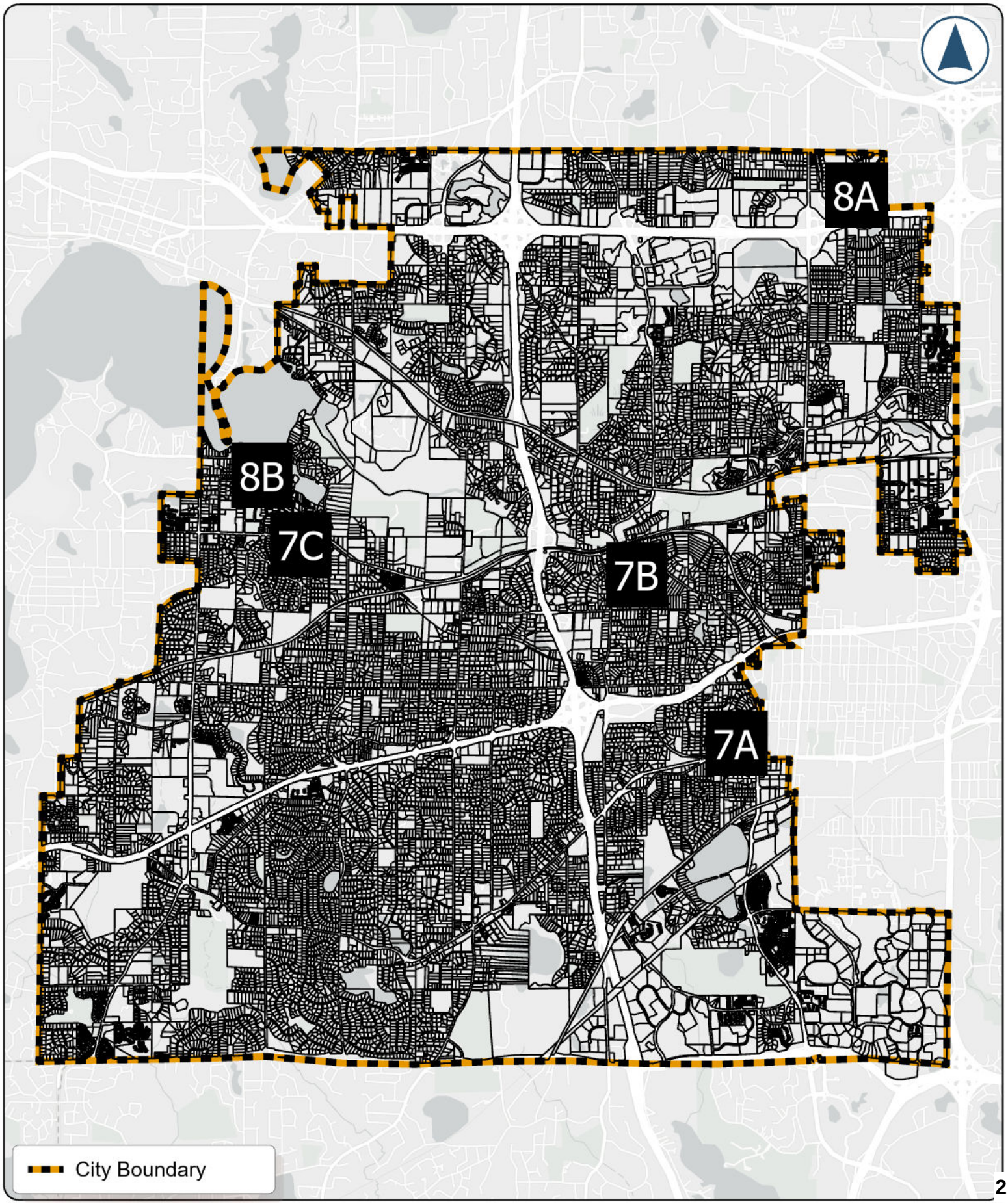
Agenda
City of Minnetonka
Planning Commission Meeting
Thursday, September 24, 2026
6:00 PM
Council Chambers
14600 Minnetonka Blvd.

Map of Agenda Items

1. Call to Order
2. Roll Call
3. Approval of Agenda
   - A. Sept. 24, 2026 Addenda
4. Approval of Minutes
   - A. Sept. 3, 2026 meeting minutes
5. Report from Staff
6. Report from Planning Commission Members
7. Public Hearings: Consent Agenda Items
   - A. Expansion permit for an addition at 11801 Bradford Road.
   - B. Expansion permit for a second-story living space addition at 12924 Inverness Road.
   - C. Front yard setback variance for a front porch at 3425 Elmwood Place.
8. Public Hearings: Non-Consent Agenda Items
   - A. Amendment to the existing sign plan for Hampton Inn and Suites at 10600 Wayzata Blvd.
   - B. Tree removal and front yard setback variances for a garage and living space addition at 16820 Edgewood Ave.
9. Other Business
10. Adjournment

If you have questions about any of the agenda items, please contact:
Susan Thomas, AICP, City Planner, (952) 939-8292
Julie Wischnack, FAICP, Community Development Director, (952) 939-8282

Minnetonka Planning Commission
Sept. 24, 2026



Planning Commission
Agenda Item 3.A
Meeting of September 24, 2026

Title:	Sept. 24, 2026 Addenda
Report from:	Susan Thomas, AICP, City Planner

Form of Action:	Other
Votes needed:	4 votes

Recommended Action
Motion to approve the agenda as amended.

ATTACHMENTS:
Addenda

CITY OF MINNETONKA

14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

To: Planning Commission

From: Susan Thomas, AICP, City Planner

Date: Sept. 25, 2026

Subject: Addenda for the Sept. 25, 2026 Planning Commission meeting

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Item 8A: **Hampton Inn and Suites at 10600 Wayzata Blvd**

The applicant withdrew this application on Sept. 24, 2026.

Item 8B: **Hakim Residence at 16820 Edgewood Avenue**

The attached comments were received after the report was published.

From: Raleigh Miller
To: Riley Rooney; yasamin sakhi
Subject: support of 16820 Edgewood
Date: Wednesday, September 16, 2026 10:31:00 AM

Dear Riley,

My name is Raleigh Golden (Scates), and my family and I own [redacted]. We recently received notice regarding the Hakim residence and the proposed redevelopment of 16820 Edgewood. I am writing to express my strong support for the project and for the Hakim family.

The Hakims have been tremendous assets to our neighborhood. Their two previous redevelopment projects have added significant value—not only through the thoughtful improvements they made to the homes, but also through the wonderful neighbors who have become part of our community and, in many ways, part of our family.

On a personal note, the first home I purchased in this neighborhood after going through a very difficult divorce was a home renovated by the Hakim family. That house became my entry point into a neighborhood that I—and my children—have come to love. It is a safe, welcoming place where people genuinely want to stay, and the Hakim family has played an important role in creating that sense of community.

We are actually missing having them nearby while they wait to begin the build-out of this home.

I understand that projects like this can involve different perspectives and concerns. However, the redevelopment of this property has always been part of the vision, and I cannot imagine the neighborhood without seeing it completed. We are excited to see what the Hakims create and believe the project will be a positive addition to the area.

My family recently completed a basement remodel of our own, and we have seen firsthand how thoughtful improvements—and neighbors who invest in their properties—can benefit the surrounding homes and the overall value of the neighborhood.

Thank you for your time and consideration. Please know that you have our full support for the Hakim family and this project.

Warm regards,

Raleigh Golden
Neighbor and Homeowner
[redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected

Planning Commission
Agenda Item 4.A
Meeting of September 24, 2026

Title:	Sept. 3, 2026 meeting minutes
Report from:	Lois Mason, Secretary
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Minutes
Votes needed:	4 votes

Recommended Action
Approve the minutes.

Background
See attached draft minutes.

ATTACHMENTS:
Minutes

Unapproved
Minutes
Minnetonka Planning Commission
Regular Meeting
Sept. 3, 2026

1. Call to Order

Chair Minion called the meeting to order at 6 p.m.

2. Roll Call

Commissioners Jonathan Shoemaker, Hindi Abdi, Derrick Banks, Scott Brink, Sandra Johnson, Gretchen Sher and Dana Minion were present.

Community Development Director Julie Wischnack and City Planner Susan Thomas were present.

3. Approval of Agenda: The agenda was approved as submitted.

4. Approval of Minutes: Aug. 20, 2026

Banks moved, Brink seconded, a motion to approve the Aug. 20, 2026 meeting minutes as submitted. Shoemaker, Abdi, Banks, Brink, Johnson, Sher and Minion voted "yes." Motion carried.

5. Report from Staff

Thomas briefed the commission on land use applications considered by the city council from its meeting on Aug. 31, 2026:

- Adopted a resolution approving the conditional use permit for an accessory structure more than 12 feet in height at 13511 Minnetonka Drive.
- Adopted a resolution approving the preliminary and final plats for Oakland Woods Estates Second Addition at 2213 Oakland Road.
- Adopted a resolution approving the conditional use permit for a detached accessory dwelling unit for Hill Stone Property Holdings at 1617 Linner Road.
- Adopted a resolution reaffirming the previous approvals with a façade color change for First International Bank and Trust at 10801 Wayzata Blvd.

The next planning commission meeting is scheduled to be held Sept. 24, 2026.

The planning commission meeting scheduled for Oct. 22, 2026 has been canceled. Wischnack and Thomas will be making presentations at the state planning conference that day.

6. Report from Planning Commissioners: None

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Johnson moved, Abdi seconded, a motion to approve the item listed on the consent agenda as recommended in the staff report as follows:

A. Conditional use permit for We Rock the Spectrum, a sensory-friendly children's gym, at 10925 Bren Road East.

Shoemaker, Abdi, Banks, Brink, Johnson, Sher and Minion voted "yes." Motion carried, and the item on the consent agenda was approved as submitted.

This item is scheduled to be reviewed by the city council on Sept. 14, 2026.

8. Public Hearings: None

9. Other Business

A. Zoning Ordinance Update

Chair Minion introduced the proposal and called for the staff report.

Wischnack and Thomas reported. Staff invited commissioners to discuss and provide comments on the proposed zoning ordinance update.

Johnson was a member of the zoning ordinance update work group and credited staff for putting in a lot of work to make the proposed zoning ordinance easy to understand. The illustrations help do that. She supports making local laws understandable to the public. The proposed ordinance's focus on sustainable development reflects what Minnetonka is about.

Brink stated that some conditional use permits are routine and others are more controversial, where residents contact councilmembers, and it may be more appropriate for the city council to review the application. He asked if there would be flexibility for the planning commission to make a final decision subject to appeal to the city council for more routine conditional use permits and for more controversial conditional use permits to make a recommendation to the city council.

Wischnack noted that applicants and neighbors would still be able to appeal the planning commission's decision to the city council.

Thomas noted that 90 percent of conditional use permits are placed on the city council's consent agenda and approved without discussion. This adds two to three weeks to the amount of time it takes for an applicant to receive a final decision.

Thomas noted that changes could always be made to the updated zoning ordinance if it did not function as intended.

Brink feels that every application is unique. It would not be possible to have an ordinance that would address every situation perfectly. The appeal process would handle those cases.

Wischnack will add information to the presentation to make it clear that there is an option for an applicant or neighbor to appeal the planning commission's final decision to the city council.

Banks applauded staff, the consultant, the work group and the community. Staff did a lot of outreach to residents and businesses to obtain feedback. He understands that the proposal may not be perfect, but it checks all the boxes. The proposed ordinance is modern. He likes the term "village center" that provides a sense of community, belonging and connection. The proposed ordinance update does a great job adapting to the working needs and living habits of today. The proposed zoning ordinance would be easier to understand than the current one.

Thomas continued the staff report.

The proposed zoning ordinance update is tentatively scheduled:

- To be introduced to the city council on Oct. 5, 2026.
- For a public hearing at the planning commission on Oct. 8, 2026.
- For a second public hearing at the planning commission on Nov. 5, 2026.
- For the city council to give consideration on Nov. 23, 2026.

Wischnack noted that more time may be taken to review the proposed zoning ordinance if needed.

Chair Minion appreciated the work put into the proposed zoning ordinance. The proposed zoning ordinances would continue to provide the current quality of life and make things more efficient.

Banks moved, Sher seconded, a motion to adjourn the meeting at 7:02 p.m. All voted "yes." Motion carried unanimously.

10. Adjournment

By: _____
Lois T. Mason
Planning Secretary

Planning Commission
Agenda Item 7.A
Meeting of September 24, 2026

Title:	Expansion permit for an addition at 11801 Bradford Road.
Report from:	Bria Adelman, Planner
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Report
Votes needed:	4 votes

Recommended Action
Adopt the resolution approving the request (4 votes).

Background
See attached staff report.

ATTACHMENTS:
Staff Report

MINNETONKA PLANNING COMMISSION
Sept. 24, 2026

Brief Description	Expansion permit for an addition at 11801 Bradford Road
Recommendation	Adopt the resolution approving the expansion permit for an addition at 11801 Bradford Road.

Background

The existing home was constructed in 1953 within the OAK RIDGE ADDITION. The approximately 0.45-acre property contains a one-story walkout home with an attached two-stall garage. The property and home predate the city's first subdivision and zoning ordinances and do not meet current front- and side-yard setback requirements.



Figure 1 - Street view of the subject property

Proposal

Dean Johnson Homes requests an expansion permit to construct an addition within the existing nonconforming easterly side yard setback. The addition would include a primary bedroom, ensuite bathroom, and deck.

The proposed addition would maintain a 9.9-foot setback from the side property line. The plans the applicant originally submitted showed an 8.9-foot setback and aligned the addition with the existing side wall of the home. However, the revised/existing proposal places the addition one foot behind the existing home to maintain the 9.9-foot setback.

The proposed addition would increase the home's gross floor area by approximately 665 square feet, to a total of 2,795 square feet. Based on this information, the project is not considered a

redevelopment.[1] As proposed, this project does not trigger the tree protection ordinance; however, it also does not propose any tree removal. The proposed addition area is currently open space.

Staff Analysis

Staff finds that the proposal meets the expansion standards in the city code.

- The existing home predates the city's first zoning ordinance and has nonconforming side and aggregate side yard setbacks. The proposed addition would not extend farther into the required side yard than the existing structure.
- The applicant could have requested a variance to reduce the side yard setback. Instead, the applicant worked with staff to revise the proposal and maintain the existing 9.9-foot setback.
- Although the addition would not maintain a continuous side building line, the difference is not expected to be visually apparent due to the location of the addition.
- The proposal is reasonable and is not expected to alter the character of the surrounding neighborhood.
- Except for the nonconforming side yard setback and side yard aggregate, the proposal would require only a building permit. The expansion permit is required because of the existing structure's location.

Staff Recommendation

Adopt the resolution approving the expansion permit for an addition at 11801 Bradford Road.

Originator: Bria Adelman, Planner
Through: Susan Thomas, AICP, City Planner

[1] City Code 314.01 – Redevelopment is defined as the removal and reconstruction of more than 50% of the square footage of a principal structure in any zoning district or a more-than-50% increase in the square footage of a structure or structures on a site. The proposed addition is approximately a 31% increase in square footage.

Supporting Information

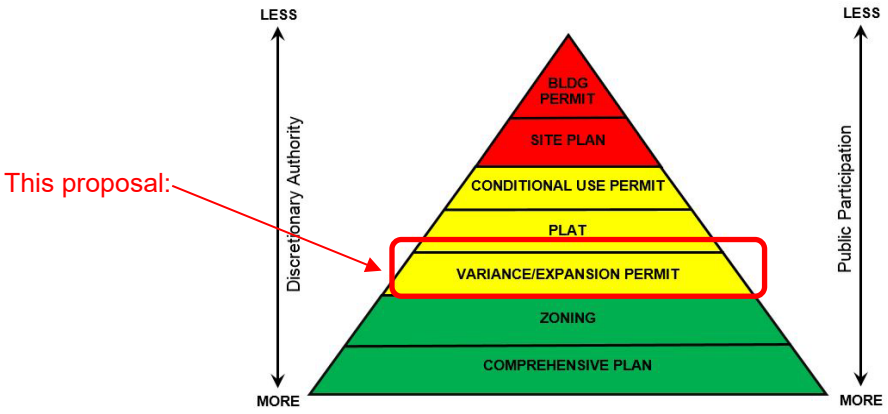
Subject Property

Guide Plan designation: low-density residential
Zoning: R-1

Surrounding Properties

The property is surrounded by single-household lots zoned and guided for low-density residential development

Pyramid of Discretion



McMansion Policy

The McMansion Policy is a tool the city can utilize to ensure new homes or additions requiring variances are consistent with the character of the existing homes within the neighborhood. By policy, the floor area ratio (FAR) of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street, and a distance of 400 feet from the subject property.

As the proposal is for an expansion permit – maintaining existing setbacks rather than reducing – the McMansion policy does not apply.

Motion Options

The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority. The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made adopting the resolution approving the permit.

2. Disagree with staff's recommendation. In this case, a motion should be made denying the permit. This motion must include a statement as to why denial is recommended.

3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Appeals	Any person aggrieved by the planning commission's decision about the requested expansion permit may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.
Neighborhood Comments	The city sent notice to 38 area property owners. No comments have been received.
Deadline for Action	Nov. 5, 2026

Draft Zoning Ordinance Review (Informational Only)

The following information is not part of the review criteria for this application and should not be considered in the decision on this request. The city is updating its zoning ordinance, and the summary below illustrates how the application would be reviewed under the draft ordinance. Because the draft ordinance has not been adopted, it does not apply to this application.

Lot standards for Low Density Residential (LDR) District

The draft ordinance would eliminate the aggregate side yard setback requirement and establish a minimum 10-foot setback for each side yard. The proposed 9.9-foot setback would not comply with this standard. An expansion permit would therefore be required.

The addition would comply with all other applicable lot standards in the draft ordinance.

Impervious Surface Coverage

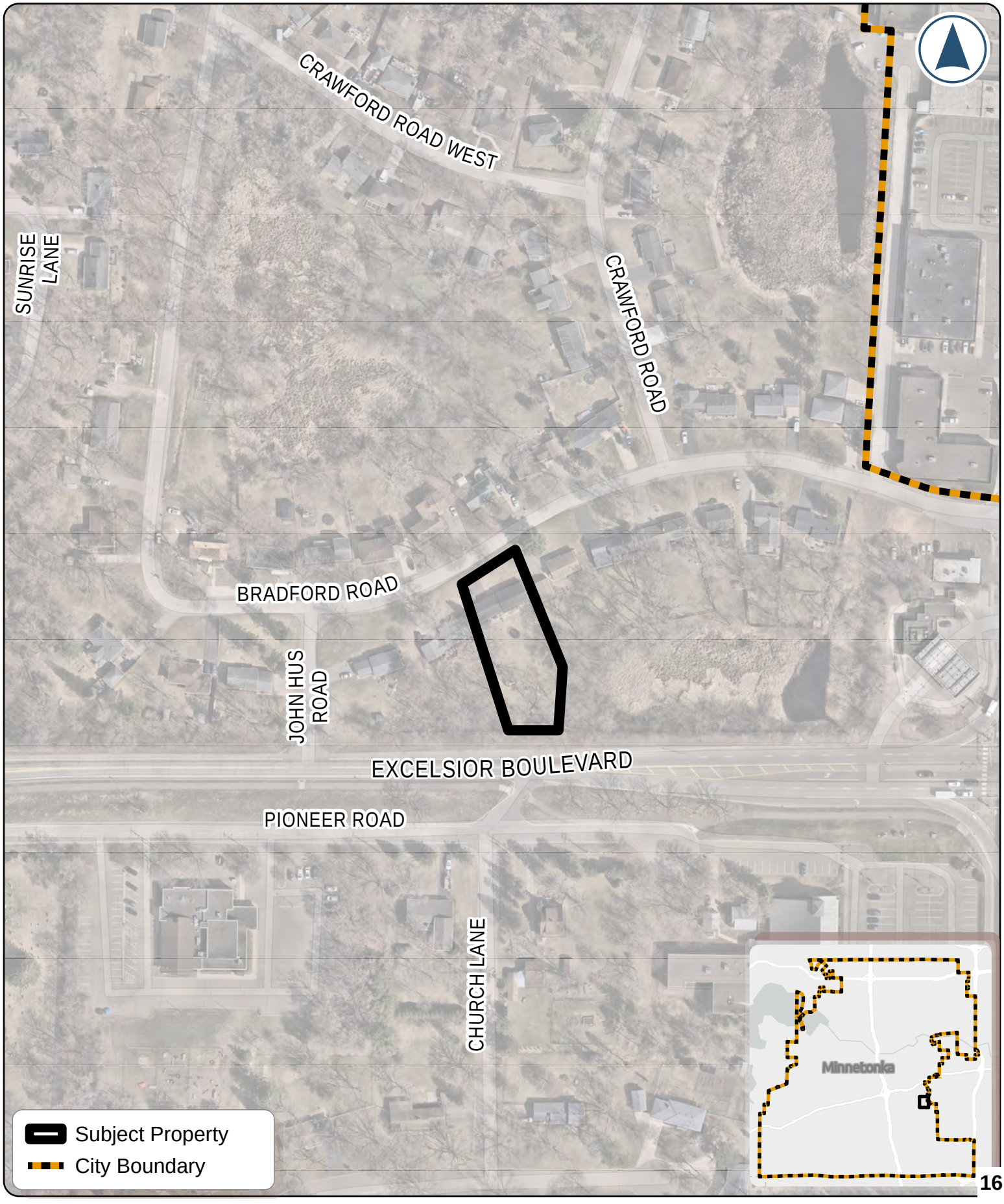
The current ordinance does not establish a maximum impervious surface coverage standard for properties outside the Shoreland District. The subject property is not located within the Shoreland District.

The draft ordinance would limit impervious surface coverage to 20 percent unless additional stormwater management is provided. The proposed addition would result in approximately 18.7 percent impervious surface coverage and would not require additional stormwater management.

Staff Analysis

The draft ordinance review identifies potential differences between the current City Code and the draft ordinance for informational purposes only. The proposed addition would meet the draft ordinance's impervious surface coverage standard but would not meet the minimum side yard setback. The existing nonconforming setback would therefore continue to require an expansion permit under the draft ordinance.

Anderson Residence
11801 Bradford Road



Statement in Support of Expansion Permit Application
City of Minnetonka

I respectfully request approval of this Expansion Permit for the proposed addition to my home.

The proposed addition represents a reasonable and appropriate improvement to the property. The project is intended to provide functional living space that better meets the needs of my household while preserving the appearance and character of the existing home. The design has been developed to complement the home's architecture and to integrate with the surrounding neighborhood.

This request is based on the unique characteristics of the property. Because the existing home is legally nonconforming with respect to current setback requirements, any addition requires an Expansion Permit even though the project has been designed so that the existing nonconformity is not increased. The addition does not create new encroachments or intensify the existing nonconforming conditions.

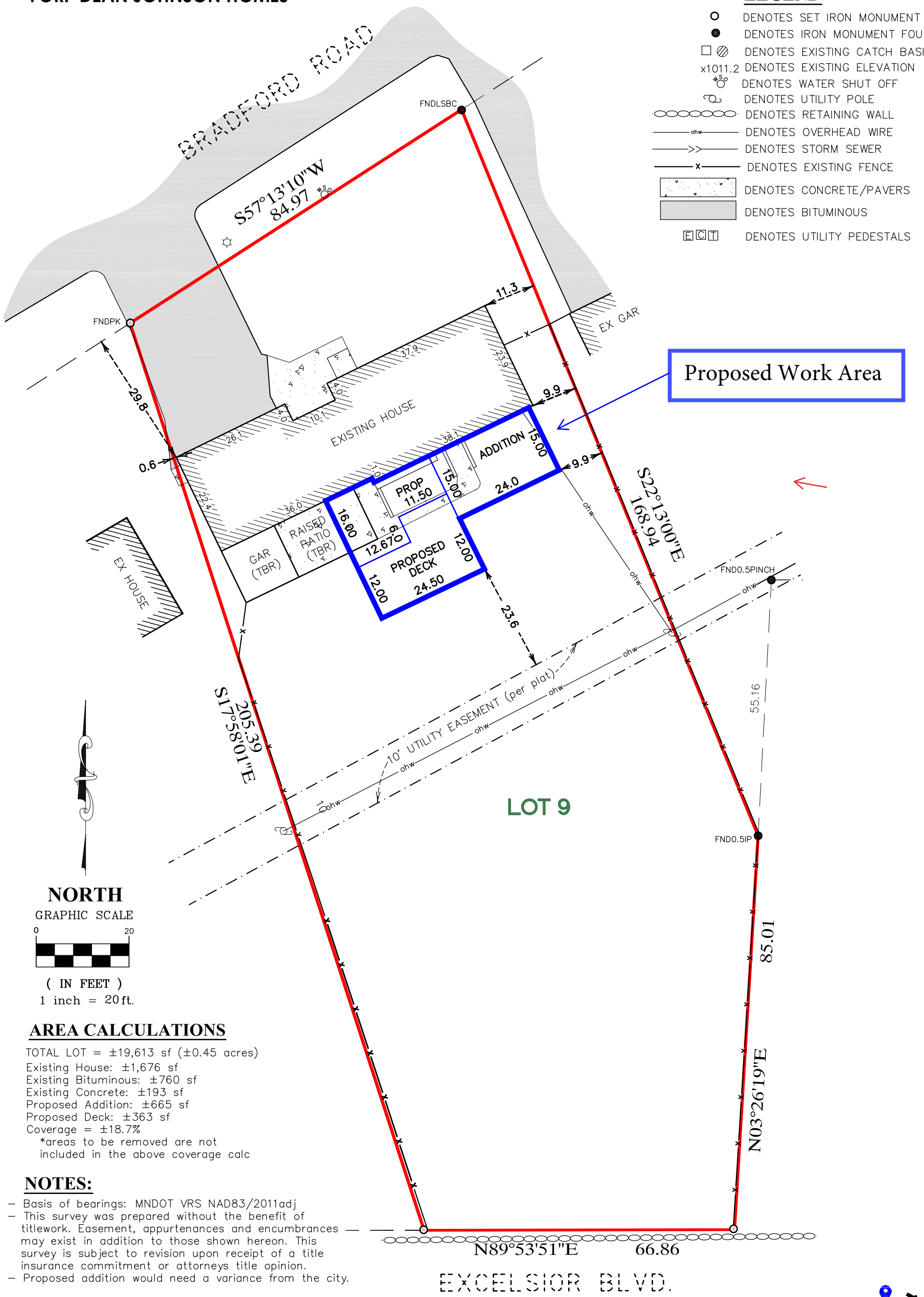
The proposed addition will not adversely affect neighboring properties or alter the essential character of the neighborhood. The project will maintain the residential nature of the property, will not create additional traffic, noise, or parking impacts, and will be constructed in compliance with all applicable building codes and City requirements. The addition will enhance the appearance, functionality, and long-term value of the property while remaining consistent with surrounding homes.

For these reasons, I believe the proposed addition satisfies the standards for an Expansion Permit established by the City of Minnetonka, and I respectfully request approval of this application.

CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 11801 BRADFORD ROAD MINNETONKA MN

FOR: DEAN JOHNSON HOMES



LEGEND

- DENOTES SET IRON MONUMENT
- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING CATCH BASIN
- x1011.2 DENOTES EXISTING ELEVATION
- DENOTES WATER SHUT OFF
- DENOTES UTILITY POLE
- DENOTES RETAINING WALL
- DENOTES OVERHEAD WIRE
- DENOTES STORM SEWER
- DENOTES EXISTING FENCE
- DENOTES CONCRETE/PAVERS
- DENOTES BITUMINOUS
- DENOTES UTILITY PEDESTALS

Proposed Work Area

NORTH

GRAPHIC SCALE

0 20

(IN FEET)

1 inch = 20 ft.

AREA CALCULATIONS

TOTAL LOT = ±19,613 sf (±0.45 acres)
Existing House: ±1,676 sf
Existing Bituminous: ±760 sf
Existing Concrete: ±193 sf
Proposed Addition: ±665 sf
Proposed Deck: ±363 sf
Coverage = ±18.7%
*areas to be removed are not included in the above coverage calc

NOTES:

- Basis of bearings: MNDOT VRS NAD83/2011adj
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
- Proposed addition would need a variance from the city.

I hereby certify that this plan, survey 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.

JOSHUA P. SCHNEIDER

JOB #26319

Revised: 8-18-26 (remove 1' from proposed addition)
Dated: 8-12-2026 RLS#44655

LEGAL DESCRIPTION

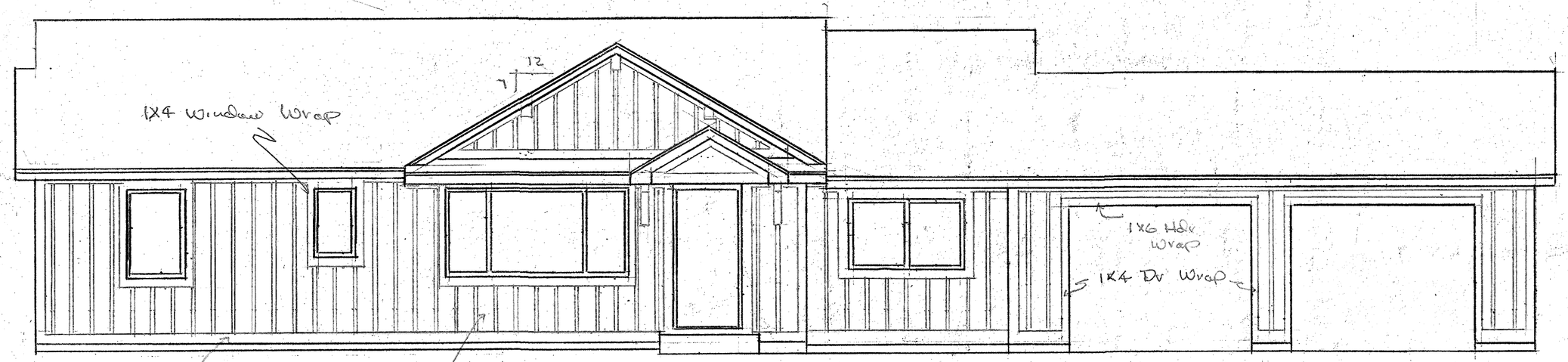
Lot 9, Block 1, OAK RIDGE ADDITION, Hennepin County, Minnesota.

ATLAS -LAND SURVEY-

AtlasLandSurveyLLC.com | 9140 Baltimore Street NE #100 Blaine, MN 55449 | info@atlaslandsurveyllc.com | (763)238-6278



Rear Elevation
1/4" = 1'-0"



Front Elevation
1/4" = 1'-0"

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LOCATION AND PLACEMENTS OF WALLS, WINDOWS, LIGHTS AND OUTLETS CAN VARY WITHIN NORMAL CONSTRUCTION TOLERANCES. SOME MEASUREMENTS ARE NOMINAL MEASUREMENTS AS COMMONLY USED IN CONSTRUCTION TRADES

DEAN JOHNSON HOMES, INC
4700 COUNTY ROAD 19
MEDINA, MN 55357
763-420-4044
BUILDER'S LICENSE: #20639439

Kevin & Jamie Anderson
11801 Bradford Road

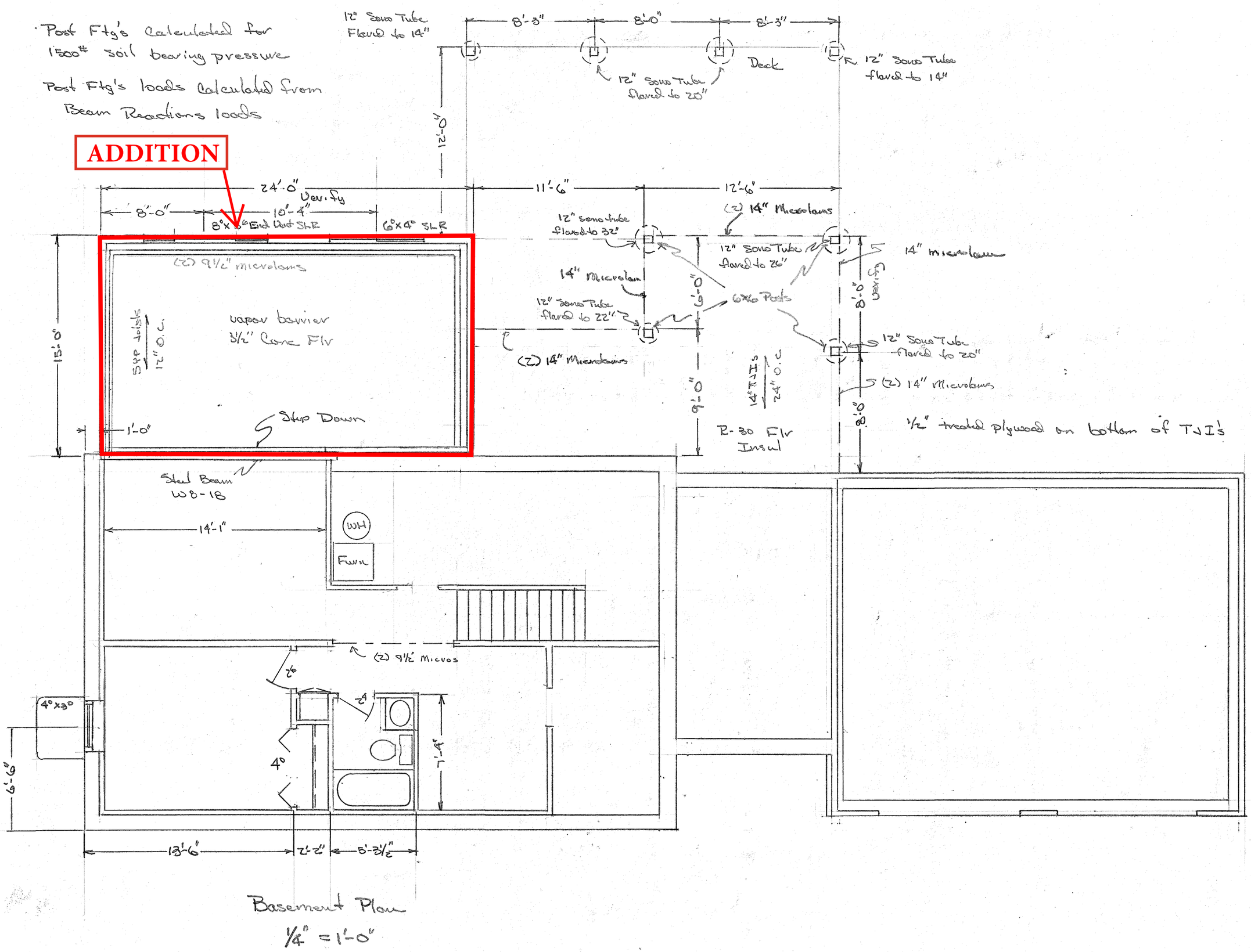
DATE:

SHEET NO.
A-1

Post Ftg's Calculated for 1500# soil bearing pressure

Post Ftg's loads Calculated from Beam Reactions loads

ADDITION



Basement Plan

¼" = 1'-0"

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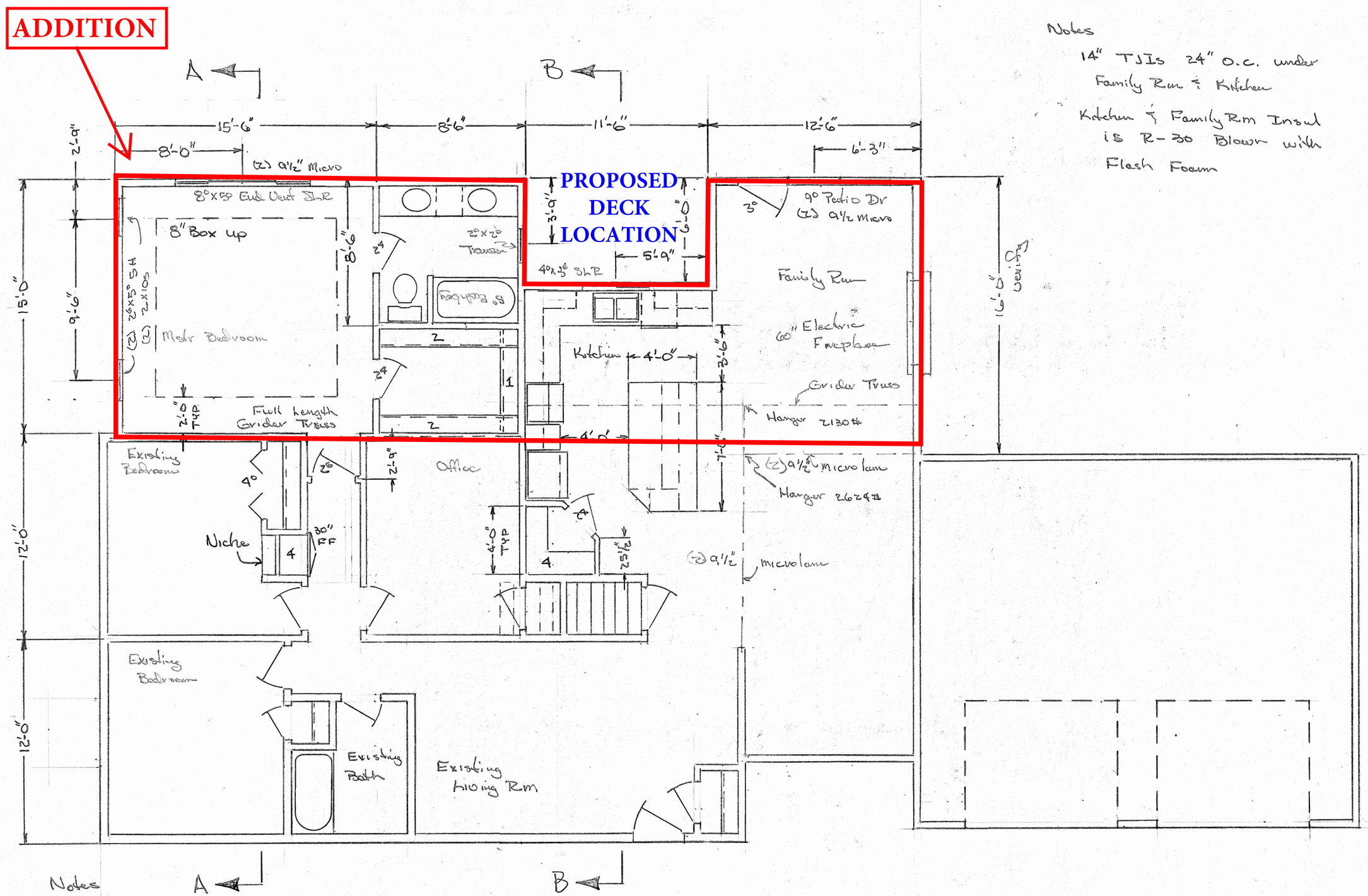
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BUILDER'S LICENSE: #20639439

Kevin & Jamie Anderson
11801 Bradford Road

DATE:

SHEET NO.
A-2



Notes

14" TJIs 24" O.C. under Family Rm & Kitchen

Kitchen & Family Rm Insul is R-30 Blown with Flash Foam

Notes

1) Bedroom Grider Trusses supports old & new roof with hangers on both sides
2) All Hdrs are (2) 2x10s unless otherwise noted

Floor Plan
¼" = 1'-0"

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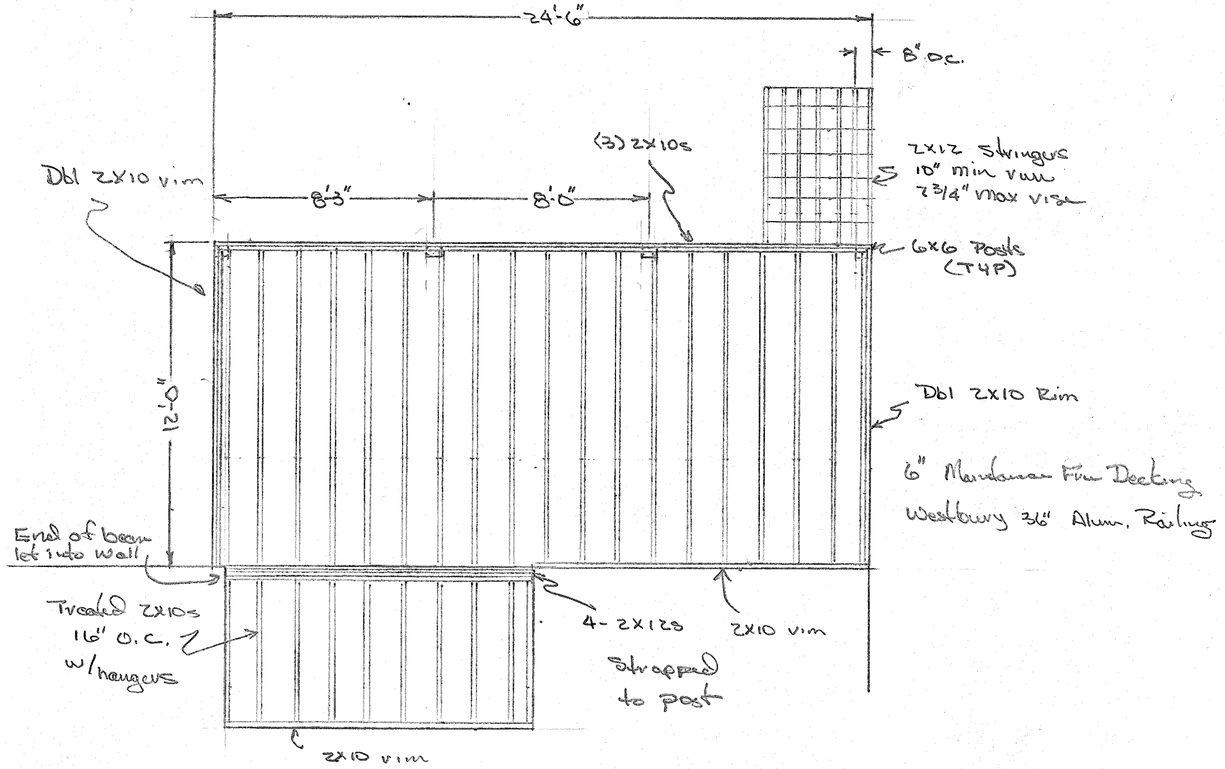
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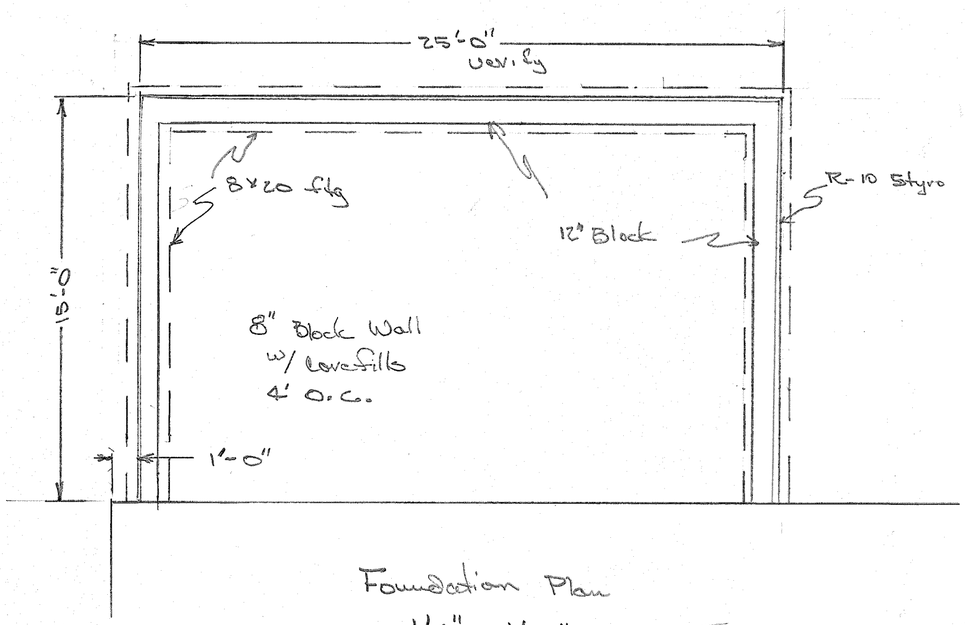
Kevin & Jamie Anderson
11801 Bradford Road

DATE:

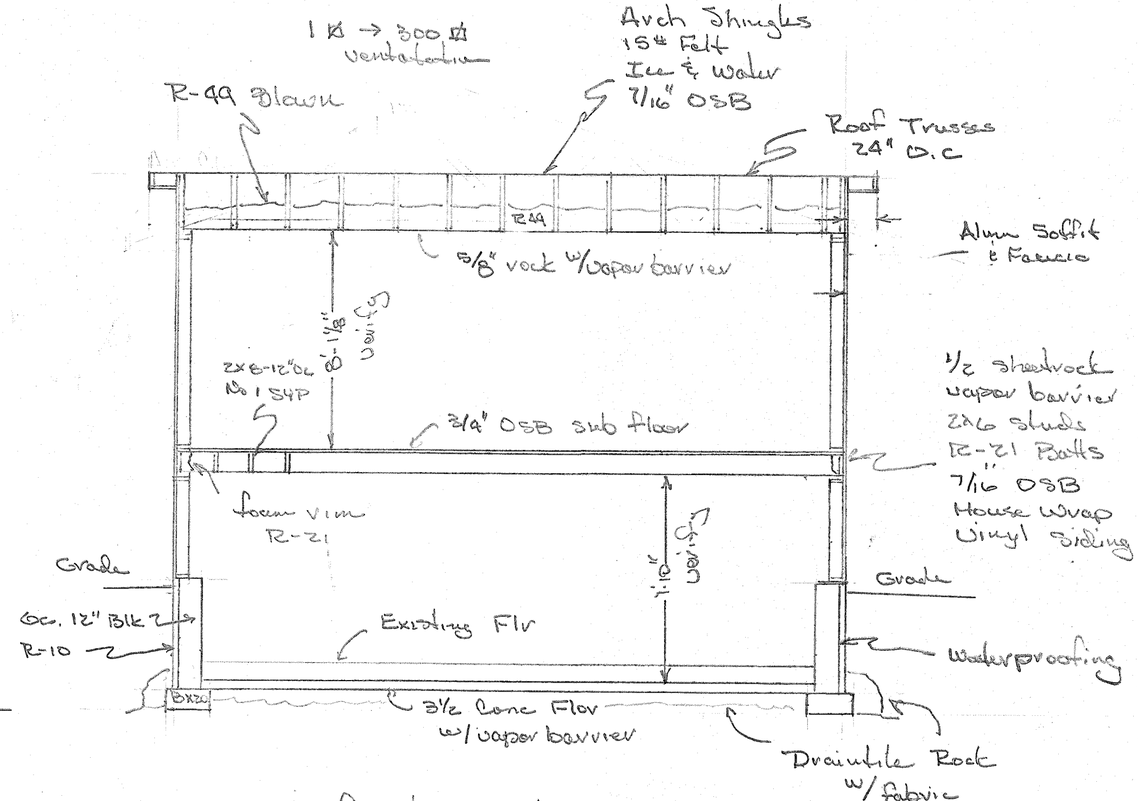
SHEET NO.
A-3



Deck Plan
1/4" = 1'-0"



Foundation Plan
1/4" = 1'-0"



Const Detail
1/4" = 1'-0"

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Kevin & Jamie Anderson
11801 Bradford Road

DATE:

SHEET NO.
A-4

Planning Commission Resolution No. 2026-

Resolution approving an expansion permit for an addition at 11801 Bradford Road

---

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 Kevin and Jamie Anderson own the property located at 11801 Bradford Road. The property is legally described as Lot 9, Block 1, OAK RIDGE ADDITION, Hennepin County, Minnesota.

Torrens Certificate No. 1441612

1.02 The existing home and garage were constructed in 1960, prior to the adoption of the city's first zoning ordinance. The existing front and side yard setbacks are considered non-conforming.

	Front Setback	Minimum Side Setback	Aggregate Side Setback
City Code	35 ft	10 ft	30 ft
Existing	29.8 ft	0.6 ft	10.5 ft

1.03 Dean Johnson Homes is requesting an expansion permit for an addition maintaining the existing non-conforming setback of 9.9 feet from the easterly property line and the aggregate side yard setback of 10 feet.

1.04 Minnesota Statute §462.357 Subd. 1(e)(b) allows a municipality, by ordinance, to permit an expansion of non-conformities.

1.05 City Code §300.29 Subd. 3(g) allows expansion of a non-conformity only by variance or expansion permit.

1.06 City Code §300.29 Subd. 7(c) authorizes the planning commission to grant expansion permits.

Section 2. Standards.

2.01 City Code §300.29 Subd. 7(c) states that an expansion permit may be granted but is not mandated when an applicant meets the burden of proving that:

1. The proposed expansion is a reasonable use of the property, considering such things as functional and aesthetic justifications for the expansion; adequacy of off-site parking for the expansion; absence of adverse off-site impacts from such things as traffic, noise, dust, odors, and parking; and improvement to the appearance and stability of the property and neighborhood.

2. The circumstances justifying the expansion are unique to the property, are not caused by the landowner, are not solely for the landowner's convenience, and are not solely because of economic considerations; and

3. The expansion would not adversely affect or alter the essential character of the neighborhood.

Section 3. Findings.

3.01 The application for the expansion permit is reasonable and would meet the required standards outlined in City Code §300.29 Subd. 7(c):

1. Reasonableness: The existing principal structure was constructed prior to the adoption of the city's first zoning ordinance and has non-conforming front and side, and aggregated side yard setbacks. The proposed addition would not encroach further into the required setbacks.

2. Unique circumstance: The existing principal structure was constructed before the adoption of the city's first zoning ordinance. The existing home and proposed addition would be set back just 0.1 foot less than required from the east property line, but have an aggregate side yard setback 20 feet less than required by code. Taken together, the existing setbacks are not common to all similarly zoned properties.

3. Neighborhood Character: The addition is not anticipated to alter the character of the neighborhood or the subject property.

Section 4. Planning Commission Action.

4.01 The planning commission approves the above-described expansion permit based on the findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the property must be developed in substantial conformance with the following plans, except as modified by the conditions below.

   - Survey, with the proposed addition, revision date Aug. 18, 2026
   - Proposed elevation plans (Sheet No. A-1 through A-4)

2. Prior to issuance of a building permit:

   a) This resolution must be recorded with Hennepin County.

   b) Install a temporary rock driveway, erosion control, tree and floodplain protection fencing, and any other measures as identified in the SWPPP for staff inspection. These items must be

maintained throughout the course of construction.

4. This expansion permit approval will end on Sept. 24, 2027, unless the city has issued a building permit for the project covered by this expansion permit approval or approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Sept. 24, 2026.

_____
Dana Minion, Chairperson

Attest:

_____
Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution adopted.

Certification:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Sept. 24, 2026.

_____
Fiona Golden, Deputy City Clerk

Planning Commission
Agenda Item 7.B
Meeting of September 24, 2026

Title:	Expansion permit for a second-story living space addition at 12924 Inverness Road.
Report from:	Bria Adelman, Planner
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Report
Votes needed:	4 votes

Recommended Action
Adopt the resolution approving the request (4 votes)

Background
See attached staff report.

ATTACHMENTS:
Staff Report

MINNETONKA PLANNING COMMISSION
Sept. 24, 2026

Brief Description	Expansion permit for a second-story addition at 12924 Inverness Road
Recommendation	Adopt the resolution approving the expansion permit.

Background

The subject property is approximately 0.50 acres and contains a one-story walkout home with an attached garage connected by a breezeway. The home is approximately 1,166 square feet in gross floor area. The property was platted in 1948, and the home was constructed in 1951.

The property and home predate the city's first zoning ordinance, adopted in 1965. The property does not meet the current minimum lot width of 110 feet, and the principal structure does not meet the currently required rear yard setback.

Proposal

NPK LLC is proposing changes to the existing home at 12924 Inverness Road. The proposal includes removing a shed and existing garage attached to the home by a breezeway. The first- and second-story additions would then be made.

The proposed second-story addition would align with this remaining portion of the home and would not extend farther into the required rear yard than the existing main-level footprint. However, because the remaining portion would have a 30.9-foot rear yard setback, while city code 310.10(5) requires a 40-foot rear yard setback, an expansion permit is required.

The proposed addition on the westerly portion of the home would meet all setback requirements.

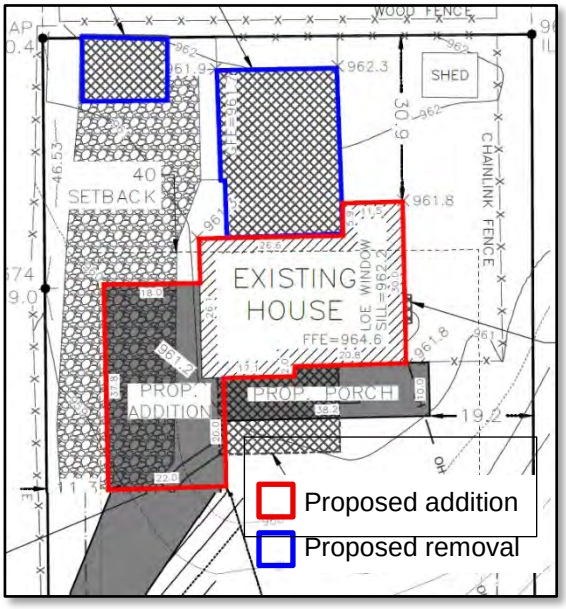


Figure 1- Proposed Conditions

Redevelopment

The extent of removal and reconstruction qualifies the project as redevelopment under the tree protection ordinance. Following completion, the gross floor area will be approximately 3,900 square feet, more than twice the existing gross floor area. Based on the scope of work, the project is subject to provisions of the tree protection ordinance.

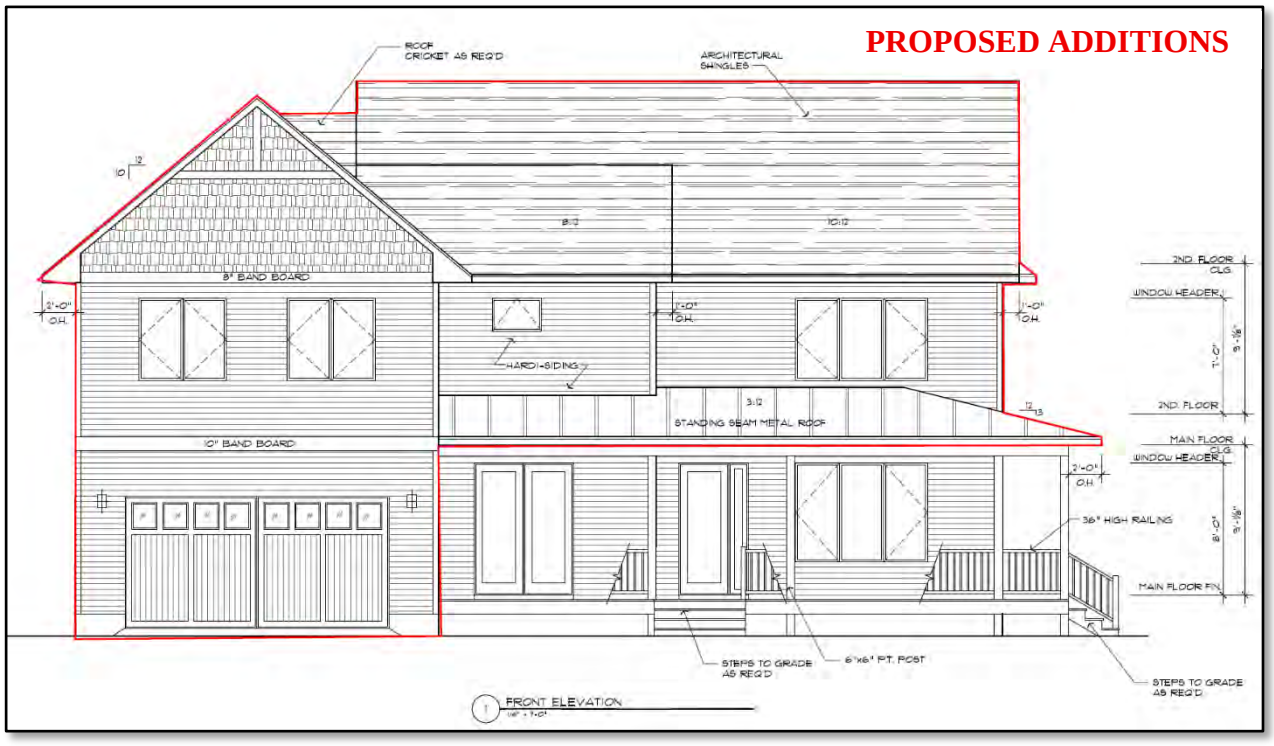


Figure 2- Proposed Additions

Trees

Natural Resources staff reviewed the proposed tree survey and inventory and determined that the property contains seven high-priority trees. The proposal does not include tree removal. However, it does include minor grading approximately halfway up the driveway toward the home. The grading would result in more than 30 percent critical root zone impact to one high-priority tree. Under the tree protection ordinance, this level of impact is considered tree loss.[1]

	Existing	Allowed Removal	Proposed Removal
Redevelopment	7 trees	2 trees (35%)	1 tree (14%)

With the loss of one tree, the proposal would comply with the ordinance.

Staff Analysis

Staff finds that the proposal meets the expansion permit standard outlined in the city code for the following reasons:

- Reasonable expansion. The proposed second-story addition would not extend farther into the required rear yard than the existing home footprint. Rather, with removal of the detached garage, attached garage, and breezeway, the project brings the property closer to compliance with current setback standards.

[1] City Code 314.01 - "Removal/Removed" - the physical removal of a tree or injury to 30 percent or more of the trunk circumference or compacting, cutting, filling, or paving 30 percent of the critical root zone for all tree species.

- Unique circumstance. The home was constructed before the city adopted its first zoning ordinance. Although the property is nearly 230 feet deep, the home sits in the northerly third of the lot. Taken together, this condition is not common to all similarly zoned properties and supports consideration of an expansion permit.

- Neighborhood character. The addition would not alter the neighborhood's character. The properties immediately adjacent contain one-story walkout homes, but a two-story home is located at the southwest corner of Inverness Road and Farmington Road. Although two-story homes are not the predominant style, they are present in the surrounding neighborhood.

Staff Recommendation

Adopt the resolution approving the expansion permit for a second-story addition at 12924 Inverness Road.

Originator: Bria Adelman, Planner
Through: Susan Thomas, AICP, City Planner

Supporting Information

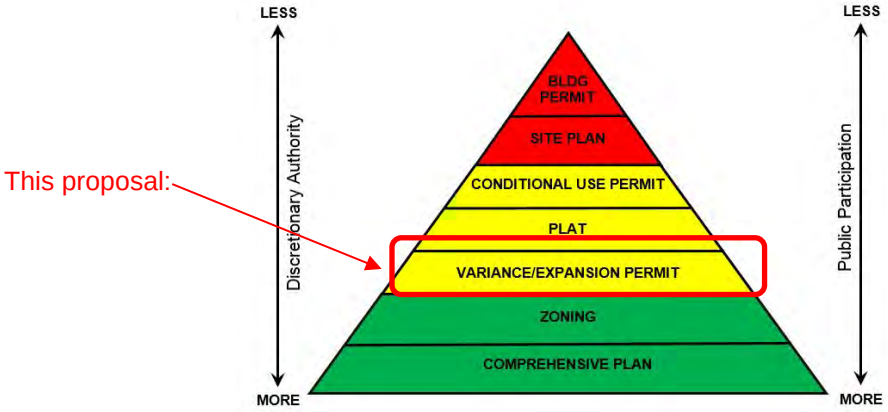
Subject Property

Guide Plan designation: low-density residential
Zoning: R-1

Surrounding Properties

The property is surrounded by single-household lots zoned and guided for low-density residential development

Pyramid of Discretion



McMansion Policy

The McMansion Policy is a tool the city can utilize to ensure new homes or additions requiring variances are consistent with the character of the existing homes within the neighborhood. By policy, the floor area ratio (FAR) of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street, and a distance of 400 feet from the subject property.

The proposal requires an expansion permit – maintaining and, in fact, improving existing non-conforming setbacks – rather than a variance; the McMansion policy does not apply.

Motion Options

The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority. The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the permit.

2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the permit. This motion must include a statement as to why denial is recommended.

3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Appeals	Any person aggrieved by the planning commission's decision about the requested expansion permit may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.
Neighborhood Comments	The city sent notice to 43 area property owners. No comments have been received
Deadline for Action	Nov. 5, 2026

Draft Zoning Ordinance Review (Informational Only)

The following information is not part of the review criteria for this application and should not be considered in the decision on this request. The city is updating its zoning ordinance, and the summary below illustrates how the application would be reviewed under the draft ordinance. Because the draft ordinance has not been adopted, it does not apply to this application.

Lot standards for Low Density Residential (LDR) District

Under the draft ordinance, a 25-foot rear yard setback would be required. As the proposed setback would be 30.9 feet, it would meet this new setback standard.

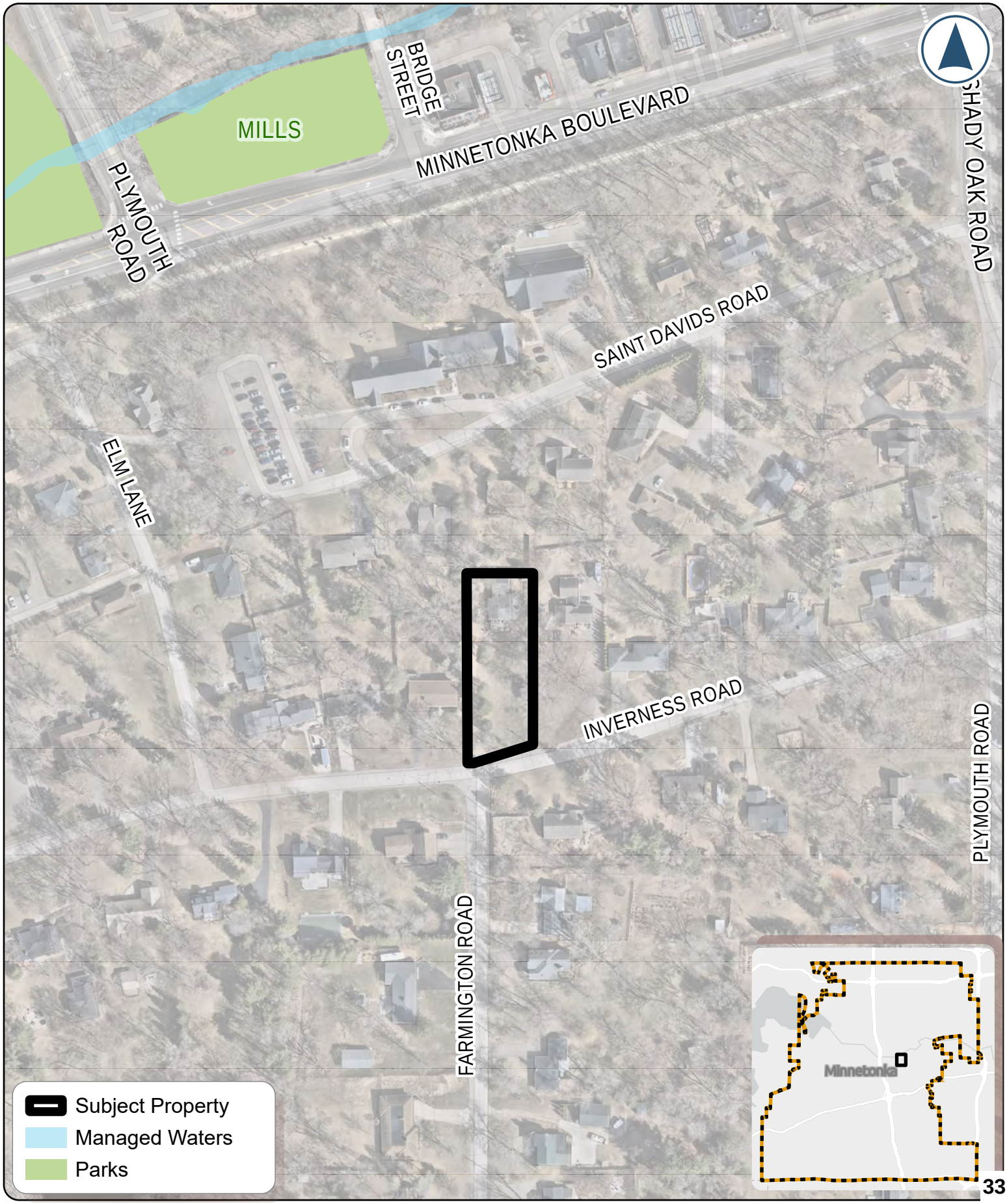
Impervious Surface Coverage

The current ordinance does not establish a maximum impervious surface coverage standard for properties outside the Shoreland District. The subject property is not located within the Shoreland District. The draft ordinance would limit impervious surface coverage to 20 percent unless additional stormwater management is provided. The proposed addition would result in approximately 26 percent impervious surface coverage and would require stormwater management.

Staff Analysis

The draft ordinance review identifies potential differences between the current City Code and the draft ordinance for informational purposes only. The city could review the proposal through the administrative building permit review process. Through the permit process, engineering staff would require stormwater treatment.

Naomi Residence
12924 Inverness Road



Expansion permit application for 1

2924 Inverness Road, Minnetonka 55305

Thank you for taking this application.

I am looking to restructure this house by connecting a proper garage and adding a second floor. All the paperwork and the purchase had this address as a Hopkins address. While filling in for permits in April I clicked to see if it was really a Hopkins address and found out it wasn't. I stopped and spoke to the building department in Minnetonka and changed the addition to adhere to the rear and side yard setbacks, not knowing that the new second story also needs to adhere to the setbacks.

At this time I am hoping to get a permit to allow the second story to stay as drawn, which is over the existing foundation which will be kept and the new building which adheres to the setbacks.

Thank you

Naomi Pitterman

NKP LLC

612-991-4497

NKPitterman@gmail.com

SOW

12924 Inverness Road Minnetonka, MN 55305

This house is currently a single story with a breezeway connection to a large double garage in the backyard.

We will be removing the existing garage, breezeway and shed in the rear yard. We will be taking the existing house down to the foundation and placing new floor trusses on the foundation wall and building a new first floor and a full second story above.

There will be a new addition of a garage and mud room across the back and side of the house. I did work with the planning committee to make sure we can build within the setbacks and not needing any variances.

I have been doing cosmetic flips for 4+ years and now this is my second large project – my first in Minnetonka, I primarily work in Saint Louis Park.

Please let me know what else is needed

Thank you

Naomi Pitterman

NKP LLC

NKPitterman@gmail.com

612-991-4497

PROPOSED SITE PLAN

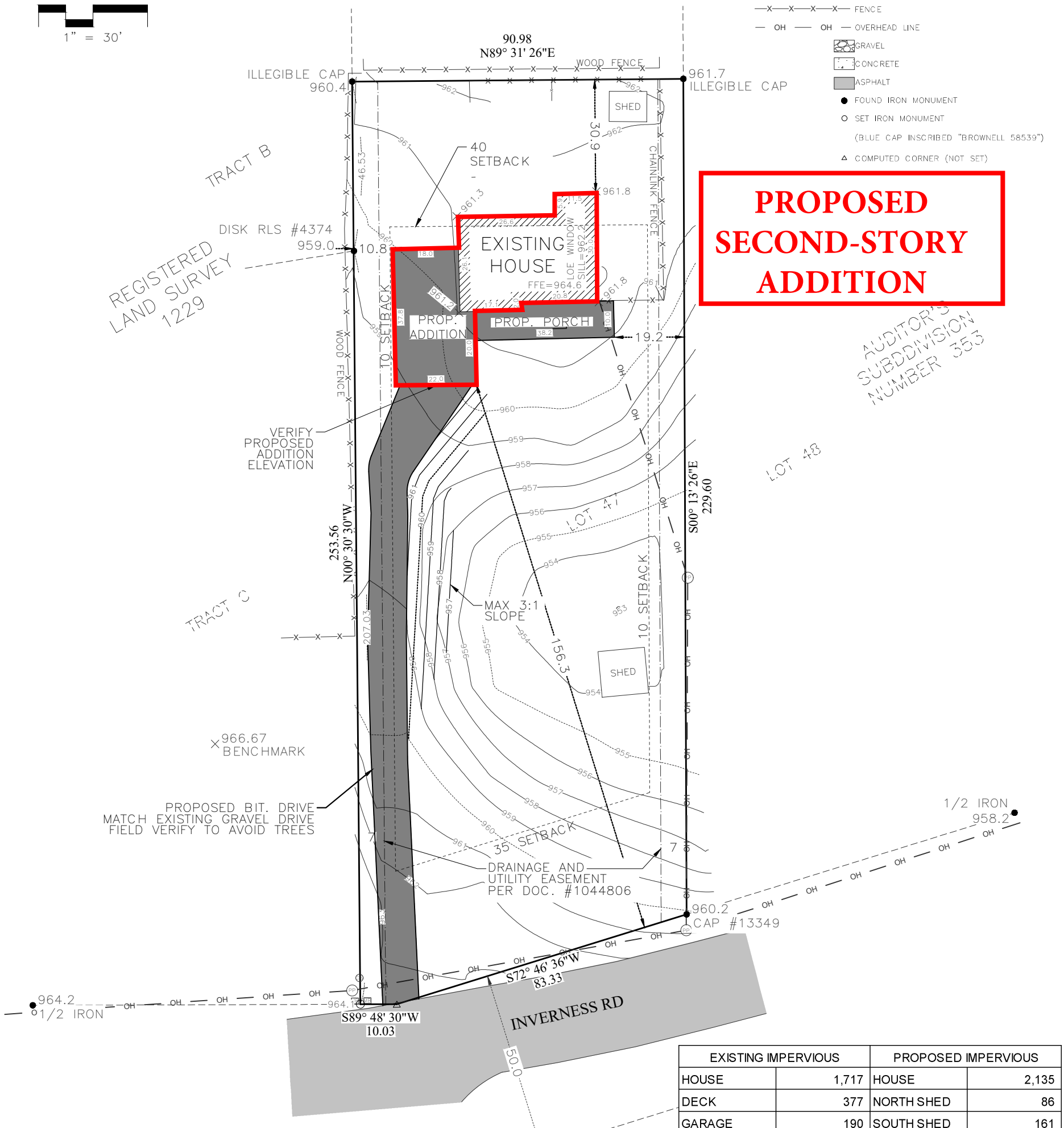
12924 INVERNESS RD,
MINNETONKA, MN 55305
PREPARED FOR:
NAOMI PITTERMAN

N

0 30

1" = 30'

LEGEND
- E ELECTRIC METER
- G GAS METER
- AC AIR CONDITIONER
- MB MAILBOX
- PP POWER POLE
- CURB STOP
- —x—x—x—x— FENCE
- — OH — OH — OVERHEAD LINE
- GRAVEL
- CONCRETE
- ASPHALT
- ● FOUND IRON MONUMENT
- ○ SET IRON MONUMENT (BLUE CAP INSCRIBED "BROWNELL 58539")
- △ COMPUTED CORNER (NOT SET)



PROPOSED SECOND-STORY ADDITION

EXISTING IMPERVIOUS			PROPOSED IMPERVIOUS		
HOUSE	1,717		HOUSE	2,135	
DECK	377		NORTH SHED	86	
GARAGE	190		SOUTH SHED	161	
CONC. APRON	71		DRIVE	1,879	
NORTH SHED	86				
SOUTH SHED	161				
DRIVE	3,586				
TOTAL	6,188	28.2%	TOTAL	4,261	19.4%

DESCRIPTION:

(PER DOC. NO. 6860662)
THAT PART OF LOT 47 LYING SOUTH OF A LINE DRAWN EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT FROM A POINT ON SAID WEST LINE DISTANT 253.56 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT, AUDITOR'S SUBDIVISION NUMBER 353.

PID# 15-117-22-41-0023

LOT AREA:

21,957 SF (0.50 AC)

BENCHMARK:

CITY #15-06
SE COR TOP BOTTOM STEP 13002 INVERNESS
ELEV=966.67 (NGVD 29)

NOTES:

1. SITE PLAN PER FRANK CARDARELLE LAND SURVYEING CERTIFICATE OF SURVEY DATED 04/07/26
2. HOUSE PER EYBERG DESIGNS LLC ARCH. PLAN DATED 04/30/26
3. VERIFY PROPOSED ADDITION ELEVATION
4. ENSURE SLOPE FROM SIDE OF DRIVEWAY IS NO STEEPER THAN 3:1

ZONING NOTES:

LOT IS ZONED R-1 LOW DENSITY RESIDENTIAL PER CITY ZONING MAP
SETBACKS
FRONT: 35
SIDE: 30 TOTAL/10 MIN
REAR: 40
PER ONLINE ZONING CODE. VERIFY WITH CITY PRIOR TO CONSTRUCTION.

CERTIFICATION

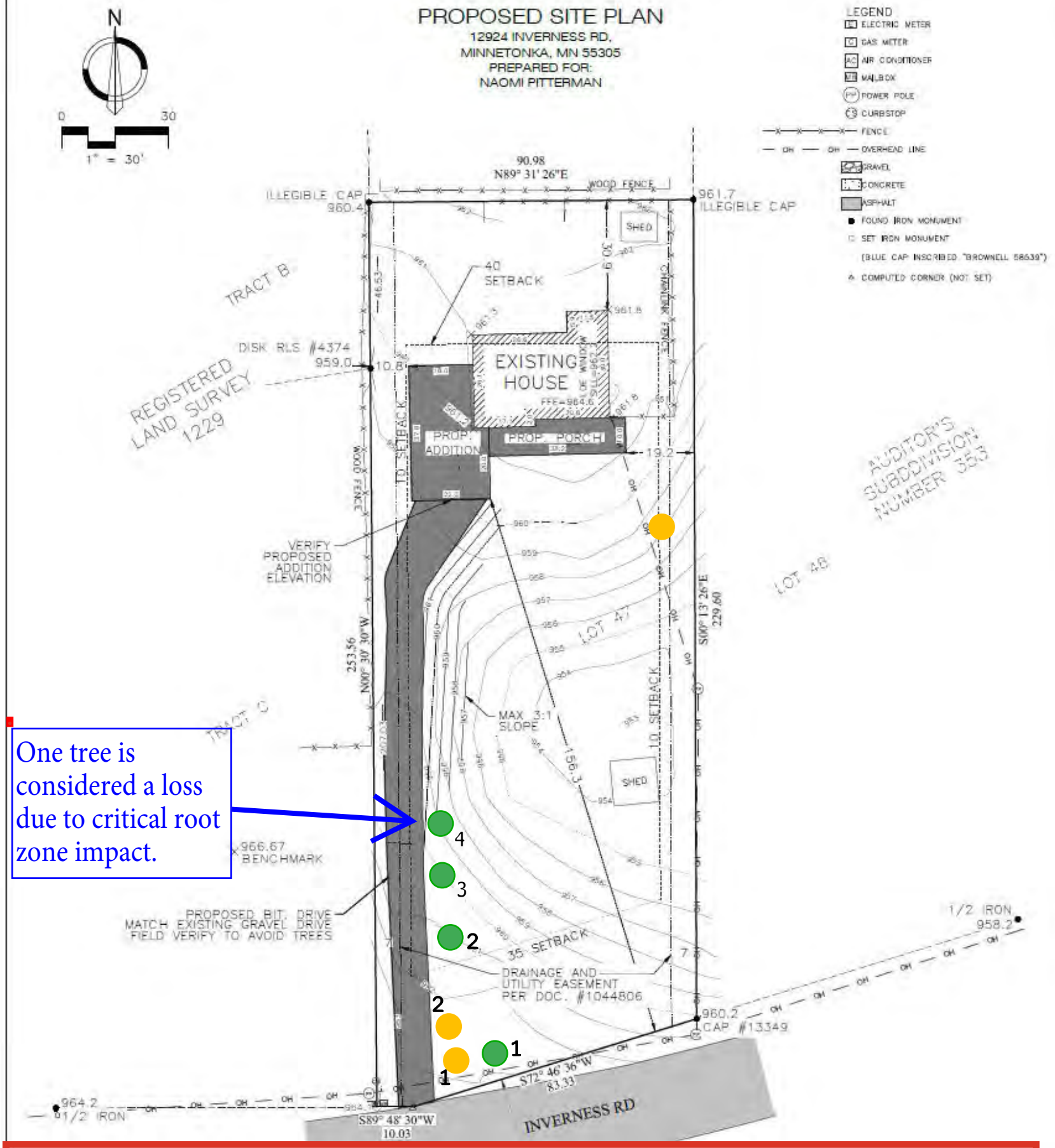
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

LOREN S. BROWNELL REG. NO. 58539
DATE: 08/31/26

FRANK CARDARELLE
LAND SURVEYING
5305 WOODDALE AVE
EDINA, MN 55424
BUS: (952) 941-3031
EMAIL: CARDARELLELS@GMAIL.COM

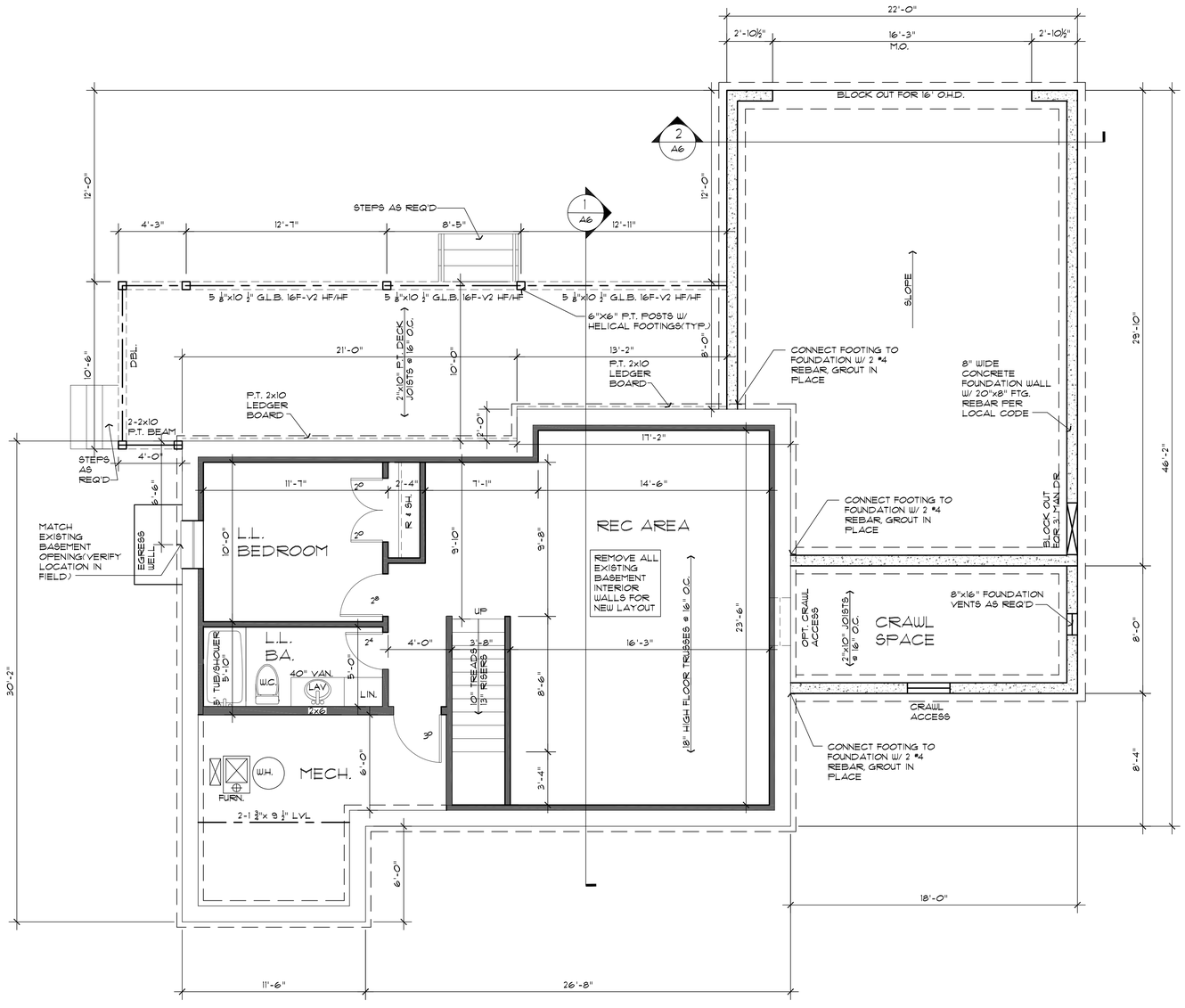
DRAWN BY: B. PASSOLT		
CHECKED BY: L. BROWNELL		
DATE: 08/31/26	PAGE N°: 1 OF 1	
PROJECT #: C26008	REV: 2	SIZE: 11"X17"

REVISION NOTES
REV 0 - ORIGINAL - 05/15/26
REV 1 - CITY COMMENTS - 08/11/26
REV 2 - DRIVEWAY - 08/31/26



One tree is considered a loss due to critical root zone impact.

Deciduous Trees	No.	DSH	Species	Location
	1	60"	unknown	Aprox 12' +/- from driveway
	2	46"	unknown	Aprox 9' +/- from driveway
	3	64"	unknown	
Coniferous trees	**No.**	**DSH**	**Species**	
	1	33"	Spruce	
	2	50"	Spruce or Fir	aprox 7' =/- from driveway
	3	58"	Spruce or Fir	aprox 7' =/- from driveway
	4	60"	Spruce or Fir	aprox 7' =/- from driveway



2 FINISHED BASEMENT FOUNDATION PLAN
1/4" = 1'-0"

WALL LEGEND

- NEW 2X6 INTERIOR WALL
- NEW 2X4 INTERIOR WALL
- EXISTING 2X6 INTERIOR WALL
- EXISTING 2X4 INTERIOR WALL
- EXISTING CONCRETE WALL
- WALL TO BE REMOVED

MAIN FLOOR	1,160 SQ. FT.
2ND FLOOR	1,718 SQ. FT.
TOTAL HEATED	2,878 SQ. FT.
BASEMENT	775 SQ. FT.
GARAGE	613 SQ. FT.
COVERED PORCH	355 SQ. FT.

GENERAL PLAN NOTES:

1. ALL DIMENSIONS TO BE VERIFIED AND RESPONSIBILITY OF CONTRACTOR.

2. FINAL CODE COMPLIANCE IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. G.C. TO VERIFY EXACT OPTIONS INCLUDING BUT NOT LIMITED TO FLOORING, FINISHES, CABINETRY, ETC. WITH OWNER.

4. ALL WINDOW/DOOR HEADERS TO BE 2-2X10 U.N.O.

5. ALL MAIN FLOOR WINDOW HEADERS TO BE 8'-0" HIGH.

6. ALL NEW WINDOWS TO BE ANDERSON SERIES 400 OR SIMILAR(VERIFY EXACT SIZES W/ OWNER.)

7. ALL 2ND FLOOR WINDOW HEADERS TO BE 7'-0" HIGH, DOORS TO BE STANDARD 6'-8" HIGH.

EYBERG DESIGNS LLC
QUALITY MEETS PERFECTION
phone: 612-407-4907
www.jeremy@eybergdesigns.com

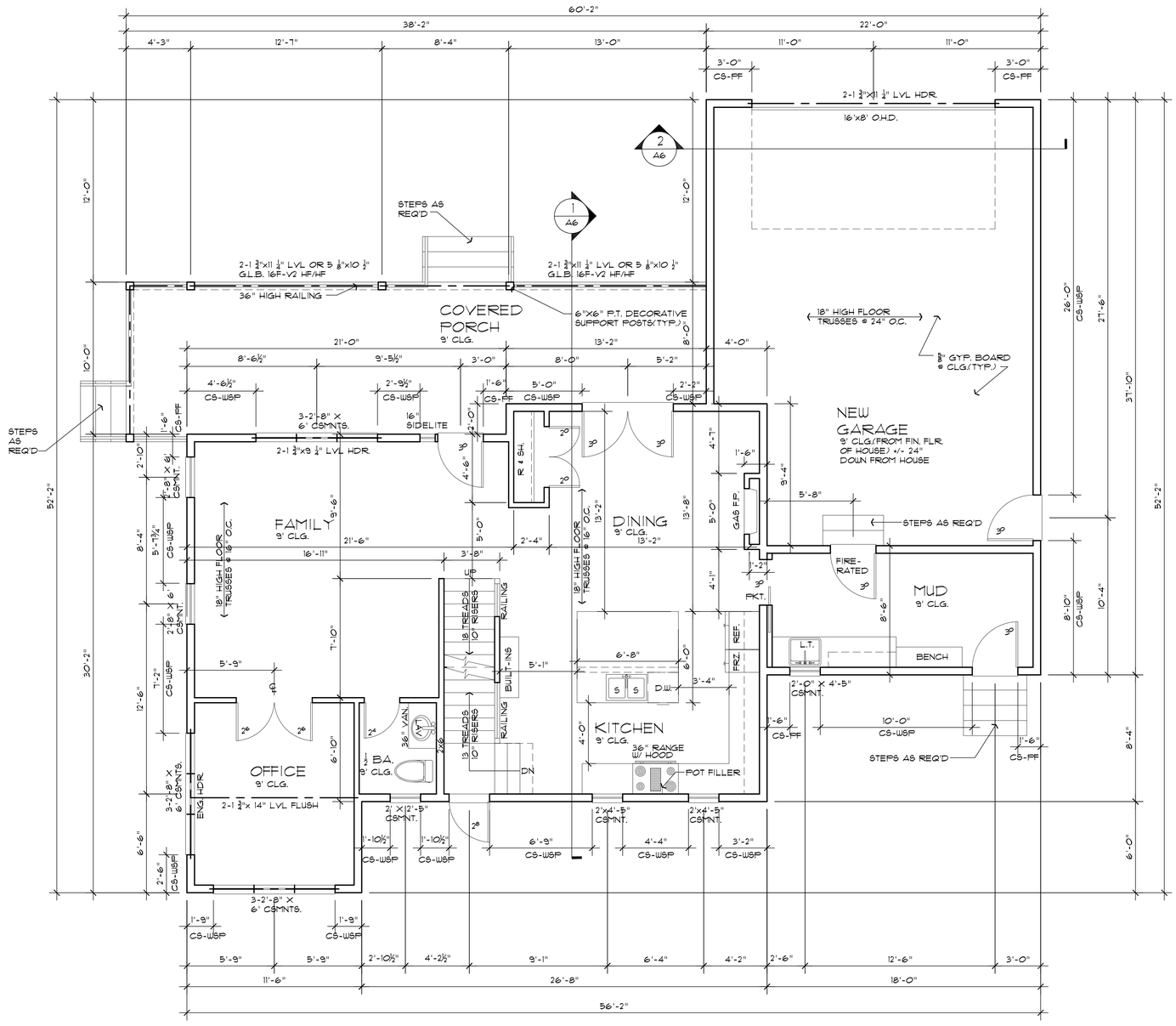
PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
TBD

DATE:5-21-26

BASEMENT PLANS

A0



1 NEW MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES:

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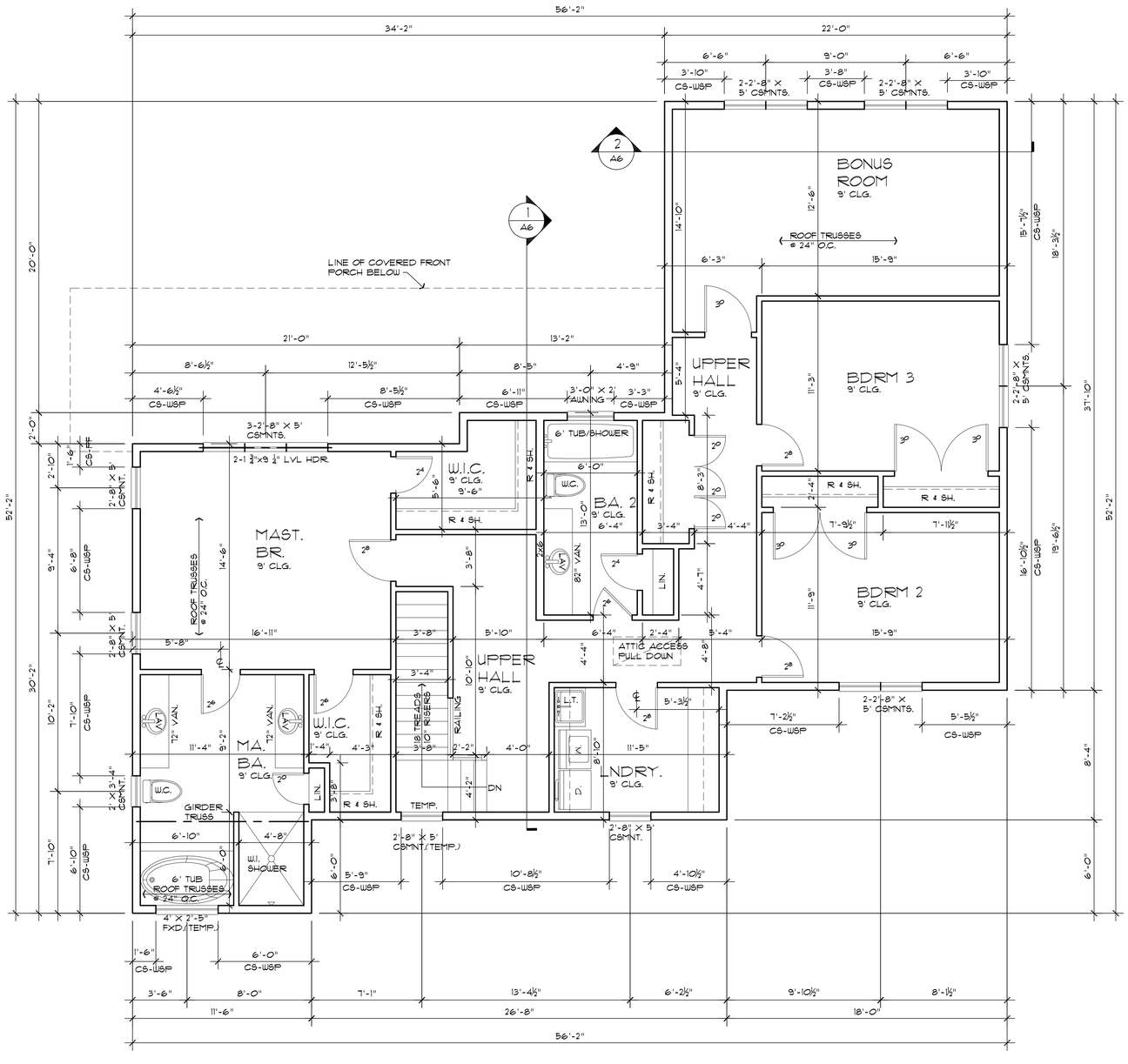
PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
TBD

DATE:5-21-26

MAIN FLOOR PLAN

A1



1 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"

MAIN FLOOR	1,160 SQ. FT.
2ND FLOOR	1,718 SQ. FT.
TOTAL HEATED	2,878 SQ. FT.
BASEMENT	775 SQ. FT.
GARAGE	613 SQ. FT.
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7. ALL 2ND FLOOR WINDOW HEADERS TO BE 7'-0" HIGH, DOORS TO BE STANDARD 6'-8" HIGH.

EYBERG DESIGNS LLC
QUALITY MEETS PERFECTION
phone: 612-407-4907
www.jeremy@eybergdesigns.com

PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
TBD

DATE:5-21-26

2ND FLOOR PLAN

A2



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



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

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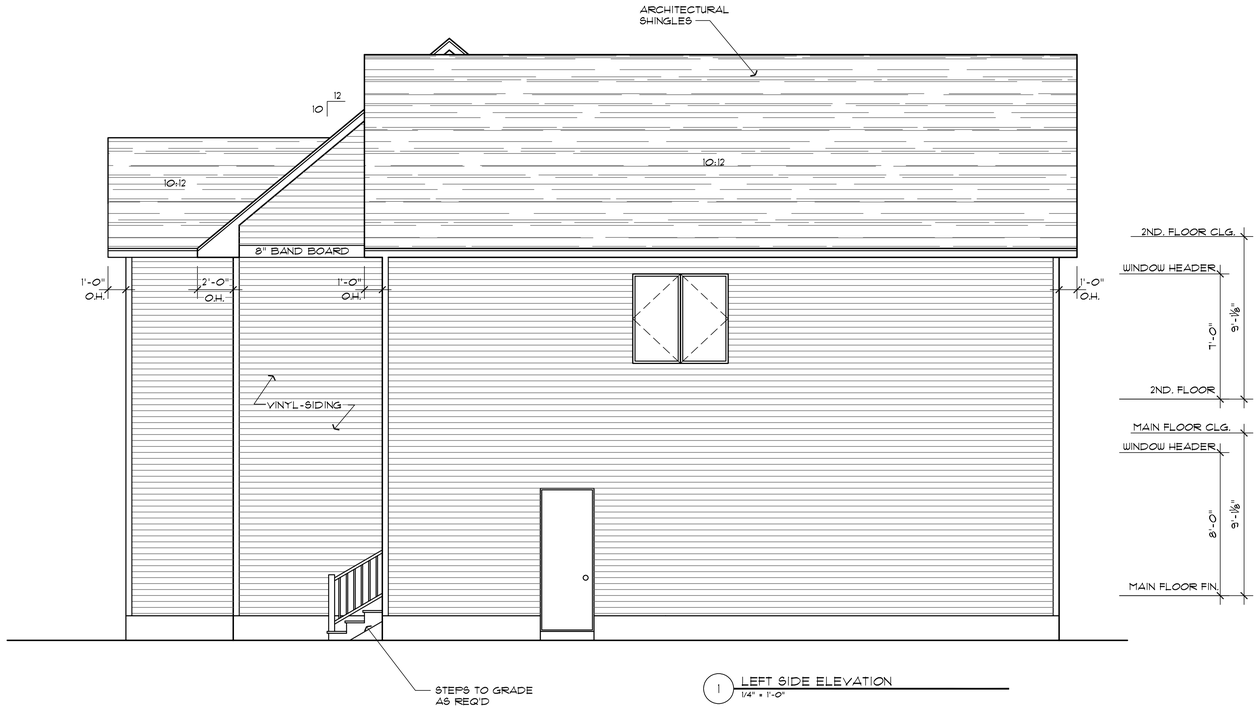
PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
T.B.D.

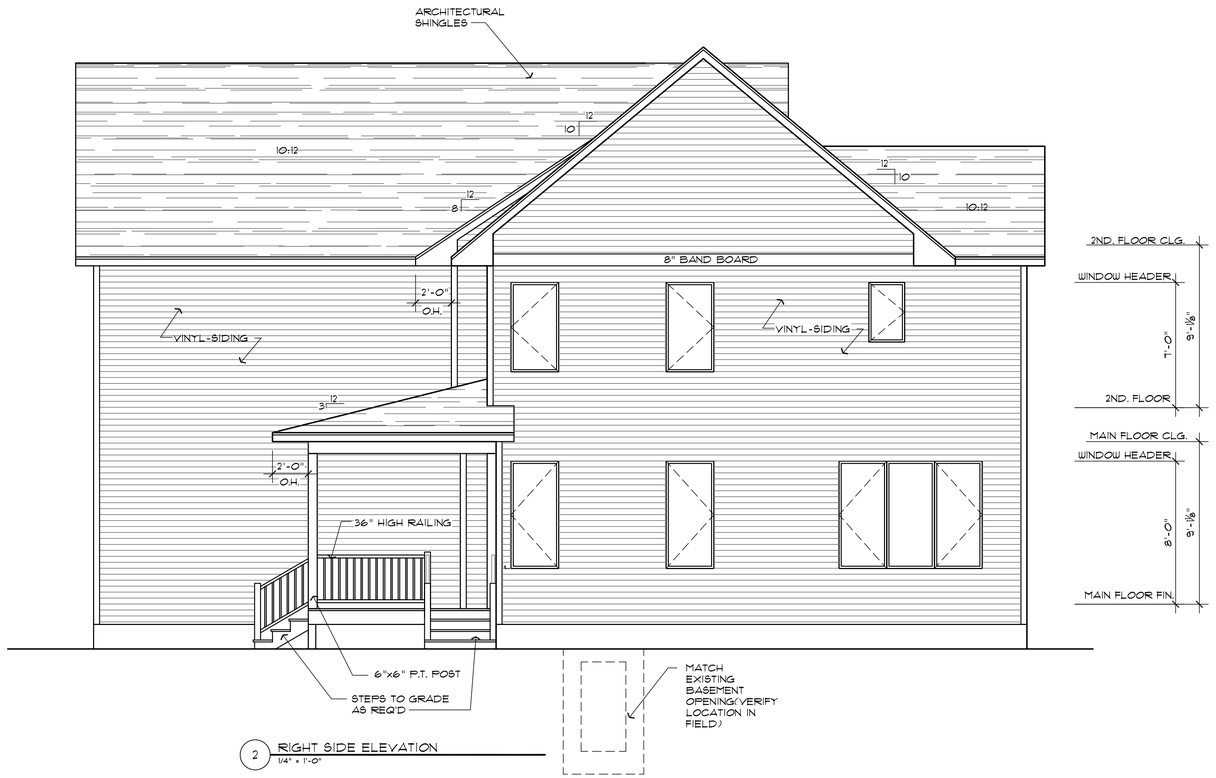
DATE:5-21-26

ELEVATIONS

A3



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



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

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www.jeremy@eybergdesigns.com

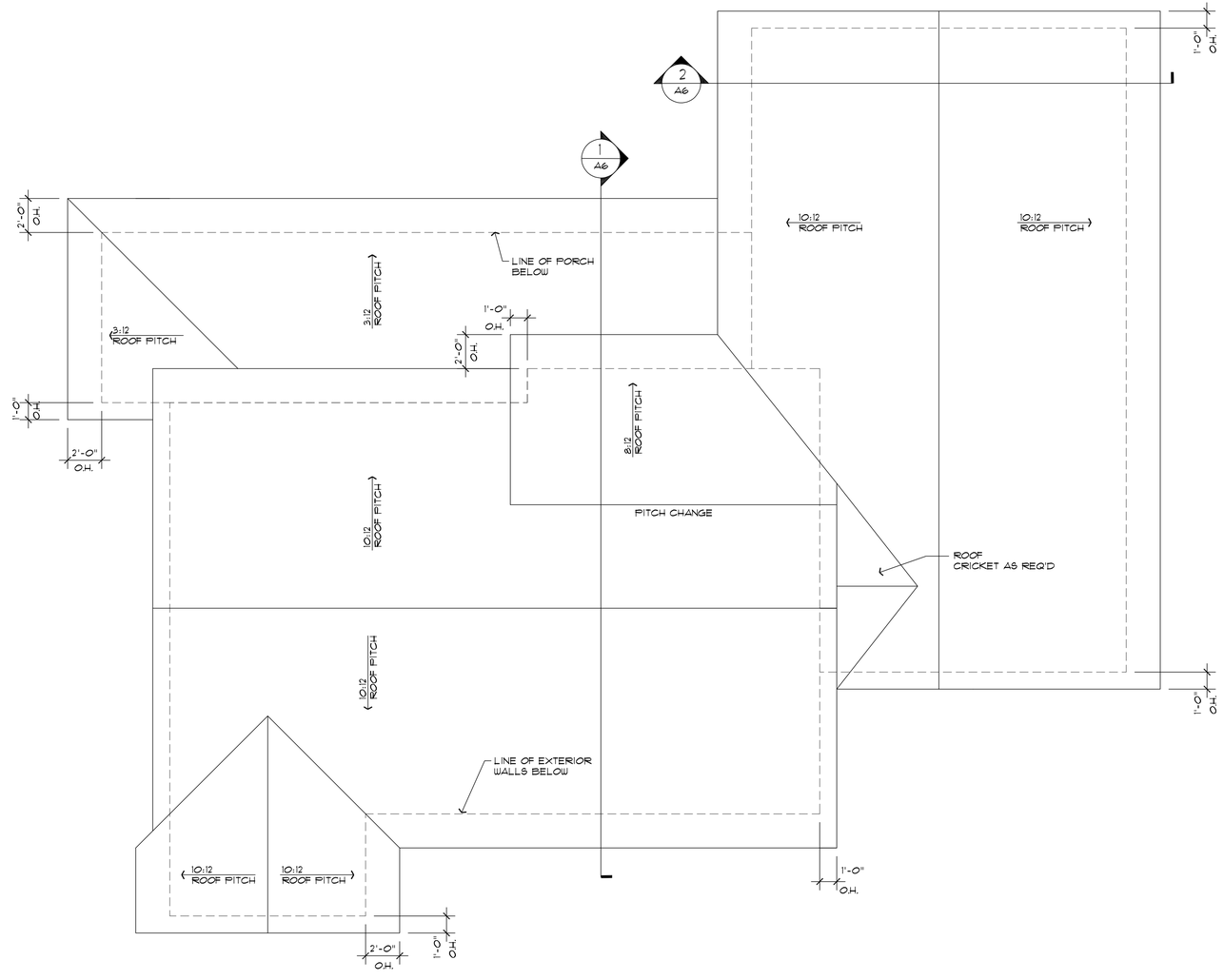
PROJECT LOCATION:
NAOMI RESIDENCE
3025 NATCHEZ, ST. LOUIS PARK, MN

CONTRACTOR:
T.B.D.

DATE:5-21-26

SIDE ELEVATIONS

A4



1 ROOF PLAN
1/4" = 1'-0"

EYBERG DESIGNS LLC
QUALITY MEETS PERFECTION
phone: 612-407-4907
www.jeremy@eybergdesigns.com

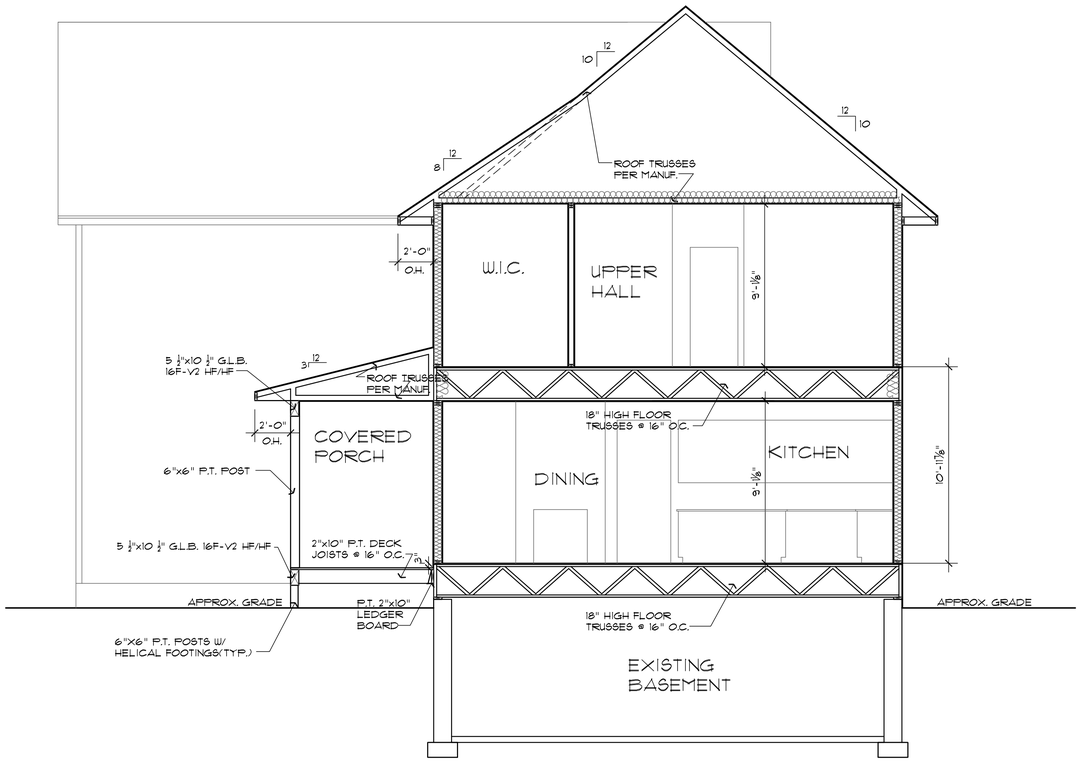
PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
TBD

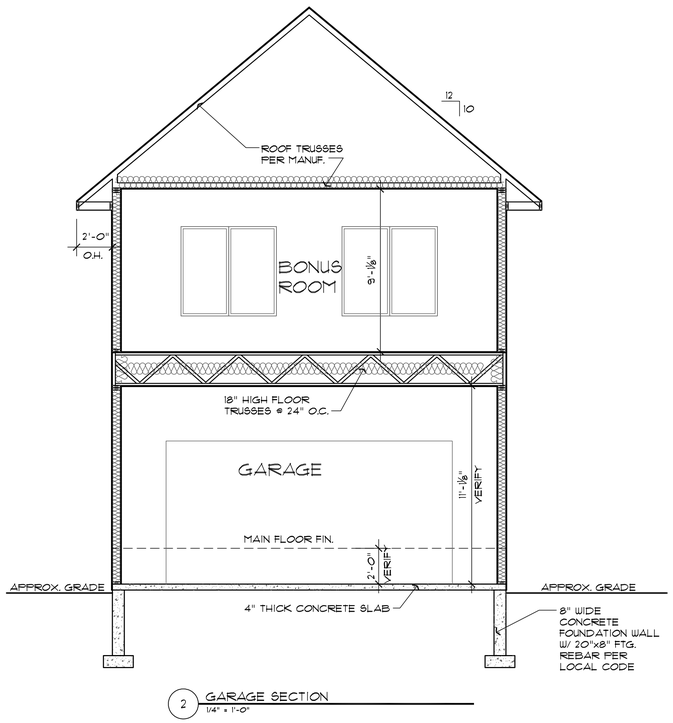
DATE: 5-21-26

ROOF PLAN

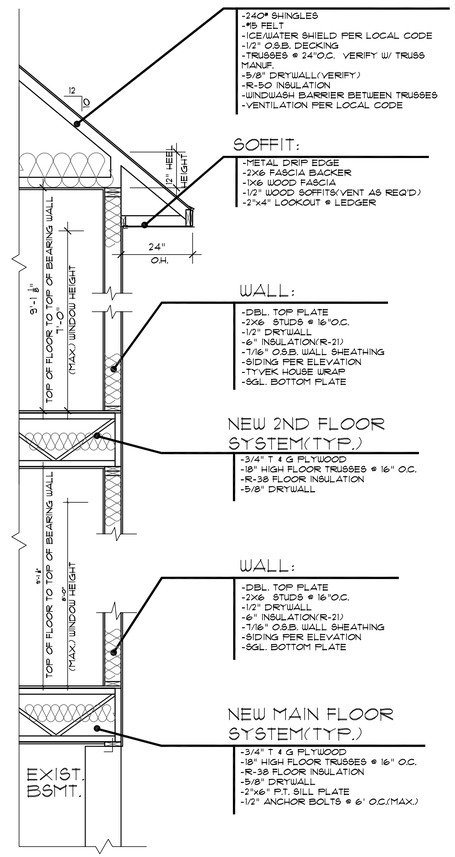
A5



1 HOUSE SECTION
1/4" = 1'-0"



2 GARAGE SECTION
1/4" = 1'-0"



ROOF:
- -240# SHINGLES
- -#15 FELT
- -ICE/WATER SHIELD PER LOCAL CODE
- -1/2" O.S.B. DECKING
- -TRUSSES @ 24"O.C. VERIFY W/ TRUSS MANUF.
- -5/8" DRYWALL(VERIFY)
- -R-50 INSULATION
- -WINDWASH BARRIER BETWEEN TRUSSES
- -VENTILATION PER LOCAL CODE

SOFFIT:
- -METAL DRIP EDGE
- -2X6 FASCIA BACKER
- -1X6 WOOD FASCIA
- -1/2" WOOD SOFFITS(VENT AS REQ'D.)
- -2"x4" LOOKOUT @ LEDGER

WALL:
- -DBL. TOP PLATE
- -2X6 STUDS @ 16"O.C.
- -1/2" DRYWALL
- -6" INSULATION(R-21)
- -7/16" O.S.B. WALL SHEATHING
- -SIDING PER ELEVATION
- -TYVEK HOUSE WRAP
- -SGL. BOTTOM PLATE

NEW 2ND FLOOR SYSTEM(TYP.)
- -3/4" T & G PLYWOOD
- -18" HIGH FLOOR TRUSSES @ 16" O.C.
- -R-38 FLOOR INSULATION
- -5/8" DRYWALL

WALL:
- -DBL. TOP PLATE
- -2X6 STUDS @ 16"O.C.
- -1/2" DRYWALL
- -6" INSULATION(R-21)
- -7/16" O.S.B. WALL SHEATHING
- -SIDING PER ELEVATION
- -SGL. BOTTOM PLATE

NEW MAIN FLOOR SYSTEM(TYP.)
- -3/4" T & G PLYWOOD
- -18" HIGH FLOOR TRUSSES @ 16" O.C.
- -R-38 FLOOR INSULATION
- -5/8" DRYWALL
- -2"x6" P.T. SILL PLATE
- -1/2" ANCHOR BOLTS @ 6' O.C.(MAX.)

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

EYBERG DESIGNS LLC
QUALITY MEETS PERFECTION
phone: 612-407-4907
www.jeremy@eybergdesigns.com

PROJECT LOCATION:
NAOMI RESIDENCE
3025 NATCHEZ, ST. LOUIS PARK, MN

CONTRACTOR:
T.B.D.

DATE:5-21-26

SECTIONS

A6

SH#26353

T1 ROOF TRUSSES @ 2'-0" O.C.

B1 (2) 2x8 [1J/1K].

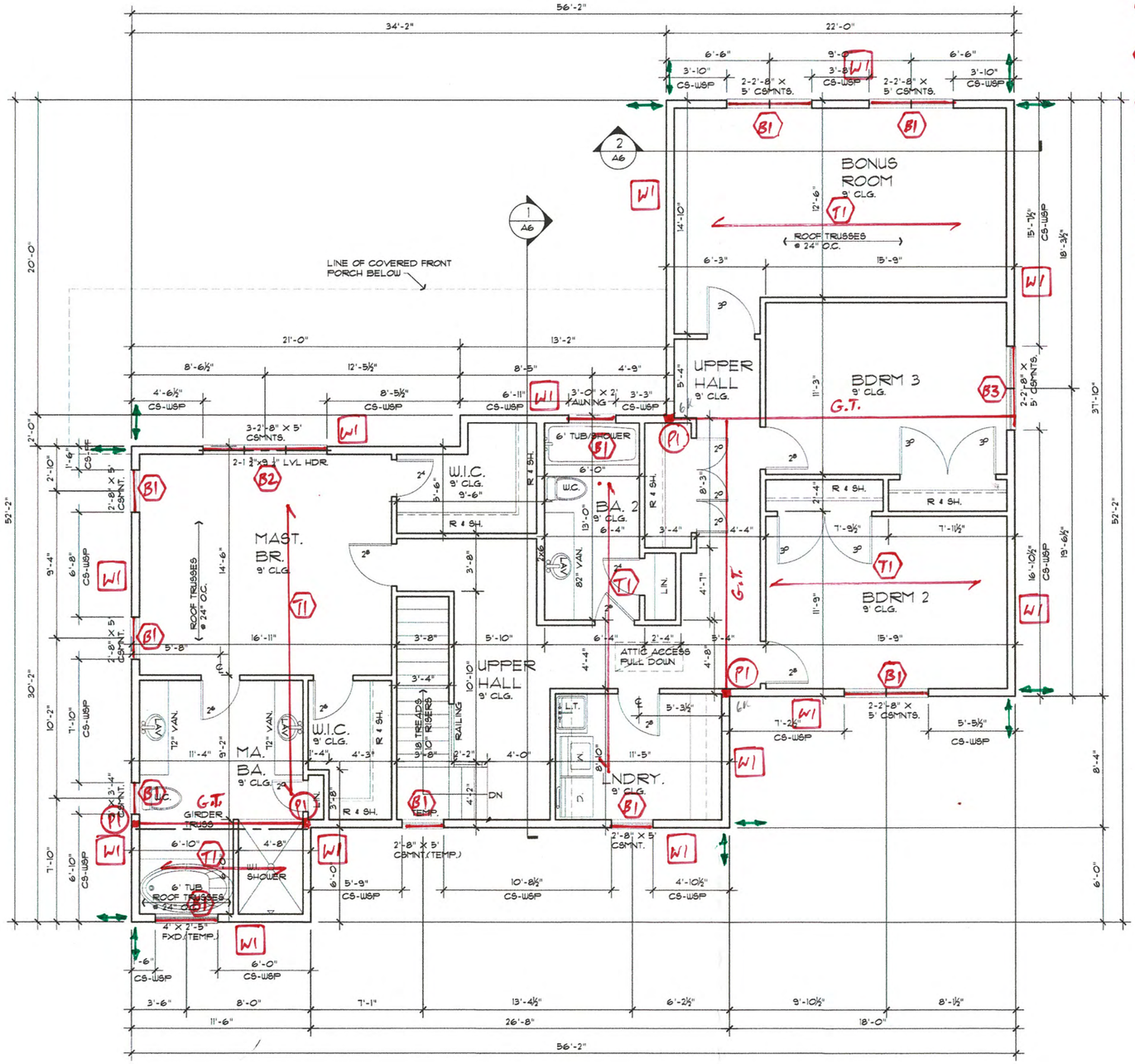
B2 (2) 1 3/4" x 9 1/2" 1.8E LVLs [2J/2K]

B3 (2) 1 3/4" x 7 1/4" 1.8E LVLs [1J/1K].

P1 (2) 2x6 POST, MIN.

⟷ INDICATES SHEAR WALL LOCATIONS.

W1 2x6's @ 16" O.C. W/ 7/16" OSB FASTENED W/ 8d NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. AT INT. SUPPORTS, MIN. (TYP EXT. WALL, U.N.O.)



1 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"

MAIN FLOOR	1,160 SQ. FT.
2ND FLOOR	1,718 SQ. FT.
TOTAL HEATED	2,878 SQ. FT.
BASEMENT	775 SQ. FT.
GARAGE	613 SQ. FT.
COVERED PORCH	355 SQ. FT.

GENERAL PLAN NOTES:

1. ALL DIMENSIONS TO BE VERIFIED AND RESPONSIBILITY OF CONTRACTOR.
2. FINAL CODE COMPLIANCE IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. G.C. TO VERIFY EXACT OPTIONS INCLUDING BUT NOT LIMITED TO FLOORING, FINISHES, CABINETRY, ETC. WITH OWNER.
4. ALL WINDOW/DOOR HEADERS TO BE 2-2X10 U.N.O.
5. ALL MAIN FLOOR WINDOW HEADERS TO BE 8'-0" HIGH.
6. ALL NEW WINDOWS TO BE ANDERSON SERIES 400 OR SIMILAR(VERIFY EXACT SIZES W/ OWNER.)
7. ALL 2ND FLOOR WINDOW HEADERS TO BE 7'-0" HIGH, DOORS TO BE STANDARD 6'-8" HIGH.

SH# 26351
SAFE HAVENSE
612-284-7033

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.

SIGNATURE: _____
Derek O Phillips
DATE: 6/17/26 MN Reg. No 47507

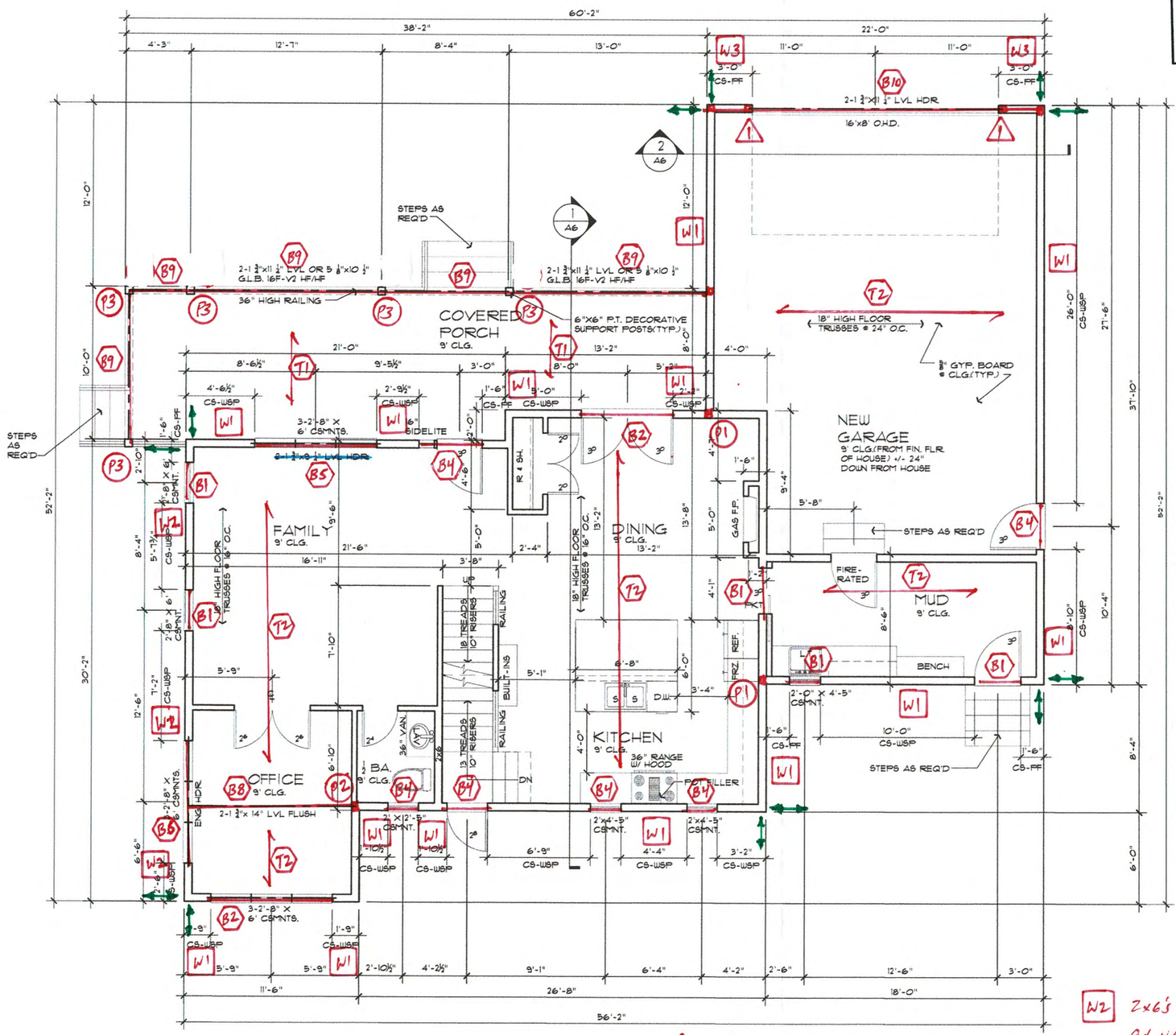
EYBERG DESIGN
QUALITY MEETS PER
phone: 612-4C
www.jeremyeyberg

PROJECT LOCATION:
NAOMI RESIDENCE
12924 INWELLNESS RD
HASKINS, MN.

CONTRACTOR:
TBD

DATE:5-

2ND FLC
PLAN



1 NEW MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

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.

SIGNATURE:

Derek O Phillips

DATE: 6/17/26 MN Reg. No 47507

SH# 26351
SAFE HAVEN SE
612-284-7433

GENERAL PLAN NOTES:

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MAIN FLOOR	1,160 SQ. FT.
2ND FLOOR	1,718 SQ. FT.
TOTAL HEATED	2,878 SQ. FT.
BASEMENT	775 SQ. FT.
GARAGE	613 SQ. FT.
COVERED PORCH	355 SQ. FT.

(T2) 18" FLOOR TRUSSES PER MFGR.

(B4) (2) 2X10 [2J/1K].

(B5) (2) 1 3/4" x 11 7/8" 2.0E LVLs [2J/2K].

(B6) (2) 1 3/4" x 11 7/8" 2.0E LVLs [3J/2K].

(B7) (2) 1 3/4" x 11 7/8" 2.0E LVLs (DROPPED) [2J/1K].

(B8) (2) 1 3/4" x 14" 1.8E LVLs (FLUSH).

(B9) (2) 1 3/4" x 11 1/4" 1.8E LVLs (DROPPED).

(B10) (2) 1 3/4" x 11 7/8" 2.0E LVLs x CONT. PORTAL FRAME HEADER.

(P2) (4) 2x6 POST, MIN.

(P3) TREATED 6x6 WOOD POST W/ SIMPSON LPC6Z OR LCE4Z POST CAP AND POST BASE (OR EQ).

(W2) 2x6's @ 16" O.C. W/ 7/16" OSB FASTENED W/ 8d NAILS AT 4" O.C. ALONG EDGES AND 8" O.C. AT INT. SUPPORTS, MIN.

(W3) 2x6's @ 16" O.C., MIN W/ 7/16" OSB FASTENED W/ 8d NAILS AT 3" O.C., MIN. (PORTAL FRAME WALL).

(1) SIMPSON MSTC40 METAL STRAP ON INSIDE FACE AT HEADER, TYP.

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QUALITY MEETS PER
phone: 612-4C
www.jeremy@eybergde

PROJECT LOCATION:
NAOMI RESIDENCE
12424 INNSBRUCK RD
HERMINE, MN

CONTRACTOR:
TBD

DATE:5-2

MAIN FLOOR PLAN

A1

J1 TREATED 2x10's @ 16" O.C., MIN.
- SIMPSON LUS210 F.M. HANGERS (OR EQ).

J2 2x10's @ 16" O.C., MIN.

B11 TREATED (2) 2x10 (FLUSH).

B12 P.T. (3) 1 3/4" x 9 1/2" 2.0E LVLs (FLUSH).

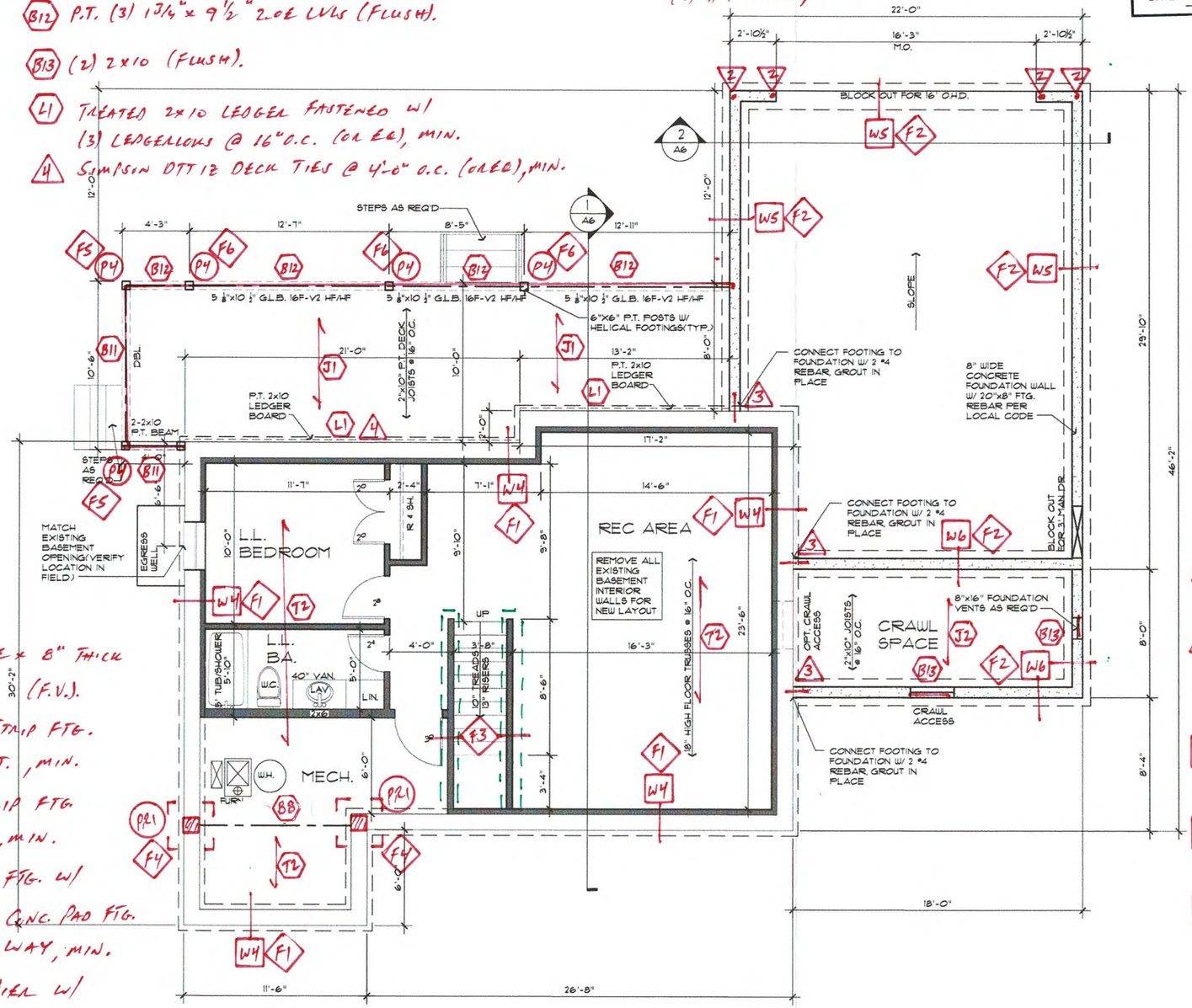
B13 (2) 2x10 (FLUSH).

L1 TREATED 2x10 LEDGER FASTENED W/ (3) LEDGERLOKS @ 16" O.C. (OR EQ), MIN.

4 SIMPSON DTT12 DECK TIES @ 4'-0" O.C. (OR EQ), MIN.

P4 TREATED 6x6 WOOD POST W/ SIMPSON LPC6Z OR LCE4Z POST CAP AND ABA66Z POST BASE (OR EQ).

PR1 GROUT EXIST. CORE SOLID W/ (1) #4 VERT., MIN.



2 FINISHED BASEMENT FOUNDATION PLAN
1/4" = 1'-0"

F1 EXIST. 20" WIDE x 8" THICK CONC. STRIP FTG. (F.V.).

F2 20" x 8" CONC. STRIP FTG. W/ (2) #4's CONT., MIN.

F3 16" x 8" CONC. STRIP FTG. W/ (2) #4's CONT., MIN.

F4 UNDERPIN EXIST. FTG. W/ 3'-6" x 3'-6" x 1'-0" CONC. PAD FTG. W/ (4) #4's EACH WAY, MIN.

F5 12" DIA. CONC. PIER W/ (1) #4 VERT., MIN.

F6 12" DIA. CONC. PIER W/ (1) #4 VERT. BELLED OUT TO 24" DIA. AT BASE, MIN.

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.

SIGNATURE:
Derek O Phillips
DATE: 6/17/26 MN Reg. No 47507

SH# 26351
SAFE HAVEN SE
612-284-7033

WALL LEGEND

- NEW 2X6 INTERIOR WALL
- NEW 2X4 INTERIOR WALL
- EXISTING 2X6 INTERIOR WALL
- EXISTING 2X4 INTERIOR WALL
- EXISTING CONCRETE WALL
- WALL TO BE REMOVED

MAIN FLOOR	1160 SQ. FT.
2ND FLOOR	1718 SQ. FT.
TOTAL HEATED	2878 SQ. FT.
BASEMENT	775 SQ. FT.
GARAGE	613 SQ. FT.
COVERED PORCH	355 SQ. FT.

GENERAL PLAN NOTES:

1. ALL DIMENSIONS TO BE VERIFIED AND RESPONSIBILITY OF CONTRACTOR.
2. FINAL CODE COMPLIANCE IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. G.C. TO VERIFY EXACT OPTIONS INCLUDING BUT NOT LIMITED TO FLOORING, FINISHES, CABINETRY, ETC. WITH OWNER.
4. ALL WINDOW/DOOR HEADERS TO BE 2-2x10 U.N.O.
5. ALL MAIN FLOOR WINDOW HEADERS TO BE 8'-0" HIGH.
6. ALL NEW WINDOWS TO BE ANDERSON SERIES 400 OR SIMILAR(VERIFY EXACT SIZES W/ OWNER.)
7. ALL 2ND FLOOR WINDOW HEADERS TO BE 7'-0" HIGH, DOORS TO BE STANDARD 6'-8" HIGH.

2 SIMPSON STHD10 STRAP-TIE HOLDOWN (OR EQ).
* MUST BE "WET" SET.

3 FASTEN NEW FNDN WALL TO EXISTING W/ #4x2'-0" HOR. DOWELS AT 16" O.C. VERTICALLY. GROUT EXIST. WALL SOLID IF VOID, TYP.

W4 EXIST. 12" CMU FNDN. WALL. GROUT SOLID W/ #4's VERT. @ 4'-0" O.C., MIN.

W5 8" CONC. FNDN WALL W/ #4's VERT. @ 3'-0" O.C. AND #4's HOR. @ 2'-0" O.C., MIN.

W6 8" CONC. FNDN. WALL W/ #4's VERT. @ 2'-0" O.C. AND #4's HOR. @ 2'-0" O.C., MIN. (OFFSET REINFORCING TO INSIDE FACE, TYP.)

* FTG. DOWELS TO MATCH, TYP.
* ½" DIA. ANCHOR BOLTS @ 3'-0" O.C. @ BASEMENT AND 4'-0" O.C. AT GARAGE, MIN.

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phone: 612-4C
www.jeremy@eybergde

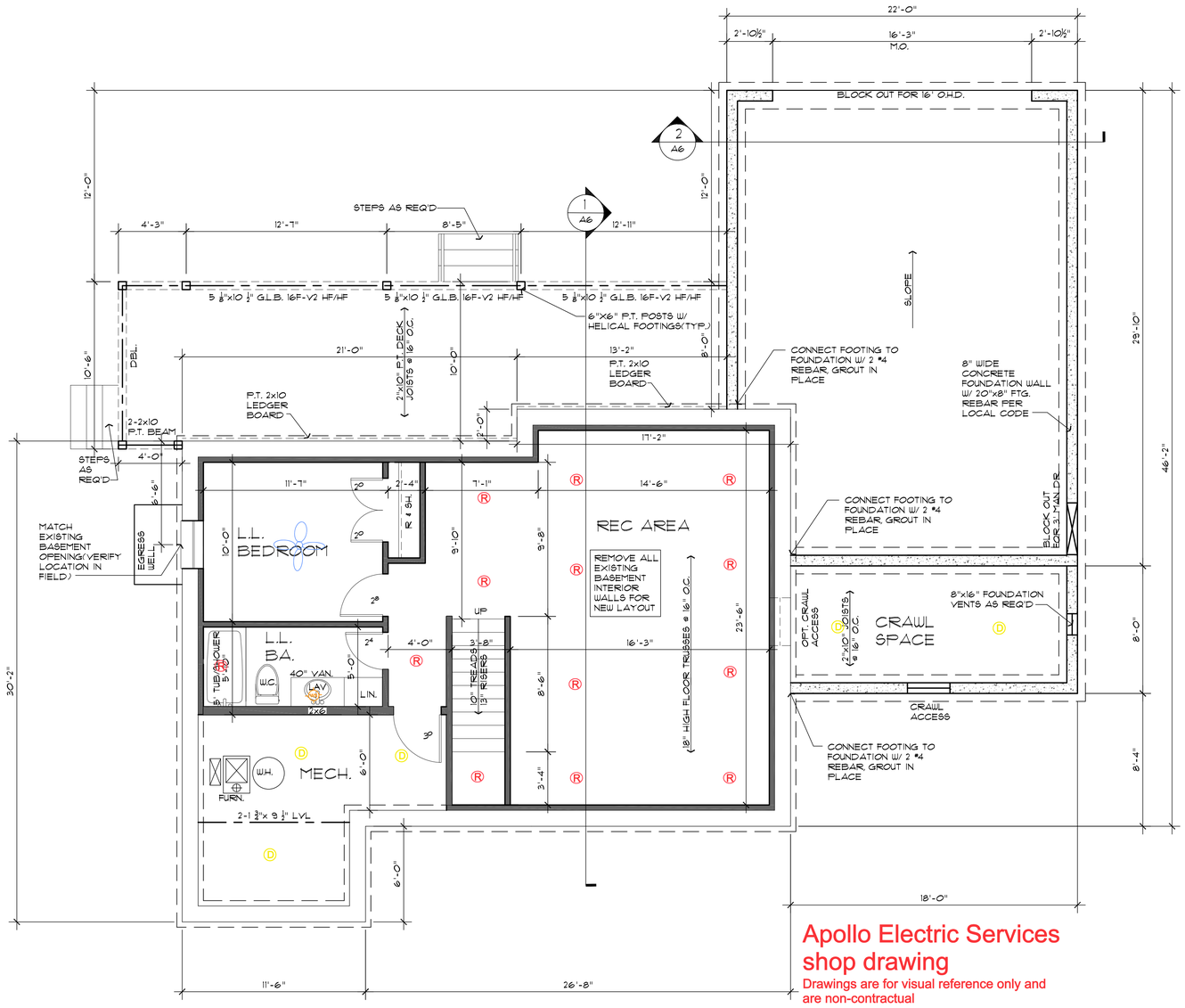
PROJECT LOCATION:
NAOMI RESIDENCE
12924 INVERNESS RD.
MAPLE GROVE, MN.

CONTRACTOR:
TBD

DATE: 5-2

BASEMENT PLANS

A2



Apollo Electric Services shop drawing

Drawings are for visual reference only and are non-contractual

2 FINISHED BASEMENT FOUNDATION PLAN
1/4" = 1'-0"

WALL LEGEND

- NEW 2X6 INTERIOR WALL
- NEW 2X4 INTERIOR WALL
- EXISTING 2X6 INTERIOR WALL
- EXISTING 2X4 INTERIOR WALL
- EXISTING CONCRETE WALL
- WALL TO BE REMOVED

MAIN FLOOR	1,160 SQ. FT.
2ND FLOOR	1,718 SQ. FT.
TOTAL HEATED	2,878 SQ. FT.
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GARAGE	613 SQ. FT.
COVERED PORCH	355 SQ. FT.

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EYBERG DESIGNS LLC
QUALITY MEETS PERFECTION
phone: 612-407-4907
www.jeremy@eybergdesigns.com

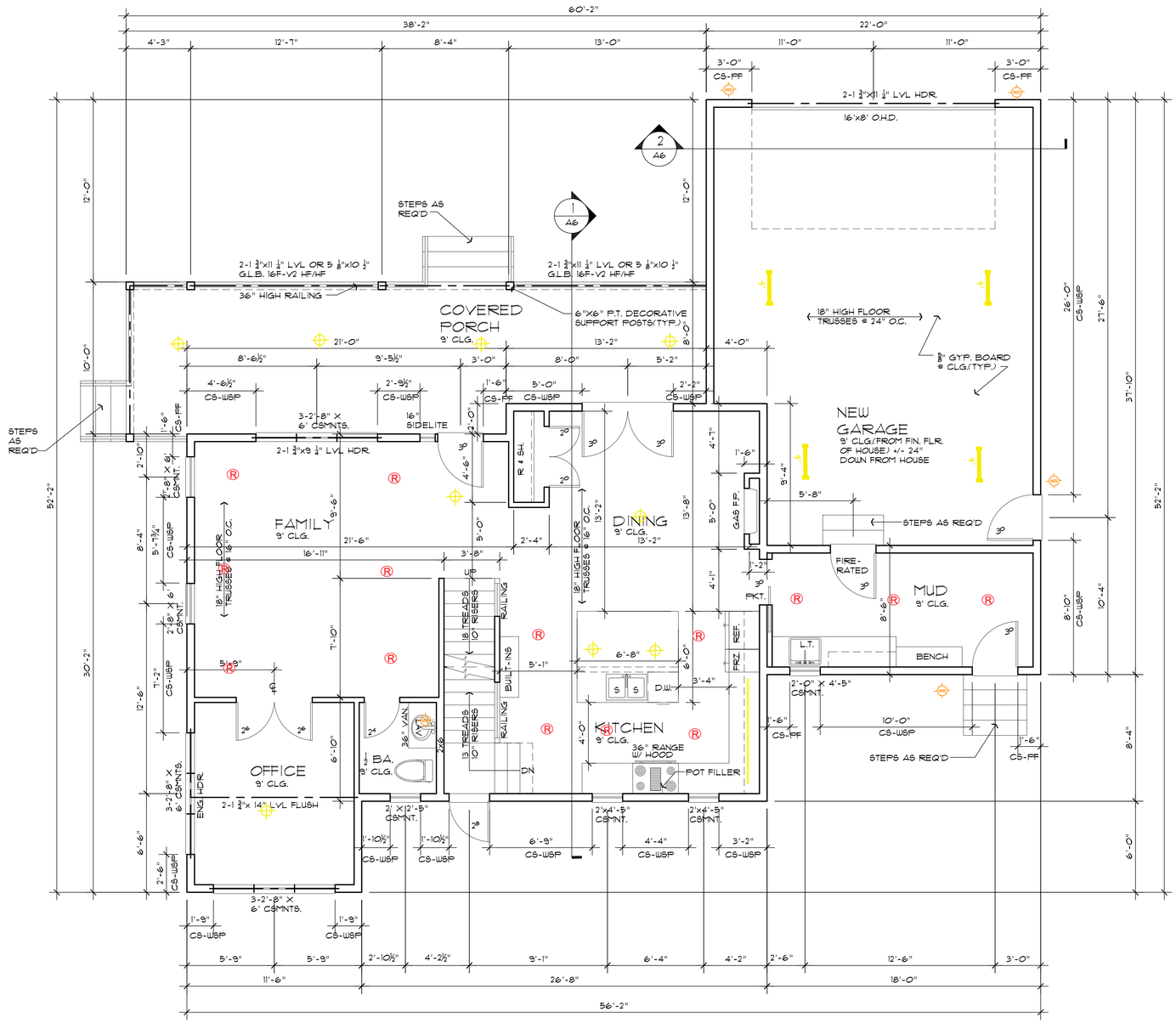
PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
TBD

DATE:5-21-26

BASEMENT PLANS

A0



1 NEW MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

Apollo Electric Services
shop drawing
Drawings are for visual reference only and are non-contractual

GENERAL PLAN NOTES:

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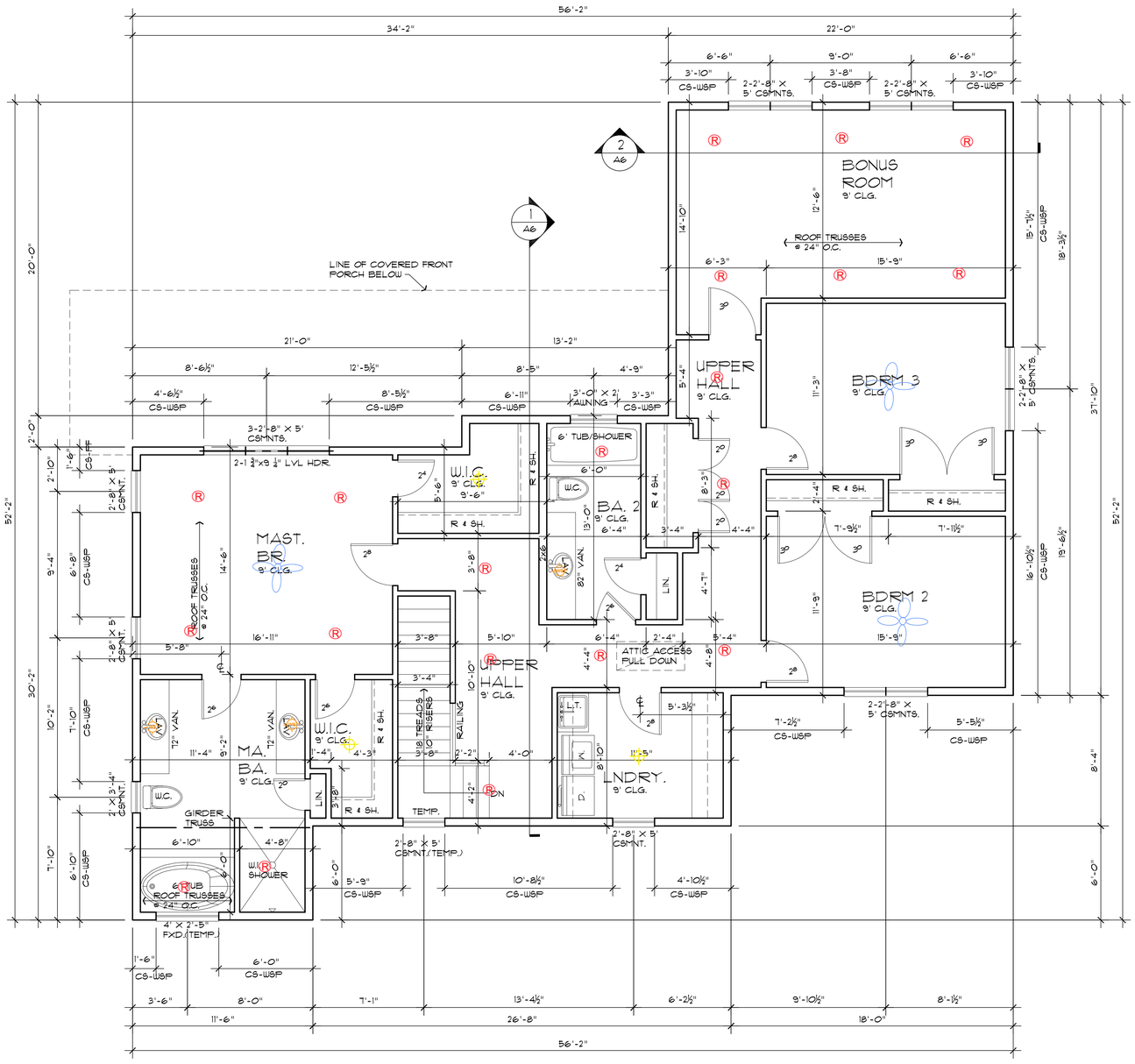
PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
TBD

DATE:5-21-26

MAIN FLOOR PLAN

A1



1 2ND LEVEL FLOOR PLAN
1/4" = 1'-0"

MAIN FLOOR	1,160 SQ. FT.
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Apollo Electric Services
shop drawing
Drawings are for visual reference only and are non-contractual

EYBERG DESIGNS LLC
QUALITY MEETS PERFECTION
phone: 612-407-4907
www.jeremy@eybergdesigns.com

PROJECT LOCATION:
NAOMI RESIDENCE
12324 INVERNESS RD.
HOPKINS, MN

CONTRACTOR:
TBD

DATE:5-21-26

2ND FLOOR PLAN

A2

Planning Commission Resolution No. 2026-

Resolution approving an expansion permit for a second-story addition at 12924 Inverness Road

---

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The property is located at 12924 Inverness Road. It is legally described as:

That part of Lot 47 lying South of a line drawn East at right angles to the West line of said Lot from a point on said West line distant 253.56 feet North of the Southwest corner of said Lot, "Auditor's Subdivision No. 353, Hennepin County, Minnesota".

Torrens Certificate No. 1602236

1.02 NPK LLC is requesting an expansion permit for a second-story addition to maintain the nonconforming rear setback of 30.9 feet. The proposal includes removing an existing attached breezeway, attached garage, and a detached garage that are closer to the rear property line than the portion of the existing home that would remain.

1.03 The existing home and garage were constructed in 1951, prior to the adoption of the city's first zoning ordinance. The existing setbacks are considered non-conforming.

1.04 Minnesota Statute §462.357 Subd. 1(e)(b) allows a municipality, by ordinance, to permit an expansion of non-conformities.

1.05 City Code §300.29 Subd. 3(g) allows expansion of a non-conformity only by variance or expansion permit.

1.06 City Code §300.29 Subd. 7(c) authorizes the planning commission to grant expansion permits.

Section 2. Standards.

2.01 City Code §300.29 Subd. 7(c) states that an expansion permit may be granted but is not mandated when an applicant meets the burden of proving that:

1. The proposed expansion is a reasonable use of the property, considering such things as functional and aesthetic justifications for the expansion; adequacy of off-site parking for the expansion; absence of adverse off-site impacts from such things as traffic, noise, dust, odors, and parking; and improvement to the appearance and stability of the property and neighborhood.

2. The circumstances justifying the expansion are unique to the property, are not caused by the landowner, are not solely for the landowner's convenience, and are not solely because of economic considerations; and

3. The expansion would not adversely affect or alter the essential character of the neighborhood.

Section 3. Findings.

3.01 The application for the expansion permit is reasonable and would meet the required standards outlined in City Code §300.29 Subd. 7(c):

1. Reasonableness: The proposed second-story addition would not extend farther into the required rear yard than the existing home footprint. Instead, removing the detached garage, attached garage, and breezeway brings the property closer to compliance with current setback standards.

2. Unique circumstance: The home was constructed before the City adopted its first zoning ordinance. Although the property is nearly 230 feet deep, the home sits in the northerly third of the lot. Taken together, this condition is not common to all similarly zoned properties and supports consideration of an expansion permit.

3. Neighborhood Character: The addition would not alter the character of the neighborhood. The properties immediately adjacent contain one-story walkout homes, but a two-story home is located at the southwest corner of Inverness Road and Farmington Road. Although two-story homes are not the predominant style, they are present in the surrounding neighborhood.

Section 4. Planning Commission Action.

4.01 The planning commission approves the above-described expansion permit based on the findings outlined in Section 3 of this resolution. Approval is subject to the following conditions:

1. Subject to staff approval, the property must be developed in substantial conformance with the following plans, except as modified by the conditions below.

- Proposed survey, dated Aug. 31, 2026
- Proposed elevations, dated May 21, 2026

2. Prior to issuance of a building permit:
   a) This resolution must be recorded with Hennepin County.

b) A final proposed survey with all recorded easements shown must be submitted.
c) A tree mitigation plan must be submitted. The plan must meet mitigation requirements as outlined in ordinance. However, at the sole discretion of staff, mitigation may be decreased. Based on the submitted plans the mitigation requirements would be unclear based upon submitted plans.
d) Install a temporary rock driveway, erosion control, tree and floodplain protection fencing, and any other measures as identified in the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
e) A cash escrow in an amount of $3,000.00 must be submitted. The escrow is to ensure the completion of the new driveway, grading, and groundcover to be established.

3. This expansion permit approval will end on Sept. 24, 2027, unless the city has issued a building permit for the project covered by this expansion permit approval or approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Sept. 24, 2026, 2026.

_____
Dana Minion, Chairperson

Attest:

_____
Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution adopted.

Certification:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Sept. 24, 2026, 2026.

_____

Fiona Golden, Deputy City Clerk

Planning Commission
Agenda Item 7.C
Meeting of September 24, 2026

Title:	Front yard setback variance for a front porch at 3425 Elmwood Place.
Report from:	Riley Rooney, Planner
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Report
Votes needed:	5 votes

Recommended Action
Adopt the resolution approving the request (5 votes).

Background
See attached staff report.

ATTACHMENTS:
Staff Report

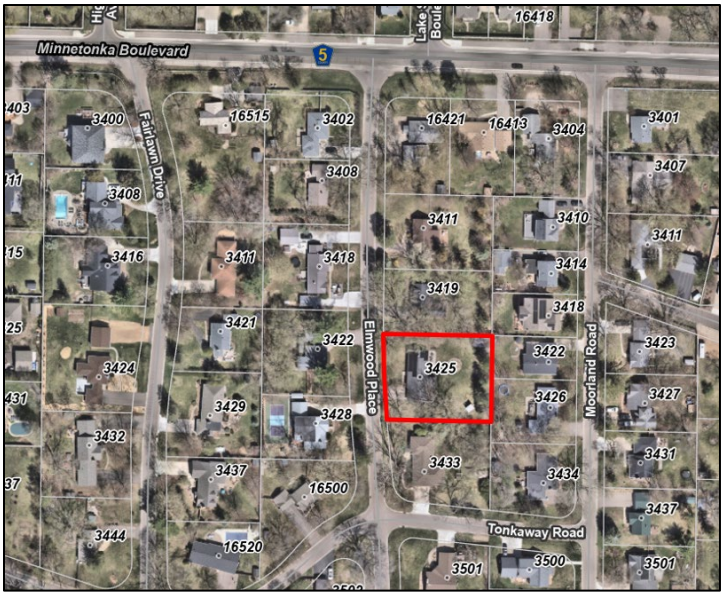
MINNETONKA PLANNING COMMISSION
Sept. 24, 2026

Brief Description	Front yard setback variance for a front porch closer at 3425 Elmwood Place.
Recommendation	Adopt the resolution approving the request.

Proposal

The applicant, Andy Bartick, is proposing to construct a 207-square-foot unenclosed porch at the front of the existing single-family residence at 3425 Elmwood Place. The proposed front porch is planned to be constructed 17.33 feet from the front property line, which does not satisfy the required 30-foot front yard setback. Because the proposal does not meet code requirements, the project requires a variance to proceed.

Existing Property Information



The property is currently zoned R-1, low-density residential, and is guided for low-density development in the 2040 Comprehensive Plan. The 18,823-square-foot lot was established in 1952, and the existing home was constructed later that same year. The home contains approximately 2,138 square feet of finished floor area. The proposed addition consists of a 207-square-foot, unenclosed front porch.

Background

The existing home, like many homes within the STARING'S TONKA WOOD-CROFT ADDITION, south of Minnetonka Boulevard, was constructed in the early 1950s, prior to the adoption of the city's current zoning ordinance. As a result, many homes in the area, including the subject property, are located closer to the front property line than the current 35-foot minimum front yard setback. The proposed porch would extend from the existing home further into the required front yard setback.

Proposal Requirements

The proposed porch would encroach into the required front yard setback. Principal structures must be set back 35 feet from the front property line, and architectural features like the proposed porch may extend a further 5 feet into this setback, resulting in a required setback of 30 feet. With a proposed setback of 17.33 feet, a variance is required.

	Required	Existing	Proposed
Front Yard Setback	30 ft	25.69 ft	17.33 ft*
**At its closest point, the front property line is not perfectly straight. At its furthest point, the proposed porch will be 19.37 ft from the front property line.*			

Staff Analysis

The city may approve a variance from city code requirements only if an application meets all of the variance standards outlined in the city code. An application must be denied if any standards are not met. Staff finds that the applicant's proposal for the reconstruction meets all the required variance standards:

- **Intent of the Ordinance:** The proposal is consistent with the general purposes and intent of the zoning ordinance. The intent of the front yard setback requirements is to establish appropriate building lines within a neighborhood and provide adequate separation between structures for current and future development. The proposed setback would meet this intent.

    1. The subject property is located within the STARING'S TONKAWOOD-CROFT subdivisions, which were platted in 1927. Lot size and building setbacks vary throughout the neighborhood.

    2. As the proposed porch will not be enclosed, it will have a lesser visual and physical impact on the front yard than an enclosed addition to the home.

- **Consistent with Comprehensive Plan:** The proposed variance is consistent with the Comprehensive Plan. The plan's guiding principles support maintaining, preserving, and enhancing existing single-family neighborhoods. The requested variance would support these goals by allowing the property owner to improve and expand the existing home while maintaining the established residential character of the neighborhood.

Practical Difficulty

- **Reasonableness:** The proposal is reasonable. The property owner is seeking to construct a roughly 207-square-foot open porch to expand and enhance the existing home. Although the proposed front porch would be located within the required front yard setback, it would not be inconsistent with the varied setbacks throughout the larger neighborhood.

- **Circumstances Unique to the Property:** The property contains physical constraints that limit the ability to comply with current zoning standards, and these constraints were not created by the landowner. Given the existing, non-conforming setback, there is no practical location for an entry porch that would fully comply with the current front yard setback while allowing the property owner to reasonably expand and improve the use and enjoyment of the property.

- **Neighborhood Character:** The surrounding area is characterized by single-family residential development with similar setback constraints and established building lines. The proposed front porch would not significantly alter the neighborhood's visual character and is expected to have minimal impact on adjacent properties or the overall neighborhood character.

Staff Recommendation

Adopt the resolution approving the front yard setback variance for the construction of an unfinished front porch at 3425 Elmwood Place.

Originator: Riley Rooney, Planner
Through: Susan Thomas, AICP, City Planner

Supporting Information

Project No. 26017.26a

Property 3425 Elmwood Place

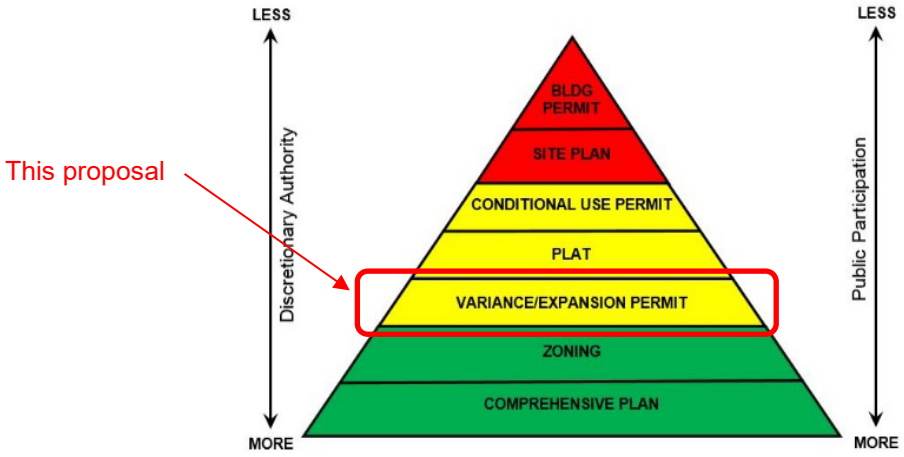
Applicants/Owners Andy Bartick

Surrounding Land Uses All properties to the north, south, east, and west are zoned R-1, guided for low-density residential and improved with a single-family home.

Variance Standard The existing structure is in conformance with the zoning ordinance. The proposal will require a variance.

A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property, not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. (City Code §300.07)

Pyramid of Discretion



Neighborhood Comments The city sent notices to 60 area property owners and has received four comments in support of the project.

Voting Requirement The planning commission's action on the applicant's request is final, subject to appeal. Approval of the variance request requires the affirmative vote of five commissioners.

Motion Options

The planning commission has three options:

1. Concur with the staff's recommendation. In this case, a motion should be made to approve the variance request.

2. Disagree with the staff's recommendation. In this case, a motion should be made denying the variance request. The motion must include findings as to how the variance standard is not met.

3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Appeals

Any person aggrieved by the planning commission's decision about the requested expansion permit may appeal such a decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision.

Deadline for Decision

Nov. 13, 2026

Draft Zoning Ordinance Review (Informational Only)

The following information is not part of the review criteria for this application and should not be considered in the decision on this request. The city is updating its zoning ordinance, and the summary below illustrates how the application would be reviewed under the draft ordinance. Because the draft ordinance has not been adopted, it does not apply to this application.

Lot standards for Low Density Residential (LDR) District

The draft ordinance would establish a minimum 25-foot front yard setback. The proposed 17.3-foot setback would not comply with this standard. A variance would therefore still be required.

Impervious Surface Coverage

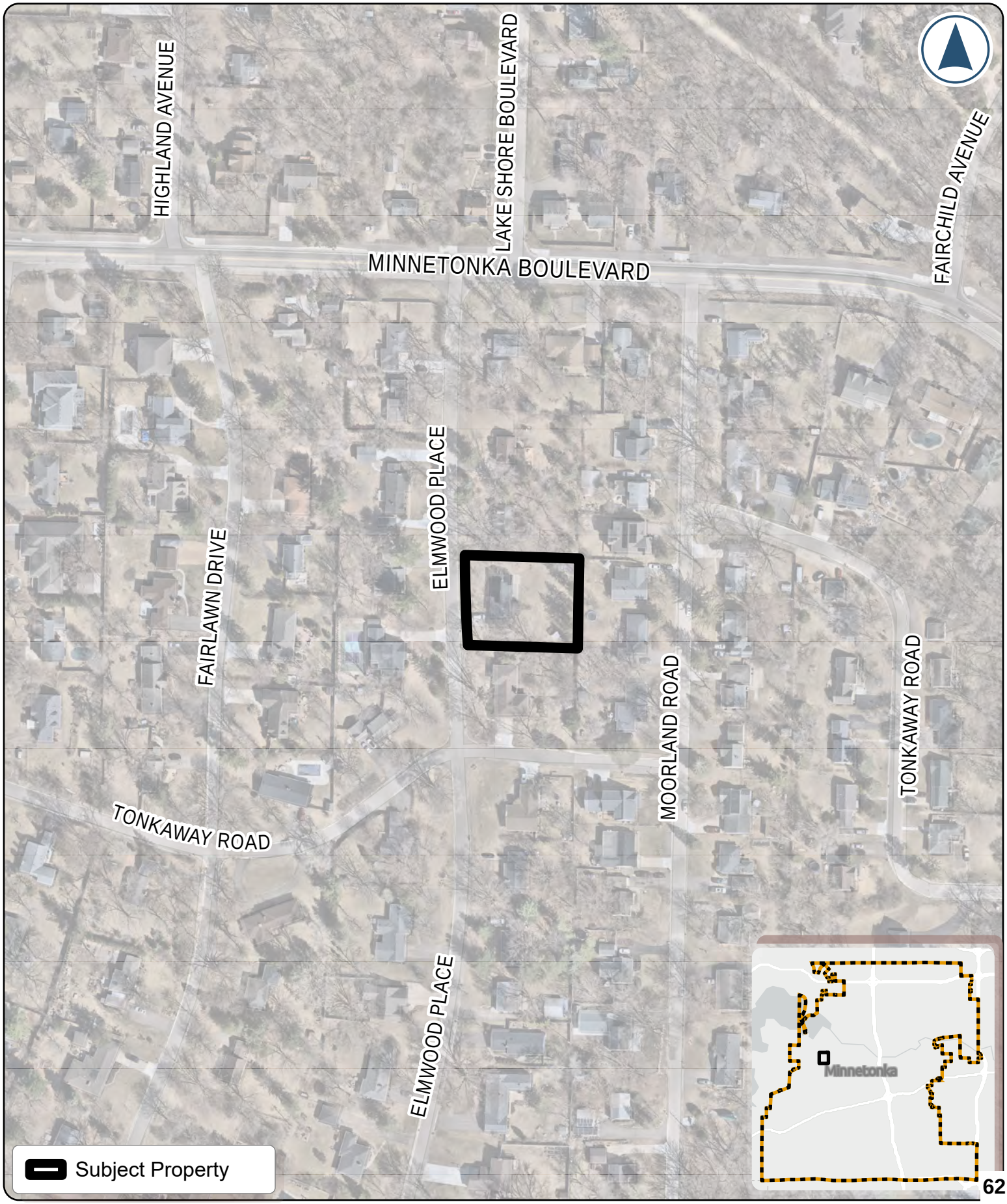
The current ordinance does not establish a maximum impervious surface coverage standard for properties outside the Shoreland District. The subject property is not located within the Shoreland District.

The draft ordinance would limit impervious surface coverage to 20 percent unless additional stormwater management is provided. The proposed addition would result in approximately 20 percent impervious surface coverage and would not require additional stormwater management.

Staff Analysis

The draft ordinance review identifies potential differences between the current City Code and the draft ordinance for informational purposes only. The proposed porch would require a variance under the proposed ordinance, which staff would continue to support for the reasons listed.

Hessen Residence
3425 Elmwood Place



CERTIFICATE OF SURVEY

Survey for:

Three Rivers Construction

EXISTING CONSTRUCTION

(827.70) Denotes proposed Elev. ×959.8

×827.70 Denotes Existing Elev.

→ Denotes Proposes Direction of Surface Drainage

ds Denotes down spout

HP Denotes highpoint

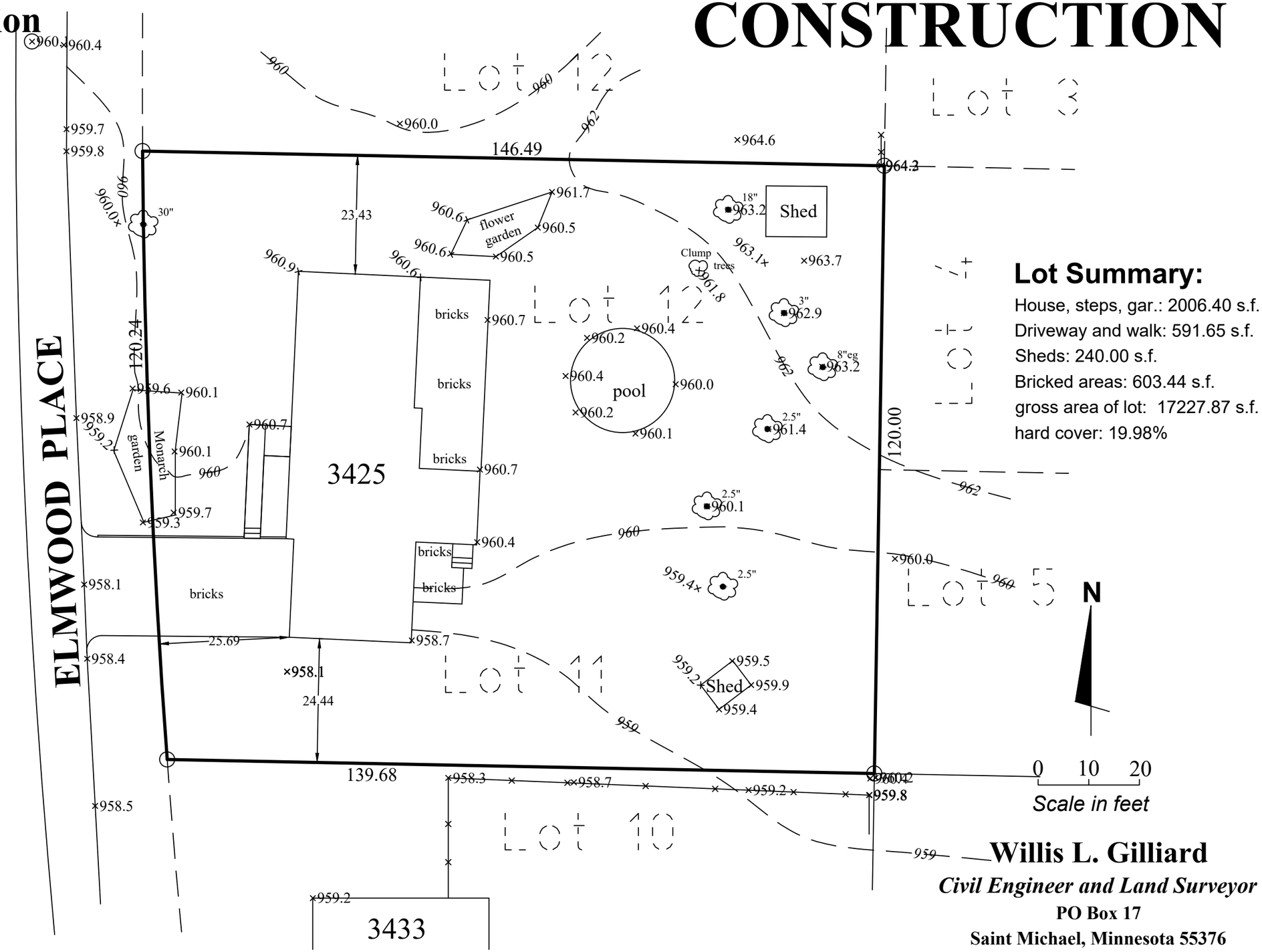
I hereby certify that this is a true and correct representation of a survey of the boundaries of:

Lot 10, Block 2, Starings Tonka Wood-Croft, Hennepin County, Minnesota.

And of the locations of all buildings thereon and all visible encroachments from or on said land. As surveyed by me this 26th day of June, 2026.

Willis L. Gilliard

Willis L. Gilliard, R.L.S., Minn. Reg. No. 9587



Lot Summary:

House, steps, gar.: 2006.40 s.f.
Driveway and walk: 591.65 s.f.
Sheds: 240.00 s.f.
Bricked areas: 603.44 s.f.
gross area of lot: 17227.87 s.f.
hard cover: 19.98%

Willis L. Gilliard
Civil Engineer and Land Surveyor
PO Box 17
Saint Michael, Minnesota 55376
612-382-0795

CERTIFICATE OF SURVEY

Survey for:

Three Rivers Construction

SITE PLAN

(827.70) Denotes proposed Elev. ×959.8

×827.70 Denotes Existing Elev.

→ Denotes Proposes Direction of Surface Drainage

ds Denotes down spout

HP Denotes highpoint

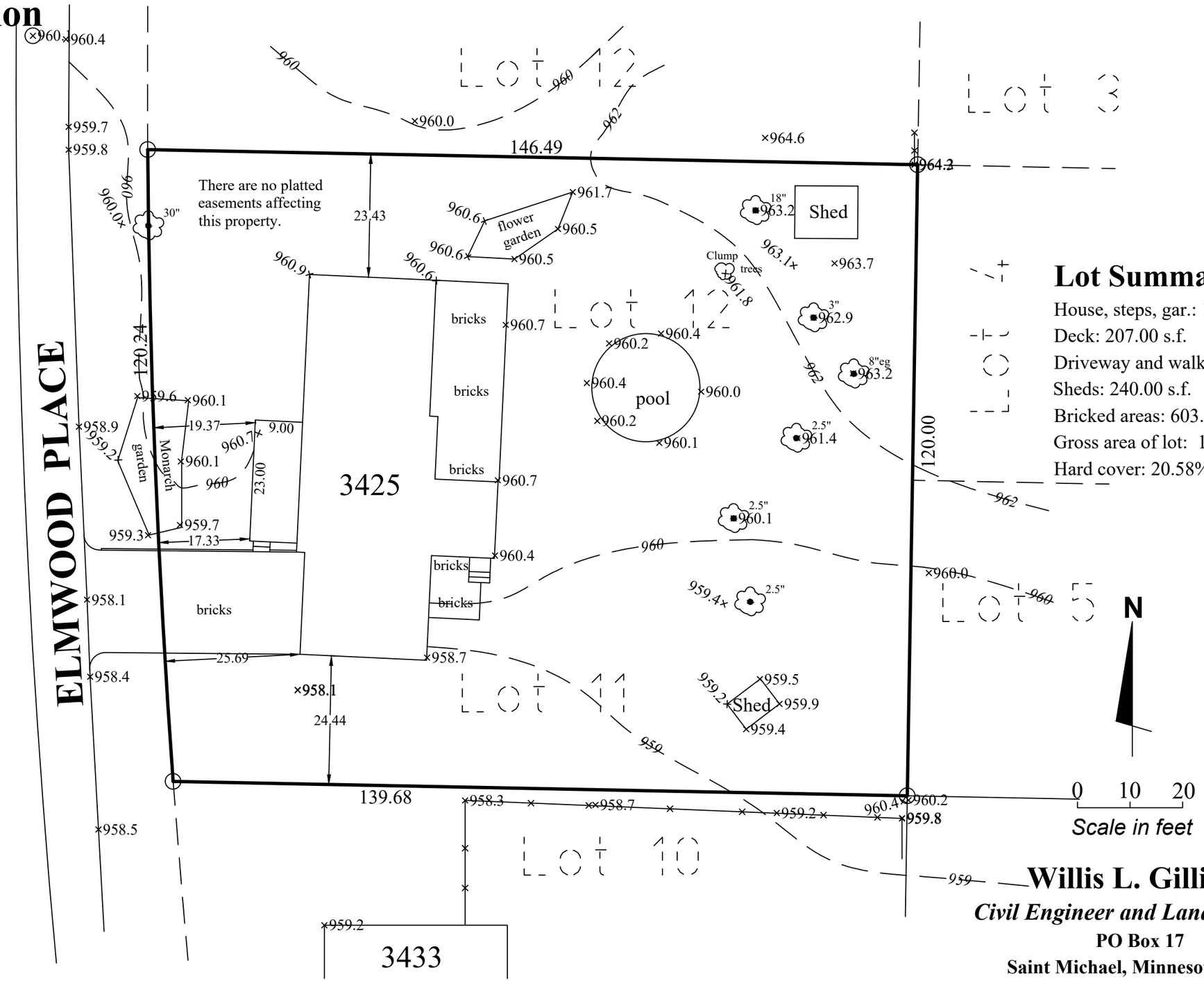
I hereby certify that this is a true and correct representation of a survey of the boundaries of:

Lot 10, Block 2, Starings Tonka Wood-Croft, Hennepin County, Minnesota.

And of the locations of all buildings thereon and all visible encroachments from or on said land. As surveyed by me this 26th day of June, 2026.

Willis L. Gilliard

Willis L. Gilliard, R.L.S., Minn. Reg. No. 9587



Lot Summary:

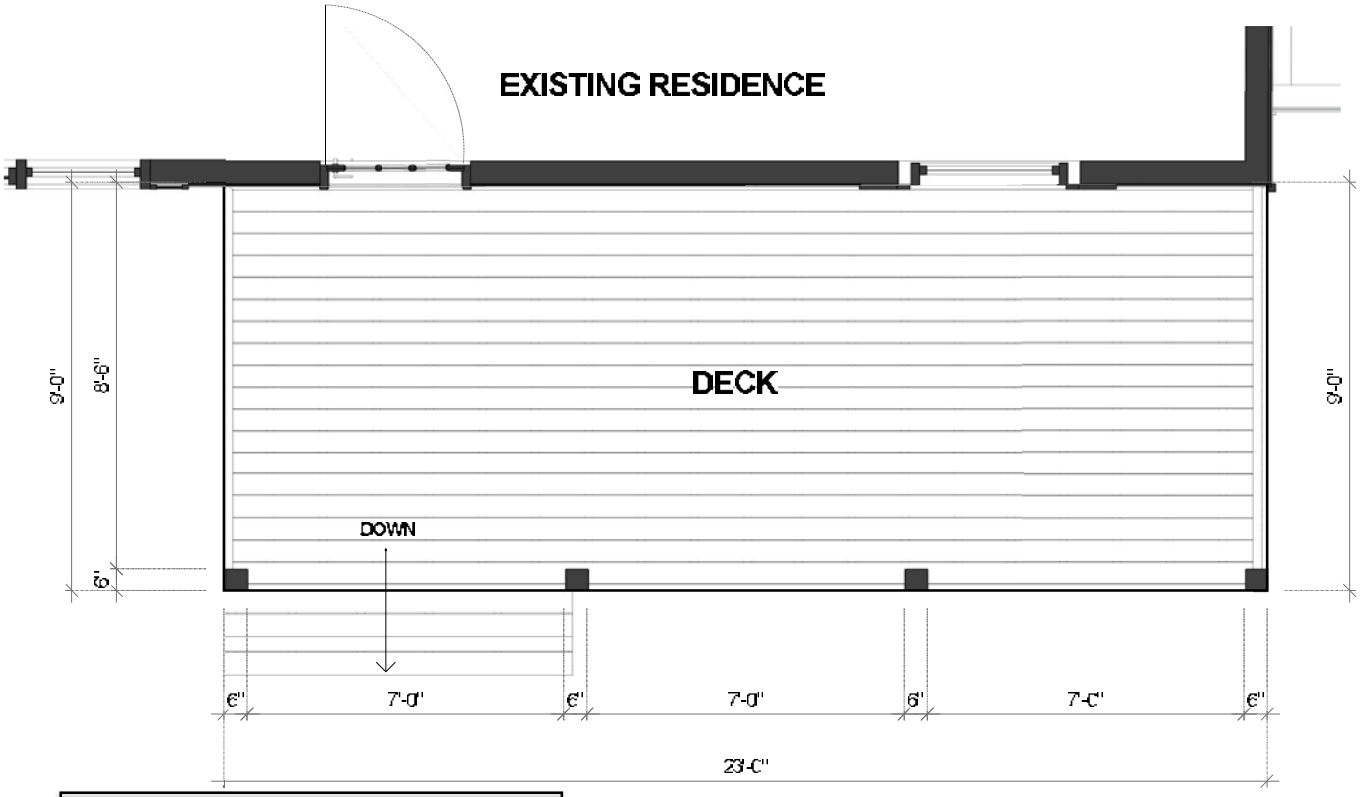
House, steps, gar.: 1904.00 s.f.
Deck: 207.00 s.f.
Driveway and walk: 591.65 s.f.
Sheds: 240.00 s.f.
Bricked areas: 603.44 s.f.
Gross area of lot: 17227.87 s.f.
Hard cover: 20.58%

Willis L. Gilliard
Civil Engineer and Land Surveyor
PO Box 17
Saint Michael, Minnesota 55376
612-382-0795

Proposed ground level deck, using TimberTech Transcend decking and fascia, aluminum railing, kiln dried framing



Proposed roof tie-in, asphalt shingles, gable end, matching house pitch of 5/12



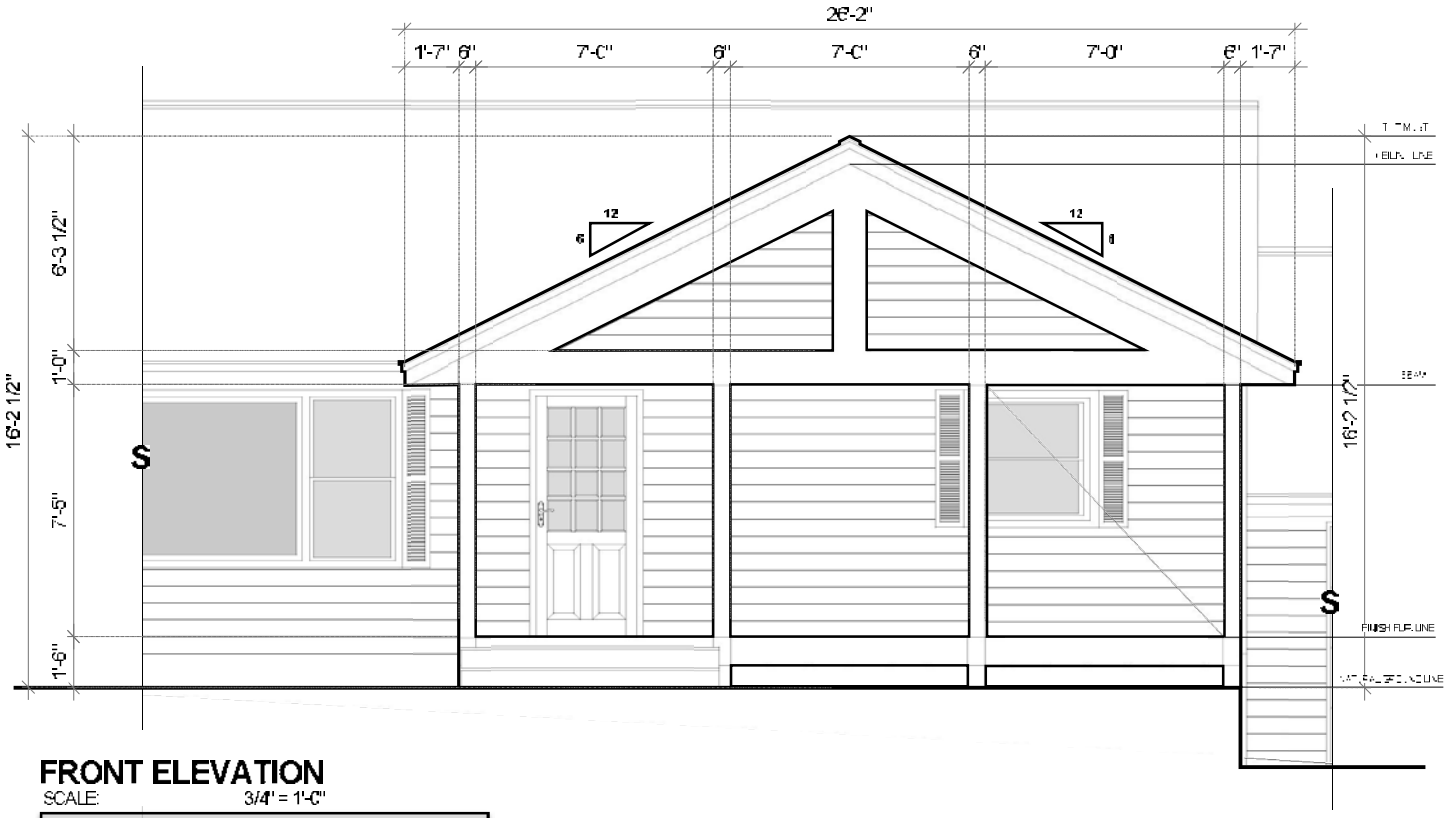
Material Information:
. Decking Trex Trancend ,94 in x5.5 in x 12'
. Stairs and decking 12" OC
. Stairs to be constructed out of 2x12 treated material
.Hidden fasteners application

DECK & PORCH FLOOR PLAN

SCALE: 1" = 1'-0"

THREE RIVERS CONTRACTING

01



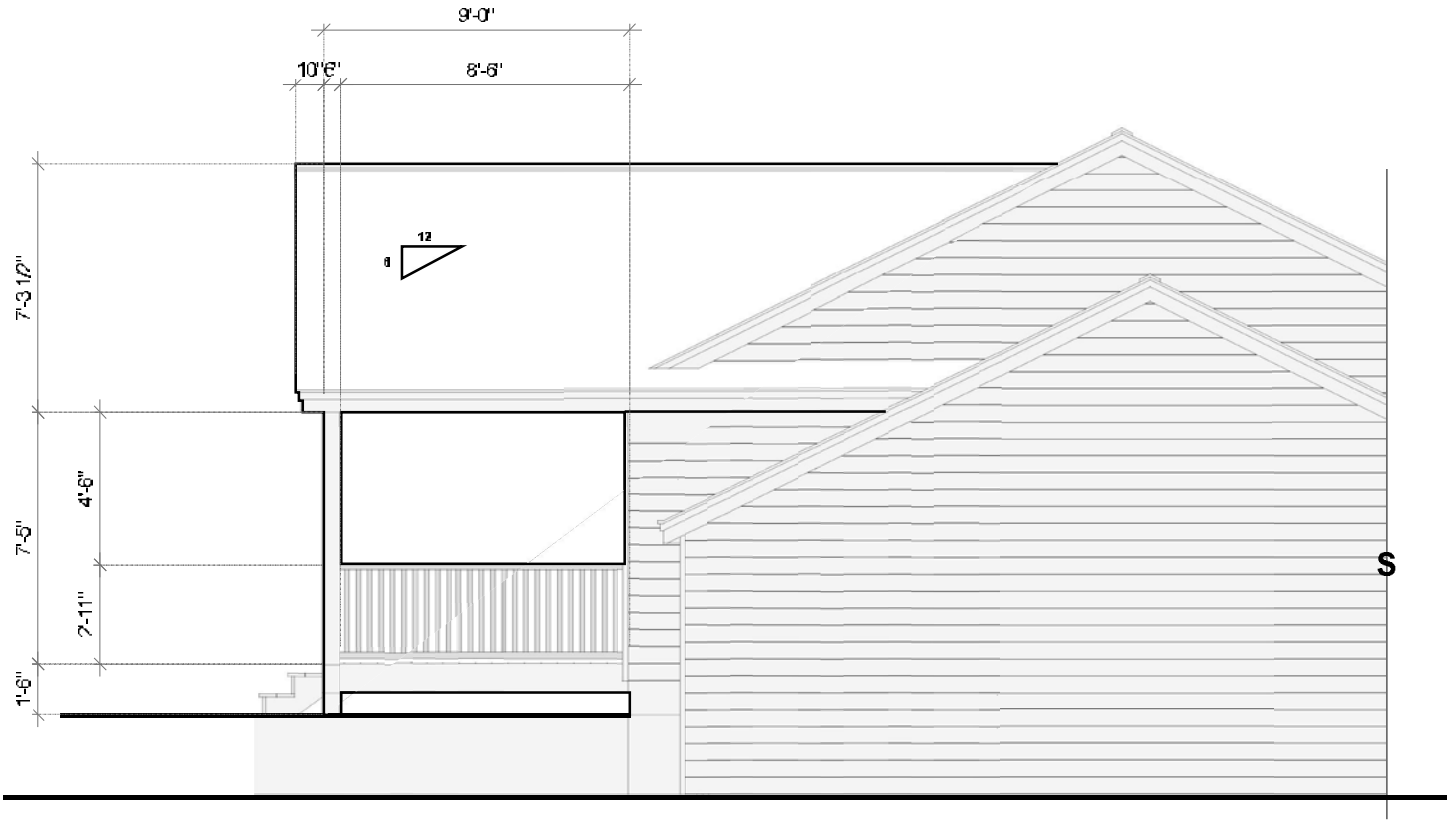
FRONT ELEVATION

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

Roof Construction :
- (2) Ply 2x12 LVL beam for header support
- Beam will construct into the house tie into existing structure
- 2x8 rafters for roof 24" O/C
- Asphalt roof shingles to match existing house
- Soffit and fascia to match exiting house
- Hurrican screws or hanger per code to tie in roof rafters

THREE RIVERS CONTRACTING

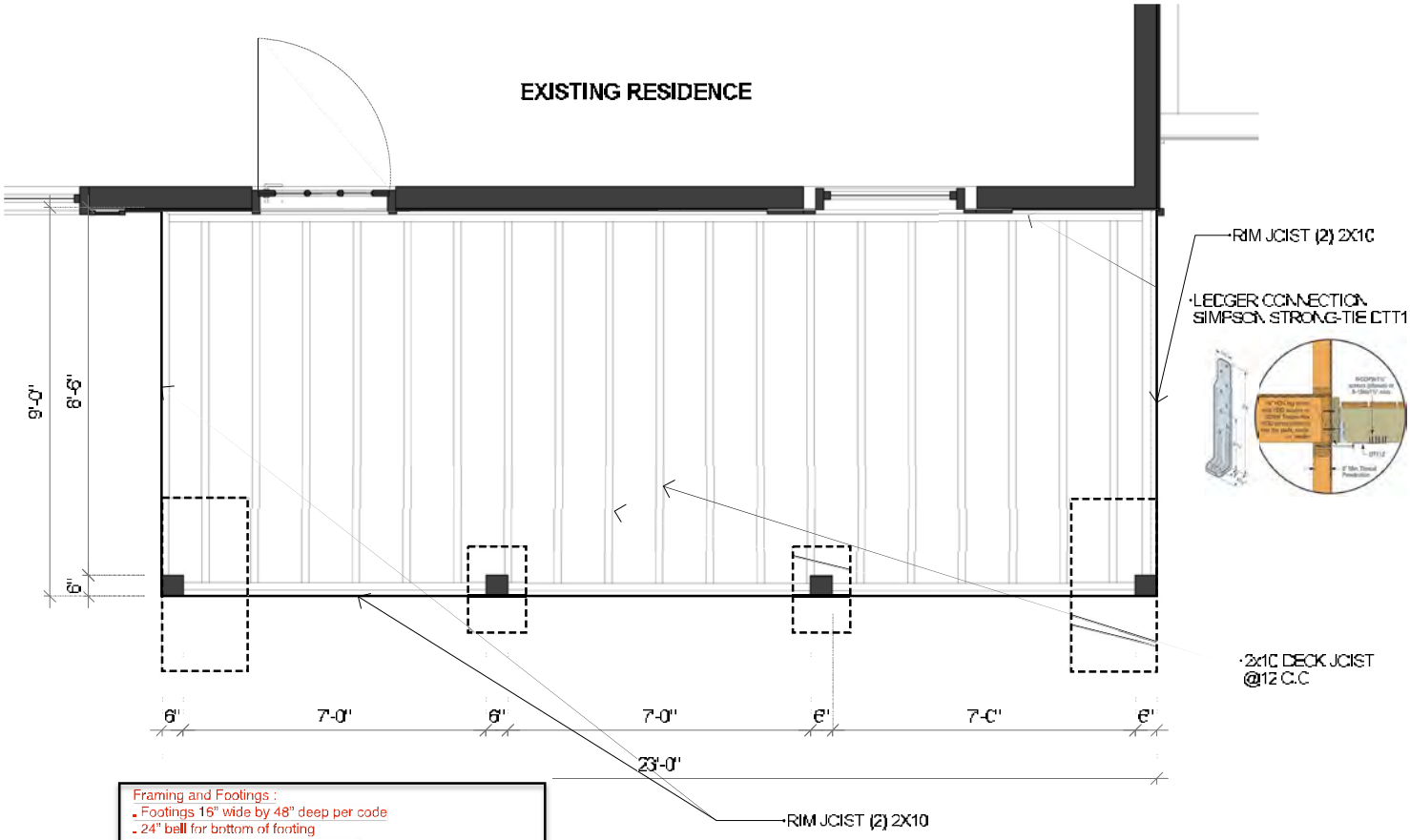
02



RIGHT SIDE ELEVATION
SCALE 3/4" = 1'-0"

THREE RIVERS CONTRACTING

03



Framing and Footings :
- Footings 16" wide by 48" deep per code
- 24" bell for bottom of footing
- Framing construction 2x10 12" O/C
- Flush beam double 2x10 for rim and main beam.
- Simpson hangers LUS210Z through out
- Rotation block center of framing
- Deck tension tie DTT1Z per code

FRAMING AND FOOTINGPLAN

SCALE: 1" = 1'-0"

THREE RIVERS CONTRACTING

01



3D RENDERING
SCALE: NTS.

THREE RIVERS CONTRACTING

04



3D RENDERING
SCALE: NTS.

THREE RIVERS CONTRACTING

05



3D RENDERING
SCALE: NTS.

THREE RIVERS CONTRACTING

06

From: City of Minnetonka
To: Riley Rooney
Subject: New feedback on Hessen Residence
Date: Tuesday, August 25, 2026 6:18:40 PM

Hi Riley Rooney

You have received new feedback on the Guestbook on project **Hessen Residence** on your site,

-

We support the addition of the front porch for the Hessen-Walick family! It is a beautiful addition that will benefit their family, add curb appeal, and improve our neighborhood.

-

Added by [redacted]

Click here to view the feedback

This is an auto-generated email sent when a contribution is added to your site on Sentiment & Feedback. If you do not wish to receive this email in the future, you can configure your tool to not send emails.

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

From: City of Minnetonka
To: Riley Rooney
Subject: New feedback on Hessen Residence
Date: Tuesday, August 25, 2026 6:02:07 PM

Hi Riley Rooney

You have received new feedback on the Guestbook on project **Hessen Residence** on your site,

-

I'm excited for this upgrade. Form and function for the win. It will add a beautiful aesthetic to the neighborhood.

-

Added by [redacted]

Click here to view the feedback

This is an auto-generated email sent when a contribution is added to your site on Sentiment & Feedback. If you do not wish to receive this email in the future, you can configure your tool to not send emails.

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

From: City of Minnetonka
To: Riley Rooney
Subject: New feedback on Hessen Residence
Date: Tuesday, August 25, 2026 6:22:06 PM

Hi Riley Rooney

You have received new feedback on the Guestbook on project **Hessen Residence** on your site,

-

I fully support the Hessen Family Resident plan. [redacted] (Neighbor/Friend) [redacted]
Elmwood Place MNTKA, MN 55345

-

Added by [redacted]

Click here to view the feedback

This is an auto-generated email sent when a contribution is added to your site on Sentiment & Feedback. If you do not wish to receive this email in the future, you can configure your tool to not send emails.

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

From: City of Minnetonka
To: Riley Rooney
Subject: New feedback on Hessen Residence
Date: Thursday, September 3, 2026 6:40:14 PM

Hi Riley Rooney

You have received new feedback on the Guestbook on project **Hessen Residence** on your site,

-

I fully support the plan. The addition of the front porch will awesome for the family and adds to the aesthetic of the neighborhood!

-

Added by [redacted]

Click here to view the feedback

This is an auto-generated email sent when a contribution is added to your site on Sentiment & Feedback. If you do not wish to receive this email in the future, you can configure your tool to not send emails.

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

Planning Commission Resolution No. 2026-

Adopt the resolution approving the variance to the front yard setback for the construction of a front porch at 3425 Elmwood Place.

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The applicant, Andy Bartick, is proposing to construct a 207 square foot unfinished porch at the front of the existing single-family residence at 3425 Elmwood Place. The proposed front porch would be located 17.33 feet from the front property line, which does not satisfy the required 30-foot front yard setback. Because the proposal does not meet the code requirements, the project requires a variance to proceed.

1.02 The property is located at 3425 Elmwood Place. It is legally described as:

Lot 10, Block 2, STARINGS TONKA WOOD-CROFT, Hennepin County, Minnesota.

Abstract Property.

1.03 City Code §300.10 Subd. 5 requires that principal structures maintain a 35-foot front yard setback. City Code 300.15 Subd. 9(a) allows architectural features to extend up to five feet into the front yard setback, resulting in a 30-foot setback requirement.

1.04 The applicant is proposing the following variances to the following standards:

	Required	Existing	Proposed
Front Yard Setback	30 ft	25.69 ft	17.33 ft

1.05 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the Planning Commission to grant variances.

Section 2. Standards.

2.01 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposal would meet the variance standard as outlined in City Code §300.07 Subd. 1:

1. INTENT OF THE ORDINANCE. The intent of the front yard setback requirements is to establish appropriate building lines within a neighborhood and provide adequate separation between structures for current and future development. The proposed setback would meet this intent.

    a) The subject property is located within the STARING'S TONKAWOOD-CROFT subdivisions, which were platted in 1927. Lot size and building setbacks vary throughout the neighborhood.

    b) As the proposed porch will not be enclosed, it will have a lesser visual and physical impact on the front yard than an enclosed addition to the home.

2. CONSISTENT WITH COMPREHENSIVE PLAN. The proposed variance is consistent with the Comprehensive Plan. The plan's guiding principles support maintaining, preserving, and enhancing existing single-family neighborhoods. The requested variance would support these goals by allowing the property owner to improve and expand the existing home while maintaining the established residential character of the neighborhood.

3. PRACTICAL DIFFICULTIES. There are practical difficulties in complying with the ordinance:

    a) REASONABLENESS: he proposal is reasonable. The property owner is seeking to construct a roughly 207-square-foot open porch to expand and enhance the existing home. Although the proposed front porch would be located within the required front yard setback, it would not be inconsistent with the varied setbacks throughout the larger neighborhood.

    b) UNIQUE CIRCUMSTANCE: The property contains physical constraints that limit the ability to comply with current zoning standards, and these constraints were not created by the landowner. Given the existing, non-conforming setback, there is no practical location for an entry porch that would fully comply with the current front yard setback while allowing the property owner to reasonably expand and improve the use and enjoyment of the property.

    c) CHARACTER OF THE LOCALITY: The surrounding area is characterized by single-family residential development with similar setback constraints and established building lines. The proposed front porch would not significantly alter the neighborhood's visual character and is expected to

have minimal impact on adjacent properties or the overall neighborhood character.

Section 4. Planning Commission Action.

4.01 The planning commission approves the variance requests based on the above findings. Approval is subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:

   - Survey, dated June 26, 2026
   - Plans, dated June 1, 2026

2. Building and trade permits are required. Unless otherwise noted, all plans and specifications must be submitted through the city's electronic permit and plan review system.

   a) The following must be submitted or completed prior to issuance of the building permit.

      1) A copy of this resolution must be recorded with Hennepin County.

      2) Install erosion control fencing as required by staff for inspection and approval. These items must be maintained throughout the course of construction

3. This variance will end on Dec. 31, 2027, unless the city has issued a building permit for the project covered by this variance or has approved a time extension.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Sept. 24, 2026.

_____

Derrick Banks, Acting Chairperson

Attest:

_____

Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution adopted.

Certification:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Sept. 24, 2026.

_____

Fiona Golden, Deputy City Clerk

Planning Commission
Agenda Item 8.A
Meeting of September 24, 2026

Title:	Amendment to the existing sign plan for Hampton Inn and Suites at 10600 Wayzata Blvd.
Report from:	Bria Adelman, Planner
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Report
Votes needed:	4 votes

Recommended Action
Adopt the resolution denying the request (4 votes).

Background
See attached staff report.

ATTACHMENTS:
Staff Report
Addenda.pdf

MINNETONKA PLANNING COMMISSION
Sept. 24, 2026

Brief Description Amendment to the existing sign plan for Hampton Inn and Suites at 10600 Wayzata Blvd.

Recommendation Adopt the resolution denying the request.

Proposal

The city's sign ordinance outlines size and dimension limits for signs in the community. It also allows the planning commission to approve sign plans within the planned I-394 district, which would allow for signage beyond these limits when: (1) the development includes a structure taller than three stories, multiple structures or substantial site area, and mixed uses; and (2) the sign plan is uniquely adapted to the visibility needs of the development; and (3) the plan includes a covenant that can be enforced by the city.

Hampton Inn & Suites is requesting approval of a sign plan to allow additional signage at 10600 Wayzata Boulevard. The property currently has two wall signs, each more than 5 feet in height, and one monument sign along Wayzata Boulevard. The city reviewed these signs under its sign ordinance. The proposal includes two additional wall signs on the north and south elevations of the porte-cochere to identify the building entrance.

With the proposed signs, the property would have four wall signs and one monument sign.



Figure 1- Proposed Welcome Signage

Existing Conditions

The following table summarizes the existing signage on the property and city code standards.

	Signage Allowance	Existing Signage	Proposed Signage
Monument Sign	One Sign	One Sign	One Sign (Face change)
	Max. Height: 15 ft	Height: 10 ft	Height: 10 ft
	Max. Copy and Graphic: 50 sq.ft.	Copy and Graphic: 20 sq.ft.	Copy and Graphic: 40 sq.ft.
	One per frontage	One sign	One Sign

Wall Sign #1[1] (South Elevation)	Max. Height: 5 ft	Height: 6 ft	6 ft
Wall Sign (East Elevation)	One per frontage	One sign	One Sign
	Max. Height: 5 ft	Height: 6 ft	6 ft
Welcome Sign #1 (South Elevation)	Prohibited – Elevation cannot have two signs	None	Height: 1 ft
			Sign Area: 4 sq.ft.
Welcome Sign #1 (North Elevation)	Prohibited – Elevation not along frontage	None	Height: 1 ft
			Sign Area: 4 sq.ft.
*All measurements have been rounded to the nearest whole number. ** The existing wall signage was previously approved at an amount over 5 feet. Staff affirms the nonconforming signage may be replaced at that same maximum height of 6 feet.			

The existing wall signs were previously approved in 2014 at a height exceeding the current five-foot maximum. Staff considered these preexisting signs legally nonconforming and may approve their replacement at the existing maximum height of six feet through the administrative sign permit process.

The monument sign face change and replacement of the existing wall signs may be permitted through administrative sign permits, subject to compliance with applicable city code standards. A separate permit is required for each sign replacement.

The proposed Welcome signs are outside of what would be allowed under the sign ordinance and could only be accommodated by a sign plan or variance.

Staff Analysis

After reviewing the proposal, city staff discussed the two proposed porte-cochere signs with the property owner and sign contractor. Staff explained that the recommendation is to deny the two additional signs because:

- They do not comply with the sign ordinance and are inconsistent with the ordinance's intent; and

- A sign plan is not warranted, specifically because the site does not have unique visibility needs. Additional signs are not necessary to identify the building entrance. Based on the building elevations and site layout, staff finds that the building entrance is apparent from the existing signage and building design. Staff anticipates that visitors approaching the property would also readily identify the entrance.

Staff discussed alternatives to the proposed wall signs, including ground-mounted directional signage and vinyl window signage. Directional signs are permitted when they comply with the standards in City Code Section 325.05, and the sign ordinance does not regulate interior/window signs.

The property owner and applicant elected to proceed with the sign plan review for the two additional welcome signs.

[1] City Code 325.06 Sect. 2 - Permanent wall signs: One permanent wall sign is permitted per building, except that buildings with frontage on more than one public street are allowed one wall sign facing each frontage.

Staff Recommendation

Adopt the resolution denying a sign plan for additional wall signage for Hampton Inn and Suites at 10600 Wayzata Blvd.

Originator: Bria Adelman, Planner
Through: Susan Thomas, AICP, City Planner

Supporting Information

Surrounding Land Uses

PID, Planned I-394 District. I-394 is south of the subject property.

Planning

Guide Plan designation: Service Commercial
Zoning: PID, Planned I-394 District

Sign Plan Review Standards

Within the P.U.D./P.I.D. zoning districts, a sign plan with differing requirements may be approved by the city. Factors which will be used in determining if an individual P.U.D./P.I.D. sign plan will be considered include the following:

1) The development includes a high-rise (greater than a three-story) structure;

2) The development includes multiple structures and/or substantial site area;

3) The development includes mixed uses;

4) A sign plan is uniquely adapted to address the visibility needs of a development while remaining consistent with the intent of this section to direct high-quality signage; and

5) The sign plan includes permanent sign covenants, which can be enforced by the city.

Finding: Staff finds that the proposed sign plan does not meet the considerations for approval of an individual P.U.D./P.I.D. sign plan. The proposal does not demonstrate unique visibility needs or other site characteristics that warrant additional wall signage beyond the applicable sign standards.

Approving Body

The planning commission has the final authority to approve or deny the request. Any person aggrieved by the planning commission's decision about the requested variances may appeal such decision to the city council. A written appeal must be submitted to the planning staff within ten days of the date of the decision. (City Code 300.06.4)

Neighborhood Comments

The city sent notices to 22 property owners within 400 feet of the subject property. No comments were received for this project.

Deadline for Decision

Oct. 22, 2026

Draft Zoning Ordinance Review (Informational Only)

The following information is not part of the review criteria for this application and should not be considered in the decision on this request. The city is updating its zoning ordinance, and the summary below illustrates how the application would be reviewed under the draft ordinance. Because the draft ordinance has not been adopted, it does not apply to this application.

Draft Sign Ordinance for Limited Tenant Buildings in Village Centers

The applicable provisions of the draft zoning sign ordinance are provided below.

a. Permanent wall signs associated with a limited tenant building in the Village Center and Flex Industrial Districts must comply with Table XX as well as the standards established below.

(1) No more than one permanent wall sign is allowed per exterior wall face.

(2) All signs must be comprised of individually dimensioned letters, unless all wall signs are incorporated into the architecture of the structure and of a similar design.

(3) A wall sign be internally or externally illuminated, except no illumination is allowed if a sign faces the LDR or MDR District.

Principal Structure Gross Floor Area	Maximum Individual Wall Sign Size	Total Wall Signage per Property
Less than 20,000 sq. ft.	100 sq. ft. or 15 percent of wall face, whichever is less.	150 sq. ft.
20,000 to 100,000 sq. ft.	150 sq. ft. or 10 percent of wall face, whichever is less.	240 sq. ft.
100,000 to 400,000 sq. ft.	200 sq. ft. or 10 percent of wall face, whichever is less.	300 sq. ft.

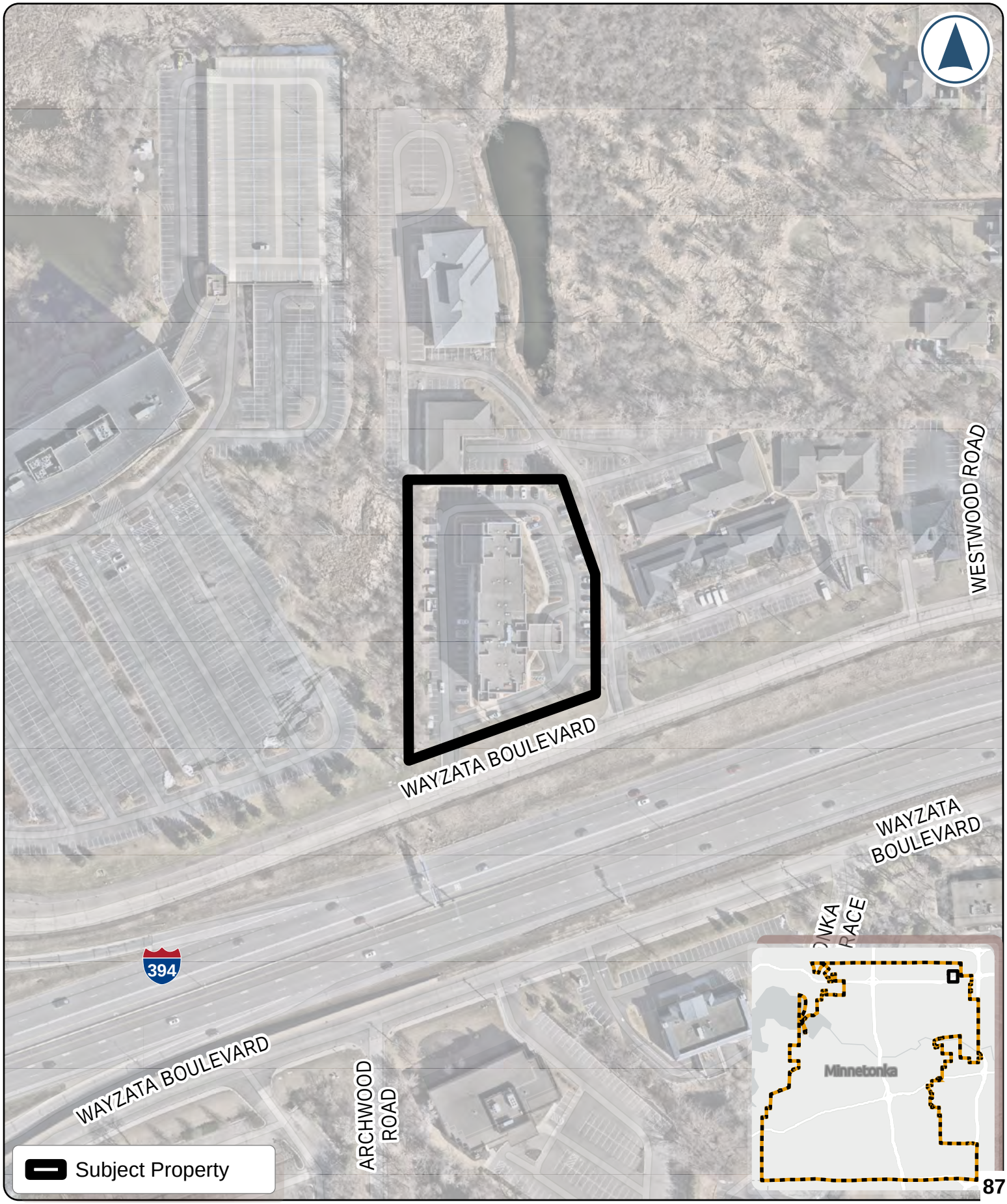
Staff Analysis

Under the draft ordinance, the subject property would be located within the Ridgedale Village Center. The draft ordinance would permit one wall sign per elevation, subject to a maximum of 240 square feet of wall signage per property.

As proposed, the southern wall sign on the porte-cochere would not comply with the draft ordinance.

The draft ordinance review identifies potential differences between the current City Code and the draft ordinance for informational purposes only.

Hampton Inn & Suites
10600 Wayzata Blvd.



To the City of Minnetonka, MN

Planner

From Christi Anderson (Project/Permitting Assistant), serving as agent for the Hampton Inn & Suites located at 10600 Wayzata Blvd MINNETONKA MN 55305

SIGNAGE FOR THE Hampton Inn & Suites located at 10600 Wayzata Blvd MINNETONKA MN 55305. Please refer to the attached set of renderings.

EXISTING SIGNAGE:

Sign 1. One set of 38" channel letters on the east elevation. 6'-6 ½" X 14'-3 ½" for a total of 72.2 square feet. Red copy day, illuminated red copy at night.

Sign 4. One set of 38" channel letters on the south elevation. 6'-6 ½" X 14'-3 ½" for a total of 72.2 square feet. Red copy day, illuminated red copy at night.

Sign 5. Monument. Sign face 6'-4 ½" x 9'-6 ¾", total of 40.04 boxed square feet and 30.84 actual square feet.

PROPOSAL:

Sign 1. One set of 36" channel letters on the east elevation. 6'-1 1/16" X 10'-11 11/16" for a total of 66.81 square feet. White copy day, illuminated red copy at night.

See attached rendering and drawing

Sign 2. One new 12" pin mounted letter set on south side of the canopy 1'x 4'-0 15/16" a total of 4.08 square feet. White with red outline. Non-illuminated.

See attached rendering and drawing

Sign 3. One new 12" pin mounted letter set on north side of the canopy 1'x 4'-0 15/16" a total of 4.08 square feet. White with red outline. Non-illuminated.

See attached rendering and drawing

Sign 4. One set of 36" channel letters on the east elevation. 6'-1 1/16" X 10'-11 11/16" for a total of 66.81 square feet. White copy day, illuminated red copy at night.

See attached rendering and drawing

Sign 5. Monument face replacement. Sign face 6'-4 ½" x 9'-6 ¾", total of 40.04 boxed square feet and 30.84 actual square feet.

REQUEST FOR APPROVAL:

1. The proposed signage for the Hampton Inn & Suites is the corporate approved colors with consideration of the building colors and composition. The size of the signage has been considered by the location on the elevation, area space available.
2. The proposed signage for the Hampton Inn & Suites is necessary for adequate identification of the customer's business. The purpose is to enhanced the entrance for the building and orient guest arriving by care or by foot.
3. The welcome signage give the guest a sense of arrival once they have found the main entrance to the hotel and work in harmony with all other signage.
4. Signage will be engineered by professionals and will pose no danger to public safety.
5. The proposed signage will conform to all provisions and restrictions.
6. the proposed sign plan does not violate and of the following elements
    a. will not present any hazard to vehicular or pedestrian traffic on public or private property
    b. will not obstruct views to any points of ingress or egress due to the bat they are installed on the building.
    c. the sign will not obstruct or visually impede the visibility of any other sign on adjacent property, due to installation on the building.
    d. the sign will not negatively impact the visual quality of the public or private open space.
7. The proposed signage will be installed on the customer's property , which is not located in any right of way, and the structure and landscaping shall not alter from the signage.

Thank you for your consideration and time.

Christi Anderson

Project/Permit Assistant

Persona Services Group

Formerly Persona Triangle

canderson@personasg.com

800.843.9888 ext. 1306

PersonaServicesGroup.com



INN CODE: MSPWB

HAMPTON INN & SUITES
10600 WAYZATA BLVD
MINNETONKA, MN 55305

EXISTING SIGNS:

1. 38” CHANNEL LETTERS
2. NO EXISTING SIGN
3. NO EXISTING SIGN
4. 38” CHANNEL LETTERS
5. 7’-4 1/2” X 9’-6 3/4” MONUMENT

PROPOSED SIGNS:

1. 36” CHANNEL LETTERS
2. 12” NON-ILLUMINATED PIN-MOUNT LETTERS
3. 12” NON-ILLUMINATED PIN-MOUNT LETTERS
4. 36” CHANNEL LETTERS
5. 7’-4 1/2” X 9’-6 3/4” MONUMENT FACE REPLACEMENTS

PERSONA SERVICES GROUP

Locations in:
Florida New Jersey
Maryland South Dakota

Tel 800.843.9888
www.personaservicesgroup.com

Customer: HAMPTON INN & SUITES	*Project No.:* 538176	*Request No.:* 90592
Location: MINNETONKA, MN	*Prepared By:* RG	
File Name: 538176 - MINNETONKA, MN	*Date:* 5/20/26	*Revision:* 0

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

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Customer Approval (Please Initial):

Approval Date:

1



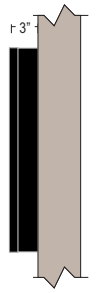
EXISTING
38” CHANNEL LETTERS



PROPOSED



CHANNEL LETTERS DETAIL
SCALE: 3/8” = 1’-0”



LETTER PROFILE
NTS

NIGHT VIEW - NTS



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Location: **MINNETONKA, MN**	*Prepared By:* **RG**	
File Name: **538176 - MINNETONKA, MN**	*Date:* **5/20/26**	*Revision:* **0**

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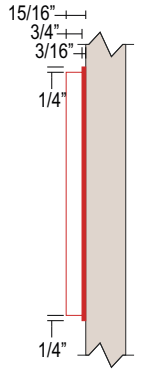


EXISTING
39” BAND HEIGHT



PROPOSED





WELCOME LETTERS
PROFILE
NTS

NON-ILLUMINATED PIN MOUNTED LETTERS DETAIL
SCALE: 1” = 1’-0”

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Customer: **HAMPTON INN & SUITES**	*Project No.:* **538176**	*Request No.:* **90592**
Location: **MINNETONKA, MN**	*Prepared By:* **RG**	
File Name: **538176 - MINNETONKA, MN**	*Date:* **5/20/26**	*Revision:* **0**

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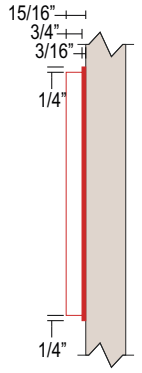


EXISTING
39” BAND HEIGHT



PROPOSED





WELCOME LETTERS
PROFILE
NTS

NON-ILLUMINATED PIN MOUNTED LETTERS DETAIL
SCALE: 1” = 1’-0”

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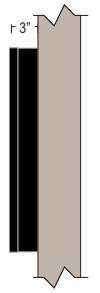
EXISTING
38” CHANNEL LETTERS



PROPOSED



CHANNEL LETTERS DETAIL
SCALE: 3/8” = 1’-0”



LETTER PROFILE
NTS

NIGHT VIEW - NTS



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Customer Approval (Please Initial):

Approval Date:

5



EXISTING
7'-4 1/2" X 9'-6 3/4" MONUMENT



PROPOSED



FACE REPLACEMENTS DETAIL
SCALE: 3/8" = 1'-0"

NIGHT VIEW - NTS



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Customer Approval (Please Initial):

Approval Date:

Resolution No. 2026-

Resolution denying a sign plan for Hampton Inn and Suites at 10600 Wayzata Blvd.

Be it resolved by the Planning Commission of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 Hampton Inn and Suites is requesting a sign plan for additional signage at the subject property. Two wall signs, each more than 5 feet in height, and one monument sign along Wayzata Boulevard currently serve as site identification.

The applicant is requesting two additional wall signs on the north and south elevations of a porte-cochere.

1.02 The property is located at 10600 Wayzata Blvd. The property is legally described as:

That part of Lot 1, except the West 50 feet thereof and Lots 2 and 3, Block 2, "Oak Knoll Second Addition", which lies South of the North 92 feet of said Lots and lying Southwesterly of a line and its extensions.

Said line is described as follows:

Beginning at a point on the East line of said Lot 3 distant 160 feet Northerly from the Southeast corner of said Lot 3; thence Northwesterly to a point on the South line of the North 92 feet of said Lots distant 43.86 feet Westerly from the East line of said Lot 3, as measured along the South line of the North 92 feet of said Lots, and said line there terminating, Hennepin County, Minnesota.

Torrens Certificate No. 1584792

1.03 On Sept. 24, 2026, the planning commission held a hearing on the applicant's current request. The applicant was provided the opportunity to present information to the planning commission. The commission considered all of the comments and the staff report, which are incorporated by reference into this resolution.

Section 2. General Standards.

2.01 By City Code §300.30 Subd.9(h), the city may consider and approve sign plans with differing standards for properties located within the PID district. Factors used in determining if an individual sign plan will be considered include the following:

1. The development includes a high-rise (greater than three-story) structure;

2. The development includes multiple structures and/or substantial site area;

3. The development includes mixed uses;

4. A sign plan is uniquely adapted to address the visibility needs of a development while remaining consistent with the intent of this section to direct high-quality signage; and

5. The sign plan includes permanent sign covenants, which can be enforced by the city.

Section 3. FINDINGS.

3.01 The sign plan amendment is not reasonable and would not meet the sign plan standards outlined in the sign ordinance:

1. The proposal is not consistent with the sign ordinance or the intent of the sign plan. The property already has existing nonconforming wall signage that exceeds the size allowed under current City Code.

2. The proposal does not identify unique site or tenant circumstances that warrant additional signage. The property contains a single structure, the site is not substantial compared to properties immediately west, and there are no unique visibility needs.

3. The existing signage provides adequate visibility and wayfinding. Additional wall signage is not necessary to identify the building entrance.

4. Alternative signage options are available that would comply with city code. These include window signage and directional signage. Interior signs are not regulated by the sign ordinance, and directional signs are permitted when they comply with applicable city code standards.

Section 4. Planning Commission Action.

4.01 The Planning Commission denies the above-described amendment.

Adopted by the Planning Commission of the City of Minnetonka, Minnesota, on Sept. 24, 2026.

_____

Dana Minion, Chairperson

Attest:

_____

Fiona Golden, Deputy City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution adopted.

Certification:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Planning Commission of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Sept. 24, 2026

_____
Fiona Golden, Deputy City Clerk

CITY OF MINNETONKA
14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

To: Planning Commission

From: Susan Thomas, AICP, City Planner

Date: Sept. 25, 2026

Subject: Addenda for the Sept. 25, 2026 Planning Commission meeting

---

Item 8A: **Hampton Inn and Suites at 10600 Wayzata Blvd**

The applicant withdrew this application on Sept. 24, 2026.

Item 8B: **Hakim Residence at 16820 Edgewood Avenue**

The attached comments were received after the report was published.

Planning Commission
Agenda Item 8.B
Meeting of September 24, 2026

Title:	Tree removal and front yard setback variances for a garage and living space addition at 16820 Edgewood Ave.
Report from:	Riley Rooney, Planner
Submitted Through:	Susan Thomas, AICP, City Planner

Form of Action:	Report
Votes needed:	4 votes

Recommended Action
Recommend the city council adopt the resolution approving the tree removal and font-yard setback variances for the redevelopment at 16820 Edgewood Avenue.

Background
See attached staff report.

ATTACHMENTS:
Staff Report

MINNETONKA PLANNING COMMISSION
Sept. 24, 2026

Brief Description	Tree removal and front-yard setback variances for a garage and living space addition at 16820 Edgewood Avenue.
Recommendation	Recommend that the city council adopt the resolution approving the tree removal and front-yard setback variances for the redevelopment at 16820 Edgewood Avenue.

Proposal

The applicant proposes constructing an addition to the existing home at 16820 Edgewood Avenue. Because the addition would result in a more than 50 percent increase in the square footage of structures on the property, the proposal is considered a redevelopment of the property under city code definitions, and the tree protection ordinance regulations would apply.[1]

At the time of this report, all trees on the property have been removed, including 100 percent of the six high-priority trees previously on the property. (See the Supporting Information section of this report.) The applicant indicates that high-priority trees 1, 2, and 6 were removed for safety reasons. Based on these removals, three high-priority trees would be considered protected under the tree protection ordinance. By ordinance, just one of these trees could have been removed while remaining within the ordinance requirements. Therefore, the proposal exceeds the allowable removal threshold by two high-priority trees.[2]

A variance is required to address the premature removal of the two high-priority trees that exceeded the allowable removal threshold. Although the tree removals have already occurred, a variance to the tree protection ordinance is required for tree removals that occurred within three years prior to redevelopment. Permits for the proposed home cannot be issued unless or until the required variance is approved.[3]

Additionally, given the house addition would be set back 24.97 feet from the front property line, when 35 feet is required, a variance yard setback variance is required.

	Required	Existing	Proposed
Front Yard Setback	35 ft	26.62 ft	24.97 ft
Redevelopment Removal Thresholds	35% high-priority trees	100% high-priority trees	100% high-priority trees

Staff Analysis

The city may approve a variance from city code requirements only if an application meets all of the variance standards outlined in the city code. An application must be denied if any standards

[1] City Code 314.01 Subd. 5(f)
[2] See page 5 of the attachments.
[3] City Code Sec. 210.005, a license, permit, or other city approval or authorization of any kind may be granted only to an applicant who is in compliance with all ordinance requirements and attached conditions regarding other city approvals that have been granted to the applicant for any matter. This property is not in compliance without a variance.

are not met. Staff finds that the applicant's proposal for the reconstruction meets all the required variance standards:

- **Intent of the Ordinance:** The proposal is consistent with the general purposes and intent of the zoning ordinance.

  Front Yard Setback: Setback requirements are intended to ensure consistent building lines within a neighborhood and to provide adequate separation between structures for current and future development.

  The proposed addition would be located in the same building line as the existing home. However, due to a slight curvature of the front property line, it would technically be located closer to the line than the existing home. Given this and that half of the homes on the north side of Edgewood Road (including the existing home) have setbacks less than 25 feet, approval of the front yard setback variance will not negatively affect building lines or the separation between structures.

  Tree Protection Ordinance: The intent of the tree protection ordinance is to encourage tree preservation by limiting unnecessary tree removal during construction and site development, while also recognizing property owners' rights to use their private property.

  Although the removals have already occurred, the ordinance includes a three-year "lookback" provision that requires the city to consider trees removed within three years of redevelopment. As a result, the property is not currently in compliance with the ordinance and permits for the proposed addition cannot be issued without approval of the variance.

  In this case, denying the variance would not restore the trees already removed or prevent the associated tree loss. Instead, it would prevent the owner from obtaining permits to improve the existing residential property. Approval of the variance would allow the property to continue to be used and improved for its intended residential purpose while addressing the tree loss through the applicable mitigation requirements.

- **Consistent with Comprehensive Plan:** The proposal is generally consistent with the comprehensive plan policies which identifies protection of woodlands and the urban tree canopy as an important priority due to the benefits trees provide for habitat, water resources, shade, and overall community resilience. While the proposed project results in the loss of trees, the removals have already occurred, and variance approval would not result in additional tree removal. Fortunately, the required mitigation will provide for new tree plantings following construction. Additionally, the project, including the setback request, represents reinvestment in the existing residential property and allows for the continued use and improvement of the site for residential purposes. Given the circumstances, approval of the variance would allow the property to be reasonably used for its intended residential purpose while addressing the loss of trees through the city's required mitigation measures.

Practical Difficulty

- **Reasonableness:** The proposal is reasonable, as the property owner seeks to improve the existing home to create a more functional structure for continued residential use. While the addition to the existing home would be within the minimum front yard setback, it would not be significantly different from the existing front yard setback.
  The requested tree protection variance is also reasonable to allow for the continued use and improvement of the existing residential property. Denial of the variance would not restore the trees already removed but would prevent the owner from obtaining the necessary permits to improve the home. Approval of the variance would allow the property to continue its intended residential use while addressing the tree removal through the applicable mitigation requirements.

- **Circumstances Unique to the Property:** The property has an existing home that was constructed less than 35 feet from the front property line, resulting in an established front yard setback that is less than the current zoning standard. The existing home predates the current setback requirement, and the proposed addition would maintain a similar setback to the existing structure. The circumstances therefore relate to the property's existing development rather than conditions created by the current property owner.

  The property contains characteristics that limit the ability to comply with the tree protection ordinance. The lot is relatively small, at less than 16,000 square feet, and developable area is constrained by its existing home and lot configuration.

  While these characteristics may not be unique to the immediate area, properties with this combination of limited lot area and limited opportunities to preserve trees are not common among residentially zoned properties throughout the community. The premature removal of the trees is not considered a unique circumstance for purposes of the variance.

- **Neighborhood Character:** The surrounding area is characterized by single-unit residential properties with similar setback constraints and established building lines. The proposed addition would extend to the east of the existing home and would not significantly alter the visual character of the neighborhood. By maintaining a relatively similar setback, the addition preserves the established pattern of development along the street and is expected to have minimal impact on adjacent properties and the overall neighborhood character.

  Additionally, the proposed tree removal is not expected to significantly alter the neighborhood's character. The required tree mitigation will install 94 inches of replacement tree caliper, helping restore tree canopy and improve site conditions from what exists today.

City Council Review

By City Code §314.01 Subd. 10(b), “a tree or shrub that was required by the city to be saved but was removed must be replaced at a rate of 2:1 based on diameter breast height for deciduous species and height for conifers. The city may also impose a financial penalty equal to $500.00 for each inch of diameter breast height or foot of height removed, not to exceed $2000 for each tree or shrub.” Natural resources staff have been working with the property owners to develop an appropriate mitigation plan for the site. In keeping with city practice, staff believes a financial penalty should also be levied.

The planning commission is authorized to approve variances, except when the variances are part of a larger project requiring city council review. Since only the city council has the authority to impose fines, the planning commission will provide a recommendation to the council. The city council will then consider both the requested variances and the proposed fines (Order for Stipulation) at an upcoming meeting.

Staff Recommendation

Recommend that the city council adopt the resolution approving the tree removal and front yard setback variances for the redevelopment at 16820 Edgewood Avenue.

Originator: Riley Rooney, Planner
Through: Susan Thomas, AICP, City Planner

Supporting Information

Planning

Guide Plan designation: low-density residential
Zoning: R-1 Low-density residential district

Surrounding Land Uses

All surrounding properties are single-family homes zoned R-1 and guided for low-density residential uses.

Tree Protection Ordinance

The tree protection ordinance protects the types of trees that may be removed from the subject property. This proposal is a redevelopment.[4] of the residential property. A redeveloped single-family property is restricted to the following maximum tree removals:

- 25% of woodland preservation area (WPA);
- 35% of high-priority trees; and
- 50% of significant trees.

The tree protection ordinance would allow the removal of 35 percent of high-priority trees. The proposal is to remove two high-priority trees exceeding the permitted removal threshold.

With the approval of the variance request, this proposal would meet the tree protection ordinance. This proposal cannot meet the city code without a variance due to premature tree removals. (City Code §314.01)

The city council may allow the removal of protected trees over the maximum percentages if a variance is granted.

Background

Between Nov. 2025 and April 20, 2026, Farhad Hakim, the property owner of 16820 Edgewood Place, removed 6 high-priority trees along with other non-protected trees, or 100% of the trees on the property.[5]



Image 1 – Sept. 8, 2025



Image 2 – April 20, 2026

On June 25, 2026, Mark Abernathy, the contractor representing the property owner, submitted a building permit application for an addition exceeding 50% of the

[4] By City Code Sec. 300.02, "Redevelopment" is - the removal and reconstruction of more than 50% of the square footage of a principal structure in any zoning district or a more than 50% increase in the square footage of structure or structures on a site.

[5] "Tree, protected" - a tree that is in a woodland preservation area, or is a high-priority tree, or significant tree.

existing principal structure. Under the tree protection ordinance, the project is considered a “redevelopment” and is subject to the ordinance’s tree protection and mitigation requirements, including the three-year lookback provision for tree removal related to redevelopments.

Between June and Sept. 2026, city staff reviewed the building permit and provided feedback. Staff requested additional information related to the proposed setbacks, driveway, impervious surface, tree inventory, erosion control, and building plans.[6] During this period, the applicant did not provide a survey, civil site plan, or detailed tree inventory for staff review.

On July 13, 2026, natural resources staff notified the contractor and property owner that the project was subject to the tree protection ordinance and requested a detailed tree inventory, including previously removed trees.

On July 21, 2026, the contractor notified city staff that there were no trees remaining on the property.

On Aug. 14, 2026, natural resources staff conducted a site visit at 16820 Edgewood Avenue and documented the tree removal that had occurred on the property. Staff noted that the removed trees had been stump-ground; therefore, it was not possible to determine how large the trees were.

On Aug. 25, 2026, natural resources staff confirmed that the property was in violation of the tree protection ordinance and notified planning staff.

On Aug. 28, 2026, planning staff determined that the proposed redevelopment would require a variance from the tree protection ordinance.

On Sept. 1, 2026, planning staff notified the property owner and contractor by telephone that the property was in violation of the tree protection ordinance and that a variance would be required prior to approval of the proposed redevelopment.

On Sept. 2, 2026, planning and natural resources staff met with the property owner to discuss the premature tree removal, tree protection ordinance requirements, and variance process. Staff explained that a complete survey was needed and, because the trees had been removed without documentation of their type, size, or date of removal, natural resources staff would need to complete a retrospective tree inventory and determine applicable mitigation.

On Sept. 3, 2026, the property owner submitted an application and fee for a variance from the tree protection ordinance. Planning staff

[6] Review comments from permit MI305958 provided by city staff between 6/25/26 and 9/11/26 to the contractor and homeowner regarding the proposed home addition are included in the attachment pgs. 24-28.

then emailed the property owner, identifying the materials already submitted and the remaining items required for the application to be considered complete.

On Sept. 9, 2026, planning staff deemed the variance application complete after the property owner submitted a civil site plan. Additionally, the plan established that the proposed home would be located within 35 feet of the front property line, requiring an additional front-yard setback variance. This was not clear from the prior plan sets, which were not drawn to scale and had changed throughout the review process.

On Sept. 9, 2026, planning staff contacted the property owner by telephone and notified them that the application would include both a variance request from the tree protection ordinance and a variance from the applicable front-yard setback requirement.

On Sept. 14, 2026, the city's natural resource specialist completed a retrospective review of aerial photography and street-level imagery of the property to document the extent of the tree removal. The results of that review are summarized below:

#	Species	Size*	Protected	Reason for removal
1	Oak	NA	No	Power line clearance.
2	Spruce	NA	No	Power line clearance.
3	Oak	NA	Yes	Limb fell into road, but tree could have lived.
4	Oak	NA	Yes	
5	Oak	NA	Yes	
6	Maple	NA	No	Two major limbs fell on the neighbor's fence.

*Because the tree inventory was conducted by staff after the trees had been removed, the size of the removed trees could not be determined.
**The trees identified in green on the staff-edited tree inventory do not represent all trees that were previously located on the property. Trees not included in the inventory were removed more than three years ago and therefore fall outside the Tree Protection Ordinance's three-year lookback period.

Table 1 – Staff Findings

The tree inventory provided as part of the civil set dated 11/20/25 was completed last fall, before the on-site tree removal. Natural resources staff did not verify this survey before removal. Table 1 contains the tree information collected by the city's natural resources and forestry staff. Staff based this report on natural resources and forestry findings.

No calls were received by planning or natural resources staff regarding the tree removal on the property.

Tree Mitigation

Based on the proposed tree removal, the required mitigation is 94 inches of total replacement tree caliper. The property owners are required to provide a landscaping plan identifying the proposed replacement trees onsite and demonstrating compliance with the required mitigation.

Natural Resources

Best management practices must be followed during the course of site preparation and construction activities. This would include the

installation and maintenance of erosion control fencing, tree protection, and a temporary rock driveway.

McMansion Policy

The McMansion Policy is a tool the city can utilize to ensure new homes or additions requiring variances are consistent with the character of the existing homes within the neighborhood. By policy, the floor area ratio (FAR) of the subject property cannot be greater than the largest FAR of properties within 1,000 feet on the same street, and a distance of 400 feet from the subject property.

The proposed addition would increase the property's FAR from 0.10 to 0.32. Even with this increase, the subject property's FAR would be significantly less than the largest FAR within the area (0.69). As such, the submitted proposal would be in compliance with the McMansion policy.

Variance Standard

A variance may be granted from the requirements of the zoning ordinance when: (1) it is in harmony with the general purposes and intent of the ordinance; (2) it is consistent with the comprehensive plan; and (3) when an applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean that the applicant proposes to use a property in a reasonable manner not permitted by the ordinance, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, would not alter the essential character of the locality. (City Code §300.07)

Motion options

The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority. The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the variances and order of stipulation.

2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the variance. This motion must include a statement as to why denial is recommended.

3. Table the request. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Neighborhood Comments

The city sent notices to 50 area property owners and received four comments to date.

Deadline for Decision

Jan. 26, 2027

Draft Zoning Ordinance Review (Informational Only)

The following information is not part of the review criteria for this application and should not be considered in the decision on this request. The city is updating its zoning ordinance, and the summary below illustrates how the application would be reviewed under the draft ordinance. Because the draft ordinance has not been adopted, it does not apply to this application.

Lot standards for Low Density Residential (LDR) District

The draft ordinance would establish a minimum front yard setback of 25 feet and would not change the tree ordinance regulations pertaining to redevelopment or tree removal thresholds.

Impervious Surface Coverage

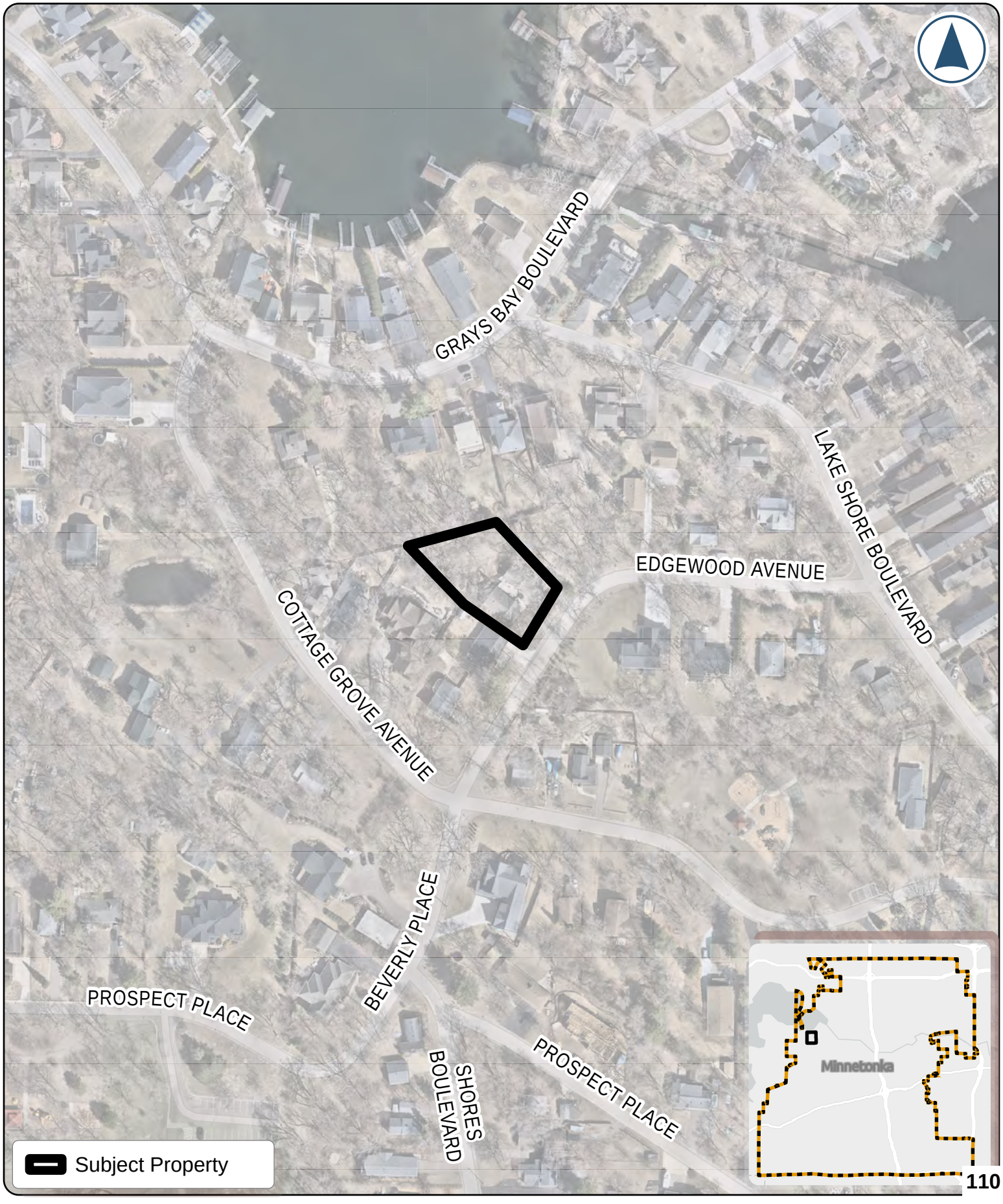
The current ordinance does not establish a maximum impervious surface coverage standard for properties outside the Shoreland District. The subject property is not located within the Shoreland District.

The draft ordinance would limit impervious surface coverage to 20 percent unless additional stormwater management is provided. The proposed addition would result in approximately 41.5 percent impervious surface coverage and require additional stormwater management.

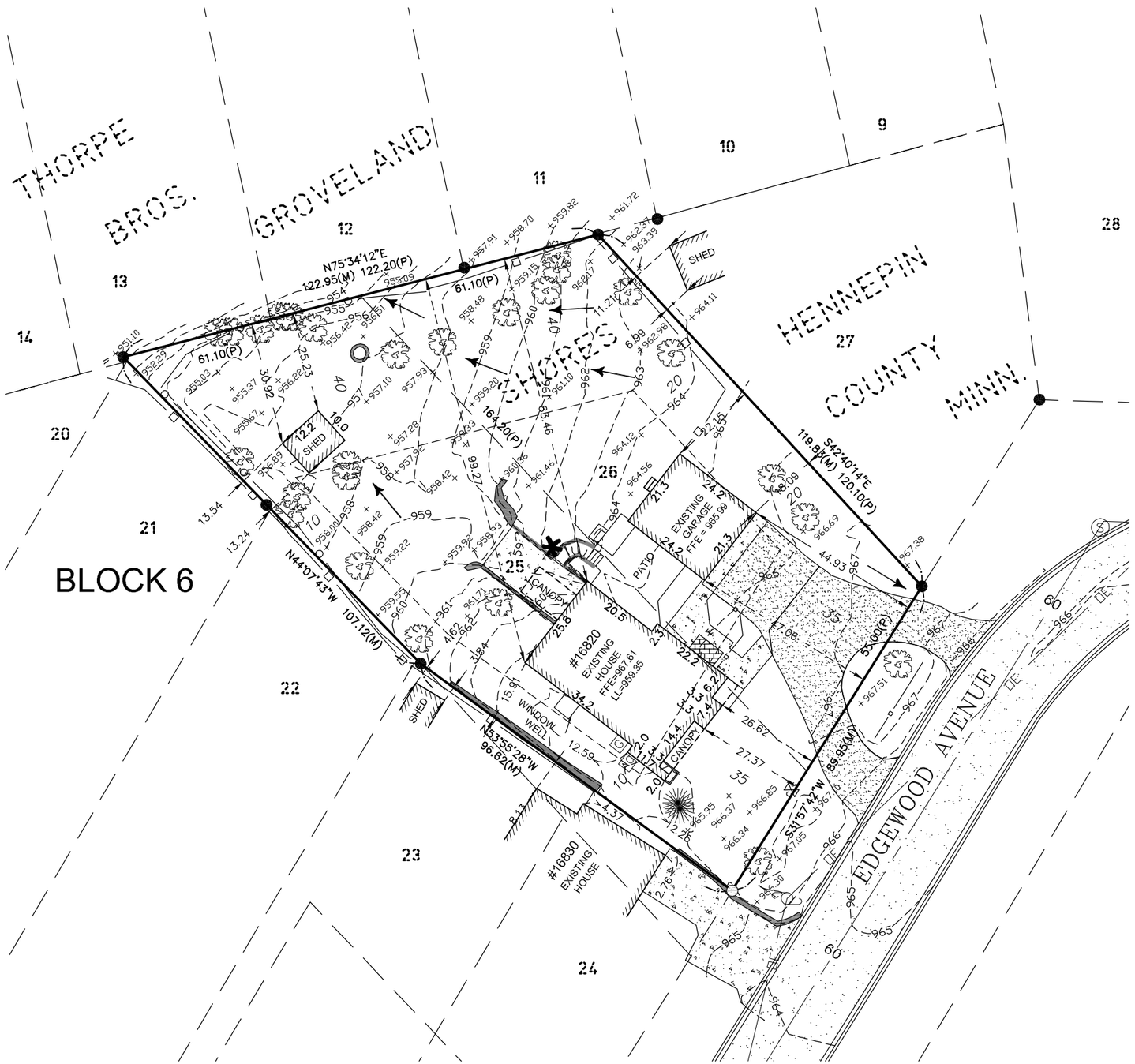
Staff Analysis

The draft ordinance review identifies potential differences between the current City Code and the draft ordinance for informational purposes only. The proposed redevelopment would continue to require variance review.

Hakim Residence
16820 Edgewood Ave



EXISTING TOPOGRAPHY



0 30 60

SCALE IN FEET

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

BUILDING SETBACKS

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ELEVATION = 1014.99 (NAVD 29)
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PROJECT BENCHMARK

ELEVATION = 961.29 TOP OF 1/2 IRON PIPE MONUMENT @ NE CORNER OF LOT 26, BLOCK 6, THORPE BROS. GROVELAND SHORES HENNEPIN COUNTY MINN.

LEGAL DESCRIPTION

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HARDCOVER

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TOTAL IMPERVIOUS AREA	4,300 SQ. FT.
TOTAL LOT AREA	16,382 SQ. FT.
EXISTING HARDCOVER	26.2 %

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- DENOTES DRAINAGE FLOW

NOTES

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NO.	DATE	DESCRIPTION	BY

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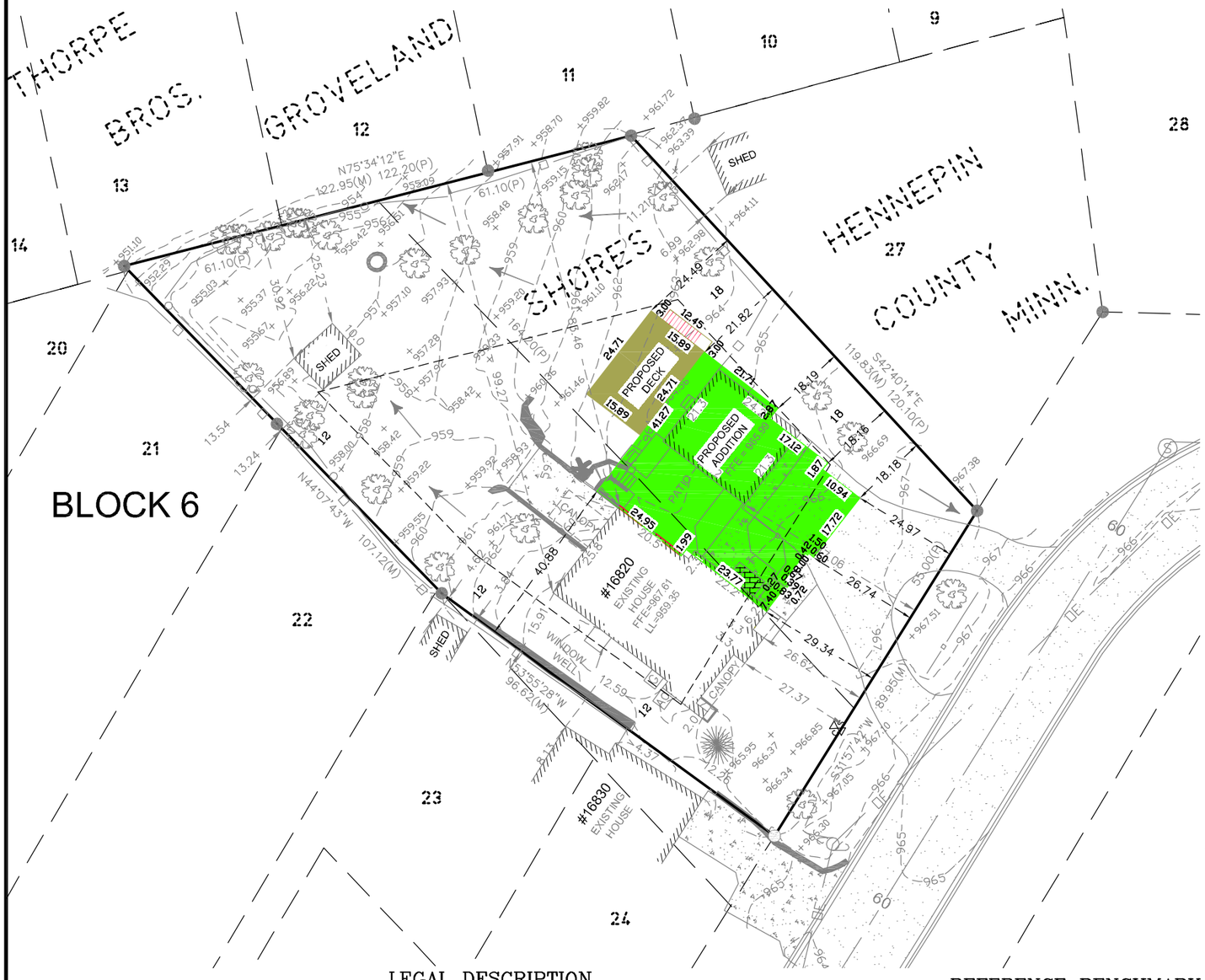
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 09/09/26

VLADIMIR SIVRIVER L.S. NO. 25105

EXISTING TOPOGRAPHY	FIELD WORK DATE: 11/20/25	DRAWN BY: IS	PROJECT NO.: 25-117
LOCATION: 16820 EDGEWOOD AVENUE WAYZATA, MN 55391	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C1

SITE AND DIMENSION PLAN



SCALE IN FEET 0 30 60

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PROPOSED LEGEND

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PRELIMINARY

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EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

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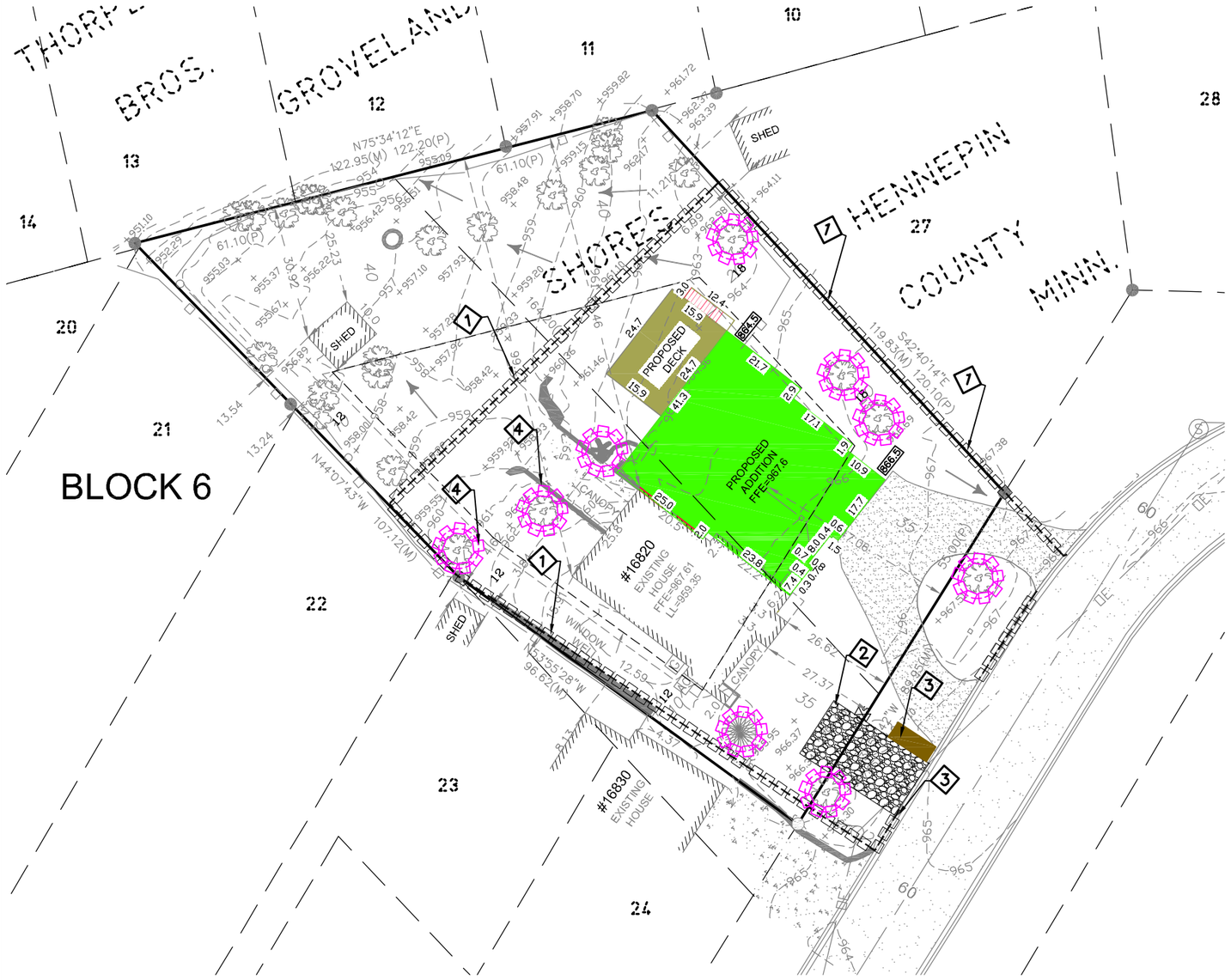
Vlad Sivriver DATED: 09/07/26

VLADIMIR SIVRIVER L.S. NO. 25105

SITE AND DIMENSION PLAN	FIELD WORK DATE: 11/20/25	DRAWN BY: GST	PROJECT NO.: 25-117
LOCATION: 16820 EDGEWOOD AVENUE WAYZATA, MN 55391	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C2

EROSION CONTROL AND SEDIMENT PLAN

Call 48 Hours before digging
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LEGEND

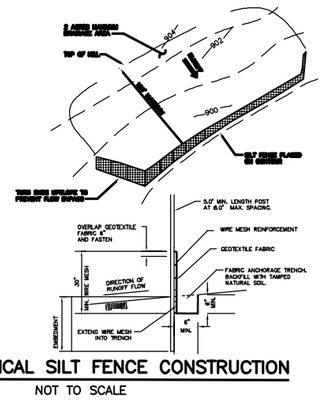
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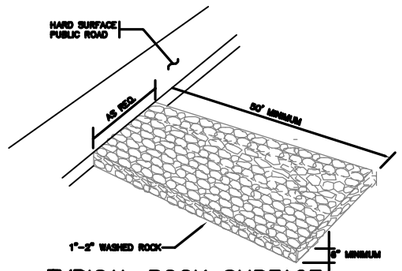
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- DENOTES PROPOSED DECK
- DENOTES TREE TO BE SAVED
- DENOTES PROPOSED EROSION CONTROL LOGS
- DENOTES PROPOSED ROCK ENT.



TYPICAL EROSION LOGS
NOT TO SCALE



TYPICAL SILT FENCE CONSTRUCTION
NOT TO SCALE



TYPICAL ROCK SURFACE
NOT TO SCALE

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NUMBERED NOTES

1. INSTALL EROSION CONTROL LOGS PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL TEMPORARY CONCRETE WASHOUT PAD (OPTIONAL).
4. INSTALL TREE PROTECTION DEVICE.

NO.	DATE	DESCRIPTION	BY

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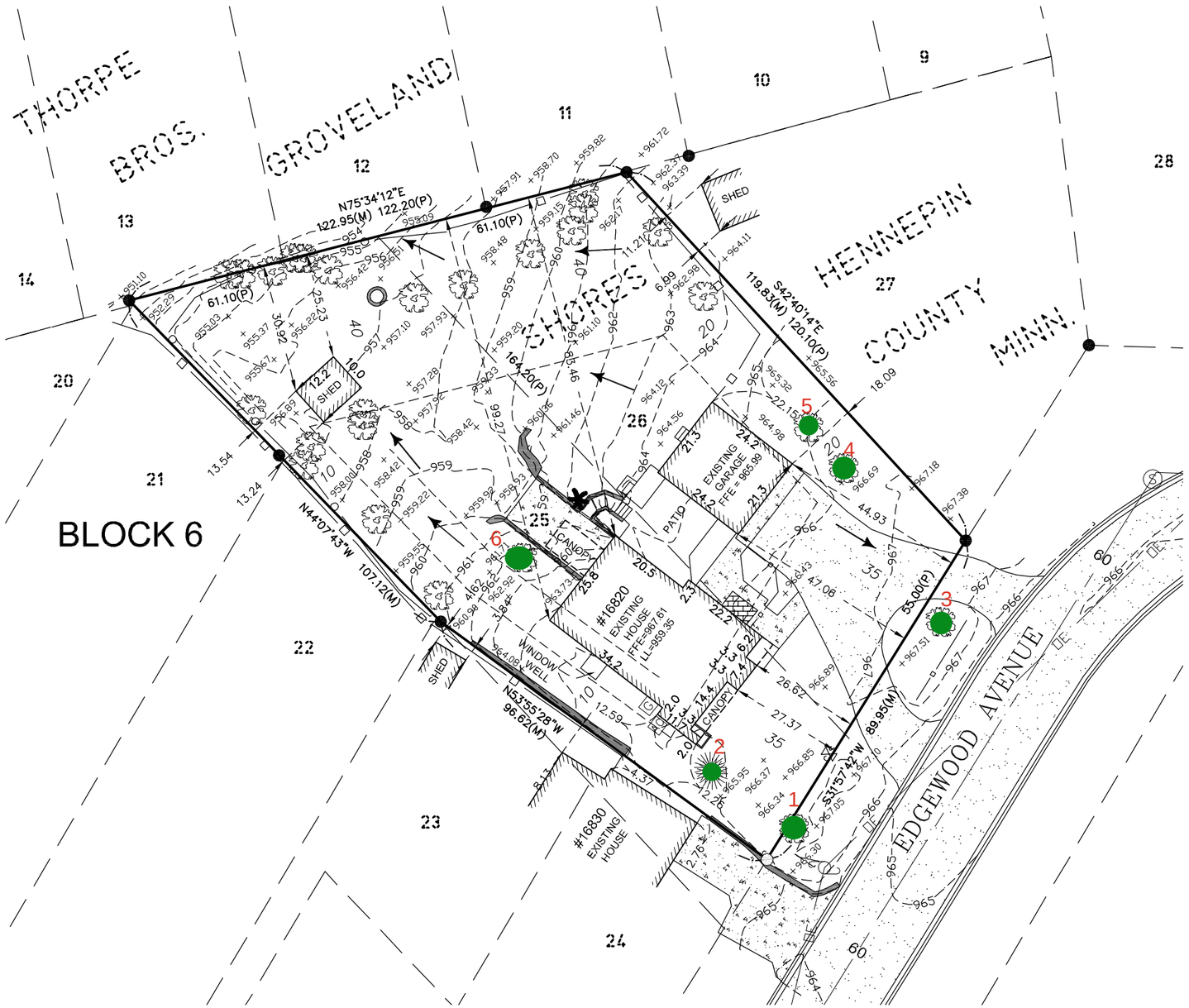
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DATED: 09/09/26

EROSION CONTROL AND SEDIMENT PLAN	FIELD WORK DATE: 11/20/25	DRAWN BY: IS	PROJECT NO.: 25-117
LOCATION: 16820 EDGEWOOD AVENUE WAYZATA, MN 55391	FIELD BOOK NO.: EDS-15	CHECKED BY: VS	SHEET NO. C3

CERTIFICATE OF SURVEY

—for—

FARHAD HAKIM



0 30 60

SCALE IN FEET

Call 48 Hours before digging

GOPHER STATE ONE CALL

Twin Cities Area 651—454—0002

MN. Toll Free 1—800—252—1166

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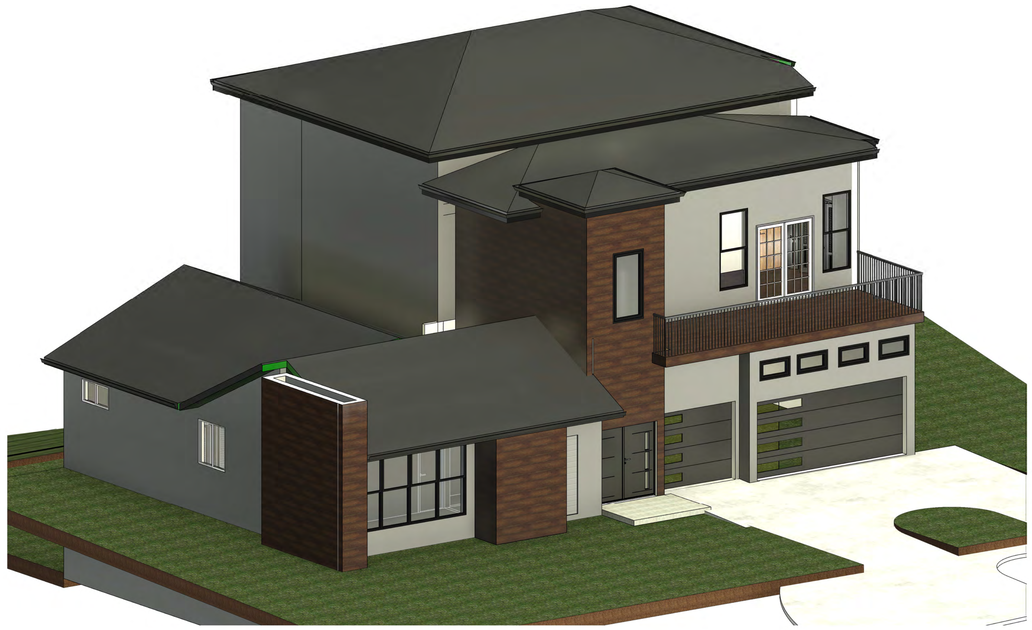
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Vlad Sivriver DATED: 11/25/25

VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: **FARHAD HAKIM**	FIELD WORK DATE: 11/20/25	DRAWN BY: GST	PROJECT NO.: 25—117
LOCATION: 16820 EDGEWOOD AVENUE WAYZATA, MN 55391	FIELD BOOK NO.: EDS—15	CHECKED BY: VS	SHEET NO. 1 OF 1

16820 EDGEWOOD AVE RENOVATION



PROJECT DESCRIPTION

RENOVATION AND ADDITION TO EXISTING SINGLE FAMILY HOME. PROJECT TO INCLUDE THE DEMOLISION OF PORTIONS OF EXISTING STRUCTURE.

PROJECT CONTACT

FARHAD HAKIM
612-462-1559
ysakhi28@yahoo.com

PROJECT LOCATION



SHEET INDEX

A00 - COVER SHEET
A01 - CODE PLAN AND ANALYSIS
A10 - SITE PLAN
A11 - DEMO PLAN
A12 - FOUNDATION PLAN
A13 - BASEMENT PLAN
A14 - FIRST LEVEL PLAN
A15 - SECOND LEVEL PLAN
A16 - REFLECTED CEILING PLAN - FIRST LEVEL
A17 - REFLECTED CEILING PLAN - SECOND LEVEL
A18 - ROOF PLAN
A20 - ELEVATIONS - NORTH AND SOUTH
A21 - ELEVATIONS - EAST AND WEST
A30 - BUILDING SECTIONS - NORTH/SOUTH
A31 - BUILDING SECTIONS - EAST/WEST
A40 - DETAILS
A41 - DETAILS
A50 - WINDOW AND DOOR SCHEDULE AND WALL TYPES

GENERAL NOTES

1. OWNER TO ASSUME ALL LIABILITES OF THE PROJECT.
2. CONTRACTOR TO COORDINATE ALL WORK WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS AND NOTES ALONG WITH ANY SUB-CONTRACTORS AS NECESSARY.
3. ALL DIMENSIONS ON ARCHITECTURAL DRAWINGS LOCATING STRUCTURAL ELEMENTS ARE TO CENTERLINE OF COLUMNS AND BEAMS,UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS LOCATING EXTERIOR WALL SYSTEMS ARE TO EXTERIOR FINISH FACE OR TO INTERIOR FINISH FACE, UNLESS NOTED OTHERWISE.
5. ALL PLAN DIMENSIONS ARE TO FACE OF CONCRETE BLOCK OR GYPSUM BOARD OR TOTAL WALL THICKNESS. SEE DETAILS FOR FINISH MATERIALS.
6. ALL CHANGES IN FLOOR FINISHES SHALL OCCUR BENEATH DOORS UNLESS NOTED OTHERWISE OR DETAILED OTHERWISE.
7. VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK. NOTIFY DESIGNER OF ANY ERRORS AND/OR DISCREPANCY PRIOR TO PROCEEDING WITH WORK.
8. DO NOT SCALE THE DRAWINGS FOR BUILDING PURPOSES. USE PLAN INFORMATION, DIMENSIONS, SHOP DRAWINGS AND FIELD VERIFICATION FOR ANY CONSTRUCTION.

16820 EDGEWOOD AVE RENOVATION

16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

COVER SHEET

A00

8/29/2026 10:16:39 AM

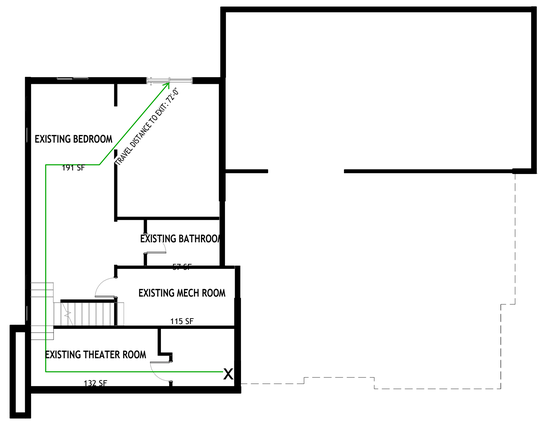
CODE SUMMARY

PROJECT DESCRIPTION
Alteration of a single unit dwelling into a 2 story dwelling.
APPLICABLE GOVERNING STANDARDS
Building Code: 2020 Minnesota Residential Code
Energy Code: 2015 Minnesota Residential Energy Code
Wayzata City Code
CHAPTER 3: BUILDING PLANNING
R300.1 - Occupancy Classifications
IRC-1 - Single-family dwelling
- A building containing one dwelling unit
R302.1 Exterior Walls Walls Not Fire-resistance rated 0 hours Greater than or equal to 5 feet
Projections Not Fire-resistance rated 1 hours* Greater than 2 feet or less than 5 feet
Openings Unlimited 0 hours 5 feet
*Excpetion a. The fire resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fire
blocking is provide from the wall top plate to the underside of the roof sheathing.
R302.11 Fireblocking In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.
R303.7 Interior Stairway Illumination Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.
R305 Ceiling Height Habitable space, hallways, bathrooms, toilet rooms, and laundry rooms containing these spaces shall have a ceiling height of not less than 7 feet

R311.7.1.2 Width Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 311/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.
R311.7.2 Headroom The minimum headroom in all parts of the stairway shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
R311.7.5 Stair Treads and Risers Stair treads and risers shall meet the requirements of this section. The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm) The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
R311.7.8 Handrails Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.
R312.2.1 Window Sills In dwelling units, where the lowest part of the opening of an operable window is location more than 72 inches above the finished grade or surface below, the lowest part of the window opening shall be a minimum of 36 inches above the finished floor of the room in which the windows is located. Operable sections of windows shall not permit openings that allow passage of a 4-inch diameter sphere where such openings are located within 36 inches of the finished floor.

R310.2.1 Minimum Opening Area Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall not be less than 24 inches and the net clear width shall be not less than 20 inches.
R310.2.2 Window Sill Height Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor.
R311.1 Means of egress Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.
R**311.2 Egress Door** Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
R311.6 Hallways The width of a hallway shall be not less than 3 feet.

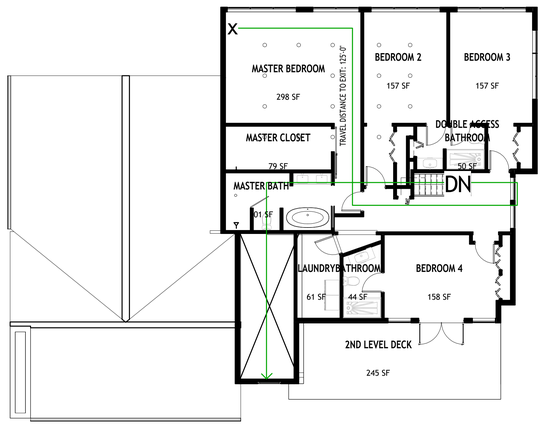
R314.1 Smoke Alarms Smoke alarms shall comply with NFPA 72 and section 314
R314.1.1 Listing Smoke alarms shall be listed in accordance with UL 217.
R314.2.1 New Construction Smoke alarms shall be provided in dwelling units.
R314.3 Location Smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
4. Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
R314.4 Interconnection Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon avitivation of one alarm.
R315.1 General Carbon monoxide alarms shall comply with Section R315
R315.1.1 Listings Carbon Monoxide alarms shall be listed in accordance with UL 2034.
R315.2.1 New Construction For new construction, every one family dwelling unit shall be provided with an approved and operational carbon monoxide alarm where the following condiditon exisits:
1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.
R315.3 Location Carbon monoxide alarms in dwelling units shall be installed outside of and not more than 10 feet from each separate sleeping area or bedroom.
R319 Address identification Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property.



1 CODE PLAN - BASEMENT
1/8" = 1'-0"



2 CODE PLAN - FIRST FLOOR
1/8" = 1'-0"



3 CODE PLAN - SECOND FLOOR
1/8" = 1'-0"

16820 EDGEWOOD AVE RENOVATION

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FARHAD HAKIM

CODE PLAN AND ANALYSIS

A01

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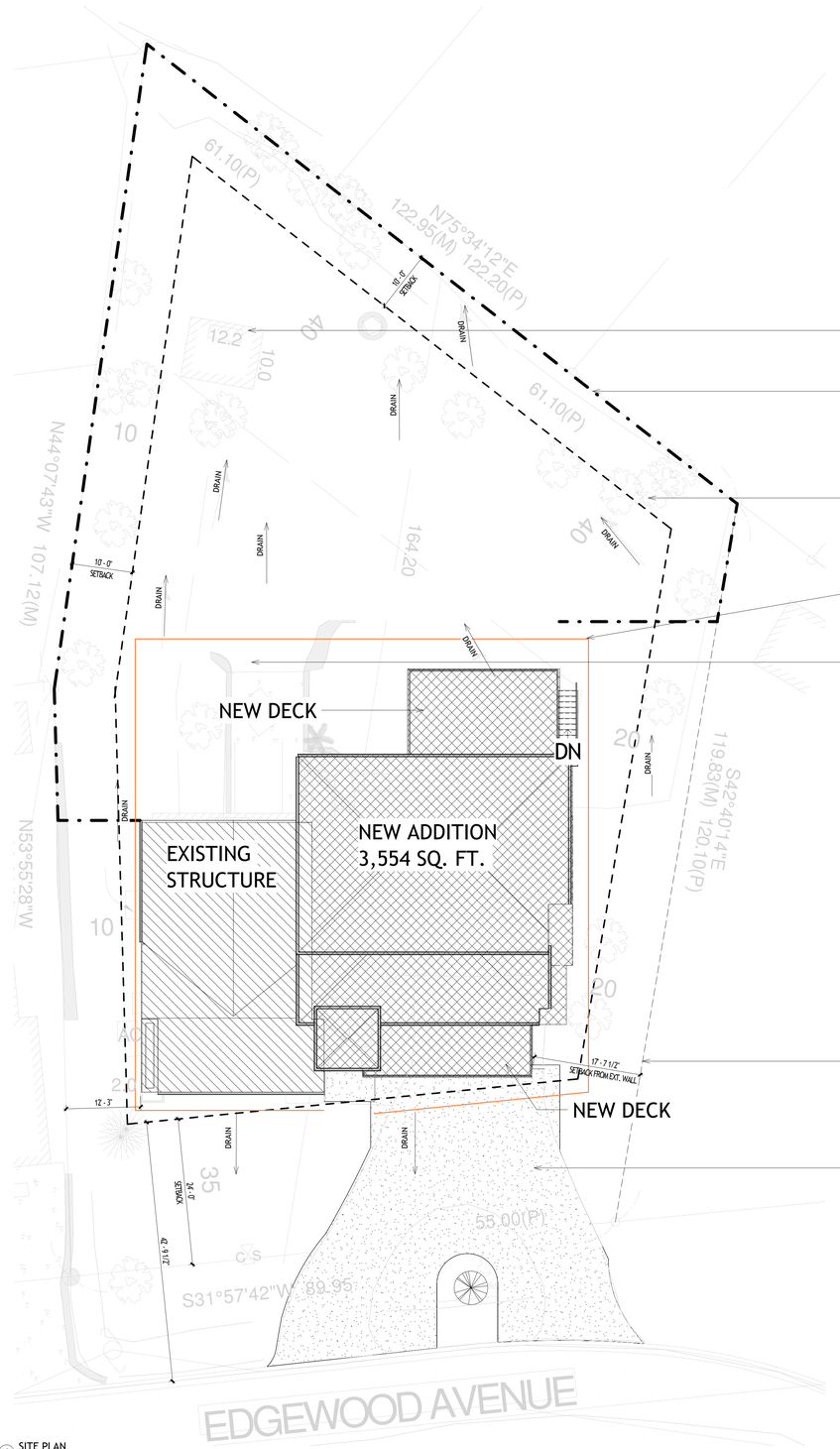
DRAWING IS SUPERIMPOSED ON SURVEY PLAN

- REFERENCE SITE SURVEY FOR TOPOGRAPHY AND EXISTING SITE CONDITIONS
- WATER AND SEWER LINES TO BE PULLED FROM EXISTING STRUCTURE INTO NEW BUILDING ADDITION

LOT COVERAGE CALCULATION

EXISTING STRUCTURE	:1,265 SQ. FT.
NEW STRUCTURE	:3,554 SQ. FT.
DRIVEWAY AND STOOP	:1,861 SQ. FT.
EXISTING SHED	:122 SQ. FT
SITE TOTAL	:16,382 SQ. FT.

COVERAGE PERCENTAGE: 41.5%



EXISTING 10X12.2 SHED TO REMAIN

6 FT FENCE AT PERIMETER OF BACKYARD

EXISTING TREES TO BE CLEARED

SEDIMENT TUBES EROSION CONTROL

GRADING TO BE CLEARED

BOUNDRY LINE

EXISTING TURN AROUND DRIVE WAY TO REMAIN, RESURFACED AND ATTACHED TO NEW ADDITION

1 SITE PLAN
1" = 10'-0"

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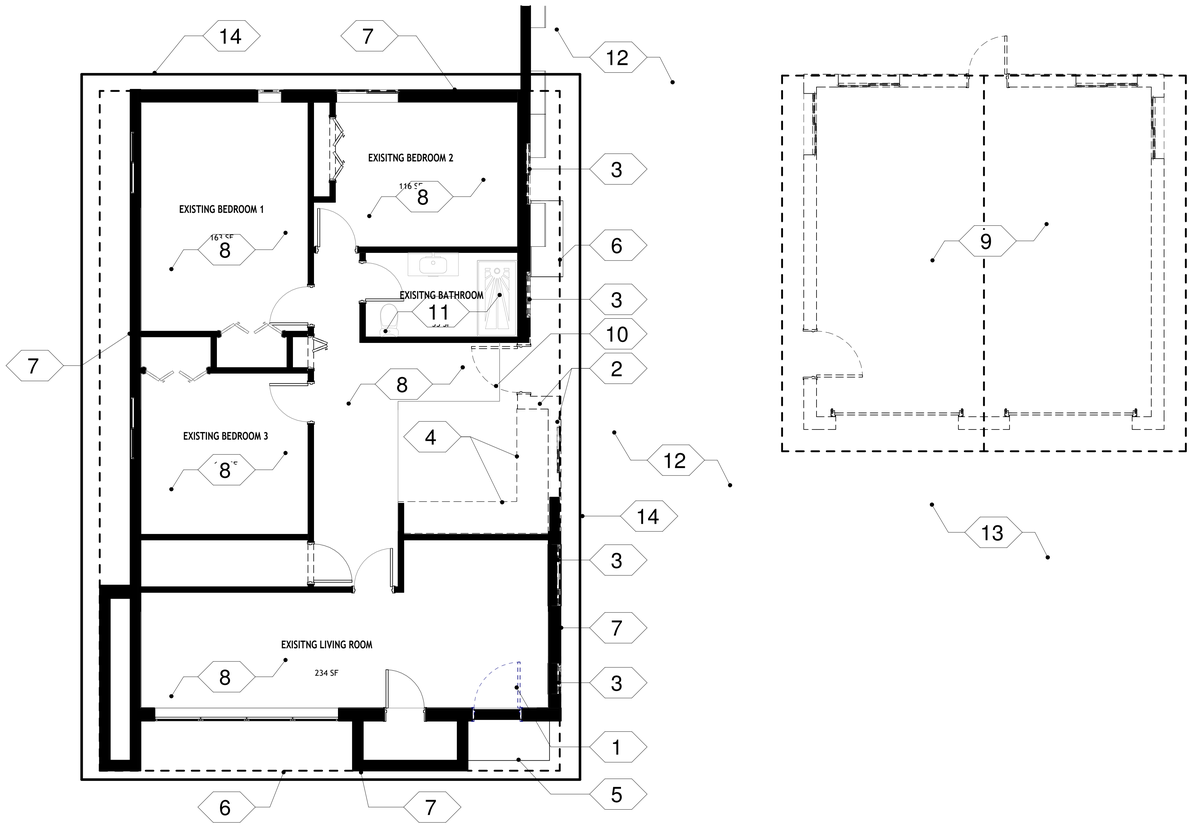
16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

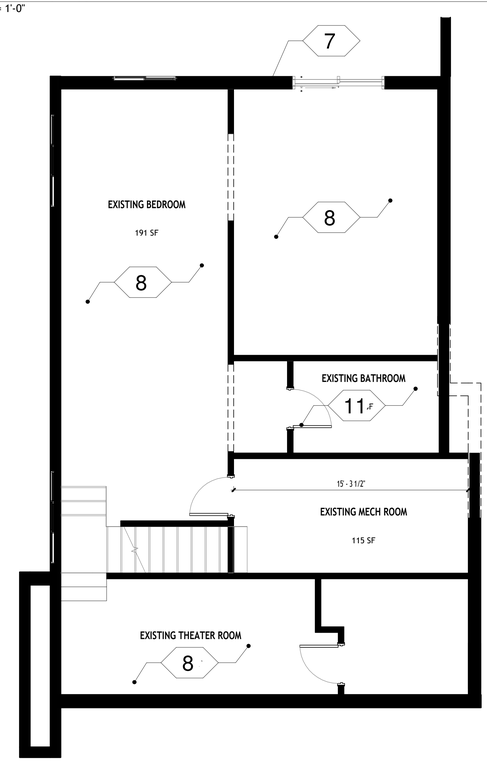
SITE PLAN

A10

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② DEMO PLAN - FIRST FLOOR
1/4" = 1'-0"



① DEMO PLAN - BASEMENT
1/4" = 1'-0"

DEMO KEYNOTES

1 DEMOLISH DOOR AND PREP OPENING FOR INFILL

2 DEMOLISH EXTERIOR WALL

3 DEMOLISH WINDOW AND PREP OPENING FOR INFILL

4 DEMOLISH CASEWORK, SINK AND ALL PLUMBING CONNECTIONS

5 DEMOLISH CONCRETE STEP

6 DEMOLISH ASPHALT SHINGLE SYSTEM AND PREP AREA FOR NEW METAL ROOF AND EXHAUST SYSTEMS. EDGE OF ROOF TO BE DEMOLISHED AND PREPED FOR NEW ADJACENT WALL

7 DEMOLISH SIDING AND PREP WALLS FOR NEW EXTERIOR WALL FINISH

8 DEMOLISH FLOORS AND CASEWORK AS NEEDED AND PREP AREA FOR NEW FLOORS AND FINISHES

9 DEMOLISH STRUCTURE IN ITS ENTIERTY AND INFILL ANY OPENINGS UP TO GRADE

10 DEMOLISH DOOR

11 DEMOLISH BATHROOM AND SALVAGE PLUMBING SYSEMS. PREP AREA FOR NEW FLOORS AND FIXTURES

12 DEMOLISH EXISTING OUTDOOR DECK AND STAIR STRUCTURES AND INFILL ANY OPENINGS TO LEVEL GRADE

13 EXISTING DRIVEWAY TO GET NEW ASPHALT

14 TRENCH PERIMETER OF EXISTING STRUCTURE FOR INSTALLATION OF DRAIN TILE SYSTEM

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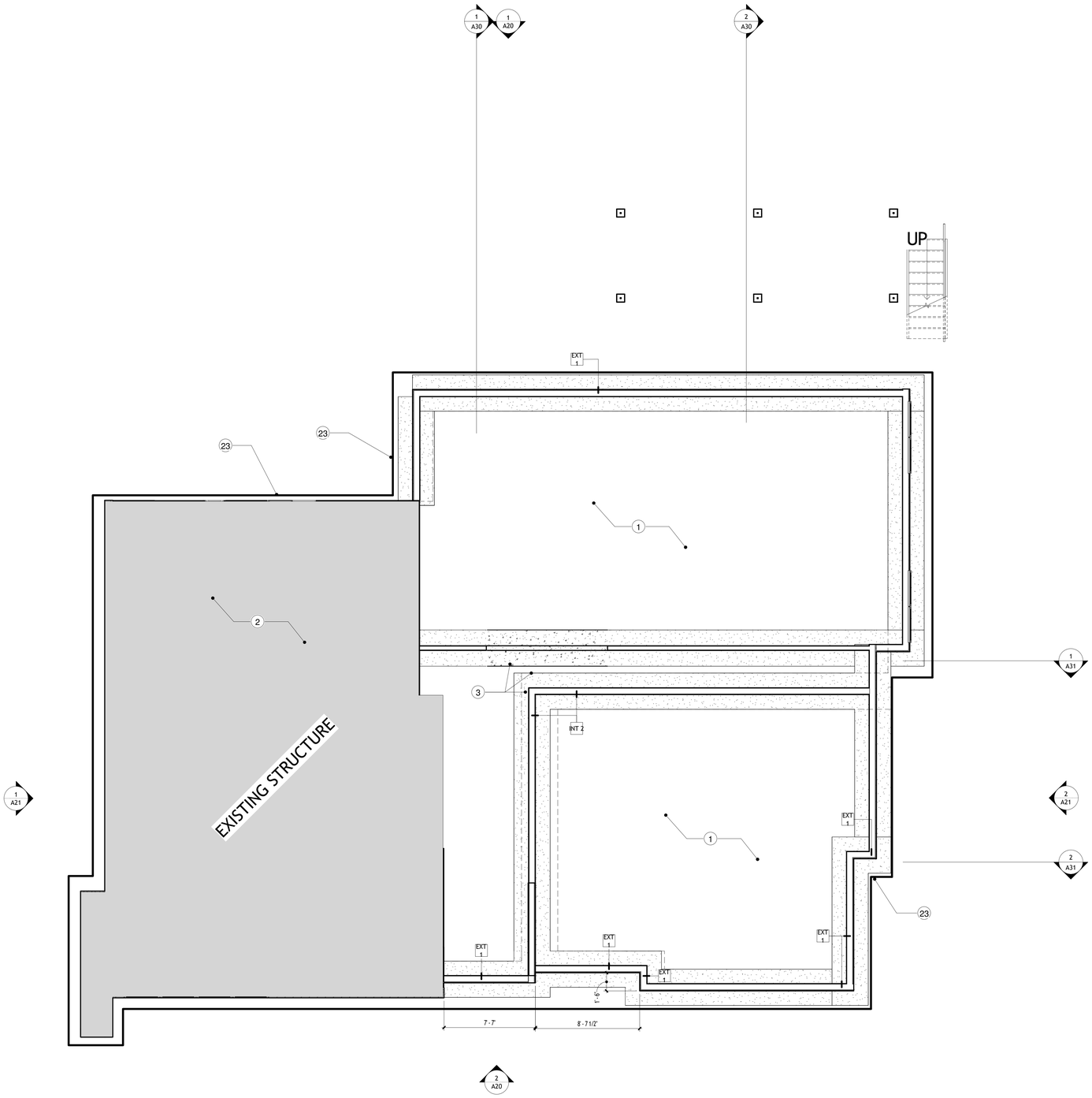
FARHAD HAKIM

DEMO PLAN

A11

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NOTE:
- ALL STRUCTURAL SIZING ARE NOT CALCULATED. ALL STRUCTURAL SIZING ARE TO BE VERIFIED BY STRUCTURAL ENGINEER
- ALL FULL SIZED PARTITION WALLS ARE TO TERMINATE AT CEILINGS



1 FOUNDATION PLAN
1/4" = 1'-0"

PLAN KEYNOTES

1. CONCRETE SLAB ABOVE
2. EXISTING FOUNDATION AND FOOTING TO REMAIN
3. CONCRETE FOOTING TO SUPPORT INTERIOR BEARING WALLS
4. STRIPING REQUIRED - SEE OWNER FOR LAYOUT PAINT COLOR
5. NEW CONCRETE STOOP
6. EXISTING DRIVEWAY TO REMAIN
7. SINGLE LEAF MAN DOOR
8. DOUBLE LEAF MAN DOOR
9. DOOR THRESHOLD
10. STEEL BEAM ABOVE
11. GYP BOARD CEILING
12. CHAIN HUNG LIGHT FIXTURE
13. STEEL BEAM ABOVE
14. NEW METAL ROOF PANEL SYSTEM
15. NEW ASPHALT SHINGLE ROOF SYSTEM
16. 60 INCH WIDE GAS FIRE PLACE
17. WINDOWS ABOVE
18. WESTBERRY HANDRAIL - C10 - MINIMUM 36 INCH HIGH
19. COMPOSITE DECK AND RAILING SYSTEM WITH EPDM SHEATHING BELOW
20. EXISITING FIRE PLACE TO BE REPAIRED AND TURNED INTO GAS FIRE PLACE
21. HELICAL PIER FOOTING SYSTEM AT DECK
22. 20 MIN. FIRE RATED SINGLE LEAF DOOR
23. DRAIN TILE SYSTEM INSTALLED AT PERIMETER OF NEW AND EXISTING STRUCTURE
24. PENDANT LIGHT FIXTURE
25. ---
26. 48 INCH WIDE VENT HOOD - 600 CFM - DUCTED VENTILATION

16820 EDGEWOOD AVE RENOVATION

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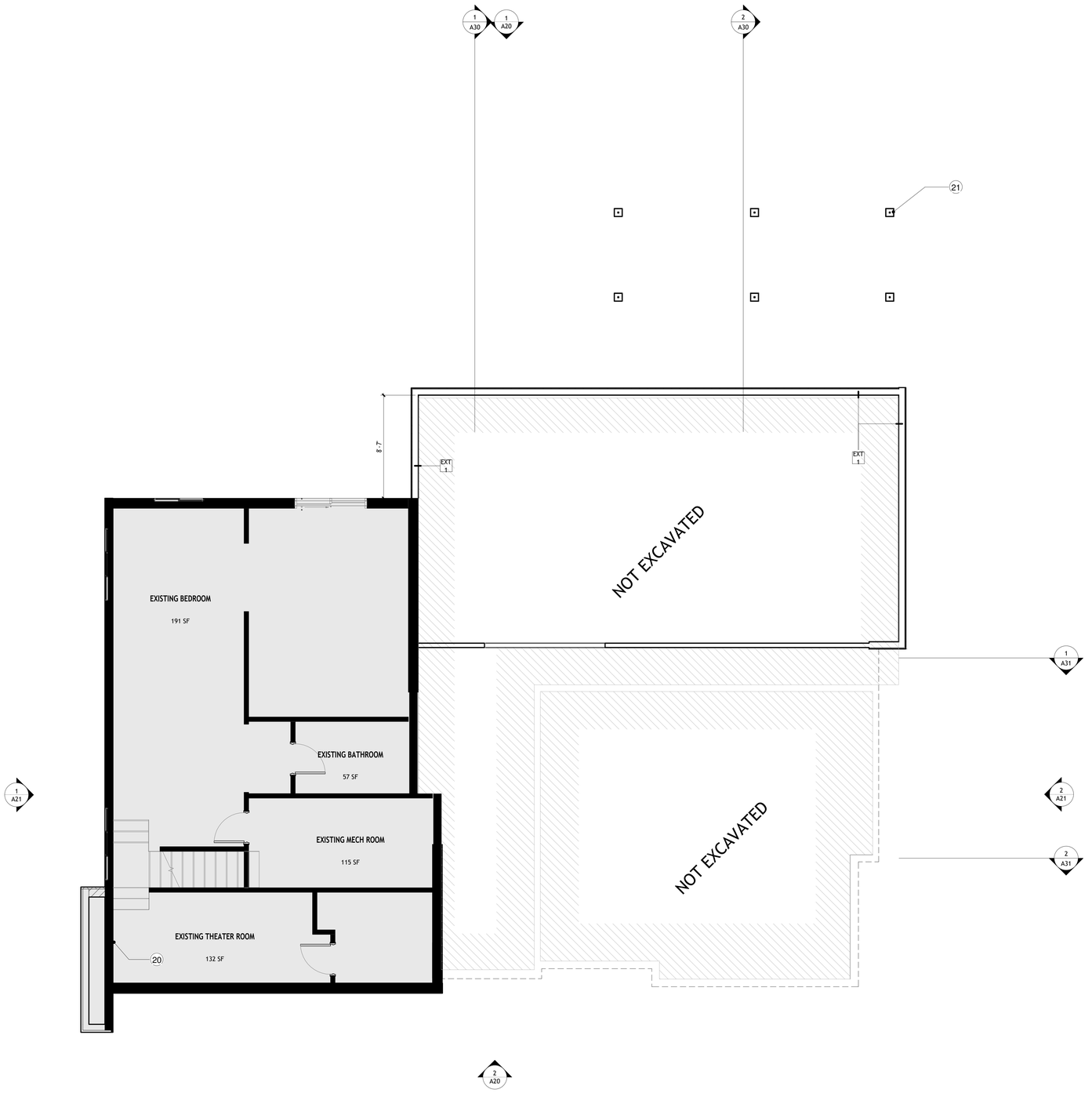
FARHAD HAKIM

FOUNDATION PLAN

A12

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1 BASEMENT
1/4" = 1'-0"

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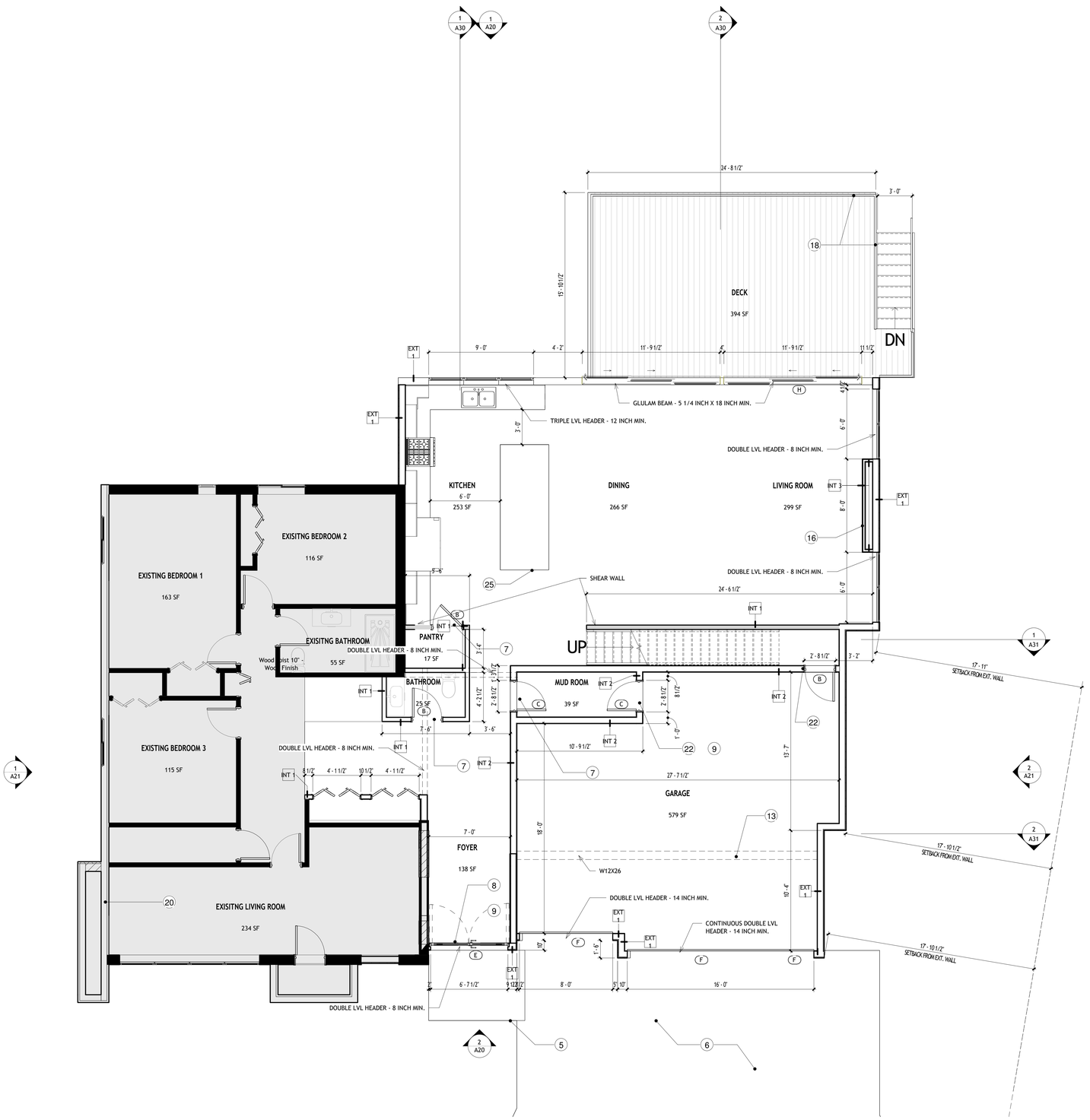
FARHAD HAKIM

FLOOR PLAN - BASEMENT

A13

8/29/2020 10:19:46 AM

NOTE:
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1 First Floor Architectural Plan
1/4" = 1'-0"

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16820 EDGEWOOD AVE RENOVATION

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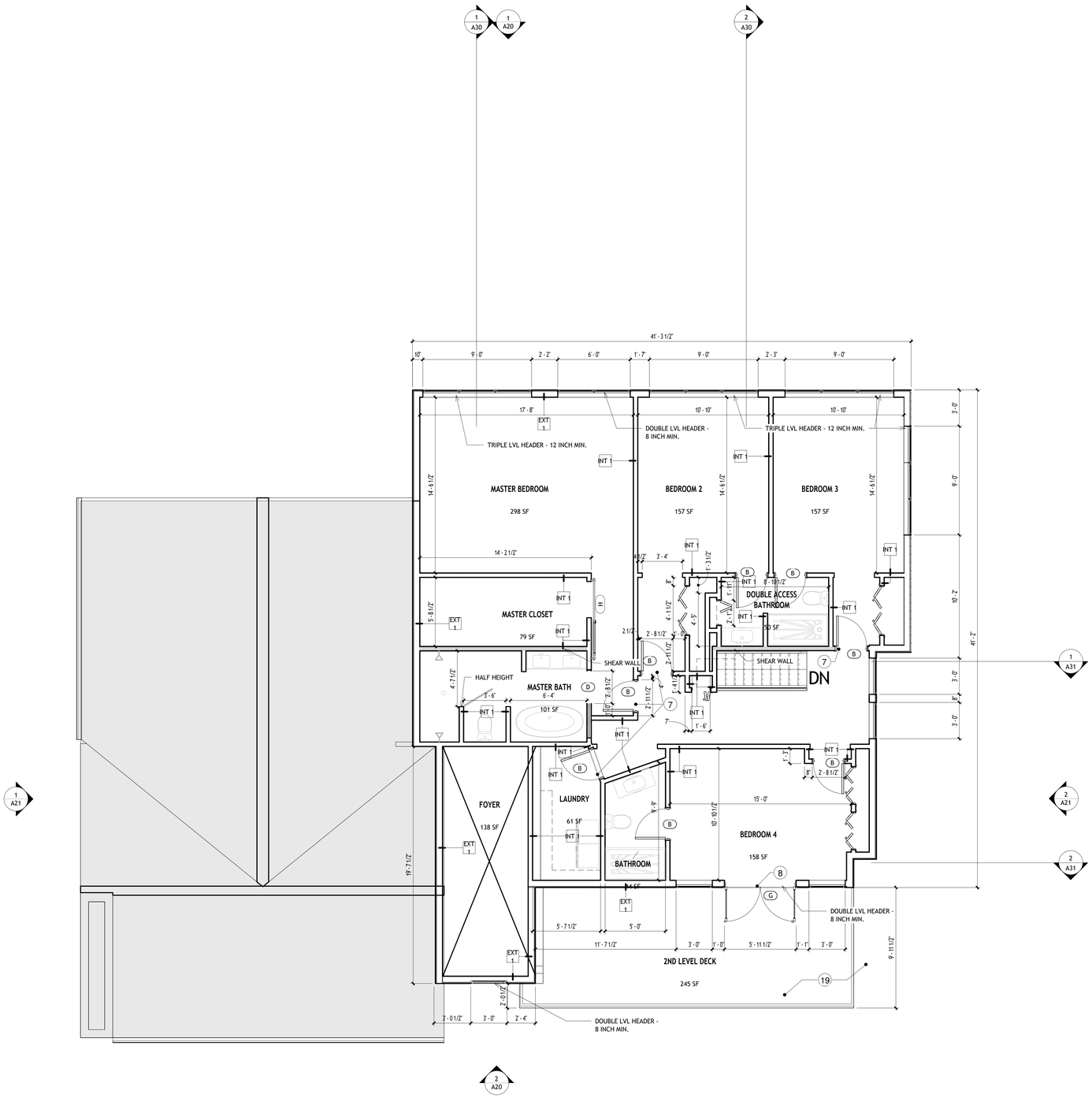
FARHAD HAKIM

FLOOR PLAN - FIRST LEVEL

A14

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NOTE:
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1 Second Floor Architectural Plan
1/4" = 1'-0"

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16820 EDGEWOOD AVE RENOVATION

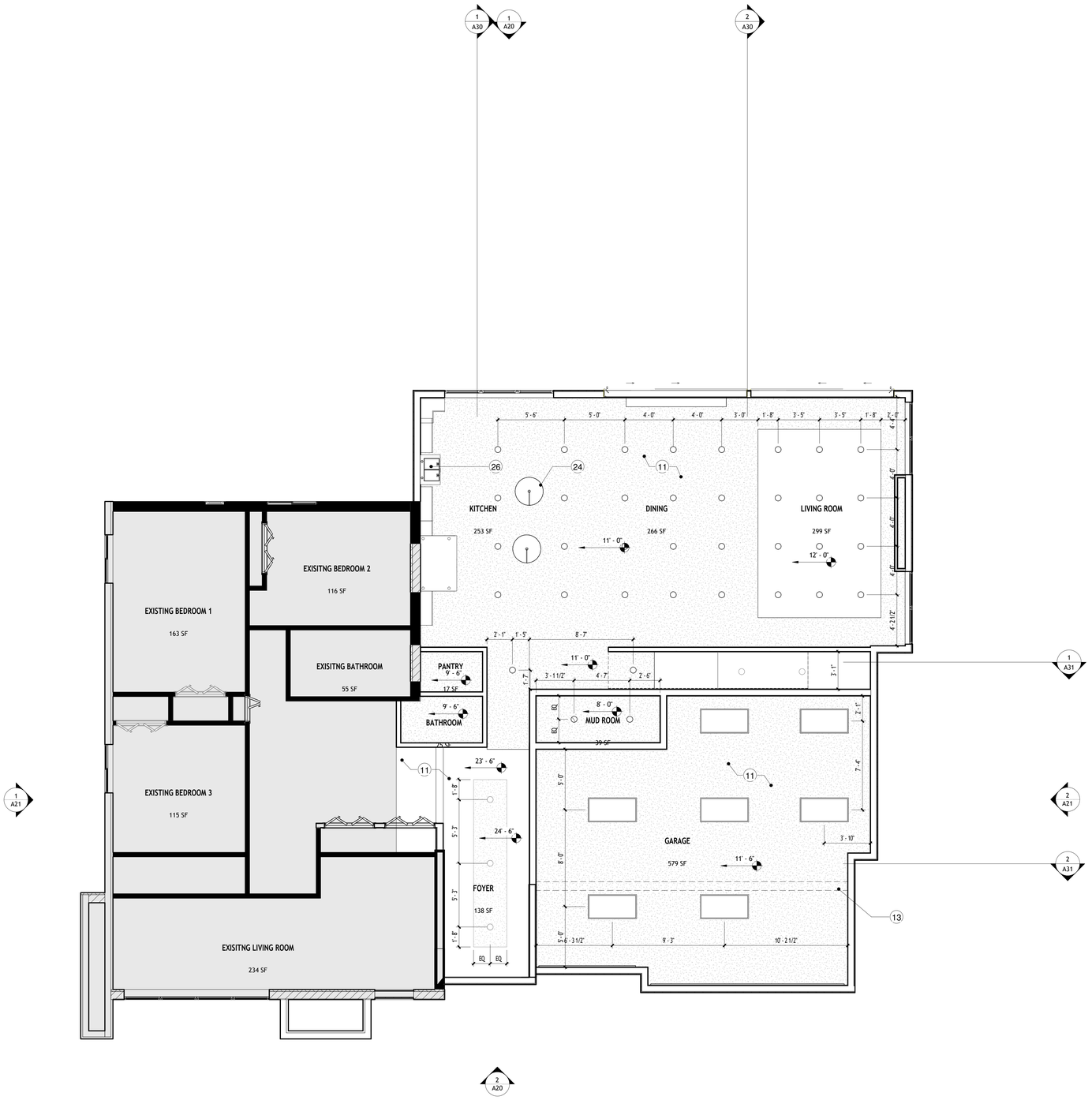
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FARHAD HAKIM

FLOOR PLAN - SECOND LEVEL

A15

8/29/2026 10:16:50 PM



1 FIRST FLOOR
1/4" = 1'-0"

PLAN KEYNOTES

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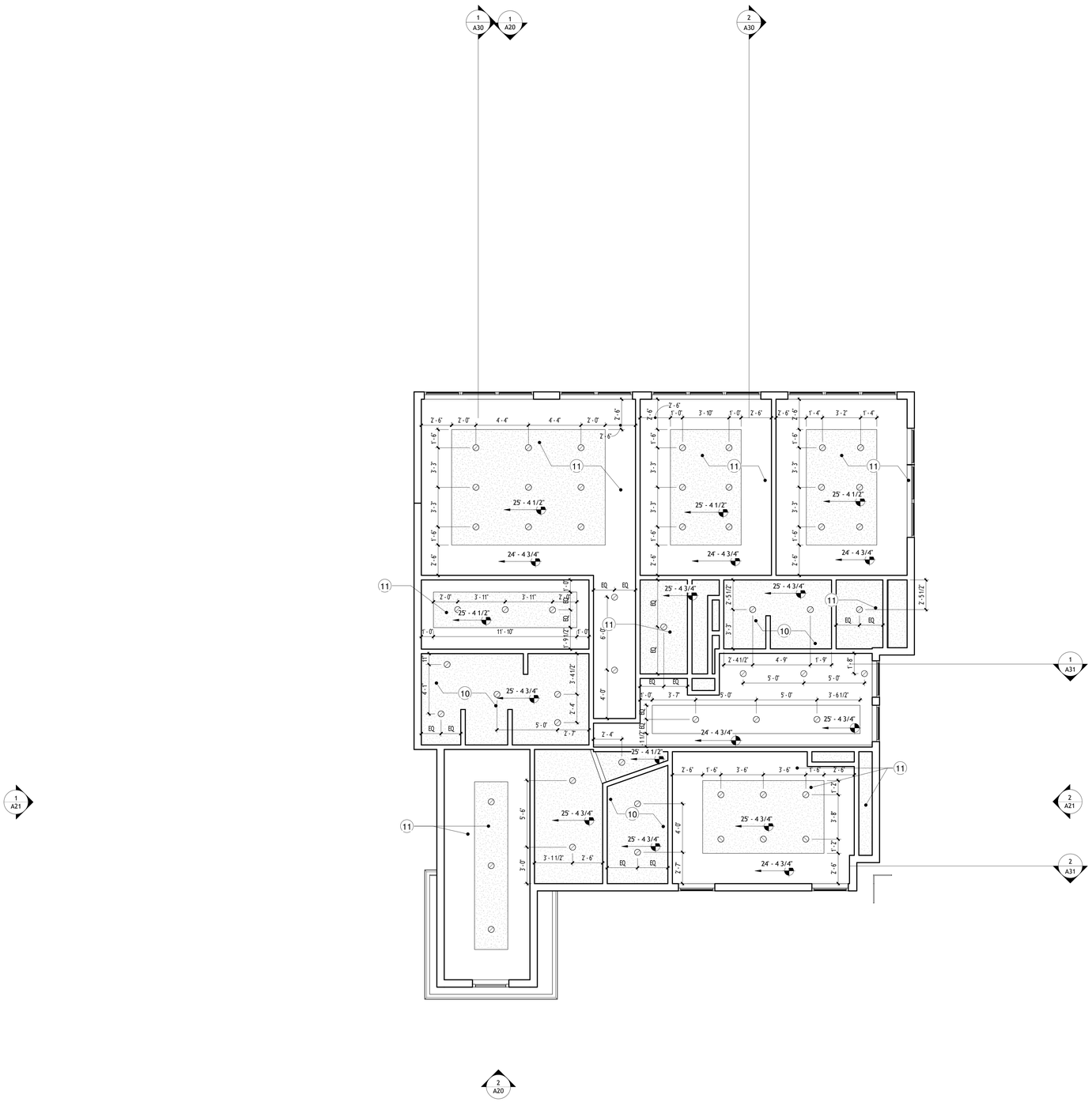
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FARHAD HAKIM

REFLECTED CEILING PLAN - FIRST LEVEL

A16

8/29/2026 10:16:52 AM



1 SECOND LEVEL NEW
1/4" = 1'-0"

PLAN KEYNOTES

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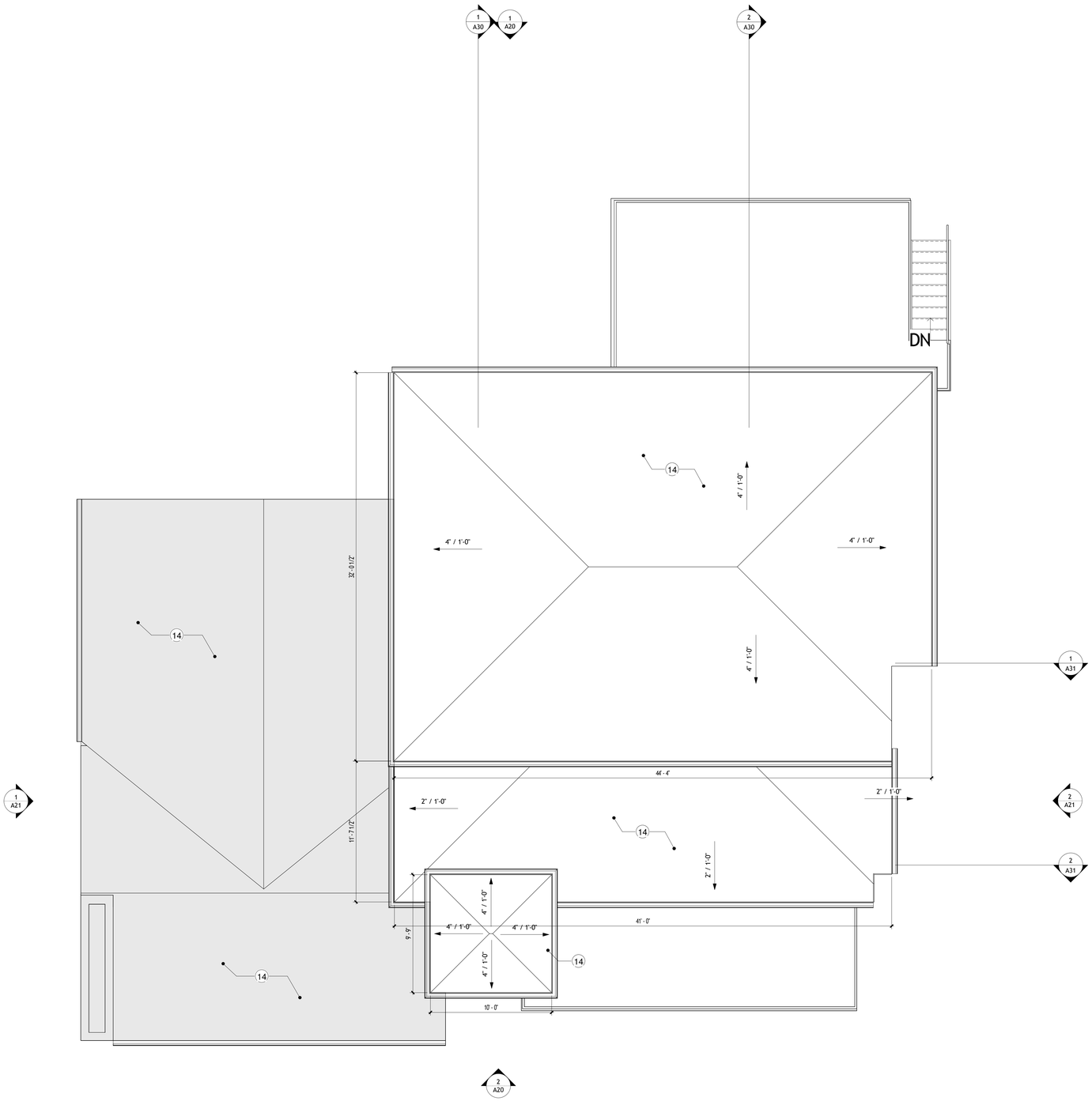
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FARHAD HAKIM

REFLECTED CEILING PLAN - SECOND LEVEL

A17

8/29/2026 10:16:53 AM



1 ROOF
1/4" = 1'-0"

PLAN KEYNOTES

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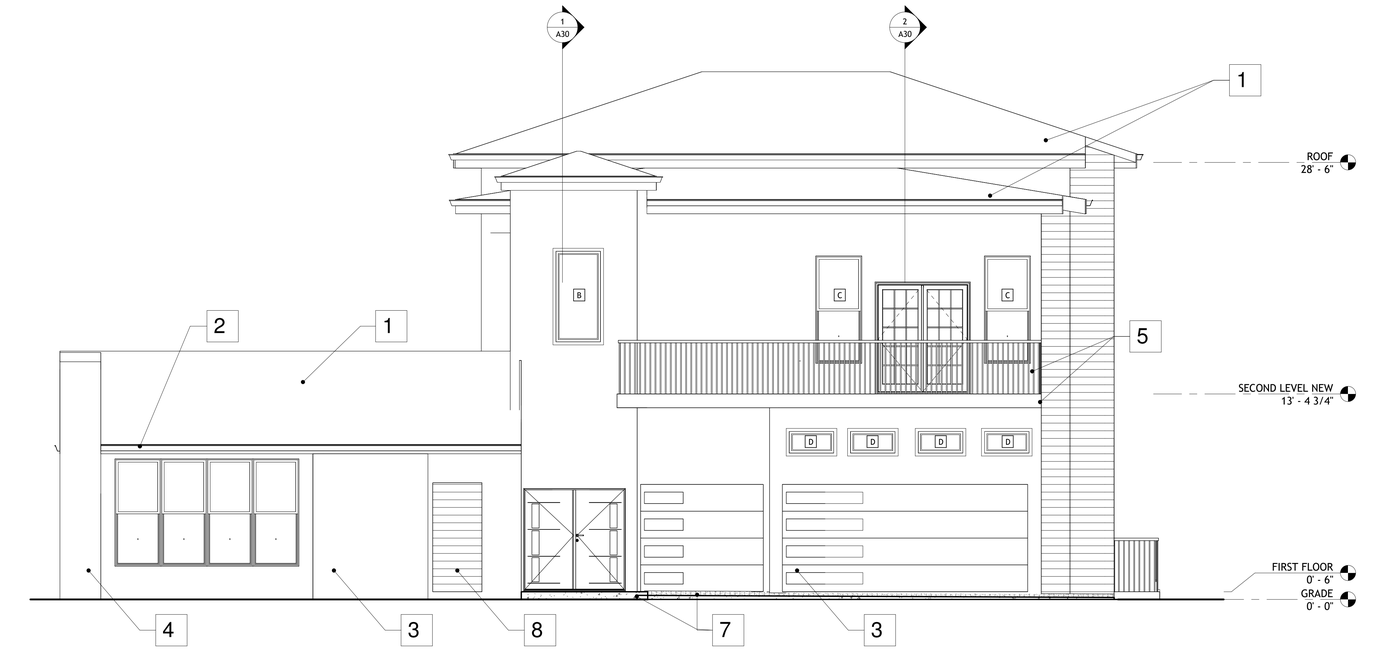
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FARHAD HAKIM

ROOF PLAN

A18

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



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

ELEVATION KEYNOTES

1	SINGLE SKIN METAL ROOF
2	METAL GUTTER SYSTEM
3	LOW MAINTENANCE SIDING OR CEMENT FIBER SYSEM
4	MASONRY WALL
5	COMPOSITE DECK AND RAILING SYSTEM
6	ASPHALT SHINGLE ROOF SYSTEM
7	CONCRETE STOOP AND DRIVE WAY
8	EXISTING WALL TO BE INFILLED AND FINISHED TO MATCH SIDING
9	DECK STAIR SYSTEM - RISE AT 7 3/4 INCH MAXIMIMUM, RUN AT 10 INCH MINIMUM - VERIFY STEP COUNT IN FIELD
10	WESTBERRY HANDRAIL - C10 - MINIMUM 36 INCH HIGH

16820 EDGEWOOD AVE RENOVATION

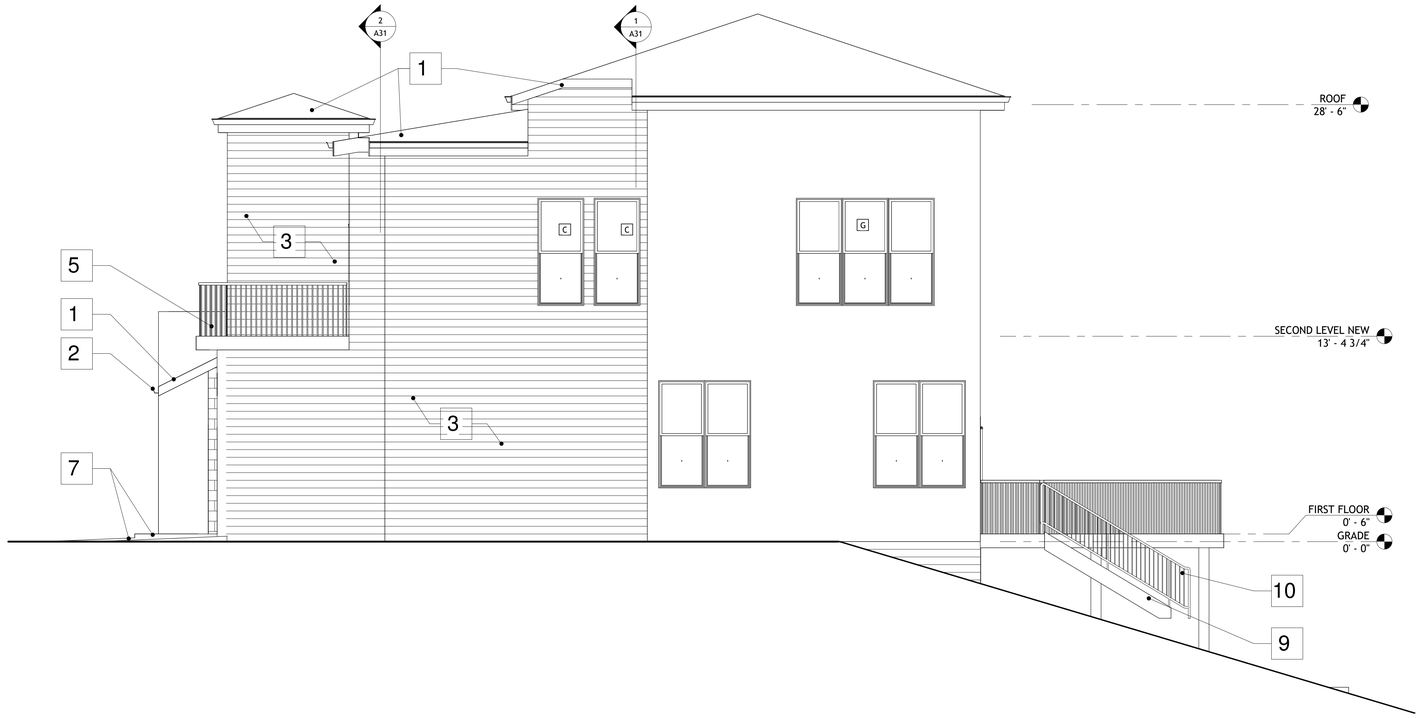
16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

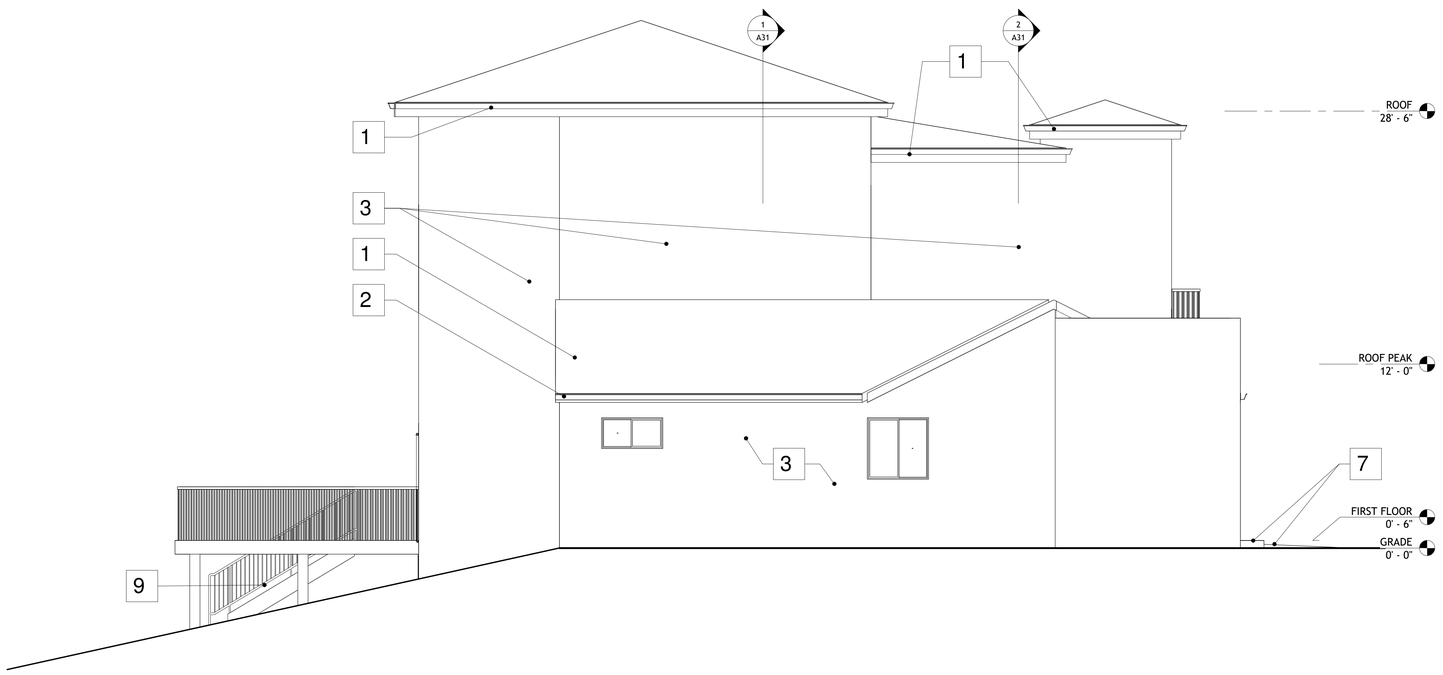
ELEVATIONS - NORTH AND SOUTH

A20

8/29/2026 10:16:56 AM



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



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

ELEVATION KEYNOTES

1. SINGLE SKIN METAL ROOF
2. METAL GUTTER SYSTEM
3. LOW MAINTENANCE SIDING OR CEMENT FIBER SYSEM
4. MASONRY WALL
5. COMPOSITE DECK AND RAILING SYSTEM
6. ASPHALT SHINGLE ROOF SYSTEM
7. CONCRETE STOOP AND DRIVE WAY
8. EXISTING WALL TO BE INFILLED AND FINISHED TO MATCH SIDING
9. DECK STAIR SYSTEM - RISE AT 7 3/4 INCH MAXIMIMUM, RUN AT 10 INCH MINIMUM - VERIFY STEP COUNT IN FIELD
10. WESTBERRY HANDRAIL - C10 - MINIMUM 36 INCH HIGH

16820 EDGEWOOD AVE RENOVATION

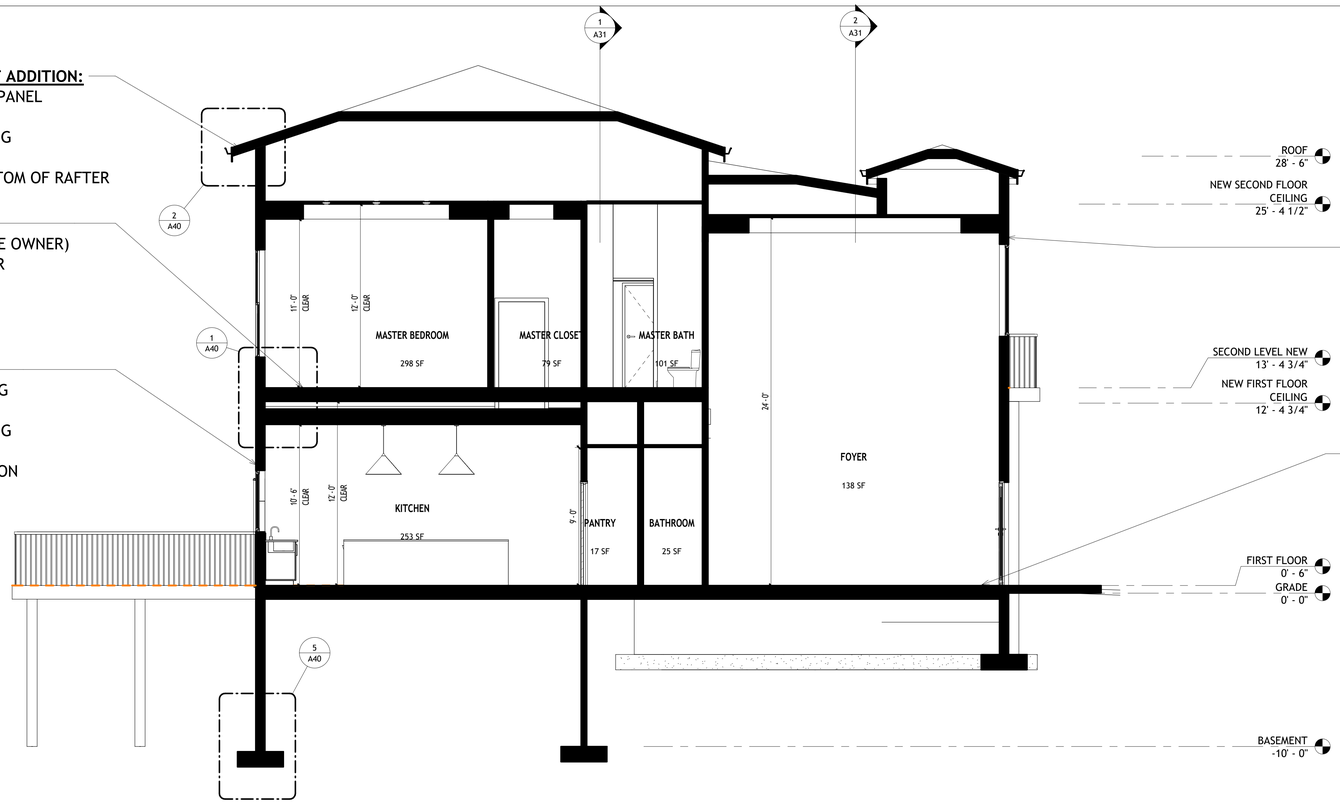
16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

ELEVATIONS - EAST AND WEST

A21

8/29/2026 10:16:58 AM



ROOF ASSEMBLY AT ADDITION:
SINGLE SKIN METAL PANEL
MOISTURE BARRIER
PLYWOOD SHEATHING
WOOD FRAMING
GYP BOARD AT BOTTOM OF RAFTER

FLOOR ASSEMBLY:
FINISHED FLOOR (SEE OWNER)
PLYWOOD SUBFLOOR
BATT INSULATION
WOOD FRAMING
GYP BOARD

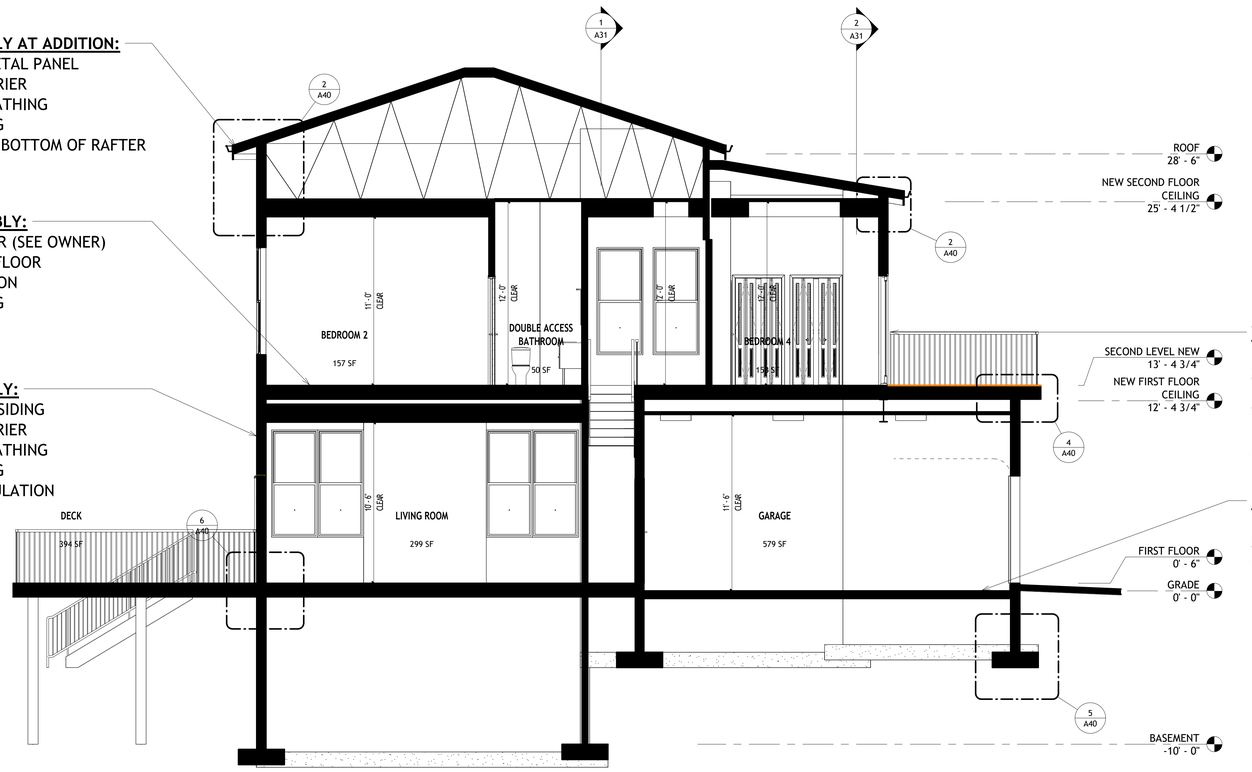
WALL ASSEMBLY:
CEMENT FIBER SIDING
MOISTURE BARRIER
PLYWOOD SHEATHING
WOOD FRAMING
R-19 BATT INSULATION
GYP BOARD

ROOF
28' - 6"
NEW SECOND FLOOR CEILING
25' - 4 1/2"
SECOND LEVEL NEW
13' - 4 3/4"
NEW FIRST FLOOR CEILING
12' - 4 3/4"
FIRST FLOOR
0' - 6"
GRADE
0' - 0"
BASEMENT
-10' - 0"

WALL ASSEMBLY:
CEMENT FIBER SIDING
MOISTURE BARRIER
PLYWOOD SHEATHING
WOOD FRAMING
R-19 BATT INSULATION
GYP BOARD

FLOOR ASSEMBLY AT GRADE:
FINISHED FLOOR (SEE OWNER)
MOISTURE RESISTANT EPOXY OR SHEATHING
CONCRETE SLAB

1 Section 2
1/4" = 1'-0"



ROOF ASSEMBLY AT ADDITION:
SINGLE SKIN METAL PANEL
MOISTURE BARRIER
PLYWOOD SHEATHING
WOOD FRAMING
GYP BOARD AT BOTTOM OF RAFTER

FLOOR ASSEMBLY:
FINISHED FLOOR (SEE OWNER)
PLYWOOD SUBFLOOR
BATT INSULATION
WOOD FRAMING
GYP BOARD

WALL ASSEMBLY:
CEMENT FIBER SIDING
MOISTURE BARRIER
PLYWOOD SHEATHING
WOOD FRAMING
R-19 BATT INSULATION
GYP BOARD

ROOF
28' - 6"
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12' - 4 3/4"
FIRST FLOOR
0' - 6"
GRADE
0' - 0"
BASEMENT
-10' - 0"

WALL ASSEMBLY:
CEMENT FIBER SIDING
MOISTURE BARRIER
PLYWOOD SHEATHING
WOOD FRAMING
R-19 BATT INSULATION
GYP BOARD

FLOOR ASSEMBLY AT GRADE:
FINISHED FLOOR (SEE OWNER)
MOISTURE RESISTANT EPOXY OR SHEATHING
CONCRETE SLAB

2 Section 3
1/4" = 1'-0"

16820 EDGEWOOD AVE RENOVATION

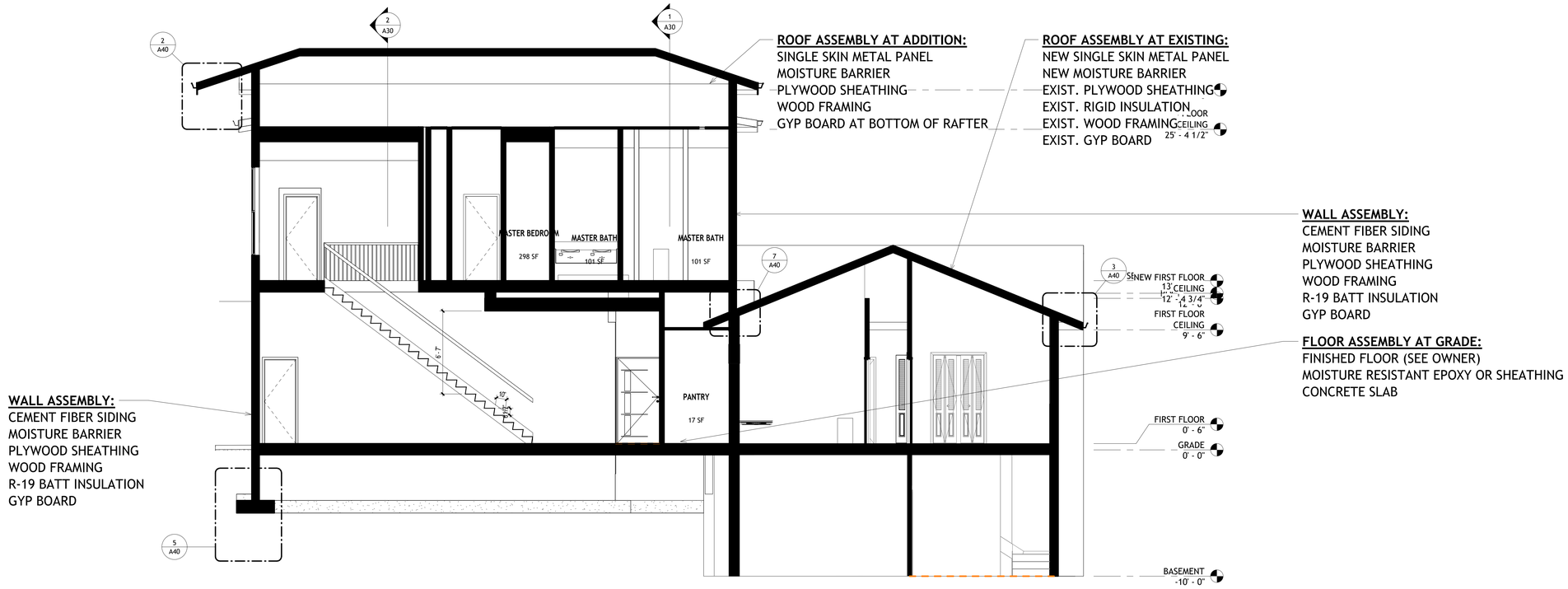
16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

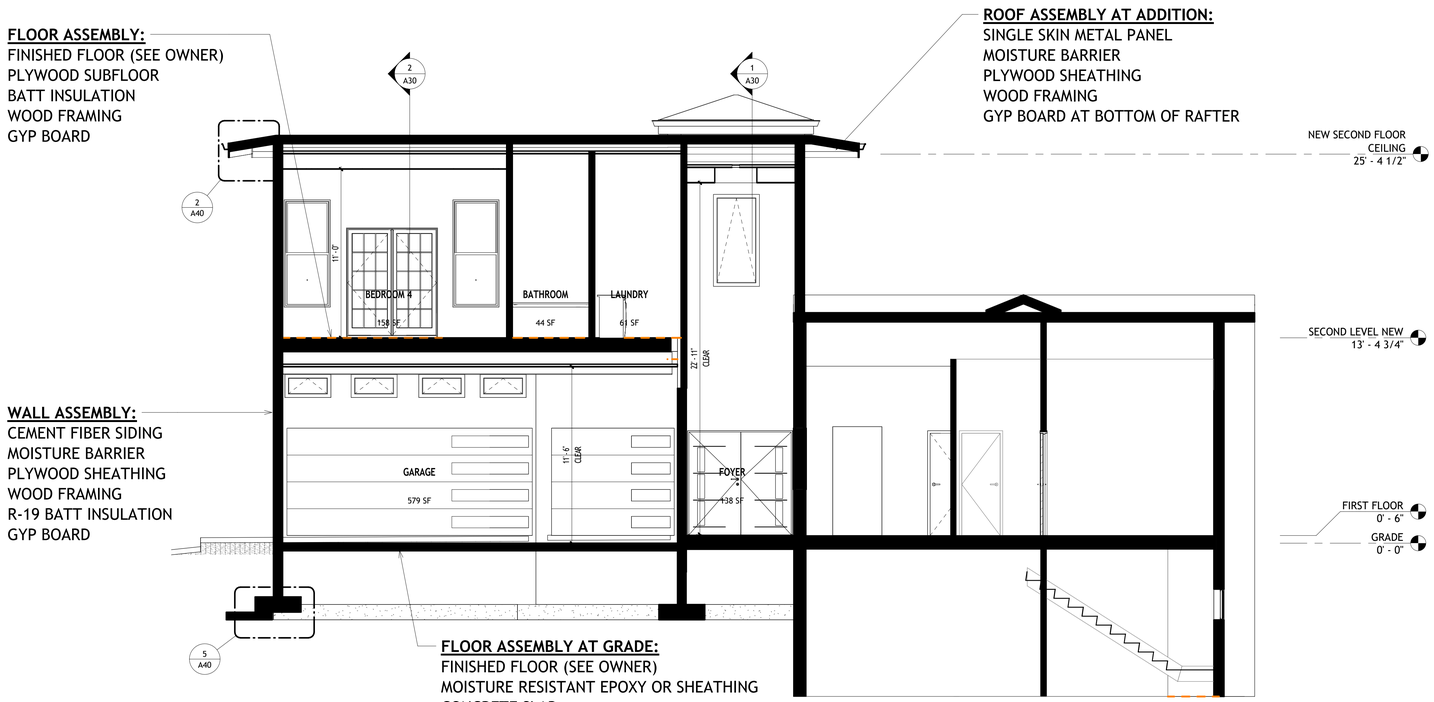
BUILDING SECTIONS - NORTH/SOUTH

A30

8/29/2026 10:17:00 AM



1 Section 1
1/4" = 1'-0"



2 Section 5
1/4" = 1'-0"

16820 EDGEWOOD AVE RENOVATION

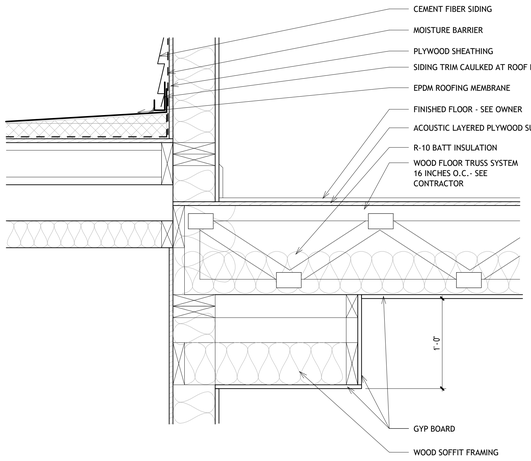
16820 EDGEWOOD AVE, WAYZATA, MN 55391

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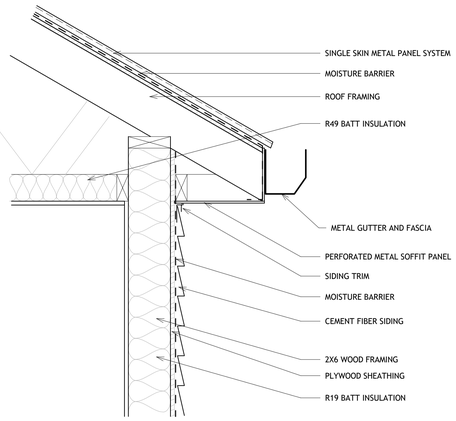
BUILDING SECTIONS
- EAST/WEST

A31

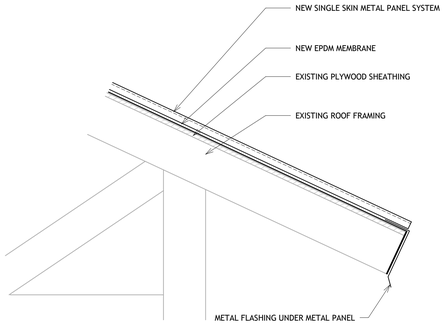
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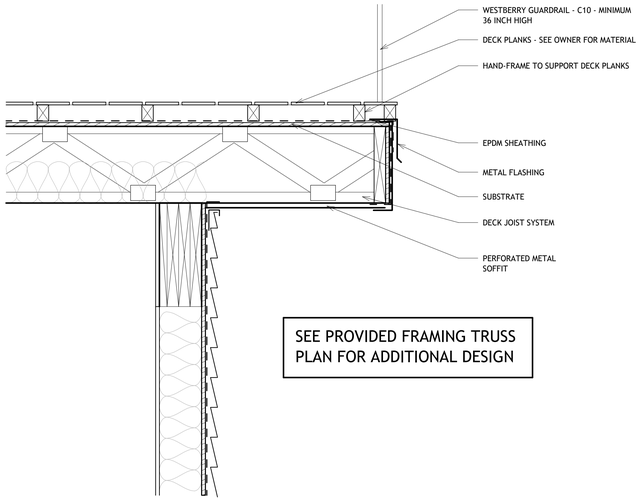
1 FLOOR DETAIL AT SECOND LEVEL
1 1/2" = 1'-0"



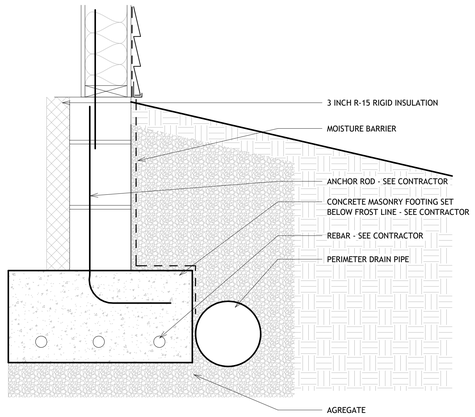
2 ROOF DETAIL AT ADDITION
1 1/2" = 1'-0"



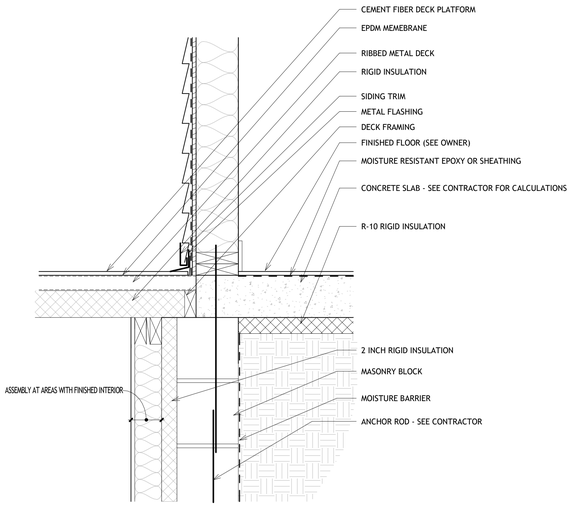
3 ROOF DETAIL AT EXISITNG STRUCTURE
1 1/2" = 1'-0"



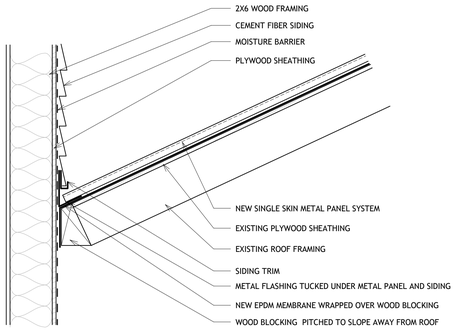
4 DECK DETAIL
1 1/2" = 1'-0"



5 FOUNDATION DETAIL
1 1/2" = 1'-0"



6 FLOOR DETAIL AT FIRST LEVEL
1 1/2" = 1'-0"



7 EXISTING ROOF TO NEW WALL CONNECTION
1 1/2" = 1'-0"

16820 EDGEWOOD AVE RENOVATION

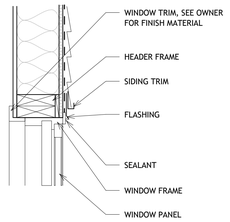
16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

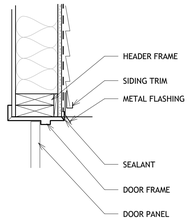
DETAILS

A40

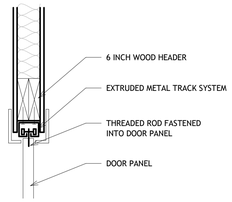
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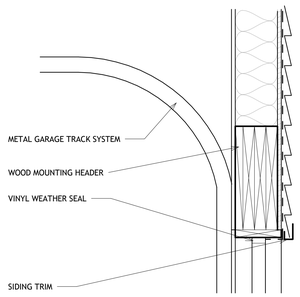
6 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



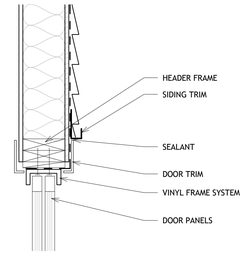
1 EXTERIOR DOOR HEAD DETAIL
1 1/2" = 1'-0"



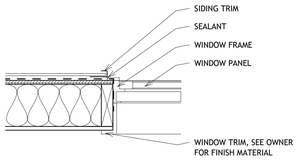
5 INTERIOR SLIDING DOOR HEAD DETAIL
1 1/2" = 1'-0"



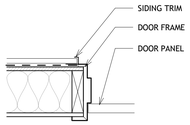
3 GARAGE DOOR HEAD DETAIL
1 1/2" = 1'-0"



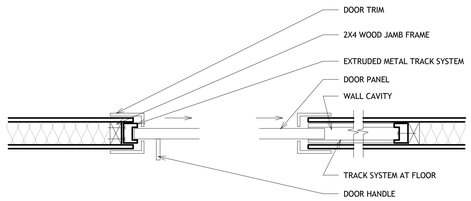
9 EXTERIOR SLIDING DOOR HEAD DETAIL
1 1/2" = 1'-0"



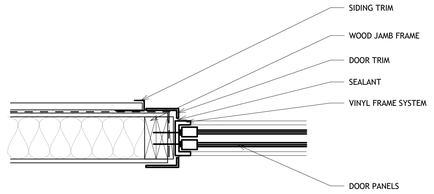
7 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



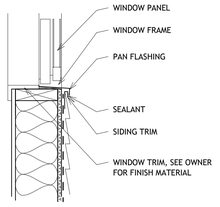
2 EXTERIOR DOOR JAMB DETAIL
1 1/2" = 1'-0"



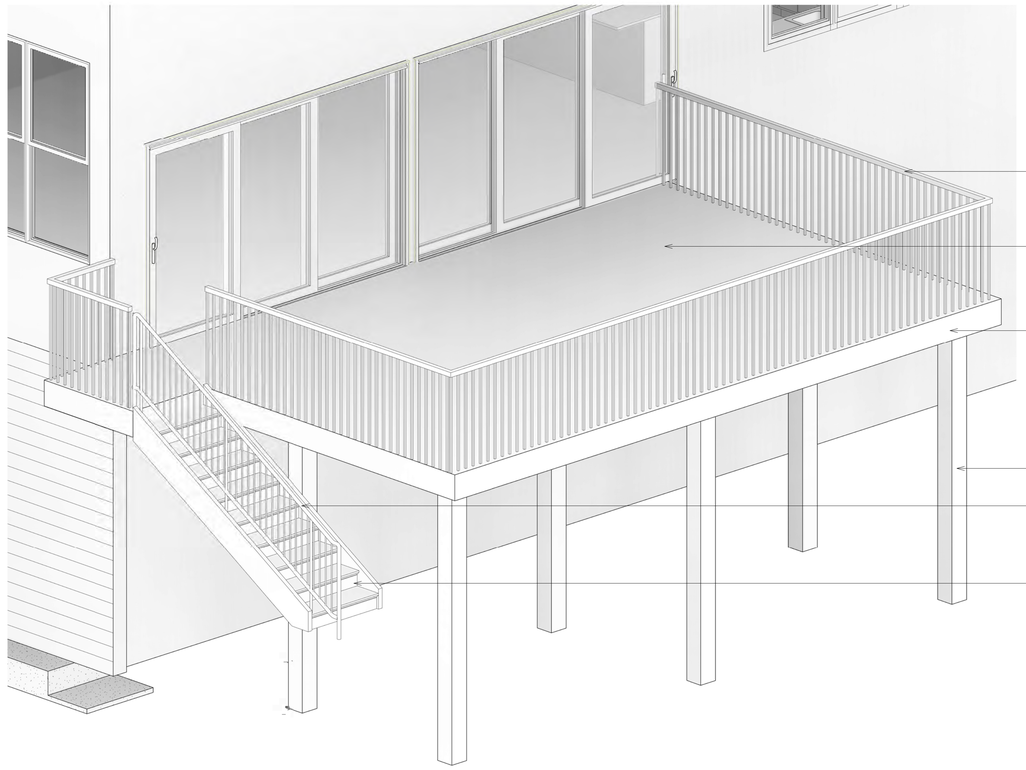
4 INTERIOR SLIDING DOOR JAMB DETAIL
1 1/2" = 1'-0"



10 SLIDING DOOR JAMB DETAIL
1 1/2" = 1'-0"



8 WINDOW SILL DETAIL
1 1/2" = 1'-0"



11 DECK ISONOMETRIC DIAGRAM

16820 EDGEWOOD AVE RENOVATION

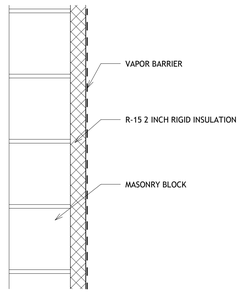
16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

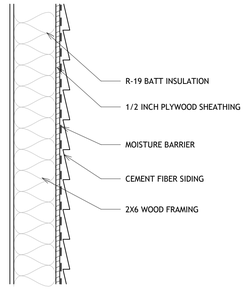
DETAILS

A41

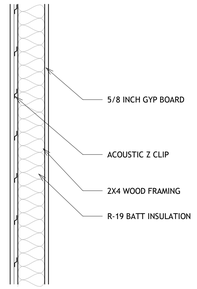
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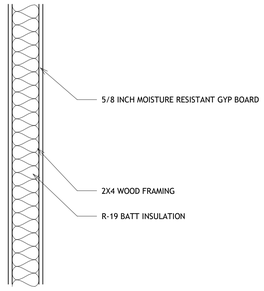
FOUNDATION WALL

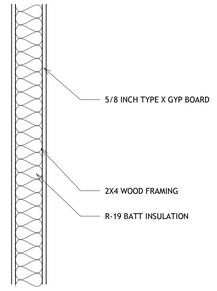


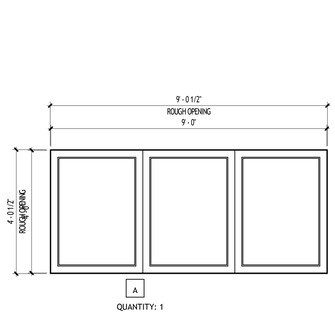
EXT-1: EXTERIOR WALL



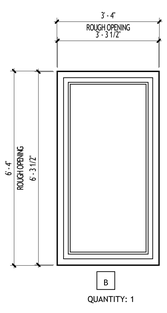
INTERIOR WALL



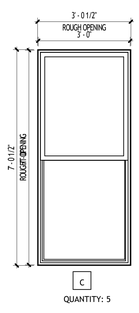




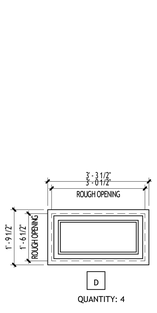
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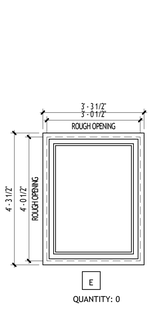
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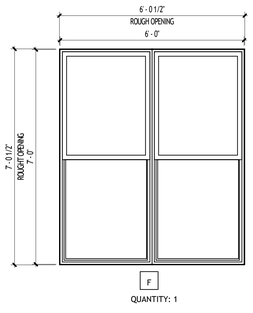
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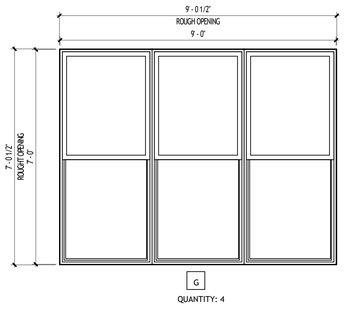
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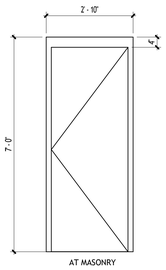
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QUANTITY: 1



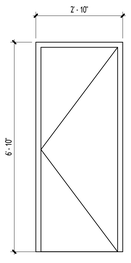
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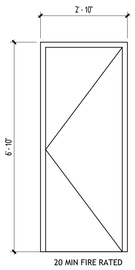
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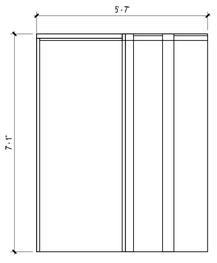
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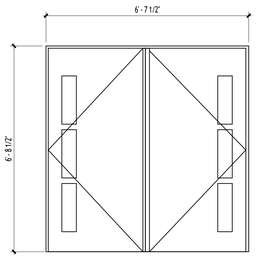
20 MIN FIRE RATED

C

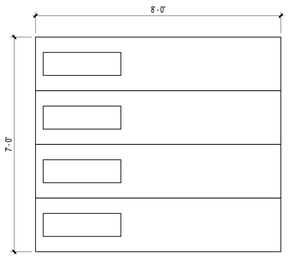
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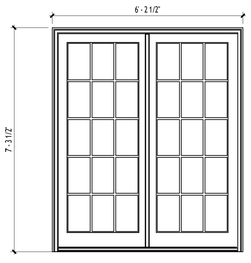
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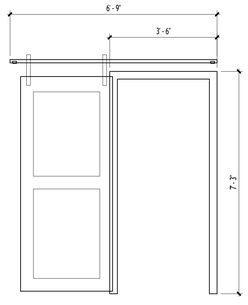
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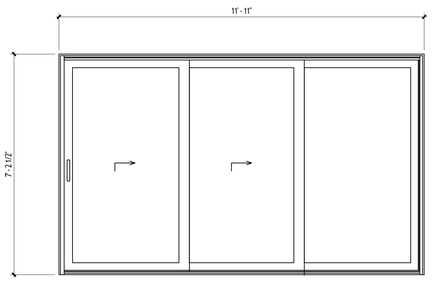
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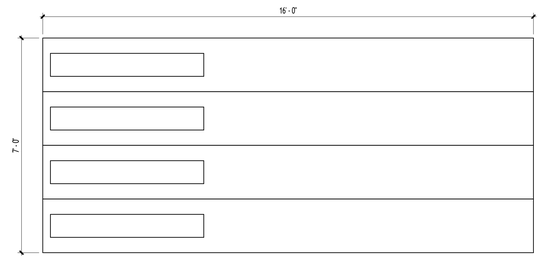
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QUANTITY: 1



QUANTITY: 2



QUANTITY: 1

1 WINDOW AND DOOR ELEVATIONS
1/2" = 1'-0"

16820 EDGEWOOD AVE RENOVATION

16820 EDGEWOOD AVE, WAYZATA, MN 55391

FARHAD HAKIM

WINDOW AND DOOR SCHEDULE AND WALL TYPES

A50

8/29/2026 10:17:09 AM

Plan Review - Review Comments Report

Project Name: **MI305958**
Workflow Started: **6/25/2026 12:01:03 PM**
Report Generated: **09/11/2026 11:11 AM**

REVIEW COMMENTS

REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	Engineering Jeremy Koenen 7/1/26 8:47 AM	Changemark Proposed Depict the proposed addition and deck on the survey and label setbacks to front, side and rear property lines.	Farhad survey.pdf	Reviewer Response: Jeremy Koenen - 8/20/26 5:02 PM Please upload the updated plan. --- Responded by: Mark Abernathy - 8/18/26 8:51 PM All comments have been updated on plan Dated 08172026 --- Reviewer Response: Jeremy Koenen - 8/4/26 9:44 AM General setbacks were shown but the actual setbacks from the structure to the property lines were not. The site plan does not have a scale. The addition should be shown on the survey. --- Responded by: Mark Abernathy - 7/21/26 1:09 PM refer to page A10	Unresolved

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2	1	Engineering Jeremy Koenen 7/1/26 8:47 AM	Changemark Driveway Please clarify if the driveway is only being modified to match the new garage location or if the driveway is going to be replaced. If being replaced, a separate driveway permit is required. And if that is the case, please acknowledge that a driveway permit will be applied for and update the survey to depict the proposed layout.	Farhad survey.pdf	Reviewer Response: Jeremy Koenen - 8/20/26 5:02 PM Please upload the updated plan and be sure it includes dimensions as requested per my 8/4/26 comments. Thank you. --- Responded by: Mark Abernathy - 8/18/26 8:52 PM Driveway is only being modified to match new addition --- Reviewer Response: Jeremy Koenen - 8/4/26 9:45 AM A two leg driveway is permitted. Please note that the maximum combined widths of the driveway at the property line is 35 feet. Meaning if one leg is 20 feet wide at the property line, the maximum width of the 2nd leg is 15 feet. The depiction on sheet A10 appears to widen the existing driveway significantly. Dimensions must be shown to confirm compliance with the city's driveway ordinance. --- Responded by: Mark Abernathy - 7/21/26 1:01 PM Driveway to be resurfaced, Layout to remain the same modified to fit new garage	Unresolved
3	1	Building Residential Marshall Lind 7/2/26 6:34 AM	Comment 1. Show square footage of each floor, garage, decks, porches, ect. for new addition 2. Page A14: Is the fireplace a wood burning or a gas fired fireplace? 3. Page A14: What size CFM is the kitchen hood? 4. Pages A30 - A50: Must show R values of all insulation. Foundation/wall/floor above unconditioned space/ceiling 5. Page A30: Need deck design for 2nd level, Show all construction detail and how is overhang being supported or engineered 6. Page A13: does not show lower deck stair detail. Need stringer size and spacing, tread width and height, handrail design 7. DO NOT REPLACE ANY OF THE ENGINEERED PLANS THAT HAVE BEEN REVIEWED.		Responded by: Mark Abernathy - 8/18/26 8:48 PM numbers 1-7 have been updated on the revised plan dated 08172026 --- Responded by: Mark Abernathy - 7/31/26 9:58 AM done on new revised plan	Resolved

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4	1	Engineering Sarah Krake 7/6/26 9:31 AM	Comment Will review when proposed addition shown on survey.		Reviewer Response: Sarah Krake - 8/20/26 7:57 AM You mention an updated plan dated 08172026 in responses but I don't see that plan uploaded into the system. The most recent file upload date is 08/06.	Unresolved
5	1	Planning, Residential Riley Rooney 7/6/26 12:02 PM	Comment Please revise survey with addition depicted per attached plans. Survey must include setbacks to rear, side and front property lines.		Reviewer Response: Riley Rooney - 8/19/26 2:03 PM As I mentioned in a previous comment, City Code requires a minimum combined side yard setback of 30 feet. While one side yard may be as narrow as 10 feet, the two side yard setbacks together must total at least 30 feet. The current plans show a combined setback of only 20 feet. Please revise the site plan to meet the setback requirement. If the required setback cannot be met, please contact the Planning Department at 952-939-8296 to discuss the variance process. --- Responded by: Mark Abernathy - 8/18/26 9:01 PM all corrections have been resolved and shown on revised plan dated 08172026 --- Reviewer Response: Riley Rooney - 8/3/26 3:39 PM City code requires 30-feet of an aggregate (combined) side yard setback. The plans currently show a 20-foot combined setback from both side property lines. Please revise the proposed site plan to meet the setback requirements or call the planning department at 952-939-8296 to discuss applying for a variance. --- Responded by: Mark Abernathy - 7/21/26 1:10 PM refer to page A 10	Unresolved

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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
6	1	Natural Resources Paul Schiller 7/13/26 2:39 PM	Comment All development projects must meet items met in the Tree Protection Ordinance - 314.01. A detailed tree inventory is needed to be supplied that notes the location of trees, species, size and tree health (this includes any trees that were removed). The tree protection ordinance has a three year lookback clause for trees removed if site has a development or redevelopment occurring. Tree mitigation may be required. For more information on this ordinance, see: https://codelibrary.amlegal.com/codes/minnetonka/latest/minnetonka_mn/0-0-0-25082 Please reach out if you have any questions - (952)-988-8422 or pschiller@minnetonkamn.gov		Responded by: Mark Abernathy - 8/18/26 8:58 PM This has been discussed and resolved with owner --- Reviewer Response: Luke Menden - 8/11/26 9:14 AM Per the tree protection ordinance, only 35% of High Priority Trees and 50% of significant trees can be removed from a property for a redevelopment project. This property is in violation of the tree protection ordinance unless proof can be provided that every tree on the property was dead or unsound. The Natural Resources review for this project has been transferred to Luke Menden, Natural Resources Specialist. Please direct any tree related questions to me at lmenden@minnetonkamn.gov or 952-988-8408. --- Responded by: Mark Abernathy - 7/21/26 1:03 PM there are no trees currently on the property	Unresolved
7	1	Natural Resources Paul Schiller 7/13/26 2:43 PM	Comment Construction that involves earthwork requires the placement of erosion controls around project area. The erosion controls should be noted on the site plan. This would prevent sediment from eroding into adjacent properties or to the public roadway.		Responded by: Mark Abernathy - 8/18/26 8:59 PM erosion control is shown on plan dated 08172026 --- Reviewer Response: Luke Menden - 8/11/26 9:09 AM Proposed erosion control locations need to be placed on the site plan. Once approved, erosion control will need to be installed before this permit can be issued. --- Responded by: Mark Abernathy - 7/21/26 1:05 PM erosion control provided by excavator	Unresolved

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REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
8	1	Engineering Eric Eckman 7/16/26 3:13 PM	Comment Grading, Drainage No stormwater management is required for this project. However, the project is located within the Shoreland Area. Please show the proposed addition, proposed grades and floor elevations, 2-foot contours and key spot elevations on the survey for proper review of grades and drainage. Also, include the square feet of disturbed area, and the square feet of proposed impervious area and percent hardcover, to compare to existing hardcover. Also, please note there are known burial mound sites in this general area. Please contact Planning staff if you have more questions about this topic.		Reviewer Response: Eric Eckman - 8/20/26 10:05 AM Staff do not see an updated survey/plan showing the items required in this comment. --- Responded by: Mark Abernathy - 8/18/26 8:56 PM This has been updated and corrected on plan dated 08172026 --- Responded by: Mark Abernathy - 7/21/26 1:06 PM Noted o plan	Unresolved
9	2	Engineering Jeremy Koenen 8/4/26 9:43 AM	Comment Will review the revised layout or after receiving variance approvals.			Info Only
10	2	Building Residential Marshall Lind 8/6/26 11:08 AM	Comment Only add pages with corrections or more information required, upload new page(s) with a different page name.		Responded by: Mark Abernathy - 8/18/26 8:51 PM ?	Resolved
11	3	Building Residential Marshall Lind 8/20/26 2:21 PM	Comment I tried calling Mark on 8/20/26 but never received a call back. If you look at the plans that are uploaded, there are no plans that were uploaded on 08/17/2026 Please submit plans with corrections			Resolved
12	4	Building Residential Marshall Lind 9/10/26 1:21 PM	Comment Print approved plans and Minnetonka Inspection Record and have on site at all times			Info Only

Written Statement

We respectfully ask that the City grant this variance because the circumstances surrounding this property are unique and the improvements we have made were driven by safety, not convenience.

From the day we purchased this property, it has been a labor of love. The home had been neglected for years by the previous owner, who left behind significant amounts of garbage, debris, and unfinished projects throughout the house, garage, and yard. Since purchasing the property, our family has invested countless hours cleaning and restoring it, removing nearly nine tons of garbage and working to bring the property back to a condition that benefits both our family and the neighborhood.

The tree removal was part of that effort. The trees were clearly unhealthy, posed safety concerns during storms, and created ongoing maintenance issues for both our property and neighboring properties. Removing them allowed us to safely begin renovations and create a safe environment for our family to move back into the home.

This neighborhood is incredibly important to us. We have lived just a few houses away for the past 15 years and have owned this property for the last 5 years. We are not outside investors or developers. We are neighbors who care deeply about this community and have worked hard to improve a property that had long been neglected. Every decision we have made has been with the goal of restoring the home, improving safety, and preserving the beauty and character of the neighborhood we love.

Granting this variance would recognize the unique circumstances of this property and the substantial efforts made to transform it from a neglected and unsafe condition into a home our family can be proud of. Our goal has always been to be good owners of the property and good neighbors, and we respectfully ask for your consideration and support.

Thank you,

Yasamin & Farhad Hakim

City of Minnetonka
Planning Division
14600 Minnetonka Blvd
Minnetonka, MN 55345

September 11, 2026

To Whom It May Concern:

I am writing as a neighboring homeowner regarding the property located at **16820 Edgewood Ave, Minnetonka, MN**.

The property has remained vacant and in an unfinished state for some time, I'm aware the homeowners are attempting to move forward with development. It is directly visible from my property and, in its current condition, has become somewhat of an eyesore for the surrounding neighborhood. As a nearby homeowner, I am also concerned that leaving the property and associated work incomplete for an extended period could negatively affect the appearance, enjoyment, and property values of neighboring homes.

I understand there have been some delays in moving the project forward, although I am not familiar with the specific circumstances or requirements involved. From my perspective as a neighbor, I would simply like to see the property improved and the project move toward completion in accordance with the City's requirements.

Assuming the property owners satisfy the applicable City requirements and obtain any necessary approvals, I would support allowing the project to proceed toward completion. I believe completing and improving the property would be preferable for the neighborhood to having it remain indefinitely in its current unfinished condition.

Thank you for your consideration.

Sincerely,

[redacted]
Neighboring Property Owner
[redacted]
[redacted]

From: [redacted]
To: Riley Rooney
Subject: Public Hearing, Hakim Residence
Date: Sunday, September 13, 2026 10:00:21 PM

Hello Riley,

This email is in reference to the Public Hearing Notice for the Hakim Residence at 16820 Edgewood Avenue on September 24, 2026.

I would attend the hearing in person, but I will be driving my ninety-five-year-old mother to her brother's funeral service in Two Rivers, Wisconsin.

My spouse, [redacted], and I reside at [redacted]., approximately one block and three houses down the hill towards Grays Bay Boulevard. We purchased our house in December 2013 and moved in the following April after selling our previous home.

We engage in daily biking and walking through our neighborhood and look forward to the transformation of the Hakim Residence property from its current state. The house and surrounding foliage have been in a state of disrepair since our arrival in this neighborhood. Architecturally, I have always appreciated the exterior, and I am pleased to learn that they intend to preserve and enhance it. Although I have never visited the backyard before tonight, the landscaping and trees in the front yard certainly warranted removal to harmonize with their neighbors.

As a former neighbor of the Hakims, I would like to share our experience of sharing a lot line with them. If one word could encapsulate our experience, it would be "fantastic." We first welcomed the Hakims to our neighborhood when they purchased a dilapidated home directly across the street from us at 16924 Cottage Grove Ave. In a short period, the home and landscaping underwent a complete renovation. The front yard was so overgrown that the previous house was barely discernible. Presently, it is a well-maintained home that seamlessly integrates into the neighborhood. Around the birth of their third son, they relocated directly next to us at [redacted]. Once again, they took a rundown property, invested in it, and transformed it into a visually appealing interior and exterior. I am confident that they will achieve the same success at the 16820 Edgewood Avenue, transforming an eyesore into a desirable property.

As a neighbor, we are likely the most familiar with them. They have been one of the most enjoyable families we have had at any of the eight properties we have owned over the course of our thirty-nine-year marriage. They have consistently demonstrated kindness, respect, and helpfulness. Their children exhibit similar qualities, being polite and delightful. We have never had any disagreements or witnessed any.

For instance, Farhad's kindness is evident in the fact that each winter, it was a race to beat him to removing snow from our driveway and the other three nearest neighbors. Additionally, Farhad removed snow from my driveway for nearly four winter seasons when I underwent orthopedic surgeries on my left leg, arms, and shoulders. I believe that even though he is no longer next door, he would likely do the same in the future.

If I can provide any further information, please reply or contact me at [redacted].

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

From: [redacted]
To: Riley Rooney
Subject: Hakim residence. 16820 Edgewood Avenue
Date: Monday, September 14, 2026 4:10:36 PM

Dear Riley,

I would like to offer some insight into the Hakim family who is seeking a retrospective variance for their redevelopment project at 16820 Edgewood Avenue. I live at [redacted] with my husband and have for the last 13 years. The Hakim family have been our neighbors while they remodeled and lived in the house across the street from us and again when they remodeled and lived in the house next door.
Both of Farhad's projects improved the area. It has been a delight to have the Hakims as neighbors.
Farhad and Yasamin have 3 respectful and kind children, one of which I had the privilege of teaching at Groveland Elementary. They are both attentive and loving parents and contribute to the well being of our neighborhood and community.
I will be out of town during the hearing or would be there in person to speak in support of Farhad.
Sincerely,
Linda Ruelle

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

From: [redacted]
To: Riley Rooney
Subject: Fw: Letter to the City / 16820 Edgewood
Date: Monday, September 14, 2026 4:10:21 PM

Hi Riley —

Sorry to send these in separate emails, but please see below.

Thank you,
Farhad Hakim

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Monday, September 14, 2026, 3:41 PM, Dawn Schelle <[redacted]> wrote:

> To the City of Minnetonka,
>
> I am writing in support of the variance request and proposed redevelopment of the property at **16820 Edgewood**.
>
> As a direct neighbor, I have a view into the rear of the property from my home, and because of that I am particularly familiar with the extent of the overgrowth and deterioration. The property is significantly unmaintained, with dead and overgrown trees surrounding and encroaching on the existing structure. The home itself appears to be in an advanced state of disrepair and, in its current condition, raises legitimate concerns regarding safety, property maintenance, and the potential for unauthorized access.
>
> From a neighborhood perspective, I believe the redevelopment of this property would be a meaningful improvement. Removing the deteriorated structure, addressing the unsafe and overgrown vegetation, and replacing the existing property with a well-maintained residence would improve both the appearance and overall condition of the immediate area.
>
> Our neighborhood is fortunate to have many homes that are well cared for, and I believe this project represents an opportunity to restore a property that has clearly fallen into significant decline. In my view, redevelopment would be a positive investment in the neighborhood and would improve the property for both the immediate neighbors and the broader community.
>
> For these reasons, I respectfully support the variance request associated with the redevelopment of **16820 Edgewood** and encourage the City to allow the project to move forward.
>
> Thank you for your consideration.
>
> Sincerely,

Dawn Schelle / [redacted]**.**

Resident of Minnetonka

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected attachments unless you recognize the sender and know the content is safe.

15 September 2026

To the City of Minnetonka

RE: 24 September Public Hearing for Hakim Residence, 16820 Edgewood Avenue

Over a year ago now, Farhad Hakim, the property owner of 16820 Edgewood Avenue, clear-cut over two dozen massive high-quality trees, leaving a barren waste front and back, very much at odds with a neighborhood that highly values its trees and its landscaping.

The prospect of survival for any replacement trees appears dim, considering Hakim's treatment of mature trees. Therefore, replacement planting, especially considering the scale of the clear-cut and the significant attention it would require, is not realistic for this owner.

Meanwhile, after over five years of Farhad Hakim's ownership, the house itself continues to deteriorate: plywood sheets replace broken windows; the siding remains unpainted and pitted; and portions of the structure are quite literally falling over.

Because we live right next door to this property, passersby often ask us, "What happened here? Why did he cut down all the trees?"

[redacted]

16830 Edgewood Avenue

From: [redacted]
To: Riley Rooney; yasamin sakhi
Subject: support of 16820 Edgewood
Date: Wednesday, September 16, 2026 10:31:00 AM

Dear Riley,

My name is Raleigh Golden (Scates), and my family and I own [redacted]. We recently received notice regarding the Hakim residence and the proposed redevelopment of 16820 Edgewood. I am writing to express my strong support for the project and for the Hakim family.

The Hakims have been tremendous assets to our neighborhood. Their two previous redevelopment projects have added significant value—not only through the thoughtful improvements they made to the homes, but also through the wonderful neighbors who have become part of our community and, in many ways, part of our family.

On a personal note, the first home I purchased in this neighborhood after going through a very difficult divorce was a home renovated by the Hakim family. That house became my entry point into a neighborhood that I—and my children—have come to love. It is a safe, welcoming place where people genuinely want to stay, and the Hakim family has played an important role in creating that sense of community.

We are actually missing having them nearby while they wait to begin the build-out of this home.

I understand that projects like this can involve different perspectives and concerns. However, the redevelopment of this property has always been part of the vision, and I cannot imagine the neighborhood without seeing it completed. We are excited to see what the Hakims create and believe the project will be a positive addition to the area.

My family recently completed a basement remodel of our own, and we have seen firsthand how thoughtful improvements—and neighbors who invest in their properties—can benefit the surrounding homes and the overall value of the neighborhood.

Thank you for your time and consideration. Please know that you have our full support for the Hakim family and this project.

Warm regards,

Raleigh Golden
Neighbor and Homeowner
[redacted]

Raleigh Golden, Real Estate Agent @ Scates Real Estate

Wayzata, MN | Cell: [redacted] | Email: [redacted]

CAUTION: This email originated from outside of the organization. Do not click links or open unexpected

Resolution No. 2026-

Resolution approving the variances to the tree protection ordinance and front yard setback standards for the redevelopment at 16820 Elmwood Place

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 The property is located at 16820 Elmwood Place. It is legally described as:

Lot 26, Block 6, and all of Lot 25, Block 6, except that part of said Lot 25 described as follows: Commencing at the most Southerly corner of said Lot 25; thence Northeasterly on the Easterly line of said Lot a distance of 20 feet, thence angle left 86 degrees 15 minutes a distance of 98.6 feet to a point on the Southerly line of said Lot 25m distance 100 feet Northwesterly from the most Southerly corner of said Lot 25; thence Southeasterly on the Southerly line of said lot a distance of 100 feet to the place beginning, all in Thorpe Bros. Groveland Shores, Hennepin County, Minnesota.

1.02 The applicant is proposing to construct an addition to the existing home on the subject property. A variance is required for the premature removal of two trees that exceeded the permitted tree removal threshold. A front yard setback variance is also required, as the proposed addition would be located 24.97 feet from the front property line.

1.03 City Code §300.14 Subd. 7(b) prohibits the removal of more than 50 percent of significant and 35 percent of high-priority trees on a lot when there is a redevelopment of a single-family property.

1.04 City Code §300.14 Subd. 7(a)(5) prohibits the removal of a healthy protected tree within three years prior to a redevelopment unless first approved by the city. The tree removals were not authorized by the city.

1.05 City Code §300.10 Subd. 5(b) requires a minimum of 35 feet from the right-of-way of a local street.

1.06 Minnesota Statute §462.357 Subd. 6, and City Code §300.07 authorizes the city to grant variances.

1.07 On Sept. 24, 2026, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the variance.

Section 2. Standards.

2.01 By City Code §300.07 Subd. 1, a variance may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties mean: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposal would meet the tree protection ordinance and front yard setback standards if the variances are granted under Section 300.07 of the zoning ordinance.

3.02 The proposal meets the variance standard outlined in City Code §300.07 Subd. 1(a):

1. Purpose and Intent: The intent of the zoning ordinance is to allow for an owner's reasonable use of a property. Given the proposed addition is planned to be constructed within the 35-foot front yard setback; and the removal of trees from the site prior to a building permit being issued and in excess of the amount allowed under the tree protection ordinance, the property is in violation of ordinance standards. Under City Code Sec. 210.005, a license, permit, or other city approval or authorization of any kind may be granted only to an applicant who is in compliance with all ordinance requirements and attached conditions regarding other city approvals that have been granted to the applicant for any matter. Without a variance, the City could not issue a building permit, which reduces the owner's reasonable use of their property.

2. Consistent with Comprehensive Plan: The guiding principles in the comprehensive plan provide for maintaining, preserving, and enhancing existing single-family neighborhoods. The requested variances would not negatively affect the neighborhood's existing residential character.

3. Practical Difficulties: There are practical difficulties in complying with the ordinance:

    a) Reasonableness: The requested variance is reasonable:

        1) The trees have already been removed without the required approvals. Without the requested variance, the property owner cannot obtain the necessary permits to proceed with the proposed home improvements. Denial of the variance would not restore the removed trees or otherwise change the existing site conditions.

2) The proposed addition would be located in the same building line as the existing home. However, due to a slight curvature of the front property line, it would technically be located closer to the line than the existing home.

b) Unique Circumstance: The subject property is a relatively small residential lot with limited area available for development and tree preservation. While these circumstances are not necessarily unique to the immediate area, the combination of limited lot area and available development area is not common among residential properties throughout the community.

c) Character of Locality: The proposed addition would maintain the established development pattern and would not significantly alter the character of the neighborhood. Required tree mitigation of 94 inches of replacement tree caliper will also help restore tree canopy on the property.

Section 4. City Council Action.

4.01 The above-described variances are approved, subject to the following conditions:

1. Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:

- Site and Dimension (Survey) Plan dated 11/20/25

3. Prior to issuance of a building permit:

a) A copy of this resolution must be recorded with Hennepin County.

b) Submit the following items:

1) Title evidence.

2) A tree mitigation plan. The plan must meet mitigation requirements as outlined in the ordinance, accounting for 94 caliper inches in tree replacement. However, at the sole discretion of staff, mitigation may be decreased. Based on the submitted plans, the mitigation requirements would be unclear based upon submitted plans. The mitigation plan must include the following:

i. Proposed size, species and locations of plantings onsite.

ii. One species shall not comprise more than 10 percent of the proposed plantings.

3) A maintenance agreement. This must be in a city-approved format and outline minimum practices to ensure survivability for one full growing season. The property owners must record this agreement with Hennepin County.

4) Fines totaling $4,000 for premature tree removal, for the two healthy trees removed that would have exceeded the tree removals otherwise allowed by the tree protection ordinance.

5) Cash escrow in an amount to be determined by city staff. At the time of this approval, the amount is $5,000. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document, the builder and property owner will acknowledge:

- The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and

- If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.

c) Install a temporary rock driveway, erosion control, and any other measured as identified for staff inspection. These items must be maintained throughout the course of construction.

4. A driveway permit must be obtained prior to repaving the driveway surface, detailing the width dimensions of each leg of the driveway access. Note: The maximum combined driveway width for a driveway with two access points is 35 feet at the property line.

5. Additional mitigation requirements will be determined once construction is completed.

6. All required plantings must be installed prior to the issuance of a certificate of occupancy or as otherwise approved, in writing, by city staff.

7. These variances will end on Dec. 31, 2028, unless the city has issued a building permit for the project covered by these variances or has approved a time extension.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Oct. 5, 2026.

_____

Rebecca Schack, Mayor

Attest:

_____
Becky Koosman, City Clerk

Action on this resolution:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution adopted.

Certification:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Oct. 5, 2026.

_____
Becky Koosman, City Clerk