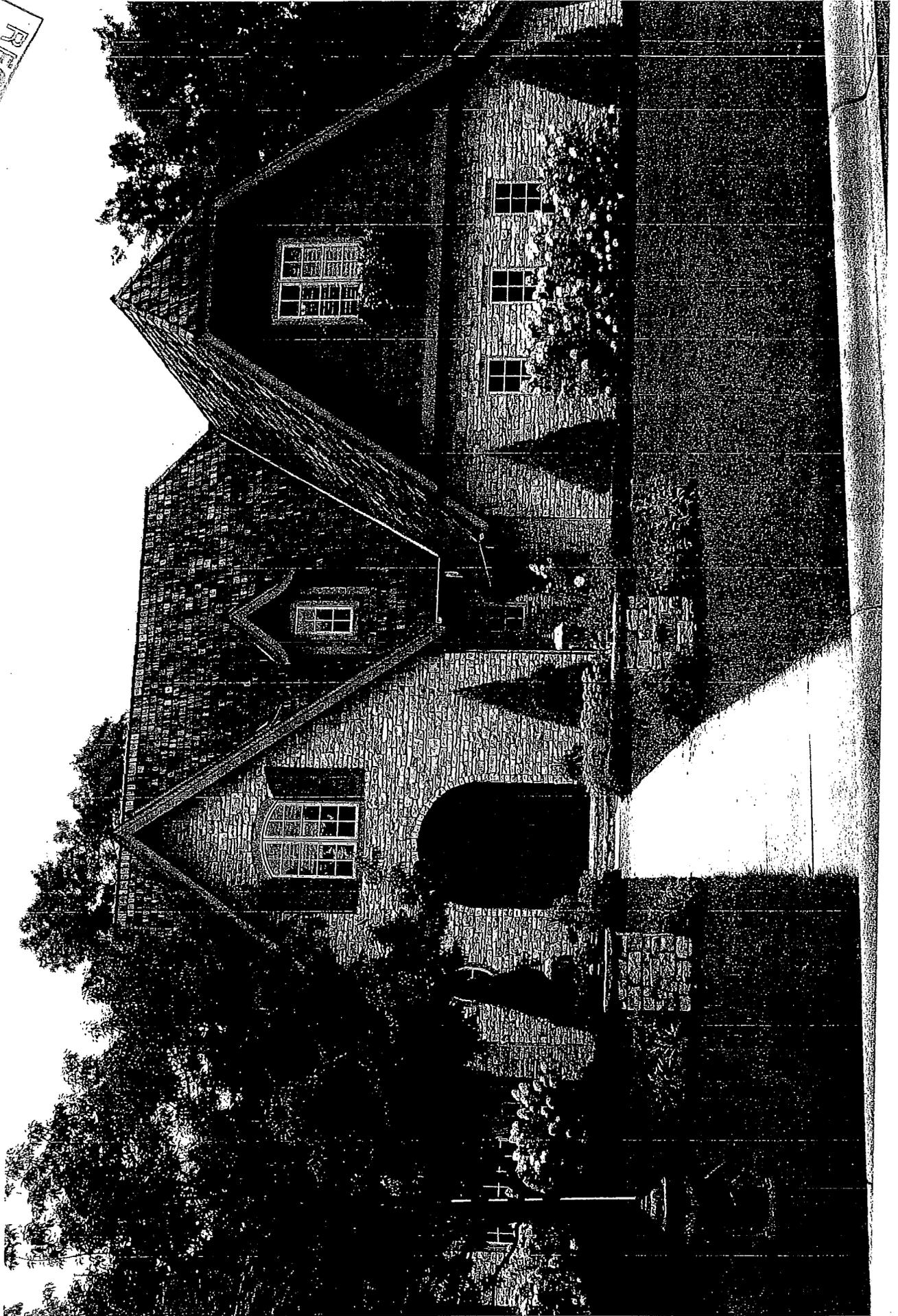
RECEIVED
JUL 25 2012



A 22

A.23

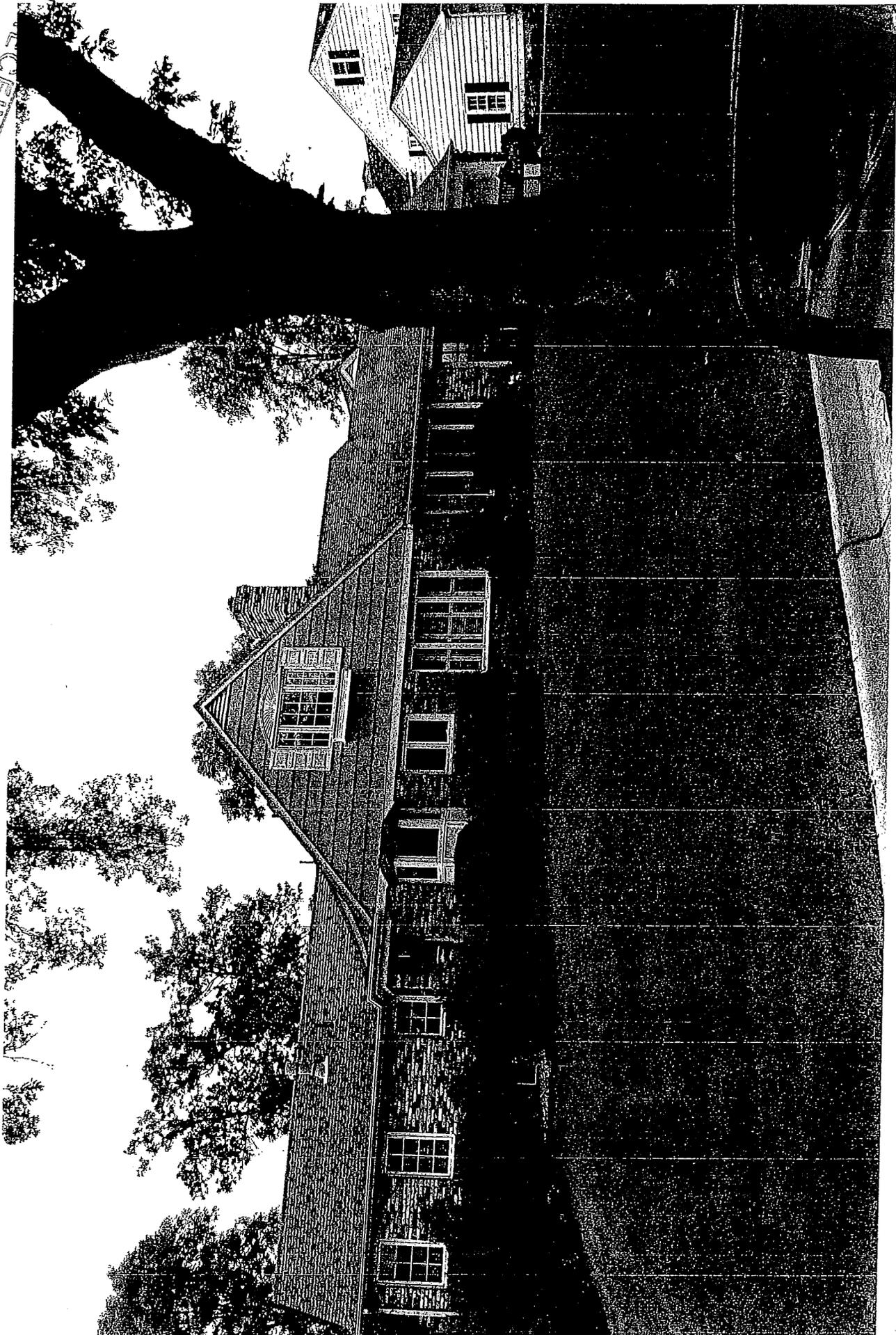
RECEIVED
JUL 25 2012



A.23

A. 24

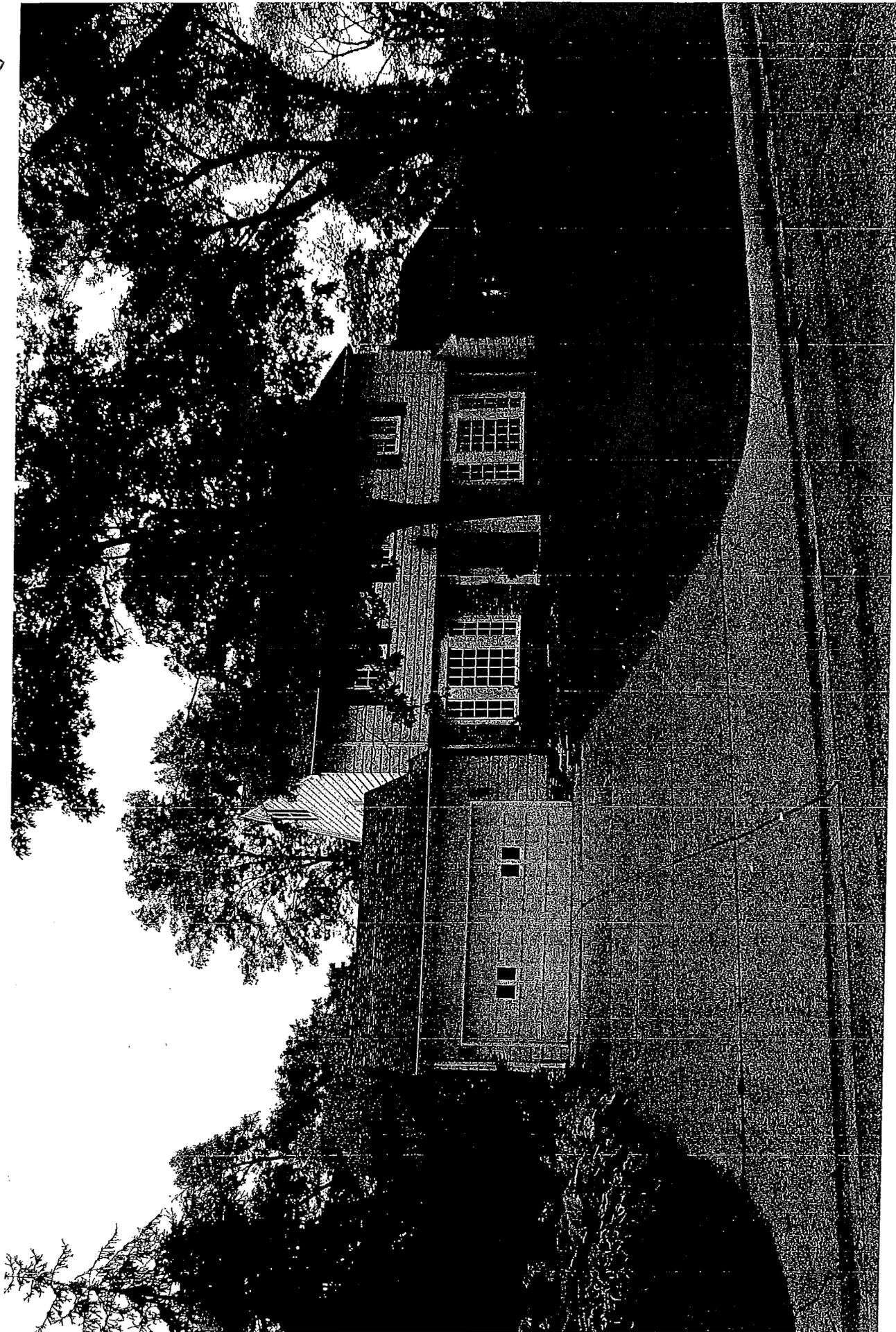
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A. 14

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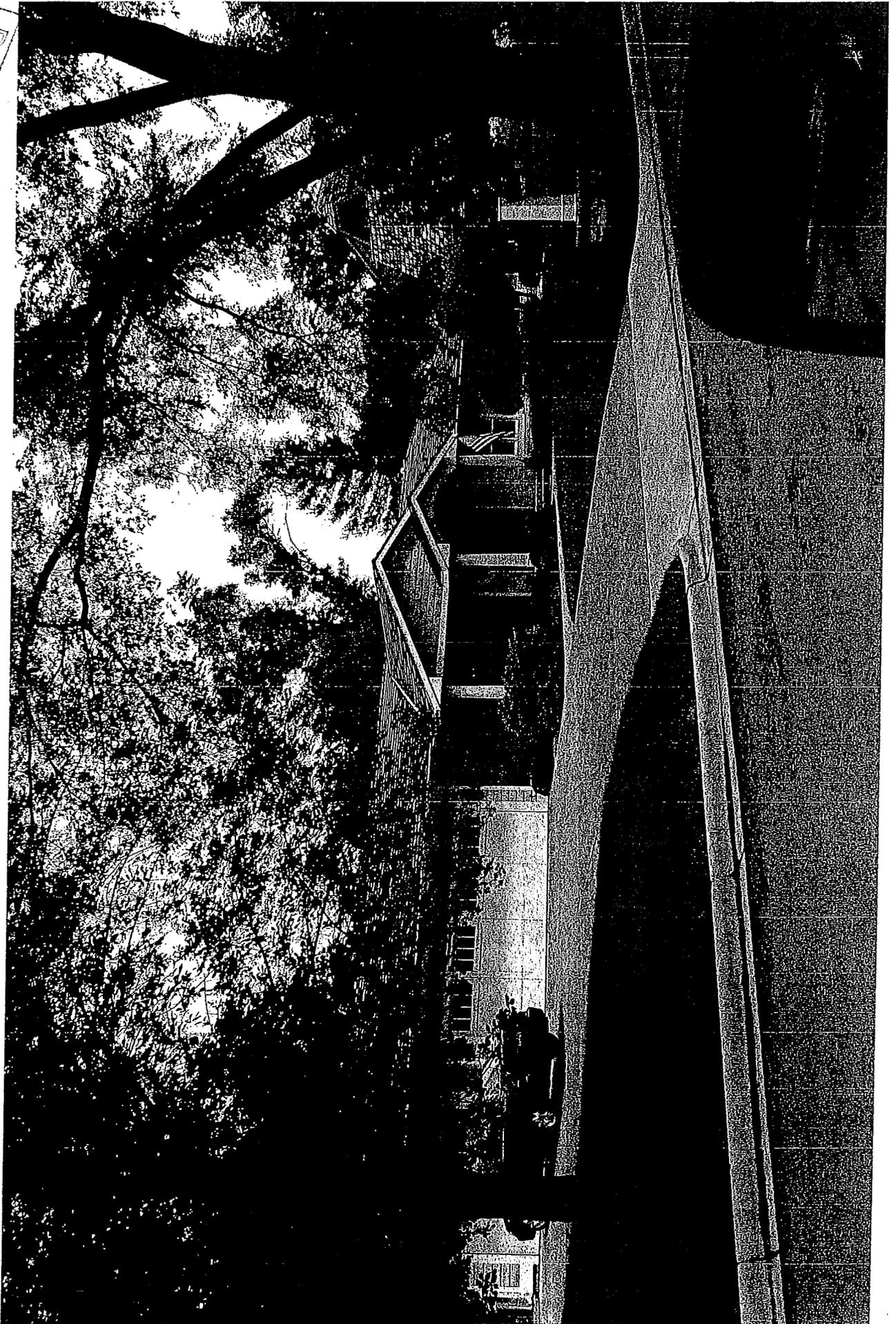
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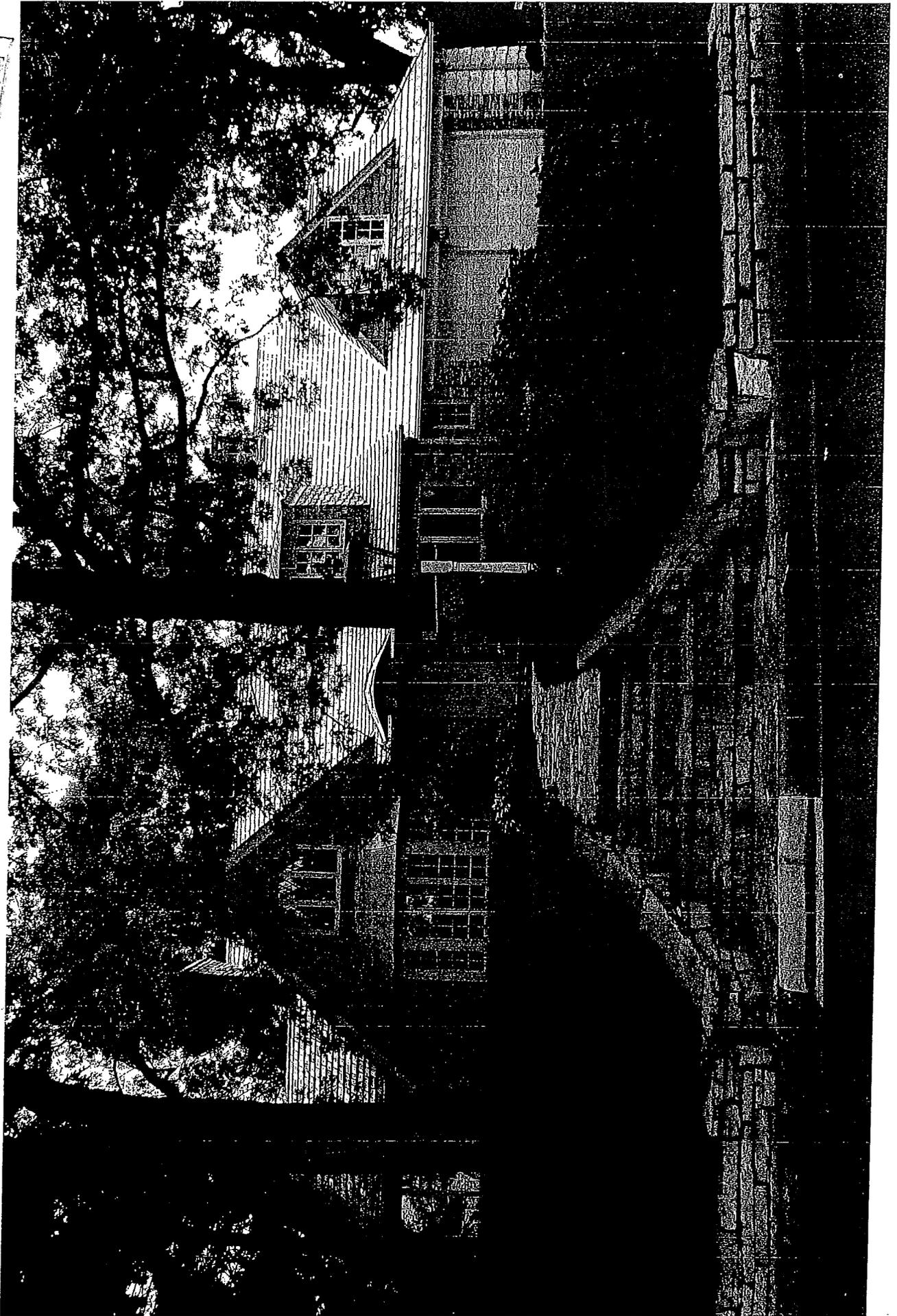
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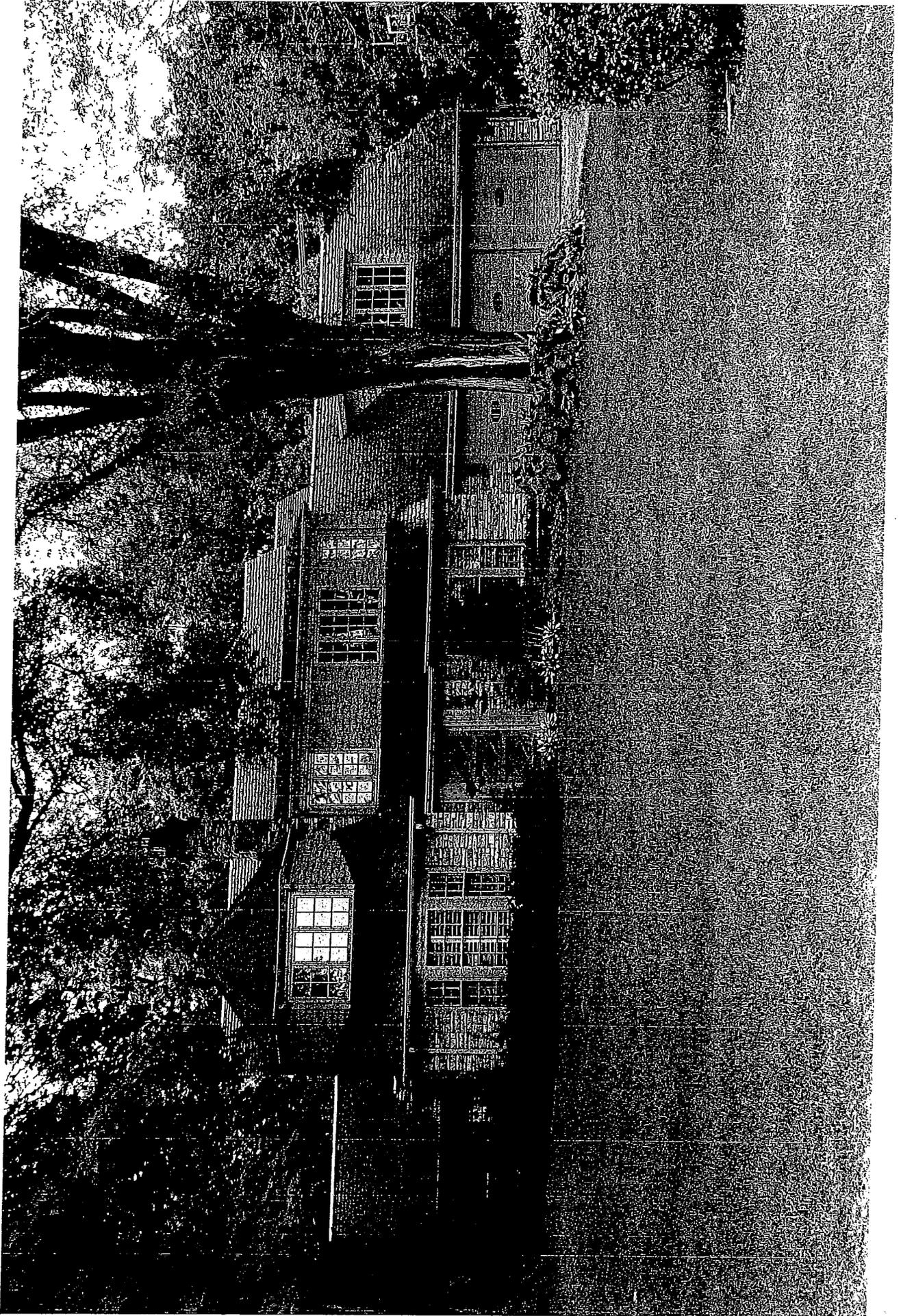
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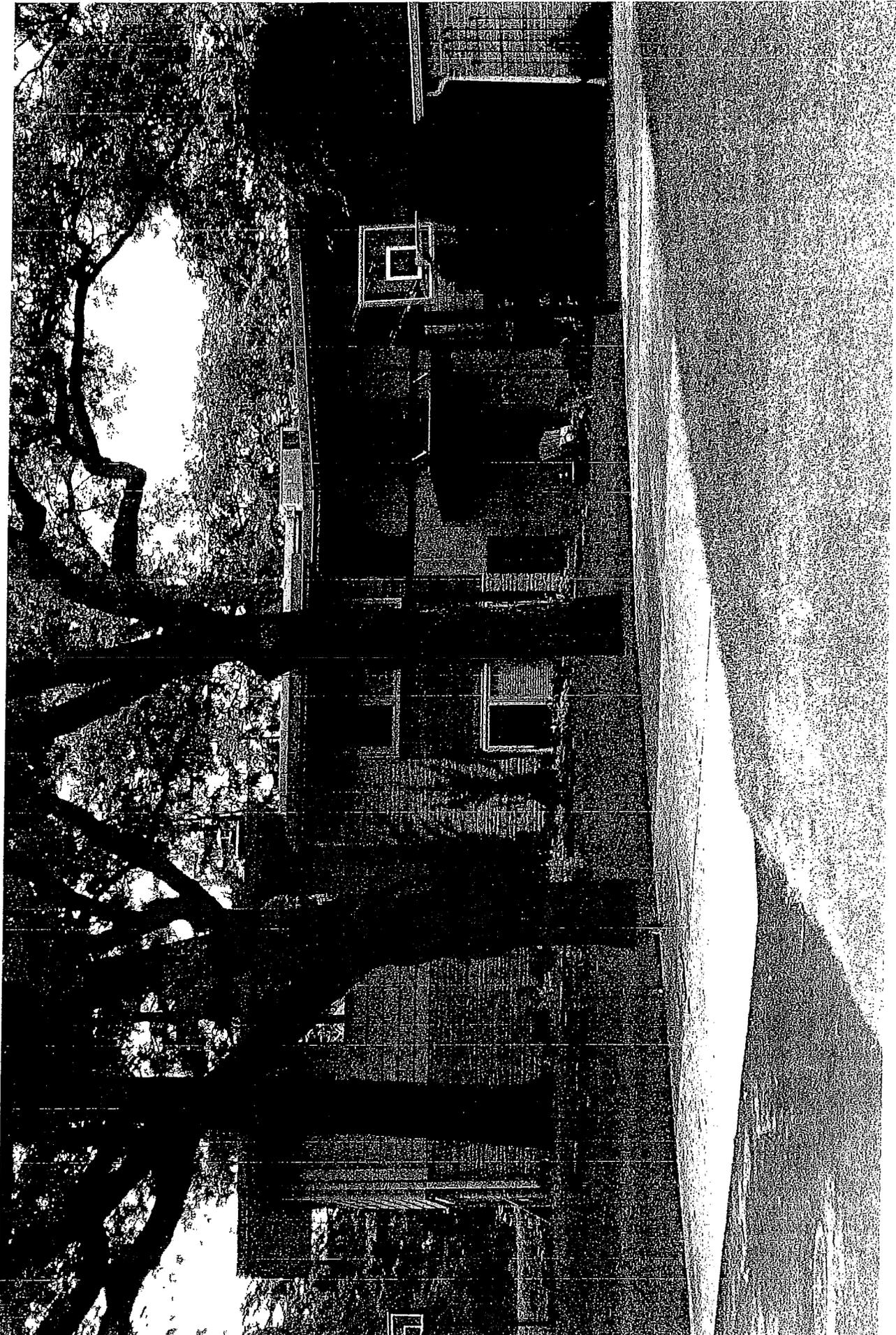


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A. 29

A. 30

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A. 30