



PLANNING COMMISSION STAFF REPORT

Originator Kris Aaker Assistant Planner	Meeting Date December 12, 2012	Agenda # B-12-12
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Recommended Action: Approve the variance as requested.

Project Description:

A 25.85 foot front yard setback variance request to tear down an existing home and rebuild a new home in it's place at the same nonconforming 51.9 front yard setback from Crescent Terrace as the existing home located at 5801 Crescent Terrace for applicant Nicole Sunberg.

INFORMATION/BACKGROUND

The subject property is located south of Crescent Terrace consisting of a one story rambler with an attached 2 car garage that was built in 1953. The applicant is planning to tear-down the existing home and replace it with a two story Mediterranean style home with an attached 4 car garage. The new home will conform to all of the ordinance requirements with the exception of the required front yard setback from Crescent Terrace. The ordinance requires that any new home or addition to an existing home maintain the average front yard setback of the adjacent homes on either side. The home adjacent to the west located at 33 Crescent Terrace is 82.3 feet from their front lot line. The adjacent home to the south located at 4904 Rolling Green Parkway provides a front yard setback of 73.2 feet. The required average front yard setback of the adjacent two homes establishing the front yard setback for the proposed home is 77.75 feet. The existing home is nonconforming and is located 51.9 from Crescent Terrace right-of-way. The new home is proposed to match the nonconforming 51.9 foot front yard setback of the existing home. See attachments: A.1 – A. 13, site location, aerial photos, site plans, survey, building elevations and photos.

The lot is large, triangular in shape with much of the lot area part of the front yard. The purpose of the average front yard setback requirement is to

maintain adequate spacing from the street and maintain continuity along a developed street scape. This rule is most important when the lots are narrow and set in a traditional lot and block pattern. The Rolling Green neighborhood is made up of angled streets and large estate lots and is not at all like a traditional street with rectangular lots within rectangular blocks. The character of the neighborhood includes large homes that are proportionate to the ample lot areas which are oriented towards views, topography and street presence. The proposed home has been designed to conform with all of the other zoning requirements including height setback and coverage.

SUPPORTING INFORMATION

Surrounding Land Uses

Northerly: Single-dwelling homes.
 Easterly: Single-dwelling homes
 Southerly: Single-dwelling homes
 Westerly: Single-dwelling homes

Existing Site Features

The subject property is 42,083 square feet in area. The existing home is a one story rambler and was built in 1953.

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 – A.8.

Compliance Table

	City Standard	Proposed
Front - Side- Rear -	Average adjacent homes: 10 feet + height 25 feet	*51.9 feet 12.3 feet/25 feet 40 feet
Building Height	2 ½ stories/40 feet	2 stories/40 feet,
Lot coverage	25%	18.2%

*** Variance Required**

Primary Issues

• **Is the proposed development reasonable for this site?**

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

1. The proposed use is permitted in the R-1, Single Dwelling Unit Zoning District and complies with all requirements with the exception of setback from Crescent Terrace.
2. The home is appropriate in size and scale for the nearly one acre lot. The improvements will enhance the property and not detract from the neighborhood. The most impacted neighbor to the west is approximately 66 feet from the side wall of the proposed home. The home to the south is approximately 75 feet from the proposed home.
3. The improvements will provide a reasonable use of the triangular shaped lot and allow for a new home to be built at the same distance from Crescent Terrace as the existing home.
4. The new home simply matches an existing nonconforming 51.9 foot front yard setback that has been in place since 1953. The required average front yard setback reduces the buildable area of the lot by 6,958 square feet.

• **Is the proposed variance justified?**

Yes. 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 reasonable. The new home will match the existing nonconforming setback of the existing home on the property which has been located on the property since 1953, pre-dating the new home to the south that was located farther back from Rolling Green at 73.2 feet from the front lot line. The practical difficulties in complying with the ordinances are created by the required front yard setback that is dictated by adjacent properties which are located farther back on their respective lots, one of which was built after the subject home.

The lots are large, with generous spacing between structures. The purpose behind the ordinance is to maintain an established front yard sight line and street scape. The ordinance is meant to prevent a continual erosion of the established front yard setback back pattern in an existing neighborhood by holding all new construction to the existing neighborhood standard and to avoid new structure build-out beyond existing conditions. Duplicating the front yard setback of the existing home will not compromise the intent of the ordinance. The new home will maintain the existing pattern of setback on the block and will be no closer to the street.

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

Yes. The unique circumstances are that the existing lot is subjected to an average front yard setback that is deeper than the location of the existing home. The required setback reduces the buildable area dramatically, pushes a new home farther back on the lot and impacts the ability to provide a reasonable rear yard on such a large lot.

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

No. The proposed home will be consistent with the location of the existing home and will not change the streetscape along Crescent Terrace. The character of the neighborhood consists of estate lots with homes located on properties based on topography, views and lot shape, unlike the traditional lot and block situation where homes are generally lined up with one another. The applicant is asking to preserve a setback pattern along

the block that has included the nonconforming setback of the subject property.

Staff Recommendation

Recommend that the Planning Commission approve the variances.

Approval is based on the following findings:

- 1) With the exception of the variance requested, the proposal would meet the required standards and ordinances for the R-1, Single Dwelling Unit District.

- 2) The proposal would meet the required standards for a variance, because:
 - a. The proposed use of the property is reasonable; as the proposed home will uphold the established front setback pattern already existing on the block.
 - b. The practical difficulties in complying with the ordinance include the triangular shape of the lot and resulting amount of front yard that must be maintained given the required setback and the imposition of a deeper front yard setback given that the lot has always had a home located closer to the street than neighboring properties.

Approval of the variance is subject to the following conditions:

- 1) Subject to staff approval, the site must be developed and maintained in substantial conformance in terms of house location, mass and over-all height with the following plans, unless modified by the conditions below:

Survey date stamped: November 29, 2012

Building plans/ elevations date stamped: November 28, 2012.

Deadline for a City decision:

January 27, 2012



VARIANCE APPLICATION

CASE NUMBER B-12-12 DATE 11/28/2012
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: RES - \$350.00 NON-RES - \$600.00

APPLICANT:

NAME: NICOLE SUNBERG (Signature required on back page)
ADDRESS: 4821 TOWNES ROAD, EDINA 55424 PHONE: 612-770-3477
EMAIL: NICOLEMARIE83@ME.COM

PROPERTY OWNER:

NAME: WD MOEN & US BANK TRUSTEES (CAROL FEDORCHAK, US BANK REPRESENTATIVE) (Signature required on back page)
ADDRESS: PO BOX 64142, ST. PAUL, MN 55164 PHONE: 651-466-8536
CAROL FEDORCHAK

LEGAL DESCRIPTION OF PROPERTY (written and electronic form): SEE ATTACHED

**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: 5801 CRESCENT TERRACE

PRESENT ZONING: R-1 P.I.D.# 29-117-21-13-0029

EXPLANATION OF REQUEST: SEE ATTACHED DESCRIPTION. REQUESTING A

FRONT YARD SETBACK VARIANCE TO COINCIDE WITH EXISTING HOME.

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: ANDREA SWAN
SWAN ARCHITECTURE PHONE: 612-743-9650

EMAIL: ANDREA@SWANARCHITECTURE.COM

SURVEYOR: NAME: WOODY BROWN
W. BROWN LAND SURVEYING PHONE: 952-854-4055
EMAIL: wblandsurvey@aol.com

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:

SEE ATTACHED VARIANCE REQUEST

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



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.

[Handwritten Signature] 11/28/12
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.)

u. s. Bank National Association as Trustee of the Warren D Moeen Trust

By: [Handwritten Signature] 11-28-12
Owner's Signature *Its. Vice President* 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.



**U.S. BANK NATIONAL ASSOCIATION
ASSISTANT SECRETARY CERTIFICATE**

I, Melissa S. Larson, an Assistant Secretary of U.S. Bank National Association, hereby certify that the following is a true and exact extract from the Bylaws of U.S. Bank National Association, a national banking association organized under the laws of the United States.

**ARTICLE VI.
CONVEYANCES, CONTRACTS, ETC.**

All transfers and conveyances of real estate, mortgages, and transfers, endorsements or assignments of stock, bonds, notes, debentures or other negotiable instruments, securities or personal property shall be signed by any elected or appointed officer.

All checks, drafts, certificates of deposit and all funds of the Association held in its own or in a fiduciary capacity may be paid out by an order, draft or check bearing the manual or facsimile signature of any elected or appointed officer of the Association.

All mortgage satisfactions, releases, all types of loan agreements, all routine transactional documents of the Association, and all other instruments not specifically provided for, whether to be executed in a fiduciary capacity or otherwise, may be signed on behalf of the Association by any elected or appointed officer thereof.

The Secretary or any Assistant Secretary of the Association or other proper officer may execute and certify that required action or authority has been given or has taken place by resolution of the Board under this Bylaw without the necessity of further action by the Board.

I further certify that Carol L. Fedorchak, Vice President, is a duly appointed and qualified officer of the Association authorized to act under Article VI of the Bylaws of the Association and that such authority is in full force and effect as of the date hereof and has not been modified, amended or revoked.

IN WITNESS WHEREOF, I have set my hand this 28th day of November, 2012.

(No corporate seal)

Melissa S. Larson, Assistant Secretary



Doc No **A9696945**

Certified filed and/or recorded on
9/28/11 10:09 AM

Office of the County Recorder
Hennepin County, Minnesota

Michael H. Cunniff, County Recorder
Jill L. Alverson, County Auditor and Treasurer

C.V. filed _____ C.V. not req.

No delinquent taxes

Transfer Entered

9/28/2011 10:09:00 AM

Hennepin County, Minnesota

Jill L. Alverson

County Auditor and Treasurer

Deputy 52

Pkg ID 738896

Doc Name: Quit Claim Deed

Document Recording Fee \$46.00

State Deed Tax (.0033 rate) \$1.65

Conservation Fee \$5.00

Environmental (SDT) Response Fund \$0.05

Document Total \$52.70

This cover sheet is now a permanent part of the recorded document.

QUIT CLAIM DEED

Minnesota Uniform Conveyancing Blanks
Form 10.3.1-(2010)

Individual(s) to Individual(s)

DEED TAX DUE: \$ 1.70

DATE: September 20, 2011
(month/day/year)

FOR VALUABLE CONSIDERATION, Warren D. Moen, a single person
(insert name and marital status of each Grantor) ("Grantor"),

hereby conveys and quitclaims to Warren D. Moen and U.S. Bank National Association as co-trustees of the Warren D. Moen
(insert name of each Grantee)

Trust under Agreement dated September 1, 2011 ("Grantee"), real property
in Hennepin County, Minnesota, legally described as follows:

All that part of Lot 26, "Rolling Green, Hennepin County, Minn." lying Northwesterly of a straight line commencing from a point on the Westerly line of said Lot, 60 feet distant from the Southwesterly corner of said Lot and extending in a Northeasterly direction to a point on the Northeasterly line of said Lot, which point is 46.9 feet measured along said Northeasterly line from the Southeasterly corner of said Lot 26.

29-117-21-13-0029
FO

The sale price of other consideration given for this property was \$500.00 or less.

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

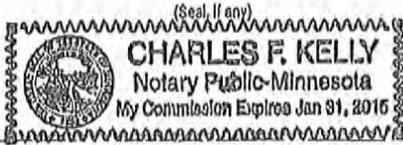
Warren D. Moen
(Signature) Warren D. Moen

(Signature)

State of Minnesota, County of Hennepin

This instrument was acknowledged before me on September 20, 2011, by Warren D. Moen, a single person.
(month/day/year)

(insert name and marital status of each Grantor)



Charles F. Kelly
(Signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: January 31, 2015
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Charles F. Kelly
Kelly Law Firm, Ltd.
3602 West 50th Street
Suite C
Edina, Minnesota 55424

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert name and address of Grantee to whom tax statements should be sent)

Warren D. Moen
5801 Crescent Terrace
Edina, MN 55436-1318

STATE OF MINNESOTA
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

STATE FILE NUMBER 2012-MN-010074

DECEDENT WARREN DALE MOEN
NAME PRIOR TO FIRST MARRIAGE
ALSO KNOWN AS
SOCIAL SECURITY NUMBER ██████████
SEX MALE
BORN JUNE 18, 1926
PLACE OF BIRTH MCVILLE NORTH DAKOTA

DATE OF DEATH MARCH 30, 2012
PLACE OF DEATH EDINA HENNEPIN MINNESOTA

MARITAL STATUS WIDOWED (AND NOT REMARRIED)
SPOUSE
RESIDENCE EDINA HENNEPIN MINNESOTA
PARENT GUNDA HOYE
PARENT ALBERT MOEN
FUNERAL HOME WASHBURN-MC REAVY EDINA CHAPEL
DISPOSITION ASH BURIAL

CAUSE OF DEATH IMMEDIATE UNDERLYING
ADVANCED ADENOCARCINOMA OF UNKNOWN PRIMARY

OTHER CONTRIBUTING CONDITIONS
MANNER NATURAL
MEDICAL EXAMINER, CORONER OR PHYSICIAN MARK A WILKOWSKE, M.D.
3000 PARK NICOLLET BLVD, SAINT LOUIS PARK, MINNESOTA, 55426

THIS RECORD HAS NOT BEEN AMENDED

THIS IS A TRUE AND CORRECT RECORD OF DEATH REGISTERED IN THE MINNESOTA OFFICE OF THE STATE REGISTRAR.

MR&C Certificate ID
7618530



000843827
27A-000843827

FILED: APRIL 03, 2012

Steve Elkins
STEVE ELKINS
STATE REGISTRAR

ISSUED: APRIL 23, 2012

HENNEPIN COUNTY SERVICE CENTER-GC

THIS CERTIFICATION IS VALID ONLY WHEN REPRODUCED ON WATERMARKED SECURITY PAPER
WITH A RAISED BORDER AND RAISED STATE SEAL OF MINNESOTA.



Metes and Bounds

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

PID: 29-117-21-13-0029

Municipality: EDINA

Addition Name: ROLLING GREEN

Lot: 026

Block:

THAT PART OF LOT 26 LYING NLY OF A LINE RUNNING FROM A PT IN WLY LINE OF SAID LOT DIS 60 FT NLY FROM SW COR THEREOF TO A PT IN ELY LINE OF SAID LOT DIS 46 9/10 FT NLY FROM SE COR THEREOF

Print this window

Close this window

**5801 Crescent Terrace
Variance Request**

Explanation of Request:

5801 Crescent Terrace is a functionally challenged 1953 rambler in the heart of the Rolling Green neighborhood (Rolling Green is noted for stately homes on picturesque lots with ample yard space and varying topography). The existing rambler is an anomaly for the neighborhood, which is filled with classic architectural homes as well as many newly constructed homes, most of which are architecturally designed and substantive in nature. Like some other dated homes without architectural or historical merit in the neighborhood, the existing rambler structure is slated for removal and the property set up for redevelopment of a new single family home in character with the other homes in the neighborhood. However, the 5801 Crescent Terrace property has development challenges. Specifically, the property's triangular shape and City of Edina's Building Code front yard setback calculations inhibit the ability to practically develop the property with any meaningful back yard.

In an effort to overcome the development challenges with 5801 Crescent Terrace's triangular property shape and adjacent homes front yard setbacks that directly inhibit the developable area of 5801 Crescent Terrace (and therefore its potential for a reasonable back yard), we're requesting a variance to change the required front yard setback from 77.75 feet to 51.9 feet, which is 5801 Crescent Terrace's existing front yard setback.

5801 Crescent Terrace has a unique set of property characteristics that make the property unduly difficult to re-develop without a variance and maintain a reasonable back yard. Given the triangular shape of the lot, the City of Edina Building Code provides the following setbacks for development on the property:

Side yards of property: 10' for living space (5' for garage space).

Front yard of property: Average of the two adjacent homes front yard setbacks. Given the position of the two adjacent homes, this equates to a front yard setback of 77.75' for 5801 Crescent Terrace, or more than 25' further back from the property line than the existing rambler's front yard setback.

Rear yard of property: given the triangle shape of the lot and the backyard being the interior portion of the triangle, the rear yard setback is positioned at the 30' line.

See **Diagram 1** indicating the setbacks required by the City of Edina code for development on the property and the resulting developable footprint of the property. Please note the existing rambler house footprint on the site and how it relates to the buildable area on the property. Also note that in placing a new house in the developable area would result in virtually no back yard since the new house would be highly concentrated into the interior rear corner of the property.

From a numbers perspective, without a variance for a front yard setback to mimic the existing rambler front yard setback, the overall developable area of the property is 12,601 square feet or 30% of the total area of the property. By comparison, the three directly contiguous properties average 48% of their total area developable. Consequently, the triangular shape of the lot and the front yard setback calculation required by Code result in no reasonable back yard for the property. See the data below indicating the development percentage of lots of adjacent homes and how 5801 Crescent Terrace compares.

Developable Area of Contiguous Properties:

Subject Property: 5801 Crescent Terrace

42,083 Square Foot Property

Buildable Area: 12,601 Square Feet

Buildable Area as a Percentage of Lot Square Footage: 30%

Buildable Area as a Percentage of Lot Square Footage With Front Yard Setback Variance: 46%

4904 Rolling Green Parkway (Property to the South):

37,216 Square Foot Property

Buildable Area: 20,517 Square Feet

Buildable Area as a Percentage of Lot Square Footage: 55%

33 Crescent Terrace (Property to the West):

56,483 Square Foot Property

Buildable Area: 21,884 Square Feet

Buildable Area as a Percentage of Lot Square Footage: 39%

4909 Bywood (Property to the Southwest):

61,023 Square Foot Property

Buildable Area: 31,467 Square Feet

Buildable Area as a Percentage of Lot Square Footage: 52%

Two other important items to note as part of these calculations:

1. In the case of the comparable properties (but not with 5801 Crescent Terrace), due to their rectangular shape, the zoning code provides a 25' rear yard setback along the back property line. In order to calculate the "developable area" of these sites, the 25' rear yard area (for the width of the lot) is removed from the developable area of each of the sites, which in turn lowers the overall percentage of developable area on each site. Since 5801 Crescent Terrace is a triangle and the setback from the back property line is calculated differently (again See Diagram 1), there is very little area for the rear yard subtracted from developable area of the property, making 5801's percentage of developable area unequivocally higher due to the shape. Even with this disadvantage not showing up in the calculations above, its developable area (and therefore back yard potential) is significantly below the contiguous properties.
2. When looking at all three of the comparables distance from the back of the house to their respective rear property lines, the shortest distance is 52.1'. In other words, the tightest point of the back yards to the rear property line is over 50'. Without a variance, the 5801 Crescent Terrace would not come close to having a yard with a 50' distance to the property line.

While developing 5801 Crescent Terrace exhibits practical difficulties in complying with the zoning ordinance as noted above, we also believe it doesn't promote the best integration onto the site or in relation to the other properties. By building a new home on the interior rear portion of the lot that is developable without a variance, a new structure would be closer to the adjacent properties and provide less privacy at the property line for adjacent neighbors and the new house. In looking at the character of the neighborhood, where large lots offer spacious, rolling buffers between properties and overall rear yard space for privacy, by developing a new structure under the front yard setback code, it would be out of character with the neighborhood. Additionally, the spirit of the ordinance and neighborhood pattern isn't like some of the other areas of Edina where a "lot 1, block 1" legal description and consistency in how each house lines up with the adjacent home is important. Rather, the character of the neighborhood and development pattern is more oriented toward views, topography, yard space, and an estate feel.

As noted in the request above, in an effort to overcome the practical difficulty posed by the triangular lot shape and adjacent home front yard setbacks that directly influence the developable area of 5801 Crescent Terrace (and resulting lack of back yard space), we're requesting the front yard setback of the new house be consistent with the front yard setback of the existing 1953 rambler home at 5801 Crescent Terrace, which is 51.9 feet. By doing this, the developable area of the site changes from 30% to 46%, which is more in line with the contiguous homes. In turn, this more appropriately allows the site to be developed for privacy for the neighbors by providing a greater amount of buffer at the property line in the interior of the rear yard of the property. And the applicant can have a reasonable space for a back yard.

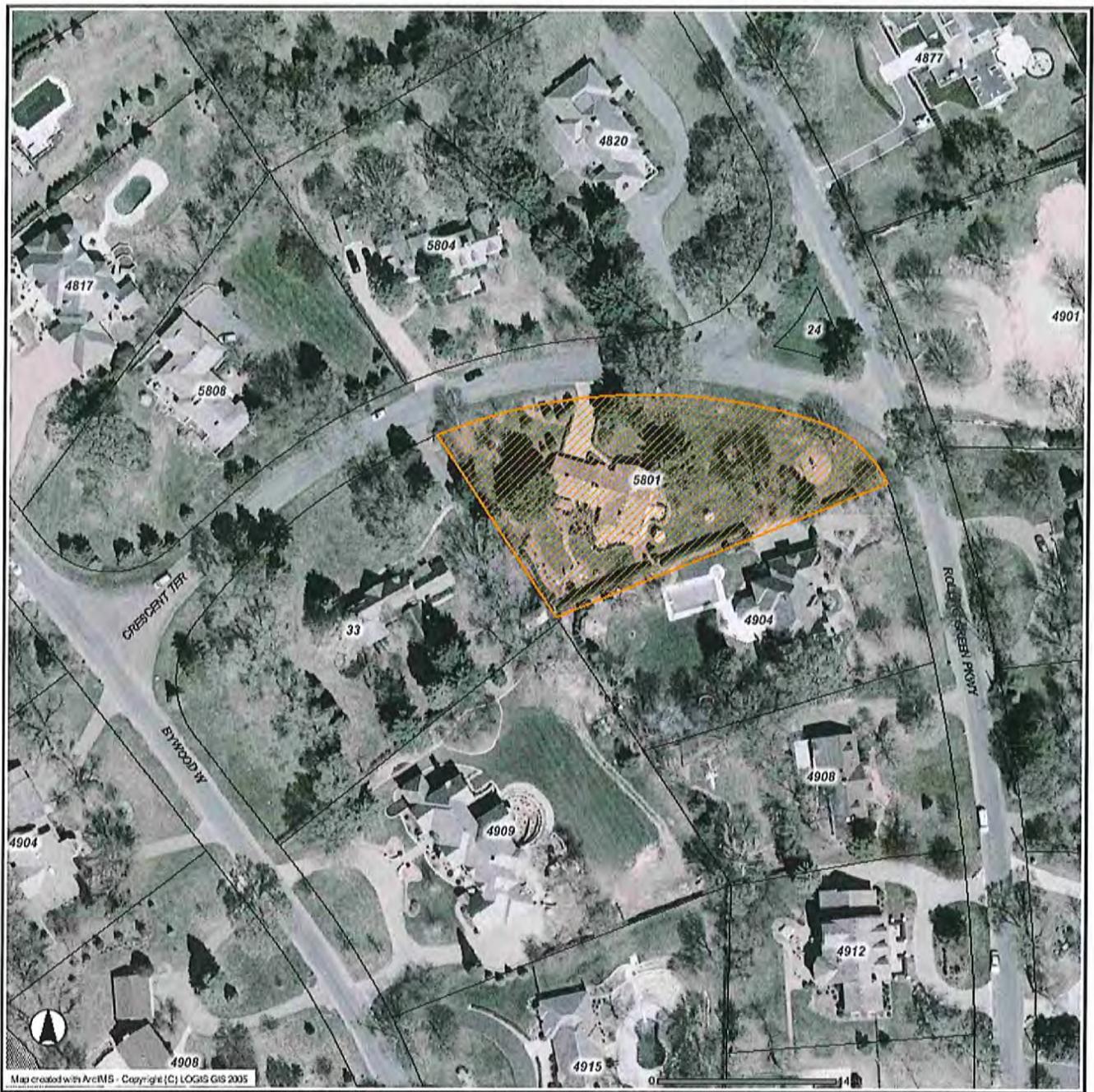
See **Diagram 2** showing the developable footprint associated with moving the front yard setback to 51.9' feet, with the existing rambler house footprint still outlined on the diagram.

As part of the overall variance request, we've been working diligently with Andrea Swan of Swan Architecture and Travis Van Liere, a landscape architect, to come up with an initial architectural concept of a home for the property along with how it would potentially be sited with the 51.9 ft. front yard setback associated with the variance. Please note that the drawings to date are conceptual and will likely change to some degree but the overall intent of mass, scale, height, and location of the house on the site is represented. See the following visual exhibits to the variance request: **House Elevations, Site Plan and Survey**. Stylistically, the applicant would like to build an architecturally designed Mediterranean style home with an ornate landscaped yard and pool. While still conceptual in nature, by siting the house as shown, the designers are working to capture the full essence of the property: providing detailed architecture on each face of the home as you transition all the way around the curved front yard of the property (over 400' of street frontage) while scaling the garage down on West side (for subtle transition from the neighbor to the West). Architecturally, the style of the home, mass, height, and scale are consistent with other homes in the neighborhood and would continue to build on the timeless legacy of the neighborhood. Also note that with the house placement, there is no detriment to the neighboring properties. Rather, we would work with the neighboring properties to preserve privacy through the landscaping while providing beautiful street presence with the new home.



5148 Location

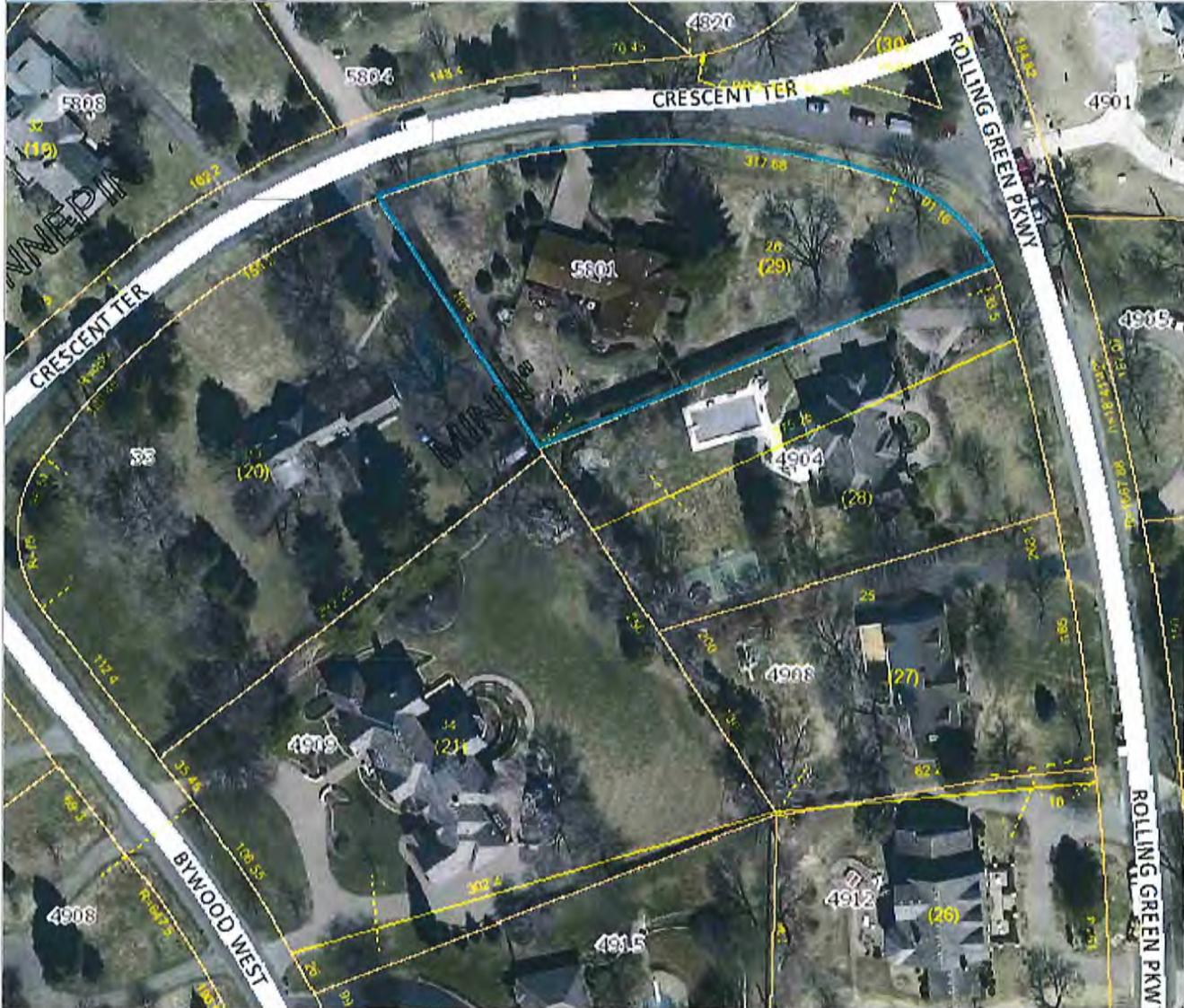
A.1



A. Z



Property Map



Parcel ID: 29-117-21-13-0029

Owner Name: W D Moen & Us Bank Trustees

Parcel Address: 5801 Crescent Ter
Edina, MN 55436

Property Type: Residential

Home-stead: Homestead

Parcel Area: 0.91 acres
39,471 sq ft

A-T-B: Abstract

Market Total: \$1,033,300

Tax Total: \$15,509.14
(Payable: 2012)

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 100 ft.
Print Date: 11/28/2012



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.

COPYRIGHT © HENNEPIN COUNTY 2012

Think Green!

A.3

A.4



SITE PLAN - EXISTING HOUSE

1:30 SCALE

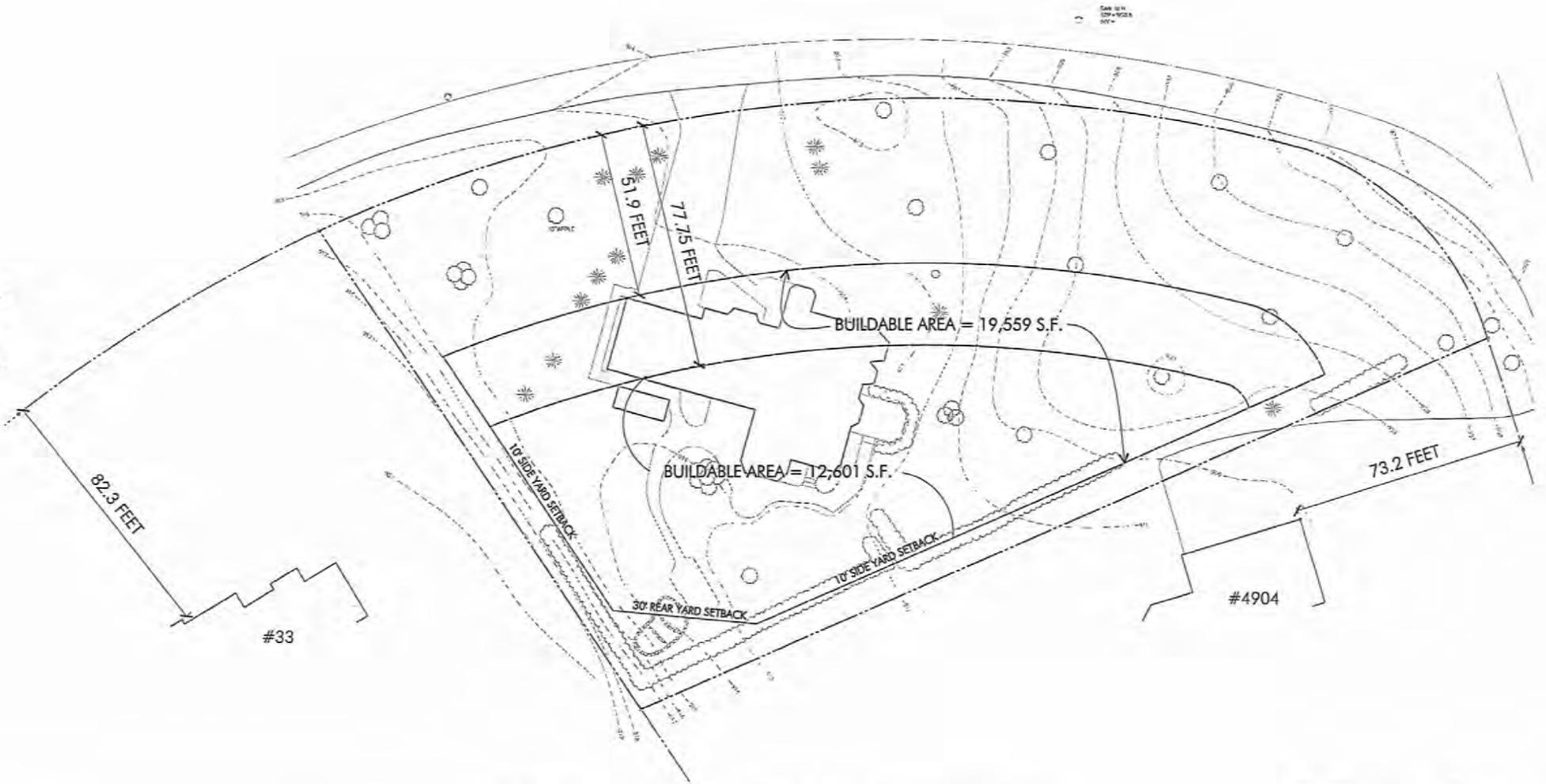
SWANARCHITECTURE

Date: November 28, 2012

Il Nostro Sogno
5801 Crescent Terrace

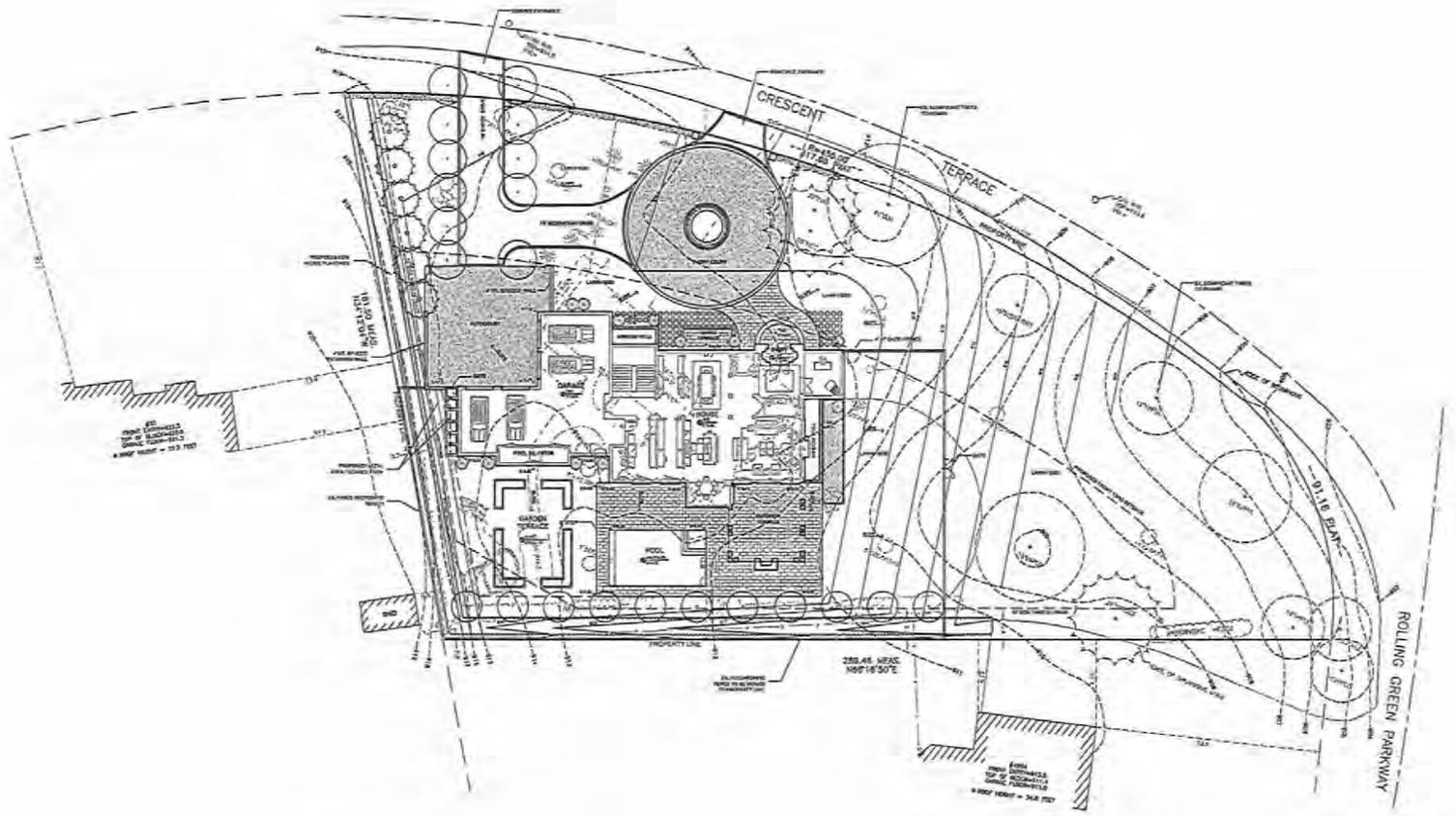
DIAGRAM 1

A.S



SITE PLAN - EXISTING HOUSE

A.S.



1 PRELIMINARY SITE PLAN
SCALE: 1" = 10'-0"



A.7



SWANARCHITECTURE
Date: November 28, 2012

PROPOSED FRONT EXTERIOR ELEVATION

Il Nostro Sogno
5801 Crescent Terrace
DRAWING A1

SCALE: 3/16" = 1'-0"

1.8



SWANARCHITECTURE

Date: November 24, 2012

PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

Il Nostro Sogno
5801 Crescent Terrace

DRAWING A1

FRONT OF 5801 CRESCENT TERRACE



A9

EAST SIDE OF 5801 CRESCENT TERRACE



M/D

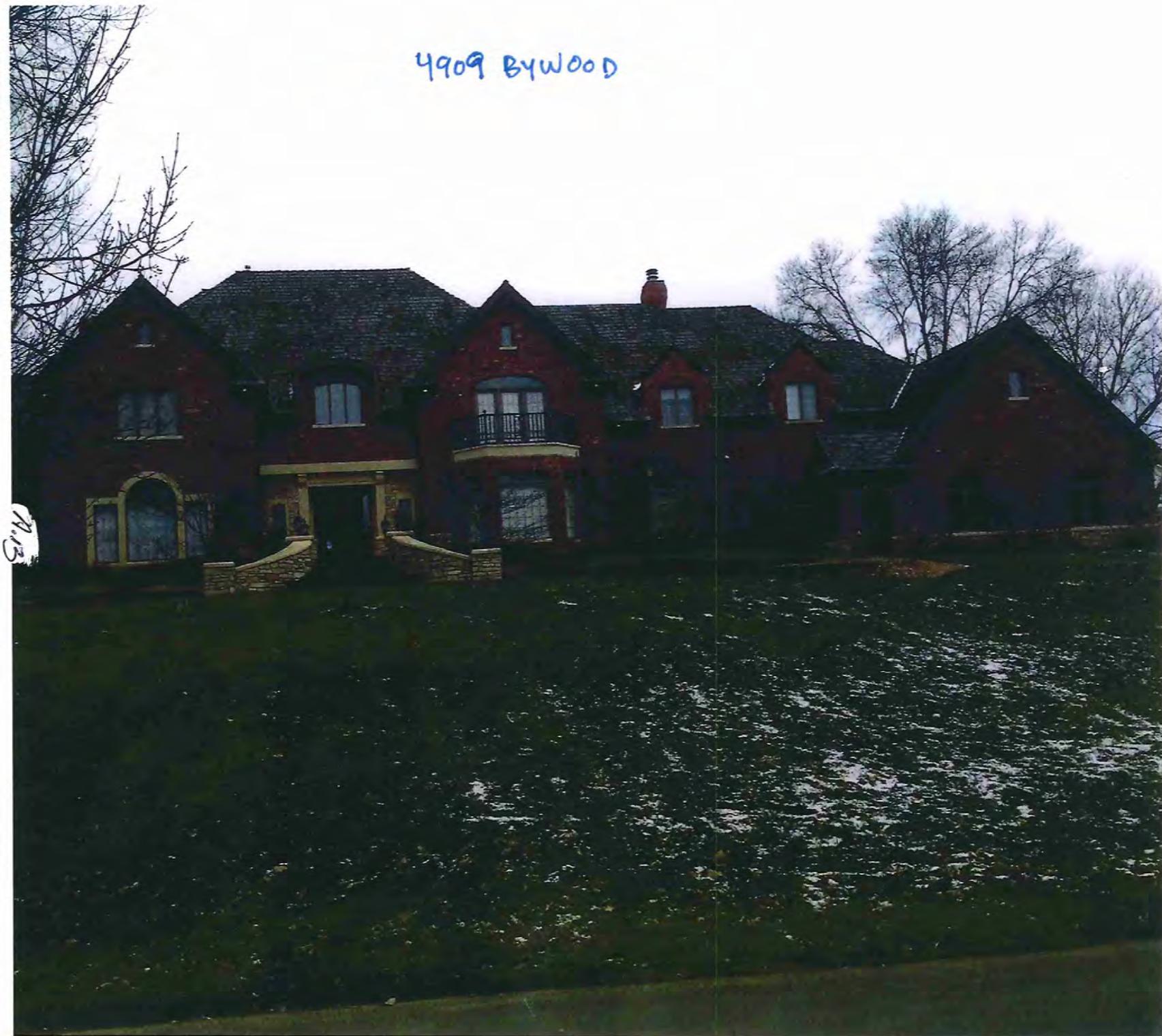
4904 ROWINA GREEN PARKWAY



33 CRESCENT TERRACE



4909 BYWOOD



2.15