



CPED STAFF REPORT
 Prepared for the Board of Adjustment

BOA Agenda Item #9
 September 11, 2014
 BZZ-6753

LAND USE APPLICATION SUMMARY

Property Location: 5901 Vincent Avenue South
Project Name: 5901 Vincent Avenue South – Variances for New Construction
Prepared By: Andrew Liska, City Planner, 612.673.2264
Applicant: Custom Renovations & Builders, LLC
Project Contact: Nate Hanson
Request: Variances to construct a new single-family dwelling.
Required Applications:

Variance	To reduce the required south interior side yard from 5 feet to 4.5 feet
Variance	To reduce the required corner side yard setback along 59 th Street West from 8 feet to 5.4 feet

SITE DATA

Existing Zoning	RIA District
Lot Area	5,080 square feet
Ward(s)	13
Neighborhood(s)	Armatage Neighborhood Association
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject property is zoned RIA and is approximately 40 feet by 127 feet (5,080 square feet). A one story single-family residence constructed in 1951 occupies this site. The south interior side yard setback is 4.5 feet; the corner side yard setback is 5.4 feet. A detached garage serves the property and is accessed from 59th Street West.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. Many of the dwellings in the immediate vicinity of the proposed project are single story single-family homes. There are also a few split level single-family homes to the north and a few two story single-family dwellings.

Surrounding properties and the Armatage neighborhood housing stock as a whole is composed of a diversified mix of old and new dwellings ranging from traditional single-story to modern two-and-one-half-story dwellings.

Date Application Deemed Complete	August 19, 2014	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	October 18, 2014	End of 120-Day Decision Period	N/A

PROJECT DESCRIPTION. The applicant is seeking to do an extensive renovation of the existing structure, adding a 12 foot addition to the rear, and also adding a second story. The scope of work exceeds a 60% demolition and thus, is considered a new single-family dwelling. No grandfather rights exist when constructing new single-family dwellings; due to this, variances to the south interior side and north corner side yard are required for this development.

PUBLIC COMMENTS. As of writing this staff report, staff has not received any correspondence from the Armatage Neighborhood Association. Staff will forward comments, if any are received, at the Board of Adjustment meeting.

ZONING ANALYSIS. An analysis indicates that the proposed dwelling meets the Design Standard points for new single-family dwellings. Fifteen points are the minimum point total needed for approval and this proposal received 16 out of 24 possible points for the following design standards:

- Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure (5 points);
- The structure includes a basement as defined by the Building Code (5 points);
- Not less than ten (10) percent of the walls on each floor that face the interior side and rear, are windows (3 points);
- The pitch of the primary roof line is 6/12 or steeper (2 points);
- The development includes at least one deciduous tree in the front yard (1 point);

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance of Chapter 525, Article IX Variances, specifically Section 525.520(1) "to vary the yard requirements, including permitted obstructions into required yards not allowed by the applicable regulations," based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The circumstances upon which the variances are requested are unique to the parcel of land. The applicant is seeking to renovate the existing dwelling, add 12 feet to the rear, and put on a second story. In doing so, the applicant has proposed to utilize the excavation and footprint of the original structure to avoid possible soil and erosion issues. The location of the foundation was created by the original builder and is outside the current owners' control. Today, the south interior side yard and north corner side yard setbacks fail to meet the Zoning Code standards.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant is proposing to use the property in a reasonable matter. This is a residential area and the proposed use is a single-family dwelling; single-family dwellings are consistent with the character of the area and the future land-use map demonstrated in the Comprehensive Plan.

The applicant is seeking to utilize the setbacks of the existing footprint and excavation as a part of this renovation. According to Chapter 535.220 of the Minneapolis Code of Ordinances, the purpose of yard requirements is to provide for the orderly development and use of land and to minimize conflicts among land uses by governing the location of uses and structures. The proposed setbacks have been present since this structure was built; the only changes would be a continuation of the same plane 12 feet to the rear and the second story above. The setbacks proposed would match the present setbacks.

These variances reducing required yards will not hinder orderly development nor will they create a conflict among land uses. If all of the requested variances are granted, the new single-family dwelling on this site would much resemble the structure that has been present on this site since original construction.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance will not alter the character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The housing stock in this area is mixed with several single stories, several split levels, and a few two-story dwellings. Health, safety, and welfare of the general public will not be compromised if these variances are granted.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt the above findings and **approve** the application for a variance to reduce the required south interior side yard from 5 feet to 4.5 feet for the construction of a new single-family dwelling located at 5901 Vincent Avenue South, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by September 11, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

Recommendation of the Department of Community Planning and Economic Development for the Variance:

The Department of Community Planning and Economic Development recommends that the Board of Adjustment adopt the above findings and **approve** the application for a variance to reduce the required corner side yard setback along 59th Street West from 8 feet to 5.4 feet for the construction of a new single family dwelling located at 5901 Vincent Avenue South, subject to the following conditions:

1. Approval of the final site, elevation and floor plans by the Department of Community Planning and Economic Development.
2. All site improvements shall be completed by September 11, 2016, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Zoning map
3. Existing Survey
4. Proposed Site Plan
5. Building elevations
6. Floor plans
7. Renderings
8. Photos of Existing Conditions
9. Correspondence



Custom Renovations & Builders, LLC.
1464 Selby Ave.
Saint Paul, MN 55104

RE: Application for variance on
5901 Vincent Ave. S.
Minneapolis, MN 55410

VARIANCE REQUEST

To whom it may concern,

Subject to your approval, Custom Renovations & Builders, LLC has been contracted to build a new construction single-family home commencing on or near 10/1/14. A floor plan has been created with the homeowner and applied for permit with the City Of Minneapolis. The plan uses the existing 720 SQ. FT. foundation in addition to a new 360 SQ. FT. crawlspace area as a base for a new 1080 SQ. FT. main level and an 1147 sq. ft. 2nd story. The house will also include a 60 SQ. FT. front porch and a 150 SQ. FT. rear deck. The roof system on the new house proposes 24" overhangs on all rooflines.

Our intentions are always to build within the scope of the current zoning codes. We understand the purpose and intent of the code and try to adhere to the codes whenever possible. We use the variance process only when absolutely necessary.

Our intentions are also to create a plan that is consistent throughout. On occasion, our customers request changes that alter the scope of the project. We've done our best, in this case, to keep the comprehensive plan as consistent as possible. The proposed structure will feature 24" overhangs on all roof lines – consistent with the overhangs on the current residence. The proposed structure also re-uses the entire existing foundation and adds a crawlspace area to the back of the house.

Due to the nature of current foundation placement, several practical problems arise that hinder us from adhering to the current zoning setback of 8' on a corner side and 5' on a corner interior side. The current City of Minneapolis Zoning Code specifies the setback requirements for a residence in the R1A zone (See section 546.280) at 5' from the interior side property line and 8' from the corner side property line. Currently, the house on 5901 Vincent Ave. S. resides 4.5' from the interior side property line and 5.4' from the corner side property line. To stay within the bounds of the zoning code, we would need to completely demolish the house and replace the foundation. In addition, the stability of the south neighbor's foundation less than 6' from the property line becomes a concern. It is also the desire of the homeowner to reuse as much of the current residence as possible – for practicality and ecological purposes. Demolishing and rebuilding the foundation would generate a considerable amount of refuse and significantly increase the construction time. As a gesture to the neighboring residents, we also desire to limit the amount of construction traffic to-and-from the construction site. Demolishing and

rebuilding the foundation would increase the amount of heavy trucks in the neighborhood and inconvenience the surrounding neighbors considerably.

The circumstances surrounding the need for a variance request are one based on pre-existing conditions. The existing foundation was built in 1951 – well before the current setback requirements were established. The current house, as built in 1951, is also not centered on the lot.

The use of the land on which the variance is requested is zoned for residential occupation and will remain that way after completion of the proposed project.

The essential character of the neighborhood is retained with the construction of the proposed structure. Several new construction projects of similar dimensions are currently underway within a one block radius of the proposed build site. The proposed house height only exceeds the neighboring structures by a mere 8' structures and house finishes are similar to those surrounding it. The house (including the porches) and garage occupy no more than 40% of the lot area.

In conclusion, should this variance request be approved, the essence of the neighborhood will be wholly preserved with minimal deviation from zoning standards. The proposed structure will add character, curb appeal, and overall value to the surrounding neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Peterson', written over a horizontal line.

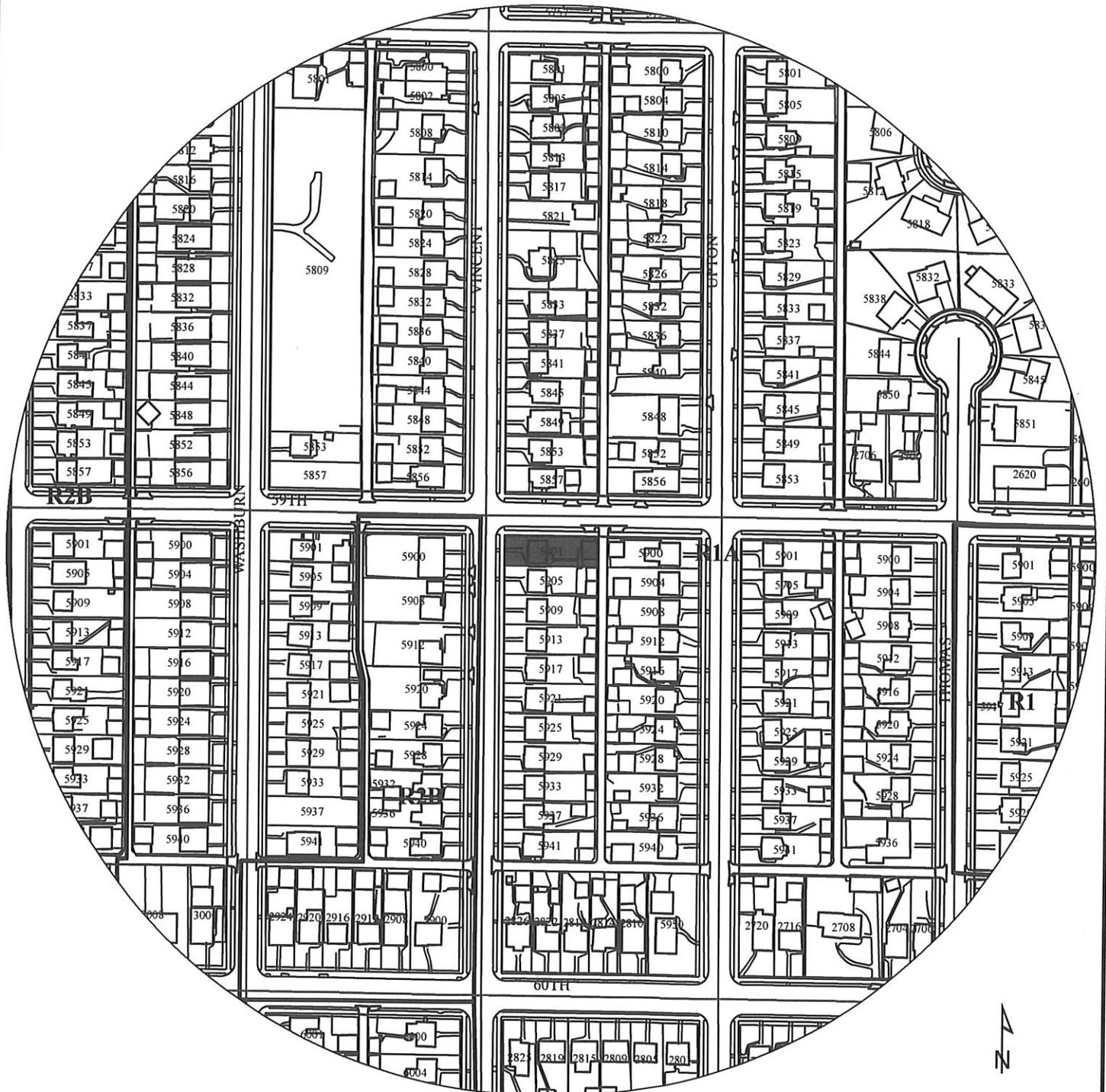
Craig Peterson

Co-Owner

Custom Renovations & Builders, LLC.

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

5901 Vincent Avenue South

FILE NUMBER

BZZ-6753

CERTIFICATE OF SURVEY

FOR: Custom Renovations

Property Address: #5901 Vincent Ave. So., Minneapolis, MN 55410



- NOTES**
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
 - FIELD SURVEY COMPLETED JUNE 30TH, 2014
 - ELEVATIONS ON ASSUMED DATUM.
 - CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.

EXISTING SURVEY

SCALE: AS NOTED

- LEGEND**
- DENOTES IRON MONUMENT SET
 - DENOTES CATCH BASIN
 - DENOTES EXISTING CONTOUR
 - DENOTES OVERHEAD WIRE
 - DENOTES EXISTING FENCE
 - DENOTES EXISTING ELEVATION.
 - DENOTES BITUMINOUS
 - DENOTES UTILITY POLE

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.

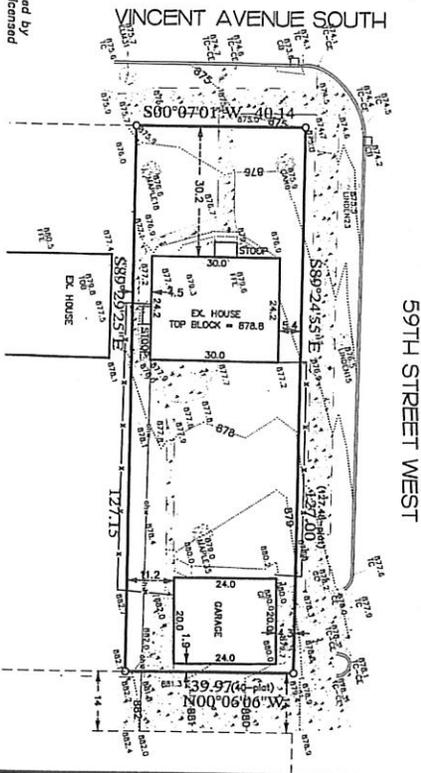
ERIC R. VICKARJOUIS Date: JULY 7TH, 2014 Reg. No. 44125

Job #14361

Olson Projects 2008V4361-CR-Minneapolis-Vincent Ave 8/19/2014 13:57 PM CDT



LEGAL DESCRIPTION
LOT 29, BLOCK 19, HARRIET MANOR,
HENNING COUNTY, MINNESOTA.



BY SIGNING BELOW, THE CLIENT AGREES AND UNDERSTANDS THAT THIS PLAN AND ALL SPECIFICATIONS HEREON, ARE APPROVED AS THE FINAL DRAFT. CHANGES MADE ON THE PLAN WILL BE DONE AT THE EXPENSE AND RESPONSIBILITY OF THE CLIENT. MIDTECH CONCEPTS, LLC AND ITS AFFILIATES ARE NOT RESPONSIBLE FOR STRUCTURAL SIZES OR DIMENSIONS. THE LUMBER SUPPLIER AND/OR A CERTIFIED PROFESSIONAL MUST REVIEW THE PLAN PRIOR TO CONSTRUCTION.

SIGNED

DATE

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BUILDER:
CUSTOM RENOVATIONS & BUILDERS, LLC
1444 SELBY AVE.
SAINT PAUL, MN 55104
www.customrenovationsmn.com

PROJECT DESCRIPTION:
5901 VINCENT AVE. S
MINNEAPOLIS, MN 55410

DRAWINGS PROVIDED BY:
MIDTECH CONCEPTS, LLC.
1444 SELBY AVE.
SAINT PAUL, MN 55104

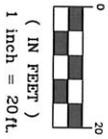
DATE: 02/02/2014
SHEET: A-1

SHEET SIZE
ARCH C (10' x 24')

CERTIFICATE OF SURVEY

FOR: Custom Renovations

Property Address: #5901 Vincent Ave. So., Minneapolis, MN 55410



NORTH

PROPOSED & EXISTING ELEVATIONS
 EXISTING TOP OF BLOCK = 878.8
 PROPOSED TOP OF BLOCK = 878.67

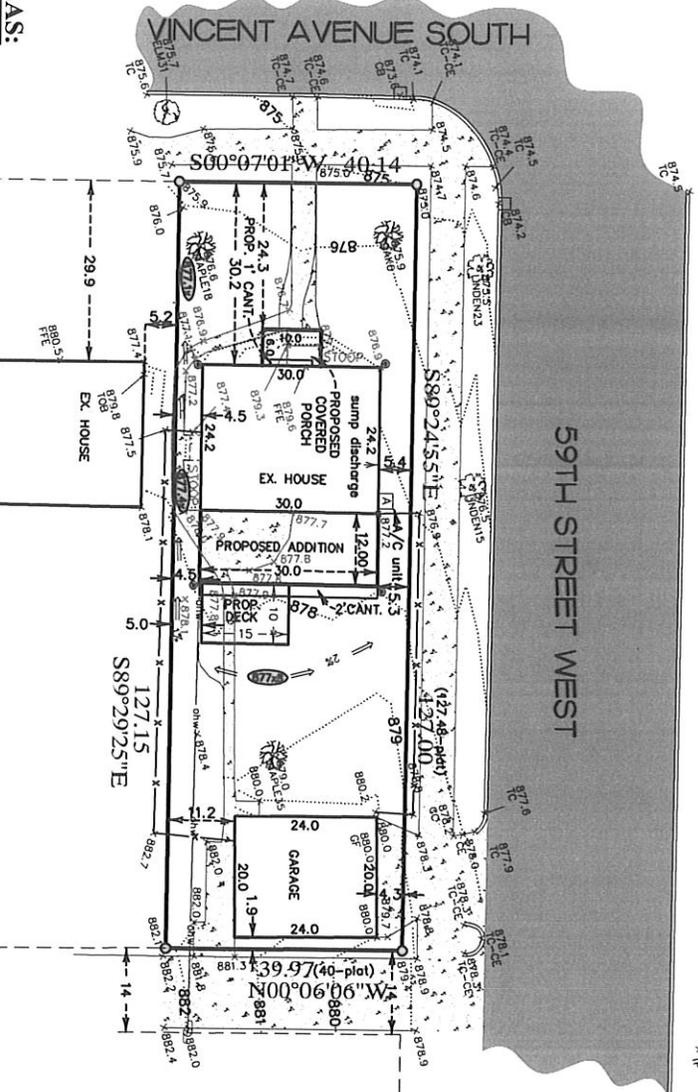
LEGEND

- DENOTES IRON MONUMENT SET
- DENOTES CATCH BASIN
- DENOTES EXISTING CONTOUR
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION.
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- DENOTES UTILITY POLE
- DENOTES DOWNSPOUT LOCATION

NOTES

- FIELD SURVEY COMPLETED JUNE 30TH, 2014
- ELEVATIONS ON ASSUMED DATUM.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS, AND SEWER AND BASEMENT DEPTHS.
- FINISHED GRADE 10 FEET FROM PROPOSED BUILDING SHALL BE 0.5 FEET LOWER THAN THE FINISHED GRADE AT THE BUILDING.
- FINISHED GRADE ELEVATIONS ARE TO FINISHED SURFACE WITH TURE ESTABLISHMENT.
- DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR

JOB #14361



AREAS:

- TOTAL LOT AREA = 5,089± SQ.FT.
- EXISTING HOUSE = 729± SQ.FT.
- EX. GARAGE = 485± SQ.FT.
- EX. SIDEWALK & GARAGE APRON = 628± SQ.FT.
- PROP. & EX. HOUSE = 1,080± SQ.FT.
- PROP. SIDEWALKS & EX. SWS (TO REMAIN) & GARAGE APRON = 371± SQ.FT.
- PROP. COVERED PORCH = 60± SQ.FT.
- PROP. DECK = 150± SQ.FT.

LEGAL DESCRIPTION

LOT 29, BLOCK 19, HARRIET MANOR,
 HENNEPIN COUNTY, MINNESOTA.

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.

Eric R. Wickaryous
 ERIC R. WICKARYOUS

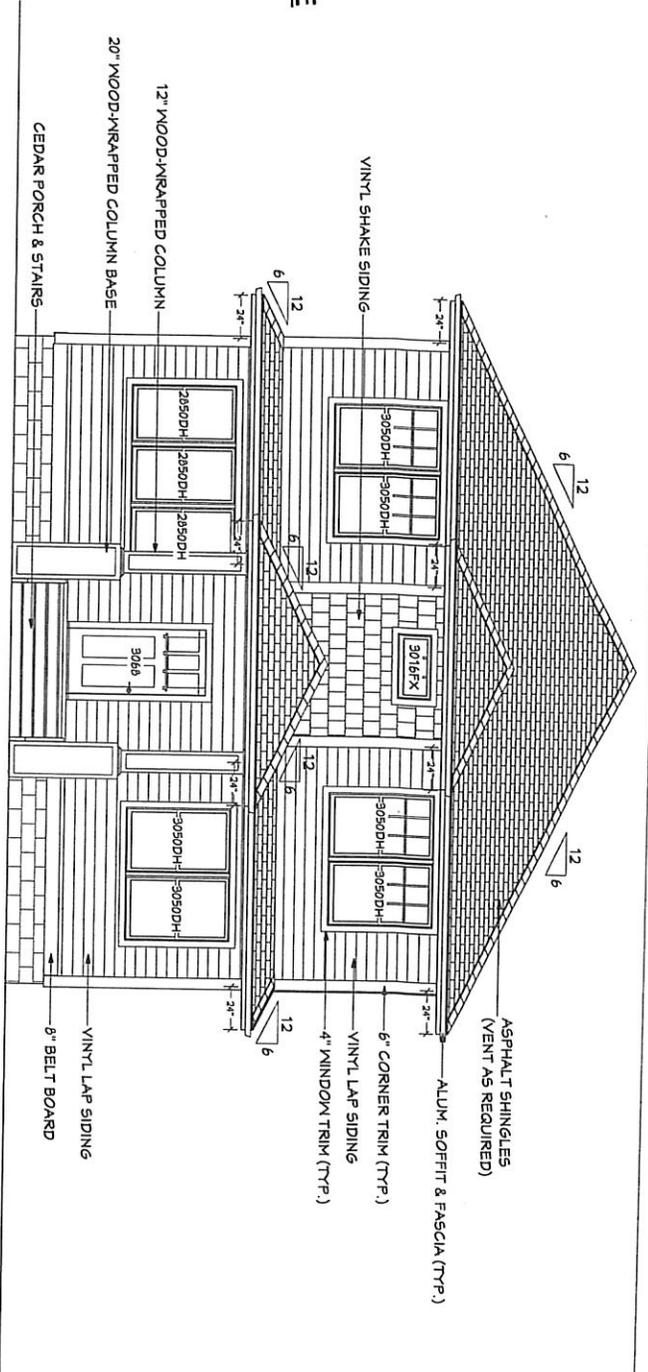
REV. 08/20/14, DECK SETBACK
 REV. 08/19/14, ADD ELEV'S
 Date AUG. 19TH, 14 Reg. No. 44125

C:\land Projects 2008\14361-CR-Minneapolis.dwg\14361-pr-proposed.dwg 8/20/2014 9:43:38 PM CDT

ACRE LAND SURVEYING
 Serving Twin Cities Metro area and beyond
 763-468-2997
 acrelandsurvey@gmail.com

GLASS COVERAGE

UPPER = 64.5 SQ. FT. (27%)
 LOWER = 64.9 SQ. FT. (26%)

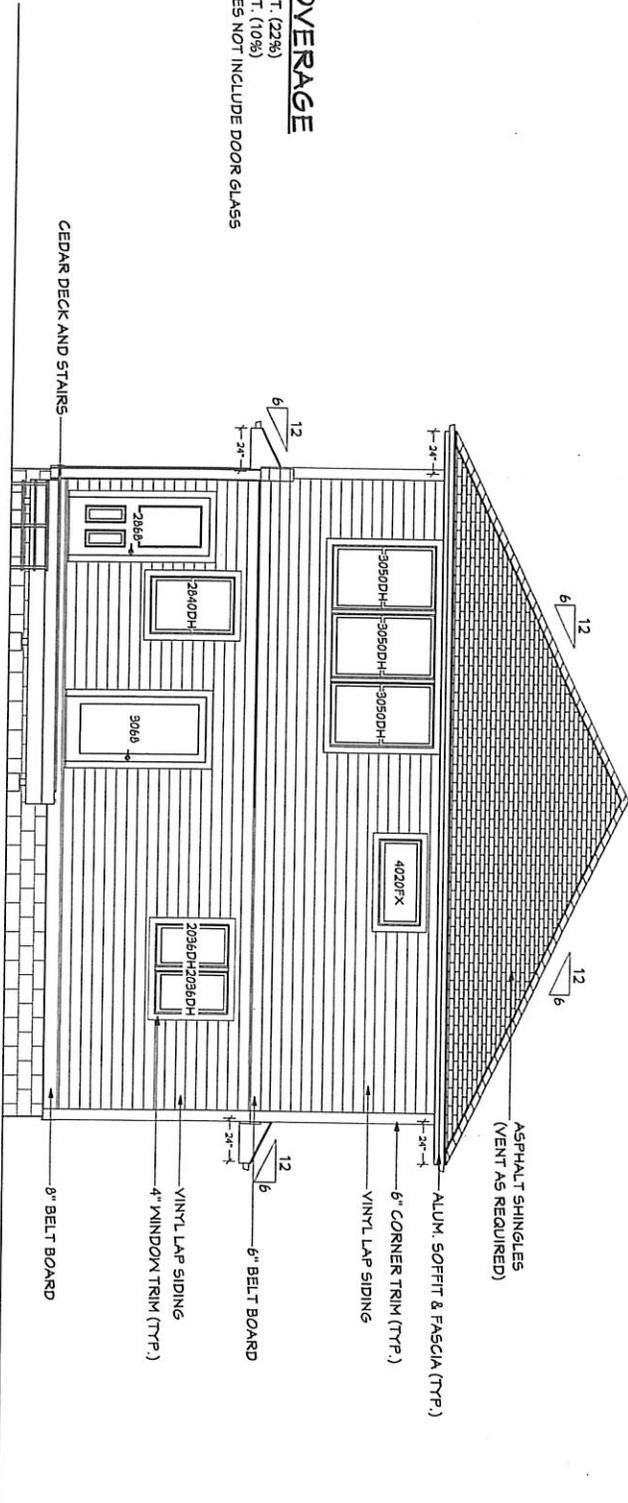


FRONT (WEST) ELEVATION

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

GLASS COVERAGE

UPPER = 53.0 SQ. FT. (22%)
 LOWER = 24.6 SQ. FT. (10%)
 **LOWER LEVEL DOES NOT INCLUDE DOOR GLASS



REAR (EAST) ELEVATION

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

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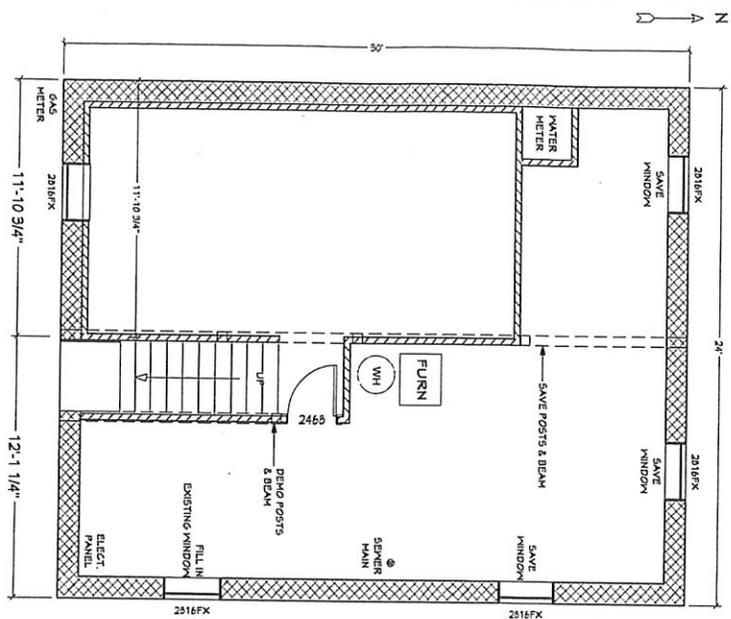
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 SAINT PAUL, MN 55104

DATE: 02/20/2014
SHEET: A-3

SHEET SIZE ARCH C (18" x 24")

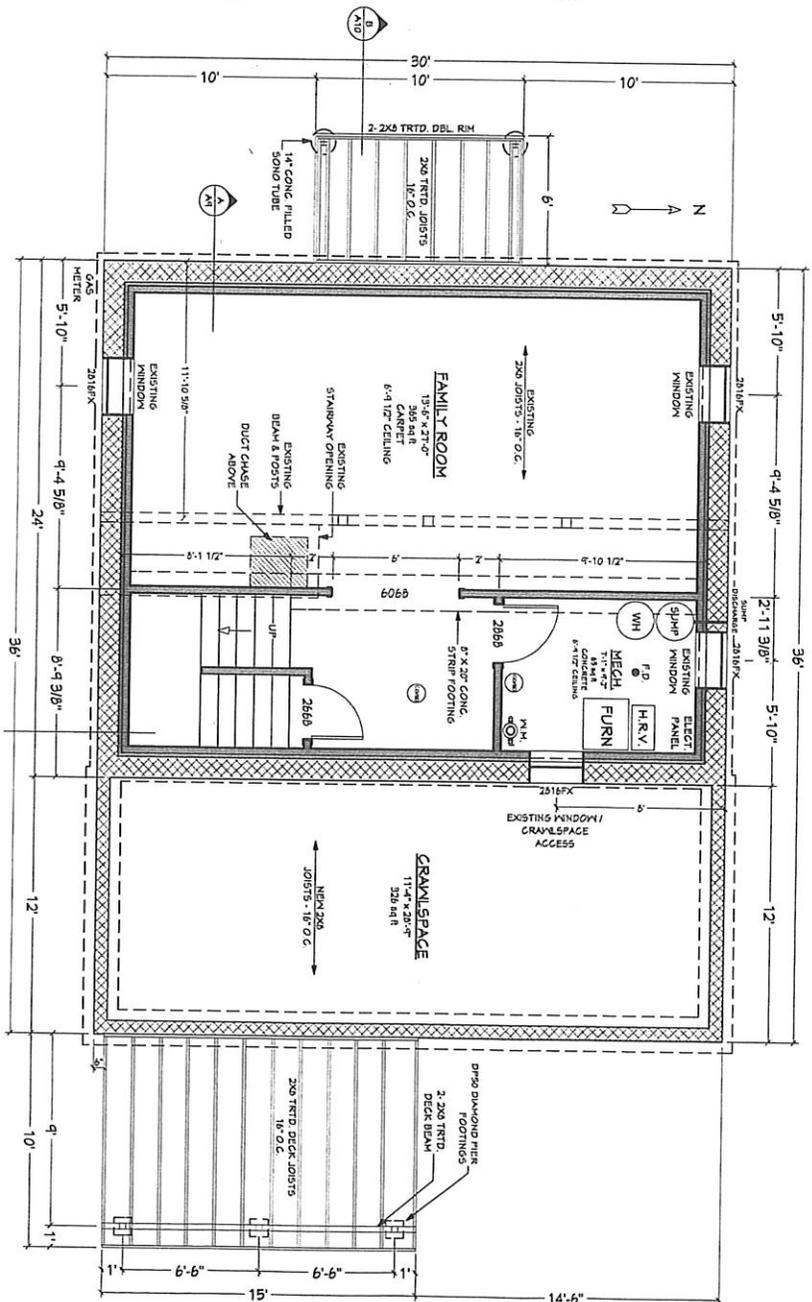
**EXISTING FOUNDATION PLAN
& DEMO PLAN**

SCALE: 1/4"=1'-0"
 720 SQ. FT.
 (FINISHED) 280 SQ. FT.



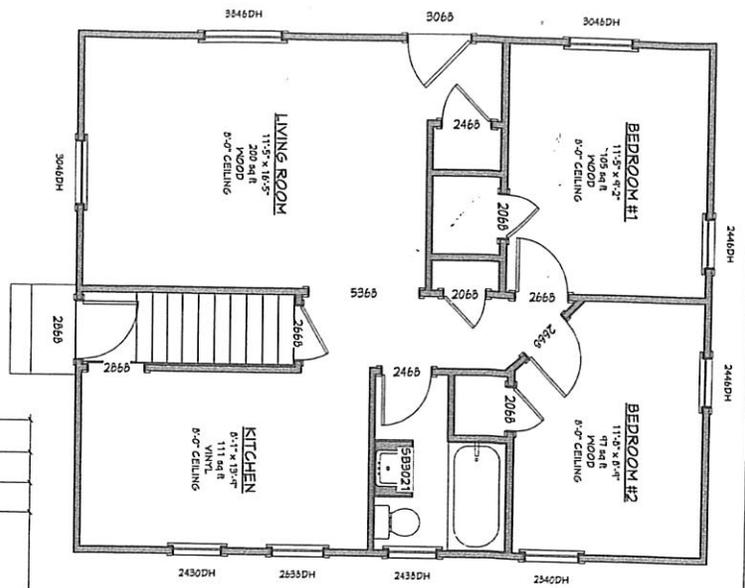
NEW FOUNDATION PLAN

SCALE: 1/4"=1'-0"
 1220 SQ. FT.
 (W/ CRAWLSPACE) 1094 SQ. FT.
 (FINISHED) 542 SQ. FT.

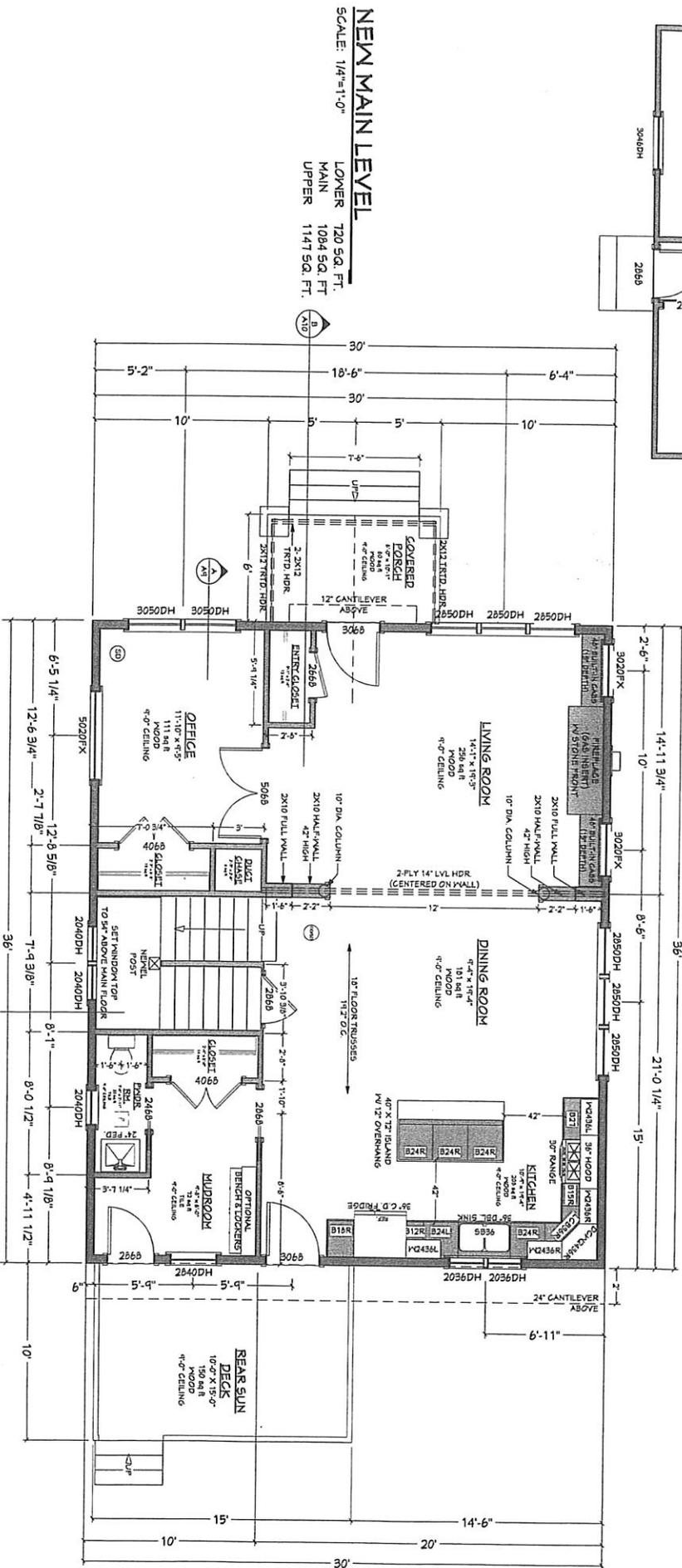


SHEET SIZE
 ARCH C (18" x 24")

DRAWINGS PROVIDED BY: MIDTECH CONCEPTS, LLC. 144 SELBY AVE. SAINT PAUL, MN 55124	PROJECT DESCRIPTION: 5401 VINCENT AVE. S. MINNEAPOLIS, MN 55410	BUILDER: CUSTOM RENOVATIONS & BUILDERS, LLC. 144 SELBY AVE. SAINT PAUL, MN 55124 www.customrenovations.com	THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MIDTECH CONCEPTS, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF MIDTECH CONCEPTS, LLC. AND CUSTOM RENOVATIONS & BUILDERS, LLC. DIVULGENCE OR REPRODUCTION OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MIDTECH CONCEPTS, LLC. IS PROHIBITED. THE MORAL RIGHT OF THE AUTHOR, MIDTECH CONCEPTS, LLC. IS HEREBY ASSERTED. COPYRIGHT 2014.	BY SIGNING BELOW, THE CLIENT AGREES AND UNDERSTANDS THAT THIS PLAN, AND ALL SPECIFICATIONS HEREIN, ARE APPROVED AS THE FINAL DRAFT. CHANGES MADE ON THE PLAN WILL BE DONE AT THE EXPENSE AND RESPONSIBILITY OF THE CLIENT. MIDTECH CONCEPTS, LLC. AND ITS AFFILIATES ARE NOT RESPONSIBLE FOR STRUCTURAL DEFICITS OR DIMENSIONS. THE LICENSEE/SUPPLIER AND/OR A CERTIFIED PROFESSIONAL MUST REVIEW THE PLAN PRIOR TO CONSTRUCTION.
				SIGNED



EXISTING MAIN LEVEL
 SCALE: 1/4"=1'-0"
 LOWER 720 SQ. FT.
 MAIN 1084 SQ. FT.
 UPPER 1147 SQ. FT.



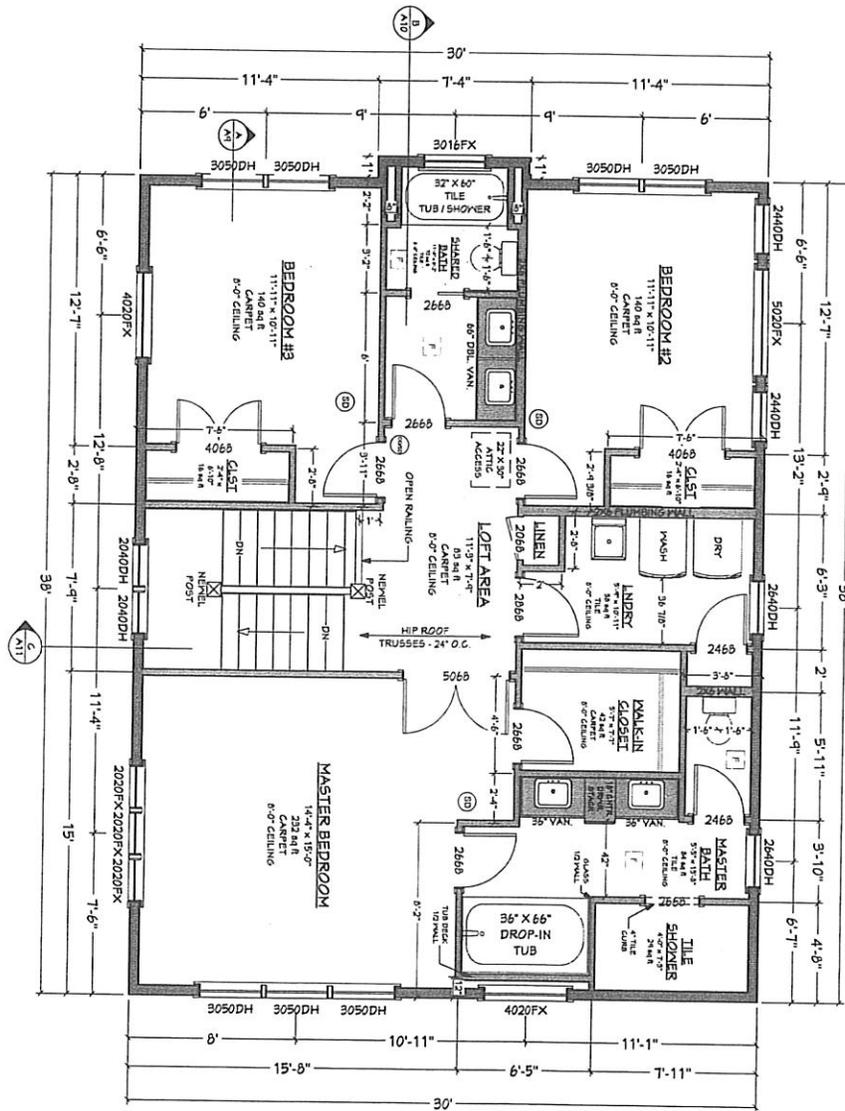
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				SIGNED _____ DATE _____

NEW UPPER LEVEL
 SCALE: 1/4"=1'-0"

LOWER 720 SQ. FT.
 MAIN 1084 SQ. FT.
 UPPER 1147 SQ. FT.

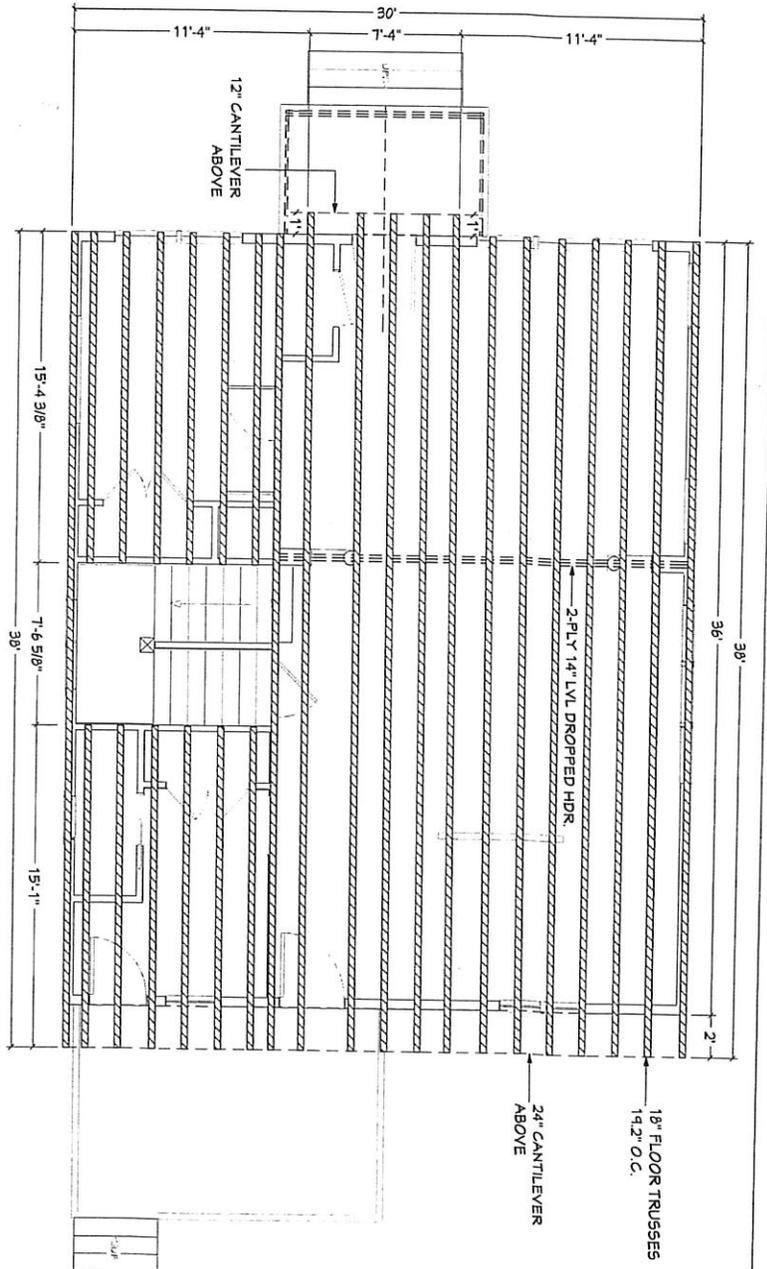


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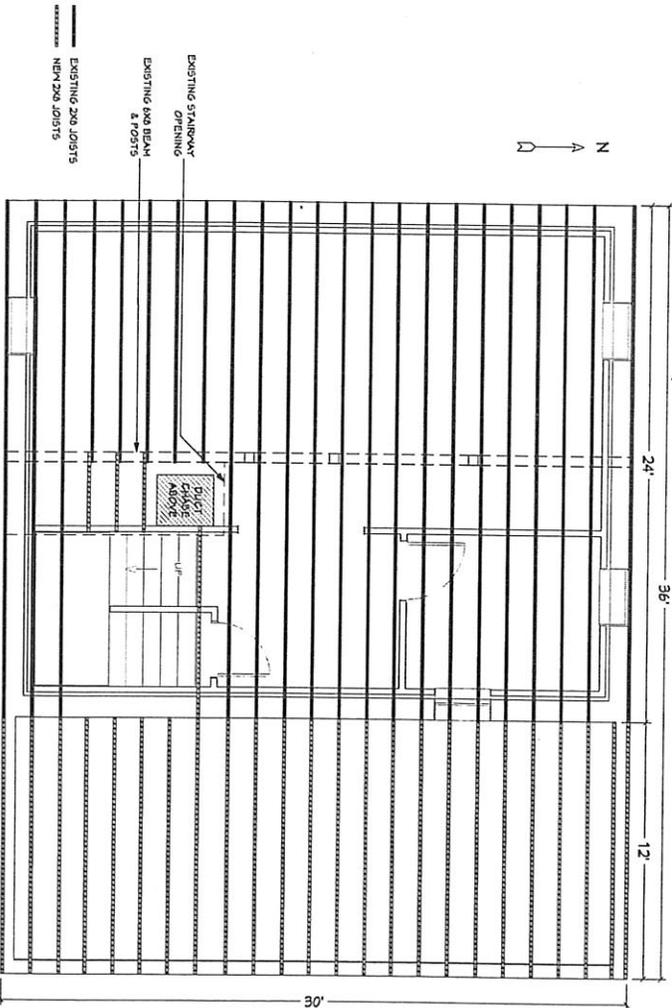
FLOOR LAYOUT UPPER

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



FLOOR LAYOUT MAIN

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



- EXISTING STAIRWAY OPENING
- EXISTING 8x8 BEAM 4'10" STS
- EXISTING 2x8 JOISTS
- NEW 2x8 JOISTS

SHEET SIZE
ARCH C (18" x 24")

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SAINT PAUL, MN 55104

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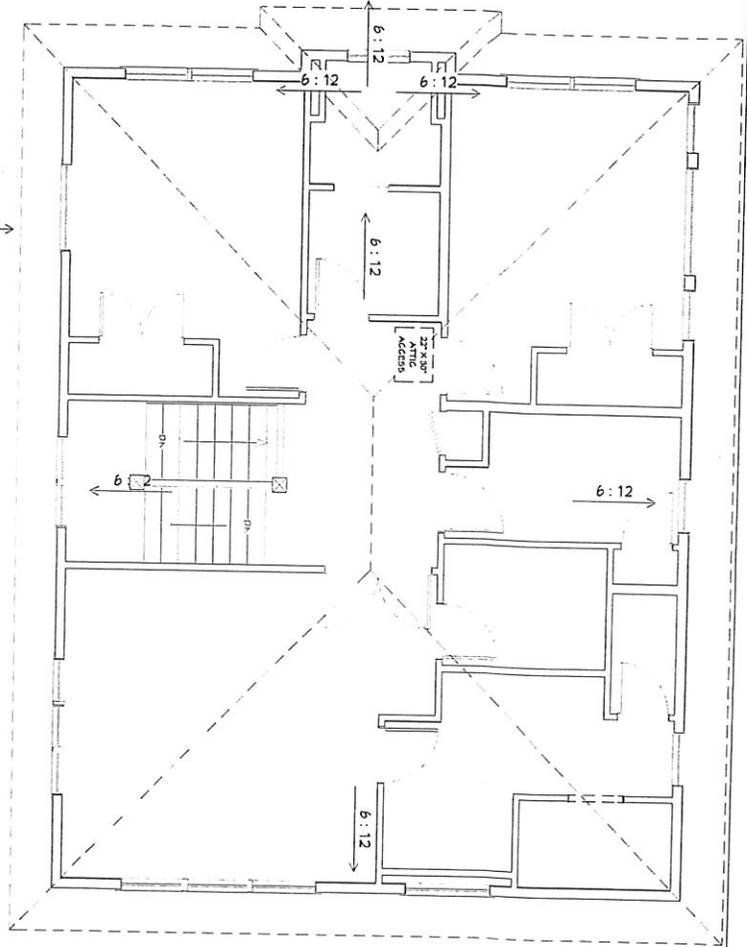
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SIGNED _____ DATE _____

DATE: 0/20/2014
SHEET: A-9

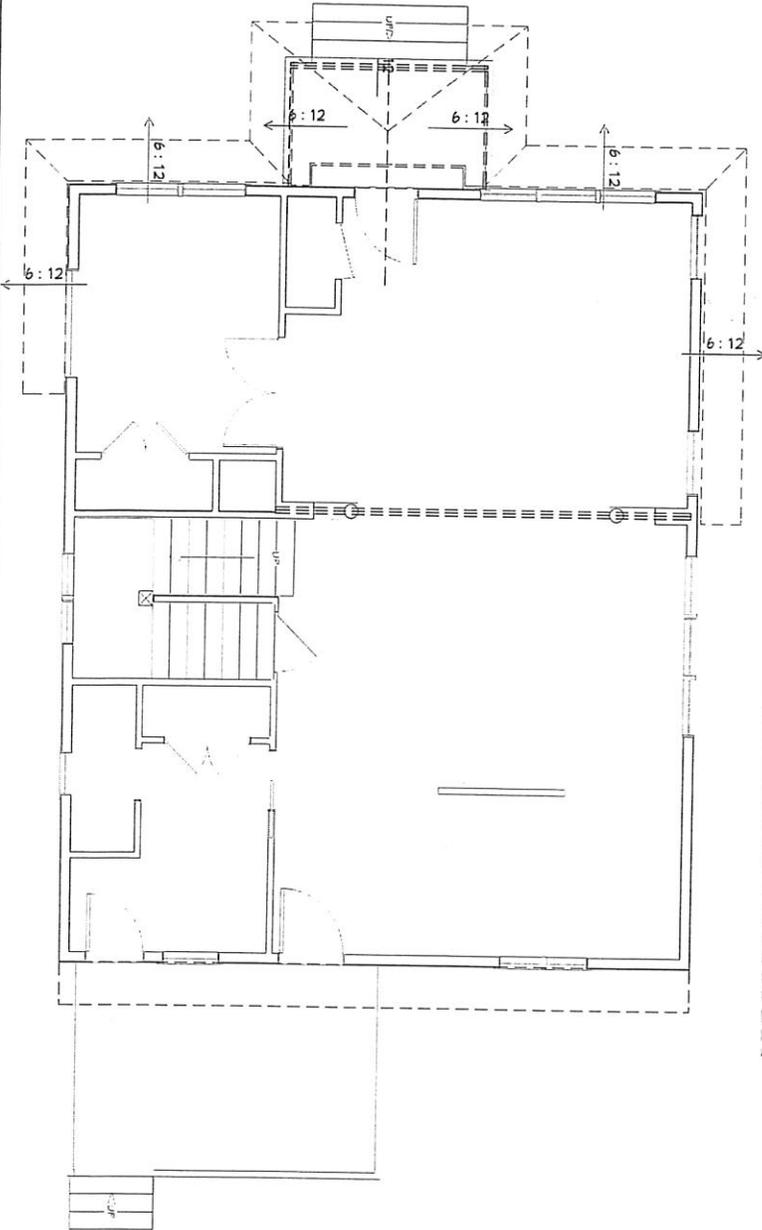
ROOF LAYOUT UPPER

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



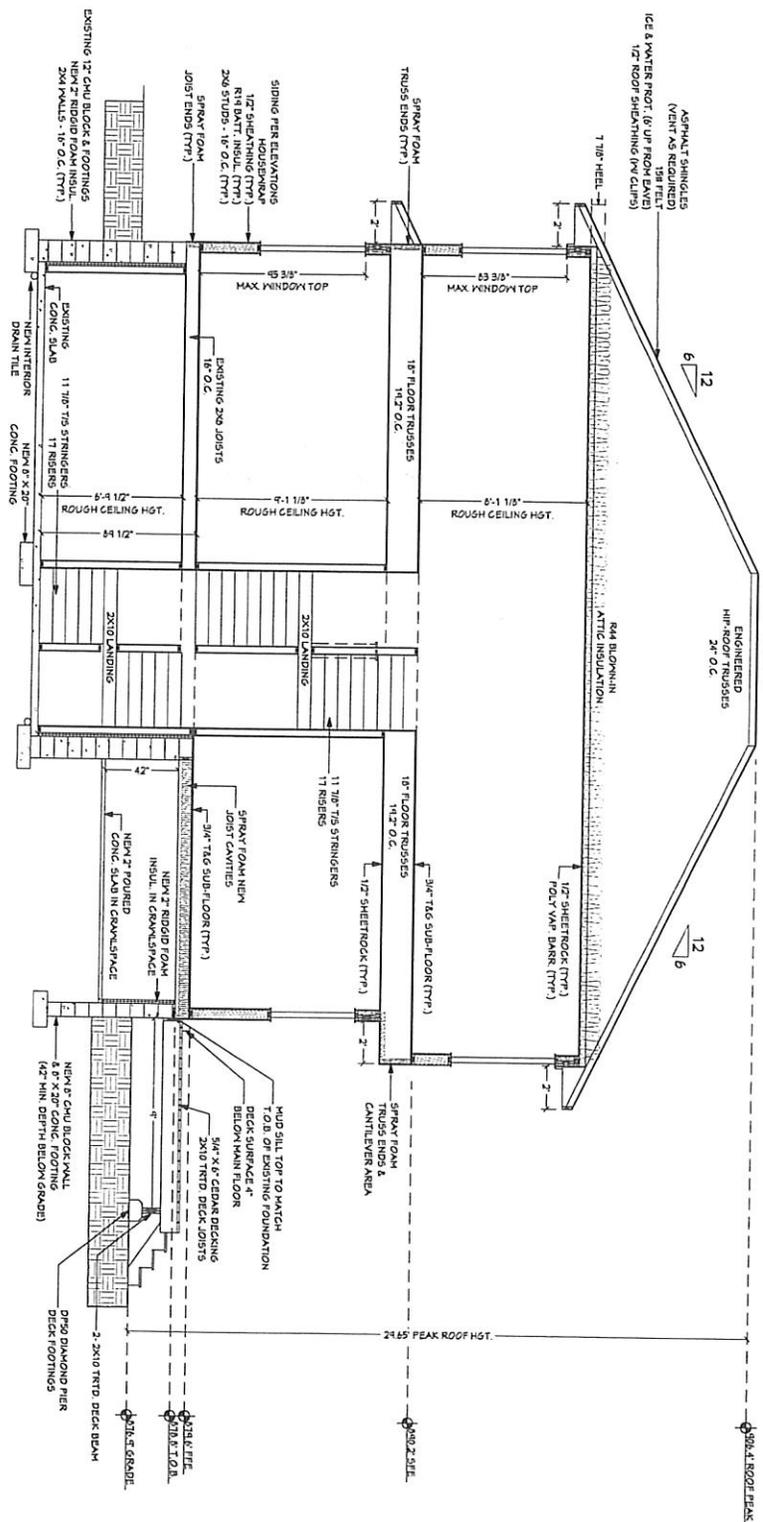
ROOF LAYOUT MAIN

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



SHEET SIZE
ARCH C (19" x 24")

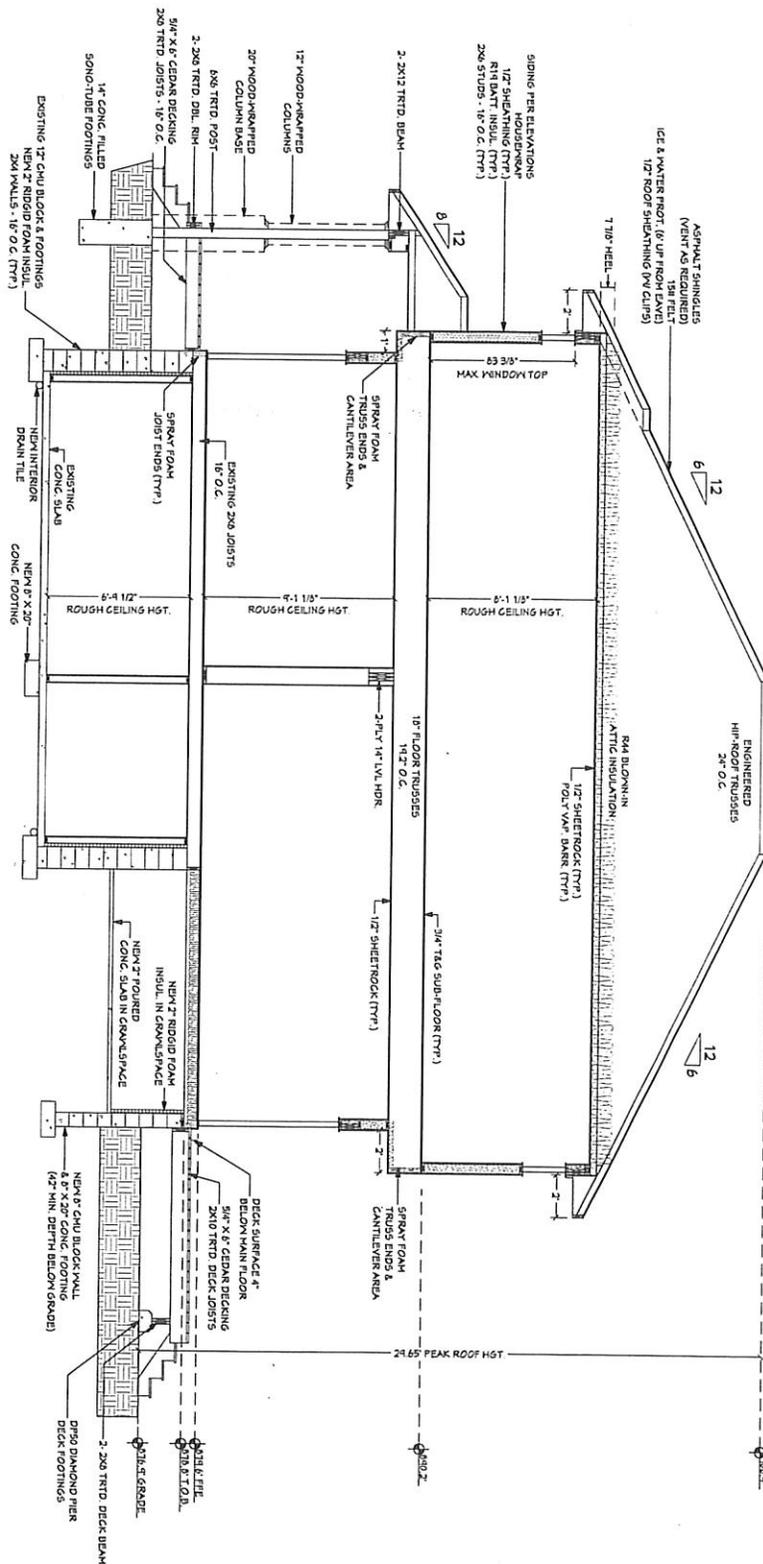
<p>DRAWINGS PROVIDED BY: MIDTECH CONCEPTS, LLC 1444 SELBY AVE SAINT PAUL, MN 55104</p>	<p>PROJECT DESCRIPTION: 5901 VINGENT AVE. S. MINNEAPOLIS, MN 55410</p>	<p>BUILDER: CUSTOM RENOVATIONS & BUILDERS, LLC 1444 SELBY AVE. SAINT PAUL, MN 55104 www.customrenovations.com</p>	<p>THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MIDTECH CONCEPTS, LLC. DEVELOPED FOR THE EXCLUSIVE USE OF MIDTECH CONCEPTS, LLC AND CUSTOM RENOVATIONS & BUILDERS, LLC. DIVULGENCE OR REPRODUCTION OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MIDTECH CONCEPTS, LLC IS PROHIBITED. THE MORAL RIGHT OF THE AUTHOR, MIDTECH CONCEPTS, LLC IS HEREBY ASSERTED. COPYRIGHT 2014.</p>	<p>BY SIGNING BELOW, THE CLIENT AGREES AND UNDERSTANDS THAT THIS PLAN, AND ALL SPECIFICATIONS HEREIN, ARE APPROVED AS THE FINAL DRAFT. CHANGES MADE ON THE PLAN WILL BE DONE AT THE EXPENSE AND RESPONSIBILITY OF THE CLIENT. MIDTECH CONCEPTS, LLC AND ITS AFFILIATES ARE NOT RESPONSIBLE FOR STRUCTURAL LOADS OR DIMENSIONS. THE LUMBER SUPPLIER AND/OR A CERTIFIED PROFESSIONAL MUST REVIEW THE PLAN PRIOR TO CONSTRUCTION.</p> <p>SIGNED _____ DATE _____</p>
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CROSS SECTION 1
SCALE: 1/4"=1'-0"

SHEET SIZE
ARCH C (18" x 24")

<p>DRAWINGS PROVIDED BY: MIDTECH CONCEPTS, LLC 1444 SILEY AVE. SANT PAUL, MN 55154</p>	<p>PROJECT DESCRIPTION: 5401 VINCENT AVE. S. MINNEAPOLIS, MN 55410</p>	<p>BUILDER: CUSTOM RENOVATIONS & BUILDERS, LLC 1444 SILEY AVE. SANT PAUL, MN 55154 www.customrenovationsbuilders.com</p>	<p>THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF MIDTECH CONCEPTS, LLC DEVELOPED FOR THE EXCLUSIVE USE OF MIDTECH CONCEPTS, LLC AND CUSTOM RENOVATIONS & BUILDERS, LLC. NO REUSE OR REPRODUCTION OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF MIDTECH CONCEPTS, LLC IS PROHIBITED. THE MORAL RIGHT OF THE AUTHOR, MIDTECH CONCEPTS, LLC, IS HEREBY ASSERTED. © COPYRIGHT 2014</p>	<p>BY SIGNING BELOW, THE CLIENT AGREES AND UNDERSTANDS THAT THIS PLAN, AND ALL SPECIFICATIONS HEREIN, ARE APPROVED AS THE FINAL DRAFT. CHANGES MADE ON THE PLAN WILL BE DONE AT THE EXPENSE AND RESPONSIBILITY OF THE CLIENT. MIDTECH CONCEPTS, LLC AND ITS AFFILIATES ARE NOT RESPONSIBLE FOR STRUCTURAL AGING OR DIMENSIONS. THE LICENSEE/SUPPLIER AND/OR A CERTIFIED PROFESSIONAL MUST REVIEW THE PLAN PRIOR TO CONSTRUCTION.</p> <p>SIGNED _____ DATE _____</p>
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CROSS SECTION 2
SCALE: 1/4"=1'-0"

SHEET SIZE
ARCH C (18" x 24")

DRAWINGS PROVIDED BY:
MIDTECH CONCEPTS, LLC
144 SILEY AVE.
SAINT PAUL, MN 55104

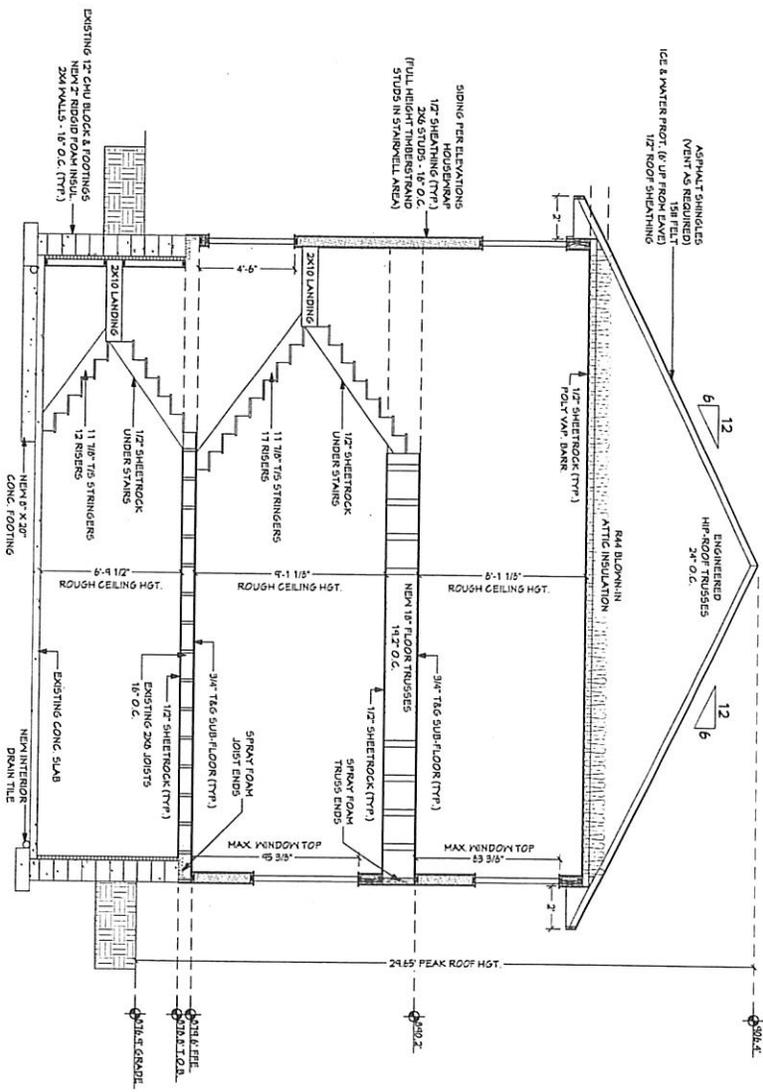
PROJECT DESCRIPTION:
5901 VINCENT AVE. S.
MINNEAPOLIS, MN 55410

BUILDER:
CUSTOM RENOVATIONS & BUILDERS, LLC.
144 SILEY AVE.
SAINT PAUL, MN 55104
www.southminneapolis.com

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SIGNED _____ DATE _____



CROSS SECTION 3
SCALE: 1/4"=1'-0"

SHEET SIZE
ARCH C (18" x 24")

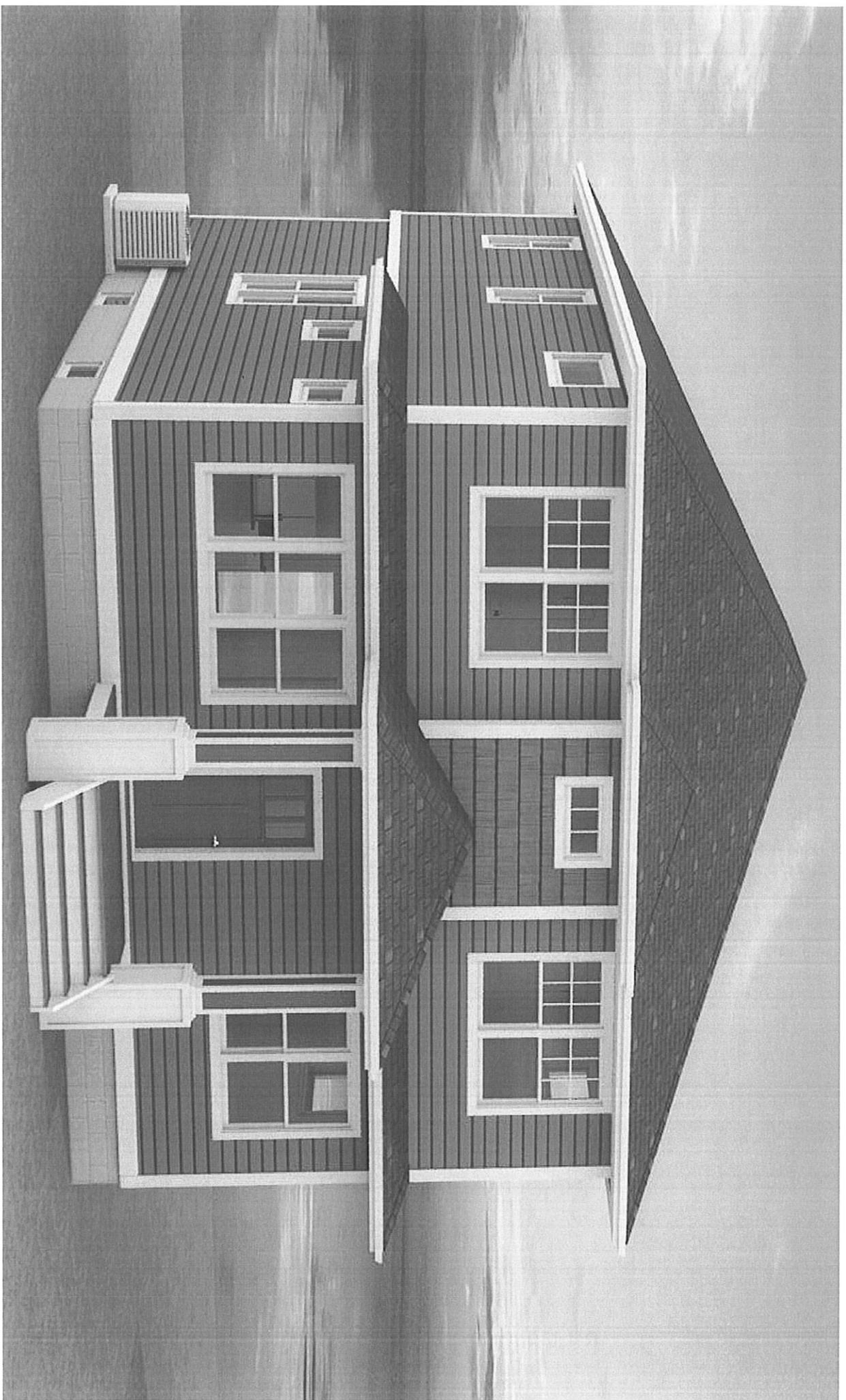
DRAWINGS PROVIDED BY:
MIDTECH CONCEPTS, LLC.
1484 SELBY AVE.
SAINT PAUL, MN 55104

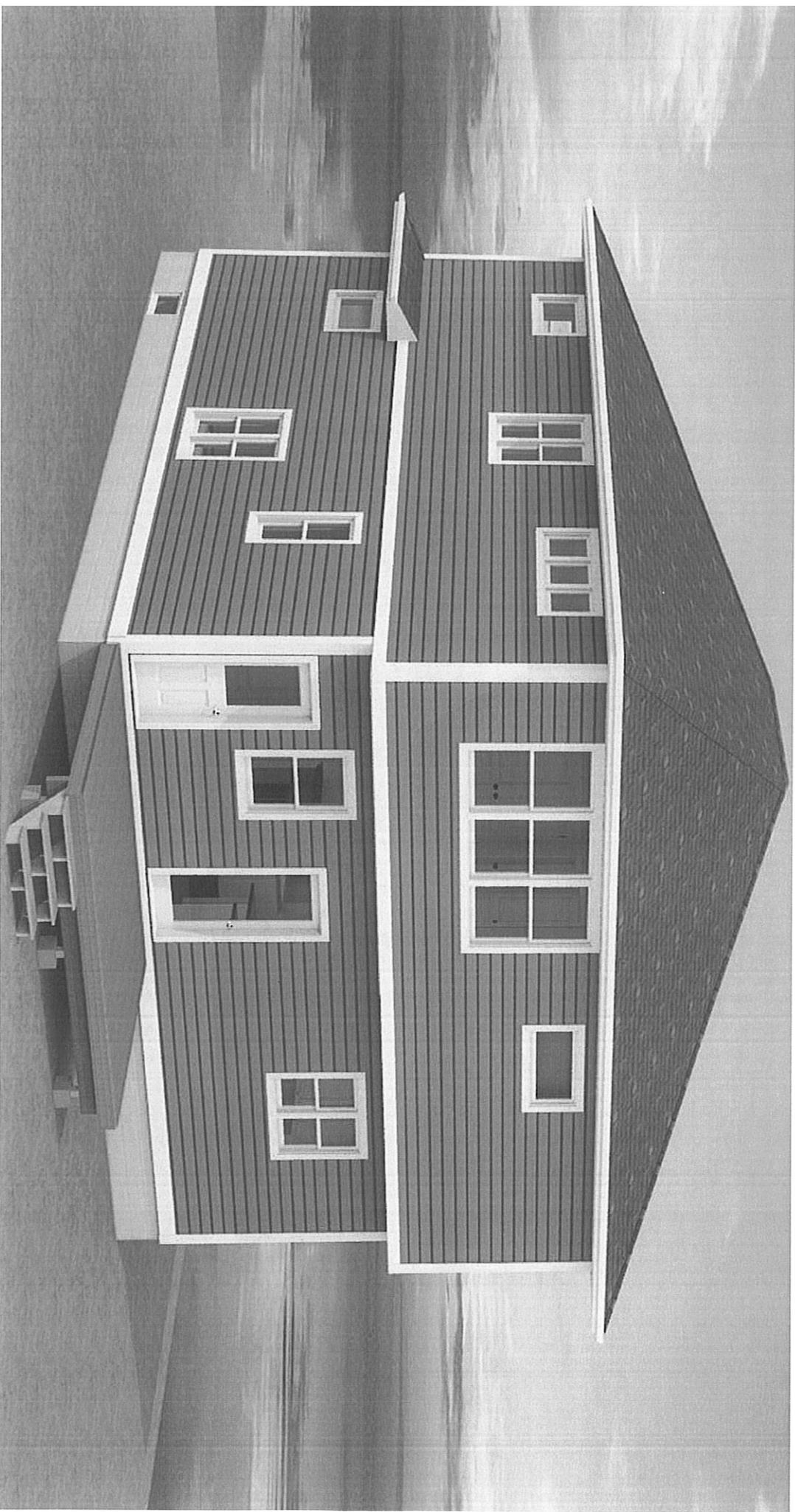
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MINNEAPOLIS, MN 55410

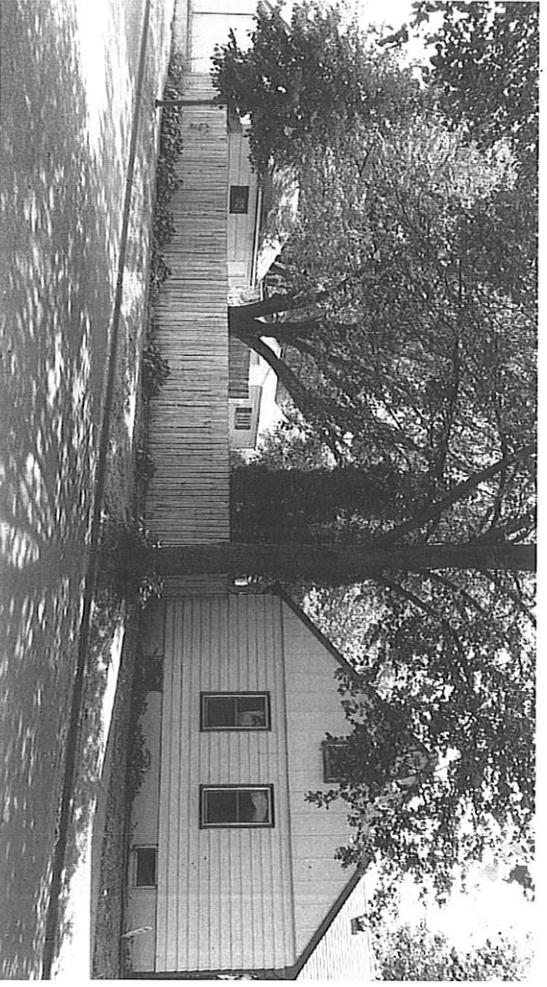
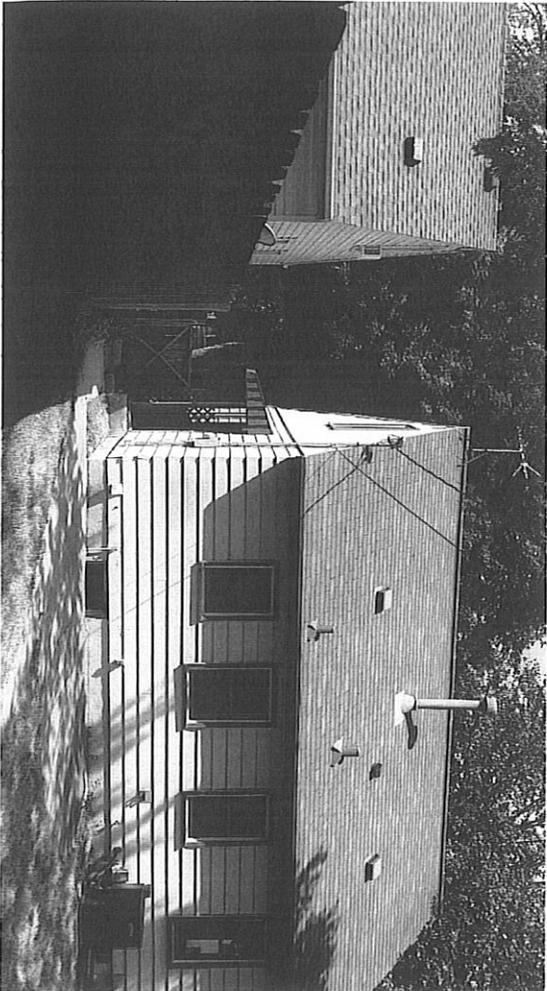
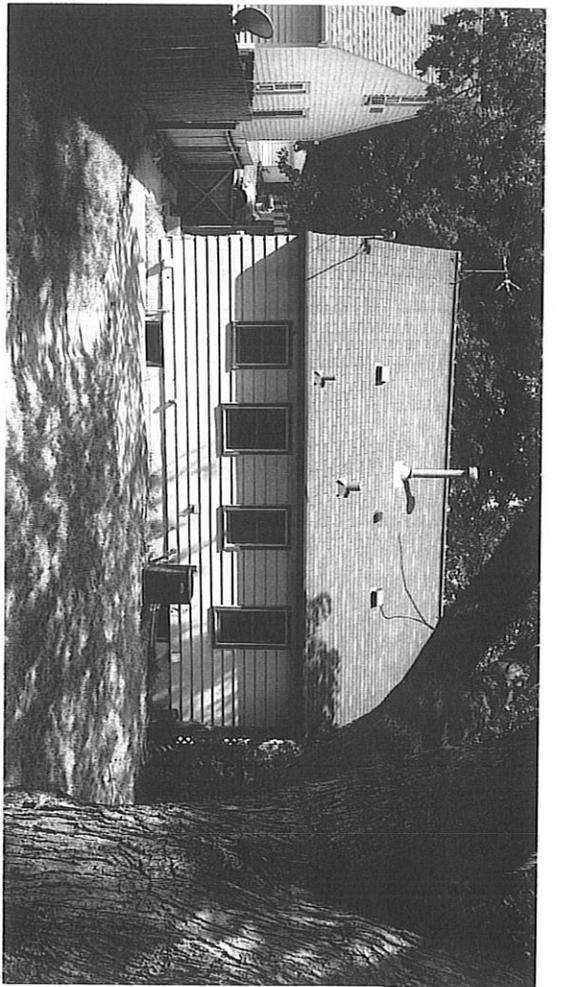
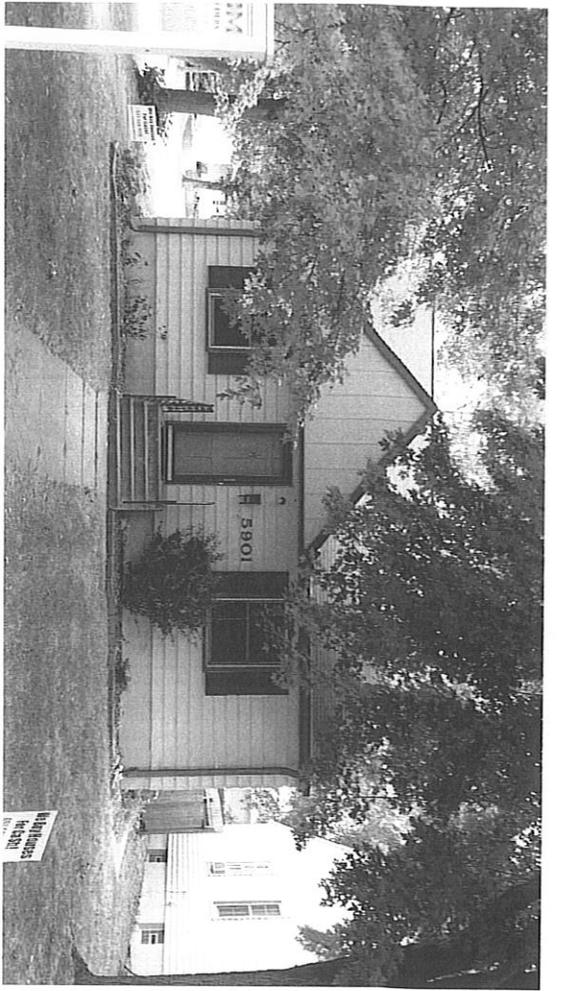
BUILDER:
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SAINT PAUL, MN 55104
www.customrenovations.com

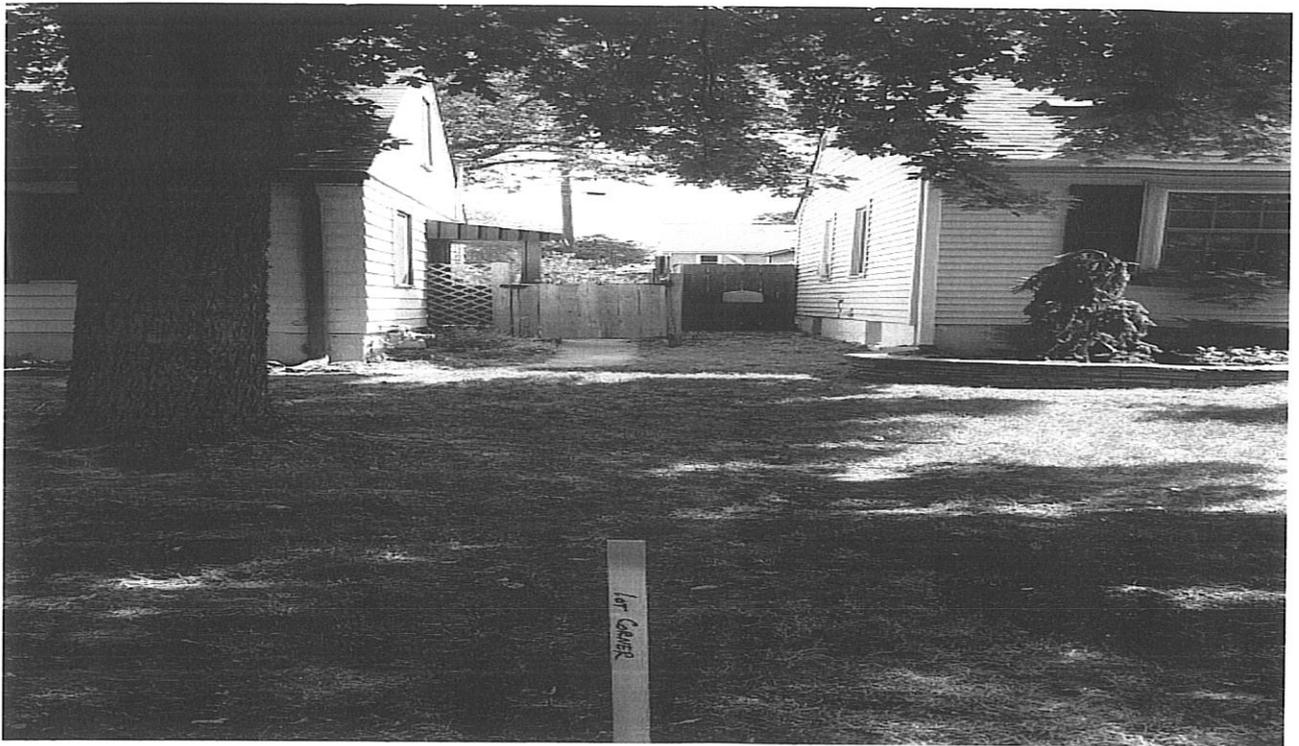
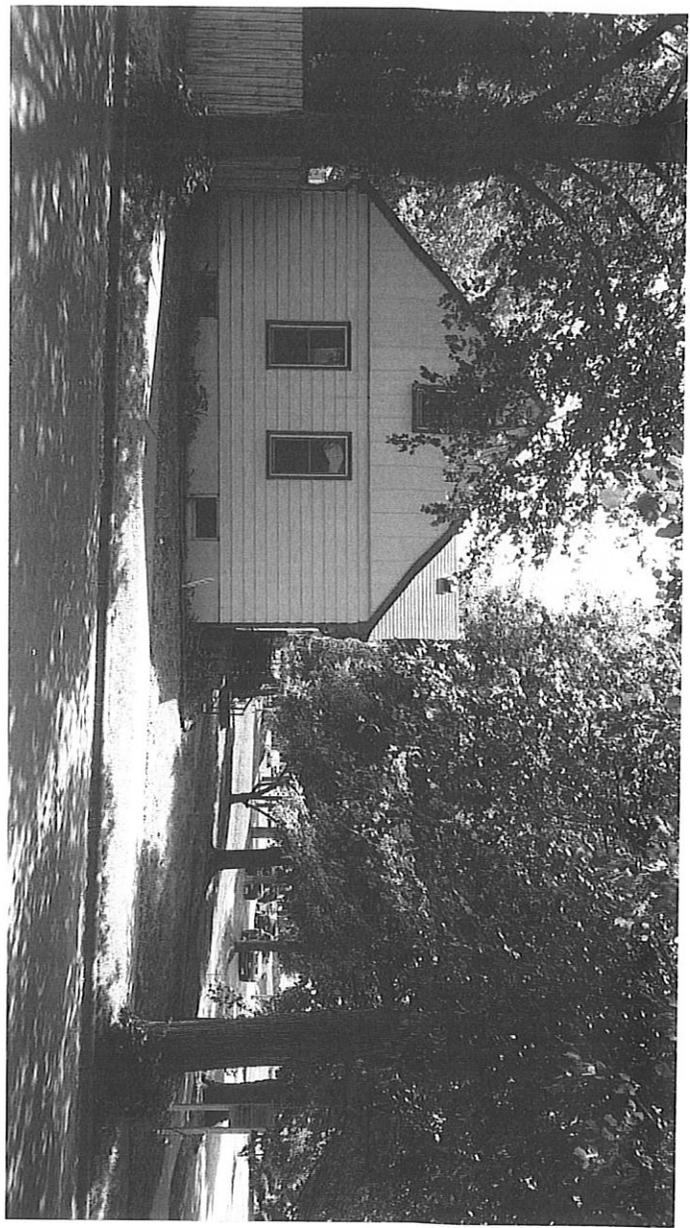
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SIGNED _____ **DATE** _____









1st Floor

Liska, Andrew

From: Devin Colvin <colv0019@yahoo.com>
Sent: Tuesday, September 02, 2014 9:32 AM
To: Liska, Andrew
Subject: Re: BZZ-6753 - 5901 Vincent Avenue South

Thanks -- I think you've answered all of my questions. Really appreciate it!
Best,
Devin

On Tuesday, September 2, 2014 9:26 AM, "Liska, Andrew" <Andrew.Liska@minneapolismn.gov> wrote:

Correct. The meeting on 9/11 is for the variances to build. If granted, the applicant will submit for a general building permit and an Administrative Site Plan Review which will include the construction management agreement.

Andrew

From: Devin Colvin [mailto:colv0019@yahoo.com]
Sent: Tuesday, September 02, 2014 9:25 AM
To: Liska, Andrew
Subject: Re: BZZ-6753 - 5901 Vincent Avenue South

Again, thanks so much, this is good to know.

Just to clarify, the meeting on the 9/11/14 isn't the same meeting the builder is supposed to set up 5 days prior, but just the meeting for their zoning permits with the city, correct?

Best,
Devin

On Tuesday, September 2, 2014 9:08 AM, "Liska, Andrew" <Andrew.Liska@minneapolismn.gov> wrote:

The builder is to set up the meeting at least 5 days before construction begins.

I have attached the CMA. Point 5 is relating to this meeting; Point 6 is regarding dumpster location.

Andrew

From: Devin Colvin [mailto:colv0019@yahoo.com]
Sent: Tuesday, September 02, 2014 9:05 AM
To: Liska, Andrew
Subject: Re: BZZ-6753 - 5901 Vincent Avenue South

Andrew-

Thank you for the quick response. This is very helpful to know. I have just two more questions:

1. The construction management meeting with the neighbors --- is this something that they are supposed to initiate with us or are we supposed to contact them?

2. Are we able to see a copy of the construction management agreement (is this something available online)??

Thanks again, really appreciate it!
Devin

On Tuesday, September 2, 2014 8:48 AM, "Liska, Andrew" <Andrew.Liska@minneapolismn.gov> wrote:

See below in red.

Andrew

From: Devin Colvin [<mailto:colv0019@yahoo.com>]
Sent: Monday, September 01, 2014 9:07 AM
To: Liska, Andrew
Cc: devin.colvin@state.mn.us
Subject: BZZ-6753 - 5901 Vincent Avenue South

Mr. Liska-

I own the property/am the neighbor at 5905 Vincent Avenue South, which is next door to 5901 on the south side. I have seen the orange fliers and got a letter from the city about the zoning meeting on 9/11/14 regarding the land-use application for 5901.

I was wondering if you are able to please answer some questions that I have before the meeting or if I need to attend the meeting on 9/11/14 to do this? Or if there is someone you can direct me to that can better answer the questions I have, that would be most helpful.

My questions mainly focus on if you can tell me what is exactly going to happen with the property next door. I don't want to assume anything, so what does "variance to reduce the required south interior side yard from 5 feet to 4.5 feet" and "variance to reduce the required corner side yard along 59th Street West from 8 feet to 5.4 feet" mean in plain language (which is, btw, a new push by state gov't to put laws & regulations in this type of format is going on currently, and I think this would be helpful for the cities and counties too to cut down on misinterpretation).

The applicant is seeking to keep the existing setbacks. The amount of work done exceeds 60% and thus, is considered a new home from zoning standards. These standards do not grandfather in setbacks (as it is considered new). They are seeking to add onto the rear and also build a second story above.

My major concern is figuring out how this impacts our property. We have a 2 year old child whose room is on the north side of our house and has routinely been disturbed by our neighbors activity in the past -- this being a function of how close our houses are together.

-Does their plan include taking any of the trees on 5901 down? Their plans do not indicate that any trees will be removed. They show the maple to the rear remaining. No trees are located in their proposed addition space.

-Are they planning on taking down the small fence extension that connects to our larger fence (owned by me)? Their proposed plans demonstrate a fence.

-What are the hours of the day they plan to work and how long is the entire build expected to take? The hours of operation are addressed in the construction management agreement.

-If the build is expected to run into the winter months, where is their garbage dumpster to be positioned? A permit is required to place the dumpster on the street. I suggest working with the builder regarding the placement of the dumpster. The construction management agreement states that they must have a meeting with neighbors and this would be an ideal time to voice your concerns.

My only request (as of now, not knowing much about this project) would be to see if the work dumpster could be placed on 59th, where no one ever parks. If the dumpster is put in front of 5901 on Vincent during the winter, that means the snow plow wake will be pushed into/stopped where my wife and I park in front of 5905 and we won't ever have a park area free of snow & ice during the winter -- which is already a pretty treacherous task with the way streets are plowed now and having to remove a small child from the car etc.

If you could provide us with some more information/answer these questions on the project scope, that would be most appreciated. We just want to make sure we know what is happening and then what can be done from our end if anything out of the ordinary occurs (damages to our property, issues with the building that directly effect us etc.).

Please let me know if you have additional questions.

If you can't answer these questions and I have to attend the meeting to learn more, please let me know that as well.

Best regards,
Devin Colvin

5905 Vincent Avenue S
Minneapolis, MN 55410
651-226-7467 (cell)