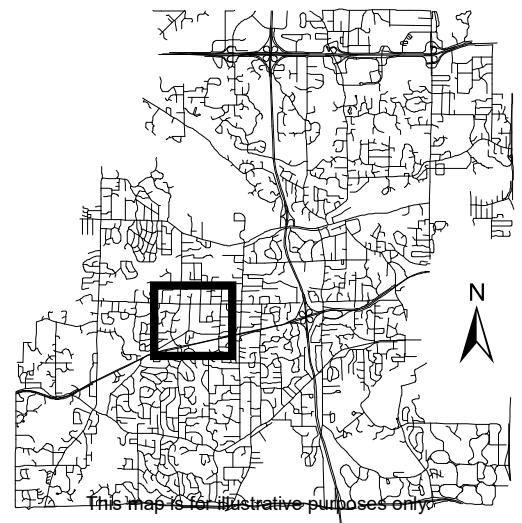




Location Map

Project: Kansou Residence
Address: 4329 Wilson Road



This map is for illustrative purposes only.



CUP Written Statement

3435 County Road 101, Minnetonka, MN 55345. 952-475-2097

Boyer Building Corporation

Date: June 25, 2024

Regarding: Conditional Use Permit (CUP) application for an Accessory Dwelling Unit (ADU)

Submitted by: Joe Franson
 Boyer Building Corporation
 3435 Cty Rd 101
 Minnetonka, MN 55345
 952-475-2097

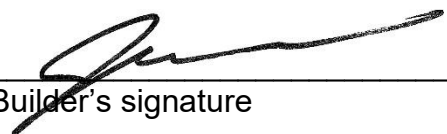
On behalf of: Mahdi & Amber Kansou (property owner)
 4329 Wilson St
 Minnetonka, MN 55345
 612-203-2203

Mahdi and Amber Kansou have engaged with Boyer Building Corporation to construct a detached Pool House on their property that will also serve as an ADU, occasionally being used as sleeping quarters for family guests. The structure is designed and intended to comply with all zoning and setback regulations and all applicable building codes and ordinances and will be constructed with all necessary permits and inspections. The structure will not have any undue adverse impact on neighbors, the community, or the public health/welfare.

This Pool House is planned to be 690sft which falls within the allowable parameters (less than 1,000sft and less than 35% of the principal dwelling). It will be served by a connection to principal dwelling for all utilities and so no additional connections are necessary to city services. The sewer requirements for the structure will be met by a holding tank and effluent pump since it's downhill from the principle dwelling. The Pool House been designed to complement the principal structure and other structures in the neighborhood and it is not taller than the principal structure. This structure is planned to be located behind the rear building line of the principal dwelling and it will be built to fit the existing grade of the back yard. Also, this property will have a 6-car garage so off-street parking isn't a problem.

As you will see on the additional documentation for this CUP, this structure is a reasonable and well-thought out addition to the property and the community. Thank you for your consideration.

Respectfully Submitted,
 Boyer Building Corporation
 MN Contractors' License #2988


 Builder's signature

June 25, 2024
 Date:



GROUND ONE
LANDSCAPE DESIGN + BUILD + MAINTAIN

9649 HUMBOLDT AVENUE S.
BLOOMINGTON, MN 55431
OFFICE: 952.884.3336

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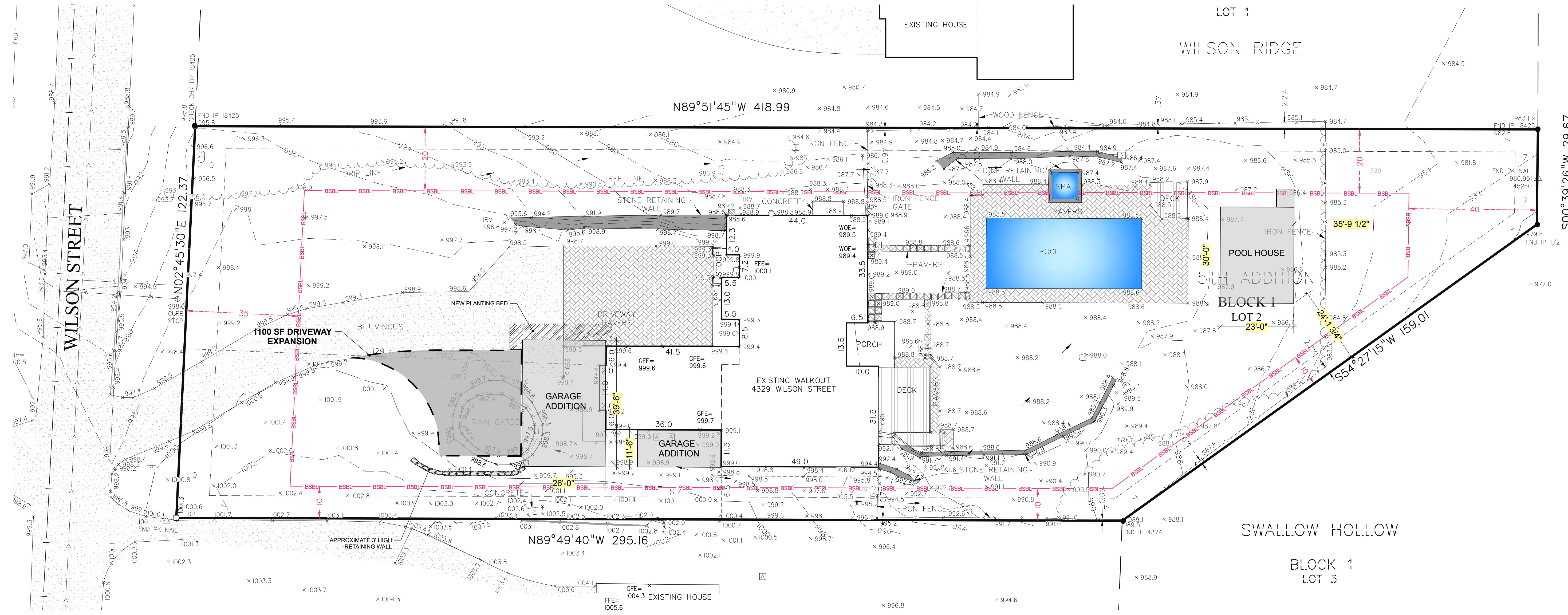
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Plant substitutions are to be made at the discretion of the landscape designer.

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1 SITE PLAN **NOT FOR CONSTRUCTION**
Scale: 1/16" = 1'-0"

KANSOU RESIDENCE
4329 WILSON ST.
MINNETONKA, MN 55345

DRAWING ISSUANCE
ISSUED BY DATE DESCRIPTION

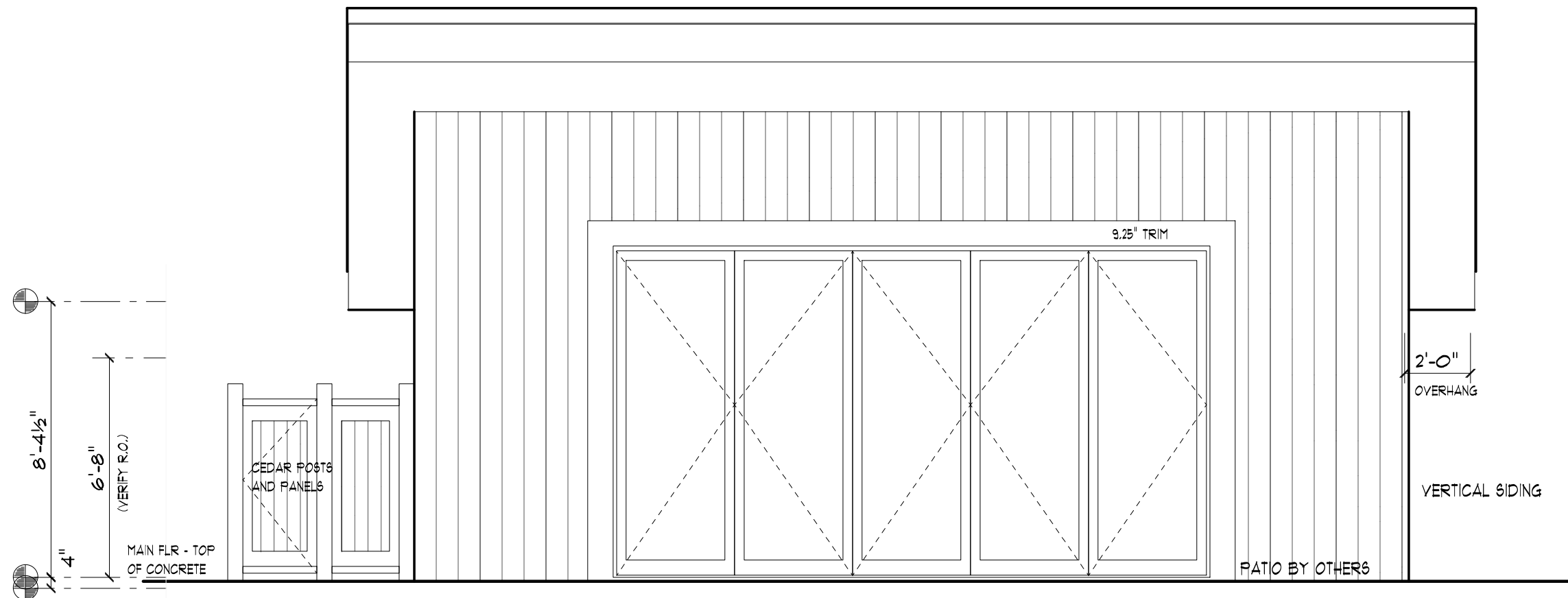
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a certified landscape professional by the Minnesota Nursery and Landscape Association or a duly Licensed Landscape Architect under the laws of the state of Minnesota.

Client Authorization

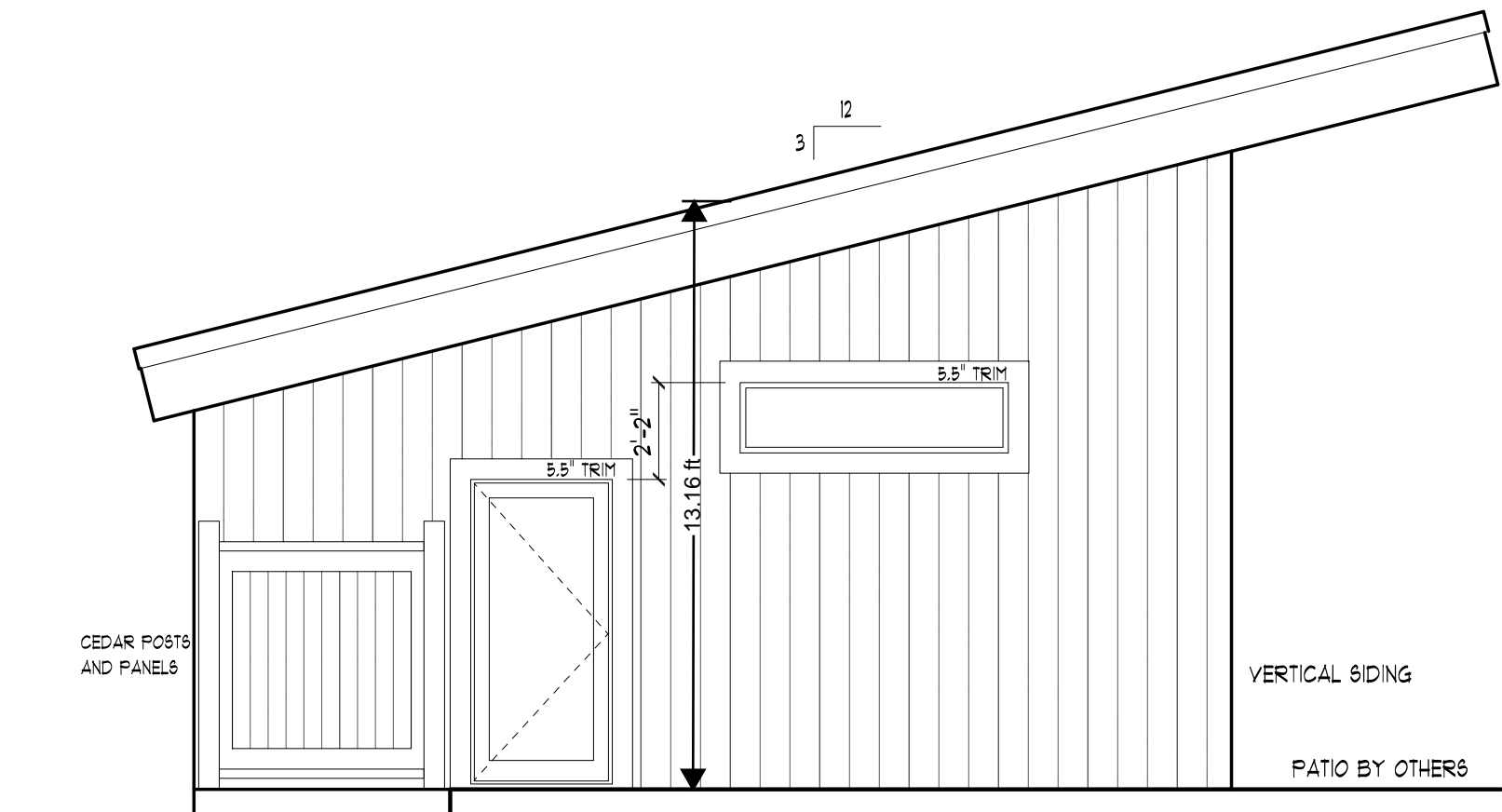
SITE PLAN

NAME: C TRENARY
DATE: 4/30/24

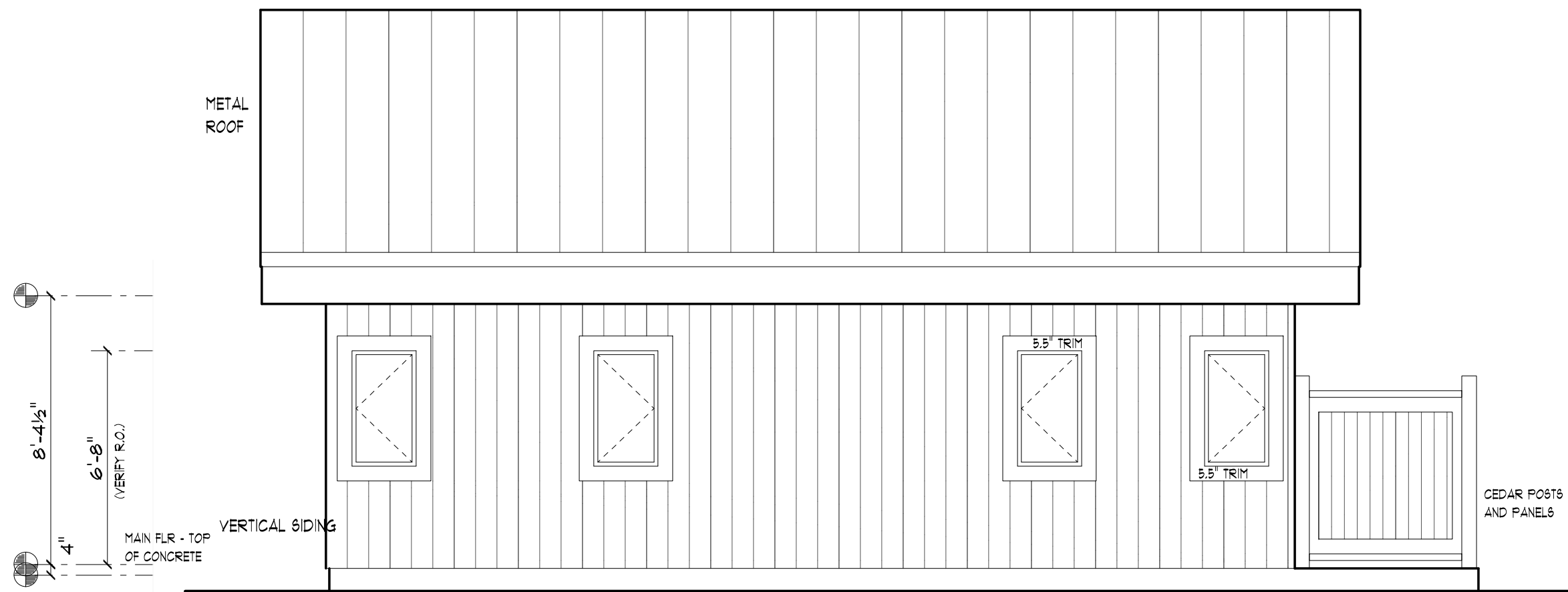
SHEET # **L100**



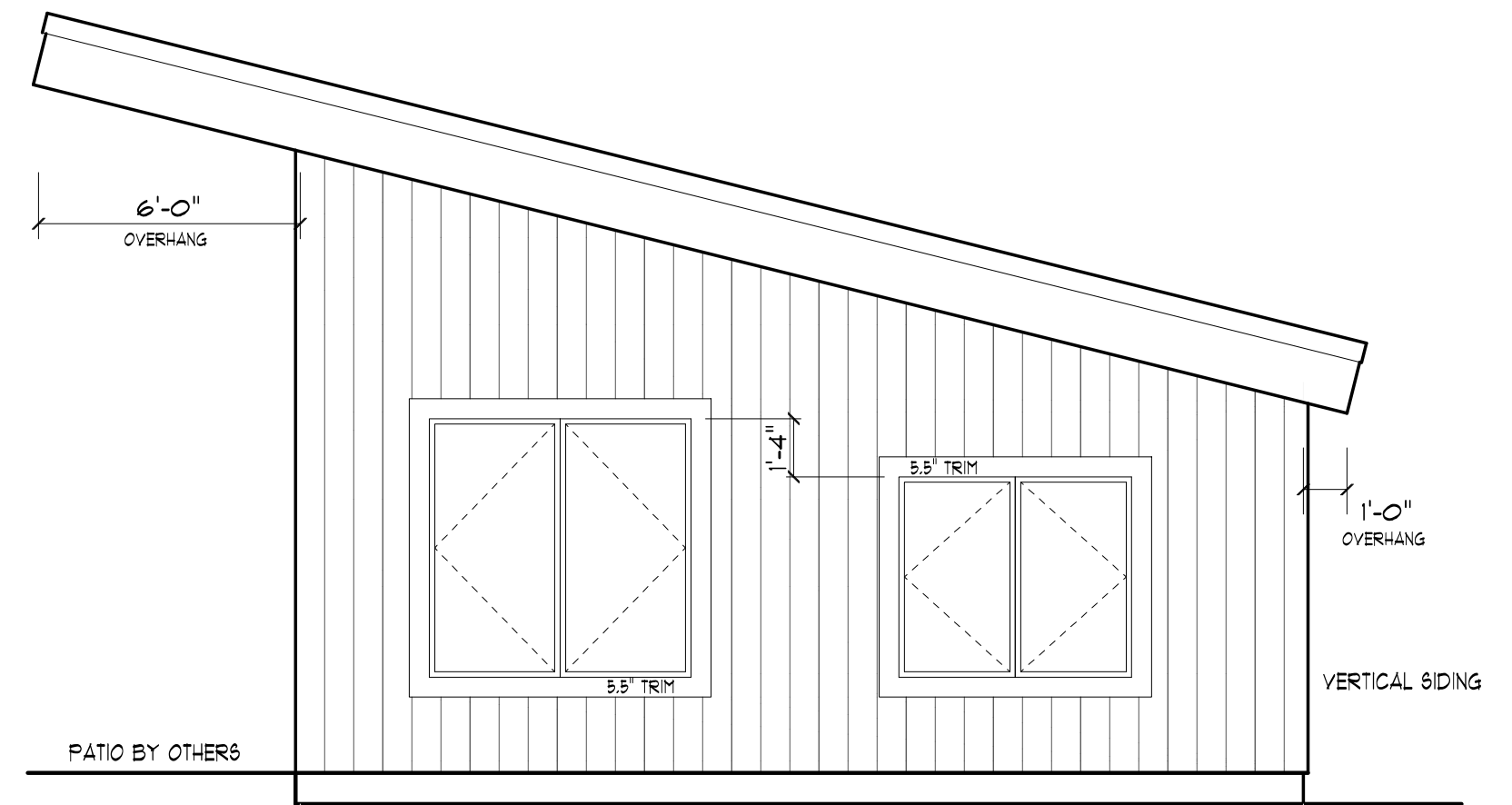
1 FRONT ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION
1/4" = 1'-0"

REVISIONS

KANSOU POOLHOUSE
4329 WILSON STREET
MINNETONKA, MN 55345

TRITCH DESIGN
RESIDENTIAL ARCHITECTURE
3113 HUNTER DRIVE • CHANDLER, MN 55177 • 952.220.8628 • FAX 952.726.1995
www.TritchDesign.com • tritch@tritch.com

DATE: 04/30/24

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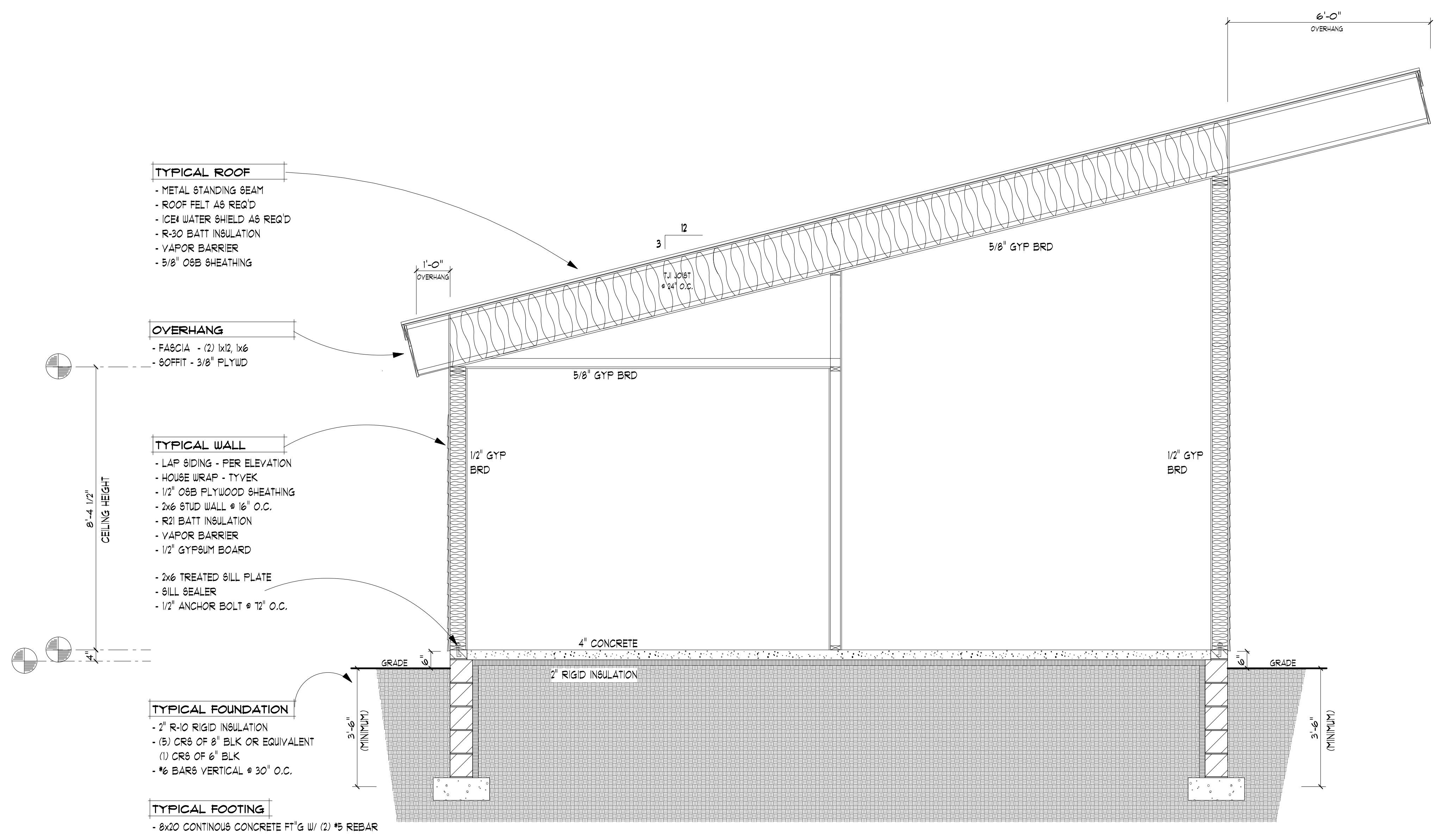
SHEET

A1
OF 3

KANSOU POOLHOUSE
 4329 WILSON STREET
 MINNETONKA, MN 55345

TRITCH DESIGN
 RESIDENTIAL ARCHITECTURE
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TYPICAL ROOF
 - METAL STANDING SEAM
 - ROOF FELT AS REQ'D
 - ICE & WATER SHIELD AS REQ'D
 - R-30 BATT INSULATION
 - VAPOR BARRIER
 - 5/8" OSB SHEATHING

OVERHANG
 - FASCIA - (2) 1x12, 1x6
 - SOFFIT - 3/8" PLYWOOD

TYPICAL WALL
 - LAP SIDING - PER ELEVATION
 - HOUSE WRAP - TYVEK
 - 1/2" OSB PLYWOOD SHEATHING
 - 2x6 STUD WALL @ 16" O.C.
 - R21 BATT INSULATION
 - VAPOR BARRIER
 - 1/2" GYPSUM BOARD
 - 2x6 TREATED SILL PLATE
 - SILL SEALER
 - 1/2" ANCHOR BOLT @ 12" O.C.

TYPICAL FOUNDATION
 - 2" R-10 RIGID INSULATION
 - (5) CRS OF 8" BLK OR EQUIVALENT
 - (1) CRS OF 6" BLK
 - #6 BARS VERTICAL @ 30" O.C.

TYPICAL FOOTING
 - 8x20 CONTINUOUS CONCRETE FT'G W/ (2) #5 REBAR

1 WALL SECTION
 3 1/2" = 1'-0"