



## PLANNING COMMISSION STAFF REPORT

<b>Originator</b> <b>Cary Teague</b> <b>Director of Planning</b>	<b>Meeting Date</b> <b>January 28, 2015</b>	<b>Agenda #</b> <b>VI.B.</b>
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### INFORMATION & BACKGROUND

#### Project Description

Donnay Homes are proposing to tear down the existing double dwelling unit at 3621 and 3625 54<sup>th</sup> Street West, and build a new one. (See property location on pages A1–A3.) To accommodate the request, the following is requested:

1. A two-foot side street setback variance from 20 feet to 18 feet, so the garage adjacent to Drew Avenue has its opening facing Drew, rather than 54<sup>th</sup> Street;
2. A lot area variance from 15,000 square feet to 10,748 square feet and lot width variance from 90 to 80 feet to built the new structure. The lot size and width are existing conditions, but would still require a variance; and
3. A lot division to create a party-wall division of the new structure. The new structure would be built with a fire rated wall separating the two units. This would provide protection for each unit, should there be a fire on the other side.

(See applicant narrative and plans on pages A4–A12.)

Within this area there are a mixture of duplexes and single-family homes, zoned both R-1, Single-Family Residential and R-2, Double-Dwelling Unit. (See pages A2–A3.)

### SUPPORTING INFORMATION

#### Surrounding Land Uses

North: City of Minneapolis; single-family homes.

South: Single-family dwellings; zoned and guided for single-family homes.

East: Double-dwellings; zoned and guided for double-dwellings.  
West: Single-family dwellings; zoned and guided for single-family homes.

### **Existing Site Features**

The existing site contains a duplex. (See page A2-A2c.)

### **Planning**

Guide Plan designation: Low-density attached residential  
Zoning: R-2, Double-dwelling unit residential

### **Variance – Lot Area and Width**

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

**Minnesota Statutes and 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 variances are reasonable. The lot size and width are existing conditions. To deny this variance would deny the property owner reasonable use of the property, which is a lot that allows a double-dwelling unit. The practical difficulty is the existing size of the property, which does not meet the minimum lot size requirement of 15,000 square feet or width of 90 feet. The City has routinely granted variances for existing lot size and width variances for building new double dwellings.

**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 small size of the existing property is not uncommon in the R-2 zoning district, but it is unique.

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

No. The use of the site would not change; therefore, the character of the neighborhood would not be altered. The site contains a double dwelling, and would contain a new double dwelling upon approval of the lot area variance. The height of the new structure would be four (4) feet shorter than what would be allowed on this site.

**Variance – Side Street Setback**

Per the Zoning Ordinance, variances 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:

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Staff believes the proposed variance is reasonable. The lot size and narrow width of the lot are the practical difficulties that limit the size of the building pad for a double dwelling unit. The applicant could relocate the garage opening for the garage to 54<sup>th</sup> Street, and all required setbacks would be met. However, in doing so, there would be more building articulation along the side wall, as each side of the home facing the street would appear to be a single family home. (See page A9.) This would be more consistent with the neighborhood given the single family homes that exist across the street from each garage door opening. (See pages A2, A3, and A10.)

There is a 12 inch Maple that would be removed as a result of the garage opening toward Drew Avenue. (See page A6.) The applicant believes that the architecture of the home is a better trade off than saving the tree, and having a larger blank side wall. The applicant has indicated a willingness to plant an additional 4 inch Maple tree on each new lot to replace the 12-inch Maple; and will be saving the 22-inch Locust to the south, and the 24-

inch Locust just south of the 3625 side of the building. (See landscape plan page A10b.)

**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 small size and narrow width of the existing property is not uncommon in the R-2 zoning district, but it is unique.

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

No. The use of the site would not change; therefore, the character of the neighborhood would not be altered. The site contains a double dwelling, and would contain a new double dwelling upon approval of the lot area variance. The height of the new structure would be four (4) feet shorter than what would be allowed on this site.

**Compliance Table**

	<b>City Standard</b>	<b>Proposed</b>
Front (54 <sup>th</sup> ) Side Street (Drew)	36.08 feet 20 feet garage facing street 15 feet with side facing street	36.90 feet <b>*18 feet</b> NA
Side	10 feet	11.3 feet
Rear -	35 feet	46 feet
Building Height	2 1/2 stories, 35 feet	2 stories, 31 feet
Lot Area	15,000 s.f.	<b>*10,748 s.f.</b>
Lot Width	90 feet	<b>*80 feet</b>
Lot coverage	25%	24.5%

**\* Variance Required**

**Primary Issue**

**• Are the proposed variances and lot division reasonable?**

Yes. Staff believes the request is reasonable for the following reasons:

1. The proposed variances for lot area and width are reasonable given that the existing lot is substandard at 10,748 square feet in size and 80 feet in width. There is no change in use of the property.
2. The small size of the existing property is not uncommon in the R-2 zoning district.

3. The character of the neighborhood would not be altered. The site contains a double dwelling, and would contain a new double dwelling upon approval of both variances.
4. The practical difficulties that limit development of the property are the narrow lot width and substandard lot size.
5. The drainage plan would direct run-off away from adjacent properties, which would be an improvement over existing conditions. (See the engineering department's review on page A13.)
6. The applicant could relocate the garage opening for the garage to 54<sup>th</sup> Street, and all required setbacks would be met. However, by having the garage face Drew, there would be more building articulation along that side wall, and each side of the home facing the street would appear to be a single family home. (See page A10.) These conditions would be more consistent with the neighborhood given the single family homes that exist across the street from each garage door opening.
7. The applicant has indicated a willingness to plant an additional 4-inch Maple tree on each new lot to replace the 12-inch Maple, and will be saving the 24-inch Maple to the south, and the 24-inch Locust just south of the 3625 side of the building. (See page A10b.) These two newly planted trees would not be required in the new tree ordinance that was just recommended by the Planning Commission, as it is located in the proposed driveway area. The existing shrubs along the east and north lot lines would remain, but be trimmed.
8. The units will be separated by a fire-wall; and be verified by the City's building official.

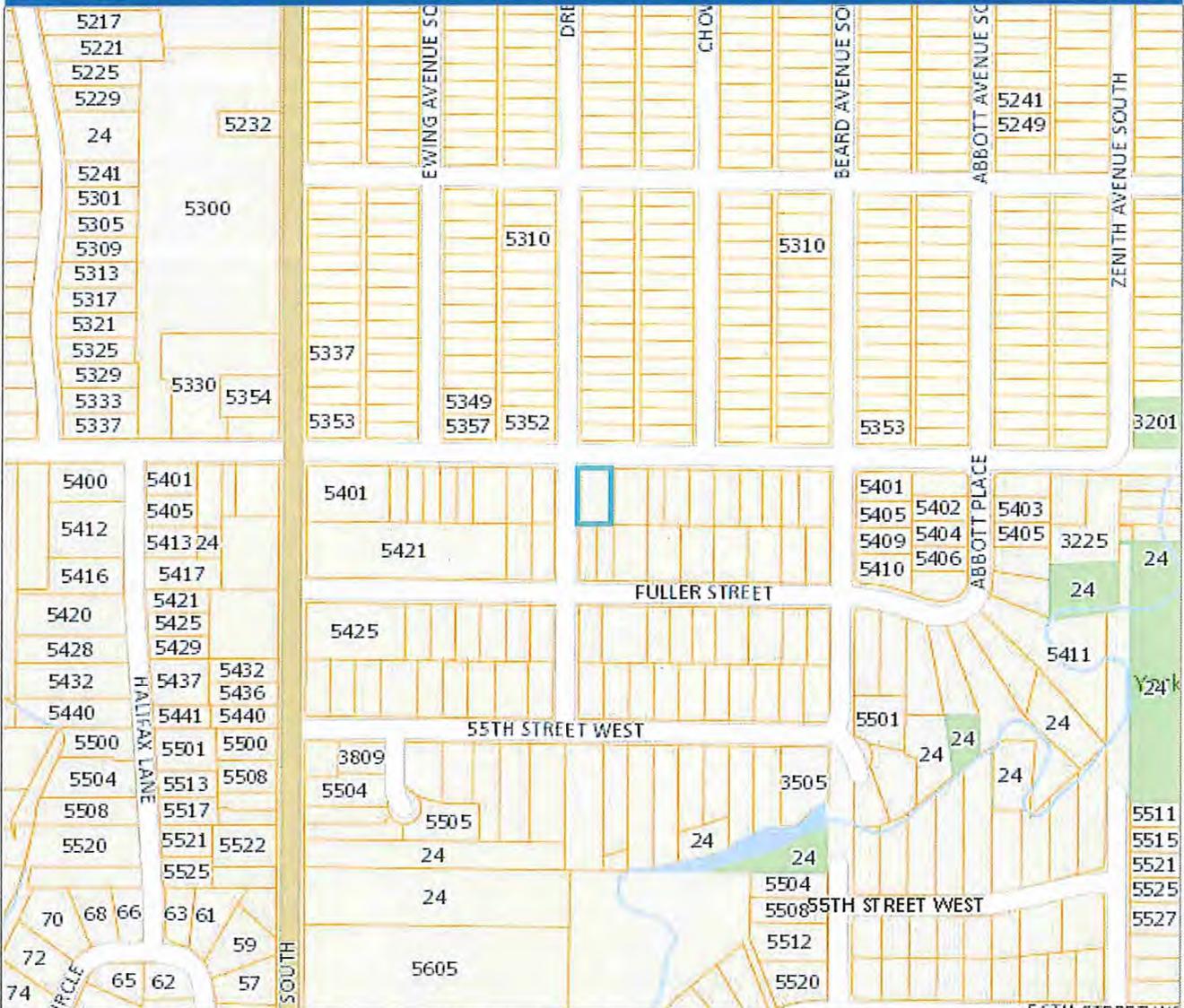
### **Staff Recommendation**

Recommend that the city council approve the variances and lot division as requested, subject to the following conditions:

1. The new double dwelling shall be built per the submitted plans date stamped December 24, 2014, and January 9, 2015.
2. The 24-inch Locust and 22-inch Locust on the site shall be maintained and protected during construction.
3. The applicant shall plant an additional 4-inch Maple on each new lot to replace the 12-inch Maple that is to be removed.

4. Each unit shall have separate utility hook-ups.
5. The units will be separated by a fire-wall; and be verified by the City's building official.

**Deadline for a city decision:** February 24, 2015



Parcel ID: 20-028-24-22-0028

Owner Name: Paul J Donnay Three Llc

Parcel Address: 3621 54Th St W Edina, MN 55410

Property Type: Residential-Two Unit

Home-stead: Non-Homestead

Parcel Area: 0.25 acres 10,698 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Map Scale: 1" ≈ 400 ft.

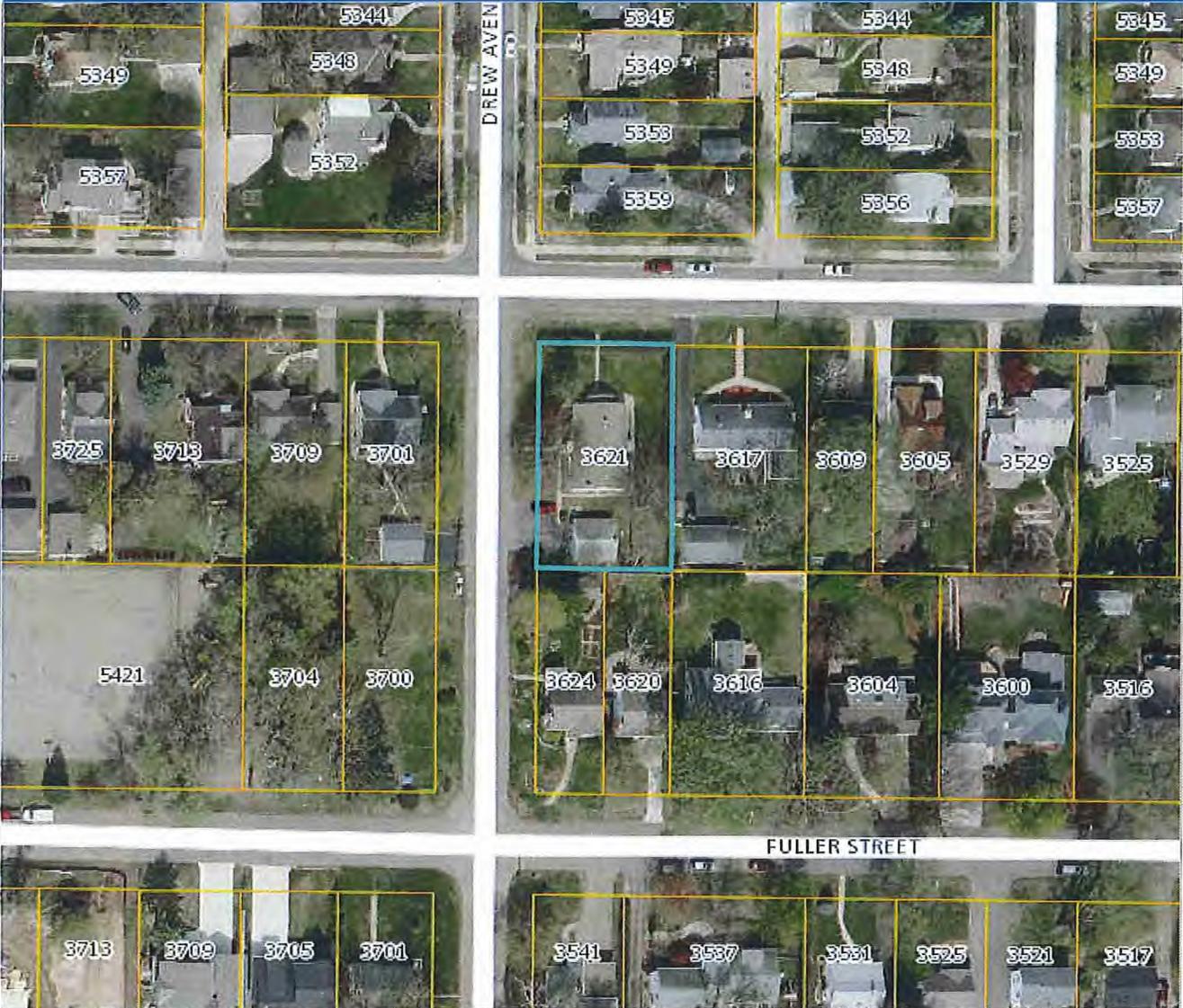
Print Date: 1/22/2015



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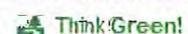
**Sale Code:**

Map Scale: 1" ≈ 100 ft.  
Print Date: 1/22/2015



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A2



A2a



A26



A7c

# ZONING

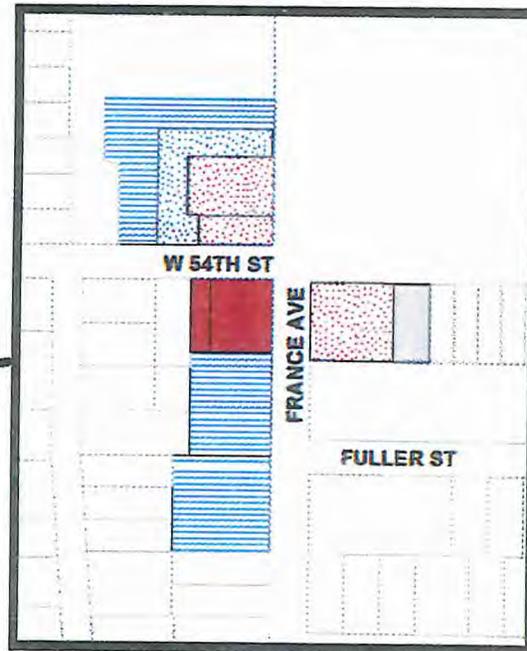
## Legend

	R-1 Single Dwelling Unit Dist.		Church
	R-2 Double dwelling Unit Dist.		City Buildings
	PRD-1 Planned Residence Dist.		Private School
	PRD-2		Public School
	PRD-3		
	PRD-4		
	PRD-5		
	PCD-1 Planned Commercial Dist.		
	PCD-2		
	PCD-3		
	PCD-4		
	POD-1 Planned Office Dist.		
	POD-2		
	RMD Regional Medical Dist.		
	PID Planned Industrial Dist.		
	PUD Planned Unit Dist.		
	APD Automobile Parking Dist.		
	EHLA Edina Heritage Landmark Dist.		
	PSR-4 Planned Senior Citizen Dist.		
	MDD-4 Mixed Development Dist.		
	MDD-5		
	MDD-6		

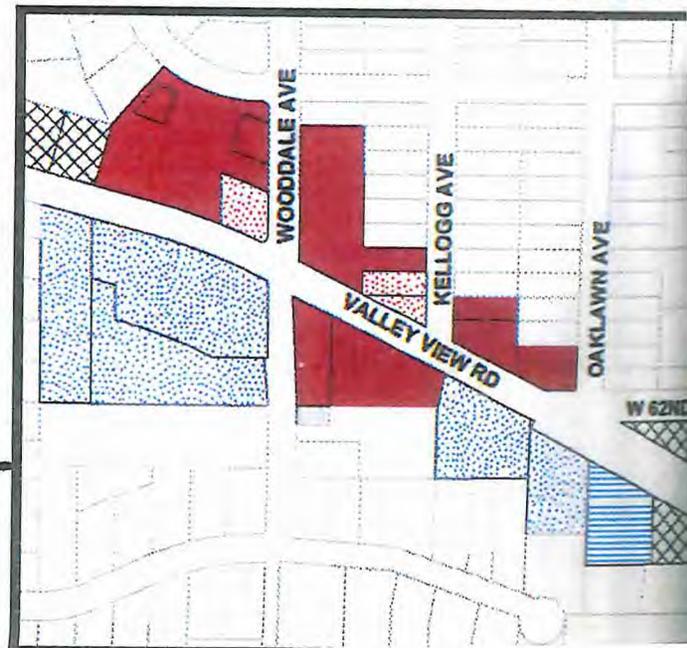


Planning Dept  
November, 2012

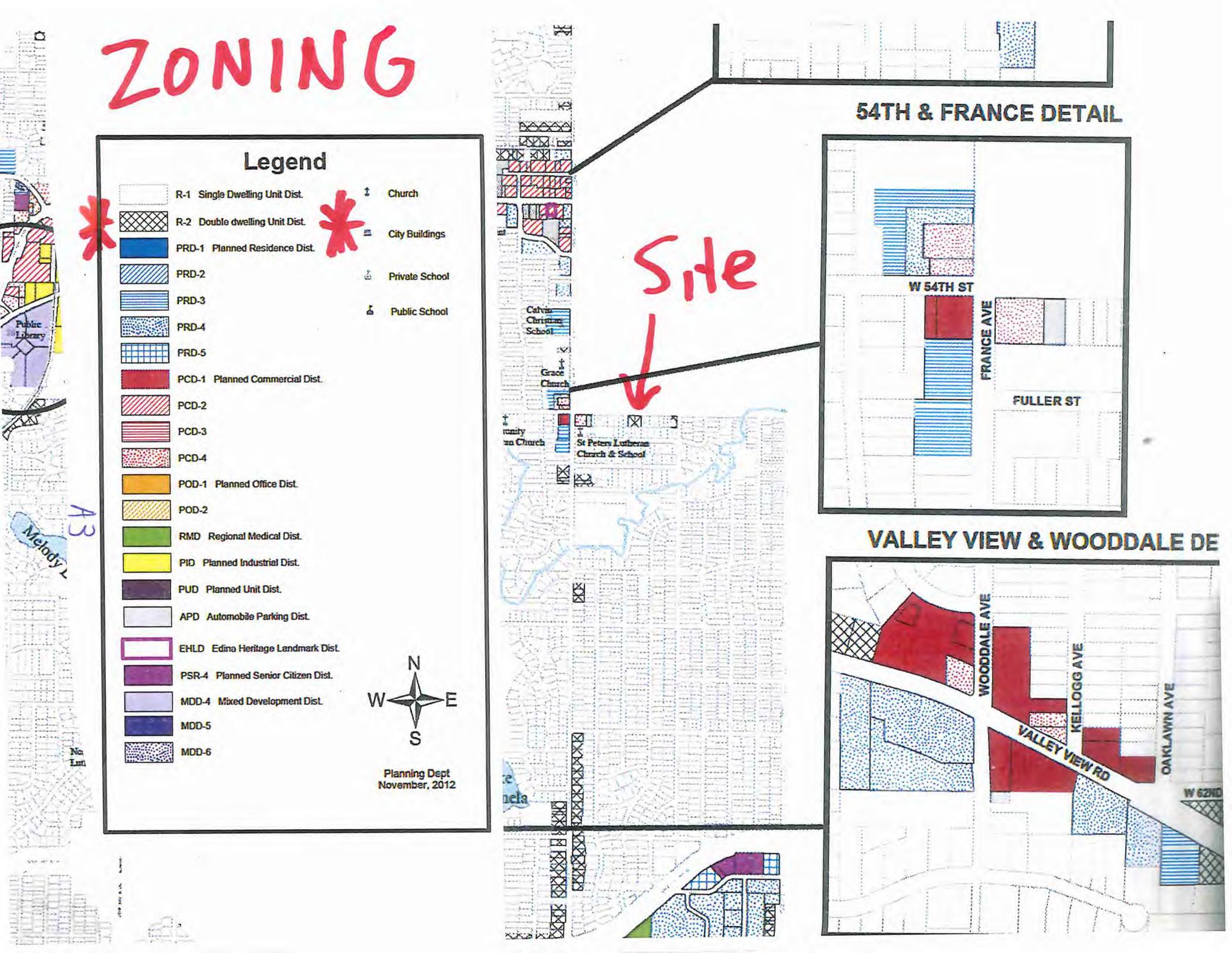
## 54TH & FRANCE DETAIL



## VALLEY VIEW & WOODDALE DE



Site



# Applicant Narrative

1. *Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable* - Lot is legal, non-conforming. The choice to 'split' the garage doors to the front and side of the building allows for a less 'Garage-focused' set of Elevations. Garage Setback to Drew Ave lot line is 18'8", which is a deviation of 1'4" from the required 20' and allows for a reasonable depth of Garage in this configuration.
2. *Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district* – the Zoning Code established the current minimum standards after this lot was created; lot is legal, non-conforming, but is smaller than current requirements. The deviation for the garage setback for 3621 – W 54<sup>th</sup> Ave. still allows for off-street parking for this lot.
3. *Be in harmony with the general purposes and intent of the zoning ordinance* – Approval allows continued use of the legal non-conforming lot within the current Zoning. The deviation for the garage setback does not detract from the intent of providing for off-street parking. The recessing of the garage door area adds relief to the new building
4. *Not alter the essential Character of a neighborhood* – Approval continues the existing 'duplex'-style use, maintains the existing density, but allows for additional open and enclosed off-street parking for the residents.



PROJECT NO. 15503.00

# CERTIFICATE OF SURVEY SITE PLAN

PREPARED FOR:  
DONNAY HOMES

- 000.0 DENOTES EXISTING ELEVATION
- (891.0) DENOTES PROPOSED ELEVATION
- ← INDICATES DIRECTION OF SURFACE DRAINAGE
- (891.34) = FINISHED GARAGE FLOOR ELEVATION
- (891.67) = TOP OF FOUNDATION ELEVATION
- (888.65) = BASEMENT FLOOR ELEVATION
- (892.46) = MAIN ENTRY FLOOR ELEVATION
- (892.00) = LOWEST POINT OF ENTRY REAR WINDOWS
- 892.87 = ORIGINAL HOUSE FIRST FLOOR ELEVATION

### AREAS LOT 1: ADDRESS 3621 54TH STREET WEST

LOT AREA : 5,742 SQ. FT  
 HOUSE AREA : 1,295 SQ. FT  
 PORCH AREA : 68 SQ. FT  
 DECK AREA : 120 SQ. FT (NA)  
 FRONT SIDEWALK AREA : 46 SQ. FT (NA)  
 DRIVEWAY AREA : 282 SQ. FT (NA)  
 IMPERVIOUS AREA : 1,363 SQ. FT (23.7%)

NOTE: PORCH ON LOT 1 HAS 44.4 SQ. FT.  
 ENCROACHMENT INTO SETBACK.

### AREAS LOT 2: ADDRESS 3625 54TH STREET WEST

LOT AREA : 5,006 SQ. FT  
 HOUSE AREA : 1,190 SQ. FT  
 PORCH AREA : 54 SQ. FT  
 COVERED STOOP AREA : 30 SQ. FT  
 DECK AREA : 120 SQ. FT (NA)  
 FRONT SIDEWALK AREA : 44 SQ. FT (NA)  
 DRIVEWAY AREA : 620 SQ. FT (NA)  
 IMPERVIOUS AREA : 1,274 SQ. FT (25.4%)

BENCHMARK: TNH NW QUADRANT OF 54TH ST WEST  
 AND LANE AVENUE. ELEV.=893.18

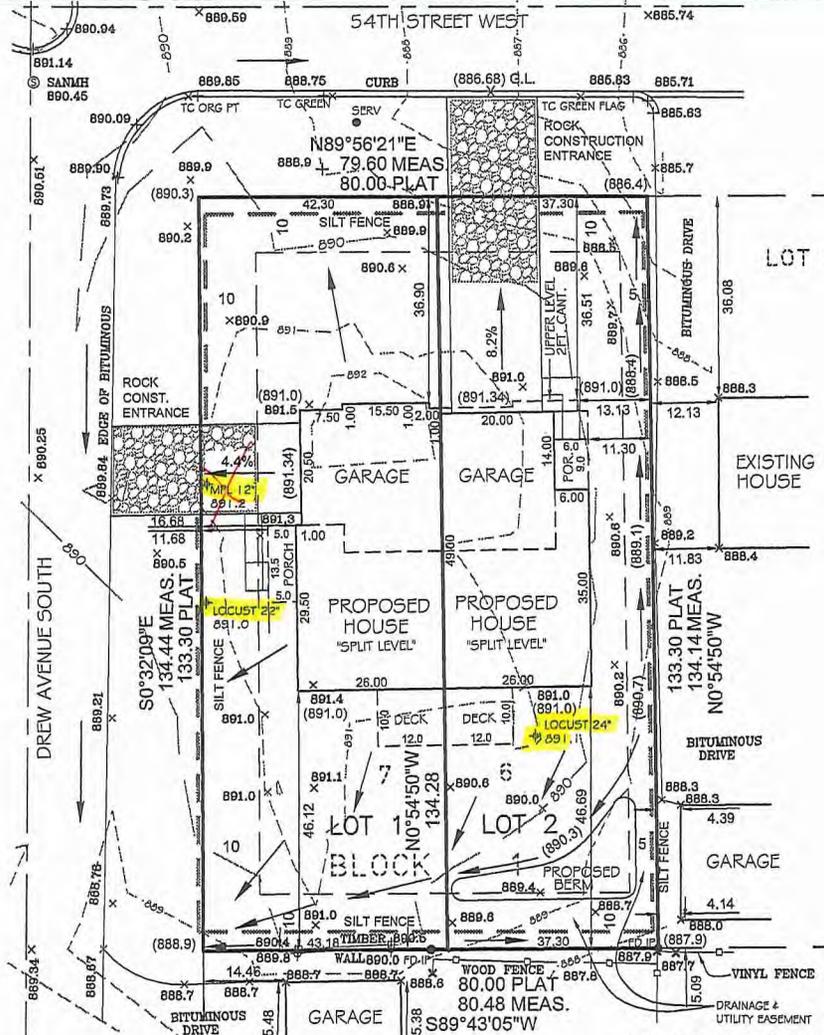
SCALE : 1" = 20'

Legal Description:

LOTS 1 & 2, BLOCK 1,  
 DONNAY'S DREW ADDITION,  
 HENNEPIN COUNTY, MINNESOTA  
 NOT RECORD PLAT

**PROBE**  
 ENGINEERING  
 COMPANY, INC.  
 CONSULTING ENGINEERS,  
 PLANNERS and LAND SURVEYORS

1000 EAST 146th ST., STE. 240, BURNSVILLE, MN 55337 PH (952)432-3000



REVISED 01-20-15: ADD EXISTING 22" LOCUST TREE ALONG WEST PROPERTY LINE.

REVISED 12-24-14: ADD DECKS, REVISE PORCH ON LOT 1, REVISE IMPERVIOUS AREA CALCULATIONS, REVISE PORCH ENCROACHMENT NOTE, AND REVISED LOT NUMBERS.

I hereby certify that this is a true and correct representation of a tract as shown and described hereon. As prepared by me this 12TH day of DECEMBER, 2014.

*Russell P. Damlo*  
 RUSSELL P. DAMLO Minn. Reg. No. 19086

# STORMWATER AND EROSION CONTROL PLAN

PROJECT NO. 15503.00

PREPARED FOR: DONNAY HOMES

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SCALE : 1" = 20'

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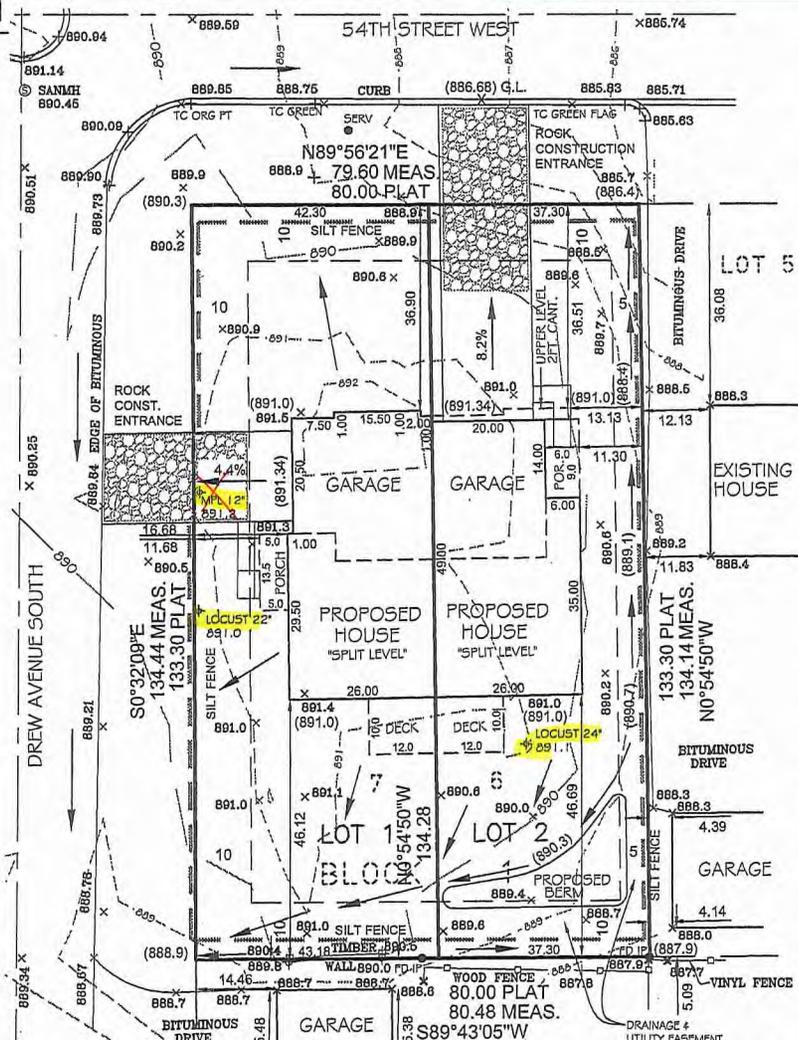
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REVISED 12-24-14: ADD DECKS, REVISE PORCH ON LOT 1, REVISE IMPERVIOUS AREA CALCULATIONS, REVISE PORCH ENCROACHMENT NOTE, AND REVISED LOT NUMBERS.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

*Donnay* Date 12 Dec 14 Reg. No. 21140



- ### SEDIMENT & EROSION CONTROL NOTES
- All exposed soil areas, including temporary stockpiles, must be stabilized as soon as possible but in no case later than 14 days after construction activity in that portion of the site has temporarily or permanently ceased. Stabilize with temporary seed and straw mulch applied at 2 tons per acre.
  - Silt fence shall be installed and at the locations shown on the plan and around any stockpiles. Silt fence shall be inspected and maintained weekly (and within 24 hrs of a 0.5" rainfall) until final seeding and mulching (or sodding) of lot.
  - A rock construction entrance shall be installed and maintained at the location shown on the plan.
  - Contractor or Permittee shall provide and maintain inlet protection on all storm drain inlets that will receive sediment laden flow as a result of construction. Inlet protection and maintenance shall remain in place until all sources with potential for discharge into the inlet have been stabilized. Inlet protection may be removed from a particular inlet if a specific safety concern (such as flooding) has been identified. The permittee must receive written correspondence from the City of Minn. verifying the need for removal. Permittee shall conduct a visual inspection to determine which inlets need protection. Inlet devices must be removed between Oct. 20th and Oct. 31st. Devices must be reinstalled by Mar. 15th weather permitting.
  - If down gradient sediment practices are overloaded, additional up gradient erosion control practices will be installed to reduce loading.
  - Dust control is the responsibility of the permit holder. The permit holder must eliminate dust problems upon receiving notice from the Building Official that there is a dust problem.
  - MINNEHAHA CREEK WATERSHED DISTRICT. (952) 641-4532
  - Street cleaning shall occur daily or as needed.
  - Contact person for site cleanliness and maintenance of the erosion and sediment controls. Chad Donnay (612) 919-4095.
  - No concrete washout allowed on site, truck based self containment washout devices required.
  - Oil stains on city streets to be cleaned up with floor dry, and disposed of as a hazardous waste material.
  - All hazardous waste to be cleaned up and disposed of per EPA standards.
  - Temporary pumped discharge pollution prevention techniques: "DANDY DEWATERING BAG-Brock White Co. USA <http://www.brockwhite.com/Op141334Gc13377dandy-dewatering-bag/>

- ### STORMWATER
- This Stormwater Management Plan (in narrative form) must detail how stormwater will be controlled to prevent damage to adjacent property and adverse impacts to the public stormwater drainage system.
- Permit holder shall inspect and maintain sediment and erosion control devices (ie: silt fence and inlet protection) weekly (or within 24 hrs of a 1/2" or more rainfall). Sediment must be removed when it is 1/2 the height of the sediment and erosion control device.
  - Final grading on the lot shall minimize concentrated flow and shall promote sheet flow to the front and the rear. Final drainage patterns shown are similar to the existing conditions of the lot.

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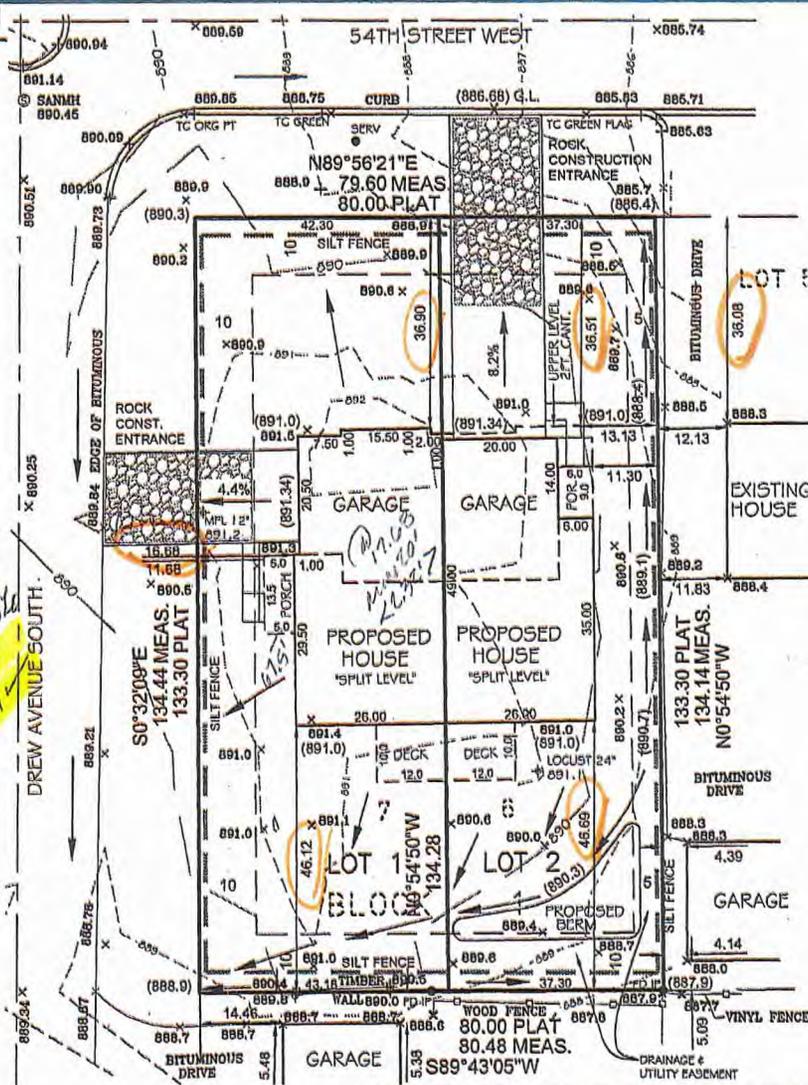
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  - Oil stains on city streets to be cleaned up with floor dry, and disposed of as a hazardous waste material.
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*Donnay* Date 12 Dec 14 Reg. No. 8140

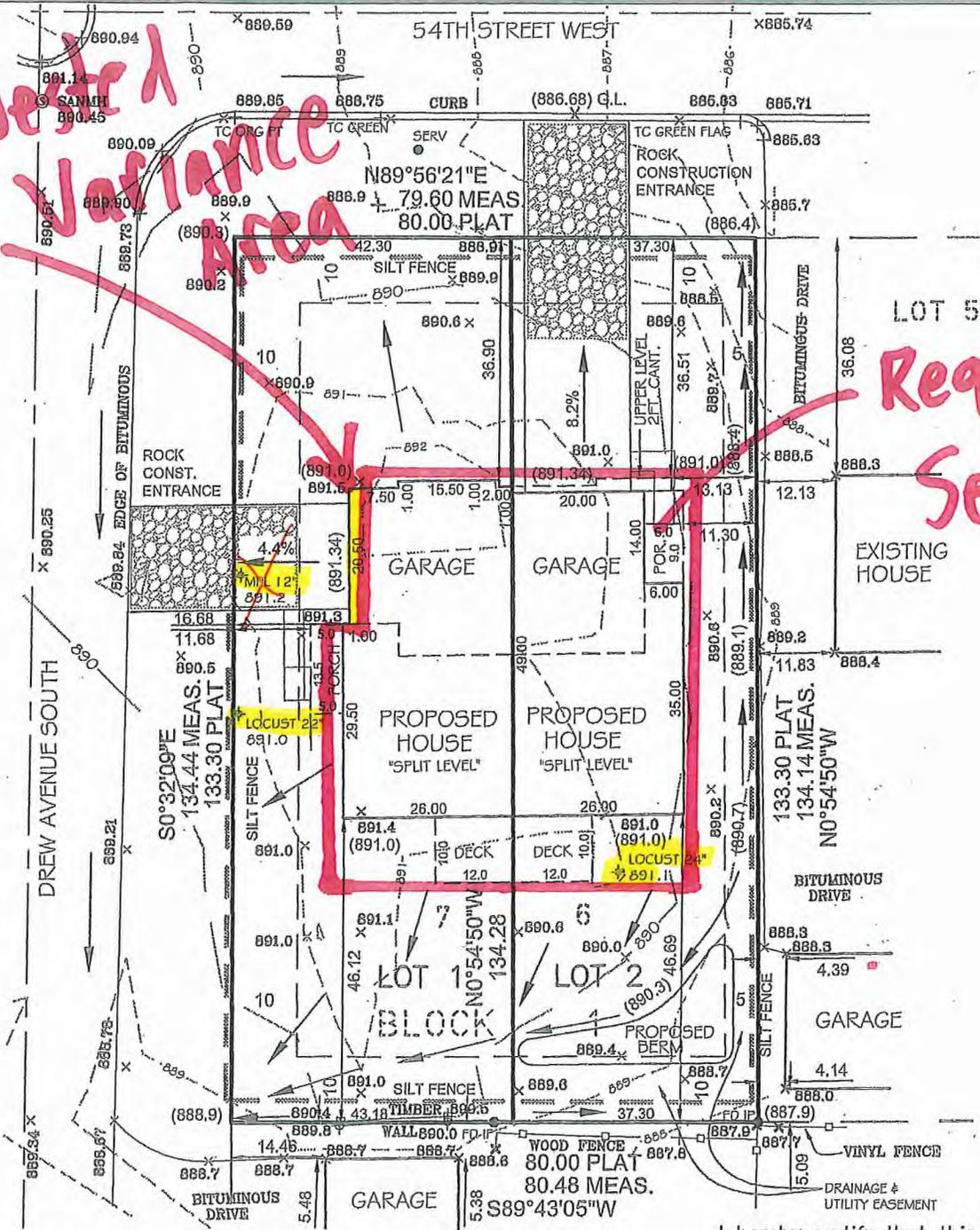
VEY

Request Variance Area

Required Setbacks

EST

VEST



REVISED 01-20-15: ADD EXISTING 22" LOCUST TREE ALONG WEST PROPERTY LINE.

REVISED 12-24-14: ADD DECKS, REVISE PORCH ON LOT 1, REVISE IMPERVIOUS AREA CALCULATIONS, REVISE PORCH ENCROACHMENT NOTE, AND REVISED LOT NUMBERS.

I hereby certify that this is a true and correct representation of a tract as shown and described hereon. As prepared by me this 12th day of DECEMBER, 2014.

*Russell P. Damlo*

Minn. Reg. No. 1908  
RUSSELL P. DAMLO

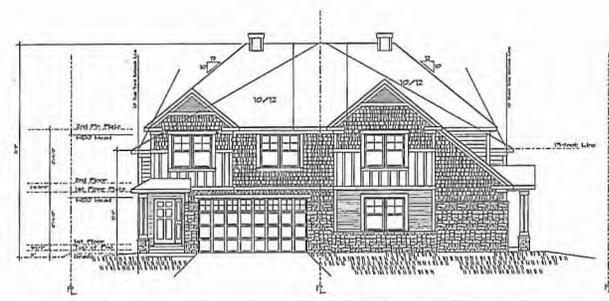


donnay homes

NEVER HOME FOR YOUR MONEY  
3625 - 63rd Avenue North  
Maple Grove, Minnesota 55369  
763) 531-0714  
Dulles #975289

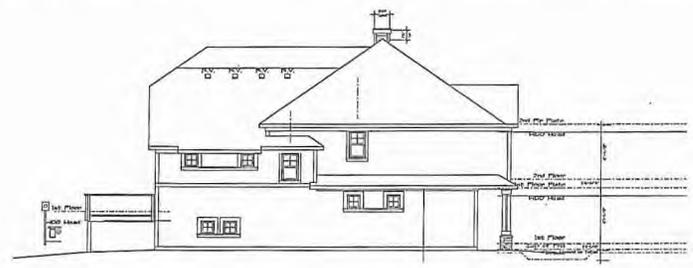
CODE ANALYSIS

Code Used 2005 IRC  
Code Used 2007 MNISBC  
Classification IRC 3 (Townhomes)  
Single Family Attached  
Separate Services  
Fee-Simple Lots  
No Common Spaces  
Separate Entrances  
Construction VB  
Wood Frame, Unrated  
Occupancy  
IRC-3, Residential w/  
U, Private Garage  
IRC R301.1.4 - Automatic Sprinkler Systems  
Exception IRC 3 Buildings less than or equal to  
9250ft are exempt from the Sprinkler Req.  
This building is 5250 sqft total  
Required Separations  
Perpendicular Walls No Requirement  
Roof Deck Prot. to 4' from Prop. Line  
No Openings within 4' of Prop. Line  
Party Walls 1/8" Prop. Line  
STC 50, Unit to Unit  
STC 32 (min) Glass  
Site Data:  
Zoning = R-3B, FUD  
Amended FUD  
Internal Setbacks  
Front Yard = 20' to Curb  
Side to Blk = 15'  
Sideyards = Zero Lot Line  
Rearyards = Meet perimeter setbacks



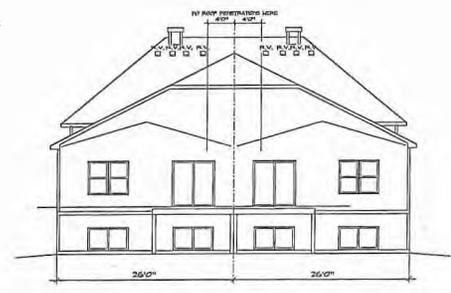
FRONT ELEVATION

3 Scale: 1/8"=1'-0"



SIDE ELEVATIONS

2 Scale: 1/8"=1'-0"



REAR ELEVATION

1 Scale: 1/8"=1'-0"

Fire Line Design Group, Inc. and its Office Employees are not liable for any errors or omissions in this drawing. The user of this drawing assumes all responsibility for the accuracy of the information contained herein. The user of this drawing warrants that the information contained herein is true and correct. The user of this drawing warrants that the information contained herein is true and correct. The user of this drawing warrants that the information contained herein is true and correct. The user of this drawing warrants that the information contained herein is true and correct.

PLANNING DEPARTMENT  
DEC 24 2014  
CITY OF MINNEAPOLIS

A	Issued / Survey	12/10/14
	No. ISSUED/REVISIONS/SUBMISSIONS	DATE
Project No.		
3621 & 3625		
54th Ave. So.		
Drawing Title		
BUILDING ELEVATIONS		
BLDG. No.		
Drawn	SKB	
Checked		
Date	12/10/14	A1

A10



A10a





# DONNAY'S DREW ADDITION

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS, That Paul J. Donnay Three, LLC, a limited liability company, fee owner and Commerce Bank, a Minnesota banking organization, mortgagee of the following described property situated in the County of Hennepin, State of Minnesota to wit:

Lots 6 and 7, Block 2, WANDALE PARK NEAR LAKE HARRIET, according to the recorded plat thereof.

Has caused the same to be surveyed and platted as DONNAY'S DREW ADDITION and does hereby dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Paul J. Donnay Three, LLC, a limited liability company has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PAUL J. DONNAY THREE, LLC.

By \_\_\_\_\_ in \_\_\_\_\_  
Paul J. Donnay, president

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Paul J. Donnay, the president of Paul J. Donnay Three, LLC, a limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

COMMERCE BANK

By \_\_\_\_\_ in \_\_\_\_\_  
Brian Manderski, senior vice president

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Brian Manderski, the senior vice president of Commerce Bank, a Minnesota banking organization, on behalf of the organization.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I hereby certify that I have surveyed and platted the property described on this plat as DONNAY'S DREW ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly delineated on the plat; and that there are no wetlands as defined in Minnesota Statutes, Section 203.02, Subd. 1 or public highways to be designated other than as shown.

Russell P. Damin, Land Surveyor  
Minnesota License No. 19285

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing surveyor's certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Russell P. Damin, Minnesota License No. 19285.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY APPROVAL

We do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the City Council of Eden, Minnesota approved this plat.

\_\_\_\_\_  
Mayor \_\_\_\_\_ Manager

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Section 203.025 (1905), Minnesota Statutes, this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
William P. Down, County Surveyor

TAXPAYER SERVICES DEPARTMENT, Hennepin County, Minnesota

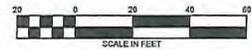
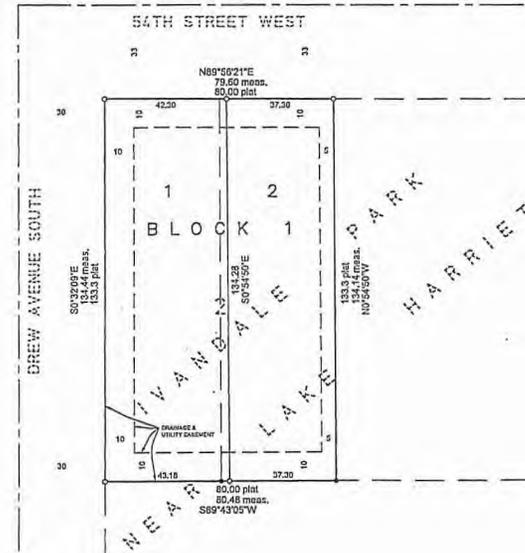
I hereby certify that the taxes payable in 20\_\_\_\_ and prior years have been paid for land described on this plat dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
County Treasurer - Auditor  
Hennepin County, Minnesota

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of DONNAY'S DREW ADDITION was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ A.M.

\_\_\_\_\_  
County Recorder  
Hennepin County, Minnesota



THE WEST LINE OF LOT 7 BLOCK 2, WANDALE PARK NEAR LAKE HARRIET HAS AN ANGLE OF DEVIATION OF 5° 0' 30" 00" E.

- DENOTES 1/2" BY 14" IRON MONUMENT SET MARKED BY LICENSE NUMBER 19085, UNLESS OTHERWISE SHOWN.
- DENOTES 1/2" IRON MONUMENT FOUND, UNLESS OTHERWISE SHOWN.

**PROBE ENGINEERING COMPANY, INC.**  
CONSULTING ENGINEERS, PLANNERS and LAND SURVEYORS

A12



**DATE:** January 22, 2014  
**TO:** Cary Teague – Planning Director  
**CC:** David Fisher – Building Official  
Ross Bintner P.E. - Environmental Engineer  
**FROM:** Charles Gerck EIT – Engineering Technician  
**RE:** **3621 & 3625 54th Street - Special Review of Variance Application**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, storm water, erosion and sediment control and for general adherence to the relevant ordinance sections. This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application.

#### *Summary of Review*

Engineering has only minor concerns with the plans as submitted. The proposed plan appears to be the demolition and reconstruction of an existing two-family dwelling. The proposed storm water management plan directs existing and additional drainage to the streets and away from nearby private property. The applicant will need to provide separate sanitary and water services for each address. The applicant will also need to apply for separate curb cut permits for each address.

#### *Grading and Drainage*

The proposed grading plans direct the drainage away from nearby private property and to the streets. This is accomplished via swales and a proposed berm. This condition will be an improvement for the neighboring properties over existing conditions. The storm sewer utility has capacity for the additional runoff and will not be affected.

#### *Erosion and Sediment Control*

No concerns

#### *Street and Curb Cut*

A separate curb cut permit will be required for each address.

#### *Water and Sanitary Utilities*

Each address will require separate water and sanitary service connections. The water service connections will need to be a minimum of 1" to the main for each address.

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#### **ENGINEERING DEPARTMENT**

7450 Metro Boulevard • Edina, Minnesota 55439  
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

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