



EDINA MINNESOTA

Planning Commission Meeting Agenda

August 12, 2026, 7:00 PM

Edina City Hall, Council Chambers, 4801 W. 50th St.



Participate in the meeting:

Watch the meeting on cable TV or [YouTube.com/EdinaTV](https://www.youtube.com/EdinaTV).

Provide feedback during Community Comment by calling 312-535-8110. Enter access code 2866 746 3092 . Password is 5454. Press *3 on your telephone keypad when you would like to get in the queue to speak. A staff member will unmute you when it is your turn to speak.

Accessibility Support:

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 at least 72 hours in advance of the meeting.

1. Call to Order

2. Roll Call

3. Approval of Meeting Agenda

4. Approval of Meeting Minutes

4.1. Minutes, July 15, 2026

5. Community Comment

During "Community Comment," the Board/Commission will invite residents to share issues or concerns that are not scheduled for a future public hearing. Items that are on tonight's agenda may not be addressed during Community Comment. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

6. Public Hearing

During "Public Hearings," the Commission chair will ask for public testimony after staff and/or applicants make their presentations. The following guidelines are in place to ensure an efficient, fair, and respectful hearing; limit your testimony to three minutes and to the matter under consideration; the Chair may modify times, as deemed necessary; avoid repeating remarks or points of view made by previous speakers. The use of signs, clapping, cheering or booing or any other form of verbal or nonverbal communication is not allowed.

6.1. Variance request Cavalry Church 5300 France Ave. So.

6.2. Variance request 5620 Woodcrest Drive

7. Reports/Recommendations

8. Chair and Member Comments

9. Staff Comments

10. Adjournment



Minutes
City Of Edina, Minnesota
Planning Commission
Edina City Hall Council Chambers
July 15, 2026

I. Call To Order

Chair Alkire called the meeting to order at 7:00 p.m.

II. Roll Call

Answering the roll call were: Commissioners Bennett, Brennan, Felt, Hahneman, Nelson, Smith, and Chair Alkire. Staff Present: Cary Teague, Community Development Director; Kris Aaker, Assistant Planner; Addison Lewis, Community Development Coordinator; and Miriam Laredo-Fuentes, Administrative Support Specialist.

Absent from the roll call: Commissioner Daye, Padilla, Ja, and Just.

III. Approval Of Meeting Agenda

Commissioner Nelson moved to approve the July 15, 2026, agenda. Commissioner Felt seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

IV. Approval Of Meeting Minutes

A. Minutes: Planning Commission, June 24, 2026

Commissioner Smith moved to approve the June 24, 2026, meeting minutes. Commissioner Hahneman seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

V. Community Comment

None.

VI. Public Hearings

A. Variance Request – 5401 Londonderry Road

Director Lewis presented the request for a Variance at 5401 Londonderry Road. Staff recommends approval of the variance, as requested, subject to the findings and conditions listed in the staff report.

Appearing for the Applicant

The applicant was in the audience but did not come to the podium to address the Commission.

Staff answered Commission questions.

Public Hearing

The property owner at 5405 Londonderry Road, expressed concerns about the visual impact of the remodel, removal of mature trees, and the appearance of a new window well near the shared property line. She requested additional landscaping to restore the natural buffer that previously existed between the two homes.

The builder responded that an arborist and City Forester had reviewed the tree removals, that all permits had been obtained. That revised landscape plans, including additional shrubbery, had already been shared with the neighbors.

Commissioner Bennett moved to close the public hearing. Commissioner Brennan seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Smith	aye

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

The Commission spent considerable time discussing the consistency with which residential variances should be evaluated. Several Commissioners reflected on previous applications that had been denied because homeowners had alternative design options. Others questioned whether this proposal represented a genuine hardship or simply a preference for a larger bedroom.

Many Commissioners concluded the requested encroachment was modest and would have virtually no impact on neighboring properties. They noted the addition would remain behind the house, preserve the streetscape, and allow the homeowners to improve the livability of their existing home without requiring a larger reconstruction project.

Several Commissioners emphasized that Edina should encourage residents to remain in their homes as their needs change, provided additions remain compatible with surrounding neighborhoods. Others stressed that each variance must still be evaluated individually because no two properties present identical circumstances.

Motion

Commissioner Bennett moved that the Planning Commission recommend approval of the variance request to the City Council, as outlined in the staff memo, subject to the conditions and findings therein. Commissioner Hahneman seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

C. Variance Request – Saint Stephen’s Church – 4439 West 50th Street

Assistant City Planner Aaker presented the request of Saint Stephen’s Church for a variance.

Appearing for the Applicant

Ms. Mary Sue Vorbrick, Lay Leader for Saint Stephen's Church, addressed the Commission.

The applicant and staff answered the Commission's questions.

Public Hearing

Name, Company, introduced himself and explained ??

Commissioner Hahneman moved to close the public hearing. Commissioner Nelson seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

The Commission discussed the variance request and, finding that it satisfied the required variance findings, recommended approval.

Motion

Commissioner Hahneman moved that the Planning Commission recommend approval of the variance request to the City Council, as outlined in the staff memo, subject to the conditions and findings therein. Commissioner Nelson seconded the motion.

A roll call vote was performed:

Commissioner Bennett	aye
Commissioner Brennan	aye
Commissioner Felt	aye
Commissioner Hahneman	aye
Commissioner Nelson	aye
Commissioner Smith	aye
Chair Alkire	aye

Motion carried.

VII. Reports/Recommendations

A. Sketch Plan Review – 7600 France Avenue

Director Teague presented the request for a sketch plan review.

Appearing for the Applicant

Mr. Michael Magulies, Project Manager at Newton Res LLC, addressed the Commission.

The Commission asked questions of the applicant and staff.

The Commission reviewed the sketch plan and offered comments, which can be viewed in the official meeting video.

B. Sketch Plan Review – Macy’s Furniture Store Site, Northwest Lot (7235 France Avenue)

Director Teague presented the request for a sketch plan review for Macy’s Furniture Store.

Appearing for the Applicant

Mr. Evan Doran, CEO of Doran Group, addressed the Commission.

The Commission asked the applicant and staff questions.

The Commission reviewed the sketch plan and offered comments, which can be viewed in the official meeting video.

VIII. Chair and Member Comments

Received.

IX. Staff Comments

Received.

X. Adjournment

Chair Alkire adjourned the meeting at 10:05 p.m.



Item Number: 6.1

Department: Community Development

Item Activity: Action

Prepared By: Kris Aaker, Assistant City Planner

Item Title: Variance request Cavalry Church 5300 France Ave. So.

Action Requested:

Approve the variance as requested based on the findings and subject to the conditions as listed in the staff report.

Information/Background:

The representative for Cavalry Church, located at 5300 France Ave., is requesting a 38-foot north setback variance from the required 50-foot requirement per Section 36-438 of the Edina Zoning Ordinance to allow a 12-foot setback from the north lot line. The variance is to allow Calvary to build a storage building 12 feet from the north property line upon the removal of a much larger double dwelling unit on the property that has fallen into disrepair. The storage building will meet all other setback requirements and Edina codes.

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Staff Report
2. Variance Memo – Engineering
3. Staff Presentation
4. Applicant narrative
5. Applicant submittal



Date: 08/12/26
To: **Planning Commission**
From: Kris Aaker, Assistant City Planner
Subject: Variance request

Staff Recommendation: Motion to approve a 38-foot setback variance from a north lot line for a religious institution to build a storage building 12 feet from the north lot line at 5300 France Ave. subject to the findings and conditions listed in the staff report.

Information/Background:

The subject property, 5300 France Ave., is approximately 5.48 acres and is located south of West 52nd Street and west of France Ave., consisting of a church building, parking lot and a double dwelling unit.

Cavalry Church is requesting a 38-foot north setback variance from the required 50-foot requirement per Section 36-438 of the Edina Zoning Ordinance to allow a 12-foot setback from the north lot line. The variance is to allow Calvary to build an 864 sq ft storage building, 12 ft. from the north property line upon the removal of the much larger double dwelling unit, (4,044 sq ft), on the property north of the church that has fallen into disrepair. Removal of the dwelling and addition of the storage building will increase landscape area by 3,180 sq ft. The double dwelling unit was acquired by the church with the lot combined into the remainder of the church property through Hennepin County. There are no proposed exterior changes to the church building. The storage building will meet all other requirements of Edina codes.

Surrounding Land Uses:

Northerly: Single Unit residential home; zoned R-I Single Dwelling Unit and guided low-density residential.

Easterly: Residential homes; City of Minneapolis.

Southerly: Single Unit residential homes; zoned and guided low-density residential.

Westerly: Single Unit residential homes; zoned R-I Single Dwelling Unit and guided low-density residential.

Existing Site Features:

The subject property is a 5.48-acre lot; lot located on the west side of France Ave., very near the 50th and France Commercial node. The property consists of an existing church building, a sizable parking lot, and a double dwelling unit residential building.



Planning:

Guide Plan designation: Low-Density Residential

Zoning: R-1, Single-Dwelling Unit District

Compliance Table:

	City Standard	Proposed
Accessory building less than 1,000 sq ft on a church property/north side setback	50 feet	Existing building Nonconforming *4.5 feet **12 feet +7.5 feet
Accessory building east front street setback	50 feet	98.07 feet
Accessory building height	3 stories or 40 feet whichever is less	One story 14 feet
Hard surface area	50%	Existing nonconforming *74% Proposed 72.6% -1.4% reduction

* Existing nonconforming

****Requires variance**

PRIMARY ISSUES & STAFF RECOMMENDATION

Primary Issues

Is the proposed variance justified?

Yes, staff believe the requested variance is justified.

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that a variance shall not be granted unless the following findings are made:

1. The variance would be in harmony with the general purposes and intent of the ordinance.

Staff believe the variance would be in harmony with the general purposes and intent of the ordinance. The purpose of setback requirement is to maintain a general consistency in setback on church properties. The proposed storage building will increase setback by 7.5 feet from the 4.5 foot setback of the dwelling unit to provide a 12 foot setback from the north lot line. The storage building will more than double existing setback, and will be 3,180 sq ft smaller than the current 4,044 sq ft double dwelling. The proposal moves the property towards a more conforming condition on the church property than currently exists on site. It should be noted that double dwelling unit properties allow detached accessory structures with minimum 3 ft side and rear yard



setbacks. A much closer setback is permitted on a single and double dwelling unit lot for the same structure. The proposed building is a passive accessory storage building and will not be used for active church functions.

2. The variance would be consistent with the Comprehensive Plan.

Staff believe the variance would be consistent with the Comprehensive Plan. The Comprehensive Plan guides the property for Low Density Residential use and use of the property and will remain a church.

The variance would allow for a project that is a compatible use adjacent to the single dwelling unit to the north and with other homes near by.

3. There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:

i. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

The property owner is proposing an accessory storage building on a property that previously functioned with two dwelling units. The applicant will increase setbacks to the north and east lot lines from the existing double dwelling unit setbacks. Staff believe the proposed use of the property is reasonable. The accessory structure is smaller, lower in height and farther from property lines than current conditions which will increase green space on the church property.

ii. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The double dwelling unit presumably complied with the setback requirements at the time it was constructed, which allowed a much closer setback to the side for the double than proposed by the storage building. The same storage building would not require a variance for setback if the property had remained a separate R-2 lot. The required 50 ft setback renders that portion of the property mostly unbuildable without the benefit of a variance.

iii. The variance, if granted, will not alter the essential character of the locality.

Staff do not believe the variance will alter the essential character of the locality. The overall setbacks of the proposed structure improves upon existing setbacks and will result in less building and hard surface coverage on the property. Very little of the accessory structure will be visible from the street given higher grade elevations along France Ave, and a new solid wall fence and landscaping will be installed along the north lot line to buffer the adjacent residence.



Staff Recommendation

Staff recommend approval of the requested variance. Approval is based on the following findings:

1. The variance is in harmony with the general purposes and intent of the ordinance. The purpose of the setback requirement is to maintain general consistency in setback and provide an adequate distance of buildings to property lines.
2. The variance allows for a much smaller storage building to replace a double dwelling unit and will improve upon the existing north and east setbacks and will increase spacing to the north.
3. The church proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance. The church is proposing a replacement of the existing 2-unit home, with a passive storage building, with a much smaller footprint, lower ridge height and located farther from lot lines and the closest neighbor. The storage building will maintain the required setback from the East/France Ave. lot line.
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner. The same storage building would not require a variance for setback if the property had remained a separate R-2 lot.
5. The variance will not alter the essential character of the locality. The overall setbacks of the proposed structure improves upon existing setbacks and will result in less building and hard surface coverage on the property.

Approval is subject to the following conditions:

1. Plans submitted at the time of building permit shall be consistent with the plans included in the August 12, 2026 Planning Commission packet.
2. Conformance with the tree ordinance at building permit.
3. Conformance with comments from Engineering at building permit.



DATE: 8/3/2026
TO: Cary Teague – Planning Director
FROM: Andrew Reinisch – Engineering Technician
RE: **5300 France Ave S – Calvary Church Garage**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, stormwater, erosion and sediment control and for general adherence to the relevant ordinance sections.

This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application. Plans reviewed are dated 07-01-2026.

Summary of Work

The applicant proposes to demolish an existing twin home located north of the church and construct a new structure to act as a detached garage.

Easements

No easements are recorded or relevant to the scope of this project.

Grading and Drainage

The grading and drainage pattern will remain consistent from existing to proposed. The overall impervious coverage will be reduced significantly and more greenspace will be provided.

Stormwater Mitigation

No stormwater mitigation is shown or required due to the reduction of impervious coverages from the existing condition.

Floodplain Development

There are no relevant local floodplain issues with the proposed scope of this project. No FEMA or local floodplain issues.

Erosion and Sediment Control

An erosion and sediment control plan was reviewed and is consistent with City of Edina Building Policy SP-002.

Street and Driveway Entrance

No impacts to the street or driveway entrance apron are proposed.

Public Utilities

No proposed modifications to the existing utility services.

Miscellaneous

A Minnehaha Creek Watershed District permit will need to be obtained prior to city approval.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

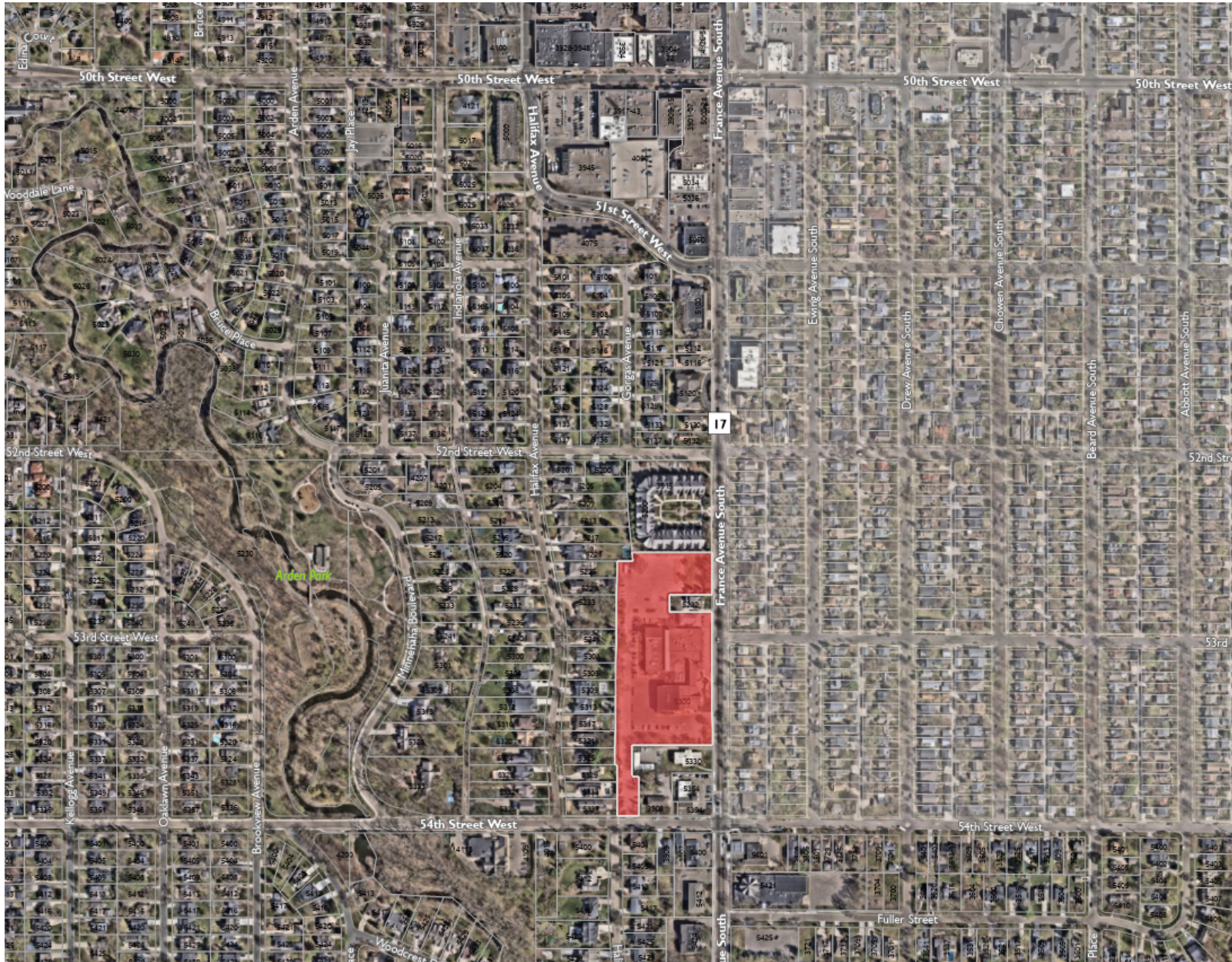


The CITY of
EDINA

Variance at 5300 France Ave. Cavalry Church

August 12, 2026

Project Location – Cavalry Church 5300 France



The CITY of
EDINA

Existing Property Location



The CITY of
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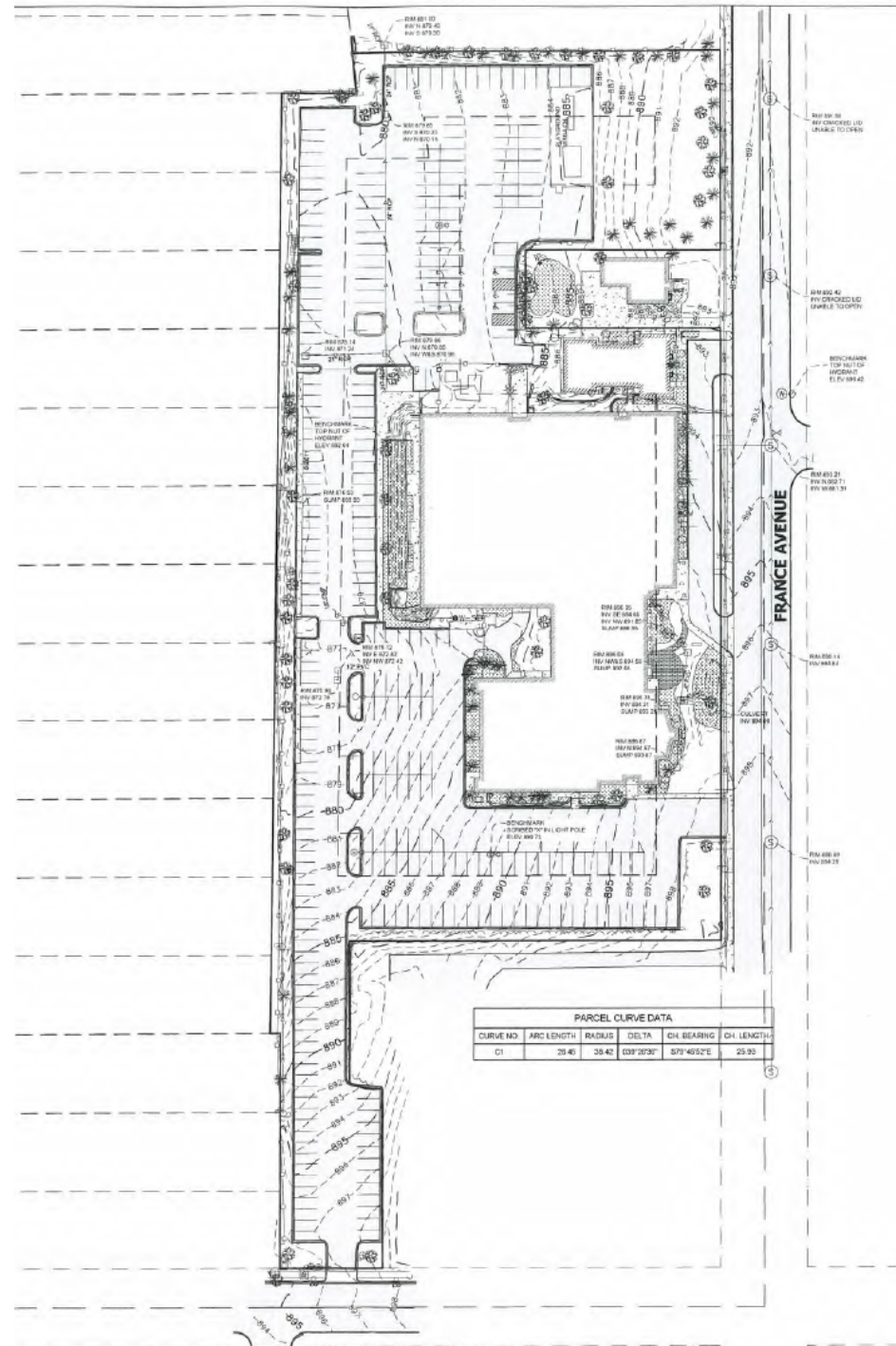
Front Street Photo of subject and Neighbor



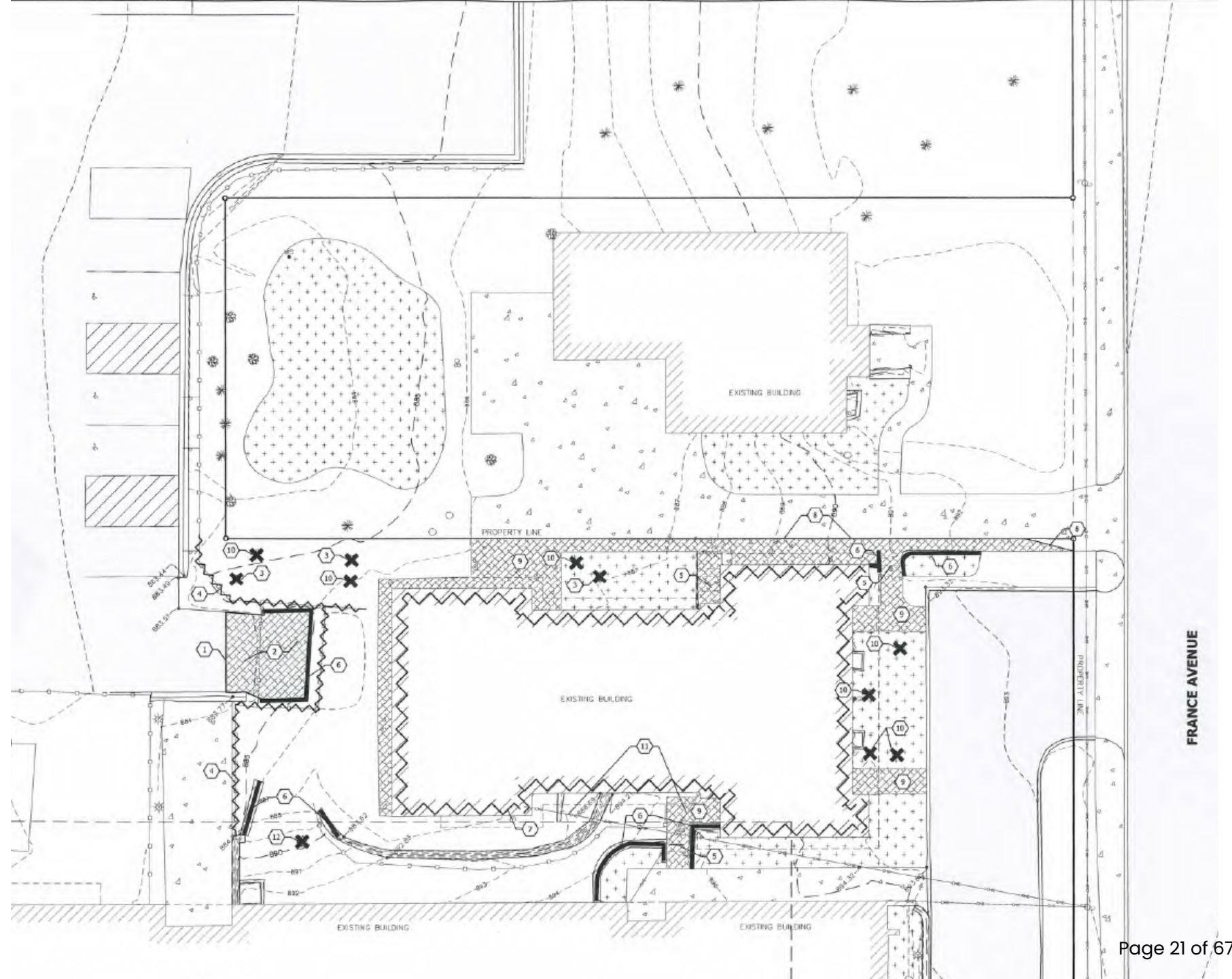
Front Street View



Existing Site



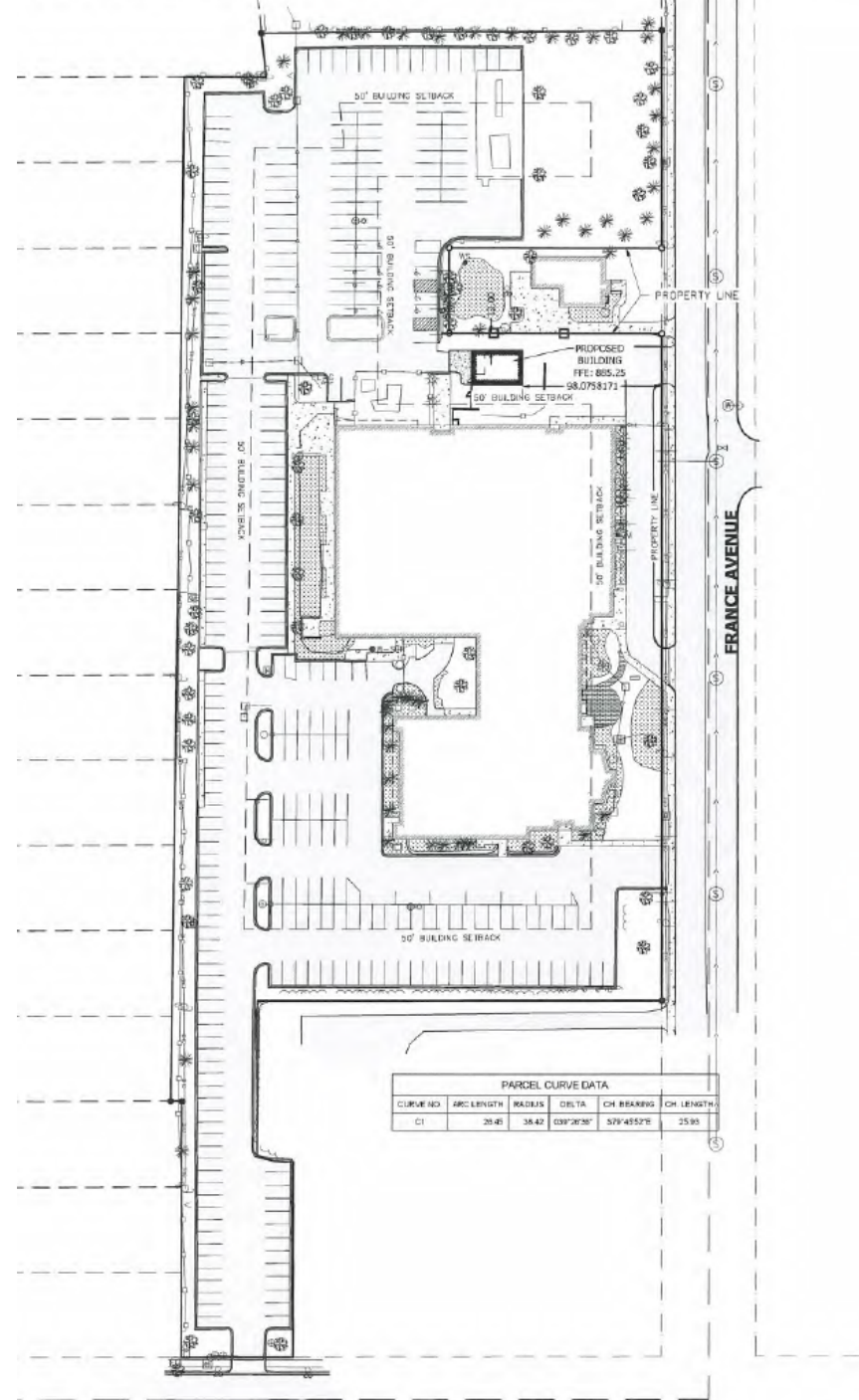
Existing Site Features



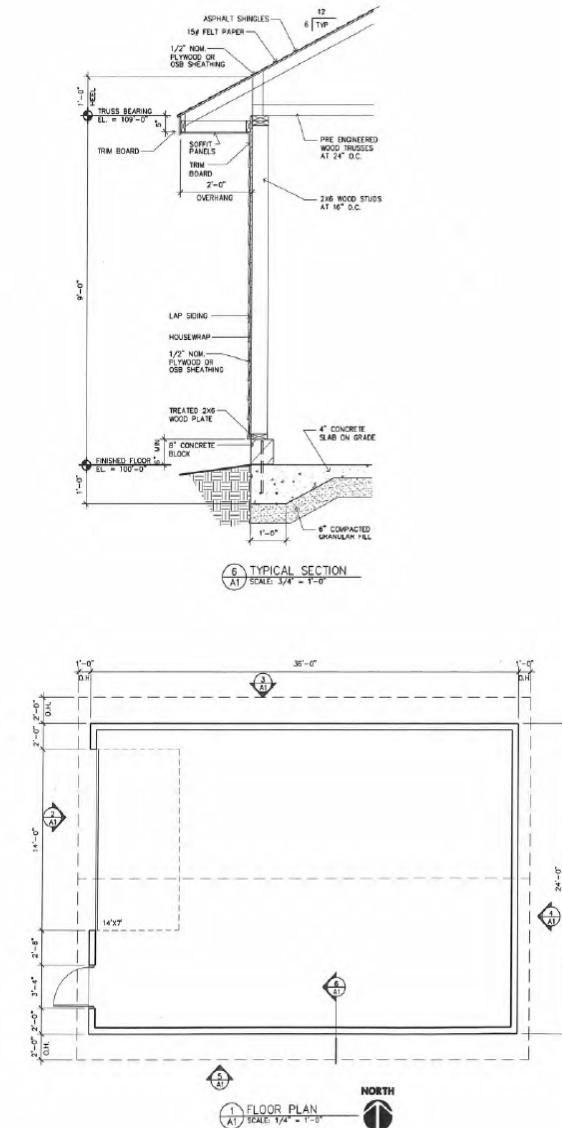
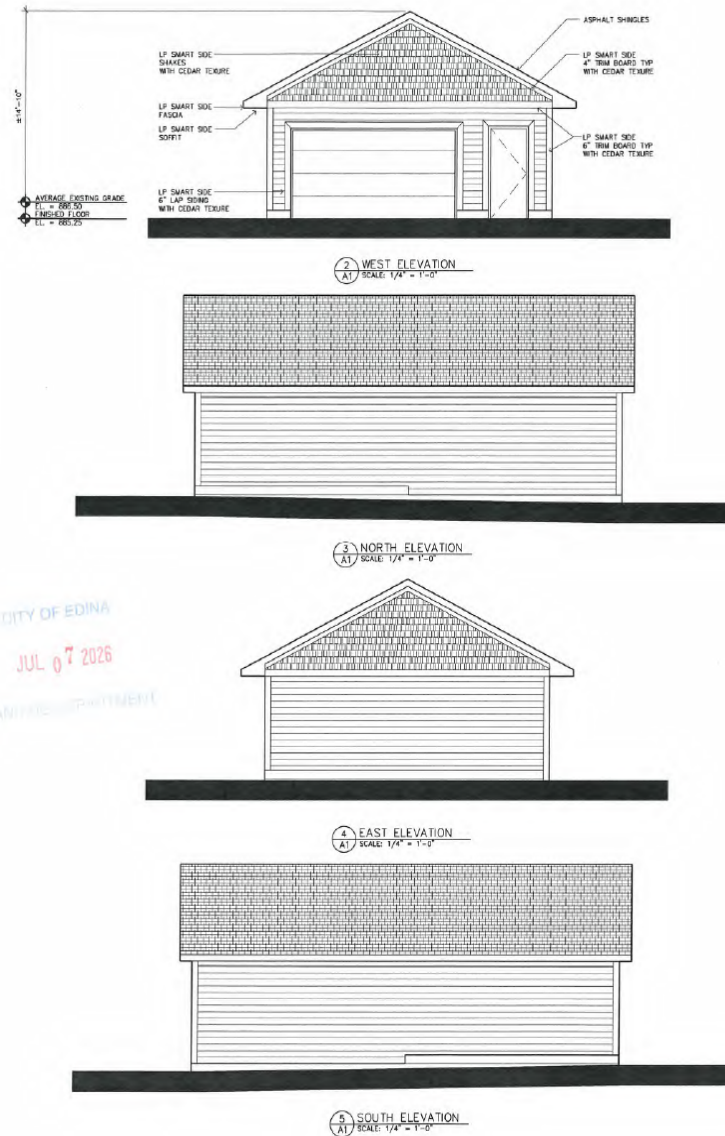
Proposed Plans₃



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Building Elevations

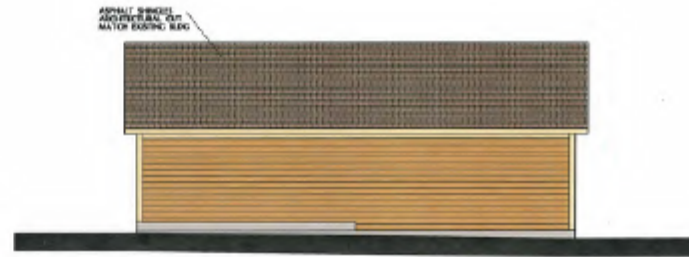


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Building Elevation renderings



WEST ELEVATION



NORTH ELEVATION



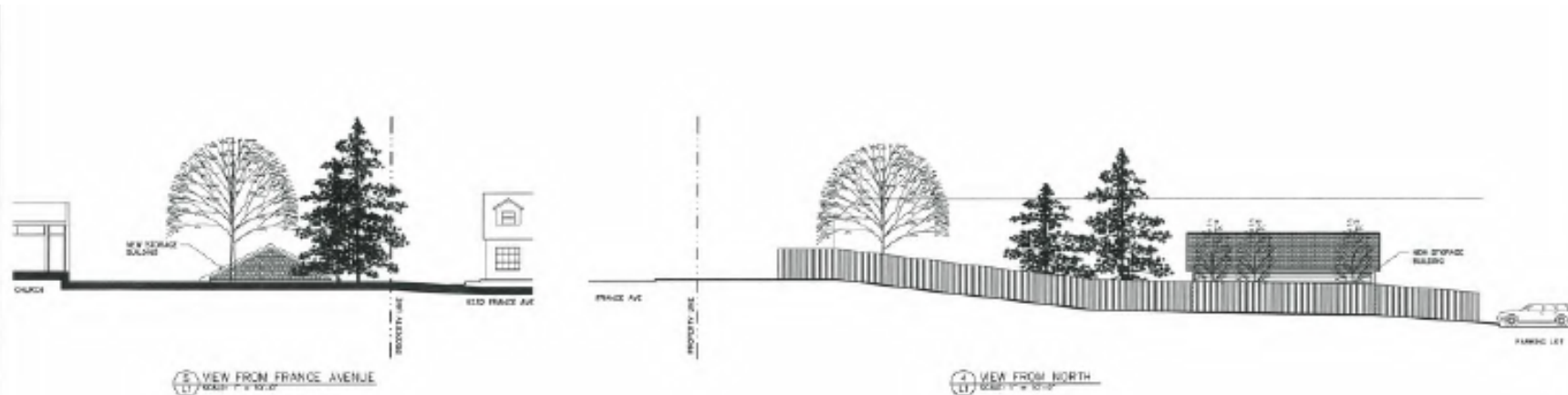
SOUTH ELEVATION



EAST ELEVATION



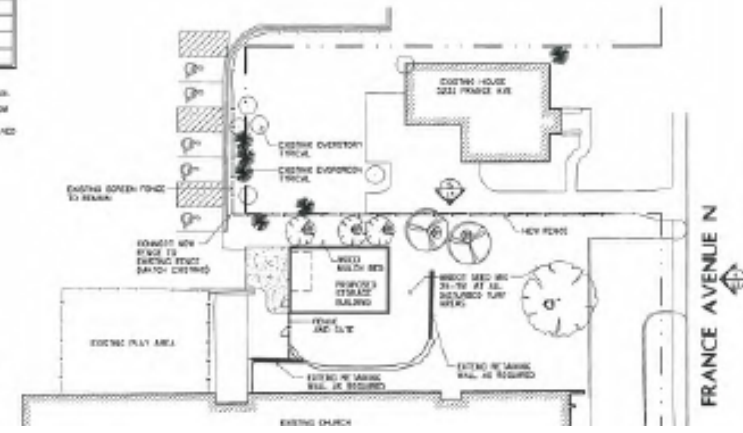
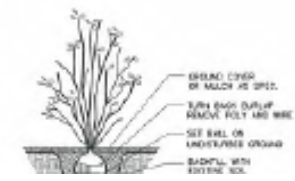
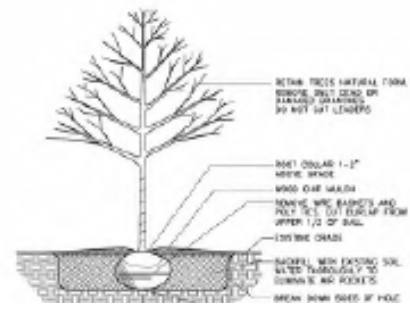
Site with Building Elevations



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QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTG	REMARKS
1	Q1	COFFEE TREE	ESCHOLIAUS INDICA	2.0' GAL	DR	
1	Q2	BIRCH PARKLAND ELLER	BETULA PLATYPHILLOIDES	1.5' GAL	DR	
2	Q3	BLOOMING SPRUCE	PRUNUS BLANCA EDGEMAN	2' TALL	DR	

LANDSCAPE NOTES:
1. SITE/USE AREAS AS SHOWN ON THE PLAN.
2. BIRD NESTS ARE TO BE REMOVED FROM THE AREAS BY BIRD NEST BOXES.
3. SEE PLAN FOR EXISTING TREES TO BE SAVED.



The CITY of
EDINA

Variance Criteria

1. The variance would be in harmony with the general purposes and intent of the ordinance.
2. The variance would be consistent with the Comprehensive Plan.
3. There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:
 - i. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.
 - ii. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - iii. The variance, if granted, will not alter the essential character of the locality.



Staff Recommendation

Motion to approve the variance request based on the findings and subject to the conditions in the staff report.

Deadline for a City decision: September 6, 2026



Letter to Edina Planning Commission - Providing Additional Information re. Calvary's Request for a Variance from the 50 ft. setback.

Calvary Christian Reformed Church (Calvary), located at 5300 France Avenue South in Edina, MN, wishes to remove the Duplex located on our property (formerly 5236 & 5238 France Ave), regrade and landscape that area, providing 3180 sq. ft. of additional green space, and build a modest storage building on the lot.

The storage building we wish to build will be further from our neighbor's property line than the current Duplex is. However, we need to request a variance from the 50 ft. setback for the proposed location of the new storage building. Locating the storage building anywhere else on Calvary's property, and meeting the 50 ft. set back requirement, would place the storage building somewhere near the middle of our parking lot which would be much more visible and unappealing to all our neighbors (see the red outline on the sketch on the last page of this application). The storage building location proposed on the attached drawings is the most discreet location, will be shielded by trees, bushes, a fence, and a hill to the east. It is the best location to meld into the neighborhood. It requires Edina's approval for a 12 ft. setback variance from our north property line, rather than a 50 ft. setback. It meets all other Edina setback and code requirements. The renderings on the next page and on L1 of the drawing set, show what the storage building and landscaping will look like from France Ave. and from our neighbor's house to the north.

Calvary is convinced the Duplex must be removed and that removing it will benefit the neighborhood and will increase our green space by 3180 sq. ft. Calvary wishes to turn the east side of the lot (France Ave side) into green space which will benefit our neighbors to the east and north and anyone driving along France Ave.

Calvary currently uses the Duplex for storage of our lawn equipment, snow blowers, and other outdoor maintenance equipment. Calvary has investigated updating the Duplex and renting it at below market value to people in need of housing. Contractors have informed us that is not practical. The Duplex has many issues, does not meet current codes in many areas, and would be unreasonably expensive to rehabilitate. Calvary has concluded we must remove the Duplex for the benefit of all. When we remove the Duplex, we also need to build a modest, architecturally pleasing, storage building near the west side of the lot. We need to retain outdoor storage areas for lawn mowers, snow blowers, and other outdoor equipment.

JUL 07 2026

The Proposed Variance will:

PLANNING DEPARTMENT

Relieve practical difficulties in complying with the zoning ordinance and is the use reasonable.

Yes. Locating the storage building anywhere else on our property that complies with the 50 ft. setback requirement would place the storage building somewhere near the middle of our parking lot which would be much less appealing to our neighbors and to Calvary. The proposed location is more discreet than any other potential location on our property. The hill to the east blocks the view of the storage building from France Ave. and a fence, trees, and bushes will soften the view of the building from the north.

Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district.

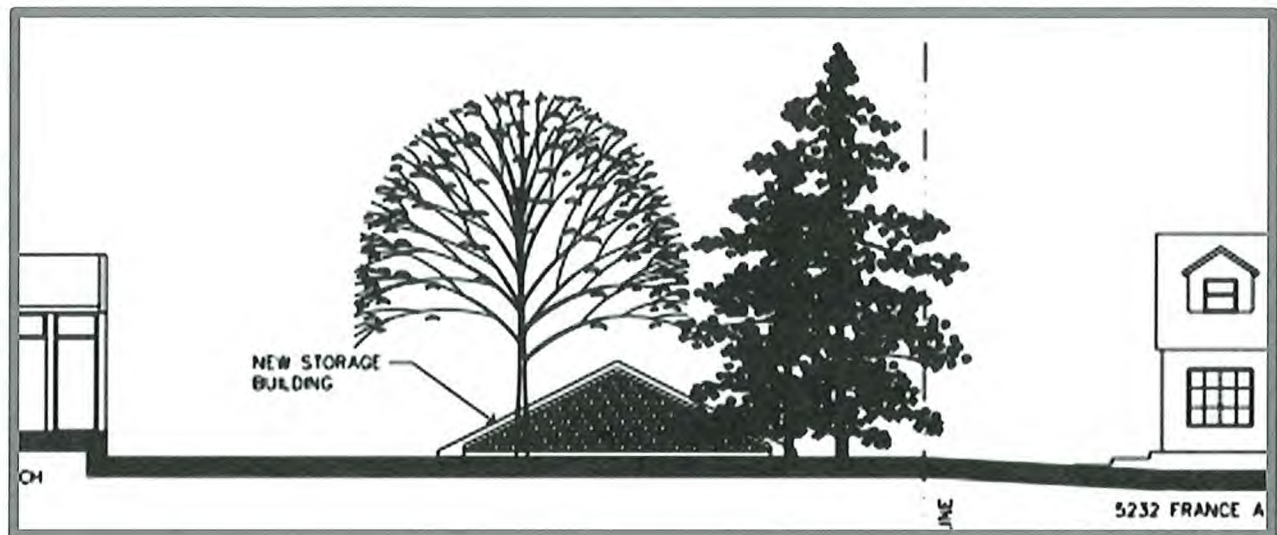
Yes. Our property is unique in that the contour of our property in the area where we are proposing locating the storage building provides a natural berm or hill to the east, almost completely blocking the view of the storage building from France Ave. and our neighbors to the east. Locating the storage building anywhere else on our property would be much more visible to our neighbors and be much more difficult to screen with berms, trees, bushes, and fences.

Be in harmony with the general purposes and intent of the zoning ordinance.

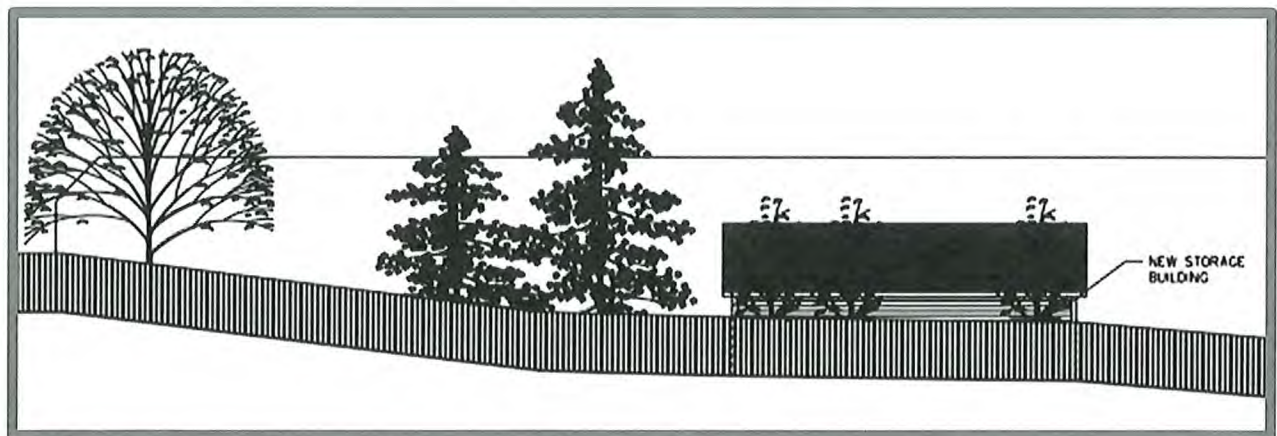
Yes. The requested variance allows Calvary to remove an outdated and degraded duplex that we currently use for storage, turn much of that area into green space with trees and bushes, increase our permeable soil area by 3180 sq. ft., and build a modest storage building that is almost invisible to France Ave. traffic and is surrounded by trees, bushes, and a fence.

Not alter the essential Character of the neighborhood.

Yes. Approving the variance will not alter the essential Character of the neighborhood and in fact will improve the neighborhood with additional green space, trees, bushes and an additional 3180 sq. ft. of permeable soil.



VIEW LOOKING WEST FROM FRANCE AVENUE

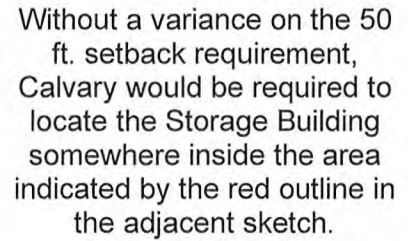


VIEW LOOKING SOUTH FROM 5232 FRANCE AVENUE

CITY OF EDINA

JUL 07 2026

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As stated earlier in this Variance Application, Calvary believes locating the Storage Building anywhere within the indicated red borders would be unpleasing to our neighbors and many areas within the red boundaries would block off our parking lot.

JUL 07 2026

CALVARY CHURCH GARAGE

5236 FRANCE AVE S.
EDINA, MN, 55410

CITY OF EDINA

JUL 07 2026

PLANNING DEPARTMENT



INDEX OF SHEETS:

C001	COVER SHEET
C101	EXISTING CONDITIONS & REMOVALS
C102	REMOVALS PLAN
C201	SITE PLAN
C301	GRADING PLAN
C401	EROSION CONTROL PLAN
C501	CIVIL DETAILS
C502	CIVIL DETAILS

GENERAL NOTES:

- TOPOGRAPHIC SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, TOPOGRAPHY WITH SPOT ELEVATIONS AND PHYSICAL FEATURES WAS PROVIDED BY:

DESIGN TREE ENGINEERING & LAND SURVEYING
120 17TH AVENUE WEST
ALEXANDRIA, MN 56308
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT

PROJECT CONTACTS

CIVIL ENGINEER
DESIGN TREE ENGINEERING AND
LAND SURVEYING
JEREMY E. ANDERSON
120 17TH AVENUE WEST
ALEXANDRIA, MN 56308
TEL:320-460-7104
EMAIL:jea@dte-ls.com

LAND SURVEYOR
DESIGN TREE ENGINEERING & LAND
SURVEYING
JON SCHUETTE
120 17TH AVENUE W
ALEXANDRIA, MN, 56308
TEL:320-460-7110
EMAIL:jds@dte-ls.com

DESIGN TREE
engineering + land surveying

Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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.

Michael J. Gerber

PRINTED NAME: MICHAEL J. GERBER

DATE: 09-25-2025

LICENSE #: 56653

CALVARY CHURCH
GARAGE

PRELIMINARY:
NOT FOR
CONSTRUCTION

5300 FRANCE AVE
EDINA, MN 55410

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PROJECT NO.: 14025002

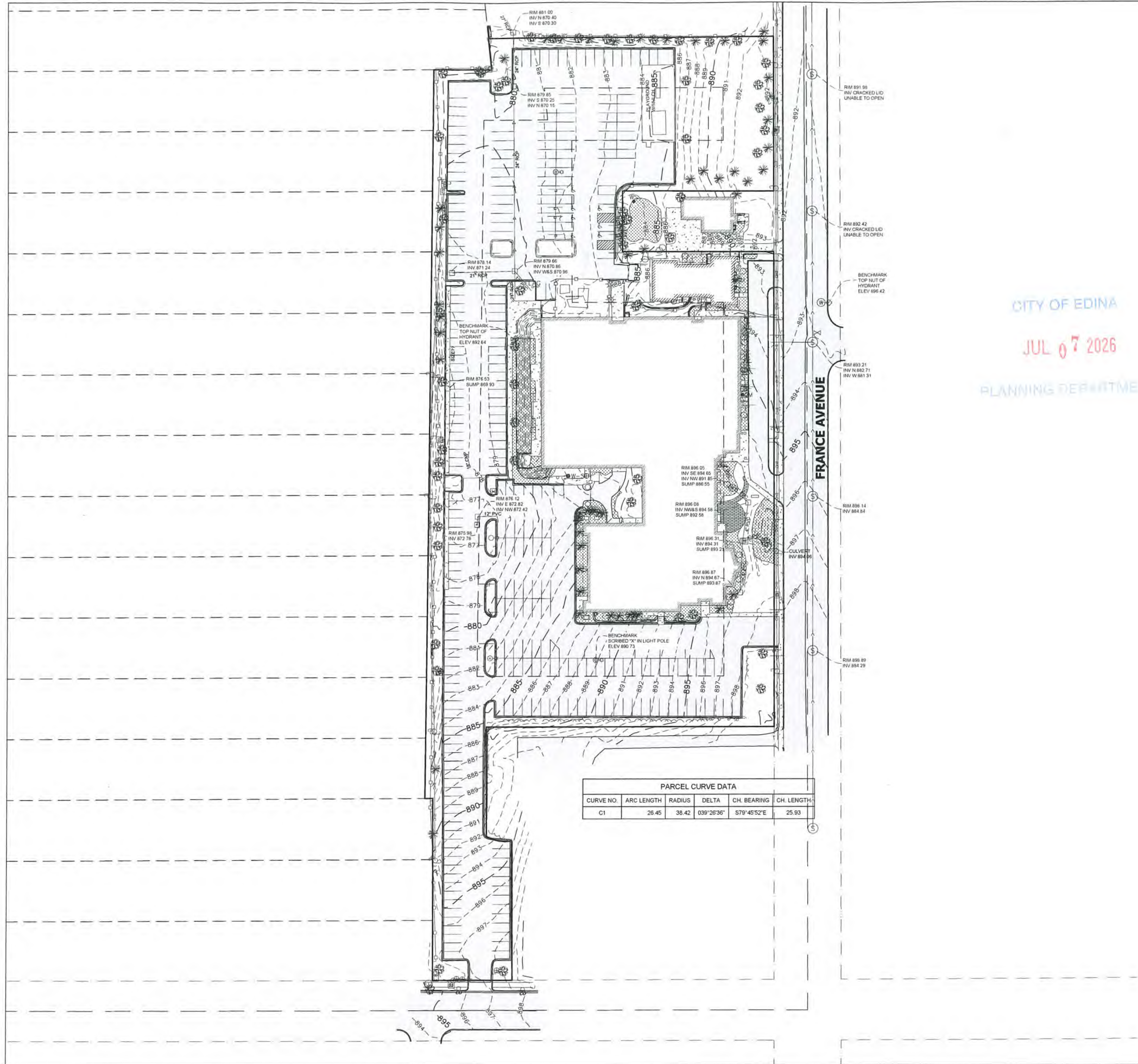
NO.	DATE	DESCRIPTION
1	07/01/2026	ADDRESS UPDATE

COVER SHEET

DRAWING NO.

C001





PARCEL CURVE DATA					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	26.45	36.42	039°26'36"	S79°45'52"E	25.93

- NOTES:**
- EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION PROVIDED BY:
DESIGN TREE ENGINEERING & LAND SURVEYING
120 17TH AVENUE W
ALEXANDRIA, MN 56308
 - CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION.
 - THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

LEGEND

- HYDRANT
- SANITARY MANHOLE
- GATE VALVE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- PEDESTAL
- GUY WIRE
- BOLLARD
- POWER BOX
- ELECTRIC METER
- MONITORING WELL
- SANITARY SEWER CLEANOUT
- WOOD FENCE
- CHAINLINK FENCE
- WIRE FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- LANDSCAPING
- BUILDING

CITY OF EDINA
JUL 07 2026
PLANNING DEPARTMENT



DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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Michael J. Gerber
PRINTED NAME: MICHAEL J. GERBER
DATE: 09-25-2025 LICENSE #: 56653

**CALVARY CHURCH
GARAGE**

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

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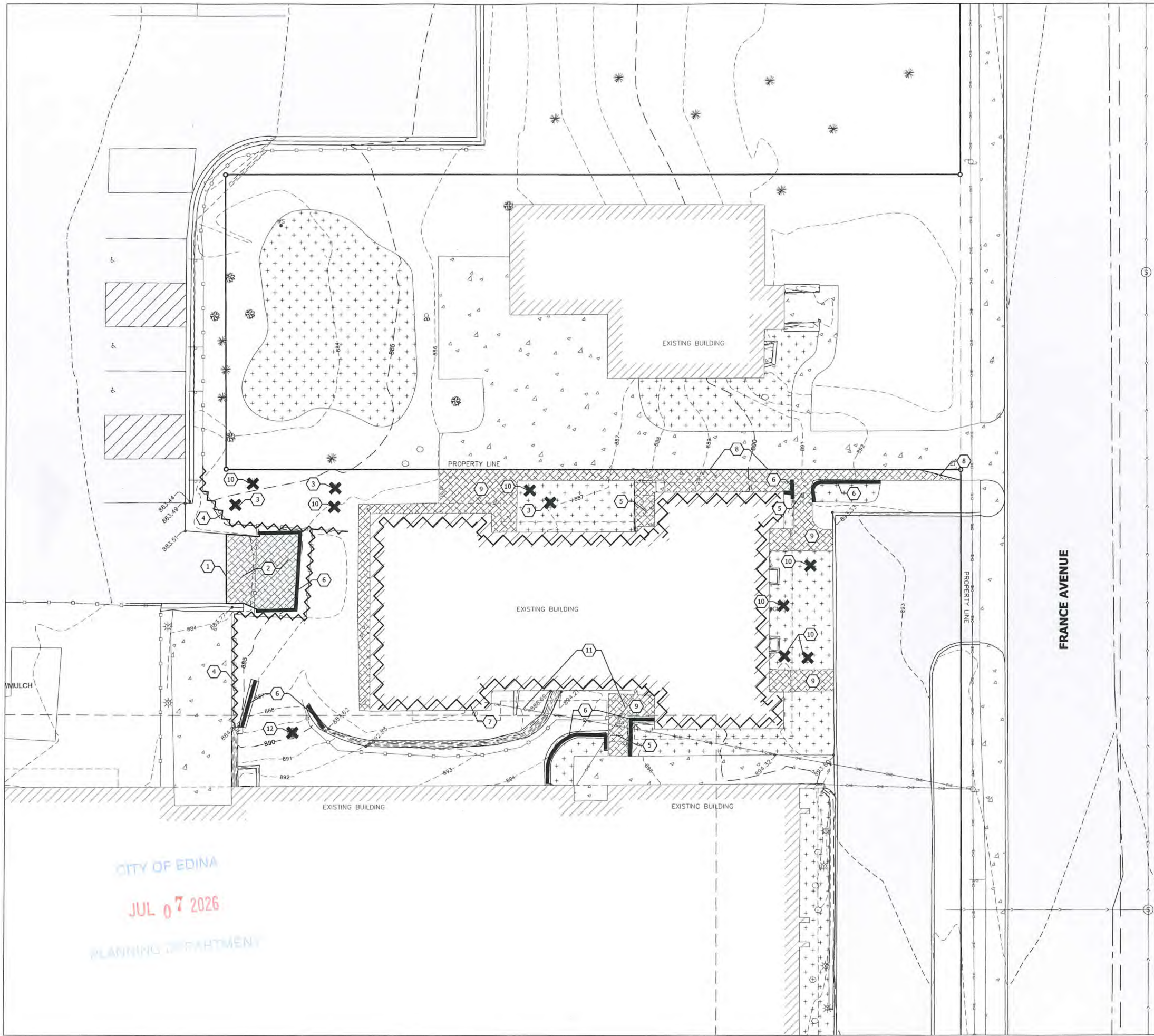
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PROJECT NO.: 14025002

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1	07/01/2026	ADDRESS UPDATE

**EXISTING
CONDITIONS**

DRAWING NO.
C101



- NOTES:**
- EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION PROVIDED BY:
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ALEXANDRIA, MN 56308
 - CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION.
 - SAWCUT CURB AND GUTTER AND SIDEWALK, OR REMOVE AT NEAREST EXPANSION JOINTS.
 - SAWCUT BITUMINOUS PAVEMENT FULL DEPTH AT ALL TIE-IN LOCATIONS.
 - CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 - CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
 - THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
 - GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

REMOVALS LEGEND

- [Hatched Pattern] = RETAINING WALL REMOVAL
- [Cross-hatched Pattern] = BITUMINOUS PAVEMENT REMOVAL
- [Diagonal Hatched Pattern] = CONCRETE REMOVAL
- [Wavy Line] = REMOVAL ITEM
- [X] = REMOVAL ITEM

- KEY NOTES:**
- 1 SAWCUT EXISTING BITUMINOUS PAVEMENT
 - 2 REMOVE EXISTING BITUMINOUS PAVEMENT
 - 3 REMOVE STUMP
 - 4 REMOVE FENCE
 - 5 REMOVE EXISTING STAIRS
 - 6 REMOVE EXISTING RETAINING WALL
 - 7 REMOVE EXISTING BUILDING
 - 8 SAWCUT EXISTING CONCRETE PAVEMENT
 - 9 REMOVE EXISTING CONCRETE PAVEMENT
 - 10 REMOVE SHRUB
 - 11 OVERHEAD ELECTRIC REMOVAL (COORDINATE W/ELECTRICAL COMPANY)
 - 12 REMOVE EXISTING BLACK LOCUST TREE



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Michael J. Gerber
PRINTED NAME: MICHAEL J. GERBER
DATE: 09-25-2025 LICENSE #: 56653

CALVARY CHURCH GARAGE

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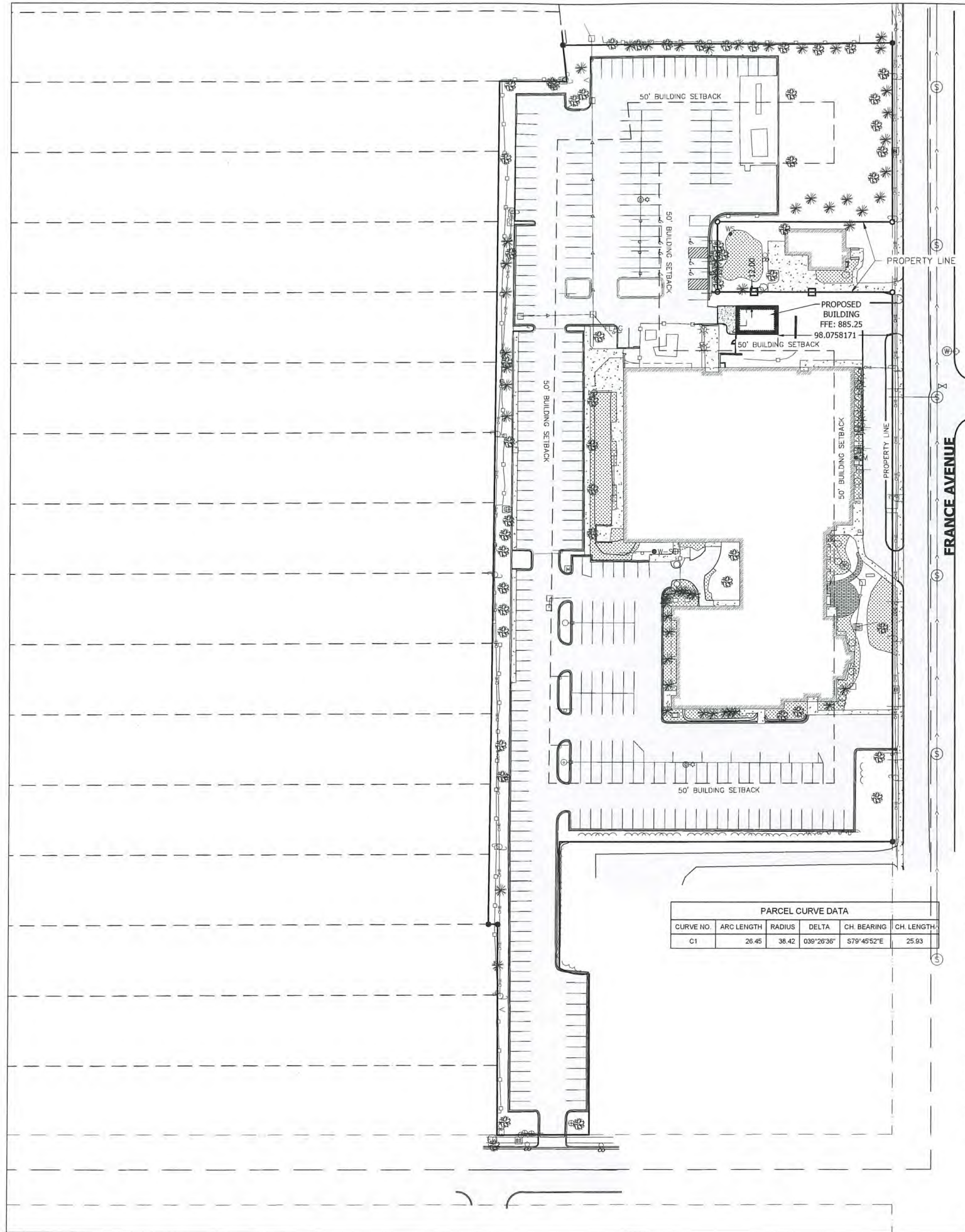
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DRAWN BY: NPK		
CHECKED BY: MJG		
PROJECT NO.: 14025002		
NO.	DATE	DESCRIPTION
1	06/18/2026	TREE REVISION
2	07/01/2026	ADDRESS UPDATE

REMOVALS PLAN

DRAWING NO.
C201

CITY OF EDINA
JUL 07 2026
PLANNING DEPARTMENT



PARCEL CURVE DATA					
CURVE NO.	ARC LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	26.45	38.42	039°29'36"	S79°45'52"E	25.93

CITY OF EDINA
JUL 07 2026
PLANNING DEPARTMENT

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
 3. ALL CROSSWALK STRIPING SHALL BE WHITE IN COLOR.
 4. ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
 5. ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
 6. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
 7. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 8. CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
 9. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
 10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

SITE LEGEND

- CONCRETE PAVEMENT
- RETAINING WALL
- PROPOSED BUILDING
- PROPOSED WOOD FENCE

PROPERTY INFORMATION

TOTAL PROPERTY AREA	5.48 AC
DISTURBED AREA	0.17 AC
EXISTING IMPERVIOUS AREA	4.052 AC
PROPOSED IMPERVIOUS AREA	3.979 AC



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PRINTED NAME: MICHAEL J. GERBER
DATE: 09-25-2025 LICENSE #: 56653

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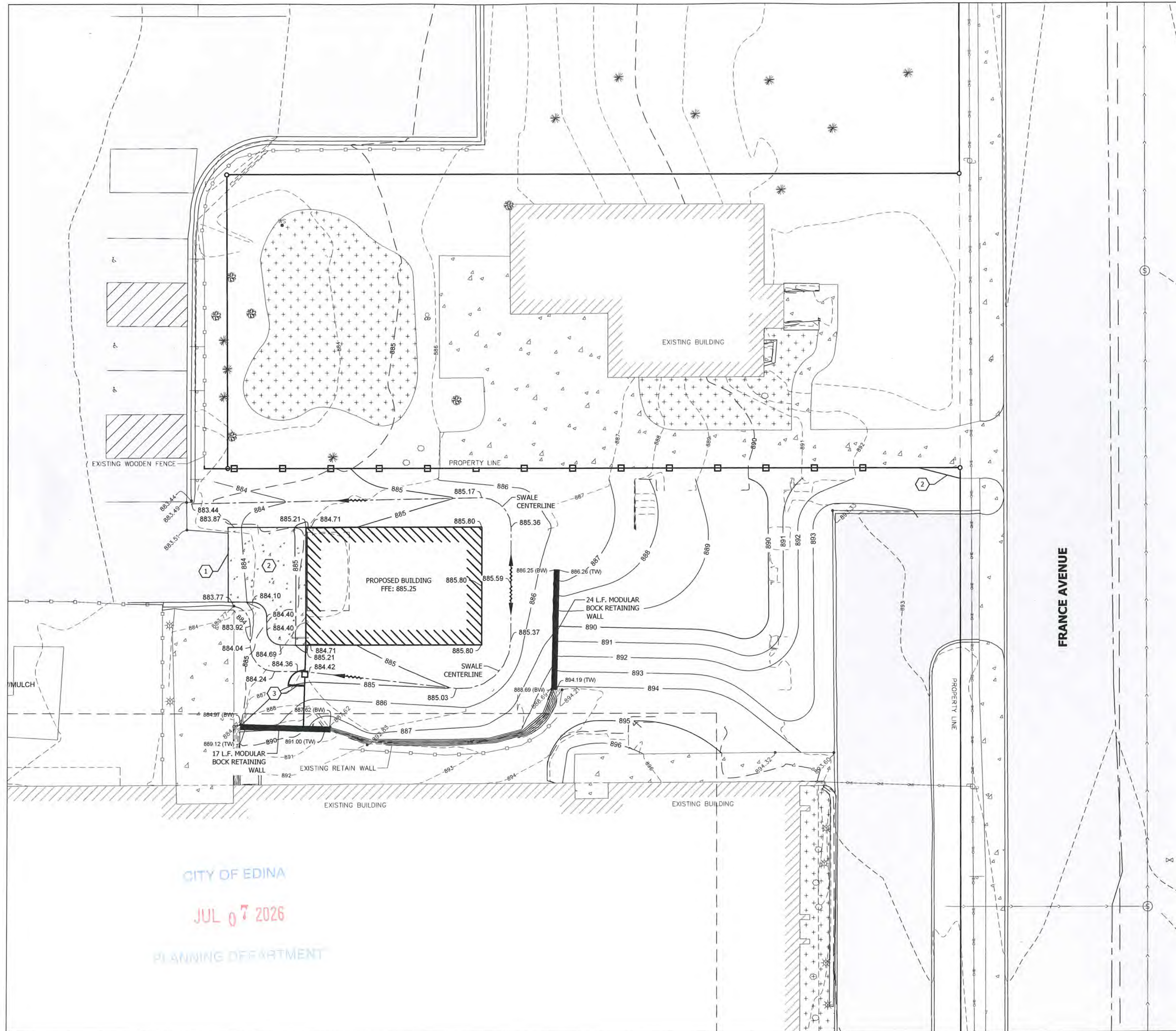
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PROJECT NO.: 14025002

NO.	DATE	DESCRIPTION
1	07/01/2026	ADDRESS UPDATE

SITE PLAN

DRAWING NO.
C301



- NOTES:**
1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
 2. SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
 3. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
 4. ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% SLOPE IN ALL DIRECTIONS.
 5. PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
 6. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 7. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 8. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
 9. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
 10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

GRADING LEGEND

- = EXISTING MAJOR CONTOUR
- - - = EXISTING MINOR CONTOUR
- - - 100 - - - = EXISTING CONTOUR LABEL
- = PROPOSED MAJOR CONTOUR
- - - = PROPOSED MINOR CONTOUR
- - - 100 - - - = PROPOSED CONTOUR LABEL
- = EXISTING SPOT ELEVATION*
- = PROPOSED SPOT ELEVATION*
- = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

- KEY NOTES:**
- 1 MATCH INTO EXISTING BITUMINOUS PAVEMENT
 - 2 CONCRETE PAVEMENT (SEE DETAIL)
 - 3 FENCE GATE

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PRINTED NAME: MICHAEL J. GERBER
DATE: 09-25-2025 LICENSE #: 56653

CALVARY CHURCH GARAGE

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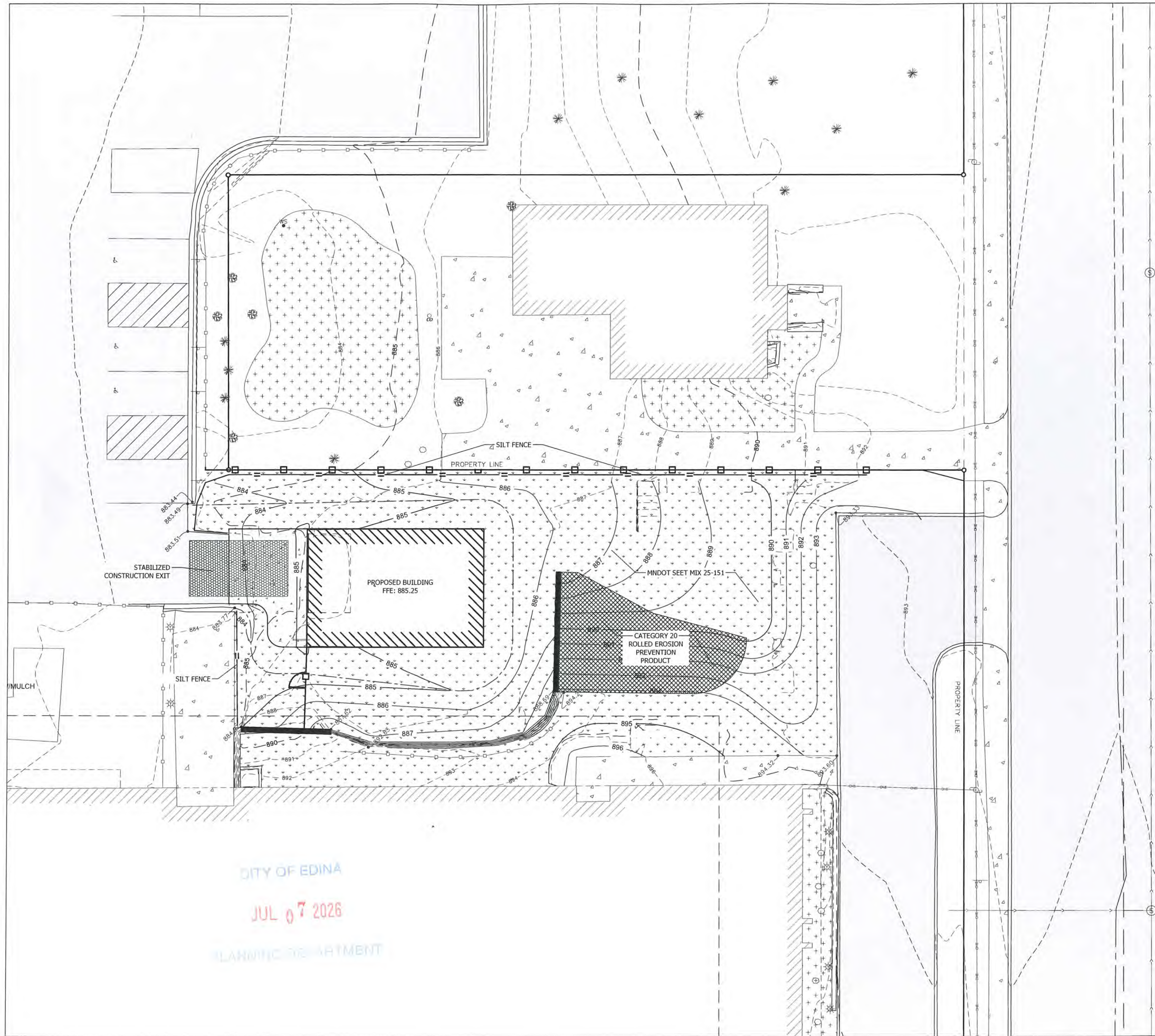
NO.	DATE	DESCRIPTION
1	07/01/2026	ADDRESS UPDATE

GRADING PLAN

DRAWING NO.
C401

CITY OF EDINA
JUL 07 2026
PLANNING DEPARTMENT





NOTES:

1. ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
2. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES PERMIT, MNDOT, AND THE CITY.
3. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
4. PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
5. TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
7. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

EROSION CONTROL LEGEND & QUANTITIES:

	STABILIZED CONSTRUCTION EXIT	(1 EA)
	SILT FENCE	(153 LF)
	MNDOT SEED MIX 25-151	(0.13 AC)
	CATEGORY 20 ROLLED EROSION PREVENTION PRODUCT	(71 SY)

NOTE: QUANTITIES SHOWN ARE FOR SWPPP PLAN, AND ARE NOT FOR BIDDING PURPOSES.

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Michael J. Gerber
PRINTED NAME: MICHAEL J. GERBER
DATE: 09-25-2025 LICENSE #: 56653

**CALVARY CHURCH
GARAGE**

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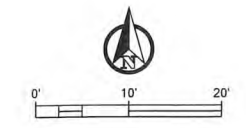
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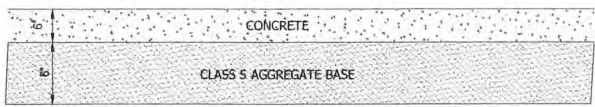
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**EROSION
CONTROL PLAN**

DRAWING NO.
C501

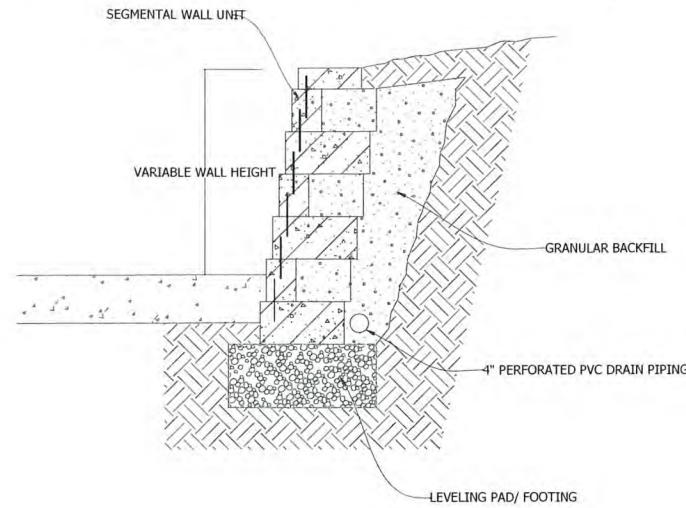
CITY OF EDINA
JUL 07 2026
PLANNING DEPARTMENT





- NOTES:**
- 1. USE 6" NON-REINFORCED POURED CONCRETE ON 6" AGGREGATE BASE FOR APPROACHES

CONCRETE PAVEMENT SECTION
SCALE=1/8"=1'-0"



- NOTES:**
- 1. THIS DETAIL IS PROVIDED AS A GUIDE ONLY. FINAL DESIGN TO BE PROVIDED BY CONTRACTOR'S WALL ENGINEER AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

SEGMENTAL RETAINING WALL DETAIL
SCALE=1/8"=1'-0"

SPACE INENTALLY LEFT BLANK

CITY OF EDINA
JUL 07 2026
PLANNING DEPARTMENT

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GARAGE

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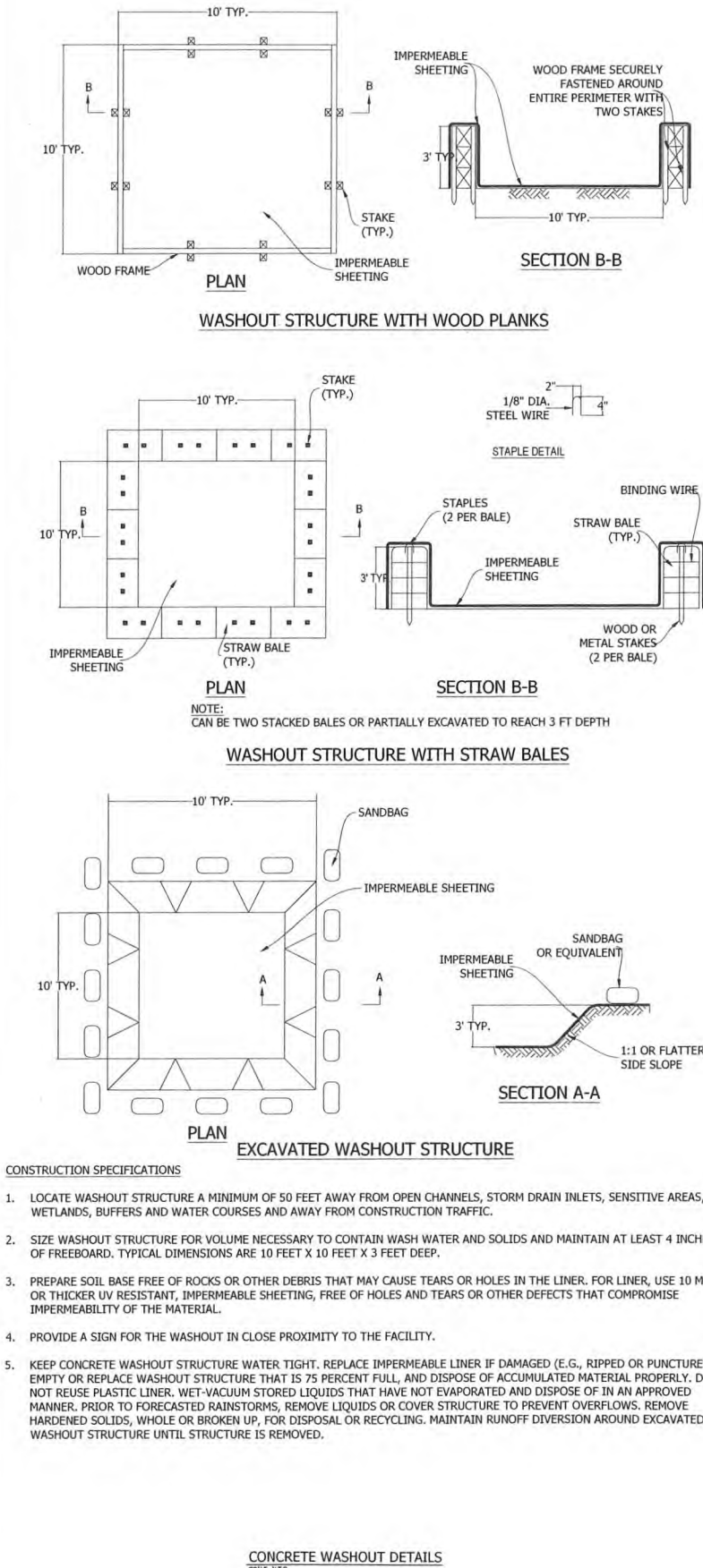
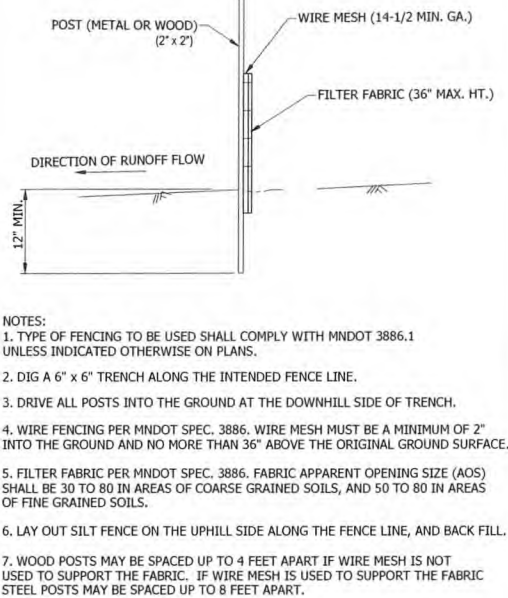
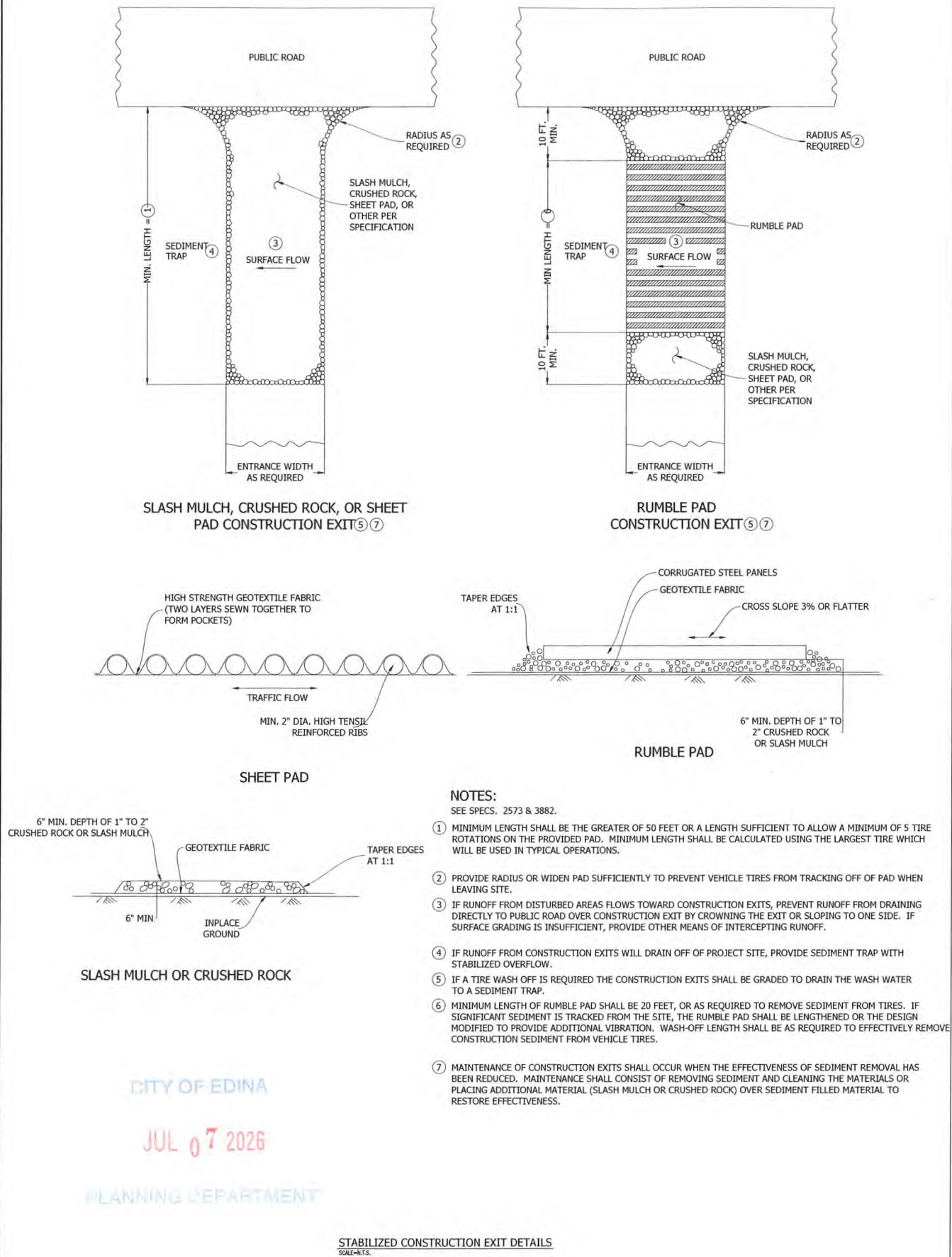
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1	07/01/2026	ADDRESS UPDATE

CIVIL DETAILS

DRAWING NO.

C601

P:\140-SHERBURNE SLATER\14025002-CALVARY CHURCH GARAGE\CIVIL\CAD\14025002-C-DETAILS.DWG ## 7/17/2026



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Corporate Office:
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DATE: 09-25-2025 LICENSE #: 56653

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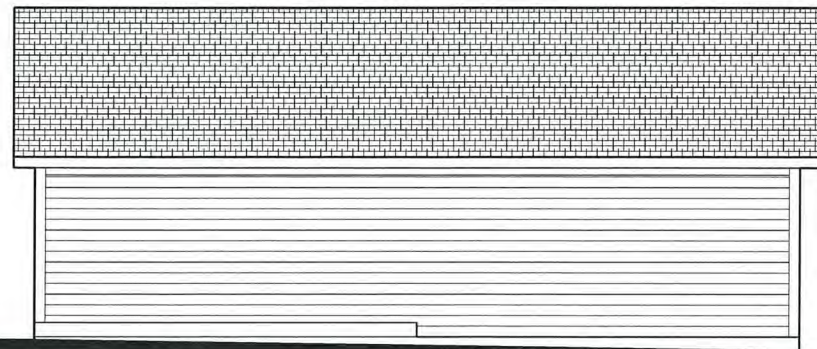
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1	07/01/2026	ADDRESS UPDATE

**EROSION
CONTROL DETAILS**

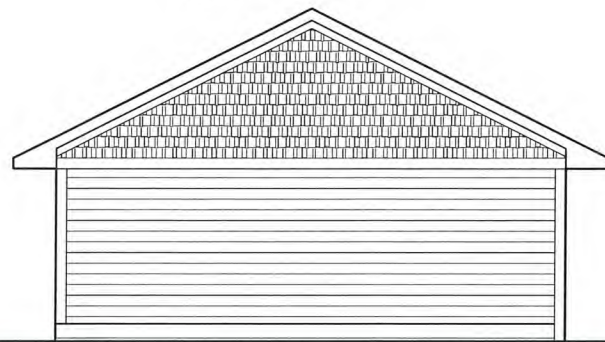
DRAWING NO.
C602



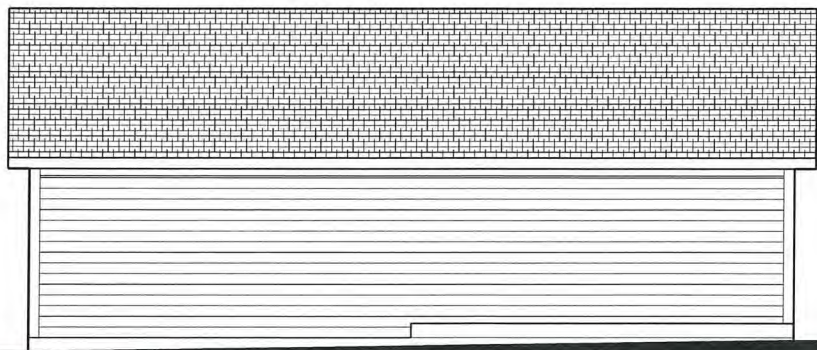
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



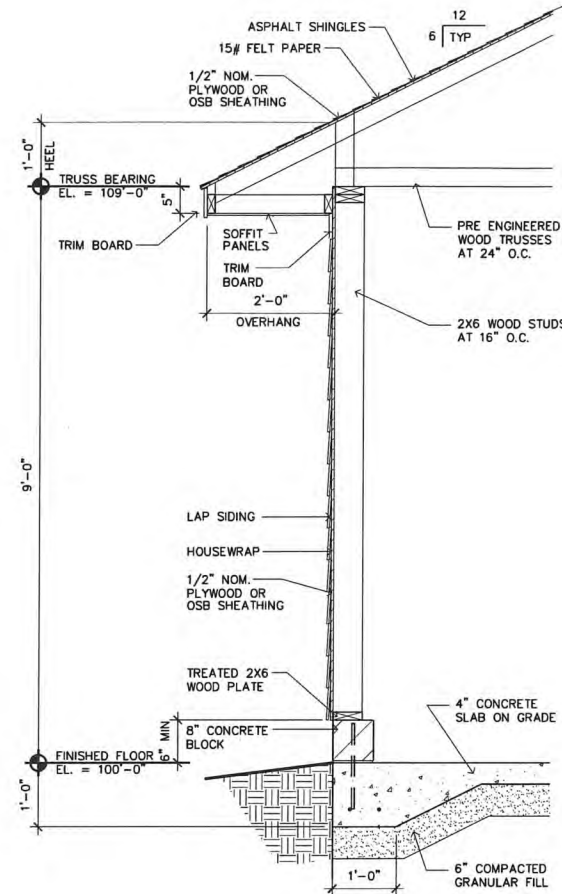
3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



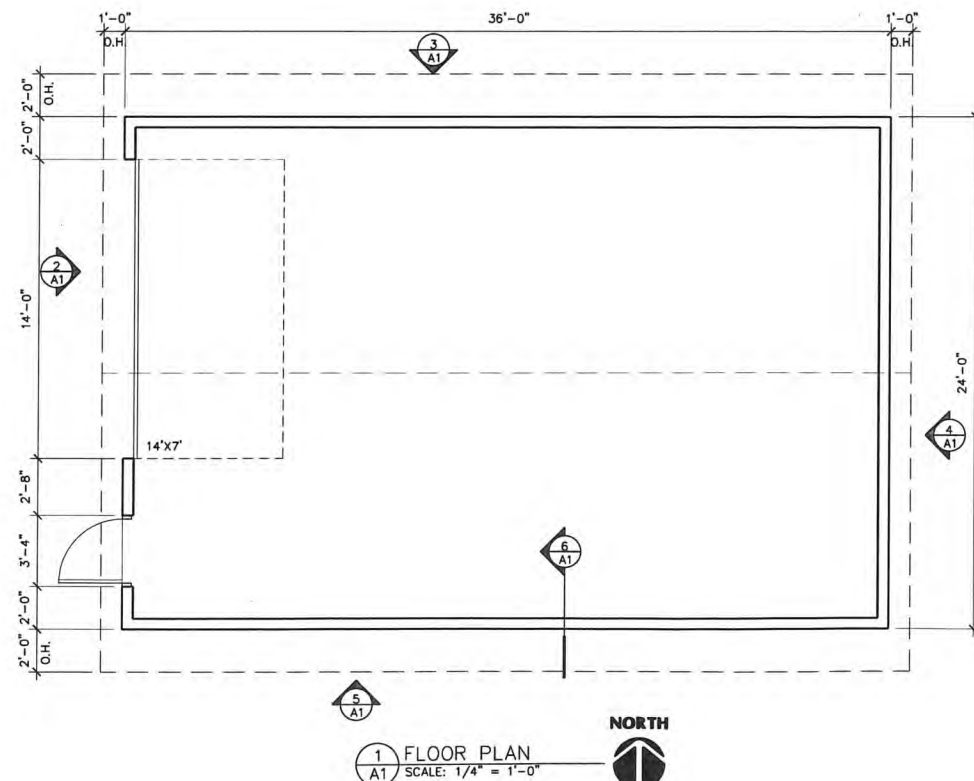
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION

SHERBURNE SLATER
CONSTRUCTION

6550 York Ave S, Suite 202
Edina, MN 55435
Ph: 612-655-7450

CALVARY CHURCH
STORAGE BUILDING
5300 France Avenue S, Edina, Minnesota

Copyright 2025
Leonard Lampert Architects Inc.

Project Designer: JAMES B

Drawn By: JRB

Checked By: LL

Revisions

6/30/26 PRELIMINARY

FLOOR PLAN

Sheet Number

A1

Project No. 250207-3



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

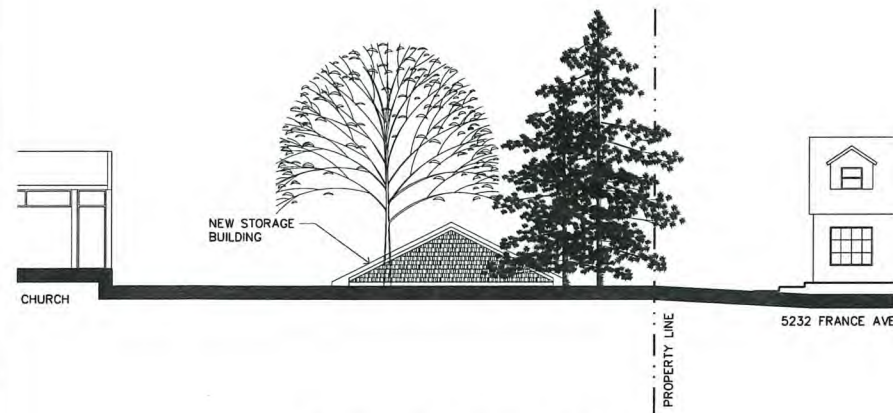


EAST ELEVATION

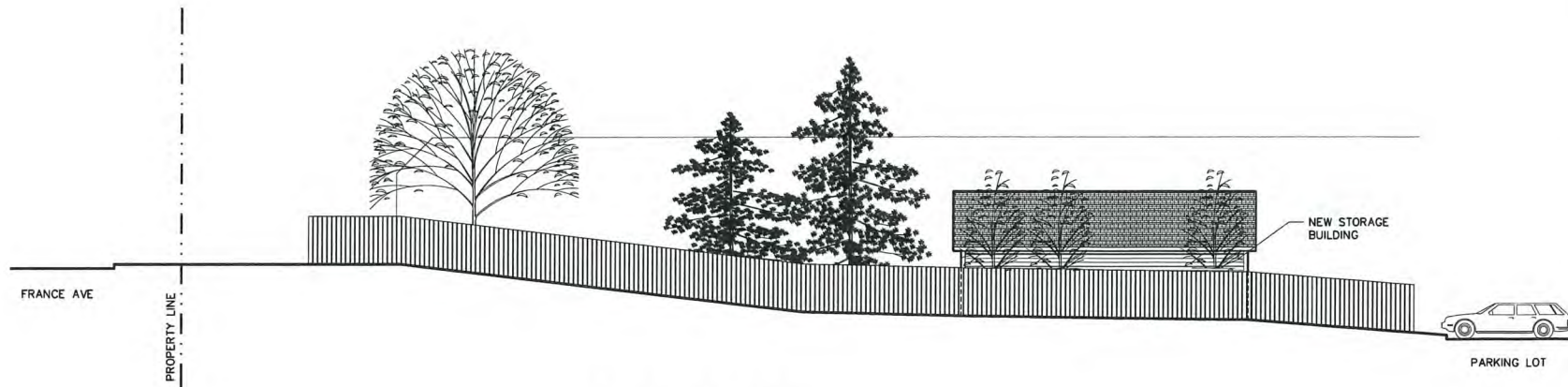
CALVARY CHURCH STORAGE BUILDING

5300 France Avenue S, Edina, Minnesota

Filename: CALVARY CHURCH STORAGE BUILDING\CALVARY CHURCH STORAGE BUILDING-L1



5 VIEW FROM FRANCE AVENUE
L1 SCALE: 1" = 10'-0"



4 VIEW FROM NORTH
L1 SCALE: 1" = 10'-0"

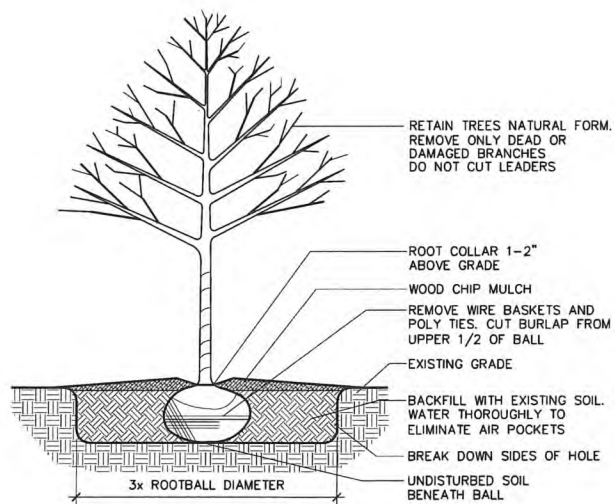
CITY OF EDINA

JUL 07 2026

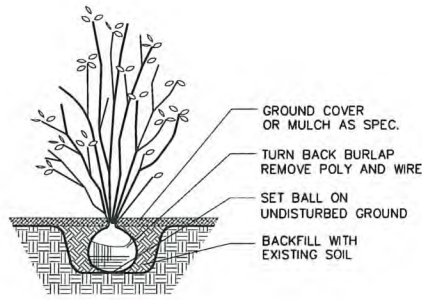
PLANNING DEPARTMENT

PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
1	CT	COFFEE TREE	GYMNOCLADUS DIOICUS	2.5" CAL.	BB	
3	BP	BIRCH PARKLAND PILLAR	BETULA PLATYPHILLA 'JEFPARK'	1.5" CAL.	BB	
2	BH	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	6' TALL	BB	

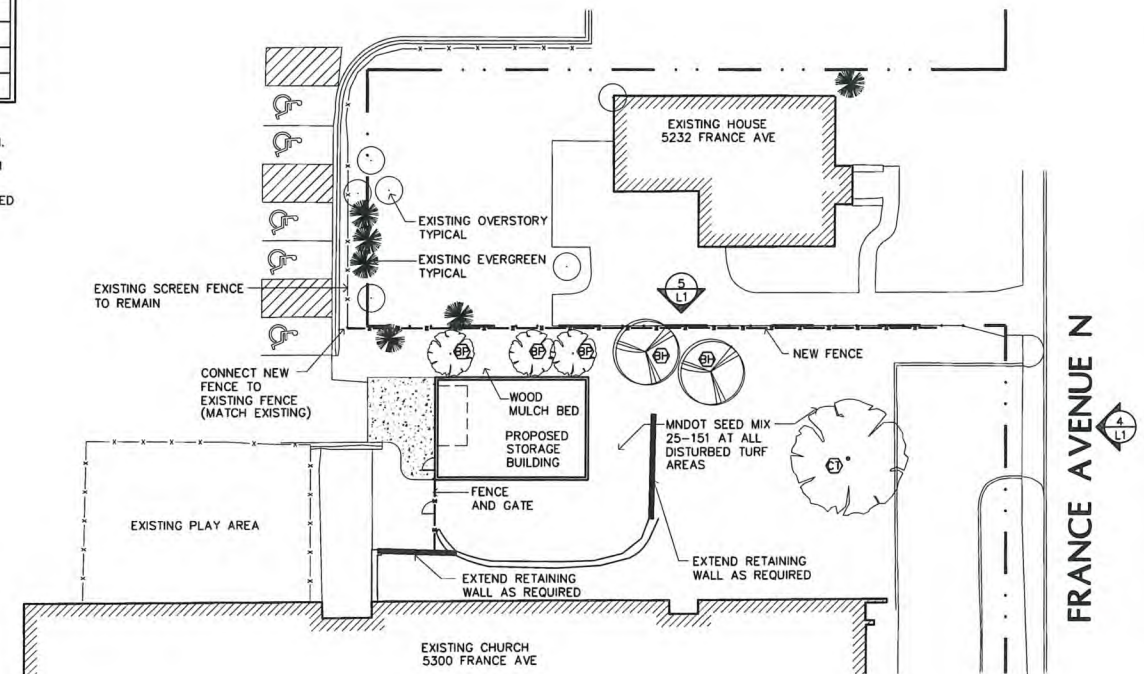
- LANDSCAPE NOTES:
1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
 2. WOOD MULCH BED TO BE SEPARATED FROM TURF AREAS BY BLACK VINYL EDGER.
 3. SEE PLAN FOR EXISTING TREES TO BE SAVED



3 TREE PLANTING DETAIL
L1 SCALE: NOT TO SCALE



2 SHRUB PLANTING DETAIL
L1 SCALE: NOT TO SCALE



1 LANDSCAPE PLAN
L1 SCALE: 1" = 20'-0"



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

PRELIMINARY
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Checked By: LL

Revisions	
9/8/25	PRELIMINARY

LANDSCAPE PLAN

Sheet Number

L1

Project No. 250207-3



Item Number: 6.2

Department: Community Development

Item Activity: Action

Prepared By: Kris Aaker, Assistant City Planner

Item Title: Variance request 5620 Woodcrest Drive

Action Requested:

Staff recommends denial of the variance request.

Information/Background:

The current property is nonconforming regarding setback closer than allowed to a pond and is over on building coverage based on Section 36-4638 of the city's zoning ordinance. The property owners at 5620 Woodcrest Drive are requesting a 37.9-foot setback variance for construction of a porch and deck to allow a 12.1-foot setback from where a 50-foot setback is required to a pond. The project also requires a 196-square foot building coverage variance from the maximum allowed limit of 2,250 square feet. The requested variances reduce the existing nonconforming setback to the water body encroaching closer to the pond edge and increases the existing nonconforming coverage overage of 177-square feet by 196-square feet for a total of 373-square feet of coverage over the allowable 2,250-square foot limit.

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Staff Report
2. Presentation
3. Narrative
4. Survey
5. Applicant submittal



Date: 8/12/26
To: Planning Commission
From: Kris Aaker, Assistant Planner
Subject: Variance request

Staff Recommendation: Motion to deny a 37.9-foot setback variance from the 50-foot setback requirement and a 196 sq ft building coverage variance at 5620 Woodcrest Drive based on the findings in the staff report.

Information/Background:

The property at 5620 Woodcrest Drive backs up to a pond and contains a one-story rambler with an attached two car garage built in 1974. The property owners are hoping to add a 14' x 14', 196 sq ft, four season porch and a, 8' x 8'.5", 66 sq ft deck, (excluding steps), to the back of their home. The existing home is 26.1 feet from the pond edge. The improvements will reduce the existing nonconforming setback by 14 ft to be within 12.1 feet of the pond therefore; the owners are requesting a 37.9-foot setback variance from the 50-foot pond setback. The requested variances reduce the existing nonconforming setback of the home to the water body, encroaching closer to the pond edge. The project also requires a 196-square foot-building coverage variance from the maximum limit of 2,250 square feet increasing the existing nonconforming building coverage of 177-square feet for a total of 373-square feet of coverage over the allowable 2,250-square foot limit (32.92%).

Surrounding Land Uses

Northerly: Single-Family; zoned R-1; guided Low Density Residential
Easterly: Single-Family; zoned R-1; guided Low Density Residential/Pond
Southerly: Single-Family; zoned R-1; guided Low Density Residential
Westerly: Single-Family; Water; zoned R-1; guided Low Density Residential

Existing Site Features

The property contains a one-story home with attached garage built in 1974. The property is 7,967 square feet in area and backs up to a pond. There is a 50-foot setback required from the pond located in the rear yard. The existing home



is nonconforming with respect to front yard, side yards, and pond setbacks and currently exceeds the maximum allowed building coverage by 177 sq ft.

Planning

Guide Plan designation: Low Density Residential

Zoning: R-I, Single Dwelling Unit District

Grading & Drainage

The Engineering Department has reviewed the application. Full review of the grading and drainage plans will be reviewed at the time of building permit.

Compliance Table

	City Standard	Proposed
West (water) –	50 feet OHWE	**12.1 feet
East Side (Front) -	30.8 feet	*30 feet no change
North Side–	10 feet	*9.6 feet no change
South Side-	10 feet	*9.7 feet no change
Building Coverage	30% but not to exceed 2,250 sq ft	*2,247 sq ft existing/177 sq ft over ** +196 sq ft = 2,263 sq ft (total: 373 sq ft over existing + proposed) = 32.92%
Hard Cover	50%	46.8%
Building Height	35 feet	No change

* Existing nonconforming

****Requires variance**

PRIMARY ISSUES & STAFF RECOMMENDATION



Primary Issues

Is the proposed variance justified?

No, staff does not believe the requested variance is justified.

Minnesota Statutes and Section 36-98 of the Edina Zoning Ordinance require that a variance shall not be granted unless the following findings are made:

1. *The variance would be in harmony with the general purposes and intent of the ordinance.*

The variance will not be in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the water body setback ordinance is to maintain an adequate distance from a water body to provide a proper buffer area between structures and the water's edge. Prior to 1990, a 25-foot setback was required from water bodies. Many of the original surveys of homes backing up to the pond indicate setbacks ranging between 25-28 feet from the pond edge. The homes were built in conformance with pond setbacks required in the mid-1970's with a DNR mandated ordinance change in 1990 to a minimum 50 ft setback causing properties to become nonconforming. In 1974, even with a required 25 ft setback, most of the homes surrounding the pond were built with little opportunity to expand closer to the water body.

The primary purpose and intent of the maximum building coverage ordinance is to maintain a consistent maximum amount of building area per lot regardless of size or configuration of a lot. Beyond the maximum is considered over-building on a lot. It is not the intent of establishing maximum building coverage to allow more building area, which potentially opens expectations of neighbors believing there may be opportunities for similar coverage variances. This property is currently over the maximum allowed coverage of 2,250 sq ft by 177 sq ft. The property is already benefitted from exceeding the building coverage cap.

2. *The variance would be consistent with the Comprehensive Plan.*

The variance would be consistent with the Comprehensive Plan. The Comprehensive Plan guides the property for Low Density Residential use. Use of the property will remain a single-family home. The request could be viewed as consistent with the following goal and policy from the Housing Chapter of the Comprehensive Plan:

Housing Quality and Design Goal 3: Continue to support high-quality design of residences and residential neighborhoods in a way that furthers sustainability, character, and livability, and maintains long term investment.

1. Provide an attractive living environment and promote housing that is compatible in quality, design, and intensity within neighborhoods to ensure the vitality and health of single family and multifamily/mixed-use neighborhoods.



3. There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:

- i. ***The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.***

The property owner is not proposing to use the property in a reasonable manner. The applicant is proposing to add more building area to a structure that currently exceeds the allowable building coverage. Staff are unable to identify a unique circumstance specific to the property that could not be replicated by other properties in the vicinity to also exceed coverage and allow reduced setbacks from the pond that would require similar variance requests.

- ii. ***The plight of the landowner is due to circumstances unique to the property not created by the landowner.***

The plight of the landowner is due to the desire to expand the main floor to gain a 4-season porch and small deck on a nonconforming property that is currently “over-built” given the amount of building coverage. The new home addition and deck are proposed to be closer to a water body than the existing home. Conditions around the pond are similar for neighboring properties who share similar circumstances of proximity and coverage.

- iii. ***The variance, if granted, may alter the essential character of the locality.***

The variance may alter the essential character of the locality. The applicant is proposing improvements that may motivate similar variance requests from setback and coverage. Building coverage and setback changes may alter the existing character of the neighborhood.

Staff Recommendation

Staff recommend denial of the requested variance. Denial is based on the following findings:

1. The variance is not in harmony with the general purposes and intent of the ordinance. The primary purpose and intent of the ordinance is to maintain an adequate buffer and distance from water bodies and not over build on a lot. The proposal will reduce the already nonconforming setback from the pond and increase building area and intensify the already nonconforming building coverage.
2. Staff agree the variance is consistent with the Comprehensive Plan. The use of the property will remain a single-family home and the variance is consistent with the city’s goals of providing an attractive living environment and promoting housing that is compatible in quality, design, and intensity within neighborhoods.



3. The property owner proposes to use the property in a manner not permitted by the Zoning Ordinance. The applicant is proposing to reduce setback to the pond while intensifying existing building coverage over the maximum allowed.
4. The plight of the landowner is not due to circumstances unique to the property but are instead created by the landowner. The buildable area on this property is consistent with other properties in the vicinity.
5. The variance may alter the essential character of the locality. The applicant is proposing to exceed zoning ordinances on a nonconforming property in a neighborhood of similar properties with similar nonconformities, and with no specific property-based characteristics unique enough to grant exceptions.



The CITY of
EDINA

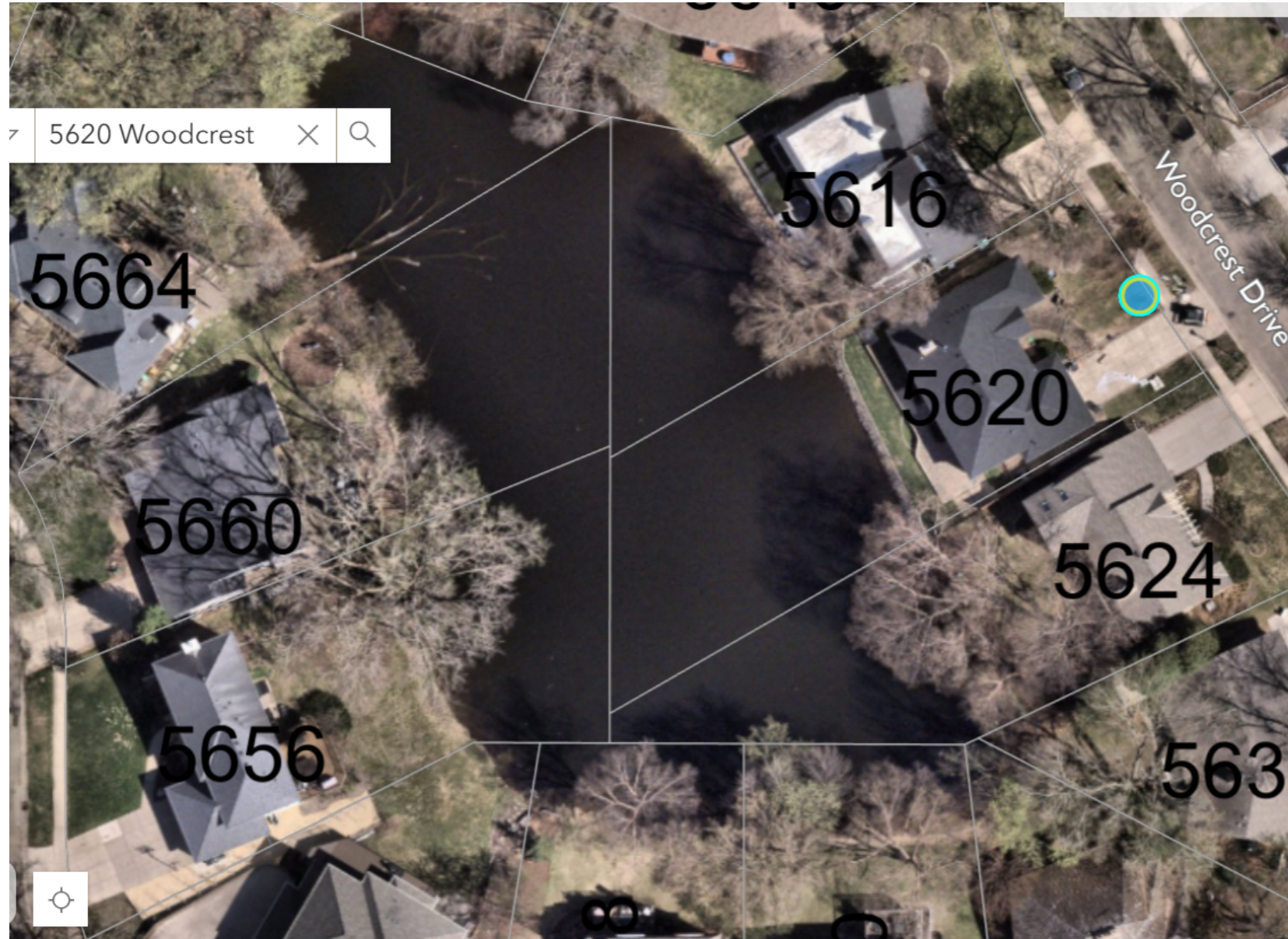
Variance at 5620 Woodcrest

August 12, 2026

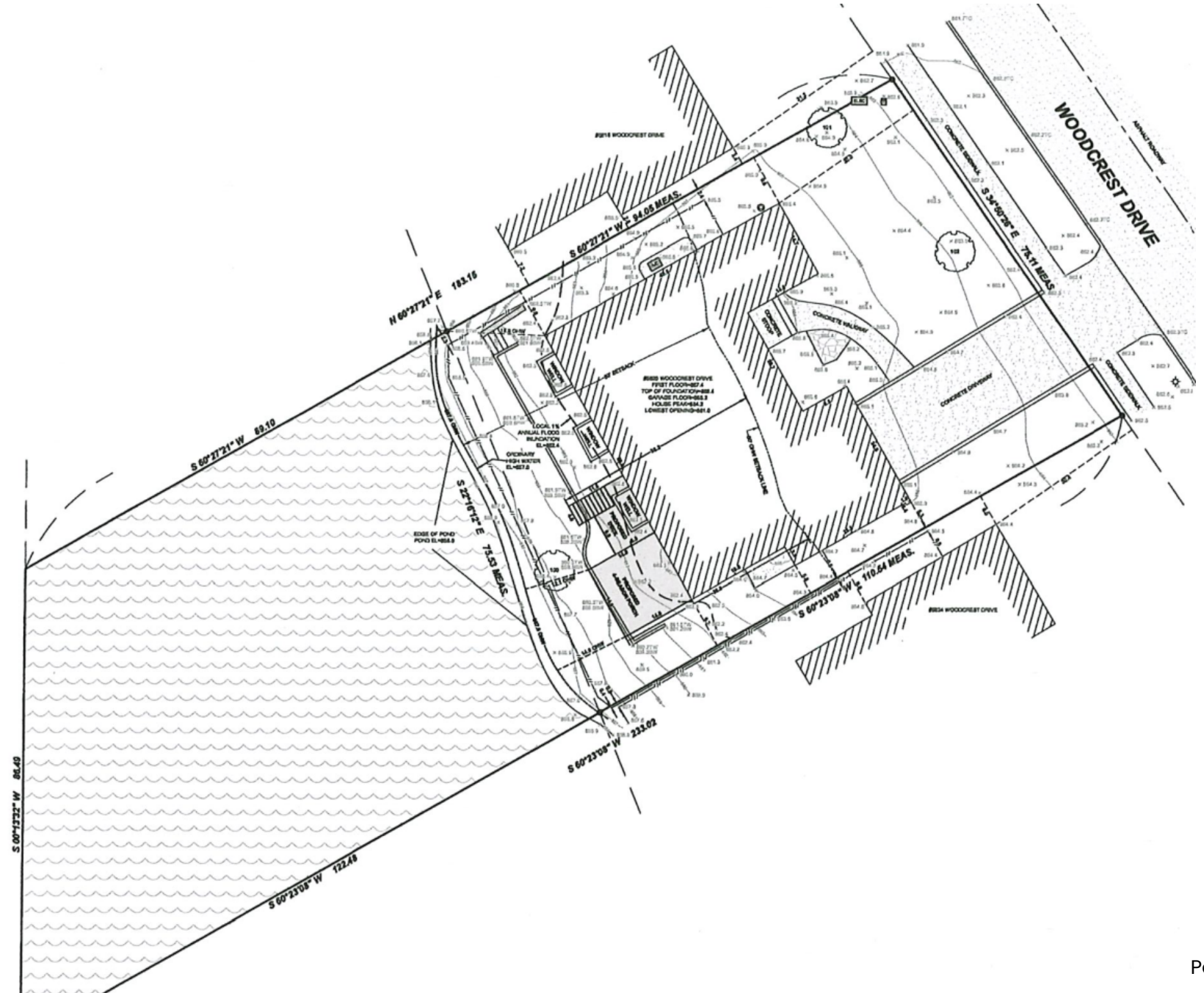
EdinaMN.gov

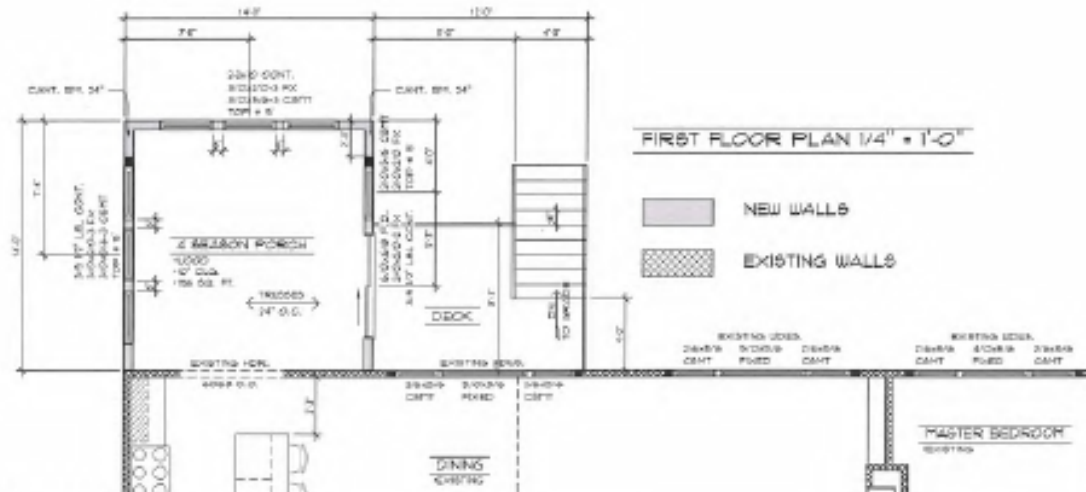


Existing



Proposed Plat



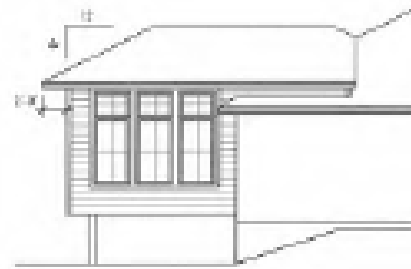


Building Elevations

CITY OF EDINA

JUL 10 2026

APARTMENT



LEFT ELEVATION $1/8" = 1'-0"$



RIGHT ELEVATION $1/8" = 1'-0"$

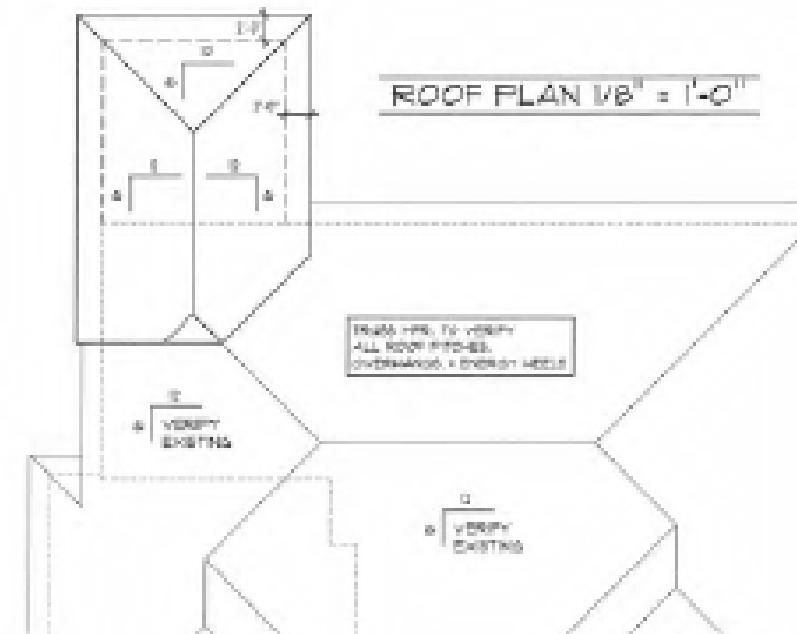
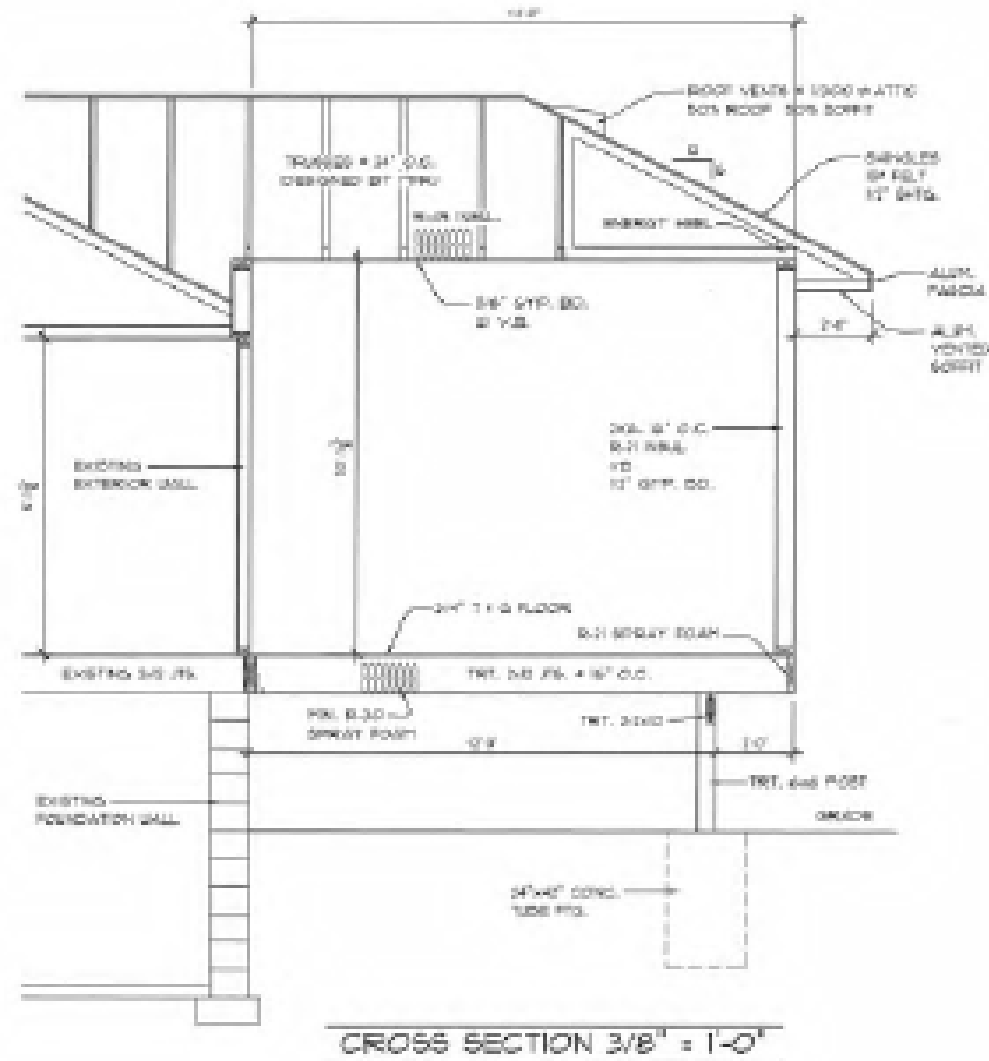


REAR ELEVATION $1/4" = 1'-0"$



The CITY of
EDINA

Building Sections and Roof Plan



Variance Criteria

1. The variance would be in harmony with the general purposes and intent of the ordinance.
2. The variance would be consistent with the Comprehensive Plan.
3. There are practical difficulties in complying with the ordinance. The term “practical difficulties” means the following:
 - i. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.
 - ii. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - iii. The variance, if granted, will not alter the essential character of the locality.



Staff Recommendation

Motion to deny the variance request based on the findings and subject to the conditions in the staff report.

Deadline for a City decision: August 21, 2026



Request:

We are requesting a 37.9' set-back variance.

Due to the nature of offsetting the meandering and curving OHW line for the 50' setback and measuring to it at right angles, we will end up at 37.9' into the setback.

In addition, we are allowed up to 30% building coverage on lots under 9,000 sf, but with a caveat that the building does not exceed 2,250 sf. With the addition of the 4-season porch, our building will total 2,623 sf.

We are requesting a variance for 2.9% over the maximum allowable building coverage and 373 sf over the allowable building square footage.

PROPOSED LOT AREA CALCULATION:

Lot Area to O.H.W. = 7,967 SF

PROPOSED BUILDING COVERAGE:

House = 2,427 SF

Proposed 4-Seasons Porch = 196 SF

Deck 82 SF (Less 150 SF) = 0 SF

Total = 2,623 SF

Proposed Building Coverage = **32.9%** (30% Maximum Allowable Building Coverage - Buildings not to exceed 2,250 SF)

Requesting a 2.9% variance.

CITY OF EDINA

JUL 10 2026

PLANNING DEPARTMENT

PROPOSED IMPERVIOUS SURFACE: (No variance needed)

House = 2,427 SF

Proposed 4-Seasons Porch = 196 SF

Deck & Stairs = 112 SF

Concrete Driveway, Stoop, Steps & Pads = 874 SF

Walls = 66 SF

Brick Driveway Edging = 53 SF

Total = 3,728 SF

Proposed Impervious Surface = 46.8% (50% Maximum Allowable Impervious Surface)

Note: In addition, when reviewing the previous survey, you will see we are not increasing impervious enough to require cat 2 stormwater mgmt. plan.

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. Please fully explain your answers using additional sheets of paper as necessary.

CITY OF EDINA

JUL 10 2025

PLANNING DEPARTMENT

The variance would be in harmony with the general purposes and intent of the ordinance.

YES

The ordinance states that “lifecycle housing” a long-term goal of the city. Ensuring that there is a full range of housing options for all stages of life from starter homes through continuum of care, so people can live their whole lives in Edina, as they choose.

We are 53 years old and have been Edina residents for more than 22 years. We wanted to stay in Edina, but in a smaller home that still fit our family but was able to work with us as we age.

The variance would be consistent with the Comprehensive Plan.

YES

The community must balance the needs of families with an aging population that desires to “age in place.” (4-17) We are part of the aging population that wants to age in place. Therefore, we purchased a smaller home, in a walkable neighborhood that fit our needs, but with the expectation that we would be able to convert an existing deck to a 4-season porch. As of now, we can’t access our backyard from the house as it is up a 1/2 story.

This addition will have no direct impact on the pond itself or our neighbors (not impeding any views, etc.) Therefore, we believe this makes it consistent with the comprehensive plan.

The property owner proposes to use the property in a reasonable manner not permitted by the ordinance.

YES

The Ordinance states that all living space must be set-back 50 feet from the OHWE. However, more than 50% of our property is below the OHWE, therefore giving this home an unfair strike with current setback laws. We currently have no access to our backyard from the home (there was a deck previously in place but was dilapidated and unsafe and therefore had to be removed). We would like to replace the former deck with a four-season porch and smaller deck space to access the yard. Very minimal impact on the yard as the footings are already in place. The scale of the new spaces are appropriate for the home's existing square footage and will not "over-power" the space by keeping them to scale for a house this size.

Important to note, the spaces are above ground, on footings and only increases our interior square footage by less than 200 square feet.

The plight of the landowner is due to circumstances unique to the property not created by the landowner.

YES

CITY OF EDINA
JUL 10 2026
PLANNING DEPARTMENT

The foundation of house as it stands today is exactly how it was built in 1974. As you can see from our survey, the house was built much closer to the water than any setback rule. The pond is actually a man-made drainage easement from Minnehaha Creek. A true 50-foot set-back from the pond is actually in the middle of our living room. Therefore, making this lot almost impossible to re-build to meet current requirements. In addition, we seem to have a smaller land to water ratio due to less of our property being above the OHWE vs. other properties on the pond.

JUL 10 2026

PLANNING DEPARTMENT

No one has occupied the home for more than 15 years (possibly longer). There was a deck off the back of the house that was very decayed, unstable and therefore unusable, that we tore down as part of the demolition process. Since it had to be taken down for safety reasons, our intent was to use the existing footings and enclose the area to make it a more functional living space (so it usable year-round) by making it a 4-season porch and much smaller deck area.

Our intent was to keep the home in its original architecture but simply add and update the backyard space.

The variance will not alter the essential character of the locality.

YES

By adding less than 200 square feet, this maintains Edina's lower square footage housing stock that will attract new residents and retain existing residents and provide affordable housing.

In addition, we took a house that was an eye-sore in a beautiful neighborhood and brought it to life with quality updates and additions

of 5 trees (there was previously none on the property) and beautiful perennial gardens that complement the pond and its surrounding areas.

In addition, we are requesting to repurpose the space that was already there (formerly as the deck) and make it more functional for our family and future homeowners, as well. This will allow us to use the proposed space in a reasonable manner. We would ask to have the space “grandfathered in” as it previously had a structure in this place. In addition, we would add a small deck that would be adjacent to the porch space and would simply serve as a vehicle to access our backyard from the house.

As previously stated, the circumstances unique to this property were not created by our own doing. It simply is as the laws and ordinances have changed, the home has not been able to keep up to be compliant. We are the only property on the pond without a walk-out basement and currently have no access to the backyard through the house. We do have a dog and accessing the backyard is imperative for her. It is important to note, most of the houses on this pond have similar 3- and 4-season porches which is why we didn’t initially consider this to be an issue.

Our new home lot is unique. It is, by far, the closest to the pond, doesn’t have access to the backyard and at 2,600 sqft, is smaller than most of the houses around us. However, it suits the area, and it suits us. The porch and deck additions will not alter the essential character of the locality. Still keeping the home to scale (if still not smaller) than most homes in the area. We were happy to update a home in a beautiful area of the city. In addition, we did timeless, quality updates that will hold their value, but we didn’t overbuild for the area. One of the city inspectors even commented that it was one of the nicest remodels he had seen in a long-time.

CITY OF EDINA

JUL 10 2026

PLANNING DEPARTMENT

We purposely bought this home for its size and location. We are looking forward to being able to stay here as we age (we are currently 53) as this home affords main-level living and all the amenities we would need for the future. We thought carefully about updates ensuring this house would appeal to other empty-nesters or ever smaller families in the future.

This all lends itself to making small adjustments to the home (as we added no additional foundation to the existing 1974 property) and adding a small amount of square-footage to access the backyard and offer year-round living space.

Final notes:

As I mentioned, we have been Edina residents for more than 22 years. We are wanting to stay in our new home for at least 22 more and beyond. Not being able to access the backyard from the home is not conducive to that plan. We are a family that will continue to grow and addition of extra main floor gathering space is imperative to us staying here. We love this area, this community and this city. We did everything we could to keep the integrity of the house and its original renderings.

We are asking the Planning Commission to please consider the variance for the small amount of square footage we are asking to add, as well as less than 3% in maximum allowable building coverage. We are almost 2,000 square-feet less than most houses on this pond (and in the surrounding area) and have the most water coverage on our lot.

Our intent is not to “over-build” or make the house stand out. We will not be impeding on the pond any more than the existing footings are already doing. We are keeping the deck under 150 square feet simply to set a grill and two chairs for fresh air.

CITY OF EDINA

JUL 10 2026

RECEIVED - PLANNING DEPARTMENT

We are hopeful that the Commission will understand that our requests are personal, not for profit. When we bought the house (with the deck off the back), the plan was to convert the space, unaware that it was not in compliance to current setback restrictions. This home and lot are very unique in that the lot is not conducive to rebuilding since it is so close to the OWHE. We are asking that an exception be made for this home to keep it useful and livable for many generations to come.

CITY OF EDINBURGH

JUL 10 2026

PLANNING DEPARTMENT

EXISTING CONDITION SURVEY & PROPOSED PORCH/DECK FOR: TONYA BECK

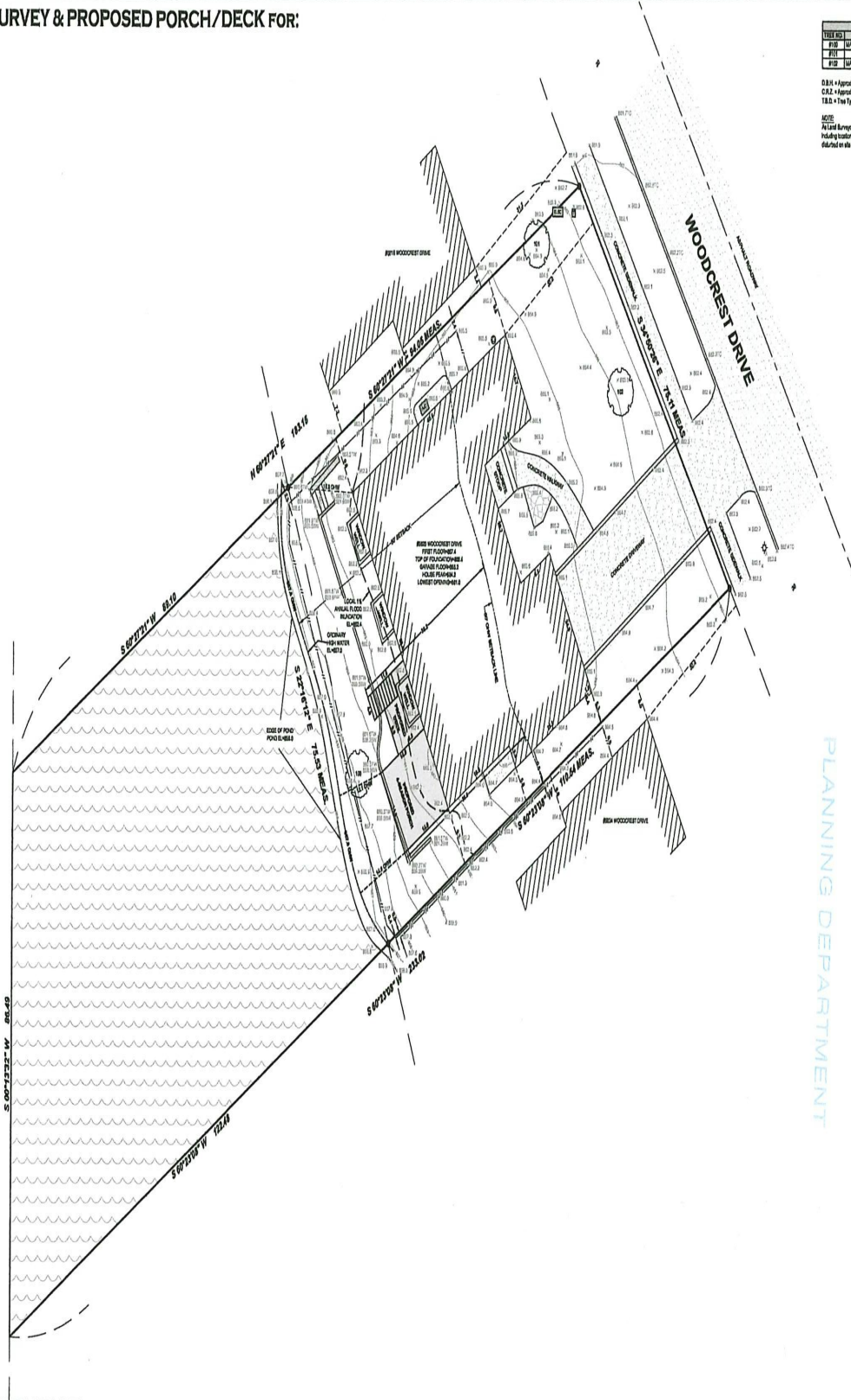
Tree ID	Species	DBH (in)	Height (ft)	Condition
101	Maple (Sapling)	2"	10'	1.5
102	Oak	2"	10'	1.5
103	Maple (Sapling)	2"	10'	1.5

DBH = Approximate Diameter at Breast Height
 CHH = Approximate Crown Height
 T.C.H. = Tree Type Classification to be Determined by a Forester

NOTE:
 All Land Surveys, Tree Identification is done to the best of our ability and is for general informational purposes only. Including location and approximate size. Final determination of species, size, and condition of any trees to be identified on site shall be verified by a professional forester or other qualified individuals before any action is taken.

LEGEND

- Property Line
- Concrete Deck
- Reinforcing Wall
- Telephone Pole
- A/C Condensing Unit
- Electrical Transformer
- Gas Valve
- Light Pole
- Hydrant
- Existing Elevation
- Top of Deck Elevation
- Top of Wall Elevation
- Bottom of Wall Elevation
- Existing Center
- Foundations Monument



CITY OF EDINA
JUL 10 2026
PLANNING DEPARTMENT

LOT AREA CALCULATION

Lot Area to O.C.H. = 7,307 SF
 EXISTING BUILDING COVERAGE:
 House = 2,437 SF
 Total = 2,437 SF
 Existing Building Coverage = 33.2%
 EXISTING IMPERVIOUS SURFACE:
 House = 2,437 SF
 Concrete Driveway, Steps, Ramp & Pools = 814 SF
 Total = 3,251 SF
 Existing Impervious Surface = 44.4%
 NOTE:
 33% Maximum Allowed Building Coverage
 Building with maximum 2,230 SF
 33% Maximum Allowed Impervious Surface

PROPOSED LOT AREA CALCULATION

Lot Area to O.C.H. = 7,307 SF
 PROPOSED BUILDING COVERAGE:
 House = 2,437 SF
 Proposed 4 Season Porch = 100 SF
 Deck 100 SF, Ramp 100 SF
 Total = 2,637 SF
 Proposed Building Coverage = 36.1%
 PROPOSED IMPERVIOUS SURFACE:
 House = 2,437 SF
 Proposed 4 Season Porch = 100 SF
 Deck & Steps = 110 SF
 Concrete Driveway, Steps, Ramp & Pools = 814 SF
 Total = 3,461 SF
 Proposed Impervious Surface = 47.4%
 NOTE:
 33% Maximum Allowed Building Coverage
 Building with maximum 2,230 SF
 33% Maximum Allowed Impervious Surface

GENERAL NOTES

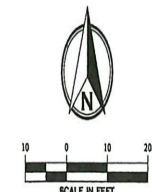
- Existing building footprints are measured to existing and not building foundation.
- No site assessment was provided and no materials were performed for any assessment of trees on the lot.
- Location of utilities shown are from observed evidence in the field and/or plans. Utilities may change and are not shown to scale. Owner shall verify utility location and depth before excavation.

JOB NO.	192-26	SCALE	1" = 10'	DATE	06-18-2025
BOOK/PAGE	1 of 1	PROJECT	T18	CLIENT	TONYA BECK
DRAWN	1 of 1	REFERENCE	CITY RECORDS	DATE	06-18-2025

DATE	06-18-2025	REVISION	
DATE	06-18-2025	REVISION	
DATE	06-18-2025	REVISION	
DATE	06-18-2025	REVISION	

I hereby certify that the survey plan or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.
 W. BROWN LAND SURVEYING, INC.
 WISCONSIN A. BROWN, D.L.S. No. 12345

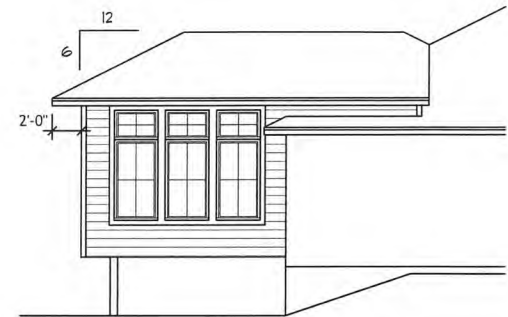
W. BROWN LAND SURVEYING, INC.
 8000 Oak Creek Avenue SE, Suite 100
 Blaine, MN 55425
 PH: 763-494-4400
 WWW.BROWNLANDSURVEYING.COM
 EMAIL: INFO@BROWNLANDSURVEYING.COM



CITY OF EDINA

JUL 10 2026

REVISIONS



LEFT ELEVATION 1/8" = 1'-0"



RIGHT ELEVATION 1/8" = 1'-0"



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

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*ALL DOOR & WINDOW HEADERS
TO BE S.P.F. #2 OR BETTER

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#D26-006

Designed
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5-11-26

RESIDENCE FOR:
SCOTT & TONYA BECK PORCH
5620 WOODCREST AVE, EDINA

1
3

ANALYSIS OF INVESTMENT



EXISTING WALLS

EXISTING WDWs.

2/6x5/6	4/0x5/6	2/6x5/6
CSMT	FIXED	CSMT

#D26-006

$$\frac{2}{3}$$

JUL 10 2026

PLANNING DEPARTMENT

