



CITY OF WEST ST. PAUL

1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118

COMMITTEE OF ADJUSTMENTS / PLANNING COMMISSION

JANUARY 19, 2016

7:00 p.m.

MUNICIPAL CENTER COUNCIL CHAMBER

1. COMMITTEE OF ADJUSTMENTS
2. Roll Call
3. Adopt Minutes
- 3.A. Minutes
Documents: [10-20-15 MINUTES.PDF](#)
4. Public Hearings
- 4.A. Case 16-01 - Variance Request To Reduce The Front Yard Building Setback For The Construction Of A New Home At 1392 Summit Cir. – Joel And Pat Liesener
Documents: [COA REPORT.PDF](#), [ATTACHMENTS.PDF](#), [SURVEY.PDF](#)
5. New Business
6. Old Business
7. Other
8. Adjourn
9. PLANNING COMMISSION
10. Roll Call
11. Adopt Minutes
12. Public Hearings
13. New Business

14. Old Business

15. Other

16. Adjourn

*If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at
651-552-4100, TDD 651-322-2323 at least 5 business days prior to the meeting
www.wspmn.gov EOE/AA*

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

The regular meeting of the West St. Paul Committee of Adjustments was called to order by Chair Hubert on Tuesday, October 20, 2015, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

ROLL CALL

Commissioners present: Chair Hubert, Fernandez, Kavanaugh and Ramsay.

Absent:

Vice-Chair Leuer, Commissioners McPhillips and Nelson.

Also Present:

Assistant Community Development Director Boike, Council Liaison Bellows, and Recording Secretary Blume.

Chair Hubert formally introduced Commissioner John Ramsay as the newest member of the Committee of Adjustments / Planning Commission.

APPROVE MINUTES

ON MOTION of Kavanaugh, seconded by Fernandez, RESOLVED to approve the West St. Paul Committee of Adjustments meeting minutes of Tuesday, July 21, 2015 as written.

Ayes: 4 Nays: 0

PUBLIC HEARINGS

CASE # 15-03

Application For Two Variances For The Construction Of A New Home At 8 Annapolis Street East: 1) To Reduce Required Minimum Lot Size And 2) To Reduce The Required Minimum Rear Yard Building Setback – Lanette Garcia.

Assistant Community Development Director Boike reviewed the application for two variances for the construction of a new single family home at 8 Annapolis Street East: 1) a variance to reduce the required minimum lot size and, 2) a variance to reduce the required minimum rear yard building setback – Lanette Garcia.

Included in the commissioners packets are the application for the requested variances, a draft findings of fact, a site plan drawing showing location of proposed house and setbacks and notice sent to all adjacent property owners as required for the public hearing.

The applicant is proposing to tear down her existing home and construct a new home on the property. The existing property is just below the minimum lot size requirement of 4900 square feet. Therefore, in order to build a new home on the property a variance is required. In addition, the applicant is proposing to attach the garage at the rear of the property. An attached garage requires a variance for the rear building setback.

The applicant has applied for and received EDA approval for

redevelopment demolition funds. The funds are contingent on the applicant obtaining the requested variances for the proposed home.

Staff recommended APPROVAL of the VARIANCES to allow for a reduction in minimum lot size (variance of 150 square feet) and to allow a reduction in rear yard building setback (variance of 25 feet):

- 1. The applicant shall apply for all applicable building permits for the demolition of her existing home and construction of a new home.**
- 2. The proposed home shall be constructed according to the submitted plans as reviewed through the Variance process.**

Chair Hubert asked if any of the Commissioners had questions for Assistant Community Development Director Boike. Commissioner Ramsay asked if West St. Paul has an impervious percentage on any given property. He wondered if voting for the variance will automatically negate that problem in the future. Assistant Community Development Director Boike replied that no impervious surface requirement exists. There is nothing in the zoning ordinance for coverage requirements.

Commissioner Kavanaugh asked if there are any other submitted plans for Ms. Garcia's project besides the site plan. Assistant Community Development Director Boike said he believes there are physical plans for the house but for the review for the proposed variances only the site plan is needed.

Commissioner Kavanaugh asked if the size of the proposed new home was known. Assistant Community Development Director Boike said questions regarding the construction of the house can be best answered by Ms. Garcia.

Commissioner Fernandez asked how big the lot is. Assistant Community Development Director said the lot size is 4,750 square feet. He replied the property is very unique in terms of its orientation and size compared to the other properties in the neighborhood.

Chair Hubert asked if the property as it is, is existing non-conforming with respect to the lot size itself. Assistant

Community Development Director said yes and this is just a formality in order to rebuild on it they have to make it flow with the zoning ordinance through the variance process.

Commissioner Ramsay asked if this sets a precedence in regards to other people doing the same thing with their properties. Assistant Community Development Director Boike said yes it does set a precedence as with every variance request. The committee has to look at each property as an individual and the unique circumstances involved. In this case, Ms. Garcia could build a detached garage and be conforming but she wants some added safety features with the garage being attached and that is why this variance is needed.

Chair Hubert asked the applicant to come forward and make any additional comments. Lanette Garcia came forward to speak to the Commissioners. She said Assistant Community Development Director Boike did a good job and she couldn't have spoken as well as he did.

Commissioner Kavanaugh asked about the size of the house and what she plans on putting there. She introduced her father, Robert Garcia, who came forward to answer questions. Mr. Garcia replied it is going to be a single house with a basement, the size of the house will be 24 x 50, it will have a basement and main floor and attached garage.

Ms. Garcia said the house will be bigger than what she has now at roughly 1500 – 1700 square feet. Mr. Garcia said the house is over 100 years old and the wood, especially in the basement, is deteriorating. He thought the cost of trying to repair the deterioration would be higher than building brand new.

Commissioner Kavanaugh asked if the plans called for a single or two story house. They said the house will be a single story rambler with a full basement.

Commissioner Fernandez asked about the siding they plan on using and if the City requires them to use a certain type or kind like lap siding? Mr. Garcia said he will use lap siding which is better than aluminum and Ms. Garcia replied the City does not have any requirements for siding use.

Chair Hubert asked Assistant Community Development Director Boike to please clarify the requirements of the City regarding

siding. Mr. Boike said through the building permit process the siding material would be reviewed but the code doesn't list specific items you can have it lists what you can't have. The code rules out certain materials that are less than desirable in a residential neighborhood.

Chair Hubert asked if there were any additional questions for the applicant and her father. Since there were none Chair Hubert opened the Public Hearing at 7:16 pm and asked if anyone in the audience had any questions or concerns. Since no one got up he closed the public hearing at 7:16 pm.

ON MOTION by Ramsay, seconded by Fernandez, the Committee of Adjustments recommended approval of Case #15-03, the Application For Two Variances For The Construction Of A New Home At 8 Annapolis Street East: 1) To Reduce Required Minimum Lot Size And 2) To Reduce The Required Minimum Rear Yard Building Setback – Lanette Garcia.

Ayes: 4 Nays: 0 Abstain: 0

None.

NEW BUSINESS:

None.

OLD BUSINESS:

ON MOTION of Fernandez, seconded by Ramsay, Commissioners ADJOURNED the Committee of Adjustments meeting of October 20, 2015, at 7:24 p.m.

ADJOURNMENT:

All Ayes: 4/0.

WEST ST. PAUL COMMITTEE OF ADJUSTMENTS

Meeting Minutes – October 20, 2015

Page 5

TO: Committee of Adjustments
FROM: Ben Boike, Assistant Comm. Dev. Dir.
DATE: January 19, 2016
SUBJECT: Case #16-01

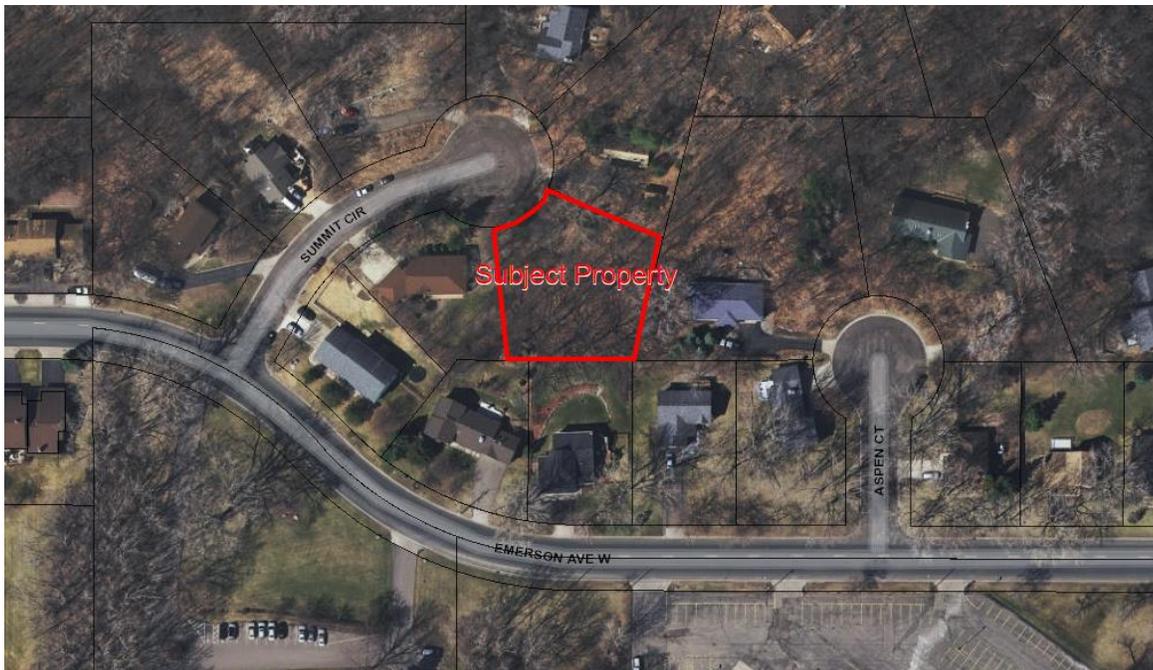


REQUEST

Joel and Pat Liesener are requesting a Variance to reduce the minimum front yard setback for the construction of a new single family home at 1392 Summit Cir.

Attachments:

Draft Findings of Fact
Application
Notice
Site Plan



EXISTING LAND USES

The subject property consists of a vacant lot. Adjacent properties consist of single family homes.

ZONING

The subject property and all adjacent properties are zoned R1-B, Single Family Residential.

BACKGROUND

The applicants are proposing to construct a new two-story walkout home on the vacant parcel. However, due to the topography of the property, specifically the property sloping away from the front of the parcel, the applicants are requesting a variance to locate the front of the home within the front yard setback to minimize impact to the natural slope and tree coverage.

VARIANCE REQUESTED

Variance to allow reduction in front building setback:

7.4 Lot Area, Heights, Lot Width, Yard and Other Requirements.

1. The following minimum requirements shall be observed subject to the additional requirements, exceptions, and modifications as set forth elsewhere in this Ordinance:
 - c. Yard, Building Setback
 - i. Front: 30 ft.

The Zoning Ordinance requires a minimum front yard building setback of 30 ft. in the R1-B District. The applicants are requesting a front yard building setback of 10.5 feet, thus a variance of 19.5 feet.

ANALYSIS

In reviewing Variance requests, the following section of the Zoning Code, Section 5.3 (1) (b-d), is utilized:

(b) Criteria for Granting a Variance. A Variance may only be granted by the Committee of Adjustments when:

- i. The Variance is in harmony with the general purpose and intent of the Ordinance;
- ii. The terms of the Variance are consistent with the Comprehensive Plan; and
- iii. The applicant for the Variance establishes that there are practical difficulties in complying with the Zoning Ordinance.

(c) Definition of Practical Difficulties. “Practical Difficulties” as used in connection with the granting of a Variance means that:

- i. The property owner proposes to utilize the Property in a reasonable manner;
- ii. The plight of the property owner is due to circumstances unique to the Property that were not created by the property owner; and

iii. The Variance will not alter the essential character of the neighborhood.

(d) Restrictions on Granting Variances. The following restrictions shall be applied when considering granting a Variance:

i. Economic considerations alone do not constitute practical difficulties.

ii. The Committee of Adjustments may not permit as a Variance any Use that is not allowed in the Zoning Ordinance for Property in the district where the affected person's land is located (i.e. a Use Variance).

Per the attached pictures, the subject property has considerable slope from front to back. As a result, placing the proposed home at the the 30 ft. setback requirement would require considerable amounts of fill be brought in (up to 8 feet in some locations). In addition, in order to maintain appropriate slopes from the home, additional fill would be required for the side and rear yards of the property which would require the removal of additional tree cover. Placement of the home at the requested location (10.5 feet from the front line) allows the homeowners to place the home in a location that suits the natural topography of the site and maintain tree coverage and site lines for neighboring homes, resulting in less impact to the property and neighborhood.

Staff does not feel that the request is detrimental to the public nor does it present inconsistency with the Comprehensive Plan. Staff believes that the applicant is proposing to utilize the property in a reasonable manner (construction of a new single family home in a single family neighborhood) and that the practical difficulties are unique to the property (topography). As a result, the proposed request should not alter the essential character of the neighborhood.

STAFF RECOMMENDATION

Based on the above comments, Staff recommends APPROVAL of the VARIANCE to allow for a reduction in front yard building setback (variance of 19.5 feet):

1. The applicant shall apply for all applicable building permits for the construction of the new home.
2. The proposed home shall be constructed according to the submitted plans as reviewed through the Variance process.

FINDINGS OF FACT

A proposed Resolution adopting findings of fact for the Variance is attached for your consideration.

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 16-01

**RESOLUTION MEMORIALIZING THE
FINDINGS OF FACT AND REASONS FOR APPROVAL
RELATING TO THE VARIANCE APPLICATION OF
JOEL AND PAT LIESENER FOR THE CONSTRUCTION
OF A NEW HOME AT 1392 SUMMIT CIR.**

WHEREAS, Patricia Liesener is the owner of certain real property located at 1392 Summit Cir., legally described as follows:

Lot 29, Block 1, Imperial Ridge

(the "Property");

WHEREAS, Joel and Pat Liesener have applied for a Variance to allow a reduction in the front yard building setback for the development of a new house; and

WHEREAS, the existing topography of the lot presents significant constraints on the redevelopment of the property; and

WHEREAS, a public hearing on the application was heard by the Committee of Adjustments on January 19, 2016, at which meeting the Committee of Adjustments voted to approve the Variance request; and

WHEREAS, contemporaneously with the votes on the motions, the Committee of Adjustments members voting to approve the request made the following findings of fact:

FINDINGS OF FACT

1. The Variances are in harmony with the general purpose and intent of the Ordinance;
2. The terms of the Variances are consistent with the Comprehensive Plan; and
3. The property owner has established that there are practical difficulties in complying with the Zoning Ordinance because of the following:
 - a. The Property owner proposes to utilize the Property in a reasonable manner;

- b. The plight of the property owner is due to circumstances unique to the Property, specifically the significant slope of the lot.
- c. The Variances will not alter the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the West St. Paul Committee of Adjustments that the Variance to reduce the front yard setback to 10.5 feet (variance of 19.5 feet) is approved based on the Planner's report, dated January 19, 2016, which is hereby adopted and incorporated herein;

AND BE IT FURTHER RESOLVED that the following conditions are imposed on the applicant:

1. The applicant shall apply for and obtain all applicable building permits for the construction of the new home.
2. The proposed home shall be constructed according to the submitted plan as reviewed through the Variance process.

Passed this 19th day of January, 2016.

Ayes:

Nays:

Attest:

Chris Hubert
Committee of Adjustments Chair

Trena Blume,
Recording Secretary

VARIANCE APPLICATION

Filing Fee: \$100.00 (R-1 & R-2 Zones)
\$200.00 (All other Zones)

(OFFICE USE ONLY)

Escrow Amount: \$400.00 (single var. residential)
\$500.00 (multiple var. residential)
\$600.00 (single var. commercial)
\$700.00 (multiple var. commercial)

CASE NO. 16-01
DATE RECEIVED 12/22/15
RECEIPT # _____
60 DAY DATE 2/20/16

TOTAL FEES \$500

1. ADDRESS OF PARCEL 1392 Summit Cir
2. NAME OF OWNER Joel and Pat Liesener Phone # 612-237-5522
3. ADDRESS OF OWNER 4151 W 136th St. Savage, MN 55378 Email Joel@viewrealty.com
4. LEGAL/PID # Lot 29 Block 1 Imperial Ridge/ 42-36200-01-290
5. PRESENT USE Vacant Residential Lot PROPOSED USE Single Family Dwelling
6. PRESENT ZONING Sg Family DATE ACQUIRED 9/11/2015
7. VARIANCE SECTION FOR REQUEST 7.4 (c)
8. SECTION REQUIREMENTS IN #7 MINIMUM FRONT SETBACK OF 30 FT.
9. DESCRIBE VARIANCE REQUEST Modify front set back requirement for Construction of a single family home from 30' to 20' or 15'.

Modify front set back requirement for construction of a single family home from 30' to 10.5'.

The Law requires that the conditions set forth in the three items listed below (#10, 11, 12) must be established before a Variance can be granted. Please explain in detail after each statement if your case conforms to the requirements.

10. DIFFICULTIES OR HARDSHIP TO OWNER

Strict application of the provisions of the Zoning Ordinance would result in peculiar and practical difficulties or exceptional or undue hardship upon the owner of the parcel in developing or using such parcel in a manner customary and legally permissible within the zoning district in which said lot is located.

1. Due to topography and an existing ridge line in the front of the property moving the home back to the 30' setback would incur large amounts of fill around the entire home to meet current requirements. With the sides and rear incurring the most projected at 8 feet. In addition this would create a steep slope from the back of the house.
2. With required fill, slope from the back of the house would take up a large portion of the remainder of the lot and increase slope nearer to neighbors' lots/homes.
3. With such large amounts of fill required settling and run-off would be a major concern.
4. This lot is located in the side of a private cul-de-sac on a treed lot so this variance would have little impact on the esthetics of the street, neighborhood and/or neighboring houses. It appears other homes in the area may have required some modifications as well.

5. Granting the variance would reduce impervious surface required and allow owner to leave more trees and natural characteristics of the property.
6. Location near front of lot would improve sightlines for the neighbor to the West and greater green space in the rear of the home and between neighboring homes to the south. In addition homes in the front of this lot are across the cul-de-sac and greatly elevated from this property.

11. EXCEPTIONAL CONDITIONS OF THE PARCEL

There are special conditions (narrowness, shallowness or shape of a parcel, exceptional topographic or water conditions or other extraordinary and exceptional conditions of such parcel) applying to the structure or land in question that are peculiar to the property involved or immediately adjoining property and do not apply generally to the other land or structures in the district in which said land is located.

1. There is a steep drop off of topography on three sides of the property leading to the middle of the property;
2. An existing ridge line in the front of the property provides a nice natural drop off;
3. Location of utilities in the street.

12. EFFECT ON NEIGHBORHOOD AND COMPREHENSIVE PLAN

Granting the Variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in the public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair established property values in the surrounding area, or in any other way impair health, safety, comfort, morals, or in any other respect be contrary to the intent of the Zoning Ordinance and Comprehensive Plan.

Due to location in Cul-de-sac and positioning of other homes granting this variance will not have any negative impact on surrounding homes. In fact, it is owners opinion, this variance will actually improve position of the home related to natural features and surrounding properties:

1. Homes toward the rear of the home will have more green-space/yard between them and a more natural/original slope nearer to their property.
2. The home to the West will have this home more parallel to it where the neighbor's home does not have any windows.
3. Homes across from the front of this home are across the cul-de-sac and elevated greatly.
4. It is owners' opinion that moving this home to the front of the property will allow it to use the natural contours of the land and actually give it a more natural elevation more consistent with the surroundings.

EXHIBITS REQUIRED

- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, or as modified by the Zoning Administrator, of a map or plat showing the property on which the Variance is requested, showing the location of the present and proposed structures, parking, driveways, lot dimensions, yard dimensions, and a floor plan showing the space within the building including dimensions.

11. **EXCEPTIONAL CONDITIONS OF THE PARCEL**

There are special conditions (narrowness, shallowness or shape of a parcel, exceptional topographic or water conditions or other extraordinary and exceptional conditions of such parcel) applying to the structure or land in question that are peculiar to the property involved or immediately adjoining property and do not apply generally to the other land or structures in the district in which said land is located.

see prior page

12. **EFFECT ON NEIGHBORHOOD AND COMPREHENSIVE PLAN**

Granting the Variance will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in the public streets, increase the danger of fire, endanger the public safety, unreasonably diminish or impair established property values in the surrounding area, or in any other way impair health, safety, comfort, morals, or in any other respect be contrary to the intent of the Zoning Ordinance and Comprehensive Plan.

Due to location in Cul-de-sac and positioning of other home granting this variance will not have any negative impact on surrounding home. In fact it is owners opinion that this variance will actually improve position of the home related to surrounding properties. Homes toward the rear of the home will have more yard between them. The home to the West will have this home beside it

see prior page

EXHIBITS REQUIRED

- A. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 paper copies in sets and folded, or as modified by the Zoning Administrator, of a map or plat showing the property on which the Variance is requested, showing the location of the present and proposed structures, parking, driveways, lot dimensions, yard dimensions, and a floor plan showing the space within the building including dimensions.
- B. An electronic copy as well as four (4) 22x34 and twenty (20) 11x17 copies, or as modified by the Zoning Administrator, of a map or plat showing the property on which the Variance is requested and all lands within 150 feet of the boundaries of the property.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of West St Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St Paul and the Laws of the State of Minnesota.

MW
Signature of Owner (Required)

612-237-5522
Phone Number

Signature of Applicant (If different)

Phone Number

NOTE: All Materials relevant to this Application must be filed on or before the dates listed on Operating Procedures for Applicants page. The Committee of Adjustments holds its regular meeting at 7:00pm on the third Tuesday of each month.

LAPSE OF VARAINCE: A Variance shall lapse and become null and void six months following the date on which the Variance became effective, unless prior to the expiration of six months the work or improvement described in the Variance is commenced and diligently pursued on the subject site. A Variance maybe renewed by the City Council for good cause.

FEES

- 1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultants, legal, planning, and engineering fees.
- 2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorneys' expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report. All reasonable expenses and fees in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants and Attorneys are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.

1392 Summit Cir Variance

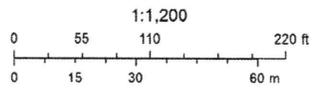


03/14/2015

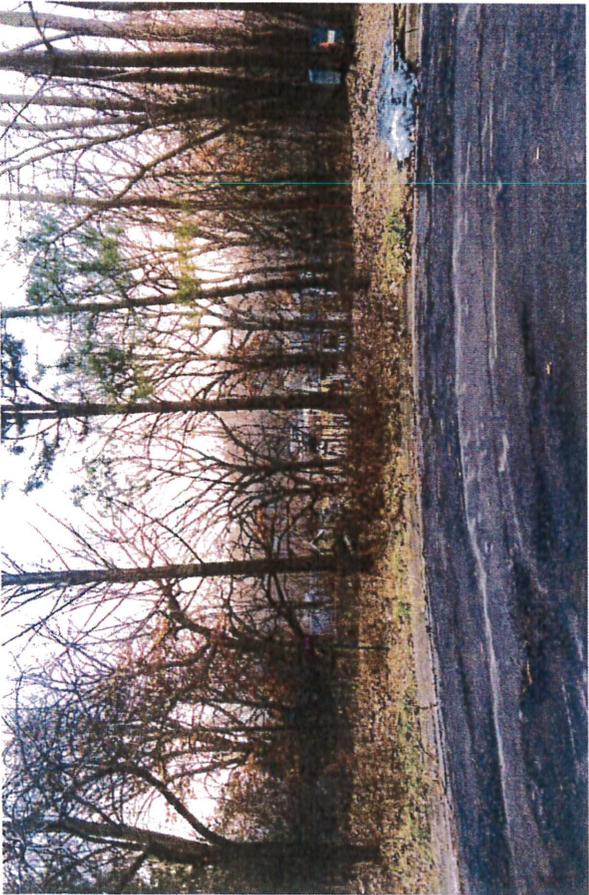
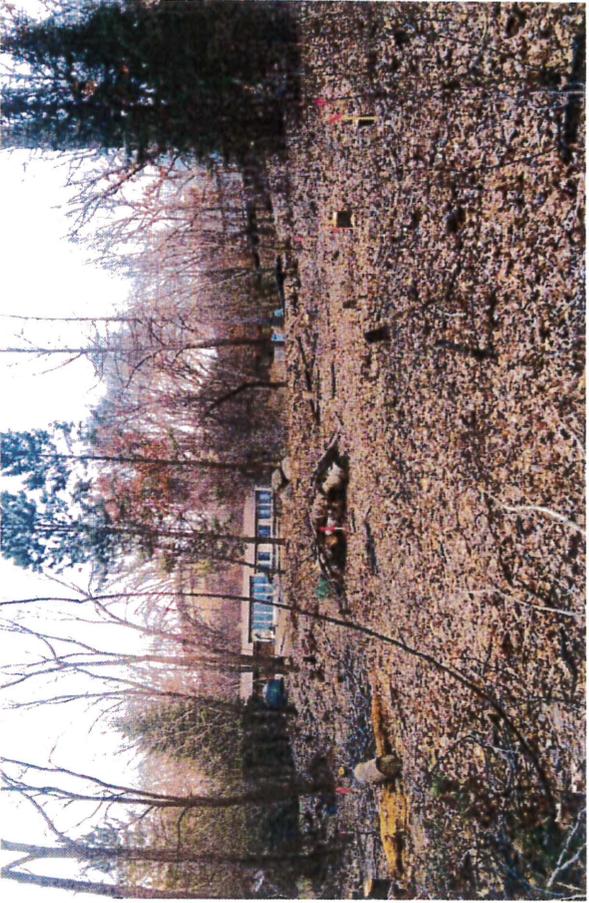
1392 Summit Cir Variance



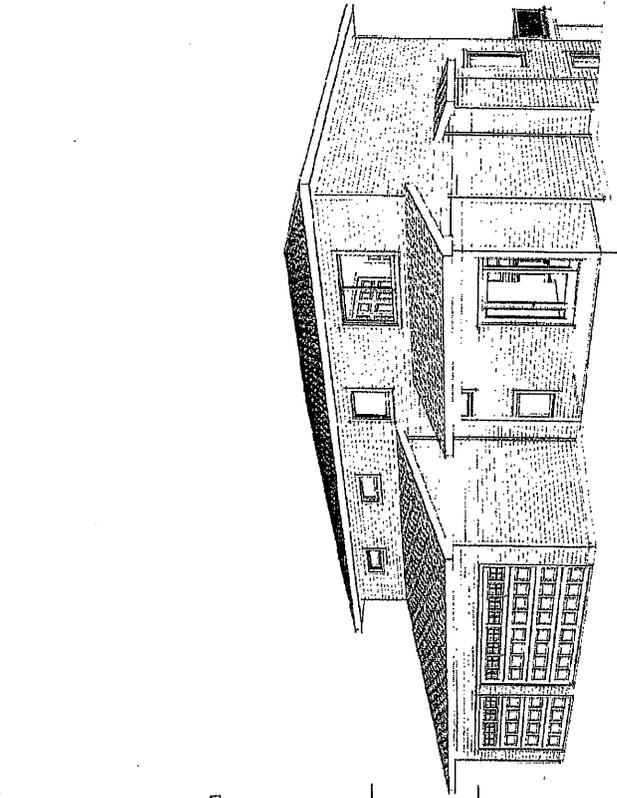
December 21, 2015



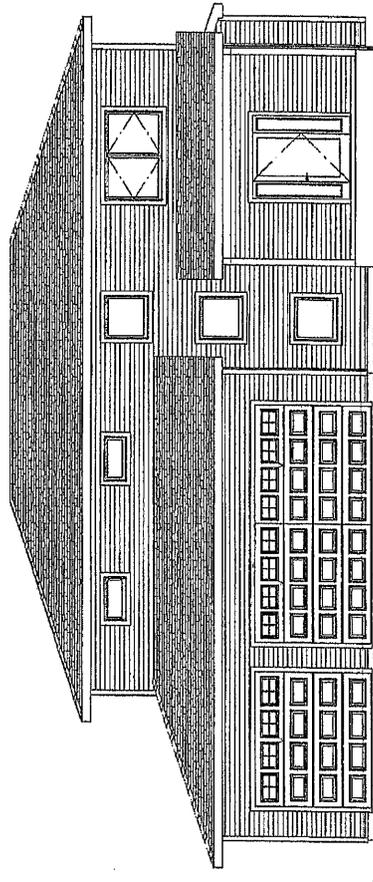
Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



Preliminary Set Custom 2-Story	Job Location LIESENER	Wausau Homes of Stillwater 5633 Memorial Ave. North Stillwater, MN 55082 651.219.0601 gagner@wausauhomes.com www.wausauhomes.com		DATE: 11/13/2015	DRAWN BY: VDG: APV	SHEET: A-2
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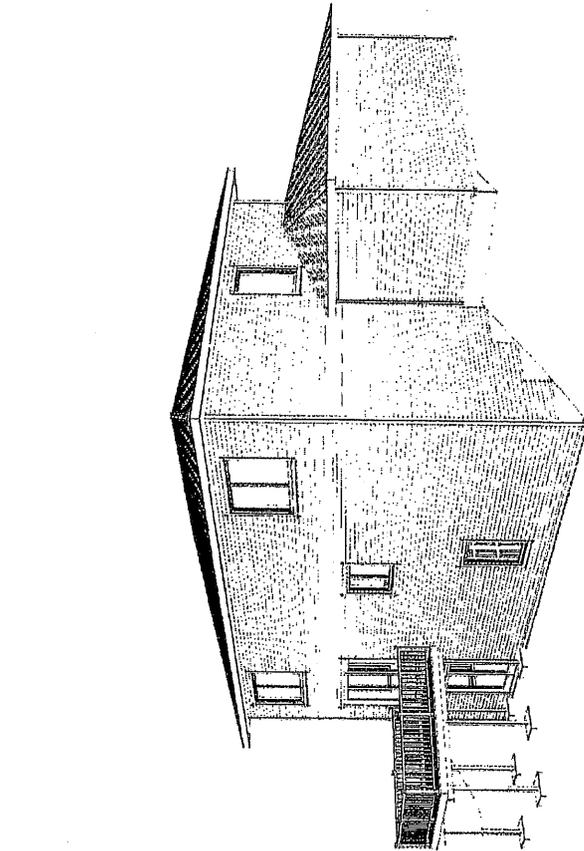
REAR ELEVATION
1/4" = 1'-0" (22x94)
1/8" = 1'-0" (11x17)



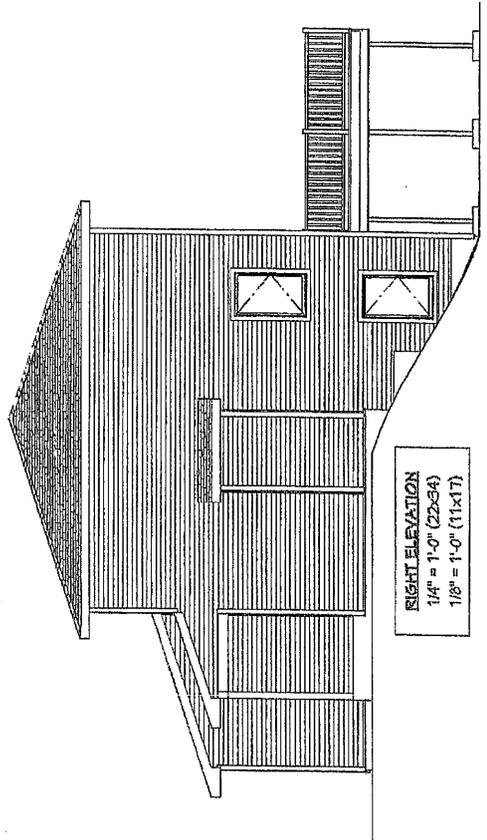
FRONT ELEVATION
1/4" = 1'-0" (22x94)
1/8" = 1'-0" (11x17)

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exclusive copyright herein and agree not to display, reproduce,
distribute, or otherwise use these drawings for the construction of a single home by Wausau Homes-Stillwater.

Preliminary Set Custom 2-Story	Job Location LIESENER	Mousau Homes of Stillwater 5653 Memorial Ave, North Stillwater, MN 55082 651.219.0601 gagner@mousaushomes.com www.willshirahomes.com	Redefining the Building Experience 	DATE 11/13/2015	DRAWN BY: VDC: APV	SHEET: A-3
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LEFT ELEVATION
 1/4" = 1'-0" (22x94)
 1/8" = 1'-0" (11x17)



RIGHT ELEVATION
 1/4" = 1'-0" (22x94)
 1/8" = 1'-0" (11x17)

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**CITY OF WEST ST. PAUL
NOTICE OF PUBLIC HEARINGS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the listed item below will be heard at a public hearing at the Committee of Adjustments meeting on January 19, 2016 at 7:00 p.m. in the WSP Council Chambers:

CASE #16-01 – Variance request to reduce the front yard building setback for the construction of a new home at 1392 Summit Ct. – Joel and Pat Liesener

Interested persons will be heard at these meetings. If you have any questions, please contact City Planner Ben Boike at 651-552-4134. If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator 651-552-4102 at least 5 (five) business days prior to the meeting.

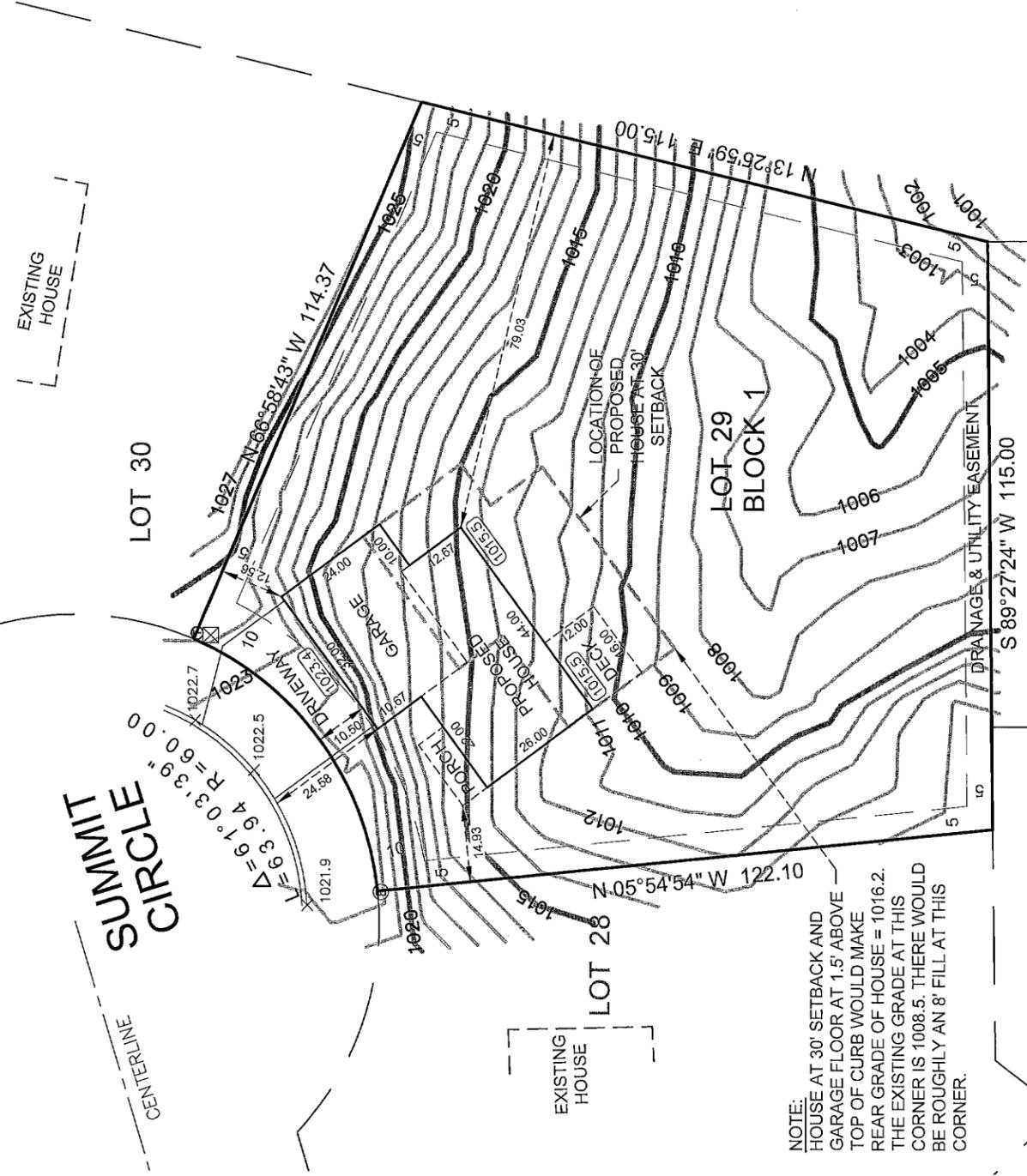


Chantal M. Dorio
City Clerk
City of West St. Paul

Published in the South-West Review on January 10, 2016

VARIANCE DRAWING

FOR
JOEL LIESENER
 1392 IMPERIAL RIDGE, WEST ST PAUL



NOTE:
 HOUSE AT 30' SETBACK AND GARAGE FLOOR AT 1.5' ABOVE TOP OF CURB WOULD MAKE REAR GRADE OF HOUSE = 1016.2. THE EXISTING GRADE AT THIS CORNER IS 1008.5. THERE WOULD BE ROUGHLY AN 8' FILL AT THIS CORNER.

HOUSE ELEVATION DATA

HOUSE TYPE = TWO STORY
 LOT TYPE = WALKOUT
 BASEMENT WALL HEIGHT = 8.0
 PROPOSED GARAGE FLOOR EL. = 1023.4
 PROPOSED TOP OF BLOCK EL. = 1023.7
 PROPOSED LOWEST FLOOR EL. = 1016.0

NOTES:

- DRIVEWAY GRADE = 3.2%
- PLACING THIS HOUSE AT A 30' SETBACK WOULD REQUIRE A LARGE AMOUNT OF FILL ON ALL SIDES OF THE HOUSE. MORE SO IN THE REAR. (SEE NOTE ABOVE)



THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF IMPERIAL RIDGE.

JOHNSON & SCOFIELD INC.
 SURVEYING AND ENGINEERING
 1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
 (651)438-0000

PROPERTY DESCRIPTION
 Lot 29, Block 1, Imperial Ridge,
 Dakota County, Minnesota.

BK. NA	PG. NA
W.O. NUMBER	15-694
DRAWING NUMBER	S-5995

Revised: Dec. 21, 2015

I hereby certify that this survey, plan 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.

Mitchell A. Scofield

Mitchell A. Scofield
 MN License No. 48634 Date: Dec. 18, 2015