



Linden Hills Neighborhood Council

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

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www.lindenhills.org

June 17, 2008

Re: Front Yard Setback Variance requested by 4608 Vincent Ave S

Dear City Planners and Zoning Board of Adjustments,

The Linden Hills Neighborhood Zoning Committee unanimously voted **not** to oppose the variance setback on the front yard or the potential variance setback for the north side yard -- contingent on the new build vertical lines staying within the footprint of the existing home on the East and North side. The following are points of interest:

- This home is in a unique position of needing a variance because the next door neighbor's home is set back 50 feet on its lot.
- This home is not expanding its footprint, rather, it stays within lines of existing house foundation.
- The second story addition would seem not to negatively impact (i.e. block sunlight) neighboring homes.
- 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: Applicant (Rachel and Glen Waguespack)