



## PLANNING COMMISSION STAFF REPORT

Originator <b>Kris Aaker</b> Assistant Planner	Meeting Date <b>October 23, 2013</b>	Agenda # <b>B-13-19</b>
------------------------------------------------------	-----------------------------------------	----------------------------

**Recommended Action:** Approve the variance as requested.

### **Project Description:**

**A 28.5 foot front yard/side street setback variance for a teardown-rebuild for property located at 4200 Alden Drive, for Robert N Eldridge.**

### **INFORMATION/BACKGROUND**

The subject property, is a corner lot located at the corner of 42<sup>nd</sup> Street West and Alden Drive. consisting of a one and one half story home with an attached tuck-under one car garage. The owner is proposing to tear down the existing home and rebuild a new single family home on the property. The new home will conform to all of the zoning ordinance requirements with the exception of north street setback.

The property is subjected to two front yard setbacks, along both west 42<sup>nd</sup> Street and Alden Drive, (see attachments: A.1– A.5, site location, aerial photos and photos of neighboring properties).The existing home was built in 1946 and is nonconforming regarding street setback to the north lot line. The north lot line is adjacent to west 42<sup>nd</sup> Street requiring a setback equal to the setback provided by the home to the west at 4107 42<sup>nd</sup> Street. The home to the west, fronting west 42<sup>nd</sup> Street, provides a setback of 42.5 feet. The subject property's attached garage is 5.8 feet from the north lot line. The required setback from the lot line adjacent to west 42<sup>nd</sup> Street for the subject property is dictated by the neighbor to the west even though the current home/garage provides a 5.8 foot setback to the north lot line.

As previously indicated the front yard setback required for the property from west 42<sup>nd</sup> Street is approximately 42.5 feet with the existing structure providing a 5.8 foot setback, (existing home is 36.7 feet in front of the home to the west). The proposed home location will improve upon the north setback by providing a 15

foot north side street setback to living space and a 21 foot setback to the garage opening. Typical side street setbacks for a corner lot with no adjacent home facing a street are 15 feet for living space and 20 feet for a garage opening. The applicant is proposing to provide the setbacks required for a typical side street corner lot, (see attachments A.6 – A.11, site surveys and building plans).

A street setback variance was not required to locate the existing house on the lot at the time it was built in 1946, so it is presumed that the nonconforming setback from west 42<sup>nd</sup> Street must have complied with the ordinances at the time. The home is currently severely nonconforming given the location of the neighbor to the west and would still be nonconforming from setback requirements on a typical corner lot. The proposed home will, however, improve upon existing nonconforming side street setbacks.

It should be noted that the required side street setback of 42.5 feet renders the subject lot unbuildable given the 52 foot lot width of the subject property. The required south and north setbacks create a buildable area consisting of a 4.9 foot wide strip., (see attachment A.12). There is no opportunity to build on the lot without the benefit of a variance.

The home to the west was a teardown-rebuild in 1990, with the previous home Was located 30 feet from the north lot line adjacent to 42<sup>nd</sup> Street, (see attached survey, A.13). The new home was built 12.5 feet farther back on the lot than the previous home on the property. The home to the west, (that was built farther back on the lot), now dictates the setback allowed on the subject property.

## **SUPPORTING INFORMATION**

### **Surrounding Land Uses**

Northerly:	Park/School
Easterly:	Single-family homes
Southerly:	Single-family homes
Westerly:	Single-family homes

### **Existing Site Features**

The subject property is 7,852 square feet in area. The existing home is a 1 ½ story home with an attached one car garage built in 1946.

### **Planning**

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

## Building Design

The proposal is for a two story home with an attached three car garage that faces Alden Ave. with the garage loading from west 42<sup>nd</sup> Street.

## Compliance Table

	City Standard	Proposed
Front -	Match adjacent homes: feet/feet 5 feet + height 25 feet	34 feet/14 feet *
Side		6.4 feet
Rear -		50.49feet
Building Height	2 ½ stories 30 feet to midpoint 35 feet to ridge,	2 story 26 feet to midpoint, 31 feet to ridge
Lot coverage	25%	24.19%

\* **Variance Required**

## Primary Issues

- **Is the proposed development reasonable for this site?**

Yes. Staff believes the proposal is reasonable:

1. The proposed use is permitted in the R-1, Single Dwelling Unit Zoning District and would comply with all requirements with the exception of setback from the west 42<sup>nd</sup> Street.
2. The new home is appropriate in size and scale for the lot given the code requirements.
3. The improvements will provide the setbacks required for a standard corner lot with the home and garage farther from west 42<sup>nd</sup> Street than the existing home and garage.
4. There is no opportunity to locate a home without the benefit of a street setback.

- **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 given the required setback standard and given that the existing home is already nonconforming regarding setback from the north lot line. The narrowness of the subject lot along with the setback required due to the rebuilt home on the lot to the west prevent a reasonable use and are practical difficulties in trying to position a home on the subject property.

**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 required setback is meant to protect the front yard setback/street scape. The proposed setback will be less of an encroachment into the side street/front yard than provided by the existing home.

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

No. The proposed home will maintain the integrity of a typical corner lot and will increase existing setback along west 42<sup>nd</sup> Street. .

**Staff Recommendation**

Recommend that the Planning Commission approve the variance.

Approval is based on the following findings:

- 1) With the exception of the variances requested, 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 will allow modifications to an existing nonconforming situation and will allow for deeper setbacks than currently provided.
  - b. The practical difficulties in complying with the ordinances are the existing nonconforming setbacks of the current home/garage, the narrow lot width to provide adequate buildable area and the setback required from west 42<sup>nd</sup> Street that was set by the teardown-rebuild of the home next door to the west.

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: October 3, 2013

Building plans and elevations date stamped: October 8, 2013.

**Deadline for a City decision:**

**December 7, 2013**



# VARIANCE APPLICATION

CASE NUMBER B-13-19 DATE 10/8/2013  
FEE PAID ✓

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

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

**APPLICANT:**

NAME: Robert N. Eldridge (Signature required on back page)  
ADDRESS: 4820 W. 77th St. #125 PHONE: 612-250-5820  
EMAIL: rob@ridgecreekcustomhomes.com

**PROPERTY OWNER:**

NAME: AKARE COMPANIES, LLC (Signature required on back page)  
ADDRESS: 4820 W. 77th St. #125 PHONE: 612-250-5820

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

E 150 FT OF S 35 FT OF LOT 53 AND E 150 FT OF N 18 FT OF LOT 54

\*\*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: 4200 ALDEN DRIVE

PRESENT ZONING: SFD P.I.D.# 07-028-24-41-0083

**EXPLANATION OF REQUEST:**

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: DFP PLANNING & DESIGN PHONE: (763) 780-8004

EMAIL: chad@dfpdesign.com

SURVEYOR: NAME: ACRELAND SURVEYING, INC. PHONE: (763) 238-6278

EMAIL: js.acrelandsurvey@gmail.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.

The Proposed Variance will:

YES

NO

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

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

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

Not alter the essential Character of a neighborhood

**4200 Alden Drive  
City of Edina Variance Application**

**Statement of proposed use and description of the project**

The current home is 4200 Alden Drive and was built in 1946. Ridge Creek Custom Homes deems this home to be in disrepair. Ridge Creek Custom Homes is proposing to tear down the existing home and put a new proposed home in its place. The proposed house is a single family home, with an attached side-accessed garage. The current zoning for the site is Single Family (R1) District. The lot size is 7,950 sq. ft. The proposed home will have 3,030 sq. ft. of above ground finished space. The home west of 4200 Alden Drive is set back at 42.5', Ridge Creek Custom Homes is proposing a home to be built at 15.0', and this would be a difference of 27.5' requiring Ridge Creek Custom Homes to apply for a variance.

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

The home west of the proposed home is setback 42.0'. This large setback is causing the proposed home not to be able to be in compliance with the City of Edina's requirement for a 53.0' lot's setback of 15.0' for the living space. The home to the west of 4200 Alden Drive is restricting the home proposed to be in compliance of Edina's setback requirements.

The proposed home would be in compliance with the current City of Edina zoning requirements and still be in character with the rest of the neighborhood.

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

The current status of the home is beyond restoration or renovation to the point where it could be seen as an asset to the neighborhood's character. Ridge Creek Custom Homes believes that the current home is in disrepair.

The existing house is 10.0' off of the north property line. Ridge Creek Custom Homes is proposing 15.0'. The City of Edina has updated their zoning requirements to 15.0' from the property line. By Ridge Creek Custom Homes building the proposed home it is creating the lot to be in compliance with the City of Edina's requirements versus what is currently existing.

The current garage is 1.0' lower than the 42<sup>nd</sup> Street curb. Ridge Creek Custom Homes wants to correct this by having the proposed home elevated so that the driveway drains properly into the 42<sup>nd</sup> street while maintaining 1.0' differential between the existing home and the proposed home as required by the City of Edina. In addition the current garage is 5.8' off of the 42<sup>nd</sup> Street property line. Ridge Creek Custom Homes would like to update this so that it is compliant with the City of Edina's current code which requires that an attached garage is at minimum 21.0' off of the property line.

**4200 Alden Drive  
City of Edina Variance Application**

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

The home to the west (4107 42<sup>nd</sup> St W) of **4200 Alden Dr** has a setback of 42.5'. Ridge Creek Custom Homes is proposing a setback of 15.0' for the living space and a 21.0' for the garage space from the 42<sup>nd</sup> St W street. The City of Edina requires a minimum setback of 15.0' for living space and 20.0' for garage space. Ridge Creek Custom Homes would be in compliance to both requirements with our setbacks in relation to both 42<sup>nd</sup> St W and Alden Drive. The neighbor south (4202 Alden Dr) of **4200 Alden Dr** is setback 34.8' from the Alden Dr street. Ridge Creek Custom Homes is proposing a setback of 34.8' in compliance with the City of Edina's setback requirements for properties adjacent to the proposed building. **4200 Alden Dr** is also setback 6.5' from the south property line. The City of Edina requires 5.0' minimum setback for homes plus 0.5' for every foot above 15.0' in building height. The home that Ridge Creek Custom Homes is proposing is 17.0' from the grade to the start of the shingles. To accommodate the City of Edina's requirements Ridge Creek Custom Homes is proposing a 6.48' setback from the south property line.

**Not alter the essential Character of a neighborhood**

The home south of 4200 Alden Drive is setback at 34.8' from Alden Drive and the home proposed at **4200 Alden Drive** is setback from the Alden Drive at 34.8' (VIEW 1A & 1B for reference). The home is comparable to size (height, width & length) to others homes currently in the neighborhood. Despite it not being in line with the neighbor to the west it would upgrade the neighborhood to the current Edina zoning requirement set back and still be in character with its surrounding neighbors to the east and south (VIEW 1A, 1B, and 1C).

Currently the home west of 4200 Alden Drive is setback at 42.5' and the current home is setback at 5.8', which is a difference of 36.7'. Ridge Creek Custom Homes is proposing to build a home that has a setback of 15.0'. The proposed home will have a difference of 27.5' from that of its neighbor to the west. The proposed home will help the neighborhood become more uniform by pushing the home on this lot back almost ten feet and update the home on the lot to the City of Edina's current zoning requirement of 15.0'.



1A

# Property Map



<b>Parcel ID:</b> 07-028-24-41-0083	<b>A-T-B:</b> Abstract	<b>Map Scale:</b> 1" ≈ 100 ft.	
<b>Owner Name:</b> Akare Companies Llc	<b>Market Total:</b> \$284,400	<b>Print Date:</b> 10/4/2013	
<b>Parcel Address:</b> 4200 Alden Dr Edina, MN 55416	<b>Tax Total:</b> \$3,808.12 (Payable: 2013)		
<b>Property Type:</b> Residential	<b>Sale Price:</b> \$182,500		
<b>Home-stead:</b> Homestead	<b>Sale Date:</b> 07/1998		

This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or



1B

Property Map



<b>Parcel ID:</b> 07-028-24-41-0083	<b>A-T-B:</b> Abstract	<b>Map Scale:</b> 1" ≈ 50 ft.
<b>Owner Name:</b> Akare Companies Llc	<b>Market Total:</b> \$284,400	<b>Print Date:</b> 10/4/2013
<b>Parcel Address:</b> 4200 Alden Dr Edina, MN 55416	<b>Tax Total:</b> \$3,808.12 (Payable: 2013)	
<b>Property Type:</b> Residential	<b>Sale Price:</b> \$182,500	
<b>Home-stead:</b> Homestead	<b>Sale Date:</b> 07/1998	This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or



1C

Property Map

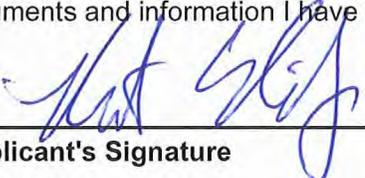


<b>Parcel ID:</b> 07-028-24-41-0083	<b>A-T-B:</b> Abstract	<b>Map Scale:</b> 1" ≈ 50 ft. <b>Print Date:</b> 10/7/2013
<b>Owner Name:</b> Akare Companies Llc	<b>Market Total:</b> \$284,400	
<b>Parcel Address:</b> 4200 Alden Dr Edina, MN 55416	<b>Tax Total:</b> \$3,808.12 (Payable: 2013)	
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**APPLICANT'S 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 9/25/13  
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 9/25/13  
Date

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



Interactive  
Maps

# Property Map



*Site location*

Map Scale: 1" ≈ 100 ft.

Print Date: 10/15/2013



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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*A.1*



# Property Map



Map Scale: 1" ≈ 50 ft.

Print Date: 10/15/2013



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A. Z



Subject Home  
(existing) @  
4200 Alden

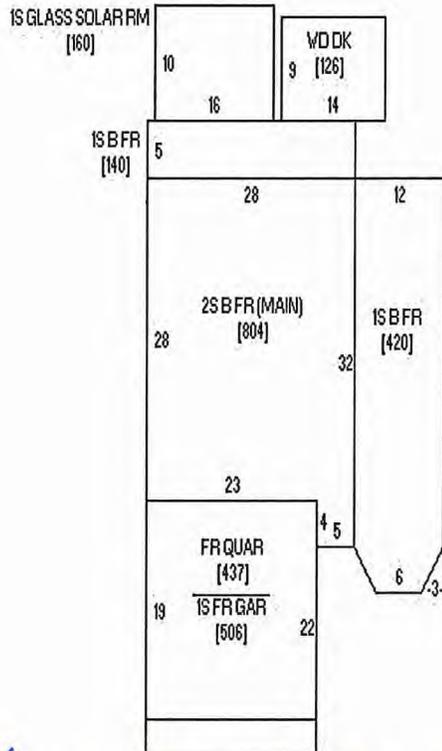
A.3



House adjacent to  
the south @ 4202 Alden

A.4

# City of Edina Property Images



*House to the West  
@ 4107 W. 42nd St.  
A.S*

# CERTIFICATE OF SURVEY

FOR: RIDGE CREEK CUSTOM HOMES  
ADDRESS: 4200 ALDEN DRIVE, EDINA



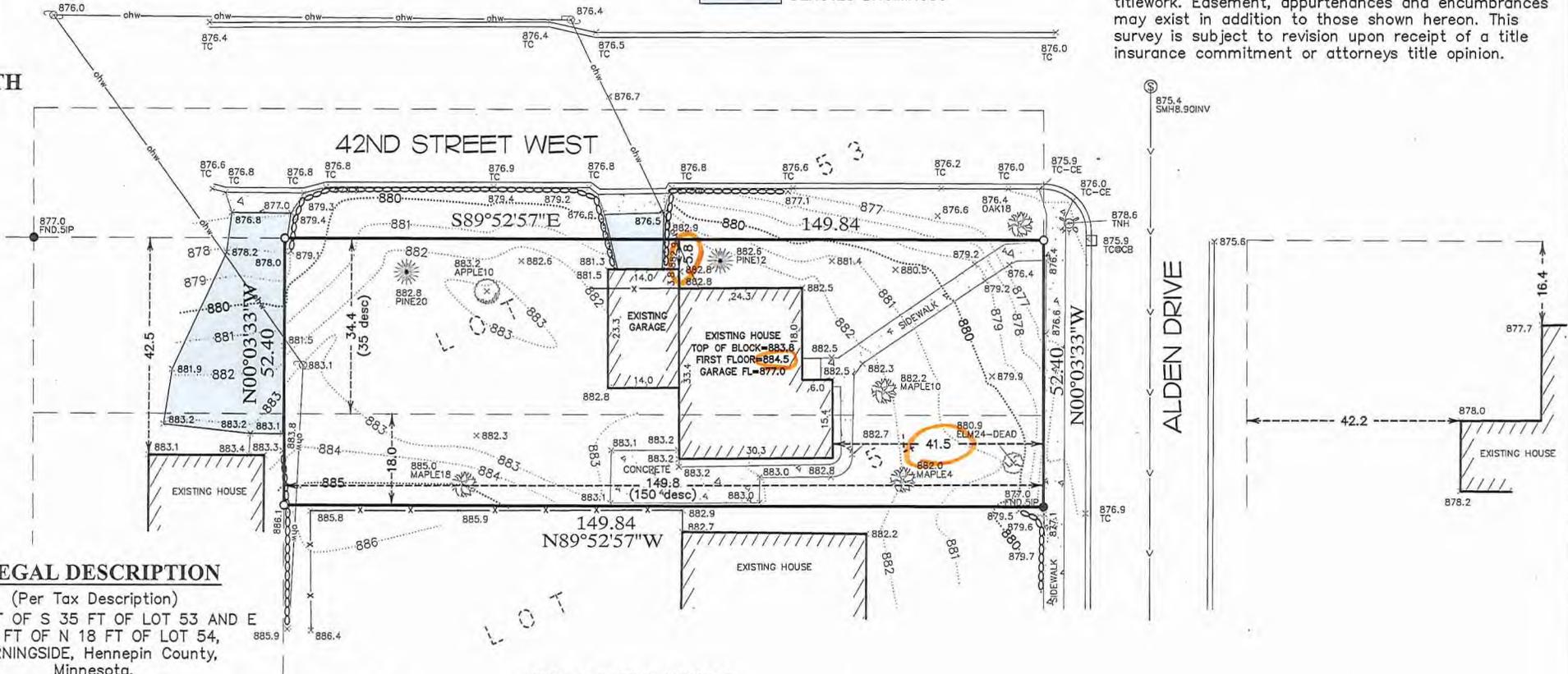
( IN FEET )  
1 inch = 20 ft.

NORTH

- 1023 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES METAL OFFSET SPIKE
- DENOTES EXISTING WALL
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- 1011.2 DENOTES EXISTING ELEVATION.
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING FENCE
- DENOTES UTILITY POLE
- DENOTES BITUMINOUS

## NOTES

- FIELD WORK COMPLETED ON SEPTEMBER 6TH, 2013.
- HOUSE PLACEMENT & ELEV. SET BY CONTRACTOR.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, SANITARY SEWER INVERT AND BASEMENT DEPTHS.
- BEARING'S & ELEV. SHOWN ARE ON ASSUMED DATUM.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.



# BUILDING PERMIT SURVEY

FOR: RIDGE CREEK CUSTOM HOMES  
ADDRESS: 4200 ALDEN DRIVE, EDINA

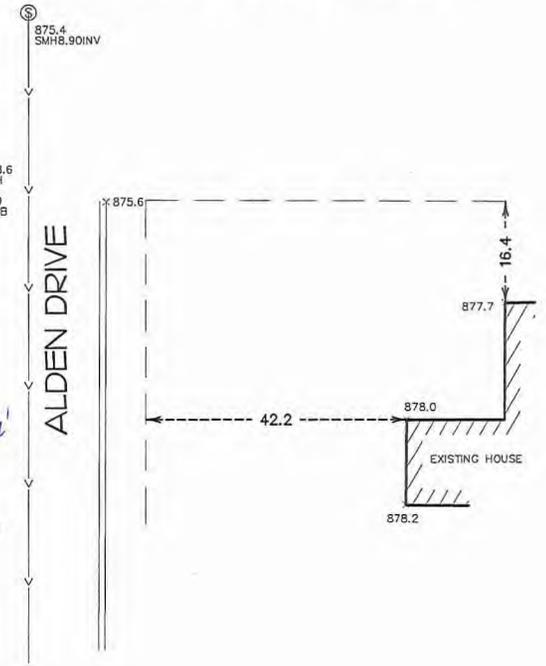
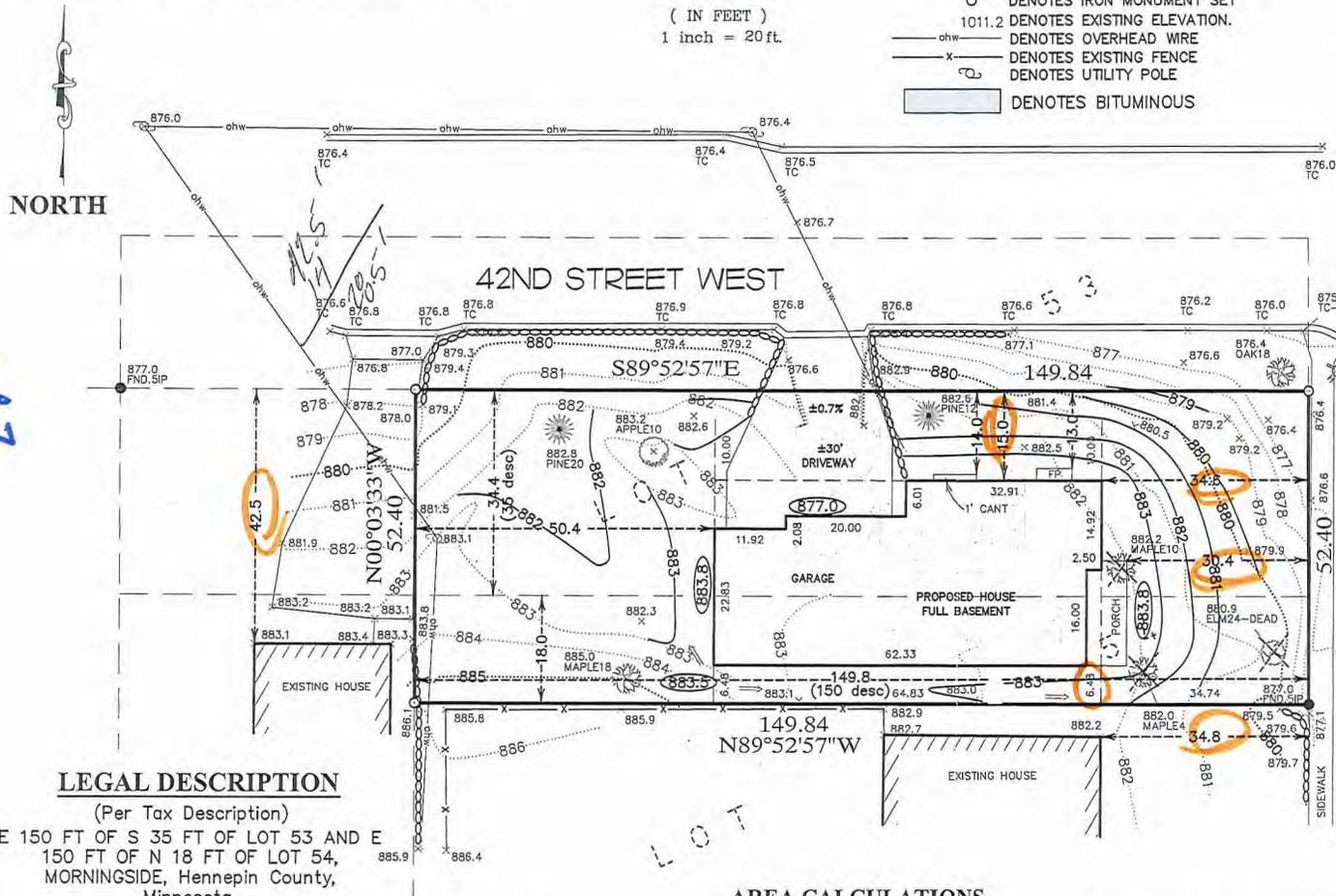


( IN FEET )  
1 inch = 20 ft.

- 102.3 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES METAL OFFSET SPIKE
- DENOTES EXISTING WALL
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### AREA CALCULATIONS

TOTAL LOT = ±7,852 sq. ft.  
Proposed House = ±1,748 Sq. Ft.  
Proposed Porch = ±114 Sq. Ft.  
Proposed Driveway = ±547 Sq. Ft. *N/A*  
Proposed FP & Cants = ±38 Sq. Ft.

### PROPOSED ELEVATIONS

GARAGE FLOOR = 877.0  
LOWEST FLOOR = 875.2  
FIRST FLOOR = 885.5 ✓  
PREVIOUS FF = 884.5

*100  
24.1490*

I hereby certify that this plan, survey 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.

*Joshua P. Schneider*

JOSHUA P. SCHNEIDER Date: 10-3-13 Reg. No. 44655

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JOB#13595HS  
**ACRE LAND SURVEYING**  
Serving Twin Cities Metro area and beyond  
763-238-6278 js.acrelandsurvey@gmail.com

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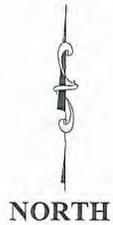


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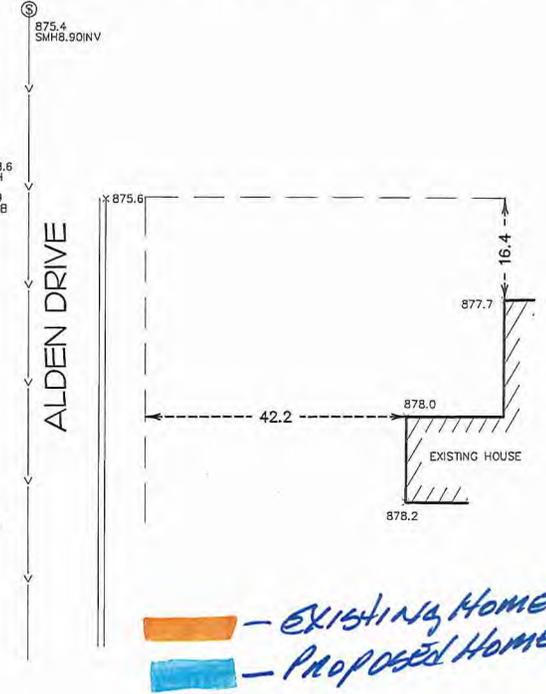
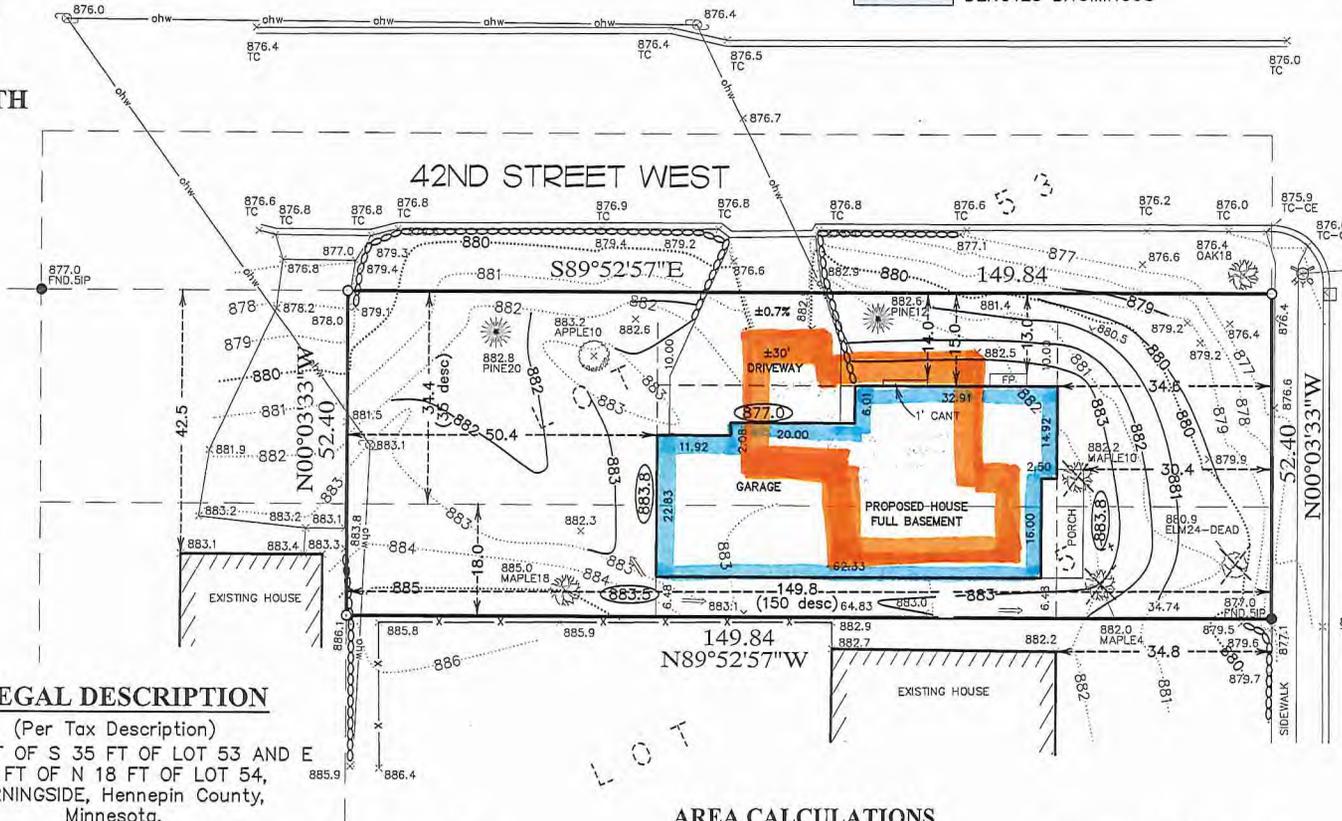
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NORTH



### LEGAL DESCRIPTION

(Per Tax Description)

E 150 FT OF S 35 FT OF LOT 53 AND E 150 FT OF N 18 FT OF LOT 54, MORNINGSIDE, Hennepin County, Minnesota.

### AREA CALCULATIONS

TOTAL LOT = ±7,852 sq. ft.  
Proposed House = ±1,748 Sq. Ft.  
Proposed Porch = ±114 Sq. Ft.  
Proposed Driveway = ±547 Sq. Ft.  
Proposed FP & Cants = ±38 Sq. Ft.

### PROPOSED ELEVATIONS

GARAGE FLOOR = 877.0  
LOWEST FLOOR = 875.2  
FIRST FLOOR = 885.5  
PREVIOUS FF = 884.5

JOSHUA P. SCHNEIDER Date: 10-3-13 Reg. No. 44655

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JOB#13595HS

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A.10



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

RAISE GRADE AS NEED TO  
LIMIT STEPS OUT  
OR LANDING W/ STEPS  
TO REAR



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**REVIEW PLAN NOT  
FOR BUILDING PURPOSES**



882 EXIST. GRADE

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

1319 SQ. FT. P.P.  
1218 SQ. FT. S.F.  
2347 SQ. FT. TOTAL  
792 SQ. FT. L.L. FILL  
2348 SQ. FT. TOTAL  
217 SQ. FT. SCREEN PORCH  
174 SQ. FT. CONCRETE DECK



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

D.P. PLANNING & DESIGN  
1100 W. WASHINGTON ST., SUITE 100  
MINNEAPOLIS, MN 55404  
TEL: 612-338-1100  
WWW.DPPDESIGN.COM



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ALL RIGHTS RESERVED  
THIS IS A VISION OF THE USE  
COPYRIGHT 2013

*Ridge Creek*  
CUSTOM HOMES

MODEL  
4200 ALDEN DRIVE  
EDINA, MINNESOTA

DATE: 9-4-13  
REVISIONS:  
02-03-13 CO  
07-17-13 CO  
07-17-13 CO

DRAWN BY: CO  
DATE: 2/13/14  
SHEET NO. 1

A.11

**REVIEW PLAN NOT FOR BUILDING PURPOSES**

- NOTES:**
1. WORK WELLS & VERTICAL CURBS OF WORK SHALL BE LOCATED AS SHOWN WITH AN APPROXIMATE GRAD.
  2. ALL OPENINGS TO BE LESS THAN 4" ALL AROUND, UNLESS NOTED OTHERWISE.
  3. APPROXIMATE DETAIL LOCATIONS IN EVERY ROOM AND THE CONCRETE GRADE LOCATIONS SHALL BE SHOWN AS NOTED. THE CONTRACTOR SHALL VERIFY THE GRADES AND AS NOTED FROM THE FIELD. CONCRETE GRADES SHALL BE SHOWN AS NOTED. CONCRETE GRADES SHALL BE SHOWN AS NOTED.
  4. HOLD IN ALL PLACES.
  5. OIL, GREASE & ALL WASTE & FLUIDS SHALL BE KEPT FROM THE LAND DRAINAGE SYSTEM.
  6. PROVIDE ONLY QUALITY & ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT & ENGINEER BEFORE INSTALLATION.

**D.P.F. PLANNING & DESIGN**  
 1500 W. WASHINGTON AVE. SUITE 200  
 MINNEAPOLIS, MN 55404  
 TEL: 612.338.1234  
 FAX: 612.338.1235  
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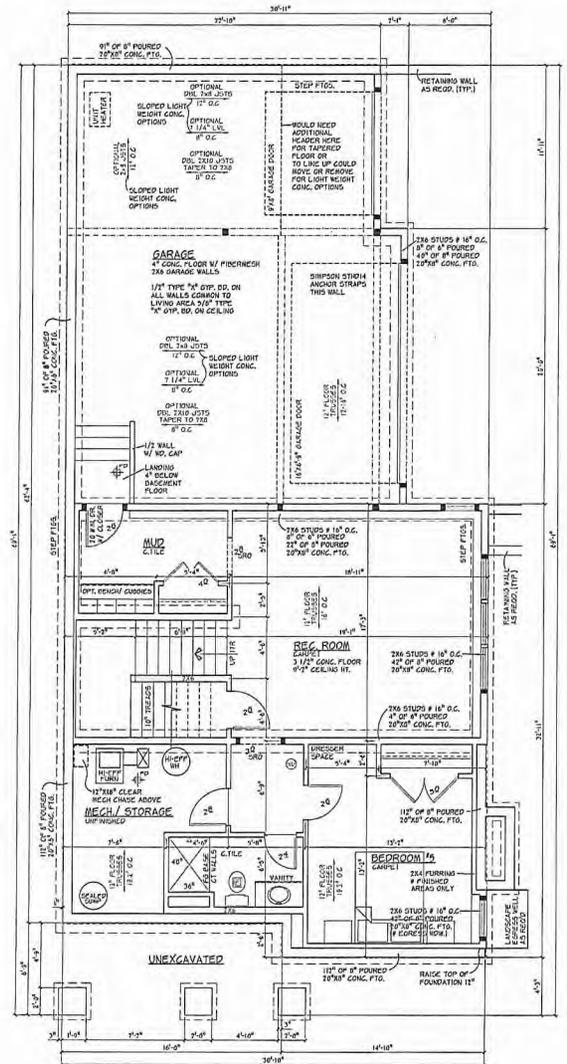
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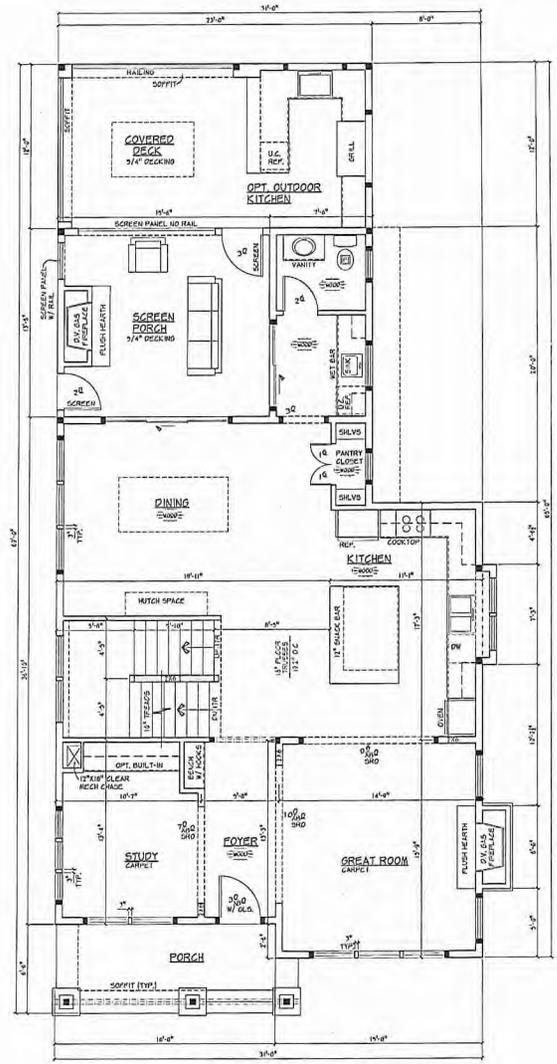
**MODEL**  
 4200 ALDEN DRIVE  
 EDINA, MINNESOTA

DATE: 9-4-13  
 REVISIONS:  
 10-13-13 CD  
 11-13-13 CD  
 01-13-13 CD

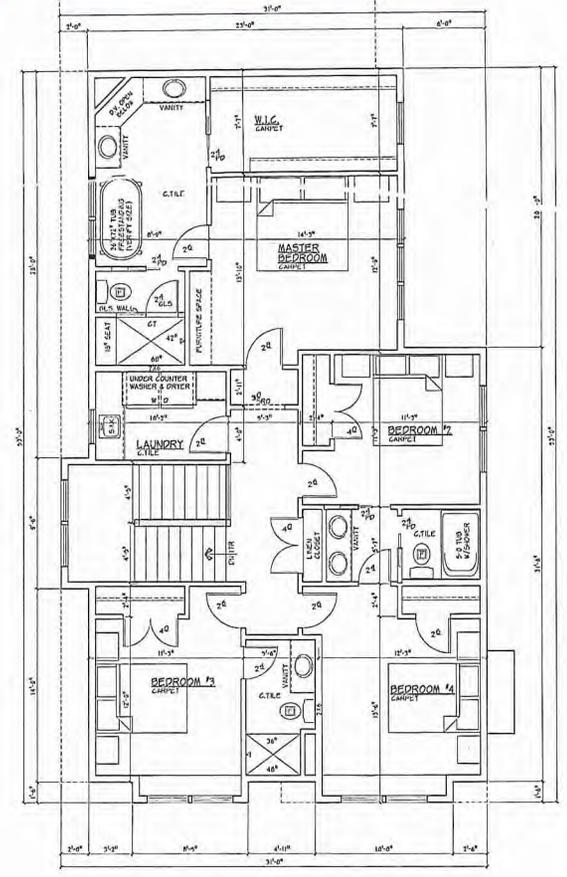
DRAWN BY: CDW  
 CDM. NO.: 213331  
 SHEET NO.: 2



**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"  
 1231 SQ. FT. FND  
 739 SQ. FT. GARAGE



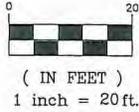
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 1231 SQ. FT.  
 1231 SQ. FT. SCREEN PORCH  
 774 SQ. FT. COVERED DECK



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 1316 SQ. FT. (EXCLUDED STAIRS)

# BUILDING PERMIT SURVEY

FOR: RIDGE CREEK CUSTOM HOMES  
ADDRESS: 4200 ALDEN DRIVE, EDINA

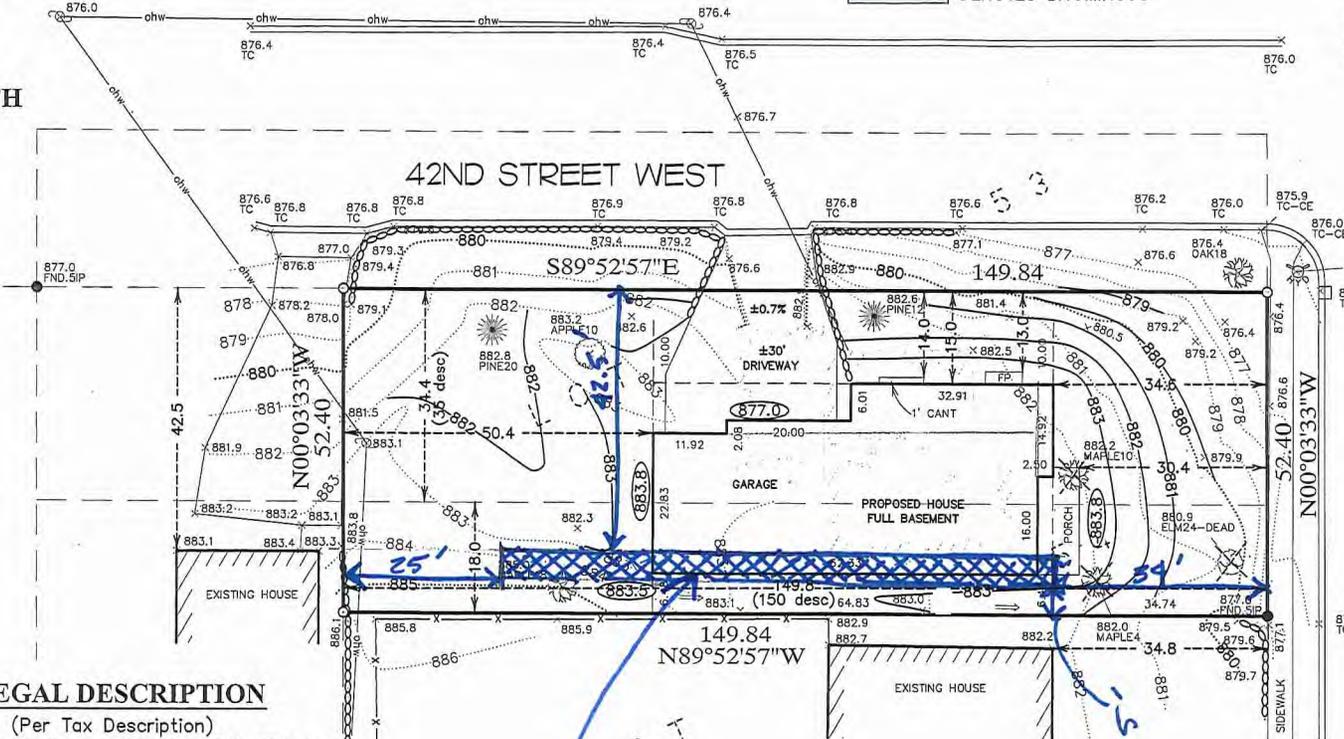


- 1023 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES METAL OFFSET SPIKE
- DENOTES EXISTING WALL
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- 1011.2 DENOTES EXISTING ELEVATION.
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING FENCE
- DENOTES UTILITY POLE
- DENOTES BITUMINOUS

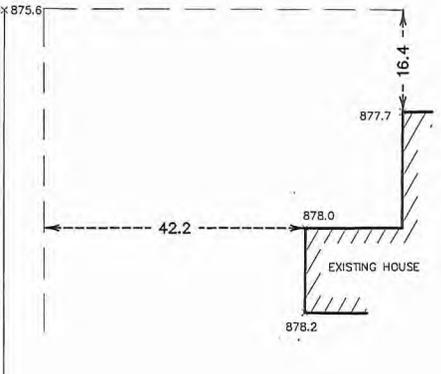
## NOTES

- FIELD WORK COMPLETED ON SEPTEMBER 6TH, 2013.
- HOUSE PLACEMENT & ELEV. SET BY CONTRACTOR.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURF ESTABLISHMENT.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, SANITARY SEWER INVERT AND BASEMENT DEPTHS.
- BEARING'S & ELEV. SHOWN ARE ON ASSUMED DATUM.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

NORTH



ALDEN DRIVE



### LEGAL DESCRIPTION

(Per Tax Description)

E 150 FT OF S 35 FT OF LOT 53 AND E 150 FT OF N 18 FT OF LOT 54, MORNINGSIDE, Hennepin County, Minnesota.

### AREA CALCULATIONS

TOTAL LOT = ±7,852 sq. ft.  
Proposed House = ±1,748 Sq. Ft.  
Proposed Porch = ±114 Sq. Ft.  
Proposed Driveway = ±547 Sq. Ft.  
Proposed FP & Cants = ±38 Sq. Ft.

### PROPOSED ELEVATIONS

GARAGE FLOOR = 877.0  
LOWEST FLOOR = 875.2  
FIRST FLOOR = 885.5  
PREVIOUS FF = 884.5

JOB#13595HS

**ACRE LAND SURVEYING**

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I hereby certify that this plan, survey 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.

*Joshua P. Schneider*

JOSHUA P. SCHNEIDER Date: 10-3-13 Reg. No. 44655

C:\Land Projects 2008\13595bs-Morningside\dwg\13595hs.dwg 10/3/2013 2:52:49 PM CDT

*Buildable AREA OF lot per codes without variance*

A.I.C

LOT

5

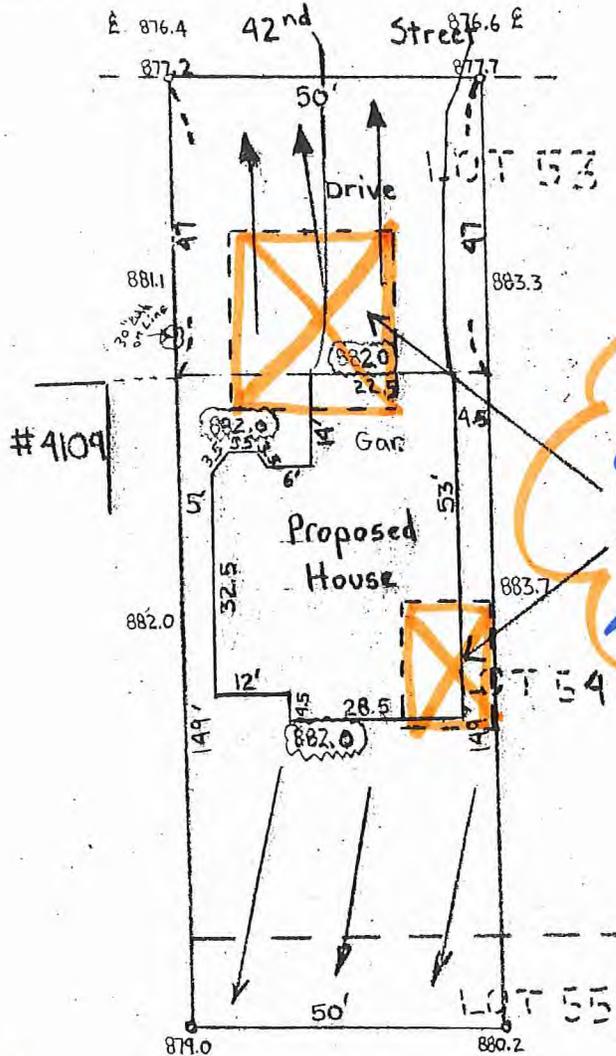
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

# Certificate Of Survey

Survey For Terry Singer Book 341 Page 3 File 8916  
4107 42nd street  
Edina, Mn.



Scale 1"=30'



# 4107  
(FORMER)  
Existing House & Gar.  
to be removed  
FORMER  
HOUSE ON  
LOT

*House to the west  
rebuilt in 1990 further back  
from 42nd*

Prop. Elev. 881.5  
Prop. 1st Fl. Elev. 881.5 Lot 54 and the North 14 ft of west  
Prop. Gar. Fl. Elev. 882.0  
Prop. Bas. Fl. Elev. 874.5 of Lot 55 all in the plat of Mornii

*4107 42nd st.*

I hereby certify that this is a true and correct representation of a survey of the boundaries of The South 35 ft. of the West 50 ft. of Lot 53 and the west 50 ft. Hennepin County, Minnesota and of the location of all buildings thereon, and

visible encroachments, if any, from or on said land. Surveyed by me this 22 day of Nov. 1989

Revised propose elevations Dec. 8, 1989

*A.13*

*[Signature]*  
CARDARELLE & ASSOCIATE

