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Notification of zoning variance application

1 message

Joel Radaj <jradaj@gmail.com>

Wed, Aug 25, 2021 at 10:32 AM

To: nena@nokomiseast.org

Cc: Elise Radaj <erradaj@gmail.com>, "Dawkins, Leah" <leah.dawkins@minneapolismn.gov>

Hello,

I am proposing an addition to my home located at [5820 44th Ave S](#), which requires a zoning variance. As part of the variance application process, I am providing notice to you regarding the project proposal. Our project is applying to reduce the established front yard setback from 35.4 feet to 29.4 feet and reduce the side yard setback to 4.8 feet.

The proposed project is a front addition to our cape cod style home on both the ground floor and second story. The addition would partially be over the existing footprint and partially a new vestibule built off the front of the house with part of the second story addition above this new vestibule. I have included a preliminary design for reference. We are proposing this design because constructing an addition to the rear of the property would 1) interfere with the view and block access to sunlight from our neighbor's living room windows and 2) eliminate nearly all flat usable backyard space due to the significant slope in our backyard. We have discussed a number of design ideas with our immediate neighbors and other residents of our block and all have noted that our proposed design would not interfere with the enjoyment of their properties. Our immediate neighbors have both stated that they would not be in favor of any additions on the rear of the house because of how they would block views and sunlight for their homes.

Under the zoning code, we would be permitted to build a second story addition within the existing building footprint and construction of a first floor vestibule would be a permitted obstruction into the required front yard. Neither of these portions of the design would require a variance to be built. The front yard variance is needed to extend the second story addition above the vestibule and the side yard variance is needed to permit the addition to continue the existing side wall of the home. Our proposed design extends only 6 feet into the front yard, while construction of a vestibule as a permitted obstruction is allowed to extend up to 7 feet into the front yard.

The proposed design more closely fits with the character of the neighborhood than would a design that was comprised solely of a first story vestibule and a second story addition limited to the existing building footprint.

I am available for any questions or discussion of our proposed design and variance application.

Thank you,

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