

**CITY OF CRYSTAL**

**VARIANCE APPLICATION FOR BRIAN AND ANNA HEDBERG  
AT 6517 – 47<sup>TH</sup> AVENUE NORTH**

**PUBLIC HEARING NOTICE  
7:00 P.M. ON MONDAY, SEPTEMBER 11, 2017  
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

**The Crystal Planning Commission will consider a variance application from Brian and Anna Hedberg to construct a new detached garage at 6517 – 47<sup>th</sup> Avenue North.**

**General summary of the proposal:**

- The applicants are proposing to replace the existing single-stall garage with an 864 sq. ft. detached garage. The city's zoning code requires that the garage cannot be larger than the finished floor area of the residential area of the existing home. Since the existing home contains 608 finished sq. ft., a variance is required.
- The proposed garage will meet all setback requirements from property lines.

The public is invited to view the proposal at Crystal City Hall during normal business hours or on the city website at [www.crystalmn.gov/city\\_departments/land\\_use\\_applications.php](http://www.crystalmn.gov/city_departments/land_use_applications.php). The Planning Commission staff report will be available for viewing after September 8 at the same weblink.

**To discuss the proposal or submit written comments for the record**, please contact John Sutter, City of Crystal, 4141 Douglas Dr. N., Crystal, MN 55422, [john.sutter@crystalmn.gov](mailto:john.sutter@crystalmn.gov) or 763-531-1130.

**To speak directly to the Planning Commission**, please attend the public hearing on Monday, September 11, 2017 at 7 p.m. at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on September 11, 2017 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance request for Brian and Anna Hedberg for a detached garage at 6517 – 47<sup>th</sup> Avenue North. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, September 19, 2017. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: John Sutter, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.

**LEGAL DESCRIPTION:**

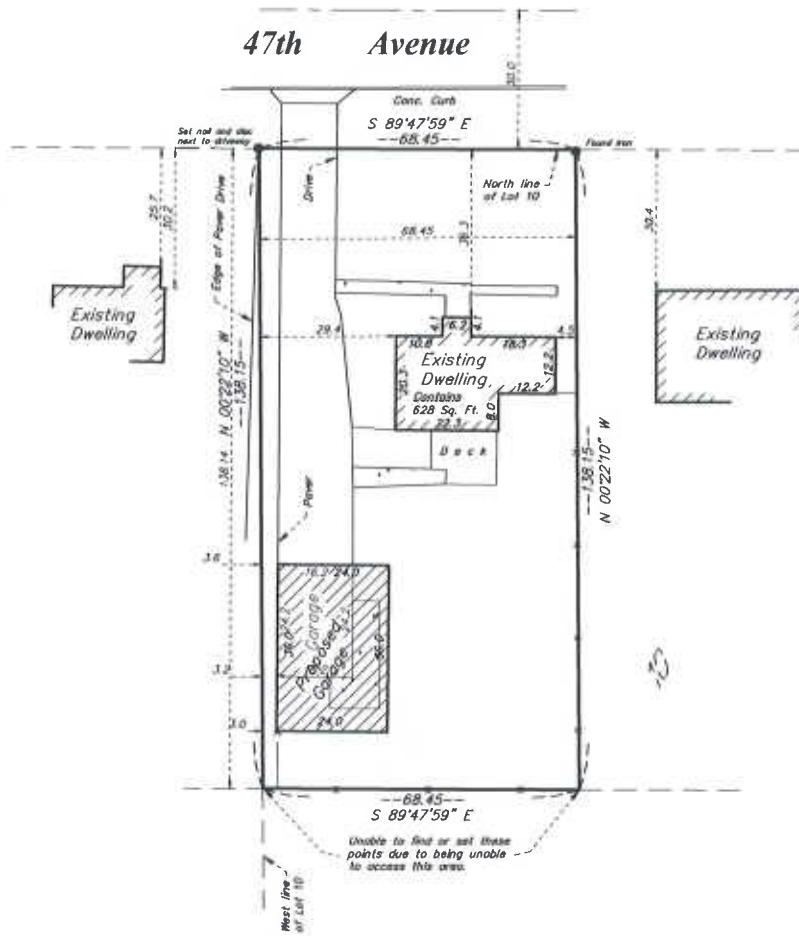
The North 138.14 feet of the West 68.45 feet of Lot 10, KLATKE'S SECOND ADDITION, Hennepin County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. The subject property contains 9,456 Sq. Ft.
5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

**STANDARD SYMBOLS & CONVENTIONS:**

"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND	
	CATCH BASIN
	FIRE HYDRANT
	POWER POLE
	MANHOLE
	TELEPHONE POLE
	ELEC. TRANSFORMER
	WELL
	GATE VALVE
	LIGHT POLE
	TREE
	FENCE LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	STORM DRAIN LINE
	OVERHEAD UTILITY LINE
	CONCRETE SURFACE

DATE	REVISION DESCRIPTION
8/15/17	AS SHOWN PROPOSED GARAGE



CLIENT NAME / JOB ADDRESS  
**ANNA HEDBERG**  
6517 47TH AVENUE NORTH  
CRYSTAL, MN

**Advance**  
Surveying & Engineering, Co.  
13817 Highway 7  
Minnetonka, Minnesota 55345  
Phone: 952.835.4788  
Web: www.advancemn.com

I HEREBY CERTIFY THAT THIS PLAT, SURVEY 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.  
*Y. H. HEDBERG*  
YOUNG HEDBERG  
REGISTERED LAND SURVEYOR  
NO. 42379  
AUGUST 13, 2017

DATE SURVEYED: AUGUST 13, 2017  
DATE DRAFTED: AUGUST 13, 2017

SHEET TITLE  
**EXISTING CONDITIONS SURVEY**  
DRAWING NUMBER  
170816 TB  
REV 8 - 18

SHEET SIZE 17 X 22  
SHEET NO.  
**S1**  
SHEET 1 OF 1