
LAND USE APPLICATION SUMMARY

Property Location: 1202 7th Street SE
Project Name: 1202 7th Street SE
Prepared By: Lindsey Silas, Senior City Planner, (612) 673-2653
Applicant: Go Gopher Rentals
Project Contact: Mike Swedahl
Request: To allow a third-story addition with additional bedrooms to an existing, nonconforming six-unit building.

Required Applications:

Conditional Use Permit	To increase the maximum allowed height from 2.5 stories or 35 feet to 3 stories or 34.5 feet.
Expansion of a Legal Nonconforming Use	To allow a third-story addition to an existing, nonconforming six-unit building.
Variance	To increase the maximum floor area ratio from 0.5 to 0.92.
Variance	To reduce the minimum front yard setback along 12 th Avenue SE from 20 feet to 16 feet.
Variance	To reduce the minimum reverse corner front yard setback along 7 th Street SE from 20 feet to 15.6 feet.
Variance	To reduce the minimum parking requirement from 15 spaces to 8 spaces.
Site Plan Review	For a third-story addition. - <i>Returned</i>

SITE DATA

Existing Zoning	R2B Multiple-Family District UA University Area Overlay District
Lot Area	9,208 square feet / 0.21 acres
Ward(s)	3
Neighborhood(s)	Marcy Holmes
Future Land Use	Interior 3
Goods and Services Corridor	N/A
Built Form	Urban Neighborhood

Date Application Deemed Complete	February 13, 2020	Date Extension Letter Sent	N/A
End of 60-Day Decision Period	April 13, 2020	End of 120-Day Decision Period	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site contains a two-story, six-unit brick apartment building with 16 bedrooms. There are seven surface parking stalls along the rear property line accessed through the church parking lot to the east.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The subject site shares a block with 616 12th Avenue SE (PLAN10563) and the University Lutheran Church of Hope and associated surface parking lots. The site is located within the Marcy Holmes Neighborhood and is surrounded by primarily medium-density residential uses. The subject site and surrounding areas are designated for Interior 3 in the 2040 Plan.

PROJECT DESCRIPTION. The applicant has proposed to construct a third-story addition to the existing building. The proposed number of units would remain the same at six while the number of bedrooms would increase from 16 to 30. The applicant has proposed a new bicycle shelter and landscaping for the site. There are no changes to the proposed parking area. Besides site plan review, the following applications have been identified:

- The maximum allowed height in the R2B district is 2.5 stories or 35 feet, whichever is less. The applicant has proposed to add a third story onto the existing building which would result in a structure that is 3 stories and 34.5 feet. A conditional use permit to increase the maximum allowed height is required.
- The existing six-unit building is nonconforming in the R2B District. In order to add a third story, an expansion of a nonconforming use application is required.
- The maximum floor area ratio in the R2B district is 0.5. The proposed project would result in a building FAR of 0.9. A variance to increase the maximum floor area ratio is required.
- The front yard setback requirement in the R2B district is 20 feet. The proposed front yard setback along 12th Avenue SE is 15.8 feet. A variance to reduce the minimum front yard setback is required.
- The front yard setback requirement in the R2B district is 20 feet. The yard along 7th Street SE is considered a front yard due to the platting of the adjacent parcel. The proposed reverse corner front yard setback along 7th Street SE is 15.6 feet. A variance to reduce the minimum reverse corner front yard setback is required.
- In the UA Overlay District, the minimum parking requirement is equal to one-half the number of bedrooms. The applicant has proposed a total of 30 bedrooms requiring 15 parking spaces. There are seven parking spaces on-site and no additional parking is proposed as part of this project. A variance to reduce the minimum parking requirement is required.

PUBLIC COMMENTS. No public comments have been received as of the writing of this staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow a conditional use permit to increase the maximum allowed height from 2.5 stories or 35 feet to 3 stories or 34.5 feet based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The proposed building addition will not be detrimental to or endanger the public health, safety, comfort or general welfare provided it complies with all applicable building codes, life safety ordinances, stormwater management and other Public Works Requirements. Building height, in general, does not pose a danger to the public welfare.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed increase in height will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development of surrounding property. The proposed site is designated for Interior 3 on the built form map in *Minneapolis 2040*, which calls for building heights of one to three stories. The existing R2B zoning district limits building height to 2.5 stories or 35 feet. The proposed building will be 3 stories and 34.5 feet. The proposal to increase the height is in line with the future built form guidance in *Minneapolis 2040* and is compatible with the surrounding two- to three-story buildings.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

Adequate utilities, access, drainage, and other necessary facilities will be provided.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

Adequate measures have been to minimize traffic congestion in the public streets. The applicant has applied for a parking variance which has been analyzed below. The site would retain the existing eight parking spaces. A total of 30 bicycle parking spaces will be added to the site. The site is walking distance from the University of Minnesota campus and has excellent access to transit with high frequency bus routes 2, 3, and 6 within a few blocks of the site.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed use would be consistent with the applicable guidance and policies of *Minneapolis 2040 (2020)*:

Future Land Use	Guidance	Staff Comment
Urban Neighborhood	Urban Neighborhood is a predominantly residential area with a range of allowed building types. May include small-scale institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. Like the Neighborhood Mixed Use category, commercial uses can continue serving their existing commercial function. Commercial zoning is appropriate for these properties, while expansion of commercial uses and zoning into surrounding areas is not encouraged.	The proposal to add a third-story to an existing six-unit building to accommodate larger residential units is compatible with the guidelines for Urban Neighborhood.
Built Form Guidance	Guidance	Staff Comment
Interior 3	New and remodeled buildings in the Interior 3 district should reflect a variety of	The proposed third-story addition will result in a slightly larger and

	<p>building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.</p>	<p>taller building than the existing two-story, six-unit building on-site. The proposal to increase the building height to three stories is in line with the guidance for Interior 3.</p>
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The following goals from *Minneapolis 2040 (2020)* apply to this proposal:

- Goal 6. High-quality physical environment: In 2040, Minneapolis will enjoy a high-quality and distinctive physical environment in all parts of the city.
- Goal 9. Complete neighborhoods: In 2040, all Minneapolis residents will have access to employment, retail services, healthy food, parks, and other daily needs via walking, biking, and public transit.

The following policies and action steps from *Minneapolis 2040 (2020)* apply to this proposal:

Policy 1. Access to Housing: Increase the supply of housing and its diversity of location and types.

- a. Allow housing to be built in all areas of the city, except in Production and Distribution areas.
- b. Allow the highest-density housing in and near Downtown.
- c. Allow multifamily housing on public transit routes, with higher densities along high-frequency routes and near METRO stations.
- d. In neighborhood interiors that contain a mix of housing types from single family homes to apartments, allow new housing within that existing range.

Staff finds that the proposal is compatible with the relevant policies and action steps in *Minneapolis 2040*.

- 6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the requested land use applications are approved, the proposal will comply with all provisions of the R2B District.

Additional Standards to Increase Maximum Height

In addition to the conditional use permit standards, the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures in commercial districts:

- 1. *Access to light and air of surrounding properties.*

The site is adjacent to a large surface parking lot at the rear. Nearby residential properties are located across 12th Street SE and 7th Street SE from the subject site. The proposed third-story addition will not impede access to light and air of surrounding properties.

- 2. *Shadowing of residential properties, significant public spaces, or existing solar energy systems.*

Shadowing impacts on nearby properties will be minimal. Most shadowing impacts will occur on the public street or the adjacent parking lots. There are limited shadowing impacts on the residential properties located across 12th Avenue SE and 7th Street SE that are not expected to be significantly different from the shadowing impacts of the existing two-story building.

- 3. *The scale and character of surrounding uses.*

The surrounding area is primarily two-and-a-half story medium-density residential buildings with some three-story buildings in the area. The proposed height of three stories will be in keeping with the scale and character of the surrounding areas.

4. *Preservation of views of landmark buildings, significant open spaces or water bodies.*

The proposed height increase will not have any impact on views of landmark buildings, significant open spaces, or water bodies.

EXPANSION OF A NONCONFORMING USE

The Department of Community Planning and Economic Development has analyzed the application for a change of a nonconforming use based on the following findings:

1. *A rezoning of the property would be inappropriate.*

Minneapolis 2040 designates the subject site as Interior 3 on the built form map, which calls for building heights of one to three stories. The site is currently zoned R2B. There is currently no zoning district that allows for three-story buildings. The next higher zoning district, R3, still has a height restriction of 2.5 stories. The district above that, R4, allows buildings of up to four stories in height. There is currently no appropriate zoning district that would allow three stories in height as proposed in this project, therefore a rezoning is not currently appropriate for this site. CPED staff is working to revise the zoning code to add built form districts that will eliminate conflicts between the zoning code and comprehensive plan. Per state statute, the City has until August, nine months from the adoption of *Minneapolis 2040*, to eliminate these conflicts.

2. *The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood.*

The proposed expansion will be compatible with adjacent property and the neighborhood. The surrounding properties are primarily medium-density residential uses that range from two to three stories in height. The *Minneapolis 2040* plan designates the subject site and surrounding area as Interior 3 which calls for building heights of one to three stories. The proposal to add a third story to an existing two-story building would be compatible with the existing built form and the future built form in *Minneapolis 2040*.

3. *The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion.*

The proposed expansion will not result in significant increases of adverse, off-site impacts such as traffic, noise, dust, odors, and parking congestion. The site would retain the existing eight parking spaces. A parking variance is required and has been analyzed below. A total of 30 bicycle parking spaces will be added to the site. The site is walking distance from the University of Minnesota campus. The site has excellent access to transit with high frequency bus routes 2, 3, and 6 within a few blocks of the site. Staff finds that the proposal will not result in adverse, off-site impacts.

4. *The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood.*

The proposed expansion, because of improvements to the property, will improve the appearance or stability of the neighborhood. The applicant has indicated that the proposed project will include updating the mechanicals, plumbing, and electrical systems within the building. In addition, the applicant is proposing significant landscaping improvements to the site and reductions to the nonconforming impervious surface area.

5. *In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation or presence of more dwelling units on the subject property than is allowed by the regulations of the district in which the property is located.*

The proposed project will not increase the number of dwelling units. There are currently six dwelling units in the building. The proposed addition will increase the number of bedrooms from 16 to 30, but the number of dwelling units will remain unchanged.

6. *The enlargement, expansion, relocation, structural alteration or intensification will not be located in the Floodway District.*

The subject site is not located in a Floodway District.

VARIANCE - FAR

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum floor area ratio from 0.5 to 0.92 based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The existing building is a legal, nonconforming six-unit building in the R2B District. The maximum floor area ratio in the R2B district is 0.5. The proposed building addition would result in a floor area ratio of 0.92. The site is located in an area designated as Interior 3 in *Minneapolis 2040*. No rezoning is sought as part of this project because there is no existing zoning district that allows three stories in height, despite three stories being appropriate in Interior 3. In staff's preliminary discussions about the guidelines for a future Interior 3 zoning district, the proposed FAR would be greater than 1.0. The relationship between future built form guidance for the site in *Minneapolis 2040* and the limitations of existing zoning districts constitute a practical difficulty that was not created by the applicant. CPED staff is working to revise the zoning code to add built form districts that will eliminate conflicts between the zoning code and comprehensive plan. Per state statute, the City has until August, nine months from the adoption of *Minneapolis 2040*, to eliminate these conflicts.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant has proposed to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance and comprehensive plan. The proposal to increase the minimum FAR from 0.5 to 0.92 is compatible with the site's designation as Interior 3 on the future built form map. The proposed addition would be set back from the front and sides of the existing building, reducing the visibility of the additional requested bulk from the public street. Building bulk regulations are established in order to assure that the scale and form of new development or expansion will occur in a manner most compatible with the surrounding area. The proposed addition is compatible with the future guidance for the area.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The proposal to add a third-story onto an existing two-story building will be compatible with surrounding two- to three-story buildings and the future built form guidance.

If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

VARIANCE – FRONT YARD

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum front yard setback along 12th Avenue SE from 20 feet to 16 feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The building on-site is existing and is nonconforming to the front yard setback. The existing front yard setback for the building is 12 feet. The proposed third-story addition would be set back 16 feet from the front property line and four feet from the existing front building wall. The applicant has indicated that the four-foot setback is proposed to align with existing structural supports in the building. The existing placement of the building on site and structural make-up of the building constitute a practical difficulty in meeting the 20-foot front yard setback while adding bulk to achieve the density and development intensity called for in Interior 3.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant has proposed to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance and comprehensive plan. The existing building is nonconforming to the front yard setback requirement. The proposed third-story addition would be set back four feet from the front and side building walls to better comply with the setback requirements and mitigate the appearance of the addition from the street. In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed front yard setback of 16 feet meets this intent by being set back four feet from the existing nonconforming building wall. The proposed addition will not impact access to light, air, open space, or separation of uses for adjacent properties.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The proposal to add a third-story onto an existing two-story building will be compatible with surrounding two- to three-story buildings and the future built form guidance. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

VARIANCE – REVERSE CORNER FRONT YARD

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum reverse corner front yard from 20 feet to 15.6 feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The building on-site is existing and is nonconforming to the reverse corner front yard setback. The existing reverse corner front yard setback for the building is 8.81 feet. The proposed third-story addition would be set back 15.6 feet reverse corner property line along 7th Street SE and four feet from the existing building wall. The applicant has indicated that the four-foot setback from the existing building wall is proposed to align with existing structural supports in the building. The existing placement of the building on site and structural make-up of the building constitute a practical difficulty in meeting the 20 foot front yard setback.

In addition, the reverse corner front yard condition is created by one platted lot to the east of the subject site. The parcel is part of the large surface parking lot and does not contain any structures. If this parcel was not platted towards 7th Street SE, the building would be subject to a corner side yard setback of 12 feet which would be met by the building.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant has proposed to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance and comprehensive plan. The existing building is nonconforming to the reverse corner front yard setback. The proposed third-story addition would be set back four feet from the front and side building walls to better comply with the setback requirements and mitigate the appearance of the addition from the street. In general, yard controls are established to provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. The proposed front yard setback of 15.6 feet meets this intent by being set back four feet from the existing nonconforming building wall. The proposed addition will not impact access to light, air, open space, or separation of uses for adjacent properties.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. The proposal to add a third-story onto an existing two-story building will be compatible with surrounding two- to three-story buildings and the future built form guidance. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

VARIANCE - PARKING

The Department of Community Planning and Economic Development has analyzed the application for a variance to reduce the minimum parking requirement from 15 spaces to seven spaces based on the following findings:

- 1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

The site is located within the UA University Area Overlay District which requires ½ parking space per bedroom. With the proposed addition, the building will contain 30 bedrooms resulting in a parking requirement of 15 spaces. There are seven surface parking spaces at the rear of the site. The applicant is not proposing any additional parking. Practical difficulties exist because of circumstances unique to the property. The parking location and building on-site are existing. Due to the footprint of the existing building on-site, the drive aisle to access the parking spaces is located on an adjacent property and accessed through a shared access easement. Due to the existing building footprint and the fact that access occurs via an adjacent property,

there is no clear area where additional parking could be provided while meeting the required dimensions for stalls and drive aisles set out in the zoning code. This is a unique circumstance not created by the applicant.

- 2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The applicant has proposed to use the property in a reasonable manner that is in keeping with the spirit and intent of the ordinance and the comprehensive plan. The UA District is established to ensure high-quality residential development through site design and off-street parking regulations that acknowledge the unique demands placed on land uses near a large university. This site is uniquely situated in an area that is likely to result in a lesser parking need than the zoning code requires. The site has excellent access to high-frequency transit with high-frequency bus routes 2, 3, and 6 located within a few blocks. The recently adopted *Minneapolis 2040* plan includes policies that encourage transit-oriented development along with the use of transit, biking, and walking as transportation. The immediate surrounding area provides excellent options for getting around without a car.

- 3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

The proposed parking variance is in keeping with the pedestrian and transit-oriented character of the area. The seven proposed parking spaces are expected to meet the parking requirement for the site. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Mike Swedahl for the property located at 1202 7th Street SE:

A. Conditional Use Permit to increase the maximum allowed height.

Recommended motion: **Approve** the conditional use permit to increase the maximum allowed height from 2.5 stories or 35 feet to 3 stories or 34.5 feet, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. The refuse and recycling containers shall be screened to comply with section 535.80 of the zoning code.
3. The yard to the north of the surface parking spaces shall be landscaped as a landscaped yard.
4. The applicant shall provide a three-foot screen consisting of a masonry wall, fence, berm, hedge or combination thereof that is at least 60 percent opaque between the surface parking spaces and the street.
5. The applicant shall provide one tree provided between the surface parking spaces and the street.
6. The yard to the south of the surface parking spaces shall be landscaped as a landscaped yard.
7. The applicant shall provide a three-foot screen that is at least 60 percent opaque between the surface parking stalls and the south property line.

B. Expansion of a legal nonconforming use.

Recommended motion: **Approve** the expansion of a legal nonconforming use to allow a third-story addition to an existing six-unit building.

C. Variance to increase the maximum floor area ratio.

Recommended motion: **Approve** the variance to increase the maximum floor area ratio from 0.5 to 0.92.

D. Variance to reduce the minimum front yard setback along 12th Avenue SE.

Recommended motion: **Approve** the variance to reduce the minimum front yard setback along 12th Avenue SE from 20 feet to 16 feet.

E. Variance to reduce to reduce the minimum reverse corner front yard setback along 7th Street SE.

Recommended motion: **Approve** the variance to reduce the minimum reverse corner front yard setback along 7th Street SE from 20 feet to 15.6 feet, subject to the following conditions:

1. The yard to the north of the surface parking spaces shall be landscaped as a landscaped yard.
2. The applicant shall provide a three-foot screen consisting of a masonry wall, fence, berm, hedge or combination thereof that is at least 60 percent opaque between the surface parking spaces and the street.
3. The applicant shall provide one tree provided between the surface parking spaces and the street.

F. Variance to reduce the minimum parking requirement.

Recommended motion: **Approve** the variance to reduce the minimum parking requirement from 15 spaces to 7 spaces, subject to the following conditions:

1. The maintenance driveway and curb cut to 12th Avenue SE shall be removed.

G. Site Plan Review.

Recommended motion: **Return** the site plan review for a third-story addition.

ATTACHMENTS

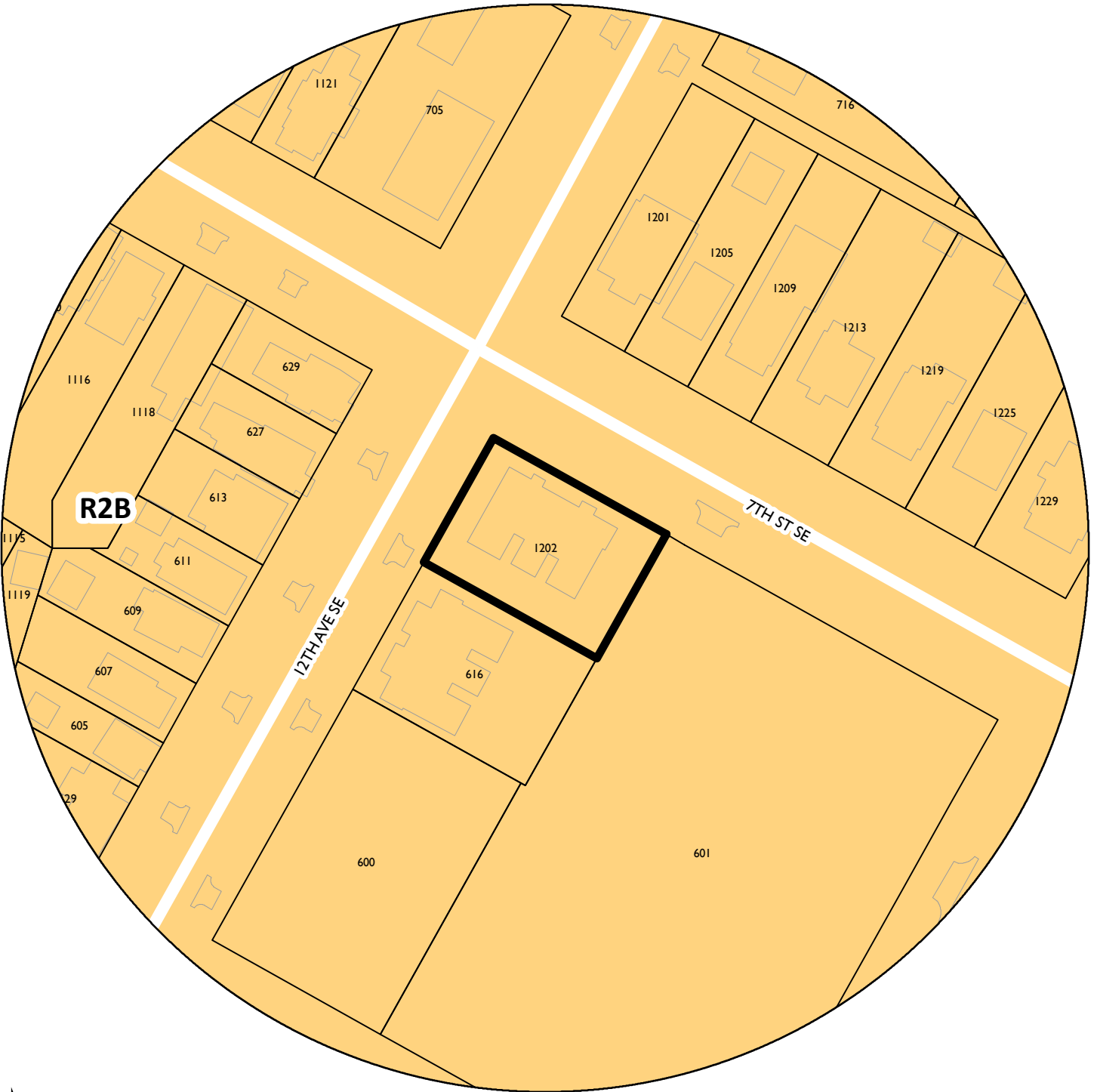
1. Zoning map
2. Oblique aerial photo
3. Written description and findings submitted by applicant
4. Survey
5. Site plan
6. Plans
7. Building elevations
8. Renderings
9. Photos
10. Shadow study

Mike Swedahl

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
1202 7th Street SE

FILE NUMBER
PLAN10564

Marcy Park
Park with play
equipment &
picnic area

15th St
The Embass

11th Ave SE
SE 7th St

12th Ave SE
SE 7th St

13th Ave SE

SE 7th St

University Lutheran
Church of Hope

6th St SE

Ave SE



GGR RESTORATION, LLC. VARIANCE FINDINGS

February 12, 2020

STATEMENTS:

- 1) **Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.**

Re: Front Yard & Reverse Corner Yard Setback of 20':

The property line in the front & west side yard at 1202 7th Street SE is 11.8' and the 3rd floor addition would be setback 4'-0", for structural integrity and fenestration alignment, for a total of 15.8' to the new exterior wall of the addition. The 3rd floor setback would typically be 20'-0" for a front yard & reverse corner setback. We would ask for a variance of 4.2'

Re: F.A.R.

The current F.A.R. for the R2B multi-family zoning is 2,500 or .5 sq. ft. of GFA, whichever is greater. The proposed FAR for this building would be 1.48, which is the average of the properties on the same block. Also, the new 2040 plan has this parcel as an "Interior 3", which asks for new and remodel projects to be up to 3 stories and typically has an F.A.R. of 1.0 of the lot. In comparison we would be at .89 F.A.R. in that respect. The properties on the same block within 100' on 12th Ave. SE and 7th St. SE have F.A.R.'s of 1.16 – 1.74. We would ask for this F.A.R. to be acceptable as it is in the limits set forth by the city of Minneapolis.

Re: U/A Parking Variance:

There is an existing parking area that includes 7 standard parking spots to the east of the building along with some exterior bike storage. We would ask to get the parking reduced from .5/bedroom to .25/bedroom. The proposed remodeled building is within walking distance to the U of MN campus and one block from two bus lines. The city of Minneapolis also added new bike lanes to 8th Street SE, which is a block to the north, along with bike lanes along 15th Ave. SE which is the gateway to the campus.

- 2) **The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.**

We are proposing to add a 3rd story to the existing 2-Story brick building. The project falls within the limits set forth by the city of Minneapolis 2040 plan of 1-3 stories. The finished project will help enhance the functional obsolescence of the building and will be a great addition to the area.

- 3) **The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be**

detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The proposed project will not alter the essential character of the locality. The proposed 3rd story will have a similar look, style and character of the surrounding buildings and houses with new and improved interior finishes. If granted, the proposed variances would not be detrimental to health, safety, or welfare of the general public, or those utilizing the property or nearby properties. We hope to create an updated renewed structure that ties in with the surrounding neighborhood, that is energy efficient, safe, and has nice curb appeal. The proposed project will also be built to the current building code.

GGR RESTORATION, LLC. EXPANSION OR ALTERATION OF NON- CONFORMING USE FINDINGS

January 20, 2020

STATEMENTS:

1) A rezoning of the property would be inappropriate:

Both sites are currently set for the new zoning set forth by the city of Minneapolis built form guidance of "Interior 3" which asks for a variety of new or remodeled buildings to be 1-3 stories. The proposed project would fit under that use.

2) The enlargement, expansion, relocation, structural alteration or intensification will be compatible with adjacent property and the neighborhood:

Yes, we are proposing to add a 3rd story to the existing 2-Story brick building. The project falls within the limits set forth by the city of Minneapolis 2040 plan of 1-3 stories. The subject property is located one block north of new large commercial mixed-use buildings, next door to a community church with a large parking lot and many 3-story residential buildings. The finished project will help enhance the exterior curb appeal as well as the functional obsolescence of the buildings.

3) The enlargement, expansion, relocation, structural alteration or intensification will not result in significant increases of adverse off-site impacts, such as traffic, noise, dust, odors and parking congestion:

The proposed project will not alter the essential character of the area. The proposed 3rd story will have a similar look, style and character of the existing buildings, larger surrounding buildings and newer projects in the area, along with new and improved interior finishes. If granted, the proposed addition would not be adverse or have any off-site impacts to health, safety, or welfare of the general public, or those utilizing the property or nearby properties. We want to create an updated renewed structure that ties in with the Marcy Holmes neighborhood. The buildings will now be up to code, energy efficient, safe, secure and have great curb appeal.

4) The enlargement, expansion, relocation, structural alteration or intensification, because of improvements to the property, will improve the appearance or stability of the neighborhood:

Yes. The current property as it sits, is very inefficient and needs to be updated to make the buildings more functional. Right now, the apartment units are outdated, tired, small and are in need of many repairs. The buildings will be updated with new landscaping, an exterior facelift on the existing building along with the new 3rd floor addition, which will tie to match the existing. The interiors will also be updated throughout with new mechanicals, plumbing, electrical and appliances. We want to create an updated renewed structure that ties into the surrounding neighborhood, that is energy efficient, safe, secure and will have great curb appeal. The proposed project will also be built to the current building code.

- 5) **In districts in which residential uses are allowed, the enlargement, expansion, relocation, structural alteration or intensification will not result in the creation of presence of more dwelling units or rooming units on the subject property than is allowed by the regulations of the district in which the property is located:**

No. The subject properties are currently six units and will remain six units.

- 6) **The enlargement, expansion, relocation, structural alteration or intensification will not be located in the floodway district:**

No.

GGR RESTORATION, LLC. CONDITIONAL USE FINDINGS

February 12, 2020

STATEMENTS:

- 1) **The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

No, by updating and remodeling the building we will be bringing it up to code compliance. The entire building will be updated with new sprinkler system, electrical, mechanical and plumbing. This will make the building more efficient, safe, comfortable and secure.

- 2) **The conditional use will not be injurious to the use of employment or other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

We are proposing to add a typical 8'-0" height 3rd story to the existing 2-Story brick building. The project falls within the limits set forth by the city of Minneapolis 2040 plan of 1-3 stories. The finished project will help enhance the functional obsolescence of the building and will be a great addition to the area.

- 3) **Adequate utilities, access roads, drainage, necessary facilities or other measures have been or will be provided.**

Yes, the building has an existing maintenance driveway that will provide plenty of access. Because the buildings are existing and we are just adding the 3rd story, the natural drainage and facilities will be existing. Any other measures needed will be provided if need be.

- 4) **Adequate measures have been or will be taken to minimize traffic congestion in the public streets.**

Yes, because we are planning on doing both buildings at the same time, there is plenty of room to access the site to minimize congestion on the street.

- 5) **The conditional use is consistent with the applicable policies of the comprehensive plan.**

The project falls within the limits set forth by the city of Minneapolis 2040 plan of 1-3 stories.

- 6) **The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.**

Yes, the proposed addition and finished improvement will be within the standards set forth by the city of Minneapolis and the 2040 Plan that was approved and implemented as of 1/1/2020.

Increasing Maximum Height:

- 1) **Access to light and air of surrounding properties**

The subject has a large parking lot to the south and east. The properties across the street to the north and west are 2.5 to 3 story buildings.

- 2) **Shadowing of residential properties, significant public spaces, or existing solar energy systems**

The building is on the NW corner of 12th Ave. SE and 7th Street SE. There properties to the west, 80' across the street, are similar if not taller than the subject with the 3rd story. The other properties to the north are also across the street approx. 80' away and will not be affected. There is a large parking lot to the east that is part of University Lutheran Church of Hope.

3) The scale and character of surrounding uses.

Yes, there are many 3 story buildings that are similar in style, size, age, and appeal that have done additions and or alterations within the surrounding area.

4) Preservation of views of landmark buildings, significant open spaces or water bodies.

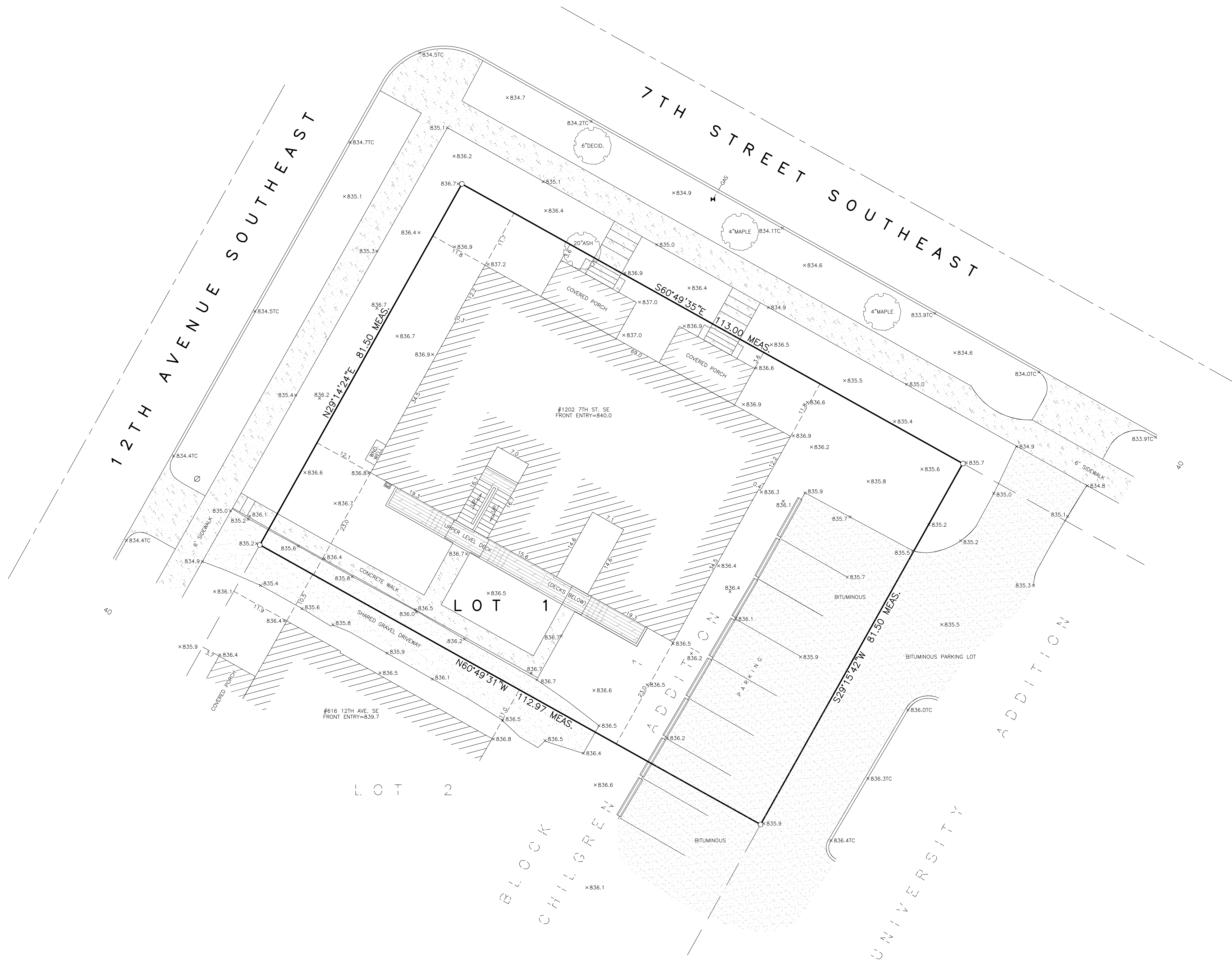
This project will not impede on any views in any direction. If anything, it will help enhance the immediate area with a great looking 1905 brick building with a new facelift to enhance the existing façade.

EXISTING CONDITION SURVEY FOR: GO GOPHER RENTALS, LLC

© SITE BENCHMARK:
TOP SAN M.H.=834.35

LEGEND

	Fence
	Underground Gas
	Electric Meter
	Sanitary Manhole
	Power Pole
	Gas Valve
	Portable Curb
	Existing Elevation
	Top of Curb Elevation
	Found Iron Monument
	Set Iron Monument
	Inscribed R.L.S 15230



LOT AREA CALCULATION:

Lot Area = 9,208 SF
 IMPERVIOUS SURFACE:
 Building = 2,978 SF
 Covered Porches = 279 SF
 Concrete Walks = 391 SF
 Deck = 325 SF
 Gravel Drive = 250 SF
 Bituminous Parking = 1,510 SF
 Impervious Surface Total = 5,733 SF
 = 62.3%
 45% Maximum Principal/Accessory Structure Coverage
 60% Maximum Coverage/Impervious Surface

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- No search was made for any easements.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

JOB NO. 307-19	SCALE 1" = 10'	DATE	REVISIONS
BOOK/PAGE 166/20	DRAWN CME		REMARKS
SHEET 1 of 1	REFERENCE		

SITE ADDRESS
1202 7th St. SE
Minneapolis, MN 55414

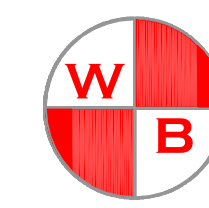
PROPERTY DESCRIPTION
Lot 1, Block 1, CHILGREN ADDITION,
Hennepin County, Minnesota.

BENCHMARK
Top of sanitary manhole at the intersection of 12th Ave. SE and 7th St. SE.
Elevation = 834.35.

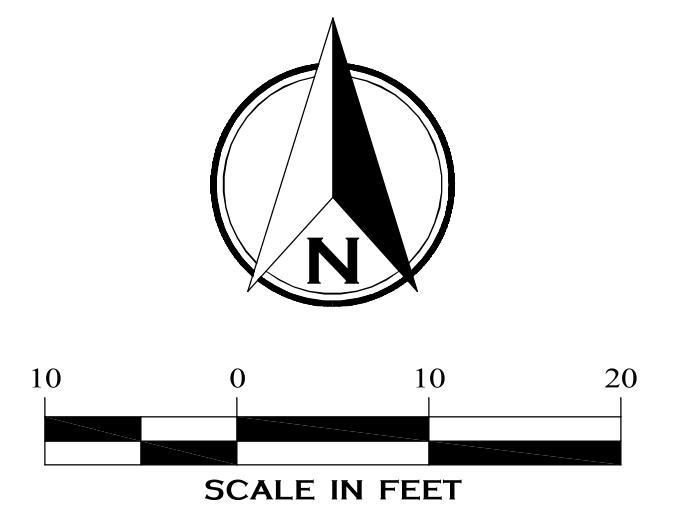
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.

W. BROWN LAND SURVEYING, INC.
 8030 CEDAR AVENUE So., SUITE 228,
 BLOOMINGTON, MN 55425
 Bus: (952) 854-4055
 Fax: (952) 854-4268
 EMAIL: INFO@WBROWNLANDSURVEYING.COM

DATED: 10-01-2019
 WOODROW A. BROWN, R.L.S. MN REG 15230



W. BROWN LAND SURVEYING, INC.
 8030 CEDAR AVENUE So., SUITE 228,
 BLOOMINGTON, MN 55425
 Bus: (952) 854-4055
 Fax: (952) 854-4268
 EMAIL: INFO@WBROWNLANDSURVEYING.COM



1202 7TH ST. SE, MPLS., MN 55414

SCOPE OF WORK:
ADD 3RD LEVEL TO EXIST. 6 UNIT BLDG. APPROX. 60' X 42'
KEEP BLDG. 6 UNITS - EA UNIT 5 BR, 2 BA

- GENERAL PROJECT NOTES:**
- G.C. MUST FIELD VERIFY DIMENSIONS
 - ALL NEW BEDROOMS MUST HAVE A SMOKE DETECTOR HARD WIRED AND ALL BEDROOMS SHALL HAVE A CO DETECTOR WITHIN 10' OF ANY BEDROOM
 - ALL NEW BATHROOMS MUST HAVE AN EXHAUST FAN VENTED TO THE OUTSIDE AND INSULATE AS REQUIRED WITHIN 3' OF EXTERIOR.
 - ALWAYS PROVIDE A DISASTER PAN UNDER THE WASHING MACHINE IF NOT IN BASEMENT AND PROVIDE A DISASTER PAN UNDER WATER HEATER IF NOT IN BASEMENT.
 - ALL DOORS AND HARDWARE SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. ALL WORK TO BE DONE IN COMPLIANCE WITH LOCAL AND STATE BUILDING CODES & ORDINANCES.
 - A RINOX BOX WILL BE PURCHASED AND INSTALLED BY THE G.C. VERIFY WITH LOCAL AUTHORITIES AND IT'S LOCATION PER MPLS. FIRE DEPT.
 - FIRESTOP ALL OPEN SPACES AROUND PENETRATIONS IN FIRE RATED ASSEMBLIES WITH UL APPROVED FIRESTOP.
 - SUB CONTRACTORS ARE TO PROVIDE SHOP DRAWINGS BEFORE ORDER APPROVAL.
 - THE BIKE SHELTER WILL BE SIDED AND PAINTED TO MATCH THE MAIN BUILDING.
 - CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS WHICH ARE OBVIOUS AND NECESSARY TO ENSURE GOOD WORKMANSHIP.
 - FIRE SAFETY TO INCLUDE LOW FREQUENCY SOUNDERS IN ALL BEDROOMS.

PROJECT DESCRIPTION:
1202 7TH ST. SE, MPLS., MN 55414
LOT 1, BLOCK 1, CHILGREN ADDITION TO MPLS. WARD 3, MARCY HOLMES NEIGHBORHOOD ASSOC. COUNCIL MEMBER: STEVE FLETCHER

PROPERTY ID: 24-029-24-42-0143
LOT ZONED: R2B
UA / UNIVERSITY OVERLAY DISTRICT
LOT SIZE: 9,208 SQ FT (PER SURVEY)
STRUCTURE TYPE: 6 EXIST. DWELLING UNITS
FIRE SPRINKLER: NFPA 13R - FULLY SPRINKLERED
MAX BUILDING HEIGHT: 3 STORIES

PROPOSED IMPROVEMENT: 3 STORY, 6 DWELLING UNITS
PROPOSED BEDROOMS: 30 BEDROOMS
PROPOSED PARKING: 7 SURFACE PARKING
4 BIKE STORAGE FOR 30+ BIKES

PROPOSED UNITS:
6 UNITS TOTAL
UNIT 1 - 1202 7TH #1
UNIT 2 - 1202 7TH #2
UNIT 3 - 1202 7TH #3
UNIT 4 - 1204 7TH #1
UNIT 5 - 1204 7TH #2
UNIT 6 - 1204 7TH #3

IBC OCCUPANCY TYPE: R2 (FOR BUILDING)
IBC CONSTRUCTION TYPE: TYPE VB
PROPOSED BLDG. FOOTPRINT: 2,978 SF
PROPOSED BLDG. HEIGHT: 36'-0"

TABLE 500.2 MINNEAPOLIS ZONING CODE STANDARDS FOR 1-4 DWELLINGS UNITS
17 POINTS REQUIRED FOR ZONING APPROVAL.

THE EXTERIOR BUILDING MATERIALS ARE MASONRY, BRICK, STONE, STUCCO, WOOD, CEMENT-BASED SIDING, AND OR GLASS.	6
THE HEIGHT OF THE STRUCTURE IS WITHIN ONE-HALF STORY OF THE PRODOMINANT HEIGHT OF RESIDENTIAL BUILDINGS WITHIN 100' OF THE SITE. PHOTO EVIDENCE SUBMITTED TO CITY.	4
THE TOTAL DIAMETER OF TREES RETAINED OR PLANTED EQUALS NOT LESS THAN 2" PER 1,000 SQUARE FEET OF TOTAL LOT AREA OR FRACTION THEREOF. TREE DIAMETER SHALL BE MEASURED AT THE 4.5 FEET ABOVE GRADE.	0
NOT LESS THAN 20% OF THE WALLS ON EACH FLOOR THAT FACE A PUBLIC STREET, NOT INCLUDING WALLS ON HALF STORIES, ARE WINDOWS.	3
THE STRUCTURE INCLUDES A BASEMENT AS DEFINED BY THE BUILDING CODE.	3
NOT LESS THAN 10% OF THE WALLS ON EACH FLOOR THAT FACE A REAR OR INTERIOR SIDE LOT LINE, NOT INCLUDING WALLS ON HALF STORIES, ARE WINDOWS.	2
TOTAL	18

PROJECT SITE NOTES:

ADDRESS - 1202 7TH ST. SE, MPLS., MN 55414
ZONED - R2B (2040 - INTERIOR 3)
P.I.D. - 24-029-24-42-0143
YR. BLT. 1905
SIZE - 81.5' X 113' = 9,208 SF (SEE SURVEY)
TYPE - EXISTING 6-UNIT
FAR - 5 OR 2,500 (WHICHEVER IS GREATER)
HEIGHT - EXIST. 23'
STORIES - 1-3 STORIES
SETBACKS - FRONT-15' SIDES-5-2X REAR-5-2X
PARKING - 1/2 PARKING SPOT/BR (CHAP. 551 - UA OVERLAY DIST.)

IMPERVIOUS- 60%
BLDG. FOOTPRINT = 2,976 SF
PARKING & SIDEWALKS = 2,742 SF
TOTAL = 5,695 SF (60%)

STRUCTURE- 45%
TOTAL BLDG. FOOTPRINT = 2,953 SF
BIKE SHELTER = 512 SF
TOTAL = 3,465 SF (36.7%)

BUILDING CODE REVIEW - BASED ON 2012 IBC & MN 2015

CHAPTER 3 - OCCUPANCY SECT. 310
OCCUPANCY GROUP R-2 (FOR BUILDING)
NEW 4-UNIT MULTI FAMILY

CHAPTER 4 - SEPERATION WALLS SECT. 420.2
SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECT. 709
SECTION 420.4 GROUP R OCCUPANCY CONSTRUCTED W/ 13R SPRINKLER SYSTEM PER SECTION 903.2.8 & 903.3.1.2

CHAPTER 5 - BUILDING HEIGHTS & AREAS TABLE 503
BUILDING TYPE VB W/ SPRINKLER (WOOD FRAME CONST.)
BASE ALLOW SF = 7,000 SF/FLOOR +1 FOR SPRINKLER (R-2)
ALLOWABLE AREA = 14,000 SF + 1 = 21,000 SF (3 STORY)

TOTAL BLDG. SF = 8,859 SF (INCL. BASEMENT)
ACTUAL BLDG. HEIGHT - 2 STORIES - 25'-0"
EXIST. BLDG. IS 2 STORY WOOD FRAME CONST.
LOT WIDTH 83.49'
REMODELED BUILDING IS A MULTI TENANT - 6 UNIT DWELLING
1 HR - SEPERATED OCCUPANCY
NO CHANGE IN OCC. FROM EXIST.

CHAPTER 6 - TYPES OF CONSTRUCTION
BUILDING TYPE IS VB - WOOD FRAME CONST. TABLE 601

CHAPTER 7 - SECTION 708 FIRE PARTITIONS
WALLS SEPERATING DWELLING UNITS TO BE 1 HOUR W/ 13R SPRINKLER SYSTEM (1 HR IF 3 STORIES)

CHAPTER 9 - SECTION 903.2.8) & (3.1.2) FIRE PROTECTION REQ'D IN "R" OCC.
FIRE ALARMS & SMOKE / CO DETECTORS AS REQ. BY CODE

SPRINKLER SYSTEM INSTALLED PER 903.1 WHICH ALLOWS NFPA 13R IN "R" OCC. PER 903.3.1.2
INSTALL 1 HOUR MIN. FIRESTOP IN PENETRATIONS OR 1 HR FIRE RATED WALLS (UL 1479)
INSTALL LOW FREQUENCY SOUNDERS IN EA. BEDROOM PER CODE

CHAPTER 10 - MEANS OF EGRESS
-1008.1 EXTERIOR DOOR WIDTH = 32" MIN.
-1013 EXIT & EXIT DOORWAYS
TABLE 1013: SPACES WITH MEANS OF EGRESS MAX. OCC. - 10 UNITS LESS THAN 10 OCC., THEREFORE (1) EXIT EA. REQ.
-1015 - EXIT & ENTRY ACCESS

***1015.1 EXCEPTIONS**
R-2 OCCUPANCY EQUIP. W/ SPRINKLER AND LESS THAN 20 OCCPANTS MAY HAVE 1 EXIT

1016 - EXIT ACCESS TRAVEL DIST.
WALLS SEPERATING DWELLING UNITS IN THE SAME BLDG. TABLE 1016.2 TRAVEL DIST. (W/ SPRINKLER) R2 OCC. 125'-0" MAX.

1019.1 MIN. NUMBER OF EXITS REQ. (LESS THAN 10 OCC.)

1021.2.1 ONE EXIT REQ. FOR FLOORS UP TO & INCLUDING 3RD FLOOR IF BLDG. IS MAX 4 DWELLING UNITS & EQUIPPED W/ SPRINKLER SYSTEM

CHAPTER 11 - ADA EXCEPTIONS
1107.6.2.1.1 - NO TYPE "A" IF UNDER 7 UNITS
1107.7 - GENERAL EXCEPTIONS
1107.7.1 - STRUCTURES WITHOUT ELEVATOR SERVICE
1107.7.2 - MULTISTORY BUILDING WITHOUT ELEVATOR, NOT REQUIRED

CHAPTER 29 - PLUMBING SYSTEM
TABLE 2902.1 MIN. NUMBER OF REQ. PLUMBING FIXTURES
R2 APARTMENT HOUSE
WATER CLOSET - 1 PER DWELLING
LAVATORIES - 1 PER DWELLING UNIT
BATH/SHOWER - 1 PER DWELLING UNIT
KITCHEN SINK - 1 PER DWELLING UNIT
WASHER/DRYER - 1 PER 20 DWELLING UNITS



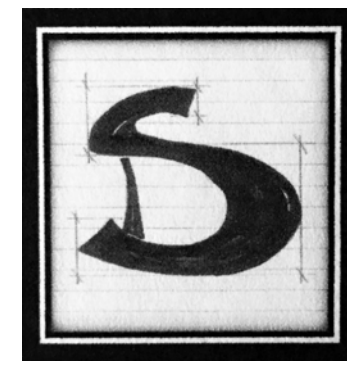
1 Front Ext. View

1202 7TH ST. SE, MPLS., MN 55414

RDS ARCHITECTS
4960 HWY 109 SUITE 303
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612-810-9628
763-550-2919 fax

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 Architect under the laws of the State of Minnesota.

Signature: Richard B. Stordien
Reg. No. 22258
Date: 2/11/2020



Swedahl Properties & Design, LLC.

mjswedahl@gmail.com

1202 7th St SE, LLC.

1202 7th Street SE

Cover Page

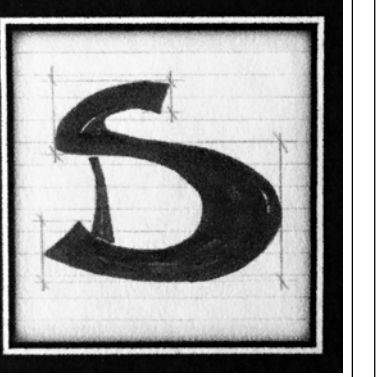
Consultant: RDS ARCHITECTS
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612-810-9628
RSTORLIEN@COMCAST.NET

Consultant: BRAUN INTERTEC
JOHN CARLSON
2625 CEDAR AVE. S.
MPLS., MN 55407
952-956-2269
JOHNCARLSON@BRAUNINTERTEC.COM

ALL CONSTRUCTION TO BE DONE IN A PROFESSIONAL MANNER, PER 2012 IBC 2012 IBC, & 2015 MN BLDG. CODE
*GENERAL CONTRACTOR TO FIELD VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO LOCAL AND IBC 7 IECC CODES.
VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES PRIOR TO CONSTRUCTION.

THESE PLANS ARE NOT TO BE COPIED OR DUPLICATED IN ANY WAY WITHOUT PRIOR WRITTEN PERMISSION FROM SWEDAH, PROPERTIES & DESIGN, LLC.

Project number	2-20
Date	2/11/2020
Drawn by	MS
Checked by	CPED
Scale	A0



**Swedahl Properties
&
Design, LLC.**
mjswedahl@gmail.com

Woodbury, MN 55120

Consultant: RDS ARCHITECTS
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E-mail: RSTORLIE@G.COMCAST.NET

RDS ARCHITECTS

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612-810-9628
763-550-2919 fax

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 Architect under the laws of the State of Minnesota.

Signature _____
Name: Richard D. Storlien
Reg. No.: 21259
Date: _____

ALL CONSTRUCTION TO BE DONE IN A PROFESSIONAL MANNER & PER 2015 MN BLDG. CODE, WHICH ADOPTS THE 2012 IBC

GENERAL CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO LOCAL AND 2012 IBC CODES. VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES PRIOR TO CONSTRUCTION.

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PROJECT DESCRIPTION:

813 12TH AVE. SE, MPLS., MN 55414
LOT 6, BLOCK 3, THWINGS 3RD ADDITION TO MPLS.
WARD 3, MARCY HOLMES NEIGHBORHOOD ASSOC.
COUNCIL MEMBER: STEVE FLETCHER

PROPERTY ID: 24-029-24-13-0117
LOT ZONED: R5 / MULTIPLE FAMILY DISTRICT
UA / UNIVERSITY OVERLAY DISTRICT
LOT SIZE: 5,989 SQ FT (PER SURVEY)
STRUCTURE TYPE: 4 NEW DWELLING UNITS
FIRE SPRINKLER: NFPA 13R - FULLY SPRINKLERED
MAX BUILDING HEIGHT: 4 STORIES - 56'-0" MAX.

PROPOSED IMPROVEMENT: 2.5 STORY, 4 DWELLING UNITS
PROPOSED BEDROOMS: 20 BEDROOMS
PROPOSED PARKING: 4 SURFACE PARKING
+ BIKE SHELTER FOR 10-12 BIKES

PROPOSED UNITS: 4 UNITS TOTAL
UNIT 1 - 813 12TH #1
UNIT 2 - 813 12TH #2
UNIT 3 - 813 12TH #3
UNIT 4 - 813 12TH #4

IBC OCCUPANCY TYPE: R2 (FOR BUILDING)
IBC CONSTRUCTION TYPE: TYPE VB
PROPOSED BLDG. FOOTPRINT: 2,773.6 SF
PROPOSED BLDG. HEIGHT: 36'-0"

SCOPE OF WORK:

DEMOL EXISTING IMPROVEMENT AND BUILD 4 NEW DWELLING UNITS

GENERAL PROJECT NOTES:

- G.C. MUST FIELD VERIFY DIMENSIONS
- ALL NEW BEDROOMS MUST HAVE A SMOKE DETECTOR HARD WIRED AND ALL BEDROOMS SHALL HAVE A CO DETECTOR WITHIN 10' OF ANY BEDROOM
- ALL NEW BATHROOMS MUST HAVE AN EXHAUST FAN VENTED TO THE OUTSIDE AND INSULATE AS REQUIRED WITHIN 3' OF EXTERIOR
- ALWAYS PROVIDE A DISASTER PAN UNDER THE WASHING MACHINE IF NOT IN BASEMENT AND PROVIDE A DISASTER PAN UNDER WATER HEATER IF NOT IN BASEMENT
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- FIRESTOP ALL OPEN SPACES AROUND PENETRATIONS IN FIRE RATED ASSEMBLIES WITH UL APPROVED FIRESTOP.
- SUB-CONTRACTORS ARE TO PROVIDE SHOP DRAWINGS BEFORE ORDER APPROVAL
- THE BIKE SHELTER WILL BE SIDED AND PAINTED TO MATCH THE MAIN BUILDING
- CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS WHICH ARE OBVIOUS AND NECESSARY TO ENSURE GOOD WORKMANSHIP
- FIRE SAFETY TO INCLUDE LOW FREQUENCY SOUNDERS IN ALL BEDROOMS.

① Project Information
1/4" = 1'-0"

1202 7th St SE, LLC.

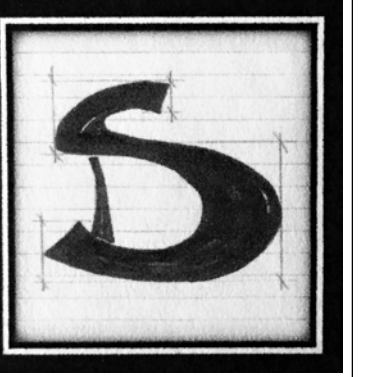
1202 7th Street SE

Project Info

Project number 2-20
Date 2/11/2020
Drawn by MS
Checked by CPED

A00

Scale 1/4" = 1'-0"



**Swedahl Properties
&
Design, LLC.**
mjswedahl@gmail.com

Woodbury, MN 55129

Consultant: RDS ARCHITECTS
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RDS ARCHITECTS

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763-550-2919 fax

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 Architect under the laws of the State of Minnesota.

Signature: Richard D. Storlien
Reg. No.: 212539
Date:

ALL CONSTRUCTION TO BE DONE IN A PROFESSIONAL MANNER & PER 2015 MN BLDG CODE, WHICH ADOPTS THE 2012 IBC

GENERAL CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO LOCAL AND 2012 IBC CODES. VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES PRIOR TO CONSTRUCTION.

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1202 7th St SE, LLC.

1202 7th Street SE

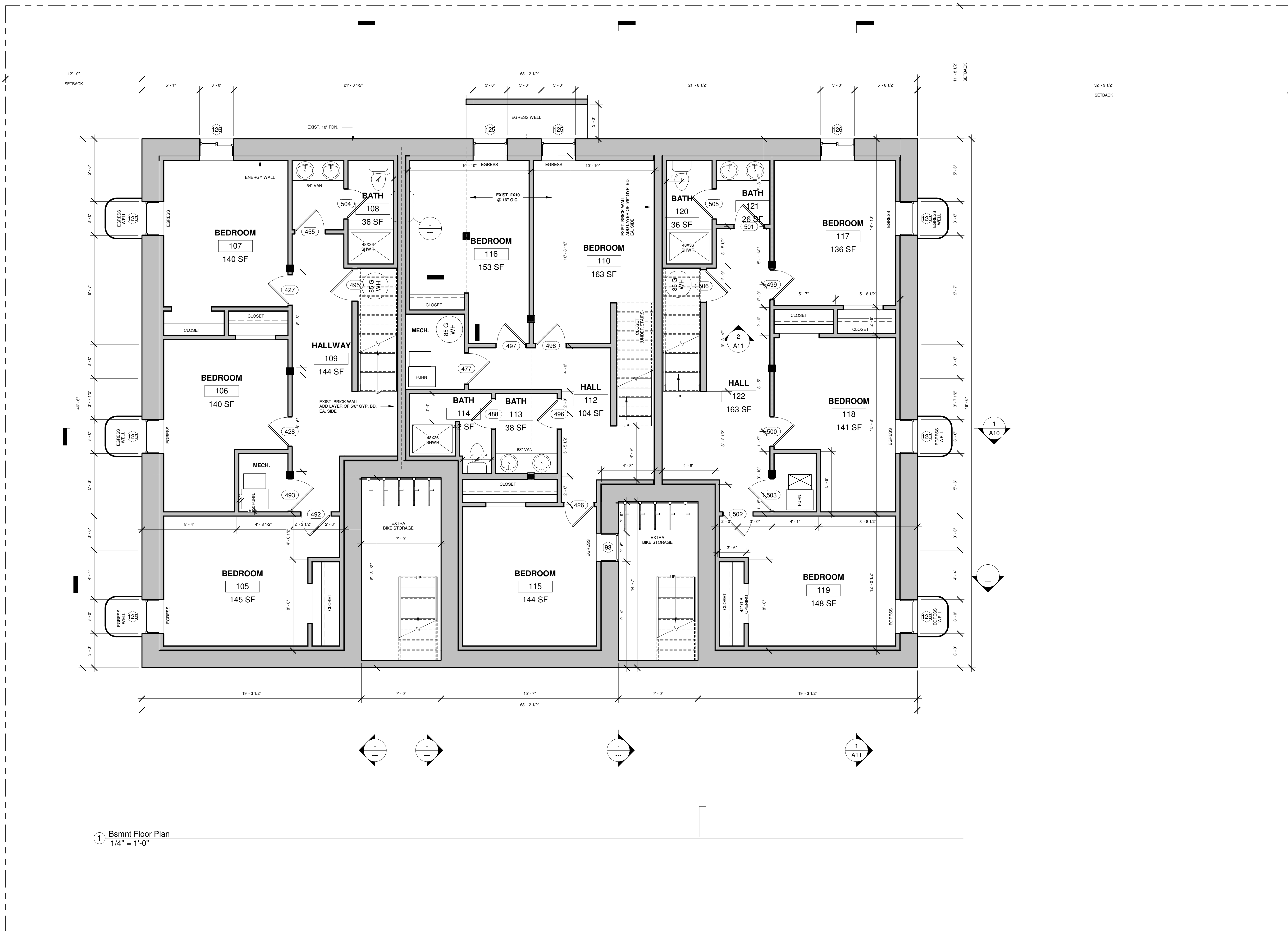
Basement Plan

Project number: 2-20
Date: 2/11/2020
Drawn by: MS
Checked by: Checker

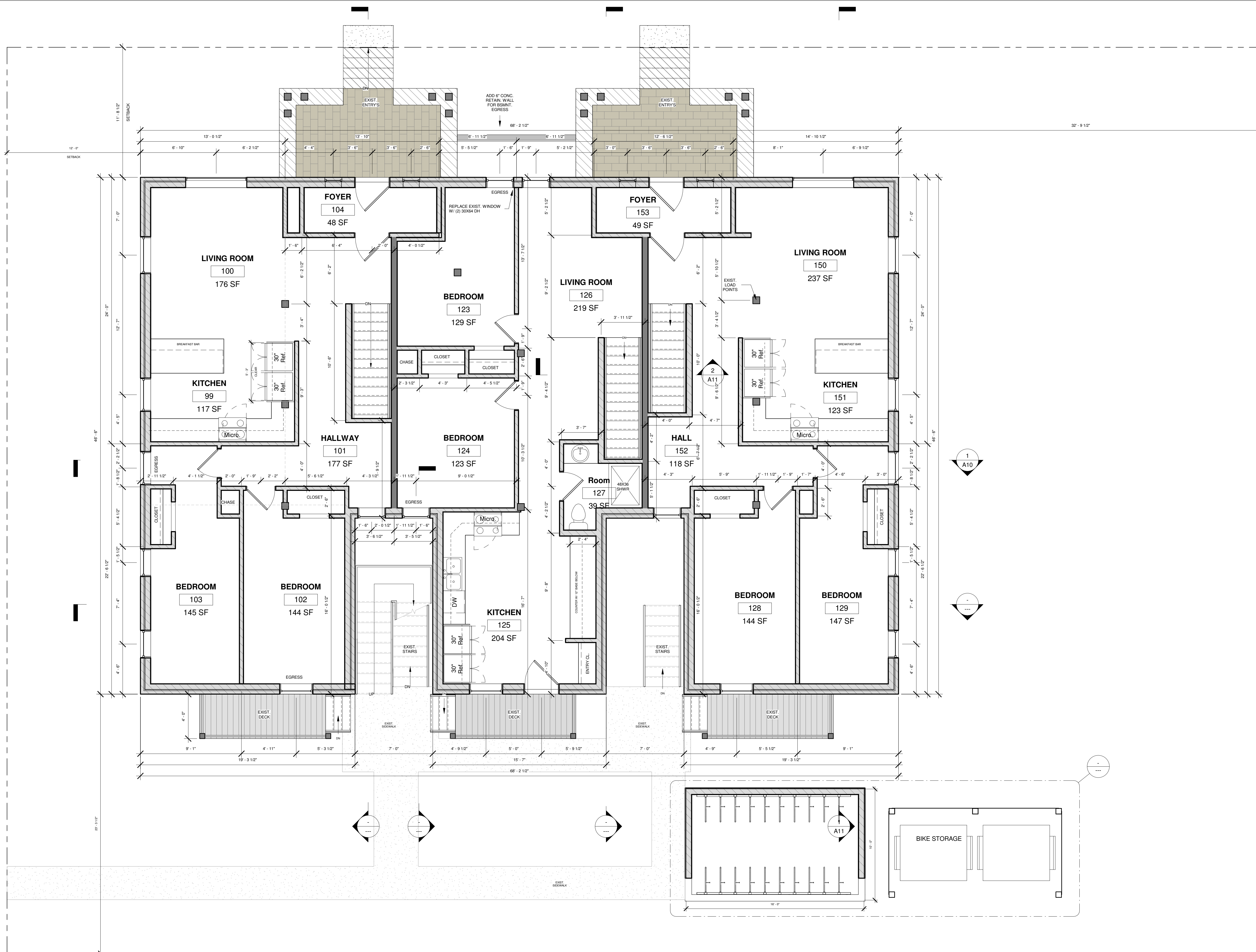
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Scale: 1/4" = 1'-0"

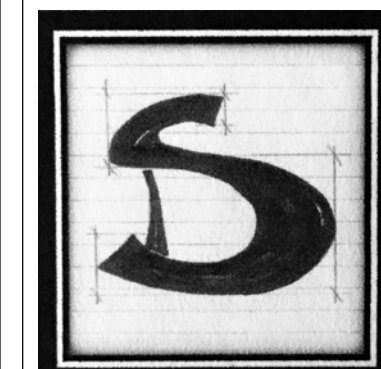
2/11/2020 4:31:59 PM



1 Bsmnt Floor Plan
1/4" = 1'-0"



1 Main Floor Plan
1/4" = 1'-0"



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ALL CONSTRUCTION TO BE DONE IN A PROFESSIONAL MANNER, PER 2015 MN BLDG. CODE & 2012 IBC, MN CONSERVATION CODE FOR EXIST. BLDGS 2015 & IBC 2012.

"GENERAL CONTRACTOR TO FIELD VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS, GRADES, ELEVATIONS, NOTES, AND CONFORMITY TO LOCAL AND IBC CODES. VERIFY THESE PLANS FOR ANY POSSIBLE CHANGES PRIOR TO CONSTRUCTION."

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1202 7th St SE, LLC.

1202 7th Street SE

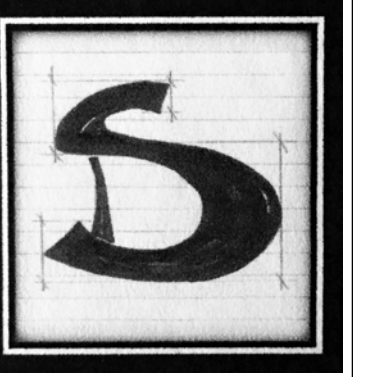
Main Floor Plan

Project number 2-20
Date 2/11/2020
Drawn by MS
Checked by Checker

A3

Scale 1/4" = 1'-0"

2/11/2020 4:32:07 PM



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mjswedahl@gmail.com

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763-550-2919 fax
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 Architect under the laws of the State of Minnesota.
Signature: Richard D. Storlien
Reg. No.: 212539
Date:

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1202 7th St SE, LLC.

1202 7th Street SE

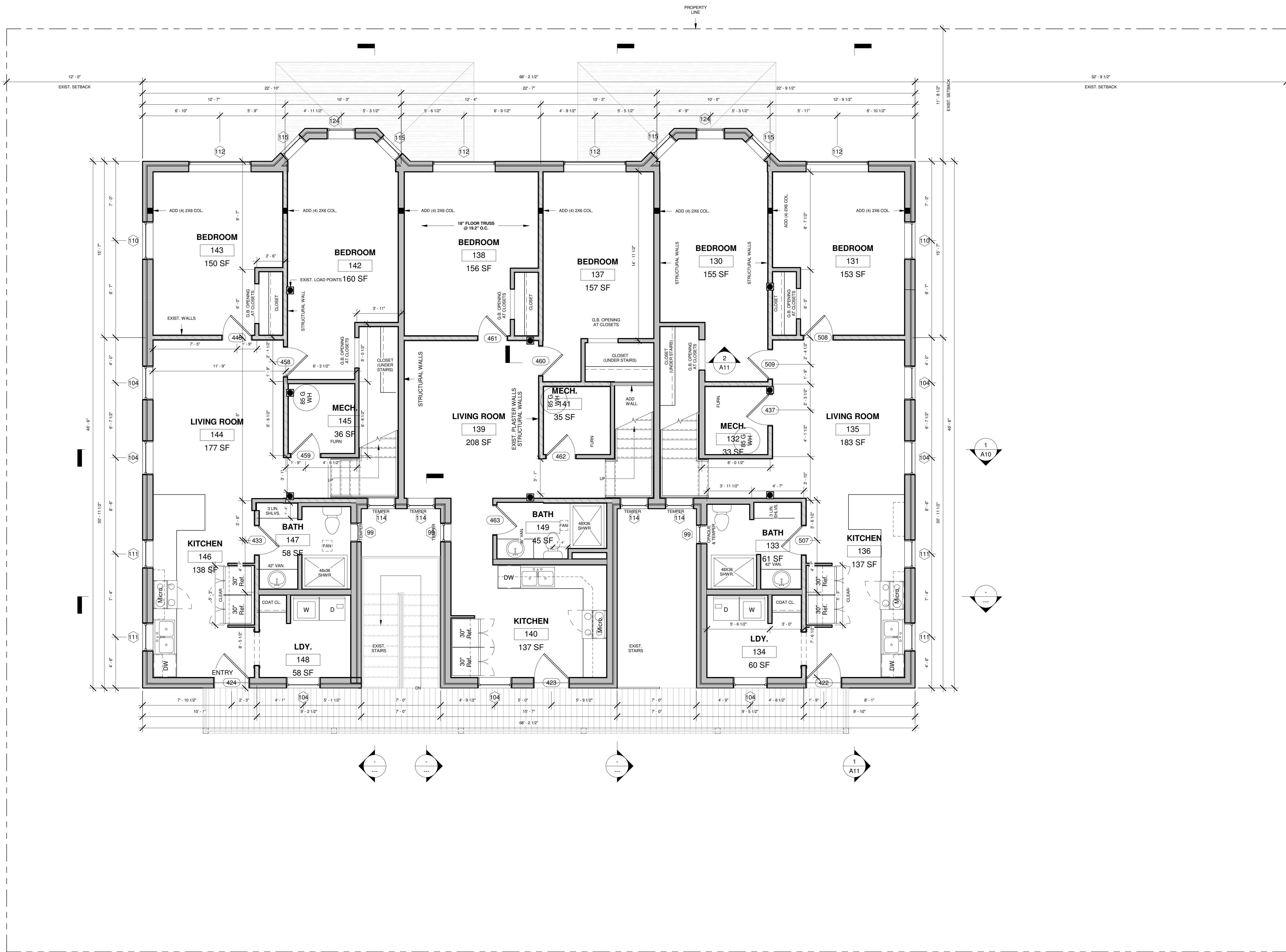
2nd Floor Plan

Project number: 2-20
Date: 2/11/2020
Drawn by: Author
Checked by: Checker

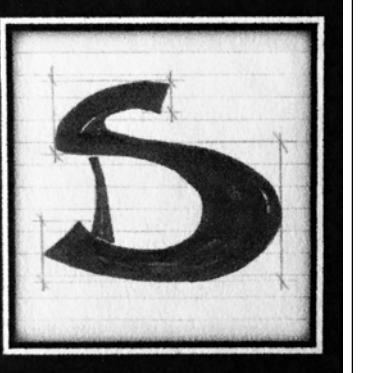
A4

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

2/11/2020 4:32:16 PM



1 2nd Floor Plan
1/4" = 1'-0"



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mjswedahl@gmail.com

Woodbury, MN 55129

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Signature: _____
Name: Richard D. Storlien
Reg. No.: 21258
Date: _____

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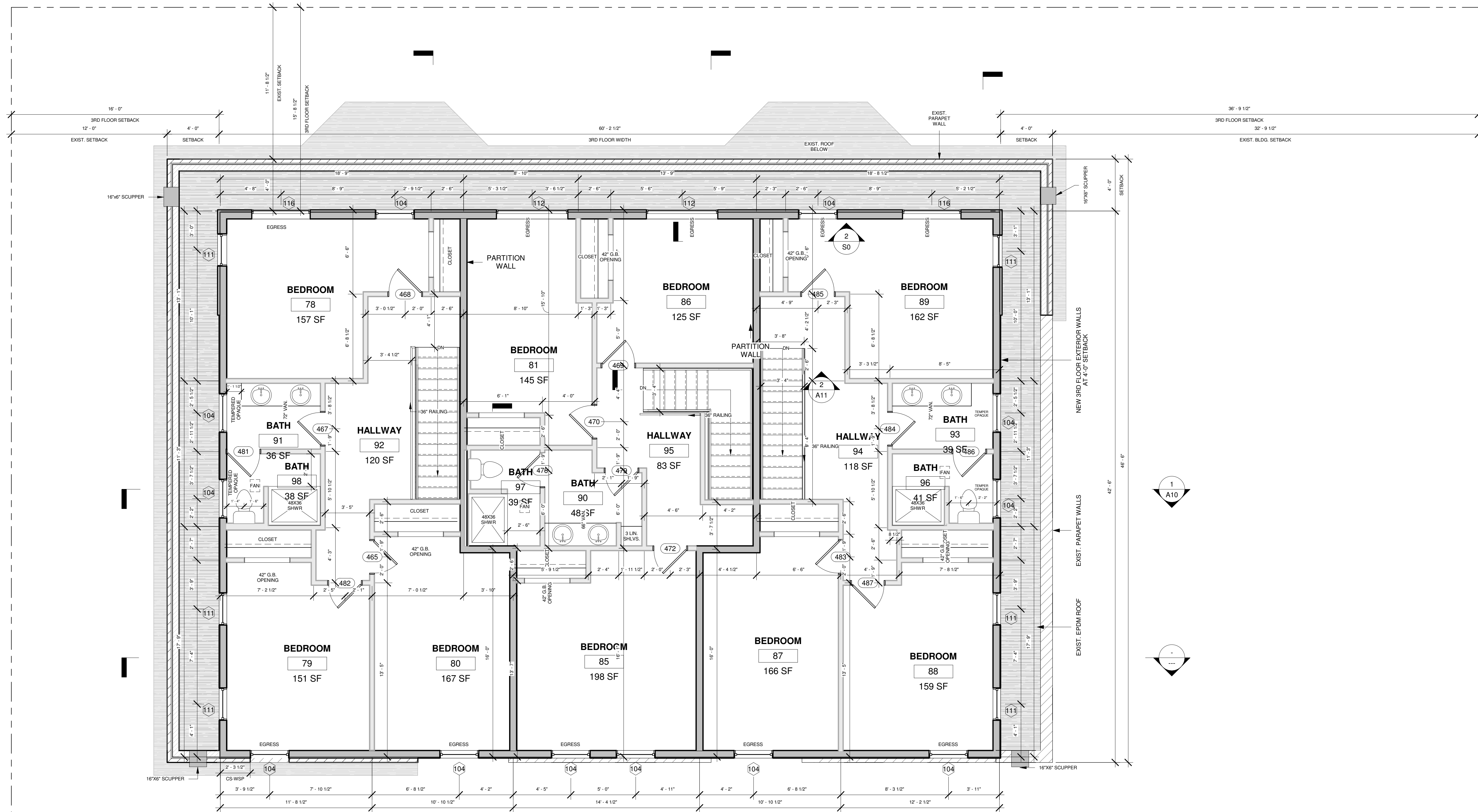
3rd Floor Plan

Project number: 2-20
Date: 2/11/2020
Drawn by: MS
Checked by: CPED

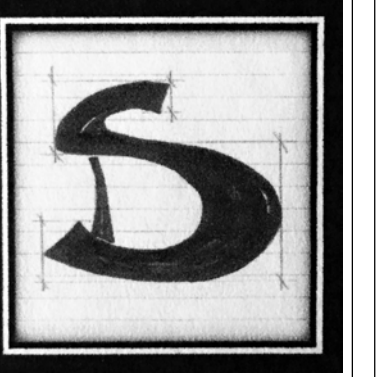
A6

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

2/11/2020 4:32:21 PM



1 3rd Floor Plan
1/4" = 1'-0"



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Woodbury, MN 55129

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1202 7th St SE, LLC.

1202 7th Street SE

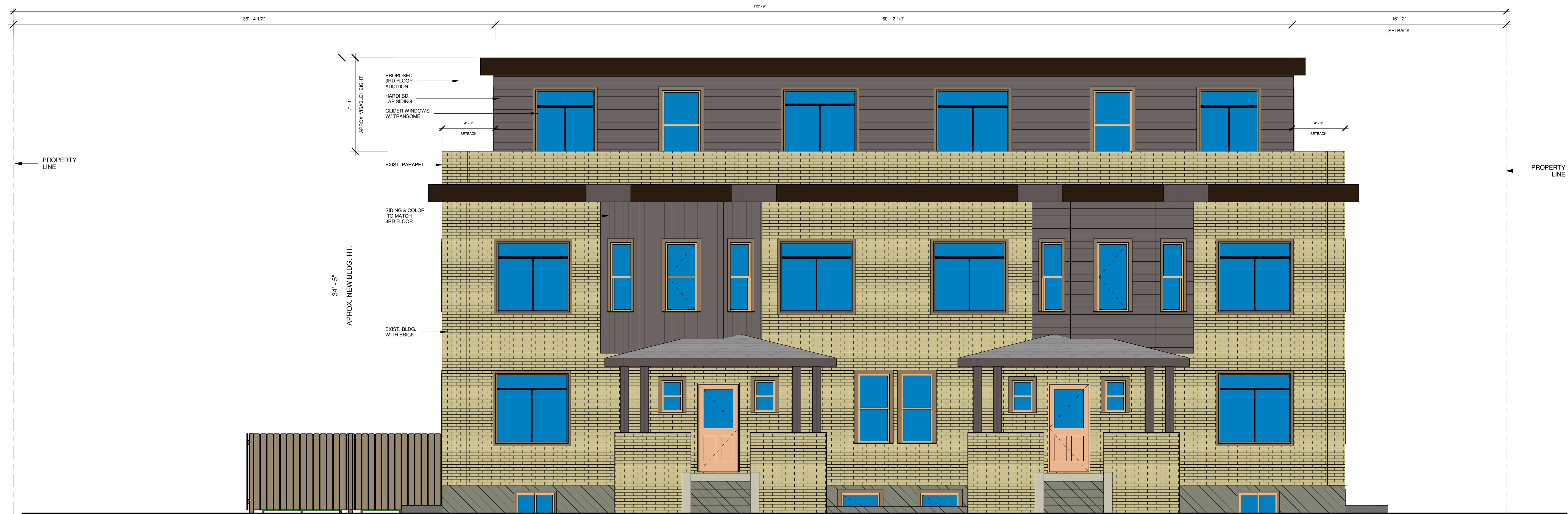
Elevations

Project number 2-20
Date 2/11/2020
Drawn by Author
Checked by Checker

A7

Scale 1/4" = 1'-0"

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① Front Elevation
1/4" = 1'-0"



① South Elevation
3/16" = 1'-0"

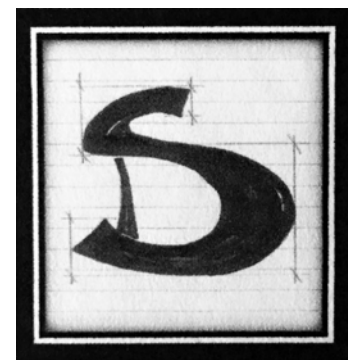


② North Elevation
3/16" = 1'-0"

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1202 7th St SE, LLC.

1202 7th Street SE

Elevations

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 E-mail: JCARLSON@BRAUNINTERTEC.COM

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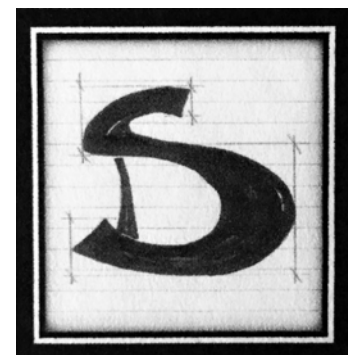
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Project number	2-20
Date	2/11/2020
Drawn by	MS
Checked by	Checker
A8	
Scale	3/16" = 1'-0"



1 Rear Elevation
1/4" = 1'-0"

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1202 7th St SE, LLC.

1202 7th Street SE

Elevations

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A9
 Scale 1/4" = 1'-0"



1202 7th Street SE - Front



1202 7th Street SE - Rear



Exist. Parking - Looking North



12th Ave. SE - Looking South



613 12th Ave. SE



627 & 629 12th Ave. SE



1313 5th Street SE - 6 story Apt. Bldg.



601 13th Ave. SE - Univ. Lutheran Church of Hope



1201 & 1205 7th Street SE



1117 7th Street SE 3 Story Apt. Bldg.



1116 7th Street SE 3 Story Bldg.

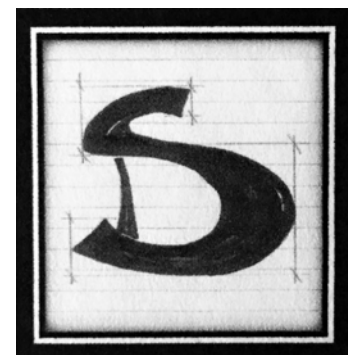


1118 7th Street SE 2.5 Story Bldg.

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 612-810-5628
 763-558-2919 fax

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 Name: Richard B. Storlien
 Reg. No. 22258
 Date: _____



Swedahl Properties & Design, LLC.

mjswedahl@gmail.com

1202 7th St SE, LLC.

1202 7th Street SE

Photo Page

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Project number 2-20
 Date 2/11/2020
 Drawn by MS
 Checked by Checker

A15

Scale



1202 7TH STREET SE - FRONT



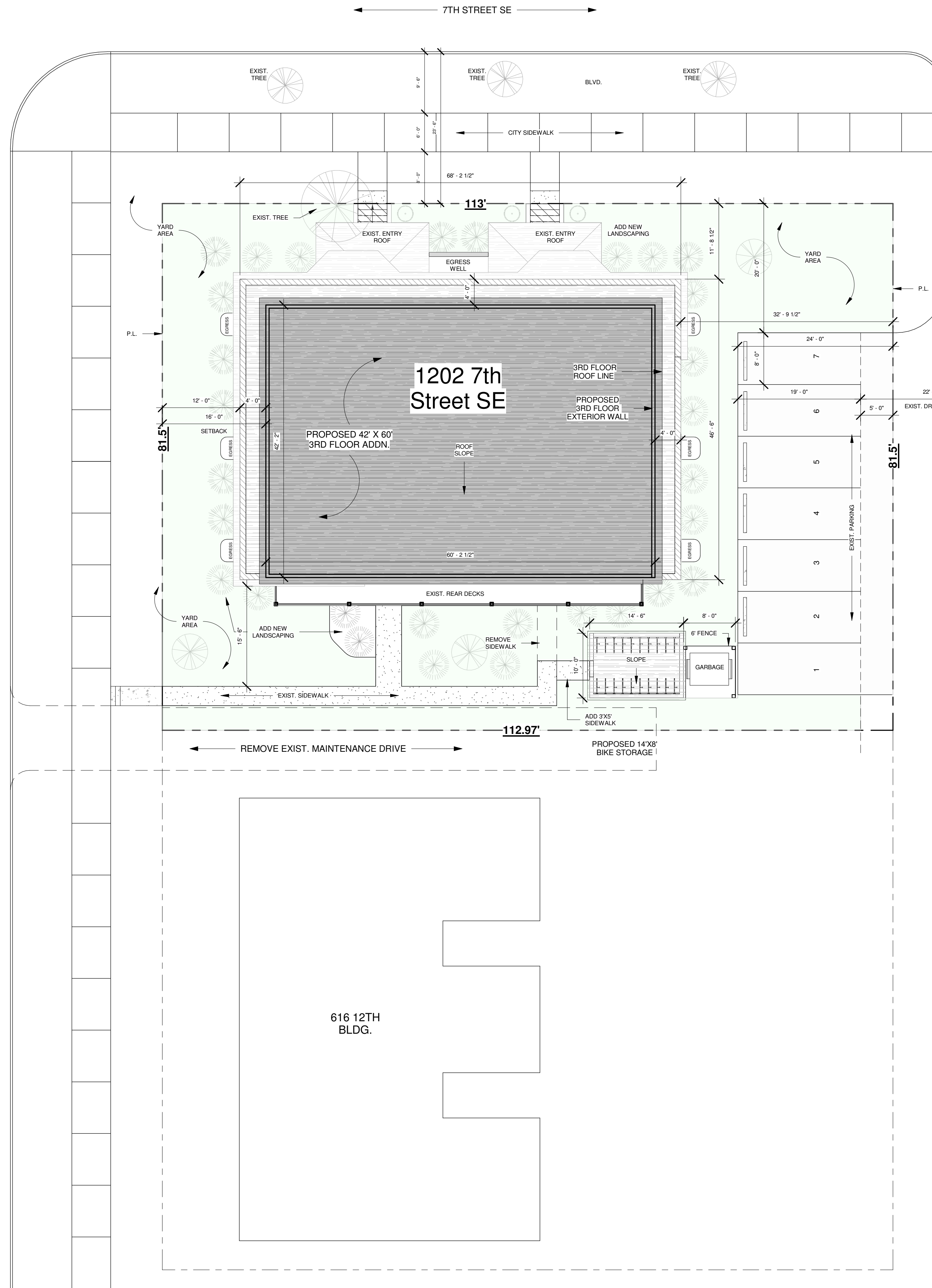
1202 7TH STREET SE - REAR



616 12TH AVE SE - FRONT



616 12TH AVE SE - REAR



PROJECT SITE NOTES:

ADDRESS - 1202 7TH ST. SE, MPLS, MN 55414
 ZONED - R2B - MULTI FAMILY
 P.I.D. - 24-029-24-42-0143
 YR. BLT. - 1905
 SIZE - 81' 5" X 113' = 9208 SF (SEE SURVEY)
 TYPE - MULTI-FAMILY 6 UNIT DWELLING

SCOPE OF WORK:
 ADD 3RD STORY TO EXIST. BLDG.
 MAKE EACH UNIT 5 BR. 2 BA.

GENERAL PROJECT NOTES:

- G.C. MUST FIELD VERIFY DIMENSIONS
- ALL NEW BEDROOMS MUST HAVE A SMOKE DETECTOR HARD WIRED AND ALL BEDROOMS SHALL HAVE A CO DETECTOR WITHIN 15' OF ANY BEDROOM
- ALL NEW BATHROOMS MUST HAVE AN EXHAUST FAN VENTED TO THE OUTSIDE AND INSULATE AS REQUIRED WITHIN 3' OF EXTERIOR
- ALWAYS PROVIDE A DISASTER PAN UNDER THE WASHING MACHINE IF NOT IN BASEMENT AND PROVIDE A DISASTER PAN UNDER WATER HEATER IF NOT IN BASEMENT
- ALL DOORS AND HARDWARE SHALL BE IN COMPLIANCE WITH APPLICABLE CODES
- ALL WORK TO BE DONE IN COMPLIANCE WITH LOCAL AND STATE BUILDING CODES & ORDINANCES.
- A RINX BOX WILL BE PURCHASED AND INSTALLED BY THE G.C. VERIFY WITH LOCAL AUTHORITIES AND ITS LOCATION PER MPLS. FIRE DEPT.
- FIRESTOP ALL OPEN SPACES AROUND PENETRATIONS IN FIRE RATED ASSEMBLIES WITH UL APPROVED FIRESTOP.
- SUB CONTRACTORS ARE TO PROVIDE SHOP DRAWINGS BEFORE ORDER APPROVAL.
- THE BIKE SHELTER WILL BE SIDED AND PAINTED TO MATCH THE MAIN BUILDING.
- CONTRACTOR TO FURNISH AND INSTALL ALL ITEMS WHICH ARE OBVIOUS AND NECESSARY TO ENSURE GOOD WORKMANSHIP.
- FIRE SAFETY TO INCLUDE LOW FREQUENCY SOUNDERS IN ALL BEDROOMS.

TOTAL EXIST. IMPERVIOUS SURFACE = 5,733 SF

EXIST. BITUMINOUS PARKING = 1,510 SF
 MAINTENANCE DRIVE WAY = 250 SF
 = 1,760 SF

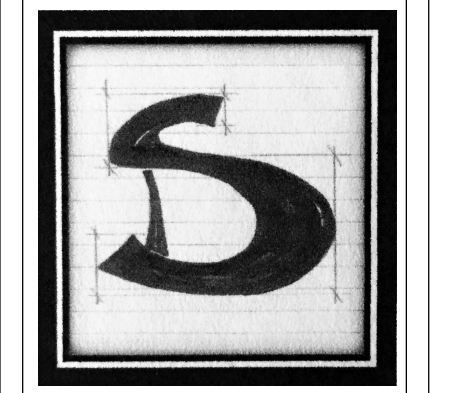
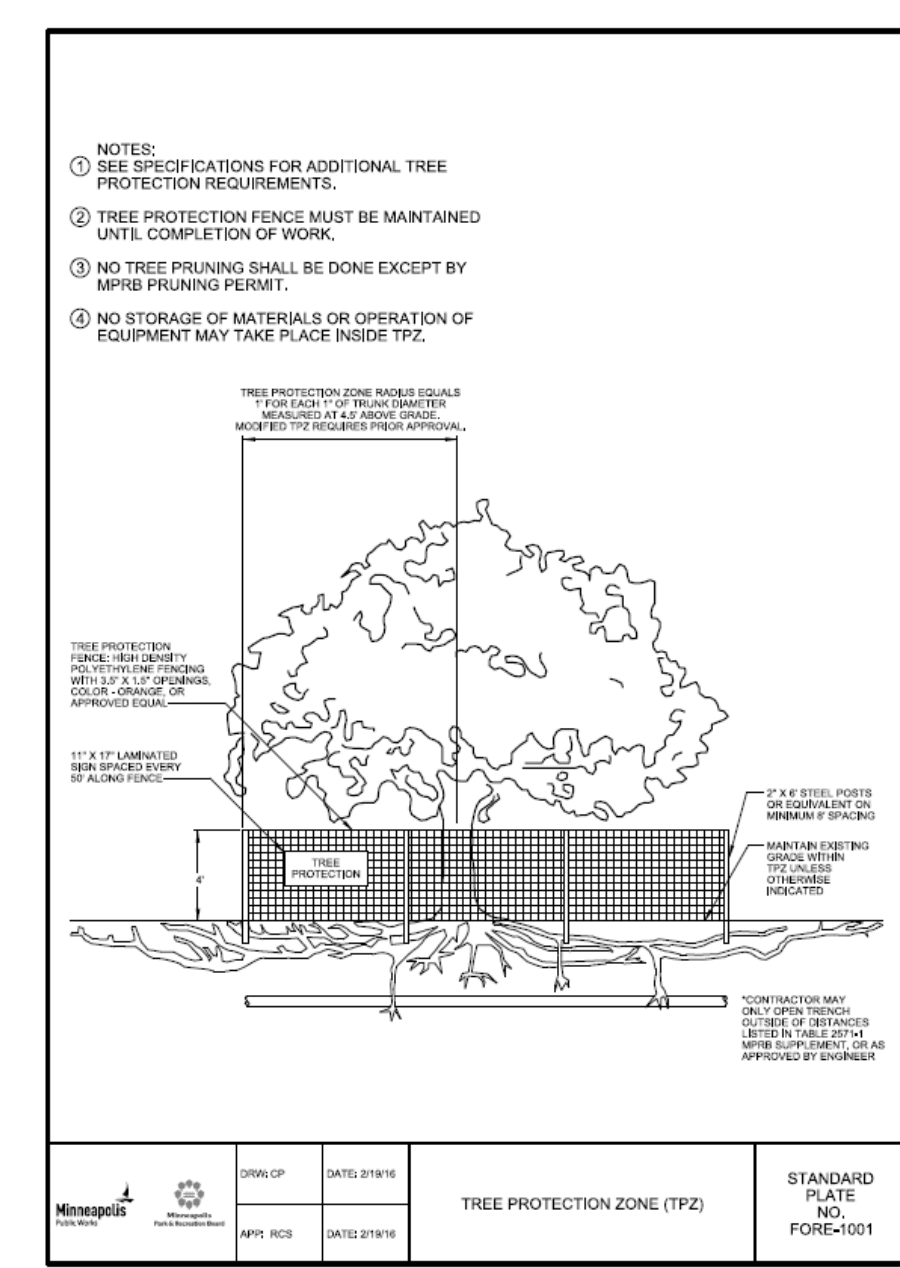
PROPOSED BITUMINOUS PARKING = 1,344 SF
 +NEW EGRESS WELLS = 81 SF
 +NEW BIKE SHELTER = 145 SF
 +NEW DUMPSTER AREA = 104 SF
 PROPOSED IMPERVIOUS SURFACE = 1,674 SF

TOTAL PROPOSED IMPERVIOUS SURFACE = 5,647 SF

Planting Schedule

OmniClass Title	Type Comments	Description	Count
Coniferous Trees	White Pine	2.5" Min.	3
Deciduous Trees	Gray Birch		3
Deciduous Trees	Japanese Maple	2.5" Min.	3
Deciduous Trees	Red Maple	2.5" Min.	1
Plants and Planting Products		2.5" Min.	1
Shrubs	Boxwood	1 Gal. Min.	7
Shrubs	Burning Bush	1 Gal. Min.	4
Shrubs	Fountain Grass	1 Gal. Min.	1
Shrubs	Golden Flame Spirea	1 Gal. Min.	10
Shrubs	Prairie Dropseed	1 Gal. Min.	6
Shrubs	Rhododendron	1 Gal. Min.	3
Shrubs	Sweet Mock Orange	1 Gal. Min.	1
Grand total:			43

(FORE-1001) FOR PROTECTION OF TREES IN BLVD. AT THE FRONT OF THE BUILDING



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 mjswedahl@gmail.com

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 Address- RICHARDSTORLIEN
 4900 HWY. 169, #303
 NEW HOPE, MN 55428
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 E-mail RSTORLIEN@COMCAST.NET

Consultant- HAUGO GEO. TECH.
 JOHN CARLSON
 Address- 2825 CEDAR AVE. S.
 MPLS, MN 55407
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 E-mail JCARLSON@HAUGOGTS.COM

ALL CONSTRUCTION TO BE DONE IN A PROFESSIONAL MANNER, PER 2015 MN BLDG. CODE & 2012 IBC, MN CONSERVATION CODE FOR EXIST. BLDGS 2015 & IBC 2012.

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1202 7th St SE, LLC.

1202 7th Street SE
 Site Plan

Project number 2-20
 Date 2/28/2020
 Drawn by MS
 Checked by CPED

C1

Scale 1" = 10'-0"





④ North
1/8" = 1'-0"



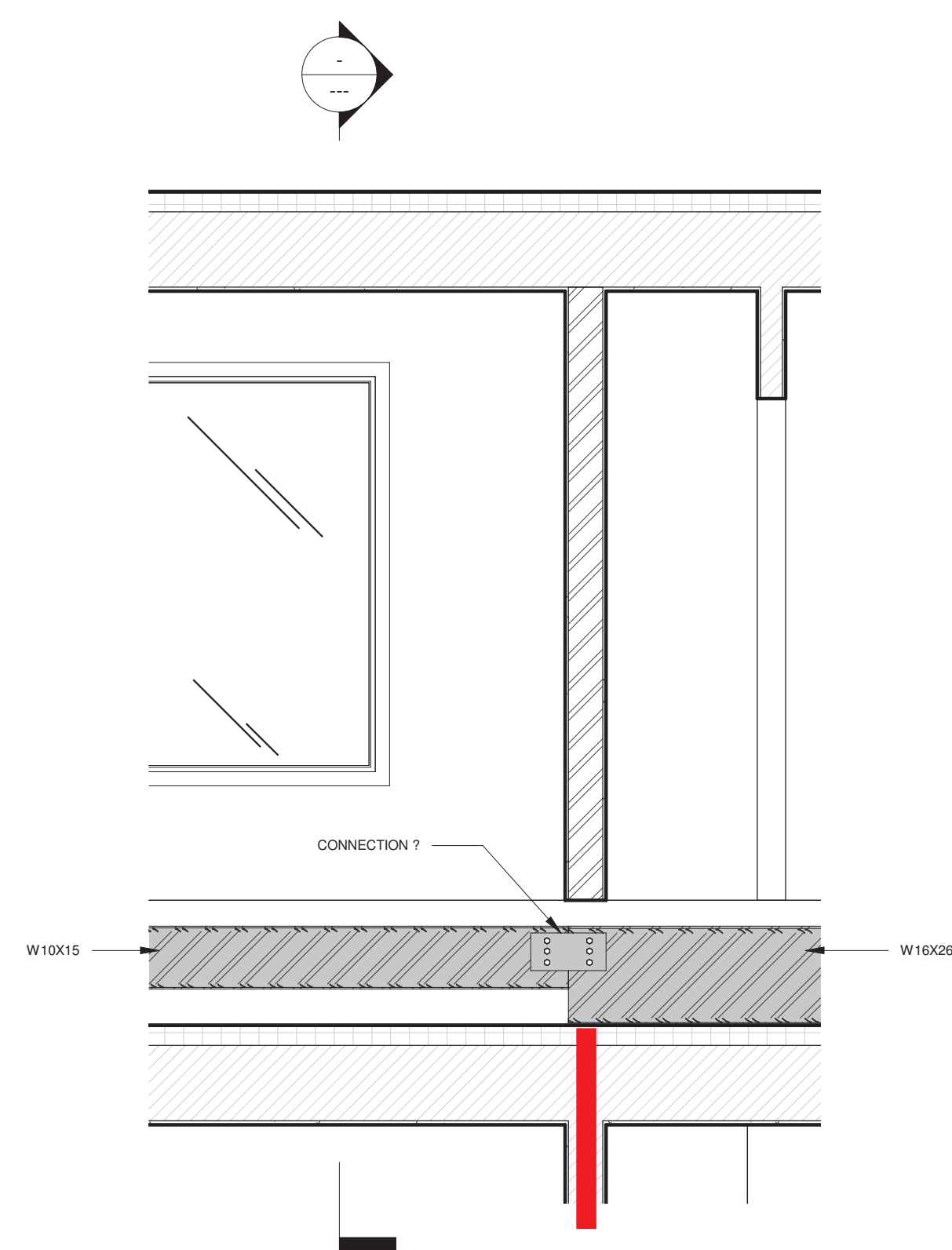
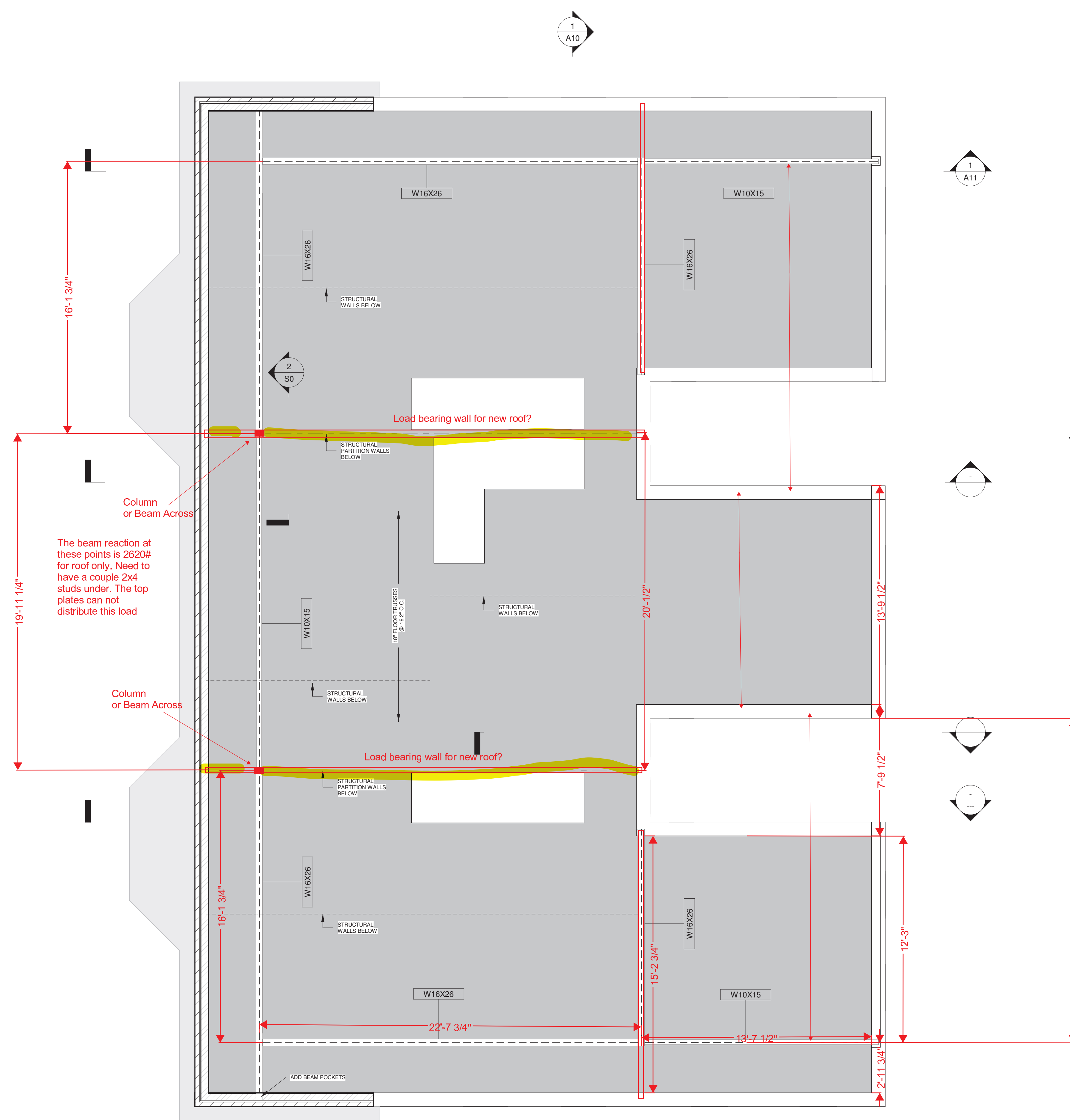
② East
1/8" = 1'-0"



③ South
1/8" = 1'-0"



① West
1/8" = 1'-0"



2 Beam Connection Detail
1/2" = 1'-0"

Does this framing support floor and new roof or just the new walls and roof?

1 3rd Floor Beam Plan
1/4" = 1'-0"

RDS ARCHITECTS

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763-550-2919 fax

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Signature: Richard B. Stordien
Reg. No. 22258
Date: 1/28/20



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616 12TH AVE, LLC.

616 12th Ave SE

3rd Floor Structural Beam Plan

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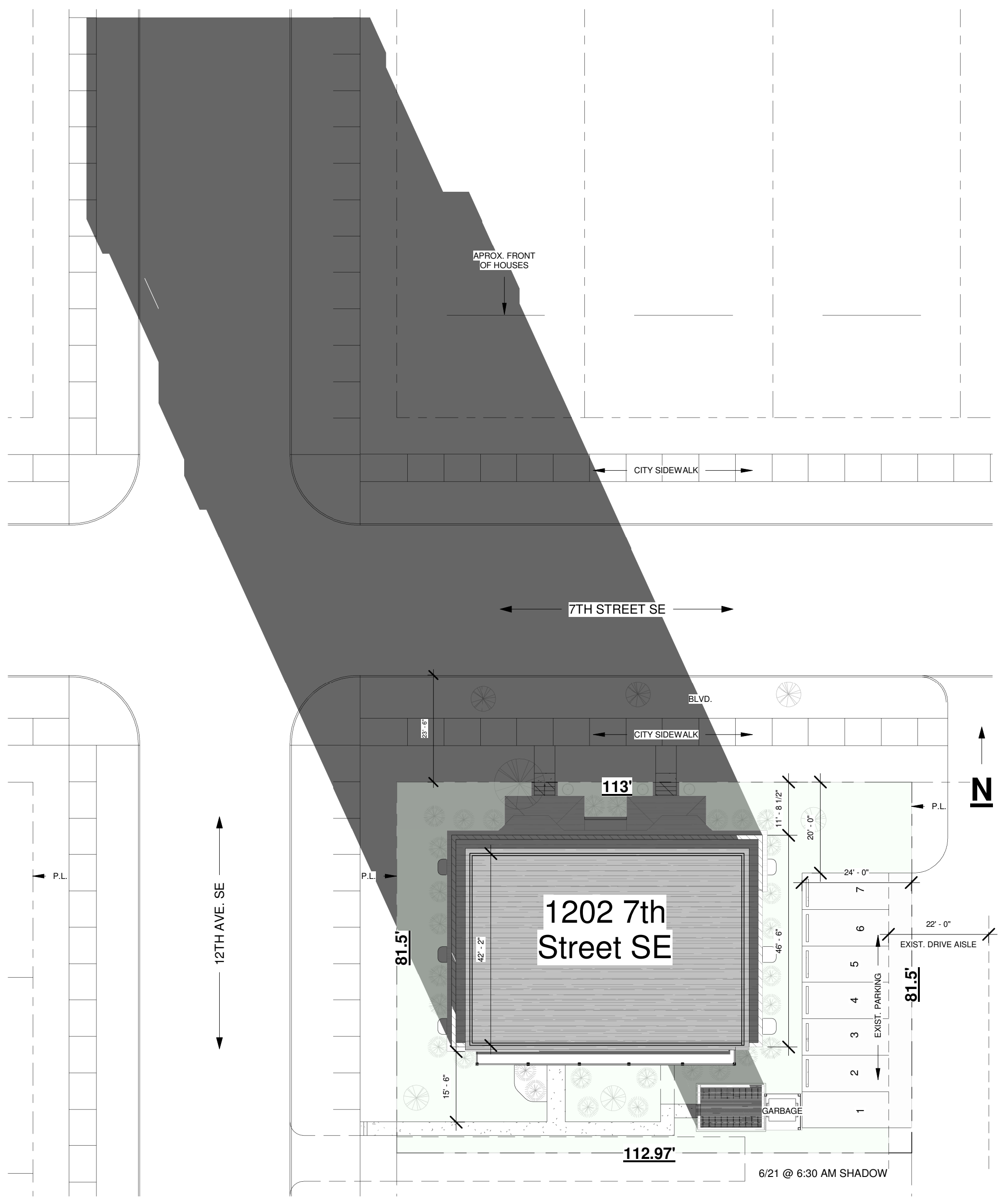
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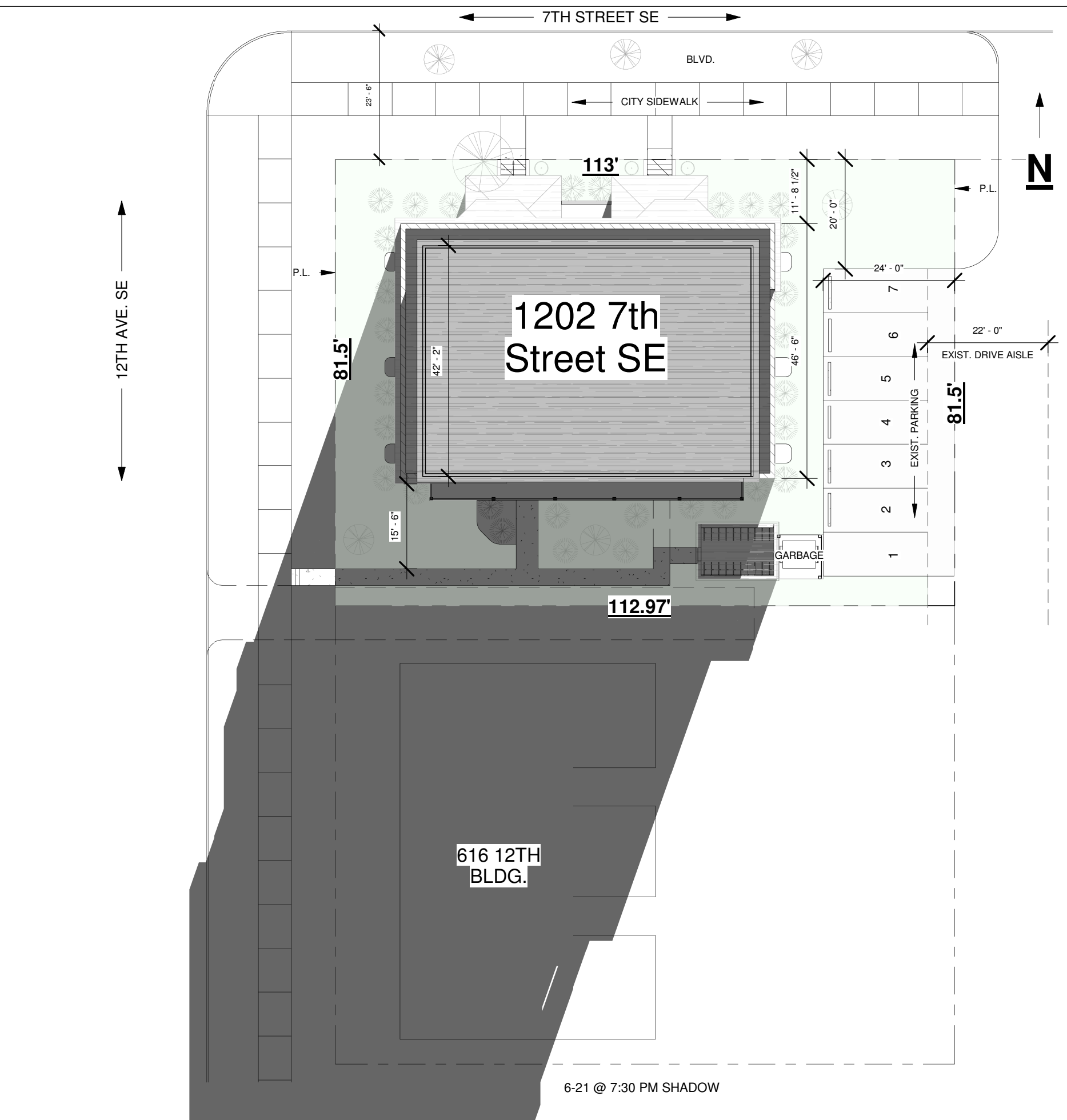
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Date	1/28/2020
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S0	
Scale	As indicated

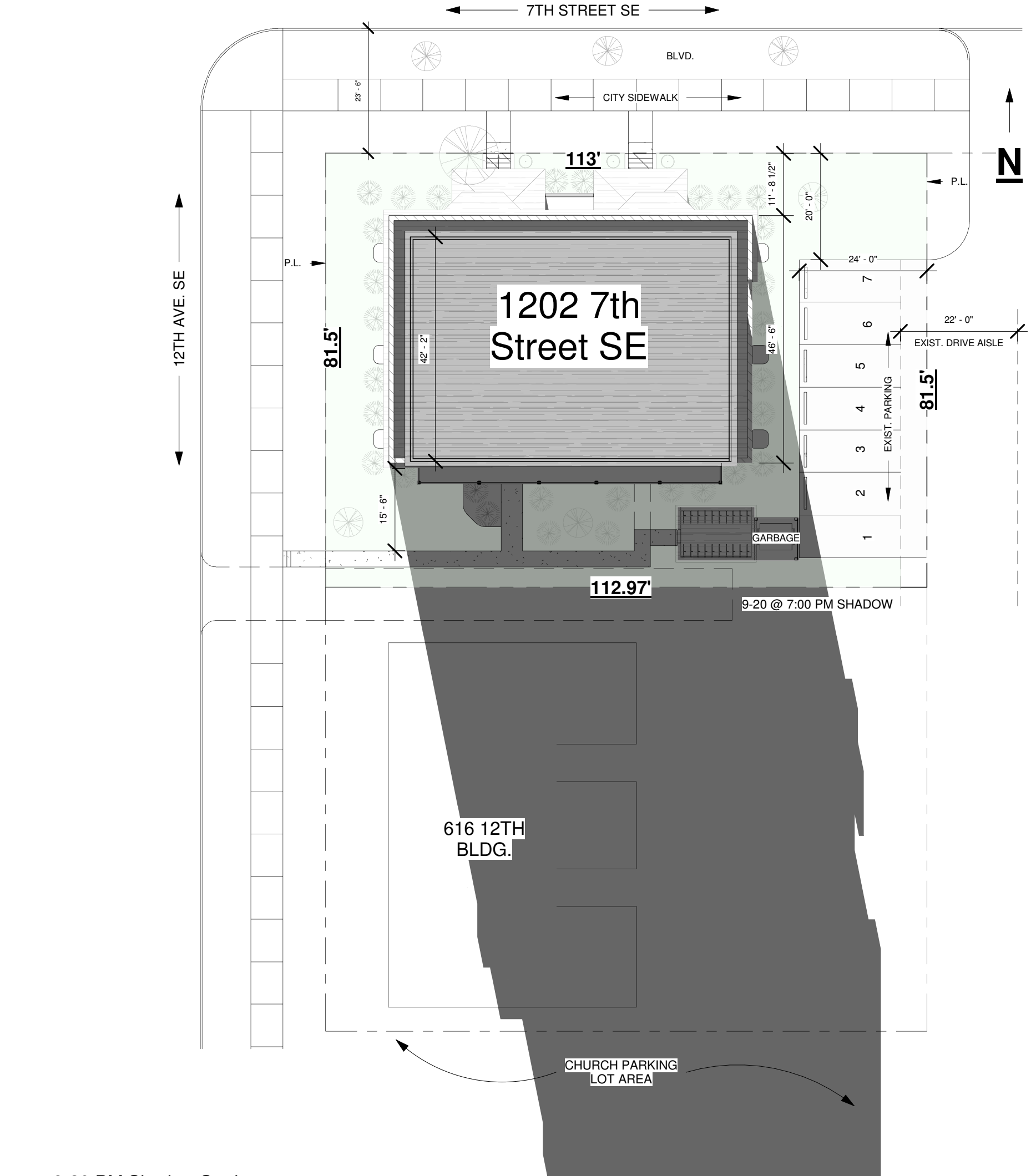
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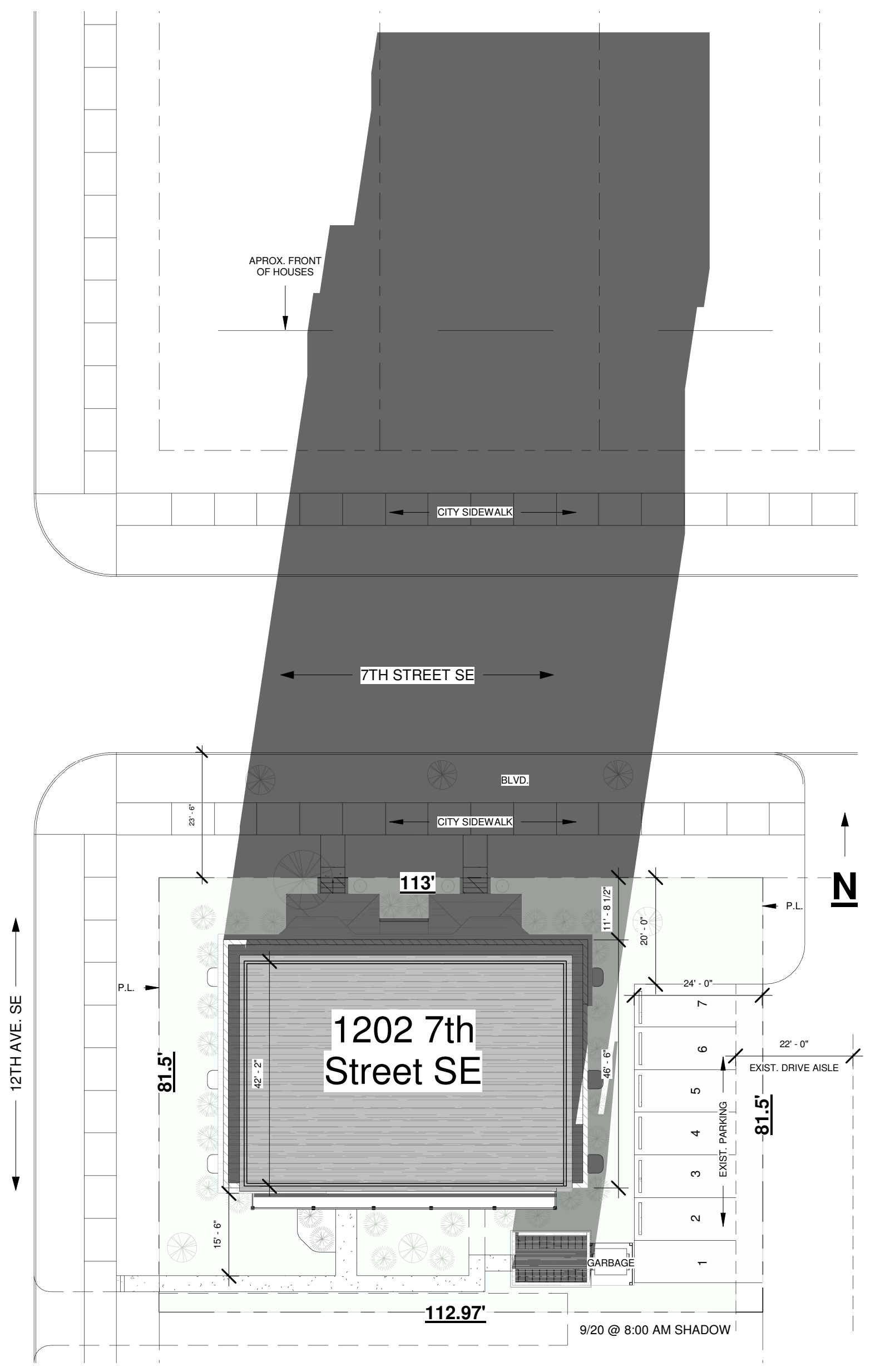
① 6-21 AM Shadow Study
1" = 20'-0"



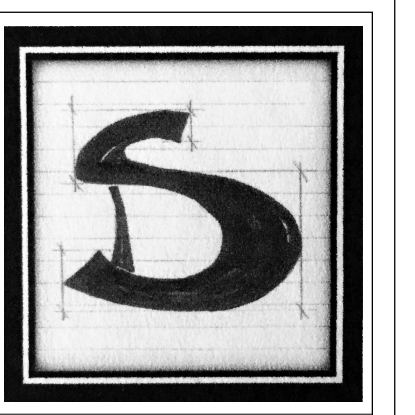
② 6-21 PM Shadow Study
1" = 20'-0"



④ 9-20 PM Shadow Study
1" = 20'-0"



③ 9-20 AM Shadow Study
1" = 20'-0"



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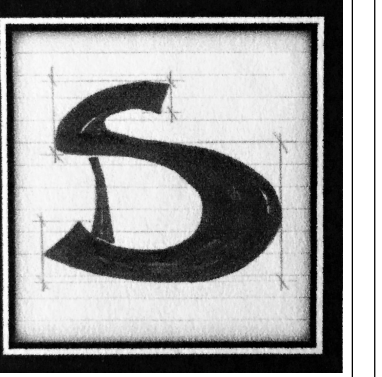
Shadow Study

Project number 2-20
Date 3/3/2020
Drawn by MS
Checked by Checker

A16

Scale 1" = 20'-0"

3/3/2020 5:34:10 PM



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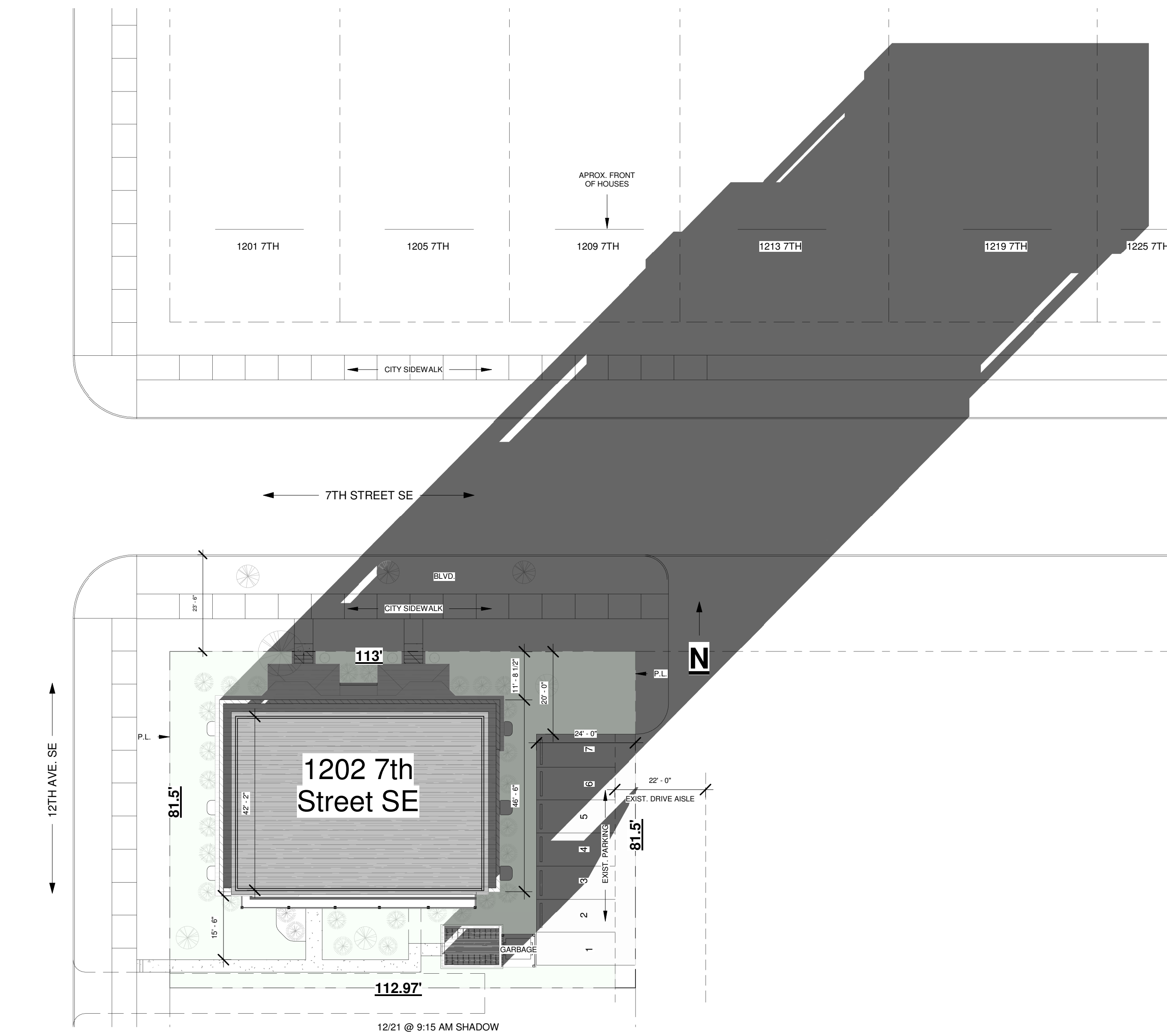
Shadow Study

Project number 2-20
Date 3/3/2020
Drawn by Author
Checked by Checker

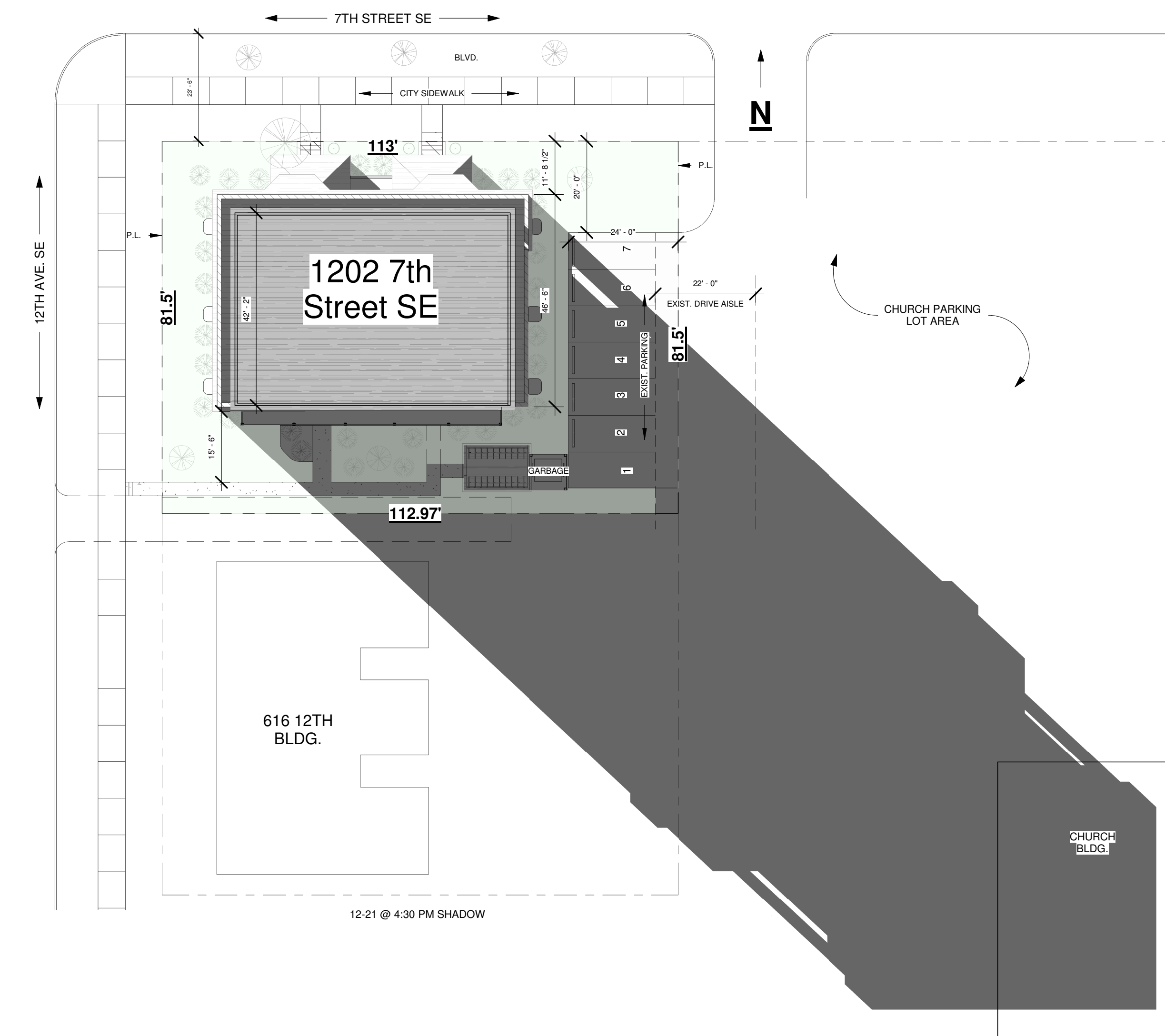
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Scale 1" = 20'-0"

3/3/2020 5:36:04 PM



② 12:21 AM Shadow Study
1" = 20'-0"



③ 12:21 PM Shadow Study
1" = 20'-0"