

DEC 09 2022

Variance Request for 4920 Sunnyslope Road

PLANNING DEPARTMENT

December 9th, 2022

We are proposing tearing down and building new on 4920 Sunnyslope Road. The goal of the project is to construct a new home that orients to Hilltop Lane rather than Sunnyslope Road.

The variance we are requesting is a variance to raise the main floor more than one foot [Sec. 36-439. – Special requirements (7)]. Our request would be to raise it 10.6 feet above the existing main floor height. A variance of 9.6’.

The property at 4920 Sunnyslope Road is unique and challenging. It is a thru lot that has frontage on both Sunnyslope Road to the north and Hilltop Lane to the south. Between the two property lines the lot has an elevation change of 31 feet. Due to this elevation change the current home, which is situated facing Sunnyslope Road, has a steep driveway leading to a tuck under garage. To reach the main level there are several steps before you reach an elevated stoop. The driveway is carved out of the hill with retaining walls to the west and north (some of which are on the neighboring property). The driveway also feeds into Sunnyslope at a bend in the road which makes entering and exiting more hazardous. All the yard space on the south side of the house is created using a tall retaining wall cut into the hill in order to create a flat area and minimal drainage away from the house. The neighboring home to the east is a newer build that was granted a CUP for doing the same type of build that we are proposing (flipping from Sunnyslope to Hilltop). The home to the west is also a newer build with frontage on both Sunnyslope and Hilltop. It is also oriented to Hilltop.

The owners of the property are proposing flipping the orientation of the home to the high part of the lot (Hilltop Lane) and building a new home that better fits the unique properties of the lot. We are proposing adjusting the main floor elevation from 925.4’ (existing) to 936.0’. If granted, this would allow the house a more traditional layout with the garage being on the same level as the main floor. With this orientation the homeowners can better navigate the home with fewer steps to get thru the main living spaces. This also allows the basement to have full window and walkout ability on the north side. The proposed design also meets the building height of not only the hilltop orientation but it is below the maximum building height if it were oriented toward Sunnyslope.

The proposed variance will relieve practical difficulties (excessive grade change) in complying with the zoning ordinance and the use (single family home) is reasonable.

The proposed variance will correct extraordinary circumstances (large natural elevation variations) applicable to this property as well as the neighboring property which was previously granted a CUP to flip orientation. It is unique to these two properties and not applicable to other properties in the vicinity.

The proposed variance will be in harmony with the general purposes and intent of the zoning ordinance. Raising the elevation of the main floor is in keeping with the neighboring properties on Hilltop Lane and creates a house that better fits the scale of the surrounding homes. It is also no taller than a house that would be oriented toward Sunnyslope.

The proposed variance will not alter the essential character of the neighborhood. If granted, the variances will allow the new home to better fit with the neighboring properties and greater neighboring area.

Proposed 4920 Sunnyslope comparison to existing 4800 Hilltop (Neighboring property to East)

	4920 Sunnyslope	4800 Hilltop
Lot area:	20879 sf	24000 sf
Building Footprint:	4311 sf	4750 sf
Lot Coverage:	20.6%	19.8%
Building size:	Single Story walkout	2 story walkout
Building Height:	37'-0 1/4"	40'-0 5/8"
Finished sf of house:	5530 sf (26.4 FAR)	8900 sf (37.0 FAR)
Setbacks:		
West side	29.1'	16.6'
Hilltop side	44.3'	34.3'
East side	11.8'	11.5'
Sunnyslope side	25.1'	56.3'
Trees:		
Trees removed	6 (5 protected)	6 (3 protected, 2 heritage)
Required tree replacement per new tree ordinance -	63"	90"

The project at 4800 Hilltop Ln was granted a CUP in 2013 to raise the main floor 10.2'

CITY OF EDINA

DEC 09 2022

PLANNING DEPARTMENT

ALEXANDER DESIGN GROUP
4920 SUNNYSLOPE ROAD EAST
DRAINAGE CALCULATIONS

November 3, 2022

Revised December 2, 2022

Existing hardcover = 5704 SF

Proposed hardcover = 8156 SF

Increase in hardcover = 2452 SF

Volume control = 2452 SF X 1.1 inch X 1/12 = 225 CF required

PROPOSED VOLUME OF DEPRESSION AREA

<u>ELEV (FT)</u>	<u>AREA (SF)</u>	<u>INCR. VOL (CF)</u>
931.2	250	0
932.0	420	<u>268</u>
		268 TOTAL


CITY OF EDINA

DEC 09 2022

PLANNING DEPARTMENT

GRONBERG & ASSOCIATES. INC.
445 N. WILLOW DR.
LONG LAKE, MN 55356

I hereby certify that this plan, specification, or report 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.


Mark S. Gronberg Minnesota License Number 12755



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DESIGN GROUP

architecture

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DEC 09 2022

PLANNING DEPARTMENT

Coughlin

3D Conceptual Illustration

12-01-22 Rev 3

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Note: These images are 3d conceptual illustrations. They are not intended to convey exact final design, landscaping, survey information, colors, or materials. Architectural plans, specifications & Survey supersede these 3d illustrations



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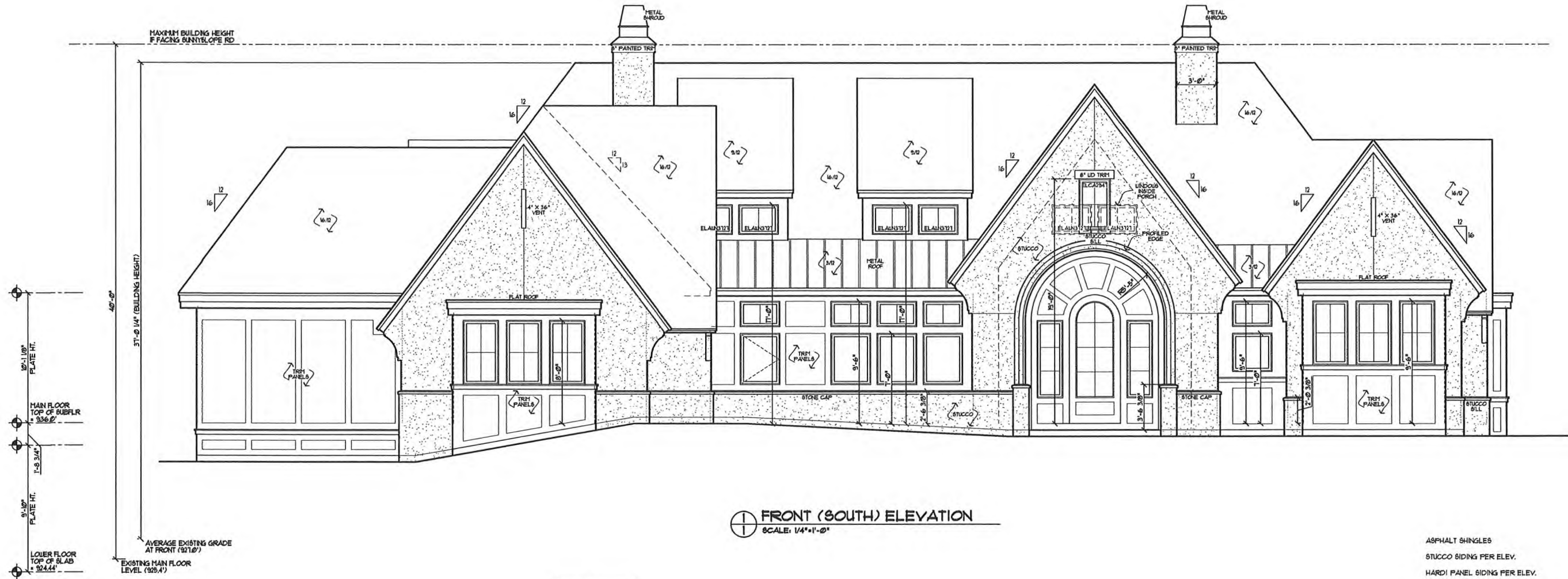
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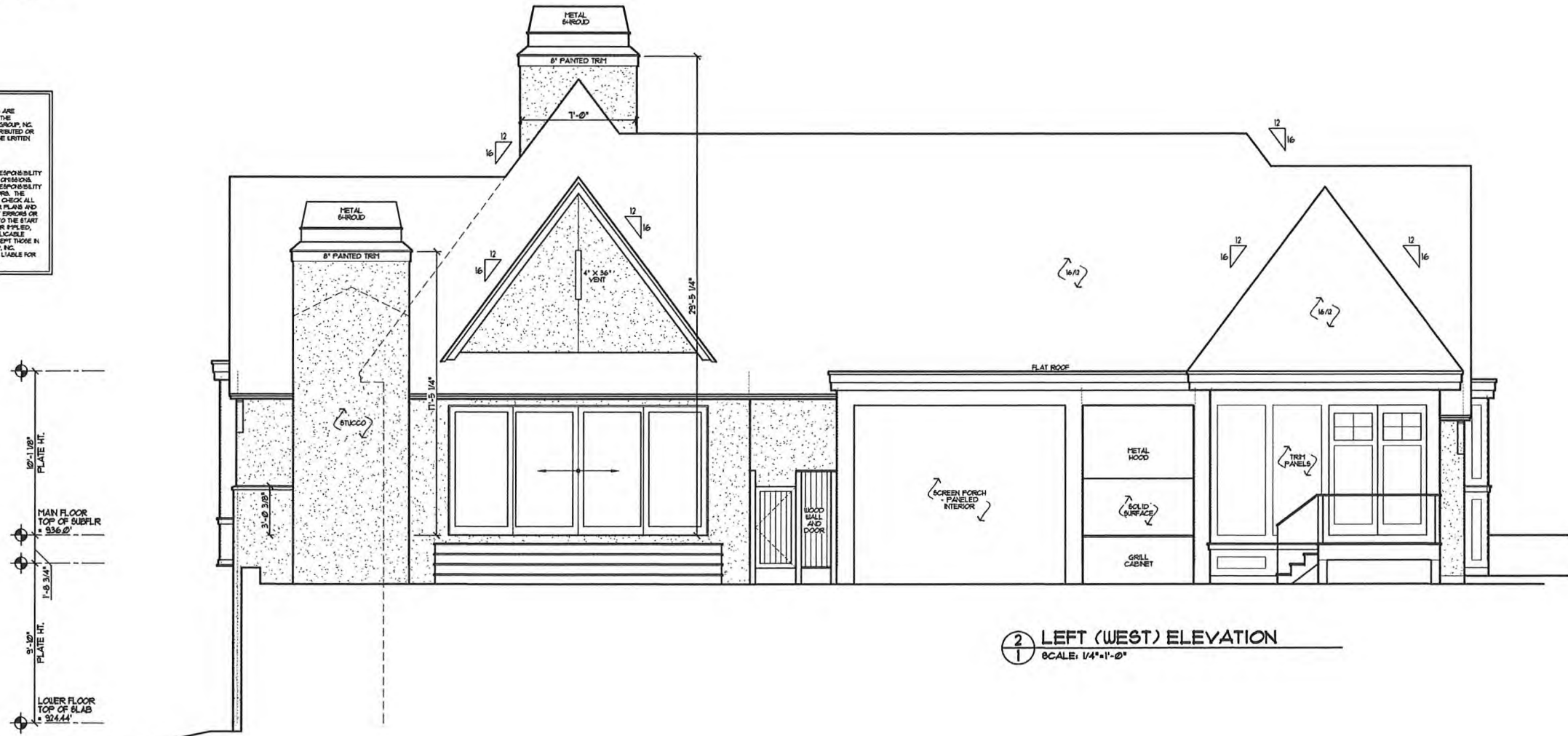


1 FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

ASPHALT SHINGLES
STUCCO SIDING PER ELEV.
HARDI PANEL SIDING PER ELEV.
MIRATEC TRIM BANDS PER ELEV.
STUCCO BRACKETS PER ELEV.

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2 LEFT (WEST) ELEVATION
SCALE: 1/4"=1'-0"

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1 RIGHT (EAST) ELEVATION
2 SCALE: 1/4"=1'-0"



- ASPHALT SHINGLES
- STUCCO SIDING PER ELEV.
- HARDI PANEL SIDING PER ELEV.
- MIRATEC TRIM BANDS PER ELEV.
- STUCCO BRACKETS PER ELEV.

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DEC 09 2022
PLANNING DEPARTMENT



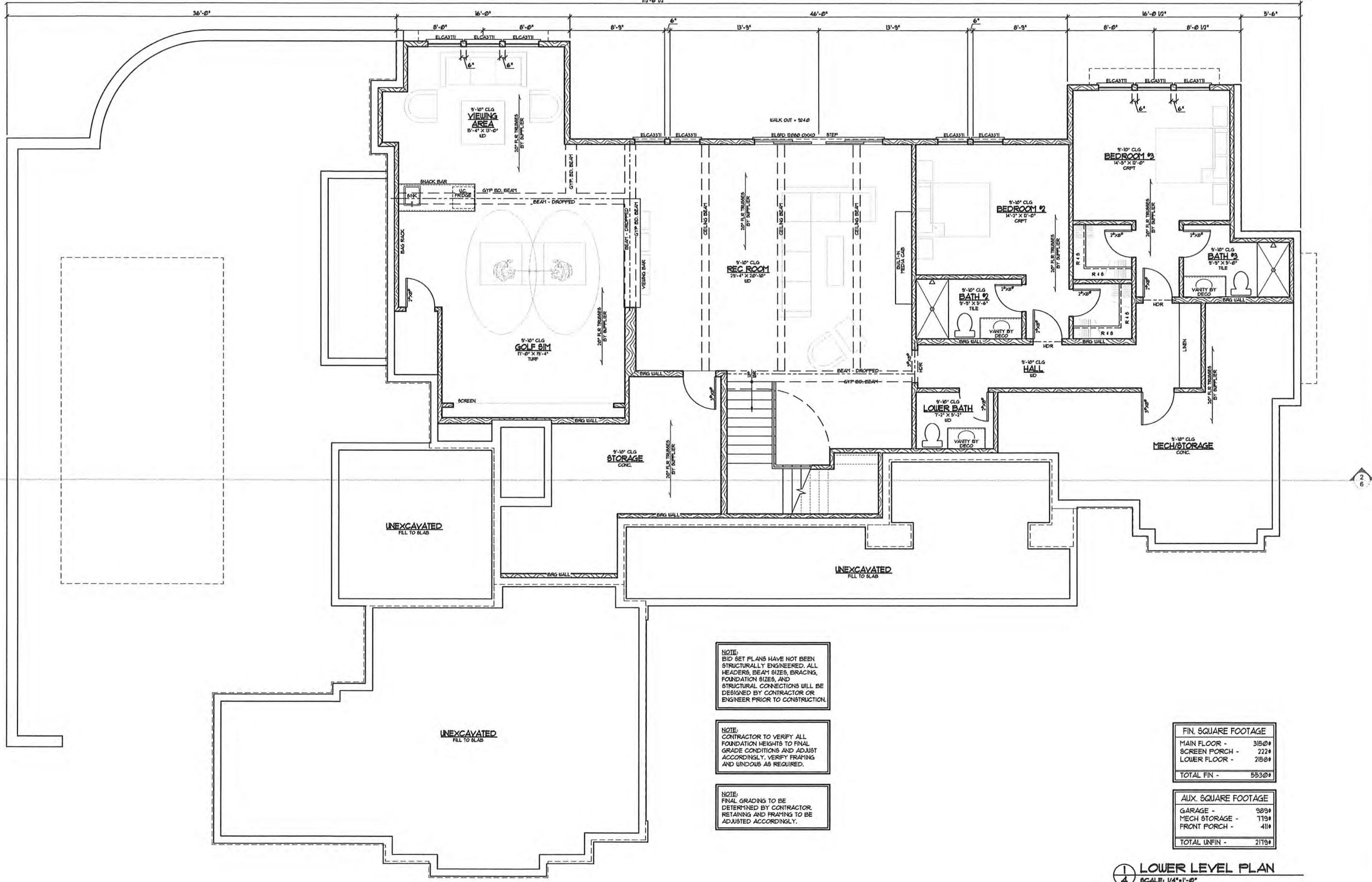
275 EAST LAKE STREET
SUITE #102
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
9 DECEMBER 2022
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
EXTERIOR ELEVATIONS

VARIANCE SET

COUGHLIN RESIDENCE
4920 SUNNYSLOPE
EDINA, MN



NOTE:
 BID SET PLANS HAVE NOT BEEN
 STRUCTURALLY ENGINEERED. ALL
 HEADERS, BEAM SIZES, BRACINGS,
 FOUNDATION SIZES, AND
 STRUCTURAL CONNECTIONS WILL BE
 DESIGNED BY CONTRACTOR OR
 ENGINEER PRIOR TO CONSTRUCTION.

NOTE:
 CONTRACTOR TO VERIFY ALL
 FOUNDATION HEIGHTS TO FINAL
 GRADE CONDITIONS AND ADJUST
 ACCORDINGLY. VERIFY FRAMING
 AND WINDOWS AS REQUIRED.

NOTE:
 FINAL GRADING TO BE
 DETERMINED BY CONTRACTOR.
 RETAINING AND FRAMING TO BE
 ADJUSTED ACCORDINGLY.

FIN. SQUARE FOOTAGE	
MAIN FLOOR -	3150#
SCREEN PORCH -	222#
LOWER FLOOR -	2150#
TOTAL FIN -	5520#

AUX. SQUARE FOOTAGE	
GARAGE -	303#
MECH STORAGE -	119#
FRONT PORCH -	411#
TOTAL UNFIN -	2119#

1
4 LOWER LEVEL PLAN
 SCALE: 1/4"=1'-0"



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 WAYZATA, MN 55391
 Phone: 952.473.8777
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 9 DECEMBER 2022
 PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
 LOWER LEVEL
 FLOOR PLAN

VARIANCE SET

COUGHLIN RESIDENCE
 4920 SUNNYSLOPE
 EDINA, MN



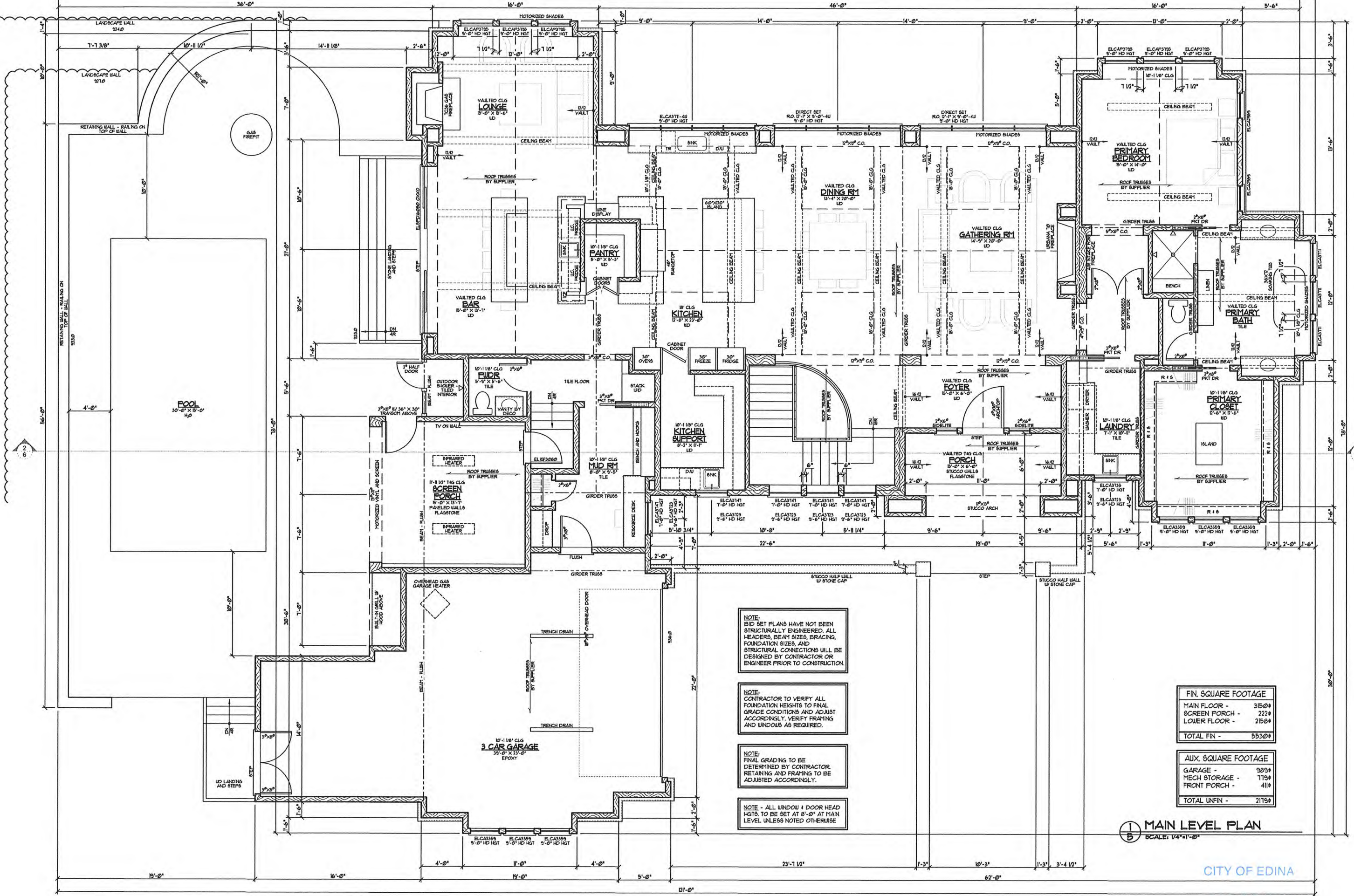
275 EAST LAKE STREET
SUITE #102
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
9 DECEMBER 2022
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
MAIN LEVEL
FLOOR PLAN

VARIANCE SET

COUGHLIN RESIDENCE
4520 SUNNYSLOPE
EDINA, MN



NOTE:
BID SET PLANS HAVE NOT BEEN
STRUCTURALLY ENGINEERED. ALL
HEADERS, BEAM SIZES, BRACING,
FOUNDATION SIZES, AND
STRUCTURAL CONNECTIONS WILL BE
DESIGNED BY CONTRACTOR OR
ENGINEER PRIOR TO CONSTRUCTION.

NOTE:
CONTRACTOR TO VERIFY ALL
FOUNDATION HEIGHTS TO FINAL
GRADE CONDITIONS AND ADJUST
ACCORDINGLY. VERIFY FRAMING
AND WINDOWS AS REQUIRED.

NOTE:
FINAL GRADING TO BE
DETERMINED BY CONTRACTOR.
RETAINING AND FRAMING TO BE
ADJUSTED ACCORDINGLY.

NOTE - ALL WINDOW & DOOR HEAD
HGTs. TO BE SET AT 8'-0" AT MAIN
LEVEL UNLESS NOTED OTHERWISE

FIN. SQUARE FOOTAGE	
MAIN FLOOR -	3150#
SCREEN PORCH -	222#
LOWER FLOOR -	2150#
TOTAL FIN -	5530#

AUX. SQUARE FOOTAGE	
GARAGE -	929#
MECH STORAGE -	179#
FRONT PORCH -	41#
TOTAL UNFIN -	2159#

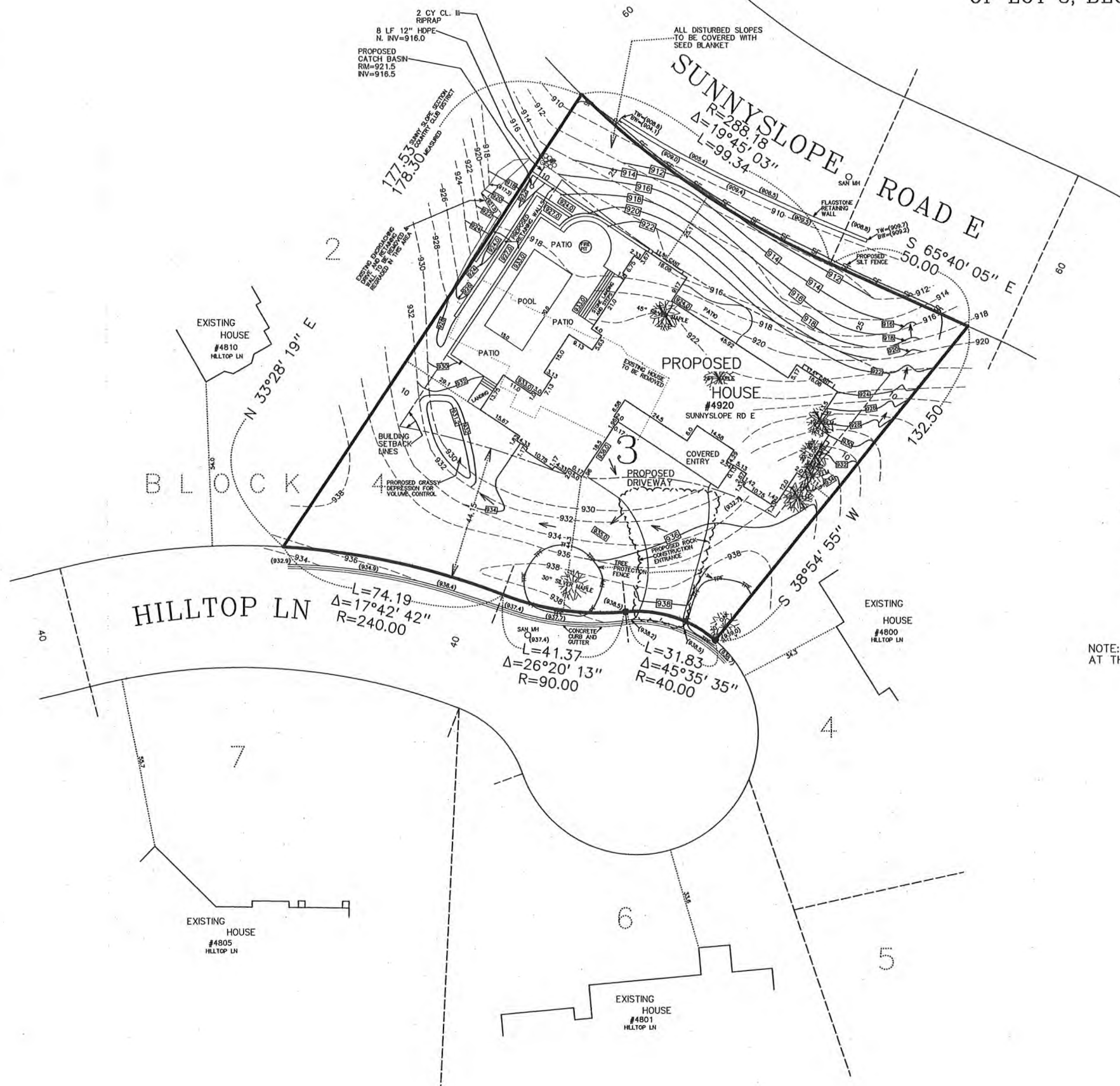
1 MAIN LEVEL PLAN
SCALE: 1/4"=1'-0"

CITY OF EDINA

DEC 09 2022

PLANNING DEPARTMENT

CERTIFICATE OF SURVEY FOR
ALEXANDER DESIGN GROUP
 OF LOT 3, BLOCK 4, SUNNY SLOPE SECTION, COUNTRY CLUB DISTRICT
 HENNEPIN COUNTY, MINNESOTA



PROPOSED ELEVATIONS : (per architect, verify)

- 1) Garage = 936.0
- 2) Main floor subfloor = 936.0
- 3) Lower level = 924.44
- 4) Pool deck = 933.0

NOTE: THE AVERAGE EXISTING ELEVATION AT THE FRONT OF THE HOUSE = (927.0)

PROPOSED HARDCOVER :

Lot area = 20,879 Sq. ft.
 Proposed house = 4132 sf
 Covered entry = 392 sf
 Driveway = 1337 sf
 Pool = 450 sf
 Pool patio = 1403 sf
 Rear patio = 222 sf
 Retaining walls = 220 sf
 Total = 8156 Sq. ft.
 8156 / 20,879 x 100 = 39.06%

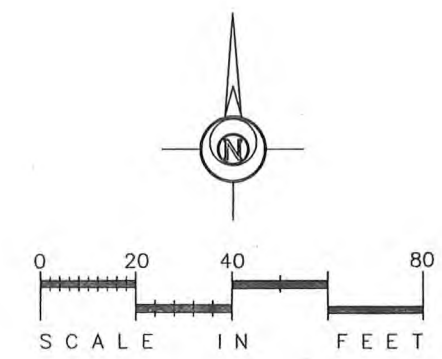
LEGAL DESCRIPTION : (per Certificate of Title No. 1418114)

Lot 3, Block 4, Sunny Slope Section, Country Club District.

- : denotes iron marker found
- (908.3): denotes existing spot elevation, mean sea level datum
- 910.8: denotes proposed spot elevation
- 917-: denotes existing contour line, mean sea level datum
- 930-: denotes proposed contour line, per architect
- ✖ : denotes existing tree to be removed

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of an existing house, to be removed, spot elevations, topography and the proposed location of a proposed house, driveway and grades thereon. It does not purport to show any other improvements or encroachments.



GRONBERG & ASSOCIATES, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
 952-473-4141

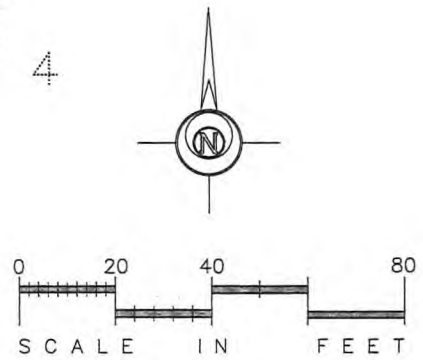
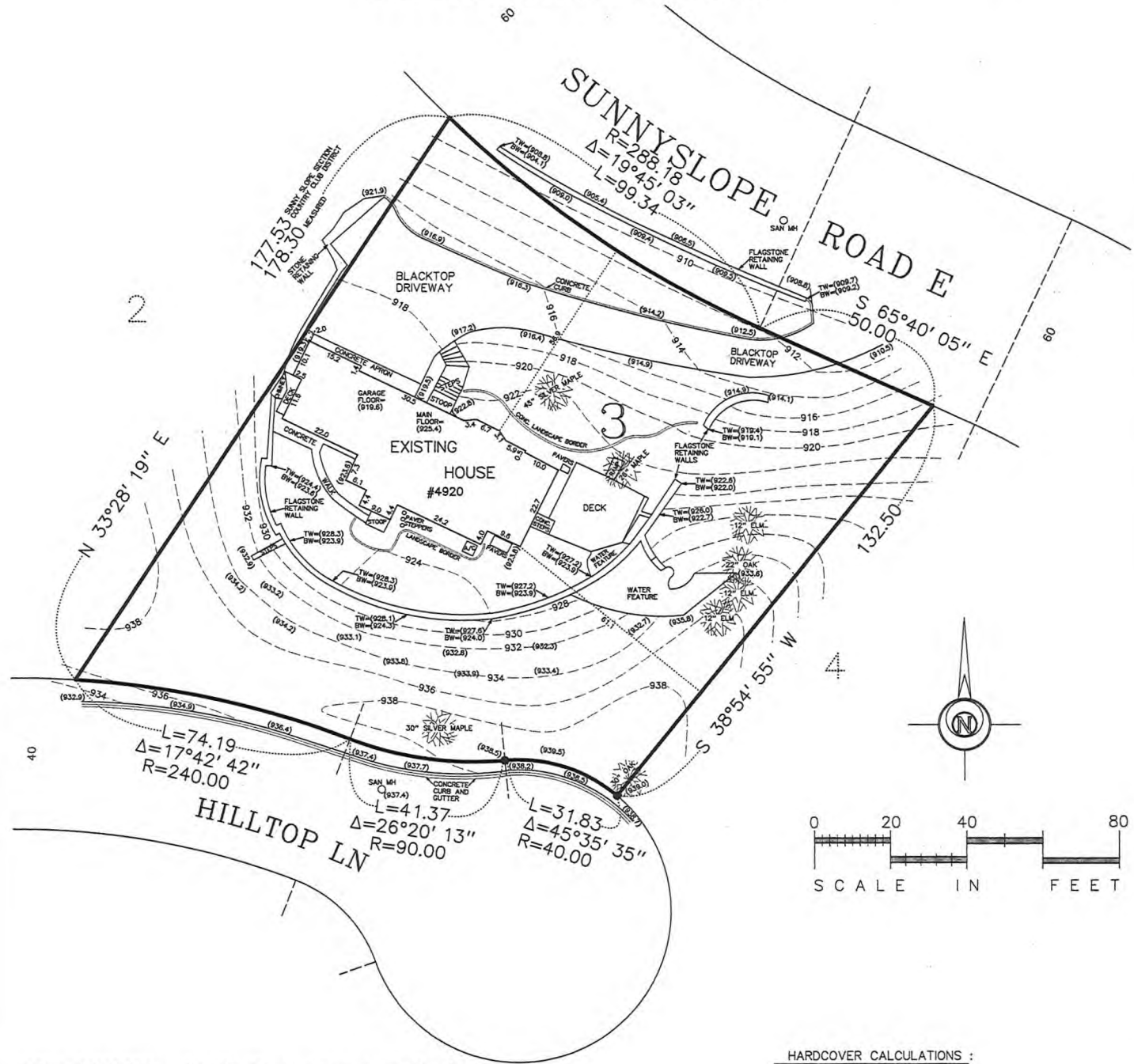
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Mark S. Gronberg, Minnesota License Number 12755

I hereby certify that this plan, specification, 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.
 Mark S. Gronberg, Minnesota License Number 12755

DATE	REVISIONS
10-7-22	PROPOSED HOUSE, DRIVEWAY AND GRASSES
10-13-22	PROPOSED HOUSE AND LOCATION REVISED
10-18-22	PROPOSED STORMWATER PLAN, PROPOSED ROCK CONSTRUCTION ENTRANCE ADDED
10-26-22	REVISED PROPOSED HOUSE AND HOUSE LOCATION, TREE PROTECTION ADDED
11-3-22	REVISED PROPOSED GRASSES, VOLUME CONTROL
12-2-22	REVISED PROPOSED HOUSE

CITY OF EDINA
DEC 09 2022
 PLANNING DEPARTMENT

**CERTIFICATE OF SURVEY FOR
STONEWOOD, LLC**
OF LOT 3, BLOCK 4, SUNNY SLOPE SECTION, COUNTRY CLUB DISTRICT
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION : (per Certificate of Title No. 1418114)

Lot 3, Block 4, Sunny Slope Section, Country Club District.

- : denotes iron marker found
- (908.3) : denotes existing spot elevation, mean sea level datum
- 917--- : denotes existing contour line, mean sea level datum
- Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of an existing house, major trees, spot elevations, topography and all visible "hardcover" thereon. It does not purport to show any other improvements or encroachments.

HARDCOVER CALCULATIONS :

Lot area = 20,879 Sq. ft.
 House = 1850 sf
 Stoop, steps & landings = 109 sf
 Driveway, apron & curb = 2345 sf
 Deck & ramp = 391 sf
 Large flagstone retaining walls = 316 sf
 Rear stoop, concrete & walk = 141 sf
 Steps to deck = 20 sf
 Pavers & steppers at rear = 20 sf
 Water feature = 426 sf
 Deck at west side of house = 29 sf
 Chimney & wall west of house = 48 sf
 A/C pad = 9 sf
 Total = 5704 Sq. ft.
 5704 / 20,879 x 100 = 27.32%

DATE	DESCRIPTION


GRONBERG AND ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS & SITE PLANNERS
 445 NORTH WILLOW DRIVE
 LONG LAKE, MN. 55356
 952-473-4141

I hereby certify that this plan, specification, 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.

Mark S. Gronberg
 Mark S. Gronberg Minnesota License Number 12755

SCALE	1"=20'
DATE	8-9-22
JOB NO.	22-157



4810 Hilltop

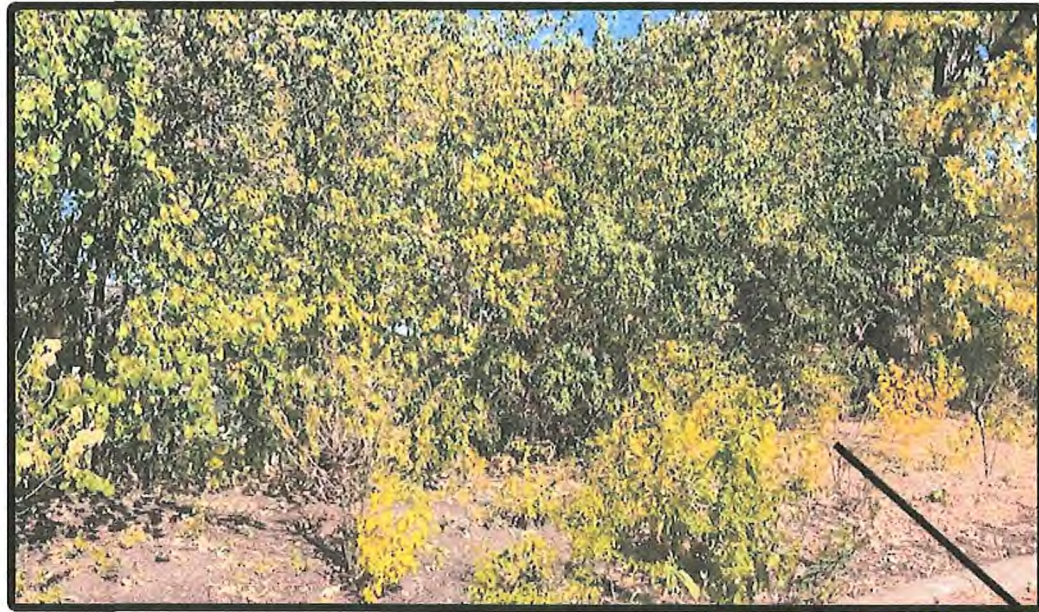
4920 Sunnyslope Road - Neighboring Properties



Proposed Home (4920 Sunnyslope Rd)



4800 Hilltop



4810 Hilltop (west of property)



4800 Hilltop (east of property)



4920 Sunnyslope
(property location)

Hilltop Ln

Sunnyslope Rd

4805 Hilltop (south of property)



4801 Hilltop (south of property)



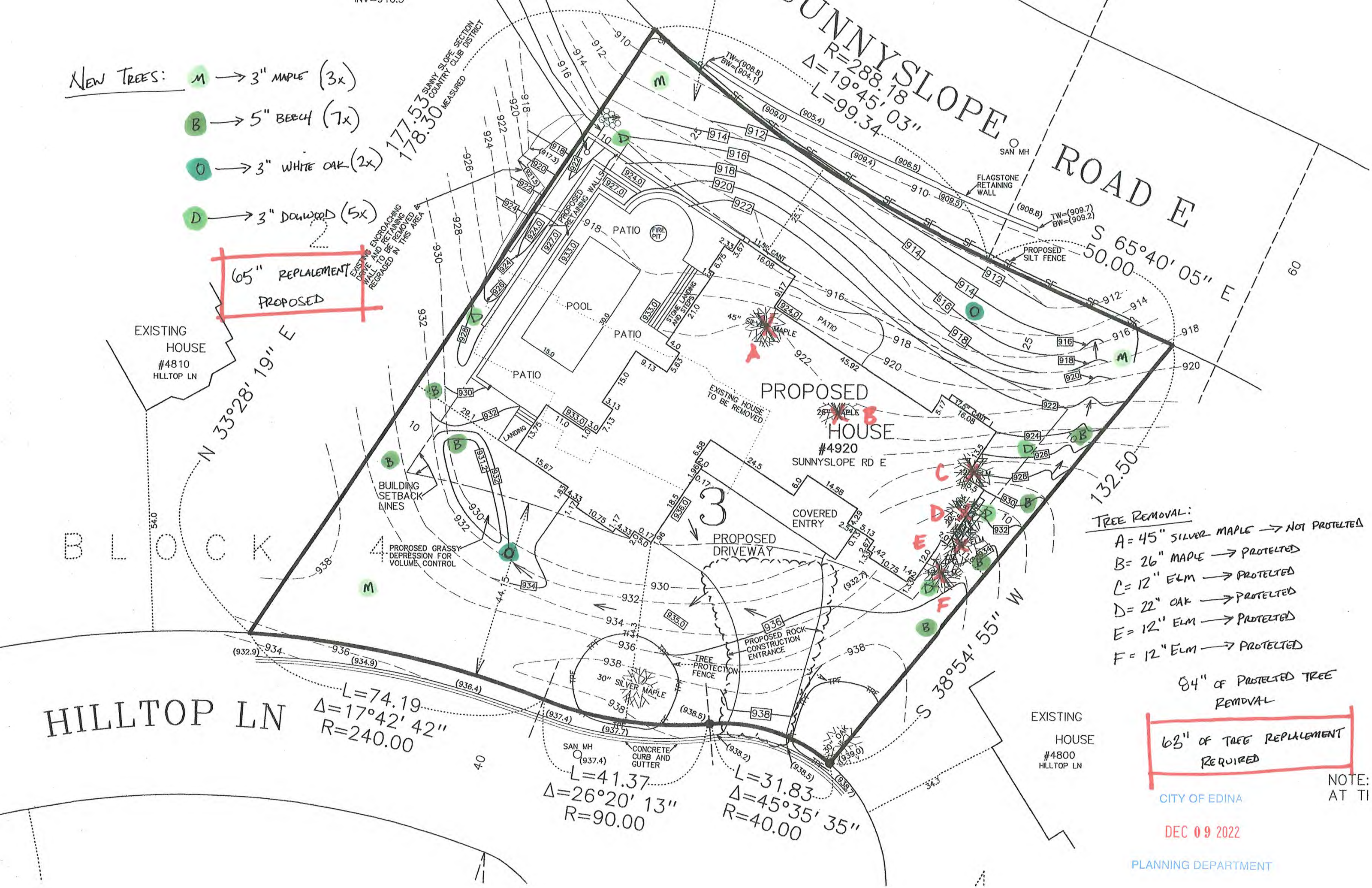
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PLANNING DEPARTMENT

- NEW TREES:**
- M → 3" MAPLE (3x)
 - B → 5" BEECH (7x)
 - O → 3" WHITE OAK (2x)
 - D → 3" DOWNWOOD (5x)

65" REPLACEMENT PROPOSED



- TREE REMOVAL:**
- A = 45" SILVER MAPLE → NOT PROTECTED
 - B = 26" MAPLE → PROTECTED
 - C = 12" ELM → PROTECTED
 - D = 22" OAK → PROTECTED
 - E = 12" ELM → PROTECTED
 - F = 12" ELM → PROTECTED

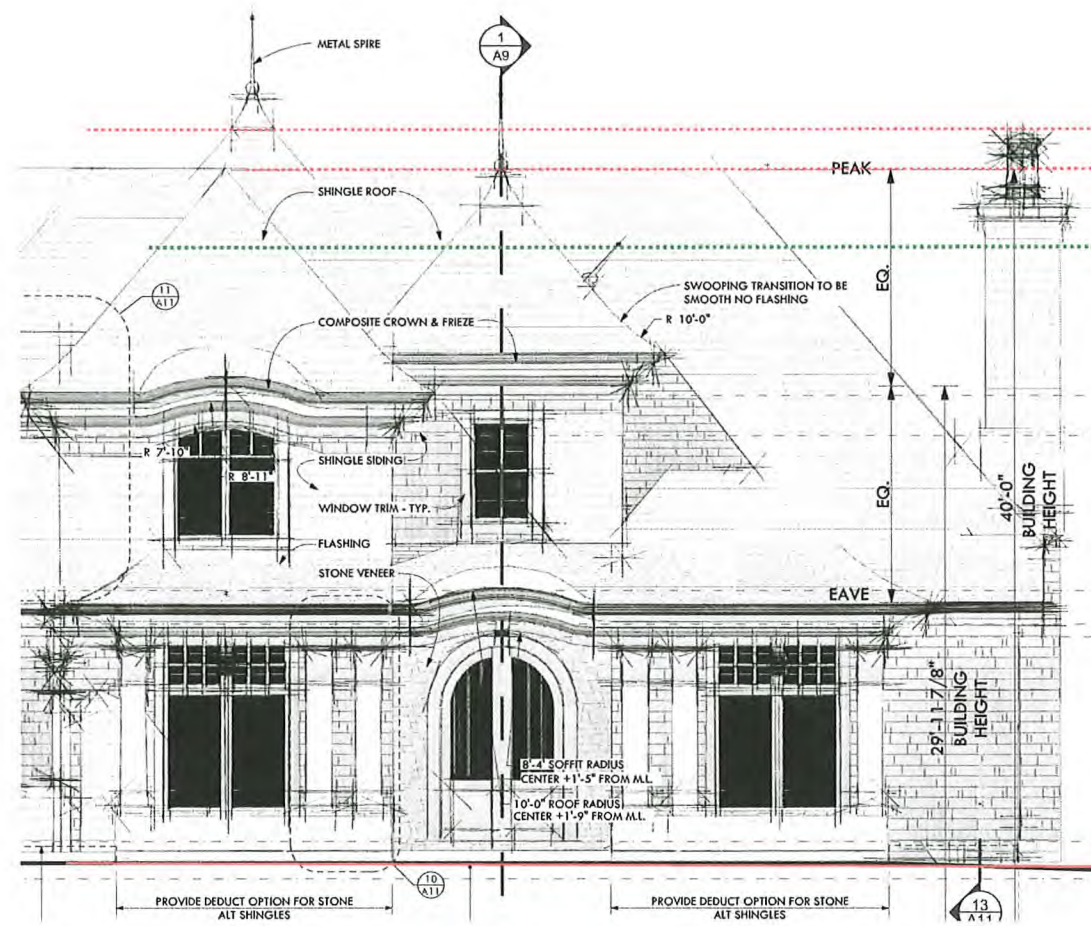
84" OF PROTECTED TREE REMOVAL

65" OF TREE REPLACEMENT REQUIRED

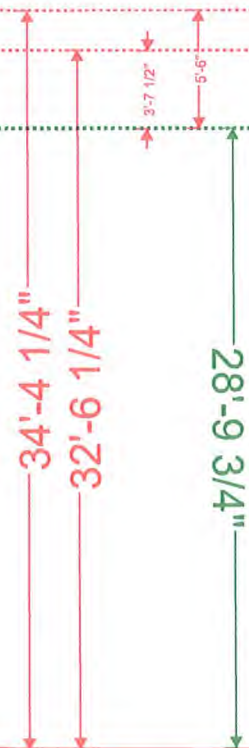
HILLTOP LN
 $L=74.19$
 $\Delta=17^{\circ}42'42''$
 $R=240.00$

SAN MH (937.4)
 $L=41.37$
 $\Delta=26^{\circ}20'13''$
 $R=90.00$

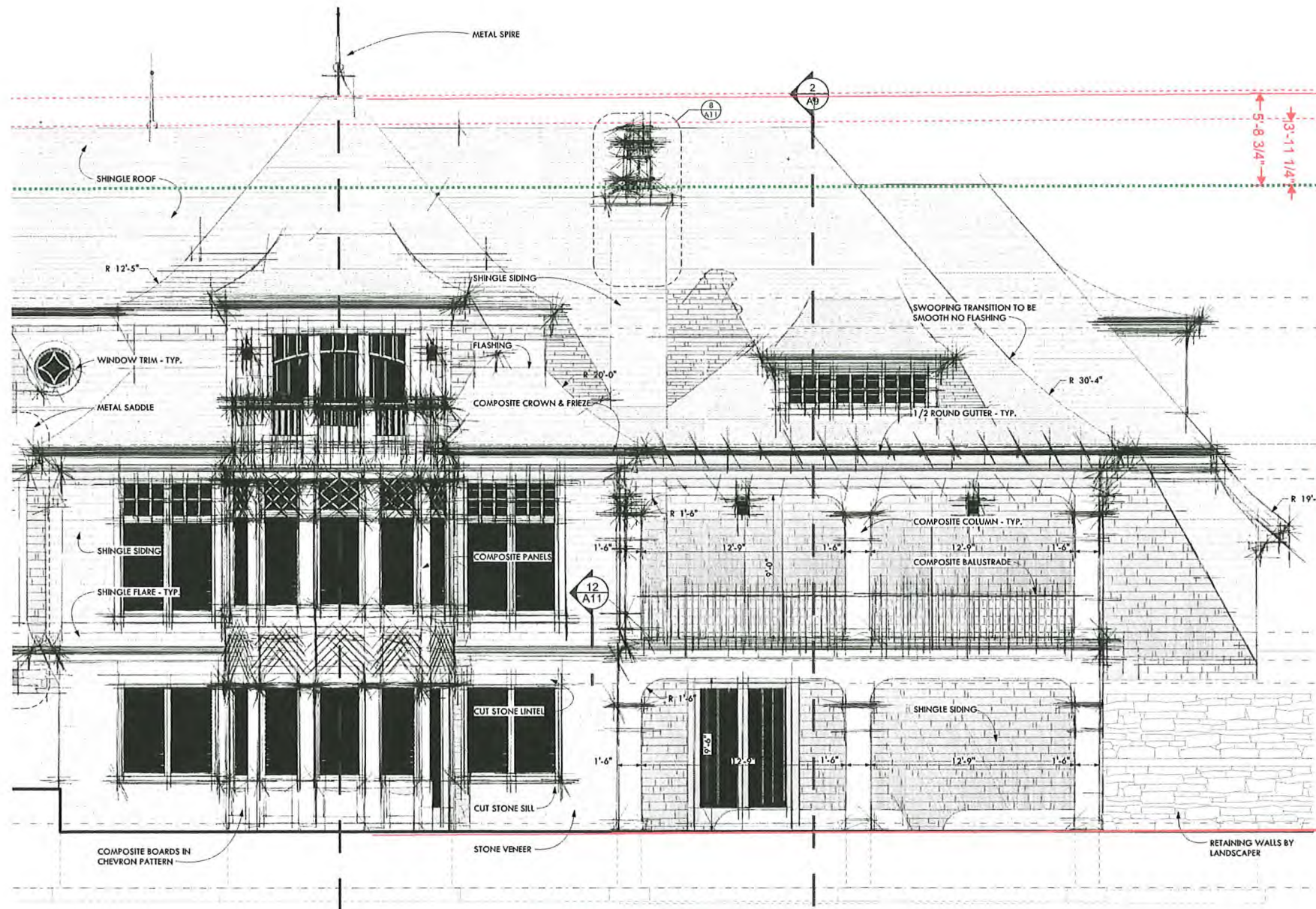
SAN MH (938.2)
 $L=31.83$
 $\Delta=45^{\circ}35'35''$
 $R=40.00$



4800 Hilltop



4920 Sunnyslope



4800 Hilltop



4920 Sunnyslope