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**Date:** April 22, 2015

**To:** Planning Commission

**From:** Kris Aaker, Assistant City Planner

**Re:** Variance application: B-15-08: 6205 Wooddale Ave., for Kelly Hayes.

This item was continued at the last Planning Commission meeting so the applicant could address concerns raised by Commission Members in regard to the quality of building plans submitted.

The applicant submitted professionally drawn plans on April 15, 2015, and they are attached for Planning Commission review. The design, window/door placement, wall removal, etc. on the April 15, 2015 plans, are consistent with the original plans and survey. The request for variances remains the same with all other aspects of the plan conforming to ordinance requirements.

**Attachments:**

Revised plans dated April 12, 2015/received by the City on April 15, 2015.

Commissioner Forrest said that while she believes the project is designed with sensitivity she cannot support the request because of the added encroachment of the egress window into the setback.

**Motion**

**Commissioner Carr moved variance approval based on staff findings and subject to staff conditions. Commissioner Thorsen seconded the motion. Ayes; Hobbs, Lee, Thorsen, Strauss, Olsen, Nemerov, Carr, Platteter. Nay; Forrest. Motion carried 801.**

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**B. Variance – Kelly Hayes, 6205 Wooddale Avenue, Edina, MN.**

**Planner Presentation**

**Appearing for the Applicant**

Kelly Hayes, applicant and property owner.

**Discussion**

Commissioner Carr asked if the plans presented were done by an architect. Planner Aaker responded that the City of Edina only requires scaled drawings, adding the City does not stipulate that the drawings need to be drawn by licensed architect. Aaker further explained that surveys and storm water management plans must be drawn and signed by a licensed professional. Aaker concluded that this application meets variance submittal requirements.

Commissioner Lee said in her opinion the plans are too hard to read and are no more than sketches. Lee stated in order for her to make an educated decision the plans need more detail. Continuing, Lee also noted she is hesitant to act on this because there is the possibility that when they move into the demolition phase walls may go down because of inadequate support. Lee said she doesn't want to see another project end up like a previous variance project on Nancy Lane.

Chair Platteter stated if the materials submitted meet City requirements as indicated by staff the request should be voted up or down.

Planner Aaker reiterated what's important for planning purposes is that the survey and storm water management materials are professionally done; and indicate setbacks, elevations, building height and drainage patterns.

**Applicant Presentation**

Ms. Hayes addressed the Commission and informed them the plans are hand drawn and are to scale-one square equal one-foot. Hayes said she was unaware the plans had to be

P.C.  
4/8/2015

Draft



## PLANNING COMMISSION STAFF REPORT

Originator <b>Kristine Aaker</b> Assistant Planner	Meeting Date <b>April 8, 2015</b>	Agenda # <b>B-15-08</b>
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**Recommended Action:** Approve a 6.4 foot variance to the required front yard setback of 30 feet to allow for a 23.6 foot front yard setback, a 10.3 foot south and a .5 foot north side yard setback variance for a second floor addition to an existing nonconforming 1 ½ story home.

**Project Description:** The applicant is requesting variances to the required front yard and side yard setbacks to construct a second floor addition and garage expansion on the lot located at 6205 Wooddale Ave. (subject property), owned by Kelly Hayes. The existing home is currently nonconforming regarding south side yard setback.

### INFORMATION/BACKGROUND

The subject property is approximately 75 feet in width and is 12,206 square feet (.25 acres) in area. Approximately .20 acres of the lot is beyond the right of way and is considered lot area for zoning purposes. The property backs up to Garrison Ponds.

There is one existing single-family home located south of the subject lot, facing west and fronting Wooddale Ave. and Garrison Lane. The adjacent property to the north has an office use and is zoned Commercial with their parking lot nearest to the subject property. There is a 50 foot wide unimproved strip of city property directly north of the subject lot connecting to the pond.

The property owner is requesting to add a full second floor onto the existing 1 ½ story single-family home, a new two car garage with living space above and a porch. The home currently does not meet the required 10 foot side yard setback from the south side yard. The existing home is located 5.1 feet from the south lot line. The minimum side yard setback is 10 feet plus 6 inches for each one foot of average height above 15 feet. The home will have a full 2<sup>nd</sup> story which requires a side yard setback of 15.4 feet, (25.8 foot height measured from average grade to the mid-point of the gable).

The proposal includes a front porch with a master bedroom above. Porches are allowed to encroach into the required 30 foot front yard setback by 80 square feet as long as it is limited to an overhang with columns. The proposed porch will overlap the required front yard setback by 6.4 feet and by 118 square feet. The porch will also have bedroom area above so all of the structure is subjected to the required 30 foot front yard setback.

Section 36-439, I (a) requires a front yard setback equal to the setback of the adjacent home to the south, (or 30 feet for this lot).

## **SUPPORTING INFORMATION**

### **Surrounding Land Uses**

This property is located on the east side of Wooddale Ave., backs up to Garrison Ponds, is adjacent to public property and a parking lot to the north and single family homes to the south.

### **Existing Site Features**

The subject lot is 12, 206 square feet, of which 9,256 square feet is beyond the right of way. It is a 75 foot wide lot and is adjacent to a pond.

### **Planning**

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

### **Engineering**

The Environmental Engineer has reviewed the application, and his memo is included in the packet.

### **Building Design**

The proposal is to add a full second floor with a new two car garage to a 1 ½ story home that had a detached one stall garage.

### Compliance Table

	City Standard	Proposed
Front - Side- OWH-	Match adjacent/30 Ft 10+ height, (living) 50 feet	<b>23.6 feet*</b> <b>5.1 and 15.2 Ft</b> 91.7 feet
Building Height	2 1/2 stories, 35 Ft	2 stories/28 feet from existing grade
Lot Area	9,000 Sq Ft or avg of nbhd	12,206/9,256 Sq Ft
Lot Width	75 feet or avg of nbhd	75 feet
Lot coverage	25%	19.26%(of 9,256 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 front yard setback (as determined by the adjacent home to the south) and side yard setback due to existing nonconforming setback.
2. The home is appropriate in size and scale for the lot and the improvements will enhance the property.
3. The property is adjacent to open space and a parking lot, is across the street from a pond and is located 63 feet from the neighbor to the south.
4. The improvements, as proposed, protect the pond and existing views by maintaining the existing rear wall setback and complying, (well within), the rear yard and far from the OWH setback of 50 feet.

- **Is the proposed variance justified?**

Yes. Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable. As demonstrated below, staff believes the proposal does meet the variance standards, when applying the three conditions:

**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 variances are reasonable given that existing home is nonconforming, is limited in design options because of proximity to the south lot line and given its relative isolation from directly impacting another structure. The home immediately to the south of the subject lot is nearly 58 feet from the shared lot line and approximately 63 feet away from the south side wall of the subject home. The property to the north has a parking lot adjacent to the subject house and proposed improvements. There is a pond and back yard area across the street from the front of the subject property so impact from the porch/2nd floor addition will be minimal.

**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 existing home is nonconforming, was built prior to many around it with the adjacent home to the south built later than the subject home with platting causing setback nonconformities.

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

No. The proposed home will not alter the essential character of the neighborhood. The proposed home will complement the existing neighborhood homes. Approval of the variance allows the continued reasonable use of the property.

## **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 front yard and side yard setback.
2. The home is appropriate in size and scale for the lot and the improvements will enhance the property.
3. The property is adjacent to a pond, with all improvements directed away from the pond in the back yard. All additions are kept in-line with the existing back wall of the home keeping the backyard adjacent to the pond open and unobstructed.
4. There are practical difficulties in meeting the ordinance requirements and there are circumstances unique to the property due to the front yard setback constraint and existing nonconforming south side yard setback due to original placement of the home.
5. The variance, if approved, will not alter the essential character of the neighborhood. It will enhance 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, unless modified by the conditions below:

Survey date stamped: September 23, 2014

Building plans and elevations date stamped: March 16, 2015.

**Deadline for a City Decision: May 15, 2015.**

professionally done. Hayes said the survey and water management were done by a professional.

### **Discussion**

A discussion ensued on if the lot coverage indicated on the survey was correct. Planner Aaker recalculated the lot coverage and stated it is correct as stated, 19%. Aaker further commented that the house sits in an unusual location abutting City property, pond and parking lot, adding any impact would be minimal.

Commissioner Platteter asked Planner Aaker if the City received any comments from the neighbors. Planner Aaker responded no comments were received. Commissioner Platteter noted that trees were not indicated on the survey. Aaker responded that at this time that is not a requirement.

Chair Platteter opened the public hearing.

### **Public Comment**

David Craig, 4436 Garrison Lane indicated his support for the project.

Commissioner Thorsen moved to close the public hearing. Commissioner Carr seconded the motion. All voted aye; motion carried.

### **Discussion**

The discussion continued with a number of Commissioners expressing their hesitation in voting on the application without adequate drawings. Concern was also expressed that the existing building walls would not be able to support the proposed second story. Ms. Hayes commented that technically there is a second floor; the walls are just be "built up".

Chair Platteter asked Ms. Hayes if she would be willing to continue her request. Platteter said he believes from the discussion that "better" to scale drawings need to be submitted that identify what exists, what will stay, what would go and exterior building materials. Platteter suggested that Hayes work with staff on the new submittals.

Ms. Hayes responded that she would be willing to continue her request to the next meeting; adding she would speak with staff to clarify what's required.

### **Motion**

**Commissioner Forrest moved to continue Agenda Item VI. B. to the Planning Commission meeting on April 22, 2015. Commissioner Nemerov seconded the motion. All voted aye; motion to continue carried.**



# VARIANCE APPLICATION

CASE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

FEE PAID \_\_\_\_\_

City of Edina Planning Department \* [www.EdinaMN.gov](http://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: Kelly Hayes (Signature required on back page)

ADDRESS: 6205 Wooddale Ave PHONE: <sup>(952)</sup> 737-7147

EMAIL: Amhayes760@yahoo.com

**PROPERTY OWNER:**

NAME: Kelly Hayes (Signature required on back page)

ADDRESS: 6205 Wooddale Ave PHONE: <sup>(952)</sup> 737-7147

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

The South 75 feet of the North 150 feet of the West 162.75

\*\*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.

(next page)

PROPERTY ADDRESS: 6205 Wooddale Ave

PRESENT ZONING: Residential P.I.D.# 137907

**EXPLANATION OF REQUEST:**

Adding onto existing second floor  
within set backs.

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Self PHONE: <sup>952</sup> 737-7147

EMAIL: Amhayes760@yahoo.com

SURVEYOR: NAME: Blake Rivard PHONE: <sup>(651)</sup> 361-8200

EMAIL: brivard@egrod.com

Variance Application 6205 Wooddale Ave Edina, MN

There are three different variances that I am requesting for my home renovation. They are all small setback adjustments.

When I first purchased my home in Edina, MN in October of 2015, I was very excited for a new start for my son and me. Edina is a perfect place with great schools. I came across this listing and decided right away that it was a place we could call home. It was home, but it definitely needed work.

At the closing, I showed Violet, the previous owner, my ideas for the new home. The home had been in her family since 1941 and she is very attached to it. She loved my ideas and was especially sentimental that I was not just tearing it down. These changes are not altering the essential character of the neighborhood. My new elevation is in harmony with the general purposes and the intent of the zoning ordinance.

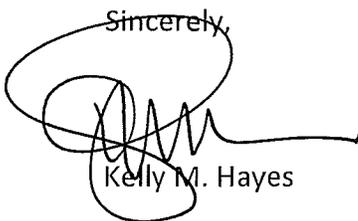
Since it was important to me to keep some of the historical structure, I sought out a plan that would modernize the floor plan, but keep the architecture in line with the neighborhood. By granting me the side and front setback variance, I am able to use the existing structure which will relieve practical difficulties in complying with the zoning ordinance. My use on this is reasonable. It also creates less waste in materials since I am using the existing structure.

Lastly, the current ceiling height in my upstairs does not meet code to be considered living space. I do not have enough surface ceiling area at 8' to constitute my current second floor as living space. In order to correct this, I will need to increase the roof height of my entire house which requires a variance. This will correct extraordinary circumstance applicable to my property, but not applicable to other property in my neighborhood.

As you can see from plans and the picture of the proposed elevation, my renovated house will be a wonderful addition to the street scape as well as liveable square footage for my home.

I thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly M. Hayes', is written over a circular stamp. The signature is fluid and cursive, with a long horizontal stroke extending to the right. The circular stamp is partially obscured by the signature.

Kelly M. Hayes

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

*see attached sheet.*

**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.

- ✓ Completed and signed application form.
- ✓ Application fee (not refundable). Make check payable to "City of Edina."
- ✓ One (1) Copy of drawings to scale.
- ✓ Seventeen (17) 11x17 copies of drawings, including elevations and survey, photographs and other information to explain and support the application. Copies must be collated.
- ✓ A current survey is required. Please refer to "Exhibit A."
- ✓ Grading, drainage, erosion control and stormwater management plan. Grading plan must include existing and proposed two-foot contours, and location and size of pipes and water storage areas. The grading and erosion control plan along with a stormwater management plan must be signed by a licensed professional engineer. The stormwater management plan must detail how stormwater will be controlled to prevent damage to adjacent property and adverse impacts to the public stormwater drainage system.
- ✓ 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.
- ✓ 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
2. The plight of the petitioner is due to circumstances unique to his/her property which were not created by the petitioner
3. The variance, if granted, will not alter the essential character of the property or its surroundings.

**\*\*Economic considerations alone shall not constitute an undue hardship if reasonable use for the petitioner's property exists under the terms of the ordinance.**

**Application:** Applications are submitted to the Planning Department. Offices are open Monday through Friday, 8 AM to 4:30 PM.

**Deadlines for Applications:** Applications need to be submitted at least **thirty days** before the meeting. This allows the City of Edina time to notify surrounding property owners of the date of the hearing and details of the variance. It is helpful to submit the application as soon as possible to secure an early hearing position.

**Notice of Public Hearing:** Notice is mailed to all property owners (of record at City Hall) that are located within 200 feet of the site. Notice is mailed ten (10) days prior to the hearing. You are encouraged to contact adjacent or close owners and advise them of your proposal prior to the notice of the hearing. You may wish to provide statements of "no objection to the variance" from the nearby property owners.

**Meetings and Public Hearings:** Meetings of the Planning Commission are scheduled on the second and fourth Wednesday of each month. The meetings are held at 7:00 pm in the Edina City Hall Council Chambers, 4801 West 50<sup>th</sup> Street. ***Each meeting is limited to five variance cases on a first come, first serve basis.*** Additional requests are delayed until subsequent meetings. Meetings are formal public hearings with a staff report, comments from the proponent and comments from the audience. It is important the owner or a representative attend the meeting to answer questions.

**Staff Report:** After review of the drawings submitted and a visit to the site staff prepares a report. This report, along with any supporting drawings and materials, are sent to the Zoning Board in advance of the meetings. Board members may visit the site before the meeting. All plans, emails and written information are public information, and may be used in the staff report and distributed to the public.

**Board Membership:** The Planning Commission serves as the Zoning Board. Five members are required for a quorum.

**Decisions by the Planning Commission:** The Planning Commission may approve, deny or amend the variance request and establish conditions to ensure compliance or protect surrounding property owners. The Planning Commission generally makes a decision at the scheduled hearing. Occasionally, however, a continuance to another meeting may be necessary.

**Appeals:** Decisions of the Planning Commission are final unless appealed to the City Council in writing within 10 days. The proponents, any owner receiving notice of the hearing or the staff may appeal decisions. Appeals are rare and they can be time consuming because a new hearing is required before the full City Council. Appeals must be filed with the City Clerk.

**Legal Fee:** It is the policy of the City to charge applicants for the actual cost billed by our attorneys for all legal work associated with the application. An itemized bill will be provided which is due and payable within thirty (30) days.

**\*\* Filing an Approved Variance:** The applicant is required to file an approved variance resolution with the County. Documents necessary for filing will be provided by the Planning Department.

**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.



Applicant's Signature

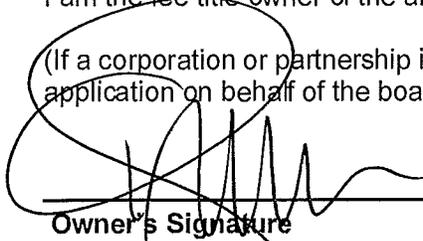
3/19/15

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.)



Owner's Signature

3/19/15

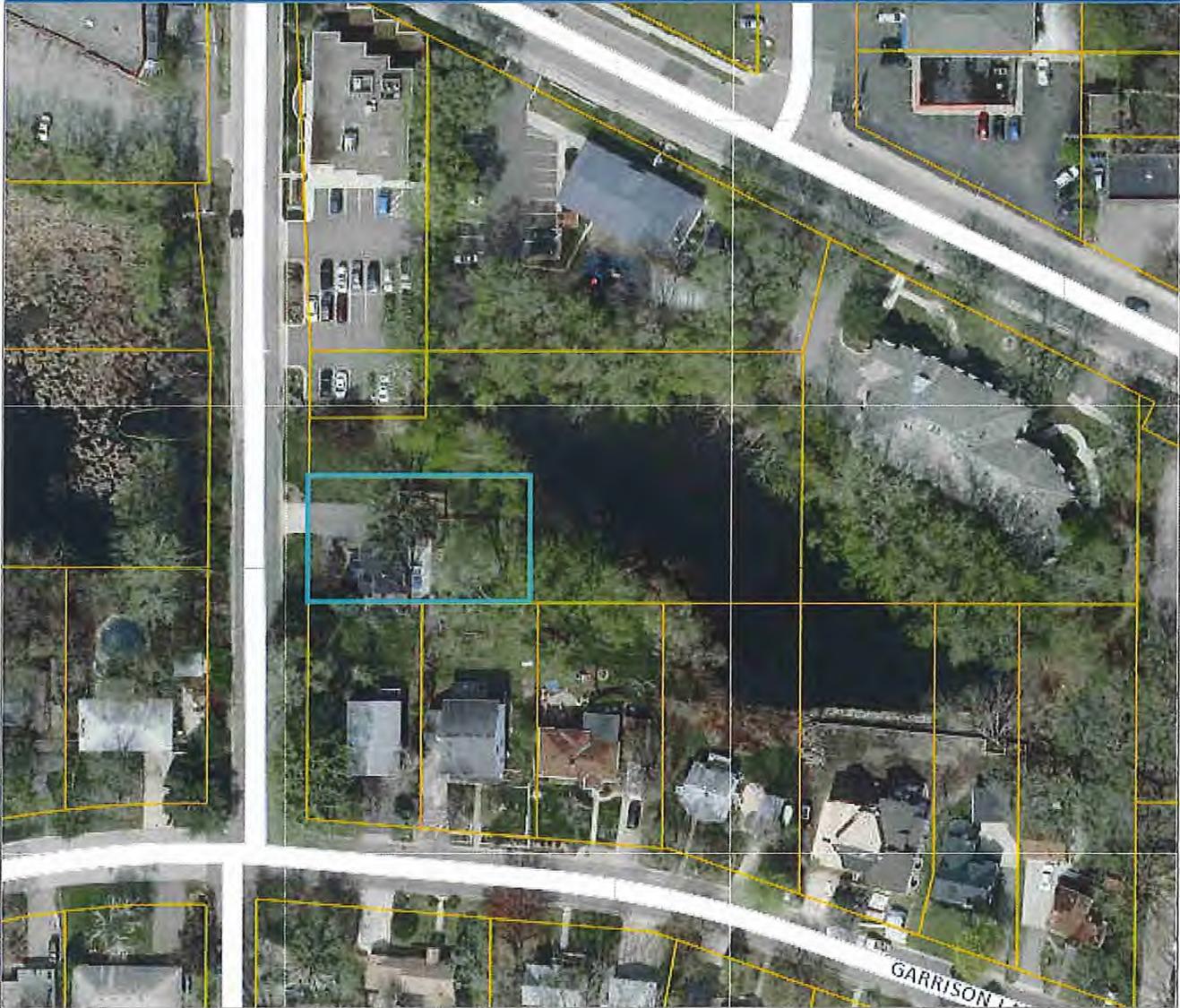
Date

**Note. Both signatures are required (if the owner is different than the applicant) before we can process the application, otherwise it is considered incomplete.**



Interactive  
Maps

Property  
Map



<p><b>Parcel ID:</b> 30-028-24-12-0006</p>	<p><b>A-T-B:</b> Abstract</p>	<p>Map Scale: 1" ≈ 100 ft.</p>	
<p><b>Owner Name:</b></p>	<p><b>Market Total:</b></p>	<p>Print Date: 3/25/2015</p>	
<p><b>Parcel Address:</b> 6205 Wooddale Ave Edina, MN 55424</p>	<p><b>Tax Total:</b></p>	<p>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.</p>	
<p><b>Property Type:</b> Residential</p>	<p><b>Sale Price:</b></p>		
<p><b>Home-stead:</b> Homestead</p>	<p><b>Sale Date:</b> 10/2014</p>		
<p><b>Parcel Area:</b> 0.23 acres 9,956 sq ft</p>	<p><b>Sale Code:</b> Warranty Deed</p>	<p>COPYRIGHT © HENNEPIN COUNTY 2015</p>	

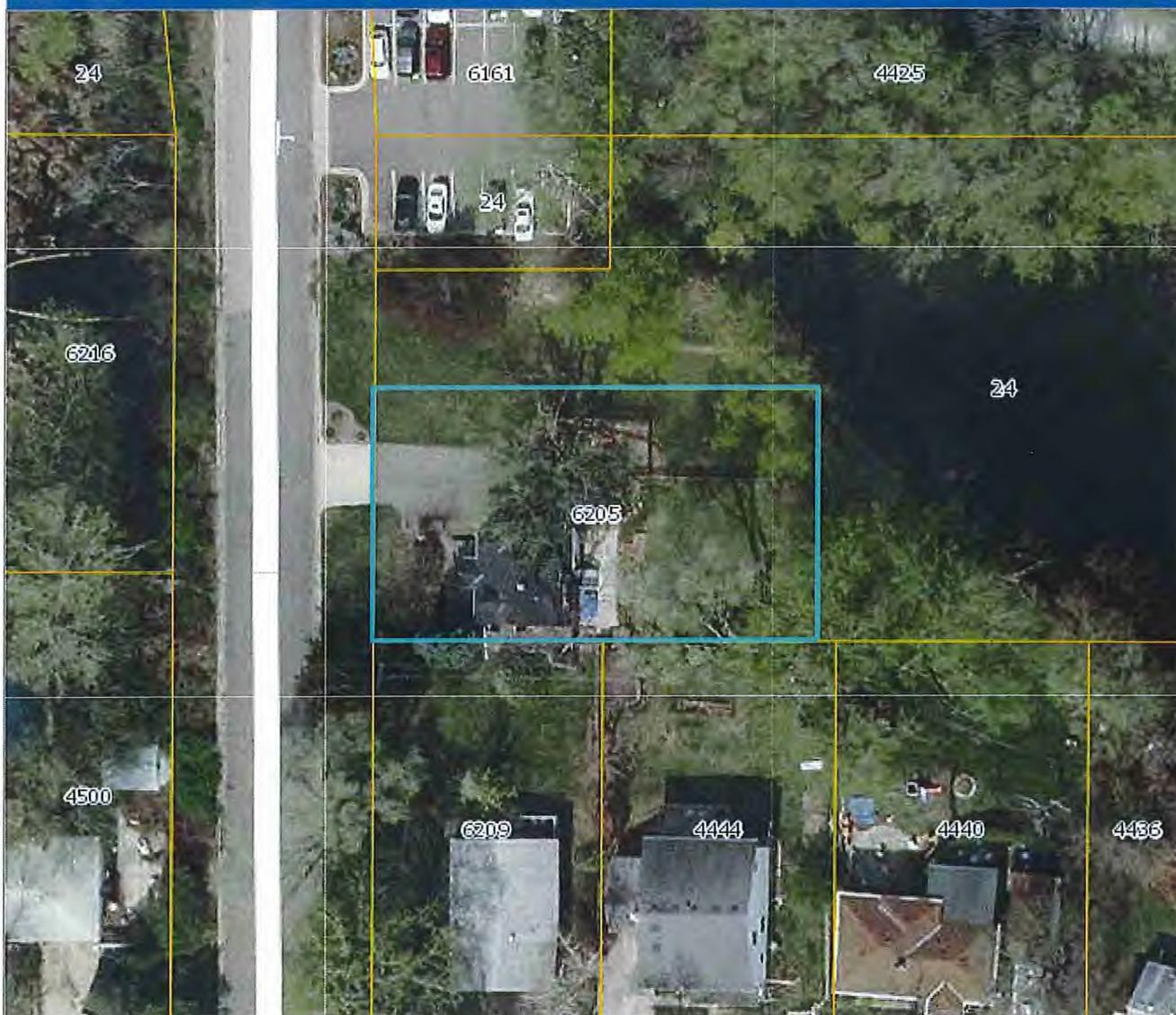


*site location*



Interactive  
Maps

Property  
Map



<p><b>Parcel ID:</b> 30-028-24-12-0006</p>	<p><b>A-T-B:</b> Abstract</p>	<p>Map Scale: 1" ≈ 50 ft. Print Date: 3/25/2015</p>	
<p><b>Owner Name:</b></p>	<p><b>Market Total:</b></p>	<p>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 2015  Think Green!</p>	
<p><b>Parcel Address:</b> 6205 Wooddale Ave Edina, MN 55424</p>	<p><b>Tax Total:</b></p>		
<p><b>Property Type:</b> Residential</p>	<p><b>Sale Price:</b></p>		
<p><b>Home-stead:</b> Homestead</p>	<p><b>Sale Date:</b> 10/2014</p>		
<p><b>Parcel Area:</b> 0.23 acres 9,956 sq ft</p>	<p><b>Sale Code:</b> Warranty Deed</p>		

*site location*

# CERTIFICATE OF SURVEY

for **KELLY M. HAYES**  
**6205 WOODDALE AVENUE SOUTH**  
**EDINA, MN 55424**

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 19421
- DENOTES HENNEPIN COUNTY CAST IRON MONUMENT
- DENOTES FENCE
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES PAVER SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED ELEVATION

## IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA INCLUDING R/W = 12,206 S.F.  
 TOTAL AREAS EXCLUDING R/W = 9,956 S.F.

### EXISTING IMPERVIOUS CALCULATIONS

EXISTING HOUSE = 832 S.F.  
 EXISTING CONCRETE = 806 S.F.  
 EXISTING DRIVEWAY = 1,166 S.F.  
 TOTAL EXISTING IMPERVIOUS (EXCLUDING RIGHT OF WAY) = 2,804 S.F.

### PROPOSED IMPERVIOUS CALCULATIONS

PROPOSED HOUSE AND GARAGE = 1,599 S.F.  
 CONCRETE WALK AND PATIO = 469 S.F.  
 DRIVEWAY = 729 S.F.  
 TOTAL PROPOSED IMPERVIOUS = 2,797 S.F.  
 PROPOSED PERCENT IMPERVIOUS (EXCLUDING RIGHT OF WAY) = 28.1%

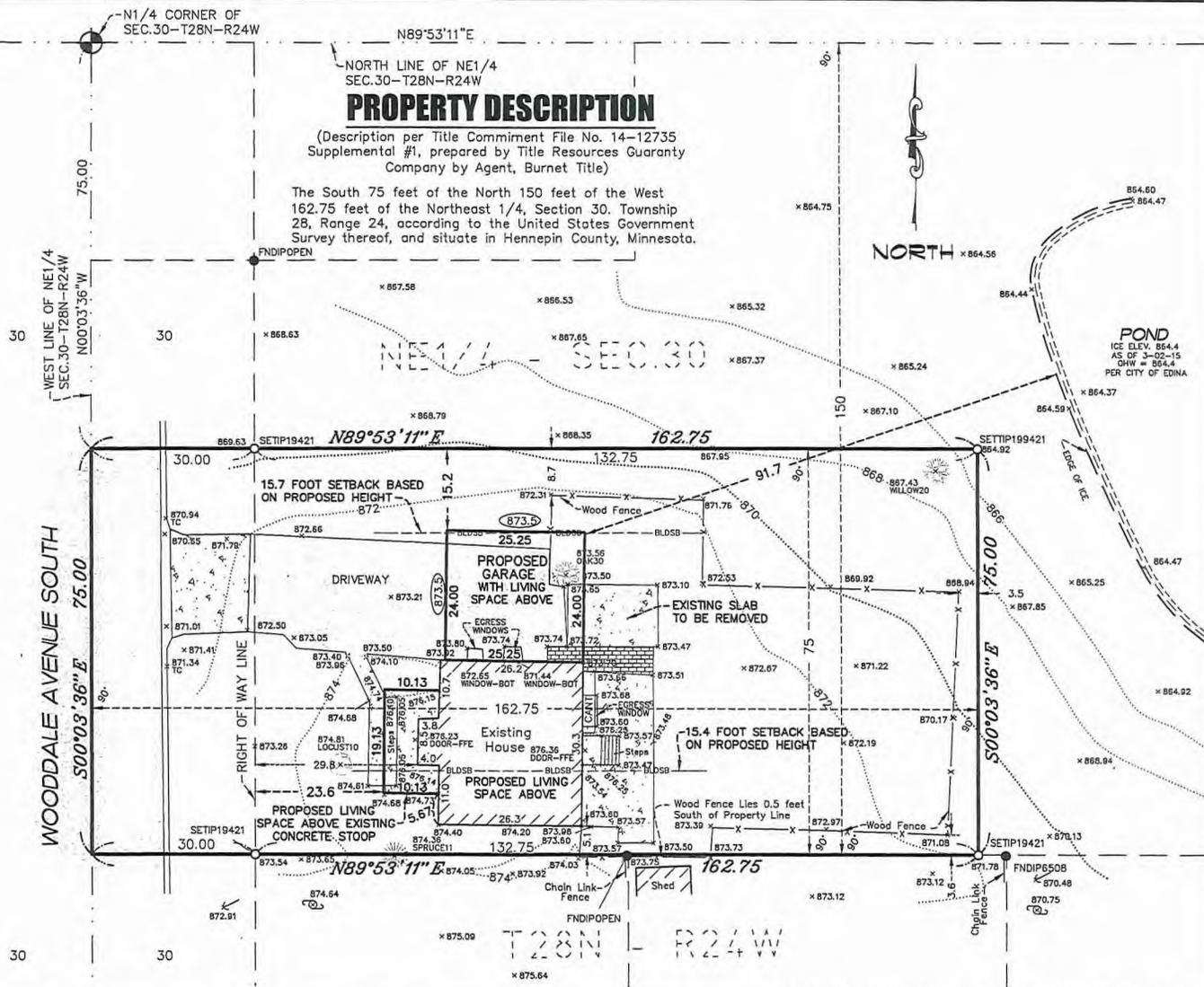
## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/14 and 3/02/15.
- Bearings shown are Hennepin County Coordinate System.
- This survey is based upon a Title Commitment File No. 14-12735 Supplemental #1, prepared by Title Resources Guaranty Company by Agent, Burnet Title, dated July 28th, 2014.
- The side yard setbacks are based on proposed building heights.

## PROPERTY DESCRIPTION

(Description per Title Commitment File No. 14-12735 Supplemental #1, prepared by Title Resources Guaranty Company by Agent, Burnet Title)

The South 75 feet of the North 150 feet of the West 162.75 feet of the Northeast 1/4, Section 30, Township 28, Range 24, according to the United States Government Survey thereof, and situate in Hennepin County, Minnesota.



S:\rud\CAD\14pro\14545LS\15106HouseStake.dwg 3/9/2015 12:52:11 PM CDT

- Denotes Iron Set
- Denotes Iron Found

Scale 1" = 20'

Job No.: 15106hs

Bearings shown are on an assumed datum.

Drawn By: JEN

Project Manager: BLR

I hereby certify that this plan, survey 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. Dated this 23rd day of September, 2014.

*BLR*

Revised: 3-9-15 added topo & prop. additions  
 License No. 19421

**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

*Survey*



**LEGEND**

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 19421
- DENOTES HENNEPIN COUNTY EAST IRON MONUMENT
- DENOTES FENCE
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES PAVEMENT SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED ELEVATION

**IMPERVIOUS SURFACE CALCULATIONS**

TOTAL AREA INCLUDING R/W = 12,206 S.F.  
 TOTAL AREA EXCLUDING R/W = 9,956 S.F.

**EXISTING IMPERVIOUS CALCULATIONS**

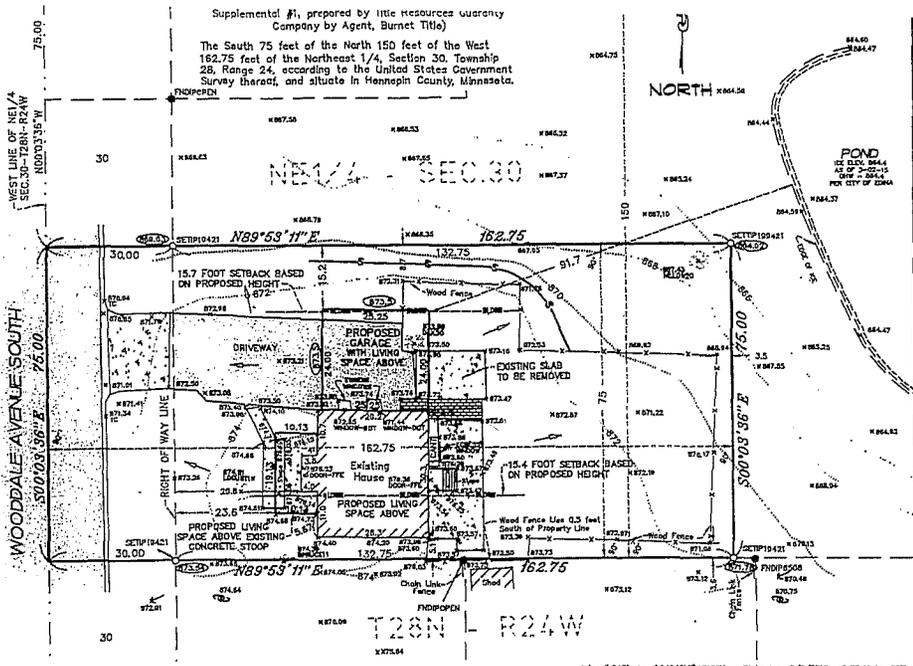
- EXISTING HOUSE = 832 S.F.
- EXISTING CONCRETE = 806 S.F.
- EXISTING DRIVEWAY = 1,166 S.F.
- TOTAL EXISTING IMPERVIOUS = 2,804 S.F. (EXCLUDING RIGHT OF WAY) = 28.2%

**PROPOSED IMPERVIOUS CALCULATIONS**

- PROPOSED HOUSE AND GARAGE = 1,569 S.F.
- CONCRETE WALK AND PATIO = 469 S.F.
- DRIVEWAY = 729 S.F.
- TOTAL PROPOSED IMPERVIOUS = 2,767 S.F.
- PROPOSED PERCENT IMPERVIOUS = 28.1% (EXCLUDING RIGHT OF WAY)

**NOTES**

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/19/14 and 3/02/15.
- Bearings shown are Hennepin County Coordinate System.
- This survey is based upon a Title Commitment File No. 14-12735 Supplemental #1, prepared by Title Resources Guaranty Company by Agent, Sumet Title, dated July 28th, 2014.
- The side yard setbacks are based on proposed building heights.



Supplemental #1, prepared by Title Resources Guaranty Company by Agent, Sumet Title)

The South 75 feet of the North 150 feet of the West 182.75 feet of the Northeast 1/4, Section 30, Township 28, Range 24, according to the United States Government Survey thereof, and situate in Hennepin County, Minnesota.

ITEM	MNDOT SPECIFICATION/N
SDD	387B
SEED **	387E
* FOR TURF ESTABLISHMENT	
COMMERCIAL TURF	MNDOT MIX 25-131 (220 LB)
RESIDENTIAL TURF	MNDOT MIX 25-131 (120 LB)
TEMPORARY	
FALL COVER	MNDOT MIX 21-112 (100 LB)
SPRING/SUMMER	MNDOT MIX 21-111 (100 LB)
SOIL-BUILDING COVER	MNDOT MIX 21-113 (110 LB)
1-2 YEARS COVER	MNDOT MIX 22-111 (300 LB)
2-5 YEARS COVER	MNDOT MIX 22-112 (40 LB)
MULCH	3882 (TYPE 1 - DISC AND FERTILIZER)
FERTILIZER	3891
WOOD FIBER BLANKET	3885 (CATEGORY 2)

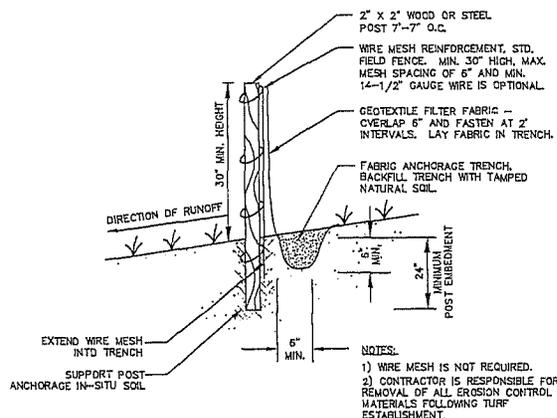
- \* NOW A MINIMUM OF ONCE PER 2 WEEKS
- \*\* SEEDED AREAS SHALL BE EITHER MULCHED OR COVERED BY THE BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.

- ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTE DURING DAYS.
- THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO ALL ADJACENT CONTROL PRACTICES IN PLACE IN THOSE AREAS PREVENT MIGRATION OF SOILS.
- THE CONTRACTOR SHALL MAINTAIN SILT FENCE, INCLUDING THE REMOVAL OF BUILDING CONSTRUCTION. SILT FENCE TO BE REMOVED ONLY AFTER ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR SHALL PROVIDE WOOD FIBER BLANKET FOR ALL AREAS OF EROSION.
- PROTECT ALL STORM WATER MANAGEMENT FACILITIES FROM CONSTRUCTION. CONSTRUCT SAID FACILITIES ONCE SITE HAS BEEN STABILIZED.
- IF ANY SLOPES APPEAR TO BE FAILING, THE CONTRACTOR SHALL PROVIDE EROSION CONTROL BLANKET AS NEEDED.
- THE CONTRACTOR SHALL FINAL GRADE SWALE AREAS UPON STABILIZATION.
- THE CONTRACTOR SHALL SOD ALL DISTURBED DRAINAGE AREAS, INCLUDING SWALES.
- UPON GRADING COMPLETION THE CONTRACTOR SHALL PROVIDE NATURAL VEGETATION WITH A STRAIGHT SET DISC WITHIN 48 HOURS OF FINAL GRADING.
- EXCESS SOIL SHOULD BE TREATED LIKE OTHER EXPOSED SOIL AND SHOULD BE PLACED ON DOWNSTREAM SIDES.
- IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHOULD BE CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY THE CONTRACTOR WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR BEEN PREVENTED.

<ul style="list-style-type: none"> <li>○ Denotes Iron Set</li> <li>● Denotes Iron Found</li> </ul>	Bearings shown are on an assumed datum. Drawn By: JEN Project Manager: BLR	I hereby certify that this plan, survey 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. Dated this 23rd day of September, 2014. Revised: 3-9-15 addd topo & prop. additions License No. 19421
Scale 1" = 20' Job No.: 15106hs	<b>E.G. RUD &amp; SONS, INC.</b> Professional Land Surveyors 6776 Lake Drive NE, Suite 110 Uro Lakes, MN 55014 Tel. (651) 241-6256 Fax (651) 241-6701	

**LEGEND**

- 892 — PROPOSED CONTOUR
- 890 — PROPOSED SPOT ELEVATION
- X92.91 PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
- PROPOSED SILT FENCE
- PROPOSED DIRECTION OF DRAINAGE



- NOTES:**
- 1) WIRE MESH IS NOT REQUIRED.
  - 2) CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION CONTROL MATERIALS FOLLOWING TURF ESTABLISHMENT.



**OTHER POLLUTION CONTROL MEASURES**

**CONSTRUCTION WASTE MATERIALS** - ALL WASTE MATERIALS GENERATE COLLECTED AND REMOVED ACCORDING TO ALL LOCAL AND/OR STATE WASTE MANAGEMENT COMPANY. THE CONTRACTOR WILL ENSURE THAT PRACTICES.

**HAZARDOUS WASTES** - ALL HAZARDOUS WASTE MATERIALS SHALL BE WHEN NECESSARY, HAZARDOUS WASTES WILL BE DISPOSED OF IN THE REGULATION OR BY THE MANUFACTURER.

**SANITARY WASTE** - ALL SANITARY WASTE WILL BE COLLECTED FROM MANAGEMENT COMPANY, AS REQUIRED BY LOCAL REGULATION.

**DEFESIVE VEHICLE TRACKING** - A ROCK CONSTRUCTION ENTRANCE HAS SEPARATELY IF A STREET, ALLEY, SIDEWALK OR OTHER PUBLIC PLACE SHALL CAUSE SUCH SOILING OR LITTERING TO BE CLEANED UP BY THE CONTRACTOR IN WHICH SUCH SOILING OR LITTERING SHALL HAVE OCCURRED OR MATERIALS (SAND, TOPSOIL, ETC.) TO AND/OR FROM THE SITE SHALL BE REMOVED.

**VEHICLE CLEANING** - NO ENGINE DECREASING IS ALLOWED ON-SITE. DEFINED AREA ("BONE YARD") ON-SITE. CONTRACTOR TO PROVIDE SIGNAGE. WASHOUT AREA IS TO BE A MINIMUM OF 50' FROM DITCHES LIQUID AND-SOLID WASTE GENERATED BY WASHOUT OPERATIONS MUST FACILITY OR IMPERMEABLE LINER (E.G. COMPACTED CLAY LINER, HDPE).

**SPILL PREVENTION AND CONTROL** - ALL VEHICLES WILL BE CHECKED FLUIDS WILL NOT BE ALLOWED ON-SITE. SPILL KITS WILL BE STORED IMMEDIATELY DISCOVERY. SPENT ABSORBENT MATERIALS AND RAGS IS CLEANED UP AND PROPERLY DISPOSED OF. SPILL PREVENTION AT CONSTRUCTION BEGINS.

**THE CONTRACTOR MUST DISCHARGE TURBID OR SEDIMENT-LADEN WA DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE TO A TEMPORARY SITE UNLESS INFRACTIBLE. THE CONTRACTOR MAY DISCHARGE FROM SURFACE WATERS IF THE BASIN WATER HAS BEEN VISUALLY CHECKED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN TREATED WITH THE APPROPRIATE BMPs, SUCH THAT THE DISCHARGE DOWNSTREAM PROPERTIES.**

**PERSON WHO WILL OVERSEE IMPLEMENTATION OF SWPPP (CONTRACTOR T.S.D.)**  
(ADD CONTACT INFO HERE WHEN DETERMINED)

**STORM WATER & EROSION CONTROL**  
**6205 WOODDALE**



Know what's below.  
Call before you dig.



MINNEAPOLIS LICENSED

NW CORNER OF NE 1/4  
SEC. 30, T. 28, R. 24

DONALD H. DEUTSCH  
LAND SURVEYOR

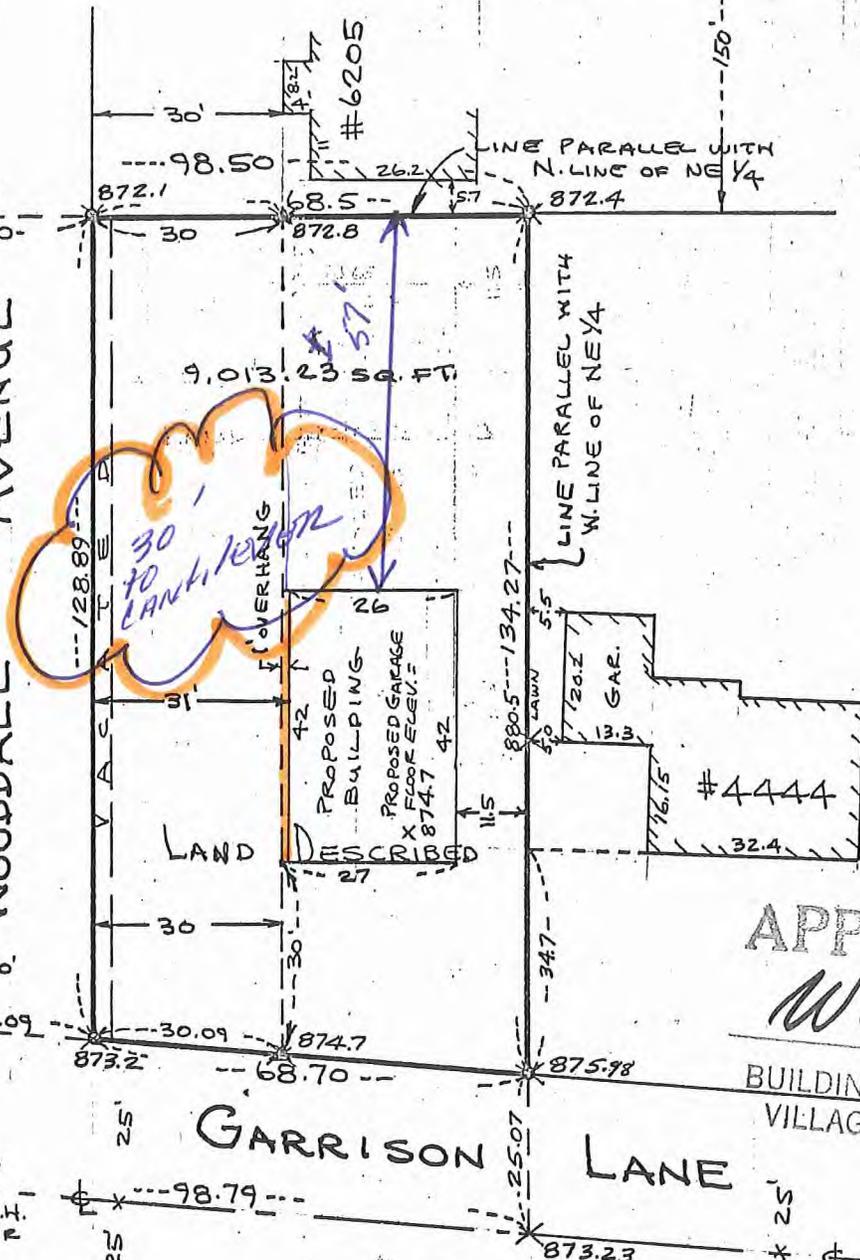
PHONE: 722-0235

4155 - 24TH AVENUE SOUTH  
MINNEAPOLIS, MINNESOTA 55406

B.M. TOP OF HYD  
ELEV = 874.88 (FROM VILLAGE ENGR)  
1-28-72

WEST LINE OF NE 1/4 OF SEC. 30, T. 28, R. 24

6209 WOODDALE AVENUE



SCALE 1" = 30'  
O DENOTES IRON MONUMENT  
A DENOTES WOOD HUB  
X DENOTES ELEVATION

APPROVED  
*Wani*

BUILDING INSPECTOR  
VILLAGE OF EDINA

GARRISON LANE

G-34

LEGAL DESCRIPTION

Beginning at a point on the West line of the Northeast 1/4 of Section 30, Township 28, Range 24, 150 feet South of the Northwest corner thereof; thence East and parallel with the North line of said Northeast 1/4, 98.5 feet; thence South and parallel with the West line thereof to the center line of Garrison Lane; thence Northwesterly along said center line to the West line of said Northwest 1/4; thence North 151.6 feet along said West line to the point of beginning. Subject to all Easements of record. (for Wooddale Avenue over the Westerly 30 feet thereof and for Garrison Lane over the Southerly 25 feet thereof.)

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land described above. Surveyed by me this 1st day of May, 1971.

As resurveyed by me this 2nd day of August, 1971.

As revised and updated by me this 19th day of January, 1972.

*Donald H. Deutsch*

*Neighbor to the south*

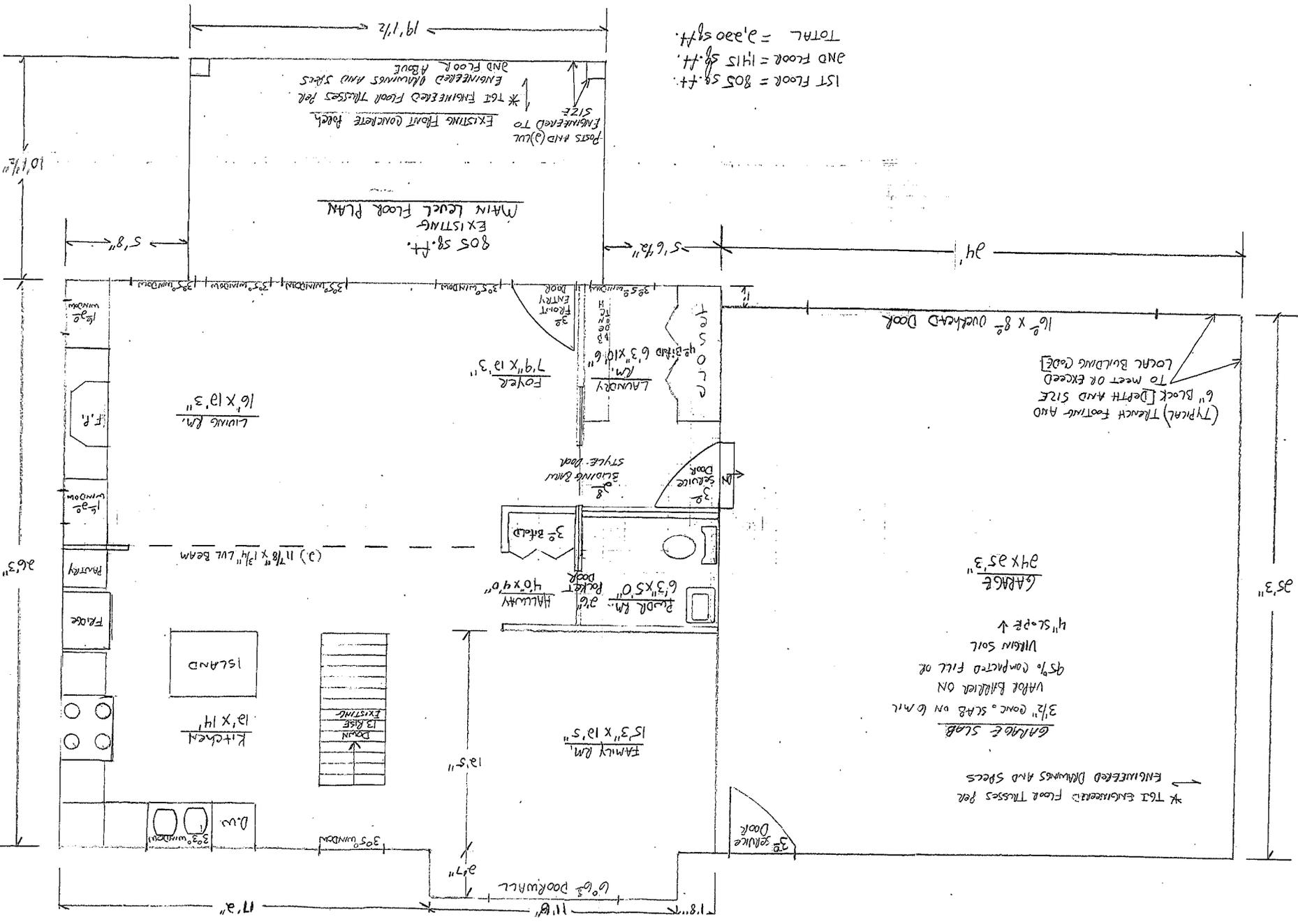


No hedges  
on either  
side

205 Wooddale Ave  
Proposed elevation







1ST Floor = 805 sq. ft.  
 2ND Floor = 1415 sq. ft.  
 TOTAL = 2,220 sq. ft.

POSTS AND (2) LVLS  
 ENGINEERED TO  
 EXISTING FRONT CONCRETE FOOTING  
 \* TGI ENGINEERED FLOOR TRUSSES PER  
 ENGINEERED DRAWINGS AND SPECS  
 2ND FLOOR ABOVE

805 sq. ft.  
 EXISTING  
 MAIN LEVEL FLOOR PLAN

(TYPICAL) TRENCH FOOTING AND  
 6" BLOCK DEPTH AND SIZE  
 TO MEET OR EXCEED  
 LOCAL BUILDING CODE

GARAGE SLAB  
 3/2" CONC. SLAB ON GRAVEL  
 VAPOR BARRIER ON  
 95% COMPACTED FILL OR  
 VIRGIN SOIL  
 4" SLOPE ↓

\* TGI ENGINEERED FLOOR TRUSSES PER  
 ENGINEERED DRAWINGS AND SPECS

10' 1 1/2"

26' 3"

35' 3"

19' 1/2"

5' 8"

5' 6 1/2"

24'

LIVING RM.  
 16' x 13' 3"

FOYER  
 7' 9" x 13' 3"

LAUNDRY RM.  
 6' 3" x 10' 6"

(2) 11' 7/8" x 17/4" LVLS BEAM

3RD BATH

HALLWAY  
 4' 0" x 9' 0"

2ND BR.  
 6' 3" x 5' 0"

ISLAND

KITCHEN  
 12' x 14'

FAMILY RM.  
 15' 3" x 12' 5"

DW.  
 3' 3" x 3' 3"

6' 0" DOORWAY

3RD DOOR

16' x 8' 2" OVERHEAD DOOR

TO PORCH

3RD DOOR

3RD DOOR

3RD DOOR

15' 2" WINDOW

F.P.R.

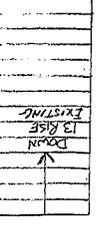
15' 2" WINDOW

PORCH

FRIDGE

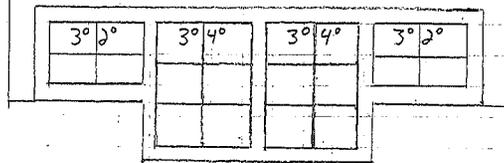
2 CIRCLES

2 CIRCLES



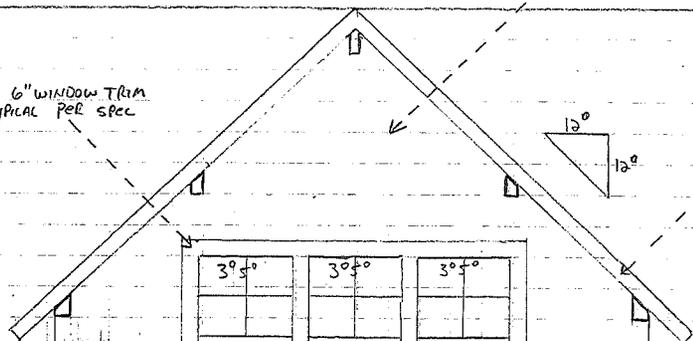
3' 0" WINDOW



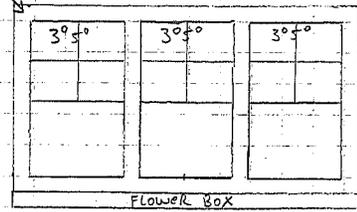


6" WINDOW TRIM  
TYPICAL PER SPEC

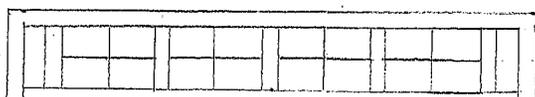
BOARD AND BATTEN SIDING  
TYPICAL ON FRONT ELEVATION



6" RAKE  
BOARD PER  
SPEC



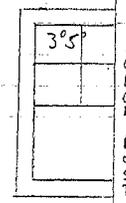
2ND FLR.  
PLATE ON  
FRONT  
GABLE  
APPROX  
5'0"



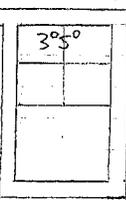
16' x 8' OVERHEAD  
GARAGE DOOR

GARAGE PLATE HGT. FOR  
2ND FLR. TO BE FLUSH  
WITH EXISTING FLR..

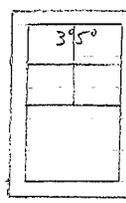
EXISTING FLR. JOIST



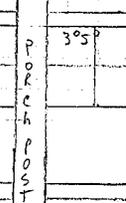
3'6" 8'  
DOOR



3'5" 0'



3'5" 0'



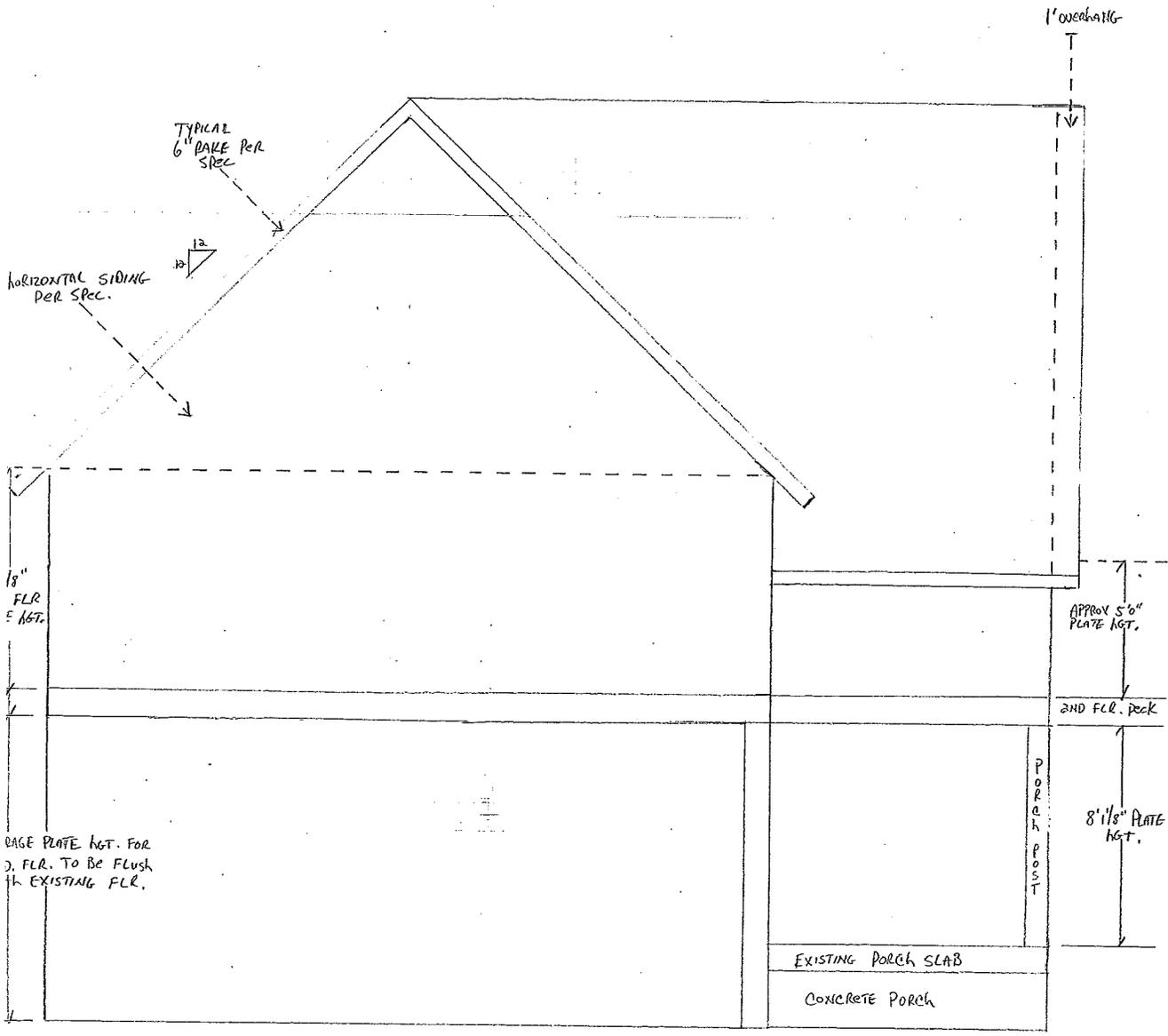
EXISTING FLR. JOIST

TOP 2ND FLR  
1ST FLR. PLATE

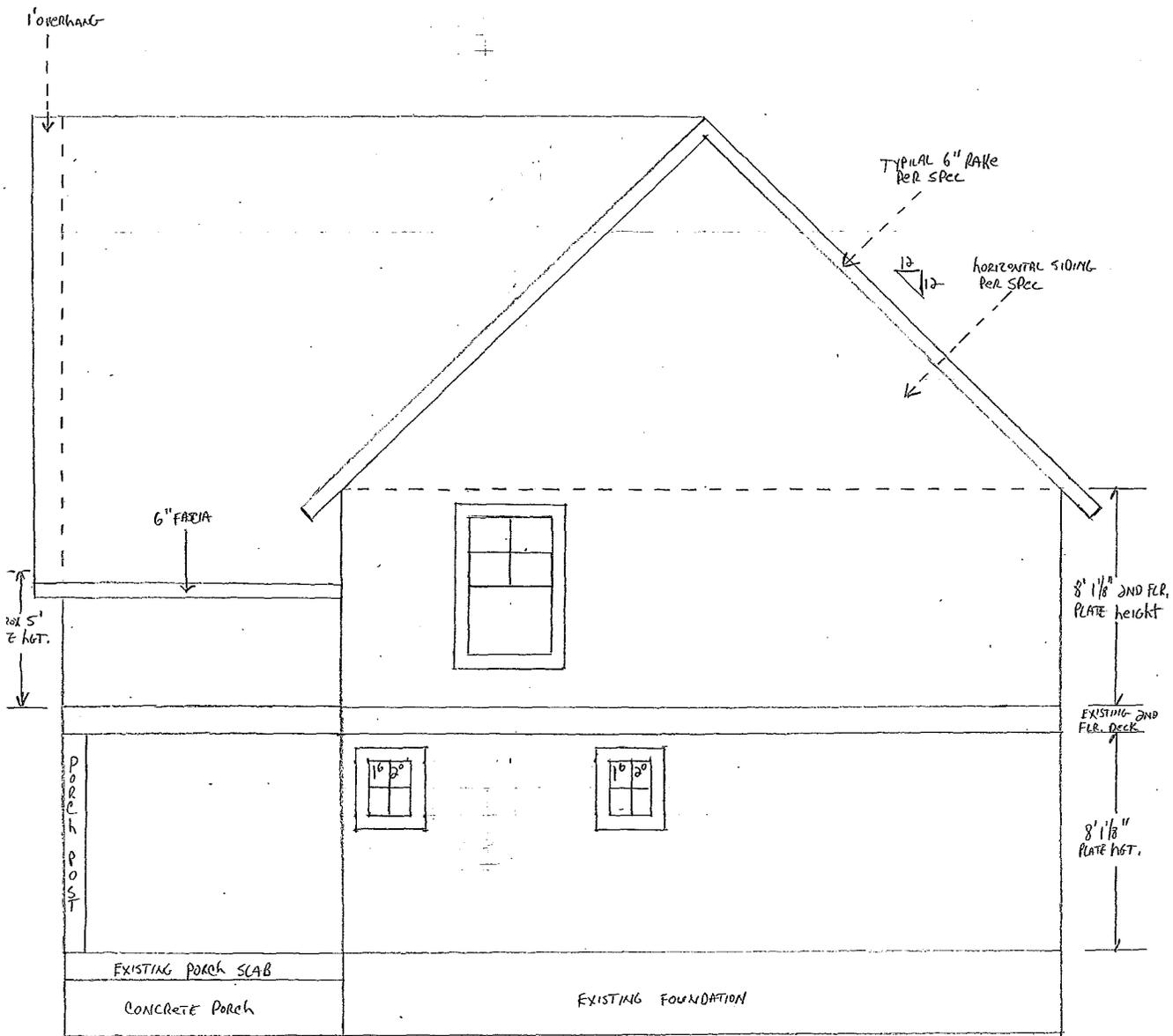
8'11 1/2"

TOP 1ST FLR

FRONT ELEVATION



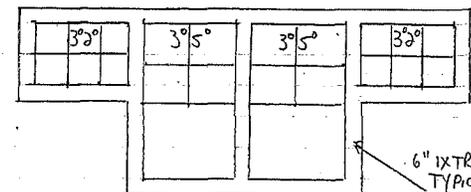
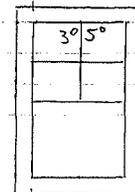
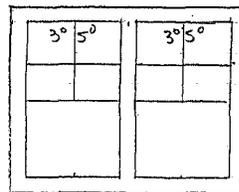
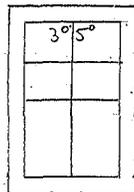
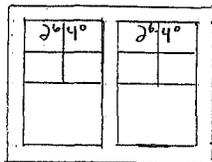
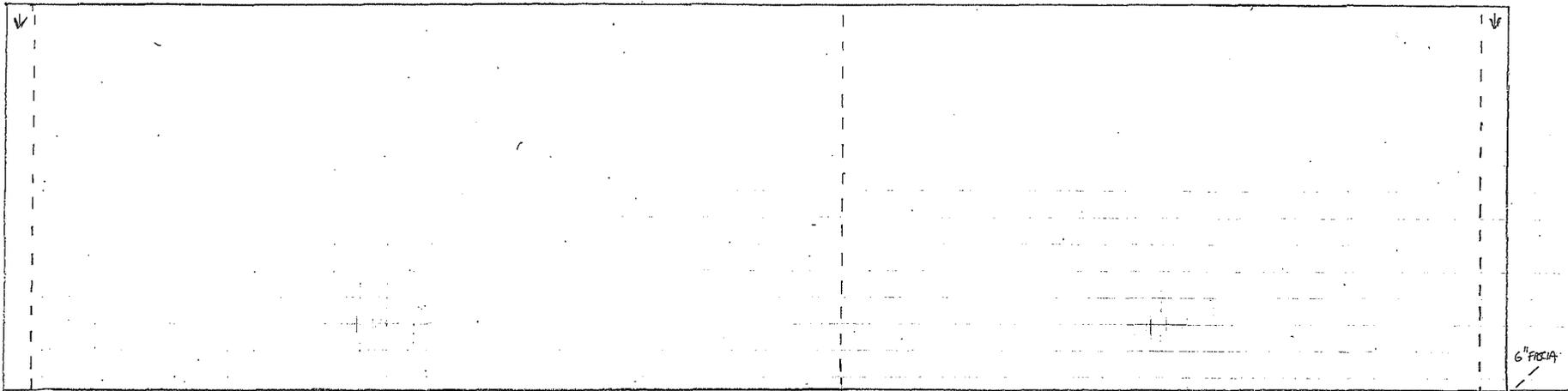
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

1' overhang

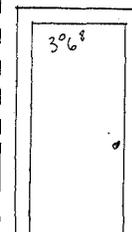
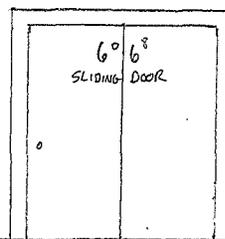
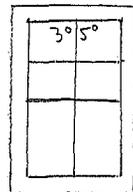
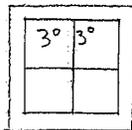
1' overhang



6" FROST

8' 1 7/8" ON: FLOOR PLATE LG

EXISTING 2ND FLOOR DECK



GARAGE DOOR IS FOR 2ND FLR. BE FLUSH WITH EXISTING FLR

EXISTING FOUNDATION

STEPS TO GRADE