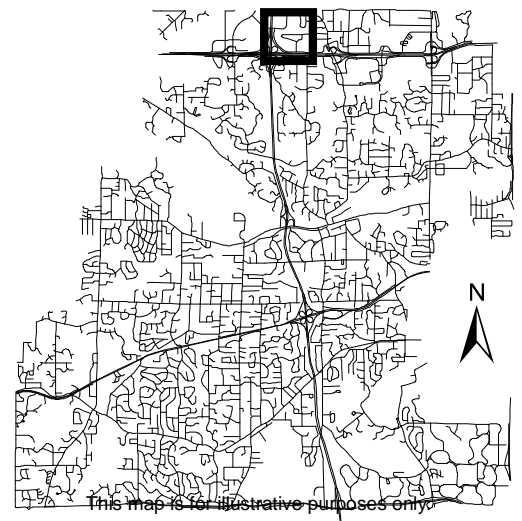




Location Map

Project: Wolfe Residence
 Address: 13910 Knollway Dr S



This map is for illustrative purposes only.

William & Barbara Wolfe Residence
13910 Knollway Drive South Minnetonka, MN 55305

Variance Statement & Practical Difficulties Response

(Text in bold Italics is from the variance application form.)

My husband and I are currently living in the main house together with our daughter and her family. We would like to remodel the existing studio space above the detached garage at the back of the property into an accessory dwelling unit (ADU) to use as our residence. We feel this arrangement would be mutually beneficial and supportive for the entire family.

The existing structure will remain & there will be no changes to the overall form aside from expanding toward the existing house under the existing porch roof. No grading work is assumed needed and the only foundation work would be for the new stair landing pier footings. The existing windows and siding will be replaced and upgraded to a higher quality. A lap siding is proposed to compliment the lap siding on the existing main house.

This type of project compliments the city 2040 Comprehensive Plan by adding to the diversity of housing types while maintaining the low density character of the city and preserving the integrity of the neighborhood. The addition of this accessory dwelling unit will allow for multigenerational living on the same property with the ADU serving as a smaller retirement space that can be more suitable to this and other demographics of the population.

Describe why the proposed use is reasonable:

The property is currently zoned R-1 residential and will remain residential. The existing accessory structure is currently a garage/storage space on the lower level with a habitable accessory space above. The lower level will remain a garage/storage space. The upper level will be remain habitable residential space while being converted for use as an accessory dwelling unit.

Describe:

- ***circumstances unique to the property;***
- ***why the need for variance was not caused by the property owner; and***
- ***and why the need is not solely based on economic considerations.***

The existing accessory structure was built by a previous owner in 1998 per the zoning requirements at the time. The newer ADU requirements note more restrictive setbacks. The structure is relatively recently built and in good condition. It is tucked into the hillside of the back yard. Having to demolish the existing and shift it back a small amount to meet the ADU requirements would cause significant site and neighborhood disruption, while not resulting in a significant change. Utilizing and improving the existing structure is the prudent approach and would result in exterior improvements with minimal site and neighborhood disruption.

Describe why the variance would not alter the essential character of the neighborhood

The existing structure will remain and be improved. The minor expansion is below the existing roof structure within the existing structural footprint and only impacts the side toward the existing primary house opposite the rear street, so will have minimal change to the character of the neighborhood. No grade changes are proposed. The existing structure will be improved including new windows, siding, trim, and better insulation. The improvements will result in a more energy efficient space with aesthetic improvements that will be an enhancement to the neighborhood.

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@pro-ns.net
www.kempersurveys.com

THE WOLFE RESIDENCE

13910 KNOLLWAY DRIVE SOUTH
CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA

1" EQUALS 20 FEET
BASIS FOR BEARINGS:
HENNEPIN COUNTY
COORDINATE SYSTEM
(NAD83, 1996)
BASIS FOR ELEVATION:
MINNESOTA DEPARTMENT
OF TRANSPORTATION
BENCHMARK "2785 HK"
IN THE SOUTHEAST
CORNER OF BRIDGE #834
CHESHIRE LANE OVER
INTERSTATE HWY. 49
ELEV.=981.310 (NAVD83)
(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
GPS NETWORK)
CONTOUR INTERVAL=1 FOOT



VICINITY MAP
(NO SCALE)



FRONT OF GARAGE AT 13910 KNOLLWAY DRIVE SOUTH
CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA



FRONT OF 13910 KNOLLWAY DRIVE SOUTH
CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA

ZONING REQUIREMENTS
ZONED R-1 - LOW DENSITY RESIDENTIAL DISTRICT
MAXIMUM HEIGHT - 35 FEET
BUILDING SETBACKS:
FRONT - 35 FEET
(ON DOUBLE FRONTAGE LOTS, THE
SETBACK MAY BE REDUCED BY
10 FEET TOWARDS THE DIRECTION
PERMITTED BY THE CITY
PLANNER TO BE THE REAR YARD)
SIDE - 10 FEET MINIMUM/30 FEET TOTAL
REAR - 40 FEET OR 20% OF THE DEPTH OF
THE LOT, WHICHEVER IS LESS
MINIMUM LOT AREA - 22,000 SQ. FT.
MINIMUM LOT WIDTH - 110 FEET
MINIMUM LOT DEPTH - 125 FEET
ACCESSORY STRUCTURES NOT EXCEEDING
12 FEET IN HEIGHT OR AN AGGREGATE OF
1,000 SQ. FT. OF GROSS FLOOR AREA ARE
PERMITTED
ALL ACCESSORY STRUCTURES LOCATED MORE
THAN 10 FEET FROM A PRINCIPAL STRUCTURE
MAY BE LOCATED A MINIMUM OF 10 FEET
FROM A REAR OR SIDE LOT LINE
(AS PER CITY OF MINNETONKA ZONING CODE)

OWNER AND/OR ARCHITECT TO
VERIFY ALL ZONING AND SETBACK
REQUIREMENTS WITH THE CITY



REAR OF GARAGE AT 13910 KNOLLWAY DRIVE SOUTH
CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA

FLOODPLAIN NOTE:
SUBJECT PROPERTY DOES NOT LIE WITHIN ANY
SPECIAL FLOOD HAZARD AREAS ACCORDING TO
THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP COMMUNITY PANEL
NUMBER 2706300327, DATED NOVEMBER 4, 2016,
HENNEPIN COUNTY, MINNESOTA
(NON-PRINTED PANEL)



NOTE: THE PROPERTY BOUNDARY OF THIS
SURVEY UTILIZES FOUND SURVEY MONUMENTS
BY STATE ENGINEERING & SURVEYING, INC.,
JAMES BRIDGELL, RLS 23266

HARDCOVER SUMMARY
HOUSE & GARAGE FOOTPRINT=1,341 SQ. FT.
DETACHED GARAGE FOOTPRINT=490 SQ. FT.
GARAGE PORCH & STEPS=134 SQ. FT.
DECK & STEPS (INCLUDES GAZEBO)=543 SQ. FT.
SHED FOOTPRINT=165 SQ. FT.
CONCRETE WALKS, STEPS & STOOP=378 SQ. FT.
PATIO BLOCK WALKS, PATIS & STEPS=285 SQ. FT.
NORTHERLY BITUMINOUS DRIVEWAY=442 SQ. FT.
SOUTHERLY BITUMINOUS DRIVEWAY=1,643 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE=
5,421 SQ. FT. (24.4% OF PROPERTY AREA)



REAR OF 13910 KNOLLWAY DRIVE SOUTH
CITY OF MINNETONKA, HENNEPIN COUNTY, MINNESOTA

LEGAL DESCRIPTION
CERTIFICATE OF TITLE NO. 720956
All that part of Lot 6, Block 2, "Knollway"
lying Northwesterly of a line drawn from the
Southwesterly corner of said Lot 6 to a
point on the Northerly line of said Lot 6,
said point being 37 feet Westerly of the
Northwesterly corner of said Lot 6.
All that part of Lot 7, Block 2, "Knollway"
lying Southeasterly of a line drawn from the
Southwesterly corner of said Lot 7 to a
point on the Northerly line of said Lot 7,
said point being 12 feet Westerly of the
Northeasterly corner of said Lot 7.

SUBJECT PROPERTY =
22,196 SQ. FT. OR
0.5095 ACRES

- LEGEND**
- 965 — EXISTING CONTOUR LINE
 - X 972.07 EXISTING SPOT ELEVATION
 - CSHMH SANITARY SEWER MANHOLE
 - CB CATCH BASIN
 - PP POWER POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - EM ELECTRIC METER
 - GM GAS METER
 - AC AIR CONDITIONER
 - MB MAIL BOX
 - FP FLAG POLE
 - OH OVERHEAD UTILITY LINES
 - SS SANITARY SEWER
 - ST STORM SEWER
 - W WATER MAIN/SERVICE
 - G GAS MAIN/SERVICE
 - (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - (R) DENOTES RECORD DIMENSION AS PER PLAT AND LEGAL DESCRIPTION
 - DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

NOTE: UTILITIES SHOWN HEREON AS
PER MAPS PROVIDED IN RESPONSE TO
A CORNER STATE ONE-CALL LOCATE
REQUEST TICKET #22852825 DATED
OCTOBER 12, 2023. ALL UNDERGROUND
UTILITY LOCATIONS TO BE VERIFIED
PRIOR TO ANY EXCAVATION OR
CONSTRUCTION

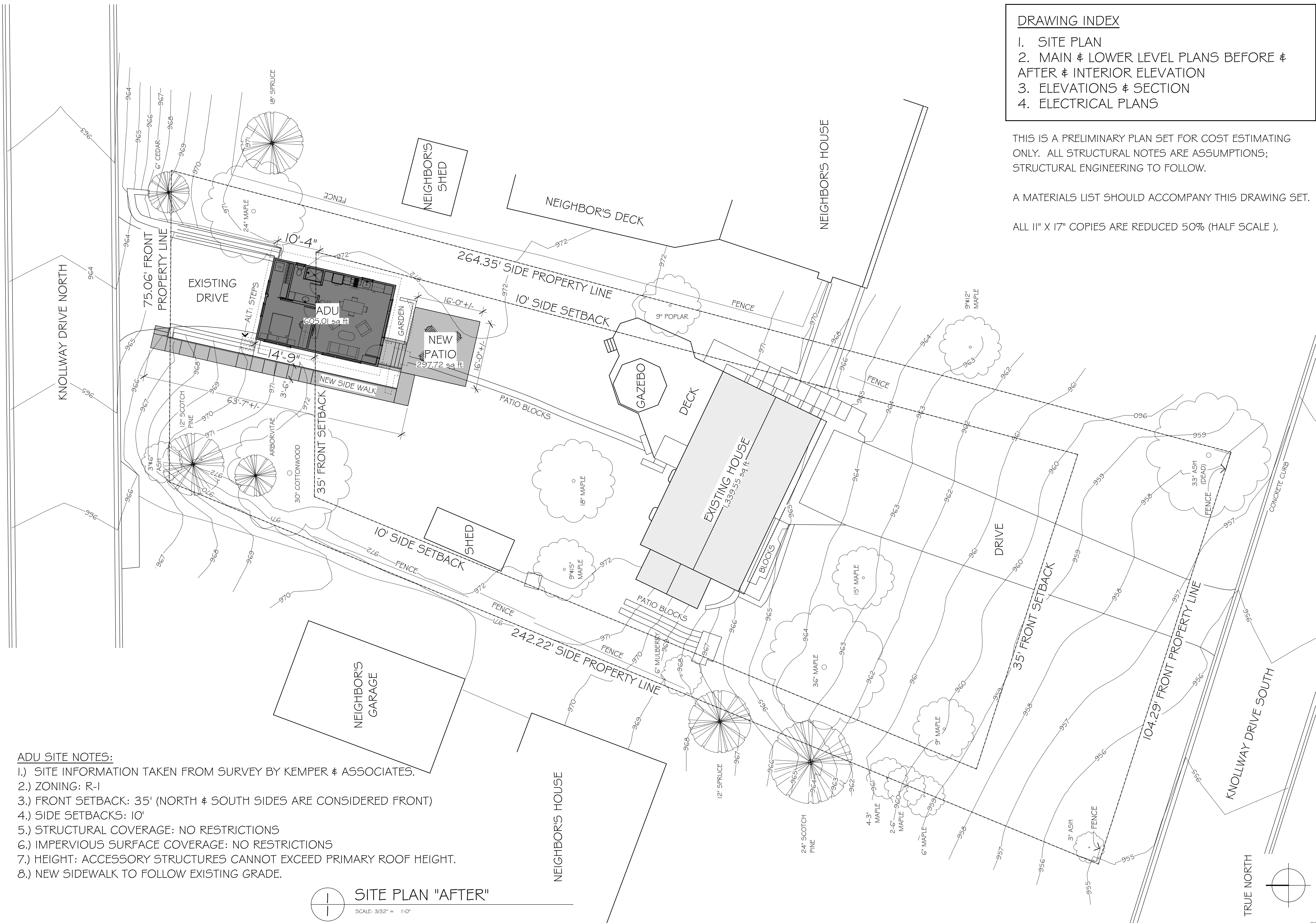
PREPARED FOR:
BARBARA & BILL WOLFE
13910 KNOLLWAY DRIVE SOUTH
MINNETONKA, MINNESOTA 55305
952-922-9727
b.wolfe1428@gmail.com

ARCHITECT:
JEREMIAH BATTLES, AIA
ACACIA ARCHITECTS, LLC
7403 RIDGEWAY ROAD
GOLDEN VALLEY, MINNESOTA 55427
612-599-0265
jbattles@acaciaarchitects.com



CERTIFICATION
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 PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE
OF MINNESOTA
Mark D. Kemper
MARK D. KEMPER, PLS 18407
DATED THIS 30TH DAY OF NOVEMBER, 2023

CERTIFICATE OF SURVEY



- DRAWING INDEX**
1. SITE PLAN
 2. MAIN & LOWER LEVEL PLANS BEFORE & AFTER & INTERIOR ELEVATION
 3. ELEVATIONS & SECTION
 4. ELECTRICAL PLANS

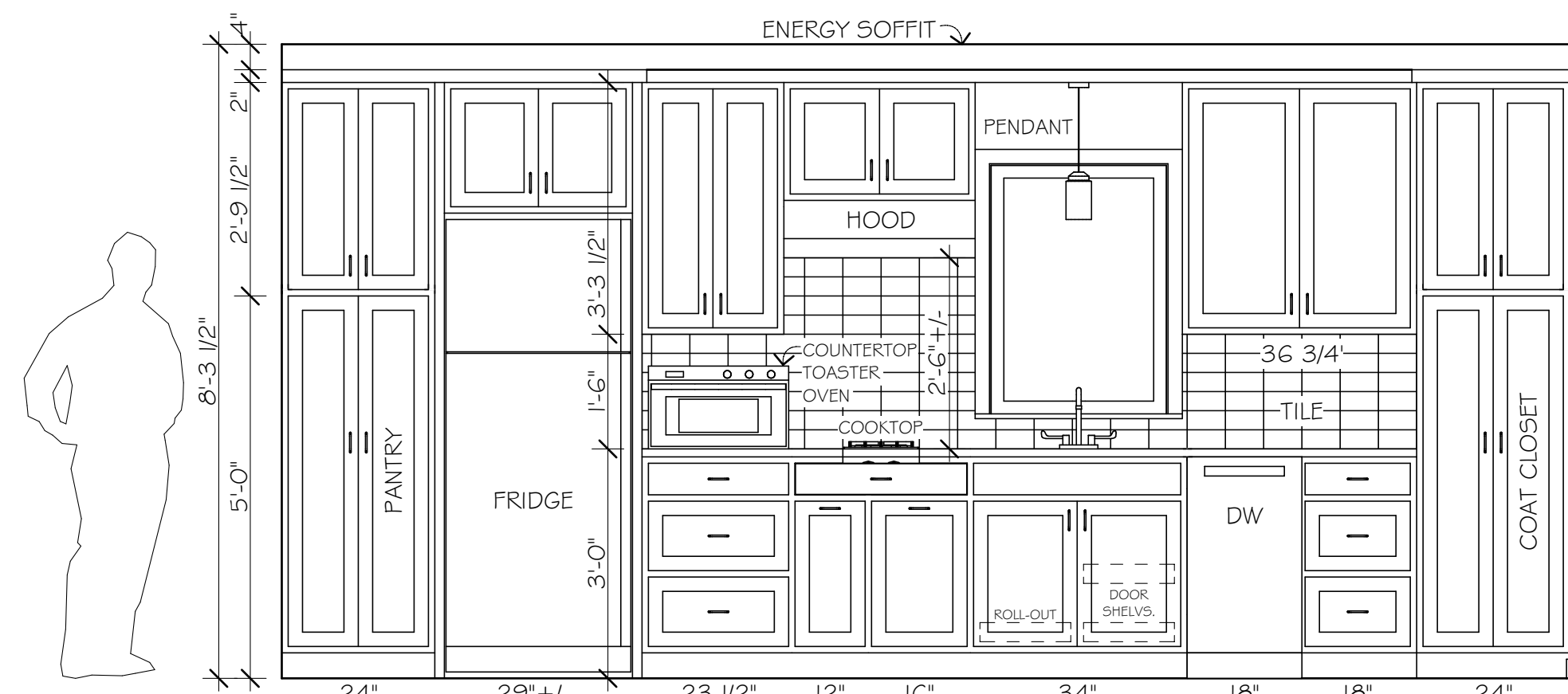
THIS IS A PRELIMINARY PLAN SET FOR COST ESTIMATING ONLY. ALL STRUCTURAL NOTES ARE ASSUMPTIONS; STRUCTURAL ENGINEERING TO FOLLOW.

A MATERIALS LIST SHOULD ACCOMPANY THIS DRAWING SET.

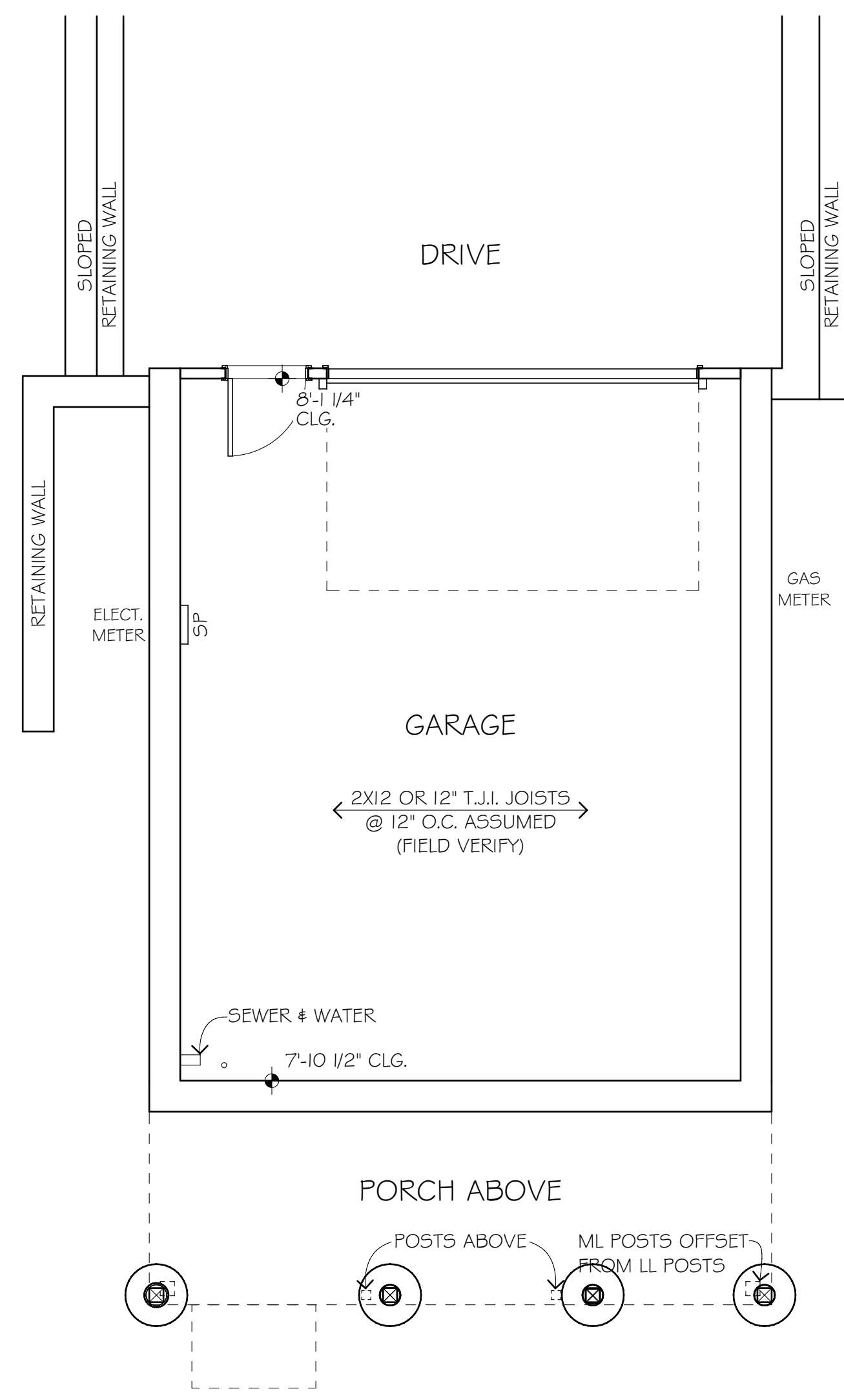
ALL 11" X 17" COPIES ARE REDUCED 50% (HALF SCALE).

- ADU SITE NOTES:**
- 1.) SITE INFORMATION TAKEN FROM SURVEY BY KEMPER & ASSOCIATES.
 - 2.) ZONING: R-1
 - 3.) FRONT SETBACK: 35' (NORTH & SOUTH SIDES ARE CONSIDERED FRONT)
 - 4.) SIDE SETBACKS: 10'
 - 5.) STRUCTURAL COVERAGE: NO RESTRICTIONS
 - 6.) IMPERVIOUS SURFACE COVERAGE: NO RESTRICTIONS
 - 7.) HEIGHT: ACCESSORY STRUCTURES CANNOT EXCEED PRIMARY ROOF HEIGHT.
 - 8.) NEW SIDEWALK TO FOLLOW EXISTING GRADE.

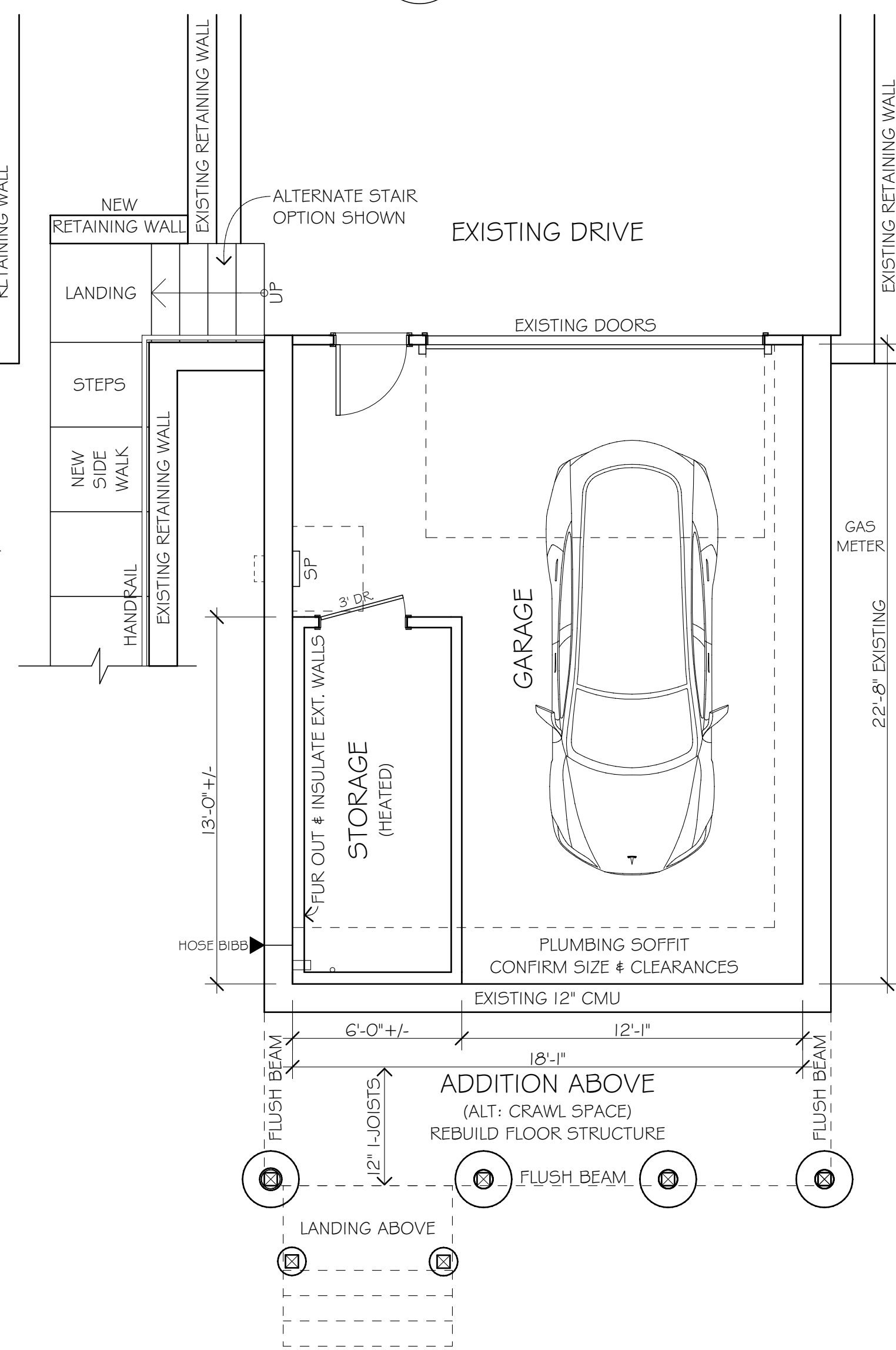
SITE PLAN "AFTER"
SCALE: 3/32" = 1'-0"



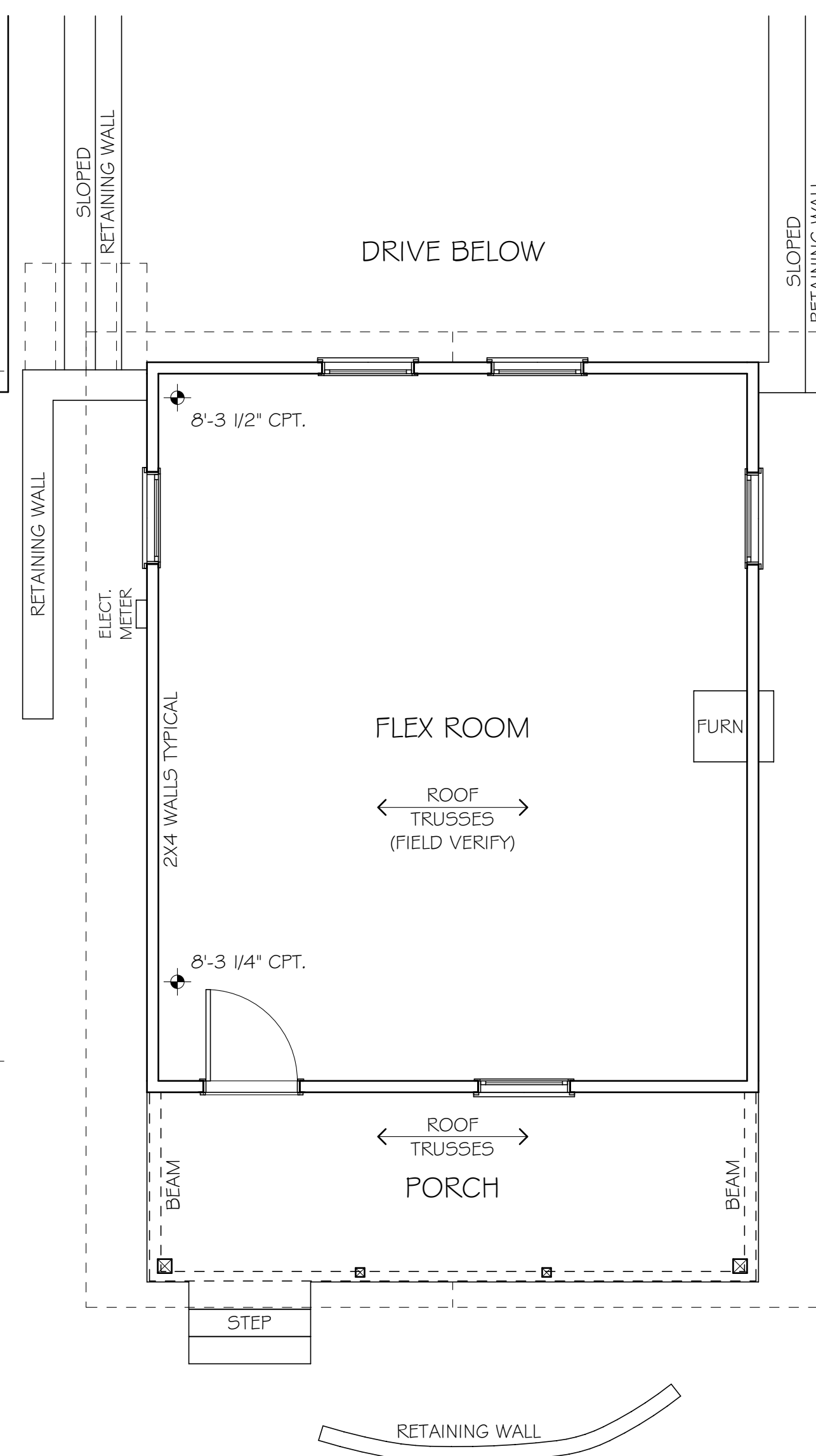
1
2 KITCHEN EAST
SCALE: 1/2" = 1'-0"



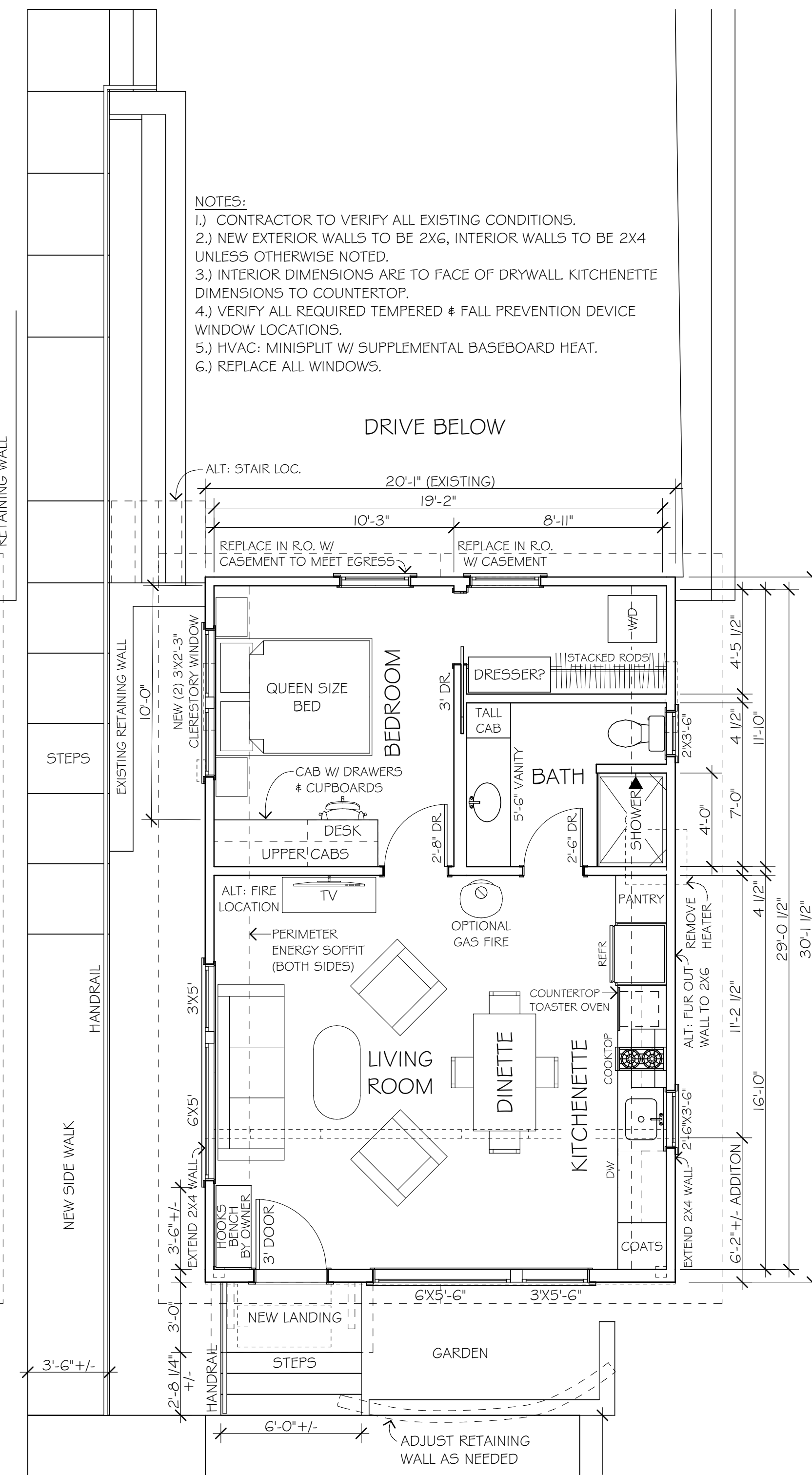
2
2 LOWER LEVEL PLAN "BEFORE"
SCALE: 1/4" = 1'-0"



3
2 LOWER LEVEL PLAN "AFTER"
SCALE: 1/4" = 1'-0"



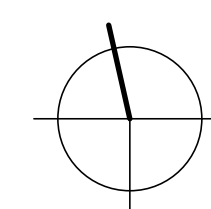
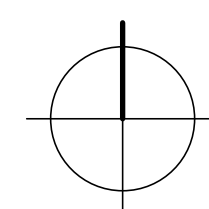
4
2 MAIN LEVEL PLAN "BEFORE"
SCALE: 1/4" = 1'-0"



5
2 MAIN LEVEL PLAN "AFTER"
SCALE: 1/4" = 1'-0"

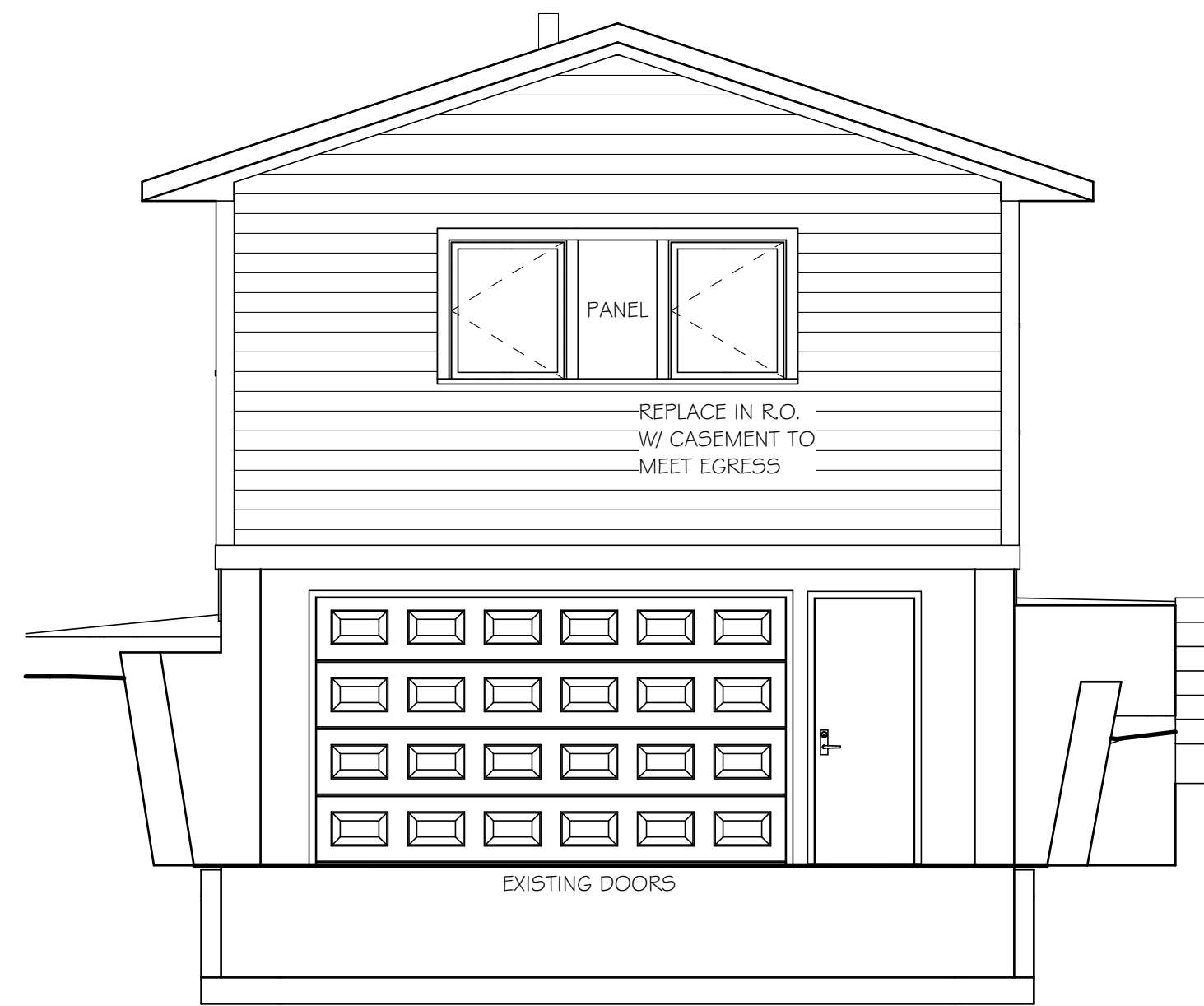
- NOTES:
 1.) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
 2.) NEW EXTERIOR WALLS TO BE 2X6, INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED.
 3.) INTERIOR DIMENSIONS ARE TO FACE OF DRYWALL. KITCHENETTE DIMENSIONS TO COUNTERTOP.
 4.) VERIFY ALL REQUIRED TEMPERED & FALL PREVENTION DEVICE WINDOW LOCATIONS.
 5.) HVAC: MINISPLIT W/ SUPPLEMENTAL BASEBOARD HEAT.
 6.) REPLACE ALL WINDOWS.

PROJECT NORTH TRUE NORTH

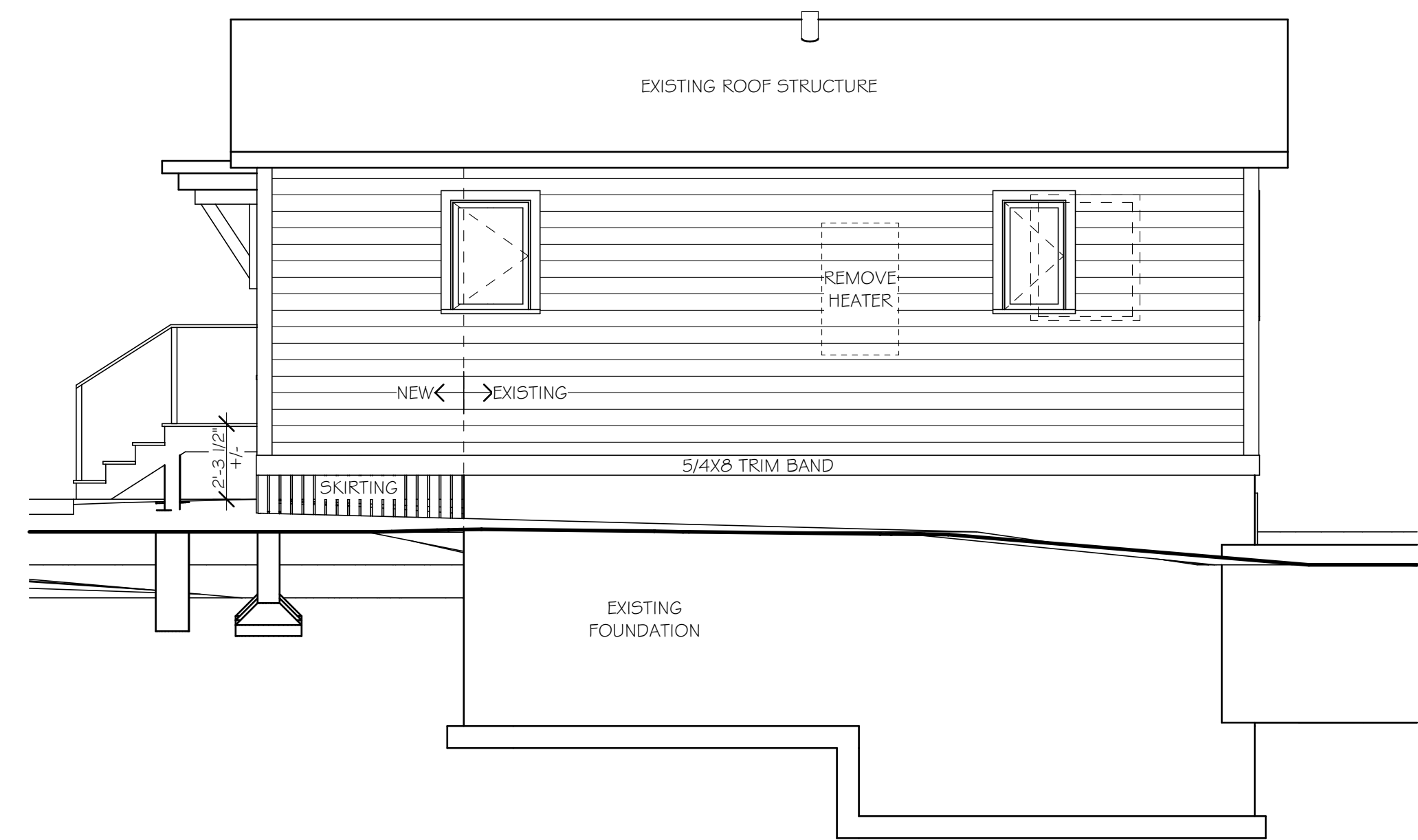


19 JANUARY 2024





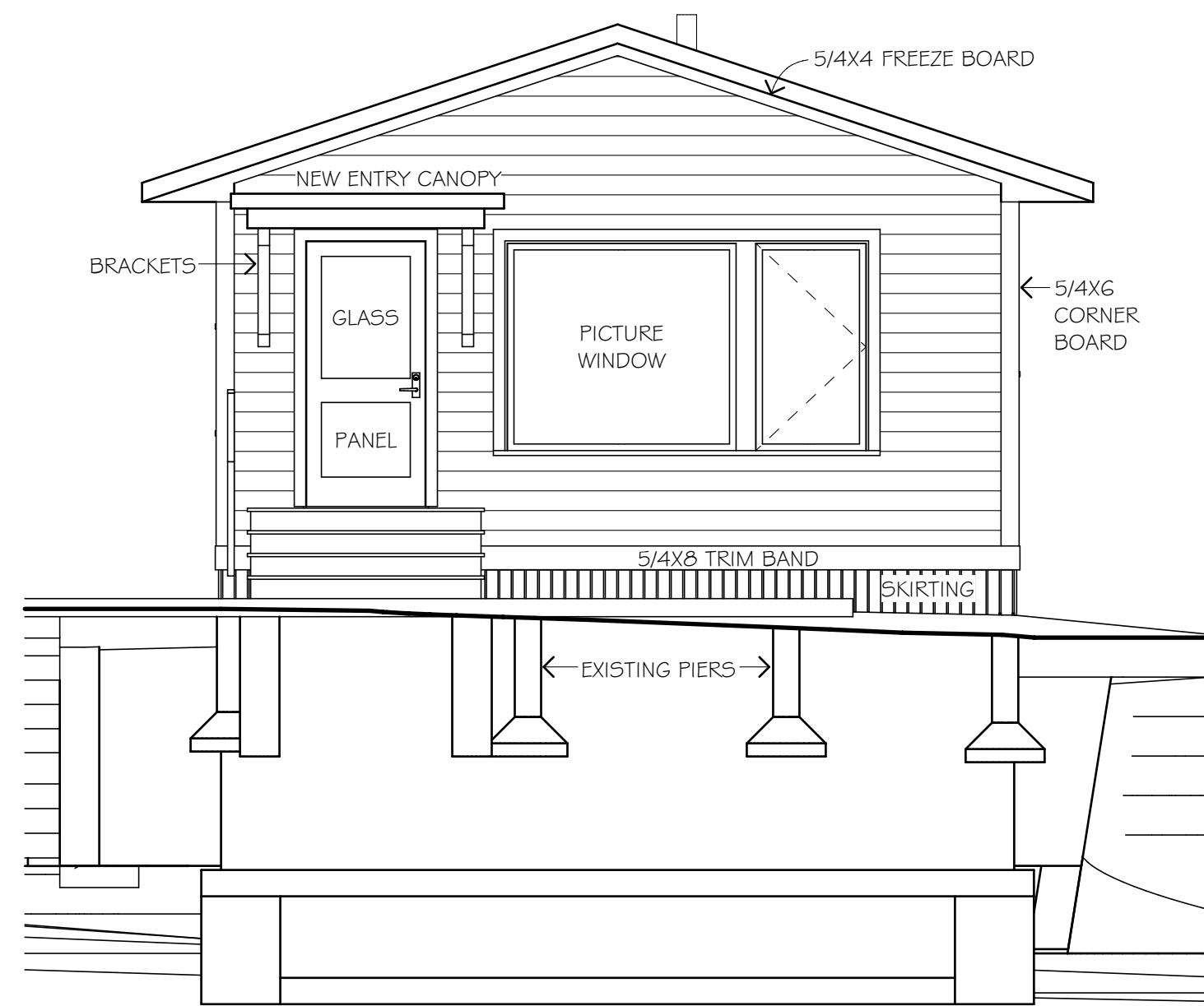
1
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



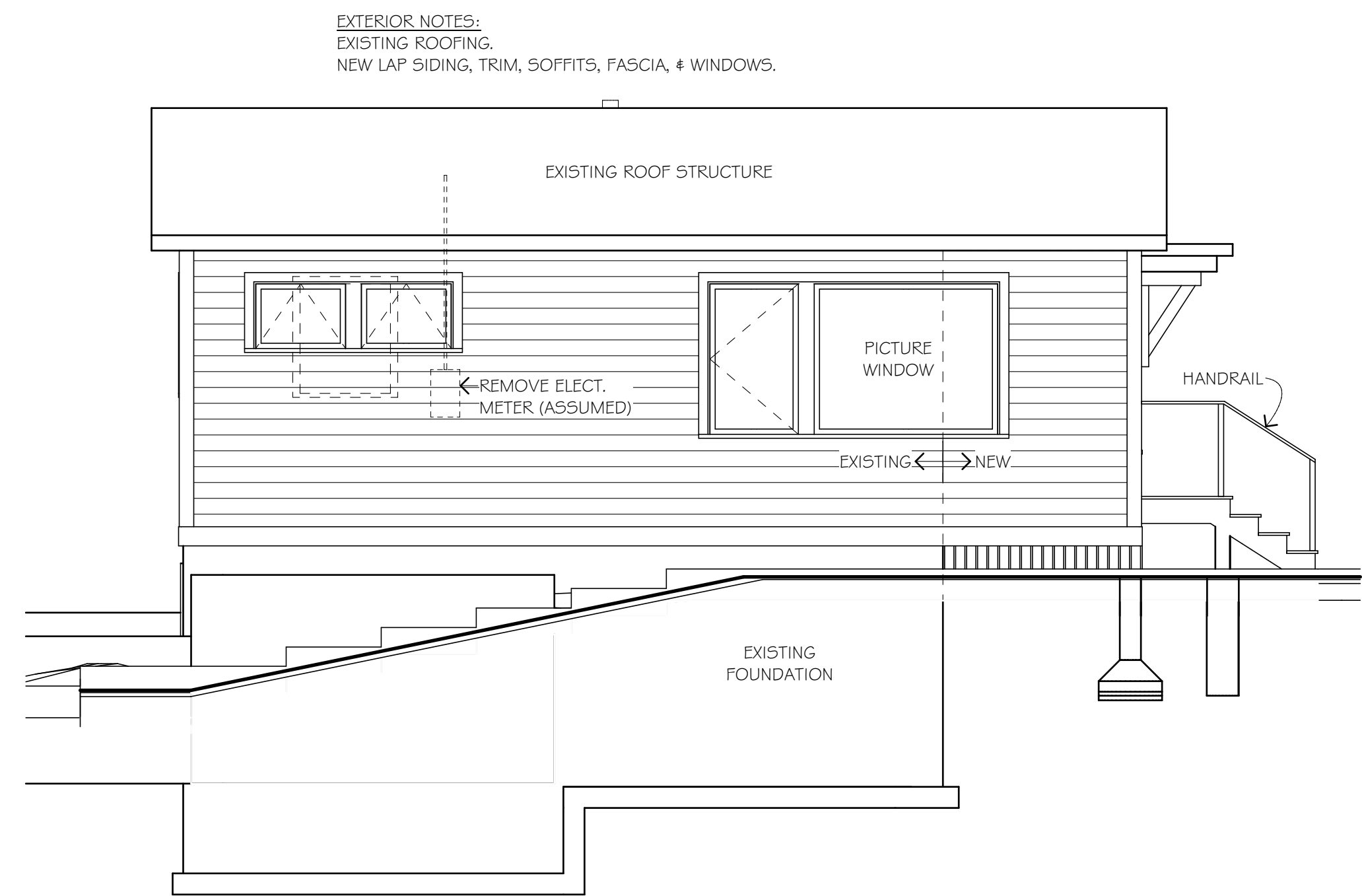
2
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3
3 SECTION NORTH
SCALE: 1/4" = 1'-0"



4
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

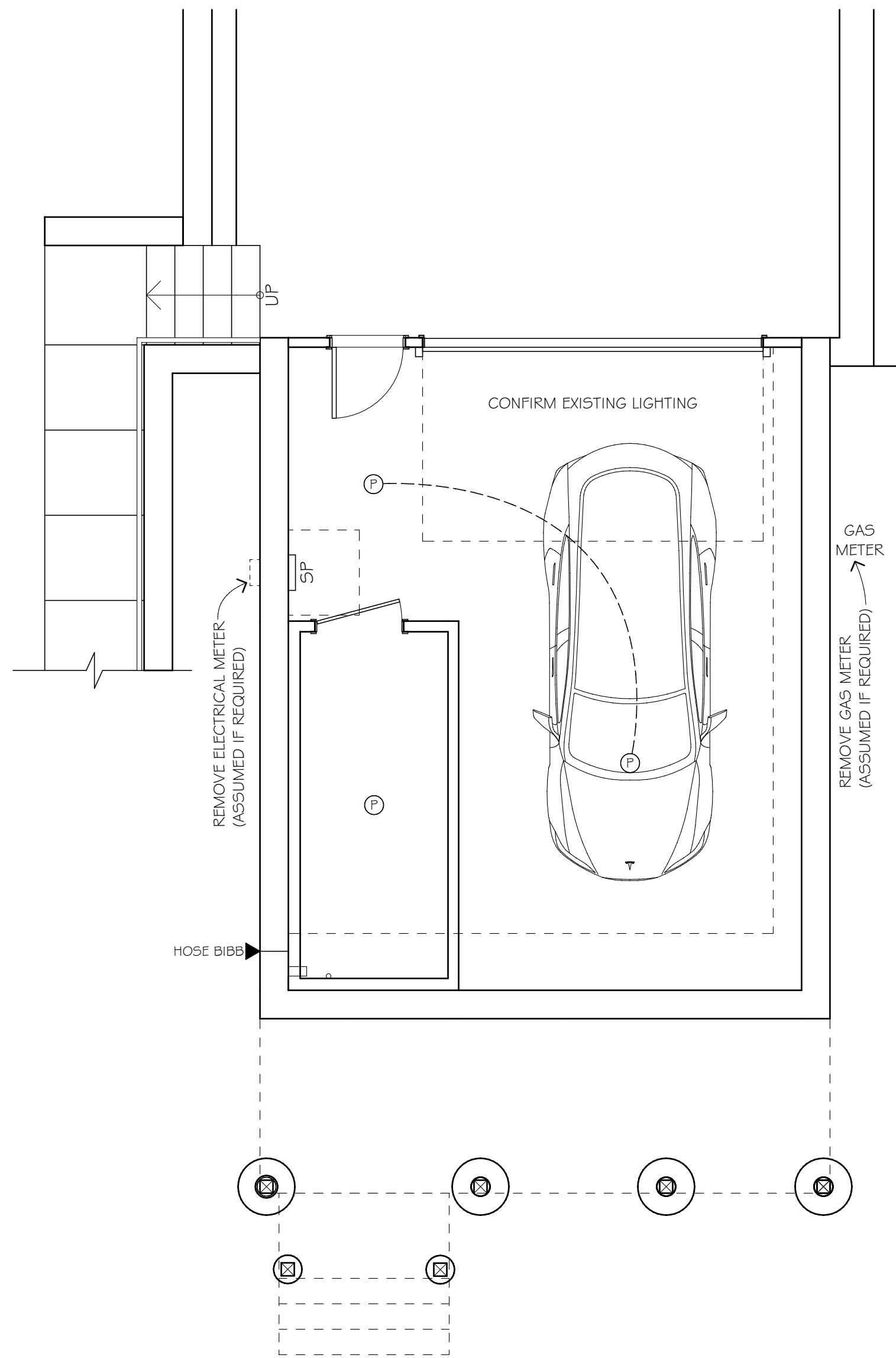


5
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS KEY

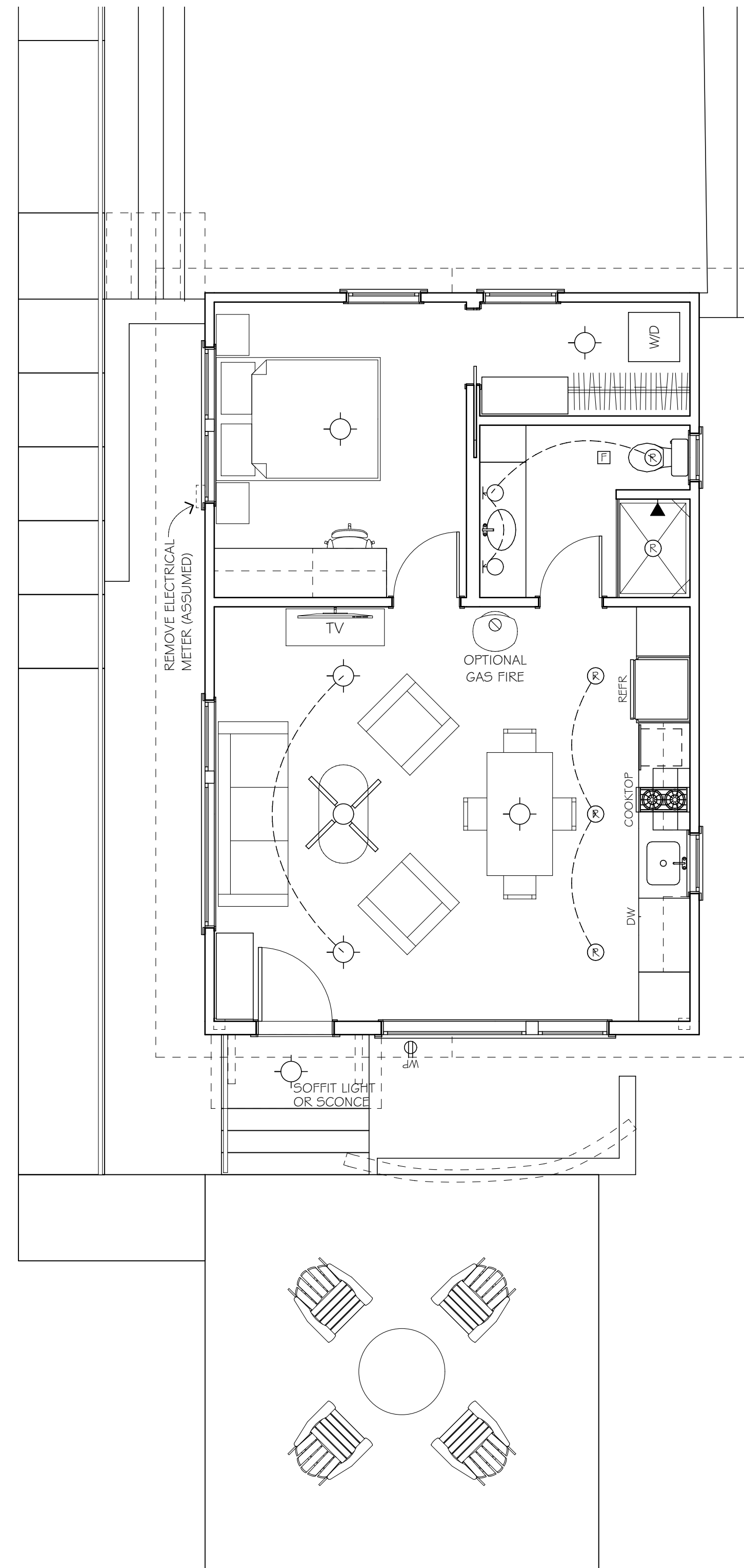
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE # J-BOX
	"D" REFERS TO FIXTURE SCHEDULE
	RECESSED DIRECTIONAL
	FLUORESCENT FIXTURE
	CEILING FAN
	TRACK LIGHTING
	ACCENT LIGHT/STAIR LIGHT
	PORCELAIN SOCKET
	EXTERIOR FLOOD
	FIXTURE W/MOTION DETECTOR
	UNDERCABINET LIGHTING
	DUPLEX OUTLET
	SWITCHED OUTLET
	QUAD OUTLET
	FLOOR DUPLEX
	GROUND FAULT INTERRUPT OUTLET
	WEATHERPROOF OUTLET
	LIGHT SWITCH
	LIGHT SWITCH W/DIMMER # 3-WAY
	TELEPHONE ("2" INDICATES LINE)
	CABLE TV OUTLET
	SMOKE DETECTOR
	GARAGE DOOR OPENER
	DOORBELL
	DOORBELL CHIMES
	ELECTRIC HEATER
	CENTRAL VACUUM OUTLET
	EXHAUST FAN
	THERMOSTAT
	WALL-MOUNTED SPEAKER
	SECURITY PANEL LOCATION
	HEIGHT TO CENTERLINE OF BOX
	WIRING

14" 42" 72"



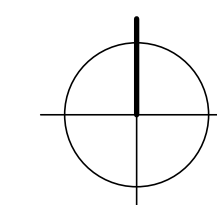
1
4 LOWER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

- ELECTRICAL NOTES:**
- LAYOUT IS PRELIMINARY. A MORE COMPLETE PLAN WILL BE PROVIDED AFTER PRELIMINARY PRICING.
 - ALL OUTLET & FIXTURE LOCATIONS TO BE CONFIRMED DURING A WALK-THRU WITH THE OWNER & ARCHITECT.
 - ALL UPPER CABINETS TO HAVE UNDERCABINET LED LIGHTS (2700K) & PLUG-MOLDS.
 - INSTALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS PER CODE.
 - ASSUME LED BULBS ON ALL FIXTURES. PROVIDE COMPATIBLE DIMMERS.
 - BATH FANS TO HAVE PUSH BUTTON TIMER SWITCH, LUTRON OR EQUAL.
 - EXISTING OUTLET LOCATIONS NOT DOCUMENTED. ASSUME OUTLETS PER CODE, SPECIFICS TO FOLLOW.
 - EXTERIOR OUTLETS TO BE RECESSED ARLINGTON INBOX OUTLETS.

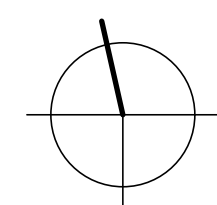


2
4 MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PROJECT NORTH



TRUE NORTH



19 JANUARY 2024