

Agenda
Planning Commission
City Of Edina, Minnesota
City Hall, Council Chambers

Wednesday, August 10, 2022
7:00 PM

Participate in Public Hearing(s).
Call 888-504-7949.

Enter Participant Passcode 381587.

Press *1 on your telephone keypad when you would like to get in the queue to speak.
An operator will introduce you when it is your turn.

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Draft Minutes of Regular Meeting July 13, 2022

V. Community Comment

During "Community Comment," the Board/Commission will invite residents to share relevant issues or concerns. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on tonight's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

VI. Public Hearings

- A. Public Hearing: 4914 Bruce Avenue, Front Yard Setback and Fence Height Variances

VII. Reports/Recommendations

- A. 2023 Planning Commission Work Plan

VIII. Chair And Member Comments

IX. Staff Comments

X. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: August 10, 2022

Agenda Item #: IV.A.

To: Planning Commission

Item Type:

Minutes

From: Liz Olson, Administrative Support Specialist

Item Activity:

Subject: Draft Minutes of Regular Meeting July 13, 2022

Action

ACTION REQUESTED:

Approve the draft minutes from July 13, 2022.

INTRODUCTION:

ATTACHMENTS:

Draft Minutes July 13, 2022



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
July 13, 2022

I. Call To Order

Chair Agnew called the meeting to order at 7:00 PM.

II. Roll Call

Answering the roll call were: Commissioners Miranda, Strauss, Alkire, Bennett, Olson, Padilla, Smith and Chair Agnew. Staff Present: Cary Teague, Community Development Director, Kris Aaker, Assistant Planner, Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Hayward, Barbarot.

III. Approval Of Meeting Agenda

Commissioner Strauss moved to approve the July 13, 2022, agenda. Commissioner Padilla seconded the motion. Motion carried unanimously.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, June 15, 2022

B. Minutes: Planning Commission, June 29, 2022

Commissioner Smith moved to approve the June 15, 2022 and June 29, 2022, meeting minutes. Commissioner Strauss seconded the motion. Motion carried unanimously.

V. Special Recognitions and Presentations

A. Acknowledge and Thank You to Commissioner Olsen for Her Years of Service

Chair Agnew recognized Commissioner Olson for her eight years on the Planning Commission and wished her well in retirement.

VI. Community Comment

None.

VII. Public Hearings

A. B-22-12, a 12.5 Foot Rear Yard Setback Variance – 4353 Oakdale Ave

Assistant Planner Aaker presented the request of 4353 Oakdale Ave for a 12.5 Foot Rear Yard Setback Variance. Staff recommends approval of the variance, as requested subject to the findings and conditions listed in the staff report.

Mr. Ross Bitner, Engineering Services Manager, addressed the Commission.

Staff answered Commission questions.

Appearing for the Applicant

The Applicant was not at the meeting and the architect did not want to make a presentation.

Public Hearing

Mr. Lane Ayres, 4407 Branson Street, addressed the Commission and indicated he was not in favor of this item.

Commissioner Alkire moved to close the public hearing. Commissioner Bennett seconded the motion. Motion carried unanimously.

The Commission discussed the variance including drainage and water issues.

The Commission asked for more information from the architect of the project.

Ms. Marcy Townsend, Chisel Architecture, addressed the Commission.

Director Teague suggested a few additional conditions to the motion.

Motion

Commissioner Strauss moved that the Planning Commission recommend approval of the 12.5 Foot Rear Yard Setback Variance as outlined in the staff memo subject to the conditions and findings therein. Commissioner Padilla seconded the motion. Motion carried 6 ayes, 2 nays (Miranda, Agnew).

VIII. Reports/Recommendations

A. Sketch Plan – Life Time Living at Southdale

Director Teague presented the sketch plan for Life Time Living at Southdale.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Eric Padget, Director of Mixed-Use Real Estate at Life Time Living and Ms. Christine Pecard, ESG Architecture & Design, addressed the Commission.

The Commission asked questions of the applicant.

The Commission reviewed the sketch plan and offered the following comments:

- Biggest issue is how tall the building is and how it stands out in this space
- Would like to see more practicality
- Want to make progress to have Southdale be different
- Density and housing is good
- Does not follow the Southdale guidelines
- Very much like a gated community but the City, residents and Commission spent 3 years to come up with guidelines and the proposal has zero response to that.
- Greenspace is empty grass area, would like to see some kind of activity
- Feels like a buffer to keep outsiders away
- Pedestrian connections mostly look like sidewalks
- Grand drop off is very much car focused
- Ring road system seems to be piecemealed
- Would like to see a Master Plan to address everything
- Concerned with inclusivity and affordable housing aspect
- Transformation has been good over each viewing
- Greenspace does not feel like a park
- Two shorter buildings might break things up more
- Wants to see the vertical integration
- Parking will be interesting, would like to see parking hidden with residential on all sides of the building
- Think about the proximity to transit and other areas within walking distance
- Like this to be a welcoming environment for families

IX. Chair and Member Comments

Received.

X. Staff Comments

Received.

XI. Adjournment

Commissioner Olson moved to adjourn the July 13, 2022, Meeting of the Edina Planning Commission at 9:56 PM. Commissioner Bennett seconded the motion. Motion carried unanimously.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: August 10, 2022

Agenda Item #: VI.A.

To: Planning Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Public Hearing: 4914 Bruce Avenue, Front Yard
Setback and Fence Height Variances

Action

ACTION REQUESTED:

Approve the front yard setback variance and fence height variance as submitted by the applicant.

INTRODUCTION:

The applicant is requesting two variances. The first variance request is a front yard setback variance to the required front yard setback along 50th Street West. The second variance request is a fence height variance to allow a 6-foot fence in a required front yard setback (along 50th Street).

Because this lot is a corner lot, there are two required front yard setbacks. One off 50th Street West and one off of Bruce Avenue. The front yard setback requirement off 50th Street West is to match the existing setback of the house to the west. The existing house to the west of the subject property is approximately 119 feet from the front property line. The applicant is proposing an 84.46-foot variance to allow a new detached garage to be constructed 34.54 feet from the south property line. The current garage on site has a setback of 33.72-feet from the south property line. City code allows 4-foot fences to be located within a required front yard setback. The proposed 6-foot wood fence is located within the required front yard setback off 50th Street West. There is an existing fence (approximately 5 feet) along the south property line. The applicant is proposing to add a 4-foot gate across the driveway and add a 6-foot wood fence connecting the existing fence along the south property line, up the west property line connecting to the existing fence along the north property line.

The Heritage Preservation Commission reviewed and approved the certificate of appropriateness for the garage, conditioning the width of the garage doors to 10 feet, adding an architectural element to the north garage wall, and adding an as built plaque to the exterior of the new garage.

ATTACHMENTS:

Staff Report

Applicant Submittal

Engineering Memo

Aerial Map

Better Together Public Hearing Comment Report

Staff Presentation



Date: August 10, 2022

To: PLANNING COMMISSION

From: Emily Bodeker, Assistant City Planner

Subject: B-22-14 an 84.46-foot front yard setback variance and a fence height variance at 4914 Bruce Avenue

Information / Background:

The subject property, 4914 Bruce Avenue is located at the northwest corner of the intersection of 50th Street West and Bruce Avenue. The existing home on the lot is located within the Country Club District and is a two-story residence built in 1928 and is classified as a “Mediterranean” and “Italian Renaissance” style.

The applicant is requesting two variances. The first variance request is a front yard setback variance to the required front yard setback along 50th Street West. The second variance request is a fence height variance to allow a 6-foot fence in a required front yard setback (along 50th Street).

Because this lot is a corner lot, there are two required front yard setbacks. One off 50th Street West and one off of Bruce Avenue. The front yard setback requirement off 50th Street West is to match the existing setback of the house to the west. The existing house to the west of the subject property is approximately 119 feet from the front property line. The applicant is proposing an 84.46-foot variance to allow a new detached garage to be constructed 34.54 feet from the south property line. The current garage on site has a setback of 33.72-feet from the south property line.

City code allows 4-foot fences to be located within a required front yard setback. The proposed 6-foot wood fence is located within the required front yard setback off 50th Street West. There is an existing fence (approximately 5 feet) along the south property line. The applicant is proposing to add a 4-foot gate across the driveway and add a 6-foot wood fence connecting the existing fence along the south property line, up the west property line connecting to the existing fence along the north property line.

The Heritage Preservation Commission reviewed and approved the certificate of appropriateness for the garage, conditioning the width of the garage doors to 10 feet, adding an architectural element to the north garage wall, and adding an as built plaque to the exterior of the new garage.

Surrounding Land Uses

Northerly: Single Unit residential homes zoned R-I and guided low-density residential
 Easterly: Single Unit residential homes; zoned R-I and guided low-density residential.
 Southerly: Single Unit residential homes; zoned R-I and guided low-density residential.
 Westerly: Single Unit residential homes; zoned R-I and guided low-density residential.

Existing Site Features

The subject property, 4914 Bruce Avenue was built in 1928 and is located within the Country Club District. There is an existing two story “Mediterranean” and “Italian Renaissance” style house on the lot and an existing two car detached garage. There is an existing fence that is taller than 4 feet (around 5 feet) in a required front yard that is an existing non-conforming condition.

Planning

Guide Plan designation: Low Density Residential
 Zoning: R-I, Single Dwelling Unit District

Grading & Drainage

The Environmental Engineer has reviewed the application and submitted comments as attached in their July 20, 2022, memorandum.

Compliance Table

Detached Garage Requirements	City Standard	Proposed
North Side – Side Yard	3 feet	51.6 feet
West Side – Rear Yard	3 feet	10.4 feet
South Side – Front Yard	119 feet	34.54 feet*
East Side – Front Yard	Match the existing setback to the property to the north	The proposed detached garage is located in the rear yard
Garage Height	18 feet	14.4 feet
Building Coverage Lots greater than 9,000sf	30%, no more than 2,250 square feet	24.7%
Impervious Surface Coverage	50%	44.29%
Fence Height Requirements for fences within Front Yard Setback	4 Feet	6 feet*

Requires a variance*PRIMARY ISSUES & STAFF RECOMENDATION****Primary Issue**

- **Is the proposed variance justified?**

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively to grant a variance. 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.

There are practical difficulties in complying with the required front yard setback to the south. The required setback is greater than the width of the lot. A garage could not be constructed to comply with the south setback requirement of the code.

There is an existing fence along the south property line of the subject property that is approximately 5 feet and does not comply with today's fence height requirements but is an existing non-conforming condition. The applicant intends to put in a 4-foot fence gate across the driveway area and connect the existing non-conforming fence along the west property line to the existing fence along the north property line. The portion of the fence that requires a variance is the 6-foot portion of the fence. A Six-foot fence would not be allowed along the west property line or the south property line without a variance due to the 119 front yard setback requirement.

2) There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?

The south front yard setback requirement is unique to this property, are not common in similarly zoned properties and is not self-created.

The front yard setback requirement is unique to this corner lot and is not self-created. The applicant would not be allowed a 6-foot fence without a variance along the south or west property lines.

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

Granting the variance will not alter the character of the neighborhood. The proposed setback of the new detached garage is greater than the existing setback to the south property line. The proposed fence will not change the character of the neighborhood. There is an existing fence that is taller than what is allowed by code currently. The Heritage Preservation Commission reviewed and approved the certificate of appropriateness for the garage, conditioning the width of the garage doors to 10 feet, adding an architectural element to the north garage wall and adding an as-built date plaque to the new garage once completed.

Staff Recommendation

Staff recommends approval of the requested front yard setback variance and fence height variance. Staff's recommendation for approval of the requested variances is based on the following findings:

1. The proposed project is reasonable. A garage could not be constructed on the property without a setback variance.
2. The practical difficulty for the fence and detached garage is caused by the corner lot configuration.
3. The proposed detached garage meets all other zoning requirements with the exception of the required front yard setback to the south.
4. The required setback is unique to the subject property and is not self-created.
5. The proposed detached garage and fence will not change the character of the neighborhood. The new detached garage received a COA from the Heritage Preservation Commission July 12, 2022.

Approval is subject to the following conditions:

1. Subject to plans and survey date stamped July 12, 2022.
2. Subject to compliance with the Engineering memo dated July 20, 2022.



4210 E. 34th St., Minneapolis, MN 55406 • Ph: 612.655.4961 • E-mail: info@hansonremodeling.com • Web: HansonRemodeling.com

Galloway Variance

June 23, 2022

On behalf of the homeowners, Brennan and Jennifer Galloway, Hanson Remodeling requests a setback variance for a new garage at 4914 Bruce Avenue. We also request a fence height variance.

The new garage will allow greater storage capacity for their growing family and refreshed curb appeal from the 50th street view of the property. The new fence and gate will allow the homeowners to utilize the yard and driveway as a safe play area for their young family.

We propose the new garage be placed closer to the NW corner of the property, three feet from the north and west property line. The variance will relieve practical difficulties caused by the property being a corner lot. The abutting property at 4400 50th St. W. is a large irregular plat of land, and that house sits back more than one hundred feet from the street. The current garage at 4919 Bruce Ave sits approximately 33 ft from the same 50th St property line. Set back guidelines state: "Increase to front street setback if adjacent house faces side street." The proposed garage will sit approximately 34 ft from the 50th St property line. Because of the platting situation, the garage can not match the setback and zoning regulations standard for corner lots. This variance will correct an extraordinary circumstance and be in harmony with the intent of the zoning ordinance. The variance will not alter the essential characteristics of the neighborhood, because the garage exterior and roofing will match the house finishes.

We request a variance regarding the fence height for corner lots. Due to the existing irregularities in platting, the south fence at 4914 Bruce Avenue is subject to a maximum height of 4ft. There is an existing fence on the property that is currently taller than four feet. We want to add a 4 ft sliding driveway gate and a new 6 ft fencing to mitigate noise and safety concerns of congested 50th Street. Attached is a survey of the property with the proposed new garage and fencing, along with the elevations and floor plans for the new garage.

Thank you.

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

Galloway Project Outline

6.23.22

WALKTHROUGH



4210 E. 34th Street
Minneapolis, MN 55406
License # BC633225

Brennan & Jennifer Galloway

4914 Bruce Avenue
Edina, MN 55424

Notice to Subcontractors:

Thank you for taking the time to attend this walkthrough.

Please return your quote no later than the end of business on June 27th 2022.

Project demolition is likely to start **9.01.22**.

Please submit quotes and questions to Ranisha Robinson, Mark Mitchell, and John Greely.

Ranisha Robinson

Designer

ranisha@hansonremodeling.com

(612) 759-3831

John Greely

Estimator

john@hansonremodeling.com

952-237-7322

Mark Mitchell

Production Manager

mark@hansonremodeling.com

206-900-3760

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

Thank you!

Galloway Project Outline

6.23.22



General Project Description

Jennifer and Brennan Galloway would like to remove their existing garage and build a new 24 X 32-foot hipped roof garage with two large garage doors, a service door, and an optional window. They would like the new garage to be tucked further in the corner of the property three feet from the overhang to the property line. The garage would be stucco with brick mold around the window and service door and a wider casing around the overhead garage doors. The roof would be a metal roof with the look of Terra cotta clay tiles to match the main house. The new garage would allow them greater storage capacity for a growing family and refreshed curb appeal from the 50th street view of their property.

Please include options for the following items:

Option A: **Leaf covers for gutters.**

Galloway Project Outline

6.23.22



Project Scope

Based on plans dated (6.23.2022). Appliances and decorative light fixtures provided by homeowners and installed by builder.

Demolition:

Do not remove:

- Lower section of the driveway.
- Sidewalk adjacent concrete or curb cut.

Remove:

- Garage
- Parking pad concrete

Waste Removal:

- Hanson Remodeling will provide all waste removal pertaining to project. Type of removal (i.e. dumpster, bagster, etc.) will be determined at Pre-Con meeting based on project needs and city requirements.
- **NOTE:** Homeowners understand that dumpsters may need to be periodically and temporarily removed for city snow removal, street sweeping, or street/tree maintenance. If this is required, additional costs may incur.

Concrete/Masonry:

- Pour concrete slab for garage.
- Pour new concrete for the driveway.
- Pour new concrete for walkway from the garage.
- Install 6' of CMU block on the perimeter of the new garage.

Framing:

- Frame for GARAGE per plans.

Insulation:

- N/A This will not be a conditioned space.

Drywall:

- N/A This will not be a conditioned space.

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

Galloway Project Outline

6.23.22



Windows:

- Install Marvin Essential Slider window. Measurements to be verified on site. Window to have:
 - Stone White exterior
 - Stone White interior
 - 6 lites
 - White hardware

Window Schedule								
3D Exterior Elevation	Number	Label	Qty	Size	Width	Height	Code	R/O
	W01	ESGL5030	2	5030	54 1/2 "	35 1/2 "		60"x36"

Exterior Siding, Fascia, and Trim:

- Stucco siding
- Wood fascia
- Wood trim
- **OPTION A:** Leaf covers for gutters.

Roofing, Gutters, and Soffits:

- Install new roof on Garage.
 - Shingles: Decra Villa Tile (Tuscan Sun)
 - Edge Trim Color: MATCH EXISTING
- Install new gutters on GARAGE.
 - Color: White
 - Leaf Protection: TBD
- Roof vents: NONE
- Install new Aluminum soffits
 - Color: White
 - Style: non-vented on west and north side, vented on east and south side
- **OPTION A:** Leaf covers for gutters.

Electrical:

- All outlet receptacles and switches in (white) unless otherwise noted.
- All switches to be toggle switches unless otherwise noted.
- Install switches, outlet receptacles, and lighting fixtures per the Electrical plan.
- Wire and install (8) duplex outlet receptacles. Including 2 on the ceiling for garage door openers.

Galloway Project Outline 6.23.22



- Garage door openers to be installed by garage door subcontractor: Liftmaster 87504 ½ HP with built-in LED bulb battery backup and camera.
- **NOTE:** Decorative light fixtures provided by homeowner.
- Wire and install (3) Wall Lantern exterior sconces with single pole switch in GARAGE.
 - GARAGE SCONCES: [Wayfair \(W007880949\)](#) (Black)
- Wire and install (1) Barn light over door sconce light fixture with (1) switches in GARAGE.
 - Light Fixture: [Wayfair \(RTRA1007\)](#)(Black)



CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

Galloway Project Outline 6.23.22



Doors & Door Hardware:

- Install (2) new 12'0" X 7'6" MIDLAND Carriage long panel thermal insulated garage door, with Stockton windows in the almond color.
- Install Scherer Bros Classic Mahogany shaker style fiberglass door with simulated divided lite glass. 3'-0" x 6'-8" with a left-hand inswing.
- Install the Schlage Latitude single cylinder keyed entry door lever set with Addison back plate.
 - Lock Set: Schlage (FB50ADDLATADD622)(Black)



The garage door picture door is for panel style reference only. Color will vary



Millwork:

- Install a new frieze board below the boxed soffit.
 - Profile & Species: 1x6 exterior grade lumber
- Install new exterior casing around garage doors.
 - Profile & Species: 1x4 w/ backband exterior grade lumber

Paint and Stain:

- Apply (1) coat of primer and (2) coats of paint to facia and frieze board on GARAGE.
 - Manufacturer: TBD
 - Color: TBD
 - Finish: Enameled

Galloway Project Outline

6.23.22



- Apply (1) coat of primer and (2) coats of paint to exterior trim and frieze board on GARAGE.
 - Manufacturer: TBD
 - Color: TBD
 - Finish: TBD
- Additional Notes:
 - One round of touch-up paint included.

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT



THE GALLOWAY RESIDENCE

Table of Contents	
Label	Title
1	TABLE OF CONTENTS
2	AS-BUILT GARAGE SITE PLAN
3	PROPOSED GRAGE SITE PLAN
4	FLOOR & ELECTRICAL PLAN
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS
7	CROSS SECTION DETAILS

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

3D VIEWS ARE NOT TO
SCALE AND MAY NOT
REFLECT EXACTLY WHAT
IS AVAILABLE FOR THE
PROJECT. RENDER VIEWS
ARE REPRESENTATIONS
OF WHAT THE VIEW
COULD LOOK LIKE, NOT
WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS
SUPERCEDE 3D VIEWS



4210 E. 34th St., Minneapolis., MN 55406

LICENSE NO:
BC633225

THE GALLOWAY
RESIDENCE

4914 BRUCE AVENUE
EDINA., MN, 55424

PAGE TITLE:
TABLE OF CONTENTS

DRAWN BY:
DATE:
7/7/2022
SCALE:
AS NOTED
SHEET #:
1

AS-BUILT SITE PLAN & SURVEY

Scale: 1" = 30'-0"

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

NOTES

- 1. OBSERVED UTILITIES MAY BE SHOWN. OTHER UTILITIES ARE NOT SHOWN.
- 2. MARKINGS FOR SUB-GROUND UTILITY LOCATE ARE NOT SHOWN.
- 3. THIS SITE WAS LAST OBSERVED ON DECEMBER 15, 2021.
- 4. LINE DIRECTIONS ARE BY ASSIGNED RELATIVE BEARINGS.
- 5. SPOT ELEVATIONS SHOWN ARE ON NAD83 DATUM.
- 6. IRON MONUMENT TO BE SET AND STAMPED RLS 22266 O.
- 7. IRON PIN MONUMENT FOUND.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, RECONSTRUCTION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *James D. Hill* DATE: JULY 5, 2022
Professional Land Surveyor Minnesota License No. 22206
Firm Name: State Engineering & Surveying Company
This certification is limited to current site location.

UNLICENSED ASSISTANT
The assistant surveyor is hereby required to perform all field work under the supervision of a licensed land surveyor. The assistant surveyor is not permitted to prepare any part of a survey or report without the direct supervision of a licensed land surveyor. The assistant surveyor is not permitted to prepare any part of a survey or report without the direct supervision of a licensed land surveyor.

PARCEL ID: 18098413240
LEGAL DESCRIPTION: **
Country Club District Forway Section
Lot 1, Block 14, Except Street

** According to Hennepin County Property and Tax Records, the documents recorded by or for the City of Edina are not shown. A site plan was not provided to the City.

State Engineering
and Surveying Company
5709 McGUIRE ROAD
EDINA MN 55439
952-254-5002
www.state-engineering.com

LAUD SURVEY
CURRENT SITE CONDITION

PREPARED FOR
BRENNAN GALLOWAY
4914 BRUCE AVE
EDINA MN 55424

SITE LOCATION
4914 BRUCE AVE
EDINA MN 55424

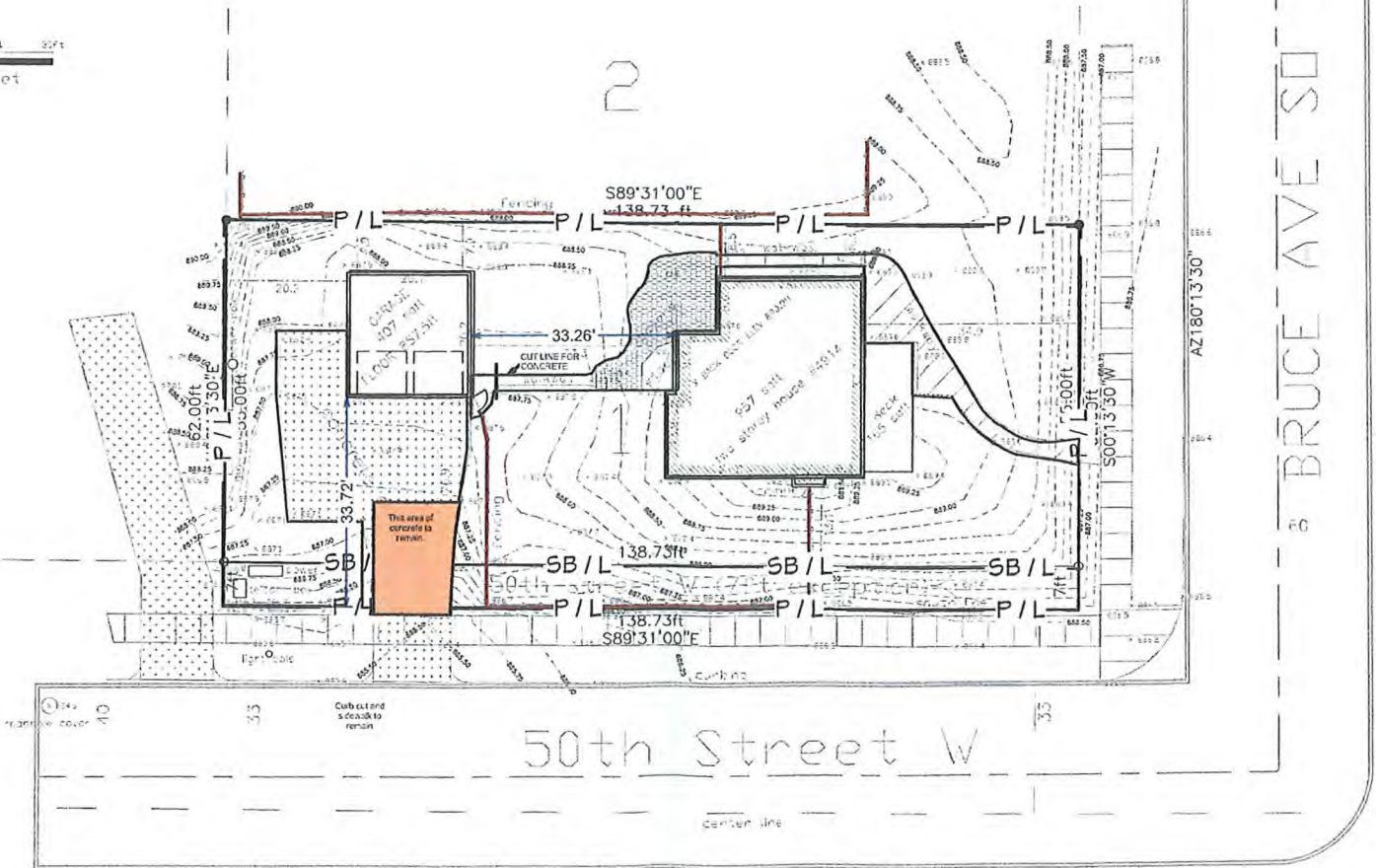
Job Number
2021324

Scale in Feet
0 10 20 30



Impervious Surfaces:
Driveway: 906.75 SF
Walkways: 352.46 SF
Patio: 272.29 SF
Front Deck: 165 SF

Building Coverage:
House: 957 SF 32' x 21'
Garage: 407 SF 20' x 20'



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

HANSON
REMODELING
design • build

4210 E. 34th St., Minneapolis., MN 55406

LICENSE NO:
BC633225

THE GALLOWAY
RESIDENCE
4914 BRUCE AVENUE
EDINA, MN, 55424

PAGE TITLE:
AS-BUILT GARAGE SITE
PLAN

DRAWN BY:

DATE:
7/7/2022

SCALE:
AS NOTED

SHEET #:
2

PROPOSED GARAGE SITE PLAN & SURVEY

Scale: 1" = 30'-0"

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

CITY OF EDINA REQUIREMENTS

The City of Edina's 11 rules listed below shall consist of the sediment and erosion control plan for this site.

1. (Name of Individual) is responsible for the cleanliness of the site and the maintenance of the erosion and sediment controls and can be reached at (Telephone number). Write in Name and Telephone number of Individual below.

Name of Individual _____

Telephone number _____

2. The street will be swept clean before the end of each day of active construction, when sediment is tracked into the street.

3. Areas with slopes greater than 3 to 1 and areas next to wetlands/waterbodies graded or exposed during construction shall be protected with temporary vegetation, mulching or other means as soon as practical.

4. All exposed soil areas will be stabilized as soon as practical. Unworked soils that remain exposed and not in use for longer than 14 days will be covered with temporary seed (grass, oats, or wheat).

5. No concrete washout shall occur on site unless it is done with an approved Minnesota Pollution Control Agency (MPCA) device or standard.

6. Stockpiles shall be surrounded with adequate perimeter control to prevent sedimentation and erosion.

7. Inlet protection for all storm sewer inlets downstream of the site within one block or as directed by the City.

8. Site shall be kept clean at all times and refuse properly controlled.

9. Temporary pumping shall not be permitted without the use of an approved Minnesota Pollution Control Agency (MPCA) device or standard.

10. Soil compaction shall be minimized; areas of compacted soil will be removed or loosened via tilling to a depth of no less than 6 inches.

11. The contractor shall inspect on a weekly basis and after any rainfall greater than 1" all erosion control devices and make any repairs immediately. An inspection log shall be kept on site detailing these inspections and repairs performed.

NOTES

1. OBSERVED UTILITIES MAY BE SHOWN. OTHER UTILITIES ARE NOT SHOWN.

2. MARKINGS FOR GIL UNDERGROUND UTILITY LOCATE ARE NOT SHOWN.

3. THIS SITE WAS LAST OBSERVED ON DECEMBER 15, 2021.

4. LINE DIRECTIONS ARE BY ASSIGNED RELATIVE BEARINGS.

5. SPOT ELEVATIONS SHOWN ARE ON NOVEMBER 2021 DATA.

6. PLANNED CONTOUR LINES 888.5

7. EXISTING CONTOUR LINES 888.5

8. IRON MONUMENT TO BE SET AND STAMPED RLS 25266 O

9. IRON PIN MONUMENT FOUND

10. EXISTING 500' DRAINAGE DITCH

11. STAMPEDED IN PLANNED DRIVEWAY AREA

12. SCALE 1" = 30'-0"

13. SCALE IN FEET

14. SCALE IN FEET

15. SCALE IN FEET

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PLANNED IMPERVIOUS SITE SURFACES

	sqft	percent
TOTAL LOT *	7630	100.00
*EXCLUDES 7ft exception along road		
HOUSE	0957	12.54
FRONT DECK	0165	02.16
REAR PATIO	0216	02.83
EXISTING WALKWAY	0248	03.25
BACK DOOR STOOP	0040	00.52
EXISTING DRIVEWAY TO REMAIN	0139	01.83
PLAN GARAGE	0768	10.07
PLAN DRIVEWAY	0760	09.96
NEW STOOP AND WALKWAY	0087	01.14
TOTAL	3380	44.29

State Engineering and Surveying Company
5709 HIGGINS ROAD
EDINA, MN 55439
952-354-9002
www.state-engineering.com

SITE PLAN
PROPOSED DETACHED GARAGE

PREPARED FOR
BRENNAN GALLOWAY
4914 BRUCE AVE
EDINA MN 55424

SITE LOCATION
4914 BRUCE AVE
EDINA MN 55424

Job Number
2022244

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

HANSON
REMODELING
design • build

4210 E. 34th St., Minneapolis., MN 55406

LICENSE NO:
BC633225

THE GALLOWAY
RESIDENCE
4914 BRUCE AVENUE
EDINA, MN, 55424

PAGE TITLE:
PROPOSED GRAGE
SITE PLAN

DRAWN BY:

DATE:
7/7/2022

SCALE:
AS NOTED

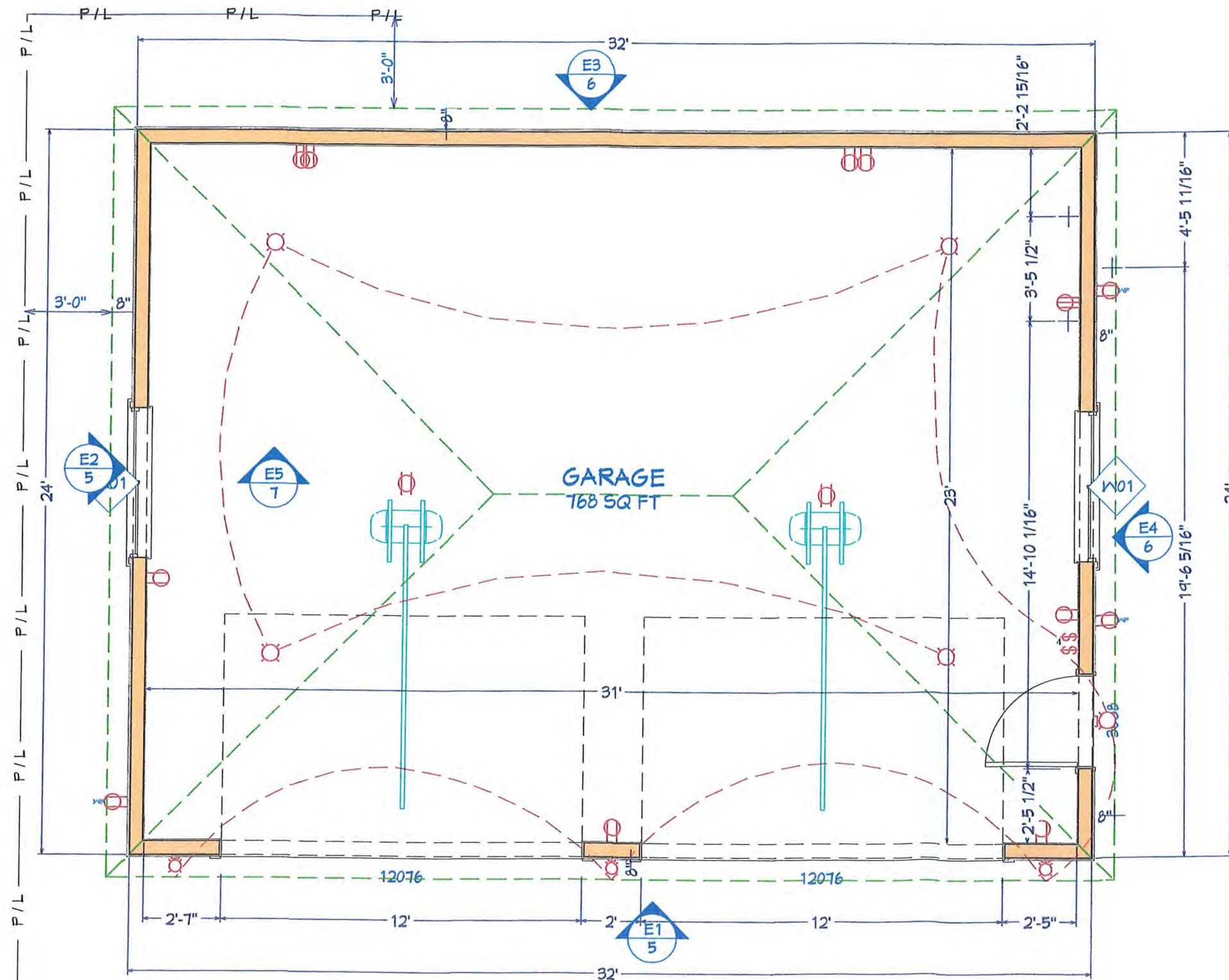
SHEET #:












3

Scale: $1/4" = 1'-0"$

JUL 12 2022

PLANNING DEPARTMENT



Electrical Schedule				
3D Perspective	Qty	Attached To	Description	Comments
	2		Garage Door Opener	
	1	Wall	Four Way	
	1	Wall	Single Pole	
	1	Wall	220V	
	2	Wall	Duplex	
	4	Ceiling	Bare Bulb - Ceiling Pull	
	2	Ceiling	Duplex Ceiling Mounted	
	3	Wall	Max Wall Sconce	
	6	Wall	Duplex	48" HTC
	3	Wall	Duplex Weatherproof	12" HTC
	1	Wall	Seaside Sconce	



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**THE GALLOWAY
RESIDENCE**

4914 BRUCE AVENUE
EDINA,, MN, 55424

PAGE TITLE:
FLOOR & ELECTRICAL
PLAN

DRAWN BY:

DATE:
7/7/2022

SCALE:
AS NOTED

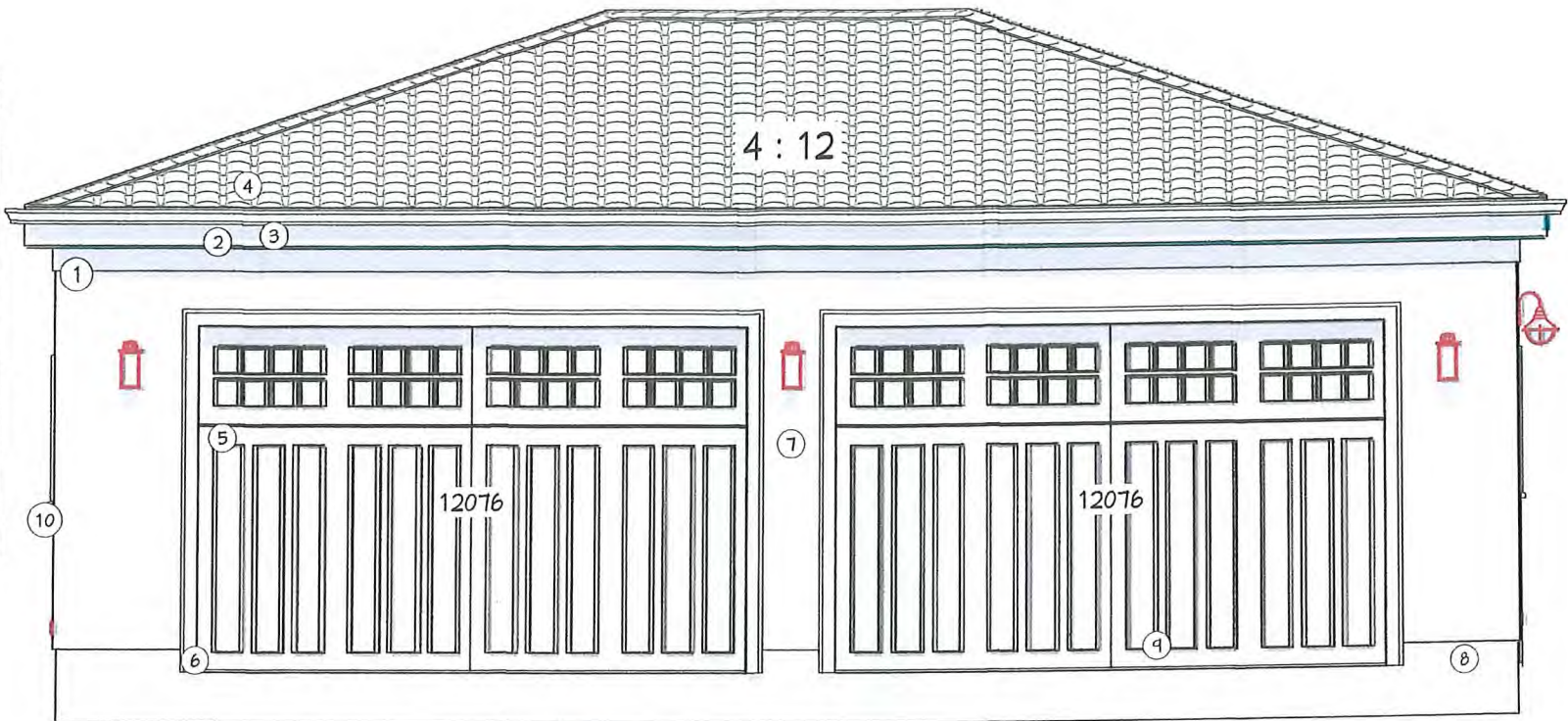
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4

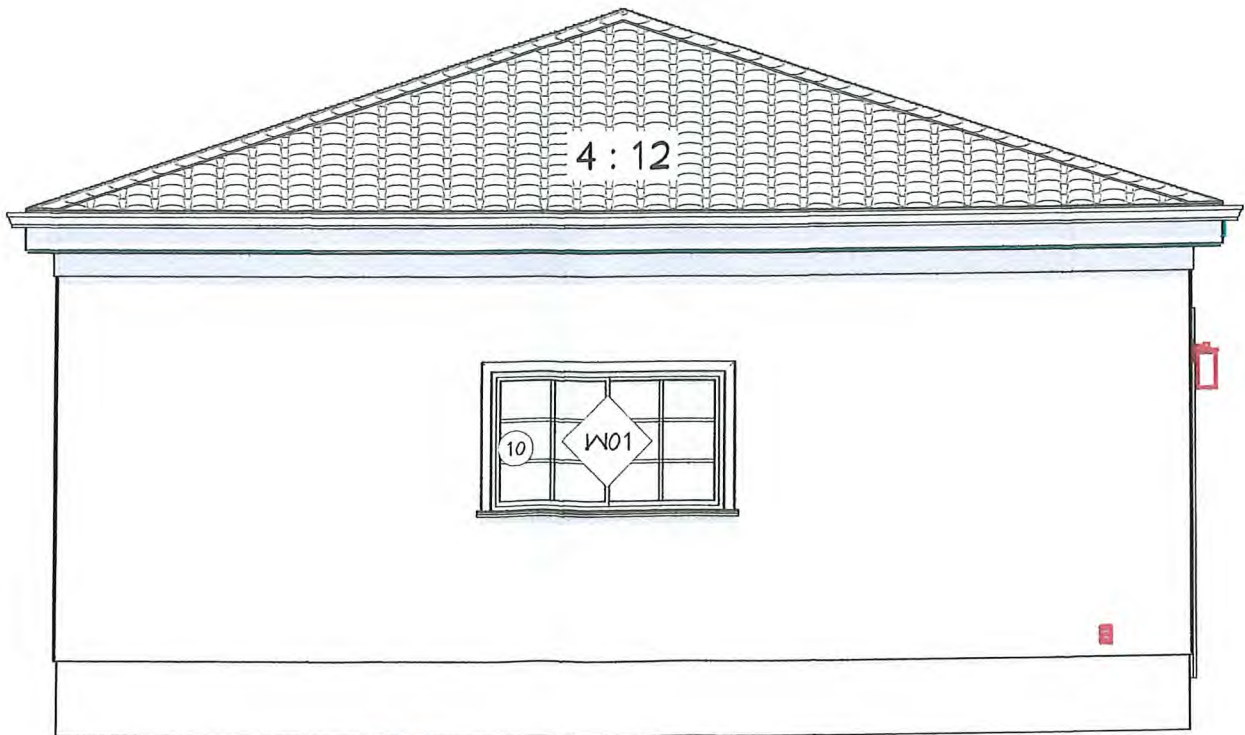
EXTERIOR ELEVATIONS

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

Note Schedule	
①	Stucco Exterior
②	Alumin soffit w/venting and gutters
③	Wood Frieze board
④	Decra Villa Roofing in Tuscan Sun Color
⑤	C.H.I Garage Door Steel Insulated Door
⑥	Flat trim with backband
⑦	Decorative Motion Sensor Light
⑧	6" CMU
⑨	Midland Carriage long panel garage door in almond color.
⑩	Marvin Essential window with SDL 7/8 th wide mulls



E1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



E2 WEST ELEVATION
SCALE 1/4" = 1'-0"

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

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HANSON

REMODELING

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THE GALLOWAY
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4914 BRUCE AVENUE
EDINA., MN, 55424

PAGE TITLE:

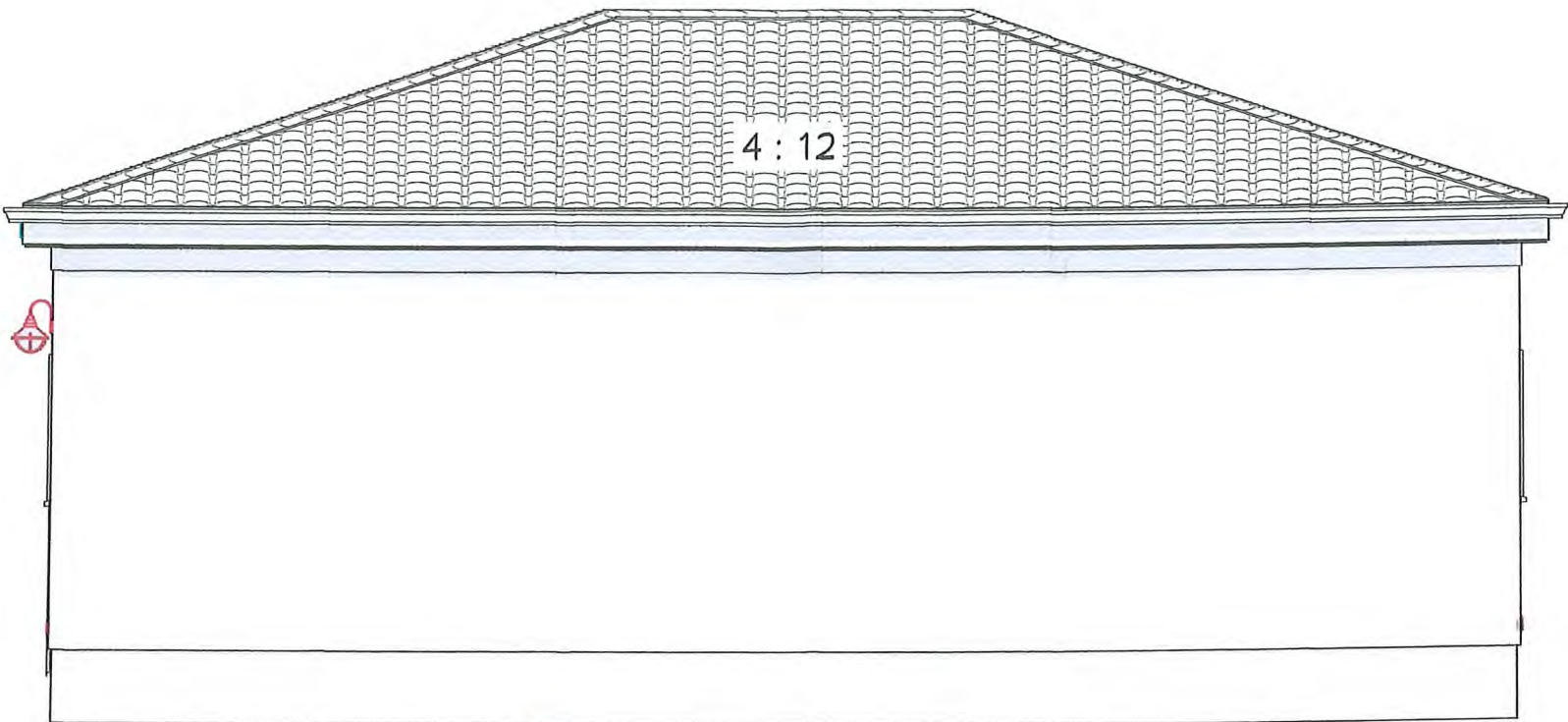
EXTERIOR
ELEVATIONS

DRAWN BY:
DATE: 7/7/2022
SCALE: AS NOTED
SHEET #:

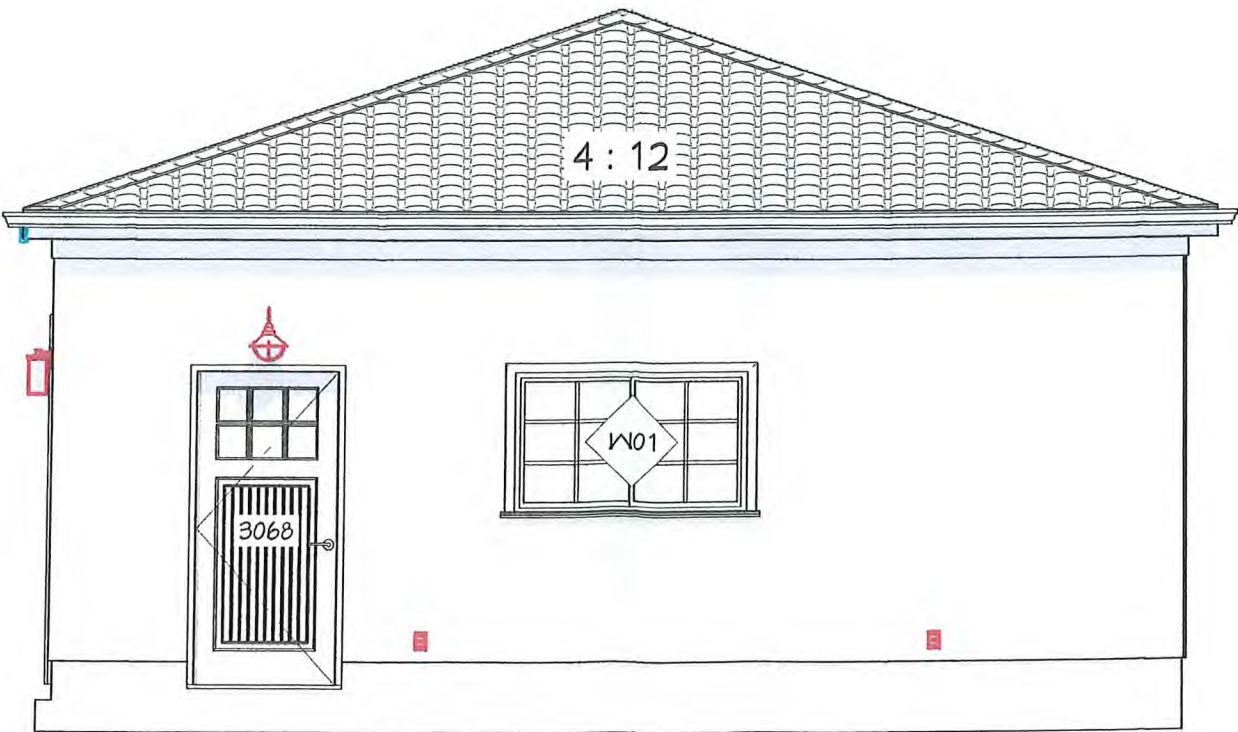
5

EXTERIOR ELEVATIONS

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



E3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



E4 EAST ELEVATION
SCALE 1/4" = 1'-0"

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

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LICENSE NO:
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THE GALLOWAY
RESIDENCE

4914 BRUCE AVENUE
EDINA, MN, 55424

PAGE TITLE:
EXTERIOR
ELEVATIONS

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DATE:

7/7/2022

SCALE:

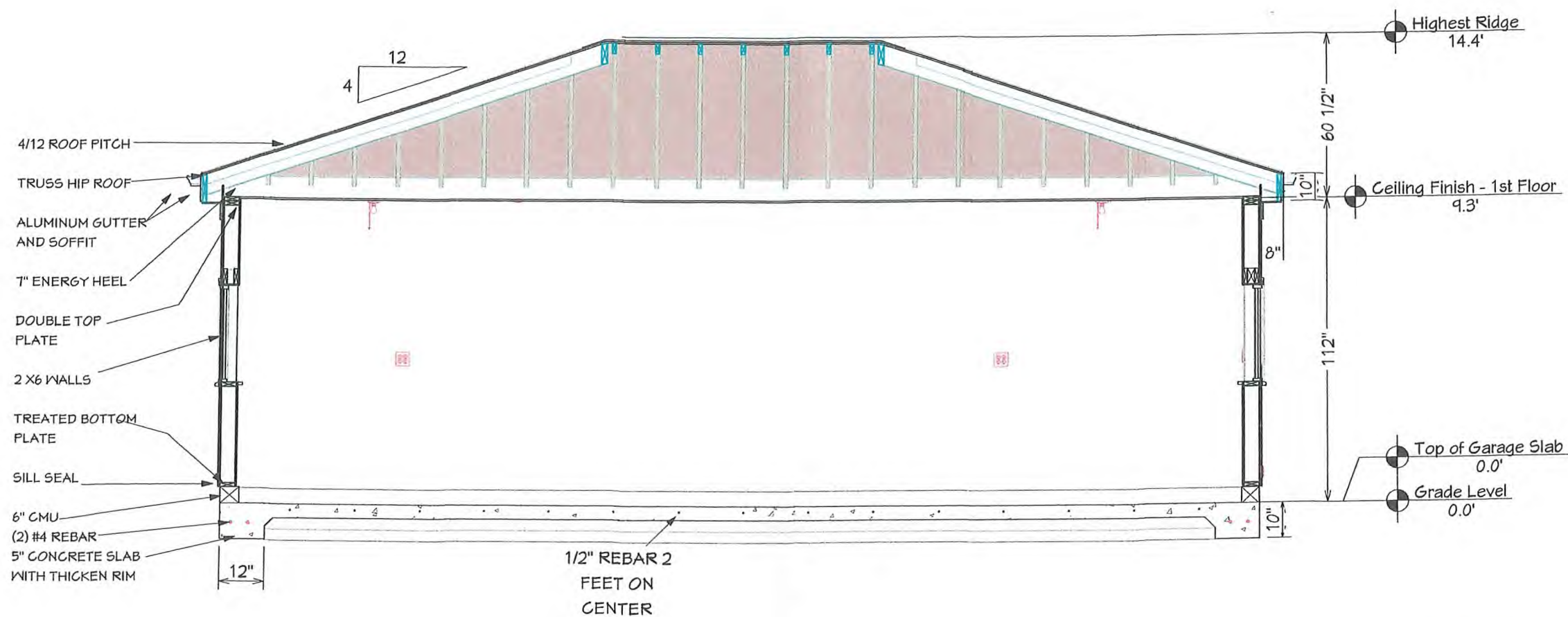
AS NOTED

SHEET #:

6

CROSS SECTION DETAILS

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



E5 NORTH ELEVATION
SCALE 1/4" = 1'-0"

CITY OF EDINA

JUL 12 2022

PLANNING DEPARTMENT

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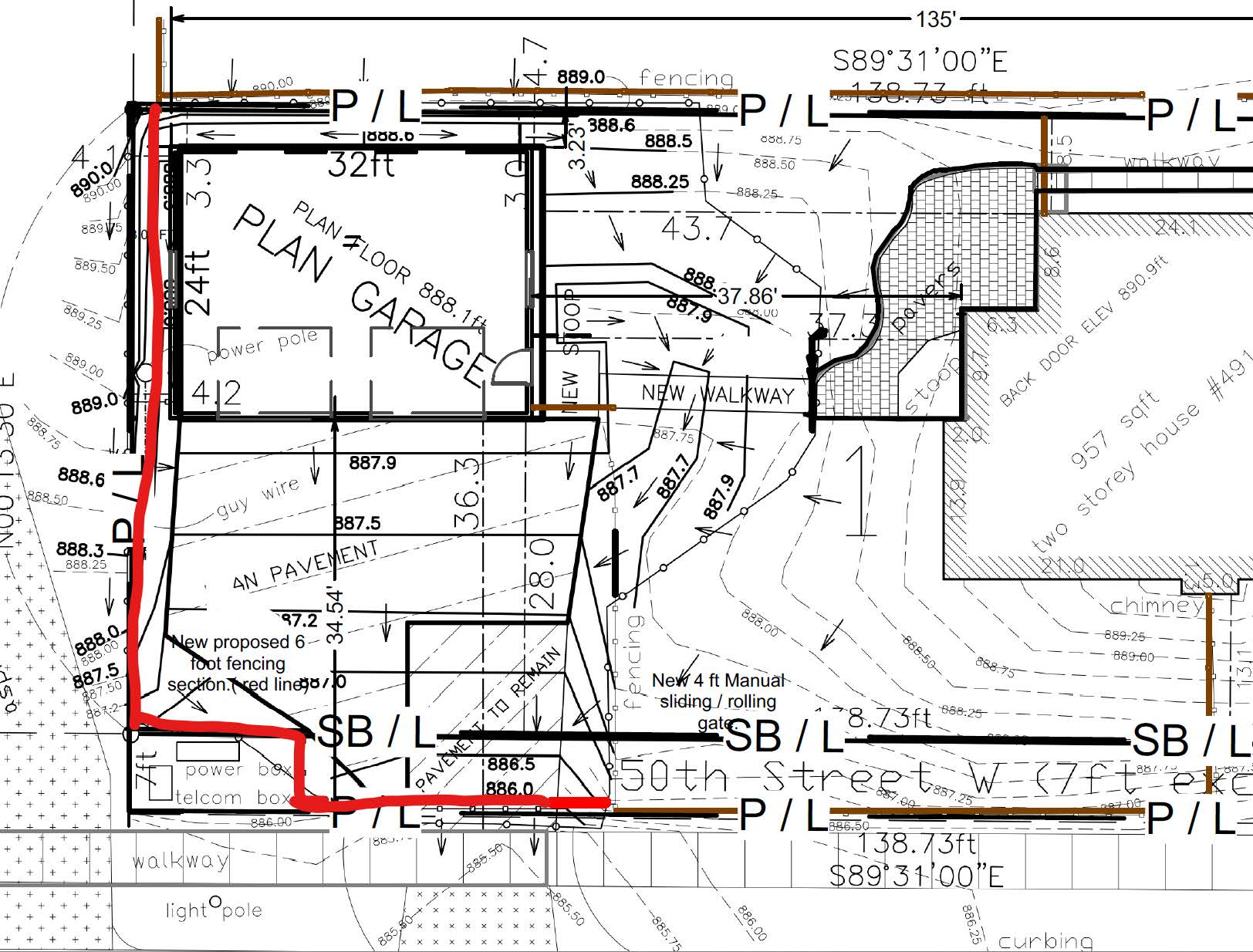
THE GALLOWAY
RESIDENCE

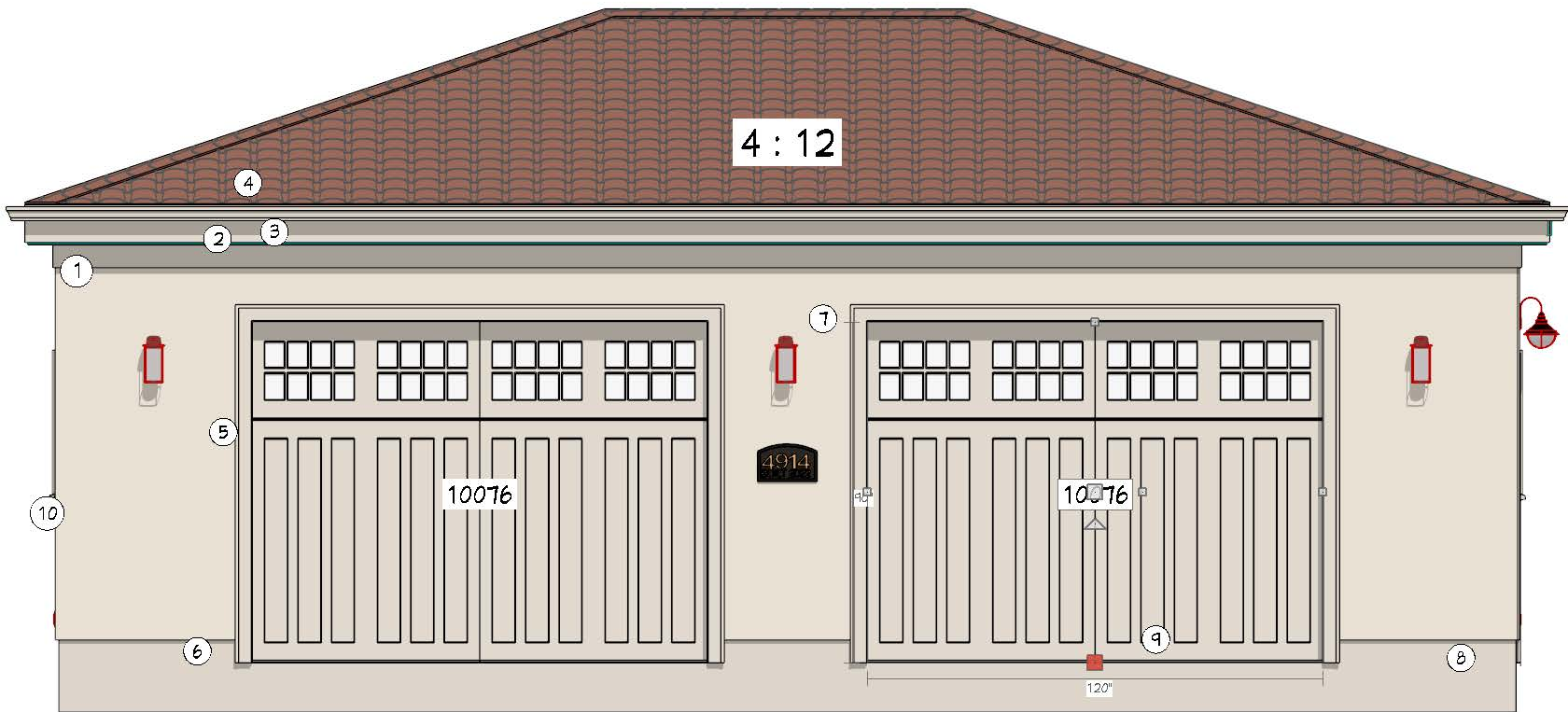
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EDINA., MN, 55424

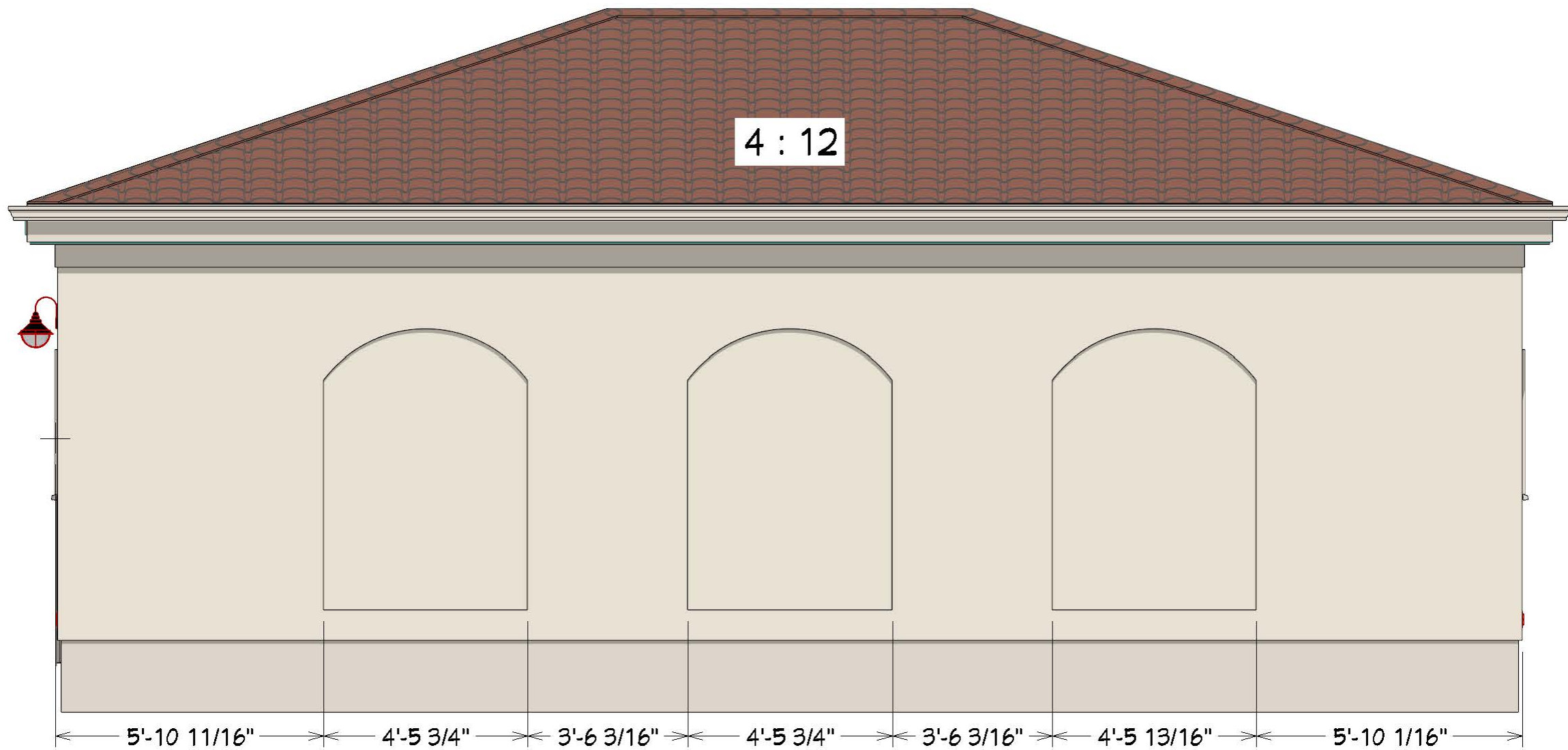
PAGE TITLE:
CROSS SECTION
DETAILS

DRAWN BY:
DATE: 7/7/2022
SCALE: AS NOTED
SHEET #: 7











DATE: 7/20/2022
TO: Cary Teague – Planning Director
FROM: Zuleyka Marquez, PE – Graduate Engineer
RE: **4914 Bruce Ave - Variance Review**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, 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. Site plans stamped 7/12/22 were reviewed.

Summary of Work

The applicant proposes a garage teardown/rebuild. The request is for a variance to setback requirements.

Easements & Public Utilities

No comment.

Grading and Drainage

The existing site drains south, to W 50th St and Minnehaha Creek. The garage expansion will redirect upstream runoff around the garage, with a portion redirected west towards private property. The drainage path change has the potential to concentrate drainage towards the eastern driveway entrance at 4400 50th St W. The drainage path shall be redirected south along the west side of the garage. Suggest a retaining wall along the west property line with a swale between the wall and garage.

Stormwater Mitigation

Less than 400 ft² of the proposed impervious surface is directed to private property. Stormwater policy SP-003 requires mitigation if greater than 400 ft², thus no mitigation is required.

Floodplain Development

No comment.

Erosion and Sediment Control

The proposed project is likely to disturb more than 2500 ft² of soil. Therefore, an erosion and sediment control plan consistent with City of Edina Building Policy SP-002 will be required.

Street and Driveway Entrance

A driveway entrance permit will be required if the driveway entrance is modified or replaced.

Miscellaneous

A Minnehaha Creek Watershed District permit may be required, applicant will need to verify with the district.

Water connection permit dated 1952. Structure built 1928. Well is likely onsite. Provide a well location prior to starting work. Well sealing record required if not in use.

ENGINEERING DEPARTMENT

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

4914 Bruce Ave



1 in = 50 ft



The CITY of
EDINA



July 5, 2022

Survey Responses

Public Hearing Comments-4914 Bruce Ave

Better Together Edina

Project: Public Hearing: 4914 Bruce Ave



VISITORS					
1					
CONTRIBUTORS			RESPONSES		
0			0		
0	0	0	0	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

No Responses



The CITY of
EDINA

B-22-14, 4914 Bruce Ave

Front Yard Setback

Fence Height Variance



The CITY of
EDINA





The CITY of EDINA

NOTES

1. OBSERVED UTILITIES MAY BE SHOWN; OTHER UTILITIES ARE NOT SHOWN.
2. MARKINGS FOR BUS UNDERGROUND UTILITY LOCATE ARE NOT SHOWN.
3. THIS SITE WAS LAST OBSERVED ON DECEMBER 15, 2021.
4. LINE DIRECTIONS ARE BY ASSIGNED RELATIVE BEARINGS.
5. SPOT ELEVATIONS SHOWN ARE ON NAVD83 DATUM.
6. IRON MONUMENT TO BE SET AND STAMPED RLS 23056. O
7. IRON PIN MONUMENT FOUND. •

I HEREBY CERTIFY THAT THIS SURVEY, PLAT, RESECTION, 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.
NAME: JAMES MICHAEL BRIDELL, RLS.

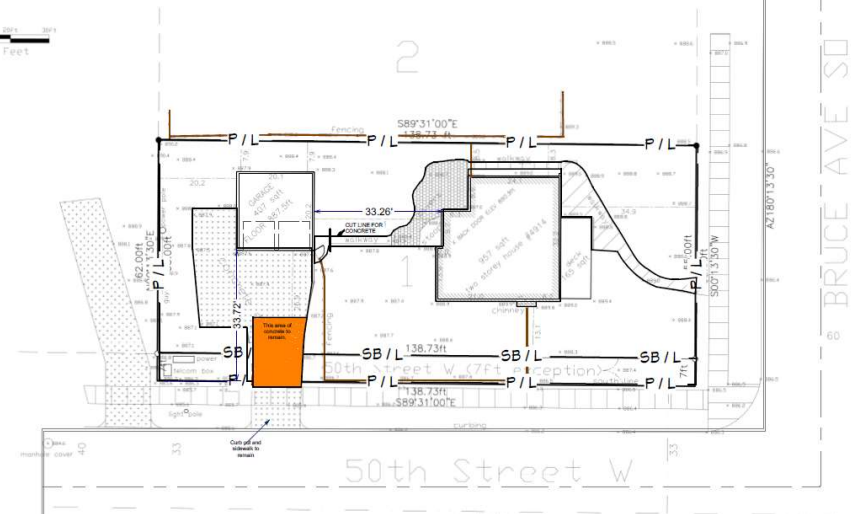
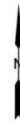
EDINATOR: *Jana Sidel* DATE: DEC 16, 2021
Professional Land Surveyor, Minnesota License No. 23056
Firm Name: State Engineering & Surveying Company
This certification is valid to CURRENT SITE CONDITION.

PARCEL ID: 180206430143

LEGAL DESCRIPTION: Country Club District Fairway Section Lot 1, Block 14, Except Street

** According to Hennepin County Property Use Tax Records, all easements recorded or unrecorded, if any, are not shown. A title opinion is not provided by the Surveyor.

Scale in Feet

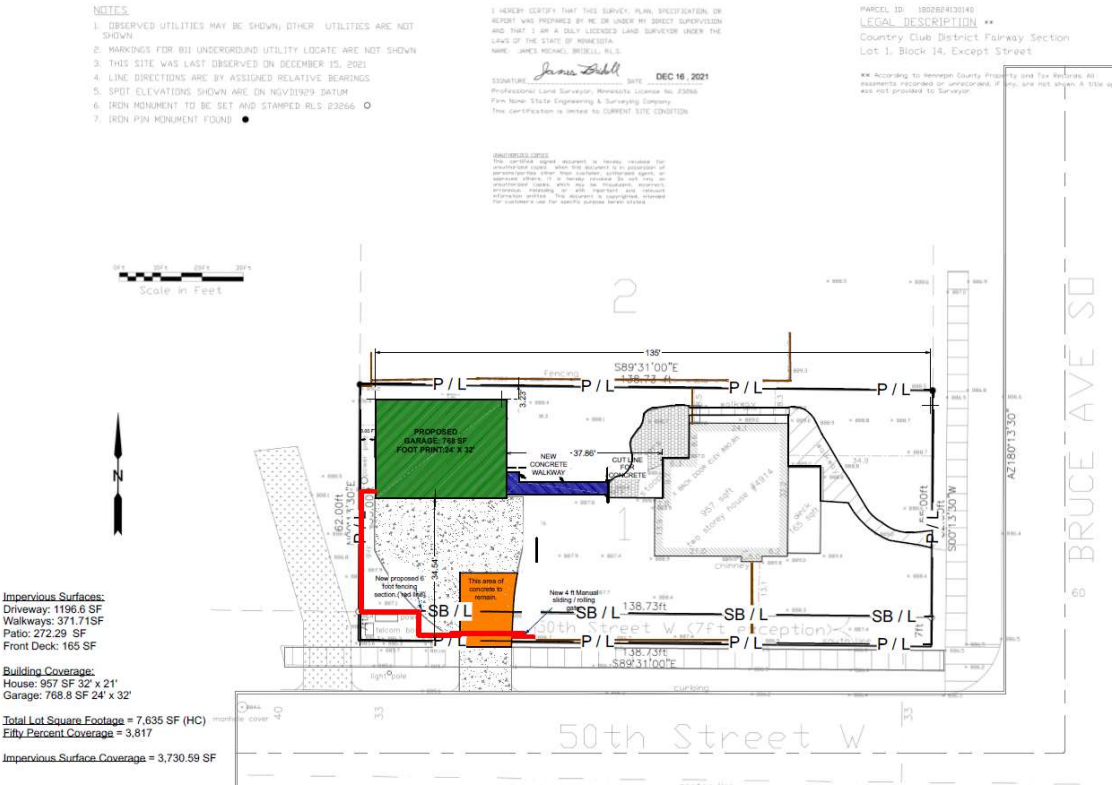


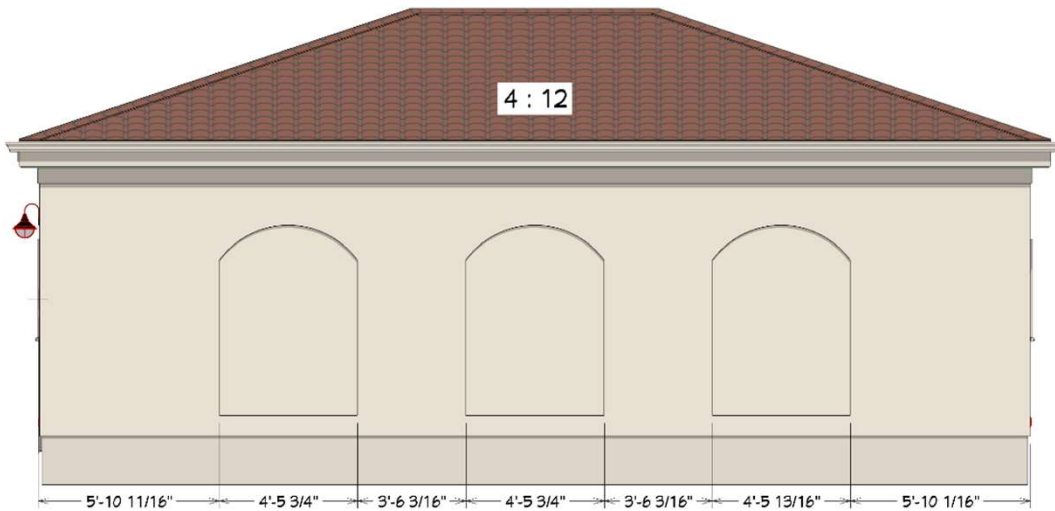
Compliance Table

Detached Garage Requirements	City Standard	Proposed
North Side – Side Yard	3 feet	51.6 feet
West Side – Rear Yard	3 feet	10.4 feet
South Side – Front Yard	119 feet	34.54 feet*
East Side – Front Yard	Match the existing setback to the property to the north	The proposed detached garage is located in the rear yard
Garage Height	18 feet	14.4 feet
Building Coverage Lots greater than 9,000sf	30%, no more than 2,250 square feet	24.7%
Impervious Surface Coverage	50%	44.29%
Fence Height Requirements for fences within Front Yard Setback	4 Feet	6 feet*



The CITY of EDINA





The CITY of
EDINA





The CITY of EDINA

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7. IRON PIN MONUMENT FOUND.

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NAME: JAMES MICHAEL BRIDELL, RLS.

SIGNATURE: *James Michael Bridell* DATE: DEC 16, 2021

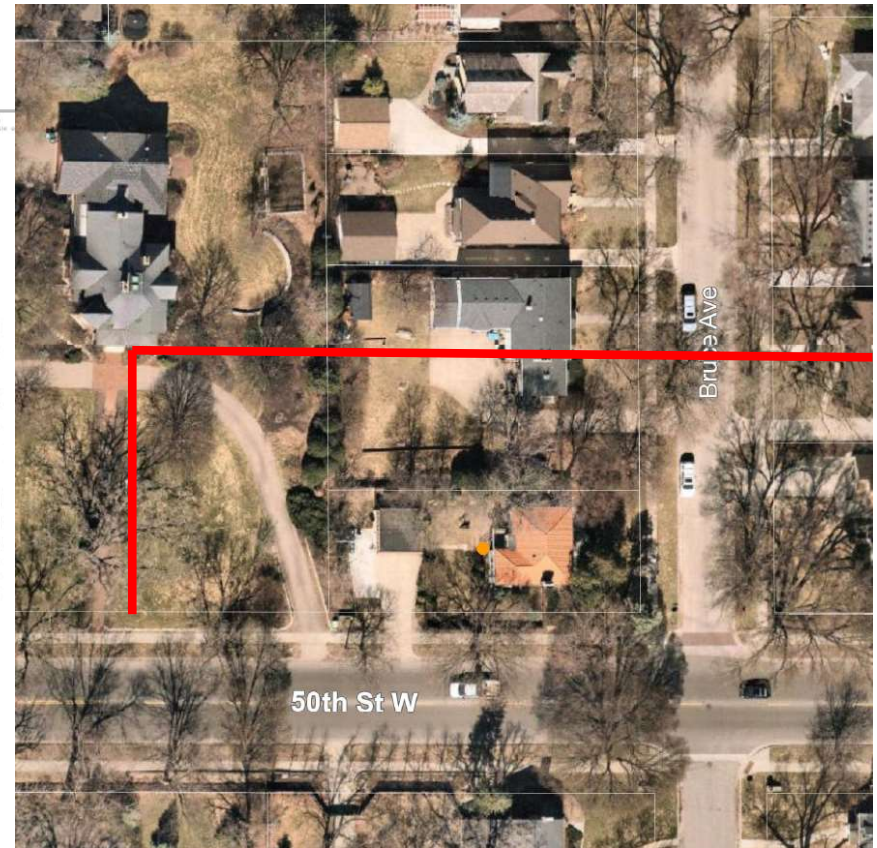
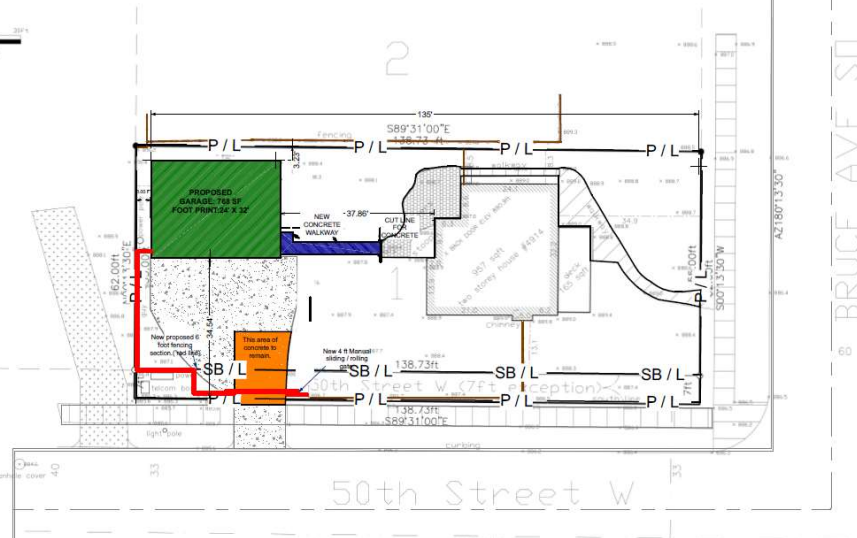
Professional Land Surveyor, Minnesota License No. 23266
Firm Name: State Engineering & Surveying Company
The certification is subject to current site condition.

UNRECORDED LINES
The unrecorded lines represent a survey required for construction. When the document is a plan of subdivision, the unrecorded lines represent a survey required for subdivision. If a survey is required for subdivision, the unrecorded lines represent a survey required for subdivision. If a survey is required for subdivision, the unrecorded lines represent a survey required for subdivision.

PARCEL ID: 000000000000
LEGAL DESCRIPTION
Country Club District Parkway Section
Lot 1, Block 14, Except Street

** According to Hennepin County Property and Tax Records, all easements recorded or unrecorded, if any, are not shown. A title is not provided to Surveyor.

SCALE: 1" = 20' FT



NOTES

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NAME: JAMES MICHAEL BRIDELL, RLS.

SIGNATURE: *James Michael Bridell* DATE: DEC 16, 2021
Professional Land Surveyor, Minnesota License No. 23266
Firm Name: State Engineering & Surveying Company
This certification is limited to CURRENT SITE CONDITION

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PARCEL ID: 1882824130145

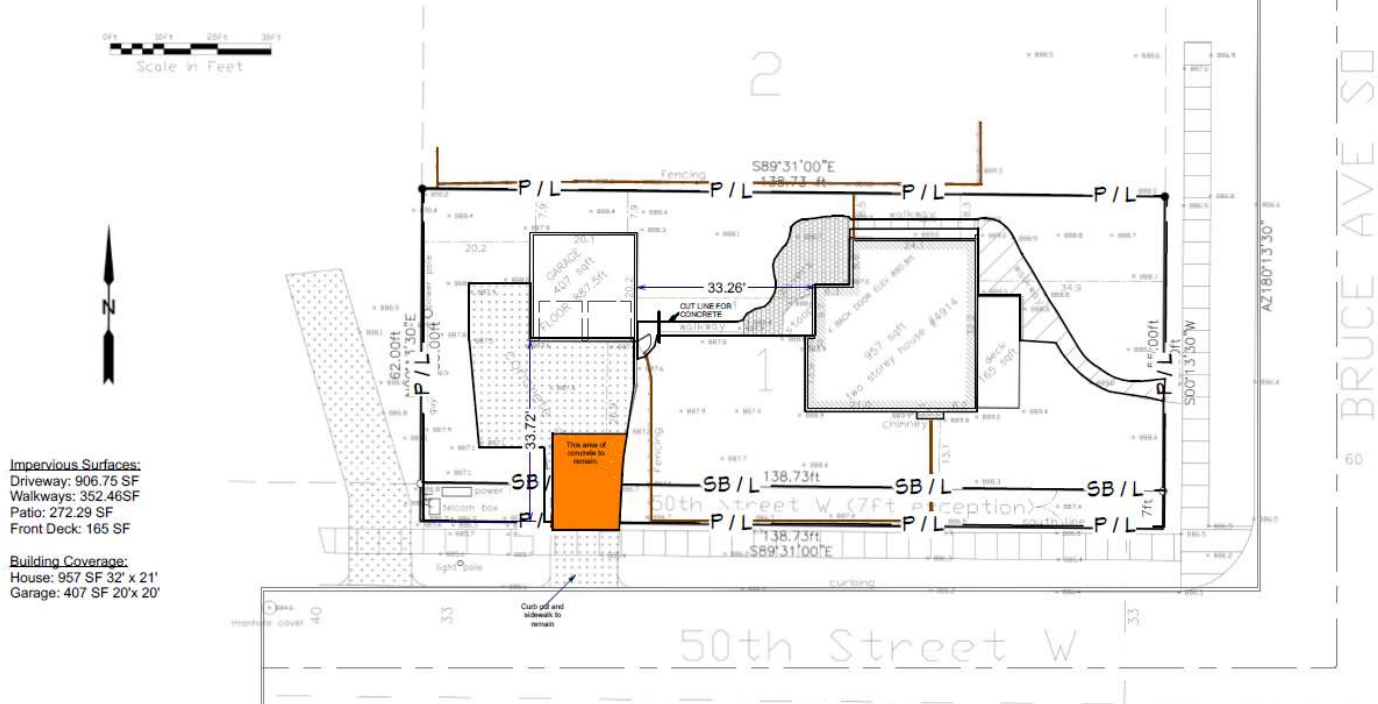
LEGAL DESCRIPTION **

Country Club District Fairway Section
Lot 1, Block 14, Except Street

** According to Hennepin County Property and Tax Records, all easements recorded or unrecorded, if any, are not shown. A title report will not be provided to Surveyor.



The CITY of EDINA





CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: August 10, 2022

Agenda Item #: VII.A.

To: Planning Commission

Item Type:

Report and Recommendation

From: Cary Teague, Community Development Director

Item Activity:

Subject: 2023 Planning Commission Work Plan

Discussion

ACTION REQUESTED:

No action requested.

INTRODUCTION:

Continue discussion on the 2023 Work Plan.

ATTACHMENTS:

Draft 2023 Work Plan



Commission: Planning Commission 2023 Annual Work Plan Proposal

Initiative # 1	Initiative Type <input type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input checked="" type="checkbox"/> 3 (Review & Recommend) <input checked="" type="checkbox"/> 4 (Review & Decide)		
Initiative Title: Review Land Use Applications	Deliverable: Final Decisions on variances and recommendations to the City Council on CUP, Site Plans and Rezoning	Leads: Staff	Target Completion Date On-going
		Sub-Committee or Working Group	
Budget Required: (Completed by staff) No budget required.			
Staff Support Required (Completed by staff): Yes. 60-80 staff hours per week (between 3 planners and administrative assistant)			
Liaison Comments: This is the bulk of the Planning Commission responsibilities; including reviewing the packets (staff reports, plans, studies, and applicant narratives twice per month)			
City Manager Comments:			
Progress Q1:			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative #2	Initiative Type <input type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input checked="" type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)		
Initiative Title: Continuation of the off-street parking regulations.	Deliverable: Recommendation to the City Council	Leads: Agnew, Miranda, Strauss	Target Completion Date
		Sub-Committee or Working Group	
Budget Required: (Completed by staff) No budget required.			
Staff Support Required (Completed by staff): Yes.			
Liaison Comments:			

City Manager Comments:
Progress Q1:
Progress Q2:
Progress Q3:
Progress Q4:

Initiative # 3	Initiative Type <input type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input checked="" type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)		
Initiative Title: Accessory Dwelling Unit. This would be a follow-up/continuation of the work done in 2022.	Deliverable: Recommendation to the City Council	Leads Smith, Bennett, Miranda Sub-Committee or Working Group	Target Completion Date
Budget Required: (Completed by staff) No.			
Staff Support Required (Completed by staff): 5 hours per week?			
Liaison Comments:			
City Manager Comments:			
Progress Q1:			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative #4	Initiative Type <input type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input checked="" type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)		
Initiative Title: Consider "Areas of Potential Change" for future small area planning.	Deliverable: Recommendation to the City Council	Leads Miranda, Bennett Sub-Committee or Working Group	Target Completion Date

Budget Required: (Completed by staff) No.
Staff Support Required (Completed by staff): Yes. 10-20 hours?
Liaison Comments:
City Manager Comments:
Progress Q1:
Progress Q2:
Progress Q3:
Progress Q4:

Initiative # 5	Initiative Type <input type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input checked="" type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)		
Initiative Title: Adding conditions to conditionally permitted uses focusing on sustainability.	Deliverable: Recommendation to the City Council regarding an ordinance amendment	Leads Sub-Committee or Working Group	Target Completion Date
Budget Required: (Completed by staff) No.			
Staff Support Required (Completed by staff): 40+?			
Liaison Comments:			
City Manager Comments:			
Progress Q1:			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative # 6	Initiative Type <input type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input checked="" type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)		
		Leads Alkire	

Initiative Title: Zoning Ordinance Amendment regarding commercial landscaping	Deliverable: Recommendation to the City Council regarding an ordinance amendment	Sub-Committee or Working Group	Target Completion Date
Budget Required: (Completed by staff) No.			
Staff Support Required (Completed by staff): 40?			
Liaison Comments:			
City Manager Comments:			
Progress Q1:			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative #7	Initiative Type <input type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input checked="" type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)		
Initiative Title: Development Review/Sketch Plan Process follow up.	Deliverable: Recommendation to City Council on development process.	Leads Olson, Bennett Sub-Committee or Working Group	Target Completion Date
Budget Required: (Completed by staff) Are there funds available for this project? If there are not funds available, explain the impact of Council approving this initiative.			
Staff Support Required (Completed by staff): How many hours of support by the staff liaison? Communications / marketing support?			
Liaison Comments:			
City Manager Comments:			
Progress Q1:			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Parking Lot: (These items have been considered by the BC, but not proposed as part of this year's work plan. If the BC decides they would like to work on them in the current year, it would need to be approved by Council.)
