



The CITY of
EDINA

B-23-02, 4920 Sunnyslope E

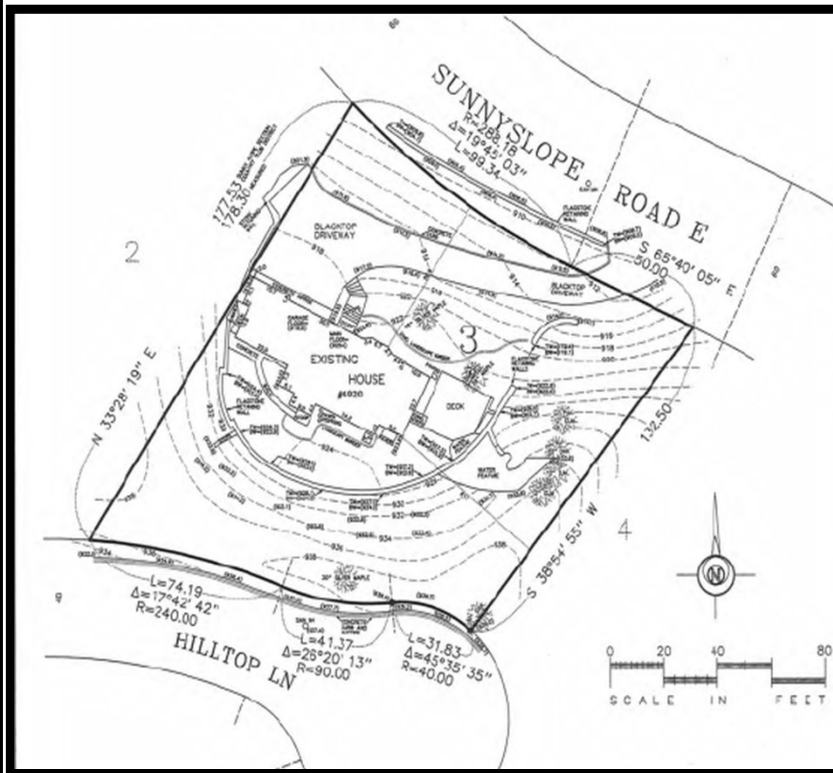
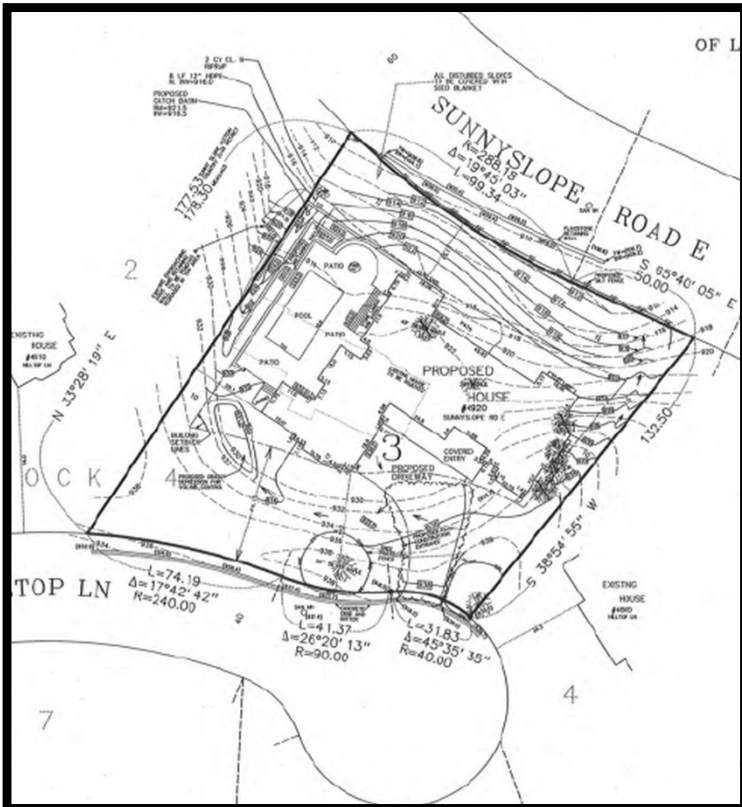
First Floor Elevation Variance



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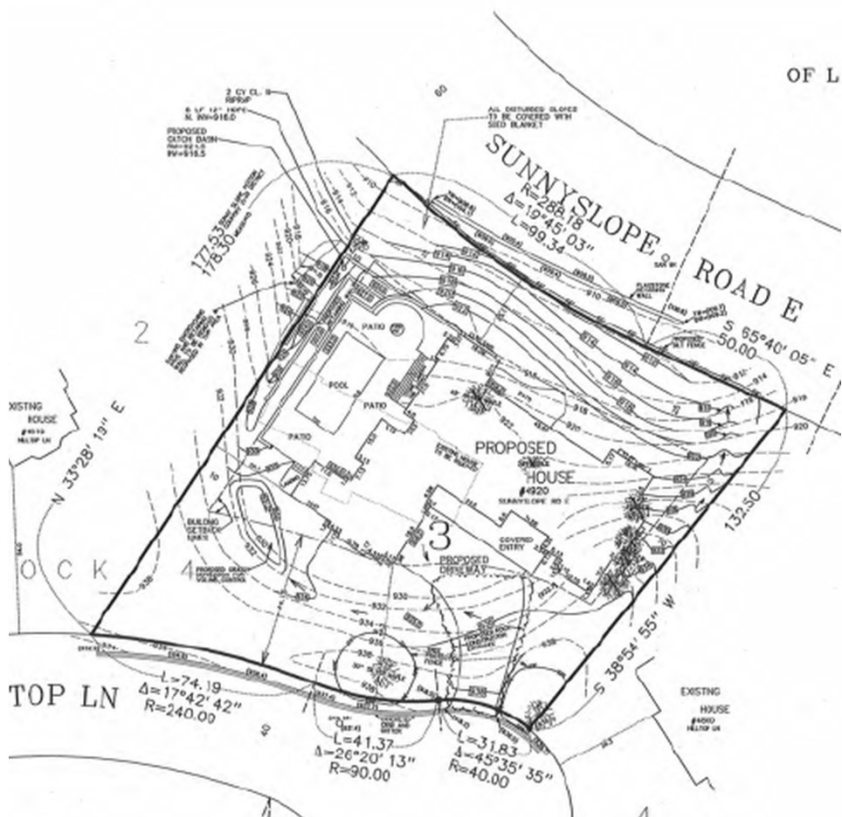




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Compliance Table

	City Standard	Proposed
“Left” – Side Side Yard	10 feet	29.1 feet
Hilltop Side – New Front Yard	44.15 feet	44.3 feet
“Right” – Side Side Yard	10 feet	11.8 feet
Sunnyslope Side – New Rear Yard	25 feet	25 feet
Building Height	40 feet	37.025 feet
Building Coverage	25%	20.6%
Impervious Coverage	50%	39.06%
First Floor Elevation	926.4	936*



Front and rear elevations



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

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

APRIL 2022
SHEET 01 OF 02
ARCHITECT: JAMES H. HANSEN ARCHITECTS, INC.
PROJECT: 1500 S. EDINA BLVD. #100
OWNER: JAMES HANSEN



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



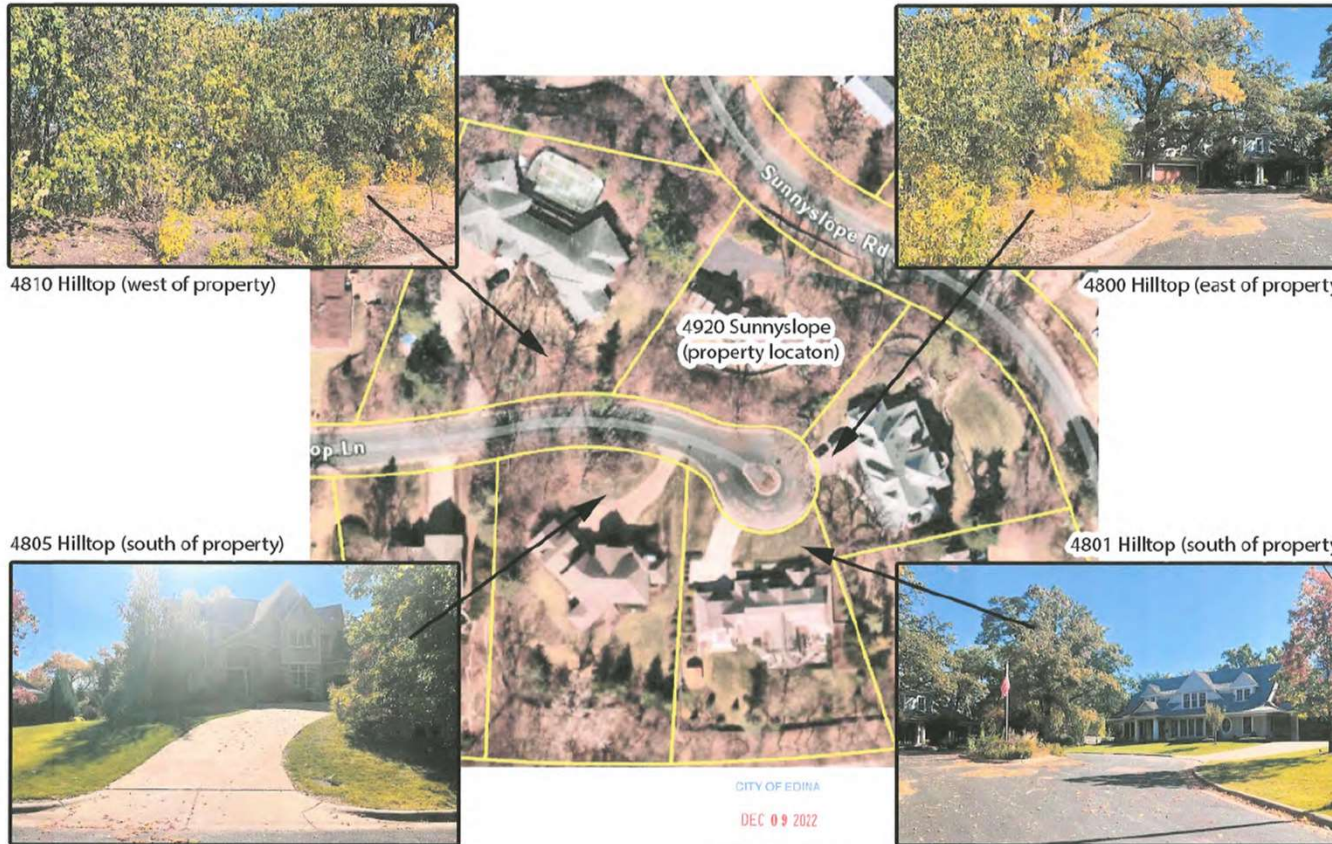
APRIL 2022
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ARCHITECT: JAMES H. HANSEN ARCHITECTS, INC.
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CITY OF EDINA
DEC 09 2022
PLANNING DEPARTMENT

Neighborhood context



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CITY OF EDINA
DEC 09 2012
PLANNING DEPARTMENT

Neighboring properties

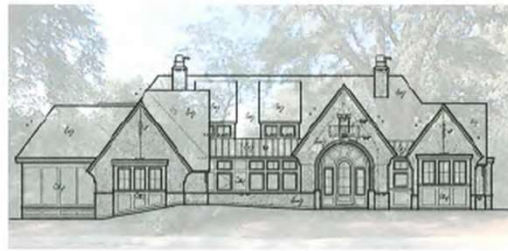


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4920 Sunnyslope Road - Neighboring Properties



4810 Hilltop



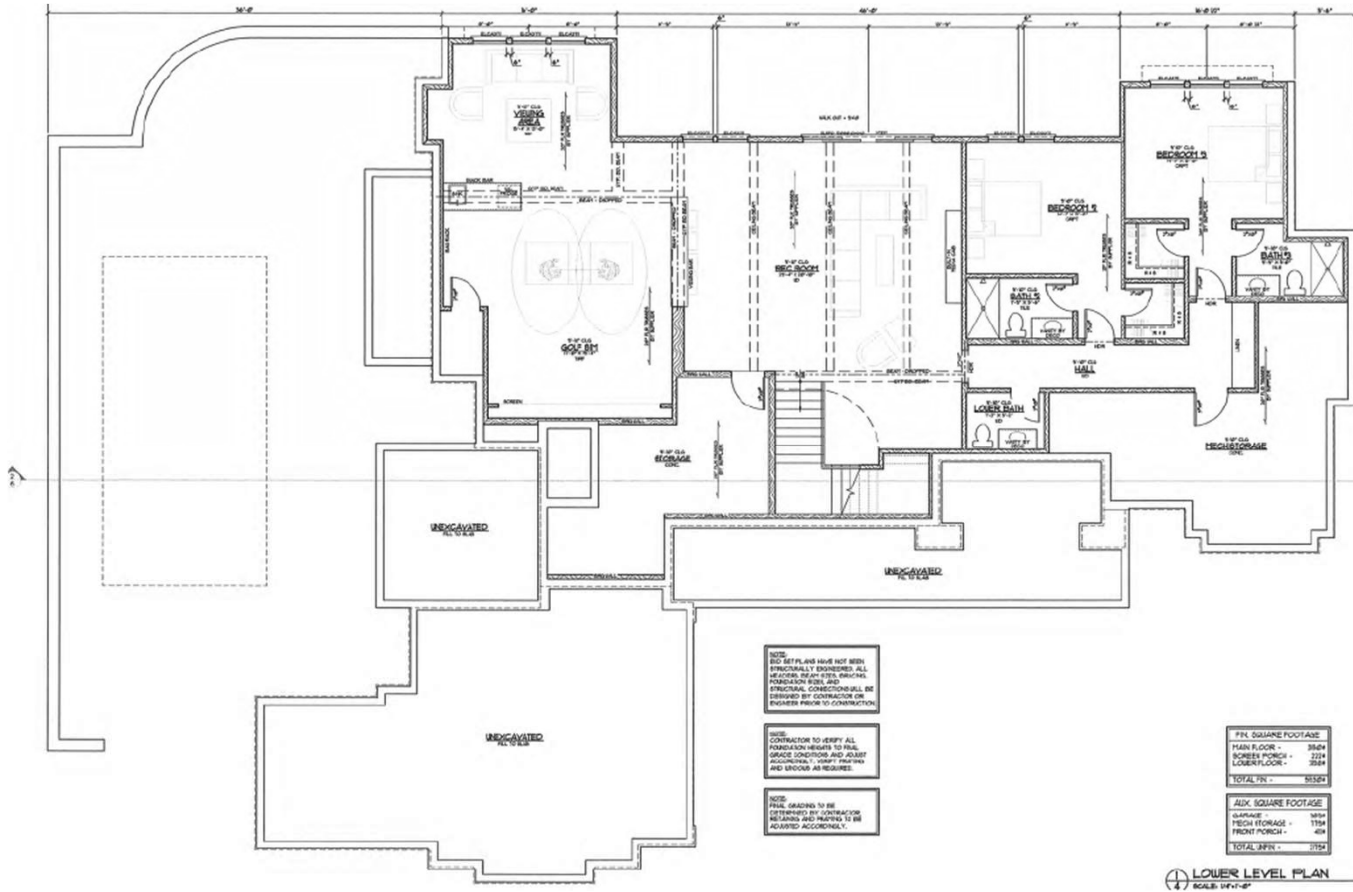
Proposed Home (4920 Sunnyslope Rd)



4800 Hilltop

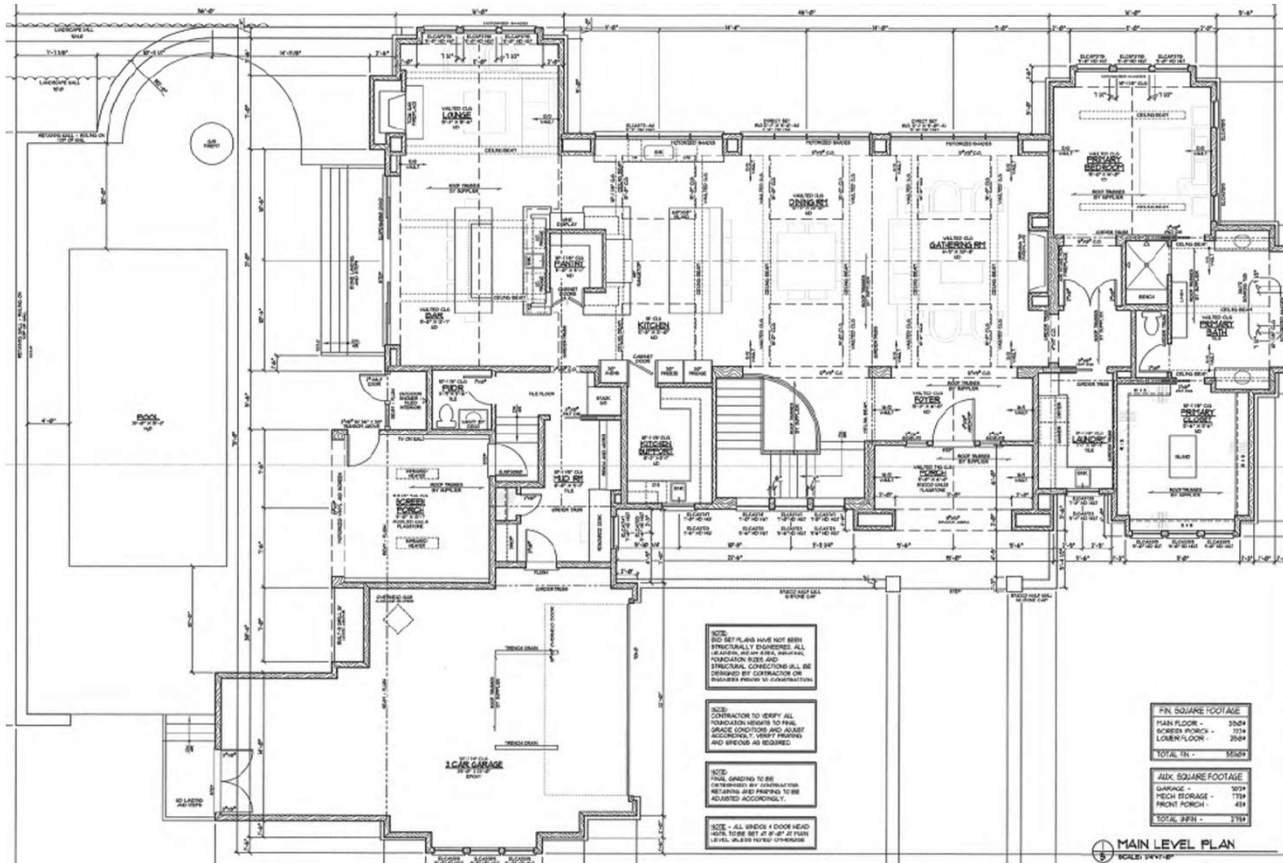


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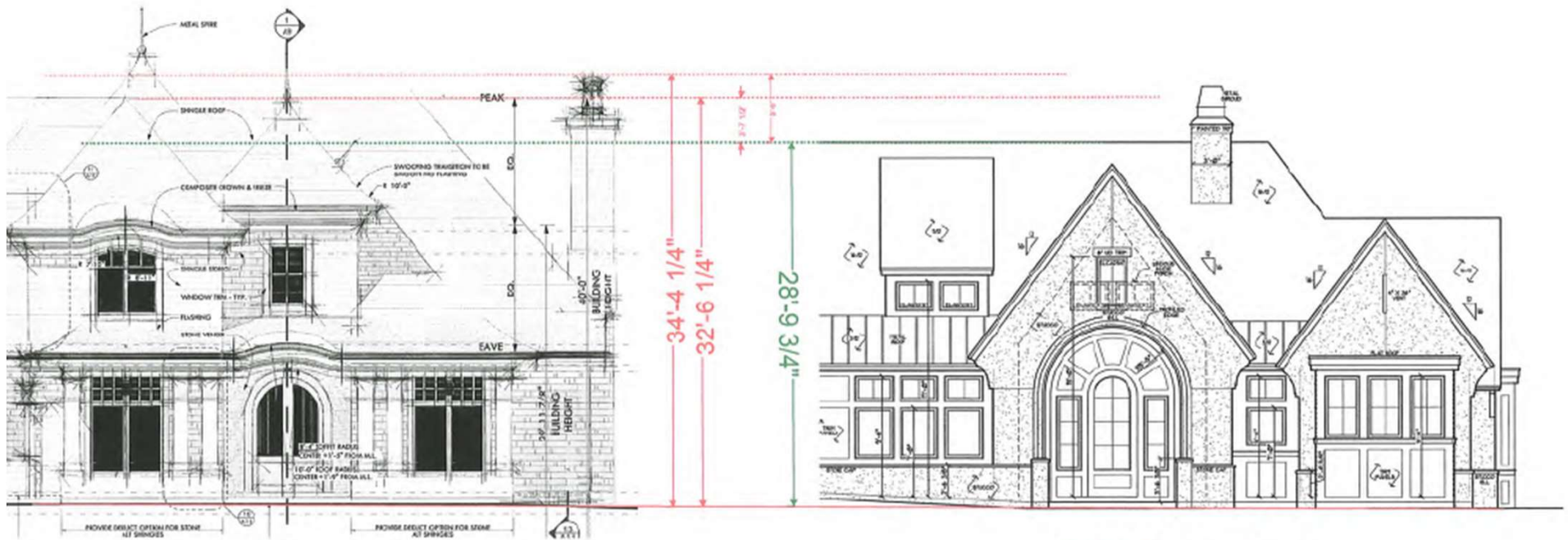


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4800 Hilltop

4920 Sunnyslope

Subject proposal / 4800 Hilltop



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	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'		

Proposed plan/Previous plan



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Compliance Table

	City Standard	Proposed	Previous
"Left" Side –	10 feet	29.1 feet	40 feet
Hilltop Side – (New Front Yard)	44.15 feet	44.3 feet	34.6*
"Right" Side –	10 feet	11.8 feet	11.8
Sunnyslope Side – (New Rear Yard)	25 feet	25.1 feet	25 feet
Building Height	40 feet	37.025 feet	34.6 feet
Building Coverage	25%	20.6%	22.19%
Impervious Coverage	50%	39.06%	41.2%
First Floor Elevation	926.4'	936*	936*

***Requires a variance**

“Right side”



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“Left” side



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