



PLANNING COMMISSION STAFF REPORT

| | | |
|--|---|-----------------------------------|
| Originator Kris Aaker Assistant Planner | Meeting Date December 10, 2014 | Agenda # B-14-25 |
|--|---|-----------------------------------|

Recommended Action: Approve a .5 foot variance from the required 5.7 foot side yard setback for the addition of a conservatory to replace an existing porch 5.2 feet from the east side yard property line for the property located at 4301 Branson Street.

Project Description: Bryan D. Schmidt, (the applicant), is requesting a .5 foot side yard setback variance to the required 5.7 foot side yard setback to construct a conservatory addition. The new conservatory will replace a porch that was located closer to the side yard at 4.8 feet. The new addition will be located farther from the side yard than the existing porch.

INFORMATION/BACKGROUND

The subject property is approximately 62 feet in width and is 8,367 square feet in area. The property owner is requesting to replace existing porch farther from the east lot line than an existing structure. The new conservatory will be in a slightly different configuration, but will consist of nearly the same area in square feet.

Engineering Review

The Engineering Department has reviewed the subject property for street and utility concerns, grading, storm water, erosion and sediment control and for general adherence to the relevant ordinance sections. This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application.

SUPPORTING INFORMATION

Surrounding Land Uses

This property is surrounded by single-family homes in the Morningside neighborhood.

Existing Site Features

The subject lot is 8,367 square feet in area consisting of a 1 ½ story home with a detached two car garage.

Planning

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

Building Design

The proposal is to build a conservatory addition closer to the side property line than currently allowed by city code, therefore requiring a variance.

Compliance Table

| | City Standard | Proposed |
|--|--|---|
| Front - Side- Rear- | Average of adjacent 5.7 feet 25 feet | 33 feet (existing house) *5.2 feet 53 feet |
| Building Height Lot Area Lot Width | 2 1/2 stories, 40 Ft 9,000 Sq Ft or avg of nbhd 75 feet or avg of nbhd | 1 ½ story (existing) 8,367 sq. ft 62 feet |
| Lot coverage | 2,250 Sq. Ft. | 1,500 Sq. Ft. |

*** 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 District and complies with all the standards, with exception of the side yard setback.
2. The addition to the home is appropriate in size and scale for the lot and the improvement will enhance the property.

3. The addition, as proposed, keeps the new conservatory farther from the side yard than the existing porch.

- **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.

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance 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 given that the applicant is seeking to replace a porch with a similar structure that is farther from the side yard than the existing structure.

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

Yes. A unique circumstance is that the house is located closer to the east lot line and at an angle, posing a challenge for the small addition.

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

No. The proposed addition will not alter the essential character of the neighborhood. The proposed addition will complement the existing neighborhood homes and the addition is not getting any closer to the side lot line than the current porch.

Staff Recommendation

Recommend that the Planning Commission approve the variance.

Approval is based on the following findings:

1. The proposed use is permitted in the R-1 Single Dwelling Unit District and complies with all the standards, with exception of the side yard setback
2. The proposed additions are appropriate in size and scale for the lot and the improvements will enhance the property.
3. There is a practical difficulty in meeting the ordinance requirements and there are circumstances unique to the property due to the location of the home closer to the east lot line and at an angle.
4. The variance, if approved, will not alter the essential character of the neighborhood.

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 with the following plans:
 - Survey dated November 25, 2014
 - Building plans and elevations date stamped November 25, 2014;

Deadline for a City Decision: January 24, 2014



VARIANCE APPLICATION

CASE NUMBER B-14-25 DATE 11/25/2014
FEE PAID

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

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

APPLICANT:

NAME: BRYAN D. SCHMIDT (Signature required on back page)

ADDRESS: 4301 BRANSON STREET PHONE: _____

EMAIL: BRYANSCHMIDT@YAHOO.COM

PROPERTY OWNER:

NAME: BRYAN D. SCHMIDT (Signature required on back page)

ADDRESS: 4301 BRANSON ST, EDINA, MN PHONE: _____

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

LOT 1, MELVIN GRIMES SUBD OF LOTS 8, 9, 10 GRIMES HOMESTEAD

**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: 4301 BRANSON STREET

PRESENT ZONING: _____ P.I.D.# _____

EXPLANATION OF REQUEST:

REQUEST VARIANCE FOR CORNER OF CONSERVATORY THAT EXTENDS 4" BEYOND SETBACK.

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: HL ARCHITECTS PHONE: 320 327 7411

EMAIL: HUNGUY1032@GMAIL.COM

SURVEYOR: NAME: GRONBERG & ASSOC PHONE: 952 473 4141

EMAIL: MARKG@GRONBERGASSOC.COM

PLANNING DEPARTMENT
NOV 25 2014
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

PLANNING DEPARTMENT
NOV 25 2014

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.

B.D. [Signature] Robert L. Schidt 11/14/2014
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.)

P.D. [Signature] Robert L. Schidt 11/14/2014
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.

PLANNING DEPARTMENT
NOV 25 2014
6:17 PM EST

Nov 24, 2014

Bryan and Darlene Schmidt
4301 Branson
Edina, MN

To: To Whom it May Concern:

We currently have a screen porch on the side of our home at 4301 Branson.

The porch needs to be replaced and is currently 4' 3" from our side lot line.

We elected to have a conservatory built in its place and the structure, now in transit, from England will actually be 5' 3" from the lot line.

The setback requirement is 5'7" and we are requesting a variance for that 4".

The conservatory is a beautiful addition to the home and will be a terrific enhancement to the neighborhood, as well as our period home which we so love and wish to preserve.

Please consider and accept our application for this minor variance.

Sincerely,

Bryan & Darlene Schmidt

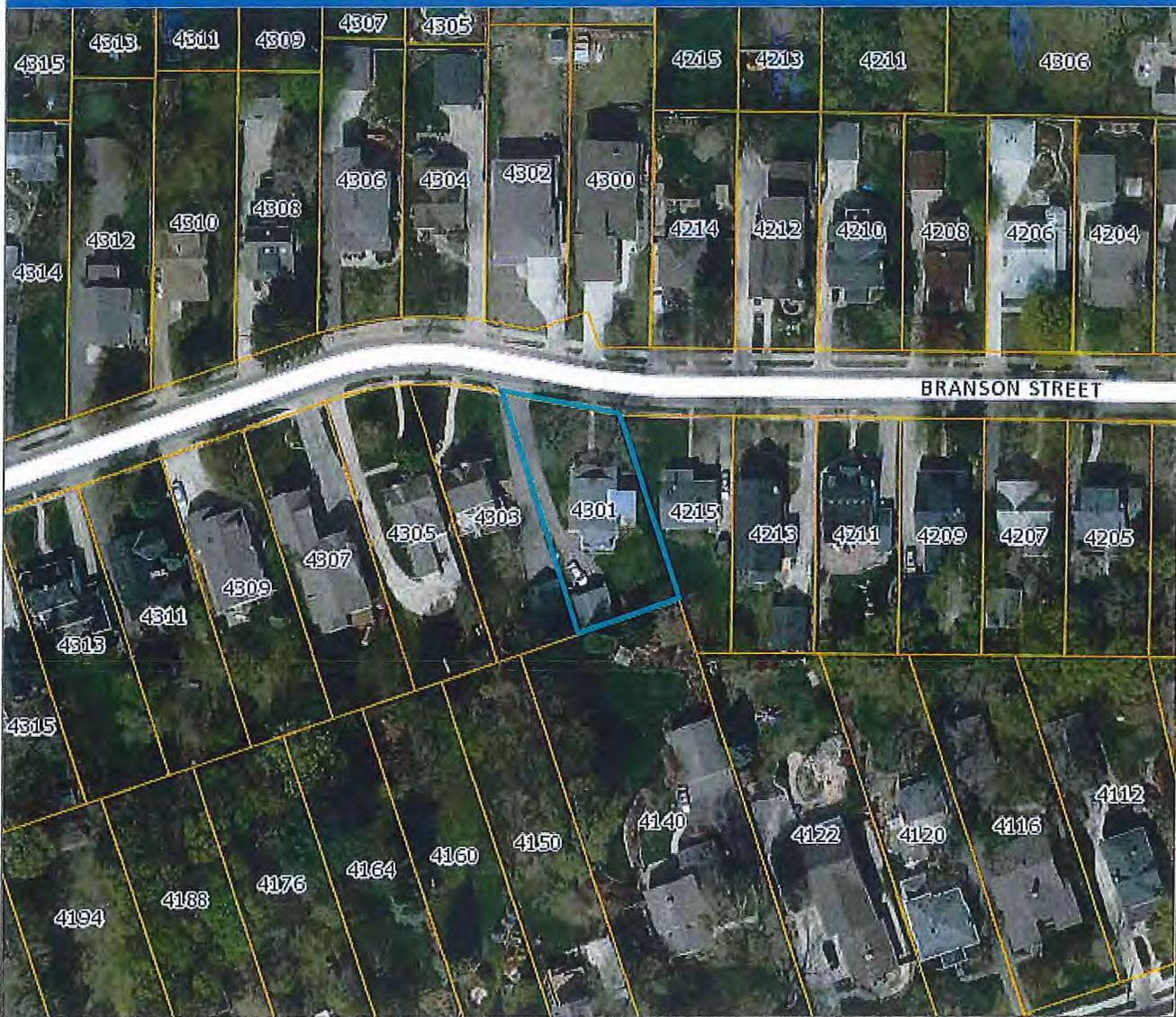
PLANNING DEPARTMENT
NOV 25 2014
CITY OF EDINA

 **Interactive Maps** **Property Map**



| | | |
|--|---|--|
| <p>Parcel ID: 07-028-24-43-0083</p> <p>Owner Name: B D Schmidt & D T Schmidt</p> <p>Parcel Address: 4301 Branson St Edina, MN 55424</p> <p>Property Type: Residential</p> <p>Homestead: Homestead</p> <p>Parcel Area: 0.19 acres 8,367 sq ft</p> | <p>A-T-B: Torrens</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p> | <p>Map Scale: 1" ≈ 50 ft.</p> <p>Print Date: 12/3/2014</p> <p style="text-align: center;"></p> <p style="text-align: center;"><i>side location</i></p> <p><small>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.</small></p> <p><small>COPYRIGHT © HENNEPIN COUNTY 2014</small></p> <p style="text-align: right;"></p> |
|--|---|--|

Hennepin Interactive Maps Property Map

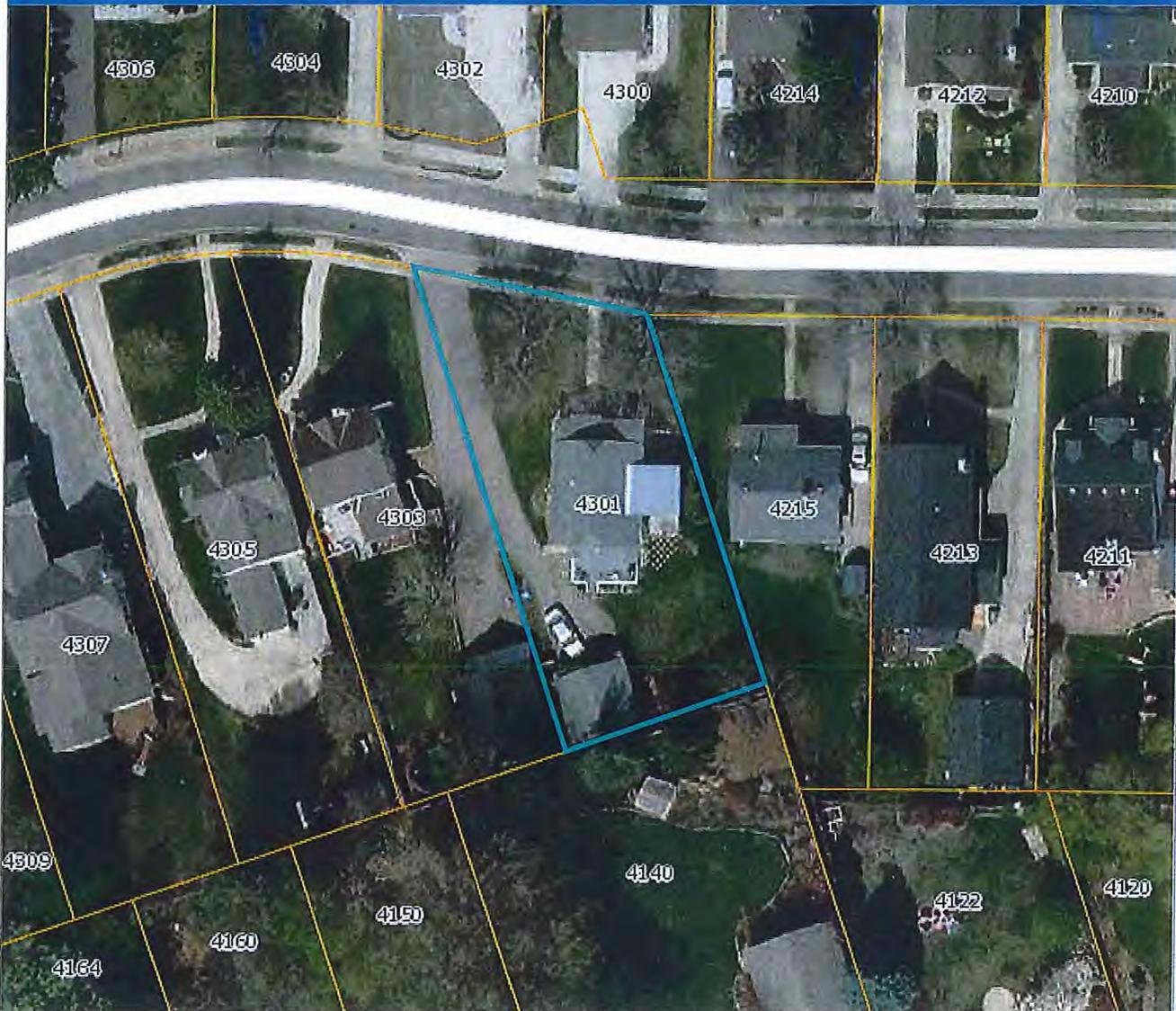


| | | |
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| <p>Parcel ID: 07-028-24-43-0083</p> <p>Owner Name: B D Schmidt & D T Schmidt</p> <p>Parcel Address: 4301 Branson St Edina, MN 55424</p> <p>Property Type: Residential</p> <p>Home-stead: Homestead</p> <p>Parcel Area: 0.19 acres 8,367 sq ft</p> | <p>A-T-B: Torrens</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p> | <p>Map Scale: 1" ≈ 100 ft.</p> <p>Print Date: 12/3/2014</p> <p style="text-align: center;">N </p> <p style="font-size: 2em; font-family: cursive;">SIDE LOCATION</p> <p><small>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.</small></p> <p><small>COPYRIGHT © HENNEPIN COUNTY 2014</small></p> <p style="text-align: center;"> Think Green!</p> |
|---|---|--|



Interactive
Maps

Property
Map



Parcel ID: 07-028-24-43-0083

Owner Name: B D Schmidt & D T Schmidt

Parcel Address: 4301 Branson St
Edina, MN 55424

Property Type: Residential

Home-stead: Homestead

Parcel Area: 0.19 acres
8,367 sq ft

A-T-B: Torrens

Market Total:

Tax Total: ()

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 50 ft.

Print Date: 12/3/2014



Site Location

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 2014





4301 Branson

subject property



4215 BRANSON

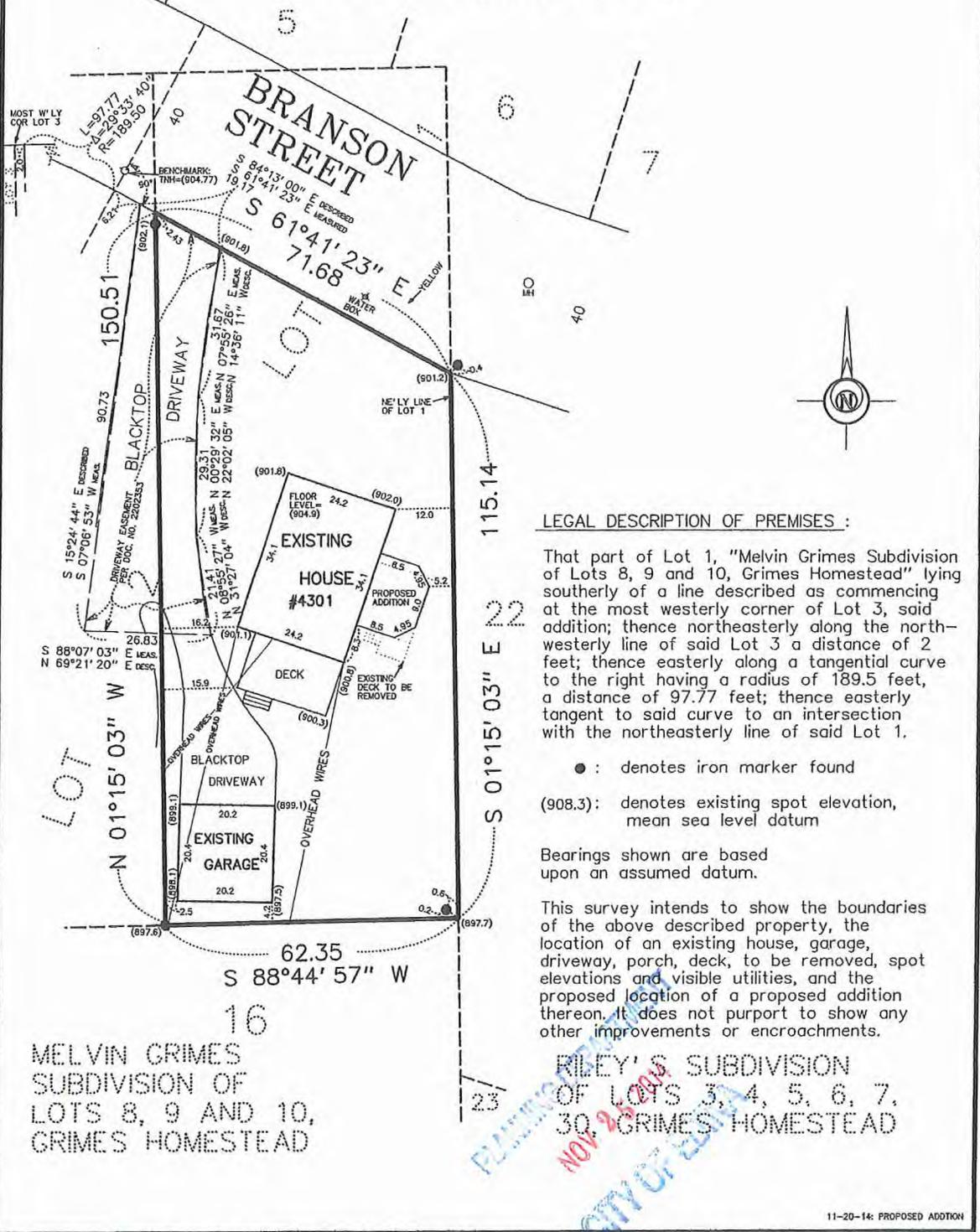
House to the east



4303 Branson

Home to the west

CERTIFICATE OF SURVEY FOR
BRYAN D. SCHMIDT
 IN LOT 1, MELVIN GRIMES SUBD. OF LOTS 8, 9 & 10, GRIMES HOMESTEAD
 HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES :

That part of Lot 1, "Melvin Grimes Subdivision of Lots 8, 9 and 10, Grimes Homestead" lying southerly of a line described as commencing at the most westerly corner of Lot 3, said addition; thence northeasterly along the north-westerly line of said Lot 3 a distance of 2 feet; thence easterly along a tangential curve to the right having a radius of 189.5 feet, a distance of 97.77 feet; thence easterly tangent to said curve to an intersection with the northeasterly line of said Lot 1.

- : denotes iron marker found
- (908.3): denotes existing spot elevation, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of an existing house, garage, driveway, porch, deck, to be removed, spot elevations and visible utilities, and the proposed location of a proposed addition thereon. It does not purport to show any other improvements or encroachments.

RILEY'S SUBDIVISION
 OF LOTS 3, 4, 5, 6, 7,
 30, GRIMES HOMESTEAD

MELVIN GRIMES
 SUBDIVISION OF
 LOTS 8, 9 AND 10,
 GRIMES HOMESTEAD

| | | |
|---|--|--------------------------|
| <p>GRONBERG AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN. 55356 952-473-4141</p> | I hereby certify that this survey, plan, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. | SCALE 1"=20' |
| | | DATE 4-17-13 |
| | Mark S. Gronberg Minnesota License Number 12755 | JOB NO. 14-440 |
| | 11-20-14: PROPOSED ADDITION | |

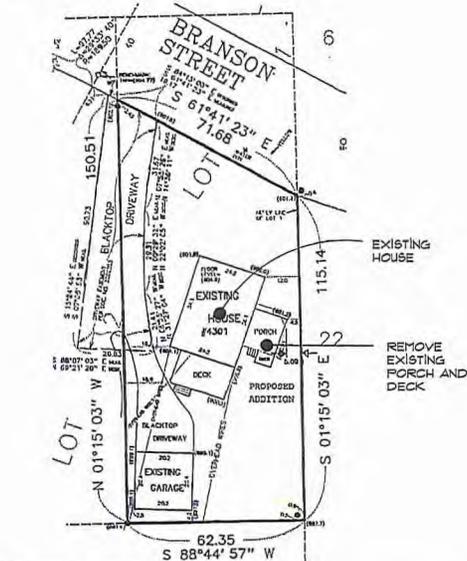
14301 BRANSON STREET EDINA, MN



NOV 25 2014

DRAFTING SYMBOLS

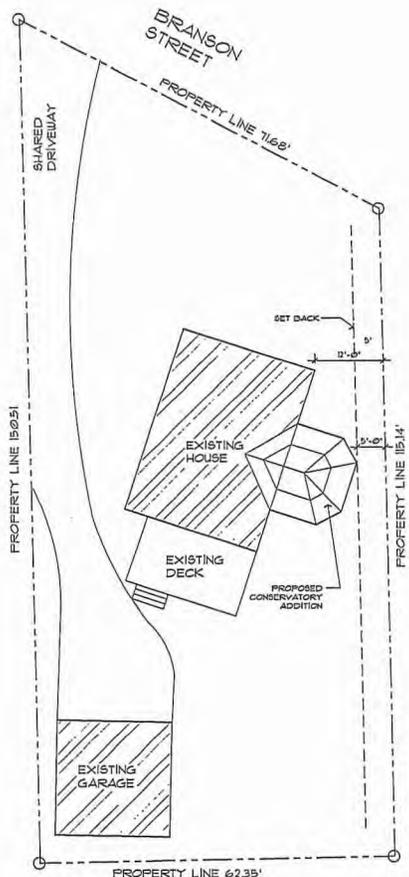
| SYMBOL | DESCRIPTION |
|--------|----------------------------|
| | NORTH |
| | NORTH ARROW |
| | ROOM NAME |
| | ROOM NUMBER |
| | SECTION REFERENCE |
| | ELEVATION REFERENCE |
| | DETAIL REFERENCE BUBBLE |
| | ELEVATION REFERENCE |
| | EXIST. ELEVATION REFERENCE |
| | PARTITION TYPE REFERENCE |
| | KEYNOTE REFERENCE |
| | WINDOW TYPE REFERENCE |
| | REVISION REFERENCE |



2 EXISTING SITE SURVEY
SCALE: 1" = 20'-0"



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



1 AERIAL MAP
NOT TO SCALE

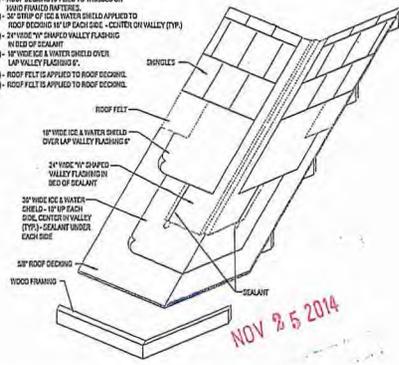


SITE LOCATION



CHRONOLOGICAL CONSTRUCTION STEPS

- 1- ROOF DECKING APPLIED TO TRUSSES OR WIND FRAISED PARTIERS.
- 2- 2" STRIP OF ICE WATER SHIELD APPLIED TO ROOF DECKING 1" UP EACH SIDE - CENTER ON VALLEY (IF).
- 3- 24" WIDE 1/2" DRAPER VALLEY FLASHING IN BED OF SEALANT.
- 4- 18" WIDE ICE & WATER SHIELD OVER LAP VALLEY FLASHING.
- 5- ROOF FELT IS APPLIED TO ROOF DECKING.
- 6- ROOF FELT IS APPLIED TO ROOF DECKING.



4 VALLEY FLASHING DETAIL
SCALE: 3/4" = 1'-0"

H Architects
 Commercial | Retail | Mixed Use | Residential | Interiors
 2924 W. St. Germain St.
 St. Cloud, MN 56301
 320.237.7411 Email: hung@harchitect.net

100% Satisfaction Guarantee
 Licensed Architect
 Hung T. Luong
 No. 50476

HUNG T. LUONG
 LICENSED ARCHITECT
 No. 50476
 STATE OF MINNESOTA

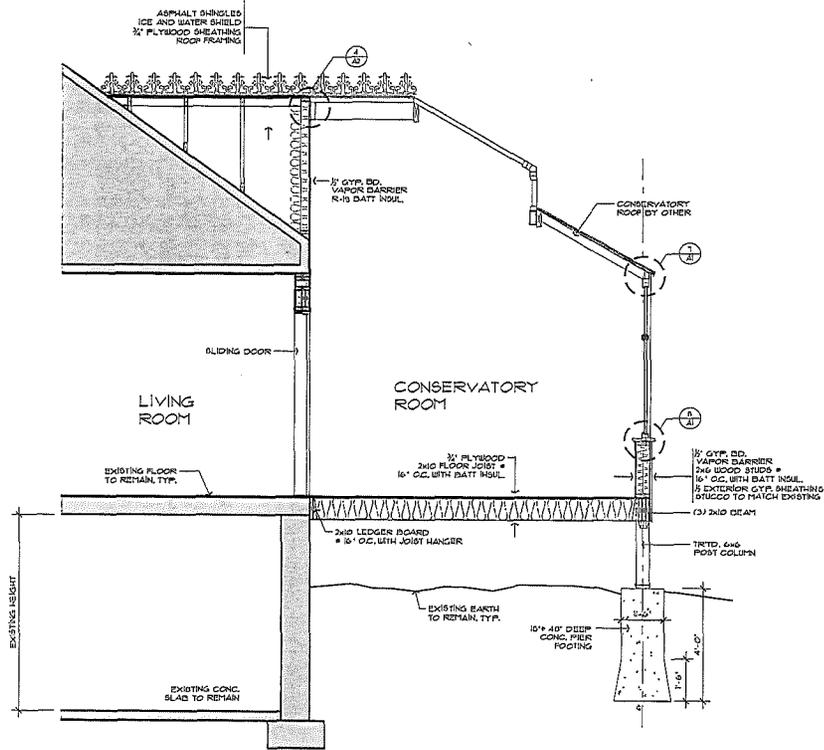
**NEW CONSERVATORY
 FOR THE SCHMIDT RESIDENCE**
 4301 BRANSON STREET
 EDINA, MN

REVISIONS

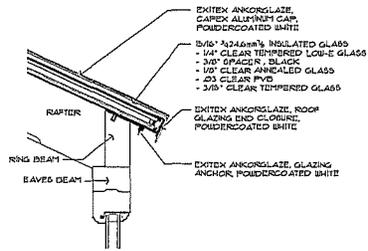
SHEET TITLE
 DRAFTING SYMBOLS, SITE SURVEY, NEW SITE PLAN, AND AERIAL MAP

DRAWN BY: DATE: 11-23, 2014
 Hung Ly

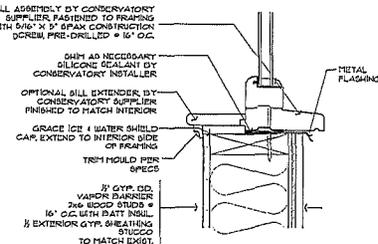
SHEET NO.
T-1



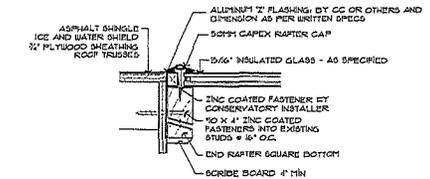
1 WALL SECTION
SCALE: 1/2" = 1'-0"



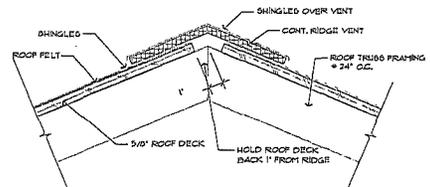
2 EAVE DETAIL
SCALE: 3" = 1'-0"



3 WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



4 ROOF WALL CONNECTION DETAIL
SCALE: 3" = 1'-0"



5 RIDGE DETAIL
SCALE: 3" = 1'-0"

H Architects
General | Retail | Restaurant | Education
2931 W. St. Germain St.
Edina, MN 55425
320.237.9111 Email: humpy@charcnet

100% Client Satisfaction
100% On Time Delivery
100% Quality Control
100% Professionalism
100% Client Communication
100% Client Satisfaction

ROBERT T. HUNBY
LICENSED ARCHITECT
No. 50470
STATE OF MINNESOTA

**NEW CONSERVATORY
FOR THE SCHMIDT RESIDENCE**
4301 BRANSON STREET
EDINA, MN

REVISIONS

SHEET TITLE
WALL SECTION AND DETAILS

DRAWN BY: DATE:
Hump Ly 11-23, 2014

SHEET NO.
A2

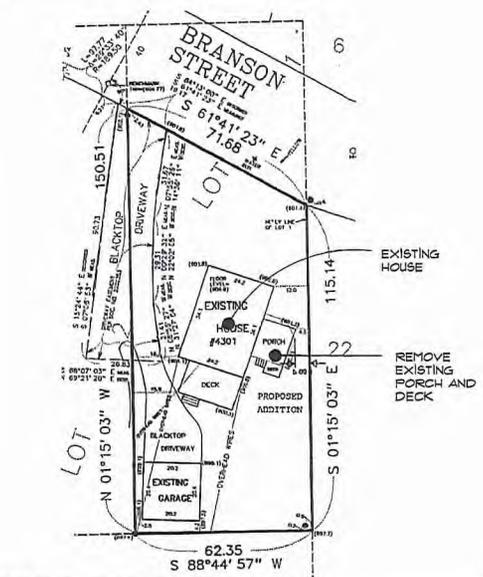
4301 BRANSON STREET EDINA, MN



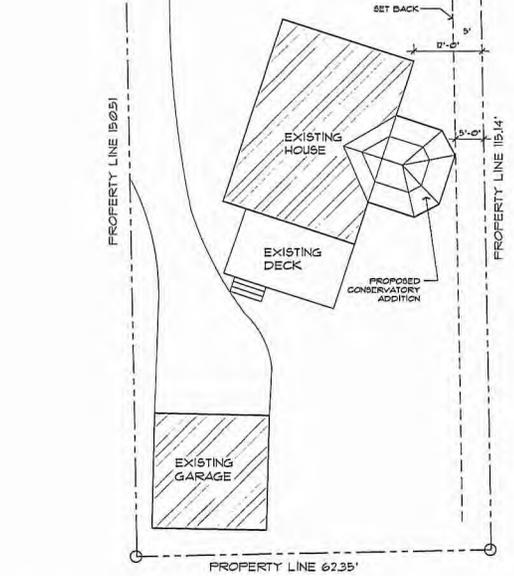
NOV 25 2014

DRAFTING SYMBOLS

| SYMBOL | DESCRIPTION |
|--------|----------------------------|
| | NORTH ARROW |
| | ROOM NAME |
| | ROOM NUMBER |
| | SECTION REFERENCE |
| | ELEVATION REFERENCE |
| | DETAIL REFERENCE BUBBLE |
| | ELEVATION REFERENCE |
| | EXIST. ELEVATION REFERENCE |
| | PARTITION TYPE REFERENCE |
| | KEYNOTE REFERENCE |
| | WINDOW TYPE REFERENCE |
| | REVISION REFERENCE |



2 EXISTING SITE SURVEY
SCALE: 1" = 20'-0"



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



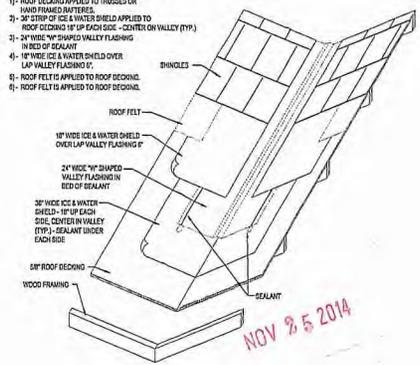
1 AERIAL MAP
NOT TO SCALE

SITE LOCATION



CHRONOLOGICAL CONSTRUCTION STEPS

- 1- ROOF BECKING APPLIED TO TRUSSES OR HAND FRAMED BATTERS.
- 2- 3/8" STRIP OF ICE & WATER SHIELD APPLIED TO ROOF BECKING 18" UP EACH SIDE - CENTER ON VALLEY (TYP).
- 3- 2" WIDE 1/4" SHAPED VALLEY FLASHING IN BED OF SEALANT.
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- 6- ROOF FELT IS APPLIED TO ROOF BECKING.



4 VALLEY FLASHING DETAIL
SCALE: 3/4" = 1'-0"

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 Commercial | Residential | Institutional | Interiors
 4301 Branson Street, Edina, MN 55424
 312.835.1111 | Email: honggy@harchitect.net

Hung G. Ly
 Licensed Architect
 No. 50476
 State of Minnesota

HUNG G. LY
 LICENSED ARCHITECT
 No. 50476
 STATE OF MINNESOTA

**NEW CONSERVATORY
 FOR THE SCHMIDT RESIDENCE**
 4301 BRANSON STREET
 EDINA, MN

REVISIONS

SHEET TITLE
 DRAFTING SYMBOLS, SITE SURVEY, NEW SITE PLAN, AND AERIAL MAP

DRAWN BY: DATE:
 Hung Ly 11-23, 2014

SHEET NO.
T-1

PROJECT NO.

NOV 25 2014

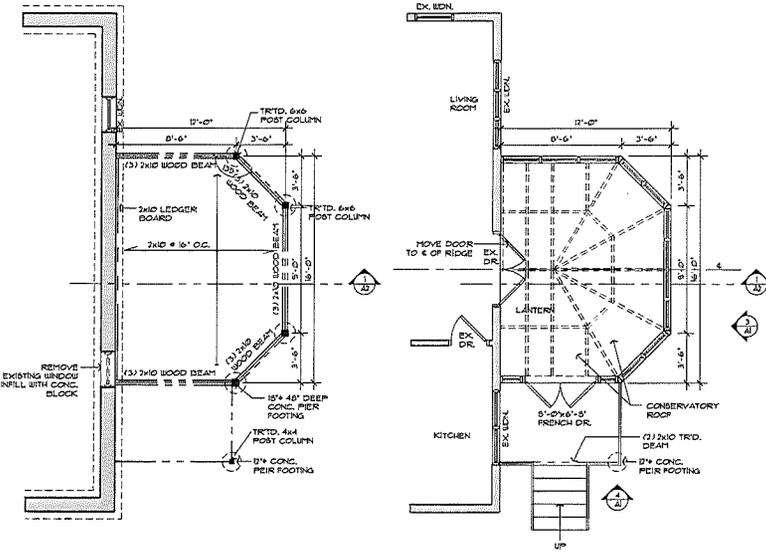
**NEW CONSERVATORY
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REVISIONS

SHEET TITLE:
 PARTIAL BASEMENT AND
 FIRST FLOOR PLANS, AND
 EXTERIOR ELEVATIONS
 DRAWN BY: DATE:
 Hung Ly 11-23, 2014

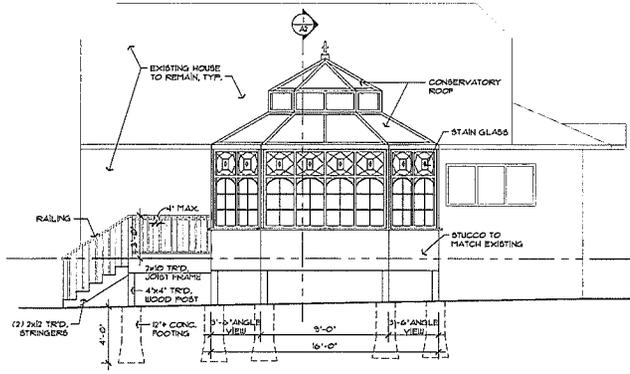
SHEET NO.
A1

PROJECT NO.



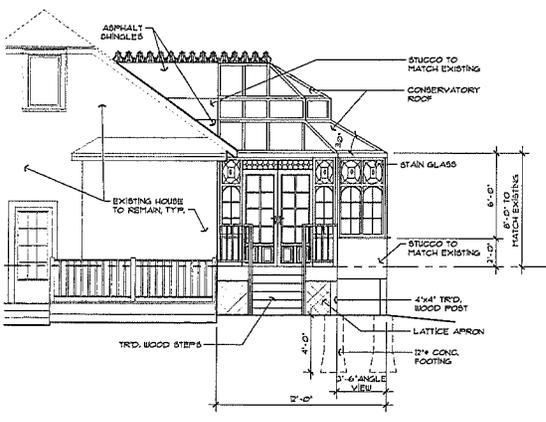
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 SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

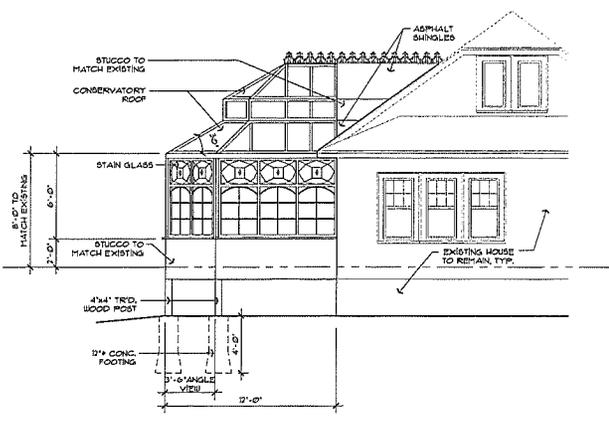


3 EAST ELEVATIONS
 SCALE: 1/4" = 1'-0"

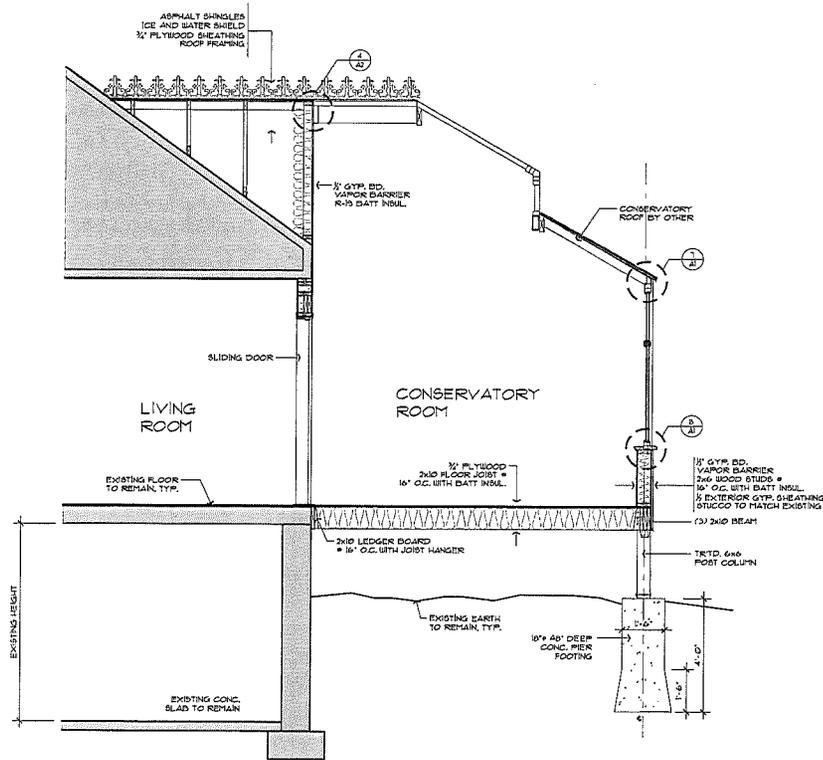
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 12.25
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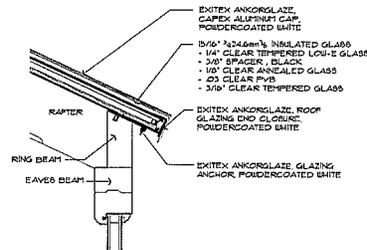
4 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



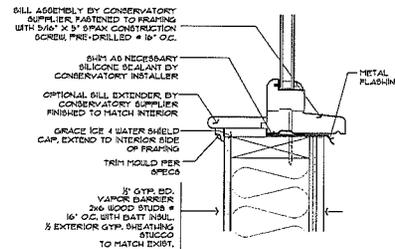
5 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



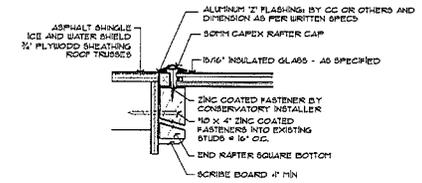
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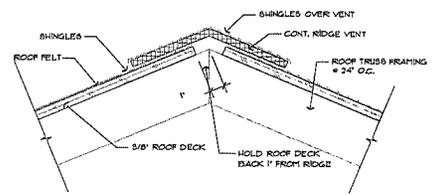
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