



## PLANNING COMMISSION STAFF REPORT

Originator <b>Kris Aaker</b> Assistant Planner	Meeting Date <b>February 12, 2014</b>	Agenda # <b>B-14-03</b>
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**Recommended Action:** Approve the front yard setback variance.

### Project Description

A 6.7 foot front yard setback Variance to rebuild a home at nearly the same nonconforming front yard setback as the existing home, (See property location, aerial photos, photos of the subject and neighboring homes on pages A.1–A. 9). The project is a teardown – rebuild on an existing single dwelling unit lot for property located at 4015 Wood End Drive for Eric and Staci Sybesma.

### INFORMATION/BACKGROUND

The subject property is located on the east side of Wood End Drive consisting of a rambler with an attached two car garage built in 1951. The lot is 9,373 square feet in area with existing lot coverage of 21%. The owners are hoping to tear down the existing home and replace it with a two and 1½ story home while maintaining the existing attached two car garage. The existing garage is forward of the required front yard setback. The owners would like to locate the new home consistent with the existing front yard setback of the current home and connect the garage with a new breezeway. The existing attached garage is nonconforming, extending into the required front yard setback. The plan incorporates the existing garage and attaches it to the new house. The attachment to the garage overlaps the front yard setback, (as does the existing link attaching the garage).

The current home/attached garage is located 16.1 feet from the front lot line. The zoning ordinance requires that the new home maintain the average front yard setback of the homes on either side. The home to the south is located 58.3 feet from Wood End right-of-way and the home to the north is located 18.8 feet from Wood End resulting in an average front yard setback for the property of 38.5 feet. The new home will be setback from the front lot line approximately 31.79 feet, which is a greater distance from the front lot line than the existing home. The front north corner of the new home will be the closest building point to the street

with the remainder of the front façade farther from Wood End Drive and farther from the front lot line than the existing home (see A. 10 – A. 14 surveys and elevations).

The new home is proposed to be a walk-out with back yard views towards the east.

**Surrounding Land Uses**

- Northerly: Single dwelling units, zoned R-1, single dwelling unit district and guided residential.
- Easterly: Single dwelling units, zoned R-1, single dwelling unit district and guided residential.
- Southerly: Single dwelling units, zoned R-1, single dwelling unit district and guided residential.

**Existing Site Features**

The subject property is a 9,373 square foot lot with a single story home that has an attached two car garage built in 1951.

**Planning**

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

**Building Design**

The proposed home will be 2 and 1 1/2 stories with finish on the front façade of cement board shake siding and cement bead board/batten siding. (See elevationson pages A. 12 –A. 14).

**Compliance Table**

	<b>City Standard</b>	<b>Proposed</b>
Front -	38.5 feet	<b>*31.7 feet</b>
Side-	9+ height, (living)	19 feet
Rear -	25 feet	38.5 feet
Building Height	2 1/2 stories 30 feet to the ridge,	2 1/2 stories, 29 -11" feet to the ridge
Lot coverage	25%	24.46%

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**\* Variance Required**

**Primary Issue:**

- **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 the average front yard setback of the homes on either side. The new home will improve upon the existing nonconforming front yard setback of the current home.
2. The home is appropriate in size and scale for the lot. The improvements will enhance the property and not detract from the neighborhood. Spacing between the new home and the home to the north lot line will increase. The current home is located 6.5 feet from the north lot line with the new home is approximately 19 feet from the north lot line.
3. The improvements will provide a reasonable use of the lot given the current front yard setback requirement. The variance will allow for a new home to be built at nearly the same distance from Wood End as the existing home. Front yard setback of the new home will actually increase with the proposal.
4. The new home nearly matches an existing nonconforming front yard setback that has been in place since 1951. The required average front yard setback forces a new home farther back on the lot potentially impacting drainage patterns.

- **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 be farther back from the street than the nonconforming setback of the existing home which has been located on the property since 1951, pre-dating the home to the south that was built in 1955 and was located much farther back from Wood End Drive at 58.3 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. A practical difficulty is the average front yard setback requirement that takes into account the setback of the home to the south which is much deeper from the street.

The purpose behind the ordinance is to maintain an established front yard sight lines and street scape. The ordinance is meant to prevent a continual erosion of the established front yard setback 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 of the lot which is not a self-imposed condition.

**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 Wood End. The character of the neighborhood consists of a variety of housing styles. The applicant is asking to preserve a setback pattern along the block that has included the nonconforming setback of the subject property.

### **Staff Recommendation**

Approve the requested variance based on the following findings:

1. The proposal meets the required standards for a variance, because:
  - a) The practical difficult is caused by the location of the home to the south.
  - b) The encroachment into the setback improves upon an existing nonconforming setback that was established when the original home was built in 1951 and was conforming at that time.

Approval of the variance is subject to the following condition:

1. The home must be construction per the proposed plans date stamped, January 28, 2014

**Deadline for a City decision: March 28, 2014.**



# VARIANCE APPLICATION

CASE NUMBER B-14-03 DATE 1/28/2014  
FEE PAID

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: Eric & Staci Sybesma (Signature required on back page)

ADDRESS: 4015 Wood End Drive PHONE: 651-323-3396

EMAIL: erics@pobox.com

**PROPERTY OWNER:**

NAME: Eric & Staci Sybesma (Signature required on back page)

ADDRESS: 4015 Wood End Drive PHONE: 651-323-3396

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

SEE ATTACHMENT 1

\*\*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: 4015 Wood End Drive

PRESENT ZONING: Residential R1 P.I.D.# 19-028-24-14-0009

**EXPLANATION OF REQUEST:**

SEE ATTACHMENT 2

(Use reverse side or additional pages if necessary)

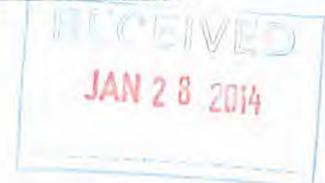
ARCHITECT: NAME: underground DESIGN GROUP, LLC PHONE: 952-270-2482

EMAIL: jgears@undergroundarch.com

SURVEYOR: NAME: Acre Land Surveying PHONE: 763 238 6278

EMAIL: js.acreland@gmail.com

js.acreland@gmail.com



**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.

Eric Sylvestre 1/27/2014  
Applicant's Signature Date

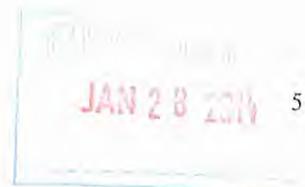
**OWNER'S STATEMENT**

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.)

Eric Sylvestre 1/27/2014  
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.**



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. *see attachment 2.*

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

JAN 28 2014  
2

**Sybesma Variance Request for 4015 Wood End Drive**

**Attachment 1: Property Information and Description**

**Legal description of property (from Title Commitment, EXHIBIT "A"):**

That part of the North 70 feet of the East ½ of the North ½ of East ½ of South ¼ of Southeast ¼ of Northeast ¼ of Section 19, Township 28 North, Range 24 West of the 4th Principal Meridian lying West of the East 178 feet thereof and lying Southeasterly of a circular curve having a radius of 50 feet, the center of said curve being at a point which is 6 feet North measured at right angles, from a point on the North line of South ¼ of the Southeast ¼ of the Northeast ¼ of said Section 19, distant 340 feet West of Northeast corner of said South ¼ of Southeast ¼ of Northeast ¼ of Section 19, Hennepin County, Minnesota

**Property ID #: 19-028-24-14-0009**

**Property Address:** 4015 Wood End Drive, Edina, MN 55424

**Legal description of property from Hennepin County electronic form:**

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: 19-028-24-14-0009**

Municipality: EDINA

Addition Name: UNPLATTED 19 028 24

Lot:

Block:

**COM AT NW COR OF SE 1/4 OF SE 1/4 OF SE 1/4 OF NE 1/4 TH S 75 FT TH E TO A PT DIS 216 FT W FROM E LINE THEREOF TH N 5 FT TH E 38 FT TH N 70 FT TH W TO BEG EX ROAD**

JAN 20 2014

## **Sybesma Variance Request for 4015 Wood End Drive**

### **Attachment 2: Explanation of request**

We are requesting a variance of 6'8.5" to the front setback for new construction in a cul de sac from the prescribed 38'6" feet to 31' 9.5".

As seen in the survey overlay on sheet number a0.1, the adjacent properties have front setbacks of 18.8' and 58.3', resulting in an average of approximately 38.5 feet, or 38'6". The existing garage, which will be preserved in the project is built at a non-conforming front setback of 16'1".

To maintain reasonable attachment to the existing garage location and to maintain current absorption space in the rear of the home, we are requesting a 31' 9.5" front setback which is the average setback of the current main house, which ranges from 29'6" to 34'1" as shown in a0.1. Our proposed setback is therefore actually 2' 3.5" deeper than the current home.

If we used the zoning requirements, we would need to move the home further back in the lot, and the city engineers have expressed drainage concerns on moving back significantly. (email from city engineer attached).

This is why we request a front setback for the closest point of the new construction at 31' 9.5", representing a variance of 6'8.5".

JAN 28 2014

## Sybesma Variance Request for 4015 Wood End Drive

### Attachment 3: City Engineer Email

**From: Jamie Cynor** JCynor@edinamn.gov  
12/19/13

to Eric Sybesma, Kris Aaker

Eric,

Based on your scope of work you will want to check with the local watershed requirements which is Minnehaha Creek. A good contact over there is Brandon Wisner, [952-641-4505](tel:952-641-4505).

Regarding Engineering and existing and proposed drainage is our only concern when you start cutting and filling on a site. Your lot has the house about in the center from east to west which allows the water to infiltrate into the ground before it gets to your neighbor to the east and that is currently the drainage path. **With the placement of the new house you will be much closer to the back property line and depending on the amount of fill we don't want to increase the intensity or localize the surface water.** As long as you don't adversely impact your adjacent neighbors it shouldn't be a concern.

I hope this helps and contact me with any further questions. Thanks

**Jamie Cynor, Senior Engineering Technician**

[952-826-0440](tel:952-826-0440) | Fax [952-826-0392](tel:952-826-0392)

JCynor@EdinaMN.gov | [www.EdinaMN.gov](http://www.EdinaMN.gov)

**...For Living, Learning, Raising Families & Doing Business**

JAN 28 2014

## Kris Aaker

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**From:** esybesma@gmail.com on behalf of Eric Sybesma <erics@pobox.com>  
**Sent:** Wednesday, February 05, 2014 9:46 AM  
**To:** Kris Aaker  
**Cc:** Staci Sybesma; Jeffrey Gears  
**Subject:** waiver addendums for 4015 Wood End Variance application for 2/12 Planning Commission Mtg  
**Attachments:** 4015Waiver.PDF; 4015PedersonWaiver.pdf

Hi Kris,

Staci and I have walked the area surrounding the 4015 Wood End property and discussed the variance application with all available neighbors. No one has raised any objection to the variance request.

We also had an extended face to face meeting with the neighbors (Dean Preston and Dave Timm) at 4017 Wood End Drive, and they as well as five additional line of sight neighbors have signed or given their support of the variance. We have also corresponded with Domain Edina LLC, the land owner of the rental property at 4009 Wood End which is the northern neighbor to the property, and they raised no objection to the variance.

Attached is a list of six signatures stating no objection and also an email from the neighbor directly across the street, Marilou Pederson, stating her support of the variance request.

If requested, we can make printed copies of these documents for the planning commission.

Let me know if we should do that.

--

Eric Sybesma

## Variance Approval

I have been informed of Eric and Staci Sybesma's application for a variance for their new construction at 4015 Wood End Drive, Edina.

I understand that it is a variance of the front setback for new construction of 6 feet and 8.5 inches from the prescribed 38'6" to 31' 9.5".

I also understand that the home currently on the lot with a 29'6" front setback is actually closer to the street than the new construction will be.

I do not oppose this variance being approved for their construction project.

Signed by:

Name	Signature	Address	Date
Dean E. Preston	Dean E. Preston	4017 Wood End	2/1/14
David E. Timm	David E. Timm	4017 Wood End Dr	2/1/2014
Jeff Huggatt	[Signature]	4008 Wood End	2/1/14
Boud Karunde	[Signature]	4005 Wood End	2/1/14
Mrs Snyder	[Signature]	4016 Wood Rd	2/1/14
Chris Sorenson	Chris Sorenson	4024 Woodend Dr	2/1/14

2/5/2014

Gmail - (no subject)



Eric Sybesma <esybesma@gmail.com>

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**(no subject)**

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**Marilou Pederson** <mariloupederson@hotmail.com>

Sun, Feb 2, 2014 at 7:00 PM

To: "erics@pobox.com" <erics@pobox.com>

Hi Eric and Staci - I am Marilou Pederson, your new neighbor, 4020 Wood End Drive - directly across the street from 4015. Welcome to the neighborhood. You will love it here.

I have no problem with your variance request. I look forward to meeting you and seeing the new house go up.

Go Broncos! 🤖

*Marilou*

## Jackie Hoogenakker

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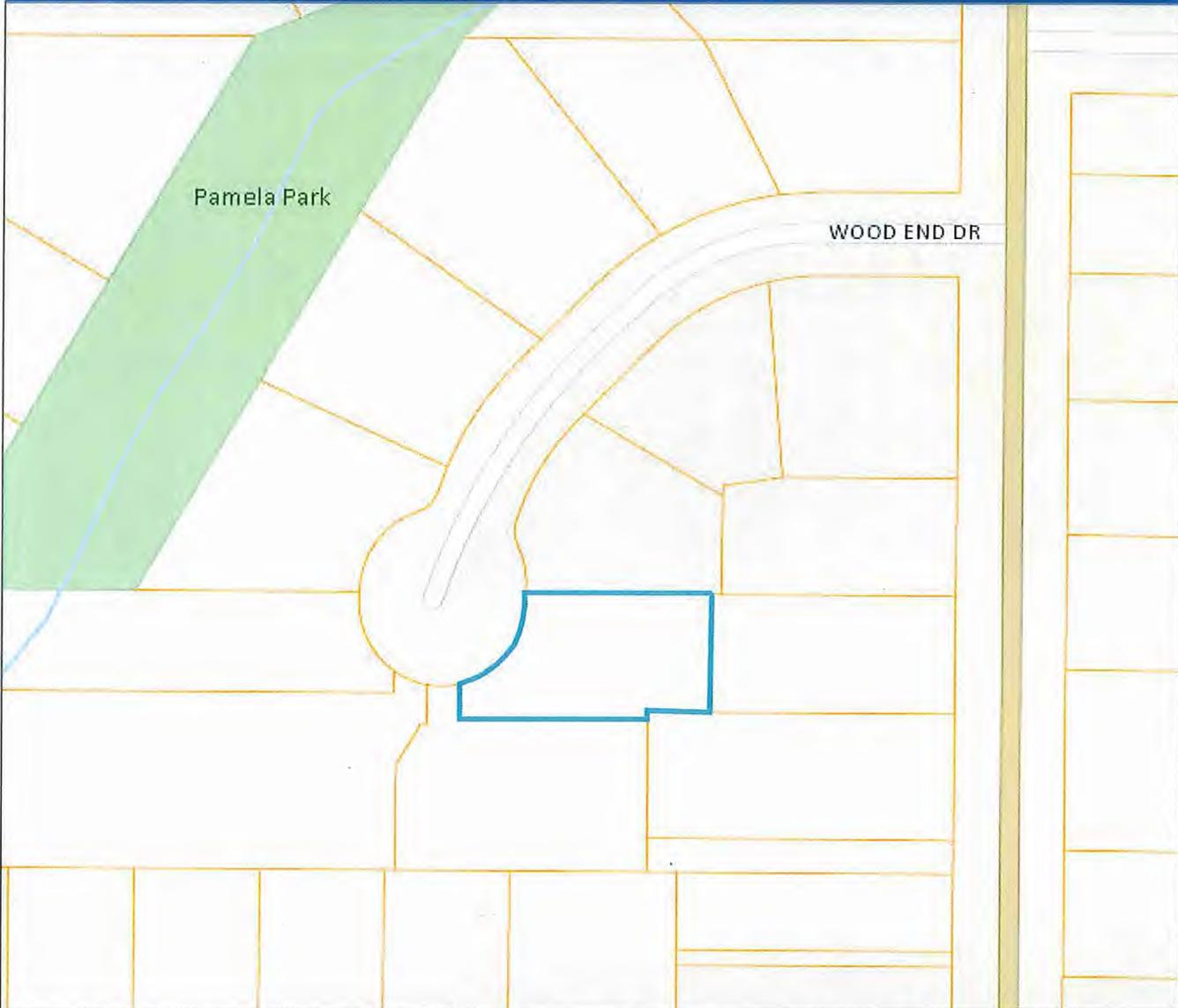
**From:** Marilou Pederson <mariloupederson@hotmail.com>  
**Sent:** Sunday, February 02, 2014 9:54 PM  
**To:** Jackie Hoogenakker  
**Subject:** re: 4015 Wood End Drive variance

I live at 4020 Wood End Drive, directly across the street from 4015 Wood End Drive. I have no problem with the setback variance.

Thank You....

Marilou Pederson  
4020 Wood End Drive  
Edina, Mn. 55424

*Marilou*



**Parcel ID:** 19-028-24-14-0009

**Owner Name:** Mark H Hogue

**Parcel Address:** 4015 Wood End Dr  
Edina, MN 55424

**Property Type:** Residential

**Home-stead:** Homestead

**Parcel Area:** 0.22 acres  
9,486 sq ft

**A-T-B:** Abstract

**Market Total:** [REDACTED]

**Tax Total:** [REDACTED] (Payable: 2013)

**Sale Price:** [REDACTED]

**Sale Date:** 11/1996

**Sale Code:**

**Map Scale:** 1" ≈ 100 ft.

**Print Date:** 1/28/2014

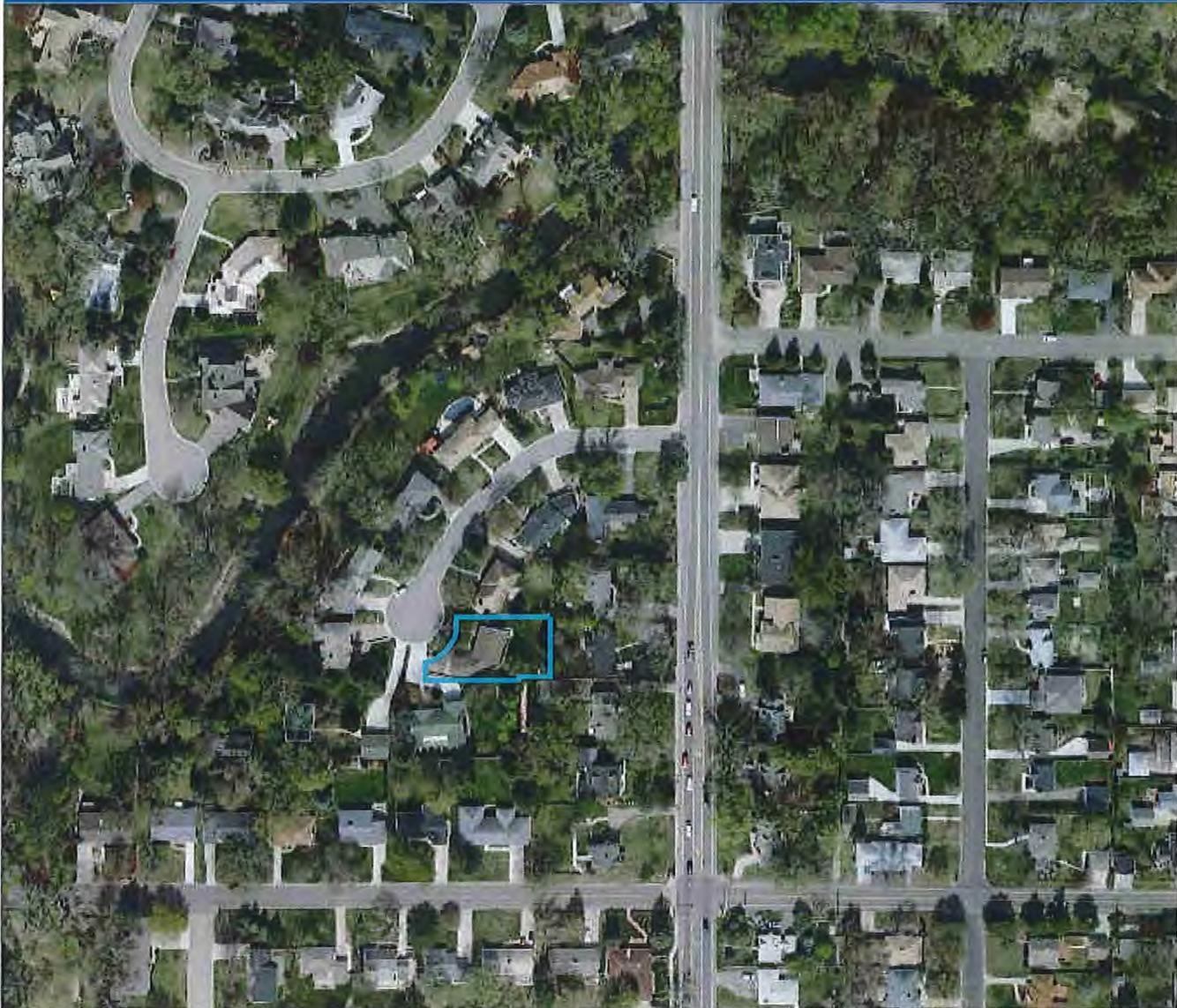


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side location A.1



Parcel ID: 19-028-24-14-0009

Owner Name: Mark H Hogue

Parcel Address: 4015 Wood End Dr  
Edina, MN 55424

Property Type: Residential

Home-stead: Homestead

Parcel Area: 0.22 acres  
9,486 sq ft

A-T-B: Abstract

Market Total: [REDACTED]

Tax Total: [REDACTED]  
(Payable: 2013)

Sale Price: [REDACTED]

Sale Date: 11/1996

Sale Code:

Map Scale: 1" ≈ 200 ft.

Print Date: 2/6/2014



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*515E LOCATION A.2*

# Interactive Maps

Find a PID or an address on the map

Welcome

**Results**

**Links**  
[Tax information](#)  
[View oblique imagery \(Bing maps\)](#)  
[Survey documents](#)  
[About the data](#)

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**PID: 1902824140009**  
 4015 Wood End Dr  
 Edina, MN 55424

---

**Owner/Taxpayer**

**Owner:** Mark H Hogue  
**Taxpayer:** MARK H HOGUE  
 4015 WOOD END DR  
 EDINA MN 55424

**Tax District**

**School Dist:** 273  
**Sewer Dist:**  
**Watershed Dist:** 3

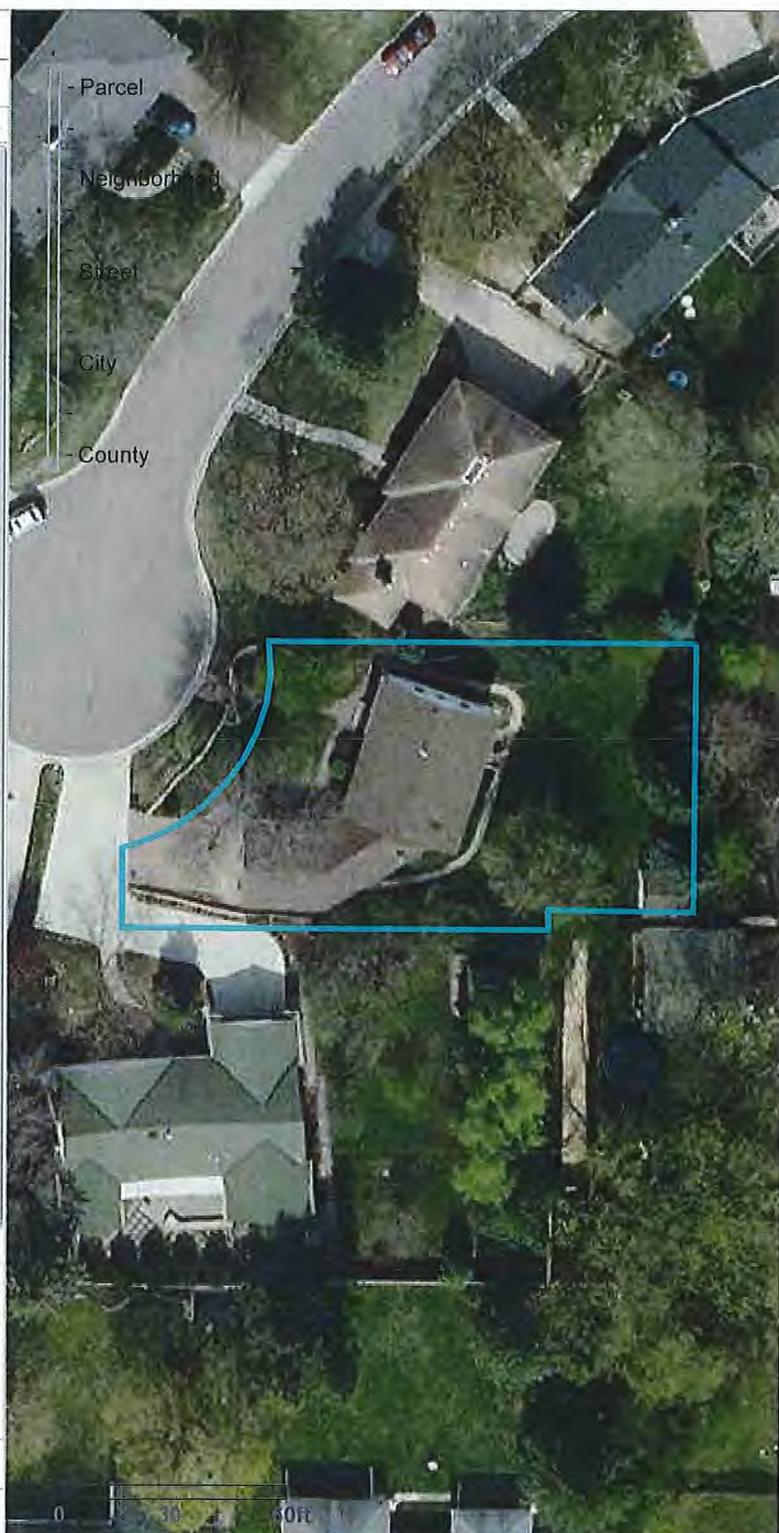
**Parcel**

**Parcel Area:** 0.22 acres  
 9,486 sq ft  
**Torrens/Abstract:** Abstract  
**Addition:** Unplatted 19 028 24  
**Lot:**  
**Block:**

**Metes & Bounds:** Com At Nw Cor Of Se 1/4 Of Se 1/4 Of Se 1/4 Of Ne 1/4 Th S 75 Ft Th E To A Pt Dis 216 Ft W From E Line Thereof Th N 5 Ft Th E

Legend

Measure



*5115 Location A.3*



*4015 Wood end  
subject home A.H*



Northstar MLS

*Subject Name*

*A.5*

JAN 28 2014

Northstar MLS

*Suburb homes*

*A.G*



Northstar MLS

*Subject Home*

*A.1*



*House to North  
@ 4004 Wood End A.B*



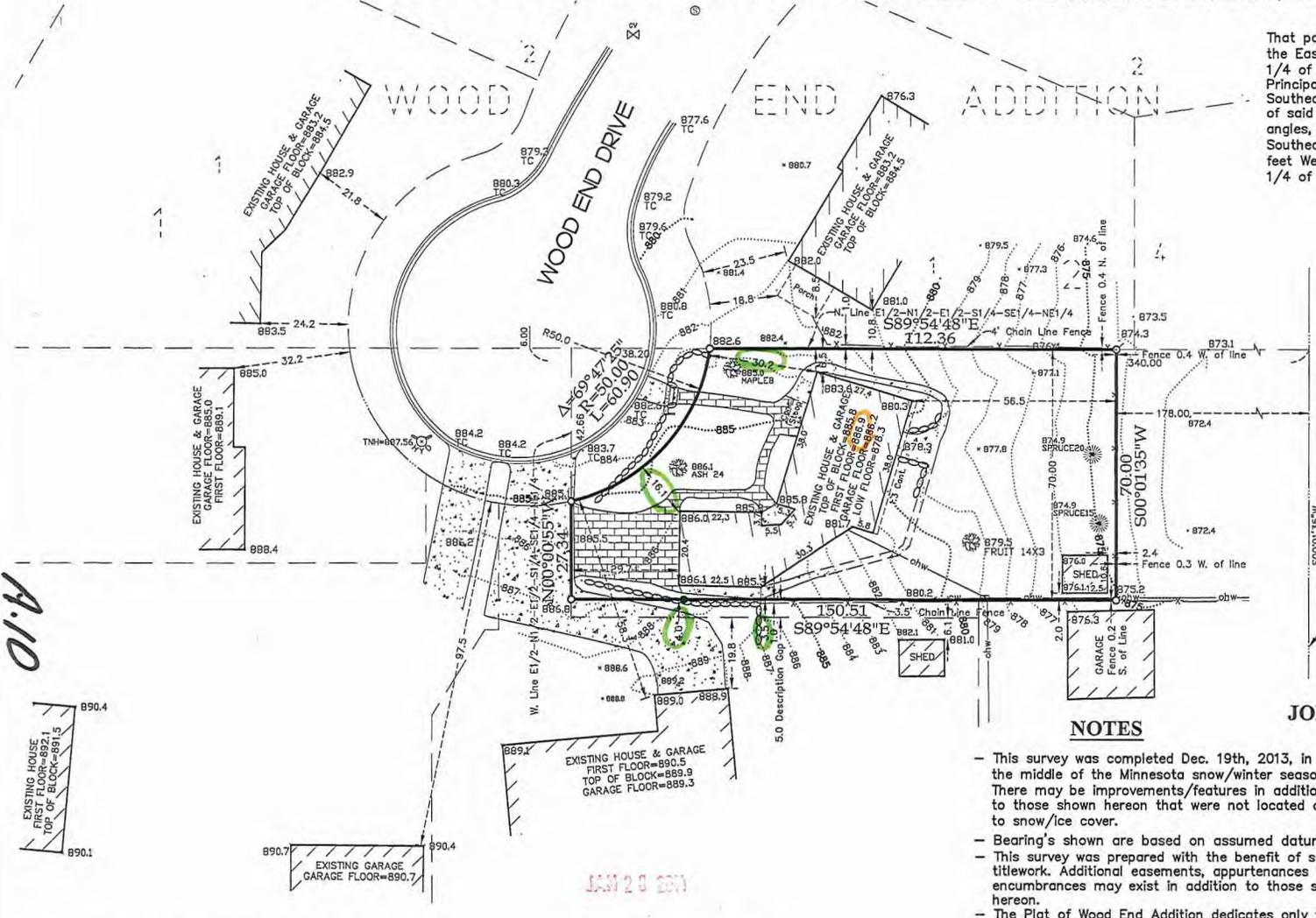
*House to south  
@ 4017 Wood end A.9*

# CERTIFICATE OF SURVEY

FOR: Eric Sybesma  
 ADDRESS: 4015 Wood End Drive, Edina, MN 55424

EXISTING DESCRIPTION (Per Doc. No. 6670931)

That part of the North 70 feet of the East 1/2 of the North 1/2 of the East 1/2 of the South 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 28 North, Range 24 West of the 4th Principal Meridian lying West of East 178 feet thereof and lying Southeastly of a circular curve having a radius of 50 feet, the center of said curve being at a point which is 6 feet North measured at right angles, from a point on the North line of the South 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 19, distant 340 feet West of the Northeast corner of said South 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 19.



### AREA CALCULATIONS

TOTAL LOT = 9,373 sq. ft.  
 Existing House = ±1,790 Sq. Ft.  
 Existing Shed = ±132 Sq. Ft.  
 Existing Cant. = ±50 Sq. Ft.  
 Existing Driveway & Side Walk = ±1,370 Sq. Ft.

### EXISTING ELEVATIONS

GARAGE FLOOR = 886.2  
 TOP OF BLOCK = 885.8  
 LOWEST FLOOR = 878.3  
 FIRST FLOOR = 886.9

### LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊖ DENOTES EXISTING RETAINING WALL
- 1011.2 DENOTES EXISTING ELEVATION.
- ohw DENOTES OVERHEAD WIRE
- x DENOTES EXISTING FENCE
- DENOTES UTILITY POLE
- [Brick Pattern] DENOTES PAVING STONES
- [Dotted Pattern] DENOTES CONCRETE SURFACE
- [White Box] DENOTES BITUMINOUS

### NOTES

- This survey was completed Dec. 19th, 2013, in the middle of the Minnesota snow/winter season. There may be improvements/features in addition to those shown hereon that were not located due to snow/ice cover.
- Bearing's shown are based on assumed datum.
- This survey was prepared with the benefit of some titlework. Additional easements, appurtenances and encumbrances may exist in addition to those shown hereon.
- The Plat of Wood End Addition dedicates only the portion of Wood End Drive which is within said plat. No documents were provided indicating the recording of an easement for the portion of Wood End Drive lying South of the Plat of Wood End Addition.
- Based on recorded documents provided, a 5.0 foot Description Gap exists between the S. line of 4015 Wood End Drive (Doc. No. 6670931) and the N. line of 4017 Wood End Drive (Doc. No. 5494460)

### SETBACK & ZONING DATA

Existing Zoning -----R-1  
 Utilities -----Available  
 Front Yard -----Average of Adjacent Lots  
 Side Yard -----Varies with Building Height (5 Ft. Minimum)  
 Rear Yard -----25 Ft.

I hereby certify that this plan, survey 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.

*J.P.S.*  
 JOSHUA P. SCHNEIDER  
 Date: 12-23-13 Reg. No. 44655  
 12-24-13 Misc. Revisions

**ACRE LAND SURVEYING**  
 Blaine, MN 55449  
 763-238-6278 js.acrelandsurvey@gmail.com

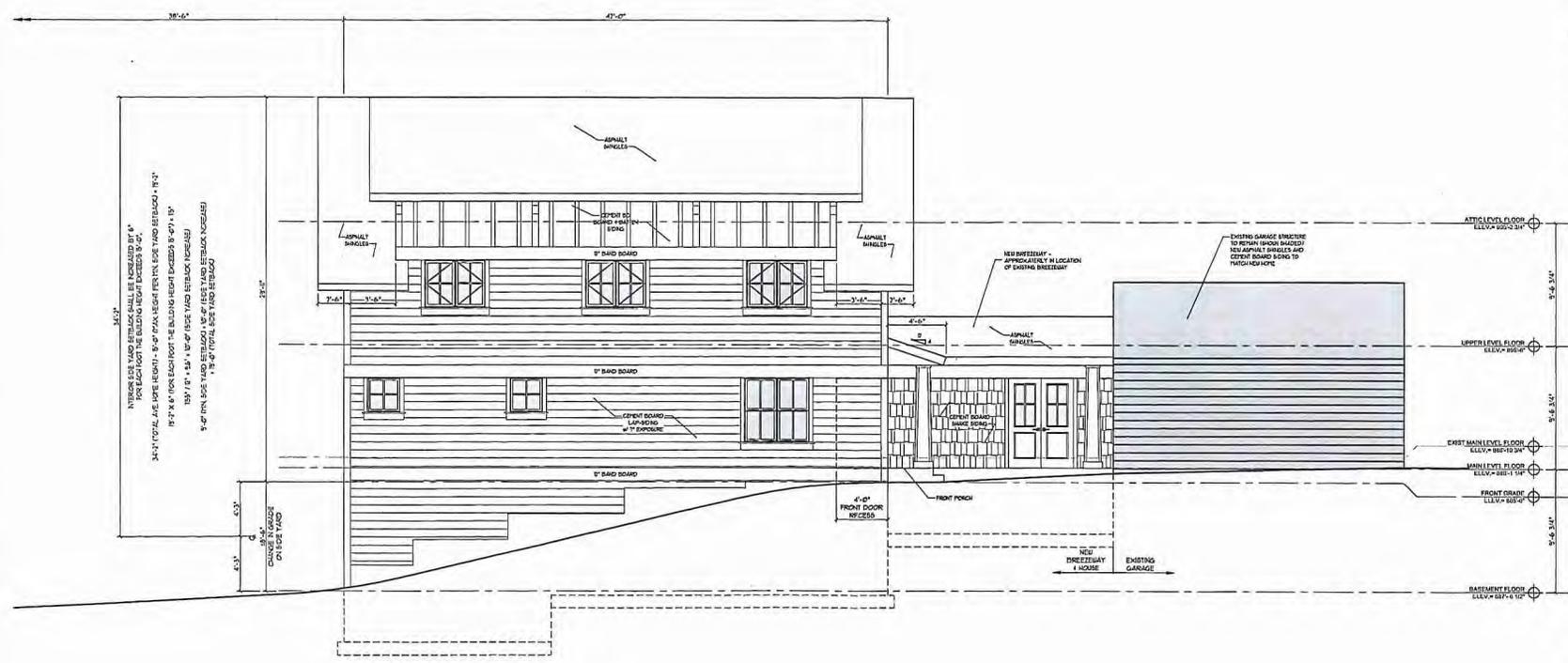




**NEW  
SYBESMA  
RESIDENCE**

4015 WOOD END DR  
EDINA, MN

PRELIMINARY - NOT FOR CONSTRUCTION



INTERIOR SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 3'-0" MIN. SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 7'-6" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 7'-0" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 6'-6" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 6'-0" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 5'-6" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 5'-0" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 4'-6" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 4'-0" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 3'-6" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 3'-0" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 2'-6" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 2'-0" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 1'-6" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".  
 IF 1'-0" OF SIDE YARD RETRACTION IS REQUIRED, SIDE YARD RETRACTION SHALL BE INCREASED BY 4" FOR EACH FOOT THE BUILDING HEIGHT EXCEEDS 8'-0".

1 NORTH EXTERIOR ELEVATION  
 82.2 1/4" = 1'-0"



Site #/Date:	
VARIANCE APPLICATION	03-26-14
Project Name:	13033
Site No.:	20

**VARIANCE -  
EXTERIOR  
ELEVATIONS**

SHEET NUMBER  
**a2.2**

A.13

