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**Date:** January 23, 2013

**To:** Planning Commission

**From:** Kris Aaker, Assistant Planner

**Re:** B-13-02, A 15.96 foot front yard setback variance for a new home to be located at 5024 Bruce Place.

On January 9, 2013, the Planning Commission tabled Andrew and Kristen Cragg's 15.96 foot front yard setback variance request for a new home to be built on their property located at 5024 Bruce Place to allow the applicant time to address mitigation measures they intend to take to protect Minnehaha Creek. The Planning Commission requested that the applicant provide additional information regarding grading, drainage, landscape and site improvements that will be accomplished as part of the new home plan that would improve the site beyond existing conditions and minimize the impact of the variance requested.

Attached for reference are the following:

- 1.) Staff report, attachments and plans.
- 2.) Draft Minutes of the January 9, 2013, Planning Commission Meeting.
- 3.) Site plans, photos and building elevations indicating proposed mitigation measures.

from that common property line.

Commissioner Schroeder noted there is the possibility that by recessing the garage an additional variance could be required. Schroeder pointed out the setback is already at the minimum 25-feet.

Chair Grabiell commented that it is difficult to rework a plan during a meeting; however he suggested to the applicant if it's possible recess the garage. Commissioner Kilberg commented if he could vote, for consistency, he would vote in favor of the variance as proposed.

Commissioners agreed the applicant could recess the garage if it works within the ordinance requirements.

**Motion**

Commissioner Fischer moved variance approval based on staff findings and subject to staff conditions. Fischer further noted that the proposed third garage is 25-feet from the adjacent neighbor; not 5-feet. Commissioner Staunton seconded the motion. Ayes; Schroeder, Potts, Platteter, Carpenter, Staunton Fischer, Grabiell. Nay; Forrest. Motion carried.

*Draft  
1/19*

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**B. Variance. Cragg. 5024 Bruce Avenue, Edina, MN**

**Planner Presentation**

Planner Aaker informed the Commission the subject property, is located at the end of Bruce Place Cul-de-sac and backs up to Minnehaha Creek. The existing home on the property was built in 1940, consists of two story home with an attached two car garage, The existing home is nonconforming regarding the required 50 foot setback from Minnehaha Creek. The existing home is located 40.38 feet from the edge of Minnehaha Creek or 9.62 feet closer than allowed by ordinance. At the time the home was built there were different setback requirements in place allowing structures to be closer to water bodies than current city code allows. The zoning ordinance was amended in the early 1990's changing the setback requirement from Minnehaha Creek to a 50 foot minimum setback. The change was required so the City of Edina would be consistent with the MN Department of Natural Resource's requirements. The ordinance change caused the current home, as well as many others along the Creek and other water bodies, to become nonconforming. The change doubled the setback previously required from Minnehaha Creek.

The applicant is planning to tear-down the existing nonconforming home and replace it with a new two story home with an attached two car garage. The applicant has indicated that the new home will conform to the entire ordinance

requirements with the exception of the required setback from Minnehaha Creek. The new home is proposed to be closer to the creek than the existing home. The new home is proposed to be 34.04 feet from Minnehaha Creek or 6.34 feet closer to the creek than the existing home.

Planner Aaker concluded that staff recommends that the Planning Commission deny the variance based on the following findings:

- 1) With the exception of the variances requested, the proposal would meet the required standards and ordinances for the R-1, Single Dwelling Unit District. It would appear however, that a new home could be designed to match the existing nonconforming setback of the home which would be a more reasonable variance to consider.
  
- 2) The proposal would not meet the required standards for a variance, because:
  - The proposed use of the property is not reasonable; as it will increase encroachment into the setback required and currently provided from Minnehaha Creek.
  - The practical difficulties in complying with the ordinances are the narrow building pad allowed by current standards and required setback from the Creek. Staff could perhaps support a request to maintain the existing nonconforming setback of the home from the Creek with new construction. Staff cannot support a request or identify difficulties with not matching the existing nonconforming creek setback.

### **Appearing for the Applicant**

Mr. and Mrs. Cragg and Dan Murphy, architect.

### **Discussion**

Commissioner Platteter asked Planner Aaker to clarify what's included when calculating setback from the creek. Planner Aaker responded everything is included when calculating setback from a water body.

Commissioner Potts asked Planner Aaker to go over the side yard setbacks. Planner Aaker explained that on the east the project meets the minimum 5-foot side yard setback for a garage. Aaker said she had concern that the side yard setback on the west at the corner may not meet the minimum setback; however she was assured by the architect it would meet code. Aaker further explained that at this time the plans preliminary pending variance approval.

Commissioner Schroeder noted the mention of a buffer or berm along the edge of the creek and questioned what the pattern of development would be in that area; will there be turf, lawn plantings, what would be there. Continuing, Schroeder asked the width of this "zone". Mr. Murphy responded they haven't finalized the design of this "area".

Chair Grabiell noted there are many properties in Edina that don't meet the mandated setback and asked Planner Aaker when the State changed the setback requirements did it allow for variances. Planner Teague responded in the affirmative, adding the City has the authority to grant variances.

### **Applicant Presentation**

Dan Murphy addressed the Commission and said the plans as presented are Preliminary and organic, adding their intention is to preserve the existing natural resources. Murphy also noted a buffer along the creek would also be included. Continuing, Murphy said to the best of their ability they tried to stay within the existing footprint to minimize any impact. Concluding Murphy said in his opinion the variance as submitted doesn't go against the spirit of the Code.

Mrs. Cragg explained their goal was to place to keep it "up" on the lot and as close to the location of the existing house as possible. She explained their lot slopes down and includes a wooded area, adding drainage from the street also flows down toward the creek. Cragg said their intent is to plant native vegetation in this area that's good for water bodies. Continuing, Cragg noted their plan is to run natural stone around the edge of the creek, reiterating they will plant wonderful native plants; it won't be just grass running all the way down to the creek bed. Cragg noted if the new house was placed farther to the west the house would block the neighbors view. She also reported this is one of the only areas to "get" a lawn mower through from front to back. Concluding, Cragg reiterated they don't want to impact anyone's sight lines; they love their neighbors, adding the new house will not be going any closer toward the creek than the existing deck. Cragg said she truly believes the house as presented will fit.

Chair Grabiell observed that he understands the new house will maintain the same setback; however replacing the deck with house in not the same.

### **Discussion**

Commissioner Potts said he appreciates all the work submitted for this project, adding what he would like to see in more detail are plans and information on how the creek would be protected. Potts said in this instance pulling the house as close to the street as permitted makes the most sense and would have less impact on the creek.

Mrs. Cragg reiterated their lot slopes and the goal is to keep the new house "up" and protect the views for the neighboring properties. She also added that aesthetically she believes it will look better in the proposed location.

Commissioner Forrest said one area that concerns her is the impact this project will have on the creek, the existing vegetation and neighbors during the construction phase. Mr. Murphy explained that a substantial slit fence would be added along with all construction requirements established by the City. Murphy said the site would be continually monitored not only by the applicant but by the City and the Watershed District as well.

Chair Grabiell opened the public hearing.

### **Public Comment**

Todd Peterson 5034 Bruce Place told the Commission he supports the project as presented, adding in his opinion it's reasonable. He pointed out the "piece" requiring the variance won't even be seen from the front street. Concluding, Peterson said water run-off issues would be improved, reiterating he has no objection to the project as submitted, it's a reasonable request.

Chair Grabiell asked if anyone would like to speak to this issue; being none, Commissioner Platteter moved to close the public hearing. Commissioner Carpenter seconded the motion. All voted aye; motion carried.

### **Discussion**

Commissioner Staunton said one thing that strikes him about this lot is the "buildable area". He noted lot coverage is 10% and if he calculated correctly the buildable area of this lot is only 13% when taking into account the flood plain, water body setback, and other setbacks. Staunton acknowledged this is an unusual situation, and an unusual oddly shaped lot. Continuing, Staunton said he is also curious about what's included in the landscaping plan along the creek and Commissioner Schroeder's point regarding plantings, size of "zone" etc. Concluding, Staunton said he understands the plans are preliminary; however, more information is needed.

Commissioner Schroeder said the intent of the ordinance was to establish a setback that protects the creek as a natural resource. Schroeder added he is sensitive to this ordinance, reiterating its intent is to protect the natural resources. Continuing, Schroeder said he supports the setback of the new house; however stressed he wants to see the materials, vegetation and measures used to protect this natural resource not only after the house is built but during the construction phase too.

Mr. Murphy said he is working closely with the Minnehaha Watershed District and would also be complying with their requirements. Schroeder stated he envisions this "buffer area" as a permanent system.

A discussion ensued on City requirements and Watershed District requirements with Commissioners expressing they want to take the position of protecting the City's natural resources.



## PLANNING COMMISSION STAFF REPORT

Originator <b>Kris Aaker</b> Assistant Planner	Meeting Date <b>January 9, 2013</b>	Agenda # <b>B-13-02</b>
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**Recommended Action:** Deny the variance as requested.

### **Project Description:**

**A 15.96 foot setback variance from Minnehaha Creek for a new home to be built on property located at 5024 Bruce Place for Andrew and Kristen Cragg.**

### **INFORMATION/BACKGROUND**

The subject property, is located at the end of Bruce Place Cul-de-sac and backs up to Minnehaha Creek. The existing home on the property was built in 1940, consists of two story home with an attached two car garage, (see attachments: A.1 – A.14, site location, aerial photos, surveys and building plans). The existing home is nonconforming regarding the required 50 foot setback from Minnehaha Creek. The existing home is located 40.38 feet from the edge of Minnehaha Creek or 9.62 feet closer than allowed by ordinance. At the time the home was built there were different setback requirements in place allowing structures to be closer to water bodies than current city code allows. The zoning ordinance was amended in the early 1990's changing the setback requirement from Minnehaha Creek, (previously a 25 foot setback was allowed), it has since been changed to a 50 foot minimum setback. The change was required so the City of Edina would be consistent with the MN Department of Natural Resource's requirements. The ordinance change caused the current home, as well as many others along the Creek and other water bodies, to become nonconforming. The change doubled the setback previously required from Minnehaha Creek.

The applicant is planning to tear-down the existing nonconforming home and replace it with a new two story home with an attached two car garage. The applicant has indicated that the new home will conform to all of the ordinance requirements with the exception of the required setback from Minnehaha Creek. The new home is proposed to be closer to the creek than the existing home. The

new home is proposed to be 34.04 feet from Minnehaha Creek or 6.34 feet closer to the creek than the existing home.

**SUPPORTING INFORMATION**

**Surrounding Land Uses**

Northerly: Minnehaha Creek  
 Easterly: Single-family homes  
 Southerly: Single-family homes  
 Westerly: Single-family homes

**Existing Site Features**

The subject property is 28,965 square feet in area. The existing home is two stories and was built in 1940.

**Planning**

Guide Plan designation: Single-family detached  
 Zoning: R-1, Single Dwelling Unit District

**Building Design**

The proposal is to rebuild on the property with a two story single dwelling unit with an attached garage. See new home plans attachments: A.7– A14.

**Compliance Table**

	<b>City Standard</b>	<b>Proposed</b>
Front -	Match adjacent homes:	33.79 feet
Side-	10 feet + height	11.73/5.10 feet
Rear -	50 feet from Creek	<b>*34.04 feet</b>
Building Height	2 ½ stories 30 feet to midpoint 35 feet to ridge,	2 stories, feet to midpoint, feet to ridge
Lot coverage	25%	10%

**\* Variance Required**

**Primary Issues**

- Is the proposed development reasonable for this site?

No. Staff believes the proposal is not reasonable:

1. The proposed use is permitted in the R-1, Single Dwelling Unit Zoning District and would comply with all requirements with the exception of setback from Minnehaha Creek. The proposed setback from the Creek is closer than the existing home.
2. The home while appropriate in size and scale for the lot will bring the building mass closer to a natural resource.
3. The improvements will provide for a new home to be closer to Minnehaha Creek than allowed by code and currently provided on site.
4. The new home erodes an already nonconforming setback from a natural resource that should be protected as much as possible.

- **Is the proposed variance justified?**

No. Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

Section 850.0.Subd., requires the following findings for approval of a variance:

**Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. The Proposed Variance will:**

**1) *Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes the proposed variance is not reasonable. The new home is less conforming to the current city code than the existing home. Staff finds it reasonable to rebuild the home no closer to the creek than the existing home, (would still require a variance, but only to match existing setback).

**2) *There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?***

No. The required setbacks are meant to protect a natural resource. The proposed setback will be more impacting along the creek than the existing nonconforming setback of the current home. The proposed setback from the creek is a self-imposed condition.

**3) *Will the variance alter the essential character of the neighborhood?***

Yes. The proposed home will be closer to the creek than the existing home.

**Staff Recommendation**

Recommend that the Planning Commission deny the variance.

Denial is based on the following findings:

- 1) With the exception of the variances requested, the proposal would meet the required standards and ordinances for the R-1, Single Dwelling Unit District. It would appear however, that a new home could be designed to match the existing nonconforming setback of the home which would be a more reasonable variance to consider.
- 2) The proposal would not meet the required standards for a variance, because:
  - a. The proposed use of the property is not reasonable; as it will increase encroachment into the setback required and currently provided from Minnehaha Creek.
  - b. The practical difficulties in complying with the ordinances are the narrow building pad allowed by current standards and required setback from the Creek. Staff could perhaps support a request to maintain the existing nonconforming setback of the home from the Creek with new construction. Staff cannot support a request or identify difficulties with not matching the existing nonconforming creek setback.

**Deadline for a City decision:**

**February 22, 2013**



# VARIANCE APPLICATION

CASE NUMBER B-13-01 DATE 12-26-12  
FEE PAID \$350<sup>00</sup>

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

FEE: RES - \$350.00 NON-RES - \$600.00

**APPLICANT:**

NAME: Kristin + Andrew Cragg (Signature required on back page)  
ADDRESS: 5024 Bruce Place PHONE: 612-281-8144  
EMAIL: ka.cragg@yahoo.com

**PROPERTY OWNER:**

NAME: Kristin + Andrew Cragg (Signature required on back page)  
ADDRESS: 5024 Bruce Place PHONE: 612-281-8144

**LEGAL DESCRIPTION OF PROPERTY (written and electronic form):**

\*\*You must provide a full legal description. If more space is needed, please use a separate sheet.  
Note: The County may not accept the resolution approving your project if the legal description does not match their records. This may delay your project.

PROPERTY ADDRESS: 5024 Bruce Place

PRESENT ZONING: \_\_\_\_\_ P.I.D.# 18-028-24-42-0015

**EXPLANATION OF REQUEST:**

Rear yard set back variance  
(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Ashley Mitlyng PHONE: 952-935-9469  
EMAIL: Ashley@KuhlDesignBuild.com

SURVEYOR: NAME: Tom Hodorff PHONE: 952-884-5341  
EMAIL: tom@hsjsurveyors.com

PLANNING DEPARTMENT

DEC 27 2012

CITY OF EDINA

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. Please fully explain your answers using additional sheets of paper as necessary.

The Proposed Variance will:

YES

NO

Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable

Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district

Be in harmony with the general purposes and intent of the zoning ordinance

Not alter the essential Character of a neighborhood

See attached

PLANNING DEPARTMENT  
DEC 27 2012  
CITY OF EDINA

To: City of Edina Planning Commission

From: Andrew and Kristen Cragg  
5024 Bruce Avenue  
Edina, MN 55424

RE: Variance Request

We have been residents of Edina for 20 years and have raised 5 children in this amazing community. Our previous homes were located on Code Avenue and Edina Boulevard.

Our current home was purchased in 2003 with the intent to restore it. During that process we came to the realization that we had several major structural issues due to poor construction quality of two old additions as well as severe damage from ice dams and carpenter ants. We sought the opinions and guidance of four separate builders and three architects. All returned with the news that our home would require such significant repair that we should seriously consider a complete teardown of the structure.

We decided that we love Edina, the neighborhood and especially our neighbors. Building here and investing further in the community is our first choice.

Once we started the design process we quickly became aware of how unique our lot is. We found that we would need to seek a rear yard setback variance even if we were to build the exact same home we have now. Our lot is irregularly shaped within a cul-de-sac, thus building within the current setbacks – both to the front and rear – led to significant, yet not insurmountable, design challenges.

We sought feedback from our neighbors to see what was important to them as well. Views and sight lines to creek? Scale and access? Exterior design? What didn't they like about other construction in the neighborhood? We incorporated that information as we met with our architects to come up with a plan that would suit not only our lot, but respect our neighbor's current views and rear yard access.

If you were to visit our site, you would see that the placement of our new home would not adversely affect any of our neighbor's views. They have seen the plans and are in support\* of our project.

*\* Please view attached letters*

Our goal is not to build a giant, too-tall, I-can't-believe-we-have-to-live-by-that house. Our goal is to build a high quality home that is befitting of the landscape as well as the scale and architectural style of our neighborhood\*.

*\* Please view attached elevations of all four sides*

We believe that we have taken great care in the process of designing a home that will fit in nicely to our site, will have greater accessibility and will be much more energy efficient. While we are aware that constructing a new home will increase our taxes to the City, we choose to live in Edina for a reason and we are happy to make that additional investment in this incredible community.

Thank you,

Andrew and Kristen Cragg

PLANNING DEPARTMENT  
DEC 27 2012  
CITY OF EDINA

**Minnesota Statues and Edina Ordinances require that the following conditions must be satisfied affirmatively. Please fully explain your answers using additional sheets of paper as necessary.**

**The Proposed Variance will:**

**Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable: Yes**

The practical difficulty, in this case, is the unique lot shape and Minnehaha Creek in the rear. As you can see from **Exhibit 1**, a large portion of our lot is within the Minnehaha Creek flood plane and is unsuitable for construction. Due to the flood plane there is very few options available for the placement of our home. The placement chosen has the least impact on all surrounding homes. Reasonable, as defined by city code, is consistent with surrounding properties, see **exhibit 2**, and we are not hindering the sight lines to the creek for the rear neighbors. To build a home that is in keeping with the neighborhood we ask the rear yard setback be granted.

**Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district: Yes**

As you can see from **Exhibit 3**, this property is very unique in shape due to the bend in the creek. Most all other lots allow the homeowner to shift the location of the structure far enough to the rear of the lot to accommodate an adequate width of structure. Our property is also unique because our lot is the only lot that will allow emergency vehicles, lawn equipment, or tree removal equipment. We have deliberately maintained a large side yard set back to ensure the use of our property in the event there would be a need for access to the adjoining properties.

**Be in harmony with the general purposes and intent of the zoning ordinance: Yes**

We believe the spirit of this ordinance is to ensure structures are not built too close to bodies of water, so everyone on these bodies can equally enjoy the view. As you can see from **Exhibit 2** structure 1 and structure 2 are both closer to the Creek than what we are asking in our variance request. Due to the unique qualities of our lot and the adjoining lots, we have taken great care to make sure there will be no intrusion on the rear or the lots adjoining ours.

**Not alter the essential character of the neighborhood: Yes**

We have been working closely with Kuhl Design Build to design and construct our home. Kuhl Design Build has worked in Edina for many years and is the only residential Design Build firm that has won the Edina Historic Preservation Award. You can see from the site plan, survey and elevations, Kuhl has paid a close attention to massing, height and scale, to design a home that fits beautifully into our neighborhood. It is of utmost importance to us that our neighbor's site lines, sunlight exposure or values were not compromised. We intentionally designed a house that will not only fit into the neighborhood, but will increase the values of our neighbor's property as well be a tax benefit to the City.

PLANNING DEPARTMENT  
DEC 27 2012  
CITY OF EDINA



Exhibit One

PLANNING DEPARTMENT  
DEC 21 2012

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Exhibit Two

PLANNING DEPARTMENT  
DEC 27 2012  
CITY OF EDNA



No Access

Exhibit Three

PLANNING  
DEPT  
2012



To: City of Edina Planning Commission

From: Andrew and Kristen Cragg  
5024 Bruce Avenue  
Edina, MN 55424

RE: Variance Request

We are requesting a 15.96 foot variance from the 50' rear yard setback requirement. As you can see from the calculations below our current home and deck are already 16.57 feet (including deck) within the 50 foot setback.

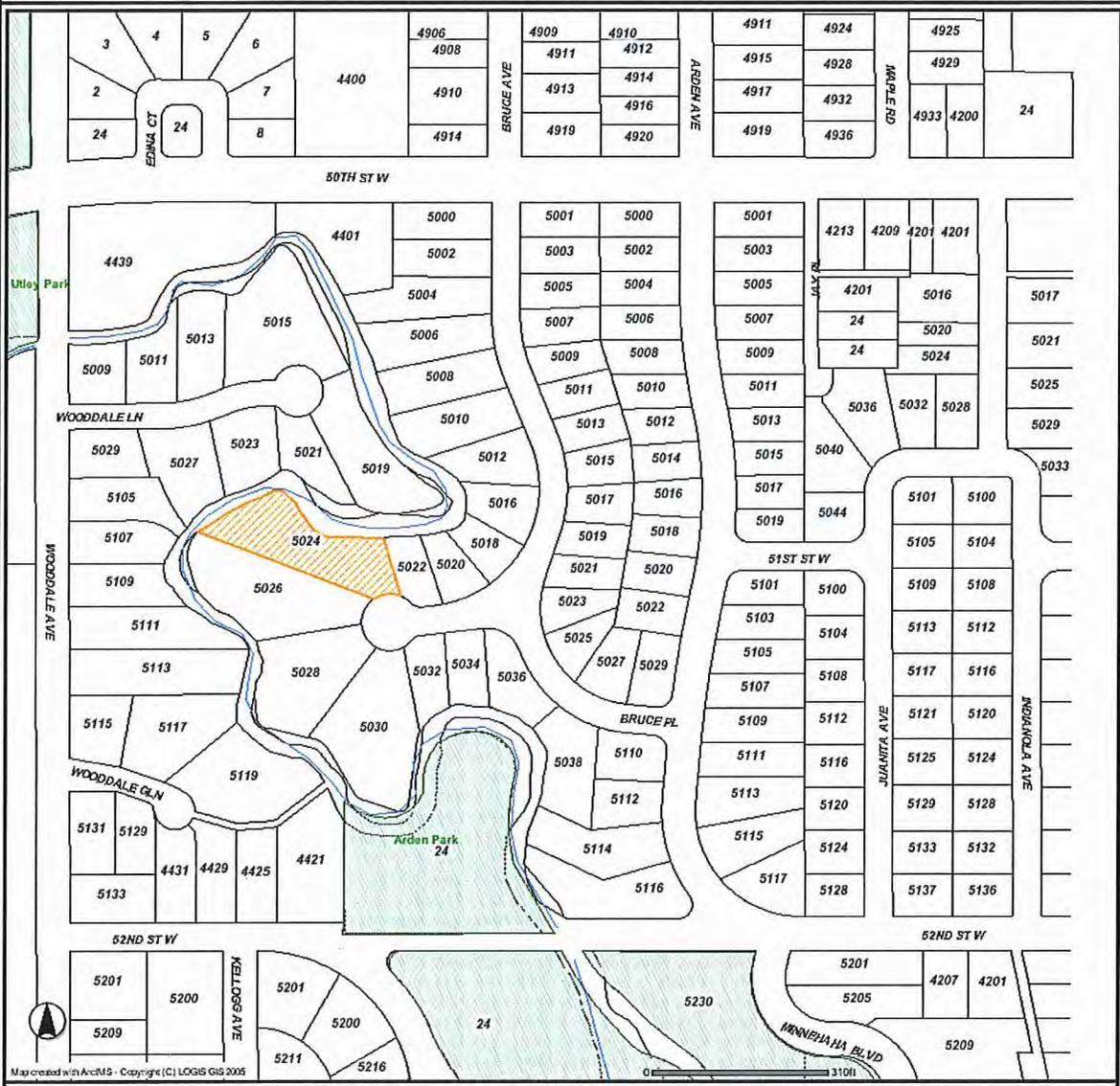
Existing:

28,965 Sq/ft	Site area (.665 acres)
2261 sq/ft	Existing house footprint
2695 sq/ft	Existing house footprint w/deck
3820 Sq/ft	Buildable area of Lot (based on 871' high water mark and city setbacks)
9.62 feet	House distance within the 50' set back
16.57 feet	House w/deck within 50' set back
304 sq/ft	House square footage of non-compliant area
614 sq/ft	Total square footage of non-compliant area (house and deck)

Proposed:

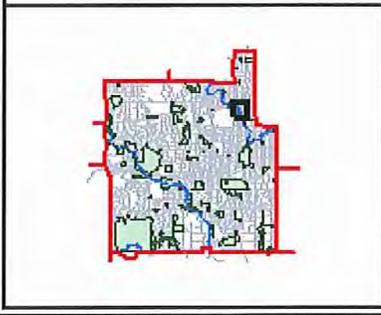
28,965 Sq/ft	Site area (.665 acres)
2891 Sq/ft	Proposed house foot print
3820sq/ft	Buildable area of Lot (based on 871' high water mark and city setbacks)
15.96 feet	House distance within the 50' set back
699 sq/ft	House square footage of non-compliant area

# LOCATION MAP



- Legend**
- Highlighted Feature
  - Surrounding House Number Labels
  - Street Name Labels
  - City Limits
  - Creeks
  - Lake Names
  - Lakes
  - Parks
  - Parcels

**B-13-02  
Setback Variance From Creek**



**PID: 1802824420015**

**5024 Bruce Ave  
Edina, MN 55424**



A.1



A.2



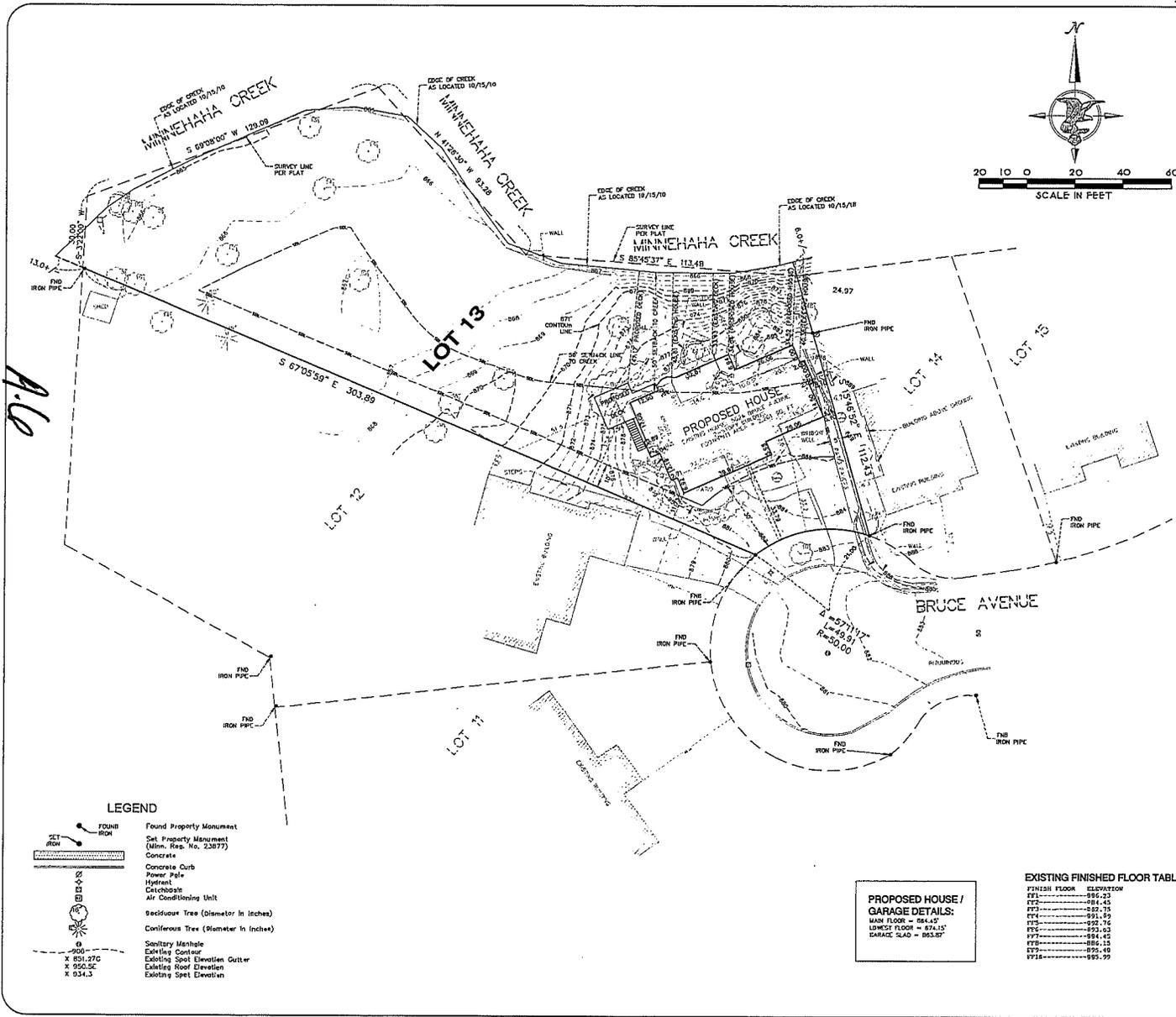
A.3



*A. A*



A.5



**LEGAL DESCRIPTION**

Lot 13, Block 1, BRUCEWOOD, Hennepin County, Minnesota.

**GENERAL NOTES:**

- The bearing system used is assumed.
- The location of the underground utilities shown herein, if any, are approximate only PURSUANT TO USA 7180 CONTACT COPPER STATE ONE CALL AT (812) 454-0000 PRIOR TO ANY EXCAVATION.
- Site area to edge of creek = 28,835 square feet = 0.655 acres.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easement and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is NAD83 28 based on city data.  
City Bench mark is TNH number 837  
Elevation = 821.82  
Bench mark is top of nail located as shown on survey.  
Elevation = 821.84
- Verify dimensions and elevations per lotset house plan prior to construction, this survey relied upon plans from Kuhl Design/Build.
- Proposed ground elevations to be field verified by contractor for drainage.
- The existing top of block could not be physically occupied thus the elevations are estimated from exterior indicators.

**ZONING NOTES:**

Setback requirements per City of Edina.  
Front = 20 feet  
Rear = 25 feet  
Side = 5 feet garage side  
Side = 10 feet house side  
20 feet from the ordinary highwater mark of creek edge.

The existing and setback information shown on this survey are per Edina's website. Any user of sold information is urged to check the latest agency directly.

Note: The existing and proposed building setback information.

**Existing:**  
25,825 Sq/ft Site area (685 acres)  
2,281 Existing house foot print  
2,794 Existing garage foot print including deck  
3,820 Buildable area of Lot (based on 87' high water mark)  
8.6 feet existing house within the 20' set back  
15.6 feet existing deck/house within the 20' set back  
891 Total square footage house and deck within non-compliant area

**Proposed:**  
24,695 Sq/ft Site area (685 acres)  
2,481 27 Sq/ft Proposed house foot print  
3,820 Buildable area of Lot (based on 87' high water mark)  
18.8 feet proposed house within the 20' set back  
990 Total square footage house, within non-compliant area  
724 Total square footage house and deck within non-compliant area

**HOUSE CERTIFICATE SURVEY**  
WITH TOPOGRAPHY  
FOR:  
**KUHL DESIGN/BUILD**  
CRAGG SITE  
SITE: 5024 BRUCE AVENUE  
EDINA, MINNESOTA.

DEC 28 2012

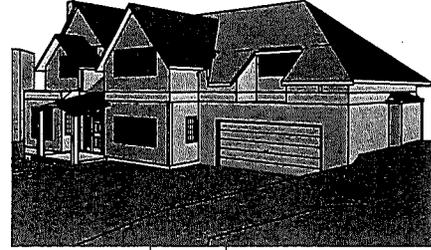
**CERTIFICATION:**  
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: December 25, 2012  
*Thomas E. Hodert*  
Thomas E. Hodert  
Minn. Reg. No. 23877

1 OF 1  
1-3-8019HC  
2012485  
TEH

HARRY S. JOHNSON CO., INC.  
LAND SURVEYORS & CONSULTANTS  
PHONE: 952-884-5341 FAX: 952-884-5344

A.7



13 SOUTH ELEVATION  
7 SCALE: 1/4" = 1'-0"



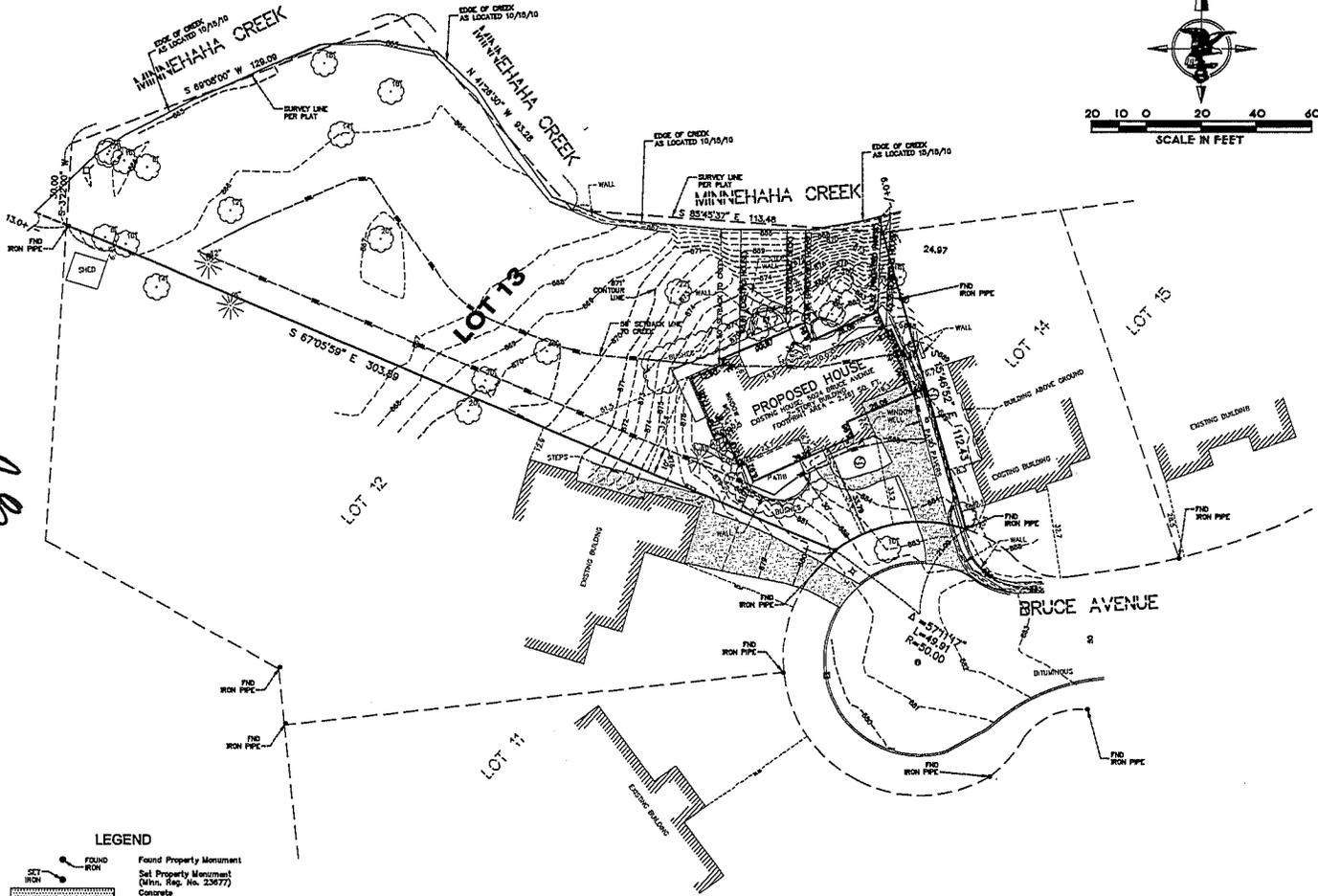
**COPYRIGHT KUHL DESIGN BUILD**  
If another contractor will be using the plans for construction, it will first be necessary for the contractor to obtain a license from the State of Michigan. If you are a contractor, please contact the author for a license agreement. A copy of the license agreement is available upon request. When these conditions are met, the plans may be used without the trademark of Kuhl Design Build. Copyright.

**KUHL DESIGN BUILD**  
1111 1/2 11th St. NW  
Grand Rapids, MI 49504

a renovation to the home of  
**KRISTEN & ANDY CRAGG**

1 NOV 2012  
15.11.12 PRE VARIANCE





A.B.

**LEGAL DESCRIPTION**

Lot 13, Block 1, BRUCEWOOD, Hennepin County, Minnesota.

**GENERAL NOTES:**

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MINN. STAT. § 122.01, CONTACT OUPPER STATE ONE CALL AT (812) 454-0022 PRIOR TO ANY EXCAVATION.
3. Site area to edge of creek = 28,965 square feet = 0.665 acres.
4. This survey was made on the ground.
5. No survey this week was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to review upon receipt of current site work.
6. Elevation datum is MVD 28 based on city data.  
City Bench mark is 1941 number 937  
Elevation = 803.00  
Bench mark is top of nail located as shown on survey.  
Elevation = 801.64
7. Verify dimensions and elevations per lot/lot house plan prior to construction, this survey relied upon plans from K&L Designbuild.
8. Proposed ground elevations to be field verified by contractor for drainage.
9. The existing top of block could not be physically occupied thus the elevations are estimates from exterior indicators.

**ZONING NOTES:**

- Setback requirements per City of Edina.  
 Front = 20 feet  
 Rear = 25 feet  
 Side = 5 feet garage side  
 Side = 10 feet house side  
 50 feet from the ordinary highwater mark of creek edge.
- The existing and setback information shown on this survey are per Edin's webpage. Any user of said information is urged to contact the local agency directly.
- Note: The existing and proposed building setback information.
- Existing:  
 28,965 sq/ft Site area (.665 acres)  
 2,218 Existing house foot print including deck  
 3,200 Subtotal area of Lot (based on 87' high water mark)  
 8.5 feet existing house within the 50' set back  
 16.2 feet existing deck/house within the 50' set back  
 800.8 Total square footage house and deck within non-compliant area
- Proposed:  
 28,965 sq/ft Site area (.665 acres)  
 2,881.27 sq/ft Proposed house foot print  
 3,200 Subtotal area of Lot (based on 87' high water mark)  
 16.2 feet proposed house within the 50' set back  
 898 Total square footage house and deck, within non-compliant area

**HOUSE CERTIFICATE SURVEY**  
WITH TOPOGRAPHY

FOR:  
**KUHL DESIGNBUILD**  
**CRAGG SITE**  
**SITE: 5024 BRUCE AVENUE**  
**EDINA, MINNESOTA**

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

Date: December 28, 2012  
 Signature: *[Handwritten Signature]*  
 Title: Thomas C. Hockett  
 Minn. Reg. No. 23677

Scale: 1" = 40' (SEE SCALE BAR ON SHEET)

Sheet No.	1 OF 1	Block	620	Page	41
File No.	1-38019MC	Project No.	2012485	DATE	12/28/12

**HARRY S. JOHNSON CO., INC.**  
 LAND SURVEYORS  
 CONSULTANTS  
 BLOOMINGTON, MINNESOTA  
 PHONE: 612-884-8811 FAX: 612-884-8844

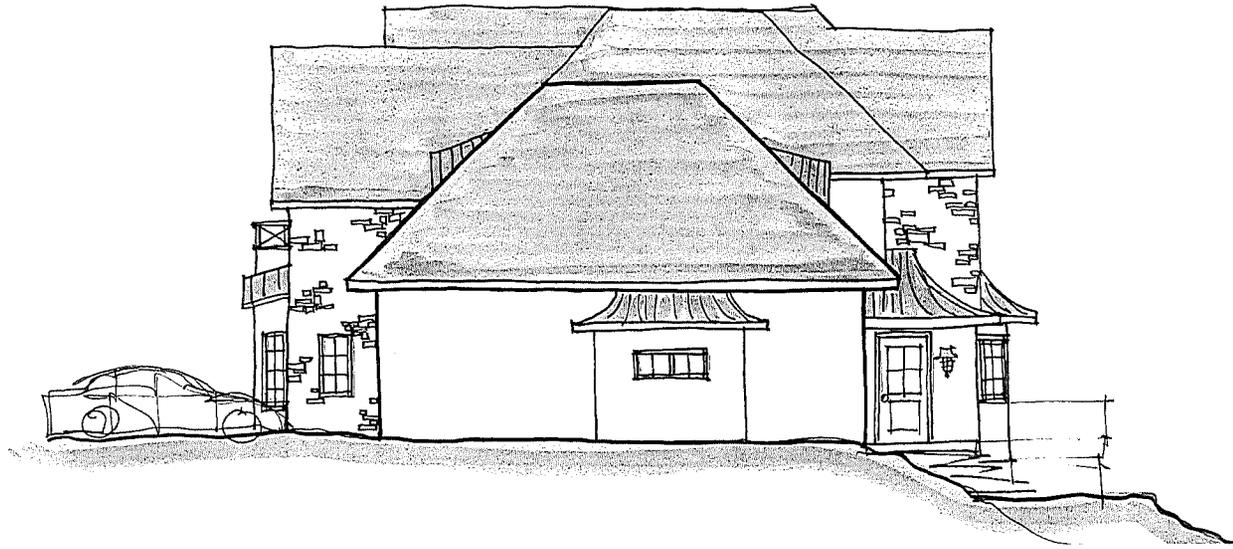
**PROPOSED HOUSE / GARAGE DETAILS:**  
 MAIN FLOOR = 884.45'  
 LOWEST FLOOR = 874.15'  
 GARAGE SLAB = 883.87'

**EXISTING FINISHED FLOOR TABLE:**

FINISH FLOOR	ELEVATION
FF1	886.23
FF2	884.45
FF3	882.75
FF4	891.98
FF5	892.76
FF6	893.63
FF7	884.43
FF8	884.13
FF9	885.46
FF10	883.19

- LEGEND**
- Found Property Monument
  - Set Property Monument (Minn. Reg. No. 23677)
  - Concrete
  - Concrete Curb
  - Power Pole
  - Hydrant
  - Cablehead
  - Air Conditioning Unit
  - Deciduous Tree (Diameter in Inches)
  - Coniferous Tree (Diameter in Inches)
  - Sanitary Manhole
  - Existing Centaur
  - Existing Spot Elevation
  - Existing Roof Elevation
  - Existing Spot Elevation





Cragg East  
 scale 1/8" = 1'-0"



Cragg South  
 scale 1/8" = 1'-0"



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a new residence for

**KRISTEN & ANDY CRAGG**

5024 BRUCE AVE  
 EDINA, MN 55424

12.17.12

Variance Meeting

9

A.11



Cragg West  
 scale 1/8" = 1'-0"



Cragg North  
 scale 1/8" = 1'-0"



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 EDINA, MN 55424

12.17.12  
 Variance Meeting

**10**

A.12



Entry - 2055



DSCN2055



Fire Hydrant - 2078



DSCN2078



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EDINA, MN 55424

12.20.12  
Variance Meeting

**1**

A.13



Backyard - 2068



DSCN2068



Backyard - 2069



DSCN2069

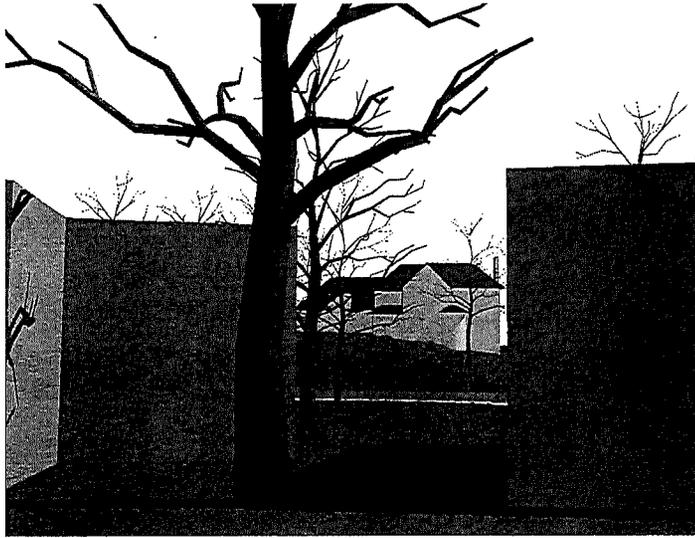


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EDINA, MN 55424

12.20.12  
Variance Meeting

2



South Neighbors - 2089



DSCN2089



Neighbors Backyard - 2087



DSCN2087



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a new residence for  
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 5024 BRUCE AVE  
 EDINA, MN 55424

12.20.12  
 Variance Meeting

**3**

A. 14



5024 PAULE PLACE VARIANCE  
LETTERS FROM NEIGHBORS  
@ 5022, 5030  
PAULE PLACE

12/26/12

To: City of Edina Variance Committee

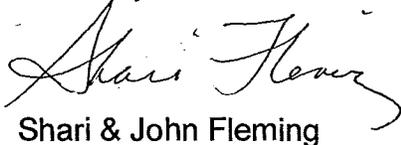
From: Shari and John Fleming  
5022 Bruce Avenue  
Edina, MN 55424

RE: Cragg Rear Setback Variance  
5024 Bruce Avenue  
Edina, MN 55424

We have had the opportunity to review the plans for the proposed Cragg building project next door to our home. The plan does expand the rear of the home beyond its current location but does not affect our views.

We are in support of this project and believe that the increased value to our neighborhood should be considered as well as in approving the Cragg's request for a variance.

Sincerely,

A handwritten signature in cursive script that reads "Shari Fleming". The signature is written in dark ink and is positioned above the printed name.

Shari & John Fleming

To: Edina Variance Committee

From: Jeff and Teri Hovanec  
5030 Bruce Place  
Edina, MN 55424

RE: Cragg Variance Request  
5024 Bruce Avenue  
Edina, MN 55424

We live across the cul-de-sac from the Cragg home.

The new plan calls for a home that is only a foot taller than the existing structure in order to fit in nicely to the neighborhood and not feel too large in scale. The rebuilding of their home would be a vast improvement over the current structure.

We are in favor of approving their request for a variance.

Sincerely,

  
Jeff and Teri Hovanec

