

04.27.2023

636 22nd Ave LLC
1621 Hennepin Avenue
Suite 100
Minneapolis, Mn 55403

To:

City of Minneapolis
Community Planning & Economic Development
Development Service Division
505 4th Avenue S, #320
Minneapolis, MN 55415

Subject:

Project Location: 120 59th Street West, Minneapolis, MN 55419
PID: 2202824310068

Description of Project:

The existing house is located at 120 59th Street West. The lot is a typical size residential parcel, 46 feet wide by 124 feet in depth and zoned R1A. The proposed project is a single-story addition to the original home. The proposed house design meets the floor to area ratios for the City and the lot. The design includes traditional wood details that blend into the existing traditional cape cod home, making space for a dining room and lower-level bedroom. All structures have been designed to match the primary house. The existing home is on a reverse corner lot and is non-conforming at the side yard setback. The proposed addition maintains the line of the existing house.

Required Findings:

As per the Variance submission process, the Owners are seeking a variance to increase the western reverse corner side yard setback for the primary structure from the required code today of 20' to meet existing 6.56' that was in place when the home was constructed in 1949.

1. The current lot has issues of hardship, or difficulties, necessitating a variance to build a typical residential home for this area.
 - a. The typical corner condition triggering double front yard setbacks is normally due to a neighboring home having frontage to the rear of the property. This is the case a crossed Wentworth Avenue. However, the immediate neighbor to the north is Windom Elementary School creating an unusual relationship for this home.
 - b. The existing home is constructed prior to the double front yard setbacks being required.

2. The Owner of 120 59th Street West seeks to build an addition keeping with the spirit of the zoning ordinances. Both the neighboring structures to the east have similar additions.
3. If the variance is granted the new addition will make no impact on the front yard or uniform street scape on this block. The school will not be impacted visually nor have any obstructions given it sits on an elevation one-story higher than this property with a large retaining wall separating the two.