



PLANNING COMMISSION STAFF REPORT

Originator Kristine Aaker Assistant Planner	Meeting Date April 8, 2015	Agenda # B-15-07
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Recommended Action: Approve a 7.65 foot variance from the required 39.65 foot front yard setback requirement for the addition of a front room and porch on the main floor with basement area below to be located 32 feet from the front property line for the property located at 4230 Scott Terrace.

Project Description: The applicant is requesting a 7.65 foot variance to the required 39.65 foot front yard setback to construct a front room with porch that will be approximately 3.8 feet closer to the street than the existing front of the home on the lot located at 4230 Scott Terrace, owned by Andrew and Megan Wirth.

INFORMATION/BACKGROUND

The subject property is approximately 45 feet in width (as measured 50 feet back from the front property line) and is 8,940 square feet in area.

There are two existing single-family homes on the north and south lots, both facing the Scott Terrace. The north lot has a front setback of 35 feet and the home to the south of the subject property is set back 44.3 feet from the front property line.

The property owner is requesting to add living space, to the front of the home, and build a basement area below. The plan also includes a conforming mudroom addition to the north side of the home. The proposed front porch addition will not meet the front yard setback. Section 36-439, 1 (a) requires a front yard setback equal to the average setback of the two adjacent homes, or 39.65 feet for this lot.

SUPPORTING INFORMATION

Surrounding Land Uses

This property is located on the west side of Scott Terrace surrounded by single-family homes within the Morningside Neighborhood .

Existing Site Features

The subject lot is 8,940 square feet in area. It is a rather narrow, but deep lot with a single dwelling unit and a detached two car garage.

Planning

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

Building Design

The proposal is to build two additions to the existing home. The proposal is to add a conforming mudroom along the north wall and a front room and porch on the east side closer to the front property line than currently allowed by city code, therefore requiring a variance.

Engineering

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

Compliance Table

	City Standard	Proposed
Front - Side- Rear-	Average of adjacent (39.65) 5+ height, (living) 25 feet	32 feet* 9.2 and 11.4 feet Over 107 feet
Building Height	2 1/2 stories, 30 Ft	2 story 26.5 feet from existing grade
Lot Area Lot Width	9,000 Sq Ft or avg of nbhd 75 feet or avg of nbhd	8,940 sq. ft 45 feet
Lot coverage	2,250 Sq. Ft. Max.	1,850.5 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 average of the two adjacent homes).
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 improvements will still be 4.3 feet farther back from the front lot line than the closest home to Scott Terrace.

• **Is the proposed variance justified?**

Yes. Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable.

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that the following conditions must be satisfied affirmatively. The proposed variance will:

1) *Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.*

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes the proposed variance is reasonable given that the applicant is seeking to minimize impact on the adjacent properties and the streetscape. The proposed improvements will be a little over 3 feet closer to the front lot line than the existing structure but will still be farther from the street than the one other home along the west side of Scott Terrace..

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 for this narrow 45 foot wide lot is that the proposed improvements will be the least impacting solution on the neighbors to the north and south. Side yard setbacks will be the same as

existing and will not alter spacing between structures which is difficult to achieve given narrow lot width.

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 addition will complement the existing neighborhood homes.

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 setback (as determined by the average of the two adjacent homes).
2. The proposed additions are appropriate in size and scale for the lot and the improvements will enhance the property.
3. There is a practical difficulty in meeting the ordinance requirements and there are circumstances unique to the property due to an imposed front yard setback from adjacent properties.
4. The variance, if approved, will not alter the essential character of the neighborhood. The proposed setback is still over 4 feet farther back from the front lot line than a neighboring home down the block.

Approval of the variance is subject to the following conditions:

- 1) Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans:

Survey dated March 9, 2015

Building plans and elevations date stamped; March 9, 2015

- 2) Compliance with the Environmental Engineer's memo.

Deadline for a City Decision: May 8, 2015



VARIANCE APPLICATION

CASE NUMBER B-15-7 DATE 3/9/2015
FEE PAID pd. 350.00

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

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

APPLICANT:

NAME: Andrew & Megan Wirth (Signature required on back page)
ADDRESS: 4230 Scott Terrace Edina PHONE: 612-743-3886 (Andrew)
EMAIL: andrew@wirthco.com

PROPERTY OWNER:

NAME: Andrew & Megan Wirth (Signature required on back page)
ADDRESS: 4230 Scott Terrace Edina PHONE: 612-743-3886

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

SEE SURVEY ATTACHED

**You must provide a full legal description. If more space is needed, please use a separate sheet.

Note: The County may not accept the resolution approving your project if the legal description does not match their records. This may delay your project.

PROPERTY ADDRESS: SEE ABOVE

PRESENT ZONING: R-1 P.I.D.# _____

EXPLANATION OF REQUEST:

Variance of 6.65; existing structure is already past variance
proposed structure is 3.6 additional from existing structure
(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Rita Larson PHONE: 952-922-2142

EMAIL: rital@larsondesignbuild.com

SURVEYOR: NAME: Frank Cardarelle PHONE: 952-941-3031
EMAIL: cardarelle@aol.com

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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

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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.
- ✓ 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 **fifteen 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 50th 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.

Megan Wirth / A. L. L. L. 3-9-15
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.)

Megan Wirth / A. L. L. L. 3-9-15
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
MAR 09 2015
CITY OF EDINA

REQUEST FOR VARIANCE

To: Edina Planning Commission

From: Andrew and Megan Wirth, 4230 Scott Terrace Edina, MN 55416

Date: March 9, 2015

We respectfully request a variance from Edina setback requirements in order to improve the functionality, while maintaining the character, of an original Edina Morningside neighborhood home.

Hardship:

Our home was built in 1909. Our home boasts original quartersawn baseboards, built-in cabinets and ornamental plasterwork. What it does not offer is an informal family room space, which is considered to be a standard element in modern day construction. We have done our best to repurpose what was intended as a formal greeting room, but the small existing space does not allow for a full sized sofa or a play area for our children, let alone a Christmas tree during the holidays. Since our kitchen is the largest room of the house, it has become the default gym/ playroom. The mixed kitchen and play space creates both aesthetic and safety concerns. We are able to solve for this concern by converting the existing front porch to a reading room and digging out additional basement space for a family room.

Recommended plan:

Front porch conversion: In the proposed plans, our front porch would be removed to allow for construction of a basement and be rebuilt into year round living space. Incorporating the porch with the main house creates more efficient use of seating between the two rooms. Further, the new room would become a place for where our family could connect for reading books, completing homework, and imaginative play activities.

Basement extension: Considerable planning and research of alternative options has gone into our proposed recommendation to extend the existing basement foundation. We have consulted with multiple professionals to understand what would be required to lift the house and dig down the existing foundation floor or potentially reconfigure placement of heating and water systems to make better use of existing foot print. Both options were cost prohibitive. The basement extension will offer an open space for our children to run, throw balls, and play with other toys. It will also make room for extra storage, freeing up floor space on the main level so the original woodwork can be seen and appreciated.

Neighborhood Impact and Support:

Aesthetically, there are minimal changes to the front view of the house. The modifications will enhance the existing property and maintain the diverse character of neighborhood. Please see

PLANNING DEPARTMENT
MAR 9 2015

CITY OF EDINA



attached for our inspiration photo (view elevations for exact specifications) as well as a photo of the two neighboring properties.

The requested setback of 33 feet is 3.7 feet closer to the street than our existing structure (code for a new home is more stringent than our current home structure). The modified setback will not materially impact the sightline on our side of the street and maintains ample green space between the sidewalk and proposed front of house. Please see attached for photos taken from the south side of our home; these photos demonstrates the sight line set by a property two lots over from ours.

The proposed remodel is reasonable in size and scale for the Morningside neighborhood. Our current surface footprint is 1,700 square feet with lot coverage of 19%. The remodel surface footprint would expand to 1,825 square feet with lot coverage of 20%. Please see attached aerial view of the neighborhood to illustrate comparable lot coverage.

Finally, and very important to us, our neighbors are supportive of this project. We have spoken with and obtained signed letters of support from neighbors within two houses, on each side, and across from us. As stated by in the individual letters, our neighbors have been fully apprised of construction plans and remain immensely supportive of a renovation.

Thank you for your consideration.

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Inspiration Photo:

This photo shows inspiration for front windows, porch, and exterior building materials. Proposed Scott Terrace structure, unlike this image, does not include a decorative 2nd floor window or the large side addition.

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4230 Scott Terrace

4228 Scott Terrace

4226 Scott Terrace



A closer look, below, at 4228 Scott Terrace

and 4226 Scott Terrace



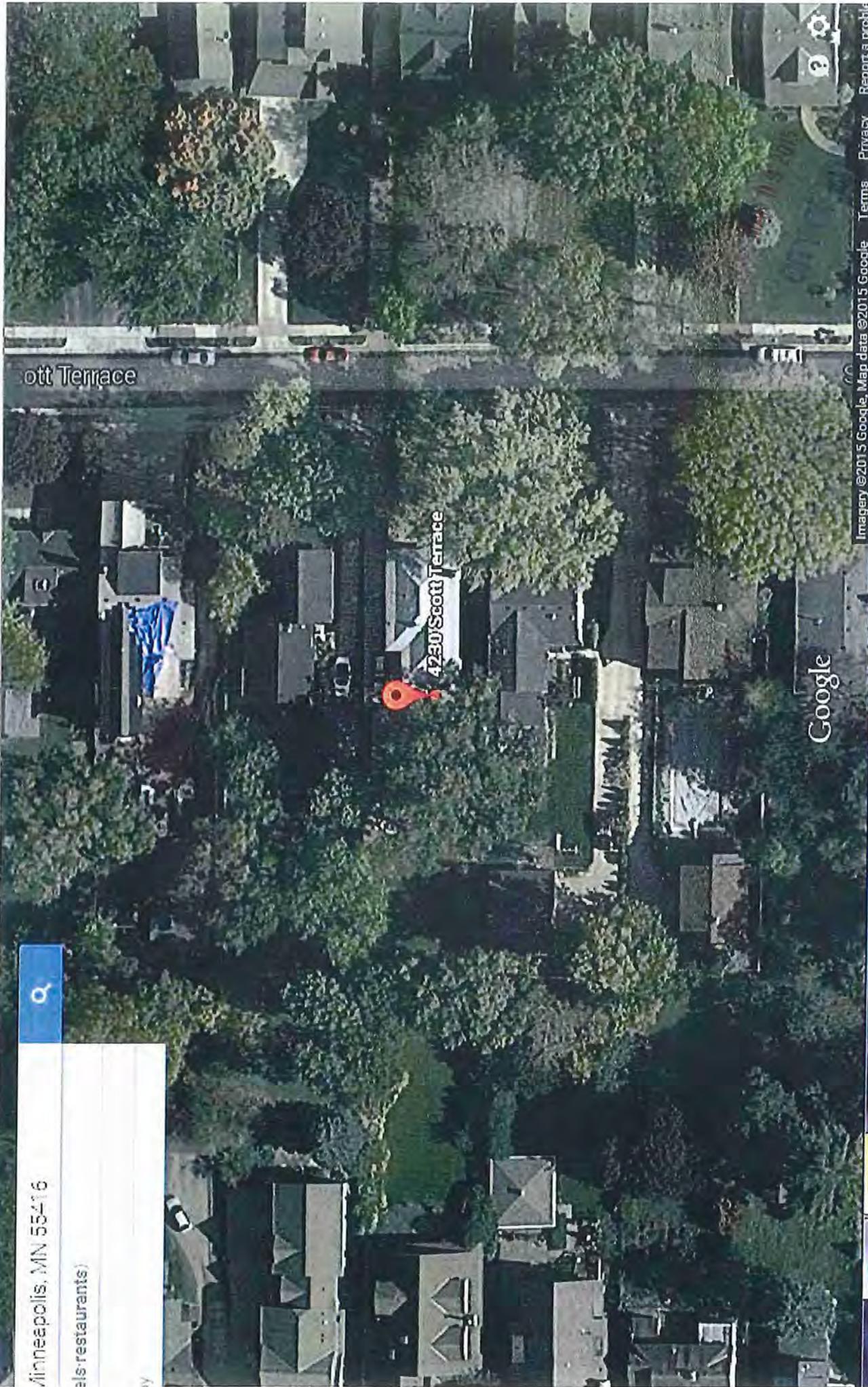
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8 4230 Scott Terrace - Google...

Web Slice Gallery ▾

Minneapolis, MN 55416

als restaurants)



Google

Imagery ©2015 Google, Map data ©2015 Google Terms Privacy Report a problem



January 27, 2015

Re: 4230 Scott Terrace Construction Project



(Proposed Front View)

Dear Loraine –

Hoping this finds you and your family well as we head into our colder months! It has been such an interesting winter thus far ... let's hope the nice weather continues!

As you know it is our hope to begin renovations to create more family friendly spaces within our home. We kindly request your support to accomplish this as we have fallen in love with our neighbors, our street, and Morningside Neighborhood!

Our proposed change is behind the scenes. Our plans include a fully finished basement and expanded main level family room. In order to accomplish this, we need approximately 3' of additional space in which our front, main level, would extend toward the street by 3' 8".

With your signature below, you can demonstrate your support of the additional 3' as we file for a variance with the City of Edina. If, alternatively, you would prefer to compose your own letter of support, we would be most grateful.

Thank you for your consideration, help, and support!

Respectfully & Happy Holidays -

Andrew, Megan, Augie and Mari Wirth

Lorraine Hale

(Print Name)

[Handwritten Signature]

(Signature)

4228 Scott Terrace

(Address)

PLANNING DEPARTMENT
MAR 09 2015
CITY OF EDINA

January 19, 2015

Re: 4230 Scott Terrace Construction Project



(Proposed Front View)

Dear Caroline & Bob –

Hoping this finds you and your family well as we head into our colder months! It has been such an interesting winter thus far ... let's hope the nice weather continues!

As you know it is our hope to begin renovations to create more family friendly spaces within our home. We kindly request your support to accomplish this as we have fallen in love with our neighbors, our street, and Morningside Neighborhood!

Our proposed change is behind the scenes. Our plans include a fully finished basement and expanded main level family room. In order to accomplish this, we need approximately 3' of additional space in which our front, main level, would extend toward the street by 3' 8".

With your signature below, you can demonstrate your support of the additional 3' as we file for a variance with the City of Edina. If, alternatively, you would prefer to compose your own letter of support, we would be most grateful.

Thank you for your consideration, help, and support!

Respectfully & Happy Holidays -

Andrew, Megan, Augie and Mari Wirth

Robert Schumacher *ARONW SATUMACHER*

(Print Name)

Robert Schumacher *ARONW SATUMACHER*

(Signature)

4232 Scott Terrace

(Address)

PLANNING DEPARTMENT
MAR 09 2015
CITY OF EDINA

March 8, 2015

RE: 4230 Scott Terrace construction project

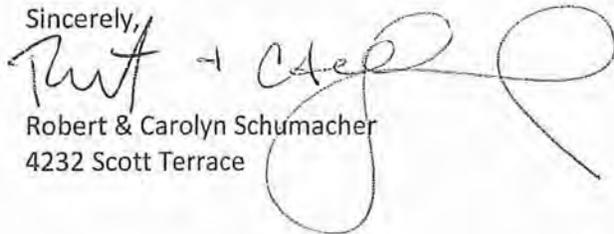
City of Edina Variance Committee,

We are writing today in support of the Wirth's renovation project. We have been impressed with the care and consideration Andy and Megan have taken in developing their plan, which will create a more family friendly space and improve the value of their property.

They have shown sensitivity to how this renovation will impact their neighbors and the neighborhood. While sharing their renovation plans with us, we've discussed how the renovation may impact us as their next-door neighbor.

Megan and Andy are great neighbors and active in the neighborhood. We are excited that their planned renovation will create a more comfortable home for their family and allow them to continue as our neighbor.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert & Carolyn Schumacher". The signature is written in a cursive style with a large, looping flourish at the end.

Robert & Carolyn Schumacher
4232 Scott Terrace

PLANNING DEPARTMENT
MAR 09 2015
CITY OF EDINA

January 27, 2015

Re: 4230 Scott Terrace Construction Project



(Proposed Front View)

Dear Mark & Sandra –

Hoping this finds you well as we head into our colder months! It has been such an interesting winter thus far ... let's hope the nice weather continues!

As you may know it is our hope to begin renovations to create more family friendly spaces within our home. We kindly request your support to accomplish this as we have fallen in love with our neighbors, our street, and Morningside Neighborhood!

Our proposed change is behind the scenes. Our plans include a fully finished basement and expanded main level family room. In order to accomplish this, we need approximately 3' of additional space in which our front, main level, would extend toward the street by 3' 8".

With your signature below, you can demonstrate your support of the additional 3' as we file for a variance with the City of Edina. If, alternatively, you would prefer to compose your own letter of support, we would be most grateful.

Thank you for your consideration, help, and support!

Respectfully & Happy Holidays -

Andrew, Megan, Augie and Mari Wirth

Sandra Jezierski

(Print Name)



(Signature)

4224 Scott Terrace

(Address)

Edina

PLANNING DEPARTMENT
MAR 09 2015
CITY OF EDINA

Andrew Wirth

From: M C Kennedy <mckmollie@gmail.com>
Sent: Friday, February 27, 2015 11:53 AM
To: Andrew Wirth
Subject: Your Proposed Variance

Andy—

Thank you and Megan so much for keeping me in the loop regarding your hopes and plans for remodeling your home at 4230 Scott Terrace.

As someone who has undertaken several extensive remodels of my nearly 100-year old home two doors down from you during the past 30 years, I have a vested interest in the many layers that make our neighborhood successful. In my experience, remodeling on our small lots poses many challenges, and your plans for your home offer practical and excellent solutions. I am so happy that, after getting to know you and your family during these past several years, you have found a way to keep your home in our neighborhood by making your existing house more functional to meet the needs of your family and improving it in a way that is cohesive with the style of the neighborhood.

I am delighted to support you in your request for the very minor (3 foot) variance that would make your project feasible.

If I can be of any help, please let me know.

Mollie Kennedy

(Mary Catherine Kennedy, homeowner at 4234 Scott Terrace, Edina, MN 55416; 952.240.9709)

PLANNING DEPARTMENT
MAR 09 2015
CITY OF EDINA

January 27, 2015

Re: 4230 Scott Terrace Construction Project



(Proposed Front View)

Dear Jill –

Hoping this finds you well as we head into our colder months! It has been such an interesting winter thus far ... let's hope the nice weather continues!

As you may know it is our hope to begin renovations to create more family friendly spaces within our home. We kindly request your support to accomplish this as we have fallen in love with our neighbors, our street, and Morningside Neighborhood!

Our proposed change is behind the scenes. Our plans include a fully finished basement and expanded main level family room. In order to accomplish this, we need approximately 3' of additional space in which our front, main level, would extend toward the street by 3' 8".

With your signature below, you can demonstrate your support of the additional 3' as we file for a variance with the City of Edina. If, alternatively, you would prefer to compose your own letter of support, we would be most grateful.

Thank you for your consideration, help, and support!

Respectfully & Happy Holidays -

Andrew, Megan, Augie and Mari Wirth

JILL M SPAIN YANISH

(Print Name)

JMS

(Signature)

4227 SCOTT TERRACE

(Address)

PLANNING DEPARTMENT
MAR 09 2015
CITY OF EDINA

Andrew Wirth

From: Mark Hubbard <mahubbard68@gmail.com>
Sent: Sunday, February 22, 2015 1:54 PM
To: Andrew Wirth
Subject: Support for Construction Variance at 4230

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Planning Commission,

My wife and I have had the privilege of living in the Morningside neighborhood for the past two and half years. We discover every day more reasons why this area is unequaled in the Minneapolis / St. Paul area, and likely the country. Following this, we would like to provide our unwavering support for the Wirth's construction plan at 4230 Scott Terrace.

Every day when we are out walking around the neighborhood we discover or realize something new that we hadn't noticed before. From new construction that is crafted in the spirit of blending old and new to finding something new about some of the more established homes and their historical significance, Morningside boasts a wide spectrum of residences. The Wirth's are keenly aware of their home's place in the Morningside lore and are willing to invest the money and time to preserve this as well as make the home more functional for their growing family.

We fully support the Wirth's significant financial investment with this reconstruction project as a signal of strengthening their roots in Morningside and striking the balance between the need for updating an older home's function and preserving the neighborhood character. The proposed change in front set-back will be hardly noticeable, especially considering the wide range of existing set backs on the west side of Scott Terrace today.

Please contact us with any questions or concerns.

Sincerely,
Mark and LeeAnn Hubbard
4229 Scott Terrace
mahubbard68@gmail.com

952-484-6357



PLANNING DEPARTMENT
MAR 09 2015
CITY OF EDINA

January 27, 2015

Re: 4230 Scott Terrace Construction Project



(Proposed Front View)

Dear Mark & LeeAnn –

Hoping this finds you well as we head into our colder months! It has been such an interesting winter thus far ... let's hope the nice weather continues!

As you may know it is our hope to begin renovations to create more family friendly spaces within our home. We kindly request your support to accomplish this as we have fallen in love with our neighbors, our street, and Morningside Neighborhood!

Our proposed change is behind the scenes. Our plans include a fully finished basement and expanded main level family room. In order to accomplish this, we need approximately 3' of additional space in which our front, main level, would extend toward the street by 3' 8".

With your signature below, you can demonstrate your support of the additional 3' as we file for a variance with the City of Edina. If, alternatively, you would prefer to compose your own letter of support, we would be most grateful.

Thank you for your consideration, help, and support!

Respectfully & Happy Holidays -

Andrew, Megan, Augie and Mari Wirth

Mark Hubbard

(Print Name)

[Handwritten Signature]

(Signature)

4229 Scott Terrace

(Address)

RECEIVED
MAR 09 2015

January 27, 2015

Re: 4230 Scott Terrace Construction Project



(Proposed Front View)

Dear Stephany & Jason –

Hoping this finds you well as we head into our colder months! It has been such an interesting winter thus far ... let's hope the nice weather continues!

As you may know it is our hope to begin renovations to create more family friendly spaces within our home. We kindly request your support to accomplish this as we have fallen in love with our neighbors, our street, and Morningside Neighborhood!

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Thank you for your consideration, help, and support!

Respectfully & Happy Holidays -

Andrew, Megan, Augie and Mari Wirth

Stephany Herrmann

(Print Name)

Shu

(Signature)

4231 Scott Ter

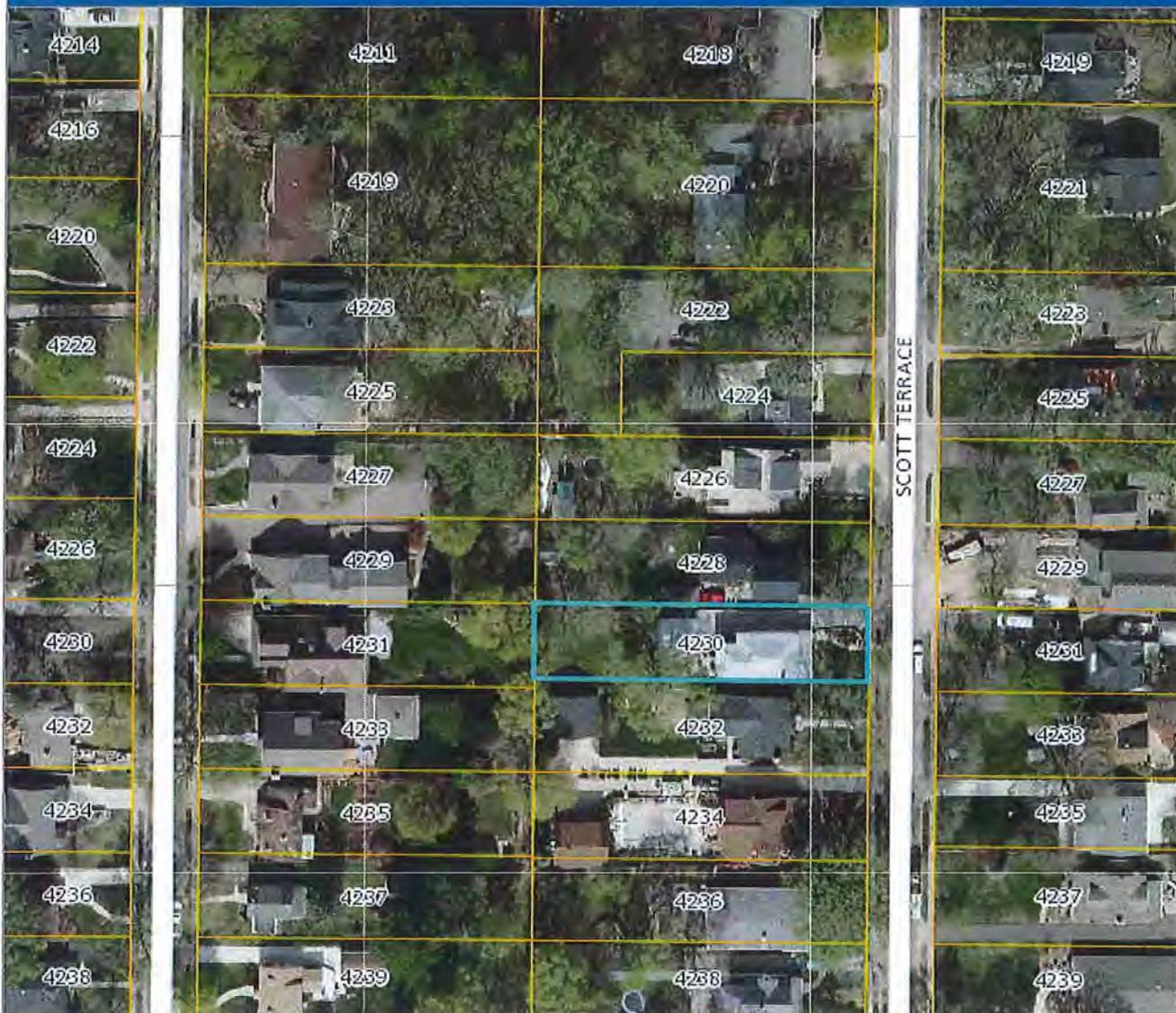
(Address)

RECEIVED
MAR 09 2015
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Interactive
Maps

Property
Map



Parcel ID: 07-028-24-41-0052

Owner Name:

Parcel Address: 4230 Scott Ter
Edina, MN 55416

Property Type: Residential

Home-stead: Homestead

Parcel Area: 0.21 acres
8,988 sq ft

A-T-B: Abstract

Market Total:

Tax Total:

Sale Price:

Sale Date: 07/2009

Sale Code: Warranty Deed

Map Scale: 1" ≈ 100 ft.
Print Date: 3/25/2015



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.

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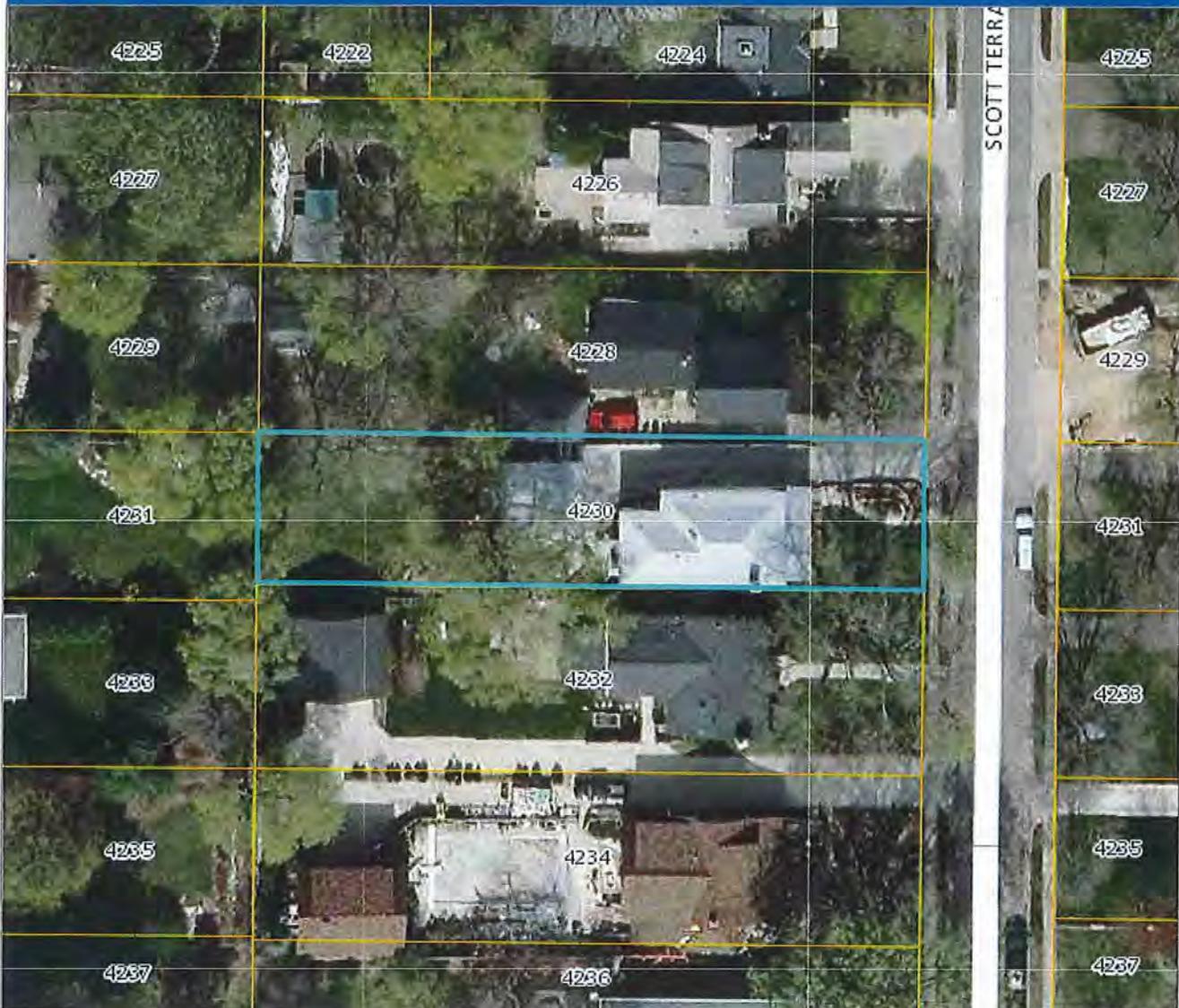
Think Green!

side location



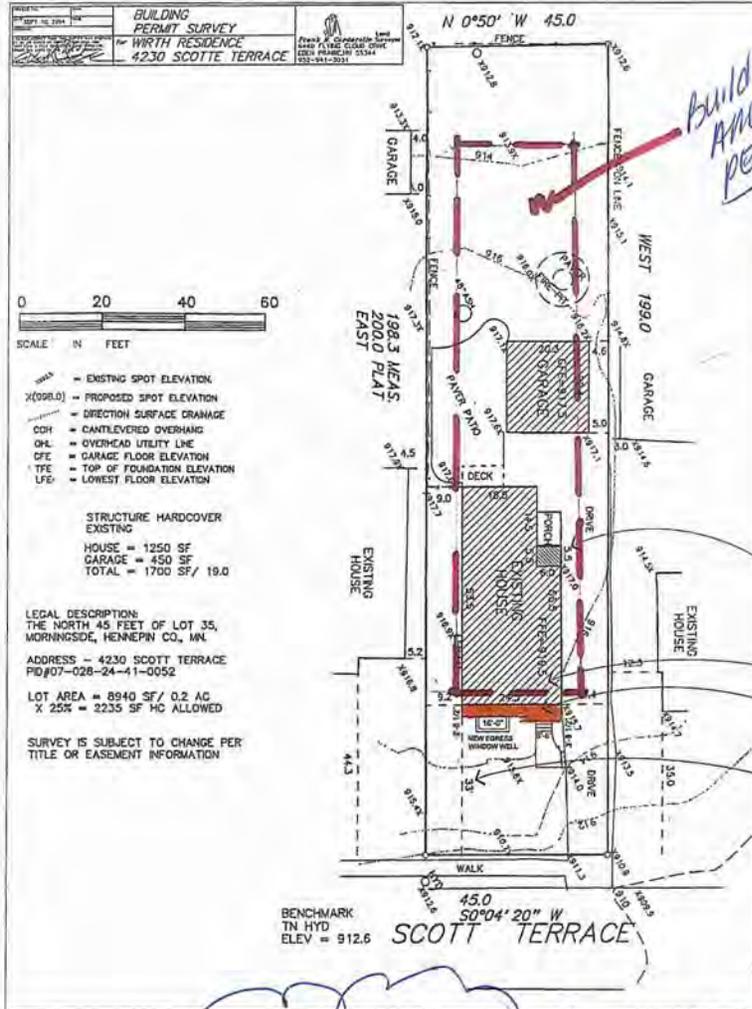
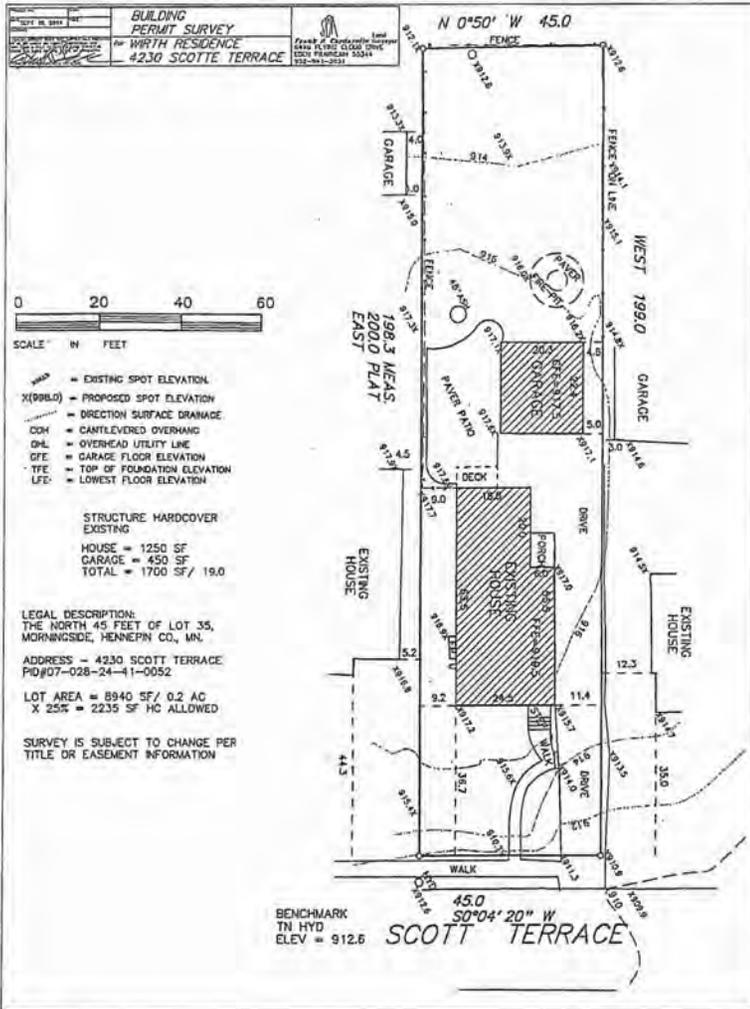
Interactive
Maps

Property
Map



<p>Parcel ID: 07-028-24-41-0052</p> <p>Owner Name: -----</p> <p>Parcel Address: 4230 Scott Ter Edina, MN 55416</p> <p>Property Type: Residential</p> <p>Home-stead: Homestead</p> <p>Parcel Area: 0.21 acres 8,988 sq ft</p>	<p>A-T-B: Abstract</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date: 07/2009</p> <p>Sale Code: Warranty Deed</p>	<p>Map Scale: 1" = 50 ft.</p> <p>Print Date: 3/25/2015</p> <div style="text-align: right;">  </div> <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>COPYRIGHT © HENNEPIN COUNTY 2015</p> <p style="text-align: right;"> Think Green!</p>
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side location



*Buildables
AREA
per code*

SITE COVERAGE CALCULATIONS:

TOTAL LOT AREA	8,940 SF
EXISTING HOUSE FOOTPRINT AREA	1,250 SF
EXISTING DETACHED GARAGE FOOTPRINT AREA	450 SF
TOTAL IMPERVIOUS SURFACE FOOTPRINT AREA	1,700 SF
TOTAL IMPERVIOUS SURFACE LOT COVERAGE	19.0 %
PROPOSED NEW FRONT PORCH ADDITION FOOTPRINT AREA	+ 91 SF
PROPOSED NEW SIDE PUD RM. ADDITION FOOTPRINT AREA	+ 33.6 SF
NEW OVERALL IMPERVIOUS SURFACE FOOTPRINT AREA	1,823.6 SF
NEW TOTAL IMPERVIOUS SURFACE LOT COVERAGE	20.4 %

- GENERAL SITE NOTES:**
1. THERE WILL BE NO NEW GRADING AT THIS SITE.
 2. THERE WILL BE NO CHANGES TO EXISTING CURBSIDE PARKING AS A RESULT OF NEW CONSTRUCTION.
 3. THERE WILL BE NO SPECIFIC RESES ON THE SITE REMOVED AS A RESULT OF THESE ADDITIONS.

CLIENT:
ANDY & MEGAN WIRTH
RESIDENCE
PROPOSED REMODEL AND
ADDITION
4230 SCOTT TERRACE
EDINA, MN 55418

DESIGN-BUILD FIRM:
LARSON DESIGN /
BUILD, INC.
4240 SCOTT TERRACE
EDINA, MN 55418
612-485-4021
info@larsondesignbuild.com

DRAWINGS:
DAN J. WHITTAKER
REGISTERED PROFESSIONAL ENGINEER
CIVIL, PROFESSIONAL NO. 00000446 (02/17)
JENNIFER LEEB, P.E.
REGISTERED PROFESSIONAL ENGINEER
CIVIL, PROFESSIONAL NO. 0000044163 (02/17)
www.larsondesignbuild.com
www.larsondesignbuild.com
LARSON DESIGN-BUILD, INC.
CORPORATE HEADQUARTERS
DRAFT

Drawing Title:
PROPOSED ADDITION &
REMODEL
SITE PLAN
SCALE:
AS SHOWN
DATE:
08-15-14
DRAWN BY:
[Signature]
CHECKED BY:
[Signature]
DATE:
08-15-14
DRAWING NUMBER:
A0.0

PLANNING DEPARTMENT
MAR 09 2015

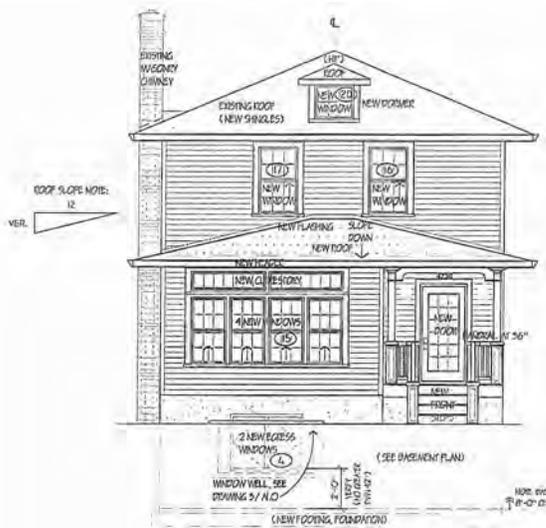
*REQUIRES
A VARIANCE*

*35
HH. 13
32 - PROPOSED
3.7.65
COV = 185100
MAX = 225000*

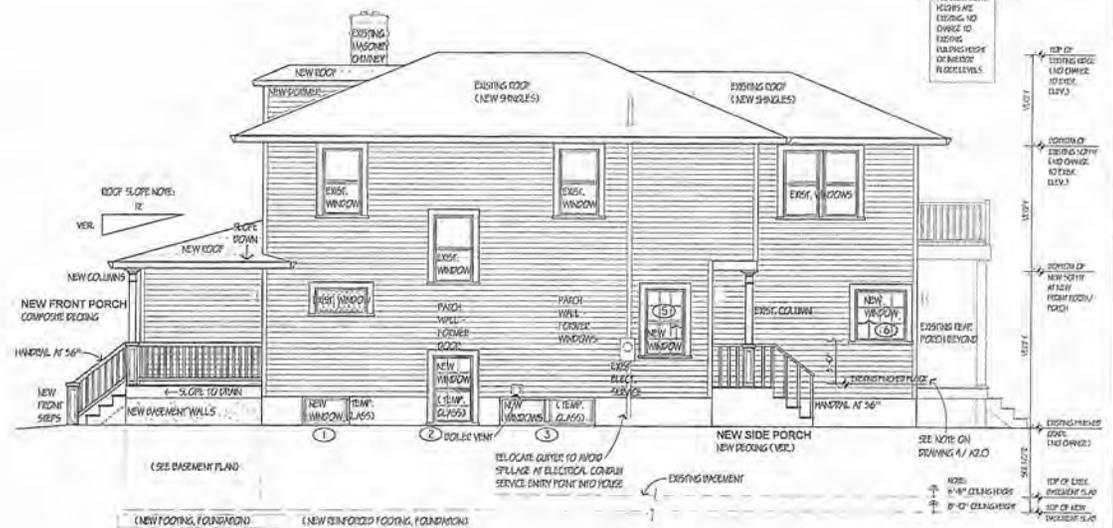
THIS DESIGN DOCUMENT IS INTENDED TO DISPLAY DESIGN INTENT. IT IS NOT A FULL CONTRACT DOCUMENT. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND CONDUCT BUILDING IN ACCORDANCE WITH THE MINNESOTA RESIDENTIAL CODE (MRC) AND ALL APPLICABLE BUILDING CODE AMENDMENTS.

1 EXISTING SITE PLAN

2 PROPOSED NEW SITE PLAN



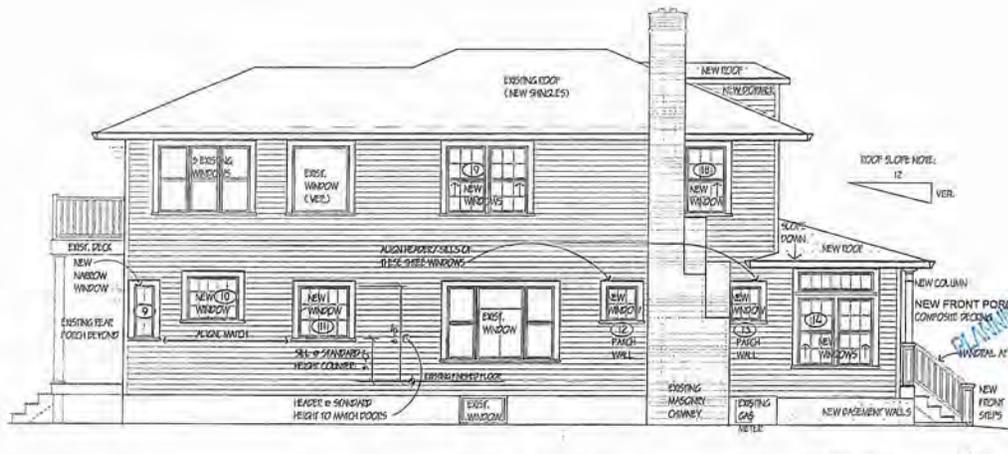
1 EAST (STREET FACING) EXTERIOR ELEVATION
1/4" = 1'-0"



2 NORTH (DRIVEWAY FACING) EXTERIOR ELEVATION
1/4" = 1'-0"



3 WEST (REAR YARD FACING) EXTERIOR ELEVATION
1/4" = 1'-0"



4 SOUTH (SIDE YARD FACING) EXTERIOR ELEVATION
1/4" = 1'-0"

NOTE: ALL ELEVATIONS
HIGHS ARE
BASED ON
FINISH FLOOR
LEVELS.

NOTE:
DRAWINGS NOT TO BE SCALED, REFER TO
DIMENSION LINES ONLY.
IF ANY DESIGN PROVISIONS ARE NECESSARY TO
COMPLETE THIS DRAWING, THEY ARE TO BE
FULLY COORDINATED WITH THE ARCHITECT.
CONTRACTOR TO VERIFY ALL HELP CONDITIONS AND
CONTRACT CONDITIONS IN ACCORDANCE WITH
THE INTERNATIONAL RESIDENTIAL CODES (IRC)
AND ALL MINNESOTA STATE DISTRICT CODE
AMENDMENTS.

CLIENT:
ANDY & MEGAN WIRTH
RESIDENCE
PROPOSED REMODEL AND
ADDITION
4240 SCOTT TERRACE
EDINA, MN 55416

DESIGN-BUILD FIRM:
LARSON DESIGN /
BUILD, INC.
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EDINA, MN 55416
952-488-4021
info@larsondesignbuild.com

DRAWINGS:
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REGISTERED ARCHITECT LICENSE NO. 190, PING A&S, 4000 N. HENRY
ST. LOUIS, MO 63114
154 GARDEN STREET
SAINT PAUL, MN 55104-4815
414-844-4444
jwhittaker@danwhittaker.com
www.danwhittaker.com

DRAFT
Drawing Title:
PROPOSED ADDITION &
REMODEL
EXTERIOR ELEVATIONS

SCALE:
SEE DRAWING
DATE:
05-17-14
DATE: 05-17-14

DRAWING NUMBER: A2.0

PLANNING DEPARTMENT
MAR 9 9 2015
CITY OF EDINA

