



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VIII.C.

**From:** Cary Teague, Community Development Director

**Action**

**Discussion**

**Date:** February 17, 2015

**Information**

**Subject:** Request for consideration of changes to plans for a rezoning request that was denied by the City Council for Mathias Mortenson, 3923 49th Street.

### **Action Requested:**

Allow the applicant to file a new rezoning application within one year of the time of denial of the original request.

### **Information / Background:**

On July 14, 2014, the City Council denied a request to rezone the property at 3923 49<sup>th</sup> Street from R-1, Single Dwelling Unit District to R-2, Double Dwelling Unit District. (See attached staff report and Council minutes.) The City Council is asked to consider if the applicant has made significant enough changes to the plans to be considered again for a rezoning of the property at 3923 49<sup>th</sup> Street. Below is the City Code requirement regarding projects that have been denied for rezoning:

#### **Sec. 36-222. Restriction on rezoning after denial of petition.**

After the council has denied a petition for rezoning, the owner of the tract to which the petition related may not file a new petition for a period of one year following the date of such denial for transferring the same tract, or any part, to the same district or subdistrict (if the district has been divided into subdistricts) to which such transfer was previously denied. Provided, however, that such petition may be filed if so directed by the council on a three-fifths favorable vote of all members of the council after presentation to the council of evidence of a change of facts or circumstances affecting the tract.

The applicant has eliminated the need for the building coverage and west lot line variances, reduced the size of the building, and reduced hard cover by creating a front loading garage. (See the attached revised plans and applicant narrative.) The following would still be required:

- Preliminary Rezoning from R-1, Single Dwelling Unit District to R-2, Double Dwelling Unit District;
- Lot Area Variance from 15,000 s.f. to 8,816 s.f.;
- Lot Width Variance from 90 feet to 65 feet;
- Side yard setback Variance from 15 feet to 10 feet the east side (adjacent to the apartment).

The plans submitted for this request were not done by a surveyor. Any formal submittal would be required include a survey done by a licensed surveyor, and the grading and drainage plans to be done by a licensed engineer to verify accuracy of the setbacks, building coverage and drainage plans. The green area shown in

the rear yard of the site plan is actually a green roof. This would be included in the building coverage requirement. The building proposed is generally the same architecture.

**ATTACHMENTS:**

- Applicant Narrative and Revised Plans
- Original Staff report and plans.

# Gandrud Law

February 2, 2015

Mayor, City Council, City Manager  
City of Edina  
4801 W. 50<sup>th</sup> St. , Edina, MN

**hand delivered**

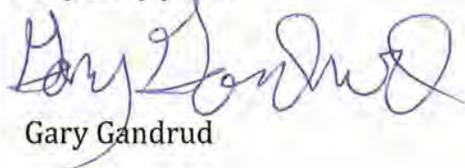
Dear Mayor, City Council, Manager

On behalf of Mathias Mortenson, AIA, and pursuant to Sec. 36-222 of the Edina City Code, we wish to ask the City Council to allow for the Petition for Rezoning (denied by the City Council on July 15, 2014) to be filed again, before the one year restriction of the ordinance.

The reason for this request is that there are changes of circumstances and facts regarding this application. We regret that the Staff's original objections were not adequately addressed, both in the design and the presentation of the project to the City Council.

As a result, a better design, elimination of the lot coverage variance and resolution of drainage issues are all changes that allow for, by your ordinance, your favorable vote in allowing this project to proceed. Thank you

Very truly yours



Gary Gandrud





# NEIGHBORHOOD ZONING

DOUBLE DWELLING @ 3923 49TH STREET

FEB. 2, 2015



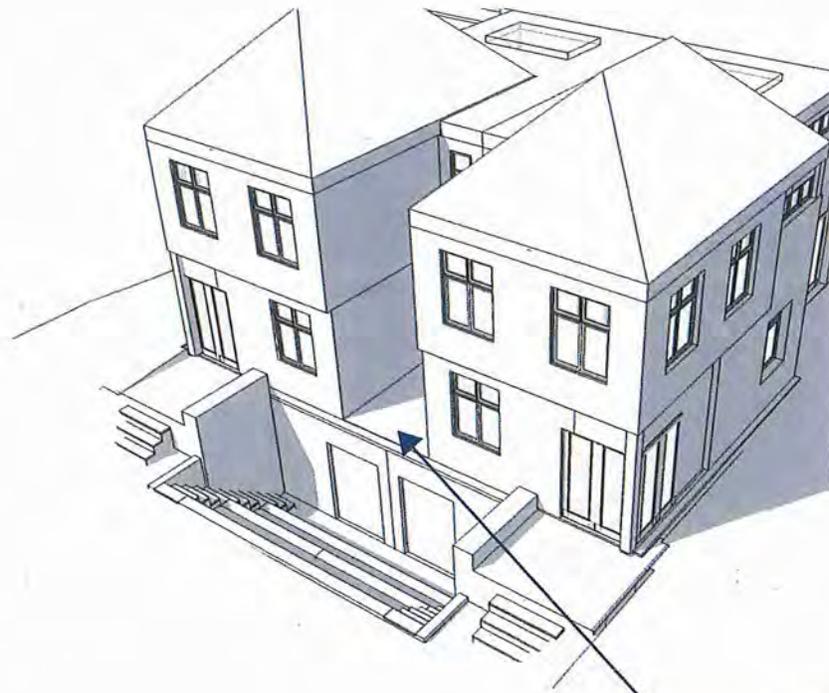


## RENDERING - CURRENT PROPOSAL

DOUBLE DWELLING @ 3923 49TH STREET

FEB. 2, 2015





**GREEN ROOF**

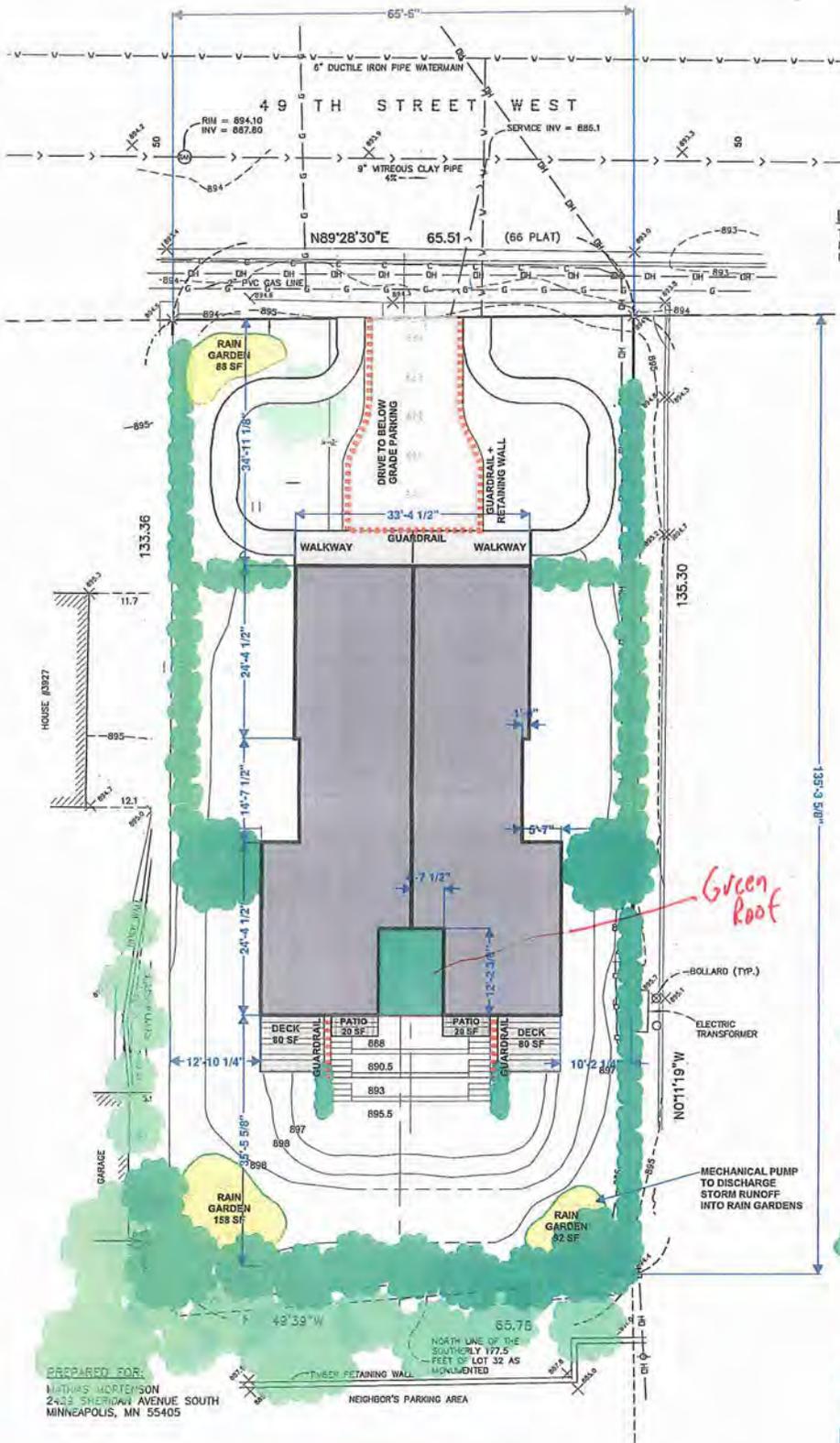


## **SITE PLAN - Rear Elevation**

3923 49th STREET

FEB. 10, 2015





**LEGAL DESCRIPTION:**  
 THAT PART OF LOT 32, AUDITOR'S SUBDIVISION NO. 172, HENNEPIN COUNTY, MINNESOTA LYING NORTH OF THE SOUTHERLY 177.5 FEET THEREOF.

**SURVEY + GRADING LEGEND**

- FOUND IRON MONUMENT (AS NOTED)
- ⊕ POWER POLE (WITH GUY ANCHOR)
- COMMUNICATIONS PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE (SIZE IN INCHES)
- DH OVERHEAD UTILITY LINE
- W WATERMAIN
- SS SANITARY SEWER LINE
- NG NATURAL GAS LINE
- C UNDERGROUND COMMUNICATION LINE
- W FENCE
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE

**LANDSCAPING LEGEND**

- PROPOSED TREE
- EXISTING TREE
- PROPOSED RAIN GARDEN
- BUSH - HIGH HEIGHT
- BUSH - LOW HEIGHT
- GUARDRAIL

**EDINA DUPLEX AREA COMPARISON**  
 SINGLE UNIT

DESCRIPTION	ORIGINAL Area	REVISED Area
BUILDING FOOTPRINT	2,395	2,204
HEIGHT - effective	25'-8"	18'-6"
HEIGHT - to ridge	33'-10"	28'-2"
IMPERMEABLE SURF.	1,039	932

**SITE PLAN**  
 DOUBLE DWELLING @ 3923 49TH STREET  
 FEB. 2, 2015

PREPARED FOR:  
 MATTHEW MORFENSON  
 2423 SHERIDAN AVENUE SOUTH  
 MINNEAPOLIS, MN 55405

NEIGHBOR'S PARKING AREA

MECHANICAL PUMP TO DISCHARGE STORM RUNOFF INTO RAIN GARDENS

NOT 11'9" W

ELECTRIC TRANSFORMER

BOLLARD (TYP.)

Green Roof

TWO-ROW RETAINING WALL

43'39" W

65.75

895.5

890.5

888

883

897

899

895

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1 EXTERIOR PERSPECTIVE - LOOKING SOUTHWEST  
14.02.25



1 EXTERIOR PERSPECTIVE - LOOKING NORTHWEST  
14.02.25

ADJACENT SURFACE PARKING LOT

ADJACENT APARTMENT BUILDING

ADJACENT APARTMENT BUILDING

NEW STRUCTURE BEYOND



2 EXTERIOR PERSPECTIVE - LOOKING NORTHEAST  
14.02.25



2 EXTERIOR PERSPECTIVE - LOOKING SOUTHEAST  
14.02.25

DOUBLE DWELLING  
3923 49th STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTENSON  
2429 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-455-3745

CONTRACTOR:

DRAWN BY  
MHM

ISSUE  
14.02.25 RE-ZONING  
14.05.10 RESUBMIT

KEY PLAN

ELEVATIONS  
NORTH, SOUTH,  
EAST + WEST

A4.03

ORIGINAL PLAN





ORIGINAL PLAN

DOUBLE DWELLING  
3923 49th STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTENSON  
2429 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-655-3745  
CONTRACTOR:

DRAWN BY  
MHM

ISSUE	RE-ZONING
14.02.28	RESUBMIT
14.05.10	

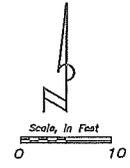
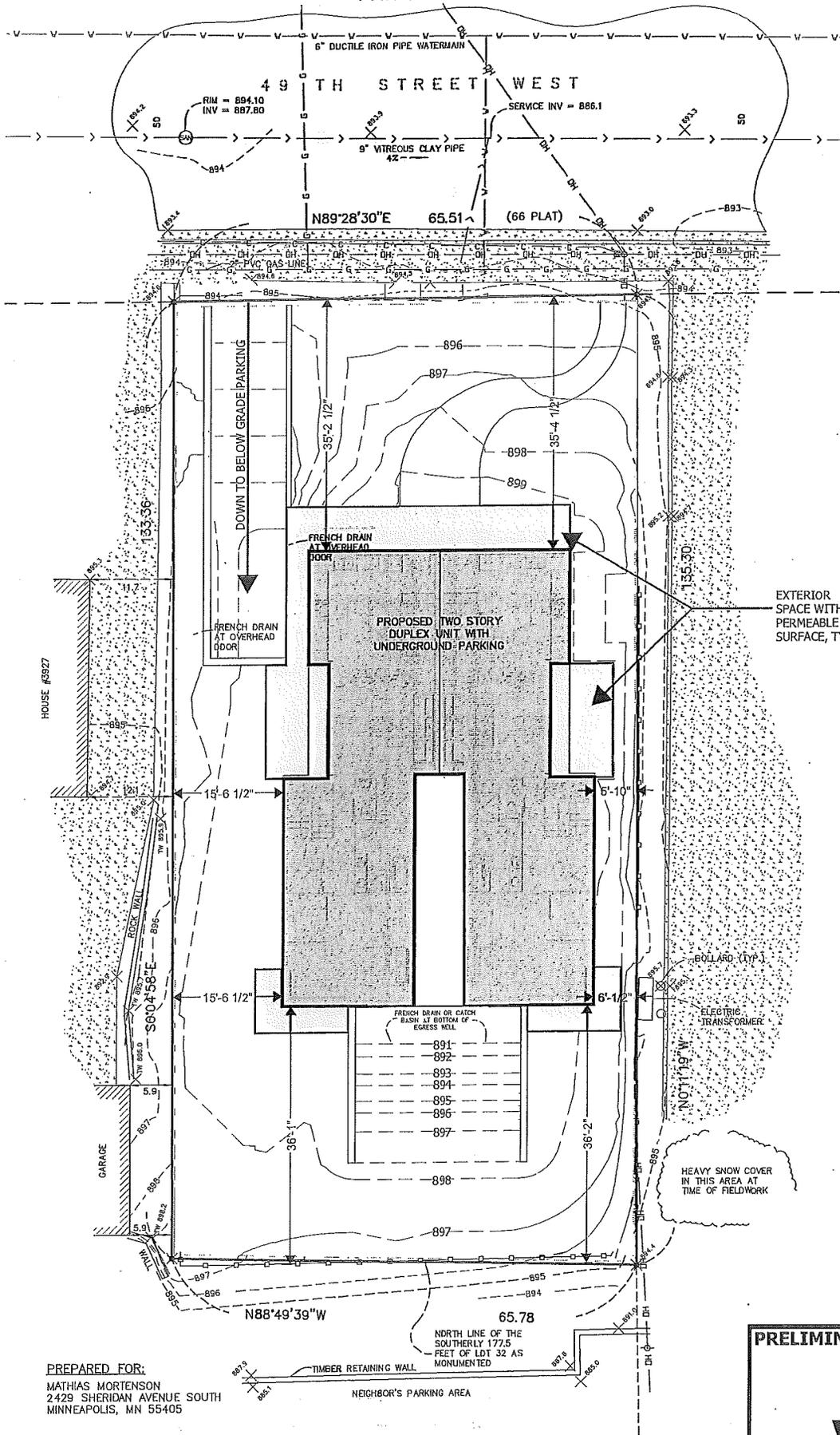
KEY PLAN

EXT. RENDERING  
LOOKING SOUTHEAST

**A4.05**



PRELIMINARY PROPOSED GRADING PLAN



LEGAL DESCRIPTION:

THAT PART OF LOT 32, AUDITOR'S SUBDIVISION NO. 172, HENNEPIN COUNTY, MINNESOTA LYING NORTH OF THE SOUTHERLY 177.5 FEET THEREOF.

LEGEND:

- FOUND IRON MONUMENT (AS NOTED)
- ⊕ POWER POLE (WITH GUY ANCHOR)
- COMMUNICATIONS PEDESTAL
- ⊗ SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE (SIZE IN INCHES)
- OH — OVERHEAD UTILITY LINE
- W — WATERMAIN
- S — SANITARY SEWER LINE
- NG — NATURAL GAS LINE
- C — UNDERGROUND COMMUNICATION LINE
- W — WOOD FENCE
- ▭ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- 892.9 ⊕ PROPOSED SPOT ELEVATION
- 892.9 ⊕ EXISTING SPOT ELEVATION
- - - 897 - - - EXISTING CONTOUR LINE
- - - 896 - - - PROPOSED CONTOUR LINE

EXTERIOR SPACE WITH PERMEABLE SURFACE, TYP.

NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) ADDRESS OF THE SUBJECT PROPERTY: 3923 49TH STREET WEST, EDNA, MN 55410 P.I.D.: 18-028-24-14-0027
- 3) PARCEL AREA: 8,816 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.
- 5) DATE OF FIELDWORK: 2-11-2013
- 6) BENCHMARK: TOP NUT HYDRANT AT SW CORNER OF FRANCE AVE AND 49TH STREET WEST. ELEVATION = 887.72 (NGVD)

PREPARED FOR:  
MATHIAS MORTENSON  
2429 SHERIDAN AVENUE SOUTH  
MINNEAPOLIS, MN 55405

PRELIMINARY PROPOSED GRADING PLAN  
**DRAFT  
VERSION**

ORIGINAL PLAN



## Minutes/Edina City Council/July 15, 2014

Rollcall:

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Motion carried.

### **V. SPECIAL RECOGNITIONS AND PRESENTATIONS**

#### **V.A. BRAEMAR GOLF COURSE UPDATE – RECEIVED**

Joe Abood, Braemar Golf Course General Manager, introduced himself, described his professional background, and stated he sees great potential with the Braemar Golf Course. The Council welcomed Mr. Abood.

#### **V.B. JULY SPEAK UP EDINA REPORT PRESENTED – TOPIC: CONSERVATION INCENTIVES**

Communications Coordinator Gilgenbach presented a summary of opinions, both pros and cons, collected through Speak Up, Edina relating to conservation incentives.

### **VI. PUBLIC HEARINGS HELD – Affidavits of Notice presented and ordered placed on file.**

#### **VI.A. PRELIMINARY REZONING, LOT AREA AND WIDTH VARIANCES, BUILDING COVERAGE VARIANCE AND SIDE YARD SETBACK VARIANCE, 3923 49<sup>TH</sup> STREET, MATHIAS MORTENSON – RESOLUTION NO. 2014-79 ADOPTED TO DENY**

##### Community Development Director Presentation

Community Development Director Teague presented the request of Mathias Mortenson regarding 3923 49<sup>th</sup> Street, for preliminary rezoning from R-1 Single Dwelling Unit District to R-2, Double Dwelling Unit District; a lot area variance from 15,000 sq. ft. to 8,816 sq. ft.; lot width variance from 90 feet to 65 feet; building coverage variance from 25% to 32%; and, side yard setback variance from 15 feet to 5 feet 10 inches on the east side. Mr. Mortenson was proposing to tear down a single-family house and construct a new double dwelling unit. Mr. Teague reviewed the Council's past sketch plan consideration and the proponent's attempt to address some of the expressed concerns. It was noted the Planning Commission had recommended approval of the requested rezoning contingent upon approval of the variances. The motion of the Planning Commission related to the requested variances failed on a 4-4 vote. Staff recommended denial based on the rationale that the combination of variances was too much for this particular site; the building would exceed lot coverage; and, a reasonable use existed.

Mr. Teague answered questions of the Council relating to the impact of approving the requested rezoning and denying the requested variances, and lot dimensions within this block. The Council acknowledged written public comment received.

##### Proponent Presentation

Mathias Mortenson, architect representing the proponent, 2429 Sheridan Avenue, Minneapolis, described design revisions that he believed created an improved project, better fit the neighborhood, and uniqueness of this site. He stated the proposed design accommodated age-in-place housing and asked the Council to approve the request, as revised.

The Council asked questions of Engineer Millner relating to site drainage and stormwater storage capacity and of Attorney Knutson relating to variance conditions to restrict the use to a duplex. Mr. Mortenson defined the revised ridge height and stated a preliminary grading and drainage plan had been developed by his civil engineer and submitted to the Council committing to handling 90% of all drainage and runoff on site. Mr. Mortenson stated the hard surface exterior spaces could be constructed of permeable pavers but the proposed rain gardens would meet the sustainability goal. He indicated the solar panels on a south-facing gable would accommodate electrical needs to reduce consumption of resources.

Mayor Hovland opened the public hearing at 7:52 p.m.

##### Public Testimony

Nancy Thorvilson, 7221 Oaklawn Avenue, addressed the Council.

Jon Andresen, 4804 Maple Road, addressed the Council.



Ben Hackel, 7105 Gloucester Avenue, addressed the Council.

**Member Swenson made a motion, seconded by Member Sprague, to close the public hearing.**

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland  
Motion carried.

Mr. Teague addressed issues raised during public testimony on types of variances that had been considered in this area. Mr. Mortenson indicated his building footprint included all uses on the block but even when considering only the residential-type uses; his proposal remained in line with the average structure. The Council discussed the proposal and asked questions of Mr. Mortenson and Mr. Teague relating to use of the lower level and site drainage. Support was expressed for the improved design, sustainability aspects, and redevelopment of a site bordered on either side by a parking lot.

Council Discussion & Action

Council concern was expressed related to the requested lot coverage variance, lack of hardship required for variance consideration, storm water drainage, ineffective location of two rain gardens at the rear of the property, and potential risk of sanitary infiltration and inflow due to proposed excavations that lacked positive surface drainage. **Member Swenson introduced and moved adoption of Resolution No. 2014-79, Denying Preliminary Rezoning from R-1 to R-2; Lot Area and Width Variances; Building Coverage Variances; and, Side Yard Setback Variances, based on the following findings:**

- 2.01 The variance criteria are not met.**
- 2.02 The current zoning is consistent with the Comprehensive Plan.**
- 2.03 The multiple variances requested demonstrate the property is not suitable for R-2 zoning.**
- 2.04 There are no practical difficulties in complying with the Zoning Ordinance. The property owner does not propose to use the property in a reasonable manner prohibited by the Zoning Ordinance. It is not reasonable to deviate from the ordinance requirements when there is nothing unique about the property that justifies the variances. The need for variances is caused by the applicant's desire to build such a large two-family dwelling on the site.**
- 2.05 Reasonable use of the property exists with the two-story single family currently located on the property.**
- 2.06 The size of the proposed structure creates the need for the lot coverage variance, and the side yard setback variance.**
- 2.07 The City has traditionally not granted variances for building lot coverage when tearing down a home (single-family home or duplex) and building a new one.**
- 2.08 Proposed building coverage would be nearly triple the building coverage that exists today with the single family home.**

Member Sprague seconded the motion.

Ayes: Bennett, Sprague, Swenson, Hovland  
Nays: Brindle  
Motion carried.

**VII. COMMUNITY COMMENT**

No one appeared to comment.

**VIII. REPORTS / RECOMMENDATIONS**

**VIII.D. SKETCH PLAN – 7200 FRANCE AVENUE – REVIEWED**

Mayor Hovland explained the purpose of sketch plan review, which did not include a public hearing, noting the application process that followed included four opportunities for public testimony.





**To:** MAYOR AND COUNCIL

**Agenda Item #:** VI.A.

**From:** Cary Teague, Community Development Director

**Action**

**Discussion**

**Information**

**Date:** July 15, 2014

**Subject:** Public Hearing; Preliminary Rezoning, Lot Area and Width Variances, Building Coverage Variance and Side Yard setback Variance at 3923 49<sup>th</sup> Street, Mathias Mortenson, Resolution No. 2014-79.

### **Action Requested:**

Planning Commission Recommendation: On June 25, 2014 the Planning Commission made a motion to approve the requested rezoning and variances. The motion failed on a 4-4 Vote.

The Planning Commission further recommended approval of the rezoning contingent on the approval of the variances as requested. Vote: 7 Ayes & 1 Nay. (See attached minutes.)

Staff Recommendation: Staff recommends denial of the rezoning and variances per the findings in the Planning Commission staff report and Resolution No. 2014-79.

If the Council wishes to approve the rezoning and variance; authorize staff to draft a resolution approving the rezoning and variances to be brought back at the August 4<sup>th</sup> Council meeting.

### **Information / Background:**

Mathias Mortenson is proposing to tear down a single-family home and construct a new double dwelling unit at 3923 49<sup>th</sup> Street. (See property location on pages A1–A5, and the applicant’s plans and narrative on pages A6-A33 in the Planning Commission Staff Report.) The property is located adjacent to the 50<sup>th</sup> and France retail area; just north of the former Edina Realty Building site, now owned by the City of Edina, and east of a four story apartment building. To accommodate the request the applicant is requesting the following:

- A Preliminary Rezoning from R-1, Single Dwelling Unit District to R-2, Double Dwelling Unit District;
- Lot Area Variance from 15,000 s.f. to 8,816 s.f.;
- Lot Width Variance from 90 feet to 65 feet;
- Building Coverage from 25% to 32%; and
- Side yard setback Variance from 15 feet to 5 feet 10 inches on the east side.

The applicant went through a Sketch Plan review with the Planning Commission and City Council. (See the minutes from each review on pages A34–A37.) In an effort to address some of the concerns raised, the applicant has eliminated one of the drive entrances to the site, and the handicap accessible walkway to sidewalk to the front of the house. This reduced the impervious surface on the lot. (See side by side comparison on page A8-A9.) The applicant has also slightly reduced the footprint of the structure,

eliminated the front yard and side yard setback variances, and the retaining wall setback variance. The mass and scale of the structure architecture of the structure remain generally the same. (See pages A18–A19.)

The applicant narrative indicates a building coverage variance from 25% to 28%, however, the patios were not taken into account. City Code requires patios to be included in the building coverage calculation, with a 200 square foot credit. The patios total 648 square feet, therefore, 448 square feet must be added to the building coverage. The building coverage with the 448 square feet added is 32%. The applicant is proposing to use pervious pavers as part of the patio. While the pervious pavers would assist in site runoff, the city does not have an Ordinance provision to reduce impervious surface requirement with the use of pervious pavers. Variances would still be required for lot coverage even if full credit were given to the pervious pavers.

**ATTACHMENTS:**

- Minutes from the June 25, 2014 Edina Planning Commission meeting
- Memo from the environmental engineer
- Planning Commission Staff Report, June 25, 2014



## PLANNING COMMISSION STAFF REPORT

<b>Originator</b> <b>Cary Teague</b> <b>Director of Planning</b>	<b>Meeting Date</b> <b>June 25, 2014</b>	<b>Agenda #</b> <b>VI.B.</b>
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### INFORMATION/BACKGROUND

#### Project Description

Mathias Mortenson is proposing to tear down a single-family home and construct a new double dwelling unit at 3923 49th Street. (See property location on pages A1–A5, and the applicant’s plans and narrative on pages A6–A33.) The property is located adjacent to the 50th and France retail area; just north of the former Edina Realty Building site, now owned by the City of Edina, and east of a four story apartment building. To accommodate the request the applicant is requesting the following:

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building coverage. The building coverage with the 448 square feet added is 32%. The applicant is proposing to use pervious pavers as part of the patio. While the pervious pavers would assist in site runoff, the city does not have an Ordinance provision to reduce impervious surface requirement with the use of pervious pavers. Variances would still be required for lot coverage even if full credit were given to the pervious pavers.

## **SUPPORTING INFORMATION**

### **Surrounding Land Uses**

- Northerly: A single family home; zoned R-1 Single-Dwelling Unit District and guided Low Density Attached Residential.
- Easterly: Apartment building; zoned PRD-4, Planned Residential District and guided High Density Residential.
- Southerly: Vacant property (formerly Edina Realty); zoned PCD-2, Planned Commercial District and Guided Mixed Use, MXC.
- Westerly: A single story double dwelling unit; zoned R-2 Double-Dwelling Unit District and guided Low Density Attached Residential.

### **Existing Site Features**

The subject property is 8,816 square feet in size, and contains a two-story single family home. The site is elevated above the two-family dwelling to the west. (See pages A3 and A29.)

### **Planning**

Guide Plan designation: Low Density Attached Residential  
Zoning: R-2, Double-Dwelling District

### **Grading/Drainage/Utilities**

The city engineer has reviewed the proposed plans, and identified several concerns. (See memo on page A41.) Should the City Council approve the proposed project, the applicant would be required to address these concerns with revised plans as part of the Final Rezoning application.

Please note that the grading plans were not done by a licensed professional engineer. This application predates that current application requirement. If the Planning Commission and/or City Council approve this project, it would be a Preliminary approval. A condition of approval should therefore, be that a grading, drainage and stormwater control plan, done by a licensed professional engineer, be submitted with the final rezoning application to be

considered by the Planning Commission and Council during final consideration.

### Proposed Floor Plans

The plans show a lower level studio within each unit that could easily be designed as additional units within the structure. These two “studios” are separated from the rest of the living units. To access the upper units from these lower studios, a person would have to walk outside or through the garage. (See page A14.) Should the applications be approved, a condition should be added that these not become separate dwelling units.

### Compliance Table

	City Standard (R-2)	Proposed
<b><u>Building Setbacks</u></b>		
Front	34.5 feet	35 feet
Side	15 feet	15 feet 6 inches
Side	15 feet	<b>5 feet 10 inches*</b>
Rear	35 feet	36 feet
Retaining Wall Setback	3 feet	4 feet
Lot Width	90 feet	<b>65 feet*</b>
Lot Area	15,000 square feet	<b>8,816 square feet*</b>
Building Height	30 feet	28 feet
Building Coverage	25%	<b>32%*</b>

**\*Variance Required**

### PRIMARY ISSUES/STAFF RECOMMENDATION

#### Primary Issues

- **Is the proposed Rezoning from R-1 to R-2 is reasonable for this site?**

Yes. Staff believes the proposed Rezoning is reasonable for the following reasons:

1. The proposed use would fit in to the neighborhood. This neighborhood consists of both single-family and two-family dwellings. (See pages A4 and A22-A32.) Two dwelling units are the predominant uses on this block.

2. The proposed use is consistent with the Comprehensive Plan. The site is guided for Low Density Attached Residential. The proposed duplex would fit that category. Duplexes serve as a transitional land use area between the commercial properties to the south and the single-family residential area to the north.

- **Are the proposed Variances reasonable for this site?**

No. Staff believes that the proposed Variances are not reasonable for the site for the following reasons:

1. The combination of **all** of the requested variances would result in a structure that is too large for this small parcel.
2. The applicant has not adequately addressed the concerns raised by the Planning Commission and the City Council during the sketch plan review of this request. Concern was raised in regard to the home fitting into the neighborhood. The Council stated that the height and lot coverage of the structure should be reduced. While the proposed home has been reduced in size, setback variances have been eliminated, driveways and sidewalks have been eliminated; however, the mass, scale and architecture of the home remains generally the same.

The City has traditionally not granted lot coverage variances. No lot coverage variances have been granted for a tear down and rebuild of a single-family home or duplex.

Concern was also raised in regard to the retaining walls and safety. The applicant has addressed the issue by eliminating one of the driveways, and moved the retaining wall four feet away from the side lot line. (See page A12.)

3. The variance criteria are not met. Per state law and the Edina 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 not meet the variance standards, when applying the three conditions:
  - a) *Will the proposal relieve practical difficulties that prevent a reasonable use from complying with the ordinance requirements?*

No. 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.

The practical difficulty is caused by the small size of the subject property. As demonstrated on page A4, the lot is the smallest lot on the south side of 49<sup>th</sup> Street. It is similar in size to the lots across the street, which contains single-family homes. However, the proposed home on this small lot would be too large for the site. The size of the proposed structure creates the need for a lot coverage variance, and side yard setback variances.

As mentioned above, the city has traditionally not granted variances for building lot coverage. Therefore, staff believes the proposed home is not reasonable for the size of this small lot.

The building coverage for the existing single family home and detached garage in the rear yard is 12%. The proposed structure would more than double the building coverage for the lot, and far exceed the city code requirement.

Reasonable use exists on the property with the existing single family home.

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

The circumstance of the undersized lot is not unique to this neighborhood. There are several undersized R-1 and R-2 lots on this block. (See page A3-A4.)

- c) *Will the variance alter the essential character of the neighborhood?*

Yes. The proposed structure is too large for this lot. No setback or lot coverage variances have been granted on any of the lots on this block, on which new duplexes have been built.

### **Staff Recommendation**

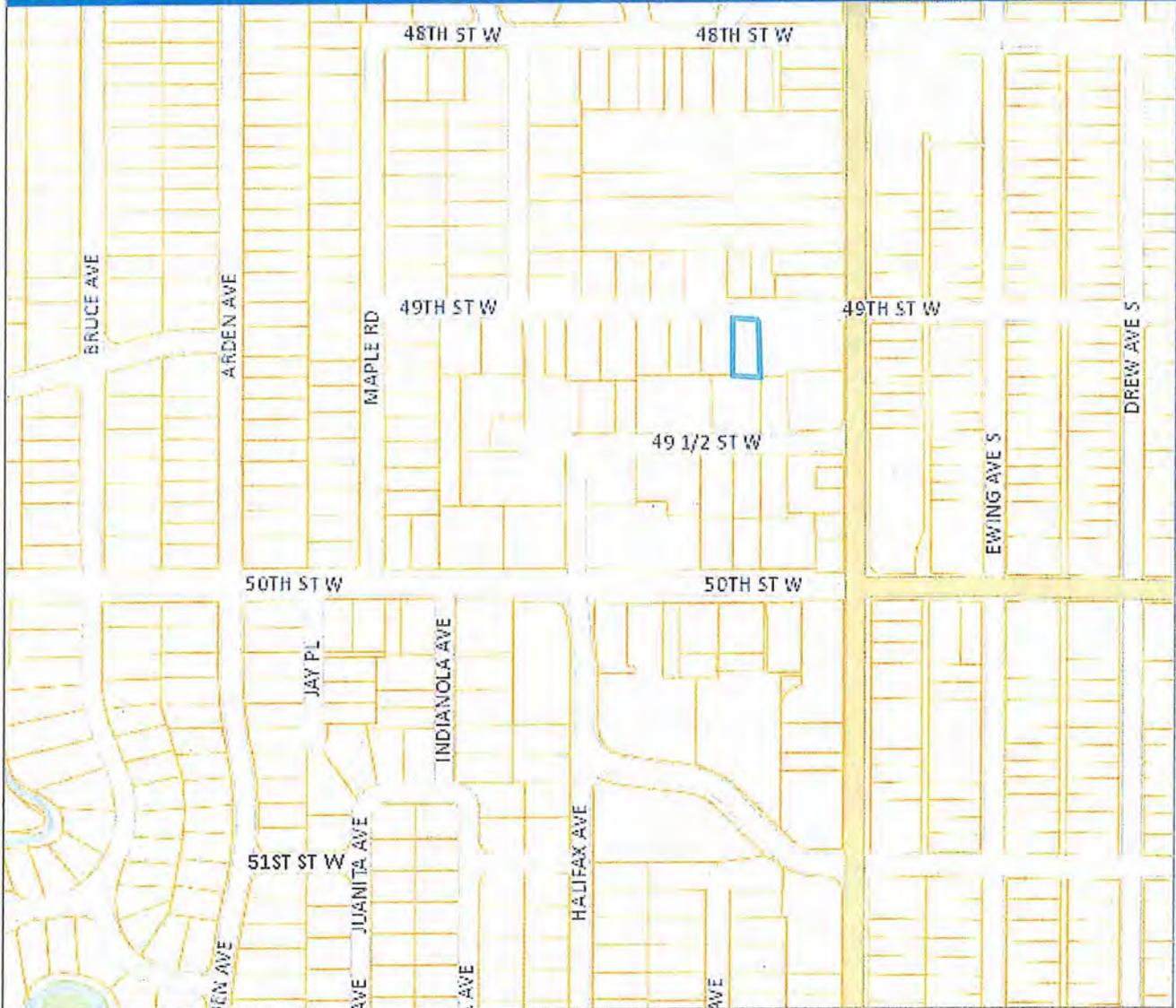
Recommend that the City Council deny the proposed Rezoning and Variances at 3923 49<sup>th</sup> Street. Denial is based on the following findings:

1. The variance criteria are not met.
2. There are no practical difficulties in complying with the zoning ordinance. The property owner does not propose to use the property in a reasonable manner

prohibited by the zoning ordinance. It is not reasonable to deviate from the ordinance requirements when there is nothing unique about the property that justifies the variances. The need for variances is caused by the applicants desire to build such a large two-family dwelling on the site.

3. Reasonable use of the property exists with the two-story single family currently located on the property.
4. The size of the proposed structure creates the need for the lot coverage variance, and the side yard setback variance.
5. The City has traditionally not granted variances for building lot coverage when tearing down a home (single-family home or duplex) and building a new one.
6. Proposed building coverage would be nearly triple the building coverage that exists today with the single family home.

**Deadline for a city decision: July 15, 2014**



**Parcel ID:** 18-028-24-14-0027

**Owner Name:** Baker Bean Llc

**Parcel Address:** 3923 49Th St W  
Edina, MN 55424

**Property Type:** Residential

**Home-stead:**

**Parcel Area:** 0.21 acres  
9,086 sq ft

**A-T-B:**

**Market Total:**

**Tax Total:**

**Sale Price:**

**Sale Date:**

**Sale Code:**

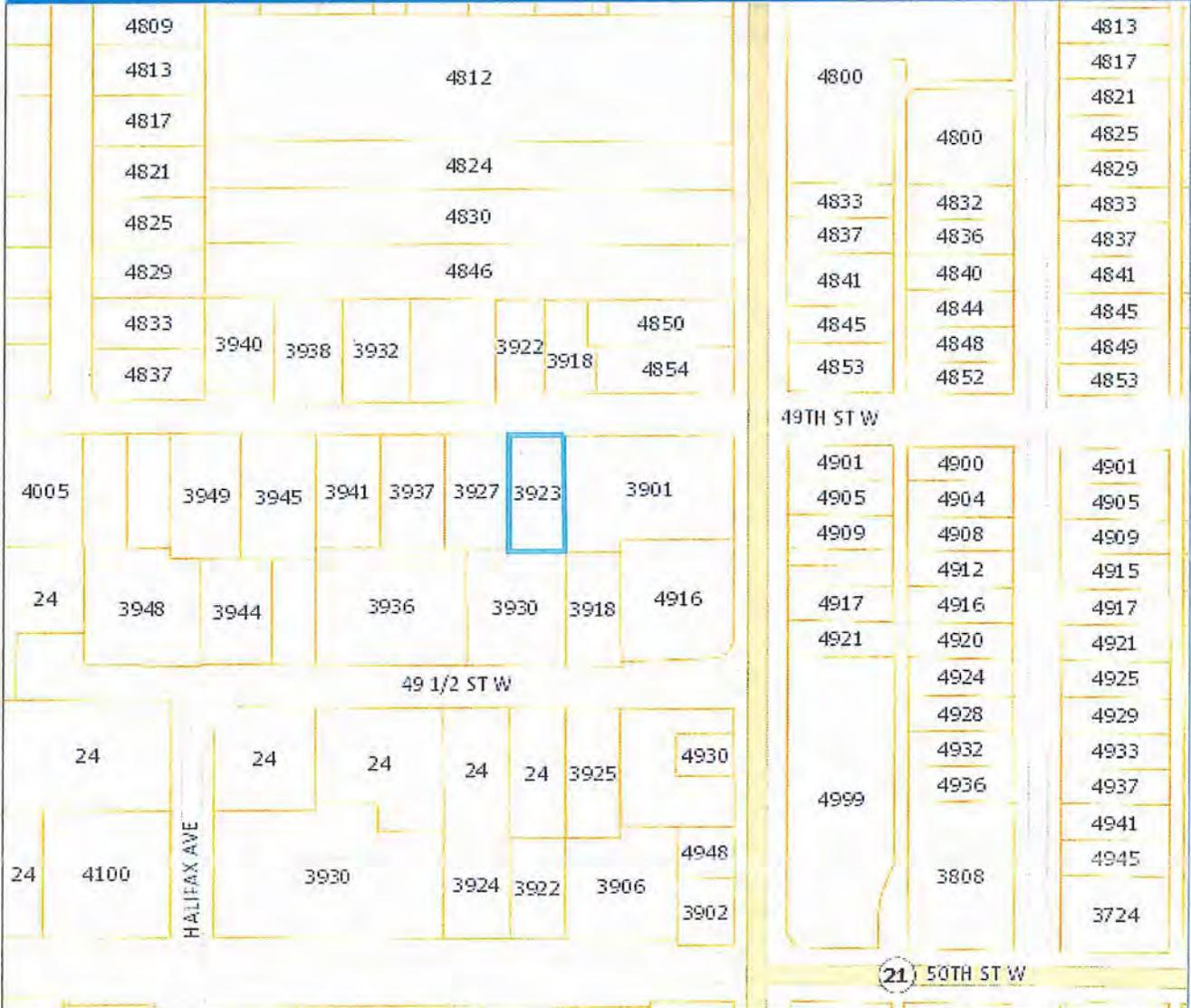
**Map Scale:** 1" ≈ 400 ft.  
**Print Date:** 1/14/2014



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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Parcel ID: 18-028-24-14-0027  
 Owner Name:  
 Parcel Address: 3923 49Th St W, Edina, MN 55424  
 Property Type: Residential  
 Homestead:  
 Parcel Area: 0.21 acres, 9,086 sq ft

A-T-B:  
 Market Total:  
 Tax Total:  
 Sale Price:  
 Sale Date:  
 Sale Code:

Map Scale: 1" ≈ 200 ft.  
 Print Date: 1/14/2014

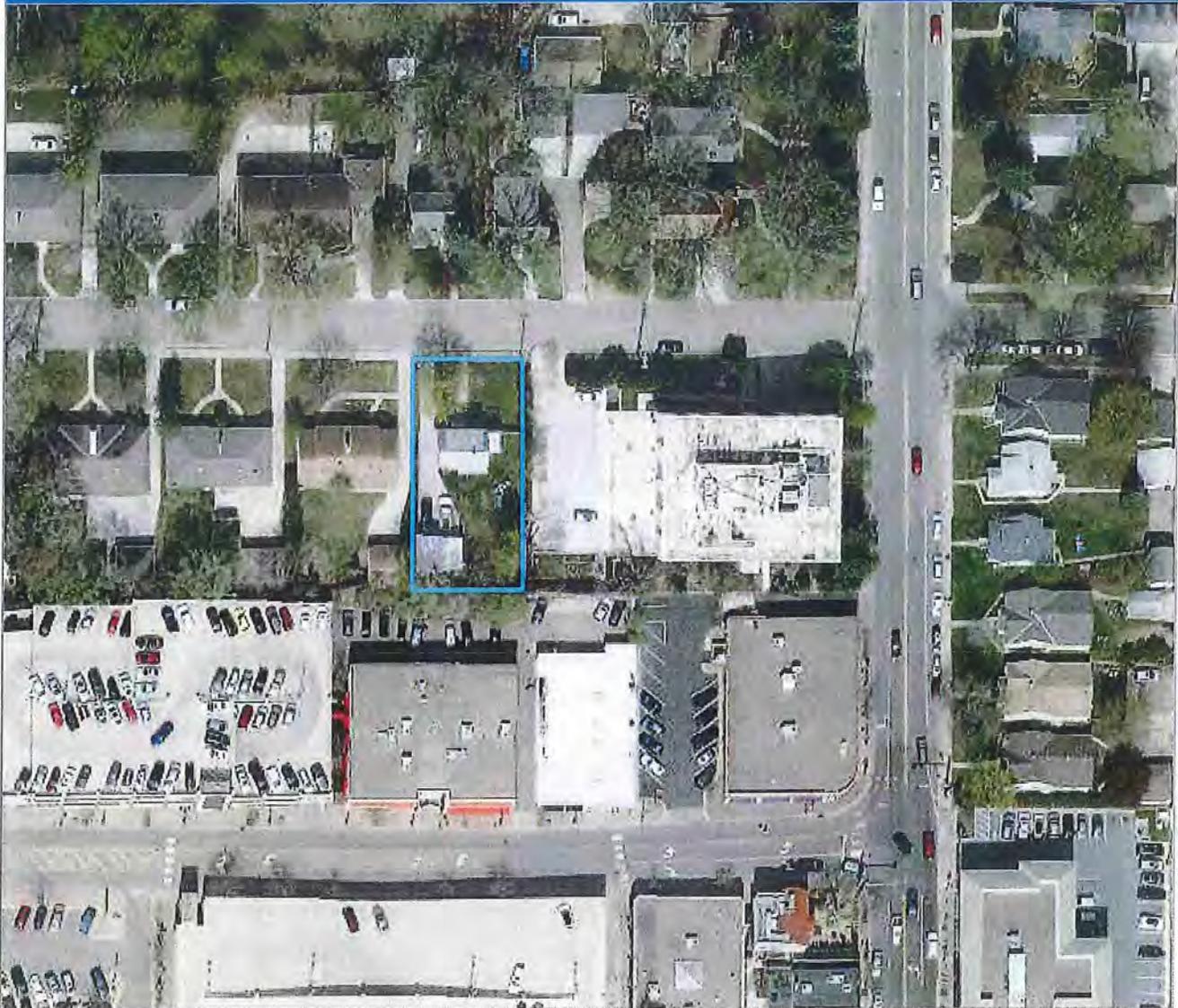


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A2



Parcel ID: 18-028-24-14-0027

Owner Name:

Parcel Address: 3923 49Th St W  
Edina, MN 55424

Property Type: Residential

Home-  
stead:

Parcel Area: 0.21 acres  
9,086 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 100 ft.

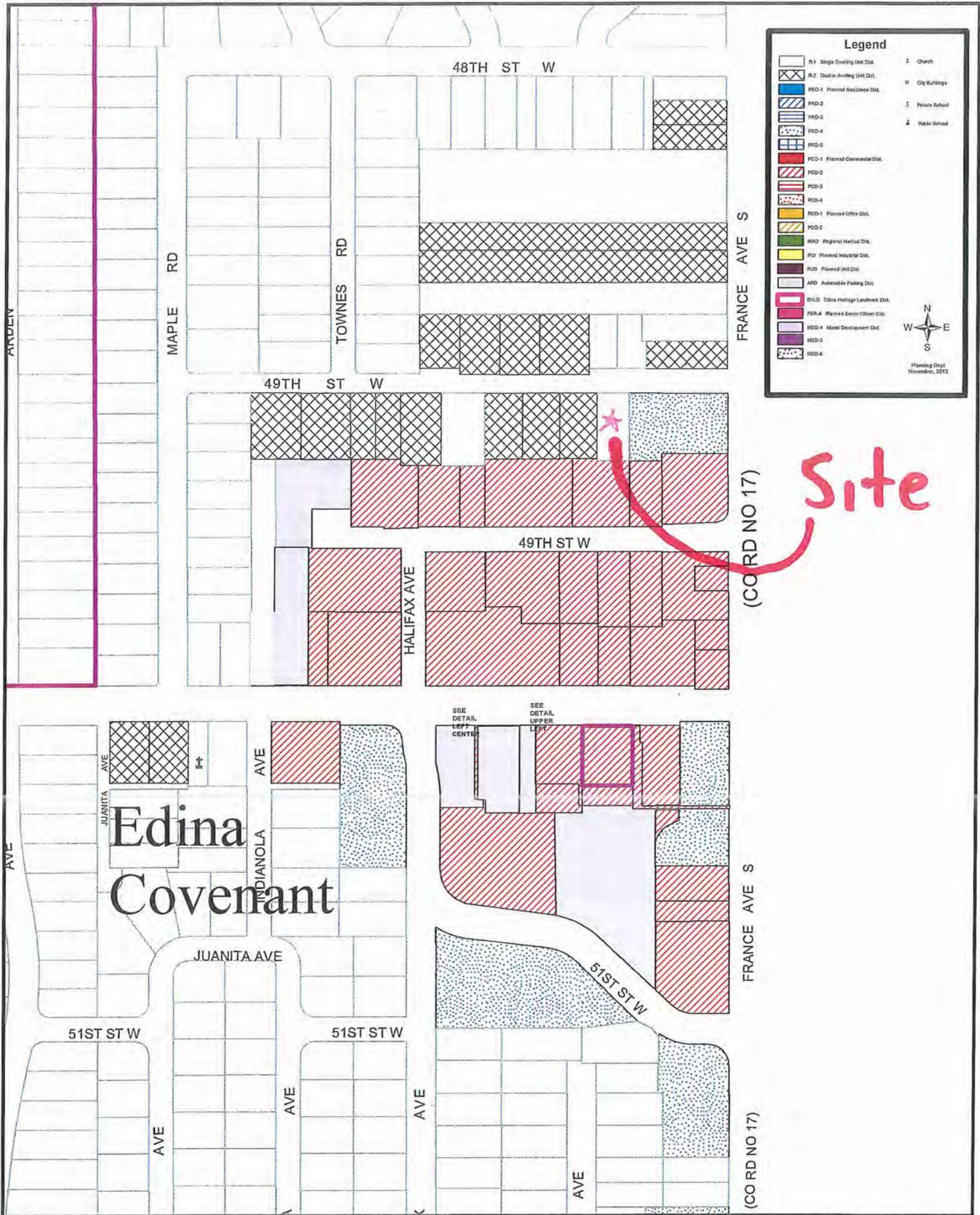
Print Date: 1/14/2014



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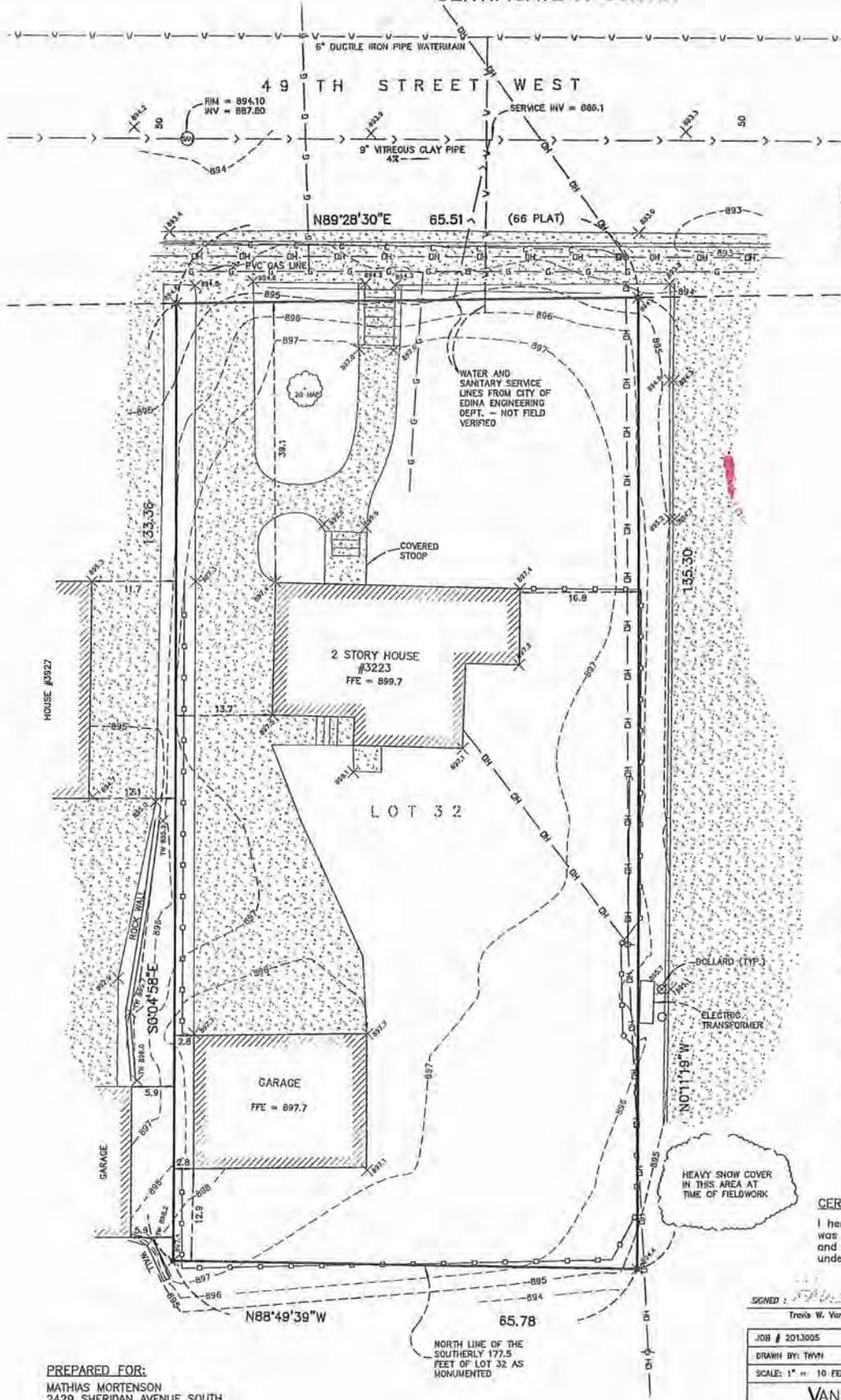
Edina  
Covenant

Site

A4



CERTIFICATE OF SURVEY



**LEGAL DESCRIPTION:**  
 THAT PART OF LOT 32, AUDITOR'S SUBDIVISION NO. 172, HENNEPIN COUNTY, MINNESOTA LYING NORTH OF THE SOUTHERLY 177.5 FEET THEREOF.

- LEGEND:**
- FOUND IRON MONUMENT (AS NOTED)
  - ⊕ POWER POLE (WITH GUY ANCHOR)
  - COMMUNICATIONS PEDESTAL
  - ⊙ SANITARY SEWER MANHOLE
  - DECIDUOUS TREE (SIZE IN INCHES)
  - DH — OVERHEAD UTILITY LINE
  - W — WATERMAIN
  - S — SANITARY SEWER LINE
  - G — NATURAL GAS LINE
  - C — UNDERGROUND COMMUNICATION LINE
  - F — WOOD FENCE
  - ▨ CONCRETE SURFACE
  - ▩ BITUMINOUS SURFACE

- NOTES:**
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
  - 2) ADDRESS OF THE SUBJECT PROPERTY: 3923 49TH STREET WEST, EDINA, MN 55410  
P.I.D.: 18-026-24-14-0027
  - 3) PARCEL AREA: 8,816 SQ. FT.
  - 4) BEARING BASIS IS ASSUMED.
  - 5) DATE OF FIELDWORK: 2-11-2013
  - 6) BENCHMARK: TOP NUT HYDRANT AT SW CORNER OF FRANCE AVE AND 49TH STREET WEST. ELEVATION = 887.72 (NGVD)

**HARDCOVER CALCULATIONS:**  
 HOUSE: 642 SQ. FT.  
 GARAGE: 456 SQ. FT.  
 CONCRETE: 1,704 SQ. FT.  
 TOTAL HARDCOVER: 2,802 SQ. FT OR 31.8%

**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 Licensed Land Surveyor under the laws of the state of Minnesota.

SIGNED: *Trevin W. Van Neste*  
 Trevin W. Van Neste, Minnesota Professional Surveyor #44109  
 Michigan Professional Surveyor #48695

JOB # 2013005	ISSUED: 2-21-2013
DRAWN BY: TWM	REV:
SCALE: 1" = 10 FEET	

**VAN NESTE SURVEYING**  
 PROFESSIONAL SURVEYING SERVICES  
 65 WILDHURST ROAD, EXCELSIOR, MN 55331  
 PHONE (952) 686-3055 TOLL-FREE FAX (866) 473-0120  
 WWW.VANNESTESURVEYING.COM



PREPARED FOR:  
 MATHIAS MORTENSON  
 2429 SHERIDAN AVENUE SOUTH  
 MINNEAPOLIS, MN 55405

NORTH LINE OF THE SOUTHERLY 177.5 FEET OF LOT 32 AS MONUMENTED

A5

REZONING + VARIANCE APPLICATION  
3923 49<sup>TH</sup> STREET  
PREPARED FOR THE CITY OF EDINA  
JUNE 10, 2014

## **PROJECT INTRODUCTION**

The proposed project is a new 2-story double dwelling unit on 49<sup>th</sup> Street. The location is one block north of 50<sup>th</sup> and France on a street that predominantly consists of double dwelling units. The lot is currently zoned R-1, thus requiring a re-zoning to R-2.

In February, this project was brought before the Planning Commission and the City Council. In addition a draft staff report was completed in March. This re-submission addresses to the greatest extent possible the various issues raised by those three entities.

## **EXECUTIVE SUMMARY**

The property at 3923 49<sup>th</sup> Street is highly unusual. First, it is a single-family lot situated on a street that is predominantly double dwellings. More critically, it is adjacent to a high-density 4-story apartment building, two commercial properties, and one double dwelling unit. This sets it apart from any other lot on 49<sup>th</sup> Street and, indeed, from most other lots throughout the city. In addition, it is cradled by a Height Overlay District that allows adjacent properties to build up to 48' high. A thorough survey of the city and its Height Overlay Districts (See Attachment A), reveals that there are only eight other residential properties in this situation and that, of those eight, only two adjoin HOD's of 48 feet or greater. While those final two are both zoned R-1, neither sits on a street that is predominantly comprised of R-2 lots. In other words, for a variety of reasons, this lot is an anomaly, completely unique in the city.

One other factor may also serve as an extenuating circumstance, and that is the recent purchase by the city of the commercial property to the south. The existing Edina Realty building has since been demolished and an expansion of the nearby parking ramp is currently being considered. While this may not have a direct bearing on how this proposal is evaluated, it does present a very real hardship to the owner, potentially diminishing the value of the property and casting shadows on the rear yard for much of the day.

For these reasons, and others, it is our hope that the City shares our view that our project's proposed variances are justified by the unusual conditions of the site. Finally, we submit two of our primary project goals which we believe align well with the City's housing goals as outlined in the Comprehensive Plan:

## **PROJECT GOAL #1: ACCESSIBILITY**

The owner is seeking to provide a housing type largely absent from the city's housing stock, one that accommodates the particular needs of an aging population. Although, the owner is driven by an interest in homesteading in one of the units, the design also coincides perfectly with the city's own interests. According to the Comprehensive Plan "The challenge for the city is to adapt itself as a lifecycle community to conform to the needs of a changing population" (p.40), and that change is principally happening to the +65 demographic where growth is expected to exceed 100% by 2030 (CP, p. 24). The proposed development would address exactly this challenge through a number of means:

REZONING + VARIANCE APPLICATION  
3923 49<sup>TH</sup> STREET  
PREPARED FOR THE CITY OF EDINA  
JUNE 10, 2014

1. All necessities (kitchen, bath, laundry, etc.) would be provided for on a single level
2. An elevator would connect the below grade parking to the upper two floors
3. The main bathroom would include ADA accessible fixtures
4. ADA turning radii and clearances provided where necessary
5. A basement studio that could serve as living quarters for in-home care.

**PROJECT GOAL #2: SUSTAINABILITY**

The project aims to achieve the highest standard of sustainability. It will incorporate rooftop solar panels that are expected to supply the entire electrical needs for both units. The building will also employ advanced framing techniques to achieve a 25% reduction in lumber consumption and 5% increase in energy efficiency. Other more conventional sustainability measures will include high efficiency glazing, permeable pavers, materials with recycled content and low-flow fixtures, among others.

**RESPONSE TO COUNCIL, COMMISSION, PLANNING + NEIGHBORS:**

Below is a list of the concerns as expressed in the preliminary zoning review as stated in the City Council minutes, February 3, 2014: “(1.) Reconfigure the garages to require one driveway/curb cut and lower impervious surface; (2.) assure safety (guardrail/fence/landscaping) was sufficient along the retaining wall; (3.) refine the building plan to lower lot coverage/building height/hardscape; (4.) assure architectural elements and site components meet the essential character of the existing neighborhood; and, (5.) consider feasibility of repurposing the existing single-family home.”

**1A. RECONFIGURE GARAGES/PARKING LAYOUT**

**CONCERN:** The original design proposed two drives on either side of the lot accessing an underground garage. This raised two concerns:

1. It presented an excessive amount of driveway, asphalt and retaining wall to the street, rendering it distinctly uncharacteristic of the neighborhood
2. It created an ‘island’ effect that isolated the stretch of yard between the two drives from the fabric of front yards of adjoining residential properties

**RESPONSE:** The East drive has been completely eliminated. This makes the proposed driveway consistent with other double dwelling units on the block. It also allows for more greenspace in the front yard and creates greater continuity with similar nearby front yards. Additionally, it resolves another concern that the stretch of curb between the two originally proposed drives would be too small to accommodate street parking. This is no longer the case.



**BEFORE**



**AFTER**

**1B. IMPERVIOUS SURFACE + STORMWATER RUNOFF**

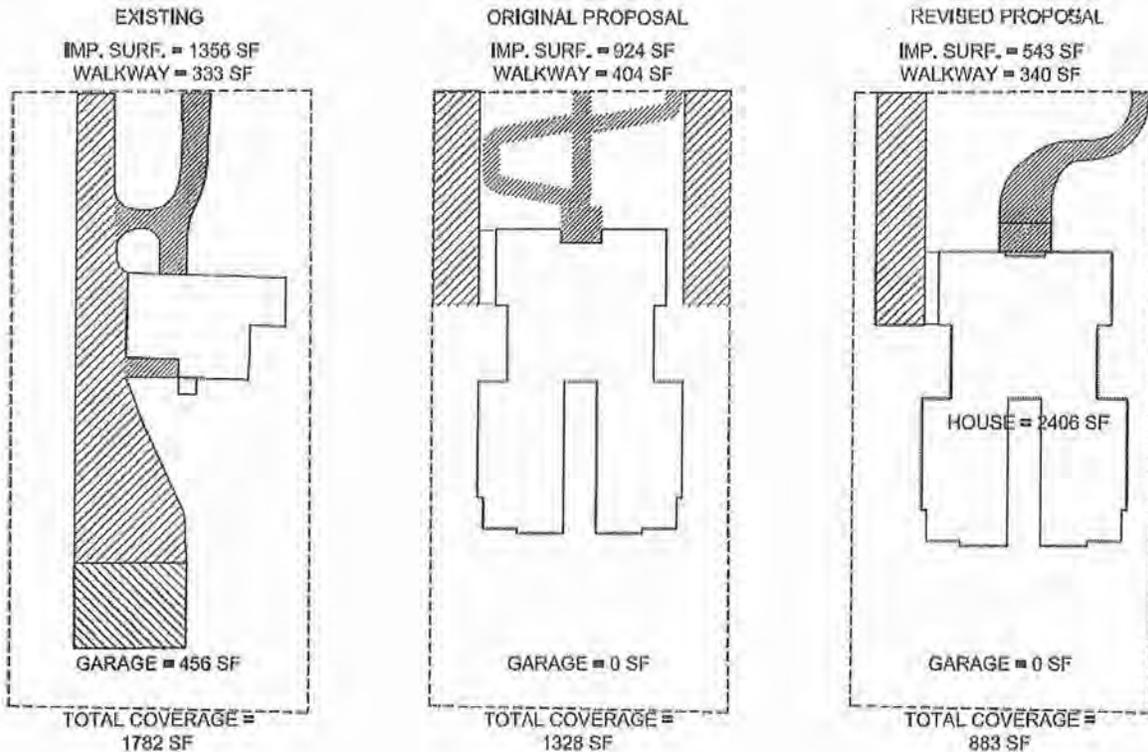
**CONCERN:** The original design proposed an ADA accessible ramp to the front entry and a two-driveway parking layout that raised concerns regarding:

1. Amount of runoff directed to the city storm system, and
2. The amount of land dedicated to hardscape rather than landscape

**RESPONSE:** Three things have been done to address the concern regarding impervious surface

1. Patio sizes were reduced

2. The front entry steps were eliminated, and one
  3. One drive was eliminated,
- Together, this resulted in considerable reductions in impervious surface as illustrated by the below study:



This reduction is in addition to other tools used to reduce hardscape and runoff: permeable pavers used at outdoor spaces and a rear-yard raingarden to collect runoff from the roof.

## 2. RETAINING WALL/SAFETY

**CONCERN:** The retaining walls related to the below-grade drives generated the following concerns:

1. A wall that appeared overly high and/or stark from the street
2. The need for providing a guard rail for safety on one side
3. A sense that it effectively increased the perceived height of the building

**RESPONSE:** Because one of the below grade drives was eliminated, the concern regarding the visual impact of the associated retaining walls has been partially alleviated. Additionally, the retaining walls for the remaining drive have been improved:

1. A stepped or canted wall for one side of the drive presents a softer surface
2. An ivy wall is proposed to cover the rear (or southernmost) wall
3. The exposed retaining walls will be stained or colored concrete so as to provide a warmer, more appealing aesthetic

4. A strip of plantings along one retaining wall will prevent any access to the wall edge. The wall on the opposite side of the drive was essentially eliminated by manipulating the grading.

### **3A. SITE COVERAGE + BUILDING INTENSITY**

**CONCERN:** The amount of site coverage was viewed as problematic based largely on two concerns:

1. It represents a higher intensity than is typical for the neighborhood, and
2. It reduces the amount of useable exterior greenspace.

**RESPONSE:** The total site coverage has been reduced from 28.2% to 27.1%. This is the most that could be reduced without compromising the goal of providing an accessible form of single-floor living. We believe that our site is unusual in a number of regards and that the proposed coverage does not represent an unduly intense amount given the context (see related Zoning Narrative).

### **3B. BUILDING HEIGHT**

**CONCERN:** The concern was that the retaining walls for the parking, together with the gable would render the building overly high for the neighborhood.

**RESPONSE:** The peak of the gable and the elevation of the eave were lowered by one and a half feet. The retaining wall for the side drive was also treated in a way that would make it seem shorter and distinct from the building structure.

### **4. EXISTING CHARACTER**

**CONCERN:** The previous design did not specifically address this concern. The block does not consist of any predominant style. The houses range from small single family bungalows at street level to larger homes atop hills; from simple low-rise, hiproofed duplexes to large, articulated-gable duplexes; and from one- and two-story dwelling units to a four story apartment building. Despite this lack of architectural continuity, there is still a predominant 'feel' to the street which is largely constituted, as in many other city neighborhoods, by a well-developed greenscape consisting of mature shade trees near the street and a variety of hedges, arborvitae, and smaller-scale landscaping near the homes. This revision proposes a landscaping similar to established patterns on the street, consisting of at least one medium-sized trees in the front lawn and smaller-scale shrubbery at the front of the house.

### **5. REPURPOSE EXISTING BUILDING**

This idea was explored but is challenged by two significant issues: 1.) It is cost-prohibitive, and 2.) It requires a second site on which to situate the house

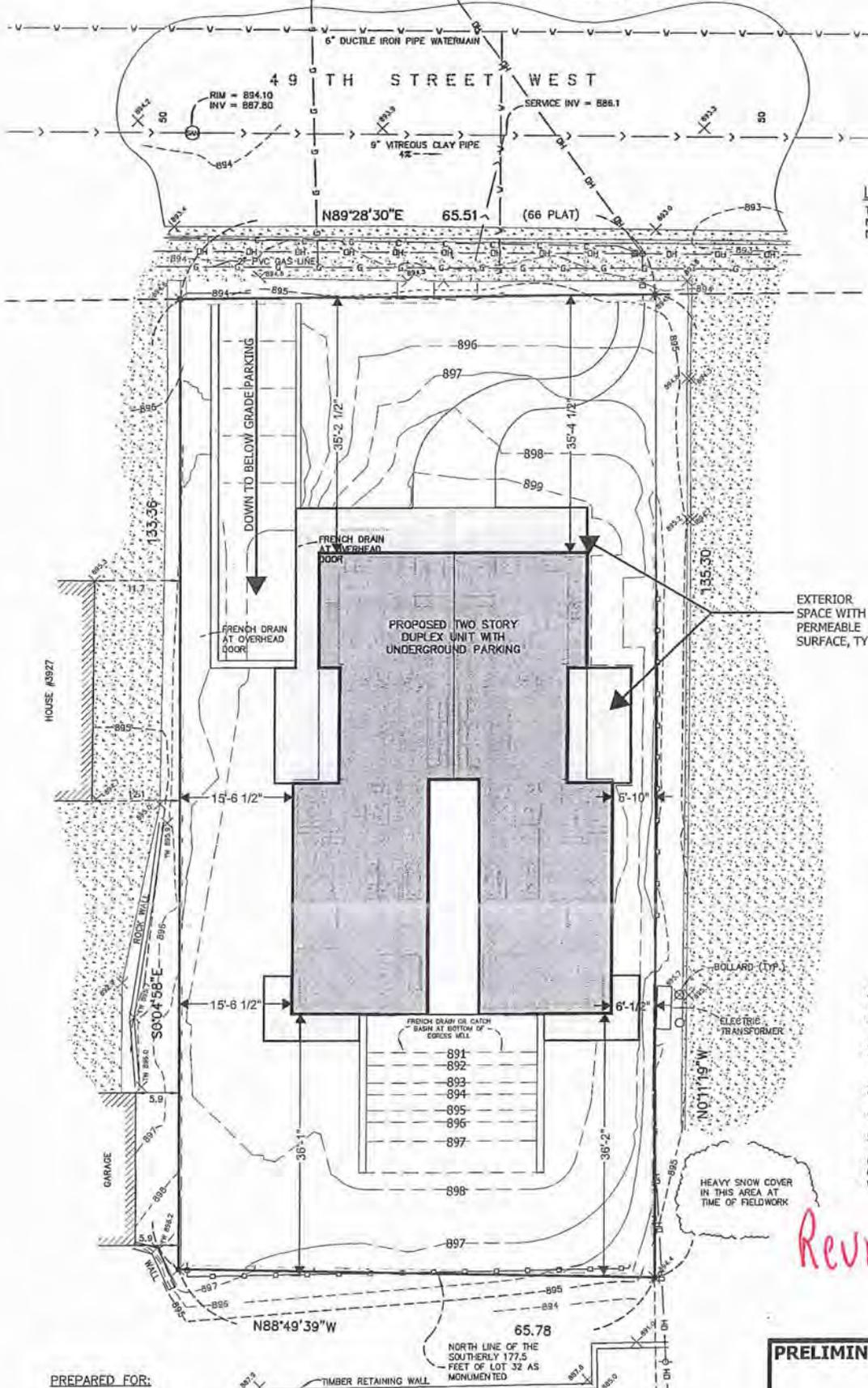
## 6. ADDITIONAL CONCERNS: NUMBER OF VARIANCES

**CONCERN:** The re-zoning and the proposed design triggered multiple variance requests, suggesting the possibility that the use, or the design, or both were not viable at the site.

**RESPONSE:** A number of moves were made, in addition to those stated above, that have made the building more compliant.

1. The building was shifted four feet to the south to eliminate a need for a rear yard setback
2. The building was shifted five feet to the east to eliminate a need for a side yard setback. This move also was made to be more sensitive to the residence to the west which otherwise may have had some portion of their lawn cast in shadow. Additionally, moving the house closer to the apartment building has no negative effects since there is only a surface level parking lot there. This has been confirmed in discussions with the proprietors of the apartments.
3. The side drive was shifted three feet to the east to eliminate a need for a zero lot line retaining wall.

PRELIMINARY PROPOSED GRADING PLAN



**LEGAL DESCRIPTION:**  
 THAT PART OF LOT 32, AUDITOR'S SUBDIVISION NO. 172, HENNEPIN COUNTY, MINNESOTA LYING NORTH OF THE SOUTHERLY 177.5 FEET THEREOF.

**LEGEND:**

- FOUND IRON MONUMENT (AS NOTED)
- ⊕ POWER POLE (WITH GUY ANCHOR)
- COMMUNICATIONS PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DECIDUOUS TREE (SIZE IN INCHES)
- OH — OVERHEAD UTILITY LINE
- W — WATERMAIN
- S — SANITARY SEWER LINE
- G — NATURAL GAS LINE
- C — UNDERGROUND COMMUNICATION LINE
- W — WOOD FENCE
- EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ⊙ PROPOSED SPOT ELEVATION
- ⊙ EXISTING SPOT ELEVATION
- — — EXISTING CONTOUR LINE
- — — PROPOSED CONTOUR LINE

EXTERIOR SPACE WITH PERMEABLE SURFACE, TYP.

**NOTES:**

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) ADDRESS OF THE SUBJECT PROPERTY: 3923 49TH STREET WEST, EDNA, MN 55410 P.I.D.:18-028-24-14-0027
- 3) PARCEL AREA: 8,816 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.
- 5) DATE OF FIELDWORK: 2-11-2013
- 6) BENCHMARK: TOP NUT HYDRANT AT SW CORNER OF FRANCE AVE AND 49TH STREET WEST. ELEVATION = 887.72 (NGVD)

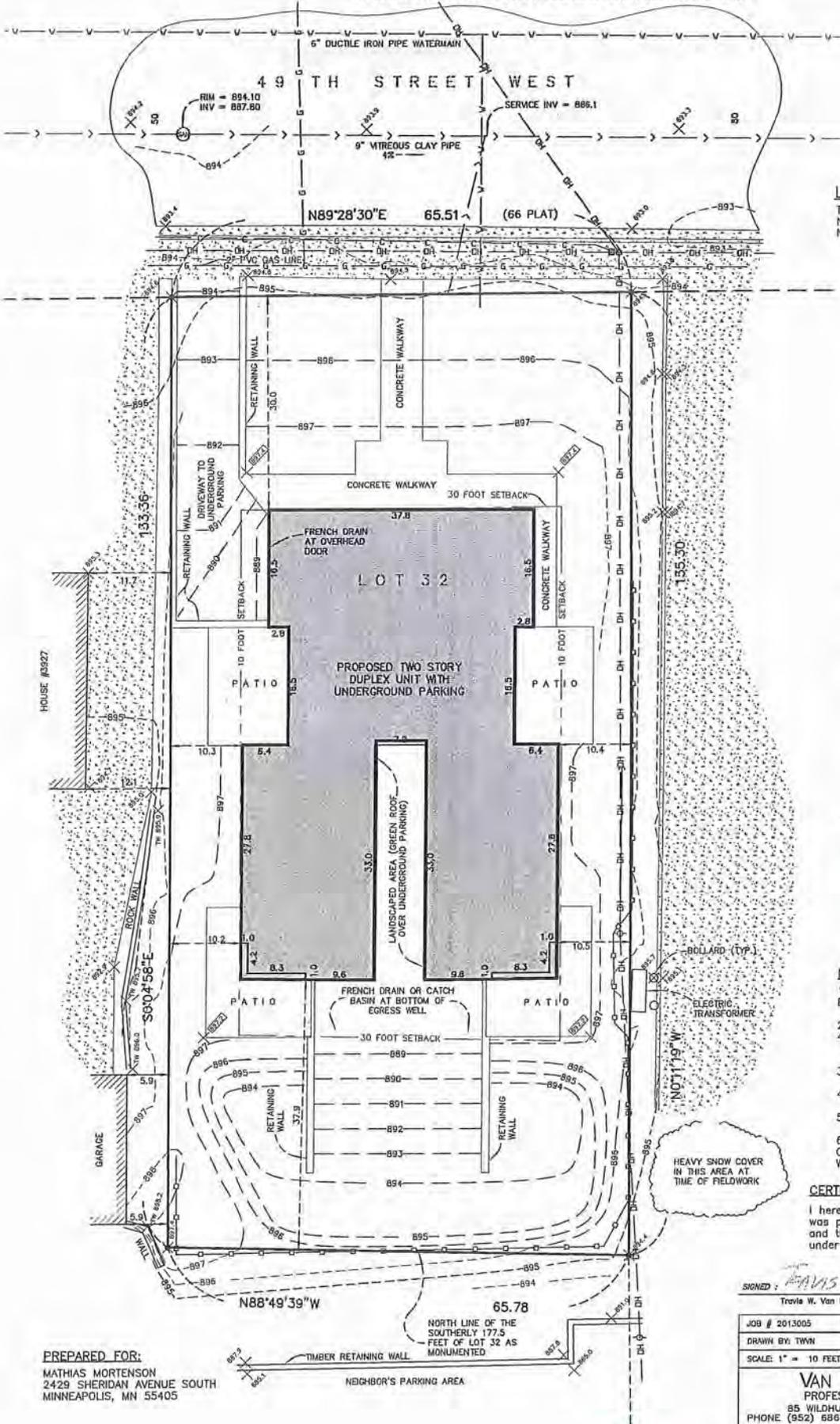
*Revised Plan*

PREPARED FOR:  
 MATHIAS MORTENSON  
 2429 SHERIDAN AVENUE SOUTH  
 MINNEAPOLIS, MN 55405

PRELIMINARY PROPOSED GRADING PLAN  
**DRAFT  
 VERSION**

*A12*

PRELIMINARY PROPOSED GRADING PLAN



**LEGAL DESCRIPTION:**  
 THAT PART OF LOT 32, AUDITOR'S SUBDIVISION NO. 172, HENNEPIN COUNTY, MINNESOTA LYING NORTH OF THE SOUTHERLY 177.5 FEET THEREOF.

**LEGEND:**

- FOUND IRON MONUMENT (AS NOTED)
- ⊕ POWER POLE (WITH CUY ANCHOR)
- COMMUNICATIONS PEDESTAL
- ⊙ SANITARY SEWER MANHOLE
- DECIDUOUS TREE (SIZE IN INCHES)
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- W — WOOD FENCE
- ▭ EXISTING BITUMINOUS SURFACE
- ▨ EXISTING CONCRETE SURFACE
- ⊕ PROPOSED SPOT ELEVATION
- ⊙ EXISTING SPOT ELEVATION
- — — EXISTING CONTOUR LINE
- — — PROPOSED CONTOUR LINE

*Previous Plan*

**NOTES:**

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) ADDRESS OF THE SUBJECT PROPERTY: 3923 49TH STREET WEST, EDNA, MN 55410 P.I.D.:18-028-24-14-0027
- 3) PARCEL AREA: 8,816 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.
- 5) DATE OF FIELDWORK: 2-11-2013
- 6) BENCHMARK: TOP NUT HYDRANT AT SW CORNER OF FRANCE AVE AND 49TH STREET WEST. ELEVATION = 887.72 (NGVD)

**CERTIFICATION:**

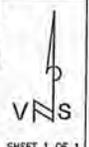
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

SIGNED: *Trevia W. Van NESTE*

Trevia W. Van NESTE, Minnesota Professional Surveyor #44109  
 Michigan Professional Surveyor #16695

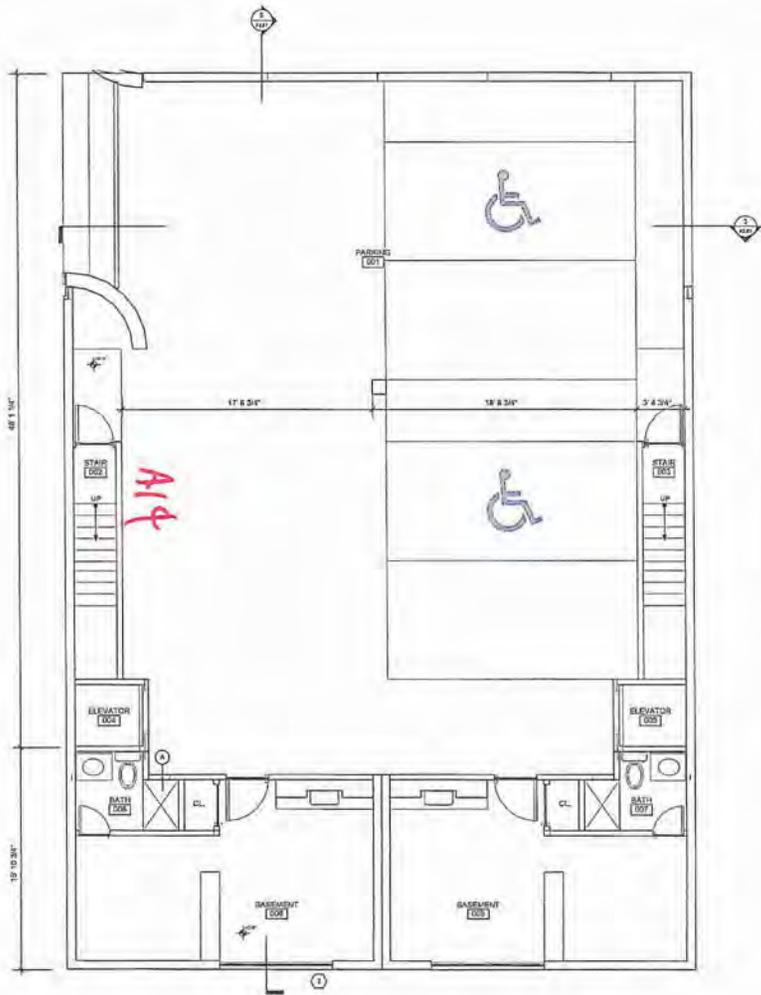
JOB # 2013005	ISSUED: 2-28-2014
DRAWN BY: TWIN	REV:
SCALE: 1" = 10 FEET	

**VAN NESTE SURVEYING**  
 PROFESSIONAL SURVEYING SERVICES  
 85 WILDHURST ROAD EXCELSIOR, MN 55331  
 PHONE (952) 686-3055 TOLL-FREE FAX (866) 473-0120  
 WWW.VANNESTESURVEYING.COM

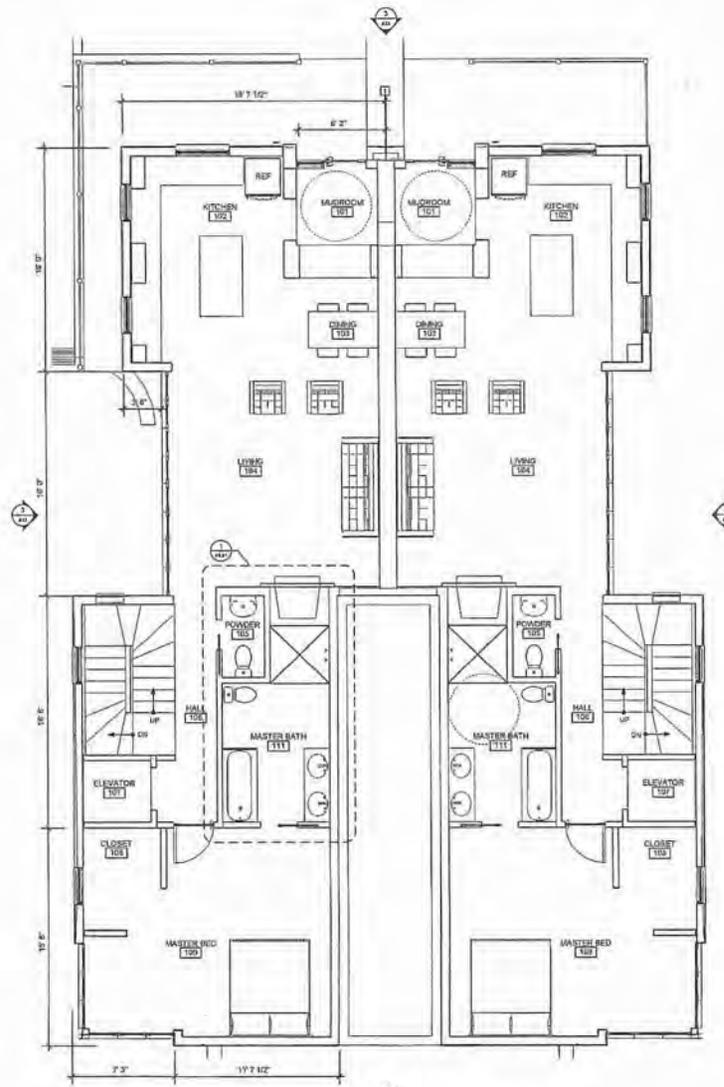


PREPARED FOR:  
 MATHIAS MORTENSON  
 2429 SHERIDAN AVENUE SOUTH  
 MINNEAPOLIS, MN 55405

*A13*



FLOOR PLAN - LEVEL 0  
DATE: 04.11.17



FLOOR PLAN - LEVEL 1  
DATE: 04.11.17

DOUBLE DWELLING  
3923 49th STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTEINSON  
2429 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-665-3745

CONTRACTOR:

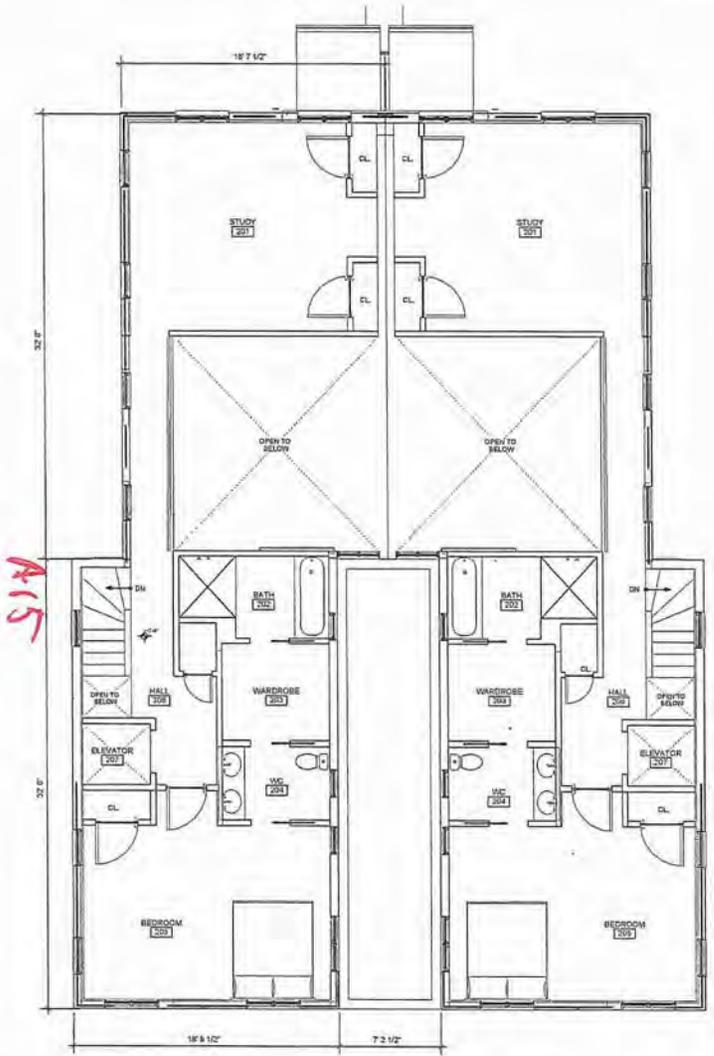
DRAWN BY  
MHM

ISSUE  
14.02.25 RE-ZONING  
14.06.10 RESUBMIT

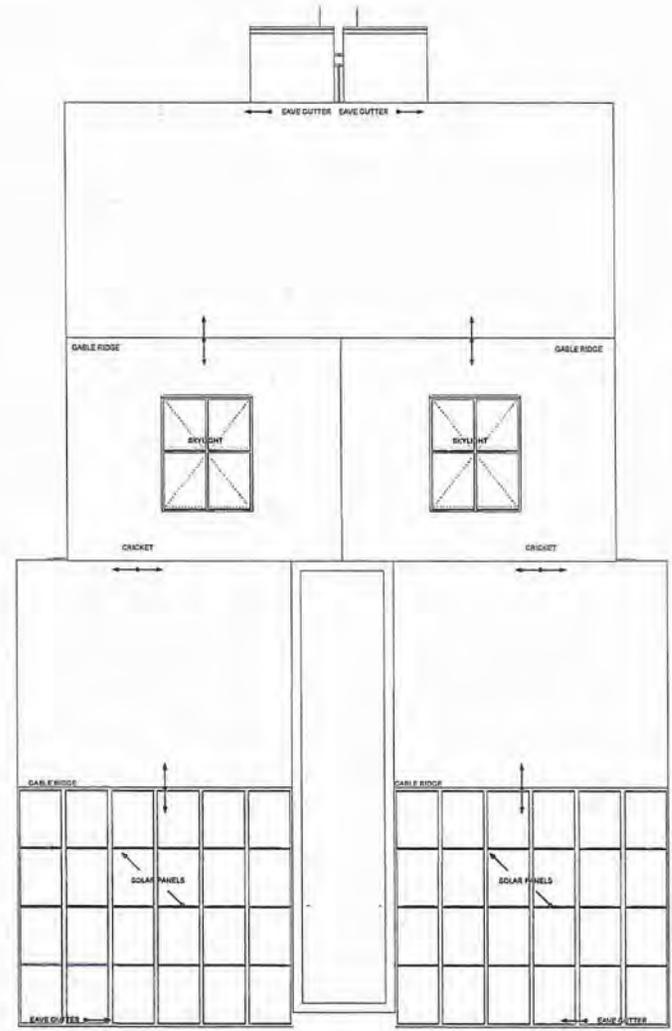
KEY PLAN

FLOOR PLANS  
LEVEL 0  
LEVEL 1

**A2.01**



FLOOR PLAN - LEVEL 2  
1/4" = 1' 0"



ROOF PLAN - LEVEL 2  
1/4" = 1' 0"

DOUBLE DWELLING  
 3923 49TH STREET  
 EDINA, MN

ARCHITECT:  
 MATHIAS MORTENSON  
 2429 SHERIDAN AVE.  
 MINNEAPOLIS MN 55405  
 612-655-3745

CONTRACTOR:

DRAWN BY  
 MHM

ISSUE  
 14.02.28 RE-ZONING  
 14.06.10 RESUBMIT

KEY PLAN

FLOOR PLANS  
 LEVEL 2  
 LEVEL 3

**A2.02**

ALC



CP-1 PERMEABLE CONCRETE PAVERS



T-1 1" x 1" MOSAIC TILE



ST-1 BOTTICINO MARBLE SILL AND TRIM, HONED FINISH



S-1 STUCCO WITH FINE SAND FINISH, BY MATERIALS WORLD OR APPROVED EQUAL; COLOR: HARVEST GOLD, LIGHT



WD-1 VERTICAL CEDAR SIDING; COLOR: MISSION BROWN



R-1 THREE-TAB ASPHALT SHINGLE; COLOR: ONYX



SP-1 SUNMODULE SOLAR PANEL, SW 250 MONO OR APPROVED EQUAL

INTERNAL LEGEND



1 EXTERIOR ELEVATION - WEST



2 EXTERIOR ELEVATION - NORTH

DOUBLE DWELLING  
3923 49th STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTENSON  
2429 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-655-3745

CONTRACTOR:

DRAWN BY  
MHM

ISSUE  
14.02.28 RE-CORING  
14.05.10 RESUBMIT

KEY PLAN

ELEVATIONS  
NORTH, SOUTH,  
EAST + WEST

A4.01

A17



CP-1 PERMEABLE CONCRETE PAVERS



T-1 1" x 1" MOSAIC TILE



ST-1 BOTTICINO MARBLE SILL AND TRIM, HONED FINISH



S-1 STUCCO WITH FINE SAND FINISH, BY MATERIALS WORLD OR APPROVED EQUAL; COLOR: HARVEST GOLD, LIGHT



WD-1 VERTICAL CEDAR SIDING; COLOR: MISSION BROWN



R-1 THREE-TAB ASPHALT SHINGLE; COLOR: ONYX

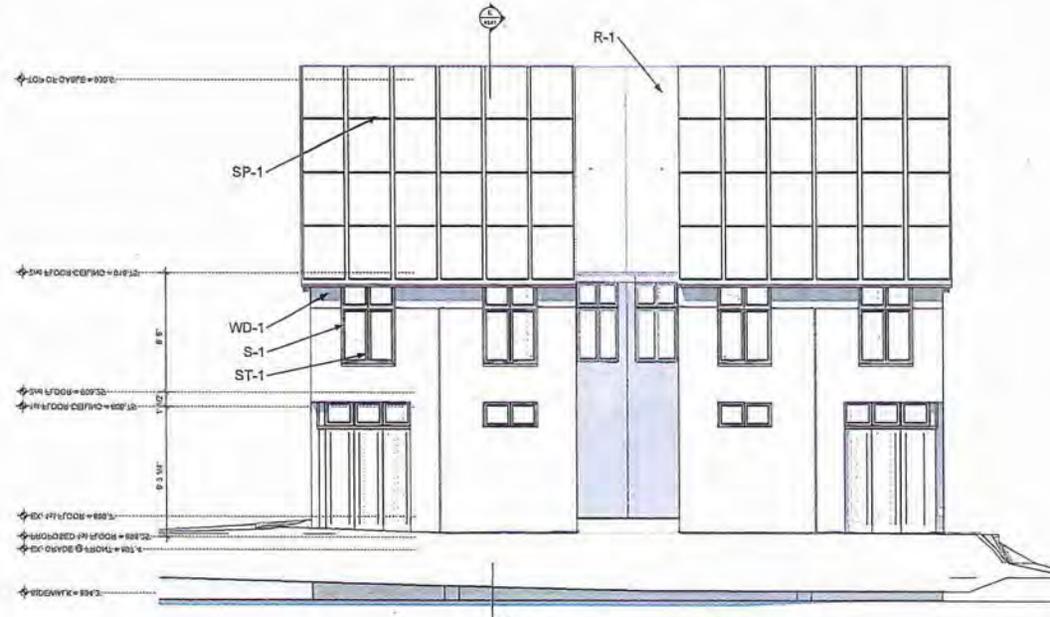


SP-1 SUNMODULE SOLAR PANEL, SW 250 MONO OR APPROVED EQUAL

MATERIAL LEGEND



1 EXTERIOR ELEVATION - EAST



2 EXTERIOR ELEVATION - SOUTH

DOUBLE DWELLING  
3923 48TH STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTENSON  
2429 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-655-3745

CONTRACTOR:

DRAWN BY  
MHM

ISSUE  
14.02.28 RE-ZONING  
14.06.10 RESUBMIT

KEY PLAN

ELEVATIONS  
NORTH, SOUTH,  
EAST + WEST

A4.02



1 EXTERIOR PERSPECTIVE - LOOKING SOUTHWEST  
S.A. 11.7



1 EXTERIOR PERSPECTIVE - LOOKING NORTHWEST  
S.A. 11.7

ADJACENT SURFACE PARKING LOT

A18

ADJACENT APARTMENT BUILDING



1 EXTERIOR PERSPECTIVE - LOOKING NORTHEAST  
S.A. 11.7

ADJACENT APARTMENT BUILDING

NEW STRUCTURE BEYOND



1 EXTERIOR PERSPECTIVE - LOOKING SOUTHEAST  
S.A. 11.7

DOUBLE DWELLING  
3923 49th STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTENSON  
2429 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-655-3745

CONTRACTOR:

DRAWN BY  
MHM

ISSUE  
14.02.28 RE-ZONING  
14.06.19 RESUBMIT

KEY PLAN

ELEVATIONS  
NORTH, SOUTH,  
EAST + WEST

**A4.03**



A4.1



1 EXT. RENDERING - LOOKING SOUTHWEST  
Scale: 1/8" = 1'-0"

DOUBLE DWELLING  
3923 49TH STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTENSON  
2425 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-655-3745

CONTRACTOR:

DRAWN BY  
MHM

ISSUE	
14.02.28	RE-ZONING
14.06.10	RESUBMIT

KEY PLAN

EXT. RENDERING  
LOOKING SOUTHWEST

**A4.03**



3923 49th  
**DOUBLE DWELLING**  
 3923 49th STREET  
 EDINA, MN

**ARCHITECT:**  
 MATHIAS MORTENSON  
 2428 SHERIDAN AVE.  
 MINNEAPOLIS MN 55405  
 612-655-3745

**CONTRACTOR:**

**DRAWN BY**  
 MHM

**ISSUE**  
 14.02.28 RE-ZONING  
 14.06.10 RESUBMIT

**KEY PLAN**

**EXT. RENDERING**  
 LOOKING SOUTHEAST

**A4.05**

R20



DOUBLE DWELLING  
3923 49TH STREET  
EDINA, MN

ARCHITECT:  
MATHIAS MORTENSON  
2429 SHERIDAN AVE.  
MINNEAPOLIS MN 55405  
612-655-3745

CONTRACTOR:

DRAWN BY  
MHM

ISSUE	
14.02.28	RE-ZONING
14.06.10	RESUBMIT

KEY PLAN

EXT. RENDERING  
LOOKING NORTHEAST

**A4.06**

A21

