PLANNING COMMISSION STAFF REPORT

Originator **Kris Aaker** **Assistant Planner**	Meeting Date **November 12, 2014**	Agenda # **B-14-20**

Recommended Action: Approve a 12.7 foot front street setback variance from 18.9 feet to 6.2 feet for the construction of a 2nd floor addition to a house located at 4601 Oak Drive for Thomas and Carolyn Sullivan.

Project Description: The subject property is located on the southwest corner of Oak Drive and St. Johns Ave. The site is 12,312 Square Feet in size and is located in the Golf Terrace Heights neighborhood. The home is a one story home fronting Oak Drive with a tuck-under garage fronting St. Johns Ave. The property is subjected to two front yard setbacks along both street frontages. The existing home over-laps the required setback along St. Johns Ave. The home is located 6.2 feet from the easterly lot line along St. Johns. The required setback as established by the neighbor to the south fronting St. Johns is 18.9 feet. The existing home intrudes into the east side street setback by 12.7 feet.

The proposal is to add onto and remodel the existing nonconforming home. The plan includes an extension of the tuck-under garage at the existing nonconforming setback as the current garage. The garage addition does not require a variance since it utilizes the alternate setback standard to allow extensions at the existing nonconforming setback. There is a main floor addition to the back of the home proposed that complies with the required setbacks. The proposed 2nd floor addition requires a variance from setback from St. Johns. The alternate setback standard cannot be applied because it is all new construction proposed above the main floor, so the second floor should be setback 18.9 feet from the easterly lot line.

The proposed additions to the home would have the same setbacks as existing from both Oak Drive and St. Johns with the exception of a front porch facing Oak Drive, which can overlap the setback by no more than 80 square feet. (See attached plans.)

INFORMATION/BACKGROUND

The subject property is approximately 94 feet in width (as measured 50 feet back from the front property line) and is 144 feet in depth. The home sits up above a ponding area located in the rear yard.

There are two existing single-family homes on the west and south lots, one facing Oak Drive and one home facing St. Johns Ave. The property owner is requesting to add a second floor to the existing home in a location that does not meet the St. Johns front yard setback. Section 36-439, requires a front yard setback equal to the setback of the two abutting homes. As a corner lot, the property owner may choose the front yard. The applicant has chosen Oak Drive as the front street. St Johns then becomes the side street. However, because the home to the south faces St. Johns, the side street setback becomes a front street setback, and they must match the front street setback of the abutting home, which is 18.9 feet. The proposal needs a variance approved in order to construct a second floor addition in the proposed nonconforming location.

Engineering Review/Grading, Drainage, Erosion Control and Stormwater Management

The Environmental Engineer has reviewed the application, and his memo is included in the packet. There are no major concerns with run off or grading on this lot. 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

The property is surrounded on all sides by existing single-family homes and backs up to a pond.

Existing Site Features

The subject lot is 12, 317 square feet. It backs up to a pond with an existing one story, single-family home with a tuck-under garage on the property.

Planning

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

Building Design

The proposal is to add onto the existing home to include enlarging the garage in the lower level, a main floor addition to the back of the home and a second floor which requires a variance from street setback. The proposed addition conforms to all of the required setbacks with the exception of the required setback from St. Johns Ave.

Compliance Table

	City Standard	Proposed
Front & Side Street - Side- Rear-	32.1 feet on Oak Drive and 18.9 feet on St. Johns 10+ height, (living) 25 feet	35.5 on Oak Dr. and ***6.2 feet on St. Johns** 24.9 feet 65 feet
Building Height Lot Area Lot Width Lot depth	2 1/2 stories, 30 Ft 9,000 s.f. or avg. of nbhd 75 feet or avg. of nbhd 120 feet or avg. of nbhd	26 feet from existing grade 12, 317 sq. ft. 94 feer 144 feet
Lot coverage	25% (3,079.25 sq. ft.)	20.9% (2,570.4 sq. ft.)

**** Variance Required***

Primary Issues

- **Is the proposed development reasonable for this site?**
  Below are factors to weigh in considering this request:

  1. The proposed use is permitted in the R-1 Single Dwelling Unit District and complies with all the standards, with exception of the front/side street setback (as determined by the adjacent home).

  2. The additions to the home are appropriate in size and scale for the lot and the improvements will enhance the property.

  3. The proposed second floor addition will maintain existing nonconforming setbacks.

- **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 Statues 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 that the proposed location of the second floor addition is reasonable. The applicant is "stacking" the second floor above the 1st floor at the existing setbacks. Setbacks will remain the same from St. Johns Ave.

   The practical difficulty in this instance is the front street setbacks of the abutting homes, which make adding onto the existing home difficult when compared to the size of the lot.

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

   The unique circumstances are again the corner lot abutting homes with front street setbacks and the nonconforming setbacks of the existing home.

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

   No. The proposed additions will not alter the essential character of the neighborhood. The proposed additions will complement the existing neighborhood homes.

Staff Recommendation

Approve the requested Variance based on the following findings:

1. The proposed location of the 2nd floor is reasonable. It will match the existing nonconforming street setback from St. Johns.

2. The applicant could locate the 2nd floor addition to meet all setback requirements; however, it would move the second floor farther west reducing 2nd floor living space and severely altering the plan.

3. .The practical difficulty in this instance is the front street setbacks of the abutting homes, which make the building area minimal compared to the size of the lot.

4. The proposed additions will not alter the essential character of the neighborhood. The proposed additions will complement the existing neighborhood homes and will not alter existing setbacks from St. Johns Ave.

Approval of the variance is subject to the following conditions:

- The addition must be construction per the proposed plans date stamped, October 21, 2014.
- The survey date stamped, October 21, 2014.

Deadline for a City Decision: December 21, 2014

DATE: November 4, 2014

TO: Cary Teague – Planning Director

CC: David Fisher – Building Official
Ross Bintner P.E. - Environmental Engineer

FROM: Charles Gerk EIT – Engineering Technician

RE: **4601 Oak Drive - Special Review of Variance Application**

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.

Summary of Review

Engineering has no concerns with the plans as submitted. The existing and proposed drainage plan, as detailed on sheet ST1 "Stormwater and Erosion Control Plan", does not affect nearby private property and will not negatively impact city infrastructure.

Grading and Drainage

Minor grading is proposed, existing and proposed drainage plan does not affect nearby private property.

Existing Site Conditions

The existing grading allows for drainage away from the home on all sides. On the north side of the home the grading directs the drainage to Oak Drive, the east side of the home drains to St. John Avenue. The west and south sides of the home drain to rear yard, which flows into a small pond that is directly connected to the cities stormwater infrastructure.

Proposed Site Conditions

The proposed grading changes the existing grading minimally and will mimic existing site conditions. The proposed addition and grading will not affect nearby private property and will not negatively impact city infrastructure.

Erosion and Sediment Control

No concerns

Street and Curb Cut

No concerns

Water and Sanitary Utilities

No concerns

VARIANCE APPLICATION

CASE NUMBER 2014.020 DATE 10/21/2014

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: Thomas & Carolyn Sullivan (Signature required on back page)

ADDRESS: 4601 Oak Dr Edina, mn 55424 PHONE: 612-396-5040

EMAIL: tjsullivanmsp@gmail.com

PROPERTY OWNER:

NAME: Thomas & Carolyn Sullivan (Signature required on back page)

ADDRESS: 4601 Oak Dr, Edina, mn 55424 PHONE: 612-396-5040

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

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

PROPERTY ADDRESS: 4601 Oak Dr, Edina, mn 55424

PRESENT ZONING: Residential P.I.D.# 19-028-24-21-0043

EXPLANATION OF REQUEST:
Full Explanation attached: Seeking variance for Second Story as well as Garage that will go under existing living space.
(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Carl Gramentz PHONE: 952-933-4590
EMAIL: Carlg1244@aol.com

SURVEYOR: NAME: Woodrow Brown PHONE: 952-884-4055
EMAIL: wblandsurvey@qq.com

PLANNING DEPARTMENT
OCT 21 2014
CITY OF EDINA

Kris Aaker

From: CarlG1244@aol.com
Sent: Friday, October 31, 2014 1:36 PM
To: Kris Aaker
Cc: tjsullivanmsp@gmail.com
Subject: 4601 Oak

Hi Kris,

The issues as outlined on your correspondence of 10/23/2014 are addresses below:

Are there compelling reasons why the 2nd floor can't be shifted to maintain the required setback? A 6.4 foot setback is very close and may be too close for comfort. The garage may be added without a variance, given the alternate setback standard, but a new 2nd floor needs to provide the 18.9 foot street side setback.

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

The practical difficulties of locating the second floor to comply with the present setback requirement is that the addition would not be above the main body of the existing house. To locate the second floor addition to comply would result in an inefficient, non-symetric, plan layout and alter the entire front aesthetic. This can be seen from the existing and proposed front elevation for a cape style house..

Adding the second floor to comply would result in a complete makeover of the plan layout and the existing front of the house. At that point relative to the cost, it would only be reasonable to tear down and rebuild to comply.

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

The extraordinary circumstance here relative to other properties is that the location is on a corner lot. On another inboard lot we would be able to add a second floor directly above the main body of the house to accomplish this and stay within the existing cape style.

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

The addition would be in harmony with the neighborhood, existing style of house, and the residential zoning ordinance with the exception of the setback requirement.

4. Not alter the essential Character of a Neighborhood

The new addition would be in character, and not alter the existing character of the neighborhood. The new design would actually enhance the slightly dated existing cape style.

The plans and survey need to indicate the correct required setback from the east lot line, which is the setback of the home to the south which I believe is 18.9 feet, (not 15 feet as indicated on the plans).

Plan will be updated.

It would be helpful to submit photos of the existing home, so that the Planning Commission can visualize the existing structure vs the proposed.

Existing photos are available and can be submitted with updated plan.

Will there be any trees removed for the project? If so, they should be indicated in the plans.

No appreciable trees are to be removed. The one tree to be removed has been diagnosed by Rainbow Tree Service as dying.

Have you contacted adjacent neighbors about the plans? What are their reactions? Do you have any letters of support?

Owner has contacted neighbors outlining the project along with renderings. The overall feedback has been positive and has neighborhood support. Some of the neighbors plan on writing a letter in support or attending the hearing.

Carl J. Gramentz, FARA
Registered Architect

5048 Clear Spring Road
Minnetonka, MN 55345
952.933.4590 Phone
952.933.0684 Fax
www.cjgarchitecture.com

Supplement to Variance

Application for

4601 Oak Drive

Edina, MN 55424

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Existing photos are available and can be submitted with updated plan. Will there be any trees removed for the project? If so, they should be indicated in the plans.

No appreciable trees are to be removed. The one tree to be removed has been diagnosed by Rainbow Tree Service as dying.

Corner of Oak Drive and Saint John's Ave.

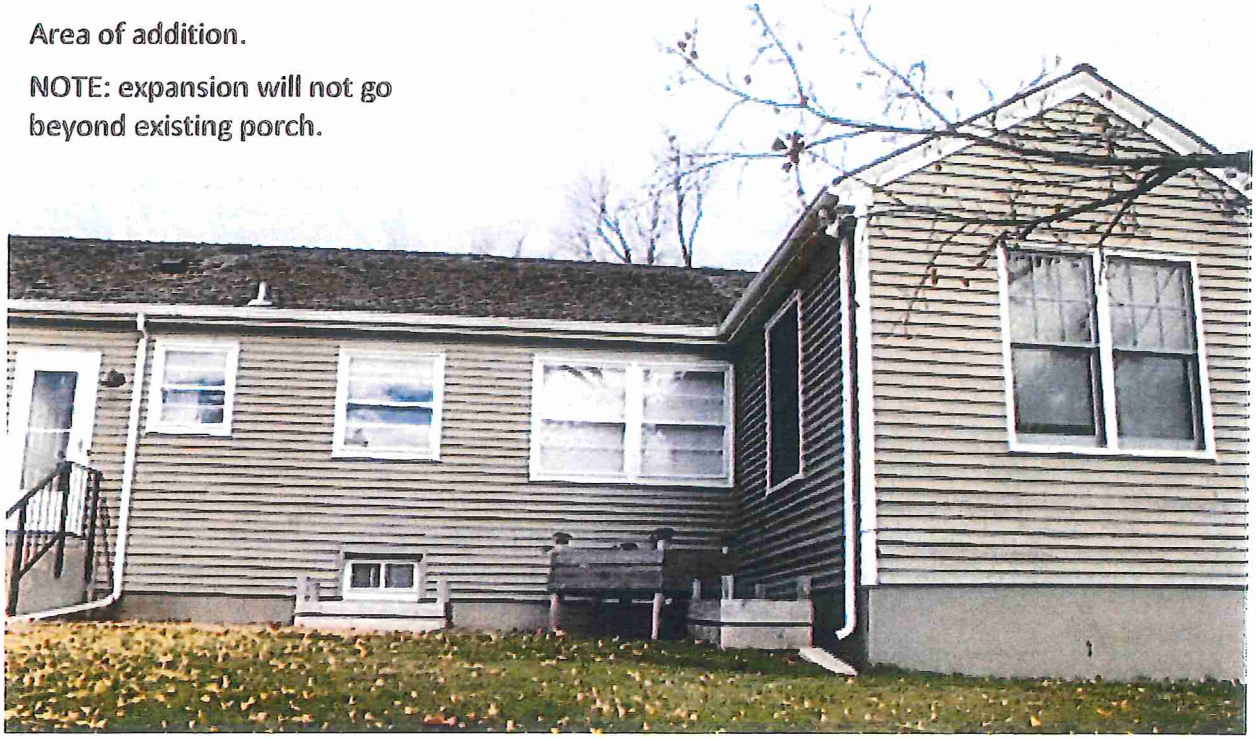
NE corner of house at Oak Drive and Saint John's Ave.

Area of addition on backside of house.

NOTE: expansion will not go beyond existing porch.

Area of addition.

NOTE: expansion will not go beyond existing porch.



East side of house facing Saint John's Ave.

Kris Aaker

From: Tom Sullivan <tjsullivanmsp@gmail.com>
Sent: Monday, November 03, 2014 9:15 AM
To: Kris Aaker
Cc: Carolyn Sullivan
Subject: Re: Pictures of 4601 Oak Drive

Kris:

We have spoken with neighbors and provided them with a description of the plan and a rendering of the plan. The neighbor to our south did express concerns and was curious to know why we had to seek a variance for the project. I had a face to face conversation with him and he came to see why from a structural perspective we were seeking a variance. I must note, that his mother is the home owner and does not currently live there. She lives in Maine and I have not heard directly from her. He expressed some additional concerns over the silver maple in our backyard that I informed him needs to come down despite the project moving forward. He did contact the city to see whether or not we can simply cut down a tree. After letting him know that Rainbow tree service had been out to look at the tree, we was empathetic to us having to remove the tree. I can forward his email to the city to you, in which he expresses his concerns.

All other neighbors have been supportive of the project and intent to either write a letter in their support or attend the meeting. Has the city received any additional concerns over the project that we are not aware of?

Thank,
Tom
On Mon, Nov 3, 2014 at 8:04 AM, Kris Aaker <KAaker@edinamn.gov> wrote:

Dear Tom,

Have you spoken with the adjacent neighbors about the project? How did they respond? The Planning Commission is always interested in the neighbor's reaction.

Thank you,

Kris

Kris Aaker, Assistant City Planner

952-826-0461 | Fax 952-826-0389

4801 W. 50th St. | Edina, MN 55424

KAaker@EdinaMN.gov | www.EdinaMN.gov/Planning

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

Detailed Application Requirements: Unless waived by the Planning Department, you must complete all of the following items with this application. An incomplete application will not be accepted.

X Completed and signed application form.

X Application fee (not refundable). Make check payable to "City of Edina."

X One (1) Copy of drawings to scale.

X Seventeen (17) 11x17 copies of drawings, including elevations and survey, photographs and other information to explain and support the application.

X A current survey is required. Please refer to "Exhibit A."

X Variance requests require scale drawings to explain and document the proposal. The drawings are not required to be prepared by a professional, but must be neat, accurate and drawn to an acceptable scale. The drawings may vary with the proposal, but should include a site plan, floor plans and elevations of the sides of the building which are affected by the variance.

X Elevation drawings of all new buildings or additions and enlargements to existing buildings including a description of existing and proposed exterior building materials. **For single-family home projects, elevations drawings must include a rendering of the proposed home AND the existing homes on either side as seen from the street.**

VARIANCE GUIDELINES AND APPLICATION INFORMATION

The City of Edina Planning Department encourages healthy development within the city of Edina. Although this document is meant to serve as a guide for the application process for development through the Planning Department it is by no means comprehensive. The Planning Staff recommend that you schedule a meeting to answer any questions or to discuss issues that may accompany your project. It is much easier to tackle problems early on in the process. The office number for the Planning Staff is (952) 826-0465.

Variance Information

The Edina Planning Commission has been established to consider exceptions (variances) from the Land Use, Platting and Zoning Ordinance (Chapter 36), the Antenna Ordinance (Chapter 34), the Sign Ordinance (Chapter 36) and the Parking and Storage of Vehicles and Equipment Ordinance (Chapter 26).

The variance procedure is a "safety valve" to handle the unusual circumstances that could not be anticipated by these ordinances. The Commission is charged to only grant a petition for a variance if it finds:

1. That strict enforcement of the ordinance would cause practical difficulties because of circumstances unique to the petitioner's property
2. That the granting of the variance is in keeping with the spirit and intent of the ordinance.
3. Would not alter the essential character of the neighborhood.

"Practical Difficulties" means that:

1. The property in question cannot put to a reasonable use as allowed by the ordinance

PLANNING DEPARTMENT
OCT 21 2014
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.

Carolyn Sullivan 10.20.2014

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.)

Carolyn Sullivan 10.20.2014

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
OCT 21 2014
CITY OF EDINA

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

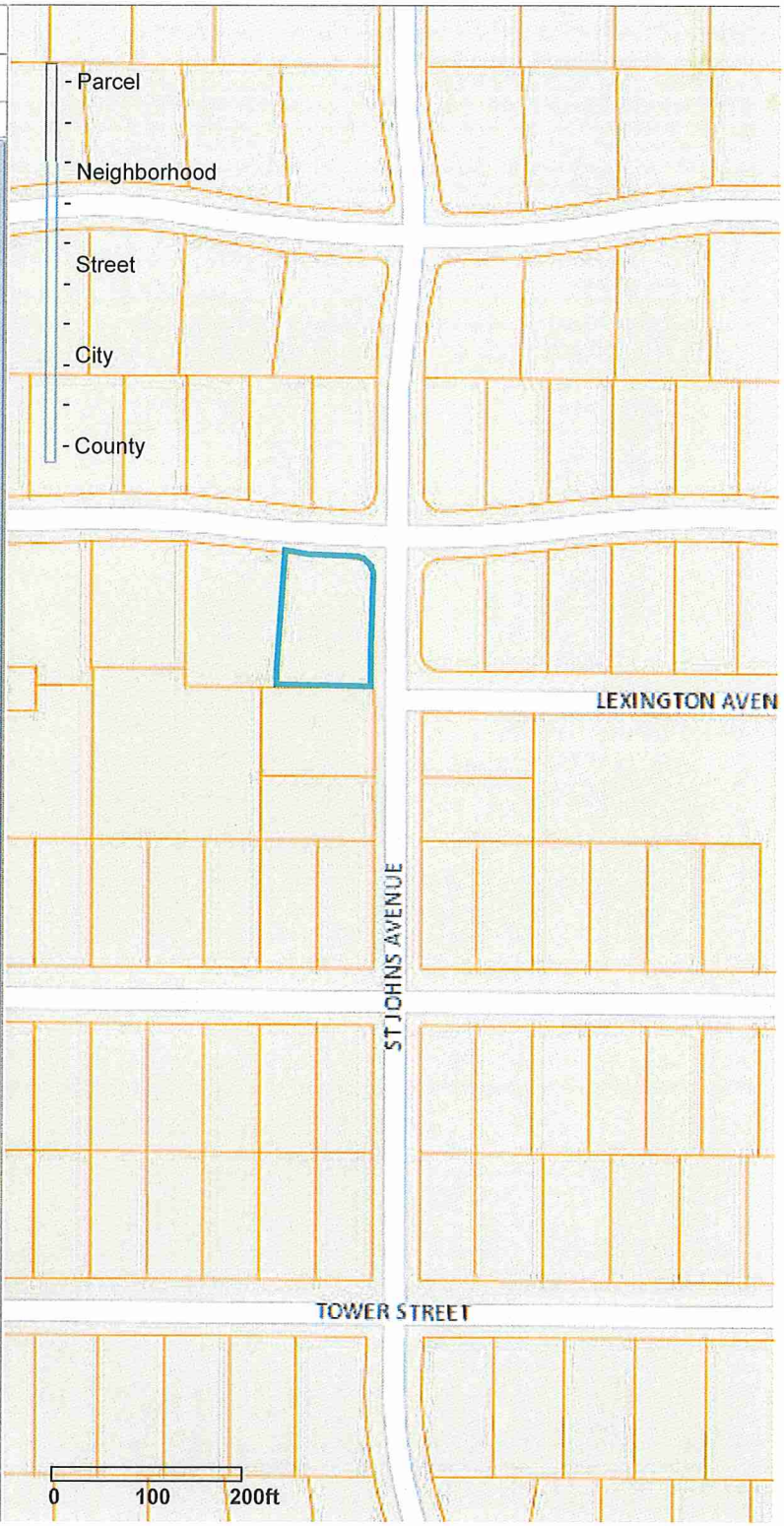
PID: 1902824210043

4601 Oak Dr
Edina, MN 55424

Owner/Taxpayer	
Owner:	T Sullivan & C Sullivan
Taxpayer:	THOMAS SULLIVAN CAROLYN SULLIVAN 4601 OAK DR EDINA MN 55424
Tax District	
School Dist:	273
Sewer Dist:	
Watershed Dist:	3
Parcel	
Parcel Area:	0.31 acres 13,323 sq ft
Torrens/Abstract:	Abstract
Addition:	Golf Terrace Heights 2nd Addn
Lot:	001
Block:	004
Metes & Bounds:	Lot 1 And That Part Of Lot 2 Lying E Of A Line Running From A

Legend

Measure



Side Location

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Edina, MN 55424

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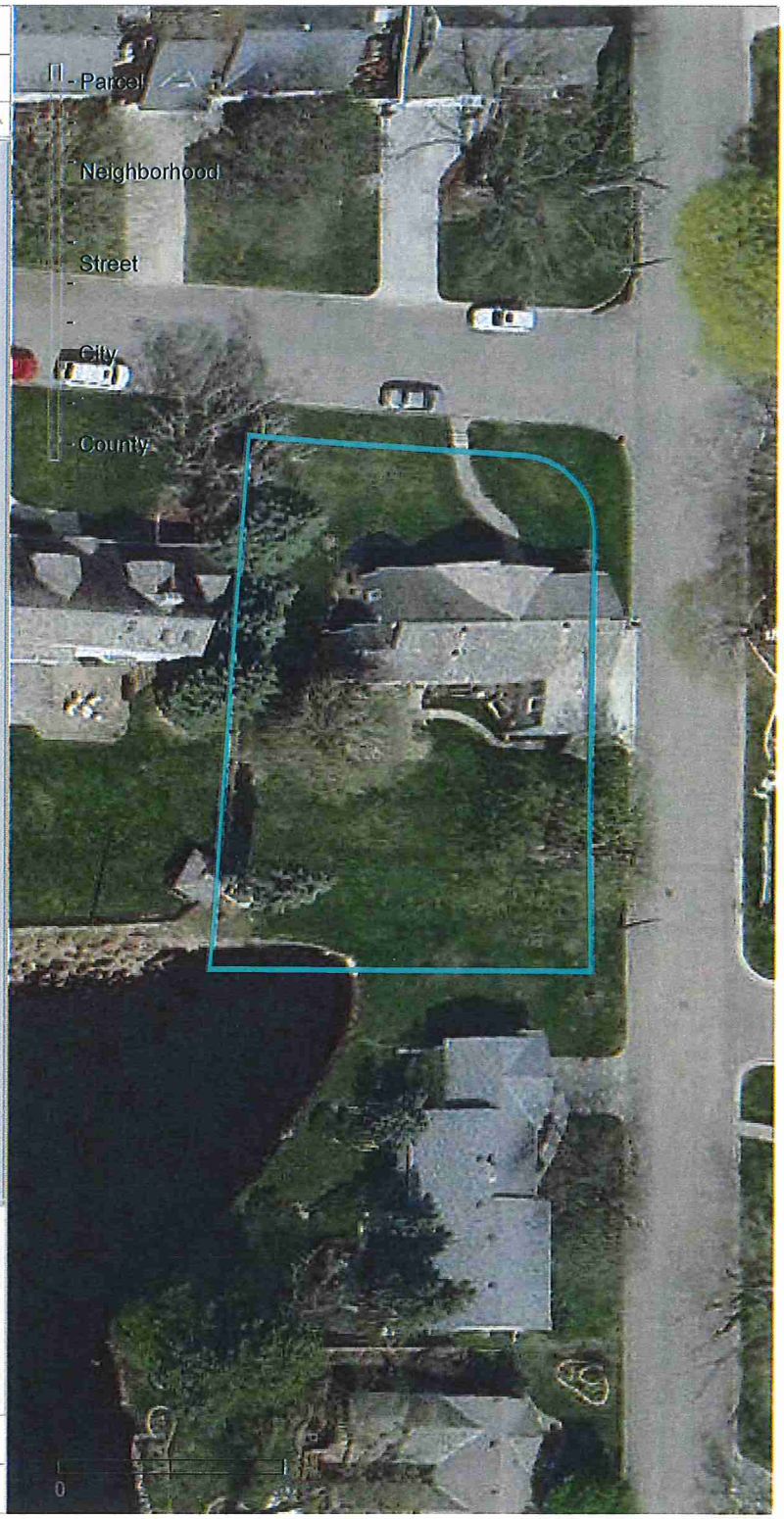
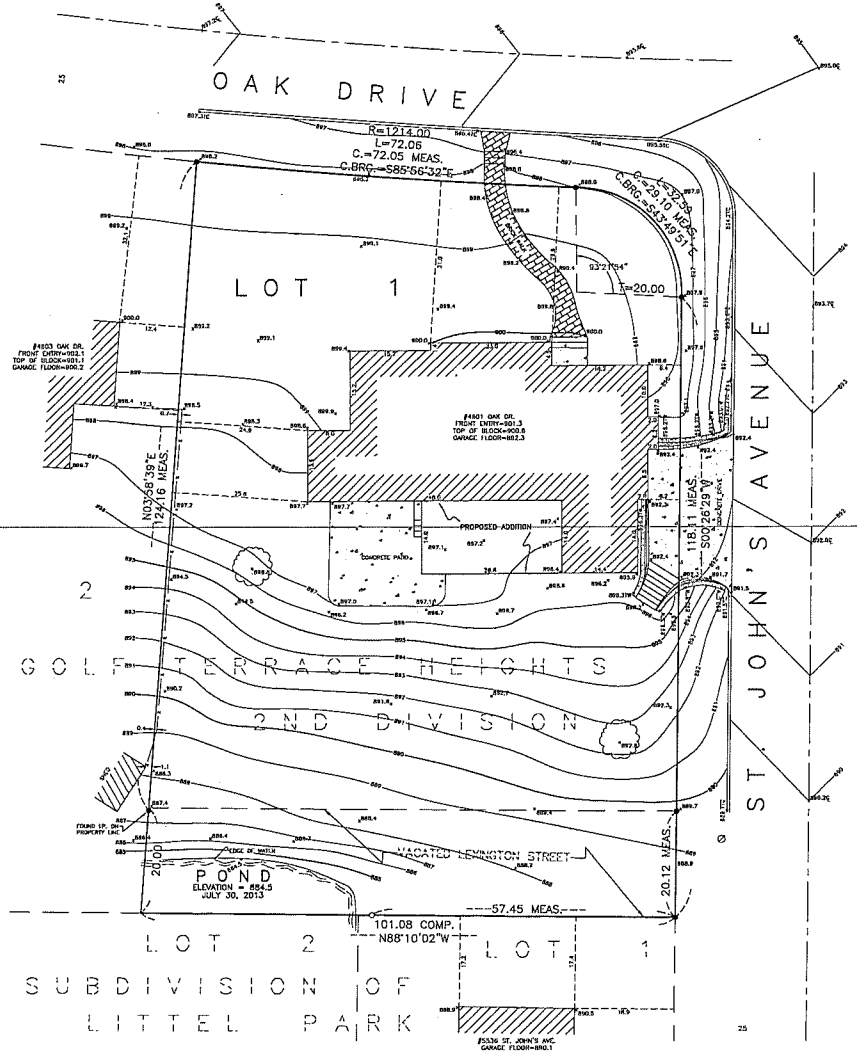


Site Location

SITE ADDRESS: 4601 OAK DR.
EDINA, MN 55424

EXISTING CONDITION SURVEY FOR:
TOM SULLIVAN {w/ PROPOSED ADDITION}



SCALE: 1 INCH = 10 FEET

Legend

- Fence
- Power Pole
- Deciduous Tree
- Concrete Curb
- Keystone Retaining Wall
- x900.0 — Existing Elevation
- x900.0TC — Top of Curb Elevation
- x900.0TW — Top of Wall Elevation
- 900 — Existing Contour

- ● Denotes Iron Monument Found
- ○ Denotes Set, 1/2" x 14" Iron Pipe w/ Plastic Cap Inscribed R.L.S. 15230.

EXISTING AREAS:

Lot Area = 12,317 SF

IMPERVIOUS SURFACE:

House = 1,923 SF
Concrete Patio Less 150 SF Allowance = 275 SF

Total = 2,198 SF
= 17.8%

NOTE: Lot Area Calculated to Edge of Water.

** PROPOSED AREAS:

Lot Area = 12,317 SF

IMPERVIOUS SURFACE:

House = 1,923 SF
Concrete Patio Less 150 SF Allowance = 275 SF
Proposed Addition = 372.4 SF

Total = 2,570.4 SF
= 20.9%

NOTE: Lot Area Calculated to Edge of Water.

PROPERTY DESCRIPTION: Lot 1 and that part of Lot 2 lying East of a line running from a point in the North line of said Lot distance 43 feet East from the Northwest corner thereof, to a point in the South line of said Lot distance 34 feet from the Southwest corner thereof, including the adjacent 20 feet of vacated street.

BENCHMARK: Edina #1003
T.N.H. at the NE Corner of Oak Dr. and St. John's Ave.
Elevation = 897.86.

NOTE: No Search Was Made For Any Easements

NOTE: The location of all utilities shown are from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

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

W. BROWN LAND SURVEYING, INC.

Woodrow A. Brown, R.L.S. #MNREG 15230

Dated: 08-14-2013

09-24-2014 ADDITION

PLANNING DIVISION
OCT 21 2014
CITY OF EDINA

W. BROWN LAND SURVEYING, INC.
8060 Cedar Avenue So., Suite 228
Bloomington, MN 55425
Bus: (952) 854-4055
Fax: (952) 854-4268

Drawing: 167-13 | Date: 08-14-2013 | Scale: 1 Inch = 10 Feet | 1 of 1

167-13 131/68

SEDIMENT CONTROL PRACTICES:

1. Implement sediment control practices in order to minimize sediment from entering surface waters, including curb and gutter systems and storm drain inlets.
2. Install all temporary or permanent sediment control measures including silt fence at perimeter of construction, bio-logs at driveway, sediment filters, silt sacks, and sedimentation basins prior to beginning site clearing, grading, or other land-disturbing activity. Protect all storm sewer inlets that receive runoff from disturbed areas.
3. Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices must remain in place until final stabilization has been established.
4. The timing of the installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next precipitation event even if the short-term activity is not complete.
5. If the down gradient treatment system becomes overloaded, install additional up gradient sediment control practices or redundant BMPs in order to eliminate the overloading.
6. Before beginning construction, install a TEMPORARY ROCK CONSTRUCTION ENTRANCE at each point where vehicles exit the construction site. Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Place the aggregate in a layer at least 152 mm (6 inches) thick across the entire width of the entrance. Extend the rock entrance at least 15 m (50 feet) into the construction zone. Use a MNDOT Standard Specification 3733 Type V permeable geotextile fabric material beneath the aggregate in order to prevent migration of soil into the rock from below. Maintain the entrance in a condition that will prevent tracking or flowing of sediment onto paved roadways. Provide periodic top dressing with additional stone as required. Close entrances not protected by temporary rock construction entrances to all construction traffic.
7. If necessary, clean the wheels of construction vehicles in order to remove soils before the vehicles leave the construction site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device.
8. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling, wet-sweeping, or dry sweeping. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.
9. Soil Stockpiles: Install siltfence or other effective sediment controls around all temporary soil stockpiles. Locate soil or dirt stockpiles such that the downslope drainage length is no less than 8 m (25 feet) from the toe of the pile to a surface water, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater. If remaining for more than 7 days, stabilize the stockpiles by mulching, vegetative cover, tarps, or other means. During street repair, cover construction soil or dirt stockpiles located closer than 8 m (25 feet) to a roadway or drainage channel with tarps, and protect storm sewer inlets with silt sacks or staked siltfence.
10. Silt Fence: Install silt fence along the contour (on a level horizontal plane) with the ends turned up (J-hooks) in order to help pond water behind the fence. Install the silt fence on the uphill side of the support posts. Provide a post spacing of 1.2 m (4 feet) or less. Drive posts at least 0.6 m (2 feet) into the ground. Anchor the silt fence fabric in a trench at least 152 mm (6 inches) deep and 152 mm (6 inches) wide dug on the upslope side of the support posts. Lay the fabric in the trench and then backfill and compact with a vibratory plate compactor. Make any splices in the fabric at a fence post. At splices, overlap the fabric at least 152 mm (6 inches), fold it over, and securely fasten it to the fence post. Silt fence supporting posts shall be 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage. Geotextile fabric shall meet the requirements of MNDOT Standard Specification 3886 for preassembled silt fence, furnished in a continuous roll in order to avoid splices. Geotextile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange.
11. Maintain all temporary erosion and sediment control devices in place until the contributing drainage area has been stabilized (hard-surfaced areas paved and vegetation established in greenspace). Repair any rilling, gully formation, or washouts. After final establishment of permanent stabilization, remove all temporary synthetic, structural, and nonbiodegradable erosion and sediment control devices and any accumulated sediments. Dispose-of off site. Restore permanent sedimentation basins to their design condition immediately following stabilization of the site.
12. If dewatering is required and sump pumps are used, all pumped water must be discharged through a sediment control device such as a dewatering bag or other appropriate facility prior to leaving the construction site. Proper energy dissipation must be provided at the outlet of the pump system.

INSPECTIONS AND MAINTENANCE:

1. Inspect the entire construction site at least once every 7 days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in a 24-hour period. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days after that rainfall event.
2. Inspect all erosion prevention and sediment control BMPs, infiltration areas, and stabilized areas.
3. Record all inspections and maintenance conducted during construction in writing and keep these records. The inspections and maintenance records must include date and time of inspections, date and amount of all rainfall events greater than 0.5 inches in a 24-hour period, name of person(s) conducting inspections, findings of inspections, recommendations for corrective actions, and any corrective actions taken.
4. Inspect all erosion prevention and sediment control BMPs in order to ensure integrity and effectiveness. Repair, replace, or supplement any nonfunctional BMPs with functional BMPs within 24 hours after discovery, or as soon as field conditions allow access unless another time frame is specified.
5. Remove accumulated sediment deposits from behind erosion and sediment control devices as needed. Do not allow sediment to accumulate to a depth of more than one-third of the height of the erosion and sediment control devices. Repair, replace, or supplement deteriorated, damaged, rotted, or missing erosion control devices within 24 hours of discovery, or as soon as field conditions allow access.
6. Repair, replace, or supplement all silt fences when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access.
7. Clean sedimentation basins, storm sewer catch basins, ditches, and other drainage facilities as required in order to maintain their effectiveness. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches 1/2 of the storage volume. Drainage and removal must be completed within 72 hours, or as soon as field conditions allow access.
8. Inspect surface waters (including drainage ditches and conveyance systems) evidence of erosion and sediment deposition. Remove all deltas and sediment deposited. Stabilize areas where sediment removal results in exposed soil. Removal and stabilization must be completed within 7 days of discovery unless precluded by legal, regulatory, or physical access constraints. If precluded, removal and stabilization must take place within 7 days of obtaining access.
9. Inspect construction site vehicle exit locations for evidence of off-site sediment tracking onto paved surfaces. Remove all soils and sediments tracked or otherwise deposited onto adjacent property, pavement areas, sidewalks, streets, and alleys. Removal shall be on a daily basis throughout the duration of the construction. Clean paved roadways by shoveling or wet-sweeping. Do not dry sweep. If necessary, scrape paved surfaces in order to loosen compacted sediment material prior to sweeping. Haul sediment material to a suitable disposal area. Street washing is allowed only after sediment has been removed by shoveling or sweeping.
10. Perform any corrective measures ordered by the City or Watershed District within 24 hours of notification. Install any additional erosion protection or sediment control measures deemed necessary by the City or Watershed District within 24 hours of notification.

MATERIALS:

1. Storm Sewer Inlet Protection: The following are approved inlet sediment control devices:
   a. Road Drain Top Slab Model RD 23 (fits rough opening for 2'x3' inlet), Road Drain Top Slab Model RD 27 (fits rough opening for 27" inlet), or Road Drain Top Slab Model CC 3007 (fits Neenah Casting with 35-1/4"x17-3/4" dimensions) manufactured by WIMCO, 700 Theis Drive, Shakopee, MN, 55379, Phone (952) 233-3055.
   b. Silt Sack: Regular flow (40 gal/min/sq. ft). Average width strength equal to 103.0 lbs/in, ASTM D-4884. Rectangular siltsack on rectangular inlets. Round siltsack on round inlets. Use ACF Environmental, Inc., 2831 Cardwell Road, Richmond, VA 23234, Phone (800) 448-3636, or approved equal.
   c. InfraSafe Sediment Control Barrier. Install geotextile sack on the outside of the barrier in order to trap additional fines. Standard frames are available to fit 24" to 30" diameter and 2'x3' openings. Distributed by ROYAL ENTERPRISES AMERICA, 30622 Forest Boulevard, Stacy, MN, 55079, Phone (651) 462-2130.
2. Topsoil: Topsoil used for finish grading of areas to be turfed or planted shall meet the requirements of MNDOT Standard Specification 3877 for topsoil borrow modified to contain no more than 35% sand. Topsoil shall be reasonably free of subsoil, heavy clay, coarse sand, stones, and other objects over 51 mm (2 inches) in diameter; and without plants, roots, sticks, and other objectionable material.
3. Geotextile Fabric for Subgrade Stabilization (if required): MNDOT Standard Specification 3733 Type V permeable geotextile material.
4. Supporting Posts for Siltfence: 51 mm (2 inch) square or larger hardwood, pine, or standard T- or U-section steel posts. T- or U-section steel posts shall weigh not less than 1.8602 kg per meter (1.25 lb per lineal foot). Posts shall have a minimum length of 1524 mm (5 feet). Posts shall have projections to facilitate fastening the fabric and prevent slippage.
5. Siltfence Fabric: MNDOT Standard Specification 3886 self supporting silt fence. Furnish in a continuous roll in order to avoid splices. Geotextile fabric shall be uniform in texture and appearance and have no defects, flaws, or tears. The fabric shall contain sufficient ultraviolet (UV) ray inhibitor and stabilizers to provide a minimum two-year service life outdoors. Fabric color shall be international orange.
6. Aggregate for Temporary Rock Construction Entrance: 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, or CA-3 Coarse Aggregate, or equal.
7. Geotextile Fabric for Temporary Rock Construction Entrance: MNDOT Standard Specification 3733 Type V permeable geotextile fabric material.
8. Aggregate for Block and Rock Sediment Filter: 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, or CA-3 Coarse Aggregate, or equal.
9. Block and Rock Inlet Filters: Block and Rock Inlet Filters consist of open-core concrete masonry blocks, wire screen with 12 mm (0.5 inch) openings, and washed rock. Place open-core concrete masonry blocks lengthwise on their sides around the catchbasin inlet. Place wire screen around the perimeter to the top of the block barrier before the rock is placed. The screen acts to prevent the rocks from being washed through the blocks. Place rock against the wire mesh to the top of the blocks. Use 25 mm (1 inch) to 50 mm (2 inch) diameter rock, MNDOT Standard Specification 3137 CA-1, CA-2, CA-3, or equal Coarse Aggregate. Install two courses of 8" blocks in order to form a barrier height of 16".
10. Biodegradable Erosion Control Blankets: In accordance with MNDOT Standard Specification 3885.
11. Erosion Control Matting: LandLok TRM 450 Turf Reinforcement Mat manufactured by Propex, Inc. (www.geotextile.com), or approved equal soil erosion control matting.
12. Staples: Staples used to anchor erosion control blankets shall be U-shaped, 3 mm diameter or heavier steel wire. The span width at the crown shall be a minimum of 25 mm (1 inch). Staples shall have a length of 250 mm (10 inches) or more from top to bottom after bending.

EROSION PREVENTION PRACTICES:

1. Delineate the location of areas not to be disturbed (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins.
2. Avoid removal of trees and surface vegetation wherever possible. Schedule construction in order to expose the smallest practical area of soil at any given time. Implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion.
3. Following initial soil disturbance or redisturbance, complete permanent or temporary stabilization against erosion due to rain, wind, and running water as soon as possible, but in no case later than 14 calendar days, on all disturbed or graded areas including stormwater management pond sideslopes. This requirement does not apply to those areas that are currently being used for material storage or for those areas on which grading, site building, or other construction activities are actively underway.
4. Provide temporary grass seed cover on all topsoil stockpiles and other areas of stockpiled excavated material in order to prevent soil erosion and rapid runoff during the construction period. Prolonged periods of open, bare earth without grass cover will not be permitted. Stabilize all disturbed greenspace areas with a minimum of 4" topsoil immediately after final subgrade completion. Seed and mulch, or sod and stake these areas within 48 hours after completion of final grading work (weather permitting).
5. Stabilize all disturbed areas to be paved using early application of gravel base.
6. Apply necessary moisture to the construction area in order to prevent the spread of dust.

POLLUTION PREVENTION MEASURES:

1. Solid Waste: Dispose of collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris, and other wastes properly off-site in compliance with Minnesota Pollution Control Agency requirements.
2. Hazardous Materials: Properly store oil, gasoline, paint and any hazardous substances in order to prevent spills, leaks or other discharge. Include secondary containment. Restrict access to storage areas in order to prevent vandalism. Storage and disposal of hazardous materials must be in compliance with MPCA regulations.
3. Other Materials: Dispose of unused building materials, garbage, trash, cleaning wastes, toxic materials, and wastewater properly off-site and in compliance with Minnesota Pollution Control Agency disposal requirements.
4. Furnish suitable trash containers and regularly remove the accumulated trash from the premises.
5. Do not allow solid waste, hazardous materials, and other materials shall to be carried by runoff into a receiving water or storm sewer system.
6. Limit external washing of trucks and other construction vehicles to a defined area of the site. Wash vehicles only on an area stabilized with stone that drains into an approved sediment trapping device. Contain runoff and properly dispose of waste. Engine degreasing is prohibited.
7. Concrete Washout Operations: Contain all liquid and solid wastes generated by concrete washout operations in a leak-proof containment facility or impermeable liner. Do not allow the liquid and solid wastes to contact the ground. Prevent runoff from the concrete washout operations or areas. Dispose of liquid and solid wastes properly in compliance with Minnesota Pollution Control Agency regulations. Install a sign adjacent to each washout facility in order to inform concrete equipment operators to utilize the proper facilities.
8. Sanitary and Septic Waste: Furnish and install detached portable toilet facilities at the construction site. The portable toilets shall be conveniently located for the use of all workers on the project. Maintain the facilities in a clean, dry, sanitary condition in accordance with Minnesota Department of Health requirements.

KEY:

(arrow)	EXISTING RUNOFF FLOW DIRECTION
(arrow)	PROPOSED RUNOFF FLOW DIRECTION
(dashed line)	EXISTING CONTOUR
(solid line)	PROPOSED CONTOUR
(872.5)	PROPOSED SPOT ELEVATION

The base information and proposed conditions shown on this plan are from a certificate of survey prepared by W. Brown Land Surveying, Inc. dated 8/14/2013.

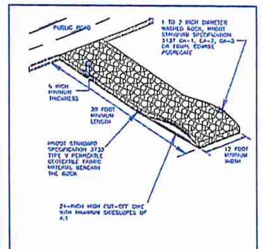
CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

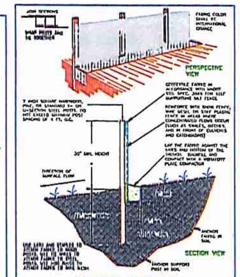
The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

INDIVIDIAL RESPONSIBLE FOR THE CLEANLINESS OF THE SITE AND THE MAINTENANCE OF THE EROSION AND SEDIMENT CONTROLS:

TOM SULLIVAN
4601 OAK DRIVE
EDINA, MN 55424
PHONE: 612-396-5040
EMAIL: TJSULLIVANMSP@GMAIL.COM



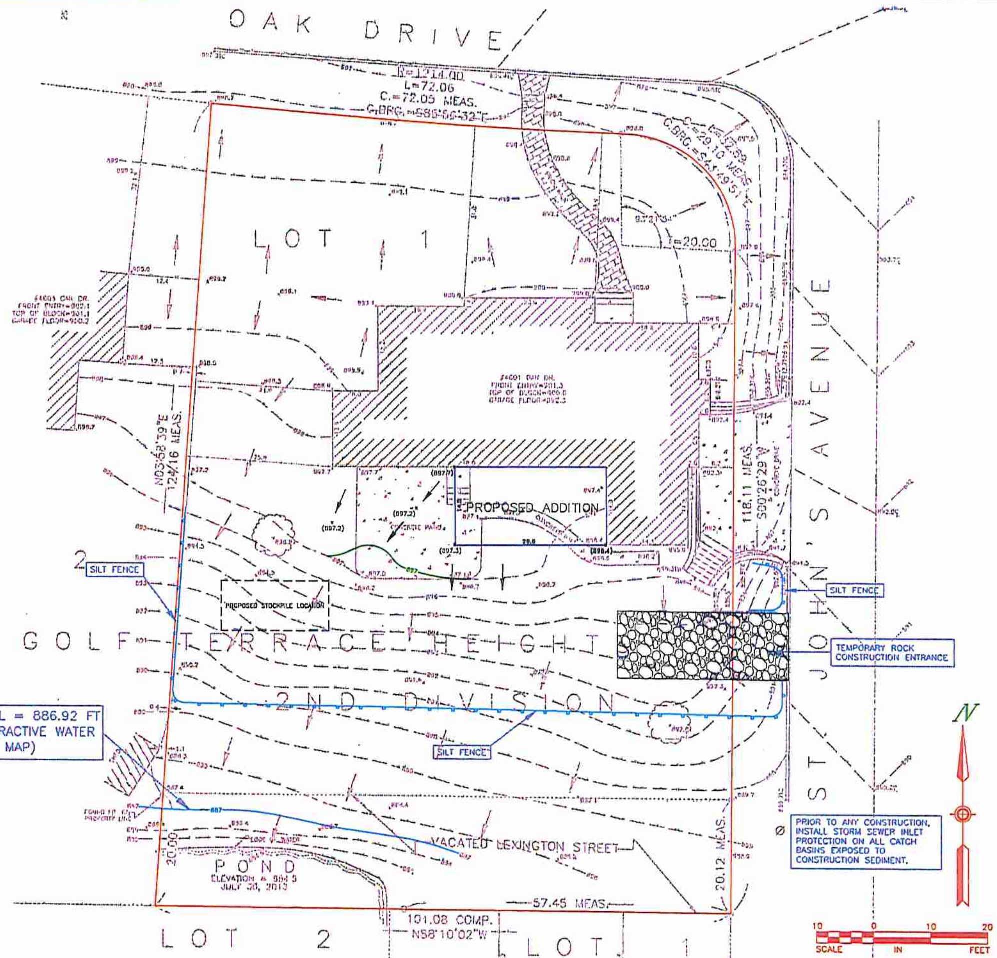
TEMPORARY ROCK CONSTRUCTION ENTRANCE



SILT FENCE INSTALLATION

CONSTRUCTION SEQUENCE

1	Delineate the location of areas not to be disturbed (e.g. with flags, stakes, signs, silt fence, etc.) before work begins.
2	Establish sediment control practices on all down gradient perimeters before any up gradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established.
3	Install all perimeter sediment control devices and construction entrances. The timing of the installation of sediment control practices may be adjusted in order to accommodate short-term activities, but sediment control practices must be installed before the next precipitation event even if the short-term activity is not complete.
4	Contact the City for approval of the sediment control devices.
5	Rough grade the site.
6	Install utilities.
7	Install pavements.
8	Install lawn and landscape.
9	Restore all disturbed areas.
10	Clean all storm sewer and conveyance systems.
11	After all disturbed areas are stabilized, obtain approval from the City and/or Watershed District.
12	Remove all temporary sediment control devices.



CONSULTING CIVIL ENGINEERS
10830 NESBITT AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55437
(952) 881-3344 TELEPHONE
(952) 881-1913 FAX
www.sundecivil.com

4601 OAK DRIVE
EDINA, MN.

DATE	REVISION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Brian H. Mundstock
DATE: 6/27/2014 REG. NO.: 23466

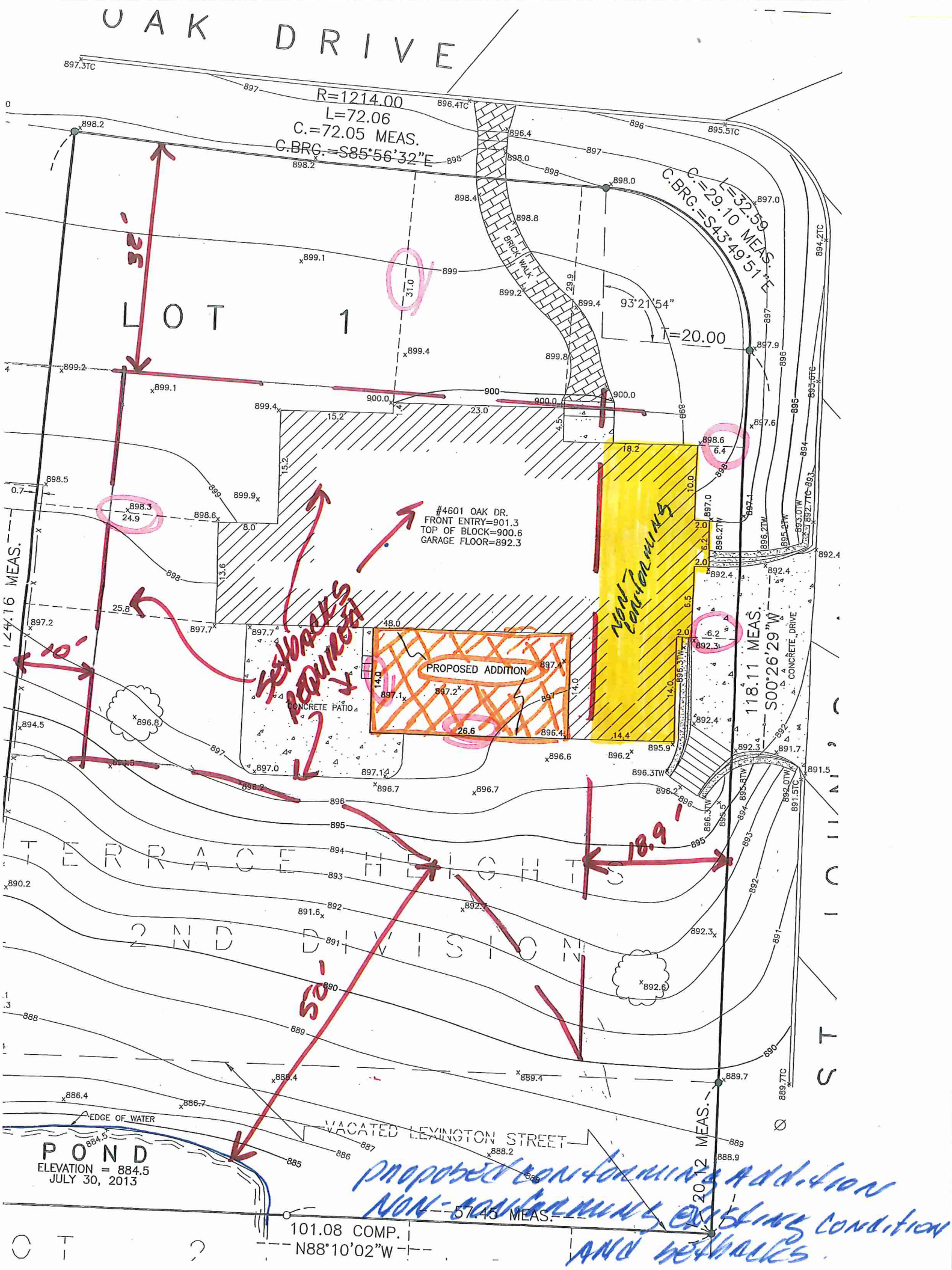
INFORMATION:

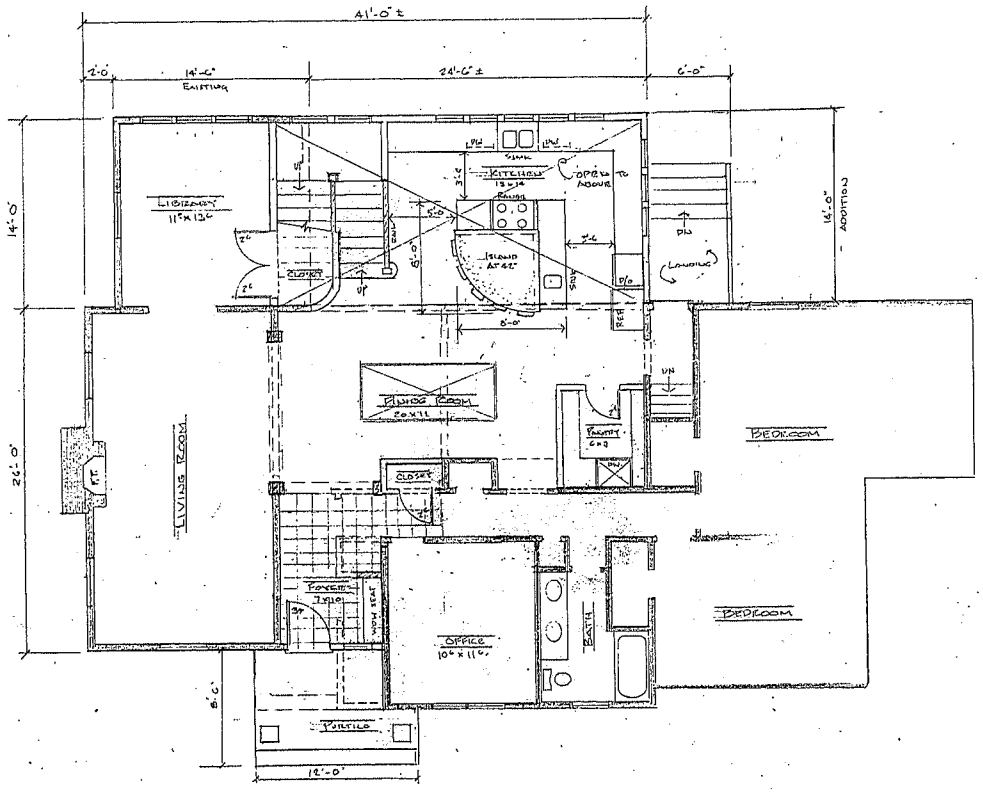
PROJECT NO.:	#14-543
DRAWN BY:	LKS
CHECKED BY:	BHM
APPROVED BY:	BHM
SCALE:	Graphic
DATE:	6/27/2014

DESCRIPTION:
STORMWATER AND EROSION CONTROL PLAN

SHEET NO.
ST1
1 of 1

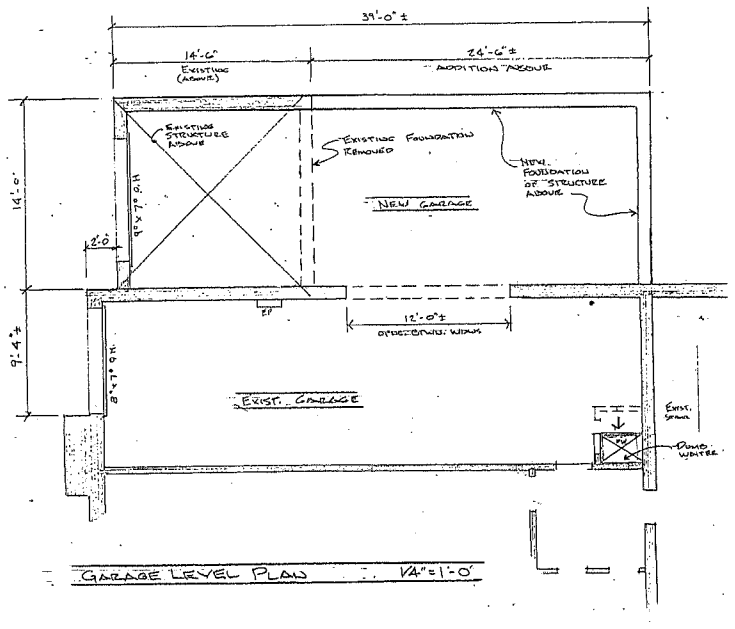
grading drainage


OAK DRIVE
R=1214.00
L=72.06
C.=72.05 MEAS.
C.BRG.=S85°56'32"E
C.=29.10 MEAS.
L=32.59
C.BRG.=S43°49'51"E
LOT 1
93°21'54"
T=20.00
#4601 OAK DR.
FRONT ENTRY=901.3
TOP OF BLOCK=900.6
GARAGE FLOOR=892.3
PROPOSED ADDITION
NON-CONFORMING
SETBACKS REQUIRED
CONCRETE PATIO
BRICK WALK
CONCRETE DRIVE
124.16 MEAS.
118.11 MEAS.
S00°26'29"W
TERRACE HEIGHTS
2ND DIVISION
POND
ELEVATION = 884.5
JULY 30, 2013
EDGE OF WATER
VACATED LEXINGTON STREET
101.08 COMP.
N88°10'02"W
57.45 MEAS.
20.12 MEAS.
32'
10'
50'
18.9'
proposed conforming addition
non-conforming existing condition
and setbacks.

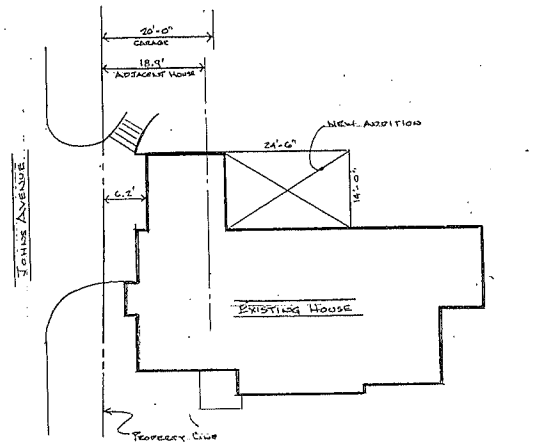


PROPOSED MAIN LEVEL FLOOR PLAN ..... 1/4"=1'-0"

ADDITION 343.00 S.F.



GARAGE LEVEL PLAN ..... 1/4"=1'-0"



SITE FOOTPRINT ..... 3/32"=1'-0"

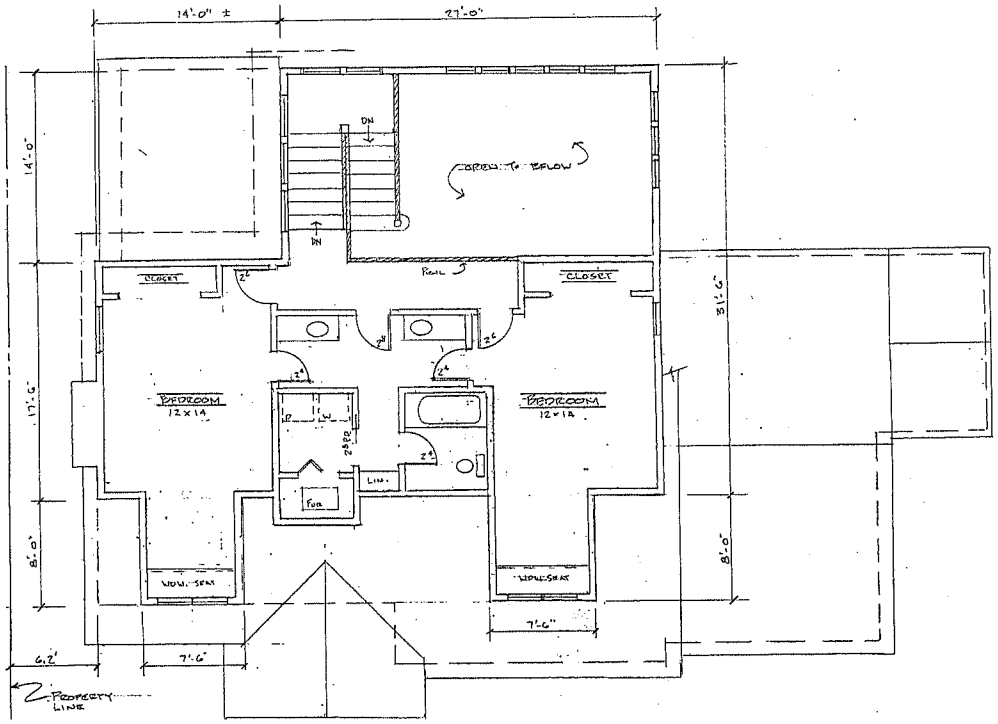
REV. "A" SITE PLAN
11-21-2014

DRAWINGS FOR PROPOSED ADDITION
THOMAS & CAROLYN SULLIVAN RESIDENCE
4900 JONES AVENUE
EDINA, MINNESOTA

MAIN LEVEL & GARAGE LEVEL PLANS

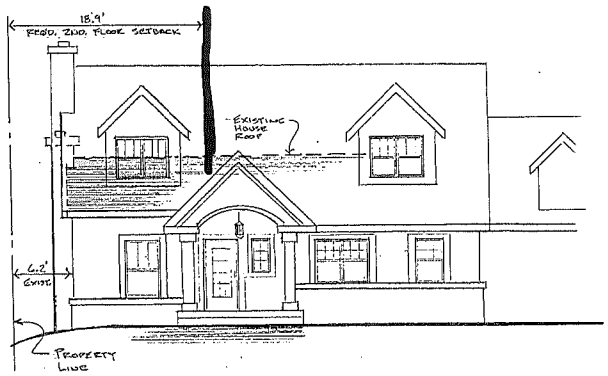
CARL J. GRAMENTZ, FAIA,
REGISTERED ARCHITECT
504 CLEARWATER ROAD | HOPKINS, MINNESOTA 55343
PH. 952.933.1638 | FAX 952.933.1648 | CELL 612.743.4766
e-mail: carl@carlgramentz.com | www.carlgramentz.com

PROJECT NO. 10733
DATE: 8-18-2014
DRAWN BY: CJG
SHEET NO. P-1 OF 4

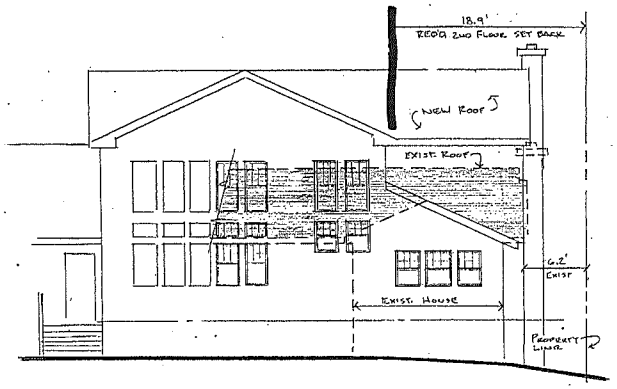


SECOND FLOOR ADDITION 1/4" = 1'-0"

ADDITION: 837.00 S.F.



ELEVATION AT 2ND FLOOR SETBACK 3/16" = 1'-0"



ELEVATION AT 2ND FLOOR SETBACK 3/16" = 1'-0"

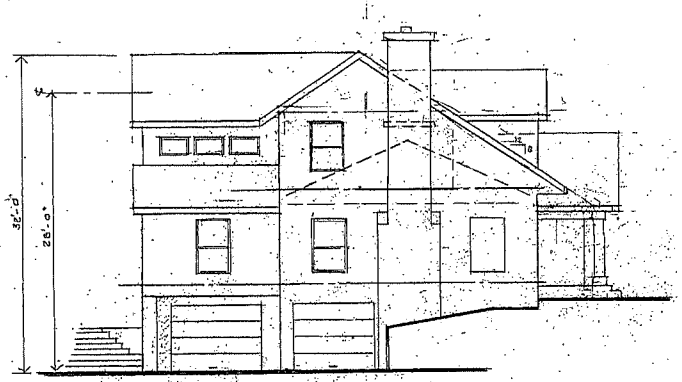
REV. "A" SETBACK DIMENSIONS ON ELEVATIONS 10-31-2014

DRAWINGS FOR PROPOSED ADDITION
THOMAS & CAROLYN SULLIVAN RESIDENCE
4901 OAK DRIVE
EDINA, MINNESOTA

SECOND FLOOR PLAN & SETBACK ELEVATIONS

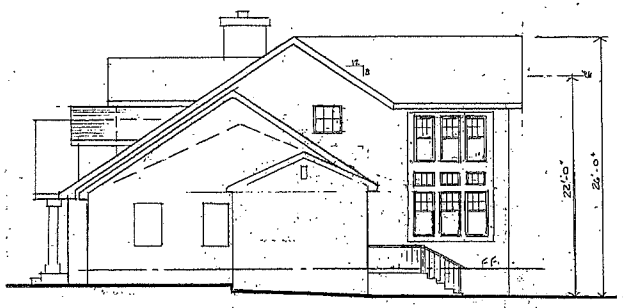
CARL J. GRAMENTZ, FAIA
REGISTERED ARCHITECT
5041 CLEAR SPRING ROAD | MINNETONKA, MINNESOTA 55345
FAX 952.933.4591 | FAX 952.933.8646 | CELL 612.978.4564
email carl@carlgrammentz.com | www.carlgrammentz.com

PROJECT NO. 10733
DATE: 8-18-2014
DRAWN BY: [illegible]
SHEET NO. P-2 OF 4

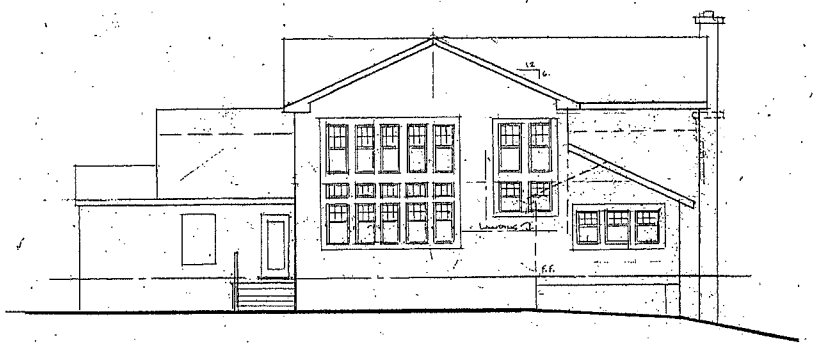


EAST ELEVATION 3/16" = 1'-0"

FRONT - NORTH - ELEVATION 3/16" = 1'-0"



WEST ELEVATION 3/16" = 1'-0"



BACK - SOUTH - ELEVATION 3/16" = 1'-0"

DRAWINGS FOR PROPOSED ADDITION:
THOMAS & CAROLYN SULLIVAN RESIDENCE
4401 OAK DRIVE
EDINA, MINNESOTA

EXTERIOR ELEVATIONS

CARL J. GRAMENTZ, FAIA
REGISTERED ARCHITECT
[illegible] CLEAR SPRING ROAD | MINNEAPOLIS, MINNESOTA [illegible]
[illegible] | [illegible] | [illegible]
[illegible]

PROJECT NO. 10733
DATE: 8-18-2014
DRAWN BY: CJ
SHEET NO. P-3 of 4

PLANNING DEPARTMENT
CT 2 1 2014
CITY OF EDINA

REVISIONS:

DRAWINGS FOR PROPOSED ADDITION
THOMAS & CAROLYN SULLIVAN RESIDENCE
4601 OAK DRIVE
EDINA, MINNESOTA

EXTERIOR PERSPECTIVES

PROJECT NO.
10733

DATE:
8-18-2014

DRAWN BY:
PT

SHEET NO.
4 OF 4

Jackie Hoogenakker

From: Nick Basgen <basgenfamily@gmail.com>
Sent: Sunday, November 02, 2014 11:24 AM
To: Jackie Hoogenakker
Subject: case file B-14-20

This letter is to express support for the project of Thomas and Carolyn Sullivan at 4601 Oak Drive.

We believe the Sullivans' proposal for a variance to the current setback is reasonable, and that the project seeks to enhance the appeal and value of their home and, in turn, contribute to the overall appeal and value of the neighborhood.

We are happy to discuss further and provide additional context if desired.

Best regards,
Nick and Kelly Basgen
5540 St. John's Ave.
612-388-1980

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Sent: Sunday, November 02, 2014 11:24 AM
To: Jackie Hoogenakker
Subject: case file B-14-20

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5540 St. John's Ave.
612-388-1980