

January 22nd, 2021

Pre-construction Notice

We, Nick Elders and Julia Elders, are proposing to demolish our current home located at 4933 32nd Ave S, Minneapolis, MN 55417. In its place, we plan to build a new home, paying close attention to the diversity of housing structures in our neighborhood and meeting the spirit of the Minneapolis 2040 plan.

We are requesting a variance from the city of Minneapolis to place our new home at the current front set back of our existing home to better align with all the other homes on our block. This process is expected to take 45 – 60 days. We will further notify our neighbors by posting details of our public hearing on our property, which will allow any neighbors to come forward and oppose the variance if needed.

If we were to build a new home without the variance, the location of our new home would be adversely affected by the location of our northern neighbor's home, which is set much further back than any other home on our block. Our southern neighbor's home is set slightly more forward than the rest of the homes on our block. If we locate our new home at the current setback rules, it pushes the new home too far back into the lot and up against our existing detached garage, thus ruining our back yard and restricting the view from the back of the new home.

We expect to begin construction at the conclusion of the variance process. All demolition debris will be removed from the property by our builder and they will slope any significant changes in grade. We feel the home we will build on our lot will complement the neighborhood and potentially encourage others to continue investing in our neighborhood.

Please contact us by phone or email if you have any questions or concerns.

Nick and Julia Elders
4933 32nd Ave S.
Minneapolis, MN 55417

Nick: 763-443-3271, nickelders@gmail.com

