



2013 Application for Special Land Use Action

Staff contact: John Sutter
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4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

PROPERTY: Address: 4952 Quail Ave N Henn. Co. P.I.D. 09-18-21-14-0031

PROJECT TITLE: _____

APPLICANT: Pamela and/or Michael Brady Tel: 612 327-2932
Email address: mbrady@hmfurniture.com Fax: _____
U.S. Mail address: 12635 54th Ave N Plymouth MN 55442

PROPERTY OWNER: Pamela and/or Michael Brady Tel: 612 327 3932
Email address: mbrady@hmfurniture.com Fax: _____
U.S. Mail address: 12635 54th Ave N, Plymouth MN 55442

TYPE OF APPLICATION: (check all that apply)	APPLICATION FEE (nonrefundable)	ATTACHMENTS TYPICALLY REQUIRED (explanation on back)
<input type="checkbox"/> Administrative Appeal	\$200	1 - - - - 6 - 8
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Conditional Use Permit	\$500	1 - - - - 6 - 8
<input type="checkbox"/> Lot Division / Realignment of Lot Lines	\$500	- - 3 - - 6 - 8
<input type="checkbox"/> Plat	\$500 + \$50 per lot over 2	- 2 - - 5 6 - 8
<input type="checkbox"/> Rezoning or Zoning Text Amendment	\$500	- - - - - 6 - 8
<input type="checkbox"/> Site Plan Review	\$500	- 2 - 4 - 6 7 8
<input type="checkbox"/> Vacation of a public street or easement	\$500	- 2 - - - 6 - 8
<input checked="" type="checkbox"/> Variance	\$500	1 - - - - 6 - 8
<input type="checkbox"/> Planned Development	\$1,000	- 2 - - 5 6 7 8
<input type="checkbox"/> Telecommunication Tower	\$5,000	- 2 - 4 - 6 7 8
<input type="checkbox"/> Storm Water Management Plan	(no fee)	- 2 - 4 - 6 7 8

TOTAL FEE: \$ 500 ATTACHMENTS: _____

SIGNATURES: The applicant and property owner certify that:

- I am making application for the described action by the City and am responsible for complying with all requirements with regard to this request. This application should be processed in my name. The City should contact me regarding any matter pertaining to this application.
- I have read and do understand the instructions supplied by the City of Crystal for processing this application, and I will keep myself informed of the deadlines for submission of material and of the progress of this application.
- The documents and information I have submitted are true and correct to the best of my knowledge.

Michael Brady 11/13/13 (date) APPLICANT
Michael Brady 11/13/13 (date) PROPERTY OWNER

FOR OFFICE USE ONLY: Application # <u>2013-16</u>	Accounting # <u>0100.4418</u> Receipt # <u>111577</u>	Date Received <u>11/18/2013</u>
Acknowledgement letter sent ___/___/___	If application incomplete, was 60-day rule language included? _____	
Plan Comm hearing ___/___/___	City Council action ___/___/___	Approved? Yes ___ No ___ Other ___
NOTES: _____		

Request for Clearance for Building Permit - 4952 Quail Avenue North

November 18, 2013

Dear Crystal Staff, Planning Commissioners, and Council Members,

My wife, Pamela, and I purchased a home at 4952 Quail Avenue North. We love the home and plan to move from our home in Plymouth as soon as possible. There is a fair amount of work to be done on the home; restorative and the addition of a sunroom and bathroom on the main floor. Your inspection official can testify as to the condition of the home and yard prior to our purchase.

When we went to make application for building permit, we were told we needed to determine if the property is within the setbacks. We have to say although the City officials were polite, the \$500 Fee for something that has been there for more years than this Grandfather has been alive, seems onerous.

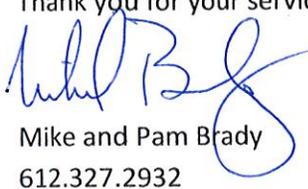
As you can see by the pictures attached, we have already cleaned up the overgrown weeds and brush. The site plan shows the house within all setbacks except for one small bump out in the kitchen. As also shown, the foundation for this bump out is the original construction. The garage is within inches of the back yard westerly lot line and within a foot of the northerly side lot line so is not within setback limits. The addition on the south of the house is over 7' from the southerly lot line and within your setback.

We are applying for a variance for the garage and the north side bump out so we can add a sunroom to the east side of the home, (front yard), which of course will be within all setbacks and codes. This is an improvement to the home, its value and the neighborhood.

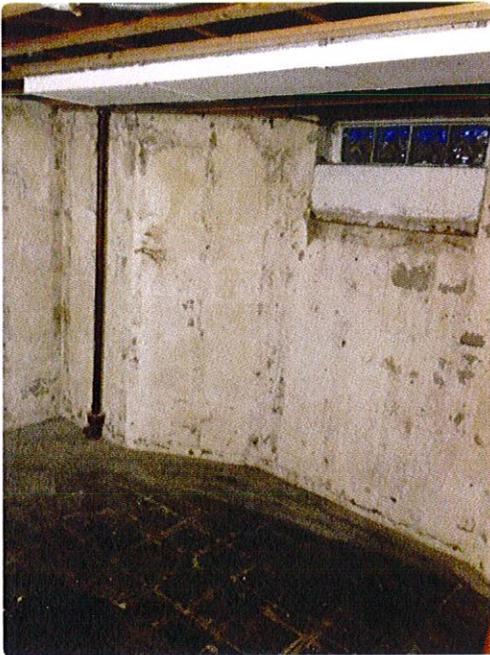
We have a limited budget for work for the home and this \$500 fee lowers the amount of work we can do. This procedure seems nonsensical as these structures have been here 60+ years, cause no one issue, and are obvious for all to see before purchase. Most every home from this era is in some set back "violation". In our opinion and unless we are missing something, a blanket variance for original structures, if not a danger or nuisance, should be granted in Crystal. It cost us \$500, metal detector time and rental, an extra month that pushes construction into the heart of winter and additional challenges moving from our current home. Not much of a welcome to our new City and home. Some people may also have to have an extra \$700 + for a survey if they couldn't find their corner stakes. We request a refund of our \$500 application fee.

That request said, you will find us a strong and positive addition to your City, taking care of and enhancing the beauty of our home and lot as well as helping our neighbors and other worthy causes in Crystal.

Thank you for your service.


Mike and Pam Brady
612.327.2932





North side basement.
Foundation follows bump out.
Original construction.



North side. Distance between
houses 9' 5". Bump out is 42"
from lot line.



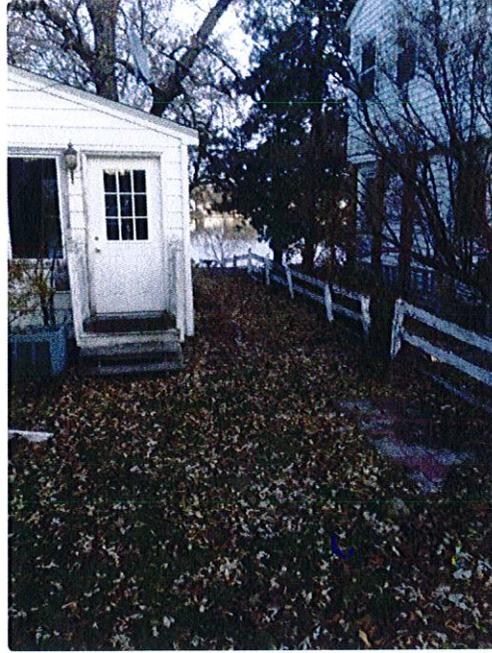
Main foundation a little over 5'
from lot line. North side.



North side.



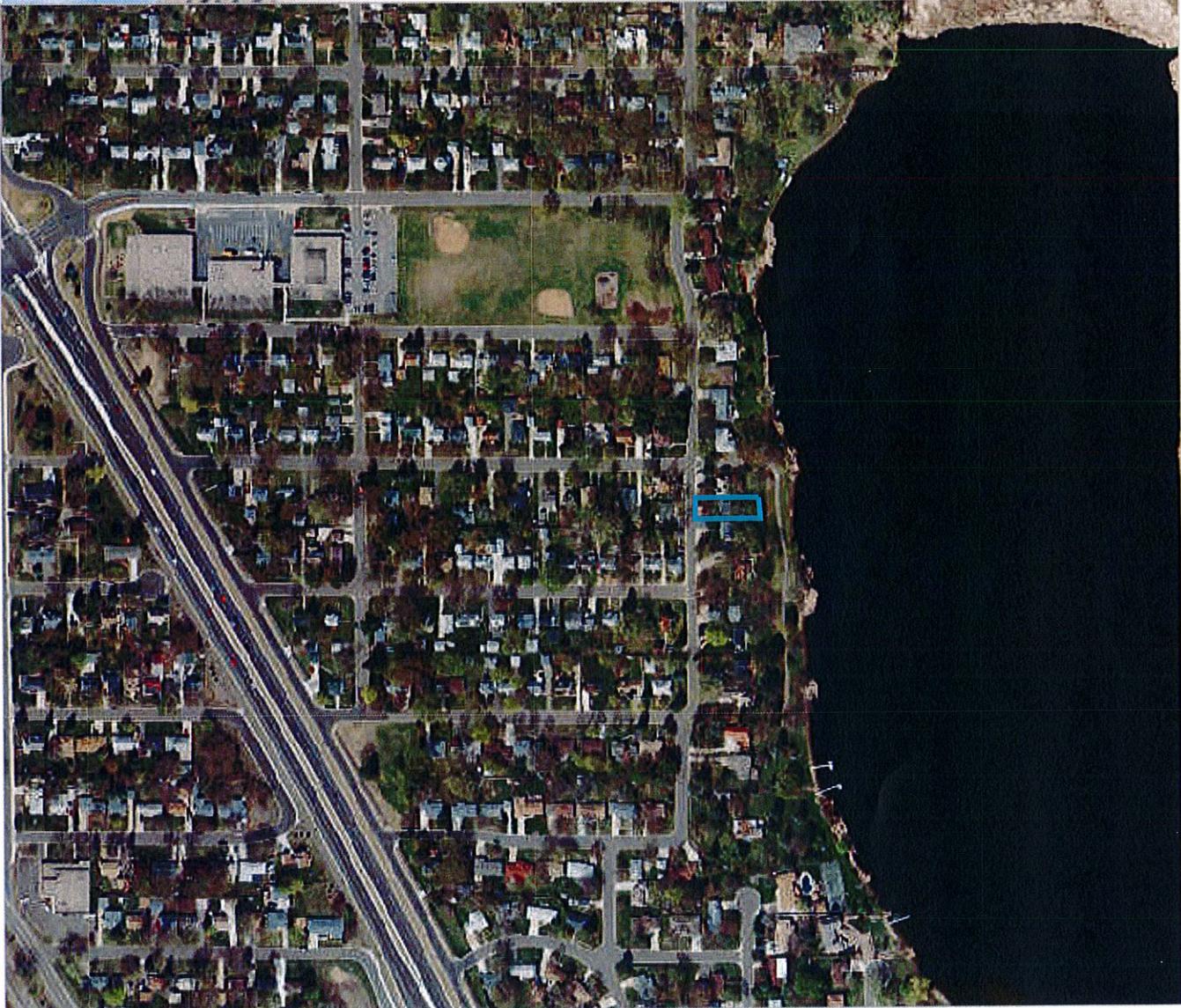
South side of house over 7' from lot line.



South side addition within current code.



South side. Hard to read, but about 86" from Lot Line.



Parcel ID: 09-118-21-14-0031

Owner Name: Tracy A Feltmann

Parcel Address: 4952 Quail Ave N
Crystal, MN 55429

Property Type: Residential Lake Shore

**Home-
stead:** Homestead

Parcel Area: 0.17 acres
7,528 sq ft

A-T-B: Torrens

Market Total: \$190,000

Tax Total: \$4,135.22
(Payable: 2013)

Sale Price: \$315,000

Sale Date: 06/2004

Sale Code: Warranty Deed

Map Scale: 1" ≈ 400 ft.

Print Date: 11/18/2013



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Map Scale: 1" ≈ 50 ft.
Print Date: 11/18/2013



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