Agenda
Planning Commission
City Of Edina, Minnesota
City Council Chambers

Wednesday, May 8, 2024
7:00 PM

Watch the meeting on cable TV or at EdinaMN.gov/LiveMeetings or Facebook.com/EdinaMN.

Participate in Public Hearing(s):
Call 312-535-8110
Enter access code 2634 593 3835
Password is 5454
Press *3 on your telephone keypad when you would like to get in the queue to speak
A staff member will unmute you when it is your turn

I. Call To Order

II. Roll Call

III. Approval Of Meeting Agenda

IV. Approval Of Meeting Minutes

A. Regular Meeting Minutes from April 11, 2024

V. Special Recognitions And Presentations

A. University of Minnesota Resilient Communities Project Study Report

VI. 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.

VII. Public Hearings

A. B-24-03 Variance request for 5416 Grove

VIII. Reports/Recommendations

A. Lincoln and Londonderry Small Area Plan Working Group Chair Selection

IX. Chair And Member Comments

X. Staff Comments

XI. 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: May 8, 2024

Agenda Item #: IV.A.

To: Planning Commission

Item Type: Minutes

From: Liz Olson, Planning Administrative Support Specialist

Item Activity: Action

Subject: Regular Meeting Minutes from April 11, 2024

ACTION REQUESTED:
Approve Regular Meeting Minutes and Special Work Session Minutes from April 11, 2024.

INTRODUCTION:

ATTACHMENTS:

Regular Meeting Minutes 4-11-24

Draft Minutes☒
Approved Minutes☐
Approved Date: ___, 2024

Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
April 11, 2024

I. Call To Order

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

II. Roll Call

Answering the roll call were: Commissioners Alkire, Bornstein, Miranda, Daye, Padilla, Smith, Hahneman, Felt, Hu, and Chair Bennett. Staff Present: Cary Teague, Community Development Director, and Liz Olson, Administrative Support Specialist.

Absent from the roll call: Commissioner Schultze.

III. Approval Of Meeting Agenda

Commissioner Miranda moved to approve the April 11, 2024, agenda. Commissioner Felt seconded the motion. Motion carried.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, March 27, 2024

Commissioner Padilla moved to approve the March 27, 2024, meeting minutes and Special Work Session minutes. Commissioner Hahneman seconded the motion. Motion carried.

V. Community Comment

None.

VI. Public Hearings

A. Comprehensive Plan Amendment, Rezoning and Subdivision – 5120 & 5124 Hankerson Avenue

Director Teague presented the request of Donnay Homes, Inc. for a Comprehensive Plan Amendment, Rezoning and Subdivision. Staff recommends approval of the Comprehensive Plan amendment, rezoning and subdivision, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Steve Behnke, Donnay Homes via Zoom, addressed the Commission and answered questions.

Mr. Paul Donnay, Donnay Homes, helped answer Commission questions.

Public Hearing

Mr. Ryan Beckman, 5146 Hankerson, addressed the Commission regarding the HOA.

Ms. Beth Johnson, 5012 Bedford, addressed the Commission with her concerns about the subdivision.

Mr. James Pohle, 5148 Hankerson, addressed the Commission indicating his approval of the project.

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

The Commission discussed the Comprehensive Plan Amendment, Rezoning and subdivision and the meeting can be viewed on the official City website.

Motion

Commissioner Felt moved that the Planning Commission recommend approval to the City Council of the Comprehensive Plan Amendment, Rezoning and Subdivision at 5120 & 5124 Hankerson Avenue as outlined in the staff memo subject to the conditions and findings therein. Commissioner Hahneman seconded the motion. Motion carried 6 ayes, 3 nays (Padilla, Daye, Bornstein).

B. Site Plan with Variance and Subdivision – Edina Endodontics, 7300 Metro Boulevard

Director Teague presented the request of Edina Endodontics for a sit plan with variances and subdivision. Staff recommends approval of the site plan with variances and subdivision, as requested subject to the findings and conditions listed in the staff report.

Staff answered Commission questions.

Appearing for the Applicant

Mr. Ben Krasnik, design team and Chris Whitehouse, architect, addressed the Commission and answered questions.

Public Hearing

None.

Commissioner Felt moved to close the public hearing. Commissioner Padilla seconded the motion. Motion carried.

Chair Bennett indicated his wife works for the development team so he would abstain from the vote.

The Commission discussed the site plan with variance and subdivision for Edina Endodontics and the meeting can be viewed on the official City website.

Motion

Commissioner Felt moved that the Planning Commission recommend approval to the City Council of the sit plan with variances and subdivision for Edina Endodontics at 7300 Metro Boulevard as outlined in the staff memo subject to the conditions and findings therein. Commissioner Daye seconded the motion. Motion carried 8 ayes, 0 nays, 1 abstain (Bennett).

VII. Reports/Recommendations

VIII. Chair and Member Comments

Received.

IX. Staff Comments

Received.

X. Adjournment

Commissioner Felt moved to adjourn the April 11, 2024, Meeting of the Edina Planning Commission at 9:10 PM. Commissioner Padilla seconded the motion. Motion carried.

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
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Date: May 8, 2024

Agenda Item #: V.A.

To: Planning Commission

Item Type:
Report and Recommendation

From: Matthew Gabb, Sustainability Specialist

Item Activity:
Information

Subject: University of Minnesota Resilient Communities Project Study Report

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ACTION REQUESTED:
None; information only.

INTRODUCTION:
In 2025, the City will be analyzing Edina's greenhouse gas emissions and the Climate Action Plan's implementation to evaluate if we are on track to meet the CAP's emissions reduction goals. To prepare for that evaluation, the City applied for and received a University of Minnesota Resilient Communities Project (RCP) student team. The City was matched with a Humphrey School of Public Affairs graduate student capstone group composed of students in public policy, urban planning, and environmental science and technology. As this study's findings will be applicable and transferable across the Twin Cities, the Metropolitan Council helped sponsor the project.

The City asked the student team to analyze if the CAP's densification goals were sufficient to achieve its vehicle miles traveled (VMT) reduction and transit ridership increase goals. The team conducted statistical regressions, developed a transportation decision-making framework, and completed a peer city analysis. This informed their statistical modeling in Urban Footprint (the same modeling software used by the Metropolitan Council) to analyze the impact various strategic density scenarios would have on VMT, transit ridership, and greenhouse gas emissions. Their final study offers the City and region multiple paths forward to achieve the goals of both the Climate Action Plan and Comprehensive Plan.

ATTACHMENTS:

Edina Density Study Summary

Presentation

City of Edina Density Study Summary

Humphrey School of Public Affairs Capstone Project – Spring 2024

The City of Edina (the City) has outlined a series of strategies in its Climate Action Plan (CAP) to reduce greenhouse gas emissions while achieving economic growth, furthering social equity, and improving the well-being of the local environment.

To help meet the City's goal of 45% greenhouse gas (GHG) reduction by 2030, the CAP identifies five strategies related to transportation and land use patterns, three of which are of concern to this study:

TL 1: Decrease community-wide vehicle miles traveled (VMT) by 7% by 2030

TL 2: Double public transit commuter ridership from 3.3% to 6.6% by 2030

TL 3: Increase average population per developed acre by 4% by 2030

This study seeks to better understand this relationship and determine whether the projected density increases are likely to be sufficient to meet the City's transportation goals. Three research questions were asked:

Is density the right approach?

Edina's climate strategy must involve increasing density, a strategy which has proven effective for reducing VMT, especially in conjunction with other policies. However, a 4% increase in residential density will not be sufficient for Edina to meet its CAP goals.

Which approaches to density are most effective?

Edina should target density increases around **specific nodes and corridors.** City-wide density increases are less efficient at encouraging sustainable transportation options like walking, rolling, transit, and biking. Recommended zoning strategies can be found on the reverse side.

What policy actions are needed?

The City of Edina can take a range of policy actions aimed at allowing and encouraging targeted population density increases while **maximizing the benefits** of that density. Policy recommendations can be found below.

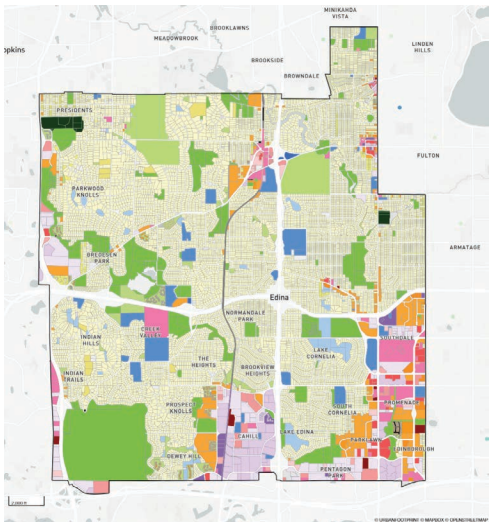
Recommended Policy Actions	
Land Use	
Recategorize Neighborhood Nodes as Mixed-Use Centers, and Mixed-Use Centers as Community Activity Centers	Achieve Thrive MSP 2040 Transportation Policy Plan density minimums in existing and future transit corridors
Allow commercial uses at corner parcels on France Avenue, with at least duplexes permitted along the whole corridor	Disallow new construction and/or operation of drive-thru enterprises.
When conducting corridor-based zoning, include abutting lots on parallel streets in addition to the corridor itself	Continue to support ADU development
Built Form	
Replace maximum building coverage requirement with existing maximum impervious surface coverage requirement	Supplement maximum height and density standards with minimum height and density standards.
Reduce minimum lot size to 4,500 square feet	Decrease front setback requirements
Adopt a set of objective design standards	Reduce height transition requirements
Transportation	
Eliminate parking requirements; if infeasible, cap maximums at one per unit at the highest.	Study and remediate barriers to active transportation access to transit stops
Update the TDM Policy with objective, points-based standards	

Zoning Scenario Analysis

Using the Urban Footprint software, we tested several scenarios to compare the effectiveness of different zoning strategies. Strategies which employed **targeted density increases**, around commercial areas, along transit corridors, and near regional bicycle trails consistently performed better than citywide density increases.

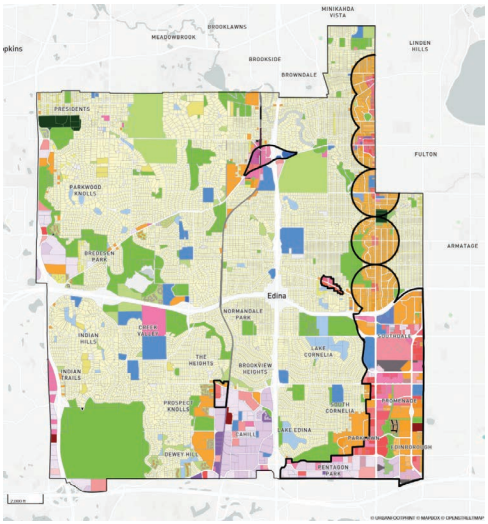
We developed three recommended scenarios, combining the most effective strategies. Each of these scenarios builds upon the last, with the "Basic" scenario representing the bare minimum of zoning changes required to support a shift toward sustainable transportation modes in Edina. The "Preferred" scenario is the one that combines the most effective of all targeted density strategies, and will have a transformative change toward reaching Edina's climate goals.

Existing Conditions



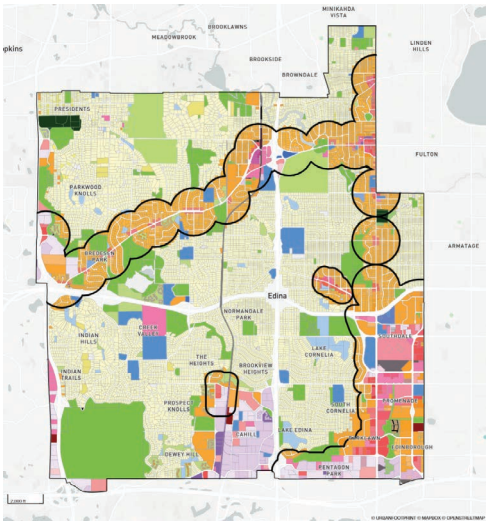
Recommended Scenarios

"Basic"



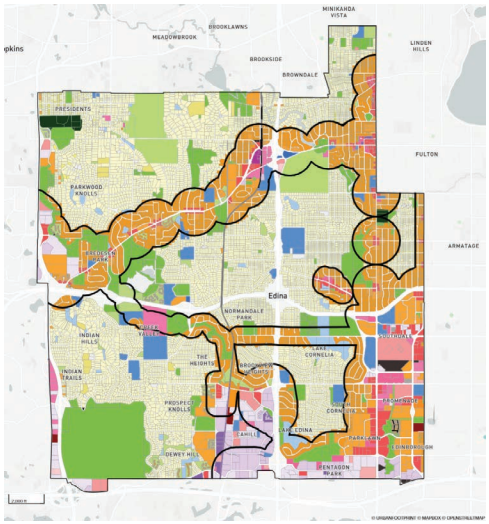
Increases allowable density around the six "Areas of Change" as defined in Edina's Comprehensive Plan as well as within a quarter mile of future E Line stations. The bare minimum of targeted density increases that will be required to move the needle on the Climate Action Plan goals.

"Enhanced"



Builds on the previous scenario by adding softer density increases within 500 feet from the "Areas of Change" as well as within a quarter mile of a reimagined "Better Route 46", which continues west from the Grandview neighborhood along Vernon Avenue and Lincoln Drive, terminating at the future Green Line Opus Station in Minnetonka.

"Preferred"



Adds increased allowable density within 500 feet of the Regional Bicycle Transportation Network as well as within a quarter mile of major healthcare facilities. This is the most impactful scenario for reaching Edina's Climate Action Plan goals.

The full analysis is available in the City of Edina Density Study report

HUMPHREY SCHOOL OF PUBLIC AFFAIRS
UNIVERSITY OF MINNESOTA

The CITY of EDINA

Resilient Communities Project
UNIVERSITY OF MINNESOTA

City of Edina Density Study

Humphrey School of Public Affairs Capstone Project
Spring 2024

Kenton Briggs, Holly Leaf, Greg Olberding,
Johnny Menhennet, Jem Thompson, and Yuping Wu

Instructor: Nichola Lowe

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Project Overview

Purpose:
The City of Edina wants to understand **whether its current density goals**, as outlined in the City's Climate Action Plan (CAP), **are sufficient** to meet its VMT reduction and commuter transit mode share targets by 2030.

Transportation and Land Use goals:

TL 1 – Decrease community-wide vehicle miles traveled (VMT) by 7% by 2030
TL 2 – Double public transit commuter ridership from 3.3% to 6.6% by 2030
TL 3 – Increase average population per developed acre by 4% by 2030

Why does this matter?

- In 2019, Edina committed to reducing emissions by 45% by 2030
- Transportation accounted for 41% of carbon emissions in Edina in 2019

Therefore, decreasing VMT and increasing transit ridership are crucial for Edina to meet its climate goals.

Research Questions

Is density the right approach?

Which approaches to density are most effective?

What policy actions are needed?

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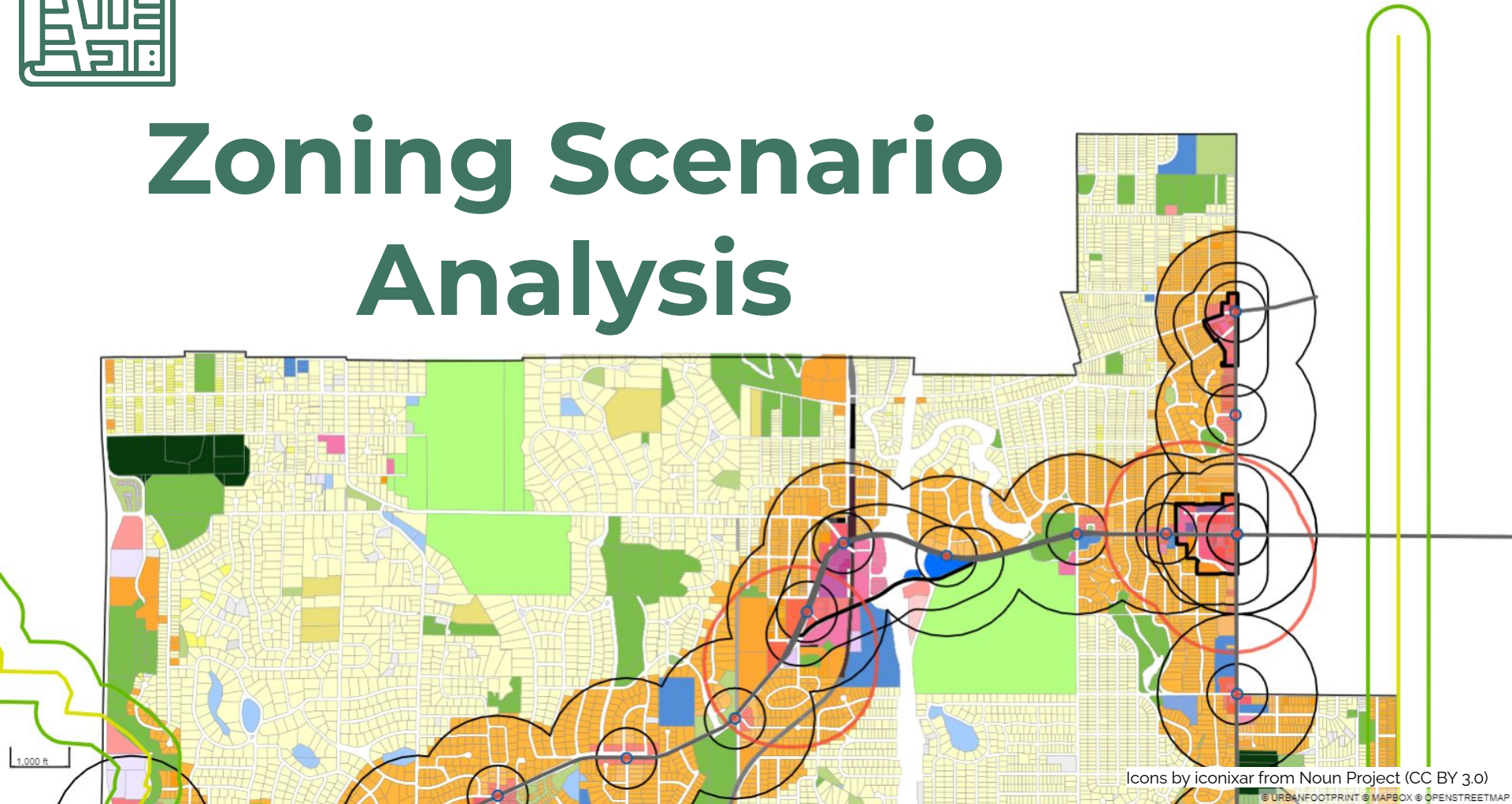
Key Conclusions

- **Existing density targets will not be sufficient** to meet VMT and transit ridership goals
- **Targeted density** performs better than citywide density
- **Supporting policies** will help maximize the benefits of density
- **Density is about more than just transportation**, higher density increases energy and water usage efficiency, further reducing GHG

Zoning Scenario Analysis



Icons by iconixar from Noun Project (CC BY 3.0)

Scenario Analysis – Introduction

- Urban Footprint allows us to measure what changes may occur in scenarios based on zoning changes down to the parcel
- Four Metrics
  - Density (DU/Acre)
  - Vehicle Miles Traveled (VMT) per Capita
  - Greenhouse Gas Emissions (GHG) per Capita
  - Public Transit Mode Share (Transit Usage)
- Developed Impact Score to measure effectiveness of scenarios

Scenario Approaches

Base Scenario

Citywide Density

'Areas of Change'

Sustainable Transportation

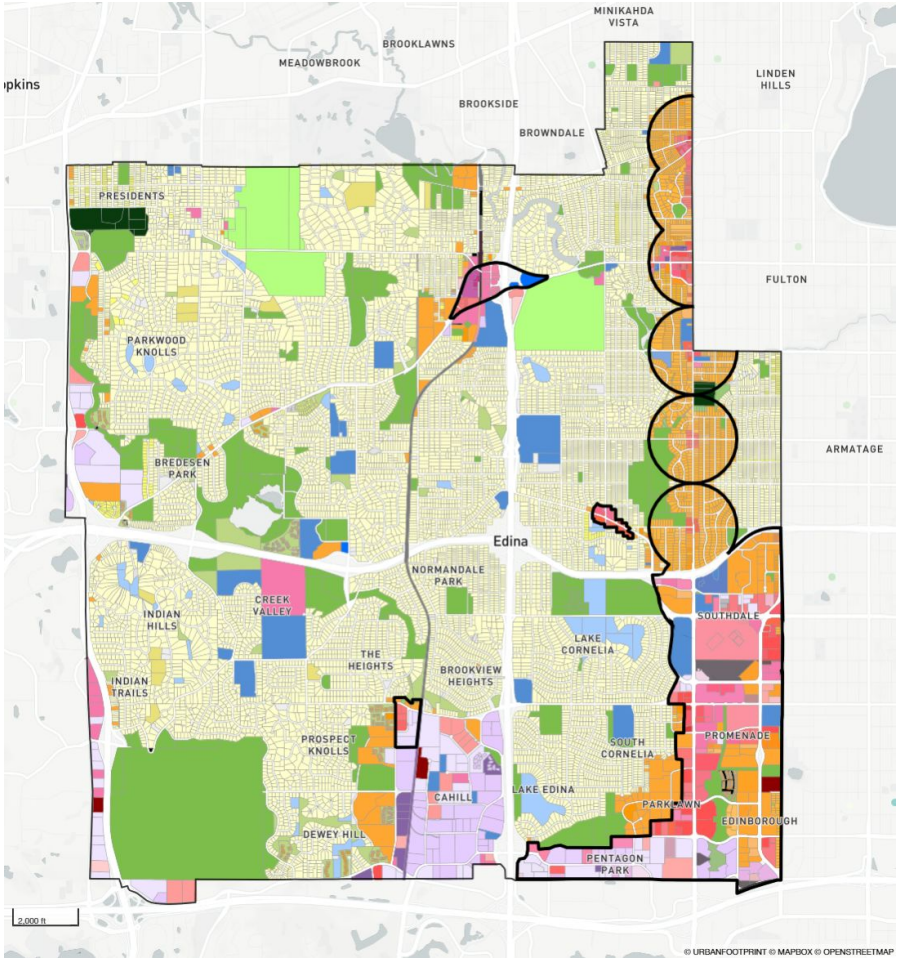
Essential Destinations

Icons by Lars Meiertoberens, Naut Astro, Arthur Shlain, Epic Icon Designs, & b farias from Noun Project (CC BY 3.0)

‘Basic’ Scenario

- ‘Areas of Change’
- E Line Corridor

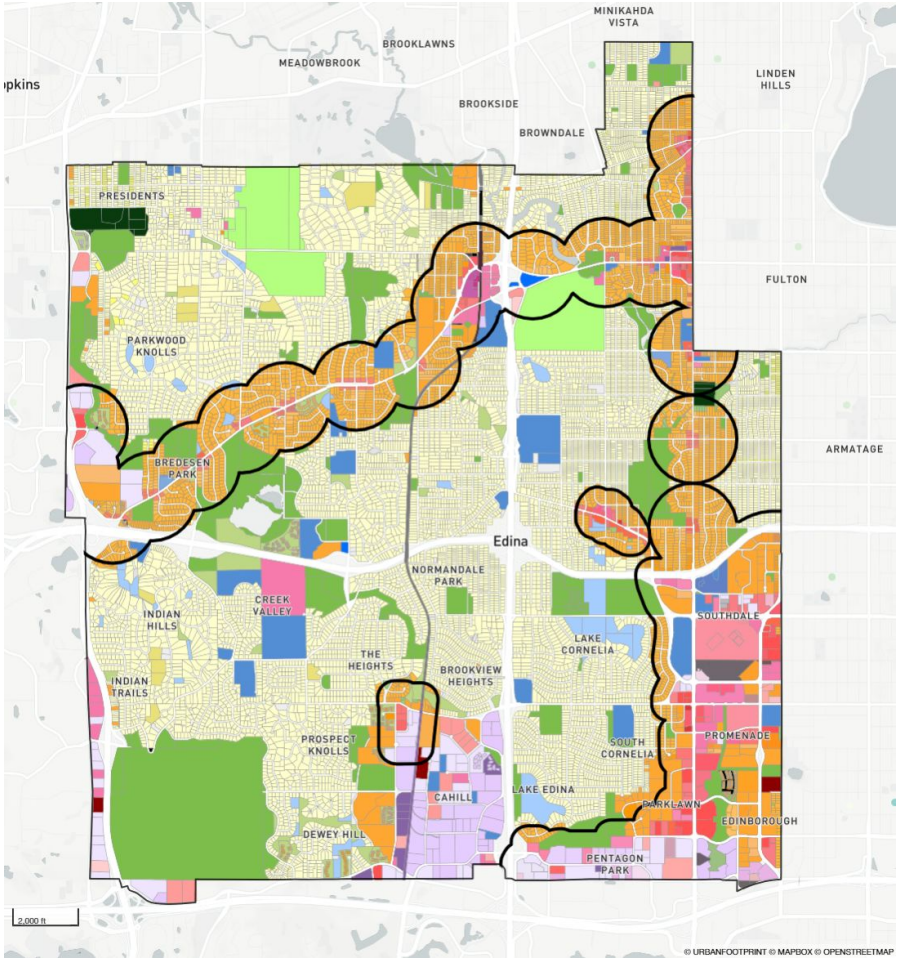
Metric	Change (%)
Density	32.34%
VMT/capita	-17.29%
GHG/capita	-16.37%
Transit Usage	13.35%



‘Enhanced' Scenario

- ‘Area of Change’ with 500 ft Buffer
- E Line Corridor
- East-West Corridor (Better Metro Transit Route 46)

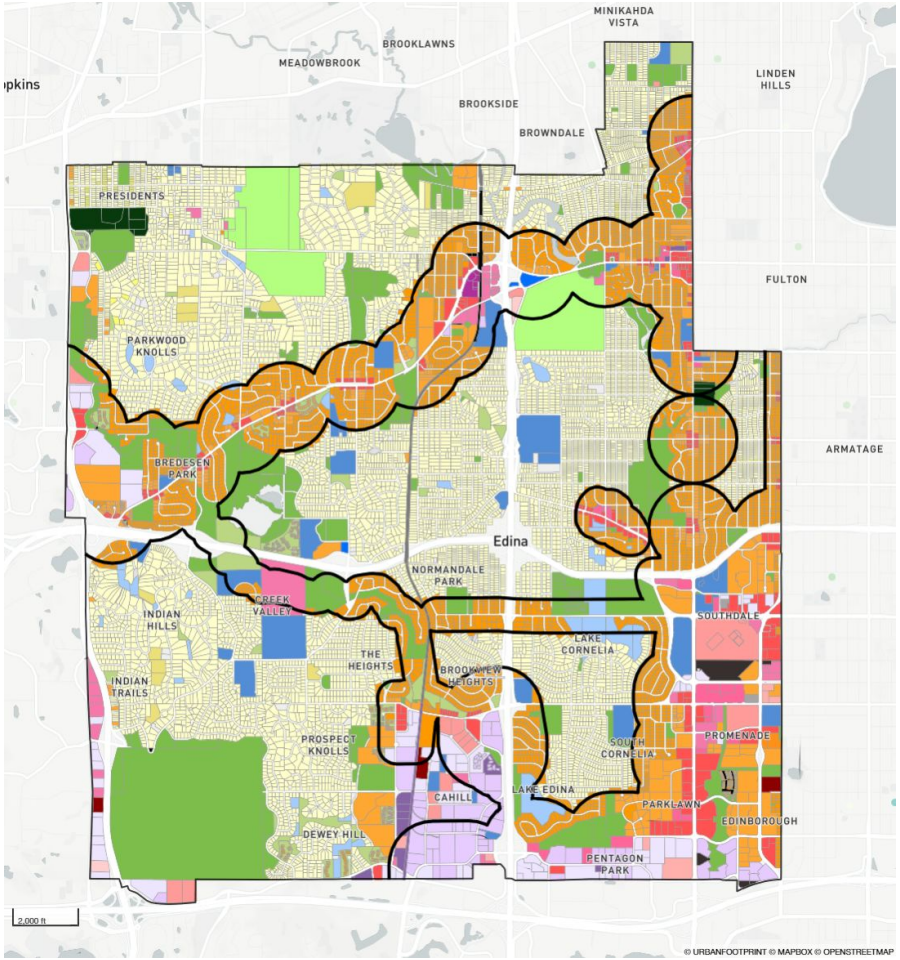
Metric	Change (%)
Density	42.43%
VMT/capita	-22.09%
GHG/capita	-24.41%
Transit Usage	13.34%



‘Preferred’ Scenario

- ‘Areas of Change’ with 500 ft Buffer
- E Line Corridor
- East-West Corridor (Better Route 46)
- Regional Bicycle Transportation Network (RBTN)
- Major Healthcare Facilities

Metric	Change (%)
Density	45.75%
VMT/capita	-25.01%
GHG/capita	-27.07%
Transit Usage	13.87%



Policy Recommendations

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Climate Action Plan Goal Amendments

***Primary Recommendation*:** A 4% residential density increase is **insufficient** to achieve other City-adopted goals. **Align targets** for population density with result-driven analysis of growth scenarios that *do* meet the VMT reduction and GHG reduction targets. The CAP, Comp Plan, and regional planning policy should agree on growth targets.

***Secondary Recommendation*:** In the Transportation and Land Use section, add a specific action that **addresses active transportation mode share**.

TL 3: Increase average population per developed acre by 4% by 2030

$\neq$

TL 1: Decrease community wide VMT by 7% by 2030

TL 2: Double public transit commuter ridership from 3.3% to 6.6% by 2030

Recommended Actions – Land Use

Carbon emissions are inextricably tied to land use. We recommend enacting meaningful changes to land use policy in select areas to ensure Edina meets its own adopted CAP goals.

Example Recommendation:

Achieve **density minimums** along transit lines as set by the Metropolitan Council to encourage increased and reinstated transit service. In addition to being rewarded with increased transit service, this strategy dovetails with our **data-driven scenario analysis** which proves the mode shift impact of encouraging increased density near transit.

Recommended Actions – Built Form

Flexibility in built form is required to realize development consistent with Edina's climate goals. We recommend enacting meaningful changes to the built form guidelines to allow for a greater diversity of housing options, thereby aiding in CAP goals.

Example Recommendation:

For new multi-unit construction, replace building coverage requirement with ***existing* impervious surface coverage requirements**. This ensures that sites have more developmental flexibility and capacity but no adverse impact to runoff or green space.

Recommended Actions – Transportation

Climate goals are not achievable with changes to land use and built form alone. We recommend further action with regard to transportation policy to encourage more sustainable transportation choices.

Example Recommendation:

Update the City's Travel Demand Management Policy with **objective standards** and a **data-informed points-based methodology**. Objective standards can streamline development, enhance the potential to get more transit cards into the hands of residents/employees, and **increase accessibility** to destinations through alternative means of travel.

Thank You!

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Resilient Communities Project
UNIVERSITY OF MINNESOTA

Special Thanks

Matthew Gabb, City of Edina
Addison Lewis, City of Edina
Marisa Bayer, City of Edina
Andrew Scipioni, City of Edina
Michael Greco, Resilient Communities Project
Stina Kielsmeier-Cook, Resilient Communities Project
Eric Wojchik, Metropolitan Council
MacKenzie Young-Walters, Metropolitan Council
David Burns, Metropolitan Council
Dennis Farmer, Metropolitan Council
Peter Wilfahrt, Metropolitan Council
Samuel Limerick, Metropolitan Council
Nichola Lowe, Humphrey School of Public Affairs
Yingling Fan, Humphrey School of Public Affairs
Frank Douma, Humphrey School of Public Affairs
Greg Lindsey, Humphrey School of Public Affairs
Angie Fertig, Humphrey School of Public Affairs
Eric Lind, Center for Transportation Studies
Duncan Kay, Urban Footprint

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: May 8, 2024

Agenda Item #: VII.A.

To: Planning Commission

Item Type: Report and Recommendation

From: Kris Aaker Assistant Planner

Item Activity: Action

Subject: B-24-03 Variance request for 5416 Grove

ACTION REQUESTED:
Deny the variance request.

INTRODUCTION:
A 2.8-foot west and .3-foot east, side yard setback variance from the 10-foot requirement for a tear down/rebuild.

Better Together Edina Public Input

ATTACHMENTS:

Staff Report
Site location
Applicant justification
Engineering Memo
Applicant Narrative
Survey, Plans and renderings
Applicant Presentation
Staff Presentation
Better Together Public Input Report

STAFF REPORT

Date: May 8, 2024

To: PLANNING COMMISSION

From: Kris Aaker, Assistant City Planner

Subject: B-24-03, A variance at 5416 Grove Street from Sec. 36-439 of the Edina City Code to allow for a 2.8-foot west and .3-foot east, side yard setback variance from the 10-foot requirement for a tear down/rebuild on an existing nonconforming foundation.

Information / Background:

The subject property is located on the north side of Grove Street consisting of a one-story walk-out home with an attached two-car garage built in 1985. The plan is to replace the existing nonconforming home with a new two-story home atop the existing nonconforming basement. The existing basement will include an addition into the rear yard. The new construction will replace a one-story single-family, two car garage home, with a two-story single-family three-car garage home. The plan removes the home to the foundation with the intention of retaining the existing basement while adding to the footprint into the rear yard.

The applicant is requesting variances for the same nonconforming side yard setbacks as the existing home. The existing foundation is located 7.2 feet from the west lot line and 9.7 feet from the east lot line instead of the minimum 10-foot setback required. The proposed two-story design is considered new home construction. More than 50% of the exterior walls of the current home will be removed triggering a new home designation and requiring that all aspects conform with current zoning requirements. Planning must view the property as a vacant lot with opportunities to achieve compliance within the current ordinance standards with any new home construction.

Surrounding Land Uses

Northerly:	Yancey Park zoned R-1 and guided low-density residential
Easterly:	Single Unit residential homes; zoned R-1 and guided low-density residential.
Southerly:	Single Unit residential homes; zoned R-1 and guided low-density residential.
Westerly:	Single Unit residential homes; zoned R-1 and guided low-density residential.

Existing Site Features

The subject property is a one-story home, built in 1985. The lot is 12,800 square feet in area and is located north of Grove Street.

The subject property will have the current home removed to the top of foundation maintaining the existing nonconforming side yard setbacks for all new construction.

Planning

Guide Plan designation: Low Density Residential
Zoning: R-1, Single Dwelling Unit District

Grading & Drainage

The Environmental Engineer has reviewed the application and submitted comments as attached in their memorandum. Per Engineering, the site drains to a structural flooding issue thus volume control is required. A stormwater management plan and final as-built survey are required. The home is outside of the floodplain (910.3) and meets the 2' freeboard standard as the existing LFE is 912.6. The exterior of the addition appears to be at roughly elevation 911.5. The exterior of the home must be floodproofed where the grade is less than 912.3.

Compliance Table

	City Standard	Proposed
North Side – Side Yard	50 feet OHWE	51.3 feet
West Side – Front Yard	10 feet	***7.2 feet/existing**
South Side – Rear Yard	29.95 feet	31.1 feet/existing
East Side – Side Yard	10 feet	***9.7 feet/existing**
Building Height	35.4 feet	31 Feet proposed
Building Coverage	25%	18.3% proposed
Surface coverage	50%	27% proposed
1st floor elevation	924.4 feet	923.4 feet

***Requires a variance**

PRIMARY ISSUES & STAFF RECOMMENDATION

Optional Actions

A case could be made for approval and denial of this project. Below provides options for the planning commission to consider:

Primary Issue

1. **Is the proposed variance justified?**

No.

Minnesota Statues and Edina Ordinances require that the following conditions must be satisfied affirmatively to grant a variance. The proposed variance will not:

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 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.

The proposed use is permitted in the R-1 Single Dwelling Unit District and complies with zoning standards, except for the existing side yard setbacks. The ordinance classifies the project as a new home on a vacant lot and not as a "remodel" on an existing foundation. It is presumed that a conforming new home may be designed for the property/vacant lot and that there are no practical difficulties or conditions preventing compliance. The threshold has been met to classify the project as a new home, which is the only opportunity for the city to bring the property into compliance with current zoning requirements.

City staff are unable to identify a practical difficulty that prevents reasonable use within the ordinance limitations.

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

The property is not unique in use, size, shape, or location. A new home can be built in compliance with the zoning ordinance but would require the removal of the basement, which is not the preference of the applicant. It is not the conditions of the lot that drive the need for a variance. The request is self-created and not a result of some unique aspect of the lot.

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

Granting the variance may possibly alter the essential character of the neighborhood. There is a general impression heard from residents that new homes are currently being over-built, are too tall and too close to lot lines even under current code limitations. Staff frequently hears from property owners who would like

to maintain existing nonconforming conditions on their property for new construction which is generally a much larger home than the previous home within an established and older neighborhood, believing the improvements will not violate the spirit or intent of the ordinance.

Primary Issue

Is the proposed variance justified?

Yes.

Minnesota Statues 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 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.

The proposed use is permitted in the R-1 Single Dwelling Unit District and complies with zoning standards, except for the existing side yard setbacks. The ordinance classifies the project as a new home on a vacant lot and not as a "remodel" with a new home constructed on an existing foundation. Keeping the foundation constructed in 1985 causes practical difficulties and conditions creating difficulty with compliance. The threshold has been met to classify the project as a new home, however, re-use of a solid precast spancrete foundation is both practical and sustainable. Staff identifies the existing nonconforming side yard setbacks as a practical difficulty that prevents reasonable use of an existing foundation within the current ordinance limitations. The side yard setbacks remain the same as when the home was constructed in 1985 and are similar to side yard setbacks of homes along the block and in the vicinity.

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

The property was developed, and the home was built under different code requirements. A new home can be built in compliance with the zoning ordinance but would require the removal of the existing basement, which is not as sustainable or practical as planned for a re-use of an existing structure. The conditions of nonconforming side yard setbacks present on the lot drive the need for a variance. The nonconforming foundation's location is not self-created and not a result of the homeowner's actions. Re-use of the foundation requires variance approval. Setbacks will not be reduced adjacent to side yards. Existing side yard setbacks will be maintained.

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

Granting the variance will not alter the essential character of the neighborhood. The side yard setbacks of the new home will remain the same as existing with all other zoning requirements in compliance. The existing nonconforming side yard setbacks are similar to others along the block and in the vicinity.

Approval

Approve the request for a 2.8-foot west and .3-foot east, side yard setback variance from the 10-foot requirement for a tear down/rebuild on an existing nonconforming foundation. Approval is based on the following findings:

1. The practical difficulty is caused by the location of the existing nonconforming foundation.
2. The request is reasonable as it will utilize an existing foundation that is presumed compliant when built in the 1980's.
3. The proposal is reasonable in that retaining the foundation is a practical and sustainable solution to constructing a new house on site.
4. There are circumstances that are unique to the subject property. Those unique circumstances include keeping the foundation which causes practical difficulties and conditions creating difficulty with compliance. The threshold has been met to classify the project as a new home, however, re-use of a solid precast spancrete foundation is both practical and sustainable.
5. The proposal would not alter the essential character of the neighborhood. There are similarly sized buildings with nonconforming side yard setbacks along the block.

Any approval is subject to the following conditions:

- Subject to plans and survey date stamped April15, 2024.
- A construction management plan for a new home building.
- Compliance with the tree ordinance.
- The exterior of the home must be floodproofed where the grade is less than 912.3.
- A stormwater management plan and final as-built survey are required.
- Nine Mile Creek Watershed District permit may be required, applicant will need to verify with the district.

Denial

Deny the request for a 2.8-foot west and .3-foot east, side yard setback variance from the 10-foot requirement to build a new home at 5416 Gove Street. Denial is based on the following findings:

1. The proposal does not meet the standards for variance.
2. Upon removal of the basement, there is no practical difficulty in complying with the ordinance for a new home.
3. When considering the property as a vacant lot, there are no unique circumstances present.
4. Granting the variance may alter the essential character of the neighborhood by continuing nonconforming setbacks for a two-story home replacing a single-story rambler.

Staff Recommendation

City staff has not been able to identify practical difficulties preventing reasonable use of the property as a vacant lot and cannot support the request given there are no unique circumstances with the plight of the petitioner self-created.

Staff recommends denial of the variance request for a 2.8-foot west and .3-foot east, side yard setback variance from the 10-foot requirement for a tear down/rebuild on an existing nonconforming foundation.

Deadline for a City decision: June 14, 2024.

5416 Grove

Parcels

Parcels

1 in = 53 ft

The CITY of EDINA

N
W E
S

May 2, 2024

Map Powered By DataFi

CITY OF EDINA
APR 08 2024
PLANNING DEPARTMENT

The Proposed Variance Will:

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

The **East side wall setback** is not confirming by 0.3 feet. The reason for the non-conformance remains unclear. The original survey done before the existing home was constructed (see exhibit) shows a setback of 11.9 feet at the rear. The spacing between the adjacent buildings measures 20.5 feet which appears to be accurate. Moving the foundation to correct such a negligible discrepancy of 0.3 feet would be extreme and unreasonable.

The **West side wall setback** is not confirming by 2.8 feet. The West Side wall supports the double garage, which has a workshop below it. The garage is supported by precast planks (spancrete) and it is practically not feasible to move the West side wall to comply with the current ordinance.

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

The proposed house will utilize the existing foundation. The quality of this foundation seems robust, showing no signs of cracks or water ingress. The garage will remain unchanged, except for a new roof. Due to the property's grading, the existing garage was excavated, and the lower space was transformed into a workshop. This uniqueness of the property makes it difficult to conform to new setback requirements while using the existing foundation.

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

The remodeled house will be in harmony with the existing neighborhood homes, which have been renovated over the years. The side yard setbacks will be in harmony with the general purposes and intent of the ordinance.

Not alter the essential Character of a neighborhood.

As depicted in the exhibit illustrating the building placement of adjacent homes, the proposed side yard setbacks and the remodeled home will not alter the essential character of the neighborhood. This house has **not** undergone upgrades since its original construction in 1984. However, with this variance the proposed remodeled home will blend in and match other existing homes better and enhance the Character of the neighborhood.

DATE: 4/22/2024
TO: Cary Teague – Planning Director
FROM: Ben Jore, PE – Senior Project Engineer
RE: **5416 Grove St. - 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. Plans reviewed included an existing condition survey dated 3/13/1985, floorplans dated 1/22/24, and proposed conditions survey dated 4/12/2024

Summary of Work
The applicant proposes to demo the existing home and construct a new home. The request is for a setback variance.

Easements
No comment.

Grading and Drainage
Site drains to the back low area where the runoff is collected by City storm sewer and eventually to Nine Mile Creek.

Stormwater Mitigation
A stormwater management plan has not been provided. The site drains to a structural flooding issue thus volume control is required. A stormwater management plan and final as-built survey are required.

Floodplain Development
The home is outside of the floodplain (910.3) and meets the 2' freeboard standard as the existing LFE is 912.6. However the exterior of the addition appears to be at roughly elevation 911.5. The exterior of the home must be floodproofed where the grade is less than 912.3.

Erosion and Sediment Control
An erosion and sediment control plan was provided and no issues are anticipated.

Street and Driveway Entrance
No comment.

Public Utilities
Water and sanitary is served from the water main along Grove Street.
Sump line not available for connection. Property must discharge sump to the street.

Miscellaneous
A Nine Mile Creek Watershed District permit may be required, applicant will need to verify with the district.
No well onsite per City records.

Variance Application

April 8th, 2024

5416 Grove Street, Edina, MN 55436.

Project Details:

The Remodeling of 5416 Grove Street dwelling aims to convert a one-story single-family home with two car garage into a two-story single-family home with three car garages. The existing home was constructed in 1984, confirming to the prevailing ordinances. We plan to retain the existing foundation while adding a small addition on the rear of the house. However, the addition of the third garage would require a new floor layout. The exterior walls cannot be saved, making it inevitable to tear it down to the foundation. The remodeled house would update the home to the current standards and add character to the neighborhood and provide much needed space for the growing family's needs.

My wife, Michelle, along with our two daughters, moved into 5416 Grove Street, a quiet cul-de-sac, in November 2018. We have settled into this quiet neighborhood and love all the wonderful things this neighborhood offers. My wife works from home full-time and requires a dedicated office space. I need additional space to store my work-related products that I am required to test as part of my job requirement. Additionally, our children are growing fast, and we need more space for them. Given our changed circumstances, our existing home is too small to meet our needs, and this is the reason that we have decided to remodel our home. Furthermore, the current house is in dire need of updates. Therefore, we've chosen to work with the builder TJB homes and Remodelers to execute our home remodeling project.

We will be keeping the existing foundation and build upon it. The current kitchen will be converted into a third garage and there will be a small addition on the rear of the house. The upper level will house the bedrooms. While the existing garage remains unchanged, there will be a 6-foot outcrop on top of the second garage as indicated in the exhibit. Due to the addition of the third garage, the existing floor system necessitates new supports, making it practically impossible to preserve 50% of the walls. Per city's guidelines tearing down more than 50% of the exterior walls would classify the project as new home construction and will be subject to the current zoning requirements. The current zoning requirements requires side yard setback to be 10 feet. Therefore, we are seeking a variance to maintain the side yard setback at the current level. While ensuring that the remodeled house complies with all other zoning regulations.

CITY OF EDINA

APR 08 2024

PLANNING DEPARTMENT

Variance Details:

As the property owner, I respectfully request a variance for the **side yard setbacks** (both East and West sides) as outlined below. There will be no change in the footprint on either side. The house will be taller with the structure on the East side, while the West side will remain unchanged except for the change in shape of the garage roof.

East Side Setback

Required : 10.0 feet.
Current : 9.7 feet
Variance Requested : 0.3 feet (same as current)

West Side Setback

Required : 10.0 feet.
Current : 7.2 feet
Variance Requested : 2.8 feet (same as current)

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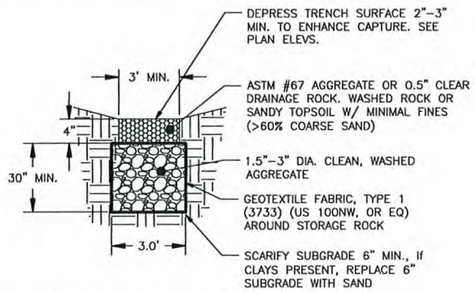
CITY OF EDINA
APR 15 2024
PLANNING DEPARTMENT

NOTE: USE 6" SANDY (60% MIN) TOPSOIL FOR GRASS TRENCH, OR ROCK FOR ROCK SURFACE OR PLANTING BED. VEGETATION MAY NEED FREQUENT WATERING TO ESTABLISH ROOTS DUE TO SANDY SOIL.



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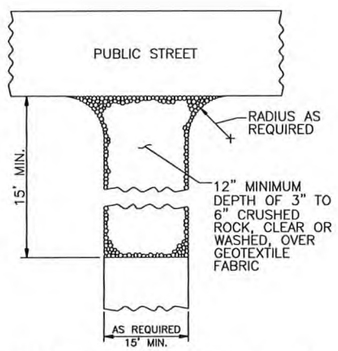

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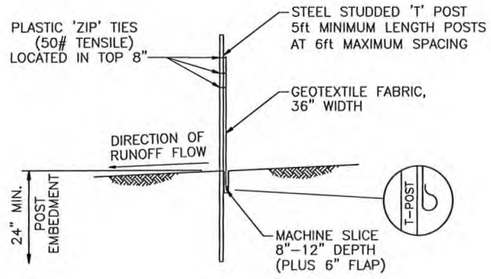

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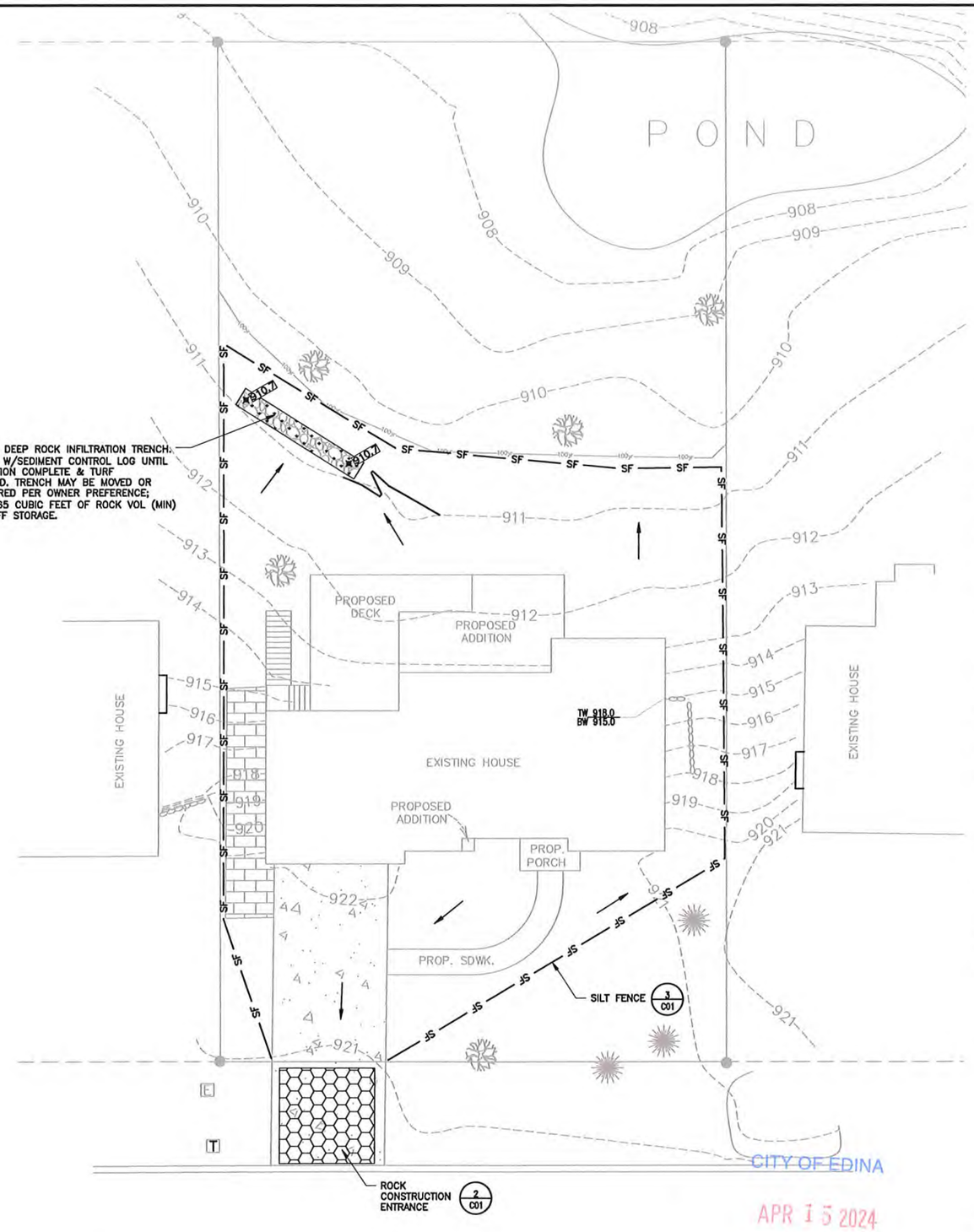

APR 15 2024

PLANNING DEPARTMENT

N

0 10 20 Feet

BENCHMARK
SEE SURVEY DOCUMENTATION

811 Know what's below. Call before you dig.

LEGEND:

- PROPERTY LINE
- CONTOUR
- PROPOSED SPOT ELEVATION
- DRAINAGE DIRECTION
- STABILIZED CONST. ENTRANCE
- SEDIMENT CONTROL LOG
- SILT FENCE

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GRADING & STORMWATER MANAGEMENT NOTES:

1. Site survey with existing utilities provided by others; Contractor is responsible for identifying location of all utilities in field (which may not be shown), including contacting Gopher State One Call and ensuring utilities are located prior to digging.
2. See Certificate of Survey for additional existing utility and proposed building and lot dimension information.
3. Topsoil from grading areas shall be stripped, salvaged and stockpiled; subcut below final grade and replace salvaged topsoil to a minimum depth of 4".
4. Loosen compacted soils through raking, tilling or other methods to a depth of 6" (min.).
5. Unless noted otherwise, all proposed contours indicate finished grades.
6. Contractor is responsible for maintaining flow paths indicated, with roof runoff directed to the street as indicated.
7. All grading and erosion control shall adhere to City requirements.

SEDIMENT CONTROL & TURF RESTORATION NOTES:

1. Perimeter sediment controls shall be installed as indicated prior to site disturbance, and shall be installed to allow for high–flow bypass or overflow to prevent failure during significant rainfall. Devices shall not back water up on adjacent properties.
2. Inlet protection shall be installed at City catch basins within 1 block of project site.
3. Contractor is responsible for keeping sediment from leaving the property, including vehicle tracking. Should sediment be tracked offsite onto adjacent street, Contractor shall sweep at the end of work day.
4. Install silt fence or sediment control log around any soil stockpiles that will be present for more than 7 days.
5. Devices shall be inspected weekly and after all rainfall events exceeding 1", and maintained as necessary to keep the intended functional condition.
6. Accumulated sediment shall be removed from sediment control devices when ½ of device height has been reached.
7. After rough grading is completed, and topsoil spread, areas shall be seeded and blanketed or mulched (or sodded) as soon as practical or within 7 days. Areas not being actively worked must be covered with temporary seed within 14 days.
8. Perimeter sediment controls shall remain in place until vegetation is growing / established in all disturbed areas.

POLLUTION PREVENTION NOTES:

1. Concrete washout shall not be permitted onsite, unless done per MPCA standard.
2. Vehicle or equipment washing will not be performed on site.
3. All solid waste must be disposed of in accordance with all applicable federal and state regulations.
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   - 6.1. Discharge dewatering towards street.
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EROSION CONTROL SUPERVISOR:

1. PRIMARY: TOM BUDZYNSKI Ph: 763–780–2944

CIVIL METHODS, INC.
P.O. Box 28038
St. Paul, MN 55128
o:763.210.5713 | www.civilmethods.com

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.

KENT E. BRANDER DATE: 04-12-2024 LIC. NO.: 44578

DESIGNED: KEB
DRAWN: KEB
CHECKED: DMP

DATE / REVISION:
02-02-2024 Permit Submittal Set.
04-12-2024 Revised Per Comments. Permit Submittal Set.

PROJECT: **5416 GROVE STREET SWM**
PROJ. LOCATION: 5416 GROVE STREET, EDINA, MN 55436
PROJ. OWNER: TJB HOMES, INC.

GRADING & SWPPP

SHEET NO: **C01**

Print Date: 4/12/2024 9:18 AM
File Loc: C:\CMJ\All Methods, Inc\CMI - Documents\7. Projects\24003_5416 Grove St SWPPP\06_DRAWINGS AND SPECIFICATIONS\CSD\KeitBase\24003_WR.dwg

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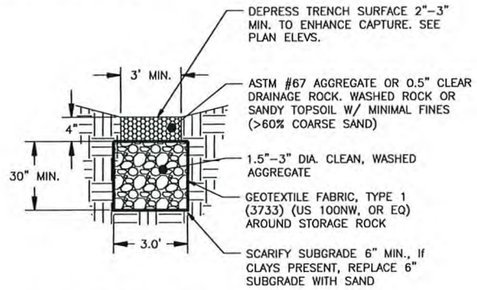

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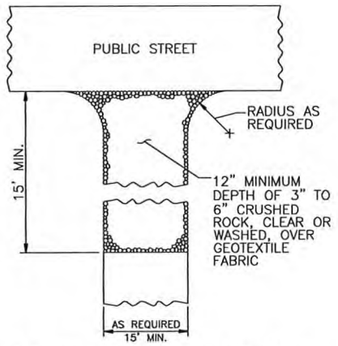

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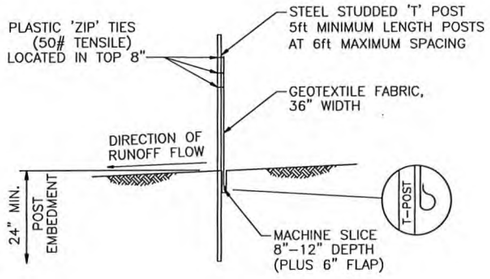

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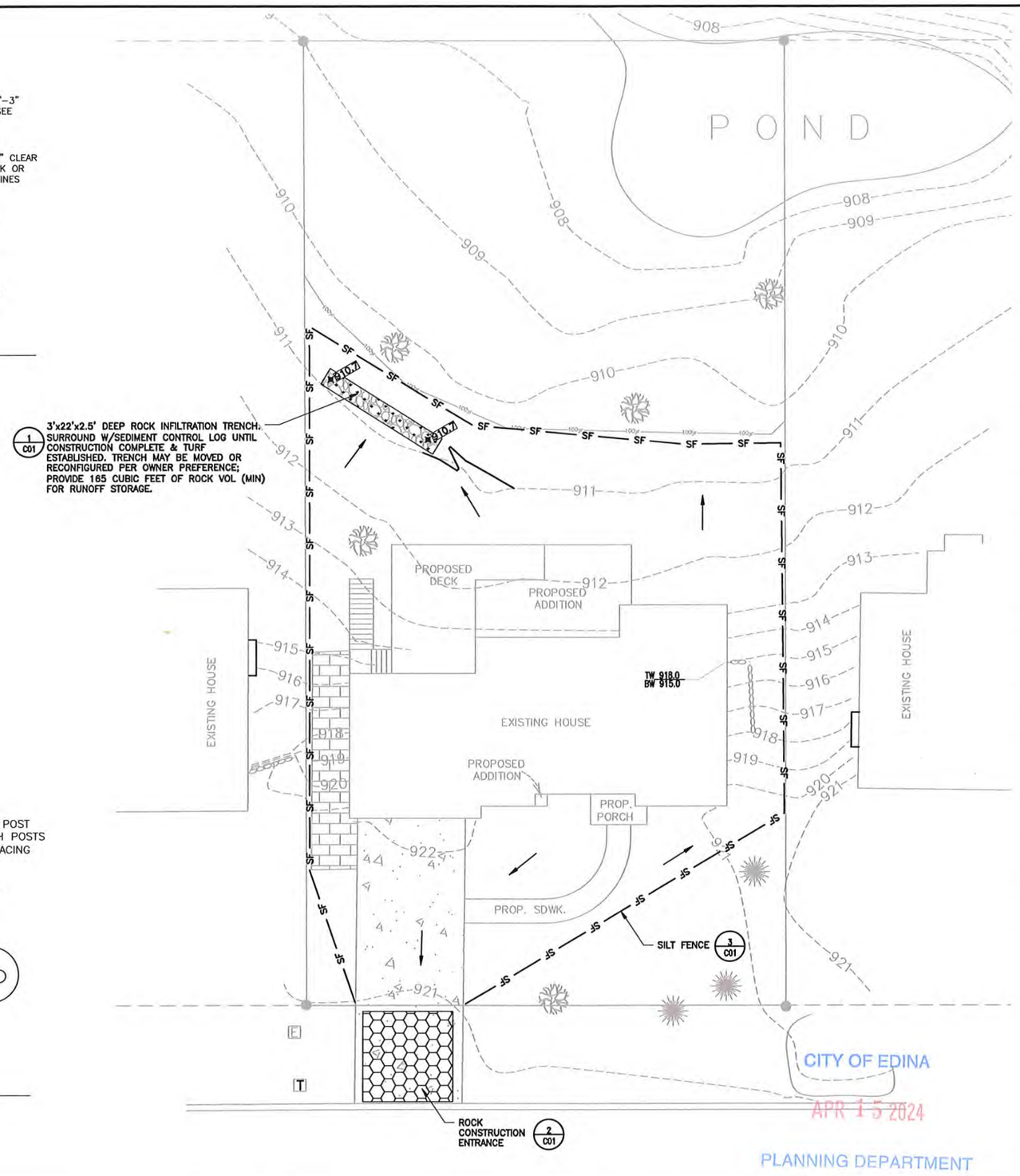

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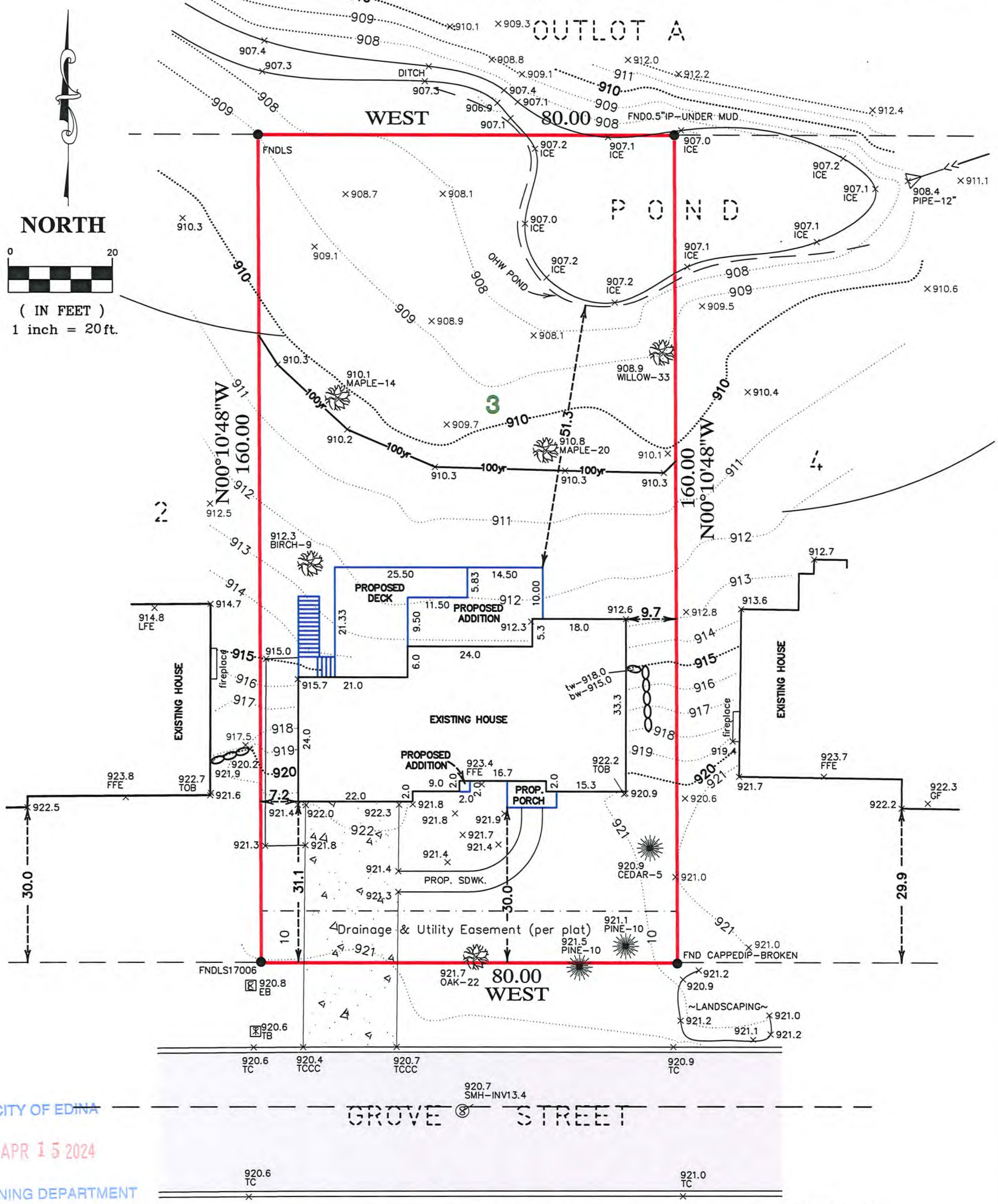
BUILDING PERMIT SURVEY

PROPERTY ADDRESS: 5416 GROVE STREET, EDINA, MN 55436

FOR: TJB HOMES, INC

EXISTING FFE = 923.4
(EXISTING FOUNDATION TO REMAIN)
PROPOSED ELEVATIONS
PROPOSED FFE = 923.89

LEGAL DESCRIPTION
Lot 3 Block 1, SMABY ADDITION,
Hennepin County, Minnesota.



BENCHMARK TNH=923.82 (NGVD29)

Exterior basement wall below ground elevation calculation:
Total proposed exterior basement wall perimeter = 226.83
Exterior basement wall below average grade = 117.99
Exterior basement wall above average grade = 108.84
Percent of exterior basement wall below grade = 52%

AREA CALCULATIONS

TOTAL LOT = ±12,800 sf
Exsiting House = ±1,745 sf
Existing Driveway = ±559 sf
Existing Pavers = ±238 sf
Proposed Addition = ±325 sf
Proposed Porch = ±51 sf
Proposed Sidewalk = ±136 sf
Proposed Deck = ±394 sf
Building Coverage = ±18.3%

LEGEND

- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE BOX
- DENOTES ELECTRIC METER/BOX
- DENOTES FIRE HYDRANT
- DENOTES EXISTING CONTOUR
- DENOTES IRON MONUMENT FOUND
- x1011.2 DENOTES EXISTING ELEVATION
- 100yr DENOTES 100YR FLOOD (910.3)
- DENOTES PROPOSED RET. WALL
- DENOTES BITUMINOUS
- DENOTES CONCRETE
- DENOTES PAVERS

NOTES

- *BEARINGS SHOWN ARE ON ASSUMED DATUM.*
- *ELEVATIONS SHOWN ARE ON NGVD29 DATUM.*

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

JOSHUA P. SCHNEIDER

Revised: 4-12-24 (perimeter calcs)
Revised: 4-10-24 (perimeter calcs)
Revised: 2-8-24 (add ohw)
Revised: 2-2-24 (area calcs)
Date: 01-09-24 Reg. No. 44655

JOB #24001

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CITY OF EDINA

APR 08 2024

PLANNING DEPARTMENT

CITY OF EDINA

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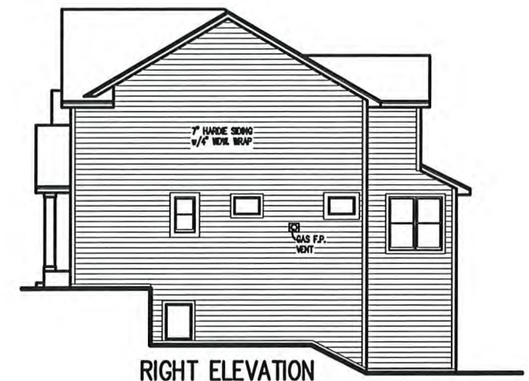
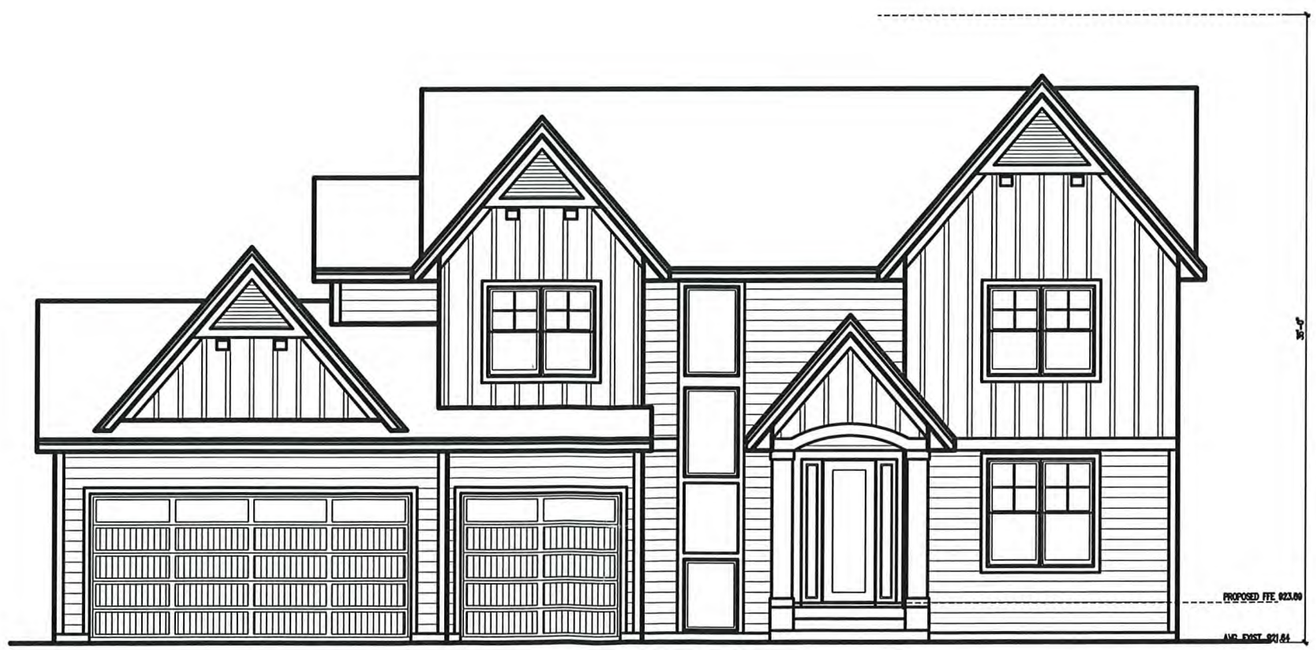
PLANNING DEPARTMENT

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

1,307 SQ. FT. MAIN FLOOR
1,818 SQ. FT. SECOND FLOOR
[illegible] SQ. FT. ATTIC
1,958 SQ. FT. BASEMENT FLOOR
4,084 SQ. FT. TOTAL

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature _____ Date _____

TJB Homes,Inc
9100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #1645

Accepted – these plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature _____ Date _____

Buyer/Owner Signature _____ Date _____

PLEASE SIGN & RETURN THE OFFICE COPY.
THANK YOU

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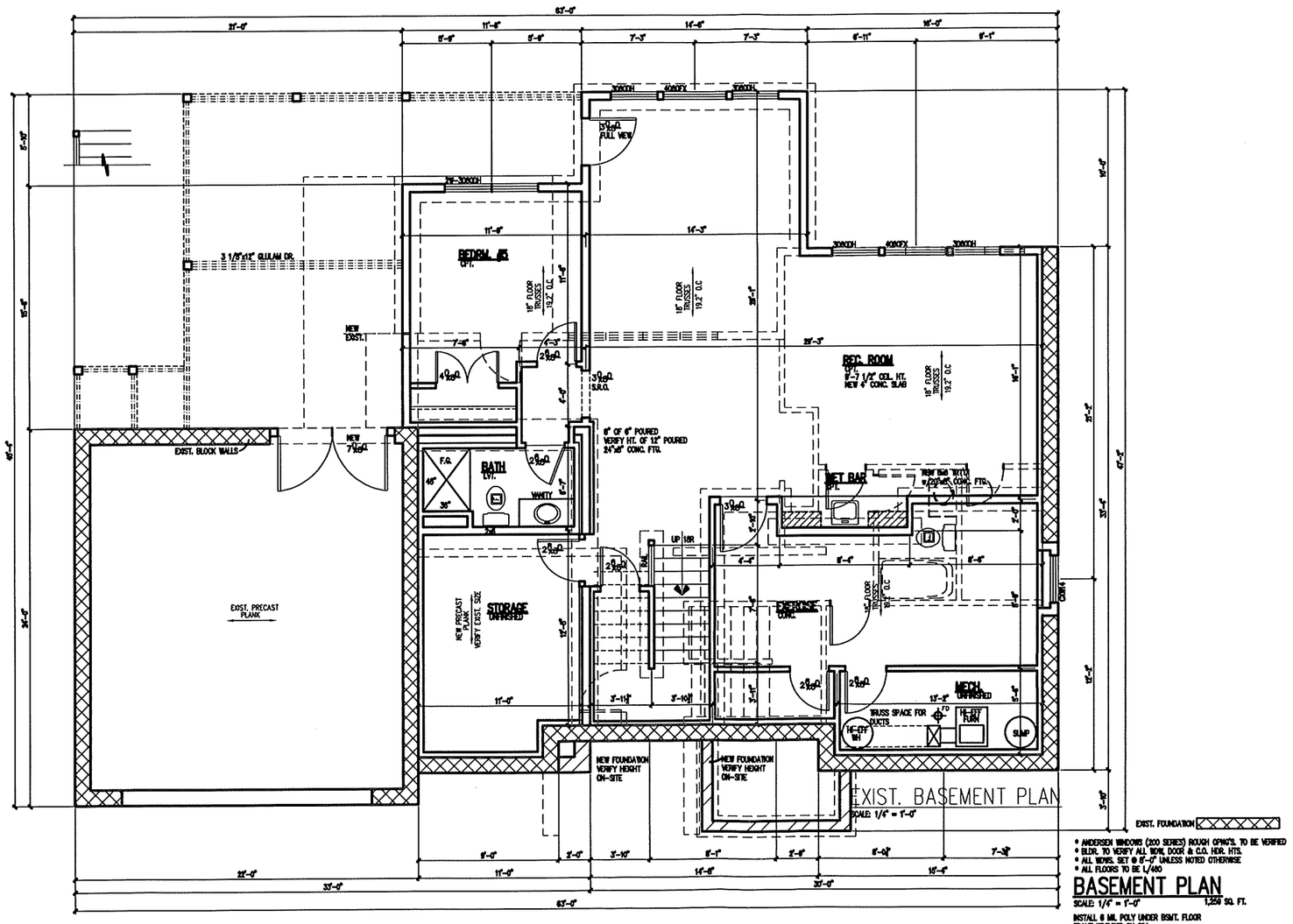
T.J.B. HOMES INC.
BUILDER LIC. #20011445
SUITE 102 - 9100 BALTIMORE STREET N.E. - BLAINE MN 55449
(763) 786-8944

DATE:
12-6-22
REVISIONS:
4-26-23
1-2-24
1-22-24
XF
XG
XH

DRAWN BY: JR

COMM. NO. TJB668

SHEET NO. 1



EXIST. BASEMENT PLAN
SCALE: 1/4" = 1'-0"

- ANDERSEN WINDOWS (200 SERIES) ROUGH OPNG'S. TO BE VERIFIED
- BLDR. TO VERIFY ALL MDWL DOOR & C.O. HDR. HTS.
- ALL MDWS. SET @ 6'-0" UNLESS NOTED OTHERWISE
- ALL FLOORS TO BE L/480

BASEMENT PLAN

SCALE: 1/4" = 1'-0" 1,250 SQ. FT.

INSTALL 6 MIL POLY UNDER BSMT. FLOOR
FRAME WINDOWS ON SILL

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Builder Signature _____ Date _____

TJB Homes,Inc
9100 Bellfinore St. NE #102
Blaine, MN 55449
MN Building Contractor #6845

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Buyer/Owner Signature _____ Date _____

Buyer/Owner Signature _____ Date _____

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1-22-24
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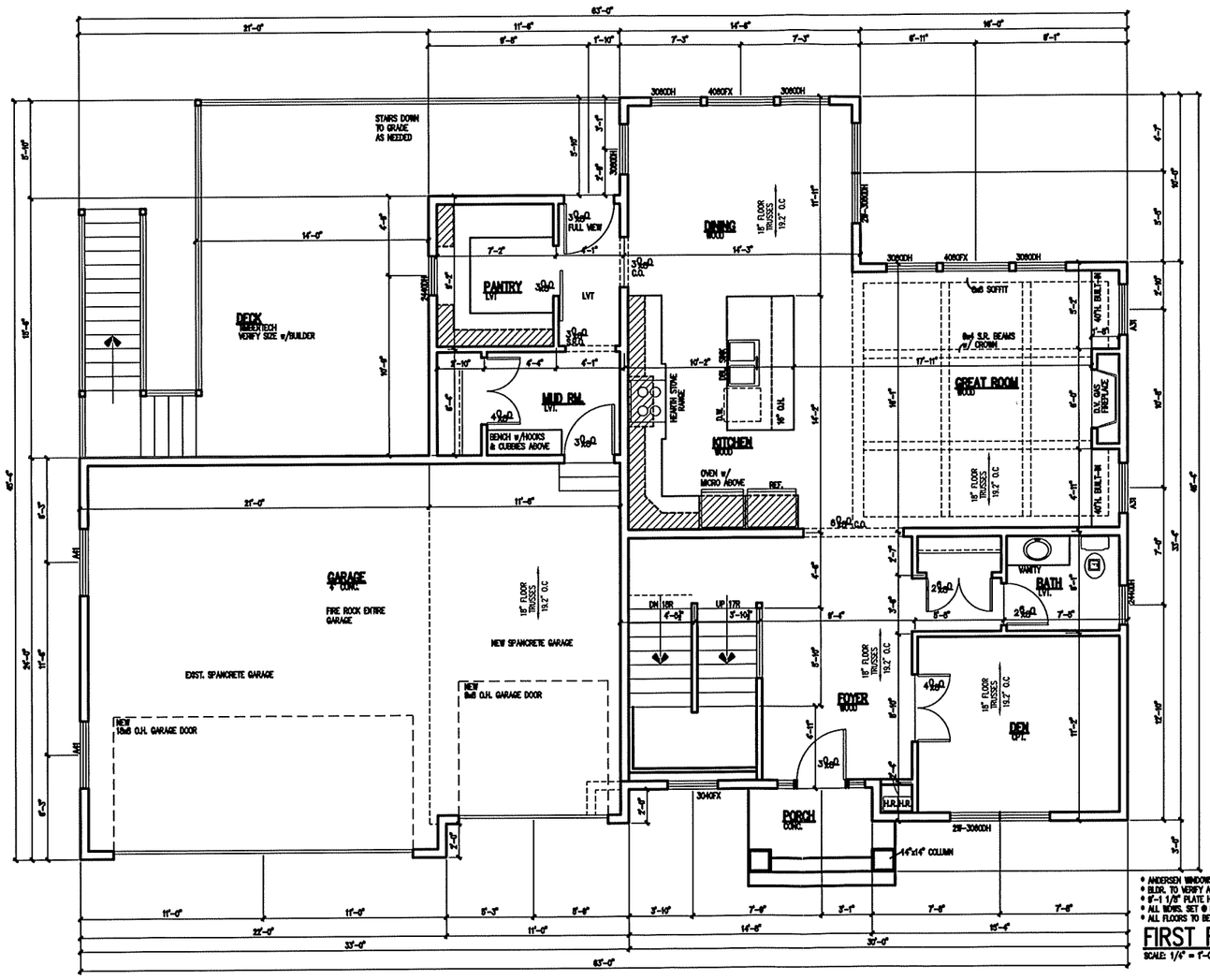
COMM. NO. TJB658

SHEET NO. 2



* ANDERSEN WINDOWS (200 SERIES) ROUGH OPNG'S. TO BE VERIFIED
* BLDR. TO VERIFY ALL 16X6 DOOR & O.O. HDR. HTS.
* 8'-1 1/2" PLATE HT. UNLESS NOTED OTHERWISE
* ALL BOWS. SET @ 6'-0" UNLESS NOTED OTHERWISE
* ALL FLOORS TO BE L/480

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,307 SQ. FT.

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature Date

TJB Homes,Inc
9100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #6545

Accepted – These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature Date

Buyer/Owner Signature Date

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4-26-23
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1-22-24
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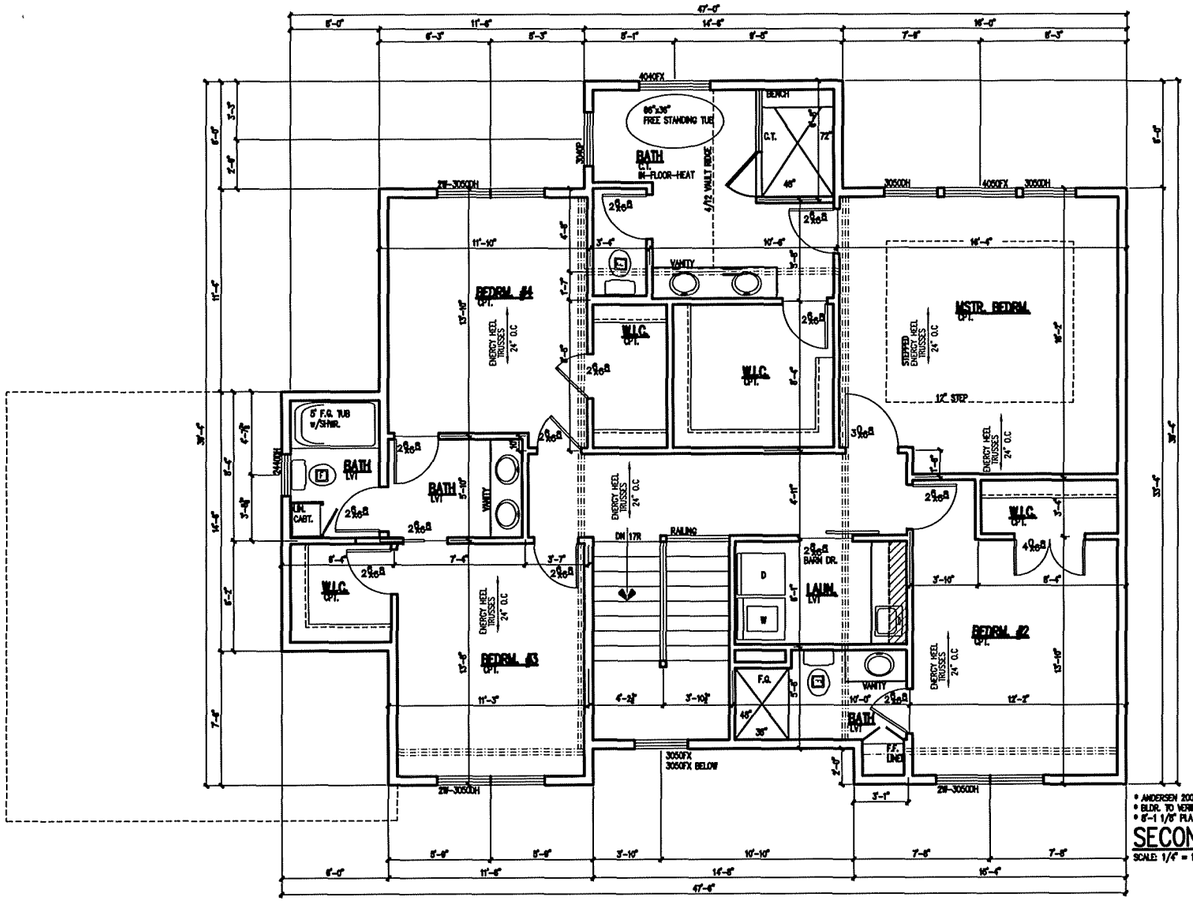
DRAWN BY: JR

COMM. NO. TJB688

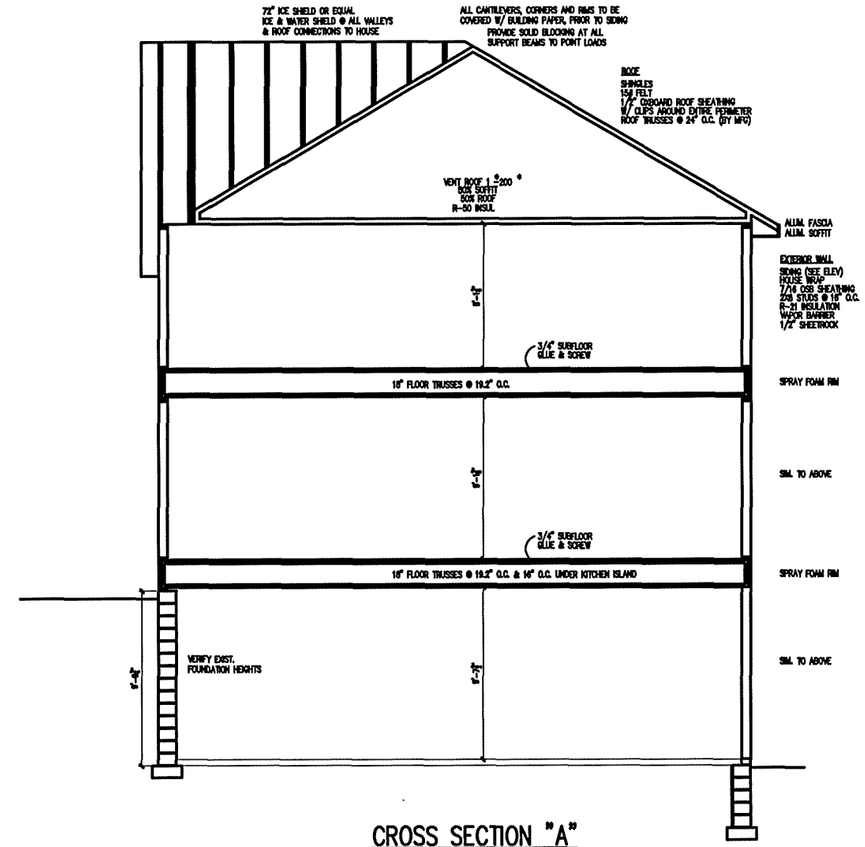
SHEET NO. 3



- ANDERSEN 200 SERIES WINDOWS
- BLDR. TO VERIFY ALL WDW, DOOR & C.O. HDR. HTS.
- 8'-1 1/8" PLATE HT. UNLESS NOTED OTHERWISE

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,518 SQ. FT.



CROSS SECTION "A"

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

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature Date

TJB Homes,Inc
8100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #1845

Accepted – These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature Date

Buyer/Owner Signature Date

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1-22-24
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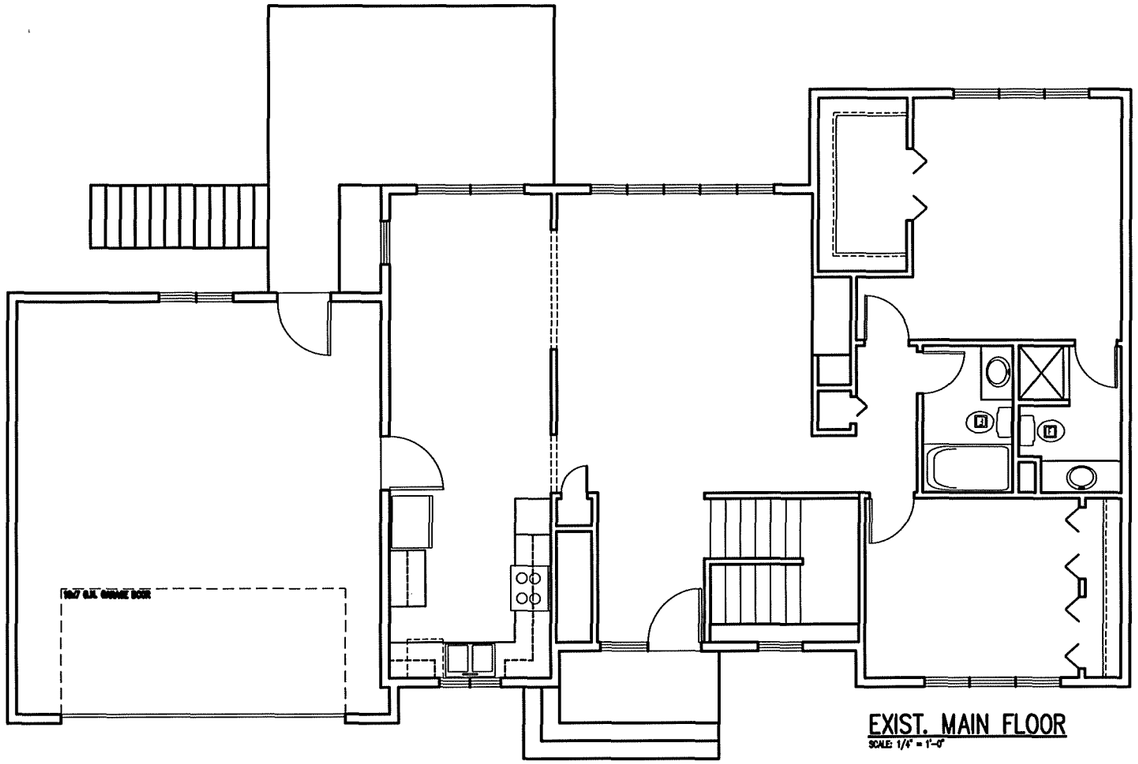
XG
XH

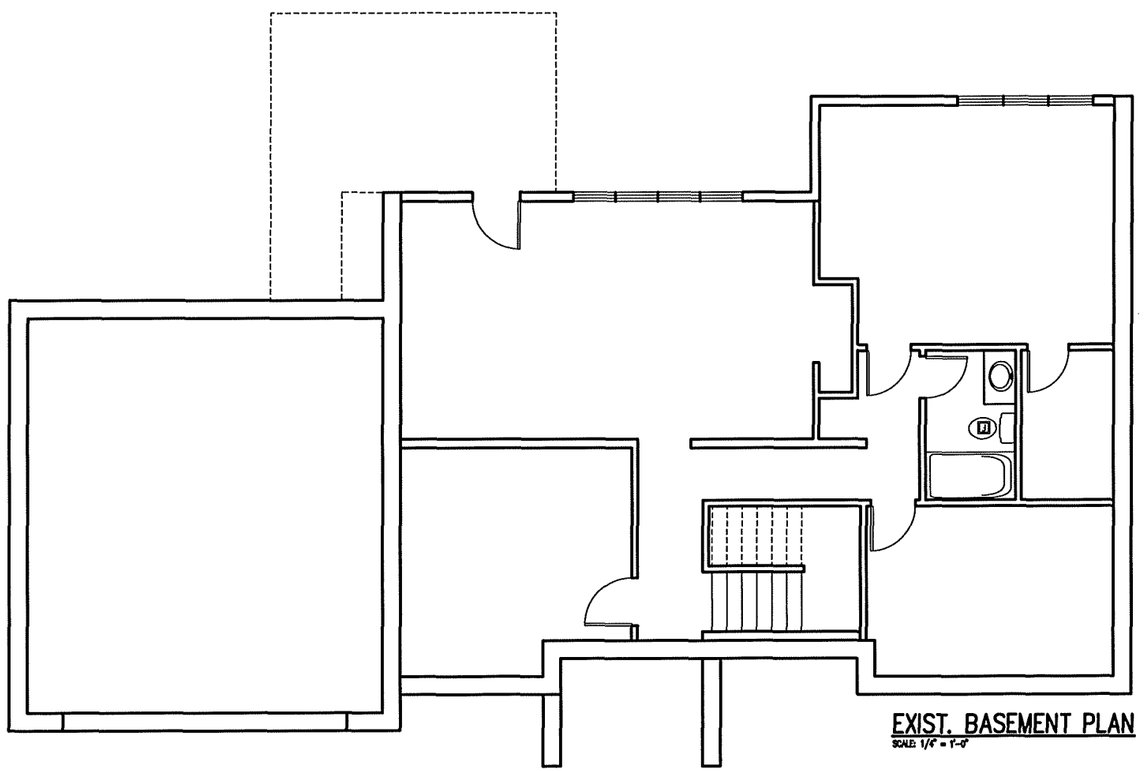
DRAWN BY:
JR

COMM. NO.
TJB688

SHEET NO.
4



EXIST. MAIN FLOOR
SCALE: 1/4" = 1'-0"



EXIST. BASEMENT PLAN
SCALE: 1/4" = 1'-0"

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature _____ Date _____

TJB Homes,Inc
9100 Baltimore St. NE #102
Blaine, MN 55449
MN Building Contractor #8845

Accepted – these plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature _____ Date _____

Buyer/Owner Signature _____ Date _____

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THANK YOU

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REVISIONS:
4-25-23
1-2-24
1-22-24
XF
XG
XH

DRAWN BY:
JR

COMM. NO.
TJB688

SHEET NO.
5

ENERGY STAR® Qualification Helps Identify the Window and Door That Is Best For Each Climate Zone.

Products that bear the ENERGY STAR® logo must meet stringent energy efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy. These guidelines are based on the heat gain and loss of each product in various regions of the country.

WHEN IT ENERGY STAR®

ENERGY STAR qualified products are produced only when society and its consumers are served by having clear energy efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy.

ENERGY STAR® for Windows, Doors and Skylights CLIMATE ZONE MAP

- Northern — Mostly Heating
- North/Central — Heating & Cooling
- South/Central — Cooling & Heating
- Southern — Mostly Cooling
- Alternative Criteria Allowed

Andersen NFRC Certified Total Unit Performance

Product Type (NFRC Size)	Glass Type	U-Factor[1]	SHGC[2]	VT[3]
Andersen® 200 Series				
Casement Window (24" x 59")	Clear Dual Pane	0.45	0.60	0.62
	Clear Dual Pane with Grilles	0.45	0.54	0.57
Awning Window (59" x 24")	Clear Dual Pane	0.45	0.59	0.61
	Clear Dual Pane with Grilles	0.45	0.53	0.55
Tilt-Wash Double-Hung Window (47" x 59")	Clear Dual Pane	0.47	0.60	0.63
	Clear Dual Pane with Grilles	0.47	0.54	0.56
	Low-E	0.30	0.32	0.55
	Low-E with Grilles	0.30	0.29	0.49
Narroline® Double-Hung Window (47" x 59")	Clear Dual Pane	0.47	0.61	0.64
	Clear Dual Pane with Grilles	0.47	0.54	0.57
	Low-E	0.30	0.32	0.56
	Low-E with Grilles	0.31	0.29	0.50
Narroline® Transom Window (47" x 59")	Clear Dual Pane	0.46	0.63	0.66
	Clear Dual Pane with Grilles	0.45	0.57	0.59
	Low-E	0.28	0.34	0.58
	Low-E with Grilles	0.28	0.30	0.52
Gliding Window (59" x 47")	Clear Dual Pane	0.47	0.60	0.63
	Clear Dual Pane with Grilles	0.47	0.54	0.56
	Low-E	0.30	0.32	0.55
	Low-E with Grilles	0.30	0.29	0.49
Fixed, Transom, Circle Top™ Window (47" x 59")	Clear Dual Pane	0.45	0.61	0.65
	Clear Dual Pane with Grilles	0.45	0.55	0.58
	Low-E	0.28	0.33	0.56
	Low-E with Grilles	0.28	0.30	0.50
Narroline® Gliding Patio Door (79" x 79")	Clear Dual Pane	0.46	0.59	0.63
	Clear Dual Pane with Grilles	0.47	0.52	0.55
	Low-E	0.29	0.32	0.55
	Low-E with Grilles	0.31	0.28	0.48
	Low-E Sun	0.30	0.20	0.30
	Low-E Sun with Grilles	0.31	0.28	0.48
	Low-E SmartSun	0.29	0.22	0.50
	Low-E SmartSun with Grilles	0.30	0.19	0.44
Perma-Shield® Gliding Patio Door (79" x 79")	Clear Dual Pane	0.45	0.61	0.64
	Clear Dual Pane with Grilles	0.45	0.54	0.56
	Low-E	0.29	0.32	0.56
	Low-E with Grilles	0.30	0.29	0.49
	Low-E Sun	0.29	0.20	0.30
	Low-E Sun with Grilles	0.31	0.17	0.27
	Low-E SmartSun	0.28	0.22	0.50
	Low-E SmartSun with Grilles	0.30	0.19	0.44
Hinged Patio Door (39" x 79")	Clear Dual Pane	0.45	0.44	0.46
	Clear Dual Pane with Grilles	0.46	0.38	0.40
	Low-E	0.32	0.24	0.41
	Low-E with Grilles	0.33	0.21	0.35
	Low-E Sun	0.32	0.15	0.23
	Low-E Sun with Grilles	0.34	0.13	0.19
	Low-E SmartSun	0.31	0.16	0.37
	Low-E SmartSun with Grilles	0.33	0.14	0.31

Product Type (NFRC Size)	Glass Type	U-Factor[1]	SHGC[2]	VT[3]
Andersen® 400 Series				
Casement Window (24" x 59")	HP Low-E4	0.28	0.32	0.54
	HP Low-E4 with Grilles	0.29	0.29	0.49
	HP Low-E4 Sun	0.29	0.20	0.30
	HP Low-E4 Sun with Grilles	0.30	0.18	0.27
	HP Low-E4 SmartSun	0.28	0.21	0.49
	HP Low-E4 SmartSun w/Grilles	0.29	0.19	0.45
Awning Window (59" x 24")	HP Low-E4	0.28	0.31	0.53
	HP Low-E4 with Grilles	0.29	0.29	0.49
	HP Low-E4 Sun	0.29	0.19	0.30
	HP Low-E4 Sun with Grilles	0.29	0.18	0.27
	HP Low-E4 SmartSun	0.28	0.21	0.48
	HP Low-E4 SmartSun w/Grilles	0.28	0.19	0.44
Casement/Awning Picture Window (47" x 59")	HP Low-E4	0.27	0.34	0.60
	HP Low-E4 with Grilles	0.28	0.31	0.53
	HP Low-E4 Sun	0.27	0.21	0.33
	HP Low-E4 Sun with Grilles	0.29	0.19	0.30
	HP Low-E4 SmartSun	0.26	0.23	0.54
	HP Low-E4 SmartSun w/Grilles	0.28	0.21	0.48
Woodwright® Full-Frame Double-Hung Window (47" x 59")	HP Low-E4	0.30	0.31	0.53
	HP Low-E4 with Grilles	0.31	0.28	0.47
	HP Low-E4 Sun	0.30	0.19	0.29
	HP Low-E4 Sun with Grilles	0.31	0.17	0.26
	HP Low-E4 SmartSun	0.29	0.20	0.47
	HP Low-E4 SmartSun w/Grilles	0.30	0.18	0.42
Woodwright® Full-Frame Picture Window (47" x 59")	HP Low-E4	0.28	0.32	0.55
	HP Low-E4 with Grilles	0.29	0.29	0.49
	HP Low-E4 Sun	0.28	0.19	0.31
	HP Low-E4 Sun with Grilles	0.29	0.18	0.27
	HP Low-E4 SmartSun	0.27	0.21	0.50
	HP Low-E4 SmartSun w/Grilles	0.29	0.19	0.44
Woodwright® Full-Frame Transom Window (47" x 59")	HP Low-E4	0.28	0.33	0.57
	HP Low-E4 with Grilles	0.29	0.30	0.51
	HP Low-E4 Sun	0.28	0.20	0.32
	HP Low-E4 Sun with Grilles	0.30	0.18	0.29
	HP Low-E4 SmartSun	0.27	0.22	0.52
	HP Low-E4 SmartSun w/Grilles	0.29	0.20	0.46
Woodwright® Insert Double-Hung Window (47" x 59")	HP Low-E4	0.30	0.31	0.53
	HP Low-E4 with Grilles	0.31	0.28	0.47
	HP Low-E4 Sun	0.31	0.19	0.30
	HP Low-E4 Sun with Grilles	0.32	0.17	0.26
	HP Low-E4 SmartSun	0.30	0.21	0.48
	HP Low-E4 SmartSun w/Grilles	0.31	0.19	0.43

For NFRC certified total unit performance on units with capillary breather tubes, please visit andersenwindows.com.

"High-Performance" Low-E4® (HP Low-E4), "High-Performance" Low-E4® SmartSun™ (HP Low-E4 SmartSun) and "High-Performance" Low-E4® Sun™ (HP Low-E4 Sun) are Andersen trademarks for "Low-E" glass.

1 U-Factor defines the amount of heat loss through the total unit in BTU/hr·sq. ft.·°F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See andersenwindows.com for specific performance values. Door values represent tempered glass.

2 Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass both directly transmitted and absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product.

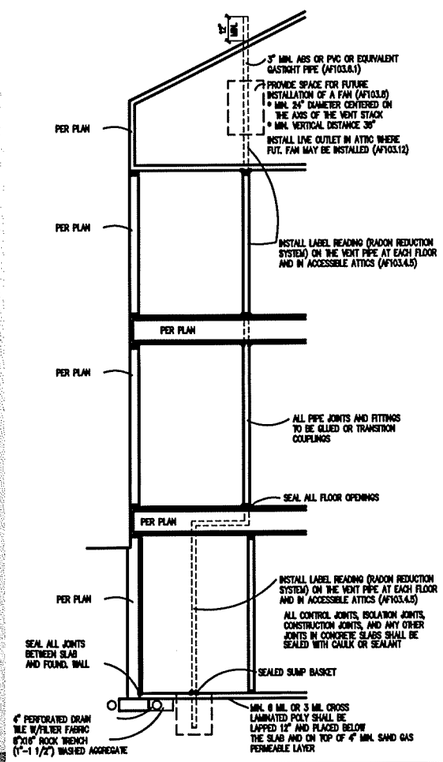
3 Visible transmittance (VT) measures how much light comes through a product (glass and frames). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible transmittance is measured over the 380 to 780 nanometer portion of the solar spectrum.

NFRC ratings are based on modeling by a third party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.

This data is accurate as of November 4, 2008. Due to ongoing product changes, updated test results, or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NFRC for testing and certification. Ratings may vary depending on use of tempered glass, different grille options, glass for high altitudes, etc.

STUCCO / STONE ATTACHMENT

1. CALL FOR INSPECTION TO VERIFY COMPLIANCE WHEN PAPER IS COMPLETE IN ONE WINDOW AREA.
2. WEATHER RESISTIVE BARRIERS:
   WEATHER RESISTIVE BARRIERS OVER WOOD BASED SHEATHING SHALL INCLUDE 2 LAYERS OF GRADE D PAPER. NOTE TYPE 15 OR 15# FELT IS NOT GRADE D PAPER. VERTICAL JOINTS IN PAPER SHALL BE LAPPED AT LEAST 2 INCHES
3. EXTERIOR OPENINGS FLASHED:
   EXTERIOR OPENINGS SHALL BE FLASHED. THE NAILING FLANGE ON WINDOWS WILL NOT BE ACCEPTED FOR FLASHING UNLESS THE MANUFACTURERS INSTALLATION INSTRUCTIONS ARE PROVIDED ON SITE STATING THE FLANGE IS ACCEPTABLE AS FLASHING.
4. WINDOW FLANGES:
   PAPER SHALL BE INSTALLED ON THE BOTTOM AND SIDES OF WINDOW BEFORE INSTALLING WINDOW. PAPER ON THE TOP OF WINDOW SHALL GO OVER THE WINDOW FLASHING. A SECOND LAYER OF PAPER SHALL BE INSTALLED OVER THE SIDE WINDOW FLANGES
5. WINDOW OPENINGS:
   CAULK OR TAPE WINDOW OPENINGS TO MAKE THEM WATERPROOF. OTHER OPENINGS MUST BE CAULKED WEATHERPROOF.
6. PAPER ENTIRE WALL:
   PAPER MUST BE INSTALLED ON THE ENTIRE WALL INCLUDING WITHIN THE SOFFIT FRAMING. ALL PAPER MUST BE INSTALLED SHINGLE FASHION TO DRAIN OUT.
7. FLASHING:
   KICKOUT FLASHING IS REQUIRED AT WALL/ROOF INTERSECTIONS WHERE THE ROOF LINE DOES NOT EXTEND PAST THE WALL. OTHER OPENINGS SHALL BE FLASHED TO MAKE THEM WEATHERPROOF.
8. WEEP SCREED:
   A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE. THE SCREED MUST BE PLACED A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE CONCRETE AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR. WEEP SCREEDS MAY BE JUST BELOW THE PLATE LINE OR MAY EXTEND ONTO THE FOUNDATION, PROVIDED THERE IS PAPER ON THE FOUNDATION. STUCCO MUST COVER, BUT NOT EXTEND BELOW, THE LATH AND PAPER



PASSIVE RADON DETAIL
SCALE: 1/4" = 1'-0"

PLAN SUBMITTED UNDER 'ALTERNATIVE DESIGN' PER SECTION 1300.0010: SUBP 13 OF THE 2020 MN STATE BLDG. CODE

TJB HOMES, INC. CARPENTER'S CHECK LIST

PROPERTY ADDRESS _____
CITY _____
LUMBER YARD _____
PHONE/CONTACT _____
WINDOW/DOOR SUPPLIER _____
PHONE/CONTACT _____

RESPONSIBILITIES:

1. You are responsible for ordering your different loads of lumber and exterior millwork as needed.
2. The UBC codes must be followed along with any special requirements of the local building inspector.
3. The framing contractor must be on site for the framing inspections.
4. The framing contractor must provide a certificate of insurance for workers comp and general liability prior to receiving any payments for the job.
5. The framing contractor will get the rough openings from the supplier.

A. All doors and patio doors must be shimmed at all sides including at all hinges.
B. Roof plywood must be installed with clips and must have at least 1/8" spacing on all vertical joints as well.
C. Drapery blocks to be installed at all vertical joints as well.
D. All garage roofs must have roof vents with the same number required of the house.
E. All garages must have soffit vents.
F. All corners, headers and window framing must be nailed in a approved manner.
G. All kitchen soffits are to be fire blocked with plywood and polyed for a continuous vapor barrier.
H. All walls connecting to exterior walls and interior top plate connecting to unvented attic space will have a 12" poly laid over so as to obtain a continuous vapor barrier.
I. All floor spaces above bearing walls and headers must be solid blocked.
J. Rigid wind barriers must be installed above all soffits to prevent wind wash.
K. All wall pockets are to be insulated prior to being covered up by framing.
L. Prior to siding, all corners, rim joist areas and bottoms of cants must be covered with building paper.
M. All balcony walls must be solid blocked.
N. The site must be kept clean at all times and at the end of the framing all scrap must be placed in the dumpster. The carpenter must broom the house out at the end of each day.
O. Shingles are to be put on roof by the framing carpenter.
P. All windows must be wrapped with building paper by the installed diagram with proper over lape.
Q. All garage corners must be sheathed with OSB board when Stirrite is used.
R. All cants must be built in the approved manner – see cross section.
S. ICE & WATER SHIELD ALL VALLEYS
   ICE & WATER SHIELD 24" UP ALL WALLS WHERE ROOF RUNS ALONG WALL.
   - ALL SCREWS OR NAILS BEING DRILLED THROUGH STUCCO OR SIDING MUST BE PRE-DRILLED AND SEALED W/ SILICONE TO PREVENT WATER LEAKAGE
   - ALL SUBCONTRACTORS MUST SEAL ALL PENETRATIONS TO EXTERIOR OF HOUSE WHEN ANY HOLES ARE CUT OR PENETRATIONS ARE COMPLETED
   - FLASH ALL WINDOWS AND DOORS KICKOUT FLASHING TO BE INSTALLED BY ROOFERS
T. CONTINUOUS VAPOR BARRIER AT ALL WALL FRAMING TO EXTERIOR AND ON TOP OF ALL TOP PLATES
   TAPE ALL VAPOR BARRIERS. FOAM ALL WIRES AND TUBES THAT PENETRATE VAPOR BARRIER. FOAM AROUND ALL WINDOWS AND DOORS TO ATTIC.
U. ALL CANTILEVERS TO EXTERIOR OR INTO GARAGE MUST BE SEALED W/ SHEATHING
   ALL CANTILEVERS, CORNERS, & RIMS TO BE COVERED W/ BLDG. PAPER PRIOR TO SIDING.

PLAN REVIEW AND INSPECTION ISSUES

This list of items may be helpful for Plan Reviewers and Building Inspectors to use as a guide for enforcing the Minnesota Energy Code. The items apply to Group R, Division 3 Occupancies, one- and two-family residential dwellings. The items marked with * apply only to detached one- and two-family residential dwellings.

PLAN REVIEW ISSUES

FOUNDATION INSULATION
- ☐ foundation wall insulation R-10 exterior R-5 interior
- ☐ foundation insulation extends from the top of the wall down to top of the footing
- ☐ exterior foundation insulation is covered by a protective coating finish

CONCRETE SLAB OR UNDER-SLAB INSULATION
- ☐ slab on grade perimeter insulation R-5 minimum
- ☐ slab insulation extends from top of slab to design frost line or top of footing
- ☐ floors over unheated space R-30 minimum

WINDOWS / DOORS / SKYLIGHTS
- ☐ average U-value is 0.37 maximum for windows and glass doors (excluded foundation windows)
- ☐ window U-value consistent with building plan and Mitcheck Report
- ☐ window and door area consistent with building plan and Mitcheck Report

MECHANICAL VENTILATION ISSUES
- ☐ residential mechanical ventilation system provides adequate ventilation per code requirements*
- ☐ furnace efficiency is consistent with Mitcheck or building design plan
- ☐ protection against excessive depressurization is installed per code requirements*

ENVELOPE INSULATION FOR PLAN REVIEW
- ☐ interior basement insulation R-5 minimum (if no exterior insulation)
- ☐ ceilings with attics R-50 or consistent with building plan and Mitcheck Report
- ☐ wall framing and insulation level is consistent with building design and Mitcheck Report

INSPECTION ISSUES

CONCEALED INSULATION

FRAMING AND SHEATHING
- ☐ wind wash barrier installed at attic edge
- ☐ exterior wall corners framed so that insulation can be installed after exterior sheathing is installed
- ☐ intersections of interior partition walls and exterior walls are framed so that insulation can be installed between the partition and exterior sheathing after exterior sheathing is installed
- ☐ gaps between framing less than one-half inch are eliminated by securing framing together or are insulated at the time of assembly
- ☐ all penetrations between conditioned and unconditioned spaces made prior to framing inspection are sealed
- ☐ windows must be insulated and sealed at installation

INTERIOR AIR BARRIER
- ☐ all fire stops are air sealed
- ☐ pipes, ducts, wires, equipment and flues and chimneys through the interior air barrier are sealed
- ☐ a sealed continuous interior air barrier is installed on the warm side of the building envelope at ceilings, walls, and floor rim joist areas*
- ☐ air barrier behind tub and shower is sealed and protected
- ☐ recessed light fixtures are sealed

ENVELOPE INSULATION
- ☐ basement insulation is R-5 minimum
- ☐ wind wash barrier on wall separating house and garage is sealed
- ☐ loose fill insulation is prevented from entering the eaves
- ☐ insulation on skylight shafts and walls exposed in attics is supported on the unconditioned side

ATTIC INSULATION
- ☐ attic access panel insulated to R-50 for ceiling panel and R-21 for wall panel
- ☐ attic card attached to framing near access opening
- ☐ notification of attic R-value and date of installation posted near building permit inspection card

NOTE:
1. USE SEALED SUMP BASKET
2. INSTALL 6 MIL POLY UNDER SLAB LEAVE 6" ABOVE FLOOR FOR OVERLAP

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Builder Signature _____ Date _____

TJB Homes,Inc
9100 Bellfaire St. NE #102
Blaine, MN 55449
MN Building Contractor #8545

Accepted – These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Buyer/Owner Signature _____ Date _____

Buyer/Owner Signature _____ Date _____

PLEASE SIGN & RETURN THE OFFICE COPY. THANK YOU

WARNING:
THESE PLANS ARE THE CREATIVE IDEAS OF TJB HOMES, INC. ANY UNAUTHORIZED USE, REPRODUCTION OR COPYING FOR USE ON A PLAN OR NEW HOME IS STRICTLY FORBIDDEN. ANY VIOLATION WILL RESULT IN PROSECUTION TO THE FULLEST EXTENT AS ALLOWED BY LAW.

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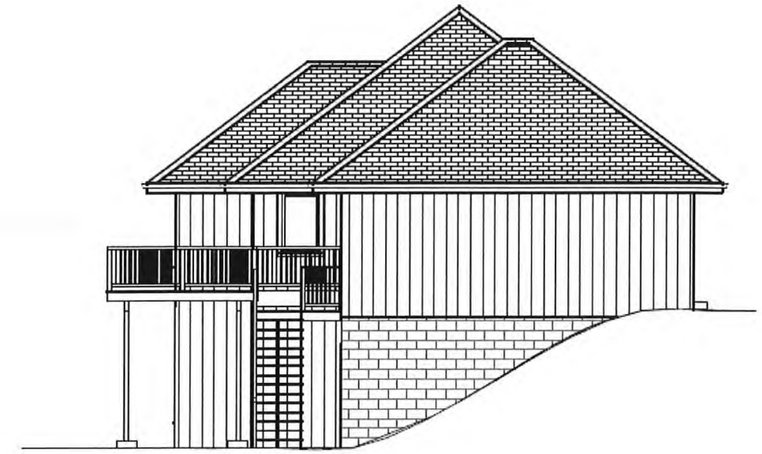
DATE:
12-6-22
REVISIONS:
4-26-23
1-2-24
1-22-24
XF
XG
XH

DRAWN BY: JR
COMM. NO. TJB688
SHEET NO. 5

CITY OF EDINA
APR 08 2024
PLANNING DEPARTMENT



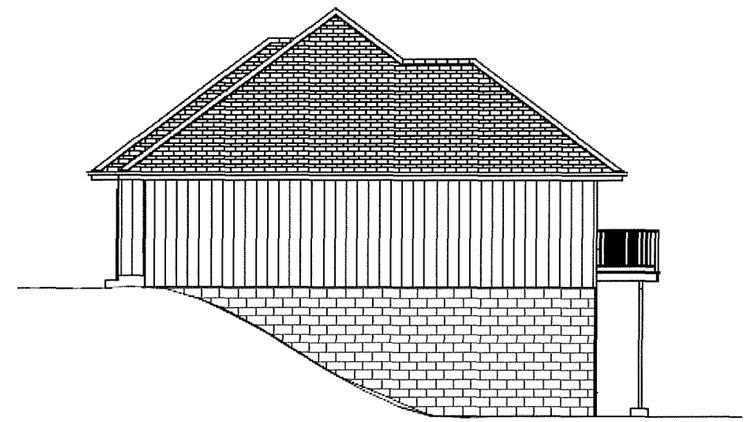
EXISTING

SOUTH

WEST

PROPOSED

NORTH



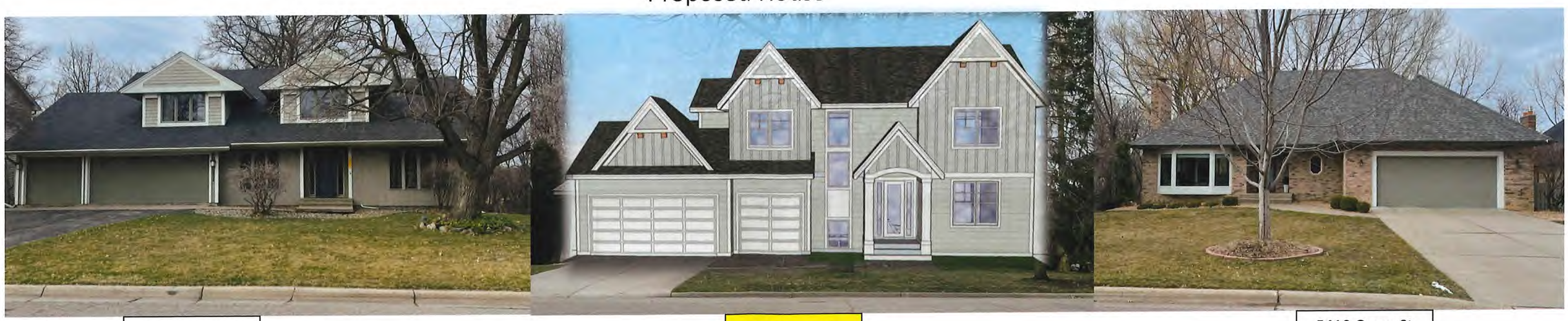
EAST

EXISTING
PROPOSED

Street Elevation

Existing House

Proposed House

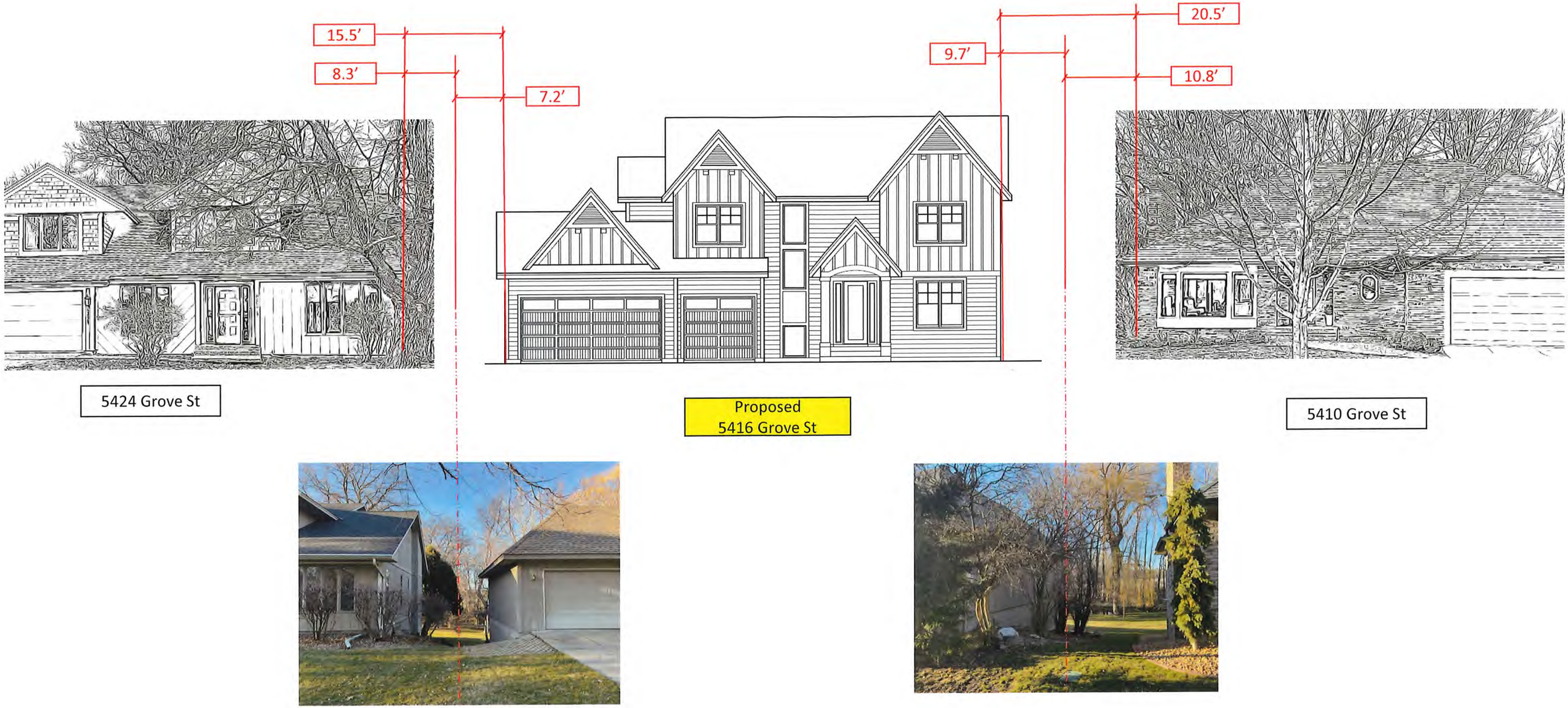


5424 Grove St

5416 Grove St

5410 Grove St

Adjacent Property Setbacks



RON KRUEGER & ASSOCIATES, INC.

REGISTERED LAND SURVEYORS

7382 WASHINGTON AVENUE SO. EDEN PRAIRIE, MINN. 55344 PHONE 612-941-3030

CERTIFICATE OF SURVEY

Survey for ANDRON INC.

Job No. 7016 | Bk. 423 Pg. 44

7094 51

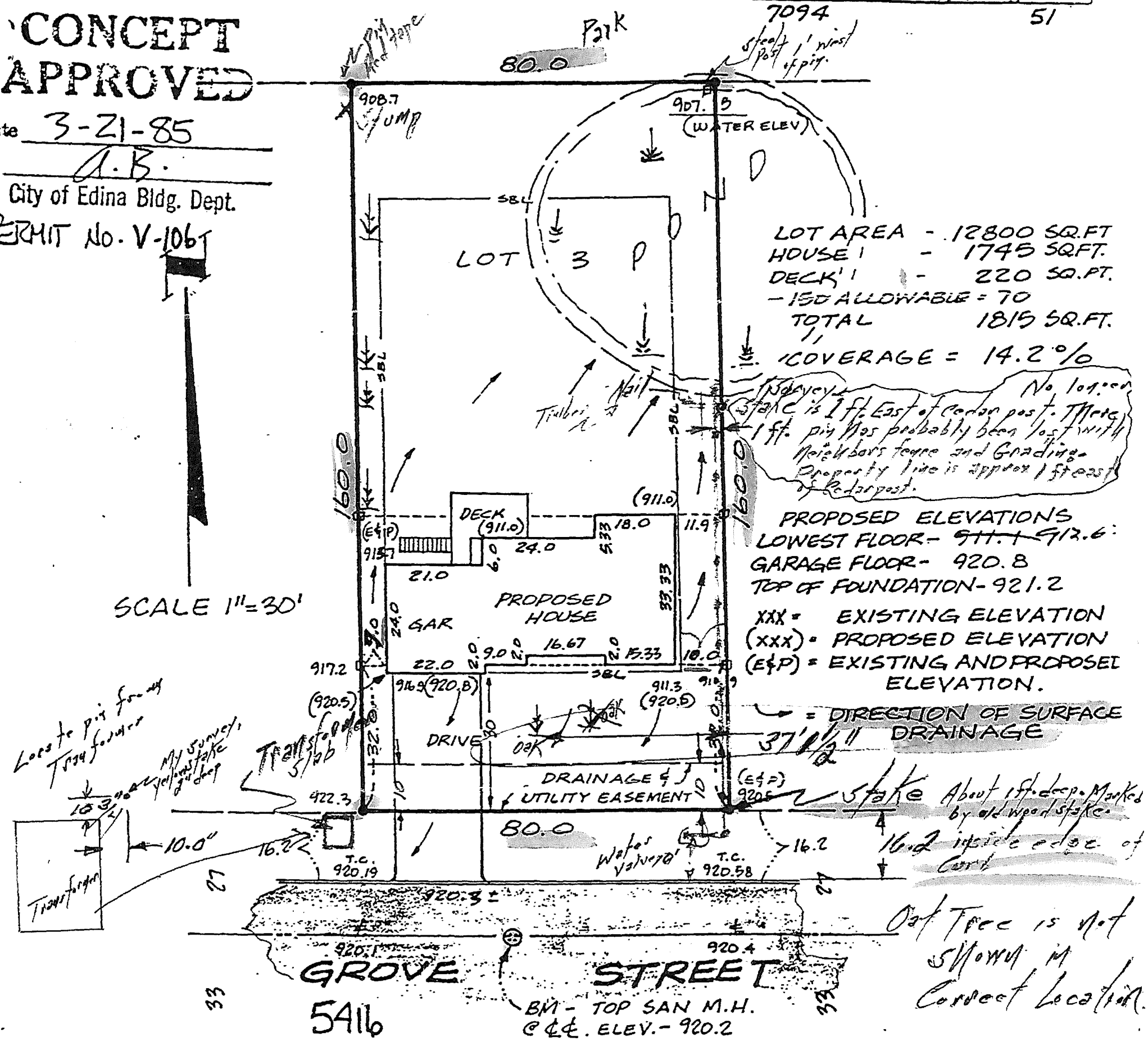
CONCEPT APPROVED

Date 3-21-85

By A.B.

City of Edina Bldg. Dept.

PERMIT No. V-1061



I hereby certify that this is a true and correct representation of a survey of the boundaries of LOT 3, BLOCK 1, SMABY ADDITION, HENN County, Minnesota.

Surveyed by me this 13th day of MARCH, 19 85.

RON KRUEGER & ASSOCIATES, INC.
STATE REG. NO. 14374

Located and zoning reviewed on Aug 19, 2006 with City's Electronic location when they surveyed for curb work.

Study this carefully. This is accurate

Topics

1. Home Side yard setback
2. Reason of using existing foundation / Practical difficulty in complying with new home ordinance.

Nelson Sequeira

May 8th, 2024

1. Home Side yard setback

Property Pictures :West Side

Adjacent Property distance : 15.5’

Looking South
Towards the Rear Yard

Looking North
Towards the Street

Side Yard Setback of 7.2’ on the West Side will not alter the essential character of the neighborhood

Property Pictures :East Side

Adjacent Property distance : 20.5’

Looking South
Towards the Rear Yard

Looking North
Towards the Street

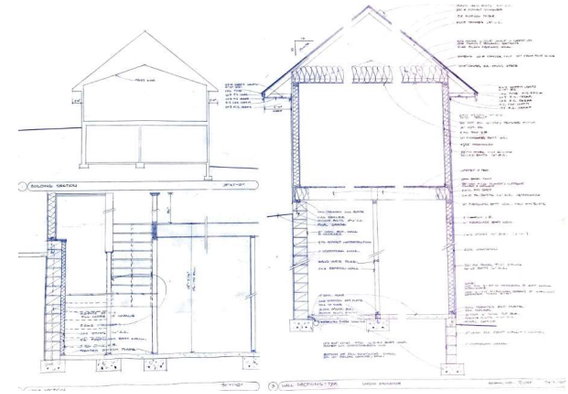
Side Yard Setback of 9.7’ on the East Side will not alter the essential character of the neighborhood

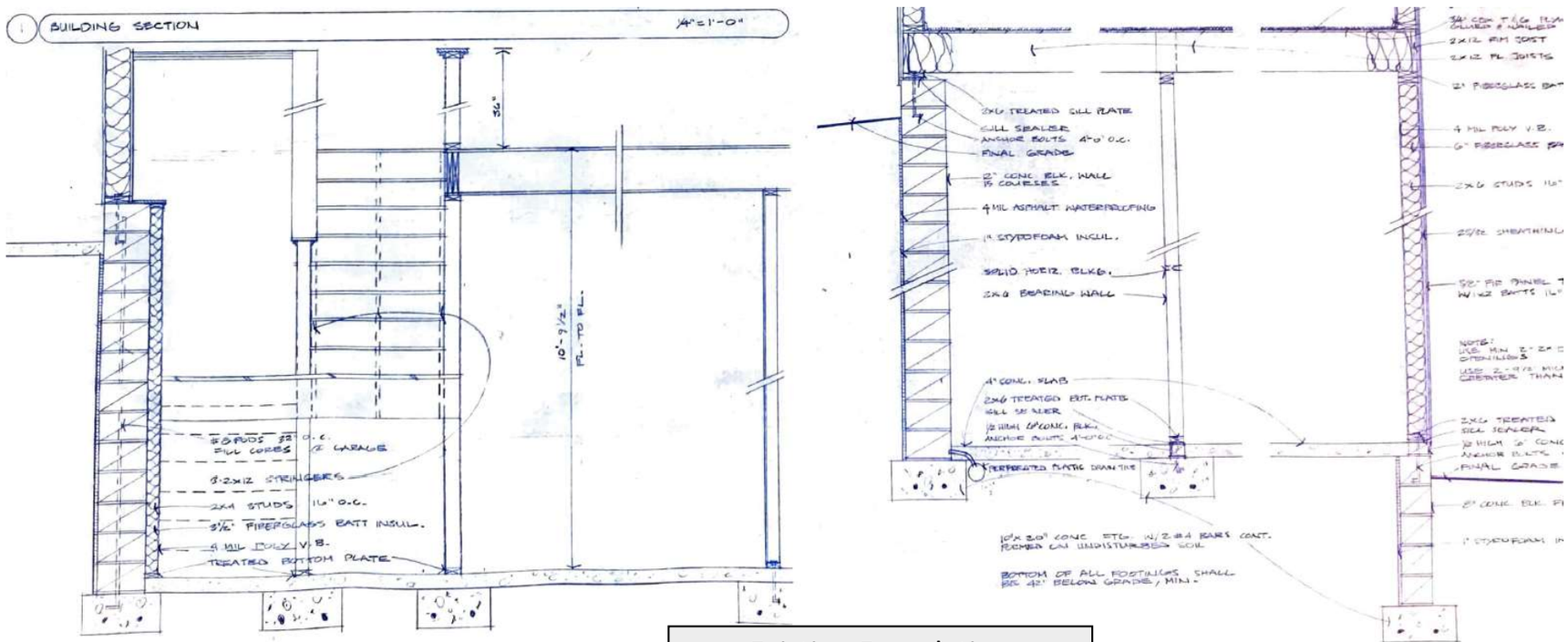
- There is sufficient spacing between adjacent homes.
- Similar size Homes in this block have non confirming setbacks.
- On the West Side, there is no change to the existing garage, so there is no reason to be concerned about the building being too tall
- Adjacent neighbors are supportive of the project and have absolutely no issues.

2. Reason for using Existing Foundation

Foundation

- **The existing foundation is of great quality**
- **The home has a higher basement height than typical homes do.**





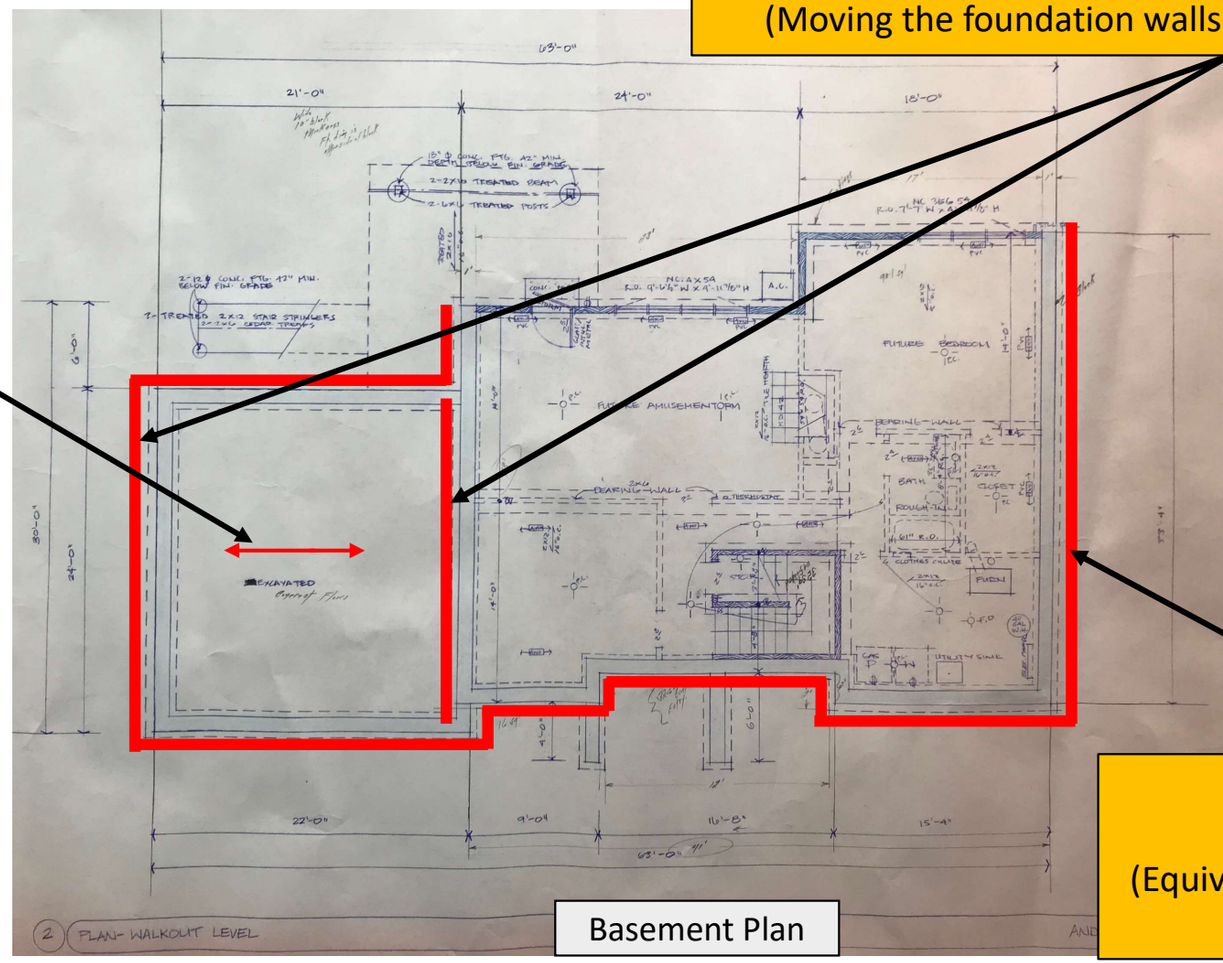
Existing Foundation

Retain existing foundation

- **Spancrete garage floor.**
- **Basement walls are structurally sound and sustainable.**

Concrete planks are supported by walls re-enforced by steel rods
(Moving the foundation walls means an all-new foundation)

520 sq feet Spancrete
Garage floor



Basement Plan

175 Linear Feet of
8" X 10 Feet High Block Wall
(Equivalent Concrete wall to be poured if foundation removed)

Property cannot be considered as a Vacant Lot as the Foundation has got Inherent Value

- The existing foundation has enough value and is worth retaining.
- It would be illogical to remove the existing foundation and rebuild a similar home with a new foundation.

A 2.8-foot west and .3-foot east side yard setback variance request to re-use a nonconforming foundation

5416 Grove Street

The CITY of EDINA

Site location

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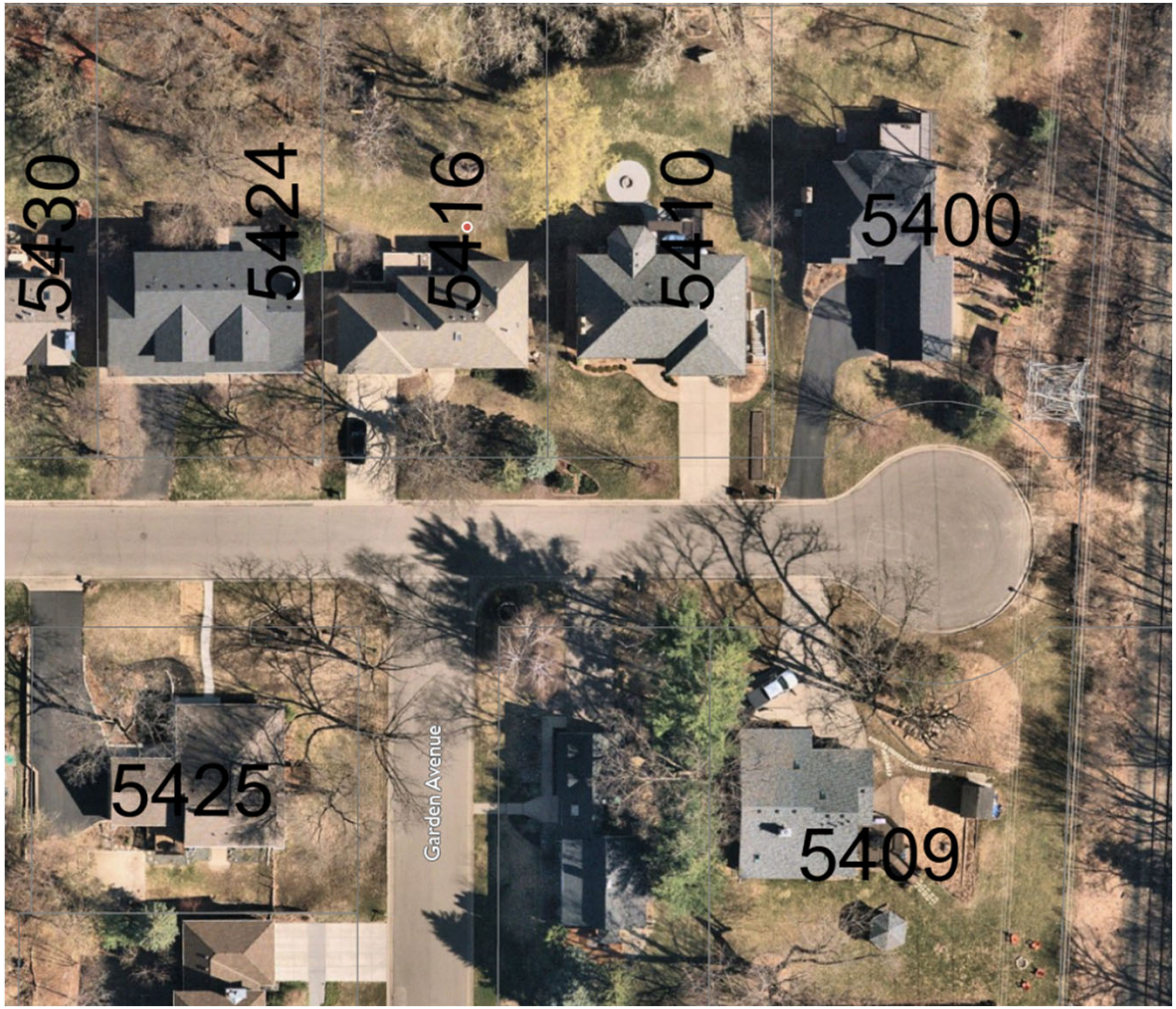
Site location



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Front photo

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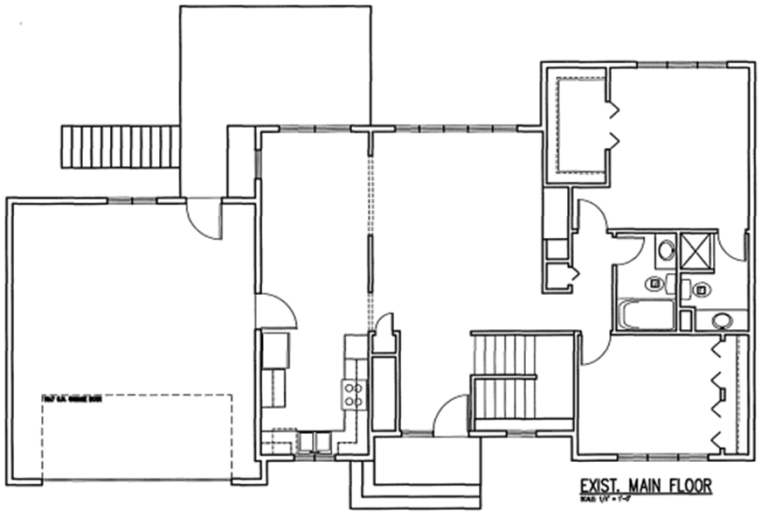
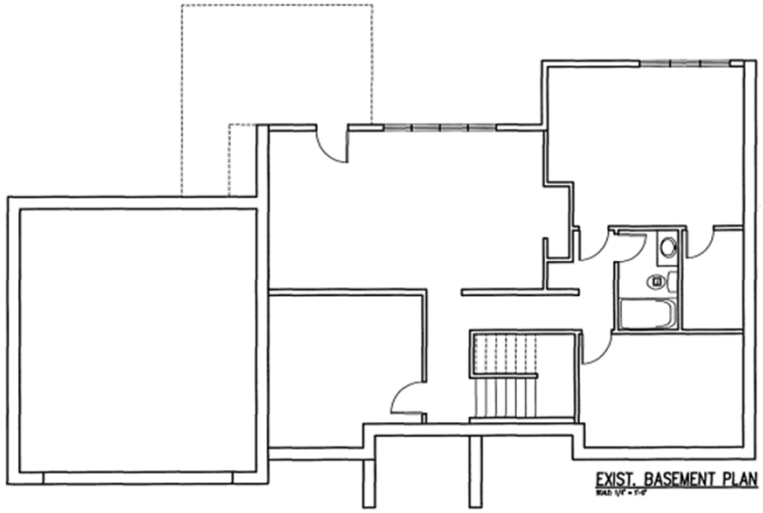
Existing floor plans





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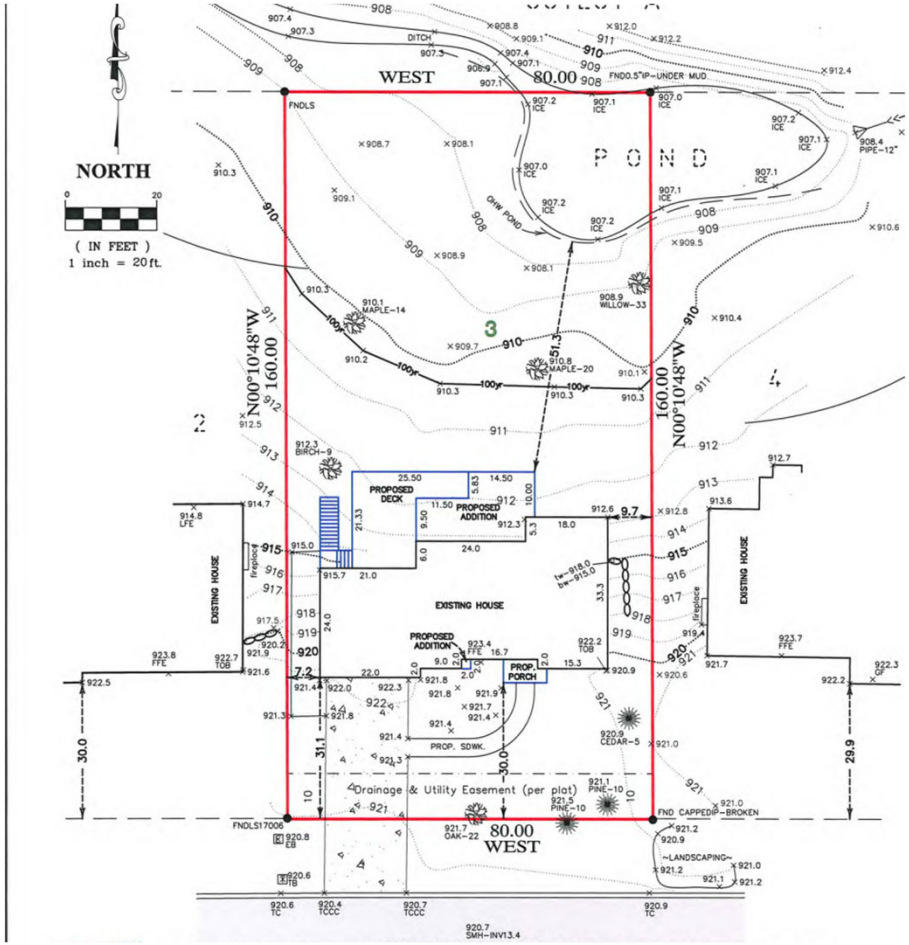
Proposed survey



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Elevations

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

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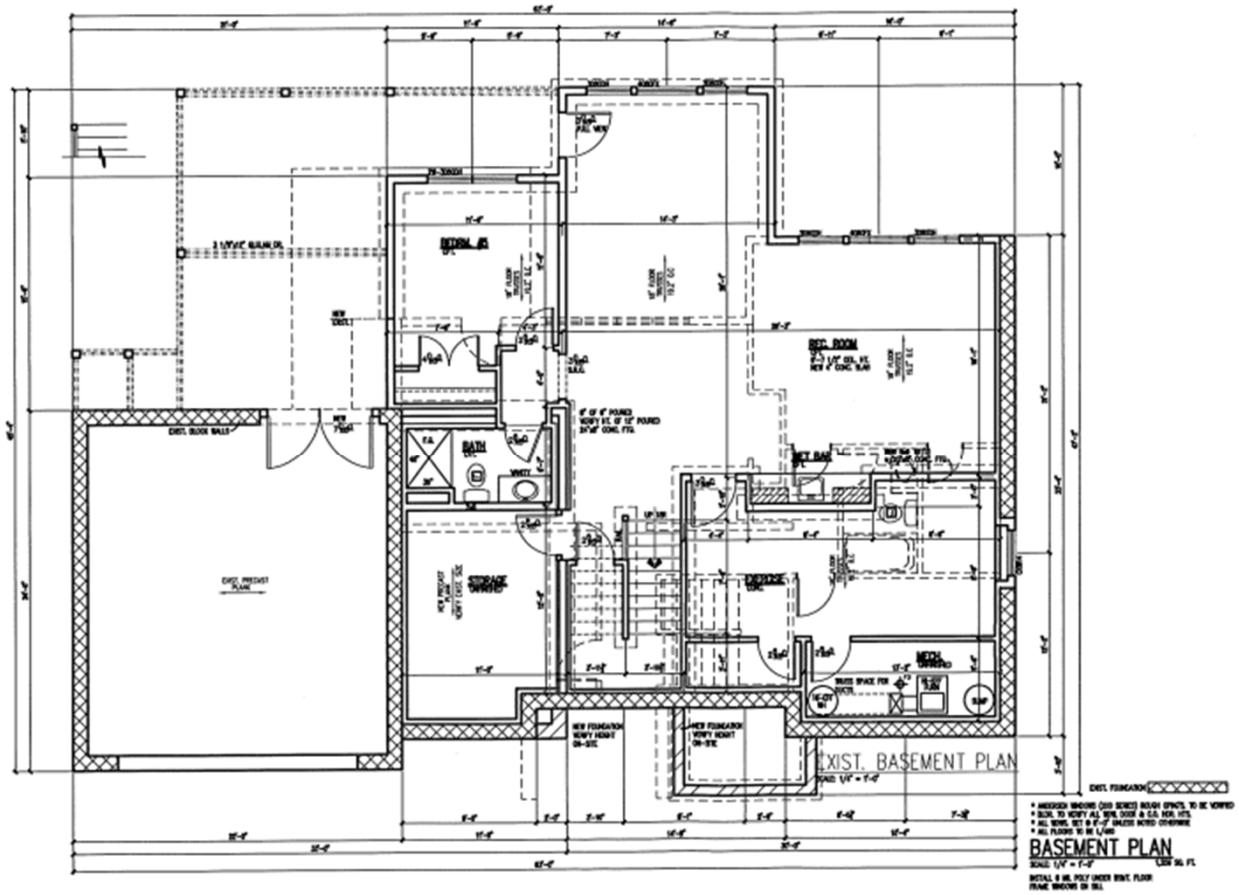
Basement plan



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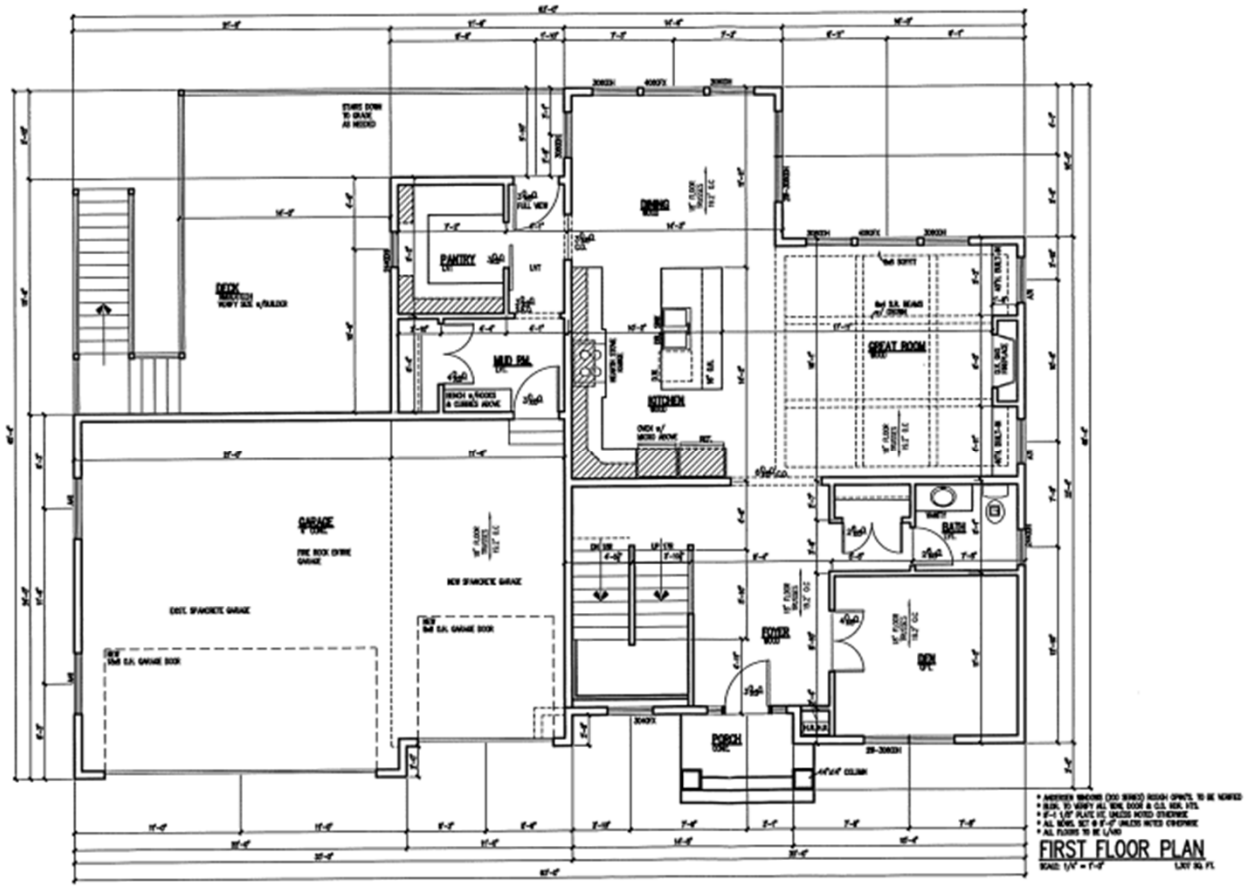
1st floor plan



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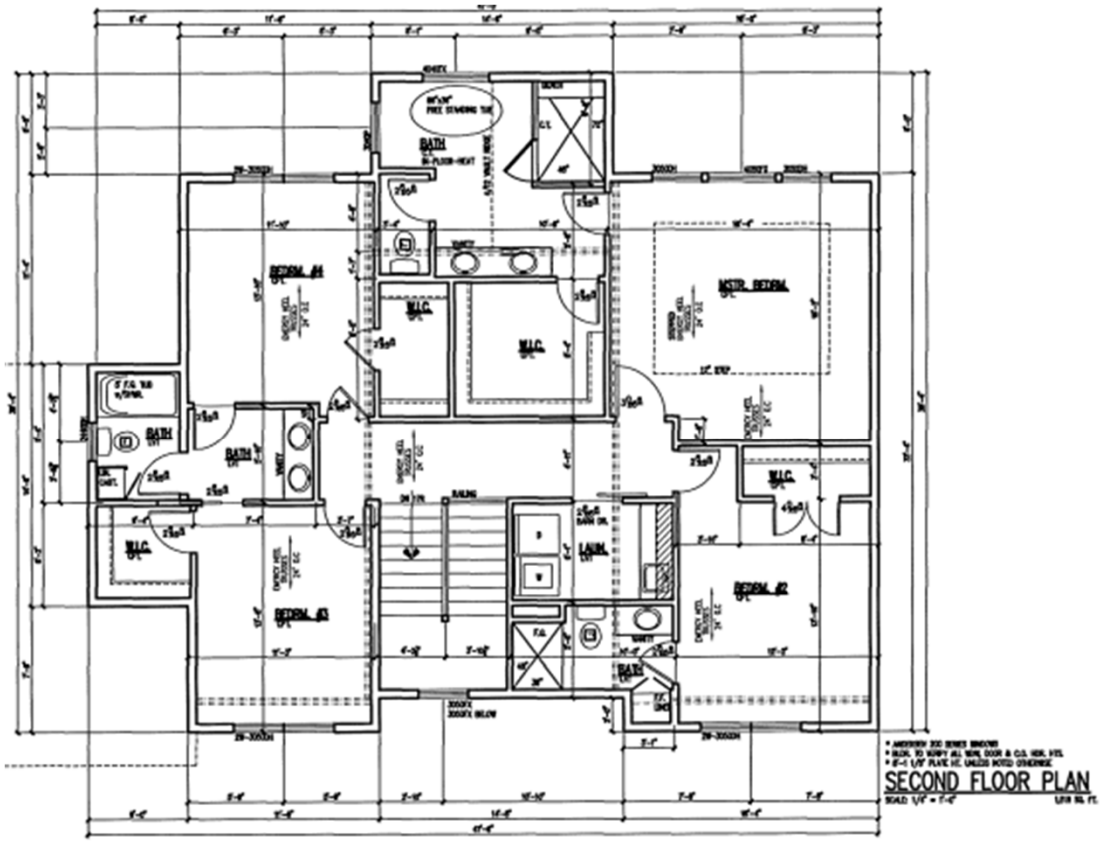
2nd floor plan



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Existing and proposed S/W elevations

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Existing and proposed N/E elevations

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Compliance Table

Compliance Table

	City Standard	Proposed
North - Rear Yard	50 feet OHWE	51.3 feet
West Side – Side Yard	10 feet	***7.2 feet/existing**
South – Front Yard	29.95 feet	31.1 feet/existing
East Side – Side Yard	10 feet	***9.7 feet/existing**
Building Height	35.4 feet	31 Feet proposed
Building Coverage	25%	18.3% proposed
Surface coverage	50%	27% proposed
1st floor elevation	924.4 feet	923.4 feet

***Requires a variance**

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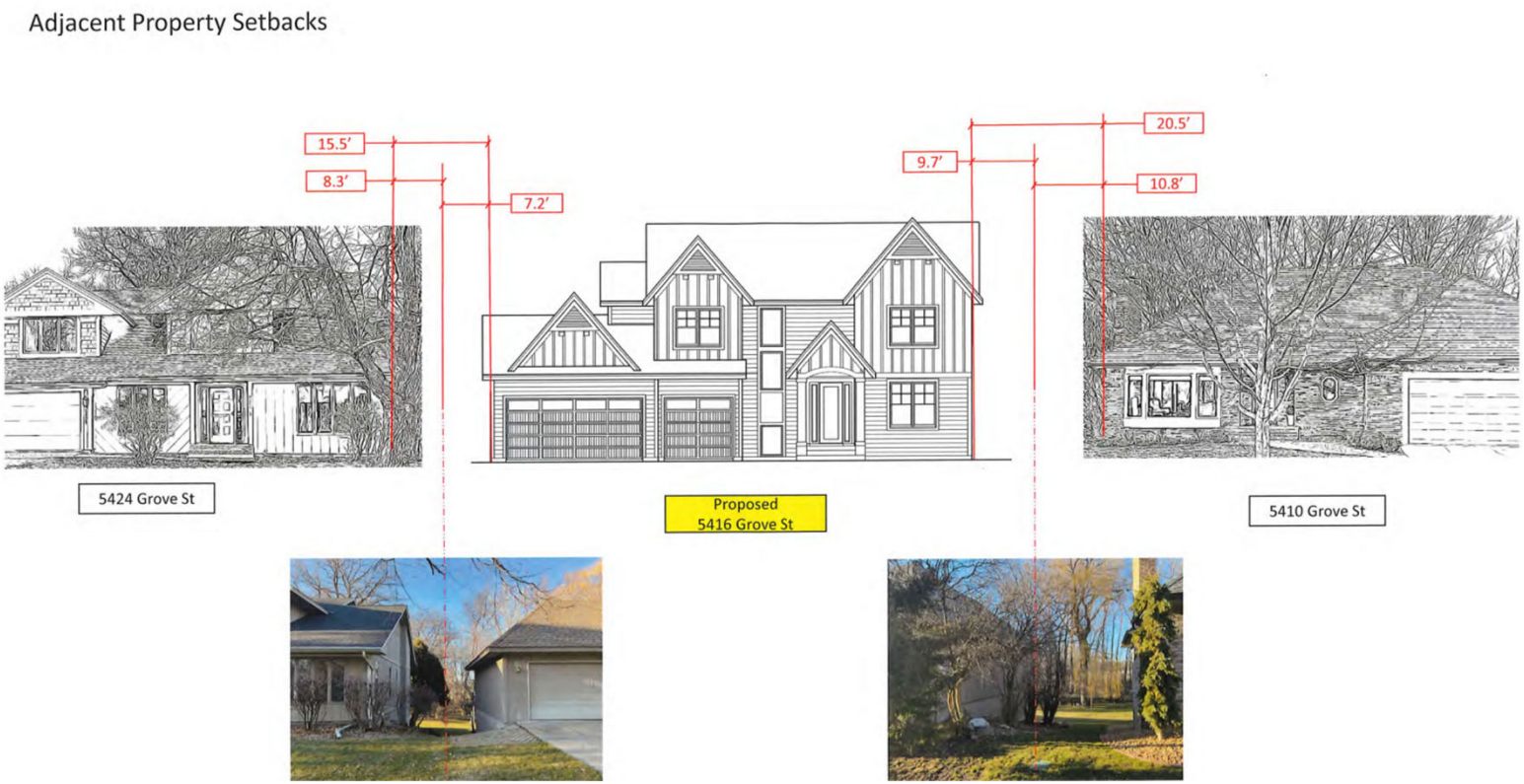
Rendering

The CITY of EDINA

Property side yard setbacks



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Findings for approval

1. The practical difficulty is caused by the location of the existing nonconforming foundation.
2. The request is reasonable as it will utilize an existing foundation that was presumed compliant when built in the 1980's.
3. The proposal is reasonable in that retaining the foundation is a practical and sustainable solution to constructing a new house on site.
4. There are circumstances that are unique to the subject property. The threshold has been met to classify the project as a new home, however, re-use of a solid precast spancrete foundation is both practical and sustainable.
5. The proposal would not alter the essential character of the neighborhood. There are similarly sized buildings with nonconforming side yard setbacks along the block.

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Denial findings:

1. The proposal does not meet the standards for variance for a new home on a 12,800 sq ft vacant lot.

2. Upon removal of the basement, there is no practical difficulty in complying with the ordinance for a new home.

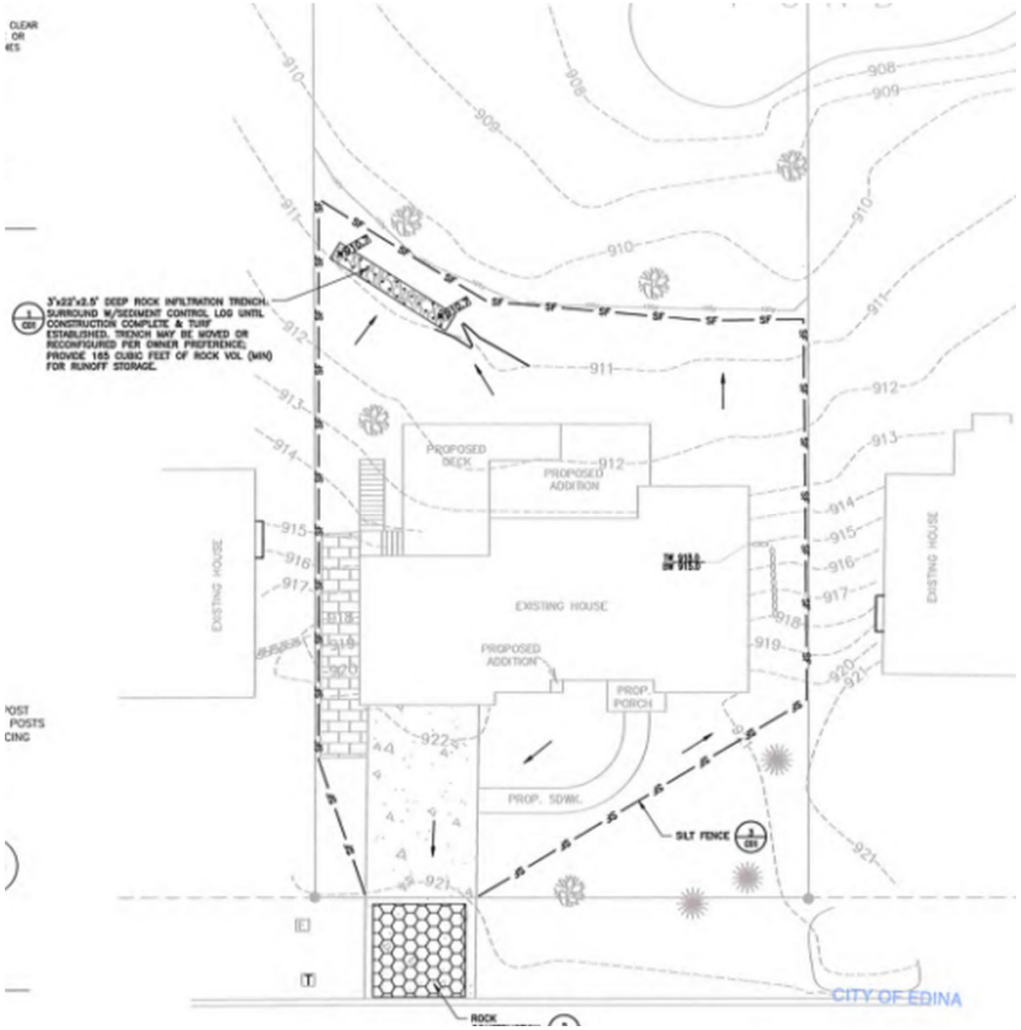
3. When considering the property as a vacant lot, there are no unique circumstances present in support of variances from required 10-foot side yard setbacks.

4. Granting the variance may alter the essential character of the neighborhood by continuing nonconforming, closer setbacks than currently allowed for a new two-story home that is replacing a 1 story rambler.

5. Re-building a new home with nonconforming setbacks removes opportunity to bring the property into compliance.

The CITY of EDINA

Grading and SWMP



The CITY of EDINA

BTE Report

Soon-to-be Neighbors at 5424 Grove support the project.

Nickoranda, 1 day ago

The neighbors at 5409 Grove St. are supportive. - submitted by city staff on behalf on homeowners prior to deadline

Liz Olson, 2 days ago

Kelly and Steve Housh: We live down the street from the Sequeira's at 5808 Garden Ave and fully support the proposed project and ask the City to approve the variance. Thank you!

EDINA73, 7 days ago

Dustin Carlson, Grove St. I am a close neighbor of this property. I fully support the proposed project and ask the City to approve this variance request.

dustincarlson, 8 days ago

Dustin Carlson, Grove St. I am a close neighbor of this property. I fully support the proposed project and ask the City to approve this variance request.

dustincarlson, 8 days ago

Michael & Stacy Wood of 5430 Grove St agree to the variance request and fully support the project as listed above.

Michael Wood, 8 days ago

Michael & Stacy Wood 5430 Grove St are in full support of the variance as listed above,
Thanks

Michael Wood, 8 days ago

Jameson-Heaser household at 5410 Grove Street. Our next-door neighbors, Nelson and Michelle at 5416 Grove Street, are planning a full home remodeling project. We fully support this and the requested variance. Thank you!

Kathryn Jameson, 8 days ago

Matt Hansen. 5805 Garden Ave. Neighbor. In full support of this variance to build a new home.

Mphansen, 9 days ago

CITY OF EDINA

4801 West 50th Street
Edina, MN 55424
www.edinamn.gov

Date: May 8, 2024

Agenda Item #: VIII.A.

To: Planning Commission

Item Type: Report and Recommendation

From: Addison Lewis, Community Development Coordinator

Item Activity: Action

Subject: Lincoln and Londonderry Small Area Plan Working Group Chair Selection

---

ACTION REQUESTED:
Select one member of the Commission to serve as Chair of the Lincoln and Londonderry Small Area Plan Working Group. The other two current Planning Commission members selected for the Working Group would remain.

INTRODUCTION:
On December 13, 2023, the Planning Commission selected Commissioners Miranda, Felt and Daye to serve as Co-chairs of the Lincoln and Londonderry Small Area Plan Work Group. After further review of the City's Board and Commission guidelines, there should only be one member of the Commission serving as Chair. Other members of the Commission may still serve on the Working Group as long as the number of Commissioners is less than a quorum. The Chair may nominate a Co-chair who is not a member of the Commission.

ATTACHMENTS:

Working Group Membership & Guidelines

8.4 Membership & Guidelines.

BOARDS & COMMISSIONS	
Membership • Members are selected by City Council. • Membership consists of regular and student members. • All appointments have term limits. • Subject to Open Meeting Law • The City Manager appoints a staff liaison who provides administrative support to the board/commission as a body.	**Guidelines:** • Boards and commissions are established to advise the City Council • Establishment and missions are outlined in City code • Boards and commissions are on-going • Meetings of boards and commissions are public meetings • Commissions can establish committees and working groups

COMMITTEES	
Membership • The commission selects at least two, but less than a quorum of members • All members must be members of the commission • The commission selects a temporary Committee Chair • The committee elects their own chair and notifies the Commission • Not subject to Open Meeting Law	**Guidelines:** • Committees are established with the approval of the commission to assist with a work plan initiative • The commission has final recommendations on all matters which the committee has been given guidance • Staff does not provide support to committees • Meetings of Committees are not public meetings

WORKING GROUPS	
Membership • A Working Group is comprised of one or more members of the Board/Commission, but less than a quorum of members and includes members of the public. • Commission selects the Working Group Chair. • The working group chair will recommend to the commission other working group members who are outside of the Board/Commission. The board/commission appoints additional working group members. • The Chair may also nominate a co-chair who is not a board/commission member. • Not subject to Open Meeting Law	**Guidelines:** • Established with the approval of the commission • Created when work requires more support • Set timeline • Notice is given to the public of the formation of the working group providing a minimum of 14 days for the public to express interest before members are selected. • Commission has final recommendations on all matters of the working group • Staff liaison does not support working group • Meetings of working groups are not legally required to be public.