



Planning Commission Regular Meeting

Monday, March 23, 2026, 6:30 PM
106 Center Street

Members of the public may attend the Planning Commission meeting either in person or by joining via Zoom either online or by telephone at:

<https://us02web.zoom.us/j/82081487958?pwd=YGEDpYFfd5I2aZ58jpRaATDcdULstk.1>

Meeting ID: 820 8148 7958

Passcode: 843611

One tap mobile

+13017158592,,82081487958#,,,,*843611# US (Washington DC)

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Some items on this agenda are important enough to City Councilmembers that a quorum of the Council may be present to receive information leading to their future deliberations and eventual decision.

AGENDA

1. Call to Order
2. Roll Call
3. Minutes of the Preceding Meeting(s)
 - A. February 23, 2026 Planning Commission Meeting Minutes
4. Discussion Items
 - A. Annual Meeting Topics
 - i. Officer Selection
 - ii. 2026 Goals and Work Plan
 - B. 35 Center Street - Variance Application (PC No. 2026-03)
 - C. 44 Center Street - Variance Application (PC No. 2026-04)
 - D. Resolution 2026-03 documenting the Approval of Residential Review Permit - 202 Oak Street
5. Communications and Reports
 - A. Council Update
 - B. Upcoming Items
 - i. RV Ordinance

6. Miscellaneous
7. Adjournment

City of Excelsior
Planning Commission

Monday, February 23, 2026

Meeting Minutes

1. CALL TO ORDER

2. ROLL CALL

Present: Commissioners Day, Hansen, Malsam, Muenzberg, Neale, Tyler

Absent: Commissioner Johnson

Also present: Josh Wier, Acting City Attorney; Jess Long, City Planner; Julia Mullin, Community Development Director

3. MINUTES OF THE PRECEDING MEETING(S)

(a) Planning Commission Meeting Minutes – January 26, 2025

Malsam moved to approve the January 26, 2026 meeting minutes as submitted. Day seconded. Motion approved 6-0.

4. DISCUSSION ITEMS

Agenda item 4(d) moved to first discussion item

(a) Nonconforming Structures Presentation and Discussion- Josh Wier, Kennedy & Graven

(b) 202 Oak Street – Residential Review Permit and Variance Applications- Continued from January 26, 2026 meeting (PC No. 2026-01)

Item was continued from previous meeting. Public hearing was held at January 26, 2026 meeting.

(i) RRP: Commissioner Day moved to approve the Residential Review Permit based on applicants revised plans included in February 23rd packet and with conditions in staff report. Commissioner Hansen seconded the motion. Approved 6-0. Staff will bring resolution to March meeting.

(ii) Front yard setback variance: Commissioners discussed applicants option B shown in building elevations and encouraged applicant to use awning instead of building porch in front yard setback. Commissioner Day moved to recommend denial of front yard variance. Neale seconded. Motion carried 6-0.

(iii) Height Variance: Commissioner Neale moved to recommend approval height variance. Tyler seconded. Recommendation approved 6-0.

(c) 35 Center Street- Residential Review Permit and Variance Applications (PC No. 2026- 03)

Following reports by City Staff, Chair Muenzberg opened public hearing.

(i) Public Hearing: Eric Synder, 25 Center, expressed support for the application. Pamela Miller, 49 Center, expressed support for the project but requested that the proposed cantilever on west side of home be removed. Pam Haguen, property owner of 35 Center, discussed

working with neighbors and that she was interested in removing the proposed cantilever and instead requesting a wall plane variance. Public hearing closed.

- (ii) Commissioner Day moved to approve the Residential Review Permit. Commissioner Neale seconded the motion, approved 5-1 (Tyler nay).
- (iii) Height variance: Commissioners discussed the slope of the property. Commissioner Neale moved to recommend approval of the height variance, Tyler seconded, passed 6-0.
- (iv) Front yard setback: Commissioners discussed the design of proposed second story and how moving mass to front of the home benefited neighbors whose views would be impacted with a rear addition. Commissioner Malsam moved to recommend approval, Hansen seconded, motion carried 4-2 (Tyler and Muenzberg nay).
- (v) Side yard setback: Commissioners discussed the side yard variance and the impact of reducing the side yard versus allowing an unbroken wall plane. Commissioner Dat moved to recommended approval Neale seconded. Motion failed to carry with a vote of 1-5 (Hansen, Malsam, Muenzberg, Neale, and Tyler nay).

(d) 111 First Street- Sketch Plan

Staff presented memo with proposed sketch plan for new single family home at 111 First Street. Staff asked commissioners to look at plans and discuss their thoughts with applicant, Tim O'Connor. Tyler recused from discussions.

(e) Resolutions documenting the approval of Residential Review Permit –

150 Bell Street – PC Resolution 2026-01

88 First Street – PC Resolution 2026-02

221 Bell Street- PC Resolution 2025-07

174 West Lake Street – PC Resolution 2025-08

Commissioner Hansen moved to approve all resolutions as submitted. Malsam seconded. Approved (6-0).

5. COMMUNICATIONS AND REPORTS

(a) Council Update

(b) Upcoming items

6. MISCELLANEOUS

7. ADJOURNMENT

Commissioner Tyler moved to adjourn the meeting and Malsam seconded. Motion approved 6-0. Meeting adjourned at 9:15 pm.

Respectfully submitted,

Julia Mullin, Community Development Director

ITEM REPORT**To:** Planning Commission**From:** Julia Mullin, Community Development Director, Jess Long, City Planner**Meeting Date:** March 23, 2026**Department/Office:** Community Development**Item Name:** 35 Center Street - Variance Application (PC No. 2026-03)**Summary:**

APPLICANT	Jarod Blackowiak
APPLICANT ADDRESS	271 Hidden Lane
PROPERTY OWNER	Pam Haugum, Bill Perrin
LOCATION	35 Center Street
CASE NO.	PC No. 2026-02
60/120 DAY REVIEW DEADLINE	2/28/2026 and 4/29/2026

The Planning Commission considered a Residential Review Permit application and variance application for 35 Center Street at their February 23, 2026 meeting. At the meeting, the Planning Commission moved to approve the Residential Review Permit 5-1 (Tyler nay). The Planning Commission recommended approval of the requested height variance 6-0 and front yard setback variance 4-2 (Tyler and Muenzberg nay). The applicant also requested a side yard variance. The motion to recommend approval did not pass with a vote of 1-5 (Hansen, Malsam, Muenzberg, Neale, and Tyler nay). The proposed plans included a cantilever that encroached two feet into the side yard. After feedback from the Planning Commission, the applicant expressed interest removing the cantilever and instead requesting a wall plane variance. The attached Staff report provides information regarding the new requested wall plane variance, the attached February 23, 2026 packet provides additional information on the project and the previously requested variances. The applicant has not submitted revised plans. Staff has revised the Staff Report to analyze the new wall plane request based on removal of the cantilever shown in the plans reviewed at the February 23, 2026 meeting.

BACKGROUND

The applicant is requesting a variance from wall plane requirements for a second story addition, an attached garage addition, and a ground level addition attached to the side of the existing single-family home at 35 Center Street. The existing home is located on an 8,796 square foot parcel located in the R2 zoning district. The applicant proposes adding multiple additions to the home to increase living space for the property owners

without the need to demolish and rebuild the home. There is a two-story addition that runs along the front and west sides of the existing home. The applicant also proposes adding a single story covered porch addition to the rear of the home. A new tuck under garage will also be added to the rear of the home. The tuck under garage will be accessed from the rear or side of the home using a new proposed shared driveway. Along with the granted height and front yard setback variances, a variance from wall plane requirements is requested. The applicant is removing the proposed two-foot cantilever shown on the west side of the home. The cantilever was added to the home to break up the wall plane. The proposed wall plane will be 33'9" without the cantilever.



DETAILS/ANALYSIS

Standard	Required - R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	8,712 sf	8,712 sf
Minimum Lot Width	60'	50'	50'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	7' 5"	5' 7"
Rear Yard Setback	35'	121'	108'
Minimum Side Setback	20% of the lot width minus 6 = 7.66'	East 8' 2" West 7' 6"	East 8' 2" West 7' 6"
Maximum Building Coverage	25% of lot area = (2,178 sf)	963 sf (11%)	1,863.9 sf (21.4%)

Maximum Lot Coverage	12% of lot area + 2,1000 = (3,155.5 sf) (36.2%)	993 sf (11.4%)	2,783.2 sf (31.9%)
Maximum Height	28' (lot width less than 70')	32' 3"	32' 3"
Front Wall Plane	16' max without a 2' X 8' offset	20' 6"	11' 4"
Side and Rear Wall Plane	32' max without a 2' X 8' offset	Left side: 26' 11" Right side: 27' Rear: 19' 4"	Left side: 26' 11" Right side: 33' 9" Rear: 26' 6"

Variance Public Hearing

As required by City Ordinance *Appendix E, Section 6-6 – Procedures Variances*, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, March 23, 2026.

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

- 1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?**

The addition of a larger second story, back yard porch, and attached garage to an existing single family home are reasonable uses and are permitted in the R2 zoning district.

- 2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?**

Wall Plane Requirement:

The applicant is requesting a wall plane variance for the right side of the home. The new additions increase the length of the wall plane. The purpose of the City's wall plane requirement is to ensure that new buildings and additions do not create long unbroken wall planes that do not match the character of existing historic homes in Excelsior. The applicant originally proposed adding a cantilever to the right side of the home to reduce the unbroken wall plane created by the second story addition. The proposed cantilever would have reduced the side yard setback from 7'6" feet to 5'6". The proposed wall plane sits close to the neighboring property and home. This position of both homes will reduce the appearance of the wall plane from the public right of way. The need for a variance is caused by the unique circumstances of the property and not the landowner.

- 3. Will the variance, if granted, alter the essential character of the area?**

The immediate area is made up of one and a half and two story homes. This is a two

story home aligned with most homes on the block. The character of the area is not impacted by the proposed additions. Removing the originally proposed cantilever will reduce the encroachment into the side yard. The position of the exiting home and the neighboring property will limit the view of the wall from the public right of way. This will help maintain the character of the area and maintain side yard sizes.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods. Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

Wall Plane: The intent of the ordinance is to ensure homes or additions built in Excelsior are compatible with existing homes, many of which were built in the early to mid part of the 20th century and have varied wall plane lengths with architectural variation. The proposed addition meets the intended uses for the zoning district. The increased wall plane length will not be highly visible from the public right of way and removing the proposed cantilever allows for a conforming side yard. The approval of the variances and the construction of the proposed additions would be in harmony with the purpose and intent of the ordinance and consistent with the Comprehensive Plan.

Recommended Conditions of Approval.

Staff recommends the following conditions with any approval of this Residential Review Permit and Variances:

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The City Engineer shall review and approve the grading plans and ensure conformance with Ordinance requirements.
3. The plans shall be consistent with the survey and plans included in the February 23, 2026 Planning Commission packet.
4. The RRP and Variance shall expire one year from the date of adoption of the resolution if not acted upon.

Recommended Action:

The Planning Commission shall hold a public hearing for the Variance application. Staff recommends that the Planning Commission recommend to the City Council approval of the wall plane variance request.

Budget:

Attachments:

1. 000. 35_Center_Street_Memo 2_23_26
2. 00. 35 Center Street GNG review
3. 1 Center Street Residential Review Permit Application
4. 2. Design Elements- Written Statement
5. 3. Variance Questions
6. 4. Existing Survey - 35 Center Street Existing.Excelsior
7. 5. Center St Floor Plans
8. 5. Proposed Survey + Site & Grading Plan
9. 6. 2026.02.03_35 Center Street.Excelsior_Driveway Markups
10. 6. Driveway Markups Options
11. 7. Erosion Control Plan Sht 1 - 35 Center Street. Excelsior
12. 8. Erosion Control Plan Sht 2 - 35 Center Street
13. 9. 35 Center Street_Exterior Elevations
14. 9. a. 35 Center Proposed home Render
15. 10. Existing Structure Photos- 35 Center
16. 11. Building Permit - Center Street
17. 12. Land Use Application-Center
18. 13. Minnehaha watershed permit - 202 Oak Street and 35 Center Street
19. 14. Tree Removal Permit- Center Street



MEMORANDUM

Item 4(b) – Residential Review Permit and Variance
Application for construction of additions

Re:

Date: February 23, 2026]

To: Planning Commission

From: Julia Mullin, Community Development Director
~~Jess Long, City Planner~~

APPLICANT: Jarod Blackowiak
APPLICANT ADDRESS: 271 Hidden Ln
PROPERTY OWNER: Pam Haugum, Bill Perrin
LOCATION: 35 Center Street
CASE NO.: PC No. 2026-02
60/120-DAY REVIEW 2/28/2026 and 4/29/2026
DEADLINE:

BACKGROUND

The applicant is requesting approval of a Residential Review Permit (RRP) for a second story addition, an attached garage addition, and a ground level addition attached to the side of the existing single-family home at 35 Center Street. The applicant is also requesting variances from front yard setback, side yard setback, and building height requirements.

The existing home is located on an 8,796 square foot parcel located in the R2 zoning district. The applicant proposes adding multiple additions to the home to increase living space for the property owners without the need to demolish and rebuild the home. There is a two-story addition that runs along the front and west sides of the existing home. The applicant also proposes adding a single story covered porch addition to the rear of the home. A new tuck under garage will also be added to the rear of the home. The tuck under garage will be accessed from the rear or side of the home using a new proposed shared driveway. There is an existing in the rear yard that provides access to Lake Street. The property owner is not proposing to uses this easement; the City will require that the rear easement be vacated if the applicant moves forward with the proposed shared driveway.

The existing home has a 7' 5" legally nonconforming front yard setback that does not meet current zoning district requirements. The applicant is proposing adding a second story addition that would also be within this encroachment. This proposal would expand an existing nonconformity. A proposed vestibule will decrease the front yard setback an additional two feet to 5' 7" from the vestibule to the front property line.

The applicant is also requesting a variance from building height requirements. The home has legally nonconforming height. The 32' 3" height of the structure is not being increased but additional mass is being added within the existing height. A third variance is required from side yard setback requirements. The applicant is adding a two foot cantilever to the west side of the home to break up the wall plane. The side yard will be reduced from 7'6" to 5'6".



1. RESIDENTIAL REVIEW PERMIT APPLICATION REVIEW

NEIGHBORHOOD CHARACTER

The homes adjacent to 35 Center share a similar style and alignment. Several of the homes appear to have non-conforming front yard setbacks that are less than the 20 feet front yard setback required within the R2 district. 35 Center and the immediately adjacent properties have large rear yards that are adjacent to properties fronting Water Street. Homes across the street are on wider lots and are also built close to property line along Center Street.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	8,712 sf	8,712 sf
Minimum Lot Width	60'	50'	50'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	7' 5"	5' 7"
Rear Yard Setback	35'	121'	108'
Minimum Side Setback	20% of the lot width minus 6 = 7.66'	East 8' 2" West 7' 6"	East 8' 2" West 5' 6"
Maximum Building Coverage	25% of lot area = (2,178 sf)	963 sf (11%)	1,863.9 sf (21.4%)
Maximum Lot Coverage	12% of lot area + 2,100 = (3,155.5 sf) (36.2%)	993 sf (11.4%)	2783.2 sf (31.9%)
Maximum Height	28' (lot width less than 70')	32' 3"	32' 3"
Front Wall Plane	16' max without a 2'x 8' offset	20' 6"	11' 4"
Side and Rear Wall Plane	32' max without a 2'x8' offset	Left side: 26' 11" Right side: 27' Rear: 19' 4"	Left side: 26' 11" Right side: 14' 10" Rear: 26. 6"

Exterior Materials: Materials proposed are a combination of stucco and hardie board for the exterior walls and wood for the new porch deck, and MBCI metal panels for the roofing. Applicant can provide additional information as needed.

Landscaping and Tree Preservation: Current plans do not identify any trees for removal.

Grading and Stormwater Management: There is a significant elevation change on this parcel from the front at Center Street to the rear. The natural slope of the property results in a 7' 7" change in elevation from the highest elevation (954.57) to the lowest elevation (946.87). The city engineer has performed a preliminary review of the proposed plans and has expressed concern about slope of the proposed driveway and grading required to access the rear of the property. The city requires driveways have slope no greater than 10%; slope of proposed driveway is greater at this time. The City Engineer also noted that the lower windows on the left elevation may be impacted by the grading required for the driveway. Staff has connected the applicant with the city engineer and understands they are working to respond to the city engineer's comments. Grading and Stormwater plans will be reviewed and approved by City Engineer prior to issuance of the building permit.

Right-of-Way Easement

The applicant has submitted information regarding a right-of-way easement; the easement runs along the rear of the property providing access to Lake Street. The city will require that the easement be vacated if the applicant is granted approval of the RRP and uses proposed driveway to gain access to the attached garage.

Neighborhood Notification and Opportunity to be Heard

As required by Ordinance Section 42-7 (c) *Neighbor Notification and Opportunity to be Heard*, property owners within 500 feet of the property have been mailed notice of the meeting and the opportunity to provide feedback at the regularly scheduled Planning Commission meeting on February 23, 2026.

RRP Criteria

The City Architect's review is attached. The following, in italics, is Planning Review.

- 1. Massing and scale of new structure should be compatible with neighboring structures.**
The proposed new structure is larger than the existing one-story home; however, the new two-story home is compatible with other one and a half and two story homes on the block.
- 2. The size and mass of a new structure should be compatible with the size of the property.**
The lot is smaller than the 10,000 square foot minimum required for properties in the R2 District. The new proposed second level increases the mass of the home but is similar to other homes on the street. The increased mass is broken up by the second story balcony that runs along the front half of the home. In earlier iterations the applicant included a full two story addition along the front; they have reduced this addition to maintain some one story massing at the front.
- 3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties.**
Adjacent homes on Center Street share a similar alignment. The home to the west is 10.8 feet from the front property line and the home to the east has a front yard setback of 7.5 feet. The slope of the parcel will result in the basement level being partially visible when viewing the home from the side or rear, creating a three story elevation. The narrow parcels and adjacent structures will limit the view of the lower level from the public right-of-way.
- 4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls.**
The existing home is built on a slope. The applicant plans to use the existing home which was built in a way that respects and makes use of the natural slope. Regrading will be required to install the proposed driveway. The City Engineer will review and approve the grading plan and erosion control plan prior to issuance of a building permit.
- 5. Consider front porch element in design of new structures.**
The proposed addition includes a new vestibule added to the front door. The vestibule adds visual interest to the home and breaks up the front wall plane. The vestibule will extend an additional two feet into the front yard setback. A porch addition would require greater encroachment into the front yard setback.
- 6. A new structure should be detailed as four-sided architecture.**
The applicant has worked with City Staff and the City Architect to address wall-plane concerns. The applicant submitted architectural elevations which show the home has been designed to be viewed from multiple angles. It is well detailed on all four sides. The final submitted elevations includes a cantilever and windows to break up wall planes and create a complete four-sided design.
- 7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.**
The footprint of the home will remain mostly the same. Adding a second level will impact the neighbor on either side. However, the building coverage proposed is less than the maximum

allowed. The applicant has been in conversation with neighbors and has worked to reduce the height of the rear porch addition to limit the impact on the neighboring property's view of the lake.

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

- 1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?**

The addition of a larger second story, back yard porch, and attached garage to an existing single family home are reasonable uses and are permitted in the R2 zoning district.

- 2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?**

Front yard setback:

The purpose of a front yard setback is to ensure that buildings and structures do not encroach into the open space between the right-of-way and the structure and to maintain consistent alignments along the street. The front setback is in alignment with most of the homes on the block. The existing home is located within the front yard setback. The existing first floor will remain and the addition of a vestibule entrance will decrease the front yard setback from 7' 5" to 5' 7". The vestibule adds visual interest and meets the intent of Good Neighbor Guideline #5 which encourages addition of a front porch. The second story addition will be located in the existing legally nonconforming front yard setback. The addition is located in the upper right corner of the home, and does not run across the full front width of the home. The placement of this addition reduces its mass and demonstrates attempt to ensure compatibility with parcel and surrounding structures. The proposed project keeps an existing home, locates the second level additions on the front and side of the home, and prevents additional massing in the rear yard which satisfies neighbors' desire to preserve their views of the lake.

Side yard setback:

The purpose of a side yard setback is to ensure that buildings and structures do not encroach into the open space between adjacent properties. The applicant has added a cantilever to the right side of the home to reduce the unbroken wall plane created by the second story addition. The cantilever extends two feet from the existing home. The proposed cantilever will reduce the side setback from 7' 6" feet to 5' 6" Removing the cantilever will require that the applicant request a variance from wall plane requirements. The applicant is preserving the existing home so a recessed 2' x 8' area to satisfy the wall plane standard is not feasible. The need for a variance is caused by the unique circumstances of the property and not the landowner.

Building height:

The purpose of the building height standard is to ensure that new homes in Excelsior are compatible with those that exist and to preserve the one and a half and two story character of residential neighborhoods. The height of the structure will not increase. The existing home is 32' 3" tall when measured from the lowest grade within seven feet of the home (946.87 ft) to the roof peak. The applicant requires a variance because the proposed second story

addition will add additional mass within the existing nonconforming height. The natural slope of the property results in a 7' 7" change in elevation from the highest elevation (954.57) to the lowest elevation (946.87). Because of this slope any new two story home would require a height variance. The proposed addition results in building coverage that is below the maximum allowed. The need for a variance is caused by the unique circumstances of the property and not the landowner.

3. Will the variance, if granted, alter the essential character of the area?

The immediate area is made up of one and a half and two story homes. This is a two story home aligned with most homes on the block. The applicant is adding additional mass in the front yard setback which is similar to the single family home at 19 Center Street. The applicant has added a second story patio to the addition within the front yard setback. The patio breaks up the front wall plane and reduces the massing in the front yard setback. The character of the area is not impacted by the proposed additions. The project proposes adding a driveway from Center Street; while the four homes between the subject home and the lake do not have driveways to Center Street, the homes to the south of 35 Center Street have a shared driveway and the multifamily on the corner has a driveway to Center Street.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods. Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

Front yard setback: The intent of the ordinance is to provide open space on the parcel and create uniformity in the streetscape as to how far back homes are set in our residential areas. The proposed plans decrease the front setback of the existing one story home by two feet by adding a vestibule; however, the vestibule increases compatibility with the Good Neighbor Guidelines. The proposed second story addition is within the legally nonconforming setback, however adds mass there. Because the second story addition is located on only one front corner of the home and is compatible with home homes on the block, the intent of the front yard setback ordinance is met.

Building height: The intent of the ordinance is to ensure homes or additions built in Excelsior are compatible with existing homes, many of which were built in the early to mid part of the 20th century and have modest height. The city does not want new homes to loom over existing homes. The proposed second story addition is 32' 3" tall and is the same height as the existing roof. Most of the second level addition is on the side of the home and is less visible from the street. The massing at the front of the home is one and a half story and the intent of the height standard is met.

Side yard setback: The intent of a side yard setback is to prevent overcrowding and preserve privacy. The existing home meets side yard setback requirements. The applicant is adding a cantilever to the side of the home. The cantilever reduces the setback two feet and prevents the need for a wall plane variance. The reduction in the side setback will not have a large impact on privacy of the adjacent home or cause overcrowding.

The proposed addition meets the intended uses for the zoning district. The approval of the variances and the construction of the proposed additions would be in harmony with the purpose and intent of the ordinance and consistent with the Comprehensive Plan.

Public Hearing

As required by City Ordinance *Appendix E, Section 6-6 – Procedures Variances*, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, February 23, 2026.

Recommended Conditions of Approval.

Staff recommends the following conditions with any approval of this Residential Review Permit and Variances:

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The City Engineer shall review and approve the grading plans and ensure conformance with Ordinance requirements.
3. The plans shall be consistent with the survey and plans included in the February 23, 2026 Planning Commission packet.
4. The RRP and Variance shall expire one year from the date of adoption of the resolution if not acted upon.

RECOMMENDED PLANNING COMMISSION ACTION

The Planning Commission shall hold a public hearing for the Residential Review Permit and Variance applications. Staff recommends that the Planning Commission approve the Residential Review Permit application and recommend to the City Council approval of the front yard setback, side yard setback, and building height variance requests.

Excelsior Good Neighbor Guidelines PLAN Review

35 CENTER STREET

02/19/2026

Guidelines (7)	Review Criteria
1. Massing and scale of a new structure should be compatible with neighboring structures	• Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. • Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: ▪ Street facing gable ▪ One story open front porch ▪ Step-downs ▪ Upper level components that are 1/2 story rather than full story ▪ Roof planes that are broken up (no large unarticulated planes) ▪ Offset structure components to break up bulk and large flat planes (gable and wing) ▪ Separate components by breezeway or one story element ▪ Garage located 60' back from front street ▪ Highly creative design that reduces the perception of bulk ▪ A "tunnel effect," which results from tall walls placed close together, should be avoided through one-story additions or step-backs • Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect the established range of neighboring structure widths. • Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. • Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.

The existing house at 35 Center Street is a 1-1/2 to 2-story structure with an enclosed front porch and shed-style dormers extending most of its roof width, facing the street and rear. The house becomes two stories at the rear (2-1/2 with dormer at the rear) due to grade slope and elevation changes. This is a condition and pattern similar to adjacent houses. The project proposes new construction/additions at the front and right side, and expanding the footprint at the rear for a garage below and porch and deck at main level. The footprint location at the house at the front remains substantially the same but has a proposed partial two-story element with one story/second level deck facing the street. A shared side access to the rear tuck-under garage location is proposed.

The site's context along Center Street is varied, with mostly 1-1/2- to two-story houses adjacent and across the street. It has a deep, narrow lot with large open rear yard.

The existing house footprint is relatively close to the front property line (7.4 feet setback) as are the adjacent houses (7.4 and 10.8 feet). Though a partial two-story façade is introduced on the right side of the front elevation, the design retains much of the original one-story front-porch massing with a one story massing and open deck above that extends over half of the front façade. The proposed entrance portico and two story mass relate to the front façade of the adjacent house to the right (49 Center). Overall, the height, massing and scale of the proposed house addition can be seen as compatible with neighborhood context.

2. The size and mass of a new structure should be compatible with the size of the property	• Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. • Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
--	--

The mass of the house relative to its larger lot size seems reasonably compatible. At the rear (and to a degree at the side & garage elevations) the rear additions step down with the topography reducing the three-story appearance there. Adjacent houses with similar rear-yard topography also expose three levels at their rear elevation.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
---	--

As noted, the existing house sits forward on the site towards the street (about 7.4 foot front yard setback) but the adjacent houses do also (7.4 and 10.8 feet). Except for the proposed portico (an element that helps the design's compatibility with neighboring context) it remains similar to its existing footprint in terms of front alignment/setback. The proposed rear addition footprint area is less than zoning allows, and is similar to several nearby homes on the same side of the street. The proposed alignments seem compatible with neighboring properties.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure stepbacks and stepdowns at the slope to break up massing and continuous walls.
--	--

The site's slope is used to create a rear garage structure at the lower level, and a single vs two-story addition at the rear, lessening its impact on neighbors. No new retaining walls are indicated.

5. Consider front porch element in design of new structures	• Use an unenclosed single story front porch to break up a structure's massing on the street face.
---	--

The proposed new front façade is located on the existing house footprint, which is forward on the lot and leaves little room for a traditional front porch. The proposed projecting two-foot deep gabled entrance portico with recessed door helps break up the façade. This entrance element and the proposed two-story gabled massing to its right somewhat relate to the front façade of the existing house to the right (49 Center). The second story deck facing the street helps break up massing and functions (as a porch can) as a street-contributing element.

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
--	---

The design detailing, new window location, and siding materials are consistent and well-developed on all sides.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.	• Locate decks, balconies, and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
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Consideration has been given in the design and in several subsequent revisions to step down massing and heights at the rear to respond to neighbors' views and other concerns. Window placement generally appears to consider neighbors.



Residential Review Permit Application

350 Highway 7, Ste 230
Excelsior, MN 55331
952-653-3674

Email permit to: permits@excelsiormn.org

APPLICANT INFORMATION		
Name: Jarod Blackowiak	Business Name: Abodie LLC	
Address: 271 Hidden Ln		
City: Chanhassen	State: MN	Zip Code: 55317
Telephone: 952-446-5566	E-Mail:	
OWNER INFORMATION (if different)		
Name: Pam Haugum, Bill Perrin	Business Name: GenVest Partners	
Address: 35 Center St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 612-274-2070	E-Mail:	
TYPE OF APPLICATION (check all that apply)		
☐ Sketch Plan	☒ Residential Review Permit	
PROJECT INFORMATION		
Street Address: 35 Center Street	Zoning District (R-1 or R-2): R-2	
Property Identification Number(s) (PIN #s): 3411723110048		
Legal Description (attach if necessary): Addition: Auditor'S Subd. No. 135 Metes & Bounds: N/A		
Description of Proposal (attach additional information if needed): Attached garage addition, second story add and ground level addition on side of the h		
Reason(s) to Approve Request (attach additional information if needed):		

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: Jarod Blackowiak

Date: 12-30-25

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: _____

Date: 12-30-25

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

What is a Residential Review Permit and When is a Residential Review Permit Required?

A Residential Review Permit (RRP) requires review and approval by the Planning Commission before the building permit process can proceed forth. An RRP is required for any new construction, addition, or remodeling that results in the increase in volume, change in setbacks, or reorientation of an existing principal structure or accessory structure requiring a building permit.

When do I *not* need an RRP?

An RRP is not required for decks under 48 inches in height; any structure not requiring a building permit; structures requiring a Site Alteration Permit as outlined in Chapter 20 of the City Code; street-facing, single-story porches that are more than 50% open at the perimeter; bay windows and cantilevers not projecting more than two feet from the plan of the façade on which such projection is located; and any minor changes not affecting streetscape elevations or views of any neighboring property as determined by the Zoning Administrator in consultation with the City Architect. Any project that does *not* result in the increase in volume, change in setbacks, or reorientation of a structure requiring a building permit also does not require an RRP.

How is the RRP Reviewed?

The RRP is reviewed by assessing how the proposed application adheres to the “Good Neighbor Guidelines,” which are attached to this document. A pre-application concept review is strongly encouraged prior to submission of the official RRP application. Such plans and elevation drawings need not be construction drawings but should be detailed enough for City staff to determine whether the proposal is likely to meet zoning requirements and the Good Neighbor Guidelines. If there are inconsistencies between zoning requirements and the Good Neighbor Guidelines, the provisions set forth within the Good Neighbor Guidelines prevails. An applicant also has the option to apply for a Sketch Plan Review, which would be reviewed by the Planning Commission to gain feedback on a conceptual application for an additional cost. Once the official and complete submittal for an RRP has been received, the City Architect and City Zoning Administrator review the submitted application and write a report to be reviewed by the Planning Commission, who approve or deny the application. If the applicant disagrees with the determination of the Planning Commission, the applicant may appeal the decision to the City Council.

Do My Neighbors Have a Say in Approval of My RRP Application?

Per the RRP ordinance, it is required that notice be sent to property owners within 350 feet of the property for which an RRP has been submitted. Any person may submit written comments prior to or oral comments or testimony at the meeting at which the RRP application is considered at the discretion of the Planning Commission. While resident input is highly valued, the Planning Commission cannot legally rely solely on resident opinions in making its decision.

Do I Need an Architect or Engineer Prepare My Plans?

The short answer is no. You can prepare your own plans or your contractor or a drafting service can prepare them for you. If your project is very complex, however, you may find it advantageous to hire a professional designer to assist you to help ensure that your design meets the Good Neighbor Guidelines.

How Much Does an RRP Cost?

How much the RRP costs depends on the complexity of your project. An escrow will be required along with an escrow agreement, and the City will draw upon the escrow to pay the costs it incurs in connection with the application.

How Long Does the Approval Process Take?

The Planning Commission must act within 60 calendar days after a complete application is filed. An application may be extended for up to an additional 60 days subject to the requirements of Minn. Stat. § 15.99. City staff and the Planning Commission will do everything they can, however, to process an RRP as quickly as possible.

The following is required for a complete Residential Review Permit submittal:

- ☐ 1. Completed City of Excelsior Residential Review Permit Application Form.
- ☐ 2. Photographs of the existing structure.
- ☐ 3. Existing and proposed survey. Two copies of certificates of existing and proposed surveys. Surveys must comply with Excelsior Zoning Ordinance, Article 9. The survey must show the location of the house and the measurements to all of the lot lines and the top of the foundation height indicated on the survey. Please see Excelsior Zoning Ordinance, Article 14 for information on measurements.
- ☐ 4. Site plan showing existing and proposed trees and landscape buffers; trees proposed to be removed; proposed outdoor deck/patio; and other landscaping features.
- ☐ 5. Floor plans (including dimensions).
- ☐ 6. Wall opening tabulations.
- ☐ 7. Building elevations (indicating building height, measured as indicated in Section 14-1 (b) of the Zoning Code).
- ☐ 8. Architectural elevations showing proposed structure or project in relation to structures on adjacent properties.
- ☐ 9. Electronic copies of the building plans and survey.
- ☐ 10. Residential Review Checklist (attached)

CONTACT INFORMATION

Excelsior City Planner, Julia Mullin, (952) 653-3674, permits@excelsiormn.org

City Architect, Brian Larson, brian@larsonarchitectsllc.com

1. Prevailing neighborhood streetfront

setback: (Guidelines #3 and #7)

Prevailing setback on block (est.) 7' 4"

Average setback on block (est.) 7' 4"

Proposed new house setback 7' 4"

2. Is the pattern of homes on in your neighborhood 1, 1 ½, or 2 stories high?

(Guidelines #1 and #7)

Stories	1	1-1/2	2
House on right	☐	☐	☒
House on left	☐	☐	☒
House to rear	N/A ☐	☐	☐
Prevailing on block	☐	☐	☒
Proposed new house	☐	☐	☒

3. Prevailing front porch pattern in your neighborhood: (Guidelines #1 and #5)

	Front Porch	None
House on right	☐	☒
House on left	☒	☐
House to rear	N/A ☐	☐
Prevailing on block	☒	☐
Proposed new house	☒	☐

4. Prevailing garage location pattern in your neighborhood: (Guidelines #1 and #2)

	1 stall garage	2 stall garage	3 stall garage
House on right	☐	☒	☐
House on left	☐	☐	☐
House to rear	N/A ☐	☐	☐
Prevailing on block	☐	☒	☐
Proposed new house	☐	☒	☐

5. Is the proposed addition or structure compatible in form and detail with the

design character of the main house?

(Guideline #2)

Yes

6. If the proposed addition or structure location, setbacks, size or general design character does not fit prevailing neighborhood patterns, how do you propose to reduce its impact on the neighborhood and streetscape?:

Proposed addition fits the neighborhood

7. Does the proposed addition or structure work with natural slopes and contours of the property? (Guideline #4)

☐ Structure sited parallel to slope

☒ Building designed to reduce cut and fill (minimize retaining walls)

☐ Landscaping incorporated into grading changes

Notes: Building is built into the grade

8. Will the proposed addition or structure significantly affect your neighbor's access to sunlight in adjacent yards, patios or rooms? (Guideline #7)

House to right: No

House to left: No

House to rear: N/A

Notes: The garage addition is designed

9. How will you mitigate any negative sunlight impacts on neighbors? (Guideline #7)

- ☐ Locate structure on lot to minimize impact
- ☒ Adjust building height, or portions of building, to minimize impact
- ☐ Other: _____

10. Will the proposed addition or structure significantly affect your neighbor's privacy? (Guideline #7)

- ☐ House to right: No
- ☐ House to left: No
- ☐ House to rear: N/A

11. How will you mitigate impacts on neighbors' privacy? (Guideline #7)

- ☐ Offset/locate windows to reduce impact
- ☒ Decks, balconies, and pools, as applicable, positioned away from windows of neighboring properties
- ☐ Use landscaping elements for screening
- ☐ Other: _____

12. How is the structure detailed as four-sided architecture?

- ☐ Solid to void ratio is related, and there is consistent detailing on all sides to those of neighboring structures.
- ☒ Openings are arranged to reflect traditional alignment of openings in

neighboring structures to avoid unbalanced solid wall expanses.

13. Have you spoken to your neighbors about the proposed addition or structure?

- ☒ Yes
- ☐ No

RESIDENTIAL DESIGN STANDARDS

In addition to the Good Neighbor Guidelines, the City has additional Design Standards that can be found in Article 41 of the Zoning Ordinance. Any question regarding the Design Standards can be directed to the Planning Director by calling (952) 653-3674.

Single family and multiple family containing up to five units including all new construction and remodeling shall meet the following design standards:

A. Entrances

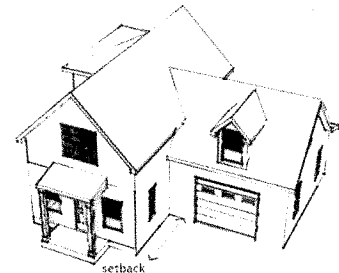
Primary entrances on principal structures shall face the primary abutting public street or be linked to that street by a clearly defined and visible walkway or courtyard. Primary entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.

B. New construction and remodeling

New construction and remodeling shall relate to the design of surrounding traditional buildings, where these are present. Design features such as similar setbacks, scale, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors are possible design techniques, while allowing desirable architecture innovation, variation, and visual interest. All sides of buildings shall use the same building materials and other architectural treatments as principal facades.

C. Window and door openings

For principal residential buildings, above grade window and door openings shall comprise at least 15 percent of the total area of exterior walls (excluding the area of garage doors) facing a public street or sidewalk. In addition, above grade window and door openings shall comprise at least ten percent of the total area of all exterior walls.



D. Garages

1. Garage doors/street facing building facade. Street facing garage doors shall not exceed 64 square feet each and shall not exceed 50% of the combined façade width of the dwelling and garage; and be recessed at least ten feet from the longest front or side wall plane of the principal building. Side-loaded garages must be recessed at least six feet from the longest front wall plane of a principal building. For tuck-under garages, provide a feature that will provide a shadow line giving the perception that the garage opening is recessed.

2. Garage doors/building design. Garage doors may be located on another side of the dwelling ("side or rear loaded") provided that the side of the garage facing the front street has windows and other architectural details that mimic the features of the living portion of the dwelling.
3. The aggregate footprint or coverage of all garages and accessory buildings shall not exceed 800 square feet.
4. No detached garage shall exceed 768 square feet in floor area on lots of 12,000 or greater, or 624 square feet on lots of less than 12,000 square feet in size.
5. No attached garage shall exceed 800 square feet or 75% of the square footage of the footprint of the principal dwelling, whichever is less.

E. Front, Side and Rear Wall Plane and Wall Height Limitations

1. The length of an exterior front wall of principal structures more than 20 feet in height shall not exceed 16 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 16 feet or less. The length of an exterior front wall of principal structures up to 20 feet in height shall not exceed 24 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projected or recessed) within every 24 feet or less. A porch may be utilized in lieu of the required offset.
2. The length of an exterior side or rear wall shall not exceed 32 feet without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 32 feet or less. A porch may be utilized in lieu of the required offset.
3. To the extent that any wall height of a new or remodeled structure exceeds 28 feet in height, it shall step back at least two feet for each foot it exceeds 28 feet in height at the point the wall height exceeds 28 feet in height. For purposes of this section, "wall height" shall mean the distance from the place it emerges from the ground to the top of a cornice or a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or an arch type or to the mean distance of the highest ridge of a pitched, hip, or gambrel roof.

Design Elements Written Statement

35 Center Street, Excelsior, MN 55331

Regionalism

The design of the Center Street residence reflects Excelsior's identity as a lakefront town rooted in craftsmanship and modest architectural expression. The home draws on local traditions of simple, well-proportioned dwellings built to endure the Upper Midwest climate. Natural materials—painted wood siding, stone foundation accents, and a standing-seam metal roof—connect the structure to the regional palette while providing resilience against snow, wind, and seasonal moisture. The gable rooflines and warm neutral colors reference Excelsior's heritage homes, ensuring the new construction feels familiar within its historical context while offering a refined modern sensibility.

Context

Located on Center Street, the property sits among a mix of restored cottages and newer infill homes, each contributing to the town's evolving fabric. The new design maintains this continuity through comparable height, narrow massing, and a welcoming front porch that engages the street. The main entry faces southeast, capturing morning sunlight and soft illumination throughout the day. The design responds to the immediate context by adopting vertical window rhythms and traditional roof slopes, drawing subtle cues from adjacent homes. Elements that do not strengthen the streetscape—such as oversized garage doors or abrupt massing transitions—are intentionally excluded. Throughout the day, sunlight animates the façade with shifting shadow lines from trim and eaves, providing visual depth and connection to the surrounding streetscape.

Scale & Massing

The two-story form maintains a comfortable, residential scale consistent with nearby properties. The home's footprint and roof height align with surrounding structures, ensuring visual harmony along the block. To soften its presence, the second level steps slightly back from the main façade, reducing perceived height from the street. The entry porch, windows, and trim details are scaled for pedestrian engagement, emphasizing approachability and rhythm. The resulting composition feels rooted, proportional, and in keeping with Excelsior's fine-grained urban pattern.

Composition

The building's composition reflects clarity and proportion rather than symmetry alone. The base uses stone and horizontal siding to ground the structure visually. The middle features regularly spaced windows, lending rhythm and balance. The top—the simple gable form—creates a unified silhouette that complements neighboring rooflines. Clean transitions between materials ensure the composition

reads as intentional and restrained. The façade variation comes from light, shadow, and texture rather than decorative complexity.

Hierarchy

The front entry serves as the natural focal point, marked by a modest overhang and wood accents. The roofline and porch direct attention toward this entry, while the garage is set back to reduce its prominence. Lighting and signage are understated, keeping the architecture as the primary expression. Larger wall planes are interrupted with trim, recessed panels, or fenestration to maintain visual interest without competing for attention. The roof is visible but not dominant—serving as a quiet, framing element within the composition.

Color

The color scheme centers on muted neutrals—soft white, taupe, and warm gray—complemented by natural wood tones. These colors were chosen to blend seamlessly with Excelsior's surrounding residential palette and wooded landscape. Accents are reserved for entry details and trim, providing subtle warmth and personality without overt contrast. The result is a calm and cohesive appearance that reinforces the project's timeless aesthetic.

Simplicity

The concept guiding the design is 'refined cottage simplicity.' The home is intentionally composed of a few well-crafted elements rather than an array of competing forms. Every detail—from window trim to railing design—reinforces this idea of craftsmanship and restraint. The building expresses quiet confidence rather than attention-seeking form. Its simplicity ensures long-term relevance and a visual dialogue with Excelsior's enduring architectural traditions.

Summary

The 35 Center Street residence represents a thoughtful, site-specific interpretation of Excelsior's residential character. It respects the city's scale, rhythm, and materials while introducing modern livability and energy performance. Through balanced proportions, craftsmanship, and a calm architectural language, the home strengthens the neighborhood fabric and continues Excelsior's tradition of modest, enduring, and place-based design.

35 Center Street – Variance Request Narrative

City of Excelsior, Minnesota

R-2 Single-Family Residential District

Project & Variance Summary

The subject property is 35 Center Street in the R-2 Single-Family Residential District. The existing home is a single-family residence legally established with a front yard setback of approximately 7 feet, which is nonconforming under current zoning standards that require a minimum 20-foot front setback.

The proposed project includes:

- An attached garage addition,
- A second-story addition above the existing front porch, and
- A ground-level addition along the side of the house.

All proposed additions are designed to remain consistent with the existing front setback condition. No portion of the project extends closer to Center Street than the existing structure.

The applicant requests the following variance:

- Front Yard Setback Variance – To allow the proposed additions within an existing 7-foot front setback where a 20-foot setback is required.

The proposed use remains a permitted single-family residential use; the variance request applies only to dimensional standards.

1. Practical Difficulties Preventing Reasonable Use Without a Variance

Strict enforcement of the front setback requirement creates practical difficulties that prevent reasonable improvement of the property:

- The existing home's legal nonconforming placement at 7 feet from the front property line limits the ability to expand or modernize the structure.
- The proposed second-story addition above the porch and attached garage cannot reasonably be shifted back to meet the 20-foot setback without compromising structural integrity and functional design.
- Requiring full compliance would necessitate removal or substantial relocation of the existing structure, which is neither practical nor consistent with reasonable residential reinvestment.

Without variance relief, the property cannot be improved in a manner consistent with modern single-family living standards.

2. Unique Circumstances Creating the Practical Difficulty

The practical difficulties result from conditions unique to the property:

- Existing Legal Nonconformity: The home was constructed prior to current setback standards and lawfully occupies a reduced front yard setback.
- Lot Configuration and Streetscape: Center Street includes multiple homes developed under earlier zoning regulations with reduced setbacks, establishing a consistent streetscape pattern.
- Structural Constraints: The location of the existing porch and primary structure limits how additions can be reconfigured without major demolition.

These conditions are inherent to the site and not the result of actions by the current owner.

3. How the Zoning Code Deprives the Property of Reasonable Use

The R-2 district anticipates reinvestment and expansion of single-family homes, including attached garages and second-story additions. Denial of the variance would:

- Prevent the homeowner from adding functional living space and a code-compliant attached garage.
- Limit the ability to modernize the home in a way commonly permitted for similar properties.
- Create an unreasonable restriction compared to neighboring homes with comparable massing and scale.

Strict application of the setback requirement would therefore deprive the property of reasonable use enjoyed by others in the district.

4. Minimum Variance Necessary & Alternatives Considered

The requested variance represents the minimum relief necessary:

- No portion of the proposed additions extends closer to Center Street than the existing house.
- The second-story addition is limited to the area above the existing porch rather than across the full footprint.
- The side addition and attached garage are designed to integrate with the existing structure and lot constraints.

Alternatives considered include:

1. Relocating additions to meet setback requirements: This is not feasible due to the existing structure's placement and would require excessive demolition.

2. Detached garage construction: Would reduce usable yard area and create additional site impacts.
3. No expansion: Would prevent reasonable modernization of the home.

Each alternative either increases site impacts or fails to meet reasonable residential needs.

5. The Practical Difficulty Is Not Self-Created

The need for the setback variance arises from the original placement of the home prior to current zoning standards. The homeowner did not create the nonconformity and is proposing improvements that maintain the existing setback condition without increasing encroachment.

6. The Variance Will Not Alter the Essential Character of the Neighborhood

The proposed additions are consistent with the character of Center Street:

- Two-story homes, attached garages, and additions are common in the surrounding area.
- The project maintains the established front setback line along the street.
- Architectural elements and massing will be designed to complement neighboring homes.

The proposal represents a compatible and context-sensitive improvement.

7. No Negative Impact on Public Welfare or Adjacent Properties

Granting the variance will not be detrimental to public welfare:

- No additional encroachment into the front yard is proposed.

- Sightlines, pedestrian safety, and access to public infrastructure remain unchanged.
- The additions will not negatively affect neighboring properties' access to light or air beyond existing conditions.

The project supports continued reinvestment without adverse impacts.

8. Consistency with the Comprehensive Plan

The project aligns with City planning goals by:

- Supporting reinvestment in established neighborhoods.
- Allowing existing homes to adapt to contemporary living needs.
- Preserving neighborhood character while enabling thoughtful growth.

Approval of the variance supports these objectives.

9. Consistency with the Intent of the Zoning Standards

Front setback standards are intended to preserve neighborhood character, spacing, and streetscape consistency. This project upholds those purposes because:

- The existing setback remains unchanged.
- No new encroachments are introduced.
- The additions are designed to be compatible in scale and form.

While the numerical setback standard is exceeded, the intent of the ordinance is satisfied.

Conclusion

The requested front yard setback variance is the minimum necessary to allow a reasonable and well-designed attached garage, second-story porch addition, and side addition on a legally nonconforming lot. The proposal maintains neighborhood character, avoids adverse impacts, and aligns with the City of Excelsior's planning and zoning objectives.

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

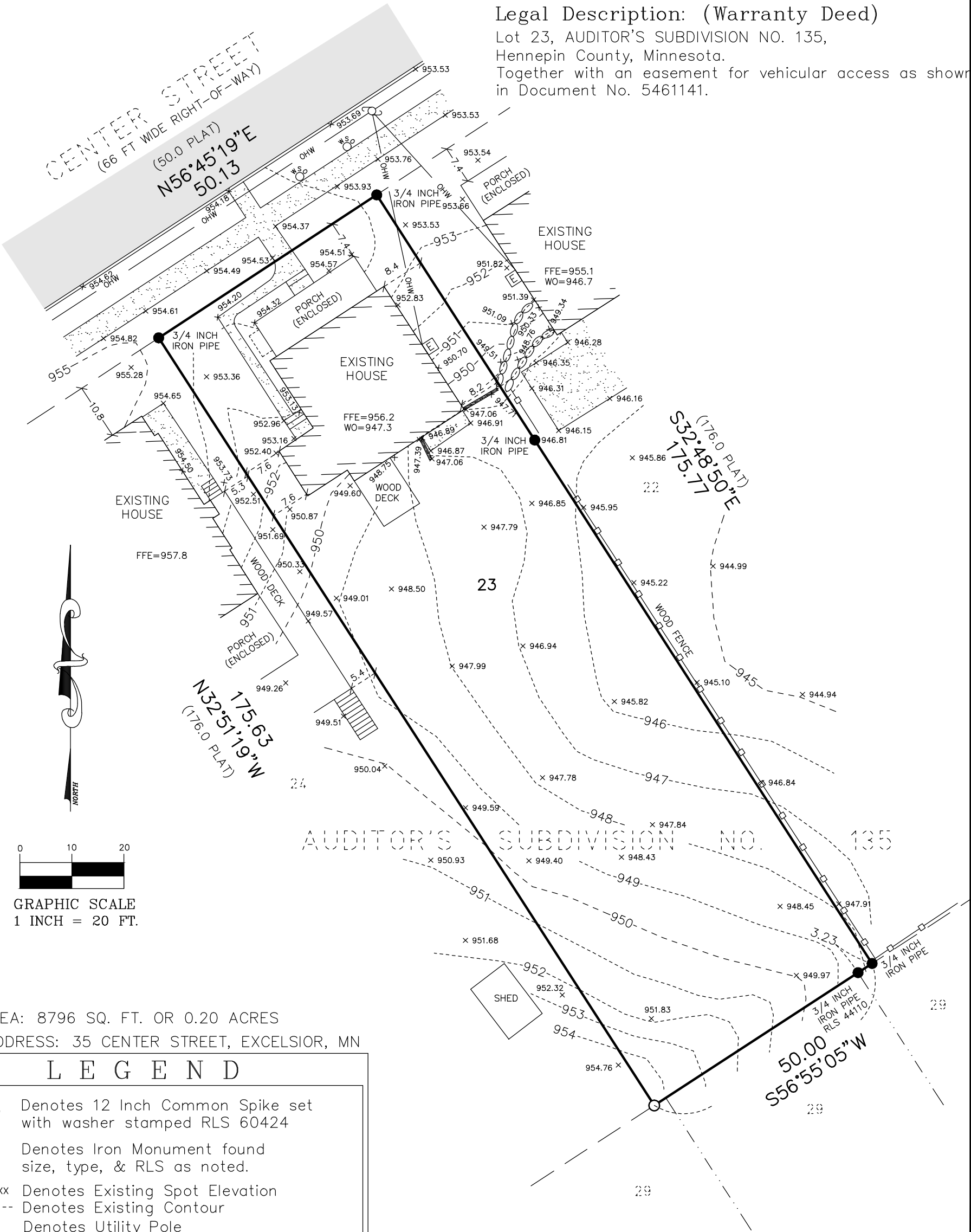
Phone: 651-776-6211

Made For:

Nick Woodward
35 Center Street
Excelsior, MN

Legal Description: (Warranty Deed)

Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.



LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

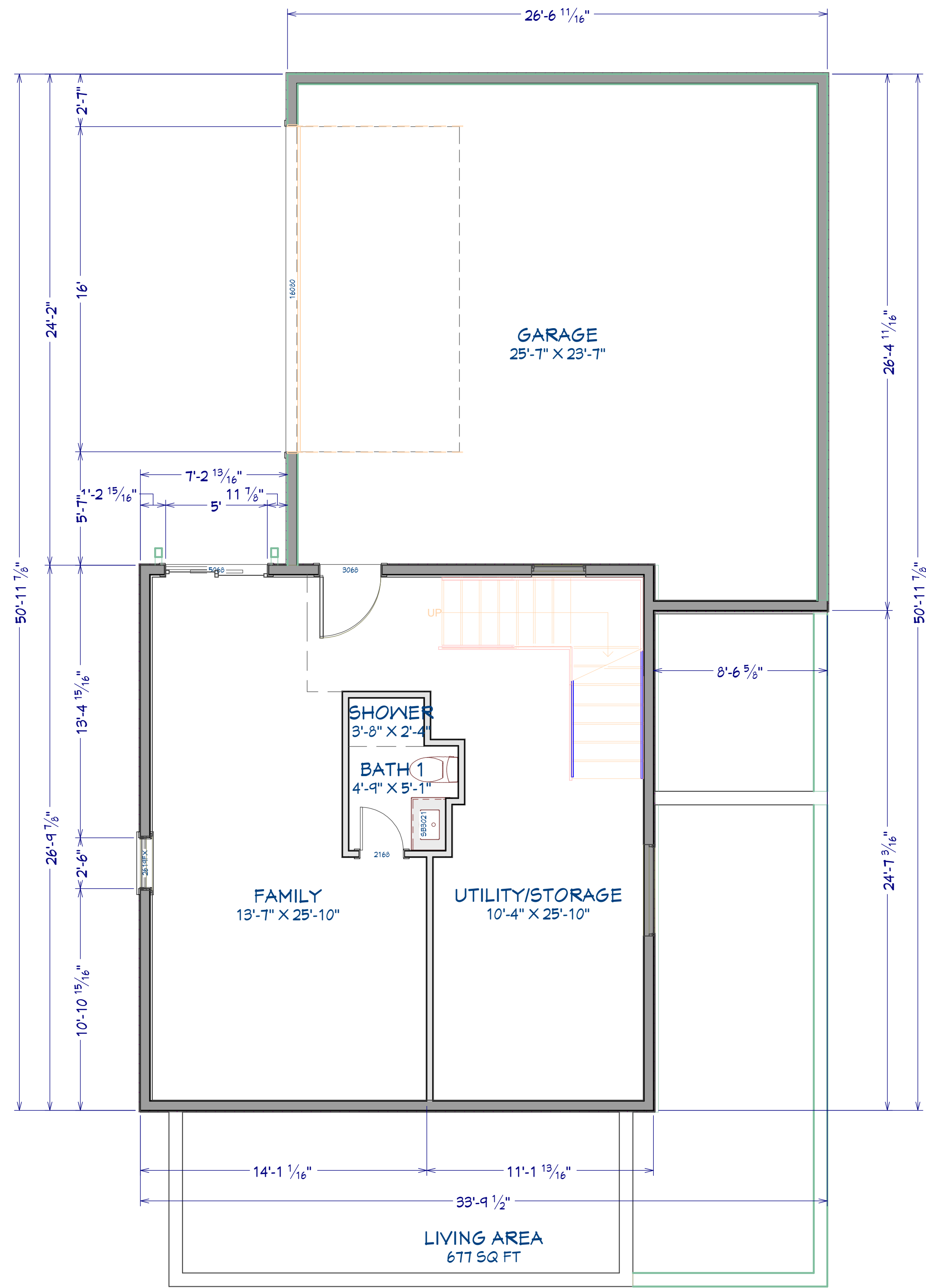
- Denotes 12 Inch Common Spike set with washer stamped RLS 60424
- Denotes Iron Monument found size, type, & RLS as noted.
- x xxx.xx Denotes Existing Spot Elevation
- xxx--- Denotes Existing Contour
- Denotes Utility Pole
- Ⓜ Denotes Gas Meter
- ⓔ Denotes Electric Meter
- Ⓢ Denotes Sanitary Sewer Manhole
- OHW— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

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

Ryan M. Peterson October 29, 2025

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424



BASEMENT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

FLOOR PLANS

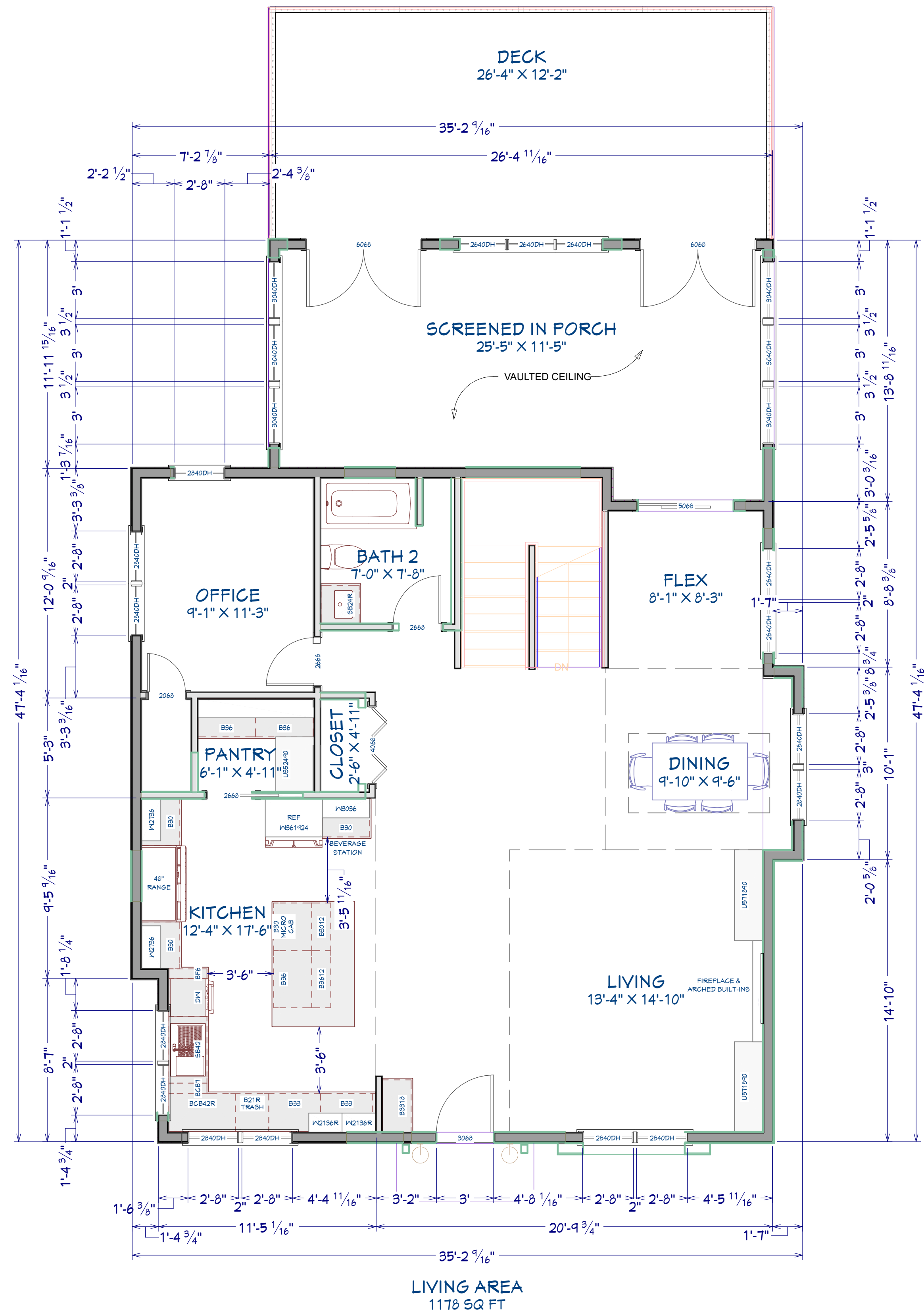
35 CENTER STREET

DRAWINGS PROVIDED BY:
ABODIE CO.

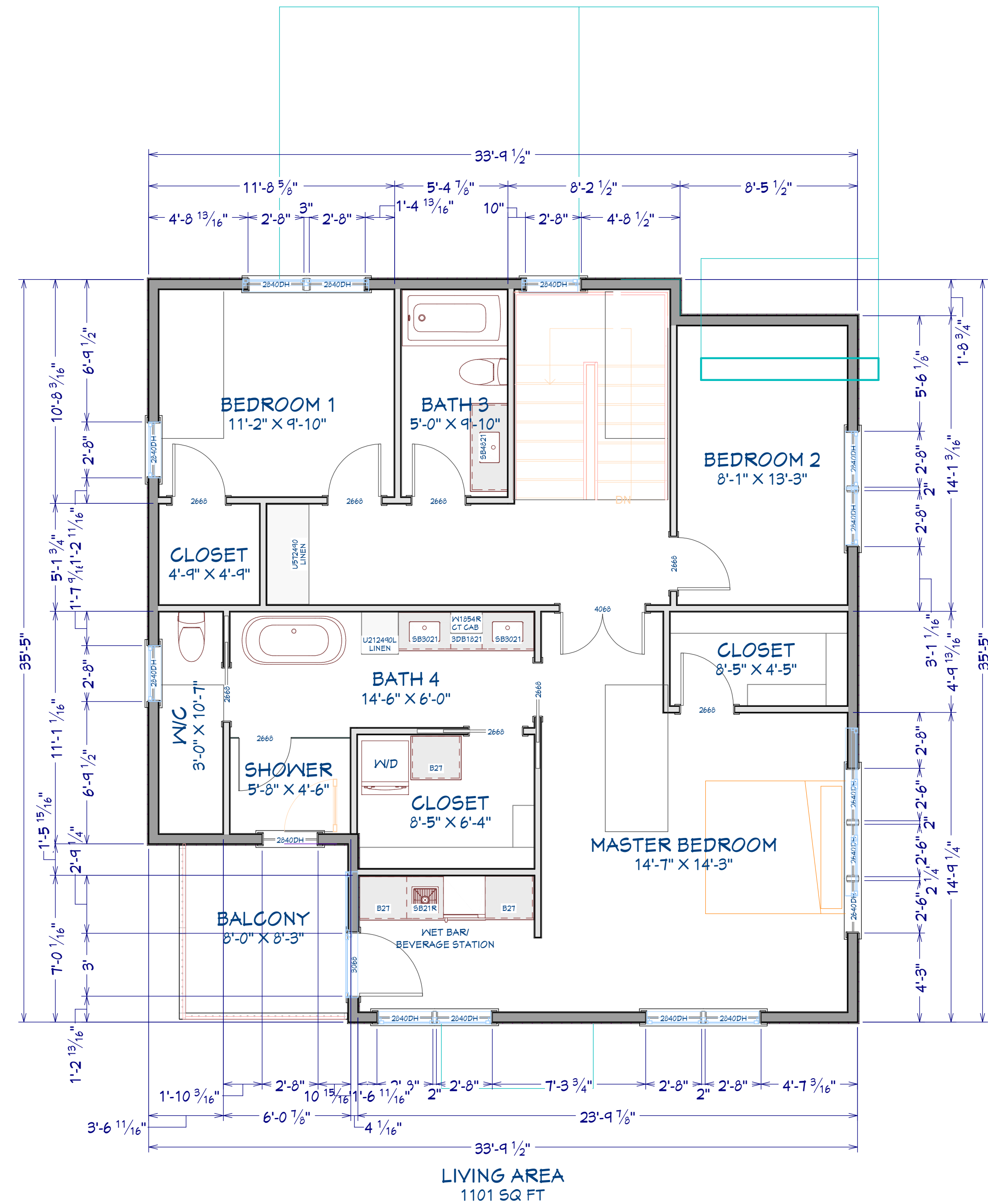
DATE:
12/19/2025

SCALE:

SHEET:
P-1



1ST FLOOR
1/4 IN = 1 FT



UPPER LEVEL

REVISION TABLE	
NUMBER	DATE

FLOOR PLANS

35 CENTER STREET

ABODIE CO.

DATE:
12/19/2025

SCALE:

SHEET:

SITE & GRADING PLAN

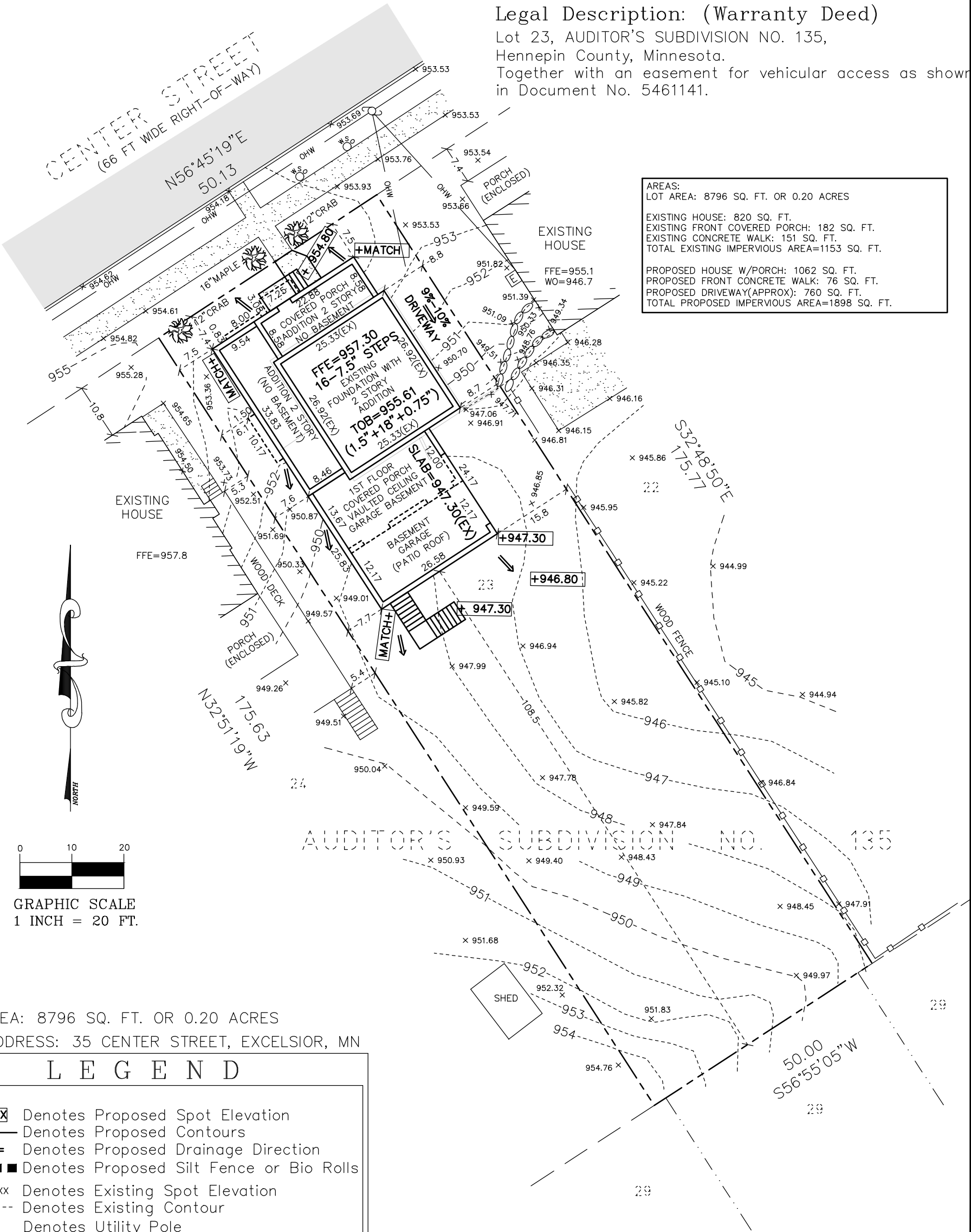
LAKE & LAND SURVEYING, INC.

Made For:
Nick Woodward
35 Center Street
Excelsior, MN

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Legal Description: (Warranty Deed)

Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.



LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

- +XXX.XX Denotes Proposed Spot Elevation
- XXX--- Denotes Proposed Contours
- ← Denotes Proposed Drainage Direction
- ■ ■ ■ Denotes Proposed Silt Fence or Bio Rolls
- x xxx.xx Denotes Existing Spot Elevation
- XXX--- Denotes Existing Contour
- ⊙ Denotes Utility Pole
- ⊕ Denotes Gas Meter
- ⊖ Denotes Electric Meter
- ⊙ Denotes Sanitary Sewer Manhole
- OHW— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

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 Professional Engineer under the laws of the state of Minnesota

James L. Grams

December 29, 2025

James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Made For:

Nick Woodward

35 Center Street

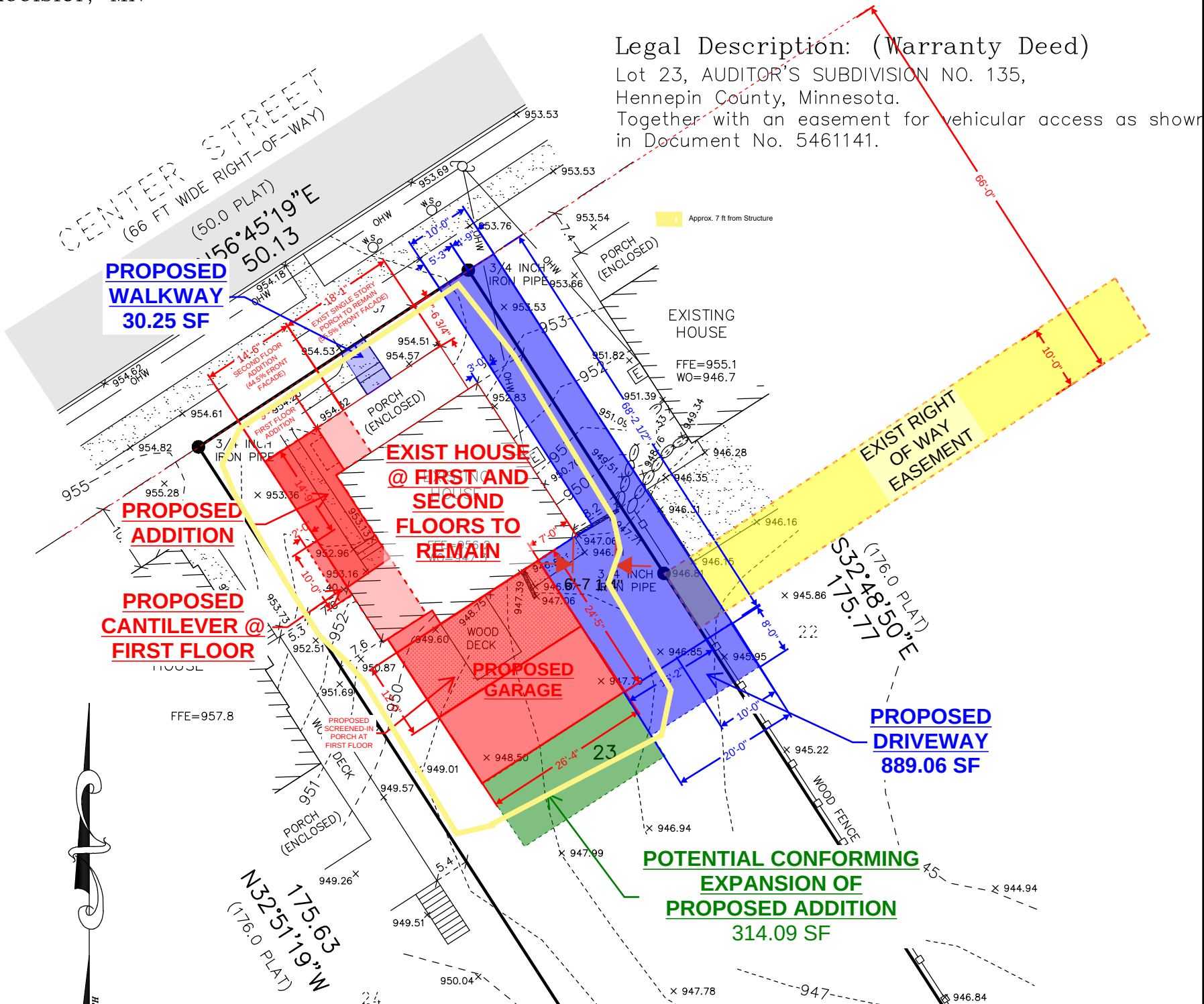
Excelsior, MN

Legal Description: (Warranty Deed)

Lot 23, AUDITOR'S SUBDIVISION NO. 135,

Hennepin County, Minnesota.

Together with an easement for vehicular access as shown in Document No. 5461141.



BUILDING COVERAGE CALCULATIONS
TOTAL LOT AREA: 8,712 SF
ALLOWABLE BLDG COVERAGE: 2,178 SF (25%)

EXIST BLDG COVERAGE: 963 SF (11.05%)
PROPOSED W/ ADDITION: 1863.91 SF (21.39%) (COMPLIES)
POTENTIAL ADDITIONAL EXPANSION: 314.09 SF

LOT COVERAGE CALCULATIONS
TOTAL LOT AREA: 8,712 SF
ALLOWABLE BLDG COVERAGE: 3145 SF (12% + 2100 SF)

PROPOSED BLDG COVERAGE: 1863.91 SF
PROPOSED DRIVEWAY COVERAGE: 889.06 SF
PROPOSED WALKWAY COVERAGE: 30.25 SF
TOTAL LOT COVERAGE: 2783.22 SF (COMPLIES)

LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

- Denotes 12 Inch Common Spike set with washer stamped RLS 60424
- Denotes Iron Monument found size, type, & RLS as noted.
- x xxx.xx Denotes Existing Spot Elevation
- XXX--- Denotes Existing Contour
- ⊕ Denotes Utility Pole
- ⊗ Denotes Gas Meter
- ⊖ Denotes Electric Meter
- ⊙ Denotes Sanitary Sewer Manhole
- OHV— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

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

Ryan M. Peterson October 29, 2025

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

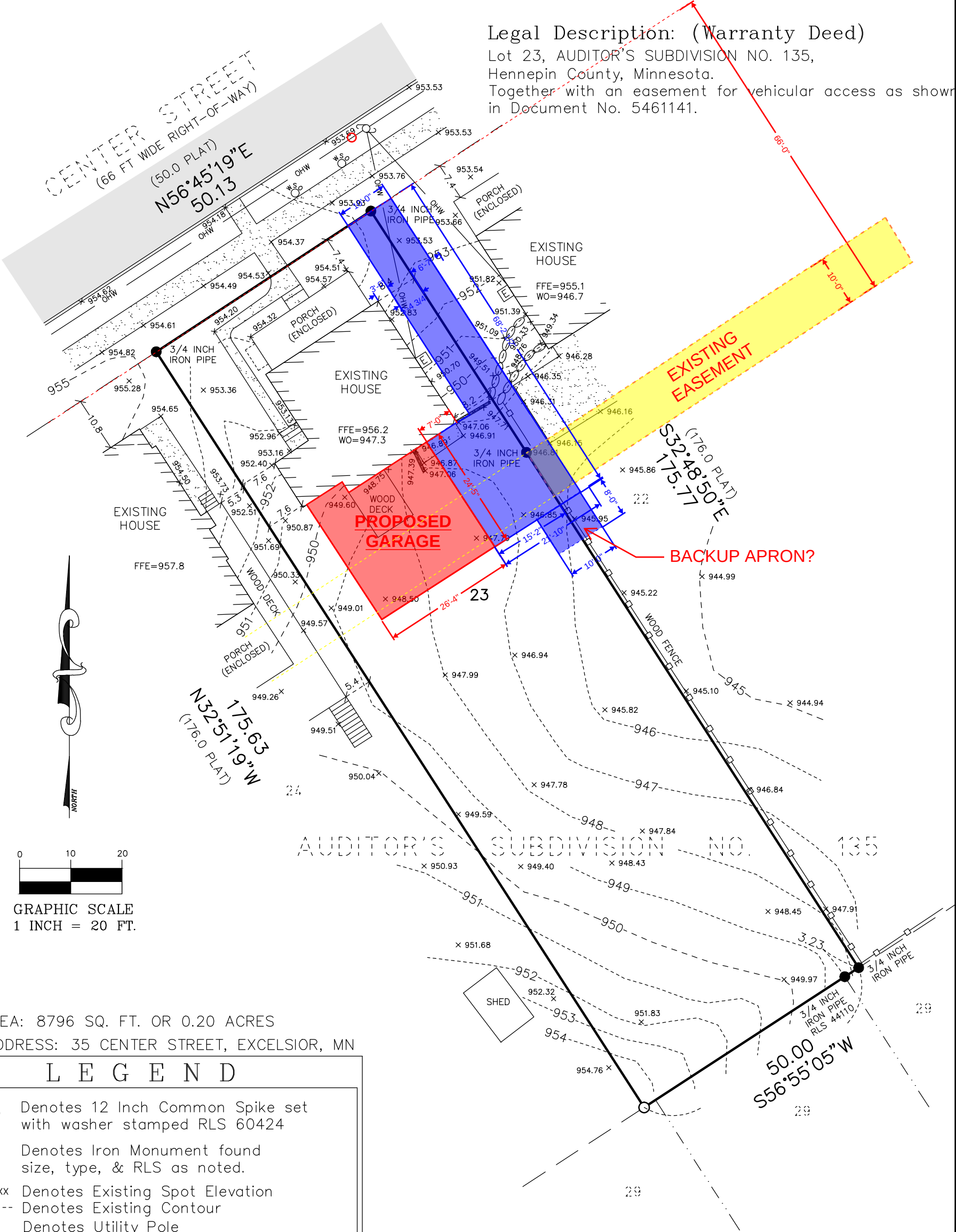
Phone: 651-776-6211

Made For:

Nick Woodward
35 Center Street
Excelsior, MN

Legal Description: (Warranty Deed)

Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.



LOT AREA: 8796 SQ. FT. OR 0.20 ACRES
SITE ADDRESS: 35 CENTER STREET, EXCELSIOR, MN

LEGEND

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- Denotes Iron Monument found size, type, & RLS as noted.
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BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

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

Ryan M Peterson October 29, 2025

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

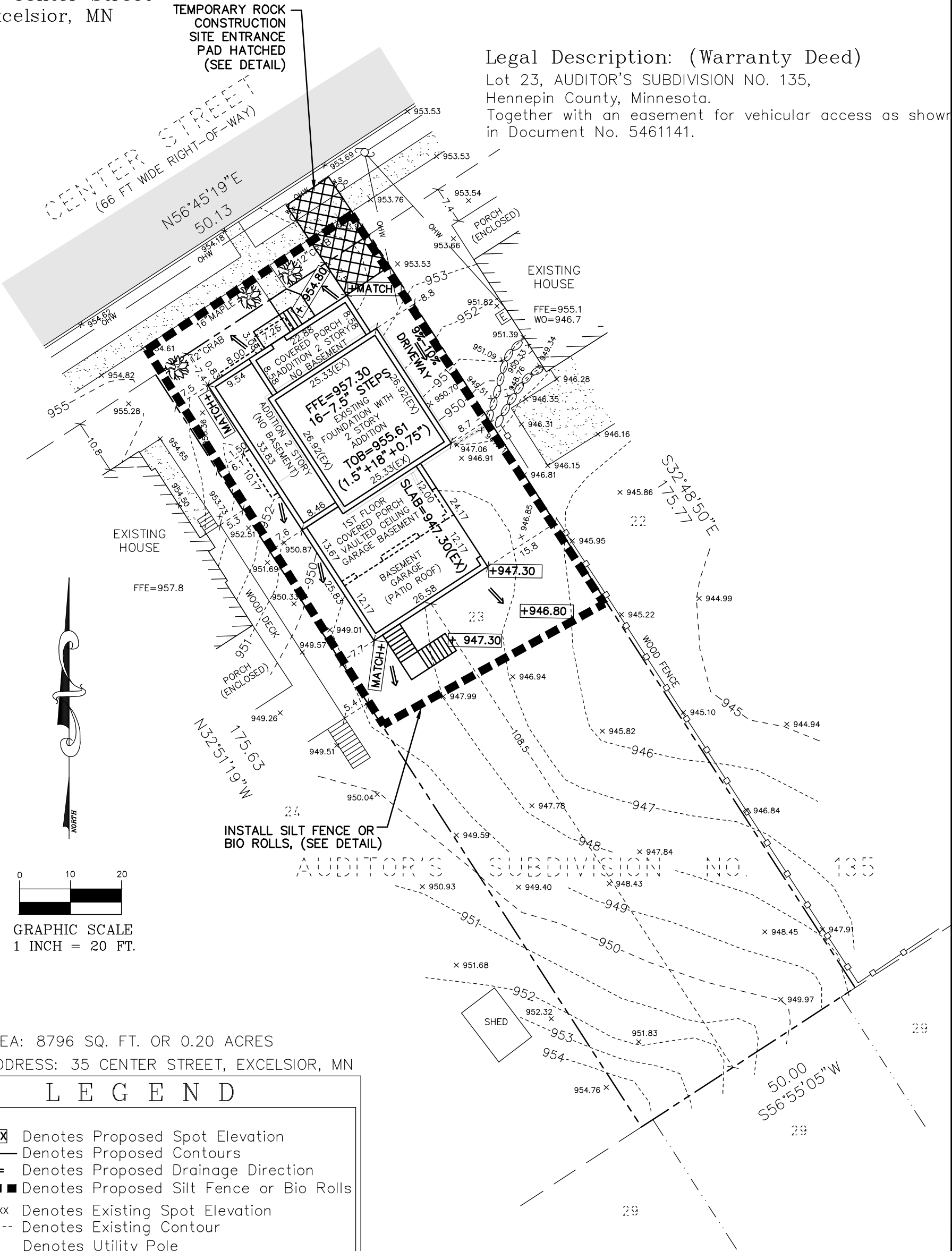
EROSION CONTROL PLAN

LAKE & LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Made For:
Nick Woodward
35 Center Street
Excelsior, MN

Legal Description: (Warranty Deed)
Lot 23, AUDITOR'S SUBDIVISION NO. 135,
Hennepin County, Minnesota.
Together with an easement for vehicular access as shown
in Document No. 5461141.



GRAPHIC SCALE
1 INCH = 20 FT.

LEGEND

- +XXX.XX Denotes Proposed Spot Elevation
- XXX--- Denotes Proposed Contours
- ← Denotes Proposed Drainage Direction
- ■ ■ ■ Denotes Proposed Silt Fence or Bio Rolls
- x xxx.xx Denotes Existing Spot Elevation
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- OHV— Denotes Overhead Utility Wires
- Denotes Wood Fence
- Denotes Bituminous Surface
- Denotes Concrete Surface

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 Professional Engineer under the laws of the state of Minnesota

James L. Grams

December 29, 2025

James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623

SHEET 1 of 2

BASIS OF BEARINGS: HENNEPIN COUNTY COORDINATES
LAKE & LAND SURVEYING. JOB NO. 2025.299 JK

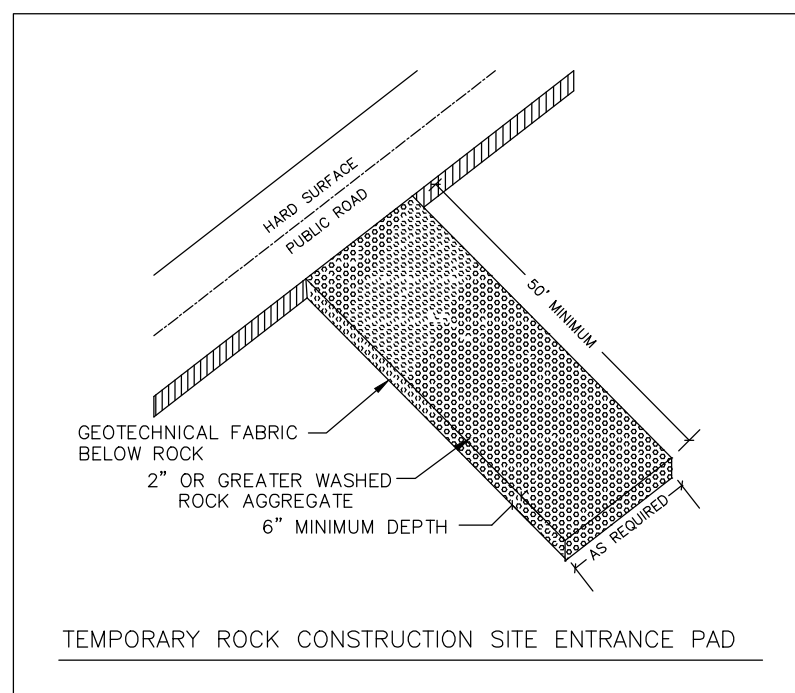
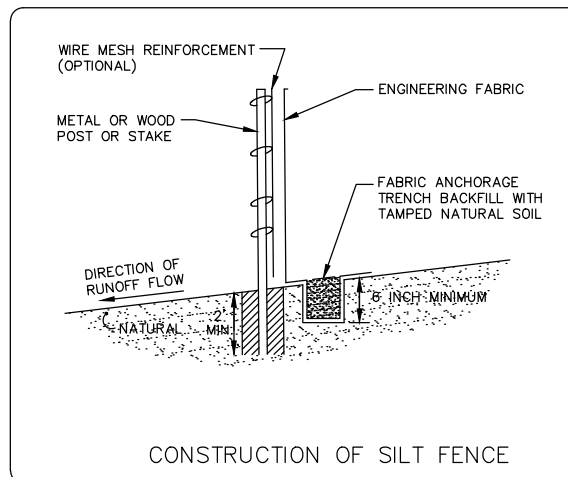
EROSION CONTROL PLAN

LAKE & LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Made For:

Nick Woodward
35 Center Street
Excelsior, MN



1. Sequence of Erosion Control Construction Activities

- Installation of silt fence or Bio Rolls prior to any construction activity.
- Installation of rock construction entrance prior to any construction activity.
- The site shall be re-vegetated within 48 hours of final grading.
- Install landscaping as per landscape plan.

2. Erosion and Sediment Control Measures

All best management practices (BMPS) determined by the Engineer to be effective are available for use on the site.

BMPs anticipated to be used on the Project include the following:

- * Silt Fence
- * Temporary Rock Construction Site Entrance Pad
- * Concrete Mixing/Washout Basins shall be taken offsite
- * Final Landscaping with Seed, Fertilizer, Topsoil or Sod
- * Street Sweeping

3. Inspection and Maintenance

The Contractor is responsible for providing, maintaining and removing all Erosion Control BMPs, as set forth above, which includes all materials, equipment and labor.

Owner is responsible for having the Contractor install, maintain and remove the BMPs as set forth above.

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 Professional Engineer under the laws of the state of Minnesota

James L. Grams

December 29, 2025

James L. Grams
Registered Professional Engineer
Minnesota Registration No. 49623

SHEET 2 of 2

WINDOW TABULATIONS

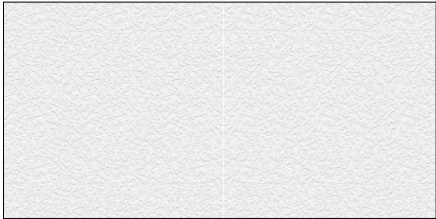
TOTAL WALL AREA: 619.49 SF
TOTAL WINDOW AREA: 129 SF

129 SF / 619.49 SF = 20.82% (COMPLIES)

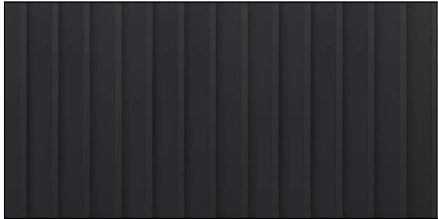
EXIST ROOF TO REMAIN
NO CHANGES TO EXIST HEIGHT



PROPOSED MATERIALS



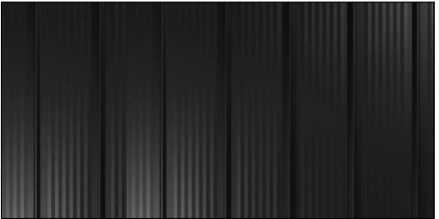
STUCCO
OFF-WHITE



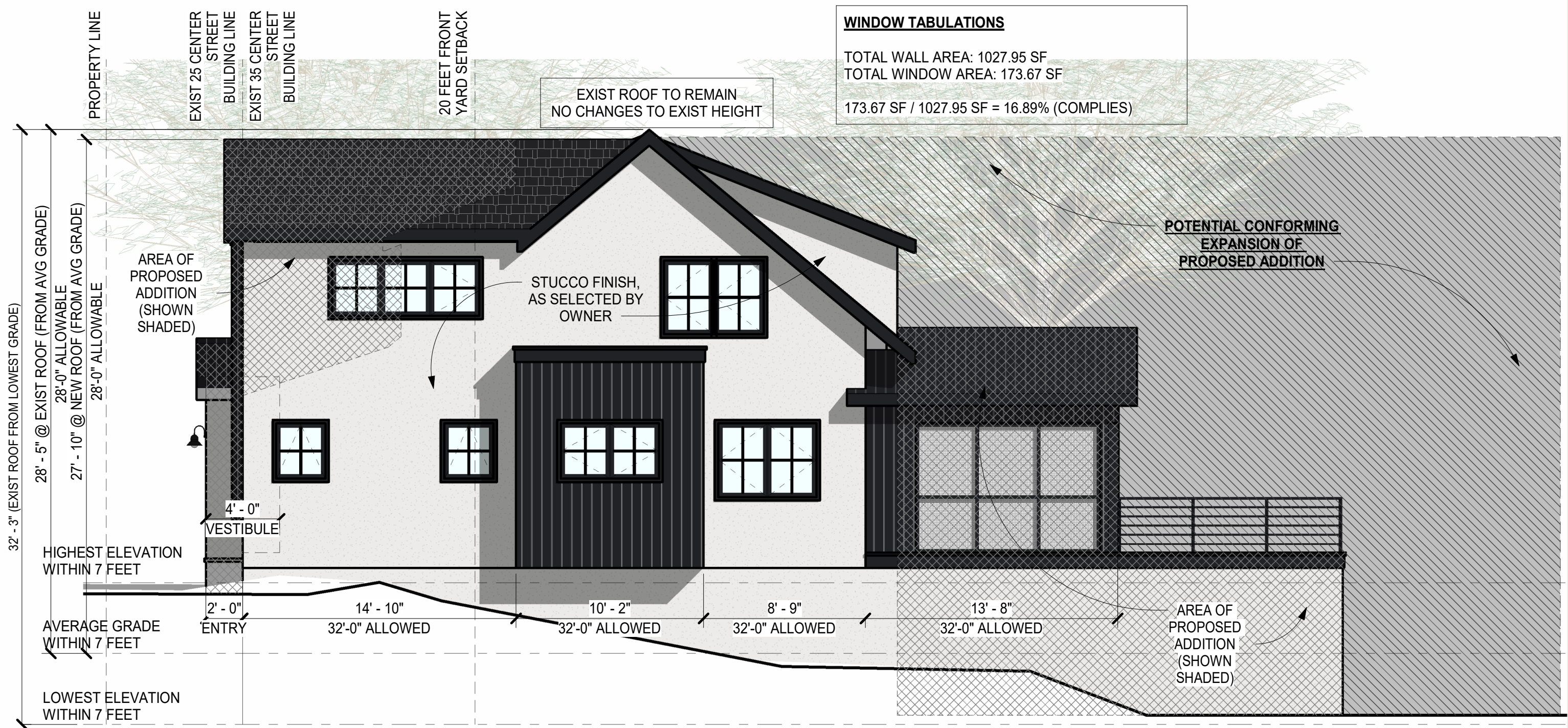
HARDIE BOARD
HARDIE PANEL - SMOOTH
MIDNIGHT BLACK



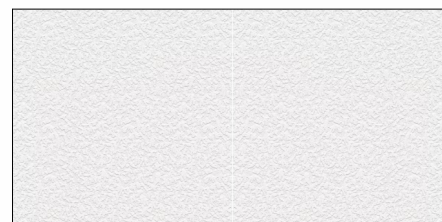
HARDIE BOARD
TRIM BOARD
MIDNIGHT BLACK



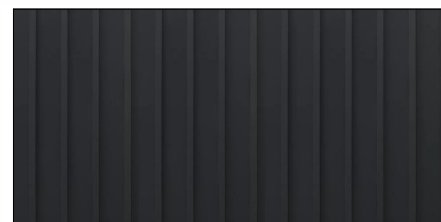
MBCI
CRAFTSMAN SERIES ROOF PANELS
TRUE BLACK



PROPOSED MATERIALS



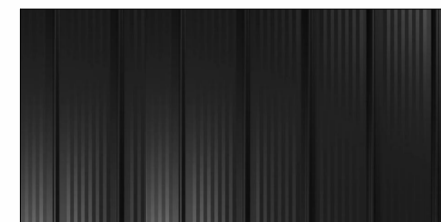
STUCCO
OFF-WHITE



HARDIE BOARD
HARDIE PANEL - SMOOTH
MIDNIGHT BLACK



HARDIE BOARD
TRIM BOARD
MIDNIGHT BLACK



MBCI
CRAFTSMAN SERIES ROOF PANELS
TRUE BLACK



WINDOW TABULATIONS

TOTAL WALL AREA: 1027.95 SF
TOTAL WINDOW AREA: 173.67 SF

173.67 SF / 1027.95 SF = 16.89% (COMPLIES)

EXIST ROOF TO REMAIN
NO CHANGES TO EXIST HEIGHT

20 FEET FRONT
YARD SETBACK

EXIST 35 CENTER
STREET
BUILDING LINE

EXIST 25 CENTER
STREET
BUILDING LINE

PROPERTY LINE

**POTENTIAL CONFORMING
EXPANSION OF
PROPOSED ADDITION**

AREA OF
PROPOSED
ADDITION
(SHOWN
SHADED)

27' - 10" @ NEW ROOF (FROM AVG GRADE)
28'-0" ALLOWABLE
28' - 5" @ EXIST ROOF (FROM AVG GRADE)
28'-0" ALLOWABLE
32' - 3" (EXIST ROOF FROM LOWEST GRADE)

HIGHEST
ELEVATION
WITHIN 7 FEET

AVERAGE
GRADE WITHIN
7 FEET

LOWEST
ELEVATION
WITHIN 7 FEET

21' - 6"

AREA OF
PROPOSED
ADDITION
(SHOWN
SHADED)

12' - 0"
32'-0' ALLOWED

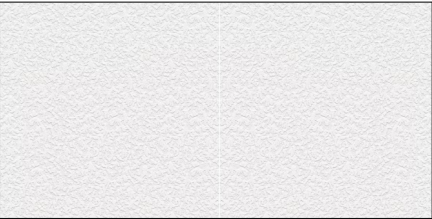
STUCCO FINISH,
AS SELECTED BY
OWNER

26' - 11"
32'-0' ALLOWED

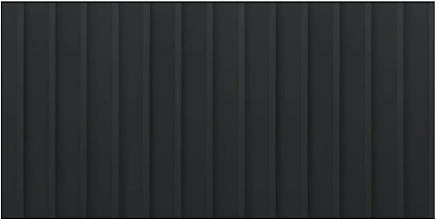
4' - 0"
VESTIBULE

8' - 7"
32'-0' ALLOWED
2' - 0" ENTRY

PROPOSED MATERIALS



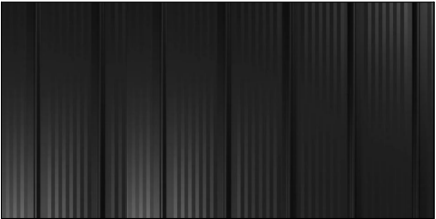
STUCCO
OFF-WHITE



HARDIE BOARD
HARDIE PANEL - SMOOTH
MIDNIGHT BLACK



HARDIE BOARD
TRIM BOARD
MIDNIGHT BLACK



MBCI
CRAFTSMAN SERIES ROOF PANELS
TRUE BLACK

35 Center St



**Image generated with Gemini AI; details may not be fully accurate*













Building Permit

350 Highway 7, Ste. 230 • Excelsior, MN 55331

952-653-3674

Permit #: _____

Email permit to: permits@excelsiormn.org

NOTE: If the property for which a permit is being applied has an address that starts with more than three digits, it is not in Excelsior. Please check with the owner to verify which city their utility bills come from.

Project Address: 35 Center Street

Property Owner: Pam Haugum, Bill Perrin

Owner Phone: 612-274-2070

Owner Address: 35 Center Street, Excelsior

Owner Email Address _____

Applicant is: ☐ Owner ☒ Contractor

Type of Property: ☐ Commercial ☒ Residential

Contractor Name: Jarod Blackowiak

Contractor Address: 271 Hidden Ln

Contractor City & Zip: Chanhassen, 55317

Contractor Email Address: _____

Contractor's License: BC800588

Contractor Phone: 952-446-5566

Type of Work: ☐ New Construction ☐ Fireplace ☐ Reroofing ☒ Addition ☐ Finish Basement ☐ Residing ☐ Chimney
☐ Fire Suppression ☐ Deck ☐ Porch ☒ Garage ☒ Interior Alteration ☐ Pool ☐ Accessory Structure ☐ Other _____

Completion Date: 6/2026

Estimated Value: \$400,000

Detailed Description of Work to be Performed: Attached garage addition, second story addition above porch, and ground level addition on side of the house

The undersigned hereby agrees that, in case such permit is granted, that all work which shall be done and all materials which shall be used shall comply with the plans and specifications herewith submitted and with all the ordinances of said City of Excelsior and the laws of the State of Minnesota regarding actions taken pursuant to this permit. Signature of this application by the legal property owner or a licensed contractor, as the owner's representative, authorizes the City Zoning Administrator or designee and the City Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I hereby acknowledge that I have read this application and state that all information is true and correct to the best of my knowledge. I agree to pay all plan review fees even if I choose not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to a penalty.

Applicant Signature: _____

Date: 12-30-25

Office Use Only

Occupancy Type:	Construction Type:	Code:
Valuation of Permit:	Occupancy Group:	Sprinklered: ☐ Yes ☐ No
Fees		Approvals
Permit Fee:		Zoning:
Investigation Fee:		Date:
Plan Check Fee:		Fire:
State Surcharge:		Date:
Mechanical Fee:		Public Works:
Plumbing Fee:		Date:
Engineering Fee – New Single-Family Home:		Building:
Engineering Fee – Single Family Addition:		Date:
Street Impact Fee:		Special Conditions:
Metropolitan Council SAC:		
SAC (Per MCES Determination – Per Unit):		
Sewer Connection Fee:		
WAC (Per MCES Determination – Per Unit):		
Water Connection Fee:		
Water Meter:		
Construction Impact Escrow:		
Stormwater Escrow:		
Administration Fee:		
Total Due:		

Please call MetroWest Inspections at 763-479-1720 when ready for inspection.

FOR OFFICE USE ONLY: Fee Paid ___ Cash ___ Check # _____ Date: _____

What Types of Work Require a Building Permit

A building permit is required any time you do work that is regulated by the building code. This would include any work to the permanent weather resistive surfaces of the dwelling such as the siding, windows (if altered) or roof. Any structural alterations or repairs to those members require a permit. If you change the use of a space or finish unfinished space, a permit is required. Dwelling additions, garages and decks require permits.

Work that is exempt from a permit includes painting, wallpapering, flooring, kitchen cabinets, minor repairs and detached storage buildings not exceeding 120 square feet.

Do I Need to hire a Contractor?

Neither city ordinances nor any state regulations prohibit a homeowner from doing work in their own home, if it has been homesteaded. So, the answer to whether you need to hire a contractor largely lies with knowing your own abilities to do the work proposed. If you feel uncomfortable doing electrical wiring for example, you may wish to hire an electrical contractor, although you may do the work yourself. In either case, make sure you check on the permitting requirements for the type of work you are proposing to do.

Are Contractors Required to be Licensed?

Minnesota has a law requiring residential builders, remodelers, and roofers to be licensed as a means to help protect homeowners. Contractors are required to include their license number in any contracts submitted to clients as well as in any advertising. Contractors are required to provide proof of licensure when they obtain building permits.

Do I Need an Architect or Engineer Prepare My Plans?

The short answer is no. You can prepare your own plans or your contractor or a drafting service can prepare them for you. If you are having multiple contractors bid on your project, you will be better able to compare the bids if you prepare the plans and specs yourself rather than have each contractor prepare a set.

If your project is very complex, you may find it advantageous to hire a professional designer to assist you. Also, if your design involves complicated framing techniques or the use of steel I-beams, for example, you may be required to verify that the designs meet code as a part of the plan review process. The inspections division may require that a licensed engineer provide this verification.

Electrical Permits

Electrical permits are required for all electrical wiring. In Excelsior, the State Board of Electricity issues these permits and performs all the inspections. Your electrical permit does not include the inspection of electrical work. A separate Request for Electrical Inspection form with the required fees must be submitted to the Board of Electricity at or before commencement of any electrical installation that is required by law to be inspected.

If you have questions or need to schedule an inspection, call Brian Luce, the State Electrical Inspector, at (952) 233-8988, between the hours of 7:00-8:30 a.m. weekdays.

Roofing and Siding

Pictures are required of weather barrier for final inspection.

Site Alteration Permits

The City of Excelsior has close to 20 single family residences that are designated as historic preservation sites. Any exterior alterations to a designated historic preservation site require a Site Alteration Permit from Excelsior's Heritage Preservation Commission. Alterations that require a Site Alteration Permit, include but not limited to, painting the exterior, addition or deletion of awnings, any additions, or demolitions, changing a structure's architectural style or changing the roofing or siding (Sec. 20-5). Please check with the City Planner to determine if your residence is either designated a historic preservation site or located in a historic preservation district.

Minnehaha Creek Watershed District (MCWD)

Many projects within the city require a permit from the city and also the Minnehaha Creek Watershed District. A MCWD Erosion Control permit is required when land disturbances of 5000 square feet or more OR stockpiling or excavating of more than 50 cubic yards of material (roughly an 800 SF expansion). Wetland protection permits are required for any increase in impervious area that is uphill from a wetland. Please contact the Minnehaha Creek Watershed District to determine what other types of projects require a MCWD permit in conjunction with a city permit.

How Long Does it Take to Get a Permit?

Permits for work that do not require a plan review are issued the same day and generally at the time the permit application is submitted. Permits where review of plans is necessary can take up to fifteen working days. Some plans may need to be reviewed by more than one city department. For this reason, it is important that you plan ahead and have your permit application and plans submitted far enough in advance of the start of work that the permitting process does not delay the start of your project.

Building Codes

The City of Excelsior has adopted the Minnesota State Building Code, which adopts the 2006 International Building and Residential Codes, with amendments by reference. Information of State Building Codes can be found on the Minnesota State Building Code Division Web Site: www.doli.state.mn.us.

The following is required for a complete permit submittal:

- ☐ 1. Completed City of Excelsior Building Permit Application Form.
- ☐ 2. **Two** copies of building plans for work to be completed meeting Minnesota State Building Code standards.
- ☐ 3. Application for a Site Alteration Permit for Historic Structures and Historic Districts, if applicable.
- ☐ 4. Two copies of certificates of existing and proposed surveys. Surveys must comply with Excelsior Zoning Ordinance, Article 9. The survey must show the location of the house and the measurements to all of the lot lines and the top of the foundation height indicated on the survey. Please see Excelsior Zoning Ordinance, Article 14 for information on measurements.
- ☐ 5. Electronic copies of the building plans and survey.
- ☐ 6. Demolition Permit.
- ☐ 7. Sewer and Water Disconnect Permit.
- ☐ 8. One copy of the **Energy Calculations** for the proposed structure.
- ☐ 9. A copy of the Minnehaha Creek Watershed District (MCWD) permit(s) or written confirmation from the MCWD that no permit is necessary for the project.
- ☐ 10. Wall opening tabulations.
- ☐ 11. Landscape Plan and Tree Preservation plan must comply with Excelsior Zoning Ordinance, Article 12, Tree Protection, Care and Management. A tree removal permit must be obtained prior to removal of any significant or landmark tree.

Tree Protection:

When required by the City, fencing must be installed and maintained until final grade is established. The fence shall be orange safety fencing or orange silt fencing and should be attached to steel posts and must be installed at or beyond the drip line of the tree. ***The fence must be installed and inspected prior to any clearing, digging, fill removal or any activity that would harm or cause trees to die.*** Penalties will be assessed for trees illegally removed or damaged.

- ☐ 12. A signed Construction Management Agreement for un-occupied new build or major remodeling of one and two-unit dwelling structures and a \$2000 Escrow.

Escrow Release:

The escrow will not be released until the As-built survey has been submitted to the City, turf established, required trees planted and all inspections completed and approved.

- ☐ 13. New single-family residential and duplex housing developments and construction with a net increase of impervious surface shall incorporate best management practices (BMPs) designed to treat, store, filter and/or infiltrate stormwater runoff onsite, and improve water quality runoff before sending it downstream to downstream waters. Residential

BMP volume calculations shall be based on 1.0 inches of rain over the total increase in impervious surface area from existing conditions. Raingardens, drywells, infiltration/filtration trenches, and cisterns are all permitted types of residential BMPs subject to review and approval based on site conditions, including but not limited to site soils type, size of property, site grading and drainage, and groundwater table. Permeable pavers or permeable pavement is not considered acceptable as a residential BMP. A \$2000 escrow is required for such projects requiring BMPs.

- ☐ 14. Residential Review Permit (if the proposed project increases the volume or changes orientation or setbacks from the existing structure) and applicable submittal requirements. This must be approved before the building permit will go forth to the building inspector for review.

OTHER RELATED BUILDING REQUIREMENTS

1. All contractors must be licensed by the Minnesota Department of Labor and Industry or provide proof of exemption to do business within the City of Excelsior. A copy of the Builders License must be provided.
2. Work is not permitted to start prior to the issuance of the building permit.
3. **As-built Surveys** are required by the builder once the house has been constructed and the lot has been graded. As-built surveys must be approved prior to placement of trees, sod, and lawn irrigation systems. Contact Morgan Dawley, City Engineer, at (763) 287-7173 for specifics.
4. A **Certificate of Occupancy** must be obtained before a structure may be legally occupied or before the storing of any furniture or other items in that structure will be permitted. Homes will be issued a Certificate of Occupancy with the completion of a satisfactory final inspection.
5. The Building Official may require soil test and an engineer's analysis if any questionable soils are encountered.

CONTACT INFORMATION

Building Inspector, Metro West Inspection Services, Inc., (763) 479-1720

Minnehaha Creek Watershed District, (952) 471-0590, permitting@minnehahacreek.org

Excelsior City Planner, Julia Mullin, (952) 653-3674, permits@excelsiormn.org

Electrical Inspector, Brian Luce, (952) 233-8988

City Engineer, Morgan Dawley, (763) 287-7173

RESIDENTIAL DESIGN STANDARDS

The City's Design Standards can be found in Article 41 of the Zoning Ordinance. Any question regarding the Design Standards can be directed to the Planning Director or by emailing jmullin@excelsiormn.org or by calling (952) 653-3674.

Single family and multiple family containing up to five units including all new construction and remodeling shall meet the following design standards:

A. Entrances

Primary entrances on principal structures shall face the front lot line as defined by Article 2 of Appendix E. Additional secondary entrances may be oriented to a secondary street or parking area. Primary entries shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping or similar design features. Lakeshore properties are exempt from this requirement.

B. New construction and remodeling

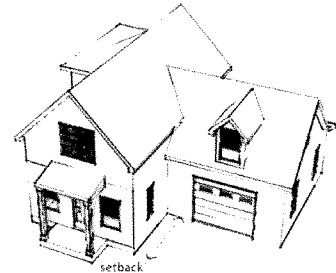
New construction and remodeling shall relate to the design of surrounding traditional buildings, where these are present. Design features such as similar setbacks, scale, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors are possible design techniques, while allowing desirable architecture innovation, variation, and visual interest. All sides of buildings shall use the same building materials and other architectural treatments as principal facades. The architectural style shall be consistent with the definition of four-sided architecture as defined in section 2-2

C. Window and door openings

For principal residential buildings, above grade window and door openings shall comprise at least 15 percent of the total area of exterior walls (excluding the area of garage doors) facing a public street or sidewalk. In addition, above grade window and door openings shall comprise at least ten percent of the total area of all exterior walls.

D. Garages

1. Garage doors/street facing building facade. Street facing garage doors shall not exceed 64 square feet each and shall not exceed 50% of the combined façade width of the dwelling and garage; and be recessed at least ten feet from the longest front or side wall plane of the principal building. For tuck-under garages, provide a feature that will provide a shadow line giving the perception that the garage opening is recessed.
2. Garages with non-street facing garage doors must be recessed at least six feet from the longest front wall plane of the principal building.
3. Garage doors/building design. Garage doors may be located on another side of the dwelling ("side or rear loaded") provided that the side of the garage facing the front street has windows and other architectural details that mimic the features of the living portion of the dwelling.
4. The aggregate footprint or coverage of all garages and accessory buildings shall not exceed 800 square feet.
5. No detached garage shall exceed 768 square feet in floor area on lots of 12,000 or greater, or 624 square feet on lots of less than 12,000 square feet in size.
6. No attached garage shall exceed 800 square feet or 75% of the square footage of the footprint of the principal dwelling, whichever is less.



E. Front, side and rear wall plane limitations

1. The length of an exterior front wall of principal structures more than 20 feet in height shall not exceed 16 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 16 feet or less. The length of an exterior front wall of principal structures up to 20 feet in height shall not exceed 24 feet in width on the first floor without a minimum of at least a two-foot deep by eight-foot-wide offset (projected or recessed) within every 24 feet or less. A porch may be utilized in lieu of the required offset.
2. The length of an exterior side or rear wall shall not exceed 32 feet without a minimum of at least a two-foot deep by eight-foot-wide offset (projecting or recessed) within every 32 feet or less. A porch may be utilized in lieu of the required offset.

- F. Wall heights on sloped terrain.** To the extent that any wall height of a new or remodeled structure exceeds 28 feet in height, it shall step back at least two feet for each foot it exceeds 28 feet in height at the point the wall height exceeds 28 feet in height. For purposes of this section, "wall height" shall mean the distance from the place it emerges from the ground to the top of a cornice or a flat roof, to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or an arch type or to the mean distance of the highest ridge of a pitched, hip, or gambrel roof.



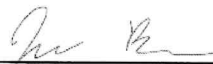
City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Land Use Review Application

APPLICANT INFORMATION		
Name: Jarod Blackowiak	Business Name: Abodie Construction	
Address: 271 Hidden Lane		
City: Chanhassen	State: MN	Zip Code: 55317
Telephone: 952-446-5566	E-Mail:	
OWNER INFORMATION (if different)		
Name: Pam Haugum, Bill Perrin	Business Name: GenVest Partners	
Address: 35 Center St		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: 612-274-2070	E-Mail:	
TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD – Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD – General Plan	☒ Variance	☐ Final Plat
☐ PUD – Final Plan	☐ Appeal of Zoning Decision	☐ Other _____
PROJECT INFORMATION		
Street Address: 35 Center Street	Zoning District: R-2	
Property Identification Number(s) (PIN #s): 3411723110048		
Legal Description (attach if necessary): Addition: Auditor's Subd. No. 135 Metes & Bounds: N/A		
Description of Proposal (attach additional information if needed): Attached garage addition, second story addition above porch, and ground level addition on side of the house		
Reason(s) to Approve Request (attach additional information if needed):		

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: 

Date: 12-3-2025

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: 

Date: 12/4/25

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

**Jarod Blackowiak**

202 Oak Street and 35 Center Street

Erin Larson <elarson@minnehahacreek.org>
To: Jarod Blackowiak

Wed, Dec 17, 2025 at 9:01 AM

Hi Jarod,

Thank you for confirming the scope of work for your projects at 202 Oak Street and 35 Center Street in Excelsior. Because your projects will be disturbing less than 5,000 square feet or 50 cubic yards of soil each, you will not require a permit from us for either project.

I believe this email provides sufficient confirmation to the City of Excelsior that you do not require a permit from us. However, please do not hesitate to reach out if you need further information from me.

Thanks, and good luck with your projects!

Best,
Erin

Erin Larson • Permitting Assistant
15320 Minnetonka Blvd. Minnetonka, MN 55345 • 952.641.4505



MINNEHAHA CREEK
WATERSHED DISTRICT
QUALITY OF WATER, QUALITY OF LIFE

From: Jarod Blackowiak
Sent: Tuesday, December 16, 2025 10:20 PM
[Quoted text hidden]

[Quoted text hidden]



THE CITY OF
EXCELSIOR
MINNESOTA

Tree Removal Permit

350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

Email permit to: permits@excelsiormn.org

Permit Fee: \$100.00

SITE ADDRESS

Property Address: 35 Center Street

OWNER INFORMATION

Name: Pam Haugum, Bill Perrin

Telephone: 612-274-2070

E-Mail:

TREE(S) PROPOSED FOR REMOVAL

Species	Size	Reason for Removal	Location of Tree
Norway Maple	20"	Signs of disease	Front right of the yard
Crab Apple	12"	Signs of disease	Front left of the yard
Spruce	16"	Overgrowth into home and early signs of decay	Back left of the yard
Cedar	10"	Building an addition	Back right of the yard
Apple	12"	Overgrowth into powerlines and house	Front right of the yard

TREE REMOVAL CONTRACTOR

Joe Cocherell
Spruced Up Tree Services

Applicant Signature

- All information on this application is complete and accurate.
- All work will comply with the City's tree preservation regulations.

SIGNATURE

DATE 12-30-25

RULES AND REGULATIONS

- Tree removal contractors must be licensed through the City of Excelsior.
- Significant trees are 8" DBH or more. Removal of a significant tree requires the approval of the City Forester and an independent forester.
- Trees that are not significant may be removed without a permit.
- If the tree is diseased or invasive, or if there 2 significant trees/5,000 square feet of the lot, then no replacement is required.
- Trees over 30" DBH are considered Landmark trees and cannot be removed unless the City Forester and an independent arborist find the tree to be dangerous to life or property.
- The tree preservation regulations are found in Article 12 of the Zoning Ordinance.



Item: 4.C.

ITEM REPORT

To: Planning Commission

From: Julia Mullin, Community Development Director, Jess Long, City Planner

Meeting Date: March 23, 2026

Department/Office: Community Development

Item Name: 44 Center Street - Variance Application (PC No. 2026-04)

Summary:

APPLICANT	Chad Babcock
APPLICANT ADDRESS	44 Center Street
PROPERTY OWNER	Same
LOCATION	44 Center Street
CASE NO.	PC No. 2026-04
60/120 DAY REVIEW DEADLINE	4/11/2026 and 6/10/2026

BACKGROUND

Planning Commission meeting, March 2023: In March 2023, the Planning Commission approved a Residential Review Permit for two additions on the home at 44 Center Street – a two story addition at the rear of the home, and a one story screened porch on the side of the home. The applicant also requested a variance from the building coverage standard. Staff had recommended approval of the variance noting in part that the screened porch addition (277 sf), the part of the project most visible from the street, adds less mass to the parcel than would a finished addition of the same size and a building coverage variance to allow for the screened porch was supportable. The Planning Commission recommended denial of the Variance from the maximum building coverage standard, with a vote of 3-2.

Those Commissioners in favor of the Variance agreed with staff's analysis that there are unique

circumstances present and that the proposed Variance would not alter the character of the neighborhood. There is an unusually large, detached garage located on the parcel, 36' x 26' (936sf); if this garage were the size of most detached garages in the area, 480 – 600 sf, no variance for building coverage would be required. And the garage is located at the rear of the parcel and its impact on the street is minimal. An additional unique circumstance is that this home was built in 1880 and has one and a half story massing typical of older homes in the area and is desirable in terms of its mass and scale in the context of the neighborhood. An addition to the home keeps the original structure intact

and is preferable to a tear-down and rebuild which would likely result in a home that extends further to the rear of the lot, has an attached garage, and creates more massing on the street and for adjacent parcels.

Those Planning Commissioners who voted to recommend denial of the Variance found that the large garage is not a unique circumstance, rather it is part of the existing overall structure massing on the parcel and must be taken into consideration, and the age of the home and the attempt to preserve it with an addition, while an important objective, does not meet the criteria for granting a Variance. They stated that the additions are designed in accordance with the Good Neighbor Guidelines, however, the variance criteria are not supported. The Planning Commission recommended against supporting this variance, with a vote of 3-2. The packet from the April 17, 2023, City Council meeting for the variance request is attached to this memo and includes the Planning Commission's findings about both the Residential Review Permit and the variance request.

City Council meeting, April 17, 2023: At the City Council meeting on April 17th, the Council discussed the variance request and continued the application to their next meeting. Some Council Members indicated support for the variance and others encouraged the applicant to either reduce the variance requested or, as the applicant had suggested, look into possible Landmark designation of the home which Council might support along with the variance. (The applicant initiated the discussion of Landmark designation and Council members encouraged it but also expressed concern that the proposed additions would significantly alter the home so that designation would not be possible.) The Council continued the application to their next meeting suggesting to the applicant that they reduce the variance request, consider Landmark designation, and consider as a possible condition of approval that were the garage to be renovated in the future, building coverage would need to come into conformance with the zoning standard.

After the April 17th, 2023, meeting, the applicant decided to revise their plans so that no building coverage variance would be required. They proposed removing 10' (of length) from the existing garage on the property, and submitted a proposed survey showing the change. A building permit was issued in September 2023; the additions were completed, and the garage was never reduced in size. At the conclusion of the project staff followed up with the applicant to require compliance with the building coverage standard, and the applicant has brought a variance request for building coverage to the Council.

VARIANCE REQUEST

In 2023, the applicant requested a variance of 260 sf over the building coverage standard for the construction of the additions and then withdrew that request. The project has been completed and the applicant is now requesting an after the fact variance. With their application they have provided a narrative with their reasons for their request. The survey with building coverage calculations is included in the April 17, 2023, Council meeting materials.

To be noted, in 2024, the residential zoning standards were changed; if the existing standard is applied, a variance of 465.5 sf is needed. Staff recommends that the standards in place at the time the Residential Review Permit application was reviewed and approved be applied.

DETAILS/ANALYSIS

Standard	Required - R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	9,478 sf	9,478 sf
Maximum Building Coverage - In 2023	5% of lot area plus 2100 (2,574 sf)	22.6% (2,139 sf)	29.9% (2,835 sf) 261 sf over the max
Maximum Building Coverage - In 2026	25% lot area (lots up to 10,000 sf) 2,369.5 sf	29.9% (2,835 sf)	29.9% (2,835 sf) 465.5 sf over the max

Variance Public Hearing

As required by City Ordinance *Appendix E, Section 6-6 – Procedures Variances*, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, March 23, 2026.

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

- 1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?**

An addition to the home, constructed in 1880, is a reasonable use of the property. The additions include a two-story addition at the rear of the existing structure, and a screened porch addition on the side of the existing home.

- 2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?**

The applicant is requesting a building coverage variance because while they originally suggested reducing the size of the existing garage on the parcel in order to build two additions, they have found that accommodating the needs of a family member has meant needing the garage as it was built. Reducing the size of the garage or additions would have prevented the need for the variance. The Planning Commission should determine if the property owner's need for the additional garage space that could be accommodated on a larger lot is unique to this property since it is a lot that is smaller than the 10,000 sf minimum required in the R2 district, and should consider that the

screened porch addition (screens on three sides), 277 sf, adds less mass to the parcel than a four-season addition would.

3. Will the variance, if granted, alter the essential character of the area?

The additions have been constructed on this home. Because the screened porch is screened, its impact on the overall massing of the home is reduced. The existing garage is oversized, 936 sf, and is located on the alley, and is not visible from Center Street.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. *City policy supports the enhancement of housing and residential neighborhoods. Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.*

The proposed addition meets the intended uses for the zoning district. The intent of the building coverage standard is to ensure there is adequate green and blue space on a parcel and provide light and privacy for neighboring properties. Given the size of the parcel and the location of the garage on the alley, approval of the variance and the construction of the additions can be found to be in harmony with the purpose and intent of the ordinance and consistent with the Comprehensive Plan.

Recommended Conditions of Approval

Staff recommends the following conditions with any approval of this Variance request:

1. The plans shall be consistent with the survey and plans included in the April 17, 2023, City Council packet.
2. The applicant shall submit an As-Built survey for review by staff to confirm that the variance request is met.

Recommended Action:

1. The Planning Commission shall hold a public hearing for the Variance application. Staff recommends approval of the variance and that the Planning Commission determine findings, either to recommend requiring the applicant meet the zoning requirement in place when the additions were approved on this parcel by reducing the garage by 10 feet as originally proposed by the applicant, to recommend that a smaller variance request could be approved (less than 261 sf) and what that might look like, or to recommend approval of the request.

Budget:**Attachments:**

1. 44 Center Application
2. CC Packet_44 Center_04_17_23
3. Pages from PC Packet_03_27_23



City of Excelsior
339 Third St. • Excelsior, MN 55331
(952) 653-3674

Land Use Review Application

APPLICANT INFORMATION		
Name: <u>MARKKU PAUKIA</u>	Business Name: <u>NORDEA HOMES</u>	
Address: <u>338 ZINNIA LN</u>		
City: <u>PLYMOUTH</u>	State: <u>MN</u>	Zip Code: <u>55441</u>
Telephone: <u>320 237 7067</u>	E-Mail: _____	
OWNER INFORMATION (if different)		
Name: <u>CHAD BARLOCK</u>	Business Name: _____	
Address: <u>44 CENTER ST</u>		
City: <u>EXCELSIOR</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>651 308 9706</u>	E-Mail: _____	

TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD - Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD - General Plan	☒ Variance	☐ Final Plat
☐ PUD - Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

PROJECT INFORMATION	
Street Address: <u>44 CENTER ST</u>	Zoning District: _____
Property Identification Number(s) (PIN #s): _____	
Legal Description (attach if necessary): _____	
Description of Proposal (attach additional information if needed): _____	
Reason(s) to Approve Request (attach additional information if needed): _____	

PAID \$600
DATE 2-10-26
CHECK# 10059
RECEIPT [Signature]

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: _____

Date: 2/10/26

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: C/SR

Date: 2/10/26

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

PC March 23 / Apr 6
CC

Post Variance Request and Justification for Detached Garage and Home Addition

44 Center Street, Excelsior, MN

We respectfully submit this request for a post build variance related to our detached garage and home addition at 44 Center Street. The need for this variance arose during our home remodel and addition project, which began in the summer of 2023. During the plan review process, it was discovered that our building coverage exceeded City limits due to misunderstandings in the initial design. Confronted with tight timelines and seasonal constraints, and coinciding with the arrival of a new baby in our family (May 2024), we proceeded with construction to meet our urgent family needs. At that time, we submitted to the City a second rendition to reduce the existing detached garage by 10 feet to address the coverage issue, while ensuring hard surface coverage remained within acceptable limits.

Throughout the design and construction process, we worked diligently to comply with City requirements while preserving the character and integrity of our home and the surrounding neighborhood. Our addition was carefully planned to complement the scale and aesthetic of neighboring properties without overwhelming the streetscape. We chose to retain the original house, working within the existing footprint and foundation, despite structural engineering recommendations to consider demolition. We overcame these challenges by adapting our layout to maintain the home's historic integrity and make it a functional, welcoming space for our family. It would have been significantly less financially if we did start from scratch. Also, we would have had a fully functioning basement with 9 foot ceilings throughout vs the 6.5 feet we have now for 60% of the basement. Lastly, we wouldn't have had water in the basement issues we've experienced since moving back in!!!

Having now lived in the home, we better understand our family's functional needs, including the accommodation of our wheelchair-confined brother. The current detached garage is essential for providing accessible parking and safe unloading. Removing 250 square feet from the garage as requested would create severe practical and financial hardships, eliminating necessary vehicle access and storage, and compromising our family member's mobility and quality of life.

We therefore request a variance based on the following justifications:

1. **Practical Difficulties:**

Removing space from the garage would create significant financial hardship and impede reasonable development by eliminating accessible vehicle parking and storage essential for our wheelchair-bound family member.

2. **Unique Circumstances:**

The property's unique needs include accommodating a wheelchair-accessible vehicle and providing main-level living space for a family member with mobility challenges. Our addition was specifically designed to support these accessibility requirements.

3. **Consideration of Alternatives:**

We explored reducing garage size or redesigning living spaces, but these alternatives would undermine accessibility and functionality, making them unacceptable.

4. **Not Resulting from Deliberate Action:**

The variance request is not due to intentional non-compliance but rather the urgent family

circumstances and timing constraints related to welcoming a new baby and ensuring accessible living for our brother.

5. **Neighborhood Character:**

The variance will not alter the essential character of the neighborhood. The garage is minimally visible from the street, provides privacy, and the addition fits well within the neighborhood context without overwhelming adjacent properties.

6. **Consistency with the Comprehensive Plan:**

Granting the variance aligns with the City's Comprehensive Plan by promoting accessible, inclusive housing that meets diverse family needs and enhances quality of life.

Additional considerations include:

- Installation of an extensive stormwater management system to address runoff.
- Commitment to updating the garage doors to conform with City codes.
- Preserving the structural integrity of the existing garage.
- Willingness to remove the screen porch to reduce overall building coverage to acceptable levels, allowing retention of critical garage functions.

We appreciate the City's understanding and consideration of our request. Our goal is to balance compliance with practical, compassionate accommodation of our family's needs, maintaining both neighborhood integrity and accessibility.

Handwritten notes and signatures in the left margin, including a signature that appears to read "D. J. ...".

Summer 2023
Handwritten date and possibly a signature or initials.

MEMORANDUM

Item 8(a) 44 Center Street – Application for Variance from Building Coverage Standard

Re:

Date:

April 17, 2023

To: City Council

From: Julia Mullin, Community Development Director

APPLICANT: Markku Ravaska, JN Built, 801 Twelve Oaks Center Drive, Wayzata, MN 55391

PROPERTY OWNER: Chad Babcock

LOCATION: 44 Center Street

CASE NO.: PC No. 23-01

60/120-DAY REVIEW DEADLINE: April 28, 2023/ June 27, 2023

BACKGROUND

At their meeting on March 27, 2023, the Planning Commission considered an application for a Residential Review Permit (RRP) and an application for a Variance from the maximum building coverage standard for the construction of an addition onto the single-family home at the property located at 44 Center Street. Before the City Council for action tonight, is the Variance application.

The project

There is an existing single-family home at 44 Center Street, constructed in 1880, and a detached garage. The home is one and a half stories which is similar to all of the homes along this block of Center Street and all of the homes have detached garages. The parcel, 9,478 sf, is larger than the others in the immediate neighborhood. There is a garage at the rear of the property, and it is accessed from the alley that runs between First Street and Courtland Street. The Applicant proposes two additions on the existing home: a screened porch on the northeast (right) side elevation which will partially replace an existing deck, and a two-story addition on the rear of the home. The screened porch is proposed at 277 sf, and the rear addition is 419 sf on the main level (there is an upper level and basement level as well). The requested Variance is for 260 sf of building coverage over the maximum permitted.

	Maximum Permitted on the subject parcel	Existing	Requested
Building Coverage	2,574 sf (27.2% of lot area)	2,139 sf (22.6% of lot area)	2,834 sf (29.9% of lot area)

Planning Commission Recommendation

The Planning Commission approved the Residential Review Permit for this project with a vote of 5-0. They found that the proposed additions meet the Good Neighbor Guidelines:

- The mass and scale of the proposed screen porch is compatible with that of neighboring structures because the screened porch is towards the rear of the home, replaces part of an existing deck, and is on the side of the home with the larger setback (with the proposed screened porch the side setback will be 21'; the existing is 31'; and the required is 9.7'). The screen porch's design is open and therefore adds less mass than a fully finished room would. On the adjacent parcel to the north is the neighbor's garage. The screen porch's impact on the street and on the neighbor is minimal.

- The mass and scale of the two-story addition is compatible as well. It is set at the rear of the home, and because this is an interior parcel, it does not impact the street; the primary impact is on the adjacent parcel. The proposed addition extends the home an additional 10' into the rear yard beyond the neighboring structure, however, there will continue to be a break between the home and the detached garage providing space for a yard contiguous to that next door.
- The parcel is large compared with others on the block and with the proposed additions there continues to be open space (blue and green space) on the parcel.
- The predominant alignments on the street are maintained with these proposed additions because they do not significantly impact the front elevation of the home.

The Planning Commission recommended denial of the Variance from the maximum building coverage standard, with a vote of 3-2. Those in favor of the Variance agreed with staff's analysis that there are unique circumstances present and that the proposed Variance would not alter the character of the neighborhood. There is an unusually large, detached garage located on the parcel, 36' x 26' (936sf); if this garage were the size of most detached garages in the area, 480 – 600 sf, no variance for building coverage would be required. And the garage is located at the rear of the parcel and its impact on the street is minimal. An additional unique circumstance is that this home was built in 1880 and has one and a half story massing typical of older homes in the area and is desirable in terms of its mass and scale in the context of the neighborhood. An addition to the home keeps the original structure intact and is preferable to a tear-down and rebuild which would likely result in a home that extends further to the rear of the lot, has an attached garage, and creates more massing on the street and for adjacent parcels.

Those Planning Commissioners who voted to recommend denial of the Variance found that the large garage is not a unique circumstance, rather it is part of the overall structure massing on the parcel and must be taken into consideration, and the age of the home and the attempt to preserve it with an addition, while an important objective, does not meet the criteria for granting a Variance. They stated that the additions are designed in accordance with the Good Neighbor Guidelines, however, the variance criteria are not supported.

The Planning Commission staff report, with the variance analysis, architect report, and application materials, is attached.

Impervious Surface

It was determined by the Planning Commission that the portion of the public alley that is on the subject parcel as well as the gravel-surfaced driveway were not included in the impervious surface coverage provided with the survey. The Applicant has since amended the impervious surface calculation and is providing an updated survey. Currently, the impervious surface coverage remains over the maximum permitted by 34 sf. The Applicant is working to reduce the coverage. Staff has included as a condition of any approval of the building coverage variance that total impervious surface coverage must be verified and must meet the standard required by Zoning Ordinance, or else an additional Variance application would be required.

Public Hearing

As required by Ordinance Appendix E, Section 6-6 – Procedures Variances, the Planning Commission conducted a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, March 27, 2023, and continued it to the April 3, 2023, City Council meeting. The item was continued to the April 17, 2023, City Council meeting.

Recommended Conditions of Approval.

Staff recommends the following conditions for any approval of the Variance application:

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.

2. The plans shall be consistent with the materials included in the March 27, 2023, Planning Commission packet.
3. The dimensions of the gravel driveway and portion of the alley that is on the subject parcel must be added to the impervious surface coverage calculation, and the total coverage shall be reduced so that it meets the maximum required by Ordinance.
4. The Variance shall expire one year from the date of adoption of the resolution if not acted upon.

RECOMMENDED CITY COUNCIL ACTION

The City Council shall hold a public hearing for the Variance application. The Council shall approve or deny the Variance from the maximum building coverage standard for the proposed addition at 44 Center Street based on the project's conformance with Excelsior Zoning Ordinance's Variance criteria.

Included in the packet for consideration by the City Council is a draft Resolution to approve the variance application and a draft Resolution to deny the variance.

ATTACHMENTS

- 1) Planning Commission Staff Report, March 27, 2023
- 2) City Architect report
- 3) Public Comments Received
- 4) Application and Proposed Plans
- 5) Resolution 2023-30

MEMORANDUM

Item 4(c) 44 Center Street - Residential Review
Permit and Variance from building coverage
standards Applications, construction of an addition

Re:

Date:

March 27, 2023

To: Planning Commission

From: Julia Mullin, Community Development

APPLICANT: Markku Ravaska, JN Built, 801 Twelve Oaks Center Drive, Wayzata, MN 55391

PROPERTY OWNER: Chad Babcock

LOCATION: 44 Center Street

CASE NO.: PC No. 23-01

60/120-DAY REVIEW

DEADLINE: April 28, 2023/ June 27, 2023

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) for the construction of an addition on an existing single-family home and a Variance from the maximum building coverage standard. The parcel is zoned R2.

I. Residential Review Permit Application Review

Neighborhood Character: The homes along this block of Center Street are all one and a half story. The landmark Christian Scientist Church at 106 Center Street is at the corner of Center and First, one parcel from the subject parcel. The homes on the block have detached garages.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	9,478 sf	9,478 sf
Minimum Lot Width	60 feet	77'	77'
Rear Yard Setback	25 feet	75'	55'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	11'	11'
Side Yard Setbacks	9.7'/9.7' feet (10% of lot width + 2)	8.7'/31'	8.7'/20.8'

Driveway Setback	3 feet (interior side lot line)	0'	0'
Maximum Building Coverage	27.2% (2,574 sf) (5% of lot area + 2100)	22.6% (2,139 sf)	29.9% (2,834 sf)
Maximum Lot Coverage	34.2% (3,327.4 sf) 12% of lot area + 2100	27.9% (2,644 sf)	30.6% (2,897 sf)
Height (measured from average grade at front of house)	29 feet (lot width is > 70'); height may increase 1' (up to 32') for each 1' increase in minimum side yard setback		
Attached garage	< 800 sf or 75% of square footage of footprint of principal dwelling, whichever is less	Detached garage 936 sf	936 sf
Front Wall Plane Width Limitations	16 feet width maximum without an 8 feet x 2 feet recession or projection ***	14'	14'
Side and Rear Wall Plane Width Limitations	32 feet without an 8 feet x 2 feet recession or projection		Side (left): 20.5' Side (right): 14.4' Rear: 26.5'
Window and door openings on exterior walls facing public street****	At least 15% of total area of exterior walls		Front: 21.2%
Window and door openings on other exterior walls****	At least 10% of total area of exterior walls		14%

NOTES:

* The front yard setback of a principal structure (or addition thereto) shall be no closer to the street than the average of the front yard setbacks for the principal structures on either adjacent lot on the same block and same side of the street provided that it shall not be closer than 20 feet from the front property line. (Sec. 41-3)

[** 500 square feet of lot coverage is exempt from the lot coverage limits if a garage is setback 60 feet or more from the front property line and accessed from the front of the property. (Sec. 41-6) – not applicable]

*** A porch may be used in lieu of required offset. (Sec. 41-10)

**** Total area of exterior walls for window and door opening calculation excludes garage doors. (Sec. 41-10)

The Proposed Additions: There are two proposed additions: a screened porch on the northeast side elevation (right) which will partially replace an existing deck, and a two-story addition on the rear of the home. The screened porch is proposed at 277 sf, and the rear addition is 419 sf.

Exterior Materials: Lap siding and shakes.

Landscaping and Tree Preservation: No impact to trees.

Stormwater Management: A best management practice for stormwater management is not required for additions to existing homes.

Neighborhood Notification and Opportunity to be Heard

As required by Ordinance *Section 42-7 (c) Neighbor Notification and Opportunity to be Heard*, property owners within 350 feet of the property have been mailed notice of the meeting and the opportunity to provide feedback at the regularly scheduled Planning Commission meeting on March 27, 2023.

Staff received public comment on this application. It is attached.

RRP Criteria

The City Architect's review is attached. The following, in italics, is Planning Review.

1. Massing and scale of new structure should be compatible with neighboring structures. *The screened porch addition is towards the rear of the home, replaces part of an existing deck, and is on the side of the home with the larger setback. With the screened porch the side setback will be 21' (required is 9.7'). Its impact on the street and on the neighbor (the neighbor's garage is closest to the proposed porch) is minimal. The addition proposed for the rear of the home extends the length of the home by 20' and because the addition is two stories it will result in a significant change to the parcel. This is an interior parcel so the primary impact is on the adjacent parcel to the southwest and does not impact the street.*
2. The size and mass of a new structure should be compatible with the size of the property. *This is a larger parcel for the neighborhood. What's unusual is the large size of the existing detached garage. It is 36' x*

26', 936 sf. There is a lot of structure on this parcel (building coverage variance is needed), but the proposed additions themselves are compatible with the size of the property.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties. *The proposed screen porch will be seen from the street; however it is set at the rear of the home and an existing deck is between it and the street.*
4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls. *The proposed addition respects the sites natural features and does not propose substantial grade changes.*
5. Consider front porch element in design of new structures. *There is a one-story element at the front of the house, a sort of entry room, and there is a deck that runs along part of the front and wraps around to the side. This application proposes a screened porch for the home.*
6. A new structure should be detailed as four-sided architecture. *The proposed addition is well-detailed on all four sides.*
7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements. *The proposed rear addition will impact the adjacent property. It will extend the home an additional 10' into the rear yard beyond the neighboring structure. There will still be a break between the home and the detached garage providing space for a yard.*

II. Variance Analysis

The Applicant is requesting a Variance of 261' from the maximum permitted building coverage. This parcel is permitted 2,574 sf of building coverage (27.2% of the lot), and the Applicant proposes building coverage of 2,835 sf (29.9% of the lot).

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?

The subject parcel is 9,478 square feet in size and there is an existing single-family home and detached garage on the property. The Applicant proposes a screened porch and two-story addition at the rear of the home that add 277 sf and 419 sf respectively to the main level of the home.

2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?

A unique circumstance is that the parcel has a large detached garage on it. It is 936 sf (36' x 26'). If the garage were sized more similarly to those on surrounding parcels, these proposed additions would not require a building coverage variance. The garage is at the rear of the property and entered from the alley off of First Street. Its presence is not impactful to Center Street. An additional unique circumstance is that this home was built in 1880 and has one and a half story massing typical of older homes in the area and is desirable in terms of its mass and scale in the context of the neighborhood. An addition to the home keeps the original structure intact and is preferable to a tear-down and rebuild which would likely result in a home that extends further to the rear of the lot, has an attached garage, and creates more massing on the street and for adjacent parcels.

3. Will the variance, if granted, alter the essential character of the area?

The character of the area is a single-family neighborhood. There are primarily one and a half and two-story homes, many of which are older homes. The subject parcel is larger than those around it, and the additions do not encroach into setbacks, and open space at the rear and side, while lessened, is still preserved.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods.

Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

Building coverage variance: The intent of the building coverage maximum is to manage structure massing and overall lot coverage. The proposed screen porch replaces some of the existing deck and has open sides for windows and screens so the additional massing impact it causes is less than what a fully finished addition in this location would cause. The two-story addition in back adds mass to the home, though it does not impact the street. The proposed lot coverage (impervious surface coverage) will be 430 sf under the maximum permitted.

Public Hearing

As required by Ordinance Appendix E, Section 6-6 – Procedures Variances, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, March 27, 2023.

Recommended Conditions of Approval.

Staff recommends following conditions for any approval of the Residential Review Permit:

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The plans shall be consistent with the materials included in the March 27, 2023 Planning Commission packet.
3. The RRP shall expire one year from the date of adoption of the resolution if not acted upon.

RECOMMENDED PLANNING COMMISSION ACTION

The Planning Commission shall hold a public hearing for the Residential Review Permit application and the Variance application. The Planning Commission shall approve or deny the RRP for the proposed addition at 44 Center Street based on the project's conformance with the Good Neighbor Guidelines. The Planning Commission shall recommend to the City Council approval or denial of the Variance based on the criteria above.

Staff recommends approval of the Residential Review Permit application based on findings in the staff report and city architect review that the Good Neighbor Guidelines are substantially met, an approval of the Variance application based on the findings in the staff report.

ATTACHMENTS

- 1) City Architect Report
- 2) Public Comments
- 3) Residential Review Permit and Variance Applications
- 4) Survey and Plans

Excelsior Good Neighbor Guidelines PLAN Review

44 CENTER STREET 03/22/2023

Guidelines (7)	Review Criteria
1. Massing and scale of a new structure should be compatible with neighboring structures	• Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. • Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: ▪ Street facing gable ▪ One story open front porch ▪ Step-downs ▪ Upper level components that are 1/2 story rather than full story ▪ Roof planes that are broken up (no large unarticulated planes) ▪ Offset structure components to break up bulk and large flat planes (gable and wing) ▪ Separate components by breezeway or one story element ▪ Garage located 60' back from front street ▪ Highly creative design that reduces the perception of bulk ▪ A "tunnel effect," which results from tall walls placed close together, should be avoided through one-story additions or step-backs • Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect the established range of neighboring structure widths. • Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. • Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.

The project proposes a one-story side-yard screen porch addition and a rear-yard 1-1/2-to-two-story addition to an existing smaller 1-1/2 story house. The rear addition lengthens the house an additional 20'-0", from about 38'-0" to 58'-0". The result is the renovated house extends about 11'-0" deeper into the lot than the adjacent house to left/south at 48 Center St.

The rear addition's roof is broken up by shed-type dormer on each side. The side-yard one-story porch addition incorporates the existing kitchen area under its new roof, and generally has less impact on the overall massing of the building.

There is a mix of one, one-and-one half and two-story houses in the immediate area. The proposed additions seems compatible with the street and neighborhood and do not seem to unduly impact its adjoining neighbors.

2. The size and mass of a new structure should be compatible with the size of the property	• Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. • Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
--	--

The house becomes longer on the site and extends to within about 20'-0" of its large existing rear-yard detached garage, but the overall bulk of the house seems reasonably compatible with the property size.

See attached plans with color indicating extent of the additions vs. the existing house.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
---	--

The new addition does not significantly impact the street face or nearby side yard alignments and open space patterns. Although the extended house with its existing oversized garage fills the site lengthwise more than typically seen, the house addition does not seem to negatively affect the neighborhood as seen for the street

The house becomes about 20-0 longer on the site with its wider, two-story rear-yard addition. Its greatest impact is on the neighbor to the left/ south (48 Center Street). Overall, it seems reasonably compatible with neighboring properties.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure stepbacks and stepdowns at the slope to break up massing and continuous walls.
--	--

The additions to the house do not appear to impact grades or slopes or require retaining walls.

5. Consider front porch element in design of new structures	• Use an unenclosed single story front porch to break up a structure's massing on the street face.
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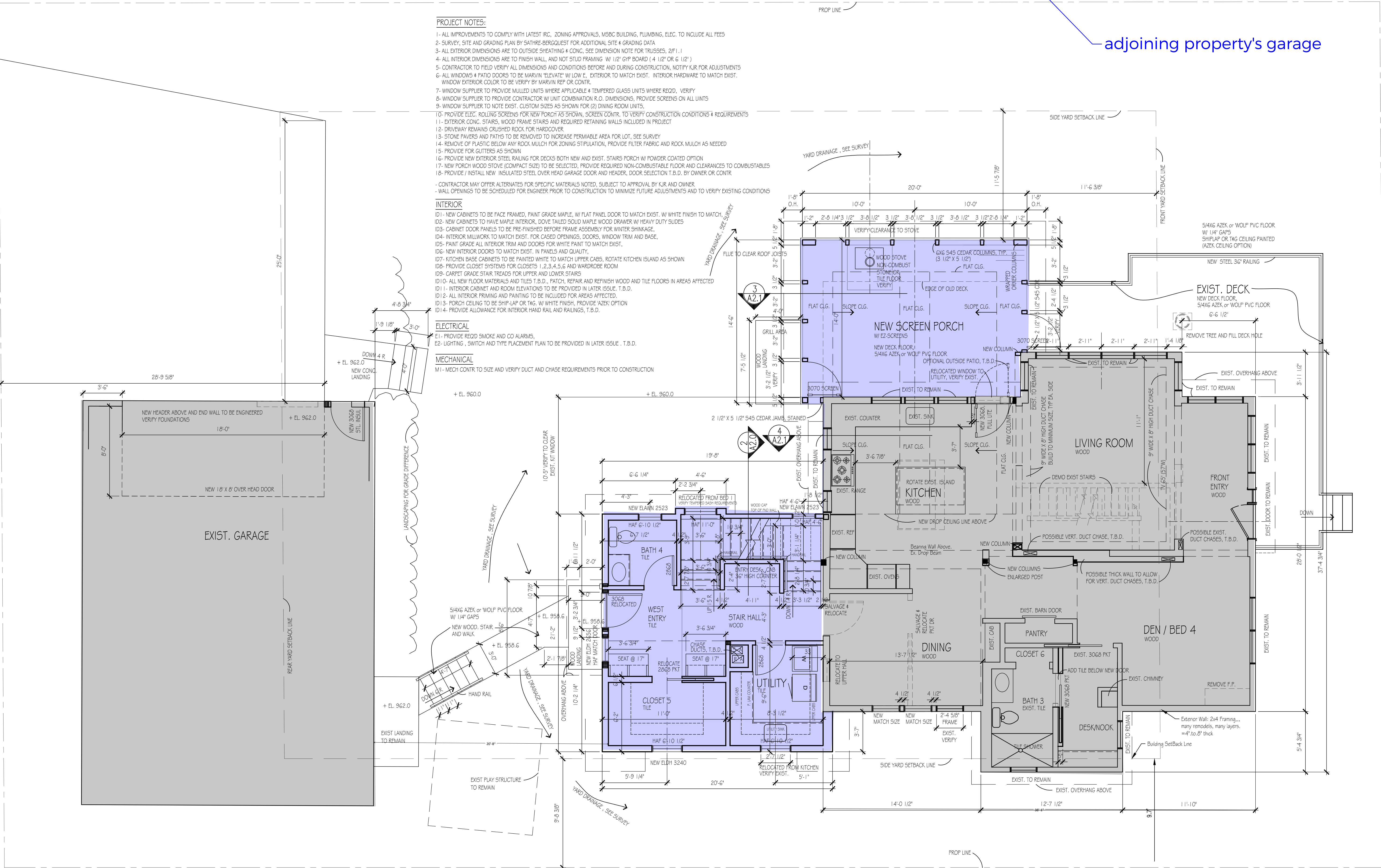
Neither addition affects the front elevation of the house. The screen porch addition connects to an existing low deck that extends to the front of the house

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
--	---

Generally, the house additions show good four-sided design, consistent with the materials and detailing of the original house.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.	• Locate decks, balconies, and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
---	---

The rear-yard addition has its roof aligned on axis with the existing house's roof lines, with its walls setback 9-8 from the adjoining property line. The side-yard addition (with more outdoor activity) faces the deeper side of the lot and is buffered from the neighbor to the right/north (274 Lake) by the neighbor's garage.



- PROJECT NOTES:**
- 1- ALL IMPROVEMENTS TO COMPLY WITH LATEST IRC, ZONING APPROVALS, MSBC BUILDING, PLUMBING, ELEC. TO INCLUDE ALL FEES
 - 2- SURVEY, SITE AND GRADING PLAN BY SATHERE-BERQUEST FOR ADDITIONAL SITE & GRADING DATA
 - 3- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE SHEATHING & CONC., SEE DIMENSION NOTE FOR TRUSSES, 2/F.I.
 - 4- ALL INTERIOR DIMENSIONS ARE TO FINISH WALL, AND NOT STUD FRAMING W/ 1/2" GYP BOARD (4 1/2" OR 6 1/2")
 - 5- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE AND DURING CONSTRUCTION, NOTIFY KJR FOR ADJUSTMENTS
 - 6- ALL WINDOWS & PATIO DOORS TO BE MARVIN "ELEVATE" W/ LOW E, EXTERIOR TO MATCH EXIST., INTERIOR HARDWARE TO MATCH EXIST., WINDOW EXTERIOR COLOR TO BE VERIFY BY MARVIN REP OR CONTR.
 - 7- WINDOW SUPPLIER TO PROVIDE MULLED UNITS WHERE APPLICABLE & TEMPERED GLASS UNITS WHERE REQD., VERIFY
 - 8- WINDOW SUPPLIER TO PROVIDE CONTRACTOR W/ UNIT COMBINATION R.O. DIMENSIONS, PROVIDE SCREENS ON ALL UNITS
 - 9- WINDOW SUPPLIER TO NOTE EXIST. CUSTOM SIZES AS SHOWN FOR (2) DINING ROOM UNITS
 - 10- PROVIDE ELEC. ROLLING SCREENS FOR NEW PORCH AS SHOWN, SCREEN CONTR. TO VERIFY CONSTRUCTION CONDITIONS & REQUIREMENTS
 - 11- EXTERIOR CONC. STAIRS, WOOD FRAME STAIRS AND REQUIRED RETAINING WALLS INCLUDED IN PROJECT
 - 12- DRIVEWAY REMAINS CRUSHED ROCK FOR HARDCOVER
 - 13- STONE PAVERS AND PATHS TO BE REMOVED TO INCREASE PERMIABLE AREA FOR LOT, SEE SURVEY
 - 14- REMOVE OF PLASTIC BELOW ANY ROCK MULCH FOR ZONING STIPULATION, PROVIDE FILTER FABRIC AND ROCK MULCH AS NEEDED
 - 15- PROVIDE FOR GUTTERS AS SHOWN
 - 16- PROVIDE NEW EXTERIOR STEEL RAILING FOR DECKS BOTH NEW AND EXIST., STAIRS PORCH W/ POWDER COATED OPTION
 - 17- NEW PORCH WOOD STOVE (COMPACT SIZE) TO BE SELECTED, PROVIDE REQUIRED NON-COMBUSTIBLE FLOOR AND CLEARANCES TO COMBUSTIBLES
 - 18- PROVIDE / INSTALL NEW INSULATED STEEL OVER-HEAD GARAGE DOOR AND HEADER, DOOR SELECTION T.B.D. BY OWNER OR CONTR.
- CONTRACTOR MAY OFFER ALTERNATES FOR SPECIFIC MATERIALS NOTED, SUBJECT TO APPROVAL BY KJR AND OWNER
- WALL OPENINGS TO BE SCHEDULED FOR ENGINEER PRIOR TO CONSTRUCTION TO MINIMIZE FUTURE ADJUSTMENTS AND TO VERIFY EXISTING CONDITIONS

- INTERIOR**
- ID1- NEW CABINETS TO BE FACE FRAMED, PAINT GRADE MAPLE, W/ FLAT PANEL DOOR TO MATCH EXIST., W/ WHITE FINISH TO MATCH,
 - ID2- NEW CABINETS TO HAVE MAPLE INTERIOR, DOVE TAILED SOLID MAPLE WOOD DRAWER W/ HEAVY DUTY SLIDES
 - ID3- CABINET DOOR PANELS TO BE PRE-FINISHED BEFORE FRAME ASSEMBLY FOR WINTER SHINKAGE,
 - ID4- INTERIOR MILLWORK TO MATCH EXIST. FOR CASED OPENINGS, DOORS, WINDOW TRIM AND BASE,
 - ID5- PAINT GRADE ALL INTERIOR TRIM AND DOORS FOR WHITE PAINT TO MATCH EXIST.,
 - ID6- NEW INTERIOR DOORS TO MATCH EXIST. IN PANELS AND QUALITY,
 - ID7- KITCHEN BASE CABINETS TO BE PAINTED WHITE TO MATCH UPPER CABS, ROTATE KITCHEN ISLAND AS SHOWN
 - ID8- PROVIDE CLOSET SYSTEMS FOR CLOSETS 1, 2, 3, 4, 5 & 6 AND WARDROBE ROOM
 - ID9- CARPET GRADE STAIR TREADS FOR UPPER AND LOWER STAIRS
 - ID10- ALL NEW FLOOR MATERIALS AND TILES T.B.D., PATCH, REPAIR AND REFINISH WOOD AND TILE FLOORS IN AREAS AFFECTED
 - ID11- INTERIOR CABINET AND ROOM ELEVATIONS TO BE PROVIDED IN LATER ISSUE, T.B.D.
 - ID12- ALL INTERIOR PRIMING AND PAINTING TO BE INCLUDED FOR AREAS AFFECTED,
 - ID13- PORCH CEILING TO BE SHIP-LAP OR TAG, W/ WHITE FINISH, PROVIDE AZEK OPTION
 - ID14- PROVIDE ALLOWANCE FOR INTERIOR HAND RAIL AND RAILINGS, T.B.D.

- ELECTRICAL**
- E1- PROVIDE REQD SMOKE AND CO ALARMS,
 - E2- LIGHTING, SWITCH AND TYPE PLACEMENT PLAN TO BE PROVIDED IN LATER ISSUE, T.B.D.
- MECHANICAL**
- M1- MECH CONTR TO SIZE AND VERIFY DUCT AND CHASE REQUIREMENTS PRIOR TO CONSTRUCTION

1
A1.1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

colored areas indicate new construction

KJR
Group
LLC

TEL 952.472.3197
Email krkjgroup@live.com
2618 Grove Lane
Mound, MN 55364

Babcock
Residence
44 Center St
Excelsior, MN 55331

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Kelvin J. Retterath

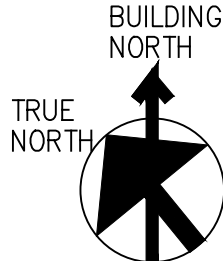
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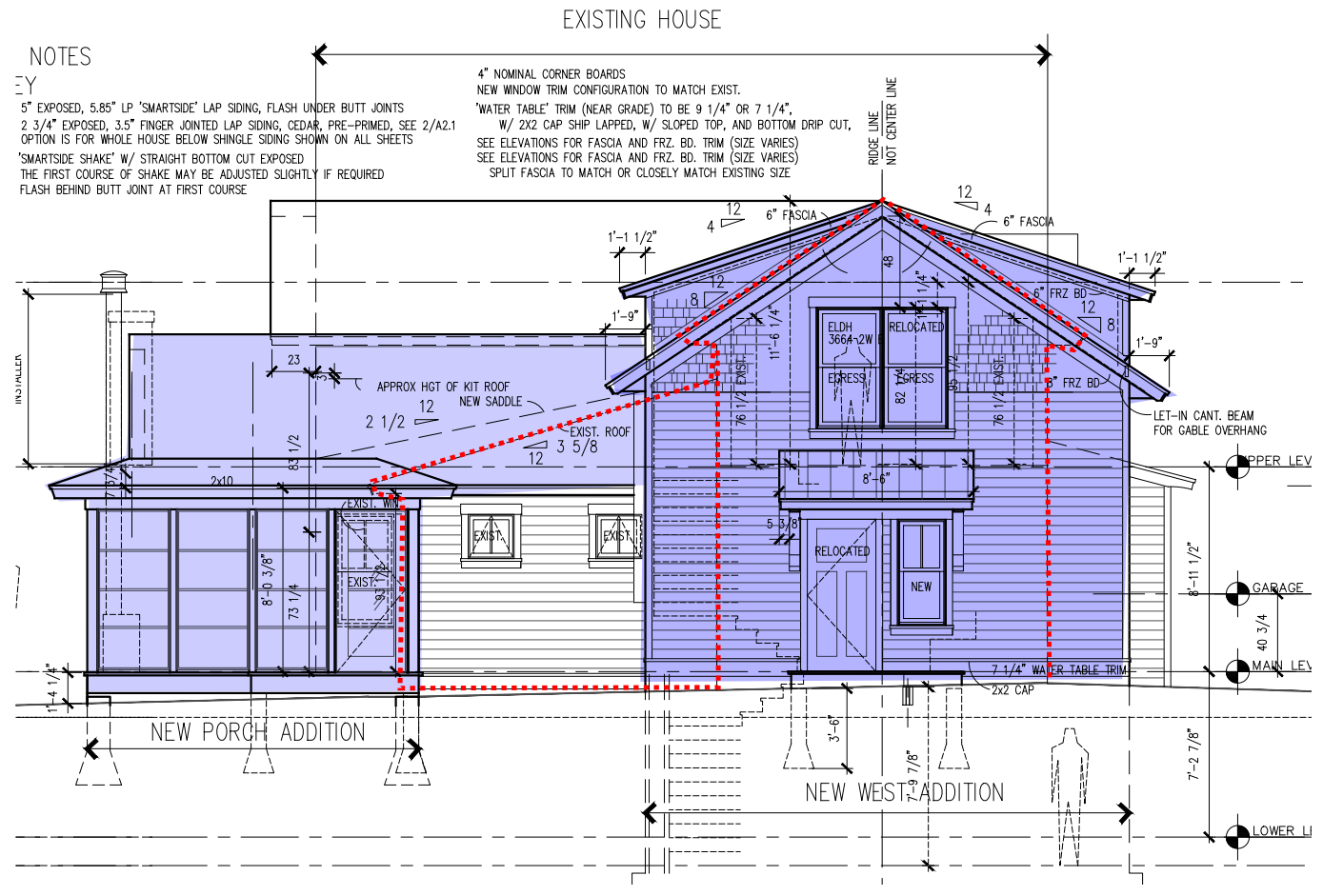
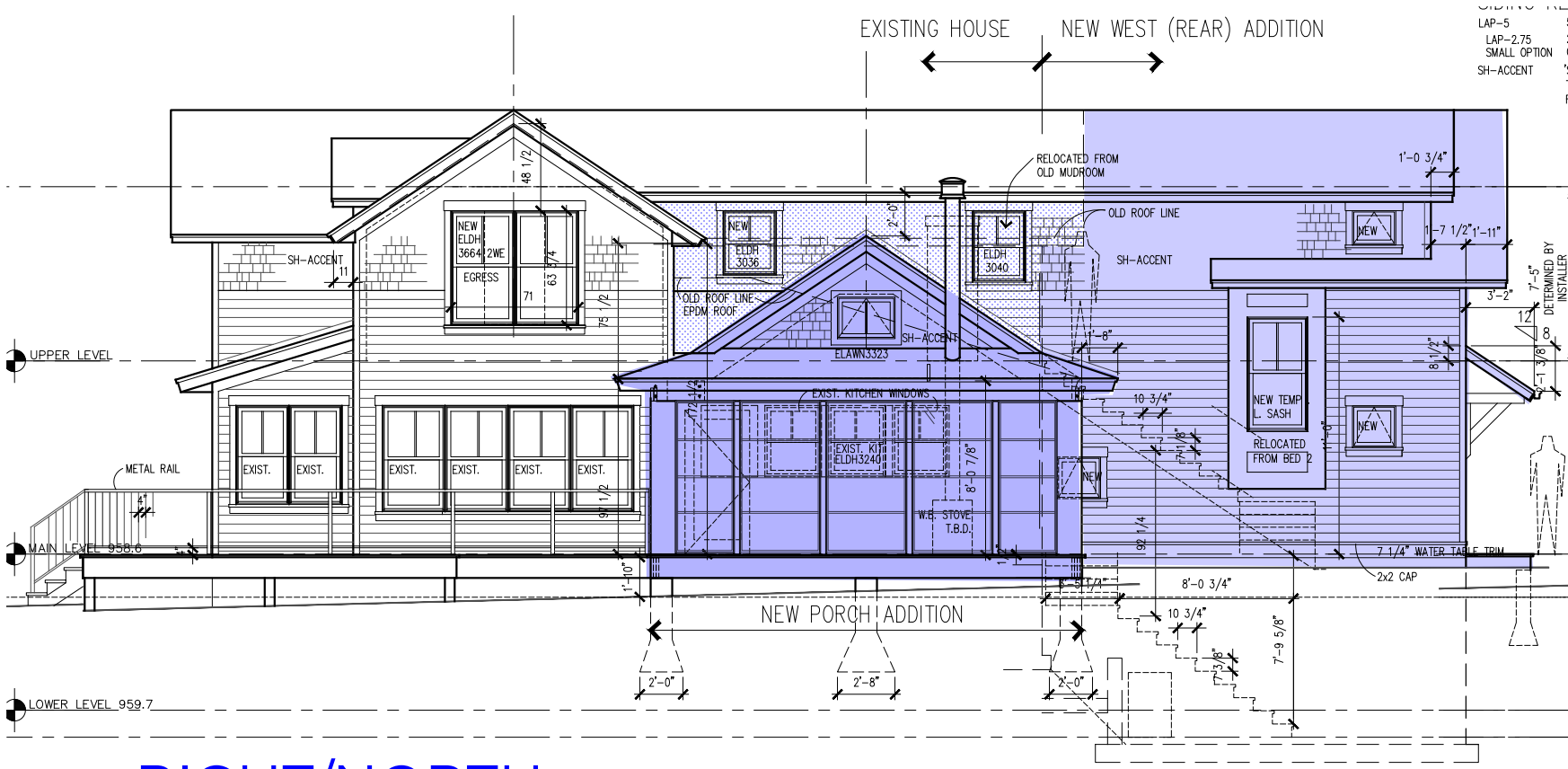
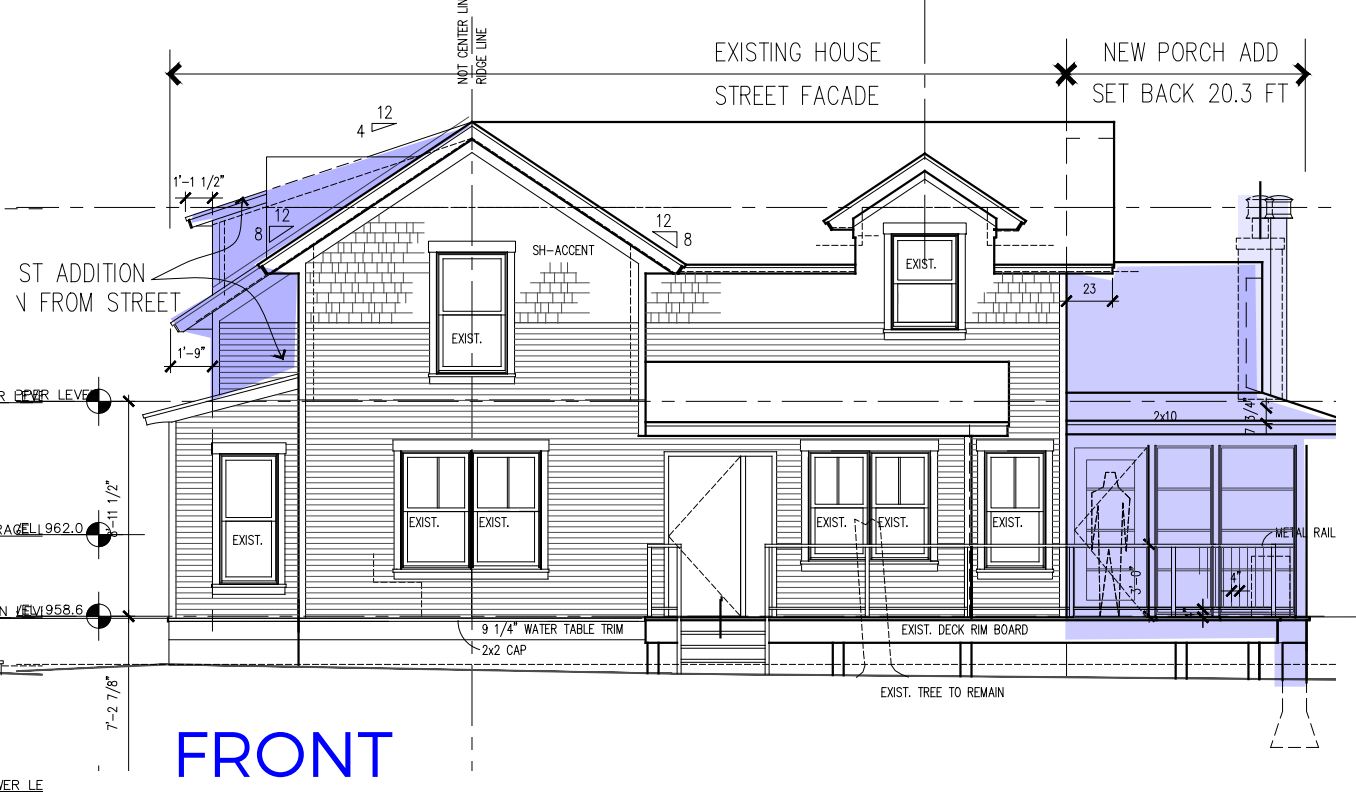
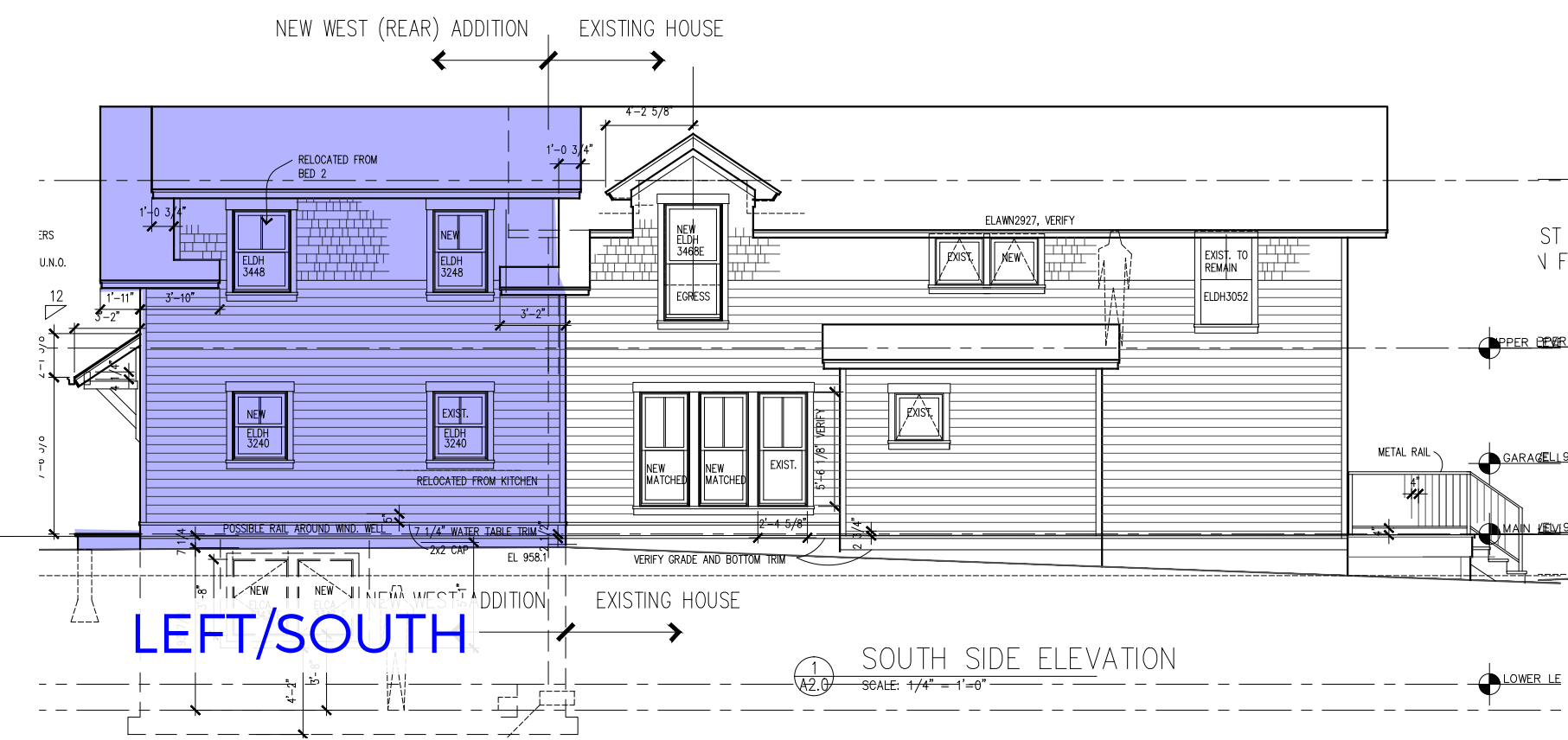
- ABBREVIATIONS:**
- A.B. - ANCHOR BOLT
 - AF - ABOVE FLOOR
 - ALUM - ALUMINUM
 - B.M. - BRICK MOULD
 - BRG - BEARING
 - BOT - BOTTOM
 - BD - BOARD
 - CANT - CANTILEVER
 - CDR - CEDAR
 - CMU - CONCRETE MASONRY UNIT
 - CONC - CONCRETE
 - CONST - CONSTRUCTION
 - CONT - CONTINUOUS
 - EA - EACH
 - ELEV - ELEVATION
 - EPS - EXPANDED POLYSTYRENE (WHITE BEAD BRD.)
 - EXIST - EXISTING
 - FTG - FOOTING
 - F.D. - FLOOR DRAIN
 - G.T. - GIRDER TRUSSES
 - GYP - GYPSUM BOARD
 - HAF - ROUGH OPENING HEAD HEIGHT ABOVE SUB FLOOR
 - HDR - HEADER
 - INV - INVERTED
 - J.H. - JOIST HANGER
 - LVL - LAMINATED VENEER LUMBER
 - MIN. - MINIMUM
 - MAX. - MAXIMUM
 - O.H. - OVERHANG
 - PKT - POCKET
 - PSL - PARALLEL STRAND LUMBER
 - PLYWD - PLYWOOD
 - RWD - REDWOOD
 - R. CDR - ROUGH CEDAR
 - R.O. - ROUGH OPENING
 - 4'-0" - R.O. VERTICAL DIMENSION
 - RA - RETURN AIR
 - S/A - SUPPLY AIR
 - T.B.D. - TO BE DETERMINED
 - T.O.W. - TOP OF WALL
 - TRD - TREATED (WOLMINIZED)
 - TYP. - TYPICAL
 - U.N.O. - UNLESS NOTED OTHERWISE
 - XPS - EXTRUDED POLYSTYRENE (CLOSED CELL RIGID INSUL.)

SHEET:

MAIN FLOOR PLAN

ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A
DRAWN BY: KELVIN RETTERATH		
CHECK BY:		
A1.1		
SHEET NO.		





NOTES

5" EXPOSED, 5.85" LP 'SMARTSIDE' LAP SIDING, FLASH UNDER BUTT JOINTS
2 3/4" EXPOSED, 3.5" FINGER JOINTED LAP SIDING, CEDAR, PRE-PRIMED, SEE 2/A2.1
OPTION IS FOR WHOLE HOUSE BELOW SHINGLE SIDING SHOWN ON ALL SHEETS
'SMARTSIDE SHAKE' W/ STRAIGHT BOTTOM CUT EXPOSED
THE FIRST COURSE OF SHAKE MAY BE ADJUSTED SLIGHTLY IF REQUIRED
FLASH BEHIND BUTT JOINT AT FIRST COURSE

4" NOMINAL CORNER BOARDS
NEW WINDOW TRIM CONFIGURATION TO MATCH EXIST.
'WATER TABLE' TRIM (NEAR GRADE) TO BE 9 1/4" OR 7 1/4",
W/ 2X2 CAP SHIP LAPPED, W/ SLOPED TOP, AND BOTTOM DRIP CUT,
SEE ELEVATIONS FOR FASCIA AND FRZ. BD. TRIM (SIZE VARIES)
SEE ELEVATIONS FOR FASCIA AND FRZ. BD. TRIM (SIZE VARIES)
SPLIT FASCIA TO MATCH OR CLOSELY MATCH EXISTING SIZE

RIGHT/NORTH

REAR

colored areas indicate new construction

From: [Lance Black](#)
To: [Julia Mullin](#)
Cc: [Tia](#)
Subject: 44 Center Street Residential Review Permit
Date: Wednesday, March 22, 2023 10:44:23 AM

Dear Ms. Mullin, please pass this email on to the Planning Commissioners for consideration of 44 Center Street.

I am writing in support of the application for a Residential Review Permit and Variance from the maximum building coverage for 44 Center Street. The property is next door to our property and the owners have discussed the improvements they would like to make to better accommodate the unique needs of their family. The addition would not obstruct any neighbors view the way the property is laid out with mostly garages surrounding the area.

Thank you for your consideration.

Lance &Tia Black
274 Lake Street

Chad and Beth Babcock Residence

44 Center St. Excelsior, MN 3/22/23

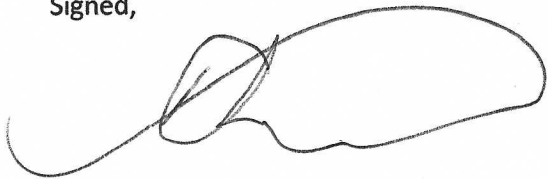
To the staff and Planning and Zoning of Excelsior

We had the opportunity to speak to the Babcock's and review the proposed plans for their 44 Center St. remodel. We understand their plan and the need for a variance due to:

- Making the main level ADA friendly and enjoyable for their brother/brother in-law
- Relocating interior staircase to make it code compliant and functional
- Majority of the screen porch will be constructed over already existing deck
- Proposed design is more aesthetically pleasing to street view

We fully support the suggested plans and hope to see them get approved.

Signed,



3-22-23

Troy and Melissa Mathwig

254, 262 & 264 Lake St., Excelsior, MN

From: [Eric Snyder](#)
To: [Julia Mullin](#); Dan@wallacearchitecture.com
Cc: [Nalisha Williams](#); [Chad Babcock](#); [Kim Snyder](#)
Subject: Support of 44 Center Street Variance
Date: Thursday, March 23, 2023 1:15:23 PM

Hello Julia and Dan -

It's my understanding that our neighbors, Chad and Beth Babcock, will be going in front of the Planning Commission next Monday to request a variance for their proposed home renovation at 44 Center Street. We live directly across from the property in question and are supportive of their plans. They are terrific neighbors and we are pleased that they are choosing to invest in their property to suit their needs. Based on the plans we have seen and the conversations we have had with the Babcock's, the proposed renovation will improve their home's functionality, and have a negligible impact on the footprint of the existing home.

Thanks in advance for considering our input. We hope that you approve their request for a variance. In the meantime, if you have any questions, please feel free to contact us.

Eric & Kim Snyder
25 Center Street
952.452.3766



APPLICANT INFORMATION		
Name: <u>MARKKU PAVASIA</u>	Business Name: <u>JN BUILT</u>	
Address: <u>801 TWELVE OAKS CENTER DR SUITE 812</u>		
City: <u>WAYZATA</u>	State: <u>MN</u>	Zip Code: <u>55391</u>
Telephone: <u>370 237 7067</u>	E-Mail: <u>MARKKU@JNBUILT.COM</u>	
OWNER INFORMATION (if different)		
Name: <u>CHAD ANDRETH BARACK</u>	Business Name:	
Address: <u>44 CENTER ST</u>		
City: <u>EXCELSIOR</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>651 308 9706</u>	E-Mail: <u>CHAD@CHADBARACK.COM</u>	

TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD - Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD - General Plan	☒ Variance	☐ Final Plat
☐ PUD - Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

PROJECT INFORMATION	
Street Address: <u>44 CENTER ST</u>	Zoning District: <u>R2</u>
Property Identification Number(s) (PIN #s): <u>LOT 17+18 AUDITORS SUBDIVISION NO 135</u>	
Legal Description (attach if necessary): <u>TWP 117 RGE 23 - SEC 34</u>	
Description of Proposal (attach additional information if needed): <u>3 SEASON PORCH</u>	
Reason(s) to Approve Request (attach additional information if needed):	

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: [Signature]

Date: 2/27/23

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: [Signature]

Date: 2/27/23

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

44 Center St is located on an oversized lot with a private setting to the next-door neighbors. The main floor layout provides one room with a nice view of the lake, the house currently does not have front porch and adding the screen porch would provide a porch to sit and enjoy the views. The screen porch will face the neighbor to the north, sitting on the porch you will be looking at the neighbor's garage and there are no windows to the neighbor's house in sight. Allowable side yard setback on this oversized property is 9.7 ft, the current design has the porch approximately 21 ft from the property line. The main floor layout has an option for a pullout bed and a room conversion to accommodate a wheelchair confined family member to stay, the porch would provide additional living space for 3 seasons to make up for the space and provide more opportunity to enjoy the main floor living together.

The current design focuses on the back of the property, extensive work has been put forth to limit the massive look and the appearance from the road, this also adds length to the house. The design of the screen porch adds good architecture to the overall house. Over half of the screen porch will be constructed on existing deck, the new design puts the allowed building coverage over by 261 sq/ft which is 2.75%.

The neighbors close by have expressed support and have seen the plans for this project.

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Lots 17 and 18, Auditor's Subdivision No. 135, Hennepin County, MN

Parcel 2:
Lot 19, Seamans' Subdivision of Lots 7 & 8 Excelsior - Hennepin County - Minn.

STANDARD NOTES

1) **Site Address:** 44 Center Street, Excelsior, Minnesota 55331

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted herein.

3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0312F, effective date of November 4th, 2016.

4) **Parcel Area Information:** Gross Area: 9,478 s.f. ~ 0.217 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark:** Elevations are based on TNH @ 1st Street & Center Street which has an elevation of: 958.28 feet (NAVD88).

6) **Zoning Information:** The current Zoning for the subject property is R2 (Single and Two Family Residential) per the City of Excelsior's zoning map dated September 3rd, 2008. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Front: Average front yard setback, 20 feet min. 30 feet max.
Side: 10% of lot width + 2 = 9.7 feet
Rear: 25 feet
Height: 29 feet
Hardcover: 12% + 2,100 sq.ft. = 3,237 sq.ft. or 34.18%

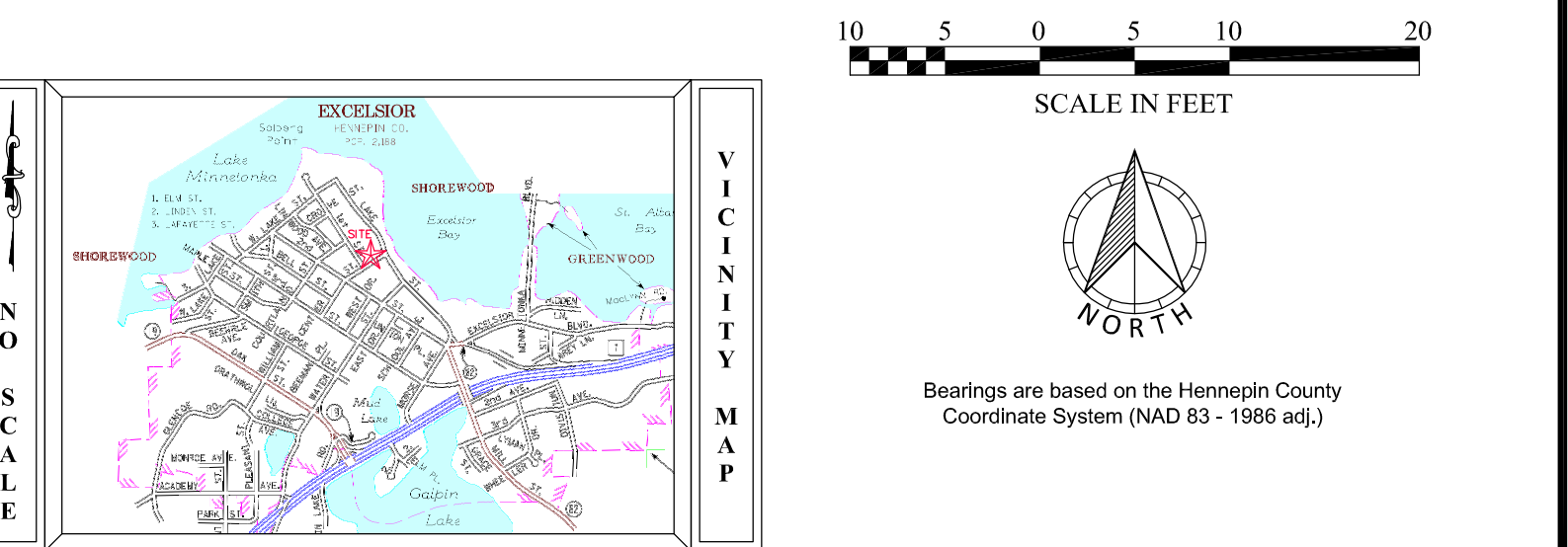
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

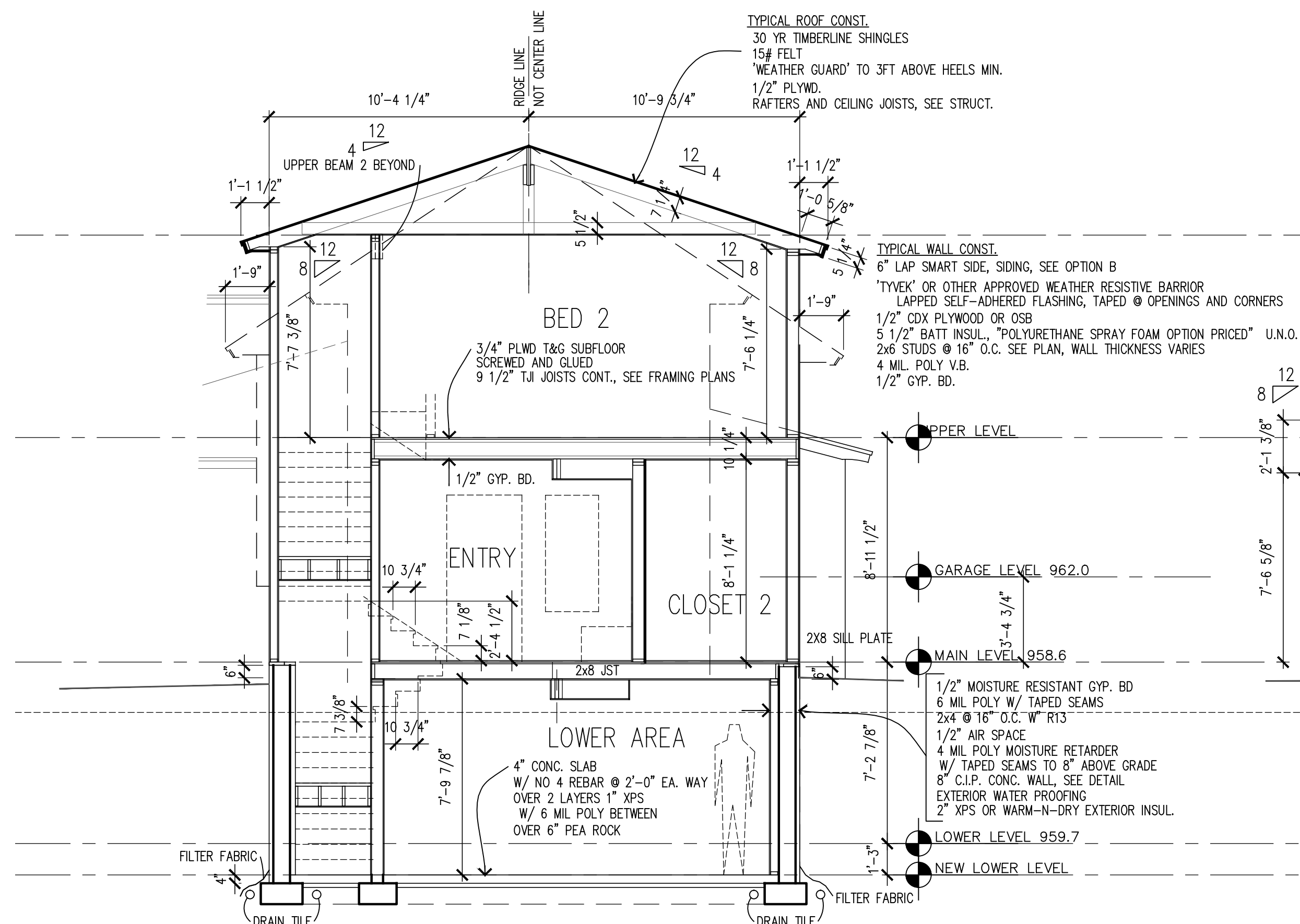
Existing Hardcover	Proposed Hardcover	Existing Alley Bit Hardcover
Lot Area = 9,478 S.F.	Lot Area = 9,478 S.F.	Alley = 272 S.F.
House Area = 1,203 S.F.	Existing House Area = 1,203 S.F.	
Deck Area = 526 S.F.	Proposed Addition Area = 419 S.F.	
excluded = -526 S.F.	Proposed Porch Area = 277 S.F.	
Rear Stoop Area = 46 S.F.	Proposed Overhang = 10 S.F.	
Pavers Area = 345 S.F.	Beyond 2' = 42 S.F.	
Swing Set Area = 79 S.F.	Proposed Conc. Stairs = 10 S.F.	
excluded = -79 S.F.	Front Walk Area = 936 S.F.	
Ret. Walls Area = 82 S.F.	Garage Area = 2,897 S.F.	
Garage Stoop Area = 32 S.F.	Total Area = 30.57%	
Garage Area = 936 S.F.		
Total Area = 2,644 S.F.		
Coverage = 27.90%		

Existing Building Coverage	Proposed Building Coverage
Lot Area = 9,478 S.F.	Lot Area = 9,478 S.F.
House Area = 1,203 S.F.	Existing House Area = 1,203 S.F.
Garage Area = 936 S.F.	Proposed Addition Area = 419 S.F.
Total Area = 2,139 S.F.	Proposed Porch Area = 277 S.F.
Coverage = 22.57%	Existing Garage Area = 936 S.F.
	Total Area = 2,835 S.F.
	Coverage = 29.91%
	Max. Allowed = 27.16%
	(9,478 x 0.05) + 2,100 = 2,574 S.F.



SURVEY LEGEND		
- CAST IRON MONUMENT - IRON PIPE MONUMENT SET - DRILL HOLE FOUND - CHISELED "X" MONUMENT SET - CHISELED "X" MONUMENT FOUND - REBAR MONUMENT FOUND - PK NAIL MONUMENT SET - PK NAIL MONUMENT FOUND - CATCH BASIN - SURVEY CONTROL POINT - A/C UNIT - CABLE TV PEDESTAL - ELECTRIC TRANSFORMER - ELECTRIC MANHOLE - ELECTRIC METER - ELECTRIC OUTLET - YARD LIGHT - LIGHT POLE - FIBER OPTIC MANHOLE - FIRE DEPT. HOOK UP - FLAG POLE - FUEL PUMP - FUEL TANK - PROPANE TANK - GAS METER - GAS VALVE - GAS MANHOLE - GENERATOR - GUARD POST - GUARD HOLE - MAIL BOX	- PIEZOMETER - POWER POLE - GUY WIRE - ROOF DRAIN - LIFT STATION - SANITARY MANHOLE - SANITARY CLEANOUT - STORM MANHOLE - STORM DRAIN - CATCH BASIN - FLARED END SECTION - TREE CONIFEROUS - TREE DECIDUOUS - TREE CONIFEROUS REMOVED - TREE DECIDUOUS REMOVED - TELEPHONE MANHOLE - TELEPHONE PEDESTAL - UTILITY MANHOLE - UTILITY PEDESTAL - UTILITY VAULT - WATERMAIN MANHOLE - WATER METER - WATER SPIGOT - WELL - MONITORING WELL - CURB STOP - GATE VALVE - HYDRANT - IRRIGATION VALVE - POST INDICATOR VALVE - SIGN - SOIL BORING	- WOE WALKOUT ELEVATION - FFE FIRST FLOOR ELEVATION - GFE GARAGE FLOOR ELEVATION - TOF TOP OF FOUNDATION ELEV. - LOE LOWEST OPENING ELEV. - CONCRETE - BITUMINOUS - BUILDING SETBACK LINE - CTV - FIBER CONTOUR EXISTING - CONTOUR PROPOSED - GUARD RAIL - DT DRAIN TILE - ELC ELECTRIC UNDERGROUND - FENCE - FO FIBER OPTIC UNDERGROUND - GAS UNDERGROUND - OHU OVERHEAD UTILITY - TREE LINE - SANITARY SEWER - STORM SEWER - TEL TELEPHONE UNDERGROUND - RETAINING WALL - UTILITY UNDERGROUND - WATERMAIN - TRAFFIC SIGNAL - RAILROAD TRACKS - RAILROAD SIGNAL - RAILROAD SWITCH - SATELLITE DISH - WETLAND BUFFER SIGN

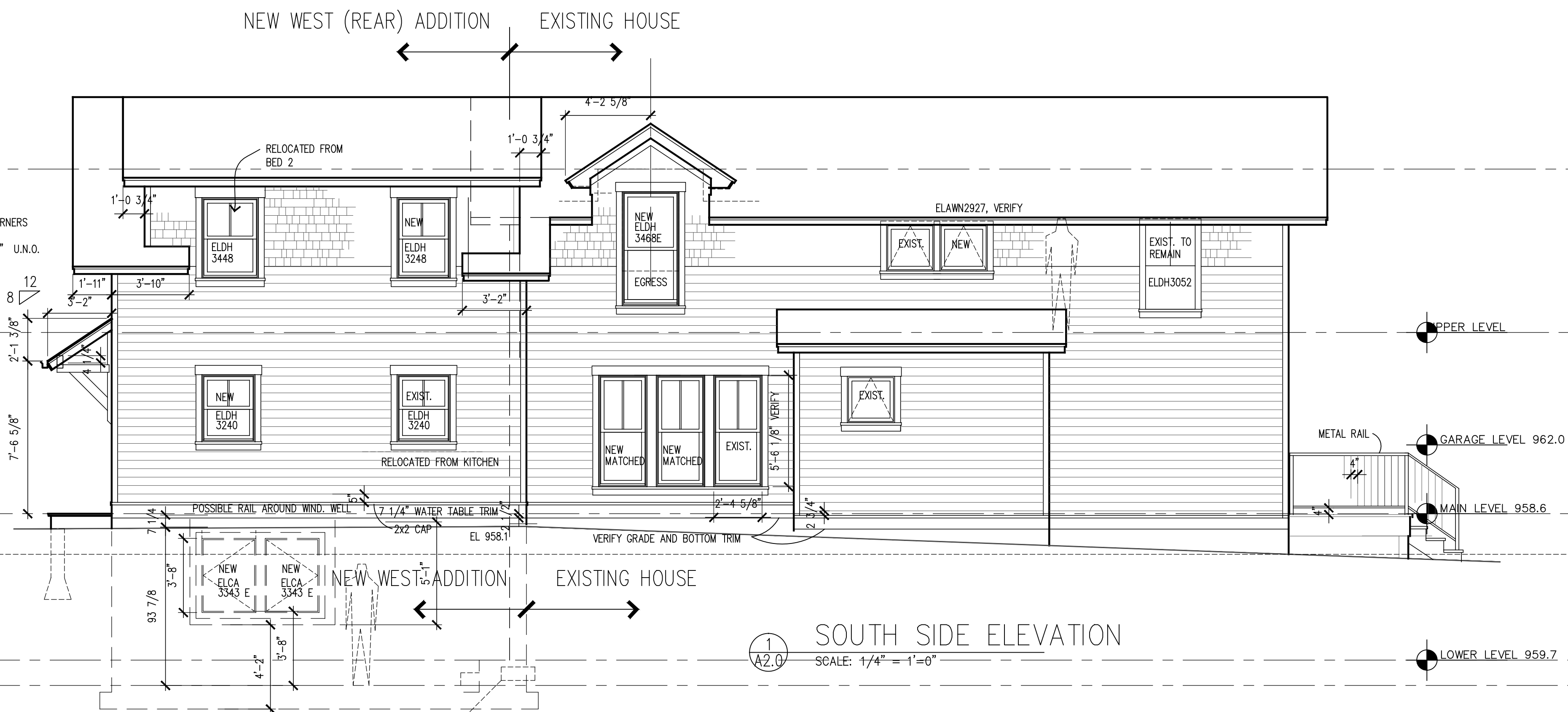
34	CERTIFICATE OF SURVEY PREPARED FOR: STEINER AND KOPPELMAN	FILE NO. 87910-010
R, A		1 1



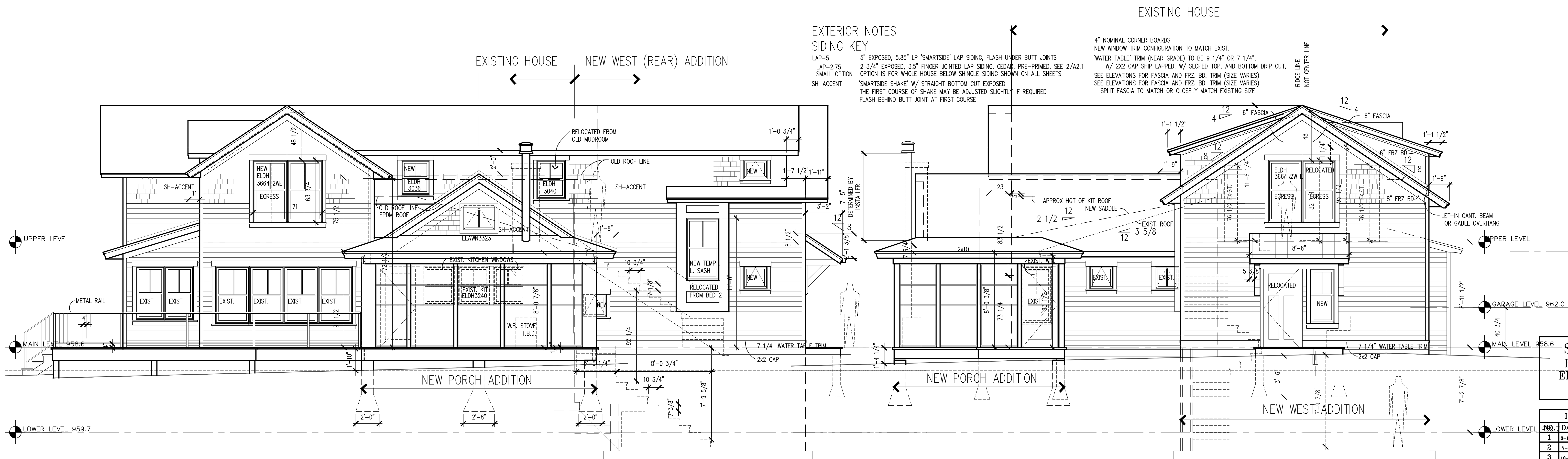
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A2.0

BUILDING SECTION

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



1 SOUTH SIDE ELEVATION
A2.0 SCALE: 1/4" = 1'-0"



4 NORTH SIDE ELEVATION
A2.0 SCALE: 1/4" = 1'-0"

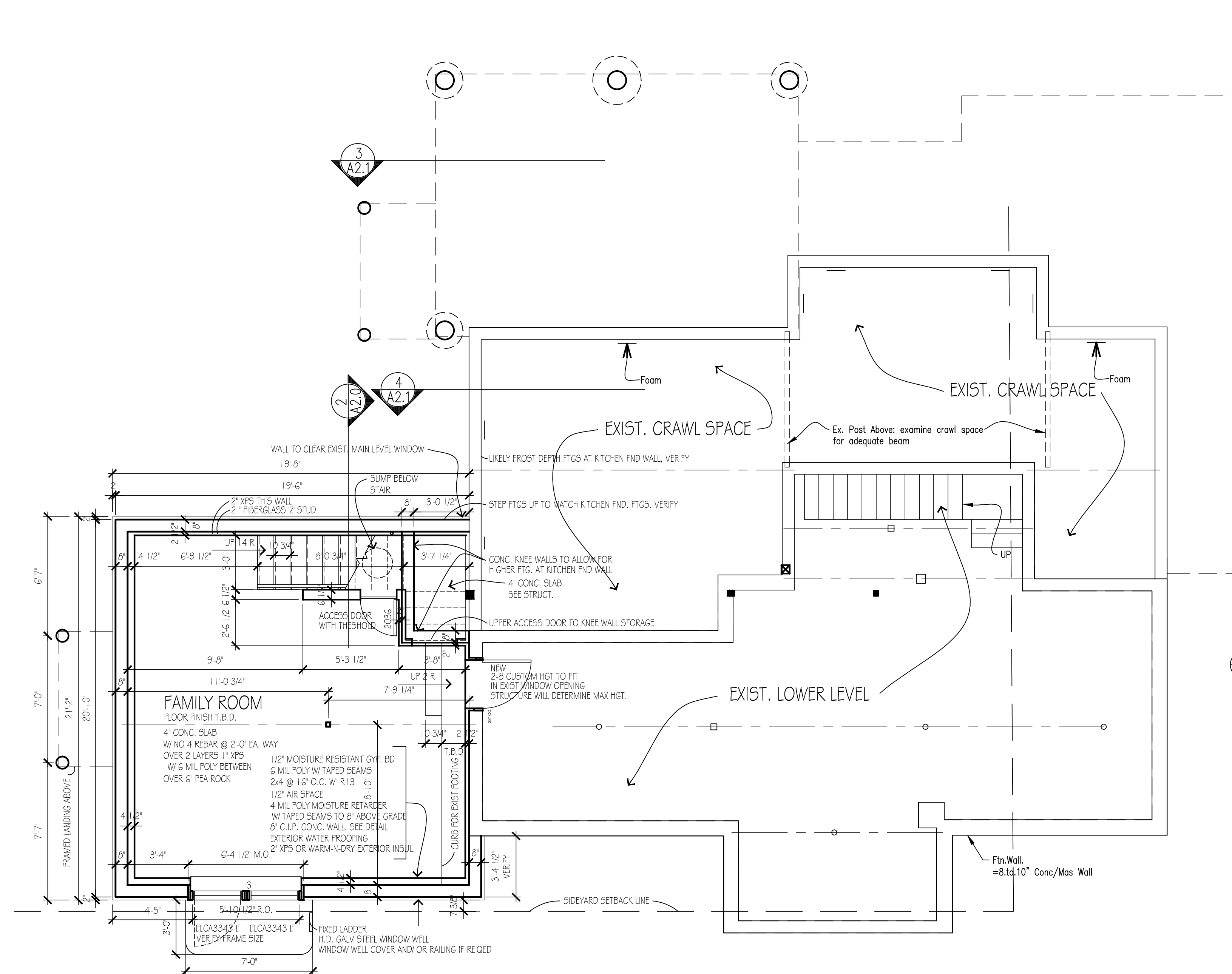
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A2.0 WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

8.6 SHEET:
EXTERIOR
ELEVATIONS
SECTION

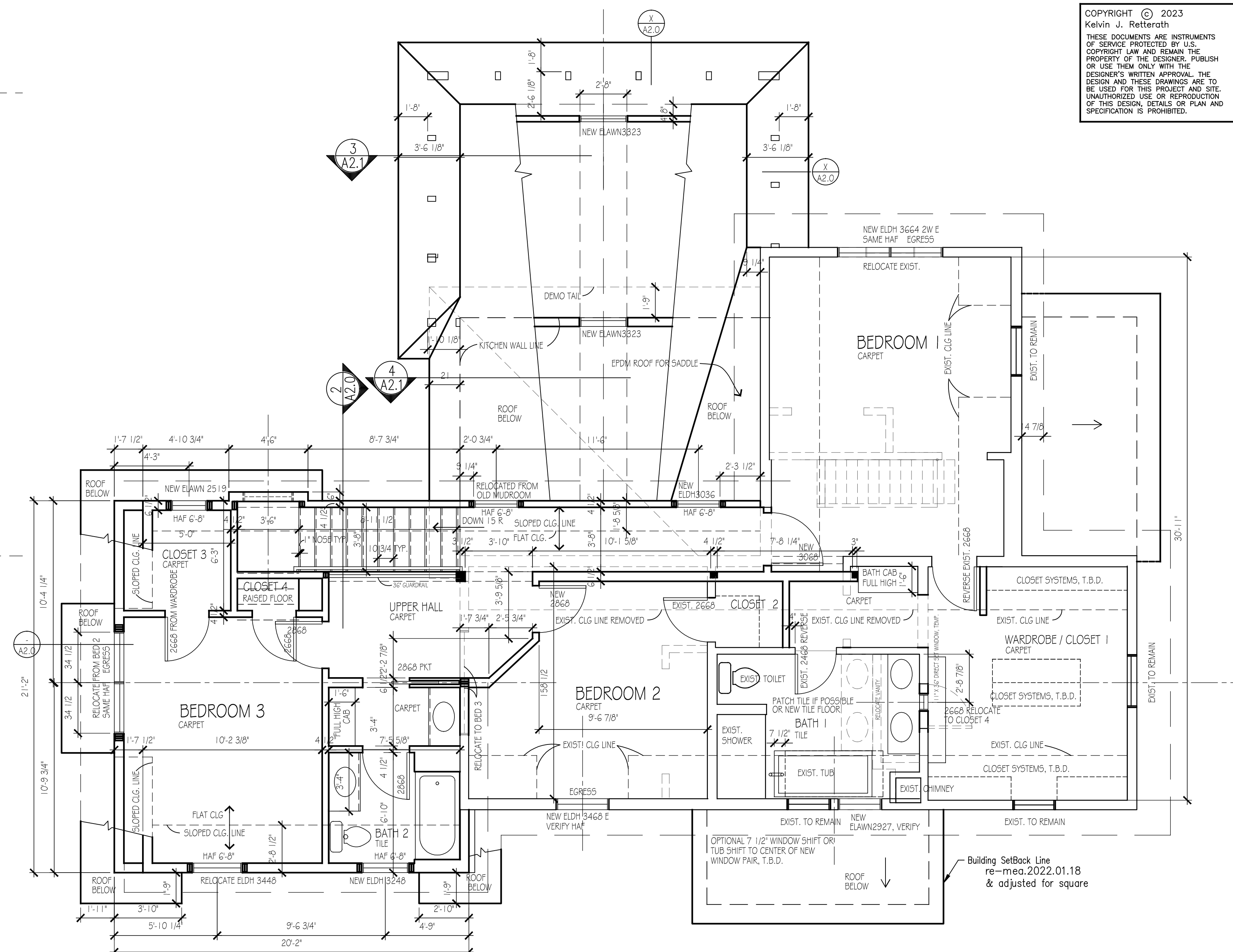
ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A

DRAWN BY: _____
CHECK BY: _____

A2.0
SHEET NO.



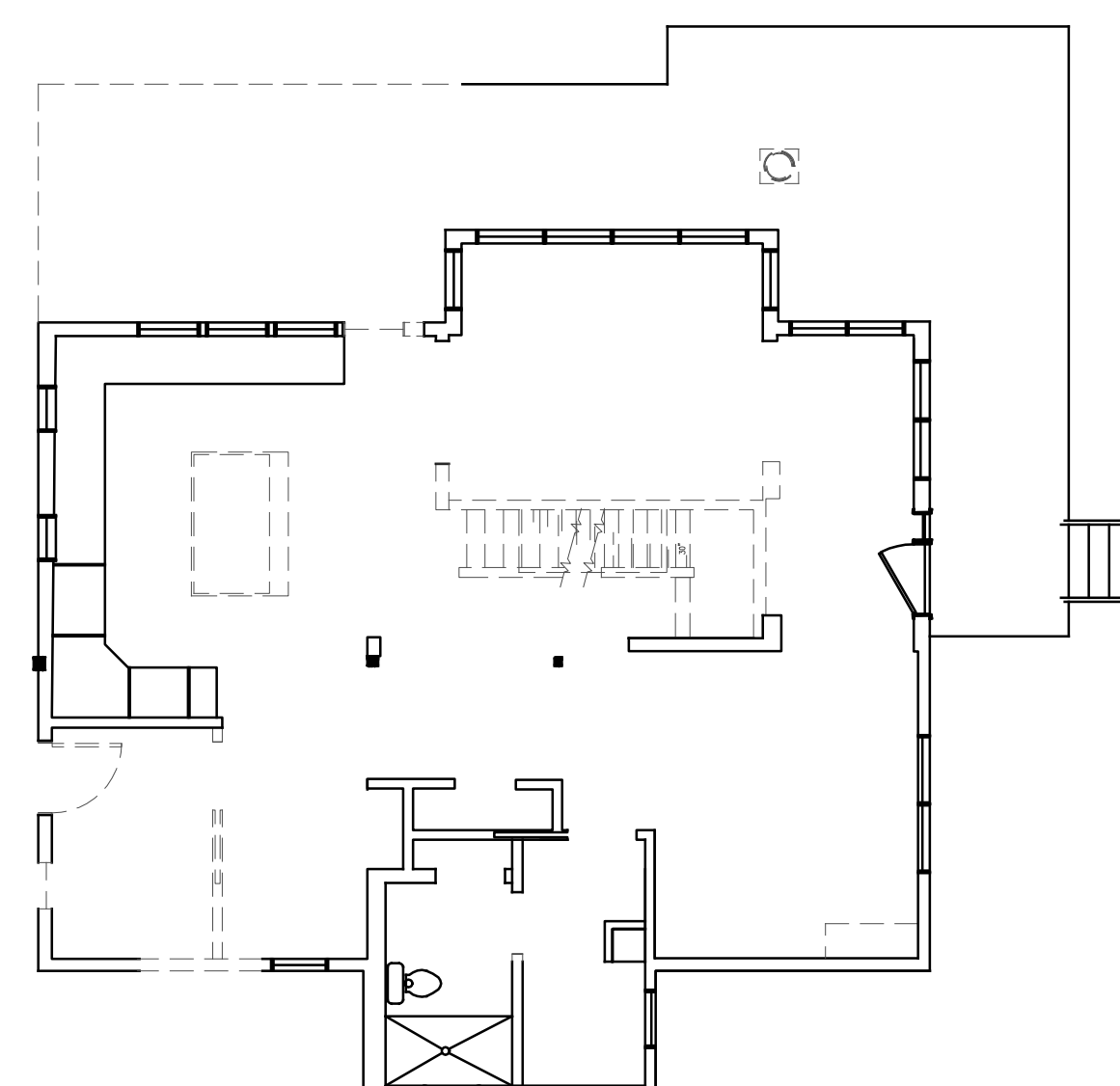
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A1.0 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



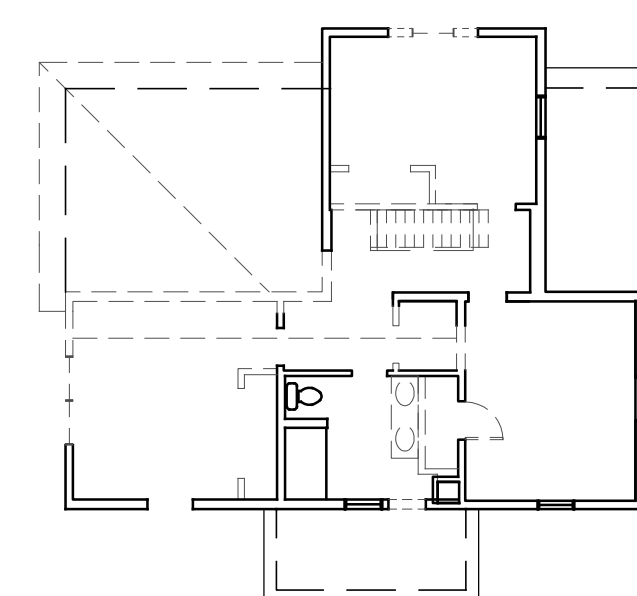
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A1.0

UPPER FLOOR PLAN

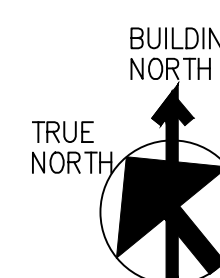
SCALE: 1/4" = 1'-0"



EXISTING
MAIN FLOOR &
DEMO PLAN
SCALE: 1/8" = 1'-0"



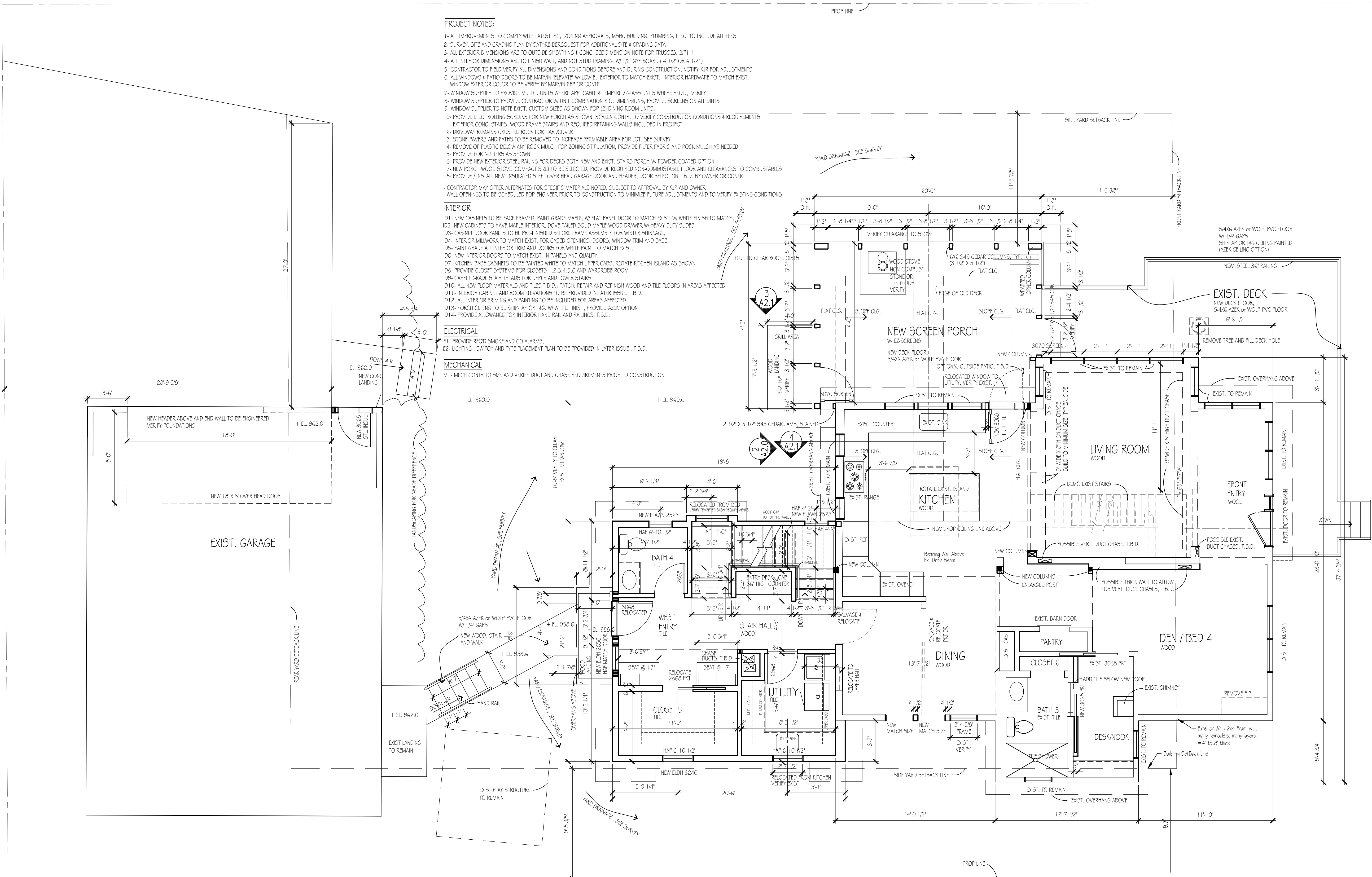
EXISTING
UPPER FLOOR &
DEMO PLAN
SCALE: 1/8" = 1'-0"



ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A

ABBREVIATIONS:

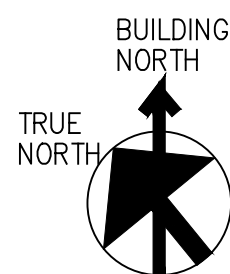
ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
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3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A



1
A1.1

MAIN FLOOR PLAN

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









3/4" IRON PIPE



City of Excelsior
Resolution No. 2023-30

A Resolution Approving a Variance from the Maximum Building Coverage Requirement for
Construction of an Addition at 44 Center Street

WHEREAS, Markku Ravaska, JN Built, 801 Twelve Oaks Center Drive, Wayzata, MN 55391, ("Applicant"), on behalf of property owner Chad Babcock, made application for a Residential Review Permit and a Variance from the maximum building coverage requirement for construction of an addition on a single-family home, pursuant to Articles 6 and 41 of the Excelsior Zoning Code ("Code"), for the property located at 44 Center Street, Excelsior, P.I.D. # 34.117.23.11.0042 ("Property"); and

WHEREAS, a public hearing was duly noticed pursuant to Section 4-3 of the Code; and

WHEREAS, the Planning Commission held a public hearing and considered the applications at its regularly scheduled meeting on March 27, 2023, and approved the Residential Review Permit and recommended to the City Council that the subject Variance be denied; and

WHEREAS, the City Council continued the public hearing and considered the Variance application at its April 17, 2023, meeting; and

NOW, THEREFORE, IT IS RESOLVED, that the Variance application submitted by the Applicant is hereby approved based on the following:

FINDINGS OF FACT

1. The subject parcel is located in the R2 zoning district, and the Applicant proposes to add a screened porch and a two-story addition to an existing single-family home.
2. The subject parcel is 9,478 sf and is the largest parcel on Center Street between Lake Street and First Street.
3. There is an existing detached garage on the parcel that is 936 square feet.
4. The Planning Commission approved a Residential Review Permit for the proposed addition finding that its design is in substantial conformance with the Good Neighbor Guidelines.

5. The proposed screened porch is 277 sf and the proposed two-story addition is 419 sf on the main level.
6. No significant or landmark trees are impacted by the proposed addition.
7. The applicant has applied for a variance of 261 feet from the maximum permitted building coverage standard. This parcel is permitted 2,574 sf of building coverage (27.2% of the lot), and the Applicant proposes building coverage of 2,835 sf (29.9% of the lot).

CONCLUSIONS OF LAW

1. The application satisfies the criteria for a Variance pursuant to Section 6-4 of the Code.
2. *The property owner proposes to use the property in a reasonable manner not permitted by the ordinance.* The subject parcel is 9,478 square feet in size and there is an existing single-family home and detached garage on the property. The Applicant proposes a screened porch and two-story addition at the rear of the home that add 277 sf and 419 sf respectively to the main level of the home. The parcel will continue to be used as a single-family home with detached garage, the front yard setback will remain unchanged, the side and rear setbacks will meet Excelsior Zoning Code requirements, and the height of the structure will continue to meet code requirements.
3. *The plight of the property owner is due to circumstances unique to the property that have not been created by the landowner.* There are two unique circumstances present on the subject parcel. The parcel has a large, detached garage on it. It is 936 sf (36' x 26') that was not built by the current owner. If the garage were sized more similarly to those on surrounding parcels, these proposed additions would not require a building coverage variance. The garage is at the rear of the property and entered from the alley off First Street and its presence is not impactful to Center Street. The additional unique circumstance is that this home was constructed in 1880 and has one and a half story massing typical of older homes in the area and is desirable in terms of its mass and scale in the context of the neighborhood. An addition to the home keeps the original structure intact and is preferable to a tear-down and rebuild which would likely result

in a new home that extends further to the rear of the lot, has an attached garage, and creates more massing on the street and for adjacent parcels.

4. *The variance, if granted, will not alter the essential character of the area.* The character of the area is a single-family neighborhood. There are primarily one and a half and two-story homes, many of which are older homes. The subject parcel is larger than those around it, the proposed additions do not encroach into setbacks, and open space at the rear and side, while lessened, is still preserved.
5. *The variance, if granted, will be in harmony with the purpose and intent of the ordinance, and consistent with the Comprehensive Plan.* The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods.

Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

The intent of the building coverage maximum is to manage structure massing and overall lot coverage. The proposed screened porch replaces some of the existing deck and has open sides for windows and screens so the additional massing impact it causes is less than what a fully finished addition in this location would cause. The two-story addition in back adds mass to the home, though it does not impact the street. The overall pattern of a principal structure with a detached garage will remain intact, and there will continue to be open space (green and blue space) between the house and the garage; with the addition the yard between the home and garage will be reduced from approximately 40' to 20' in depth. The proposed lot coverage (impervious surface) will remain in conformance with the maximum permitted.

CONDITIONS

The approval herein is conditioned upon the following:

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading, and erosion control plans, etc.

2. The plans shall be consistent with the materials included in the March 27, 2023, Planning Commission packet.
3. The impervious surface coverage shall be reviewed and it shall be determined by staff that the required standard is met.
4. The Variance shall expire one year from the date of adoption of the resolution if not acted upon.

Adopted by the City Council of the City of Excelsior, Minnesota, this 17th day of April 2023.

Approved:

Todd Carlson, Mayor

Attest:

Nalisha Williams, City Clerk

Kristi Luger, City Manager

City of Excelsior
Resolution No. 2023-30

A Resolution Denying a Variance from the Maximum Building Coverage Requirement for
Construction of an Addition at 44 Center Street

WHEREAS, Markku Ravaska, JN Built, 801 Twelve Oaks Center Drive, Wayzata, MN 55391, ("Applicant"), on behalf of property owner Chad Babcock, made application for a Residential Review Permit and a Variance from the maximum building coverage requirement for construction of an addition on a single-family home, pursuant to Articles 6 and 41 of the Excelsior Zoning Code ("Code"), for the property located at 44 Center Street, Excelsior, P.I.D. # 34.117.23.11.0042 ("Property"); and

WHEREAS, a public hearing was duly noticed pursuant to Section 4-3 of the Code; and

WHEREAS, the Planning Commission held a public hearing and considered the applications at its regularly scheduled meeting on March 27, 2023, and approved the Residential Review Permit and recommended to the City Council that the subject Variance be denied; and

WHEREAS, the City Council continued the public hearing and considered the Variance application at its April 17, 2023, meeting; and

NOW, THEREFORE, IT IS RESOLVED, that the Variance application submitted by the Applicant is hereby approved based on the following:

FINDINGS OF FACT

1. The subject parcel is located in the R2 zoning district, and the Applicant proposes to add a screened porch and a two-story addition to an existing single-family home.
2. The subject parcel is 9,478 sf and is the largest parcel on Center Street between Lake Street and First Street.
3. There is an existing detached garage on the parcel that is 936 square feet.
4. The Planning Commission approved a Residential Review Permit for the proposed addition finding that its design is in substantial conformance with the Good Neighbor Guidelines.

5. The proposed screened porch is 277 sf, and the proposed two-story addition is 419 sf on the main level.
6. No significant or landmark trees are impacted by the proposed addition.
7. The parcel currently has 2,139 square feet of building coverage (approximately 22.6% of the lot). This parcel is permitted 2,574 sf of building coverage (27.2% of the lot). The property is, accordingly, permitted to have an additional 435 square feet of building coverage under the code provisions. The Applicant proposes building coverage of 2,835 sf (29.9% of the lot).
8. Rather than comply with the zoning code's building coverage requirements, the applicant has applied for a variance of 261 feet from the maximum permitted building coverage standard.

CONCLUSIONS OF LAW

1. The application does not satisfy the criteria for a Variance pursuant to Section 6-4 of the Code.
2. *The amount of additional building coverage proposed by the Applicant is not a reasonable use under the circumstances.* The subject parcel is 9,478 square feet in size and there is an existing single-family home and detached garage on the property. The Applicant proposes a screened porch and two-story addition at the rear of the home that add 277 sf and 419 sf respectively to the main level of the home. The Applicant could add an additional 435 square feet of additional building coverage without exceeding the limit; the proposal to add 696 square feet is not reasonable.
3. *The plight of the property owner is not due to circumstances unique to the property that have not been created by the landowner.* Today the parcel has an existing single-family home and detached garage. The existing building coverage is 22.6% of the lot (or 2,139 sf of building coverage) and meets the standard required by Excelsior's Zoning Ordinance of 27.2% of the lot (or a maximum of 2,574 sf). These are the existing conditions of the parcel and this overall pattern of a principal structure with detached garage is typical for the neighborhood. The existing home was built in 1880 and exhibits a mass and scale that is compatible with surrounding homes. Its preservation meets the City goal of preserving the existing character of

residential areas. While an addition to the existing home is preferable to the demolition and construction of a new home, any proposed addition should meet the building coverage standard. There are no unique circumstances present on the parcel that warrant a deviation from the building coverage standard.

4. *The variance, if granted, will alter the essential character of the area.* The character of the area is a single-family neighborhood. There are primarily one and a half and two-story homes, many of which are older homes. The building coverage standard is meant to protect the character of the area by regulating the overall mass of structure present on each property. The granting of this variance would alter the character of the area by allowing more structure bulk on the parcel than is necessary under the circumstances.
5. *The variance, if granted, will not be in harmony with the purpose and intent of the ordinance, and consistent with the Comprehensive Plan.* City policy supports the enhancement of housing and residential neighborhoods, and this may include construction of additions on existing homes.

Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

However, the intent of the building coverage maximum is to manage structure massing and overall lot coverage. Increasing the allowable building coverage on a parcel can result in too much structural mass on the property. The open area of the yard is reduced, and the overall pattern of structures in the neighborhood is changed. While the proposed screened porch replaces some of the existing deck and has open sides for windows and screens, it adds structure and roof to the existing home. The two-story addition in back increases the length of the home from approximately 38' to 58', and the home will project 10' further into the back yard than the adjacent structure.

Adopted by the City Council of the City of Excelsior, Minnesota, this 17th day of April 2023.

Approved:

Todd Carlson, Mayor

Attest:

Nalisha Williams, City Clerk

Kristi Luger, City Manager

DRAFT

MEMORANDUM

Item 4(c) 44 Center Street - Residential Review
Permit and Variance from building coverage
standards Applications, construction of an addition

Re:

Date:

March 27, 2023

To: Planning Commission

From: Julia Mullin, Community Development

APPLICANT: Markku Ravaska, JN Built, 801 Twelve Oaks Center Drive, Wayzata, MN 55391

PROPERTY OWNER: Chad Babcock

LOCATION: 44 Center Street

CASE NO.: PC No. 23-01

60/120-DAY REVIEW

DEADLINE: April 28, 2023/ June 27, 2023

BACKGROUND

The applicant is requesting a Residential Review Permit (RRP) for the construction of an addition on an existing single-family home and a Variance from the maximum building coverage standard. The parcel is zoned R2.

I. Residential Review Permit Application Review

Neighborhood Character: The homes along this block of Center Street are all one and a half story. The landmark Christian Scientist Church at 106 Center Street is at the corner of Center and First, one parcel from the subject parcel. The homes on the block have detached garages.

DETAILS/ANALYSIS

Standard	Required – R2 District	Existing	Proposed
Minimum Lot Area	10,000 sf	9,478 sf	9,478 sf
Minimum Lot Width	60 feet	77'	77'
Rear Yard Setback	25 feet	75'	55'
Front Yard Setback*	20-30 feet Front porch may encroach up to 6' into front setback	11'	11'
Side Yard Setbacks	9.7'/9.7' feet (10% of lot width + 2)	8.7'/31'	8.7'/20.8'

Driveway Setback	3 feet (interior side lot line)	0'	0'
Maximum Building Coverage	27.2% (2,574 sf) (5% of lot area + 2100)	22.6% (2,139 sf)	29.9% (2,834 sf)
Maximum Lot Coverage	34.2% (3,327.4 sf) 12% of lot area + 2100	27.9% (2,644 sf)	30.6% (2,897 sf)
Height (measured from average grade at front of house)	29 feet (lot width is > 70'); height may increase 1' (up to 32') for each 1' increase in minimum side yard setback		
Attached garage	< 800 sf or 75% of square footage of footprint of principal dwelling, whichever is less	Detached garage 936 sf	936 sf
Front Wall Plane Width Limitations	16 feet width maximum without an 8 feet x 2 feet recession or projection ***	14'	14'
Side and Rear Wall Plane Width Limitations	32 feet without an 8 feet x 2 feet recession or projection		Side (left): 20.5' Side (right): 14.4' Rear: 26.5'
Window and door openings on exterior walls facing public street****	At least 15% of total area of exterior walls		Front: 21.2%
Window and door openings on other exterior walls****	At least 10% of total area of exterior walls		14%

NOTES:

* The front yard setback of a principal structure (or addition thereto) shall be no closer to the street than the average of the front yard setbacks for the principal structures on either adjacent lot on the same block and same side of the street provided that it shall not be closer than 20 feet from the front property line. (Sec. 41-3)

[** 500 square feet of lot coverage is exempt from the lot coverage limits if a garage is setback 60 feet or more from the front property line and accessed from the front of the property. (Sec. 41-6) – not applicable]

*** A porch may be used in lieu of required offset. (Sec. 41-10)

**** Total area of exterior walls for window and door opening calculation excludes garage doors. (Sec. 41-10)

The Proposed Additions: There are two proposed additions: a screened porch on the northeast side elevation (right) which will partially replace an existing deck, and a two-story addition on the rear of the home. The screened porch is proposed at 277 sf, and the rear addition is 419 sf.

Exterior Materials: Lap siding and shakes.

Landscaping and Tree Preservation: No impact to trees.

Stormwater Management: A best management practice for stormwater management is not required for additions to existing homes.

Neighborhood Notification and Opportunity to be Heard

As required by Ordinance *Section 42-7 (c) Neighbor Notification and Opportunity to be Heard*, property owners within 350 feet of the property have been mailed notice of the meeting and the opportunity to provide feedback at the regularly scheduled Planning Commission meeting on March 27, 2023.

Staff received public comment on this application. It is attached.

RRP Criteria

The City Architect's review is attached. The following, in italics, is Planning Review.

1. Massing and scale of new structure should be compatible with neighboring structures. *The screened porch addition is towards the rear of the home, replaces part of an existing deck, and is on the side of the home with the larger setback. With the screened porch the side setback will be 21' (required is 9.7'). Its impact on the street and on the neighbor (the neighbor's garage is closest to the proposed porch) is minimal. The addition proposed for the rear of the home extends the length of the home by 20' and because the addition is two stories it will result in a significant change to the parcel. This is an interior parcel so the primary impact is on the adjacent parcel to the southwest and does not impact the street.*
2. The size and mass of a new structure should be compatible with the size of the property. *This is a larger parcel for the neighborhood. What's unusual is the large size of the existing detached garage. It is 36' x*

26', 936 sf. There is a lot of structure on this parcel (building coverage variance is needed), but the proposed additions themselves are compatible with the size of the property.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties. *The proposed screen porch will be seen from the street; however it is set at the rear of the home and an existing deck is between it and the street.*
4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls. *The proposed addition respects the sites natural features and does not propose substantial grade changes.*
5. Consider front porch element in design of new structures. *There is a one-story element at the front of the house, a sort of entry room, and there is a deck that runs along part of the front and wraps around to the side. This application proposes a screened porch for the home.*
6. A new structure should be detailed as four-sided architecture. *The proposed addition is well-detailed on all four sides.*
7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements. *The proposed rear addition will impact the adjacent property. It will extend the home an additional 10' into the rear yard beyond the neighboring structure. There will still be a break between the home and the detached garage providing space for a yard.*

II. Variance Analysis

The Applicant is requesting a Variance of 261' from the maximum permitted building coverage. This parcel is permitted 2,574 sf of building coverage (27.2% of the lot), and the Applicant proposes building coverage of 2,835 sf (29.9% of the lot).

Variance Review Criteria

The Excelsior Zoning Code, per MN Statute, requires that a variance request be evaluated according to the following criteria:

1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?

The subject parcel is 9,478 square feet in size and there is an existing single-family home and detached garage on the property. The Applicant proposes a screened porch and two-story addition at the rear of the home that add 277 sf and 419 sf respectively to the main level of the home.

2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?

A unique circumstance is that the parcel has a large detached garage on it. It is 936 sf (36' x 26'). If the garage were sized more similarly to those on surrounding parcels, these proposed additions would not require a building coverage variance. The garage is at the rear of the property and entered from the alley off of First Street. Its presence is not impactful to Center Street. An additional unique circumstance is that this home was built in 1880 and has one and a half story massing typical of older homes in the area and is desirable in terms of its mass and scale in the context of the neighborhood. An addition to the home keeps the original structure intact and is preferable to a tear-down and rebuild which would likely result in a home that extends further to the rear of the lot, has an attached garage, and creates more massing on the street and for adjacent parcels.

3. Will the variance, if granted, alter the essential character of the area?

The character of the area is a single-family neighborhood. There are primarily one and a half and two-story homes, many of which are older homes. The subject parcel is larger than those around it, and the additions do not encroach into setbacks, and open space at the rear and side, while lessened, is still preserved.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

The proposal meets the following Goal of the Comprehensive Plan for Residential Areas. City policy supports the enhancement of housing and residential neighborhoods.

Goal: Maintain the Community's image and desirability as a great place to live and raise a family by preserving and enhancing the quality, character, safety and appeal of residential neighborhoods and developments, and providing diversity in its housing stock and unit types.

Building coverage variance: The intent of the building coverage maximum is to manage structure massing and overall lot coverage. The proposed screen porch replaces some of the existing deck and has open sides for windows and screens so the additional massing impact it causes is less than what a fully finished addition in this location would cause. The two-story addition in back adds mass to the home, though it does not impact the street. The proposed lot coverage (impervious surface coverage) will be 430 sf under the maximum permitted.

Public Hearing

As required by Ordinance Appendix E, Section 6-6 – Procedures Variances, the Planning Commission shall conduct a duly noticed public hearing on the Variance application at their regularly scheduled meeting on Monday, March 27, 2023.

Recommended Conditions of Approval.

Staff recommends following conditions for any approval of the Residential Review Permit:

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The plans shall be consistent with the materials included in the March 27, 2023 Planning Commission packet.
3. The RRP shall expire one year from the date of adoption of the resolution if not acted upon.

RECOMMENDED PLANNING COMMISSION ACTION

The Planning Commission shall hold a public hearing for the Residential Review Permit application and the Variance application. The Planning Commission shall approve or deny the RRP for the proposed addition at 44 Center Street based on the project's conformance with the Good Neighbor Guidelines. The Planning Commission shall recommend to the City Council approval or denial of the Variance based on the criteria above.

Staff recommends approval of the Residential Review Permit application based on findings in the staff report and city architect review that the Good Neighbor Guidelines are substantially met, an approval of the Variance application based on the findings in the staff report.

ATTACHMENTS

- 1) City Architect Report
- 2) Public Comments
- 3) Residential Review Permit and Variance Applications
- 4) Survey and Plans

Excelsior Good Neighbor Guidelines PLAN Review

44 CENTER STREET 03/22/2023

Guidelines (7)	Review Criteria
1. Massing and scale of a new structure should be compatible with neighboring structures	• Ensure that the massing and scale of a new structure is visually compatible with neighboring structures, with special attention to design of upper levels and roofs. • Consider incorporating the following mass mitigation techniques to align with neighborhood patterns: ▪ Street facing gable ▪ One story open front porch ▪ Step-downs ▪ Upper level components that are 1/2 story rather than full story ▪ Roof planes that are broken up (no large unarticulated planes) ▪ Offset structure components to break up bulk and large flat planes (gable and wing) ▪ Separate components by breezeway or one story element ▪ Garage located 60' back from front street ▪ Highly creative design that reduces the perception of bulk ▪ A "tunnel effect," which results from tall walls placed close together, should be avoided through one-story additions or step-backs • Maintain consistency with the street wall on all sides (including corner lots) and design façade width to reflect the established range of neighboring structure widths. • Ensure that the height of a new structure is within the height range of neighboring structures and floor-to-floor heights are compatible with those of neighboring structures. • Position taller portions of a structure away from neighboring structures of lower scale to minimize looming effects and shading of neighboring structures, or step down the structure toward lower-scaled neighboring structures.

The project proposes a one-story side-yard screen porch addition and a rear-yard 1-1/2-to-two-story addition to an existing smaller 1-1/2 story house. The rear addition lengthens the house an additional 20'-0", from about 38'-0" to 58'-0". The result is the renovated house extends about 11'-0" deeper into the lot than the adjacent house to left/south at 48 Center St.

The rear addition's roof is broken up by shed-type dormer on each side. The side-yard one-story porch addition incorporates the existing kitchen area under its new roof, and generally has less impact on the overall massing of the building.

There is a mix of one, one-and-one half and two-story houses in the immediate area. The proposed additions seems compatible with the street and neighborhood and do not seem to unduly impact its adjoining neighbors.

2. The size and mass of a new structure should be compatible with the size of the property	• Ensure that the structure's visible building envelope (bulk) is compatible with the property size and with neighboring structures. • Locate the garage to respect existing neighborhood patterns and minimize the garage's impact on structure massing and street face.
--	--

The house becomes longer on the site and extends to within about 20'-0" of its large existing rear-yard detached garage, but the overall bulk of the house seems reasonably compatible with the property size.

See attached plans with color indicating extent of the additions vs. the existing house.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties	• Respect the established structure location, alignments and open space patterns between neighboring structures when locating a new structure. • Maintain the traditional rhythm of the street face, the orientation pattern and the proportion of built to open space of structures facing the street, including each side of a corner lot. • Design the site footprint of a structure to be compatible with the existing lot coverage pattern of neighboring structures.
---	--

The new addition does not significantly impact the street face or nearby side yard alignments and open space patterns. Although the extended house with its existing oversized garage fills the site lengthwise more than typically seen, the house addition does not seem to negatively affect the neighborhood as seen for the street

The house becomes about 20-0 longer on the site with its wider, two-story rear-yard addition. Its greatest impact is on the neighbor to the left/ south (48 Center Street). Overall, it seems reasonably compatible with neighboring properties.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls	• Ensure that grade changes do not change the character of the street face or the relationship of the structure to neighboring structures. • Respect the site's natural slope and minimize cut, fill and retaining walls. • Use structure stepbacks and stepdowns at the slope to break up massing and continuous walls.
--	--

The additions to the house do not appear to impact grades or slopes or require retaining walls.

5. Consider front porch element in design of new structures	• Use an unenclosed single story front porch to break up a structure's massing on the street face.
---	--

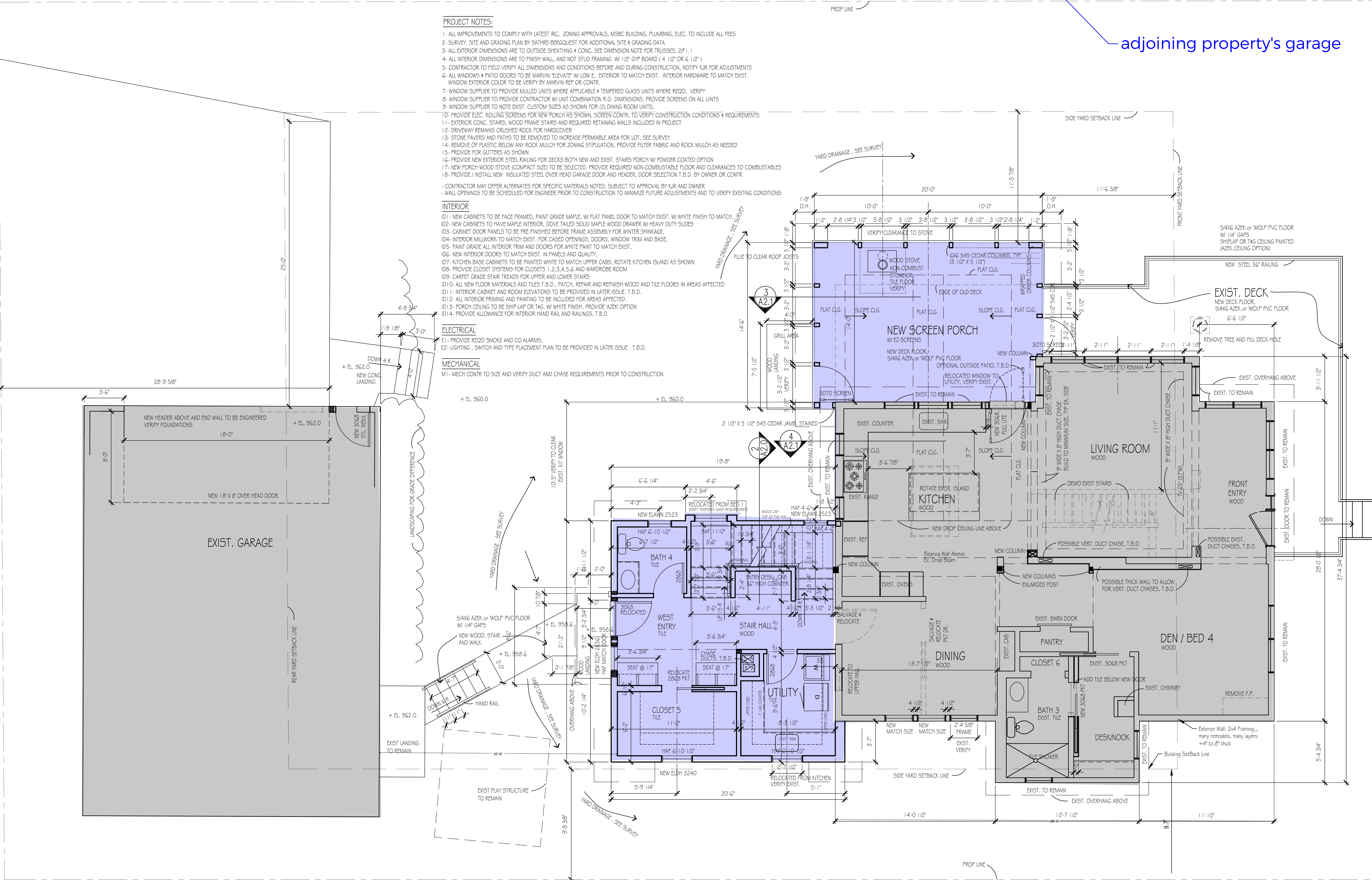
Neither addition affects the front elevation of the house. The screen porch addition connects to an existing low deck that extends to the front of the house

6. A new structure should be detailed as four-sided architecture	• Use an unenclosed single story front porch to break up a structure's massing on the street face. • Arrange openings to reflect the traditional alignment of openings in neighboring structures to avoid large, unbalanced wall expanses.
--	---

Generally, the house additions show good four-sided design, consistent with the materials and detailing of the original house.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.	• Locate decks, balconies, and pools to consider privacy of neighboring properties. • Minimize interruption of the sunlight, skyplane, and views for neighboring structures.
---	---

The rear-yard addition has its roof aligned on axis with the existing house's roof lines, with its walls setback 9-8 from the adjoining property line. The side-yard addition (with more outdoor activity) faces the deeper side of the lot and is buffered from the neighbor to the right/north (274 Lake) by the neighbor's garage.



- PROJECT NOTES:**
- 1- ALL IMPROVEMENTS TO COMPLY WITH LATEST IRC, ZONING APPROVALS, MSBC BUILDING, PLUMBING, ELEC. TO INCLUDE ALL FEES
 - 2- SURVEY, SITE AND GRADING PLAN BY SATHERE-BERQUEST FOR ADDITIONAL SITE & GRADING DATA
 - 3- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE SHEATHING & CONC., SEE DIMENSION NOTE FOR TRUSSES, 2/F.I.
 - 4- ALL INTERIOR DIMENSIONS ARE TO FINISH WALL, AND NOT STUD FRAMING W/ 1/2" GYP BOARD (4 1/2" OR 6 1/2")
 - 5- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE AND DURING CONSTRUCTION, NOTIFY KJR FOR ADJUSTMENTS
 - 6- ALL WINDOWS & PATIO DOORS TO BE MARVIN "ELEVATE" W/ LOW E, EXTERIOR TO MATCH EXIST., INTERIOR HARDWARE TO MATCH EXIST., WINDOW EXTERIOR COLOR TO BE VERIFY BY MARVIN REP OR CONTR.
 - 7- WINDOW SUPPLIER TO PROVIDE MULLED UNITS WHERE APPLICABLE & TEMPERED GLASS UNITS WHERE REQ'D, VERIFY
 - 8- WINDOW SUPPLIER TO PROVIDE CONTRACTOR W/ UNIT COMBINATION R.O. DIMENSIONS, PROVIDE SCREENS ON ALL UNITS
 - 9- WINDOW SUPPLIER TO NOTE EXIST. CUSTOM SIZES AS SHOWN FOR (2) DINING ROOM UNITS
 - 10- PROVIDE ELEC. ROLLING SCREENS FOR NEW PORCH AS SHOWN, SCREEN CONTR. TO VERIFY CONSTRUCTION CONDITIONS & REQUIREMENTS
 - 11- EXTERIOR CONC. STAIRS, WOOD FRAME STAIRS AND REQUIRED RETAINING WALLS INCLUDED IN PROJECT
 - 12- DRIVEWAY REMAINS CRUSHED ROCK FOR HARDCOVER
 - 13- STONE PAVERS AND PATHS TO BE REMOVED TO INCREASE PERMIABLE AREA FOR LOT, SEE SURVEY
 - 14- REMOVE OF PLASTIC BELOW ANY ROCK MULCH FOR ZONING STIPULATION, PROVIDE FILTER FABRIC AND ROCK MULCH AS NEEDED
 - 15- PROVIDE FOR GUTTERS AS SHOWN
 - 16- PROVIDE NEW EXTERIOR STEEL RAILING FOR DECKS BOTH NEW AND EXIST., STAIRS PORCH W/ POWDER COATED OPTION
 - 17- NEW PORCH WOOD STOVE (COMPACT SIZE) TO BE SELECTED, PROVIDE REQUIRED NON-COMBUSTIBLE FLOOR AND CLEARANCES TO COMBUSTIBLES
 - 18- PROVIDE / INSTALL NEW INSULATED STEEL OVER-HEAD GARAGE DOOR AND HEADER, DOOR SELECTION T.B.D. BY OWNER OR CONTR.
- CONTRACTOR MAY OFFER ALTERNATES FOR SPECIFIC MATERIALS NOTED, SUBJECT TO APPROVAL BY KJR AND OWNER
- WALL OPENINGS TO BE SCHEDULED FOR ENGINEER PRIOR TO CONSTRUCTION TO MINIMIZE FUTURE ADJUSTMENTS AND TO VERIFY EXISTING CONDITIONS

- INTERIOR**
- ID1- NEW CABINETS TO BE FACE FRAMED, PAINT GRADE MAPLE, W/ FLAT PANEL DOOR TO MATCH EXIST., W/ WHITE FINISH TO MATCH,
 - ID2- NEW CABINETS TO HAVE MAPLE INTERIOR, DOVE TAILED SOLID MAPLE WOOD DRAWER W/ HEAVY DUTY SLIDES
 - ID3- CABINET DOOR PANELS TO BE PRE-FINISHED BEFORE FRAME ASSEMBLY FOR WINTER SHINKAGE,
 - ID4- INTERIOR MILLWORK TO MATCH EXIST. FOR CASED OPENINGS, DOORS, WINDOW TRIM AND BASE,
 - ID5- PAINT GRADE ALL INTERIOR TRIM AND DOORS FOR WHITE PAINT TO MATCH EXIST.,
 - ID6- NEW INTERIOR DOORS TO MATCH EXIST. IN PANELS AND QUALITY,
 - ID7- KITCHEN BASE CABINETS TO BE PAINTED WHITE TO MATCH UPPER CABS, ROTATE KITCHEN ISLAND AS SHOWN
 - ID8- PROVIDE CLOSET SYSTEMS FOR CLOSETS 1, 2, 3, 4, 5 & 6 AND WARDROBE ROOM
 - ID9- CARPET GRADE STAIR TREADS FOR UPPER AND LOWER STAIRS
 - ID10- ALL NEW FLOOR MATERIALS AND TILES T.B.D., PATCH, REPAIR AND REFINISH WOOD AND TILE FLOORS IN AREAS AFFECTED
 - ID11- INTERIOR CABINET AND ROOM ELEVATIONS TO BE PROVIDED IN LATER ISSUE, T.B.D.
 - ID12- ALL INTERIOR PRIMING AND PAINTING TO BE INCLUDED FOR AREAS AFFECTED,
 - ID13- PORCH CEILING TO BE SHIP-LAP OR TAG, W/ WHITE FINISH, PROVIDE AZEK OPTION
 - ID14- PROVIDE ALLOWANCE FOR INTERIOR HAND RAIL AND RAILINGS, T.B.D.

- ELECTRICAL**
- E1- PROVIDE REQ'D SMOKE AND CO ALARMS,
 - E2- LIGHTING, SWITCH AND TYPE PLACEMENT PLAN TO BE PROVIDED IN LATER ISSUE, T.B.D.
- MECHANICAL**
- M1- MECH CONTR TO SIZE AND VERIFY DUCT AND CHASE REQUIREMENTS PRIOR TO CONSTRUCTION

1
A1.1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

colored areas indicate new construction

KJR
Group
LLC

TEL 952.472.3197
Email krkjgroup@live.com
2618 Grove Lane
Mound, MN 55364

Babcock
Residence

44 Center St
Excelsior, MN 55331

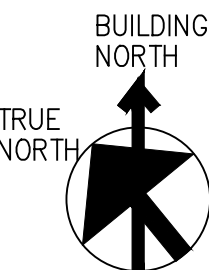
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Kelvin J. Retterath
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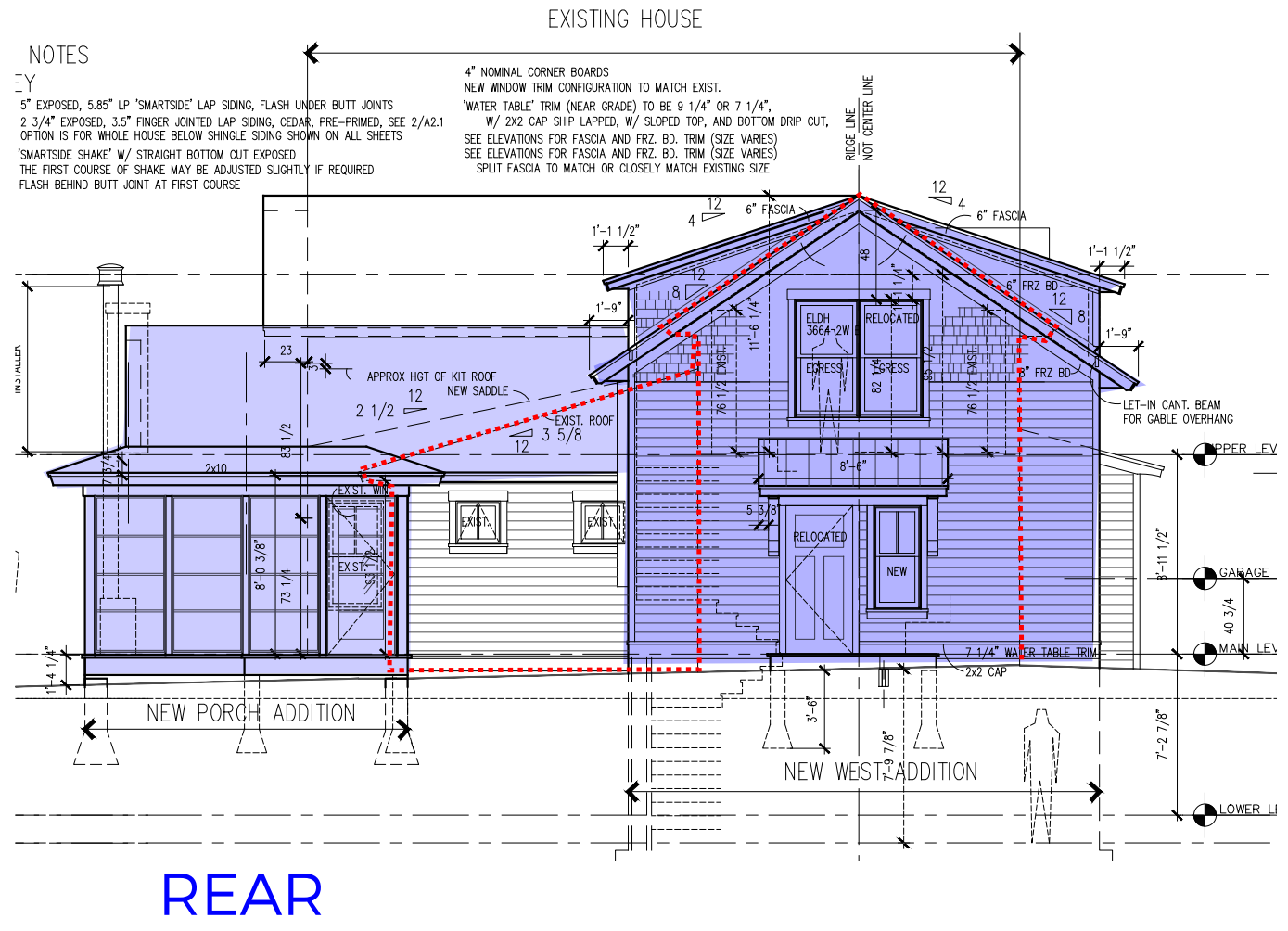
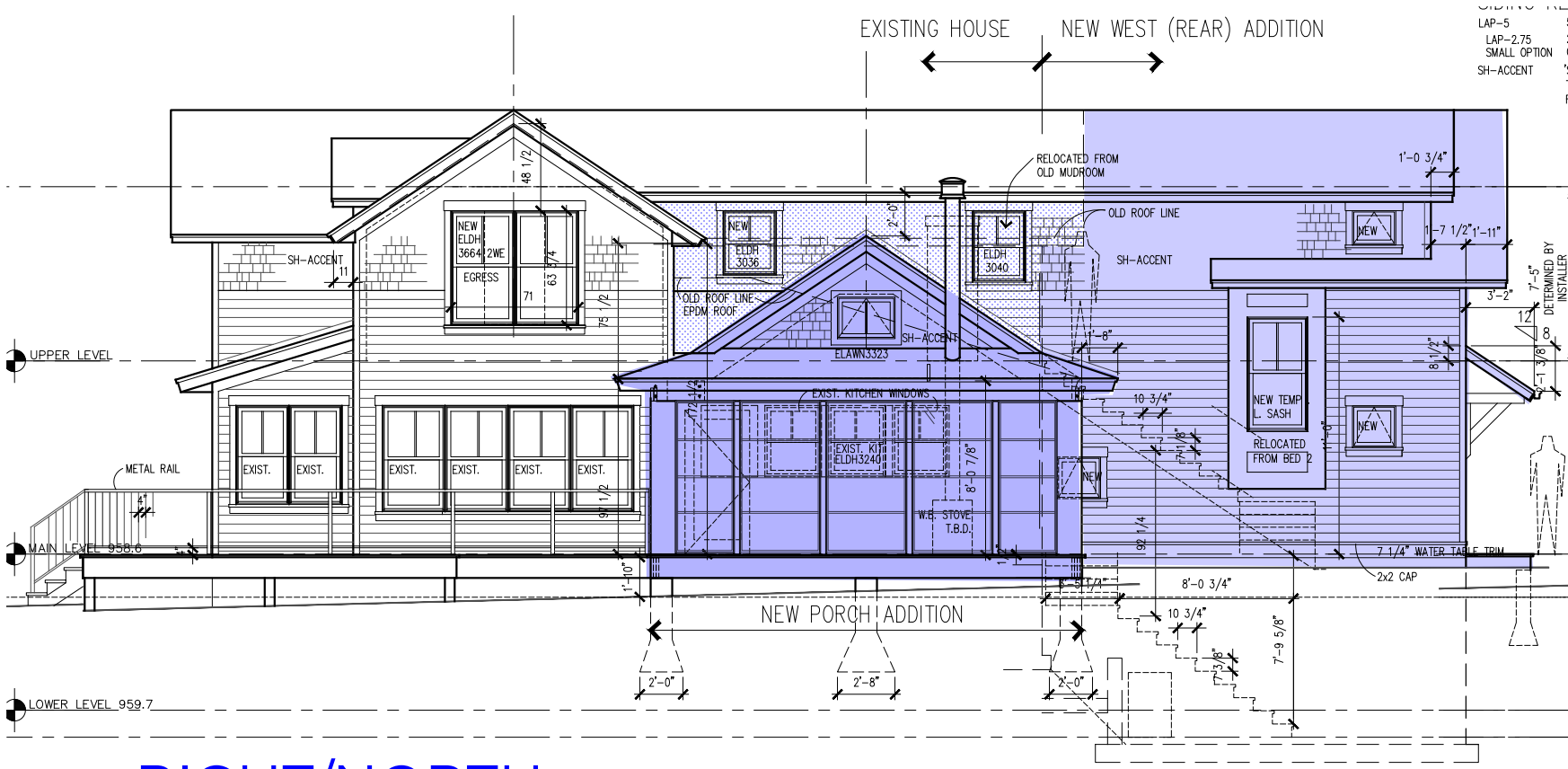
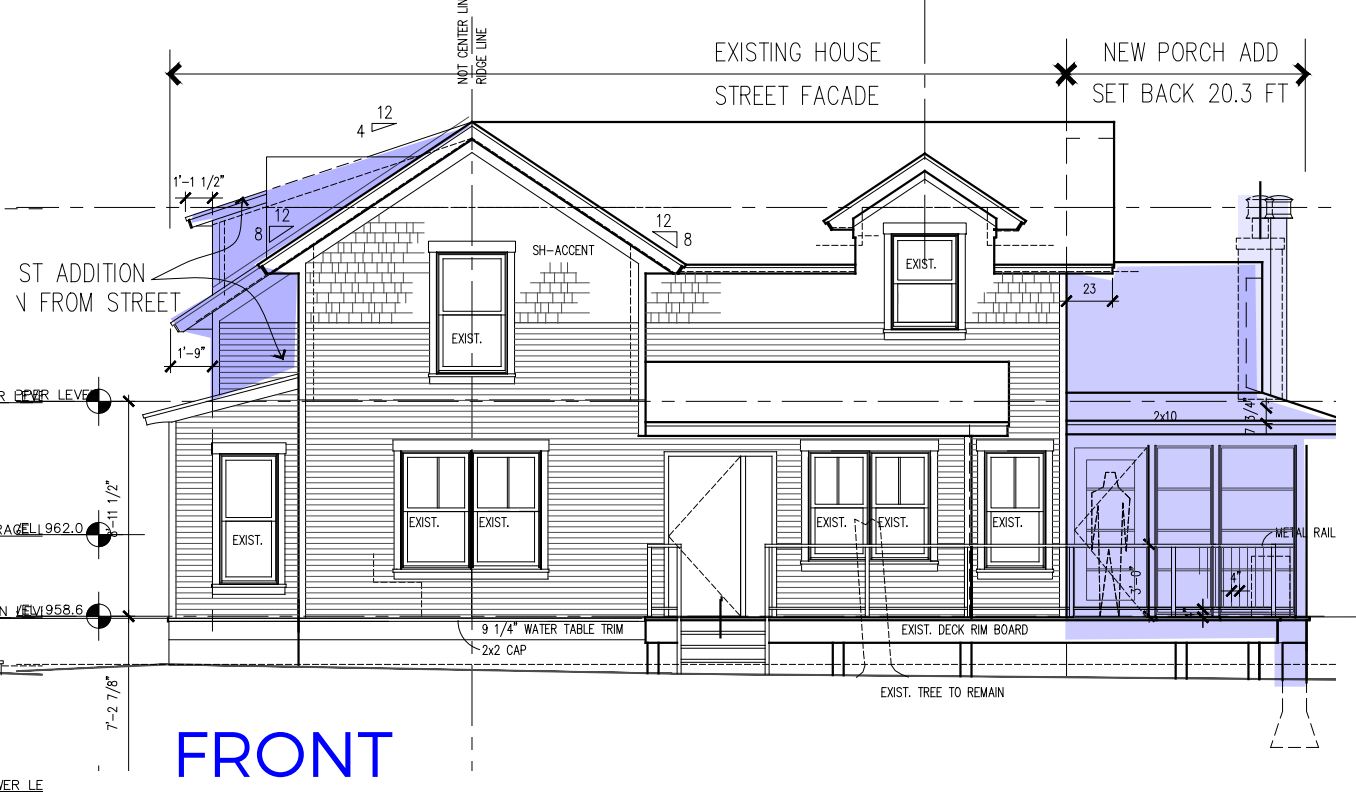
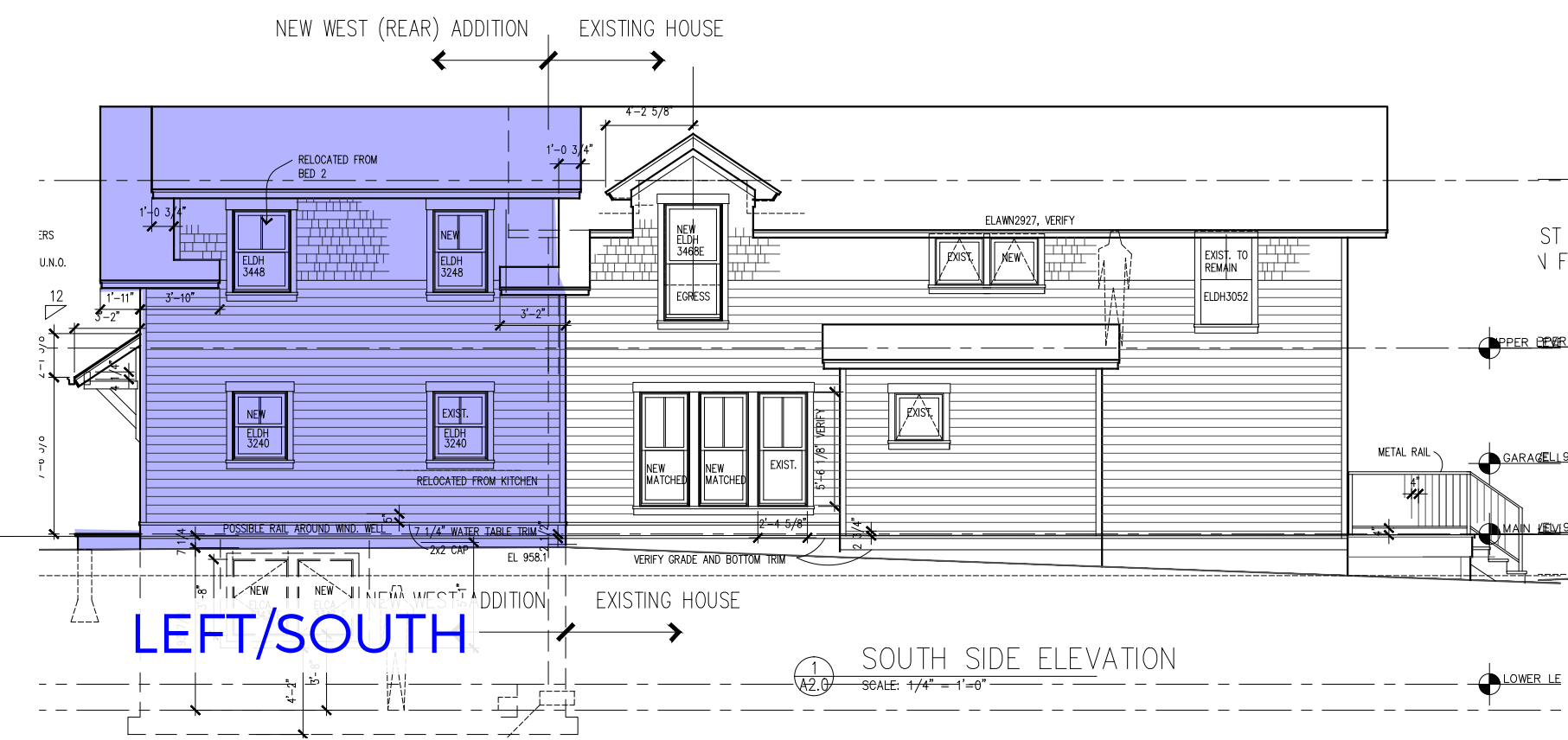
- ABBREVIATIONS:**
- A.B. - ANCHOR BOLT
 - AF - ABOVE FLOOR
 - ALUM. - ALUMINUM
 - B.M. - BRICK MOUND
 - BRG. - BEARING
 - BOT. - BOTTOM
 - BD. - BOARD
 - CANT. - CANTILEVER
 - CDR. - CEDAR
 - CMU - CONCRETE MASONRY UNIT
 - CONC. - CONCRETE
 - CONST. - CONSTRUCTION
 - CONT. - CONTINUOUS
 - EA. - EACH
 - ELEV. - ELEVATION
 - EPS - EXPANDED POLYSTYRENE
(WHITE BEAD BRD.)
 - EXIST. - EXISTING
 - FTG. - FOOTING
 - F.D. - FLOOR DRAIN
 - G.T. - GIRDER TRUSSES
 - GYP. BD. - GYPSUM BOARD
 - HAF. - ROUGH OPENING HEAD HEIGHT
ABOVE SUB FLOOR
 - HDR. - HEADER
 - INV. - INVERTED
 - J.H. - JOIST HANGER
 - LVL - LAMINATED VENEER LUMBER
 - MIN. - MINIMUM
 - MAX. - MAXIMUM
 - O.H. - OVERHANG
 - PKT. - POCKET
 - PSL - PARALLEL STRAND LUMBER
 - PLYWD. - PLYWOOD
 - RWD. - REDWOOD
 - R. CDR. - ROUGH CEDAR
 - R.O. - ROUGH OPENING
 - 4'-0" - R.O. VERTICAL DIMENSION
 - R/A - RETURN AIR
 - S/A - SUPPLY AIR
 - T.B.D. - TO BE DETERMINED
 - T.O.W. - TOP OF WALL
 - TRD. - TREATED (WOLMINIZED)
 - TYP. - TYPICAL
 - U.N.O. - UNLESS NOTED OTHERWISE
 - XPS - EXTRUDED POLYSTYRENE
(CLOSED CELL RIGID INSUL.)

SHEET:

**MAIN
FLOOR PLAN**

ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A
DRAWN BY: KELVIN RETTERATH		
CHECK BY:		
A1.1		
SHEET NO.		





NOTES

5" EXPOSED, 5.85" LP 'SMARTSIDE' LAP SIDING, FLASH UNDER BUTT JOINTS

2 3/4" EXPOSED, 3.5" FINGER JOINTED LAP SIDING, CEDAR, PRE-PRIMED, SEE 2/A2.1

OPTION IS FOR WHOLE HOUSE BELOW SHINGLE SIDING SHOWN ON ALL SHEETS

'SMARTSIDE SHAKE' W/ STRAIGHT BOTTOM CUT EXPOSED

THE FIRST COURSE OF SHAKE MAY BE ADJUSTED SLIGHTLY IF REQUIRED

FLASH BEHIND BUTT JOINT AT FIRST COURSE

4" NOMINAL CORNER BOARDS

NEW WINDOW TRIM CONFIGURATION TO MATCH EXIST.

'WATER TABLE' TRIM (NEAR GRADE) TO BE 9 1/4" OR 7 1/4",

W/ 2X2 CAP SHIP LAPPED, W/ SLOPED TOP, AND BOTTOM DRIP CUT,

SEE ELEVATIONS FOR FASCIA AND FRZ. BD. TRIM (SIZE VARIES)

SEE ELEVATIONS FOR FASCIA AND FRZ. BD. TRIM (SIZE VARIES)

SPLIT FASCIA TO MATCH OR CLOSELY MATCH EXISTING SIZE

RIGHT/NORTH

REAR

colored areas indicate new construction

From: [Lance Black](#)
To: [Julia Mullin](#)
Cc: [Tia](#)
Subject: 44 Center Street Residential Review Permit
Date: Wednesday, March 22, 2023 10:44:23 AM

Dear Ms. Mullin, please pass this email on to the Planning Commissioners for consideration of 44 Center Street.

I am writing in support of the application for a Residential Review Permit and Variance from the maximum building coverage for 44 Center Street. The property is next door to our property and the owners have discussed the improvements they would like to make to better accommodate the unique needs of their family. The addition would not obstruct any neighbors view the way the property is laid out with mostly garages surrounding the area.

Thank you for your consideration.

Lance &Tia Black
274 Lake Street

Chad and Beth Babcock Residence

44 Center St. Excelsior, MN 3/22/23

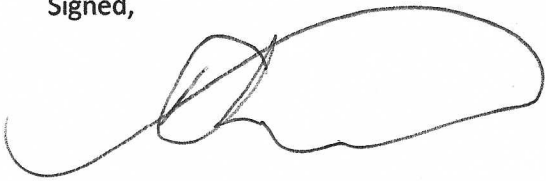
To the staff and Planning and Zoning of Excelsior

We had the opportunity to speak to the Babcock's and review the proposed plans for their 44 Center St. remodel. We understand their plan and the need for a variance due to:

- Making the main level ADA friendly and enjoyable for their brother/brother in-law
- Relocating interior staircase to make it code compliant and functional
- Majority of the screen porch will be constructed over already existing deck
- Proposed design is more aesthetically pleasing to street view

We fully support the suggested plans and hope to see them get approved.

Signed,

A handwritten signature in dark ink, appearing to be 'Troy and Melissa Mathwig', written in a cursive, flowing style.

3-22-23

Troy and Melissa Mathwig

254, 262 & 264 Lake St., Excelsior, MN

From: [Eric Snyder](#)
To: [Julia Mullin](#); Dan@wallacearchitecture.com
Cc: [Nalisha Williams](#); [Chad Babcock](#); [Kim Snyder](#)
Subject: Support of 44 Center Street Variance
Date: Thursday, March 23, 2023 1:15:23 PM

Hello Julia and Dan -

It's my understanding that our neighbors, Chad and Beth Babcock, will be going in front of the Planning Commission next Monday to request a variance for their proposed home renovation at 44 Center Street. We live directly across from the property in question and are supportive of their plans. They are terrific neighbors and we are pleased that they are choosing to invest in their property to suit their needs. Based on the plans we have seen and the conversations we have had with the Babcock's, the proposed renovation will improve their home's functionality, and have a negligible impact on the footprint of the existing home.

Thanks in advance for considering our input. We hope that you approve their request for a variance. In the meantime, if you have any questions, please feel free to contact us.

Eric & Kim Snyder
25 Center Street
952.452.3766



City of Excelsior
339 Third St. • Excelsior, MN 55331
(952) 653-3674

Land Use Review Application

APPLICANT INFORMATION		
Name: <u>MARKKU PAVASIA</u>	Business Name: <u>JN BUILT</u>	
Address: <u>801 TWELVE OAKS CENTER DR SUITE 812</u>		
City: <u>WAYZATA</u>	State: <u>MN</u>	Zip Code: <u>55391</u>
Telephone: <u>320 237 7067</u>	E-Mail: <u>MARKKU@JNBUILT.COM</u>	
OWNER INFORMATION (if different)		
Name: <u>CHAD ANDRETH BARACK</u>	Business Name:	
Address: <u>44 CENTER ST</u>		
City: <u>EXCELSIOR</u>	State: <u>MN</u>	Zip Code: <u>55331</u>
Telephone: <u>651 308 9706</u>	E-Mail: <u>CHAD@CHADBARACK.COM</u>	

TYPE OF APPLICATION (check all that apply)		
☐ Comprehensive Plan Amend	☐ Design Standards	☐ Subdivision
☐ Rezoning	☐ Sketch Plan Review	☐ Admin Subdivision
☐ PUD - Concept Plan	☐ Conditional Use Permit/IUP	☐ Preliminary Plat
☐ PUD - General Plan	☒ Variance	☐ Final Plat
☐ PUD - Final Plan	☐ Appeal of Zoning Decision	☐ Other _____

PROJECT INFORMATION	
Street Address: <u>44 CENTER ST</u>	Zoning District: <u>R2</u>
Property Identification Number(s) (PIN #s): <u>LOT 17+18 AUDITORS SUBDIVISION NO 135</u>	
Legal Description (attach if necessary): <u>TWP 117 RGE 23 - SEC 34</u>	
Description of Proposal (attach additional information if needed): <u>3 SEASON PORCH</u>	
Reason(s) to Approve Request (attach additional information if needed):	

APPLICANT'S STATEMENT

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature: [Signature]

Date: 2/27/23

OWNER'S STATEMENT

I am the owner of the above described property and I agree to this application.

Signature: [Signature]

Date: 2/27/23

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

44 Center St is located on an oversized lot with a private setting to the next-door neighbors. The main floor layout provides one room with a nice view of the lake, the house currently does not have front porch and adding the screen porch would provide a porch to sit and enjoy the views. The screen porch will face the neighbor to the north, sitting on the porch you will be looking at the neighbor's garage and there are no windows to the neighbor's house in sight. Allowable side yard setback on this oversized property is 9.7 ft, the current design has the porch approximately 21 ft from the property line. The main floor layout has an option for a pullout bed and a room conversion to accommodate a wheelchair confined family member to stay, the porch would provide additional living space for 3 seasons to make up for the space and provide more opportunity to enjoy the main floor living together.

The current design focuses on the back of the property, extensive work has been put forth to limit the massive look and the appearance from the road, this also adds length to the house. The design of the screen porch adds good architecture to the overall house. Over half of the screen porch will be constructed on existing deck, the new design puts the allowed building coverage over by 261 sq/ft which is 2.75%.

The neighbors close by have expressed support and have seen the plans for this project.

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
Lots 17 and 18, Auditor's Subdivision No. 135, Hennepin County, MN

Parcel 2:
Lot 19, Seamans' Subdivision of Lots 7 & 8 Excelsior - Hennepin County - Minn.

STANDARD NOTES

1) **Site Address:** 44 Center Street, Excelsior, Minnesota 55331

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted herein.

3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0312F, effective date of November 4th, 2016.

4) **Parcel Area Information:** Gross Area: 9,478 s.f. ~ 0.217 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark:** Elevations are based on TNH @ 1st Street & Center Street which has an elevation of: 958.28 feet (NAVD88).

6) **Zoning Information:** The current Zoning for the subject property is R2 (Single and Two Family Residential) per the City of Excelsior's zoning map dated September 3rd, 2008. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Front: Average front yard setback, 20 feet min. 30 feet max.
Side: 10% of lot width + 2 = 9.7 feet
Rear: 25 feet
Height: 29 feet
Hardcover: 12% + 2,100 sq.ft. = 3,237 sq.ft. or 34.18%

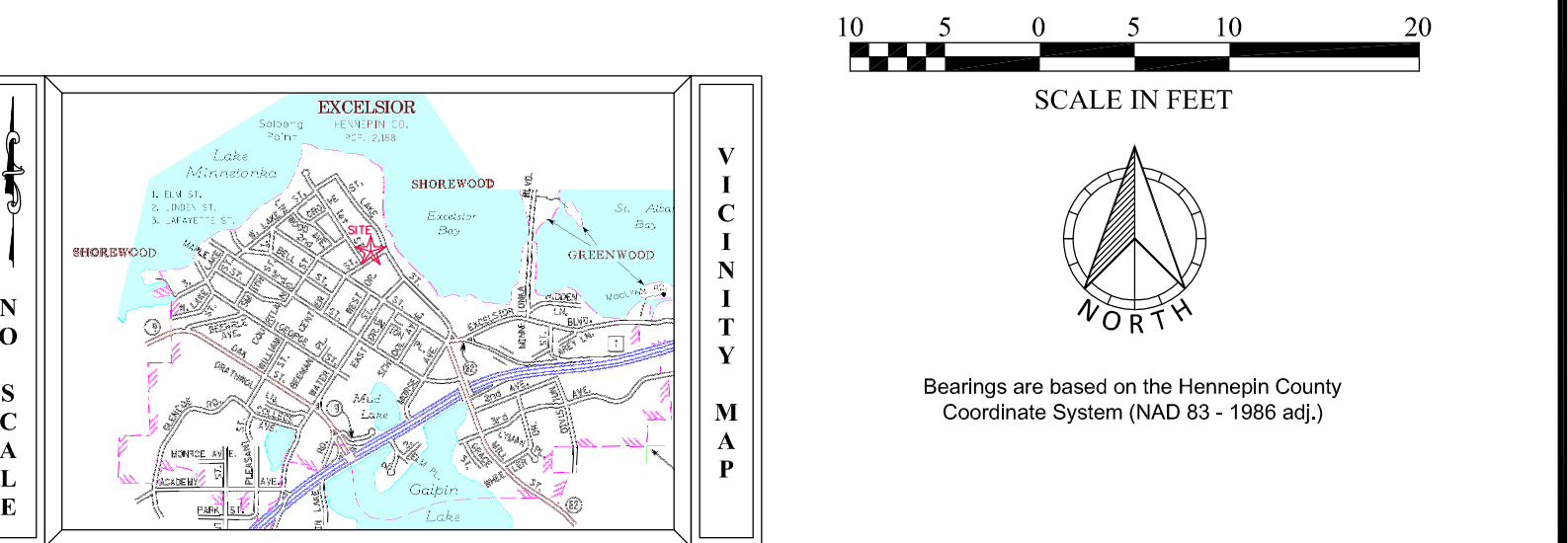
Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

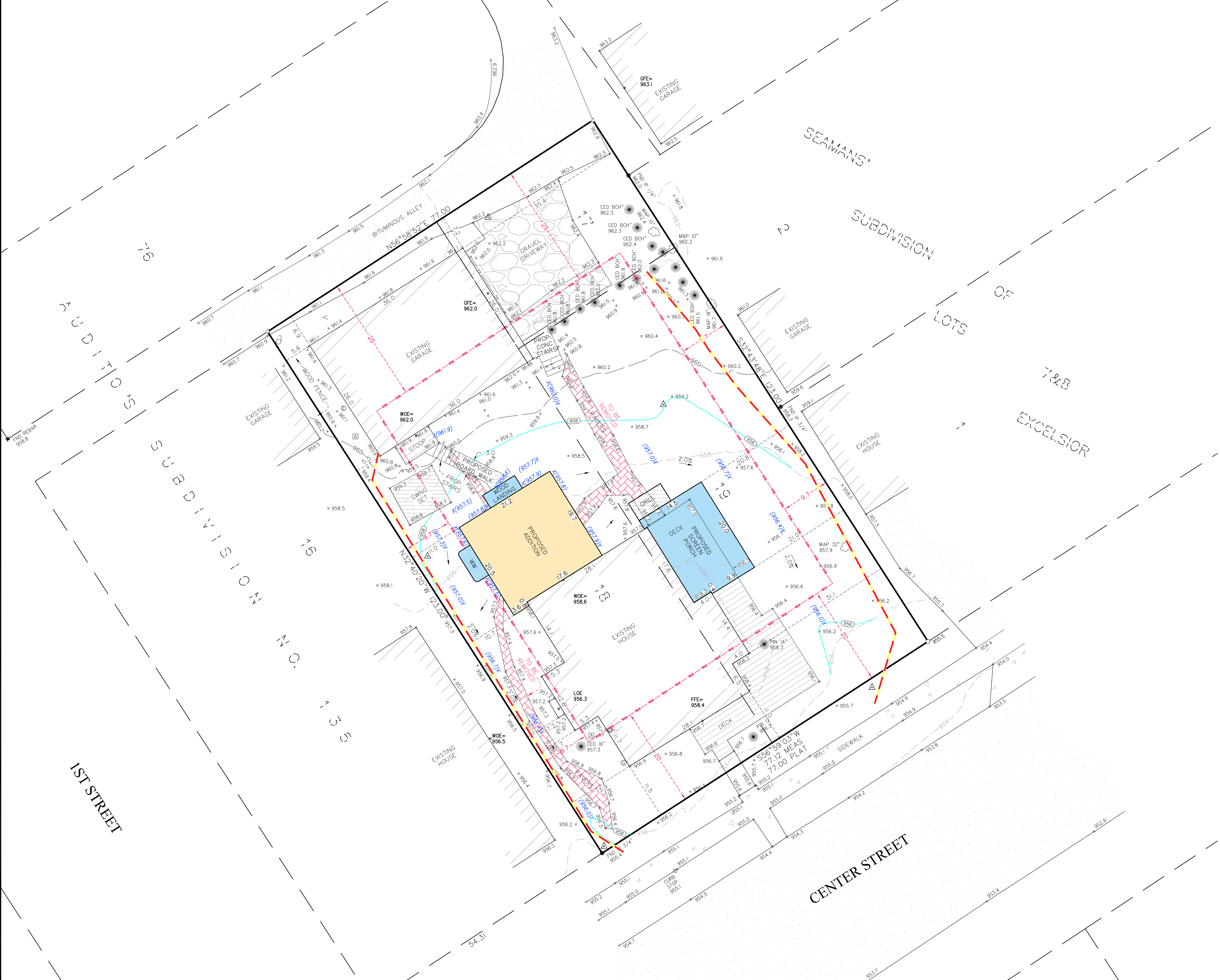
7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Existing Hardcover	Proposed Hardcover	Existing Alley Bit Hardcover
Lot Area = 9,478 S.F.	Lot Area = 9,478 S.F.	Alley = 272 S.F.
House Area = 1,203 S.F.	Existing House Area = 1,203 S.F.	
Deck Area = 526 S.F.	Proposed Addition Area = 419 S.F.	
excluded = -526 S.F.	Proposed Porch Area = 277 S.F.	
Rear Stoop Area = 46 S.F.	Proposed Overhang = 10 S.F.	
Pavers Area = 345 S.F.	Beyond 2' = 42 S.F.	
Swing Set Area = 79 S.F.	Proposed Conc. Stairs = 10 S.F.	
excluded = -79 S.F.	Front Walk Area = 936 S.F.	
Ret. Walls Area = 82 S.F.	Garage Area = 2,897 S.F.	
Garage Stoop Area = 32 S.F.	Total Area = 30.57%	
Garage Area = 936 S.F.		
Total Area = 2,644 S.F.		
Coverage = 27.90%		

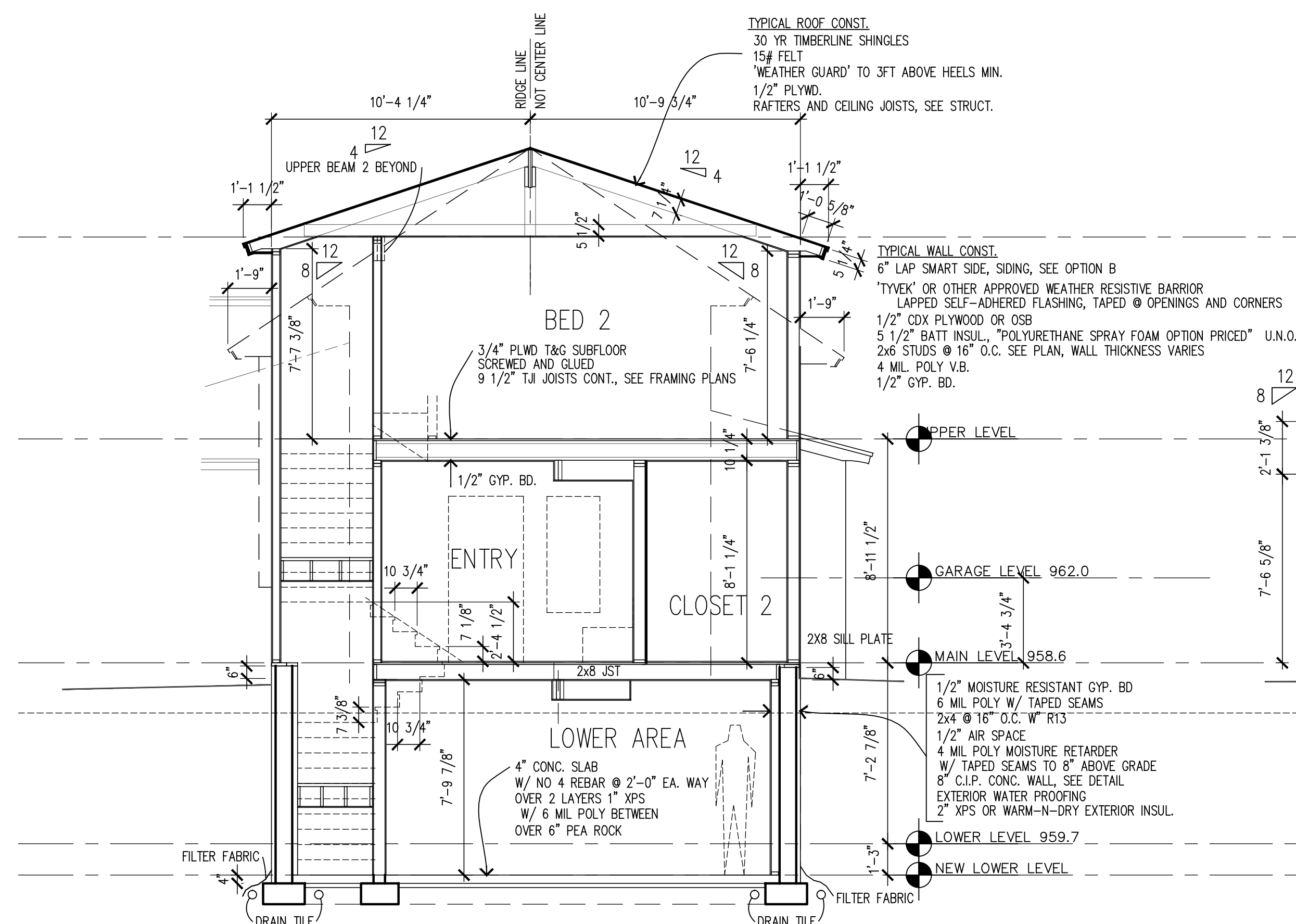
Existing Building Coverage	Proposed Building Coverage
Lot Area = 9,478 S.F.	Lot Area = 9,478 S.F.
House Area = 1,203 S.F.	Existing House Area = 1,203 S.F.
Garage Area = 936 S.F.	Proposed Addition Area = 419 S.F.
Total Area = 2,139 S.F.	Proposed Porch Area = 277 S.F.
Coverage = 22.57%	Existing Garage Area = 936 S.F.
	Total Area = 2,835 S.F.
	Coverage = 29.91%
	Max. Allowed = 27.16%
	(9,478 x 0.05) + 2,100 = 2,574 S.F.



SURVEY LEGEND		
- CAST IRON MONUMENT - IRON PIPE MONUMENT SET - DRILL HOLE FOUND - CHISELED "X" MONUMENT SET - CHISELED "X" MONUMENT FOUND - REBAR MONUMENT FOUND - PK NAIL MONUMENT SET - PK NAIL MONUMENT FOUND - CATCH BASIN - SURVEY CONTROL POINT - A/C UNIT - CABLE TV PEDESTAL - ELECTRIC TRANSFORMER - ELECTRIC MANHOLE - ELECTRIC METER - ELECTRIC OUTLET - YARD LIGHT - LIGHT POLE - FIBER OPTIC MANHOLE - FIRE DEPT. HOOK UP - FLAG POLE - FUEL PUMP - FUEL TANK - PROPANE TANK - GAS METER - GAS VALVE - GAS MANHOLE - GENERATOR - GUARD POST - GUARD HOLE - MAIL BOX	- PIEZOMETER - POWER POLE - GUY WIRE - ROOF DRAIN - LIFT STATION - SANITARY MANHOLE - SANITARY CLEANOUT - STORM MANHOLE - STORM DRAIN - CATCH BASIN - FLARED END SECTION - TREE CONIFEROUS - TREE DECIDUOUS - TREE CONIFEROUS REMOVED - TREE DECIDUOUS REMOVED - TELEPHONE MANHOLE - TELEPHONE PEDESTAL - UTILITY MANHOLE - UTILITY PEDESTAL - UTILITY VAULT - WATERMAIN MANHOLE - WATER METER - WATER SPIGOT - WELL - MONITORING WELL - CURB STOP - GATE VALVE - HYDRANT - IRRIGATION VALVE - POST INDICATOR VALVE - SIGN - SOIL BORING	- WOE WALKOUT ELEVATION - FFE FIRST FLOOR ELEVATION - GFE GARAGE FLOOR ELEVATION - TOF TOP OF FOUNDATION ELEV. - LOE LOWEST OPENING ELEV. - CONCRETE - BITUMINOUS - BUILDING SETBACK LINE - CTV - FIBER OPTIC CURB - CONTOUR EXISTING - CONTOUR PROPOSED - GUARD RAIL - DT DRAIN TILE - ELC ELECTRIC UNDERGROUND - FENCE - FO FIBER OPTIC UNDERGROUND - GAS UNDERGROUND - OHU OVERHEAD UTILITY - TREE LINE - SANITARY SEWER - STORM SEWER - TEL TELEPHONE UNDERGROUND - RETAINING WALL - UTILITY UNDERGROUND - WATERMAIN - TRAFFIC SIGNAL - RAILROAD TRACKS - RAILROAD SIGNAL - RAILROAD SWITCH - SATELLITE DISH - WETLAND BUFFER SIGN



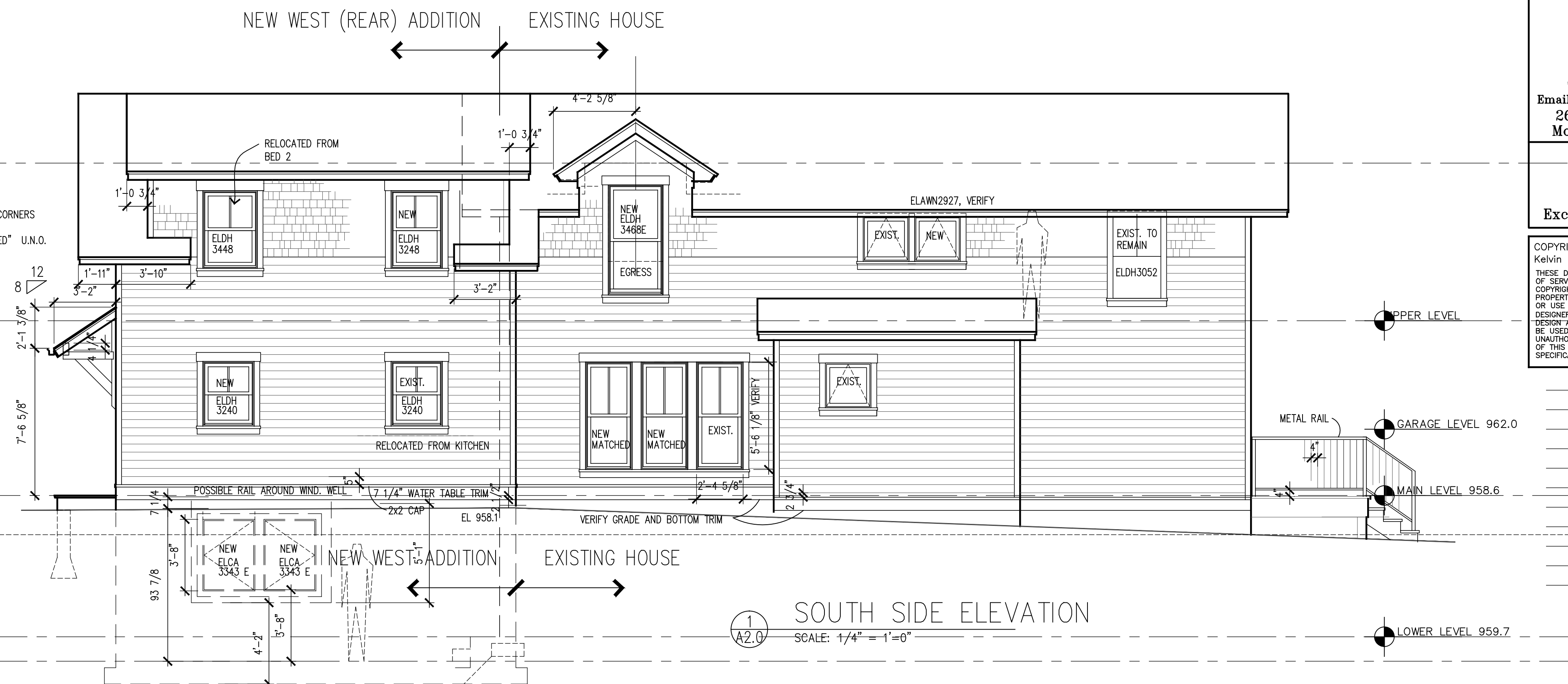
FIELD CREW	NO.	BY	DATE	REVISION	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Dated this 17th day of January, 2022. Daniel L. Schmidt, PLS schmidt@sathre.com	MINNESOTA LICENSE NO. 26147	ENGINEERS SURVEYORS DESIGNERS PLANNERS	SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000 WWW.SATHRE.COM	TWP:117-RGE.23-SEC.34 Hennepin County	EXCELSIOR, MINNESOTA	CERTIFICATE OF SURVEY PREPARED FOR: STEINER AND KOPPELMAN	FILE NO. 87910-010 1 1
DM	1	JPR	5/9/2022	PROPOSED ADDITION									
DRAWN	2	JPR	2/22/2023	REMOVED RAMPS, HARDCOVER CALC.									
CHECKED													
DLS													
DATE													
12/28/21													



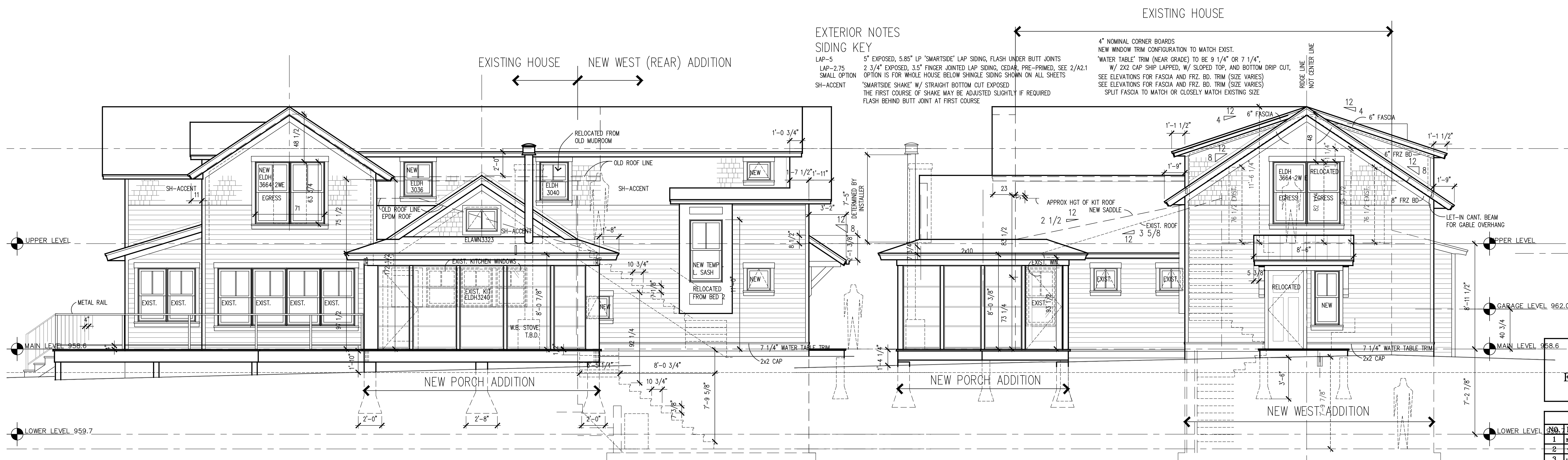
2
A2.0

BUILDING SECTION

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



1 SOUTH SIDE ELEVATION
A2.0 SCALE: 1/4" = 1' = 0"



4
A2.0 NORTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

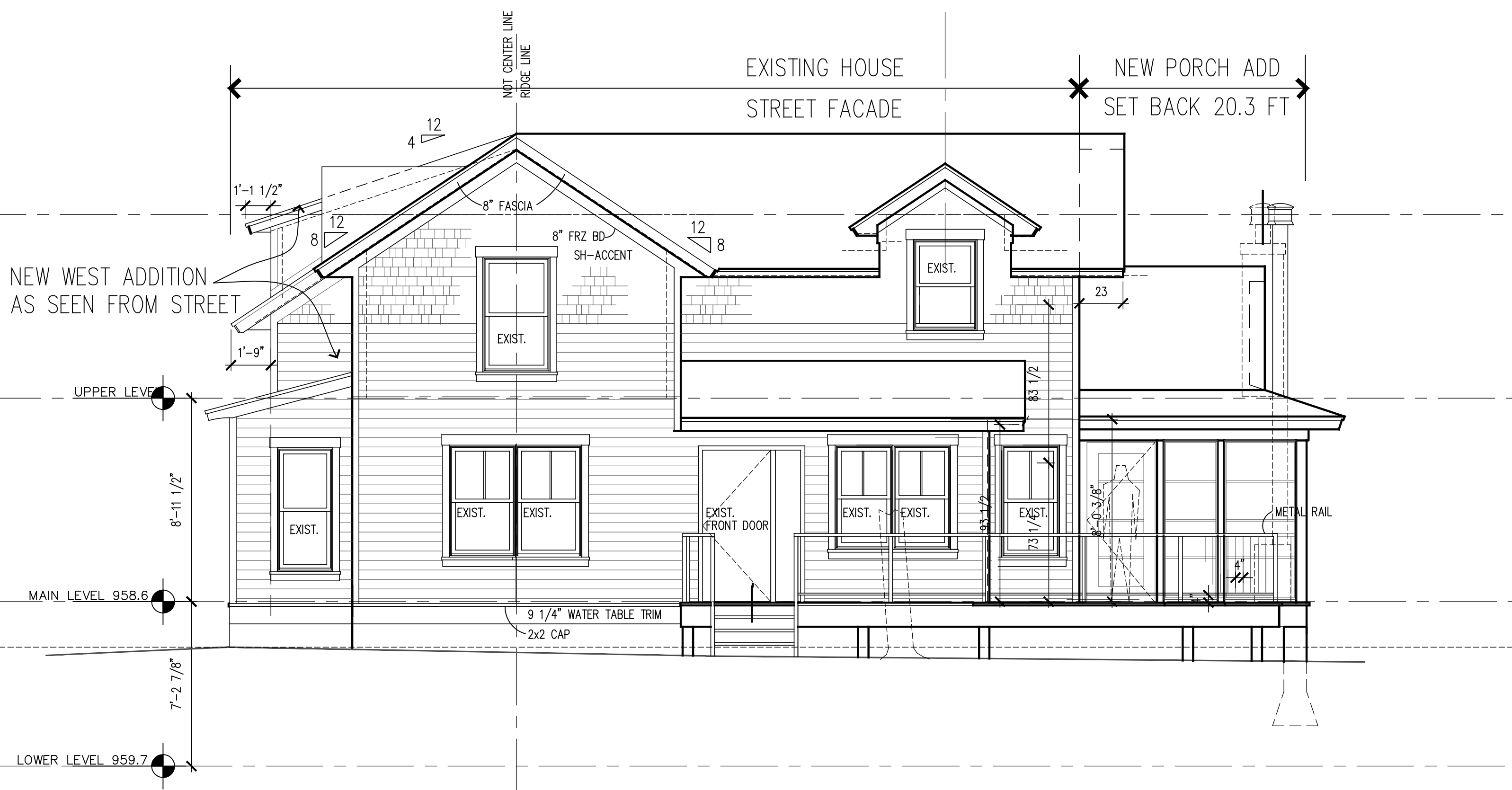
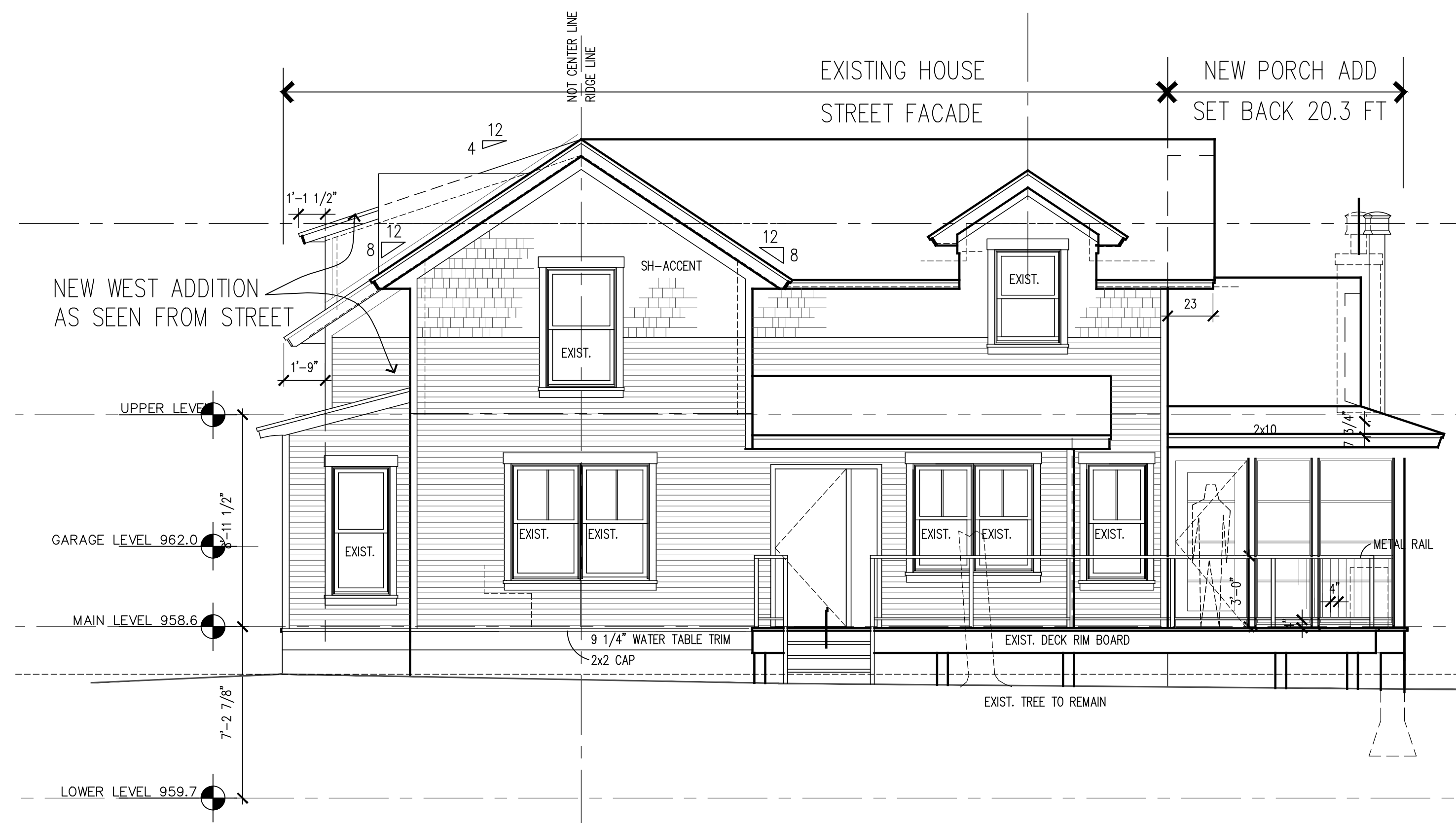
WEST (REAR) ELEVATION

58.6 SHEET:
EXTERIOR
ELEVATIONS
SECTION

ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A

DRAWN BY:	
CHECK BY:	

A2.0
SHEET NO.



EAST ELEVATION
NARROW SIDING OPTION

2
A2.1

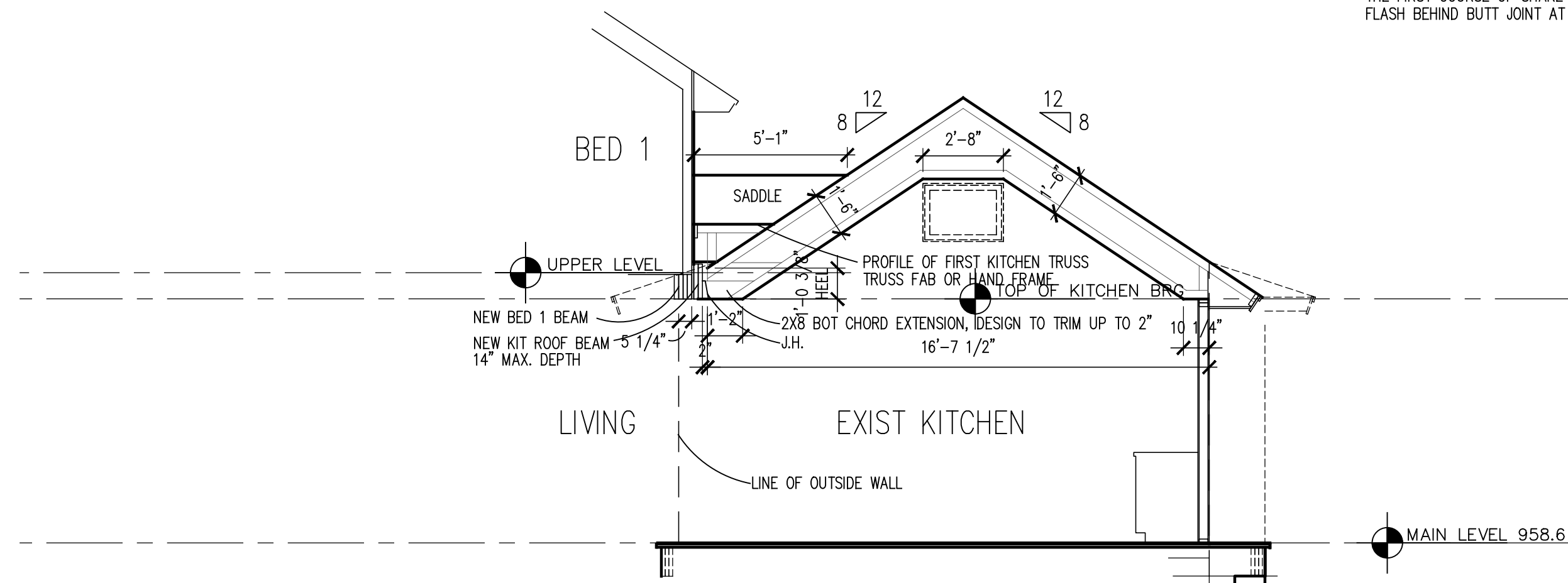
SCALE: 1/4" = 1'-0"

EXTERIOR NOTES
SIDING KEY

- | | |
|--------------------------|--|
| LAP-5 | 5" EXPOSED, 5.85" LP 'SMARTSIDE' LAP SIDING, FLASH UNDER BUTT JOINTS |
| LAP-2.75
SMALL OPTION | 2 3/4" EXPOSED, 3.5" FINGER JOINTED LAP SIDING, CEDAR, PRE-PRIMED, SEE 2/A2.1
OPTION IS FOR WHOLE HOUSE BELOW SHINGLE SIDING SHOWN ON ALL SHEETS |
| SH-ACCENT | 'SMARTSIDE SHAKE' W/ STRAIGHT BOTTOM CUT EXPOSED,
THE FIRST COURSE OF SHAKE MAY BE ADJUSTED SLIGHTLY IF REQUIRED
FLASH BEHIND BUTT JOINT AT FIRST COURSE |

4" NOMINAL CORNER BOARDS
NEW WINDOW TRIM CONFIGURATION TO MATCH EXIST.
"WATER TABLE" TRIM (NEAR GRADE) TO BE 9 1/4" OR 7 1/4",
W/ 2X2 CAP SHIP LAPPED, W/ SLOPED TOP, AND BOTTOM DRIP CUT,
SEE ELEVATIONS FOR FASCIA AND FRZ. BD. TRIM (SIZE VARIES)
SEE ELEVATIONS FOR FASCIA AND FRZ. BD. TRIM (SIZE VARIES)
SPLIT FASCIA TO MATCH OR CLOSELY MATCH EXISTING SIZE

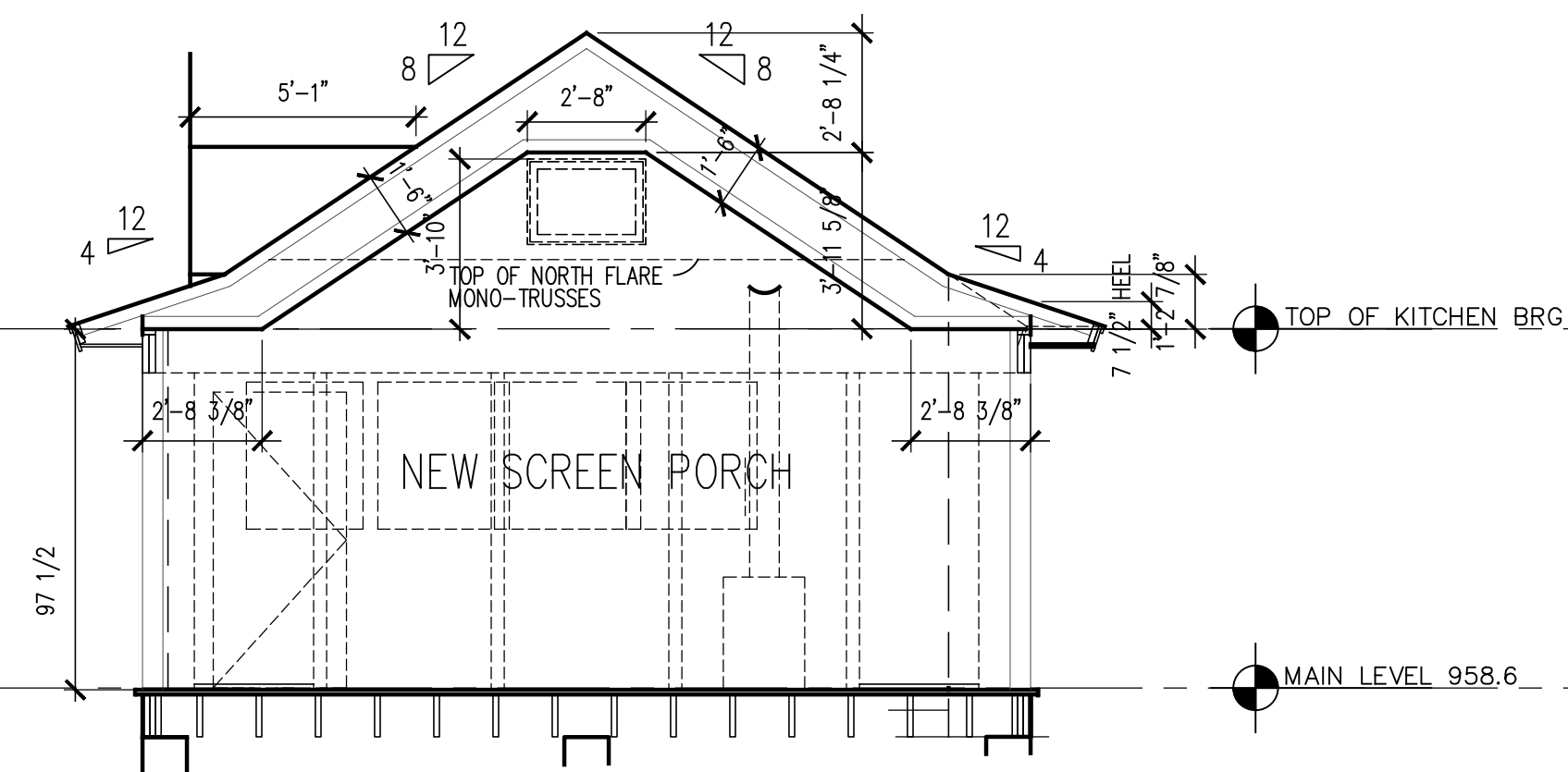
1 EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



4
A2.1

KITCHEN ROOF SECTION

SCALE: $1/4" = 1'-0"$



3
A2.1

PORCH SECTION

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

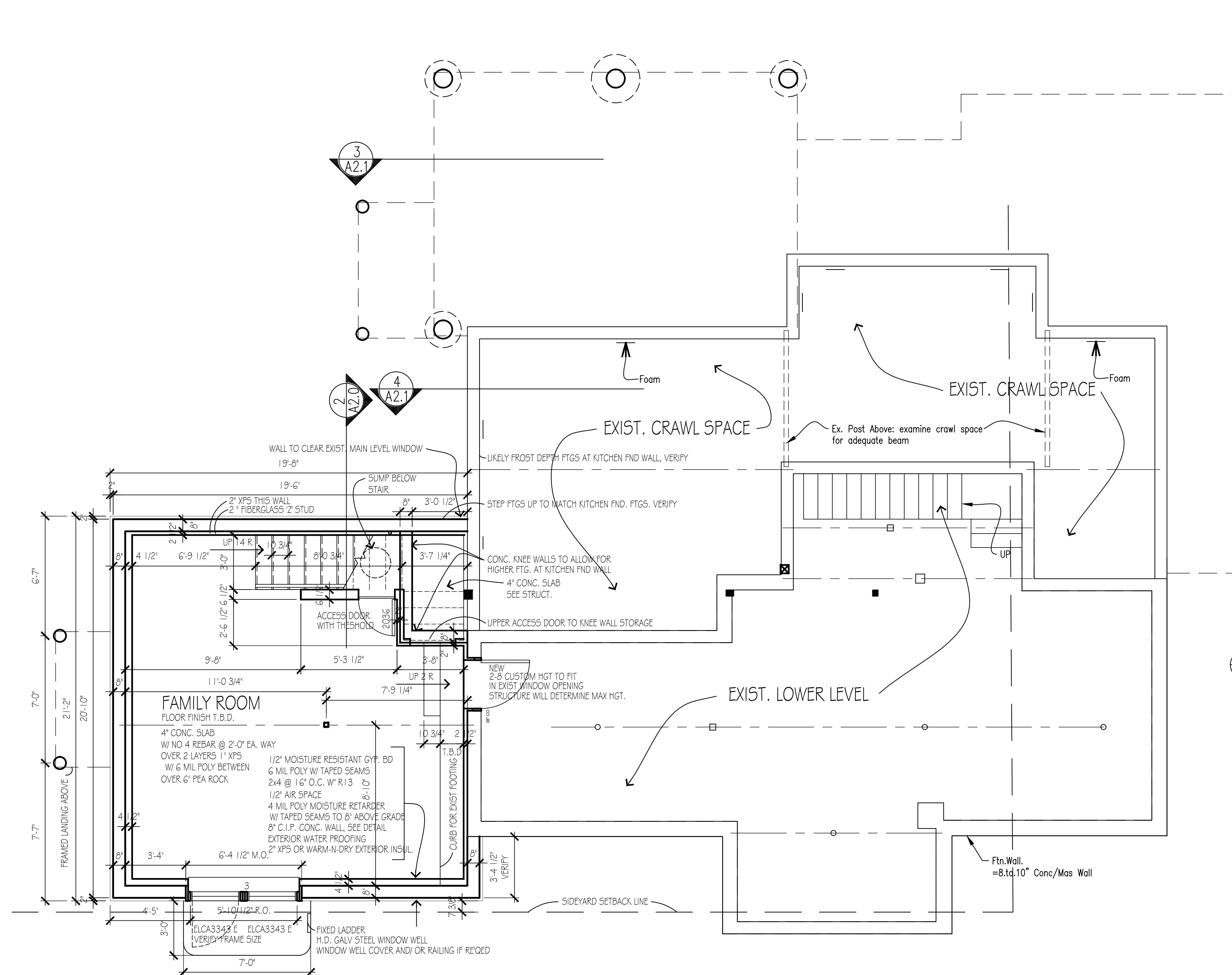
SHEET:
EXTERIOR
ELEVATIONS
SECTION

ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
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5	3-2-23	CITY REVIEW A

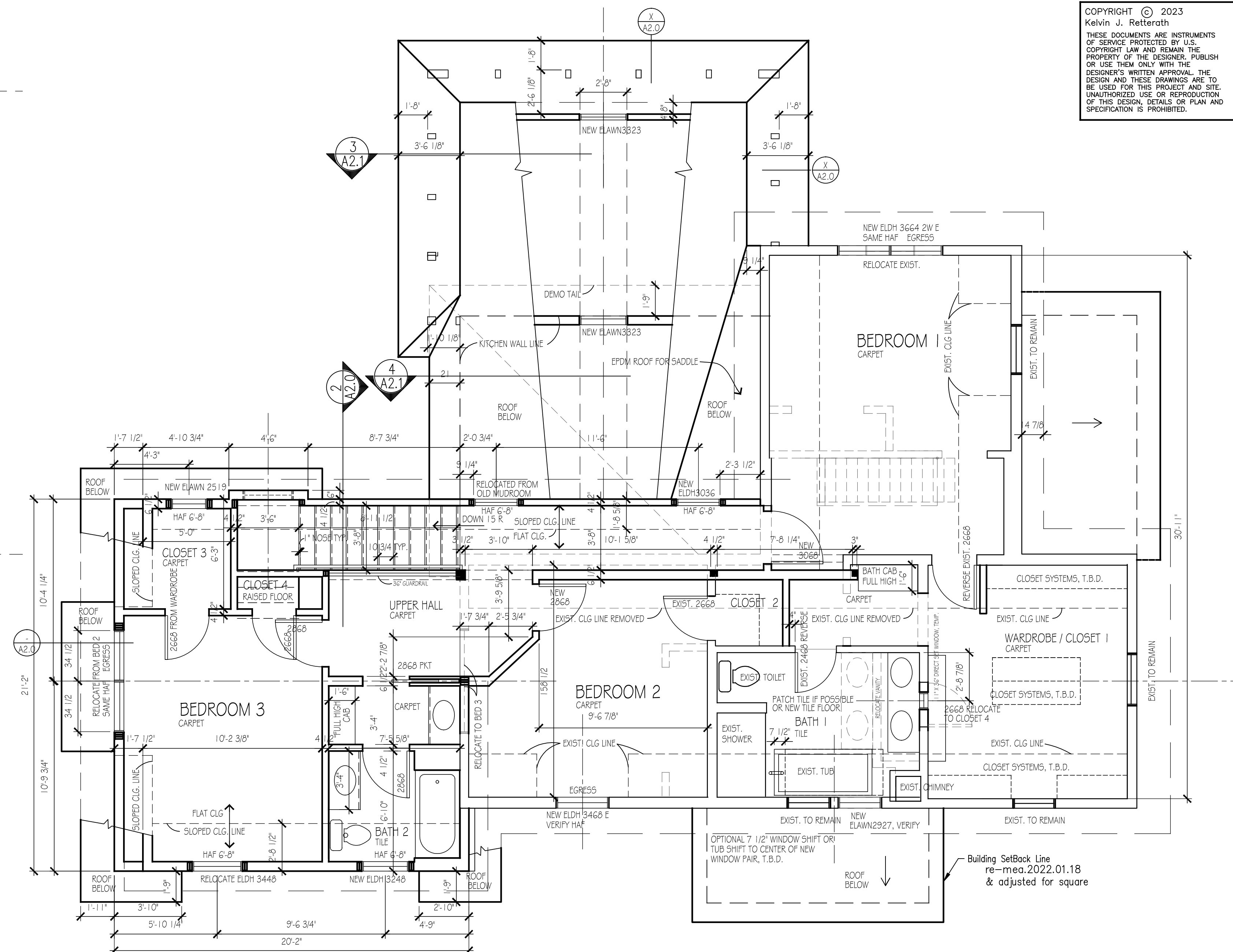
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A2.1
SHEET NO.



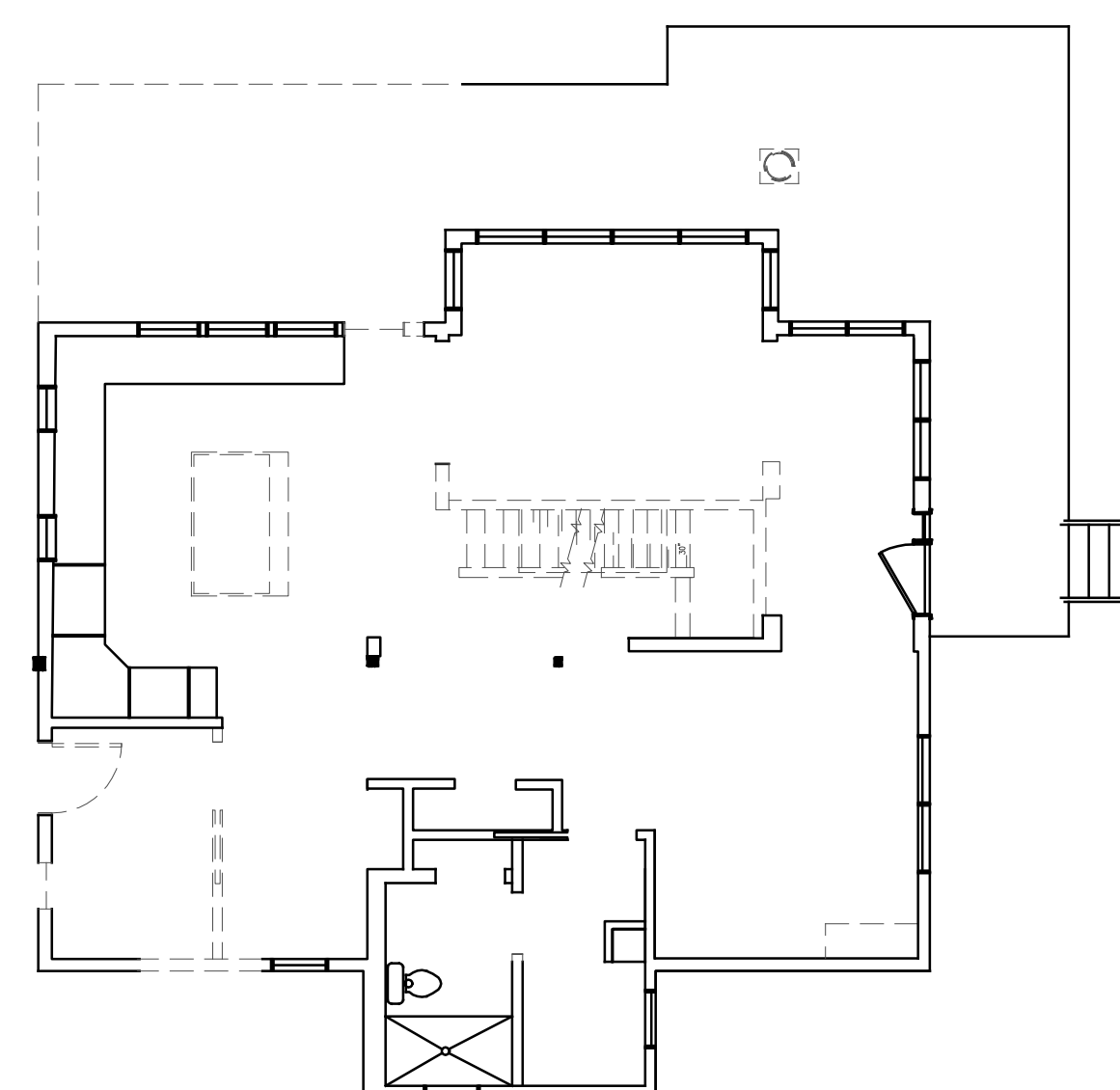
1
A1.0 LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



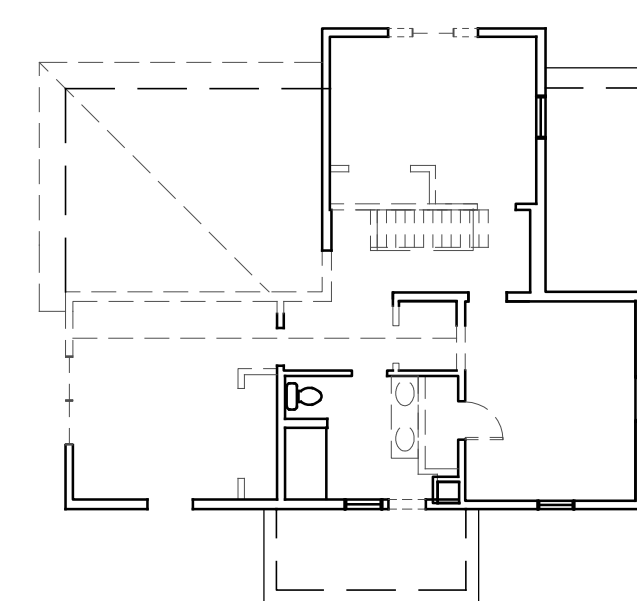
2
A1.0

UPPER FLOOR PLAN

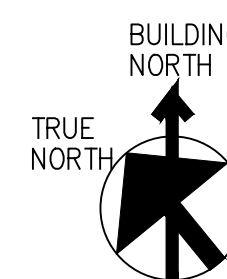
SCALE: 1/4" = 1'-0"



EXISTING
MAIN FLOOR &
DEMO PLAN
SCALE: 1/8" = 1'-0"



EXISTING
UPPER FLOOR &
DEMO PLAN
SCALE: 1/8" = 1'-0"



ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A

ABBREVIATIONS:

A.B. - ANCHOR BOLT
AF - ABOVE FLOOR
ALUM. - ALUMINUM
B.M. - BRICK MOULD
BRG. - BEARING
BOT. - BOTTOM
BD. - BOARD
CANT. - CANTILEVER
CDR. - CEDAR
CMU - CONCRETE MASONRY UNIT
CONC. - CONCRETE
CONST. - CONSTRUCTION
CONT. - CONTINUOUS
EA. - EACH
ELEV. - ELEVATION
EPS - EXPANDED POLYSTYRENE
(WHITE BEAD BRD.)
EXIST. - EXISTING
FTG. - FOOTING
F.D. - FLOOR DRAIN
G.T. - GIRDER TRUSSES
GYP. BD. - GYPSUM BOARD
HAF. - ROUGH OPENING HEAD HEIGHT
ABOVE SUB FLOOR
HDR. - HEADER
INV. - INVERTED
J.H. - JOIST HANGER
LVL - LAMINATED VENEER LUMBER
MIN. - MINIMUM
MAX. - MAXIMUM
O.H. - OVERHANG
PKT. - POCKET
PSL - PARALLEL STRAND LUMBER
PLYWD. - PLYWOOD
REDWOOD - REDWOOD
R. CDR. - ROUGH CEDAR
R.O. - ROUGH OPENING
4'-0" - R.O. VERTICAL DIMENSION
R/A - RETURN AIR
S/A - SUPPLY AIR
T.B.D. - TO BE DETERMINED
T.O.W. - TOP OF WALL
TRD. - TREATED (WOLMINIZED)
TYP. - TYPICAL
U.N.O. - UNLESS NOTED OTHERWISE
XPS - EXTRUDED POLYSTYRENE
(CLOSED CELL RIGID INSUL.)

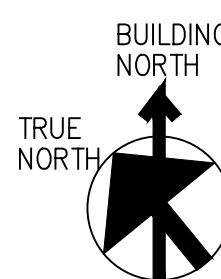
SHEET:

**MAIN
FLOOR PLAN**

ISSUE DATES:		
NO.	DATE	DESCRIPTION
1	3-10-22	REVIEW
2	7-7-22	N.F.C. BID SET
3	10-4-22	REVIEW
4	2-21-23	CITY REVIEW
5	3-2-23	CITY REVIEW A

DRAWN BY: KELVIN RETTERATH
CHECK BY:

A1.1
SHEET NO.



MAIN FLOOR PLAN

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

PROJECT NOTES:

- 1- ALL IMPROVEMENTS TO COMPLY WITH LATEST IRC, ZONING APPROVALS, MSBC BUILDING, PLUMBING, ELEC. TO INCLUDE ALL FEES
 - 2- SURVEY, SITE AND GRADING PLAN BY SATIRE-BERQUEST FOR ADDITIONAL SITE & GRADING DATA
 - 3- ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE SHEATHING & CONC., SEE DIMENSION NOTE FOR TRUSSES, 2/F.I.
 - 4- ALL INTERIOR DIMENSIONS ARE TO FINISH WALL, AND NOT STUD FRAMING W/ 1/2" GYP BOARD (4 1/2" OR 6 1/2")
 - 5- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE AND DURING CONSTRUCTION, NOTIFY KJR FOR ADJUSTMENTS
 - 6- ALL WINDOWS & PATIO DOORS TO BE MARVIN "ELEVATE" W/ LOW E, EXTERIOR TO MATCH EXIST., INTERIOR HARDWARE TO MATCH EXIST., WINDOW EXTERIOR COLOR TO BE VERIFY BY MARVIN REP OR CONTR.
 - 7- WINDOW SUPPLIER TO PROVIDE MULLED UNITS WHERE APPLICABLE & TEMPERED GLASS UNITS WHERE REQD., VERIFY
 - 8- WINDOW SUPPLIER TO PROVIDE CONTRACTOR W/ UNIT COMBINATION R.O. DIMENSIONS, PROVIDE SCREENS ON ALL UNITS
 - 9- WINDOW SUPPLIER TO NOTE EXIST. CUSTOM SIZES AS SHOWN FOR (2) DINING ROOM UNITS,
 - 10- PROVIDE ELEC. ROLLING SCREENS FOR NEW PORCH AS SHOWN, SCREEN CONTR. TO VERIFY CONSTRUCTION CONDITIONS & REQUIREMENTS
 - 11- EXTERIOR CONC. STAIRS, WOOD FRAME STAIRS AND REQUIRED RETAINING WALLS INCLUDED IN PROJECT
 - 12- DRIVEWAY REMAINS CRUSHED ROCK FOR HARDCOVER
 - 13- STONE PAVERS AND PATHS TO BE REMOVED TO INCREASE PERMIABLE AREA FOR LOT, SEE SURVEY
 - 14- REMOVE OF PLASTIC BELOW ANY ROCK MULCH FOR ZONING STIPULATION, PROVIDE FILTER FABRIC AND ROCK MULCH AS NEEDED
 - 15- PROVIDE FOR GUTTERS AS SHOWN
 - 16- PROVIDE NEW EXTERIOR STEEL RAILING FOR DECKS BOTH NEW AND EXIST., STAIRS PORCH W/ POWDER COATED OPTION
 - 17- NEW PORCH WOOD STOVE (COMPACT SIZE) TO BE SELECTED, PROVIDE REQUIRED NON-COMBUSTIBLE FLOOR AND CLEARANCES TO COMBUSTIBLES
 - 18- PROVIDE / INSTALL NEW INSULATED STEEL OVER-HEAD GARAGE DOOR AND HEADER, DOOR SELECTION T.B.D. BY OWNER OR CONTR.
- CONTRACTOR MAY OFFER ALTERNATES FOR SPECIFIC MATERIALS NOTED, SUBJECT TO APPROVAL BY KJR AND OWNER
- WALL OPENINGS TO BE SCHEDULED FOR ENGINEER PRIOR TO CONSTRUCTION TO MINIMIZE FUTURE ADJUSTMENTS AND TO VERIFY EXISTING CONDITIONS

INTERIOR

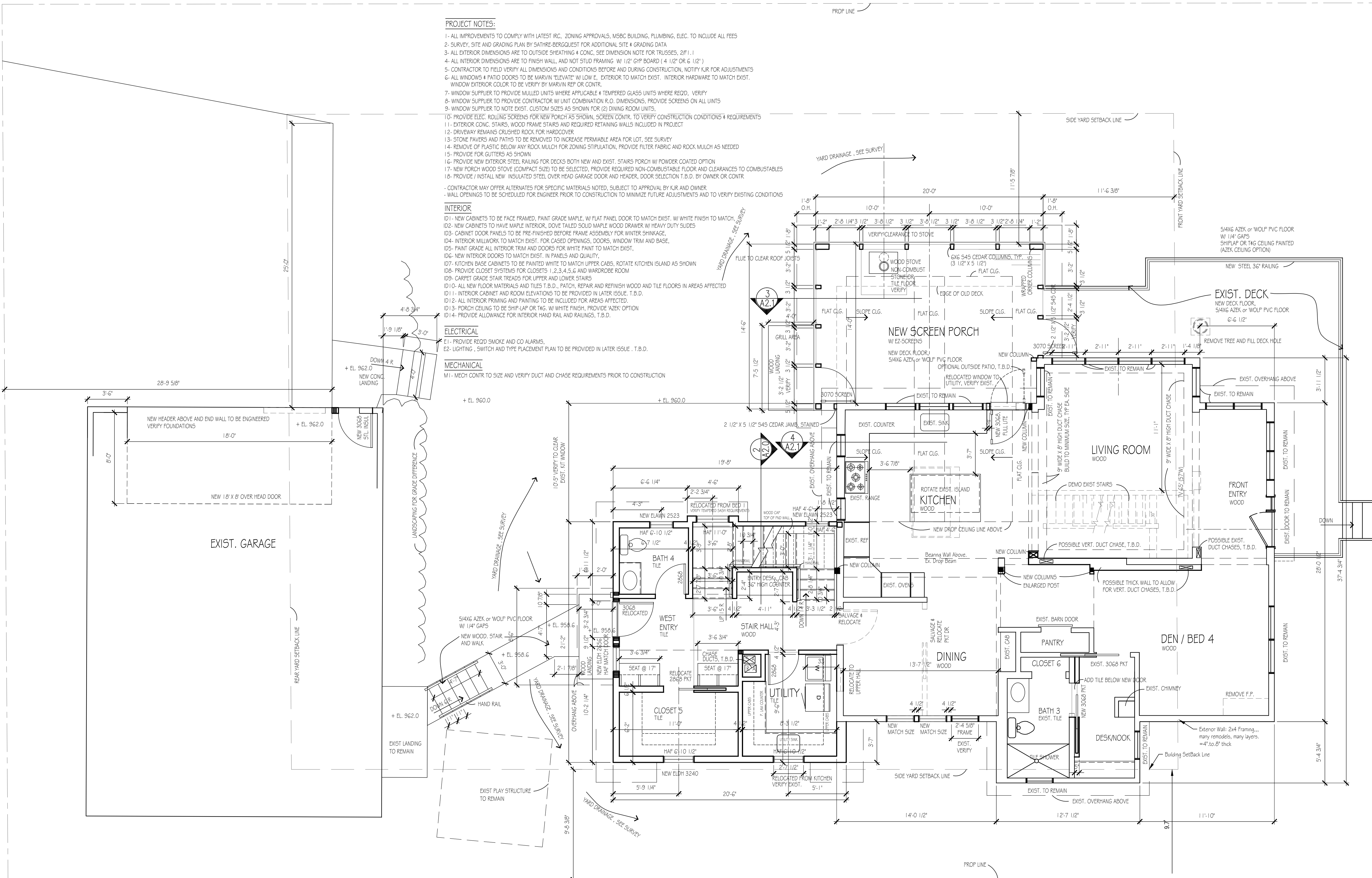
- ID1- NEW CABINETS TO BE FACE FRAMED, PAINT GRADE MAPLE, W/ FLAT PANEL DOOR TO MATCH EXIST., W/ WHITE FINISH TO MATCH,
- ID2- NEW CABINETS TO HAVE MAPLE INTERIOR, DOVE TAILED SOLID MAPLE WOOD DRAWER W/ HEAVY DUTY SLIDES
- ID3- CABINET DOOR PANELS TO BE PRE-FINISHED BEFORE FRAME ASSEMBLY FOR WINTER SHINKAGE,
- ID4- INTERIOR MILLWORK TO MATCH EXIST. FOR CASED OPENINGS, DOORS, WINDOW TRIM AND BASE,
- ID5- PAINT GRADE ALL INTERIOR TRIM AND DOORS FOR WHITE PAINT TO MATCH EXIST.,
- ID6- NEW INTERIOR DOORS TO MATCH EXIST. IN PANELS AND QUALITY,
- ID7- KITCHEN BASE CABINETS TO BE PAINTED WHITE TO MATCH UPPER CABS, ROTATE KITCHEN ISLAND AS SHOWN
- ID8- PROVIDE CLOSET SYSTEMS FOR CLOSETS 1, 2, 3, 4, 5 & 6 AND WARDROBE ROOM
- ID9- CARPET GRADE STAIR TREADS FOR UPPER AND LOWER STAIRS
- ID10- ALL NEW FLOOR MATERIALS AND TILES T.B.D., PATCH, REPAIR AND REFINISH WOOD AND TILE FLOORS IN AREAS AFFECTED
- ID11- INTERIOR CABINET AND ROOM ELEVATIONS TO BE PROVIDED IN LATER ISSUE, T.B.D.
- ID12- ALL INTERIOR PRIMING AND PAINTING TO BE INCLUDED FOR AREAS AFFECTED,
- ID13- PORCH CEILING TO BE SHIP-LAP OR TAG, W/ WHITE FINISH, PROVIDE AZEK OPTION
- ID14- PROVIDE ALLOWANCE FOR INTERIOR HAND RAIL AND RAILINGS, T.B.D.

ELECTRICAL

- E1- PROVIDE REQD SMOKE AND CO ALARMS,
- E2- LIGHTING, SWITCH AND TYPE PLACEMENT PLAN TO BE PROVIDED IN LATER ISSUE, T.B.D.

MECHANICAL

- M1- MECH CONTR TO SIZE AND VERIFY DUCT AND CHASE REQUIREMENTS PRIOR TO CONSTRUCTION









3/4" IRON PIPE



**CITY OF EXCELSIOR
PLANNING COMMISSION
RESOLUTION NO. 2026-03**

**A RESOLUTION APPROVING A RESIDENTIAL REVIEW PERMIT FOR CONSTRUCTION
OF AN SECOND STORY ADDITION ON AN EXISTING HOME AT 202 OAK STREET**

WHEREAS, Jarod Blackowiak, (“Applicant”), 271 Hidden Lane, Chanhassen, MN, 55317 applied for a Residential Review Permit and Variance from building height requirements for the construction of a second story addition to an existing single family home pursuant to Articles 6 and 42 of the Excelsior Zoning Code (“Code”), for the property located at 202 Oak Street, Excelsior, P.I.D. # 34.117.23.13.0075 (“Property”); and

WHEREAS, a public hearing for the Variance Application was duly noticed pursuant to Sections 6-6 of the Zoning Code; and

WHEREAS, neighborhood notification and opportunity to be heard for the Residential Review Permit application was duly noticed pursuant to Section 42-7 of the Zoning Code; and

WHEREAS, the Planning Commission approved the Residential Review Permit application with a vote of 6-0, (Commissioner Johnson was absent), and recommended approval of the height variance request with a vote of 6-0, (Commissioner Johnson was absent); and

NOW, THEREFORE, BE IT RESOLVED, that the Residential Review Permit application submitted by the Applicant is hereby approved based on the following:

FINDINGS OF FACT

1. The subject parcel is 11,059 sf and located in the R2 zoning district. The minimum lot size in the R2 district is 10,000 sf.
2. The subject parcel is located at 202 Oak Street and the parcel to the west is City of Excelsior parkland (Studer Park). The adjacent parcel to the east fronts William Street, and is located at the corner of Oak Street and William Street.
3. There is an existing single family home on the property.
4. The existing home was built in 1930.
5. The existing home on 202 Oak Street shares a driveway with 500 William St, 516 William St, and 526 William St.
6. The parcel is conforming with regard to side and rear setbacks.
7. The existing home has a legally nonconforming front yard setback of 18’ 3”.
8. The proposed building height is 31’ 2” measured from the lowest elevation in the area 7’ from the structure, as required by ordinance (Sec. 14-1). The lowest elevation is 939.9’.
9. The maximum building height permitted on this parcel is 29’.

CONCLUSIONS OF LAW

The application satisfies the criteria for a Residential Review Permit pursuant to Section 42 of the Zoning Code as follows:

1. Massing and scale of new structure should be compatible with neighboring structures.

The unique location of 202 Oak Street and the placement of the adjacent properties creates a sense of distance around the subject property. The parkland to the west provides open space. Plans include the removal of the wood fence on the west side yard. The removal of the fence will make the lot appear larger. Additionally, the shared driveway used by the adjacent properties along William Street will help keep the increased mass of 202 Oak from overwhelming the neighboring properties. The proposed second story addition is compatible with neighboring structures.

2. The size and mass of a new structure should be compatible with the size of the property.

202 Oak is a large lot that is able to accommodate a two story structure. The slope of the lot creates the appearance of a partially visible three story structure when viewing the home from the side and rear. The use of shrubs along the shared driveway provides screening of the tuck under garage. Additional plantings on the west side of the home could be used to accomplish similar screening on the other side of the home. Given the large parcel size and its location next to open space and a shared driveway, the proposed second story addition is compatible with the size of the property.

3. A new structure should follow alignments that are predominant on the street and compatible with neighboring properties.

The existing home is located within the front yard setback. The existing structure is 18 feet from the front property line. The adjacent corner lot has a side yard (facing Oak Street) setback of approximately 15 feet from Oak Street. The applicant has recessed the front door to enhance the appearance of primary entrance. The applicant has decreased the mass of the second story. This has eliminated the second story from encroaching into the front yard setback. The increased mass will impact the view of the house from Oak Street; however the inset front door and decreased second floor mass will reduce visual impact from the right-of-way.

4. A new structure's design should respect the site's natural slope and features, minimizing cut, fill and retaining walls.

There are no substantial changes to the grading of the property. The applicant plans to use the existing home which was built in a way that respects and makes use of the natural slope. The erosion control plan to be in place during construction submitted by the applicant includes the use of silt fences or bio rolls. The City Engineer will review and approve the erosion control plan prior to issuance of a building permit.

5. Consider front porch element in design of new structures.

The applicant has proposed moving the front door. The relocation allows the owner to enter the house at the first floor. Retaining the existing placement would require owners to enter the home between the lower level and the first floor. While the addition of the stoop adds mass within the undersized front yard setback, the relocation of front door meets this Guideline, provides visual interest, and does break up the massing of the home when viewed from the road.

6. A new structure should be detailed as four-sided architecture.

The applicant submitted architectural elevations which show the home has been designed to be viewed from multiple angles. It is well detailed on all four sides. The use of windows and decorative brackets provide design details to the home. Increasing the projection of the proposed cantilever on the right side of the building prevents the need for a side wall plane variance.

7. Consider neighbor views, privacy and sunlight in placement and size of a new structure's elements.

The placement of the existing home towards the front of the lot, the large lot size, and the shared private driveway will prevent the expanded home from impacting the privacy, views, and sunlight of the neighboring parcels.

CONDITIONS

1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The City Engineer shall review and approve the grading and stormwater plans and ensure conformance with Ordinance requirements.
3. The plans shall be consistent with the survey and plans included in the February 23, 2026, Planning Commission packet.
4. The RRP and Variance shall expire one year from the date of adoption of the resolution if not acted upon.

Adopted by the Planning Commission of the City of Excelsior, Minnesota, this 23rd day of March 2026.

Approved:

Bill Muenzberg, Chair