



PLANNING COMMISSION STAFF REPORT

Originator Kris Aaker Assistant Planner	Meeting Date May 13, 2015	Agenda # B-15-09
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Recommended Action: Approve the front yard setback variance as requested for an unenclosed front entry portico.

Project Description

An 8 square foot variance to accommodate a small front entry portico larger than 80 square feet in area of allowable front yard encroachment for property at 4504 Sunnyside Road for Karen Kelly.

INFORMATION/BACKGROUND

The subject property is located on the north side of Sunnyside Road consisting of a 2 story home with a detached two car tandem garage. The existing home is a Colonial Revival style built in 1938. The home is located within the historic Country Club District that requires a Certificate of Appropriateness through the Heritage Preservation Board for street facing façade changes. The project received a Certificate of Appropriateness from the Heritage Preservation Board on February 15, 2015, (staff report, minutes of the meeting and the certificate are attached for reference). City policy requires that the Heritage Preservation Board review all projects first that require both a Certificate of Appropriateness and a variance.

The property owner would like to add an open front porch portico over area of the existing front stoop. The maximum intrusion in the front yard setback for a front entry portico is 80 square feet in area. Excluding steps and posts, the proposed portico is 88 square feet in area exceeding the maximum allowable encroachment by 8 square feet.

The adjacent neighbors have a front yard setbacks of 40.3 feet. The ordinance requires all improvements to the home to be the average front yard setback of the homes on either side of the subject property. A maximum 80 square foot porch may encroach the setback. The proposal is 88 square feet.

SUPPORTING INFORMATION

Surrounding Land Uses

Northerly: Single-dwelling homes.
Easterly: Single-dwelling homes.
Southerly: Single-dwelling homes.
Westerly: Single-dwelling homes

Existing Site Features

The subject property is 13,184 square feet in area. The existing home was built in 1938.

Planning

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

Building Design

The proposal is to construct a small front entry portico. Exterior materials will match throughout.

Compliance Table

	City Standard	Proposed
Front -	40.3 feet	*8 square feet over 80 sq. ft. . . .maximum
Coverage	25%	24.9%

** 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 Zoning District and complies with all requirements with the exception of allowable front yard setback encroachment.
2. The porch is appropriate in size and scale for the lot and the improvements will enhance the property and not detract from neighborhood. The footprint of the home will not increase.
3. The improvements will provide a reasonable use of the site and improve on the existing conditions. Spacing between the proponent's and neighboring structures will remain the same.
4. The home improvement has been approved by and received a Certificate of Appropriateness from the Heritage Preservation Board.

- **Is the proposed variance justified?**

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

Section 850.0.Subd., requires the following findings for approval of a variance:

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. The Proposed Variance will:

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

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

Staff believes the proposed variance is reasonable. A practical difficulty is the original design of the home and lack of front entry protection from the elements. The 1938 front façade of the home lends itself to the portico as

deigned given the width of the original stone cladding. The design is in balance with the other architectural elements of the front elevation.

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

Yes. The unique circumstance is the inability to accommodate the portico within the front yard setback by just 8 square feet.

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

No. The proposed improvements will not alter the essential character of the neighborhood. The footprint of the home will remain the same and spacing between structures will remain the same. There are a number of homes within the neighborhood with similar improvements to those proposed.

Staff Recommendation

Recommend that the Planning Commission approve the variance.

Approval is based on the following findings:

- 1) With the exception of the variance for an 8 square foot encroachment to the front yard setback, the proposal would meet the required standards and ordinances for the R-1, Single Dwelling Unit District.
- 2) The proposal would meet the required standards for a variance, because:
 - a. The proposed use of the property is reasonable; as it slightly alters existing conditions without impacting the surrounding neighbors.
 - b. The imposed front yard setback and existing house location does not provide opportunity for a portico to match architecture of the home.
 - c. The placement of the home to the front lot line makes it difficult to adjust the porch within the existing structure foot print.

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: April 14, 2015.
- Building plans/ elevations date stamped: April 14, 2015.

Deadline for a city decision: June 13, 2015.



VARIANCE APPLICATION

CASE NUMBER B-15-9 DATE 4/13/15
FEE PAID

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

FEE: RES - \$450.00 NON-RES - \$700.00

APPLICANT:

NAME: Karen Kelly (Signature required on back page)
ADDRESS: 4504 Sunnyside Rd PHONE: 612/518-0340
EMAIL: KarenKelly7@comcast.net

PROPERTY OWNER:

NAME: Karen Kelly (Signature required on back page)
ADDRESS: 4504 Sunnyside Rd PHONE: 612/518-0340

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: 4504 Sunnyside Rd.
PRESENT ZONING: Residential P.I.D.# 18-028-24-21-0019

EXPLANATION OF REQUEST:

8 sq. ft. front projection
Variance - see attached explanation
(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Ken Heyda PHONE: 612/221-6995
EMAIL: Kenheyda@comcast.net

SURVEYOR: NAME: Harry S. Johnson PHONE: 952/884-5341
EMAIL: charlie@hjsurveyors.com

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.

Please see attachments.

The Proposed Variance will:

YES

NO

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

Protection from the elements at our front door.

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

We have an existing stone facade surrounding the front door which necessitates a conforming placement of portico width.

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

It will not project beyond the usual area for a front portico. The overall design is dictated by the original stone surround. See explanation attached.

Not alter the essential character of a neighborhood

The addition of the front portico will enhance the home and contribute to the historic element, as it will reflect the traditional style of colonial homes. See the narrative for the Certificate of Appropriateness, which was applied for and granted by the Heritage Preservation Board.

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 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.

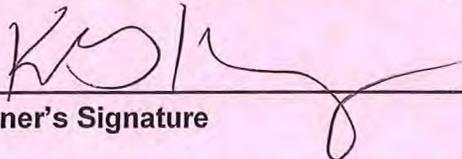


Applicant's Signature 4/13/15
Date

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 4/13/15
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.

Planning Commission Meeting Dates 2015

The Planning Commission meets the second and fourth Wednesdays of each month unless otherwise specified. Application deadline is 30-days prior to each meeting.

January	14th 28nd
February	11th 25th
March	11th 25th
April	8th 22nd
May	13th 27th
June	10th 24th
July	8th 22nd
August	12 26th
September	9th 30th
October	14th 28th
November	12th Thursday 25*
December	9th 23rd *

*Subject to change

April 13, 2015

Edina Planning Commission
Variance Request for 4504 Sunnyside Road

We are requesting a front projection variance for the addition of a portico over our front door. The project has already been given a Certificate of Approval from the Heritage Preservation Board. The width of the portico is predicated by the width of the existing entry surround of Fond Du Lac stone, dictating a conformity that puts the overall area very slightly above the standard limit.

A lot survey by Harry S. Johnson land surveyors will attest that there are no hard cover limitations at issue, and the forward projection is standard.

Also included in this request is a copy of the original narrative submitted for the COA, and the approved COA.

Please let me us know if there are any further questions.

Thank you very much,

Karen and Bill Kelly
karenkelly7@comcast.net
612/518-0340
4504 Sunnyside Road
Edina, MN 55424

ENCLOSURE
APR 14 2015
Staff

4504 Sunnyside Road, Edina

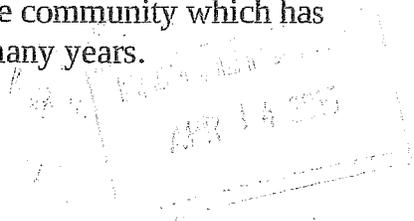
4504 Sunnyside Road is a Colonial Revival home built in 1938. We have lived in the home since 1990. Over the span of 25 years we have made some improvements to the house, but raising 4 children put our financial priorities in the typical order, with things like tuition and weddings at the top of the list. As the children have grown, we are presented with options that we have long awaited. We have decided that we love our neighborhood and want to stay put for another 25 years, if luck has it. Going forward, we would like to address some things with the house that we have considered for many years. The top priority is adding a portico to the front entry, which will provide protection from weather elements not only for those who come to the door, but also for packages, and even our mail, which has been subject to rain and snow for all these years.

We have a have enormous respect for the Country Club District preservation guidelines, and have carefully researched historically appropriate design for the portico. The existing dentil molding on the home will be replicated on the cornice of the portico; the square columns and the interlacing baluster sections will reflect the appropriate Federal Colonial style; the stone used on the base will be the same Fond Du Lac as is original to the house, with Indiana Limestone as exists now for the steps and ground surface. All materials are specified on the architectural elevations provided.

We believe that the overall effect of the portico will, in fact, enhance the historical accuracy of the home. Colonial Revivals quite often had these front porticos, as many of the homes in the Country Club District will attest. In fact, the Colonial home next to ours has a front portico, so this would "relate to the pattern of existing adjacent historical homes," as referenced in the Design Review Guidelines of the CCD Plan of Treatment. In the case of our home, there is an entry surround of Fond Du Lac stone, which dictates the width of the portico. Balance and architectural correctness would position it to be equal to the stone surround. This follows the Design Review Guidelines for scale and massing. To augment design integrity, there is a slight outcropping over the steps, which relieves the horizontal plane with an additional dimension. This mirrors the design of the facade of the home. Finally, in further compliance with the CCD Plan of Treatment, "if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired."

As mentioned, we are long-standing residents of the Country Club District, and are very supportive of the intent and purpose of the Heritage Preservation Board. In fact, I, Karen, am part of the committee for the Architectural Walking Tour of the CCD scheduled for May 9th, and will likely be a tour leader. I have also submitted an application to take a position on the Heritage Preservation Board, as my time will now allow me to give back to the community which has given our family such a wonderful place to live for so many years.

Thank you so much for your consideration,
Karen and Bill Kelly





February 11, 2015

William & Karen Kelly
4504 Sunnyside Road
Edina, MN 55424

Re: File # H-15-2 Certificate of Appropriateness
New Front Entry Portico

Dear Mr. and Mrs. Kelly:

I am sending you the Certificate of Appropriateness approved by the Heritage Preservation Board for construction of a new front entry portico on your home. Be advised that approval is subject to the plans presented. Any changes to what was approved must be brought back to the Heritage Preservation Board for review.

I thank you for your cooperation with the Certificate of Appropriateness process. Once the construction is complete, please have your contractor arrange a final inspection with me. I wish you the best of luck with your project, and feel free to contact me if you have any questions.

Sincerely,

Joyce Repya
Senior Planner
952-826-0462
jrepya@EdinaMN.Gov

Enclosure





EDINA HERITAGE PRESERVATION BOARD CERTIFICATE OF APPROPRIATENESS

Pursuant to the requirements of Subsection 850.20 of the City Code of the City of Edina, no owner or contractor shall demolish any building in whole or in part; move a building or structure to another location; excavate archeological features, grade or move earth in areas believed to contain significant buried heritage resources, or commence new construction on any property designated as an Edina Heritage Landmark without a Certificate of Appropriateness. The Heritage Preservation Board reviews applications for City permits in relation to designated heritage landmarks. Criteria and guidelines used in reviewing applications for Certificate of Appropriateness are contained in Subsection 850.20, subd.10 of the City Code. Issuance of this Certificate of Appropriateness is subject to the plans approved. Any change in the scope of work will require a new Certificate of Appropriateness. A final inspection by the City Planner is required when the work is completed.

File #: H-15-2

Historic Property: 4504 Sunnyside Road.

Property Owner: William and Karen Kelly

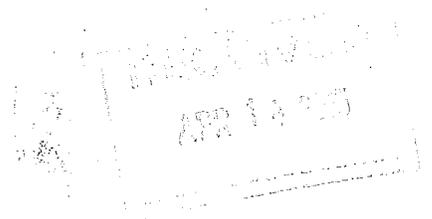
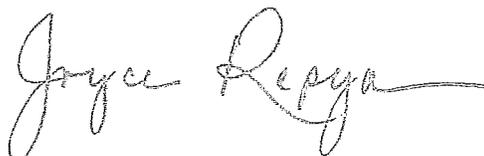
Proposed Work: Certificate of Appropriateness for a front entry portico

Decision: Approved

Conditions: Subject to the plans presented

Date: February 10, 2015

Joyce Repya
Senior Planner





Interactive
Maps

Property
Map



Parcel ID: 18-028-24-21-0019	A-T-B:	Map Scale: 1" ≈ 50 ft. Print Date: 2/4/2015	
Owner Name: Karen B Kelly	Market Total:	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	
Parcel Address: 4504 Sunnyside Rd Edina, MN 55424	Tax Total:		
Property Type: Residential	Sale Price:		
Home-stead: Homestead	Sale Date:		
Parcel Area: 0.3 acres 13,049 sq ft	Sale Code:		

LEGAL DESCRIPTION:

The Easterly 46 feet of Lot 6 and that part of Lot 7 lying westerly of the Easterly 27.5 feet thereof, in Block 1, COUNTRY CLUB DISTRICT, BROWN SECTION, Hennepin County, Minnesota.

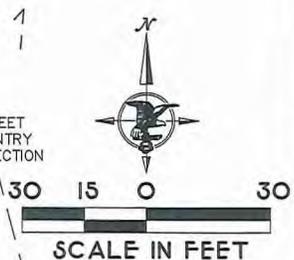
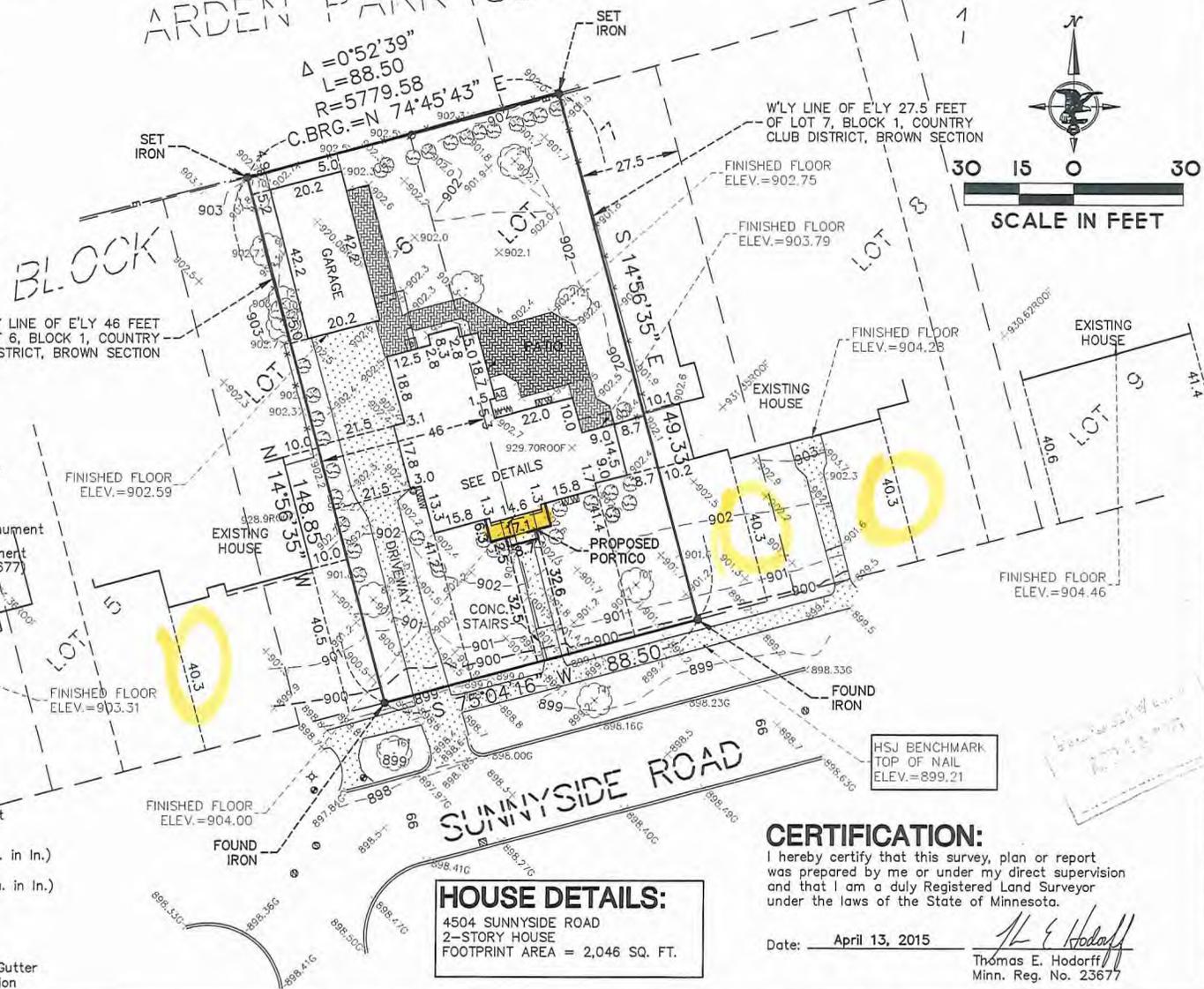
GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Site area = 13,184 square feet = 0.303 acres.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on NAVD 88 data. 100.000 (NAVD 88) = 99.814 (NGVD 29) Bench mark is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 899.21
- Impervious Area details.
Total Site Area: 13,184 square feet
Total Structure Impervious Area*: 3,335 square feet
House Area(s): 2,046 square feet
Garage Area: 852 square feet
Patio Area: 476 square feet (less 150 sqft in Edina)
Proposed Portico: 111 square feet
Percent of Total Site Area that is Impervious: 25.30%
*Excludes driveway and walks.

LEGEND

- FOUND IRON
- SET PROPERTY MONUMENT (Minn. Reg. No. 23677)
- CONCRETE
- CONCRETE EXISTING HOUSE
- CONCRETE FENCE
- OVERHEAD ELECTRIC WATER
- GAS
- SANITARY SEWER
- STORM SEWER
- ELECTRIC METER
- POWER POLE
- HYDRANT
- UNKNOWN MANHOLE
- GATE VALVE
- CATCHBASIN
- AIR CONDITIONING UNIT
- WINDOW WELL
- DECIDUOUS TREE (Dia. in In.)
- CONIFEROUS TREE (Dia. in In.)
- GAS METER
- SANITARY MANHOLE
- STORM MANHOLE
- EXISTING CONTOUR
- EXISTING SPOT ELEV. GUTTER
- EXISTING SPOT ELEVATION

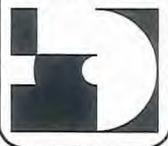
ARDEN PARK SECOND ADDITION



HOUSE DETAILS:
4504 SUNNYSIDE ROAD
2-STORY HOUSE
FOOTPRINT AREA = 2,046 SQ. FT.

CERTIFICATION:
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.
Date: April 13, 2015
Thomas E. Hodorff
Minn. Reg. No. 23677

HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hsjsurveyors.com
Web: www.hsjsurveyors.com



LOT CERTIFICATION SURVEY
w/ TOPO & PROPOSED PORTICO
for:
KAREN KELLY
SITE: 4504 SUNNYSIDE ROAD
EDINA, MINNESOTA

Project 1-3-9083M	Sheet 37
W.D. Number 2015187	Block 643
Sheet No. 1 OF 1	CAD File CT

4504 Sunnyside Rd

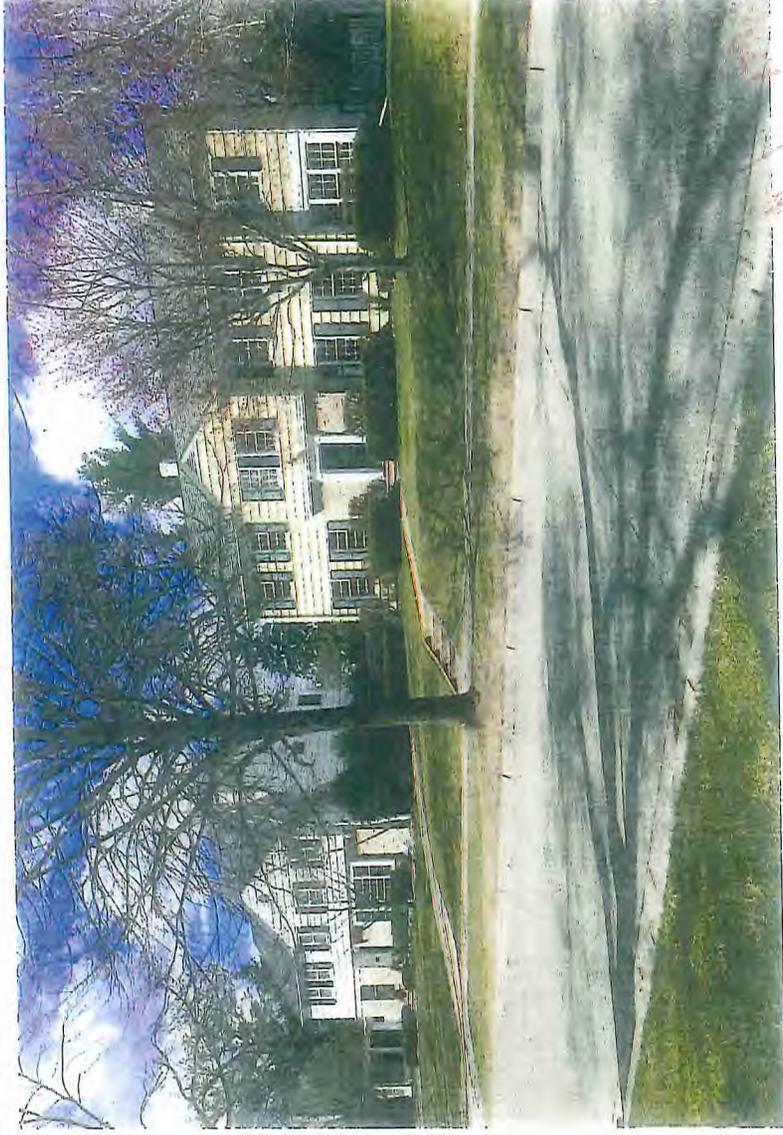


Planned Portico



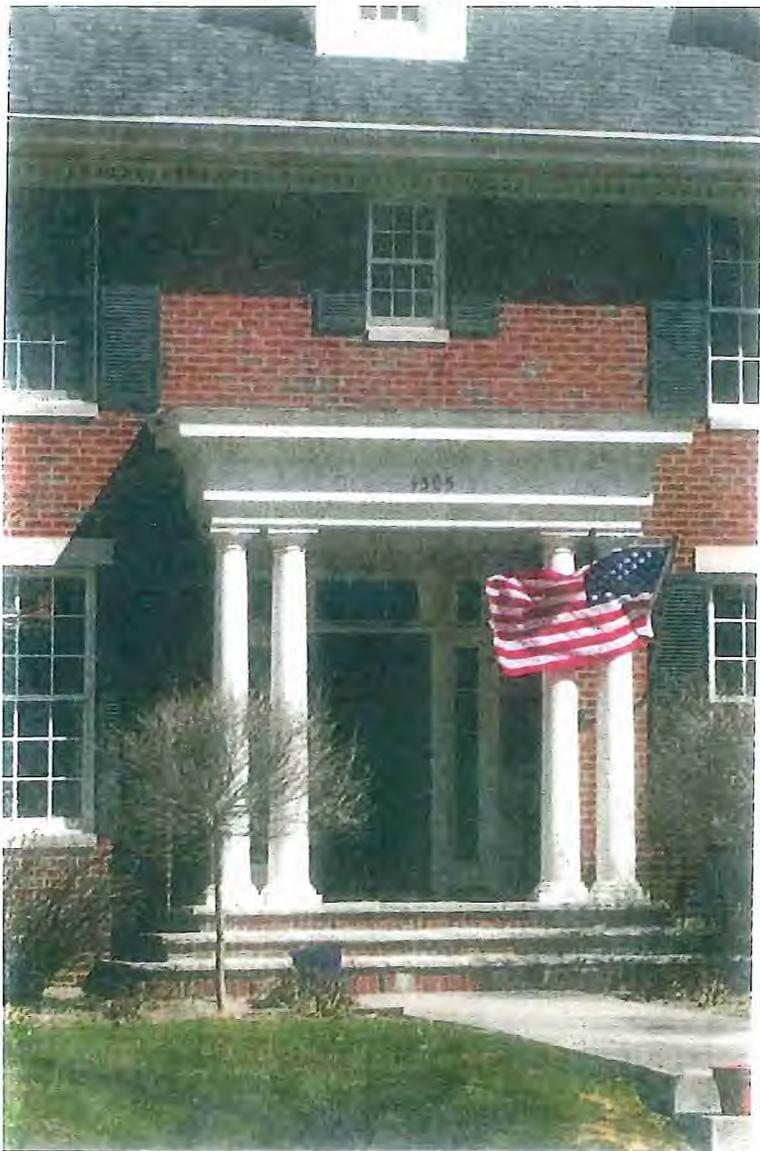


4502 (neighbor to the east) with portico

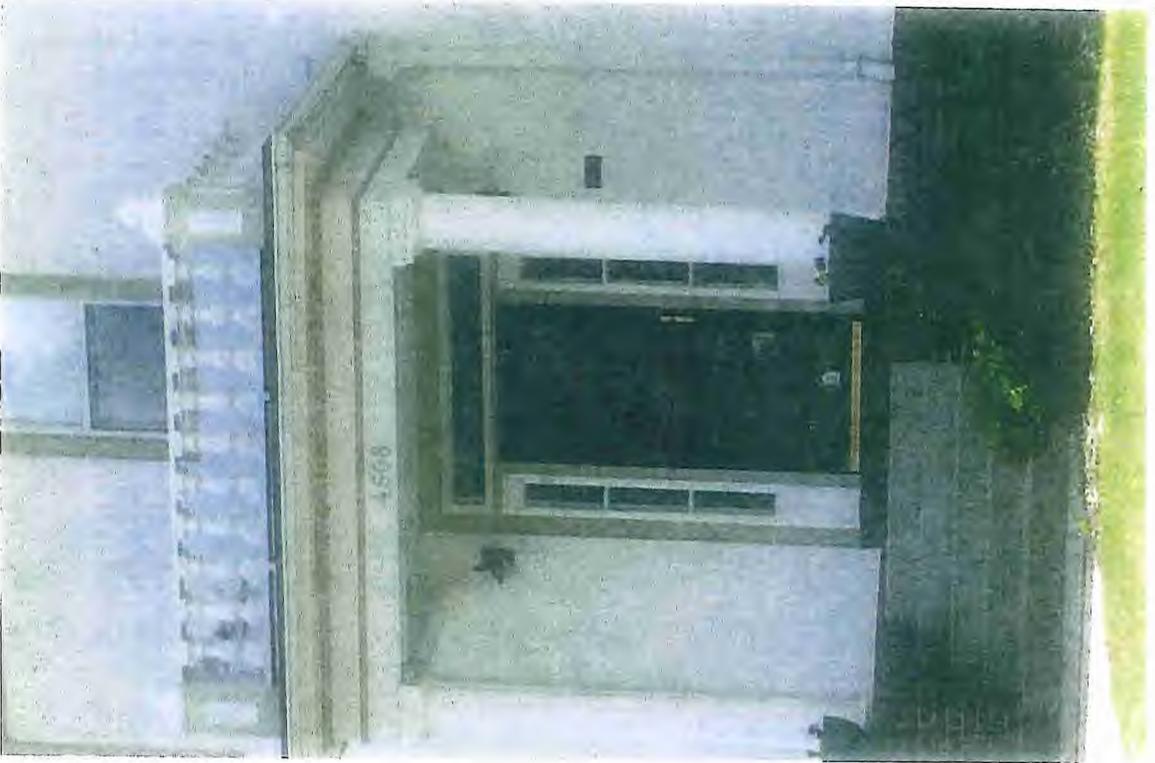


4502 (neighbor to the west)

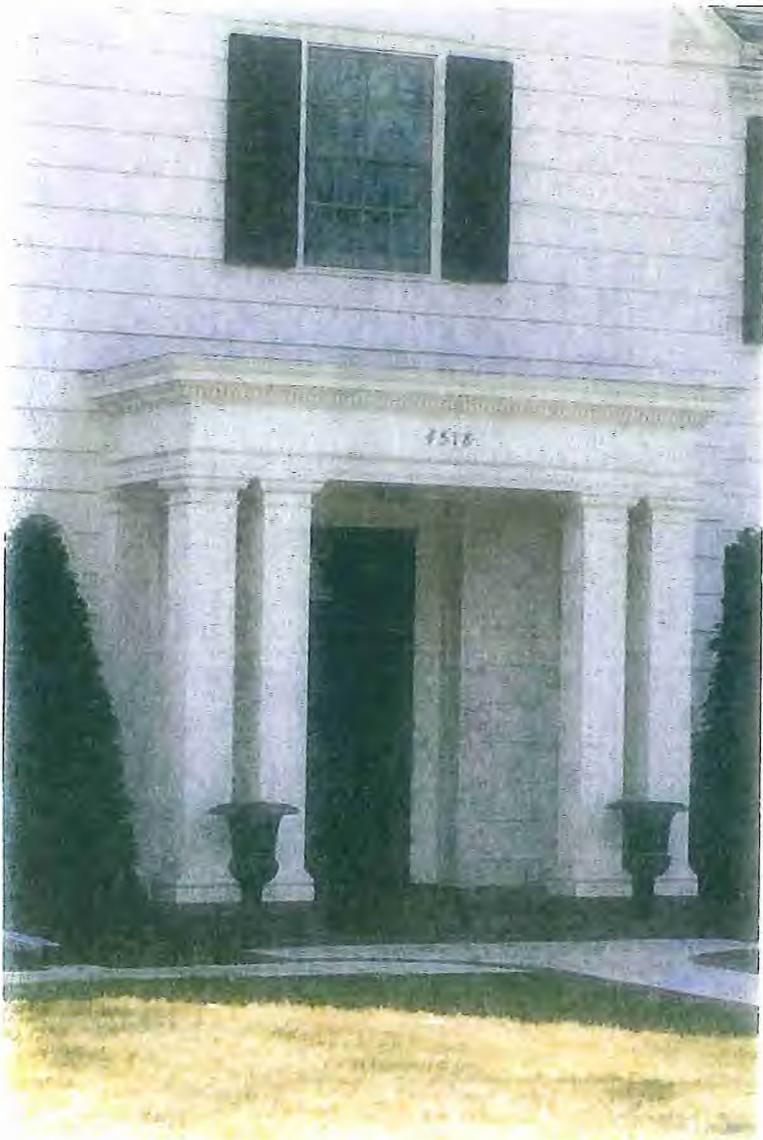
Examples of
homes with
porticos in
the Country
Club neighborhood



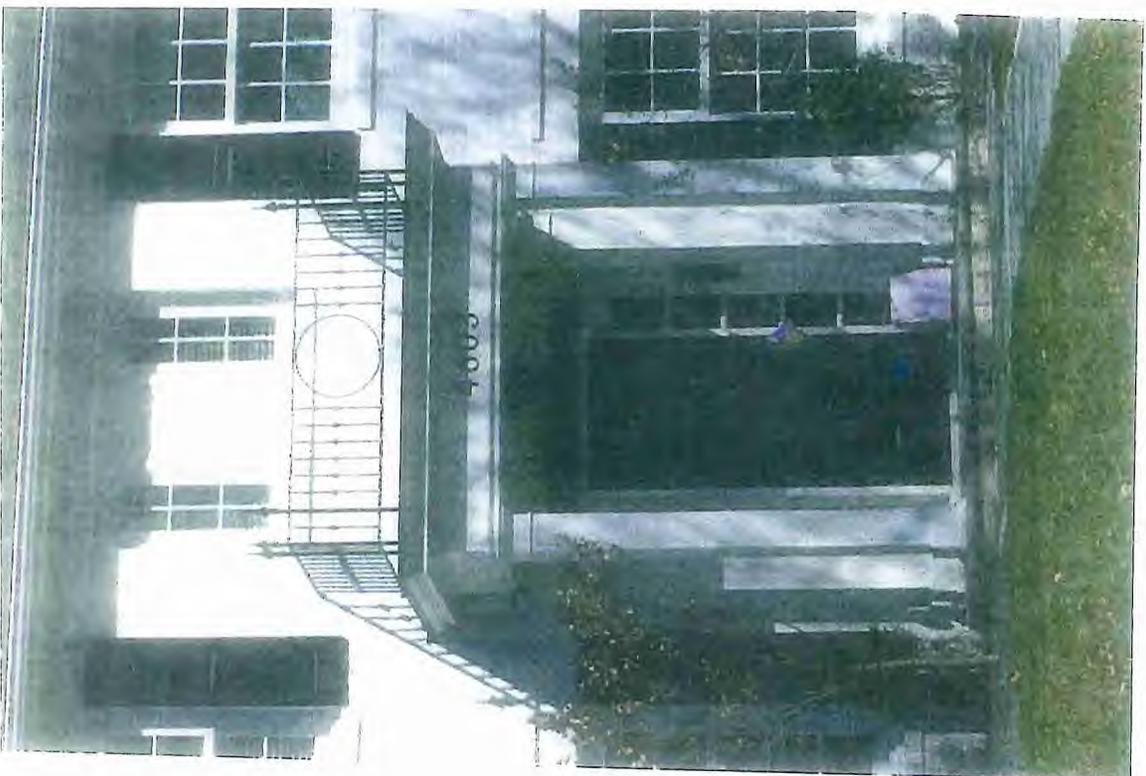
WELLS FARGO BANK
APR 14 2014



APR 11 2008
1568
1568

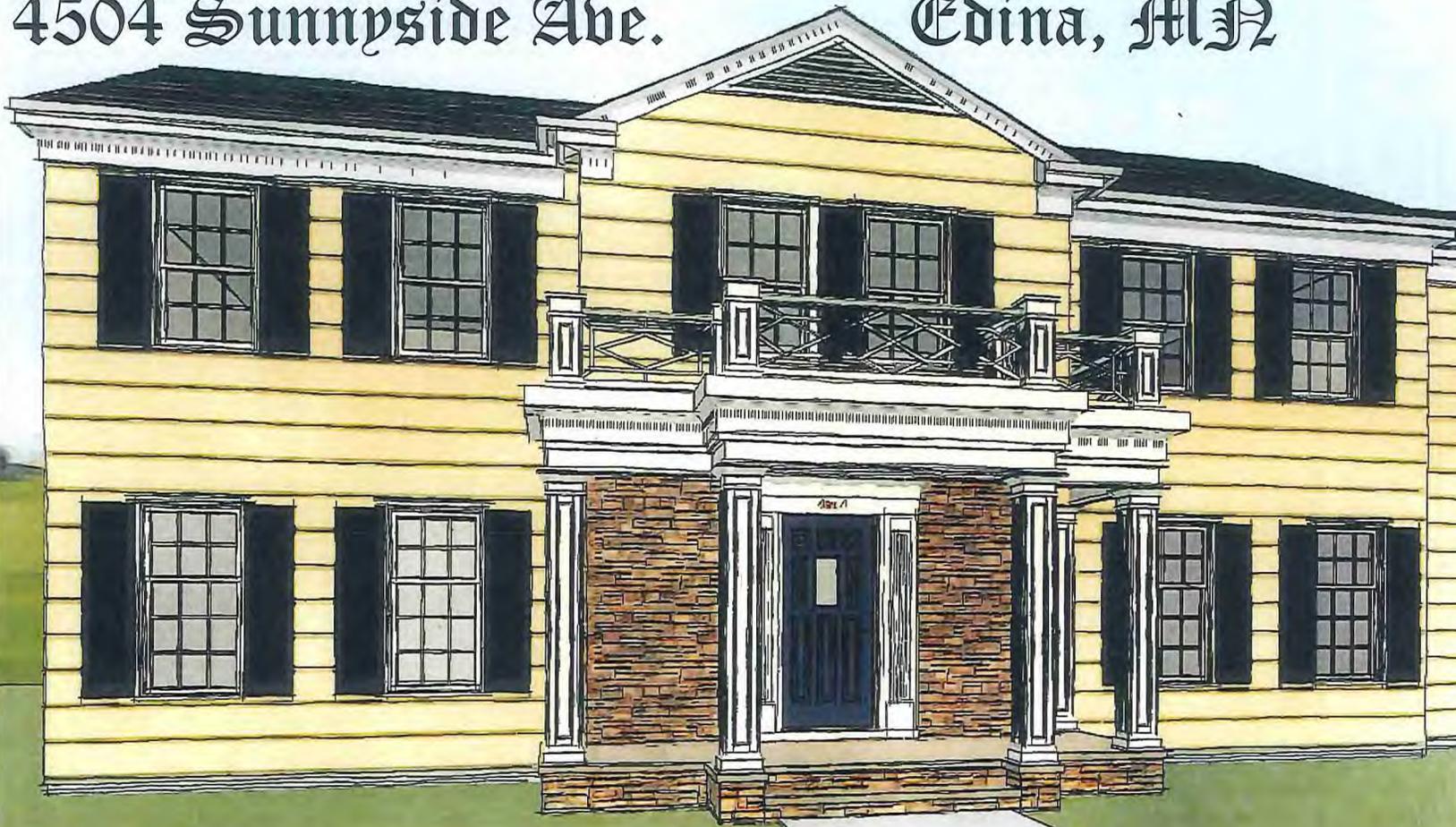


1518
1518



4504 Sunnyside Ave.

Edina, MN



Sheet Index
 A1 Title Sheet
 A2 Plans and Elevations
 A3 Details and Section



Ken Heyda Design, LLC
 200 Niagara Ln N
 Plymouth, MN 55447
 Lic# BC634662

DESIGNED FOR
 Bill and Karen Kelly

BY Ken Heyda Design, LLC
 612-221-6995
 kenheyda@comcast.net

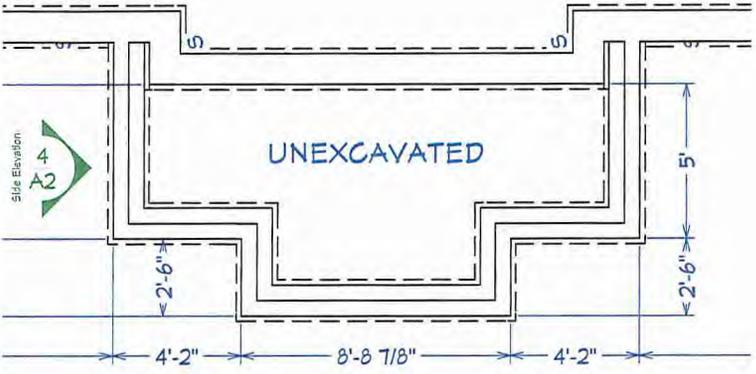
Bill and Karen Kelly
 4504 Sunnyside Ave.
 Edina, MN

DATE	BY
DWN	
REV	

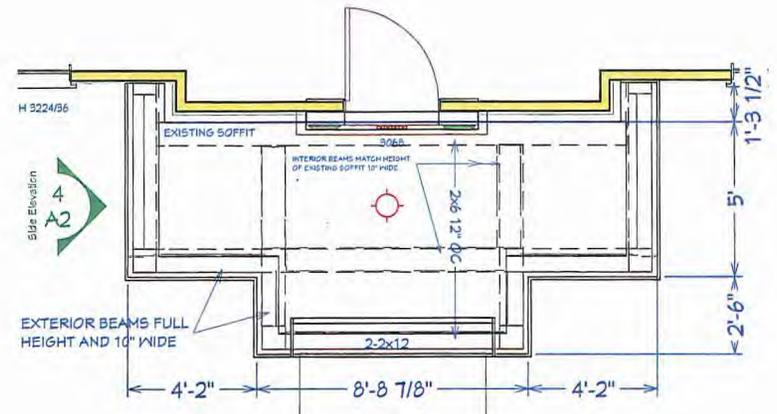
SCALE SEE VIEW
Applicable to Arch & Plan

DATE

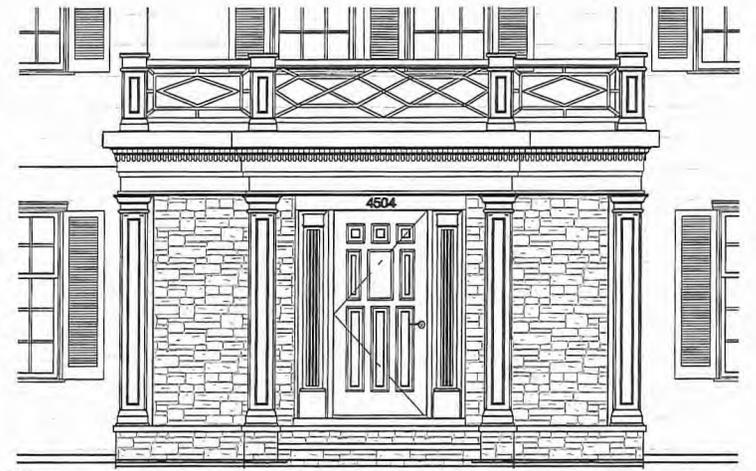
SHEET #
A1



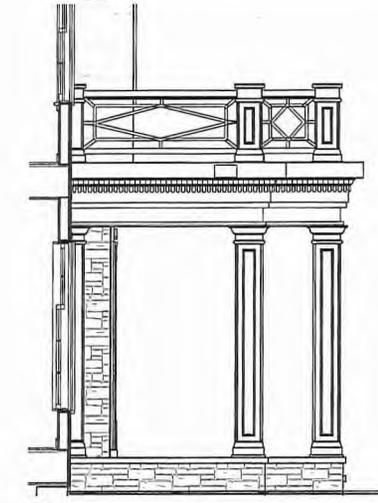
1
A2
3
A2
Elevation
Foundation Plan
Scale: 1/4"=1'-0"



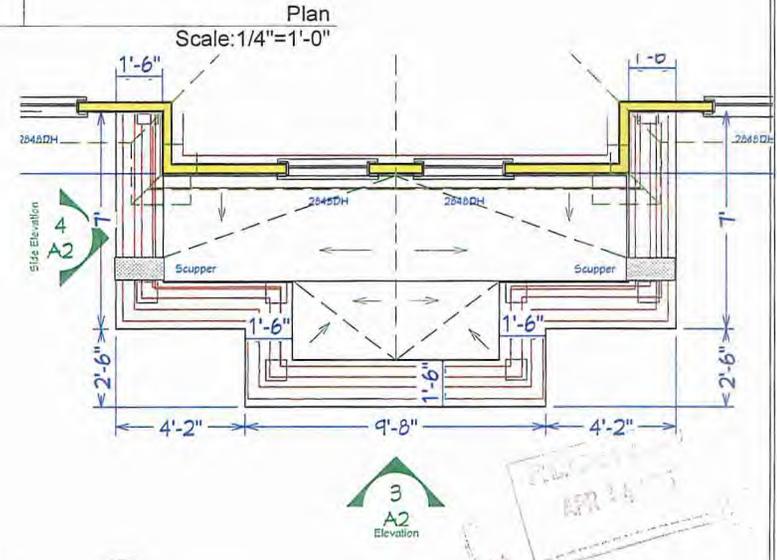
2
A2
3
A2
Elevation
Plan
Scale: 1/4"=1'-0"



3
A2
Front Elevation
Scale: 1/4"=1'-0"



4
A2
Front Elevation
Scale: 1/4"=1'-0"



5
A2
3
A2
Elevation
Roof Plan
Scale: 1/4"=1'-0"

KH Ken Heyda Design, LLC
200 Niagara Ln N
Plymouth, MN 55447
Lic# BC634662

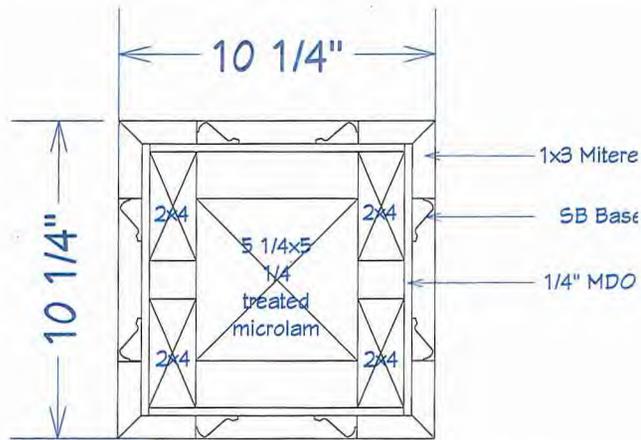
DESIGNED FOR
Bill and Karen Kelly
BY Ken Heyda Design, LLC
612-221-6995
kenheyda@comcast.net

Bill and Karen Kelly
4504 Sunnyside Ave.
Edina, MN

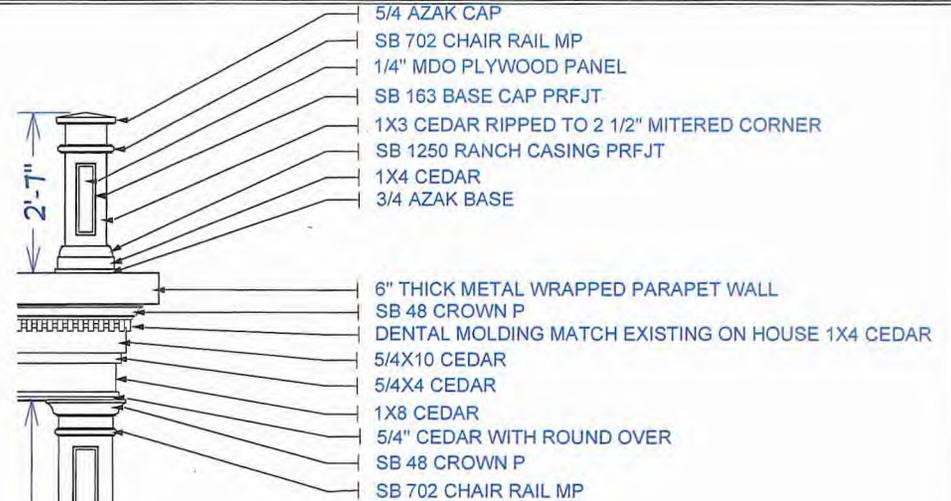
DWN	DATE	BY
REV		

SCALE SEE VIEW
DATE

SHEET #
A2

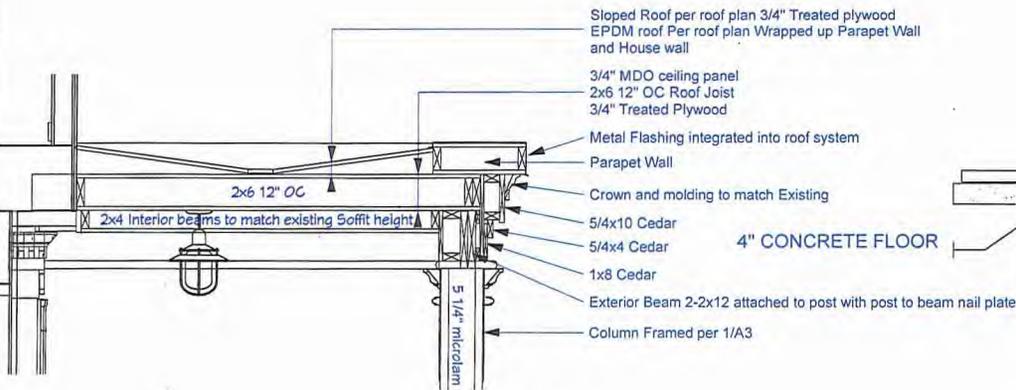


1
A3
Column Section
Scale: 1/2" = 1'-0"

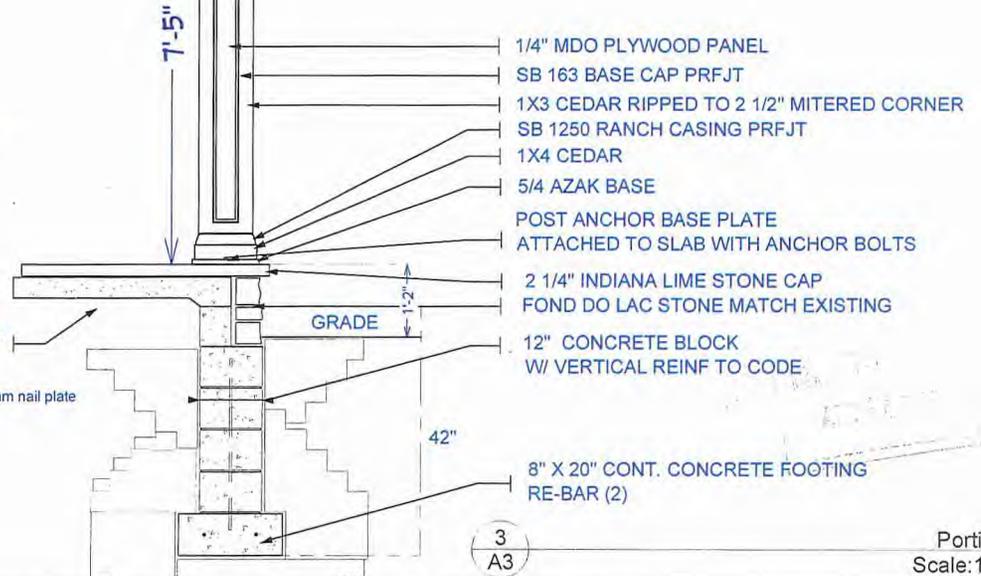


3
A3

Portico Detail
Scale: 1/2" = 1'-0"



2
A3
Column Section
Scale: 1/2" = 1'-0"



3
A3

D/WN	DATE	BY	SCALE SEE VIEW	SHEET #
REV				A3
			DATE	

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Edina, MN

MINUTES
Regular Meeting of the
Edina Heritage Preservation Board
Edina City Hall – Community Room
Tuesday, February 10, 2015
7:00 p.m.

I. CALL TO ORDER 7:00 P.M.

II. ROLL CALL

Answering roll call was Chair Weber and Members, Moore, McLellan, O'Brien and Student Member Otness. Absent were Members Sussman, Christiaansen, Mellom and Student Member Druckman. Staff present was Senior Planner, Joyce Repya. Preservation Consultant Robert Vogel was also in attendance

III. APPROVAL OF MEETING AGENDA

Member Moore moved to approve the meeting agenda. Member McLellan seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES January 13, 2015

Member Moore moved approval of the minutes from the January 13th meeting. Member McLellan seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT - None

VI. REPORTS & RECOMMENDATIONS

A. Certificates of Appropriateness

I. H-15-2 4504 Sunnyside Road - A New Front Entry Portico

Planner Repya explained that the subject home located on the east side of the 4500 block of Sunnyside Road is a Colonial Revival style constructed in 1938. The Certificate of Appropriateness (COA) request is for the addition of a new 88 square foot projecting front entry portico with a flat roof supported by square columns. A COA is required because the portico is a structural change to the street facing façade of the home. The new portico is designed to provide protection from the elements at the front entry; and is proportional to the front façade of the home - particularly the existing Fond du Lac stone cladding at the front entry which dictates the width of the portico.

Ms. Repya added that a variance for the proposed portico will be required because the zoning ordinance allows a maximum intrusion in the front yard setback for a front entry of 80 square feet in area. The proposed 88 square foot portico exceeds the maximum by approximately 8 square feet in area.

Consultant Vogel reviewed the plans and observed that the subject home represents a good example of mid-20th century modern architecture and is typical of colonial style homes built in the district during the latter part of its period of significance (1924-1944)—unlike the older Colonial Revival style houses in the Country Club, this house shows the influence of modern architecture and the federal government’s design standards for new home construction (enforced by the FHA after 1934).

Mr. Vogel observed that both the Secretary of the Interior’s Standards for Rehabilitation and the Country Club District Plan of Treatment allow for façade alterations that may be needed to provide for “an efficient contemporary use” of a historic house, provided the new work does not destroy significant historic character defining features. Virtually all of the historic homes in the district have been modified to some extent and the primary goal of heritage preservation is not to prevent change, but to manage change—the standards do not require that every element of a historic building must be preserved intact. Mr. Vogel recommended approval of the COA finding that the proposed new front portico meets the following standards for rehabilitation:

- No significant character defining details will be destroyed;
- There will be no substantial loss of historic fabric;
- The new porch will be compatible with the scale and proportions of the historic façade;
- The details of the new porch/portico are characteristic of the Colonial Revival aesthetic; and
- The new work is reversible (if it was to be removed in the future, the essential form and integrity of the house would be unimpaired).

Staff agreed with Mr. Vogel’s recommendation for approval of the plans for the front entry portico subject to the plans presented and receiving a variance from the Zoning Ordinance requirements for the front street setback.

Applicant Representative: Karen Kelly, Homeowner

Board Member Questions/ Comments:

Member O’Brien stated that he did not have an issue with the appropriateness of the proposed portico from the standpoint of meeting the Country Club District’s plan of treatment, however he did question whether the HPB should take a stand supporting a variance request - commenting that he did not believe the board is equipped to evaluate the standards required for a variance; that is the responsibility of the Planning Commission.

Planner Repya explained that the Planning Commission has asked that if a project in the Country Club District requires both a COA and a variance, the COA should be considered first, and if approved, then move to the variance application phase. While there have been very few COA’s requiring a variance too, typically the HPB has expressed support for the variance when approving the COA.

Member Weber observed that the 80 square feet allowed for the front entry protrusion is actually not excessive for providing shelter - noting that typically a functional porch providing living space would require more depth than what the plan proposes.

Public Comment: None

Motion:

Member O'Brien moved approval of the Certification of Appropriateness application subject to the plans presented. **Member Moore** seconded the motion. All voted aye. The motion carried.

2. H-15-4 4505 Arden Avenue - Changes to the COA plans approved 3-11-2014

Planner Repya explained that as construction of the home at 4505 Arden Avenue is now underway, the homeowners have determined that they would like to make several minor changes to the north and south facades of the home.

North Elevation:

1. The homeowners are proposing to add a wood burning fireplace/chimney to the family room located at the rear of the home. The chimney is shown to extend 2 feet beyond the north building wall of the home, and will be clad in the same natural stucco and Miratec trim as the rest of the home.
2. The request also includes adding a small 4-pane window in a closet on the second story; this window will mirror a window located beside it to the west.

South Elevation:

3. The last change request involves adding a dormer window on the south elevation of the home above the master suite to add natural daylight to a small storage/play area.

Planner Repya pointed out that while there are no changes proposed for the front elevation, the proposed chimney indicated on the north elevation will be somewhat visible from the street façade. The rendering provided is one dimensional which makes the chimney appear to be part of the front façade, when actually it is proposed to be setback over 40 feet from the front wall of the home, and will not have a major impact on the street facing façade of the home.

Ms. Repya concluded that she and Consultant Vogel compared the COA approved plans from March 11, 2014 with the proposed changes to the plans and determined that the changes are minor and will have minimal impact on the historic integrity of the house. Furthermore, no significant historic character defining architectural details of the home will be destroyed or altered, thus approval of the changes to the COA was recommended subject to the revised plans. Ms. Repya concluded that findings supporting the recommendation include:

- The proposed changes to the plans are minor and will have minimal impact on the historic integrity of the house; and
- No significant historic character defining architectural details of the home will be destroyed or altered as a result of the proposed changes.

Applicant Representative: Scott Busyn, Great Neighborhood Homes

Mr. Busyn stated that Planner Repya did a good job of walking the board through the proposed changes to the plans. He added that the homeowners want to add natural light to the two storage/closet areas where the additional windows are proposed; and the husband has his heart set on a wood burning fireplace in the rear family room instead of the gas unit that was part of the original plan.

Board Member Questions/Comments:

Member McLellan asked if the chimney on the front façade served a wood burning fireplace. Mr. Busyn explained that the fireplace at the front of the home will be a gas insert unit.

Public Comment: None

Motion:

Member Moore moved approval of the Certification of Appropriateness application for three revisions to the previously approved plans subject to the plans presented on 2/10/2015. Member Weber seconded the motion. All voted aye. The motion carried.

3. H-15-4 4601 Casco Avenue - Changes to the COA plans approved 9-9-2014

Planner Repya explained that on September 9, 2014 the original plans approved for the COA at 4601 Casco Avenue included converting an attached garage to living space and adding a detached garage to the east side of their property. As the homeowners were firming up the details, they determined that the following changes would not only make their home more livable, but also enhance the architectural integrity of the project:

#1 - Second Story of Rear Façade - Replace two double hung windows with French doors

Changing the two double hung windows to French doors with a decorative railing on the second story of the rear façade is proposed to be consistent with the historic architectural style of the home.

#2 - Attached Garage Conversion to Living Space - Changes to a street facing façade

To accommodate the increased size of the detached garage, the conversion of the attached garage to living space must be reduced by two feet to ensure that the building coverage does not exceed the maximum allowed for the property. The two foot reduction to the north wall of the home



**HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Originator Joyce Repya Senior Planner	Meeting Date February 10, 2015	Agenda # VI. A. 1. H-15-2
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APPLICANT: William and Karen Kelly

LOCATION: 4504 Sunnyside Road

PROPOSAL: Certificate of Appropriateness to add a front entry portico

RECOMMENDED ACTION: Approve the Certificate of Appropriateness Request
Subject to Conditions

INTRODUCTION & BACKGROUND:

The subject property is located on the north side of the 4500 block of Sunnyside Road. The existing home, a Colonial Revival style, was constructed in 1938. The Certificate of Appropriateness request is for the addition of a new front entry portico.

New Front Entry Portico

The proposed 88 square foot front entry canopy requires a COA because it is a structural change to the street facing façade of the home. The new portico is designed to provide protection from the elements at the front entry; and is proportional to the front façade of the home - particularly the existing Fond du Lac stone cladding at the front entry which dictates the width of the portico.

A variance for the proposed portico will be required because Zoning Ordinance allows a maximum intrusion in the front yard setback for a front entry of 80 square feet in area. The proposed 88 square foot portico exceeds the maximum by approximately 8 square feet in area.

CONSULTANT VOGEL'S OPINION:

Consultant Vogel reviewed the plans and observed that the subject home represents a good example of mid-20th century modern architecture and is typical of colonial style homes built in the district during the latter part of its period of significance (1924-1944)—unlike the older Colonial Revival style houses in the Country Club, this house shows the influence of modern architecture and the federal government's design standards for new home construction (enforced by the FHA after 1934). While it is not individually eligible for designation as an Edina Heritage Landmark, 4504 Sunnyside has been evaluated as a contributing property within the Country Club Heritage Landmark District and is therefore considered a heritage preservation resource. The COA is required for alteration of the existing front entry, which is considered an important architectural

character defining element of colonial homes. The project involves construction of a new projecting front entry porch or portico with a flat roof supported by square columns.

Both the Secretary of the Interior's Standards for Rehabilitation and the Country Club District Plan of Treatment allow for façade alterations that may be needed to provide for "an efficient contemporary use" of a historic house, provided the new work does not destroy significant historic character defining features. Virtually all of the historic homes in the district have been modified to some extent and the primary goal of heritage preservation is not to prevent change, but to manage change—the standards do not require that every element of a historic building must be preserved intact. In my opinion, the proposed new front porch meets the standards for rehabilitation because:

- 1) No significant character defining details will be destroyed;
- 2) There will be no substantial loss of historic fabric;
- 3) The new porch will be compatible with the scale and proportions of the historic façade;
- 4) The details of the new porch/portico are characteristic of the Colonial Revival aesthetic; and
- 5) The new work is reversible (if it was to be removed in the future, the essential form and integrity of the house would be unimpaired).

Based on the plans presented, the new work will be differentiated from the original construction. I recommend approval of the COA.

STAFF RECOMMENDATION & FINDINGS:

Staff agrees with Consultant Vogel's evaluation of the proposed COA application and too recommends approval of the plans for the front entry portico, as well as the Heritage Preservation Board's support for the pending variance application.

Findings supporting the recommendation include:

- No significant character defining details will be destroyed;
- there will be no substantial loss of historic fabric;
- The new porch will be compatible with the scale and proportions of the historic façade;
- The details of the new porch/portico are characteristic of the Colonial Revival aesthetic; and
- The new work is reversible (if it was to be removed in the future, the essential form and integrity of the house would be unimpaired).

Conditions associated with the approval recommendation include:

- Subject to the plans presented.
- Approval of a variance from the Zoning Ordinance requirements for the front street setback

Deadline for City Action: March 6, 2015

4504 Sunnyside Road, Edina

4504 Sunnyside Road is a Colonial Revival home built in 1938. We have lived in the home since 1990. Over the span of 25 years we have made some improvements to the house, but raising 4 children put our financial priorities in the typical order, with things like tuition at the top of the list. As the children have grown, we are presented with options that we have long awaited. We have decided that we love our neighborhood and want to stay put for another 25 years, if luck has it. Going forward, we would like to address some things with the house that we have considered for many years. The top priority is adding a portico to the front entry, which will provide protection from weather elements not only for those who come to the door, but also for packages, and even our mail, which has been subject to rain and snow for all these years.

We have a have enormous respect for the Country Club District preservation guidelines, and have carefully researched historically appropriate design for the portico. The existing dentil molding on the home will be replicated on the cornice of the portico; the square columns and the interlacing baluster sections will reflect the appropriate Federal Colonial style; the stone used on the base will be the same Fond Du Lac as is original to the house, with Indiana Limestone as exists now for the steps and ground surface. All materials are specified on the architectural elevations provided.

We believe that the overall effect of the portico will, in fact, enhance the historical accuracy of the home. Colonial Revivals quite often had these front porticos, as many of the homes in the Country Club District will attest. In fact, the Colonial home next to ours has a front portico, so this would “relate to the pattern of existing adjacent historical homes,” as referenced in the Design Review Guidelines in the CCD Plan of Treatment. In the case of our home, there is an entry surround of Fond Du Lac stone, which dictates the width of the portico. Balance and architectural correctness would position it to be equal to the stone surround. This follows the Design Review Guidelines for scale and massing. To augment design integrity, there is a slight outcropping over the steps, which relieves the horizontal plane with an additional dimension. This mirrors the design of the facade of the home. Finally, in further compliance with the CCD Plan of Treatment, “if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.”

As mentioned, we are long-standing residents of the Country Club District, and are very supportive of the intent and purpose of the Heritage Preservation Board. In fact, I, Karen, am part of the committee for the Architectural Walking Tour of the CCD scheduled for May 9th, and will likely be a tour leader. I have also submitted an application to take a position on the Heritage Preservation Board, as my time will now allow me to give back to the community which has given our family such a wonderful place to live for so many years.

Thank you so much for your consideration,
Karen and Bill Kelly



CASE NUMBER H-15-21
DATE 1-20-15
FEE \$600.00

EDINA HERITAGE LANDMARK

Planning Department
4801 West Fiftieth Street * Edina, MN 55424 * (952) 826-0462 FAX (952) 826-0389

Application for : CERTIFICATE OF APPROPRIATENESS FEE: \$600.00
\$1,200.00 New House

PROPERTY ADDRESS: 4504 Sunnyside Rd.

APPLICANT:

NAME: William + Karen Kelly

ADDRESS: 4504 Sunnyside Rd PHONE: 612/518-0340

PROPERTY OWNER:

NAME: William + Karen Kelly

ADDRESS: 4504 Sunnyside Rd PHONE: 612/518-0340

LEGAL DESCRIPTION OF PROPERTY: _____

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

EXPLANATION OF REQUEST: Front entry portico.

(Use reverse side or additional pages if necessary)

IS A VARIANCE REQUIRED: YES NO

ARCHITECT: NAME: Ken Heyden PHONE: 612/221-6995

SURVEYOR: NAME: _____ PHONE: _____

Karen Kelly 1/20/15 Karen Kelly 1/20/15
Property Owner's Signature (Date) Applicant's Signature (Date)