



2016 Application for Special Land Use Action

Staff contact: Dan Olson
tel: 763-531-1142 fax: 763-531-1188
dan.olson@crystalmn.gov
4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

PROPERTY: Address: 5565 Welcome Ave. N. Henn. Co. P.I.D. 04-118-21-34-0126

PROJECT TITLE: Variance to update existing garage

APPLICANT: Matthew Detloff Tel: 612-807-2928

Email address: Mdetloff66@gmail.com Fax: _____

U.S. Mail address: _____

PROPERTY OWNER: _____ 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 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.

Matthew Detloff (date) 7/11/16 _____ (date)
 APPLICANT PROPERTY OWNER

FOR OFFICE USE ONLY: Application # 2016-07 Accounting # 0100.4418
 Receipt # 135024 Date Received 7/12/2016
 Acknowledgement letter sent ___/___/___ If application incomplete, was 60-day rule language included? ___
 Plan Comm hearing ___/___/___ City Council action ___/___/___ Approved? Yes ___ No ___ Other ___
 NOTES: _____

Matthew Detloff



- 5565 Welcome Avenue North, Crystal, Minnesota 55429
- Phone: 612-807-2928 • E-Mail: Mpdetloff66@gmail.com

Monday, July 11th, 2016

Dan Olson, Planning Commission, & Crystal City Council
Request for variance to update existing garage at 5565 Welcome Avenue North
City of Crystal
4141 Douglas Drive North
Crystal, Minnesota 55422

Dear City Official:

My name is Matthew Detloff, I was born and raised in Robbinsdale, Minnesota and attended Sacred Heart Catholic School where I recently married my wife Jaycee, who is a native of Lakeville, Minnesota, graduate of the University of St. Thomas, and working in the communications technology industry. I attended DeLaSalle High School and have furthered my career as a teacher at Maple Grove Senior High School with an undergraduate degree from St. John's University and a master's degree from Saint Mary's University. In June of 2015, Jaycee and I became residents of Crystal when we purchased our first home and we could not be happier with our property, neighborhood, and greater community. As I have known Crystal my whole life and have fell more in love with it now that I live here, we have decided that we would like to begin to make preparations to raise our family here. With that being said our current garage does not function properly for the two of us alone much less when we choose to have children. Therefore this is a written request explaining the need my wife and I have for a variance to update our existing garage at 5565 Welcome Avenue North.

The plans that are attached were designed by former City of Crystal Community Development Director John Sutter and have been reviewed by City Planner Dan Olson. Before I go into greater detail on the efforts I have made to be a good neighbor in this project, let me explain why a variance is necessary. To do this a brief history of the property is necessary. *Please see Appendix 1 for a current layout of the 5565 Welcome Avenue North.* In 1918, the property was built facing North towards what is today Bass Lake Road. At that time the garage was in the backyard or the southern portion of the lot. Welcome Avenue was built to the East of the property. In 1966, the owner subdivided the property into 4 lots in 1973 the lot closest to Bass Lake Road (or the original property's "front" yard) was built into what is today 5573 Welcome Avenue North. Therefore, the East facing side of the original property and garage now became the front yard. The point being that neither the original owner or I intended to have a garage closer to the Welcome Avenue than the house. According to John Sutter "based on the history of the lot and house, and the fact that the garage was made nonconforming by the sub-developments around it, there is a strong case to be made for a variance that would allow the current garage to be updated and expanded in a way that does not make it closer to Welcome Avenue." As I will explain this is exactly what I am asking for, a variance to add on to the south and west sides of the garage but not the east.



Appendix 2 shows the purposed garage and its dimensions. Note that the current garage is 24' from the eastern property line on Welcome Avenue. The purposed garage would maintain this distance and expand only to the south and west of what is already there (i.e. new structure would begin where eastern wall of current structure is and expand towards southern and western property lines, space currently part of the "side yard"). The purpose of this two-car garage would be to have a safe place to store both our vehicles with a small workshop and storage area in the back for our lawn mower, snow blower and other miscellaneous storage. The peak of this garage would be no more than 15', which is shorter than our current garage that has an attic above it. *Please see Appendix 3 for dimensions and specifics.* The other reason this is the best option for my family and I, is that financially we cannot afford to demolish and remove our current driveway to install a new garage in the northwest corner of our lot. We have received estimates of \$6000-\$10000 in concrete alone. These numbers do not include removal of current black top, new curb being cut, and removal of three of the largest trees on our street. To place another garage anywhere else on the property would result in not only the dissatisfaction of removing massive trees from the neighborhood but extremely large financial burdens that are unnecessary through a variance. It should be noted that countless homes in the Twin Oaks neighborhood have garages that are closer to the primary street then their front doors; the only difference is many of these are that these garages are attached. In order for us to add an attached garage it would involve removing our deck and substantial removal and installation of new driveway.

Besides the stated financial concerns, we believe that removing trees and or having two garages would disturb the appeal of the neighborhood more than renovating and expanding the existing garage. All of these things are burdens that we believe can reasonably be avoided through your support and approval of a variance to expand the footprint of the current garage. I would like to thank you for taking the time to consider this request. I am a young family man that has chosen Crystal as the place I want to raise my family. I am simply trying to invest in my property and add to the neighborhood. I am a blue-collar teacher who wants a place to park my vehicles and tinker with my mower so I can keep my yard groomed, my family, and neighbors pleased. I appreciate you approving our variance and making a positive recommendation to support our investment in the City of Crystal.

Sincerely,

Matthew Detloff
Property Owner

CITY OF CRYSTAL

PROPOSED VARIANCE APPLICATION FOR A GARAGE AT 5565 WELCOME AVENUE NORTH

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 Matthew Detloff to construct a new 896 sq. ft. detached garage in the front yard at 5565 Welcome Avenue North. The new garage would be an expansion or replacement of an existing 327 sq. ft. detached garage in the front yard.

Two variances are being requested:

1. Accessory buildings (detached garages) cannot be located in the front yard. The existing garage does not meet this requirement but is lawfully nonconforming ("grandfathered in"). Because the proposed garage would be larger than the existing garage, a variance is required **to allow an accessory building in the front yard.**
2. The minimum front setback is 30 feet from the front lot line. The existing garage is set back only 24 feet but is lawfully nonconforming ("grandfathered in"). Because the proposed garage would be larger than the existing garage, a variance is required **to reduce the minimum front setback for the garage to 24 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.

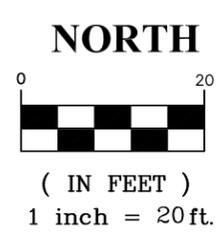
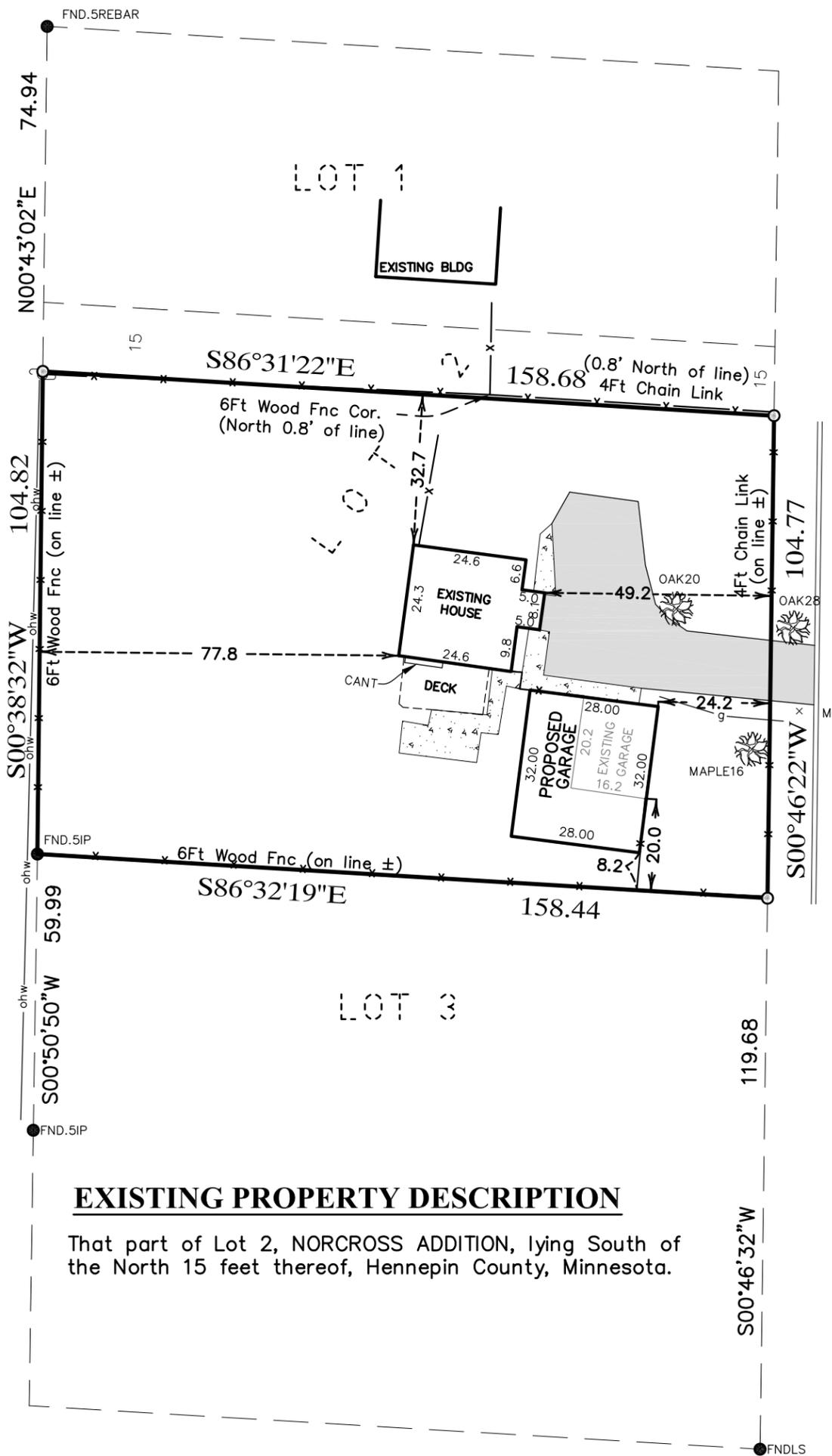
LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on September 12, 2016 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance application for Matthew Detloff to construct a detached garage at 5565 Welcome Avenue North that is closer to the street than the existing home and built to a distance of 24 feet 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.

CERTIFICATE OF SURVEY

Property Address: 5565 Welcome Ave. N., Crystal, MN 55429

FOR: MATTHEW DETLOFF

BASS LAKE ROAD



WELCOME AVE. N
 (ROAD CURRENTLY UNDER CONSTRUCTION)

EXISTING PROPERTY DESCRIPTION

That part of Lot 2, NORCROSS ADDITION, lying South of the North 15 feet thereof, Hennepin County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND

x1011.2 DENOTES EXISTING ELEVATION.

- DENOTES CONCRETE
- DENOTES BITUMINOUS
- x— DENOTES EXISTING FENCE

AREA CALCULATIONS

TOTAL LOT = ±16,596 sq. ft.
 Bituminous Driveway = ±1213 Sq. Ft.
 House = ±649 Sq. Ft.
 Concrete = ±401 Sq. Ft.
 Proposed Garage = ±896 Sq. Ft.

I hereby certify that this survey, plan 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.

JOSHUA P. SCHNEIDER

NOTES

- Bearing's shown are on assumed datum.
- Field survey conducted on August 9th, 2016.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

Date: August 11th, 2016 Reg. No. 44655

ACRE LAND SURVEYING
 Serving Twin Cities Metro
 area and beyond
 763-238-6278 js.acrelandsurvey@gmail.com

JOB #16452bs

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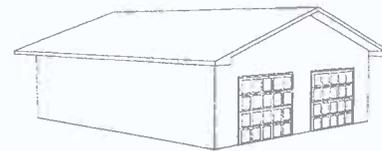
Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 55429
2x6 Wall Framing Material
28' Wide X 32' Deep X 9' High
Vinyl Dbl 4" Lap Siding
- S. Blue
1/2" 4 Ply Plywood Wall Sheathing
Block-It Housewrap
24" gable/24" eave overhangs
1/2" 4 Ply Plywood Roof Sheathing
Duration, Estate Gray Shingles
White Vinyl Soffit & Fascia
White Regular Roof Edge
2 - Garage Door Opener

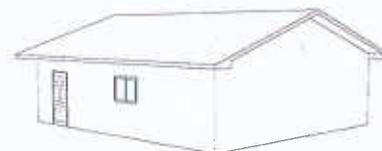
Options Selected:

The options you have selected are:
Deck Defense Synthetic Underlayment
2 Rows Granular Ice & Water Barrier
1 - 36X80 Service Door - E-1 6-Panel Steel LS
2 - 9x7 Overhead Door - Non-Insulated RP White
1 - 48x36 Window - White Vinyl Slider

Front View



Back View



Appendix 3

Estimated base price: \$5,092.04*

The base price includes: 0" Eave/10" Gable Overhangs, Framing Materials, 7/16 OSB Roof Sheathing, 20 yr. Fiberglass Classic - Onyx Black Shingles, Pine Fascia, Galv Regular Roof Edge, 8" Textured Vertical Hardboard Siding, All selected overhead, service and sliding doors are included. Windows and other options are NOT included.

Estimated price: \$8,046.54*

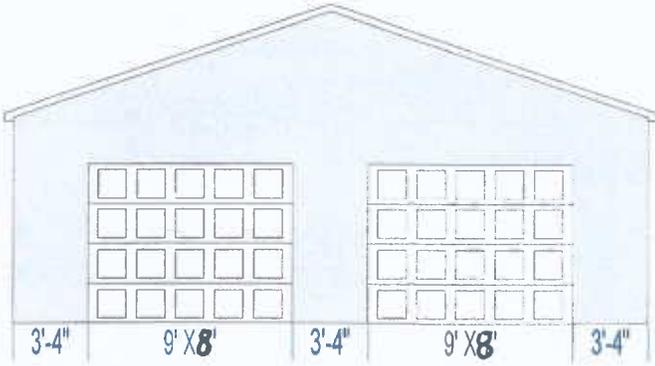
*Today's estimated price, future pricing may go up or down.
*Tax, labor, and delivery not included.

*** Take this sheet to the Building Materials counter to purchase your materials. ***

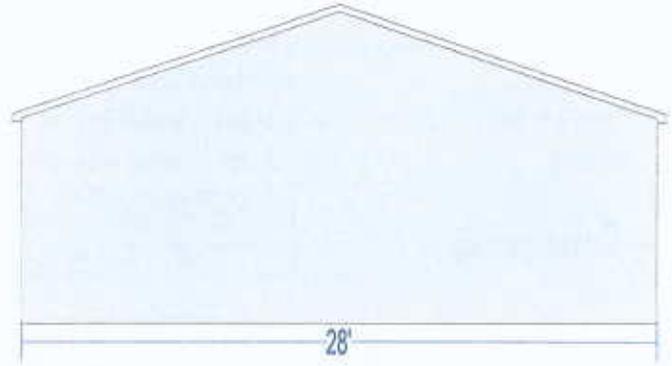
Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

*** Here are the wall configurations for your design.

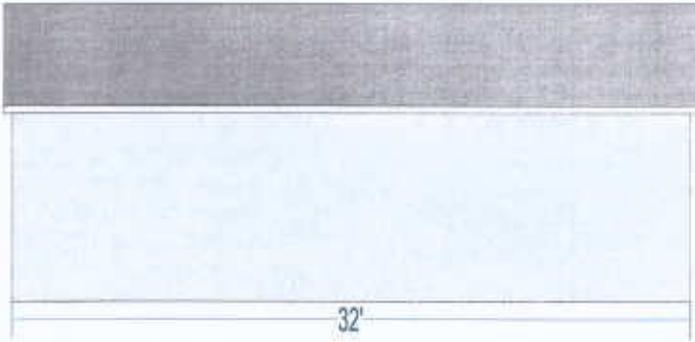
Illustration May Not Depict All Options Selected



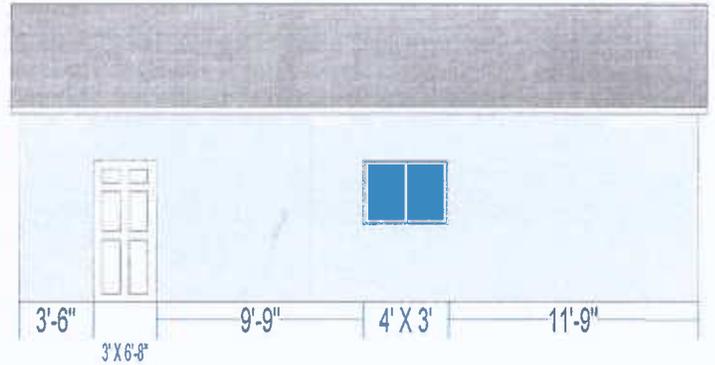
Gable Front View (North)
(2) -



Gable Back View (South)



Eave Front View (East)



Eave Back View (West)
(1) -

Building Size: 28 feet wide X 32 feet long X 9 feet high

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.
Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.