



**CITY OF CRYSTAL**

**PROPOSED VARIANCE APPLICATION FOR  
SVK DEVELOPMENT LLC**

**PUBLIC HEARING NOTICE  
7:00 P.M. ON MONDAY, JULY 11, 2016  
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

**The Crystal Planning Commission will consider a Variance application from SVK Development to reduce the required front setback from 30' to 15' for the properties located at 3226 and 3232 Georgia Avenue North in the Gardendale Subdivision.**

**General summary of the proposal:**

- SVK Development is proposing to reduce the required 30' minimum front setback for the proposed homes at 3226 and 3232 Georgia Avenue North to 15'. The proposed distance is measure from the cul-de-sac easement line to the home's foundation, which would mean the new homes would be located approximately 25' from the cul-de-sac curb instead of the currently required 40'.

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 July 8<sup>th</sup> at the same weblink.

**To discuss the proposal or submit written comments for the record**, please contact Dan Olson, City of Crystal, 4141 Douglas Dr. N., Crystal, MN 55422, [dan.olson@crystalmn.gov](mailto:dan.olson@crystalmn.gov) or 763-531-1142.

**To speak directly to the Planning Commission**, please attend the public hearing on Monday, July 11, 2016 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 July 11, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a Variance Application for SVK Development LLC to reduce the required front setback from 30' to 15' for the properties located at 3226 and 3232 Georgia Avenue North. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, July 19, 2016. 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: Dan Olson, 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.

Front Yard Variance Request Narrative  
3232 & 3226 Georgia Ave. N.

SVK Development is requesting a variance approval of the front yard setback for lots 1 (3232) and 2 (3226) Block 2 of the Gardendale development to 15' from the temporary cul-de-sac easement line to the foundation of the new home. The two lots are currently impacted by the temporary cul-de-sac and force the home pad 40'-50' from the back of curb of Georgia Ave. N.

To be consistent with the alignment and look of other homes on Georgia Avenue North, SVK Development is requesting this variance to allow these homes to align with the front yards of other homes on the street and will move the rear of the home from the rear property line providing additional privacy for these lots and neighboring properties.

