



PLANNING COMMISSION STAFF REPORT

Originator Kris Aaker Assistant City Planner	Meeting Date April 10, 2013	Agenda # 2012-0009
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Recommended Action: a variance from the Conditional Use Permit requirements to allow the new first floor elevation of a home to exceed the 1 foot maximum increase allowed by ordinance.

INFORMATION & BACKGROUND

The applicants, Kirk and Amy Aadalen are proposing to tear down the existing house and construct a new home at 4924 East Sunnyslope. (See site location on pages A.1–A.4) 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. The applicant is proposing to raise the first floor elevation 11.5 feet above the existing first floor elevation; 10.5 feet about the allowable limit. (See applicant narrative and plans on pages A.4–A.12). The first floor of the existing home is at 928.5 feet with an allowed increase in height by code to 829.5 feet. The height of first floor for the new home will be at a 940 feet.

The property is a through lot with frontage along Sunnyslope East and Hilltop Lane. The new home will front Hilltop Lane with the back walk-out facing Sunnyslope. The orientation of the home will be completely switched from existing front yard along Sunnyslope to the new front yard along Hilltop Lane. The reorientation of the home requires that the first floor be elevated to a height relating to the street level of Hilltop Lane. The topography slopes from a high point near Hilltop down to a lower rear yard near Sunnyslope.

Surrounding Land Uses

- Northerly: Single-Unit residential homes; zoned and guided low-density residential.
- Easterly: Single Unit residential homes; zoned and guided low-density residential.
- Southerly: Single Unit residential homes; zoned and guided low-density residential.

Westerly: Single-family residential homes; zoned and guided low-density residential.

The home has been designed as a 2 story walk-out with an attached three car garage.

Existing Site Features

The existing 24,000 square foot lot contains a multi-level, single-family home with an attached two car garage built in 1947. The existing home is located fronting East Sunnyslope Road.

Planning

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

Grading & Drainage

The grading must not impact adjacent neighbors. The City Engineer supports the proposed elevation of the home. The City Engineer has indicated that if the elevations on the proposed plan are not approved, the driveway of the new home facing Hill Top will back-slope towards the proposed home causing future drainage issues, (see the memorandum from the City Engineer as attached page A.13). Final grading and drainage plans are subject to review and approval of the City Engineer at the time of building permit application. The proposed plans may require 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 tear down and rebuild of a new single-family home will 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 tear down and 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;

There would be no impact, as the use of the property remains the same as exists today.

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

The proposed new home would replace an existing home on the site and would not impede future development of other properties in the vicinity.

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.

***Variance – From the first three additional conditions required for a Conditional Use Permit to allow the first floor elevation of a new single dwelling unit with a first floor higher than 1 foot above the existing home on site as per Section 850.11, Subd. 2. of the city’s zoning ordinance.**

None of the top three criteria above apply to the proposed new home. The proposed home is not in the flood zone, does not need the first floor to be elevated to the extent necessary to reasonably protect it from ground water intrusion and will meet State Building Code. The proposed home requires a variance from the first three criteria of additional conditions for a Conditional Use Permit to allow a new first floor elevation to exceed one foot above the existing dwelling unit. The applicants are asking for a variance from the first three criteria to raise the new first floor.

The proposal will conform to the fourth criteria: that the new structure will fit the character of the neighborhood in height, mass and scale. Homes of similar size, height, mass and scale are currently located within the neighborhood. Renderings of the new home in context on pages A. 8 illustrate the neighborhood perspective from both Hilltop Lane and Sunnyslope. The home will be made of high quality materials and finishes and the applicant intends to manicure the rear yard by enhancing it with lawn, shrubs and other landscaping. The existing house is built against a slope with little usable rear yard. The yard area near Hilltop Lane is steep and unusable. Changing the orientation of the house allows for the flat portion of the lot along Sunnyslope to be usable back yard.

Compliance Table

	City Standard	Proposed
Front – Hill Top Lane	33.8 feet	34 feet
Side - South	10 feet	11.5 feet
Rear– East	25 feet	58 feet
Side – North	10 feet	16.6 feet
Building Coverage	25%	19%
Building Height	40 feet/30 mid pt	40 feet/29.9 feet

PRIMARY ISSUE & STAFF RECOMENDATION

Primary Issue

- **Is the proposed new home with a first floor elevation 11.5 feet higher than the existing home reasonable for this site?**

. Staff believes the proposal is reasonable:

1. The proposal meets the general Conditional Use Permit findings of Section 850.04, Subd. E. as demonstrated on pages 3 of this report. The Conditional Use Permit criteria to raise the first floor higher than 1 foot does not take into consideration a complete re-orientation of a new home on a lot with significant grade differences. There are homes facing both East Sunnyslope and Hilltop with the subject property a through lot allowing opportunity to front the home towards either street. The intent of the Ordinance was to regulate new homes that re-built generally within the same footprint of the previous home. The Ordinance did not take into account large lots in which there is the potential for multiple building pad locations.
2. As demonstrated on the Compliance Table on page 4 of this report, the proposal meets all minimum Zoning Ordinance standards with the reorientation of the house.

3. The finished grade along the new front building wall of the home facing Hilltop Lane will be between 938 – 940. The adjacent neighbor facing Hilltop Lane to the west has similar grade elevations within the front yard, (939.1 – 941.8). The front yard elevation of the new home will be consistent with the adjacent neighbor's front yard elevations.
4. The proposed home is in character within this neighborhood. There are a variety of housing styles throughout the Sunnyslope neighborhood. There have been a number of properties that have had homes re-built on them that are of similar size, mass and scale.

Staff Recommendation

Recommend that the City Council approve the Conditional Use Permit with the Variance from the Conditional Use Permit Criteria regarding raising the first floor elevation no more than one-foot about the first floor elevation of the previous home at criteria for property located at 4924 East Sunnyslope. The Conditional Use Permit with the variance would allow the new home to have a first floor elevation 10.5 feet above the one foot first floor increase of the existing home.

Approval is based on the following findings:

1. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance Section 850.04, Subd E..
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 February 6, 2013.
 - Building plans and elevations date stamped March 22, 2013.
2. Submit a copy of the Minnehaha Creek Watershed District permit if required. 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: May 11, 2013



CONDITIONAL USE PERMIT APPLICATION

CASE NUMBER 203.006 DATE 3.8.13
FEE PAID 800.00 ✓

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: Kirk & Amy Aadalen (Signature required on back page)

ADDRESS: 7630 South Bay Drive PHONE: 952.944.7788
Bloomington, MN 55438

EMAIL: KTaaadalen@hotmail.com

PROPERTY OWNER:

NAME: Linda & David Engler (Signature required on back page)

ADDRESS: 4924 East Sunny Slope Edina, PHONE: 952.250.8780
MN 55424 PHONE: 763.203.1948

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

lot 4, Block 4 Sunny Slope Section Country Club
District, Hennepin Co., MN

PROPERTY ADDRESS:

4924 East Sunny Slope Edina, MN 55424

PRESENT ZONING: R-1 P.I.D.# 1802824320012

EXPLANATION OF REQUEST:

Variance from building height maximum and

conditional use permits allowable 1' increase for replacement
(Use reverse side or additional pages if necessary) structure

ARCHITECT: NAME: Peter Eskuche PHONE: 612.296.7575

EMAIL: PETER.A.ESKUCHE.COM

SURVEYOR: NAME: Randy Stern PHONE: 612.558.0727

EMAIL: rmsterns@comcast.net

PLANNING DEPARTMENT

MAR 08 2013

CITY OF EDINA

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.

Raymond Owen 3.8.13 [Signature] 3/8/13
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.)

[Signature] 3/18/13 Justin Meyer 3/8/13
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.



VARIANCE APPLICATION

CASE NUMBER 2013.006 DATE 3.8.13
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: RES - \$350.00 NON-RES - \$600.00

APPLICANT:

NAME: Kirk & Amy Aardalen (Signature required on back page)

ADDRESS: 7630 South Bay Drive PHONE: 952-944-7788
Bloomington, MN 55438

EMAIL: K.Aardalen@hotmail.com

PROPERTY OWNER:

NAME: Linda & David Engler (Signature required on back page)

ADDRESS: 4924 East Sunny Slope PHONE: _____
Edina, MN 55424

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

Lot 4, Block 4 Sunny Slope Section Country Club District, Hennepin Co. MN

**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: 4924 East Sunny Slope Road, Edina, MN
55424

PRESENT ZONING: R-1 P.I.D.# 1802824320012

EXPLANATION OF REQUEST:

Increase Proposed First Floor Elevation more
than 1'-0"

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Peter Eskuchte PHONE: 612.296.7575

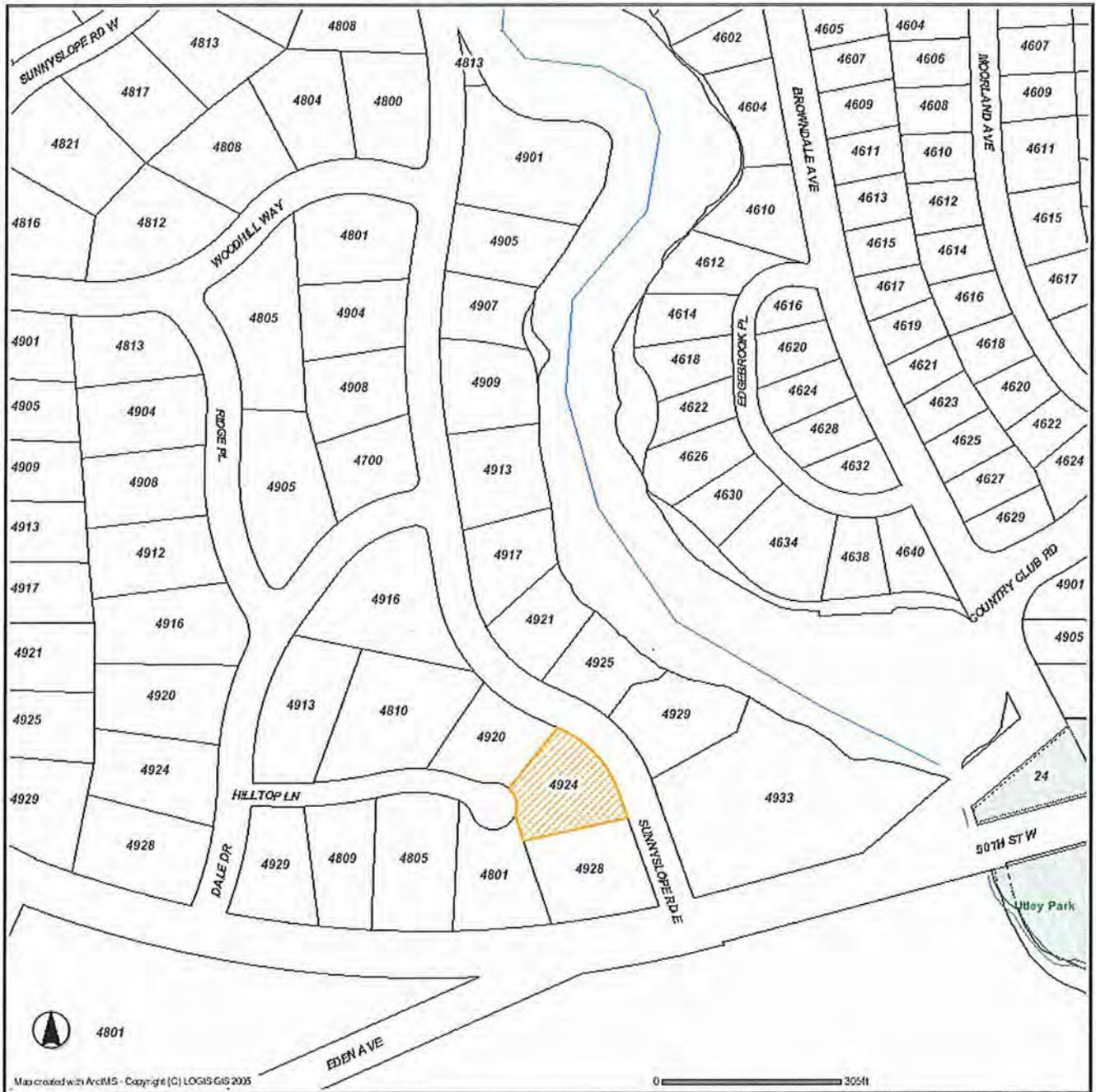
EMAIL: peter@eskuchte.com

SURVEYOR: NAME: Randy Stern PHONE: 612-558-0727

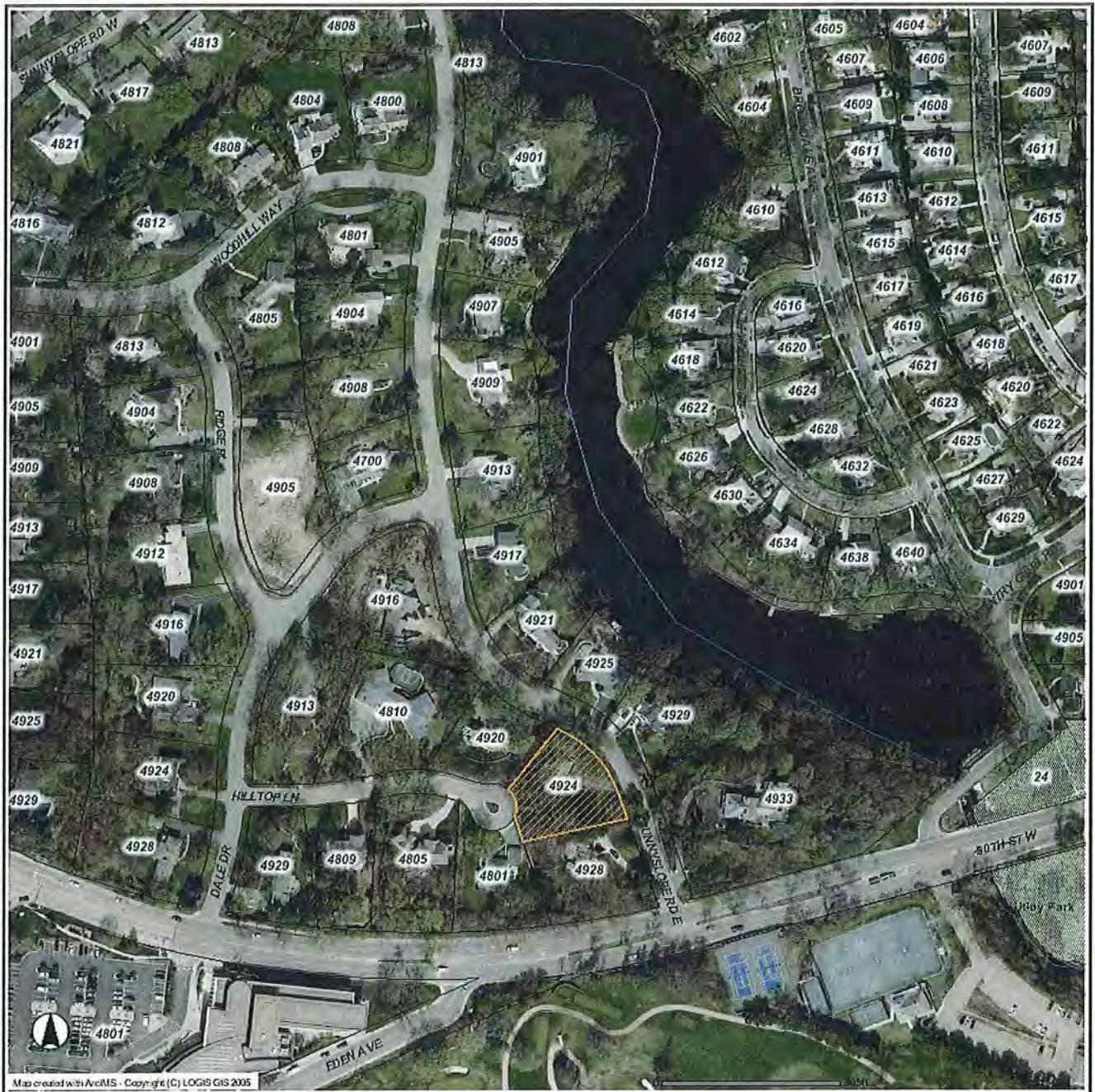
EMAIL: rmsterns@comcast.net

MAR 08 2013

CITY OF EDINA



A.1



A.2



A.3



A.4



existing home



March 22nd, 2013
Variance Application Narrative
4924 East Sunnyslope
Edina, Minnesota 55424

The purpose of this application is to request a variance in order to build a replacement home that fronts Hilltop Lane instead of Sunnyslope road. The application requests a variance on the conditional use permit's allowable 1' increase in elevation of a replacement dwelling above the existing dwelling's first floor. With the exception of this condition the proposed single family dwelling is conforming.

The applicant grew up in the Sunnyslope neighborhood with family having been residents there for over 30 years. With a young and growing family rooted in the community, it is their plan to now return to the neighborhood so their children can benefit from the same charming, friendly, supportive, strong valued feeling of community. They have several affiliations in the community and are professionally and socially active and intend to "grow old" there. Their proposal to build a replacement home that would enter off of Hilltop Lane instead of Sunnyslope encounters a difficult steep slope that is now the back of the lot and is unusable. This proposal allows the applicant to enjoy the larger, easterly portion that is gently sloping for their back yard, where currently it is the driveway.

The existing 2 bedroom residence was built in the early 1950's. In many aspects it is below the standard of homes built today. Due to the position of the existing home at the very back and steepest part of the lot, nearly any expansion would require extensive structural and geotechnical modifications to the site. This would trigger and accelerate drainage concerns. The applicant's solution in replacing the home to front the higher elevation Hilltop Lane requires raising the proposed main level 10.2' above the existing main level. If the existing residence had originally been constructed in this manner it would have been allowed. According to the city's planning and engineering staff, it would still be allowed today if a home was not already built there.

The proposed residence embodies the essential character of the neighborhood. The Sunnyslope facing yard becomes the rear yard in the proposal. If the applicant is able to build as proposed, they will be able to use the yard for recreation. As proposed, they plan to manicure it accordingly with the installation of new shrubs and a lawn. The proposed grading is a huge improvement to the fabric of the property and neighborhood and is similar to what other neighbors have recently done. As you will see in the application drawings including the neighborhood perspectives, the proposal has great character that fits wonderfully into the neighborhood.

The above request is a reasonable use of the property. It would be a significant improvement that stylistically represents the very detail that is present in so many of the older Edina homes. The applicants have invested months designing, engineering, and carefully planning out the improvement of this property. They have worked with the city's planning and engineering department as well as neighbors. They have exhausted efforts to present a project that is as conforming as possible to Edina's code.

Thank you for your consideration.

Sincerely,

Peter Eskuche, AIA

Project Architect

A.5

HILLTOP LANE RESIDENCE

VARIANCE
APPLICATION SET

8 MARCH 2013

REVISED
22 MARCH 2013



HILLTOP LANE RESIDENCE

VARIANCE
APPLICATION SET

8 MARCH 2013

REVISED
22 MARCH 2013



LANDSCAPE PLAN



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NEIGHBORHOOD PERSPECTIVE - HILLTOP LANE

HILLTOP LANE RESIDENCE

VARIANCE
APPLICATION SET

8 MARCH 2013

REVISED
22 MARCH 2013



NEIGHBORHOOD PERSPECTIVE - SUNNYSLOPE ROAD

eskuche
ASSOCIATES

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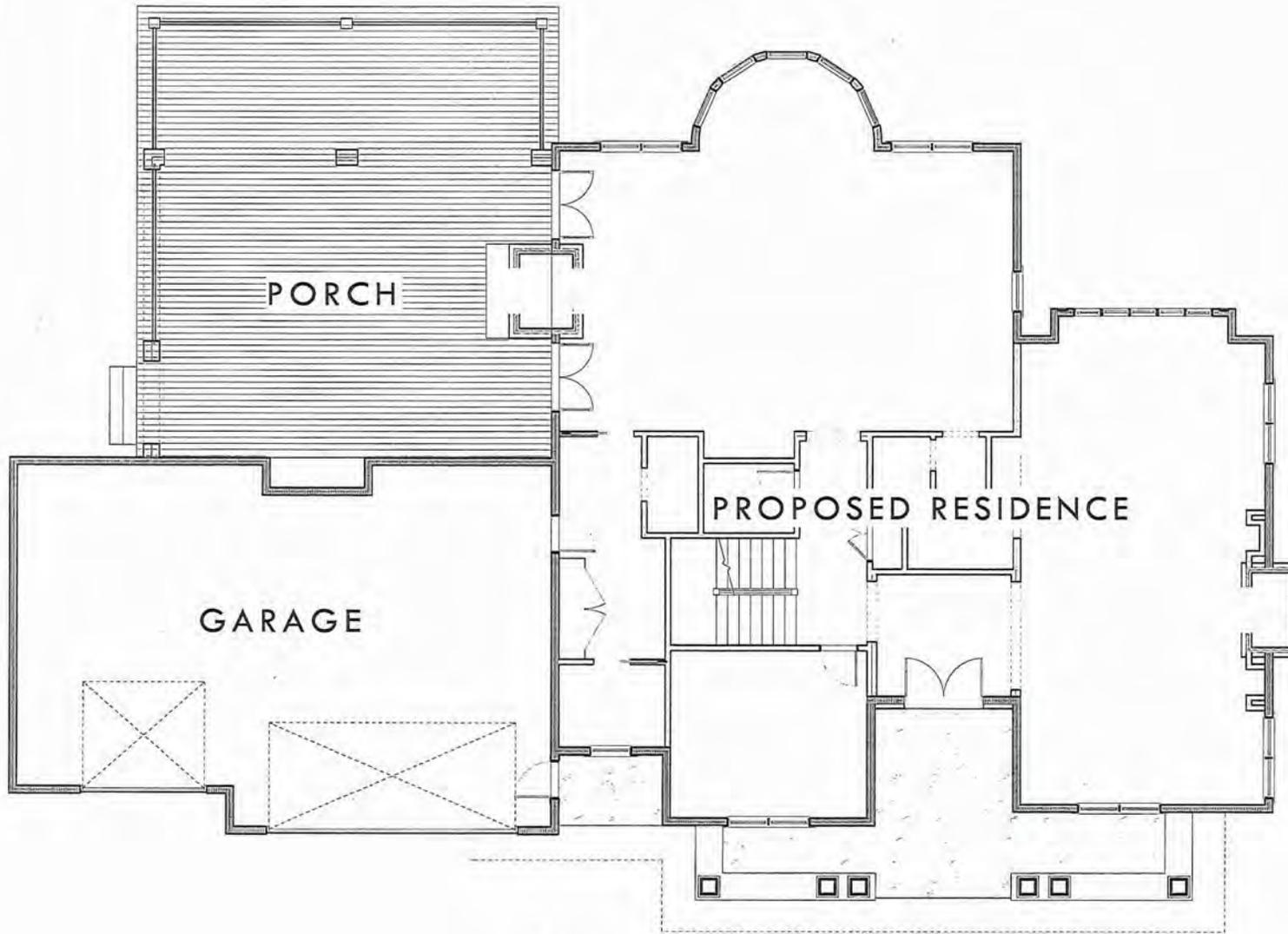
A. B.

HILLTOP LANE RESIDENCE

VARIANCE
APPLICATION SET

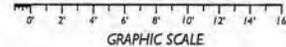
8 MARCH 2013

REVISED
22 MARCH 2013



MAIN LEVEL FLOOR PLAN

APPROX. S.F. = 2,390 PLUS PORCH = 720



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A.9

HILLTOP LANE RESIDENCE

VARIANCE
APPLICATION SET

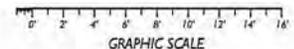
8 MARCH 2013

REVISED
22 MARCH 2013

A.11



NORTH ELEVATION



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Engineering Department • Phone 952-826-0371
Fax 952-826-0392 • www.CityofEdina.com



Date: March 28, 2013
To: Kris Aaker – Assistant City Planner
From: Wayne D. Houle, PE – Director of Engineering
Re: Variance Request for 4924 Sunnyslope Road East

Engineering has reviewed the above stated project and offer the following comments:

- This section of Sunnyslope Road East has the characteristic of a neighborhood collector, since this is one of two only access in and out of the Sunnyslope Neighborhood. Therefore, Engineering supports the removal of a driveway from Sunnyslope Road East.
- Engineering supports the proposed elevation of the home. This elevation will provide a positive grade from the proposed home to Hilltop Lane. If the elevation is not approved, the driveway will back-slope towards the proposed home causing future drainage issues.

Aadalen, Amy W (Wealth Mgmt MS)

Subject:

FW: Update

From: Linda Engler <linda@englerstudio.com>

Date: March 18, 2013, 1:25:29 PM CDT

To: Amy Aadalen <awaadalen@gmail.com>, Dave Engler <dave@englerstudio.com>

Cc: Aadalen Kirk <kirk.aadalen@tria.com>

Subject: RE: Update

Hi Amy,

Here's our update:

- ④ 1) 4949 E. Sunnyslope: Heidi and Andy Faris - Andy returned from England yesterday; Heidi has letter which we'll pick up this evening
- ① 2) 4928 E. Sunnyslope: Mark and Evelyn Katz - I spoke with Evelyn yesterday morning and they are "on board." I've scanned them the letter but have not received it back. *- Katz's are owners, renting to Brantms*

All for now. Hopefully more to come this evening!

Linda

Linda Engler ASID
ENGLER STUDIO
3948 W 50TH STREET, STE 204 EDINA MN 55424
T (952) 564-6488 F (952) 564-6489
ENGLERSTUDIO.COM

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

From: Amy Aadalen [mailto:awaadalen@gmail.com]

Sent: Monday, March 18, 2013 1:11 PM

To: Dave Engler

Cc: Linda Engler; Aadalen Kirk

Subject: Re: Update

Dave and Linda,

Know you guys have had a lot going on, but have you had a chance to get letters to the Ferris's or Brundsvold's yet? Our builder told me that the Commission meets before the meeting to make their internal recommendation and that getting any and all letters to to them as soon as possible is important.

I spoke with my friend who is related to the Marshall's and she confirmed that they are in Mexico for the winter. I have their email address and am going to email them our schematics and try to get a response. If you have the Katz's email or phone number we should try them as well.

Persistence, persistence, persistence!

2

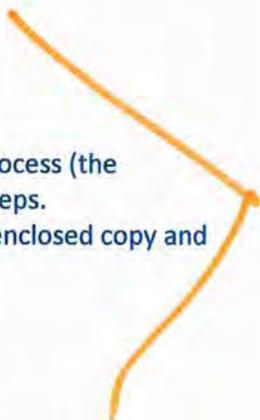
Aadalen, Amy W (Wealth Mgmt MS)

Subject: FW: Aadalen Hilltop House Proposal

From: Jayne Clairmont [<mailto:jclairmont@englishrosesuites.com>]
Sent: Monday, March 18, 2013 8:16 PM
To: Aadalen, Amy W (Wealth Mgmt MS)
Cc: Jayne Clairmont
Subject: RE: Aadalen Hilltop House Proposal

4801 Hilltop Lane

Hi Amy
Thanks for your email
Very exciting for your family!!!!!!!!!!!!!!!
IT REALLY was wonderful to talk with you both. I am so darn intrigued with the engineering of your process (the topography of how this transforms) as one who LOVES the process so will look forward to your next steps. I will be happy to fill out the enclosed form, you have made it so easy, Thank YOU. I have signed the enclosed copy and will pop into mail at Morgan Stanley to you personal tomorrow.
Thanks Amy
Jayne



JAYNE CLAIRMONT
Owner/Consultant
Work Cell: 612.250.4524
Business: 952.983.0412



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bhome.englishrosesuites.com



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This message is intended for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this information is STRICTLY PROHIBITED. If you have received this message in error, please notify me immediately by calling 952-983-0412 and destroy the related message. Thank you for your cooperation.
gan Stanley you consent to the foregoing.

To: The Edina Planning Commission and The Edina City Council

Date: March, 2013

RE: Proposed Replacement Home at 4924 E. Sunnyslope/Hilltop Lane

We have spoken with Kirk and Amy Aadalen about their proposal to replace the home currently at 4924 E. Sunnyslope with a new home entering off of Hilltop Lane. They have shown us renderings of the home, gone through details of the plan, made themselves available to answer questions and have shared their desire to raise their family in Sunnyslope.

We have no objections with the proposed structure, and believe it will be additive to our neighborhood as a whole.

Sincerely,

Jayne M. Clairmont

4801 Hilltop Lane
Edina, Mn. 55424

Signature(s) and Address

JAYNE M. CLAIRMONT

(Names Printed)

Aadalen, Amy W (Wealth Mgmt MS)

Subject: FW: House at 4924 E. Sunnyslope/Hilltop

From: ROBERT MARSHALL [mailto:marshall9432@msn.com]

Sent: Tuesday, March 19, 2013 4:27 PM

To: Aadalen, Amy W (Wealth Mgmt MS)

Subject: RE: House at 4924 E. Sunnyslope/Hilltop

HI AMY,,,WE WILL BE BACK FROM MEXICO AT THE END OF MARCH.....I LIKE IT.....BOB

> From: Amy.W.Aadalen@morganstanley.com
 > To: marshall9432@msn.com
 > CC: Kirk.Aadalen@tria.com
 > Date: Tue, 19 Mar 2013 15:52:01 -0400
 > Subject: Re: House at 4924 E. Sunnyslope/Hilltop
 >
 > Robert and Marilyn,
 >
 > My name is Amy Aadalen, you may remember the name as my husband, Kirk, grew up living at 4924 Dale Drive (his parents are Dick and Sharon). I am from Edina as well (although Kirk says that as a "Westie" I am from the wrong side of the tracks!) and we have always wanted to move back into Sunnyslope to raise our children, ages 8 and 11. We want to be lifelong residents and build a home that will mirror the beauty of the neighborhood.
 >
 > We have an opportunity to build at 4924 E. Sunnyslope, but to make it possible we need to move the entranceway from E. Sunnyslope to Hilltop Lane. We stopped by to introduce ourselves, but you were not home and we left a letter in your mailbox. In an interesting turn of fate we were talking about our hopes to build with our good friends Molly Rice and Andy Slothower; and Molly said that you are related! Molly said you winter out of town - I hope it is alright that she gave me your e-mail address to contact you.
 >
 > For your perusal, I have attached a schematic that shows how the proposed home would look from both Hilltop and E. Sunnyslope. You will be receiving notification from the city within the next few weeks, but we are reaching out to all near neighbors beforehand to let them know who we are and what we are hoping to do.
 >
 > The response so far has been quite positive with the Jayne Clairmont @4801 Hilltop, Iskos Demos and Amy Durtschi @ 4805 Hilltop, Joe and Barry Eilers @ 4809 Hilltop, The Katz Family (renting to the Branton Family) @ 4928 E. Sunnyslope, and Andy and Heidi Faris @ 4929 E. Sunnyslope giving their approval of the project. We are still trying to contact the Finley's and Brunsvold's.
 >
 > We would be happy to answer any questions you may have about the house, and are also very interested in your feedback. Below is my contact information if you would like to speak in person. I hope you are enjoying your time away from Minnesota, the wind chill was -8 today so you certainly are not missing anything here!
 >
 > All my best to you both and hope to connect with you soon,
 > Amy Aadalen
 >
 >
 > Amy W. Aadalen, CFP®
 > Senior Vice President
 > Morgan Stanley Wealth Management
 > 225 South 6th Street, Suite 5100 | Minneapolis, MN 55402
 > Direct: 612-371-8824 | Toll Free: 888-597-8681 | Fax: 612-340-1773
 > amy.w.aadalen@morganstanley.com

To: The Edina Planning Commission and The Edina City Council

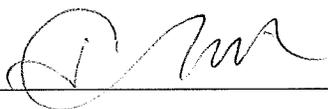
Date: March, 2013

RE: Proposed Replacement Home at 4924 E. Sunnyslope/Hilltop Lane

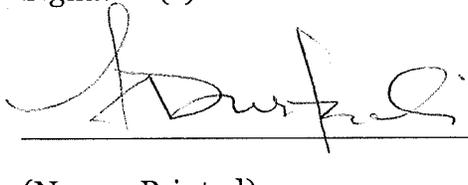
We have spoken with Kirk and Amy Aadalen about their proposal to replace the home currently at 4924 E. Sunnyslope with a new home entering off of Hilltop Lane. They have shown us renderings of the home, gone through details of the plan, made themselves available to answer questions and have shared their desire to raise their family in Sunnyslope.

We have no objections with the proposed structure, and believe it will be additive to our neighborhood as a whole.

Sincerely,

 / Demosthenes Isler - 4805 Hilltop Ln

Signature(s) and Address

 (Amy Dartschi)

(Names Printed)

To: The Edina Planning Commission and The Edina City Council

Date: March, 2013

RE: Proposed Replacement Home at 4924 E. Sunnyslope/Hilltop Lane

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We have no objections with the proposed structure, and believe it will be additive to our neighborhood as a whole.

Sincerely,

Joe Eilers 4809 Hilltop Ln.

Barry Eilers

Signature(s) and Address

JOE EILERS BARRY EILERS

(Names Printed)

To: The Edina Planning Commission and The Edina City Council

Date: March, 2013

RE: Proposed Replacement Home at 4924 E. Sunnyslope/Hilltop Lane

We have spoken with Kirk and Amy Aadalen about their proposal to replace the home currently at 4924 E. Sunnyslope with a new home entering off of Hilltop Lane. They have shown us renderings of the home, gone through details of the plan, made themselves available to answer questions and have shared their desire to raise their family in Sunnyslope.

We have no objections with the proposed structure, and believe it will be additive to our neighborhood as a whole.

Sincerely,

Dana Dokman

Signature(s) and Address

*Dana Dokman 4909 E. Sunnyslope Rd
Edina MN 55424*

(Names Printed)

To: The Edina Planning Commission and The Edina City Council

Date: March, 2013

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Signature(s) and Address

JAMES FEICHT

(Names Printed)

4700 DARE DR
EDINA,

To: The Edina Planning Commission and The Edina City Council

Date: March, 2013

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Sincerely,

Gig Ginkel - 4801 WOODHILL WAY
[Handwritten Signature]

Signature(s) and Address

GIG GINKEL, WOODY GINKEL

(Names Printed)

To: The Edina Planning Commission and The Edina City Council

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Sincerely,

Kristen Conner - 4800 Woodhill Way

Signature(s) and Address

Kristen & Tom Conner.

(Names Printed)

To: The Edina Planning Commission and The Edina City Council

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Sincerely,

Wendy Doster
4900 W. Sunnyslope Rd

Signature(s) and Address

Wendy Doster

(Names Printed)