



2016 Application for Special Land Use Action

Staff contact: Dan Olson
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 4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

PROPERTY: Address: 5440 Twin Lk. Terrace Henn. Co. P.I.D. _____

PROJECT TITLE: Garage addition

APPLICANT: Evea Staples / Anissa Mattson Tel: 612-801-4191

Email address: gregstapler99@gmail.com Fax: N/A

U.S. Mail address: 5440 Twin Lake Terrace N. Crystal mn 55429

PROPERTY OWNER: see above A Tel: _____

Email address: _____ Fax: _____

U.S. Mail address: _____

TYPE OF APPLICATION: (check all that apply)	APPLICATION FEE (nonrefundable)	REQUIRED ATTACHMENTS (See description on page 2)
<input type="checkbox"/> Administrative Appeal	\$200	1 - - - - 6 -
<input type="checkbox"/> Comprehensive Plan Amendment	\$500	- - - - - 6 -
<input type="checkbox"/> Conditional Use Permit	\$500	1 - - - - 6 -
<input type="checkbox"/> Lot Division / Realignment of Lot Lines	\$500	- - 3 - - 6 -
<input type="checkbox"/> Plat	\$500 + \$50 per lot over 2	- 2 - - 5 6 7
<input type="checkbox"/> Rezoning or Zoning Text Amendment	\$500	- - - - - 6 -
<input type="checkbox"/> Site Plan Review	\$500	- 2 - 4 - 6 7
<input type="checkbox"/> Vacation of a public street or easement	\$500	- 2 - - - 6 -
<input checked="" type="checkbox"/> Variance	\$500	1 - - - - 6 -
<input type="checkbox"/> Planned Development	\$1,000	- 2 - - 5 6 7
<input type="checkbox"/> Telecommunication Tower	\$5,000	- 2 - 4 - 6 7

TOTAL FEE: \$ 500.00 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.

Anissa Mattson 6/11/16 [Signature] 6-11-16
 APPLICANT (date) PROPERTY OWNER (date)

FOR OFFICE USE ONLY: Application # 2016-03 Accounting # 0100.4418 Receipt # 135026 Date Received 7-12-16

Acknowledgement letter sent ___/___/___ If application incomplete, was 60-day rule language included? ___

Plan Comm hearing ___/___/___ City Council action ___/___/___ Approved? Yes ___ No ___ Other ___

NOTES: _____

I Greg Staples Purchase
THIS HOUSE 5440 TWIN LAKE TER
AS A FORECLOSER - IT WAS ABANDONED
I Purchase All Permit Required
HAD THE HOUSE REWIRED TO CODE
Plumbing & Sewer Pipes Replace
Completely Rebuild - to Code.

NOW IM REBUILDING THE
OUTSIDE NEW WINDOWS,
NEW SIDING, ROOF ALL PERMIT
TO CODE. ALL - THE HOUSES
IN THE NEIGHBORHOOD HAVE 2
CAR GARAGES & I ALSO WOULD
LIKE TO ADD A 2 CAR STALL.
TALKED TO ALL NEIGHBORS THE
RESPONSE WAS GREAT THERE
ALL VERY HAPPY TO SEE THIS
HOUSE LOOKING GOOD.

Thank you
Greg Staples
612-801-4191

CITY OF CRYSTAL

**PROPOSED VARIANCE APPLICATION FOR A
GARAGE ADDITION AT 5440 TWIN LAKE TERRACE**

**PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, SEPTEMBER 12, 2016
CRYSTAL CITY HALL (4141 DOUGLAS DR N)**

The Crystal Planning Commission will consider a variance application from Greg Staples to construct a 450 sq. ft. attached garage addition in front of the existing house and garage at 5440 Twin Lake Terrace.

Two variances are being requested:

1. The minimum side setback is 5 feet from the side lot line but the existing building is only 4.5 feet from the north side property line. Because the proposed garage addition would expand a nonconforming building, a variance is required **to reduce the side setback for the existing building to 4.5 feet.** The garage addition would still have to comply with the standard 5 foot setback and easement requirements.
2. The minimum front setback is 30 feet from the front lot line. Because the proposed garage addition would be located 12 feet from the front lot line, a variance is required **to reduce the minimum front setback for the garage addition to 12 feet.**

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. The Planning Commission staff report will be available for viewing after September 2nd 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 or 763-531-1130.

To speak directly to the Planning Commission, please attend the public hearing on Monday, September 12, 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 September 12, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance application for Greg Staples to construct a garage addition to a nonconforming garage at 5440 Twin Lake Terrace to a distance of 12 feet to the front property line rather than the required 30 feet. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, September 20, 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: 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.

Proposed Building Addition Survey For:
GREGORY STAPLES

INVOICE NO. 85458
F.B.NO. 1089-37
SCALE: 1" = 20'



- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- - - Denotes Existing Contours
- Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- ← Denotes Surface Drainage

Property Address: 5440 Twin Lake Terrace Crystal MN

Property located in Section 3, Township 118, Range 21,
Hennepin County, Minnesota.

Lot 1, Block 2, TWIN LAKE TERRACE
Hennepin County, Minnesota

The Gregory Group, Inc.
d.b.a.

LOT SURVEYS COMPANY
Established in 1962
LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

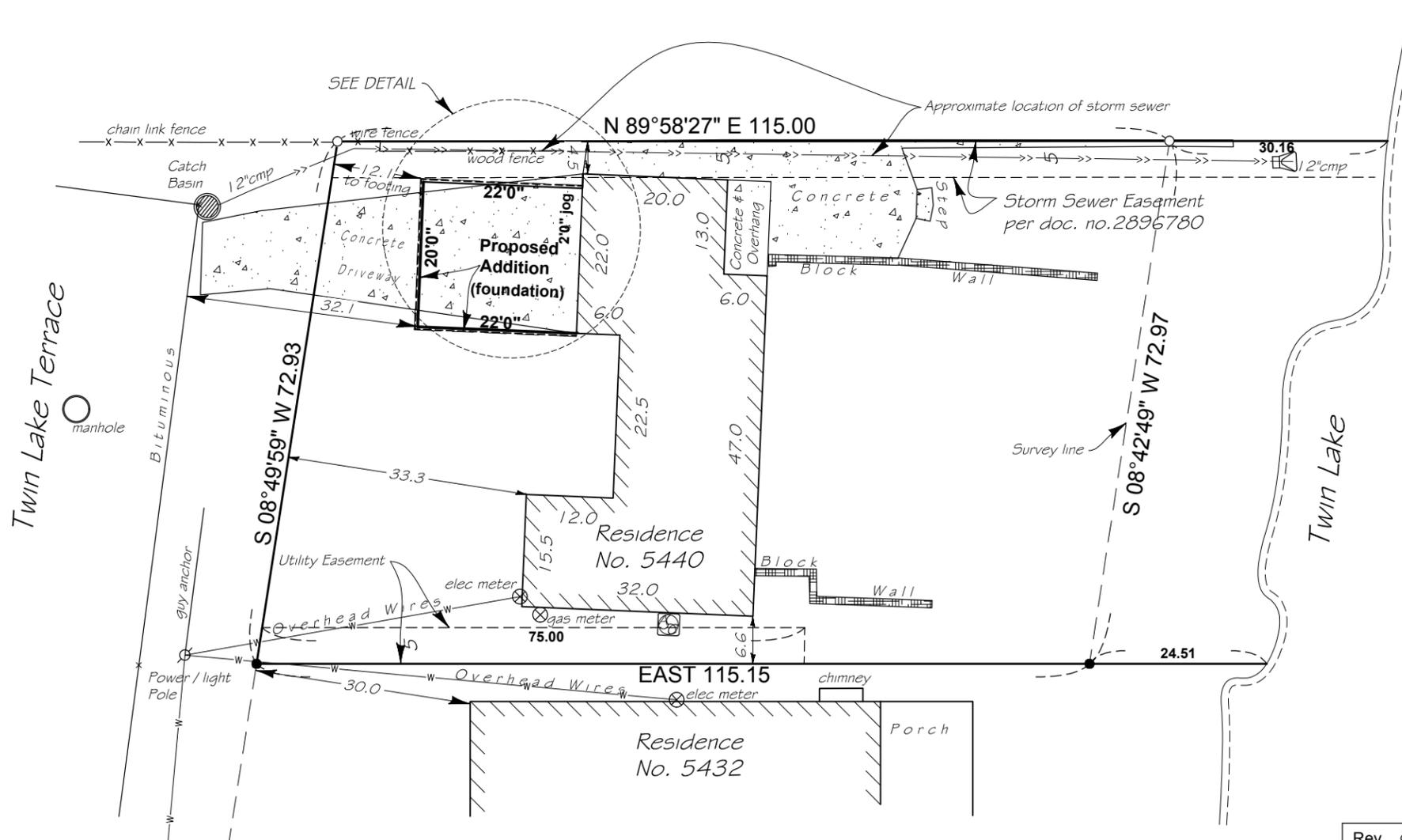
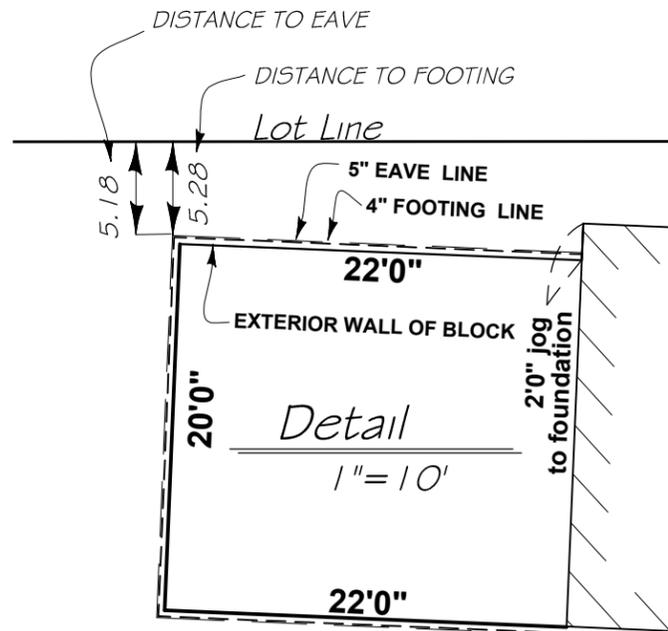
Surveyors Certificate

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota

Surveyed this 4th day of August 2016.

Signed Gregory R. Prascy
Gregory R. Prascy, Minn. Reg. No. 24992



Rev 8-12-16 garage dim's	Drawn By JFB
8-25-16 easement & shifted prop gar.	File Name
	TLT-1-2fb108937inv85458.dwg