



## D & J STEELE CONSTRUCTION, INC.

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Summit University Planning Council  
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### VARIANCE APPLICATION – PROPOSAL & DESCRIPTION

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We propose to perform a complete renovation of an existing vacant single-family house and convert it into a habitable double family house or duplex. Our intent is to create additional housing opportunities for owner occupants, large extended families and or investors looking for properties with one or two rental units. The property will be listed for sale after all construction work has been completed and all occupancy inspections passed. We have notified the neighbor(s) of our desires, and there were no objections at that time.

The duplex we propose will provide for a variety of housing needs. We want to avoid our property becoming another empty nuisance house or vacant lot. Our efforts of providing shelter for one person, one family or one renter can now be doubled. The opportunity to maximize the potential of this lot is always a primary goal. The improvements we plan to perform will increase the overall total square footage, eliminating any additional expenses to the city and potentially generating even more positive equity to the neighborhood. The proposed use as a residential property will be maintained along with the most of original physical characteristics. The variances needed are as follows;

- Reduce total lot square footage requirement from 6000sf. to 4,834sf.
- Reduce lot width minimum from 50 feet to 40 feet.
- Reduce West side yard setback from 9 feet to 3.73 feet.
- Reduce East side yard setback from 9 feet to 6 feet.

The property is located in an area with both single and double family homes. The conversion cannot be achieved without the variances, but fits within the composition of the block and the overall neighborhood. The existing lot is smaller than required, but the proposed dwelling units will both be larger than the minimum 500sf requirements. Our plans also include a detached 2 car garage and an oversized driveway for onsite parking for up to 4 standard sized vehicles. Two story homes with detached garages represent the majority of the homes on this respective block. We do believe that as a duplex this property will provide additional opportunities for various housing needs, various types of ownership and various familial sizes. We look forward to working with you and all our neighbors in regards to this or any other neighborhood zoning or land use issues.

Thank You,

**Donald Steele, VP**

D&J Steele Construction, Inc.