

To whom it may concern,

I am planning an addition on my home at:

4808 31<sup>st</sup> Ave S.  
Minneapolis, MN 55417

I need to get a variance, because I want to increase the footprint of the house into the setback. The amount that I am encroaching into the setback will be less than 5 sq ft, footprint wise, so I would argue that this is a pretty minimal variance. The house that I live in is one of the smallest houses on the block, and the living room is very narrow (less than 10' wide). There is currently no mudroom. The best way that I can see to remedy this is to add onto the front of the house. This will also allow us to put a dormer upstairs and add a full bath up there.

The footprint will only move forward 2' on the southern half of the house and 4' in the center of the house. Although the home of my neighbor to the south projects east as far as mine, the house has a covered porch. This porch extends well past the enclosed area that I am proposing to add.

Another principal goal of the project is to improve the energy efficiency of the home. Currently the upstairs, where we sleep, is very poorly insulated. Because this project requires me to redo the roof structure, it will allow me to insulate the roof with new, state-of-the-art materials.

Last but not least the house will look way better. It is currently a dingy old stucco with beat-up trim. During the course of the project, the stucco will be recoated, and a lot of top-quality, cedar details will be added.

I have attached a set of prints for you to review along with some pictures. I want to finish the house in a classical style that I think will fit in well with the charming Keewaydin neighborhood, and I plan to live here with my family for a very long time. The work will be done with that in mind, I am not trying to do minimal quality work to make a quick dollar.

Sincerely,  
Patrick McCann