



Linden Hills Neighborhood Council

P.O. Box 24049, Minneapolis, Minnesota 55424-0449

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www.lindenhills.org

November 19, 2008

Re: Detached garage variances requested by 4524 Chowen Ave S

Dear Mr. Smoley and Zoning Board of Adjustment,

The Linden Hills Neighborhood Zoning Committee unanimously voted **not** to oppose the front yard setback variance, the south side yard setback variance, or distance to existing home variance. The following are points of interest:

- No concerns over the front yard setback because it replaces the existing garage.
- Committee concern over the possibility of storm water run-off on the neighbor to the south's property. Neighbor approved of design.
- Committee concern over proposed stairway and retaining wall as they are on city property. Recommended acquiring encroachment permit for added stairway.
- The "Good Faith" notification of a variance request was signed or said to be given verbal acceptance by all impacted neighbors.

Regards,

Larry LaVercombe, Chair
Linden Hills Zoning Committee

Cc: Hanna King, Applicant; Don Gooley, Applicant's Representative