



August 22, 2014

Re: Modifications to the Proposed Home at 275 Lakeview Avenue, which was previously approved at the April 22nd City Council Meeting
WSB Project No. 01987-310

The Applicants David Wilson (Charles R Stinson Architects), Travis Van Liere (Landscape Architect) and Steven Streeter (Streeter & Associates – Builder) on behalf of the Property Owners Laura Berghoff and Chris Hadland, have re-submitted plans for the construction of a new home on the property located at 275 Lakeview Avenue. The City Council approved the following at the April 22, 2014 meeting:

1. A 44.8 foot variance from the minimum lot width requirement to allow for the construction of a new home on a lot that is 30.2 feet wide.
2. A 17 foot variance from the minimum required rear yard setback of 25 feet resulting in an 8 foot roof overhang setback (9.8 feet from the building wall).
3. A variance from the required 15 foot flood plain buffer around all extended structures.
4. A variance from the minimum required rear yard setback for three air conditioning units to allow for the placement of the air conditioning units 6.7 feet, 7.2 feet and 8.4 feet from the rear property line.

Since the approvals were given, the Applicant and Property Owners have made modifications to the plans as previously reviewed and approved. The approvals were based on a set of specific plans, and those plans have since been modified. As such, Staff is requesting acknowledgement and approval of the updated plans.

The modifications from the approved plans include:

Hard Cover:

- The new plans reduce the total amount of hard cover from 34.4% to 32.9% (removal of north-side patios).

Floor Area Ratio:

- The new plan lowers the floor area ratio from 24.3% to 20.3% (Max allowed is 30%).

Building Height:

- The new plans are raising the building height to the top of the flat roof from 22.5' to 24.08' (Max allowed is 30').
- The new plans are raising the height of the top of the tallest chimney/parapet from 28' to 29.75' (Max allowed is 40').

Average Ground Level Elevation:

- The new plans show a change in Average Ground Level from 933.28 to 933.08.

Crawl Space:

- The new plan add a 2'-6" clear crawl space with its floor located at the regional flood protection elevation of 933.5' in order to allow for future access and maintenance. The main level floor is raised approximately 2' above the previously approved floor level to accommodate the crawl space. The

landscape/grade is engineered to direct stormwater from all impervious surfaces to a network of subsurface stormwater filtration/infiltration trenches and to prevent erosion.

First (Ground) Level:

- Ceiling heights lowered from 9' to 8'.

Upper (Second Story) Level:

- Overall square footage reduced from 2115 square feet to 1138 square feet (taken away from the area above the garage and closet to the North to maximize privacy and southern light that reaches the neighbor's home to the North.

The Applicant's and Property Owners are seeking review and approval of the following, which were all previously approved by the City Council:

Conditional Use Approval:

- Previously Approved: Raising the maximum allowable hardcover up to 35% of the total lot area with administrative approval (existing hardcover of 28.7%).
- Revised Submittal: Hardcover has been reduced from 34.4 to 32.9.

Variance Item #1

- Previously Approved: A Variance from the required lot width requirements. This variance is required due to the non-conforming lot dimensions that existed prior to the establishment of this code ordinance.
- Revised Submittal: **No change**, the footprint has remained the same.

Variance Item #2

- Previously Approved: A variance for the 25' rear setback which is considered the north-side of this unusually-shaped property. Due to its unusual shape of the site and the provisions for a landscape buffer on the north property line, the Council approved the typical 8' side-yard setback for the R-1A District.
- Revised Submittal: **No change**, the main level footprint stays the same and the application is seeking to maintain the previously approved 8' setback.

Variance Item #3

- Previously Approved: A variance from the required 10' setback for proposed AC units due to the unique shape of the property and the extensive provisions for a landscape buffer.
- Revised Submittal: **No change**, the AC units are proposed in the same location as the original submittal and the landscape buffer remains the same.

Variance Item #4

- Previously Approved: A variance from the floodplain buffer (Section 1040, Section 4.25) in order to consider the north-side setback as the typical 8' side-yard setback in the R-1A District, as also approved in Variance Item #2.
- Revised Submittal: **No change**, the main level footprint stays the same and the application is seeking to maintain the same 8' setback.

Revised Variance Application - 275 Lakeview Avenue - City of Tonka Bay

AUG - 7 2014

Date: August 7, 2014

CITY OF TONKA BAY

To: City of Tonka Bay
4901 Manitou Rd
Excelsior, MN 55331

Re: Variance Application for Proposed New Home at 275 Lakeview Avenue, Excelsior, MN

Property Info: Mr. Chris Hadland and Ms. Laura Berghoff
275 Lakeview Avenue
Excelsior, MN 55331Project Team: Charles R. Stinson Architects – Architecture
Travis Van Liere Studio – Landscape Architecture
Streeter & Associates – Builders / General Contractor
Pierce + Pini Associates – Civil Engineering
Cornerstone Land Surveying – Surveyor

Brief Written Narrative:

This is a re-submittal for the proposed new home construction at 275 Lakeview Avenue, which was previously approved at the April 22nd City Council Meeting and has since undergone a few plan modifications. The City Planner and Administrator have requested that the plans be resubmitted and a new variance application be created in order for the City Council to review the changes.

The plan modifications are as follows:

- The main level has reduced from 9' ceilings to 8' ceilings (upper level remains at 8' ceilings)
 - The upper level has reduced from 2115 square feet to 1138 square feet. All of the square footage has been strategically taken from the area above the garage and closest to the neighbor to the North, to maximize privacy for both homes and to maximize the amount of southern light that reaches the neighbor's home to the North
 - A 2'-6" clear crawl space has been added with its floor located at the regional flood protection elevation of 933.5' in order to allow for future access and maintenance of the high-efficiency mechanical systems.
 - The main level floor is raised approximately 2'-0" above the previously approved floor level in order to accommodate the crawl space. The landscape/grade is engineered to direct stormwater from all impervious surfaces to a network of subsurface stormwater filtration/infiltration trenches and to prevent erosion.
 - Previously approved height was 22.5' to top of flat roof, 28' to top of tallest chimney/parapet
Newly Revised Submittal: 24.08' to top of flat roof, 29.75' to top of tallest chimney/parapet
(The max allowable height is 30' for the flat roof, 40 feet for the chimney/parapets)
Heights are measured starting from the Average Ground Level, which is the average of the corners of the original house (*according to Cornerstone Land Surveying*):
 $932.8+932.9+933.2+933.4 / 4 = 933.08$ Avg. Ground Level
 - The Previously Approved Floor Area Ratio = 24.3% (below the max 30%)
Newly Revised Submittal Floor Area Ratio = 20.3%
 - 3479 Main Level
 - 121 Main Level Mechanical (Not Included)
 - 1328 Upper Level
 - 134 Upper Level Mechanical (Not Included)
 - 1057 Garage/Garage Storage
 - 5,062 Total
- Total Lot Area (To OHWL): 28,850, so: $5,062 / 28,850 = \underline{20.3\%}$ (below max of 30%)

The applicant is seeking to re-approve the following, which were all previously approved by the City:

Conditional Use Approval

- Previously Approved: Raising the maximum allowable hardcover up to 35% of total lot area with administrative approval (existing hardcover of 28.7%).
- Newly Revised Submittal: The amount of hardcover has reduced due to the removal of patios on the north-side, reducing hardcover from 34.4 in the original proposal to 32.9 in the newly revised submittal

Variance Item #1

- Previously Approved: A variance from the required lot width requirements. This variance is required due to the non-conforming lot dimensions that existed prior to establishment of this code ordinance.
- Newly Revised Submittal: No change, the footprint has remained the same

Variance Item #2

- Previously Approved: A variance for the 25' rear setback which is considered the north-side of this unusually-shaped property. Due to its unusual shape of the site and the provisions for a landscape buffer on the north property line, the Council approved the typical 8' side-yard setback for the R-1A District
- Newly Revised Submittal: No change, the main level footprint stays the same and the application is seeking to maintain the previously approved 8' setback

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- Previously Approved: A variance from the required 10' setback for proposed AC units due to the unique shape of the property and the extensive provisions for a landscape buffer.
- Newly Revised Submittal: No change, the AC units are proposed in the same location as the original submittal and the landscape buffer remains the same

Variance Item #4

- Previously Approved: A variance from the floodplain buffer (Section 1040, Section 4.25) in order to consider the north-side setback as the typical 8' side-yard setback in the R-1A District, as also approved in Variance Item #2
- Newly Revised Submittal: No change, the main level footprint stays the same and the application is seeking to maintain the same 8' setback

Sincerely,

David Wilson
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City of Tonka Bay Submittal

Existing Site Photos

Chris Hadland & Laura Berghoff
275 Lakeview Ave. Excelsior, MN 55331



