



PLANNING REPORT – Variance from Shoreline Setback

3/5/13 CC Mtg.

Agenda

Item

6a

TO: Sunfish Lake Mayor and City Council
Sunfish Lake Planning Commission

FROM: Michelle Barness/Alan Brixius

DATE: February 13, 2013

RE: Sunfish Lake – 345 Salem Church Road (Schaefer) - Shoreline Setback
Variance

FILE: 211.01 – 13.02

Application Accepted:	January 21, 2013
Planning Commission Date:	February 20, 2013
Tentative City Council Review:	March 5, 2013
60-day Review:	March 22, 2013

BACKGROUND

Mr. and Mrs. Joe Schaefer are requesting approval of a variance to allow the construction of a small home addition and hipped roof on their home located at 345 Salem Church Road. The proposed 56 square foot addition consists of enclosing an open, roofed walkway that currently exists between the house and garage on the parcel. The addition will function as a mudroom entry into the house. No excavation is required for enclosing the walkway as the addition will occur over an existing built surface. The proposed hipped roof will replace approximately 792 square of an existing flat rubber membrane roof on the home, running north-south along the center of the home. The hipped roof will require removing a small skylight in the same area, and installing new stone columns at the front of the house.

The home at 345 Salem Church Road is legally non-conforming because it does not meet the Shoreland Overlay District Ordinary High Water Level (OHWL) setback requirement of 200 feet. While City Ordinance Section 1215 Non-Conforming Buildings, Structure, Uses and Lots allows legally non-conforming residential buildings that do not meet setback requirements to expand to improve livability, this expansion may not increase the non-conformity beyond the existing conditions on the lot. Because the proposed home addition and hipped roof will increase building size within an area that already does not meet setback requirements, a variance from setback requirements will be required for construction activities to proceed.

The applicants' home is single story with a partial basement. The total floor area of the first floor is 2,110 square feet. The existing garage is two stalls with a floor area 492 square feet. The garage also has a basement. The proposed building addition will expand the first floor of the Schaefer's home to approximately 2,166 square feet in area. As described, the building footprint will expand 56 square feet over an existing paved walkway.

Sunfish Lake Zoning Ordinance Section 1202.02.F defines the gross floor area of a building as the floor area exclusive of the basement or cellar. Our ordinance does not provide a definition that distinguishes basements from cellars. As such the Planning Commission may exclude the basement from the gross floor area of the house.

APPROVALS REQUIRED	
Variance from Shoreland Overlay District Setback Requirements	To permit the construction of a home addition and hipped roof on a legally non-conforming house, as relates to the 200 foot Ordinary High Water Level setback requirement for the Shoreland Overlay District.

Attached for reference:

- Exhibit A: Site Survey (Existing House Location) (Sheet 1/6)
- Exhibit B: Existing Elevations (Sheets 2/6-3/6)
- Exhibit C: Proposed Elevations (Sheets 4/6-5/6)
- Exhibit D: First Floor Plan (Sheet 6/6)
- Exhibit E: City Engineer Report
- Exhibit F: Site Setbacks and Building Constraint Graphic

ISSUES ANALYSIS

Site Plan Review

The property at 345 Salem Church Road is zoned R-1, Single Family Residential and also is within the Shoreland Overlay District surrounding Sunfish Lake. The following table illustrates the application of both the R-1 District requirements as well as the Shoreland Overlay district requirements to the property, inclusive of any changed circumstances associated with the proposed building addition.

R-1 District Standards	Required	Proposed	Compliant
Front Setback (south - setback to the public street)	100 feet	est. 562 feet	Yes
Side Setback (east and west)	50 feet	54-159 feet	Yes
Rear Setback (shoreland - north)	50 feet	89 feet to shoreline	Yes
Front Accessory Setback (setback to the public street)	100 feet	est. 545 feet	Yes
Side Accessory Setback	25 feet	est. 97-153 feet	Yes

Rear Accessory Setback	25 feet	145 feet	Yes
Maximum Building Coverage	10%	1%	Yes
Building Height Limitation (height above average existing grade)	30 feet	est. 22 feet	Yes
Shoreland Overlay District Standards	Required	Proposed	Compliant
Buildable lot area above OHWM*	2.5 acres	2.64 acres	Yes
Frontage on improved public street/private road	200 feet	N/A	N/A
Lot width at building setback line	200 feet	300 feet	Yes
Lot width at OHWM* of abutting water body	150 feet	265 feet	Yes
Building setback from OHWM*	200 feet	89 feet house / 77 feet deck	No**
Building setback from property line located adjacent to street	100 feet	N/A	N/A
Maximum lot coverage by impervious surface	30%	6.75%	Yes
Surface building side yard setback	50 feet	50-160 feet	Yes

*OHWM (Ordinary High Water Mark)

** Variance has been requested

Lot Area Requirements. As illustrated in the table above, the lot in question meets the R-1 standards for lot area, width and setbacks. The lot and building fails to meet the Shoreland Overlay District 200 foot setbacks for the OHWL. The applicant is requesting a variance from this standard due to the unusual shape of the lot that prevents compliance with this standard. The variance will be evaluated on its merit later in this report.

Building Height. According to ordinance, no building structure shall exceed two and a half stories or 30 feet in height above existing grade (measured from the average existing ground level). The average grade at the perimeter of the home is approximately 946 feet in elevation. The top of the principal building, including the proposed hipped roof, does not exceed 968 feet in elevation, meeting the R-1 District 30 foot height limit. The existing height of the home to the top of the skylight is approximately 965 feet in elevation, so that the hipped roof will increase the total height of the building by only three feet. There will be no increase in the height of the flat roof that currently exists above the area of the proposed addition.

Building Materials. Proposed improvements include the addition, to be constructed of cedar siding to match the existing home, a hipped roof constructed with asphalt shingles, and stone columns on the south entry of the home to be built with the new hip roof. All of these materials are approved exterior building finishes according to Section 1219.03 of the Zoning Ordinance.

High Water Elevation. Permanent structures on lakes must have a lowest floor elevation at a level at least three feet above the highest known water level, or three feet above the OHWM, whichever is higher. There will be no change to the low floor elevation on the home at 345 Salem Church Road, which shall continue to meet Ordinance requirements in this regards.

Accessory Buildings. A garage not exceeding 1,250 square feet (first floor) shall be considered an integral part of the principal building if it is attached to the principal building or is connected to it by a covered passage way, and is exempt from the provisions of the accessory Building subsection. The proposed garage is connected to the proposed house by a covered passage way, so is exempt from the requirements of Section 1217.01. In addition, according to the definitions in Section 1202 of the Zoning Ordinance the gross floor area of a building shall not include basements. The proposed garage is thus described according to its 492 square foot ground level building footprint.

Placement and Design of Roads, Driveways, and Parking Areas. According to the ordinance, private roads and parking areas shall be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. The driveway and parking area are located south of the house and will not be visible from the lake. Further, the driveway is paved and maintains a minimum 25 foot buffer between the property line and the parking area. These conforming conditions will not be impacted by the proposed addition.

Lighting. Site lighting will not be altered with the construction of the proposed addition and hipped roof.

Grading and Drainage.

Steep Slopes. No areas of steep slopes will be altered with the construction of the proposed addition and hipped roof.

Topographic Alteration. No excavation or grading will be required in the course of constructing the proposed addition and hipped roof. The applicant has indicated that the addition will be attached directly to the garage, and that no footings or foundation are required.

The Shoreland Overlay District limits the impervious surface coverage of lots to not exceed 30% of the lot area. The lot currently has 6.75% of impervious surface coverage, meeting this requirement. Impervious surface will not increase in association with the proposed changes, as the addition will enclose an existing covered walkway on the property.

Stormwater Management. As described, the applicant has indicated that no excavation or grading will be necessary as part of the proposed project, so it is anticipated that stormwater patterns across the majority of the property shall remain the same. However the City Engineer has indicated that the applicant will need to provide a plan or otherwise describe how the proposed walkway addition will be constructed so as to provide positive drainage of 2% away from the existing and new addition. In addition,

the City Engineer is requiring the applicant to install silt fence around the back of the house to seal off the construction area to contain any surface runoff.

Landscaping/Fencing/Screening. No vegetation will be removed as a result of the construction of the proposed addition and hipped roof. It is recommended that the applicants consider plantings along the east side of the proposed addition, on the slope along the side of the house. This will help screen the addition and garage from the lake, and will further stabilize that slope.

Septic System. No changes are proposed for the site's septic system. The City Engineer has indicated that the existing septic drain field, secondary drain field, and well must be protected with orange construction fencing during the extent of construction activities on the site, to prevent accidental surface disruption or compaction in these areas.

Construction Waste Management. All debris from the roof construction must be placed in a dumpster to contain the demolish debris.

Site and Building Plan Evaluation Criteria. As described in Section 1208.04 of the Zoning Ordinance, the Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision, shall evaluate the effects of the proposed site and building plans. This review shall include, but is not limited to, the following:

- A. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.

Comment: The single family home on this property is a permitted use in the R-1 District. Further, proposed changes to the home should have minimal impact on surrounding properties or views from the lake. The height of the home with the proposed hipped roof will increase by approximately seven feet, and still fall well within the allowed height for R-1 structures. The square footage of the home will increase by only 56 square feet, and will occur within an existing built area on the lot.

Other than the setback for the lake OHWL, the site plan has complied with R-1 standards. The architecture is of quality design consistent with City Design Guidelines. The Planning Commission will need to make a finding as to whether the proposed home addition and hipped roof are compatible and in harmony with the surrounding community.

- B. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.

Comment: No vegetation removal, grading or excavation is required for the construction of the proposed projects. In addition, the building addition will not increase impervious surface coverage near the lake.

- C. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.

Comment: The exterior materials of the proposed house and garage meet ordinance requirements, create aesthetic appeal, and otherwise maintain the character of the locality. Further, they meet the requirements of the Sunfish Lake Design Guidelines, in that they:

- 1) Preserve sensitive areas during construction** (no sensitive areas will be disturbed during the construction process; soil structure and vegetation will not be impacted by grading).
- 2) Design to the specific conditions of the site** (the increase in height resulting from the hipped roof is minimal, which helps to maintain the home's integration with the natural lake surroundings. In addition, the building addition will occur within an existing built area between the house and garage, so that its overall visual and functional impact on the property will be minimal).
- 3) Create a unifying design concept** (the hipped roof and associated vaulted ceiling become an attractive architectural element on the home, creating focus on an improved entry at the front of the house, and revealing significant views to the lake on the back of the house)
- 4) Compatibility with neighbors** (proposed improvements to the house will enhance, not detract, from the character of the neighborhood)
- 5) Integrate attractive building features in the architectural design** (stone columns serve as interesting architectural features at the front entry to the home; new windows on the back of the home are broken up with smaller panes of glass, etc.)
- 6) Use attractive and complementary exterior finish materials** (brick, etc.).

- D. Whether the proposed improvements will not materially adversely affect any natural resources in the community, except when there is no feasible and prudent alternative to the proposed location of the improvements. For purposes of this clause, "natural resources" shall include, but not be limited to, all mineral, animal, botanical, air, water, land, timber, soil, quietude, recreational, historical, scenic and aesthetic resources.

Comment: The subject property is located on Sunfish Lake and within the Shoreland Overlay District. Any future use or activity on the property shall make it a priority to: 1) consider the preservation of natural areas (specifically within the 200 foot setback along the shoreline), and 2) protect water quality by minimizing the removal of vegetation and maximizing the control of stormwater runoff, erosion, and any other impactful water-borne substances associated with residential development (fertilizer and pesticides, automobile oils and fluids, etc.).

- E. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.

Comment: The home will be minimally increased in height and volume. The proposed hipped roof is designed in a manner that provides further architectural interest to the home, while increasing the height of the home by not more than seven feet. The proposed addition will enclose an existing covered walkway between the house and garage, and should have minimal visual impact on surrounding properties.

- F. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of the Zoning Ordinance.

Comment: No excavation or grading will be required for construction of the proposed projects, and drainage on the property will continue in the same manner as currently exists. The protection of natural resources and improvement of water quality in Sunfish Lake should be an ongoing consideration for the property owners none the less. The property owners may decide to pursue improved stormwater treatment techniques as a separate project. These techniques might include expanding the natural vegetation buffer between the lake and the property – the City Forester or the Dakota County Soil and Water Conservation District can make recommendations as to advantageous and aesthetic shoreline species – or installing additional landscaping for improved stormwater treatment (e.g. raingardens for infiltrating stormwater runoff from the driveway and parking areas).

Variance From the 200 Foot Setback for the OHWL

The variance standards to be utilized by the City are embodied in amendments adopted recently by the City Council, including the following definitions:

Practical Difficulties: a situation in connection with the request for a variance from compliance with the requirements of this ordinance, where a property owner proposes to use the subject property in a reasonable manner not permitted by the ordinance in which the plight of the property owner is due to circumstances unique to the property not created by the property owner and the variance, if granted, is in harmony with the general purposes and intent of the zoning ordinance, is consistent with the comprehensive plan and will not alter the essential character of the locality. Practical difficulties include but are not limited to inadequate access to direct sunlight for solar energy systems. Economic considerations alone do not constitute practical difficulties.

Variance: A variance is a relaxation of the requirements of this Ordinance where a property owner proposes to use the subject property in a reasonable manner not permitted by the Ordinance, such deviation will be in harmony with the general purposes and intent of the Ordinance, consistent with the comprehensive plan, and will not alter the essential character of the locality and where, owing to physical conditions unique to

the individual property under consideration and not the result of the actions of the applicant, compliance with the ordinance would result in practical difficulties.

Section 1206.01.C. lays out the review criteria for zoning variances:

C. Review Criteria: Conditions governing considerations of both regular and minor variance requests:

1. In considering all requests for a variance and in taking subsequent action, the Planning Commission and the Council shall make a finding of fact that the proposed action will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Have the effect of allowing any district uses prohibited therein, permit a lesser degree of flood protection than the flood protection elevation for the particular area, or permit standards which are lower than those required by State law.
 - d. Increase the danger of fire or endanger the public safety.
 - e. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this Title.
 - f. Violate the intent and purpose of the Comprehensive Plan.
 - g. Violate any of the terms or conditions of Item 2, below.
2. A variance from the terms of this Ordinance shall not be granted unless it can be demonstrated that:
 - a. Practical difficulties will result if the variance is denied due to the existence of special conditions and circumstances which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.
 - (1) Special conditions may include exceptional topographic or water conditions or, in the case of an existing lot or parcel of record, narrowness, shallowness, insufficient area or shape of the property.
 - (2) Practical difficulties caused by the special conditions and circumstances may not be solely economic in nature, if a reasonable use of the property exists under the terms of this Title.
 - (3) Special conditions and circumstances causing practical difficulties shall not be a result of lot size or building location when the lot qualifies as a buildable parcel.
 - b. Compliance with the requirements of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance or deny the applicant the ability to put the property

in question to a reasonable use and the proposed variance permits the owner to use the property in a reasonable manner.

- c. The special conditions and circumstances causing the practical difficulties do not result from the actions of the applicant.
- d. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district under the same conditions.
- e. The request is not a use variance.
- f. The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.
- g. The request does not create an inconvenience to neighboring properties and uses.
- h. The variance requested is in harmony with the purpose and intent of the Ordinance.
- i. The variance requested is consistent with the Comprehensive Plan.
- j. The variance requested will not alter the essential character of the locality.

Comment: Variance Evaluation

The applicants, along with the proposed site plan, suggest several conditions which support the consideration of the variance, including the following:

- 1) Practical difficulties result from the unusual configuration of this lot. When the lot was approved by the City in 1979, it provided sufficient buildable area for a single family home, despite its unusual shape. When the home was constructed by the Harrisons (the original owners) in 1980, it was able to conform to required setbacks. It wasn't until 1982 that the City underwent efforts to change shoreland regulations to increase the shoreline setback (according to minutes from a Council meeting on April 5, 1982). With these new regulations the existing home became legally non-conforming, in that it fell within the required shoreline setback. In fact, once the 200 foot OHWL setback is applied, in addition to 50 foot side and rear yard setbacks, the entire lot becomes nearly unbuildable. As such, any future expansion of the existing home on the property, or any new buildings on the property, will require the approval of a variance to proceed. See Exhibit F, Site Setbacks and Building Constraint Graphic for a demonstration of the unusual lot configuration, and the building constraints resulting from conflicting setbacks.
- 2) The proposed addition and hipped roof shall not increase a risk of fire or impact public safety, and will not unreasonably increase congestion on the public street.
- 3) The proposed development addresses the requirements of the Sunfish Lake Comprehensive Plan and Sunfish Lake Design Guidelines.

To approve the variance request, the City must find that the proposal uses the property in a reasonable manner, and that the applicant has demonstrated that there are practical difficulties, unique to the property, that interfere in using the property in such a manner. Expansion or remodeling of the aging single family home on this property would normally be considered a typical activity within the R-1 District. However, given the location of the home relative to the shoreline setback and the reality of a severely reduced buildable area on the lot as a result of updated shoreline regulations, any expansion or new building will require a variance from shoreline setback requirements. The Planning Commission must determine if the extent of the proposal is in keeping with the character of the neighborhood and with the intent of the City's zoning regulations, and whether the proposed use can be considered reasonable within the intent of those regulations.

SUMMARY AND RECOMMENDATION

The applicants are requesting approval of a variance to allow the construction of a building addition and hipped roof at 345 Salem Church Road, within the Shoreland Overlay District Ordinary High Water Level (OHWL) setback of 200 feet.

Variance (for encroachment into shoreline setback)

To consider approval of a variance, the City must find that the applicants propose to use the property in a reasonable manner that would not be allowed without approval of the variance and have shown practical difficulties in meeting the requirements of the Zoning Ordinance. The City should take into consideration whether the proposal will be in keeping with the existing conditions in the neighborhood, and continues to be consistent with the intent of the City's zoning regulations. The following items have been identified as supporting the approval of the proposed variance:

- A. Practical difficulties result from the unusual configuration of the 345 Salem Church Road parcel. The parcel is wider near the shoreline, and narrows farther away from the shoreline. Once the 200 foot setback from the ordinary high water level is applied, in addition to the 50 foot side and rear yard setbacks for the Shoreland District, the legally conforming buildable area on the lot is severely diminished.
- B. Without a variance allowing expansion of the site's buildings to proceed within the shoreline setback area, it is very difficult to make desired improvements to the aging single family home on the property, or to otherwise put the lot to reasonable use.
- C. Planning staff believes that the applicants comply with the intent of the City's Zoning Ordinance and Comprehensive Plan by:
 - 1. Proposing a project that meets the size, material, and aesthetic requirements that the City has laid out.

2. Seeking approval for a variance from Shoreland Overlay District setback requirements before moving ahead with construction of the proposed addition and hipped roof within the required setbacks.

Should the City approve the requested variance for building expansion within the required shoreline setback, planning staff recommends the following conditions of approval:

1. The applicants install landscape plantings (trees, shrubs, and/or perennials) along the east side of the proposed home addition and along the slope. This will help screen the addition and existing garage from the lake, and will further stabilize the slope in that area.
2. The applicants must obtain a building permit from the City Building Official prior to commencing any construction of the proposed projects.
3. Per the City Engineer's recommendations, the applicant will need to:
 - a. Provide a plan or otherwise describe how the proposed walkway addition will be constructed so as to provide positive drainage of 2% away from the existing and new addition.
 - b. Install silt fence around the back side of the house to seal off the construction area to contain any surface runoff.
 - c. Place debris from the roof construction in a dumpster to contain the demolish debris.
 - d. Protect the existing septic drain field, secondary drain field, and well with orange construction fencing, to prevent accidental surface disruption in these areas.
 - e. Adhere to recommendations regarding site access as described in the City Engineers report (see Exhibit E).

c: Cathy Iago, City Clerk
David Neameyer, City Building Official
Don Sterna, City Engineer
Jim Naves, City Forester
Tim Kuntz, City Attorney
Mr. and Mrs. Joe Schaefer, Applicants
KWH Design & Remodeling, Inc., Project Architect
Craig Wills, DNR



Egan, Field & Nowak, Inc.
land surveyors since 1872

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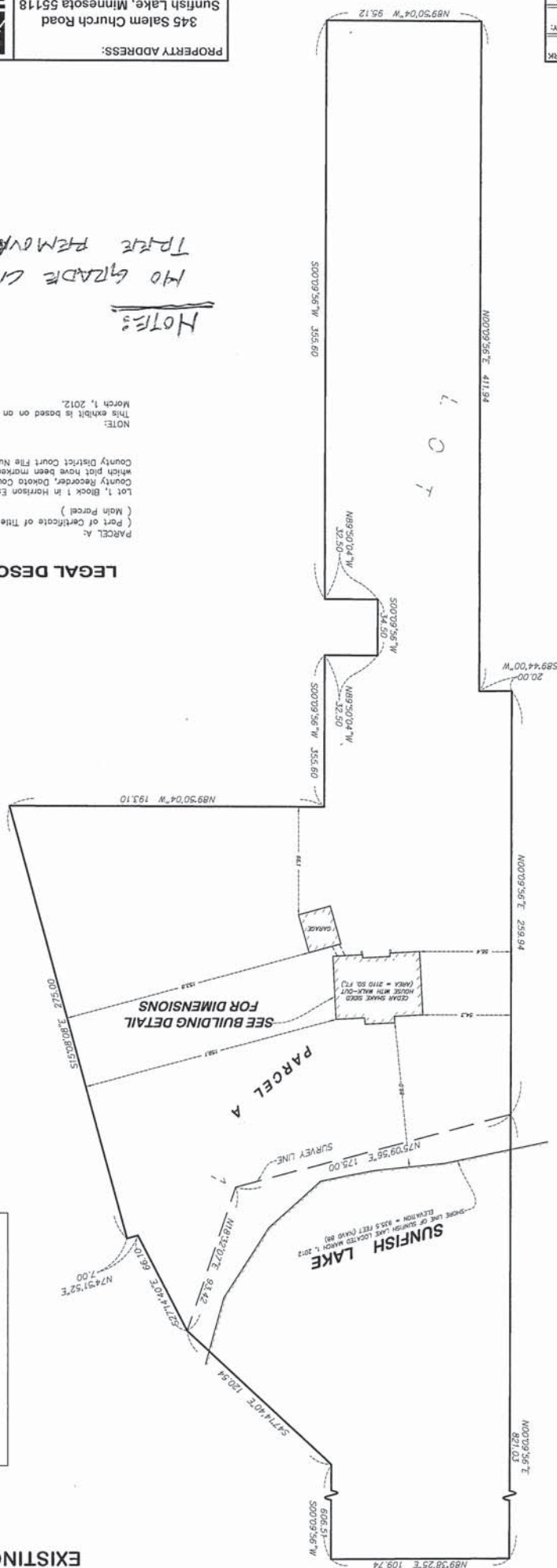
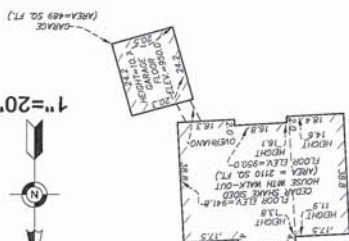
LEGAL DESCRIPTION:

NOTE: This exhibit is based on an existing Egen, Field & Nowak, Inc. survey dated March 1, 2012.

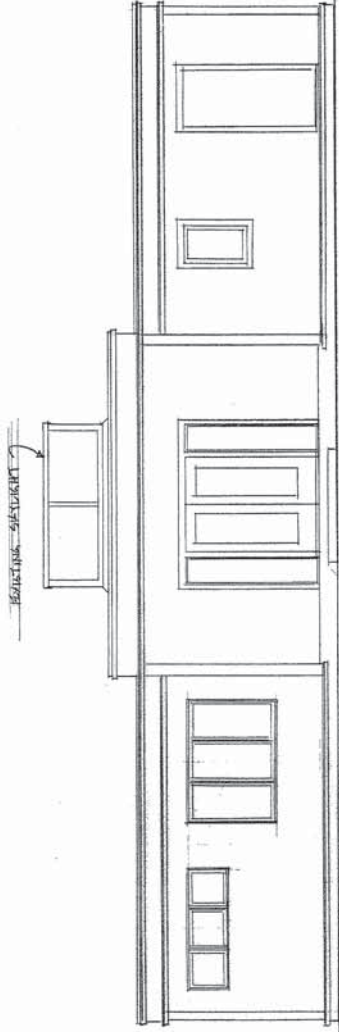
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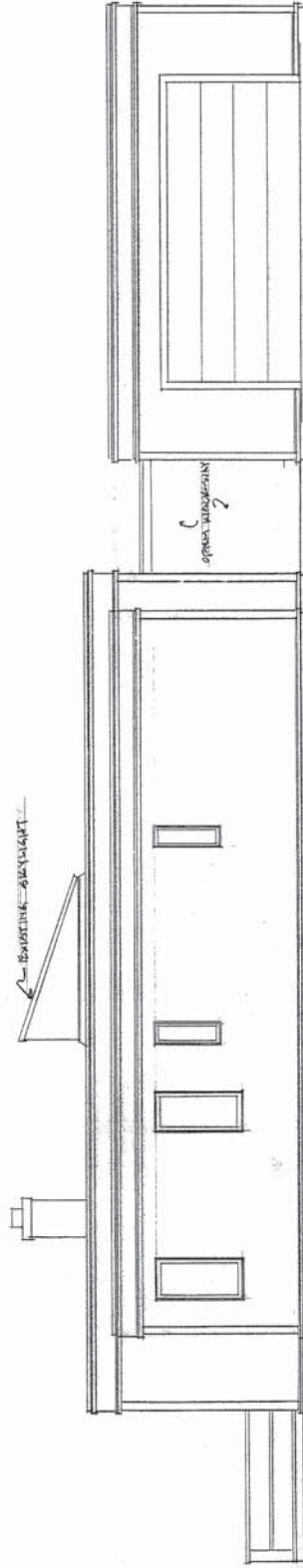
EXISTING HOUSE DETAIL



EXISTING HOUSE LOCATION EXHIBIT

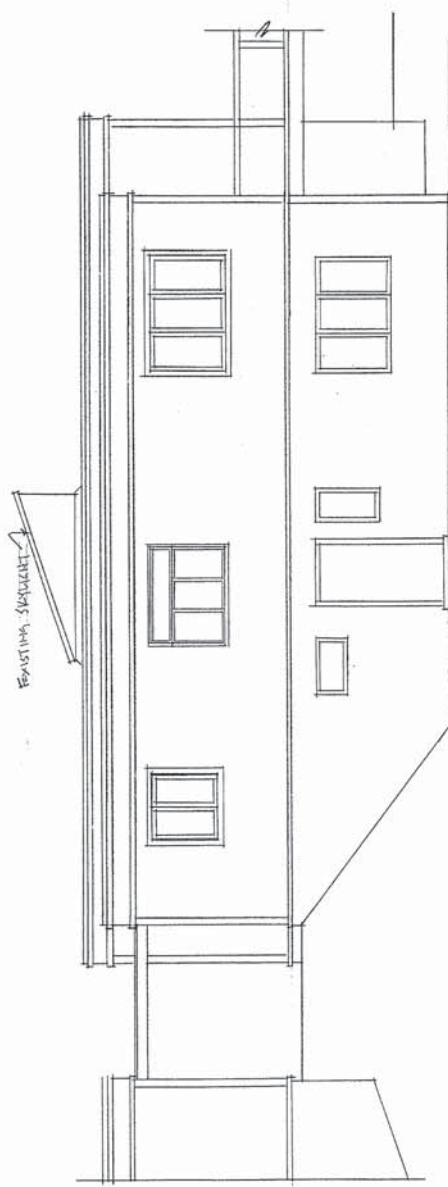
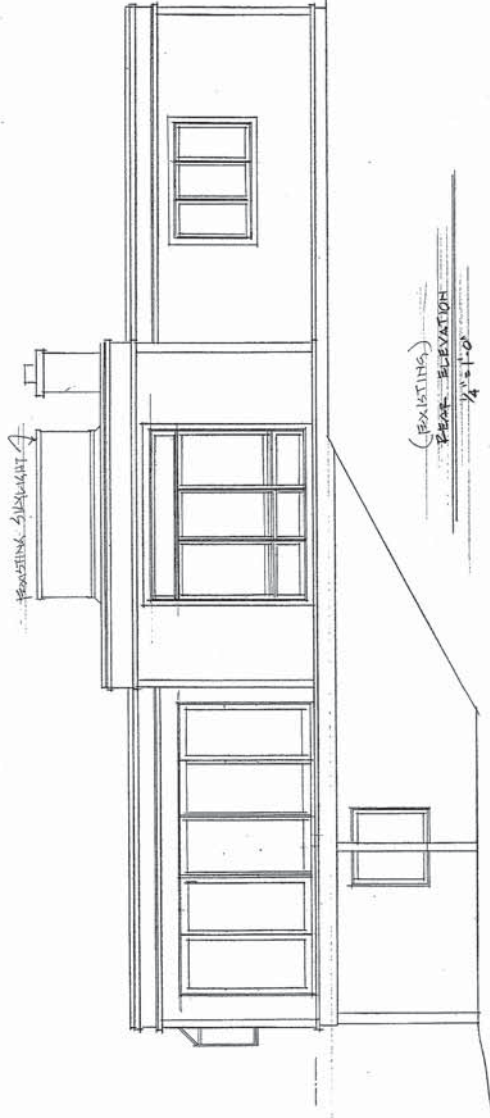


(EXISTING)
FRONT ELEVATION
1/4" = 1'-0"



(EXISTING)
LEFT SIDE ELEVATION
1/4" = 1'-0"

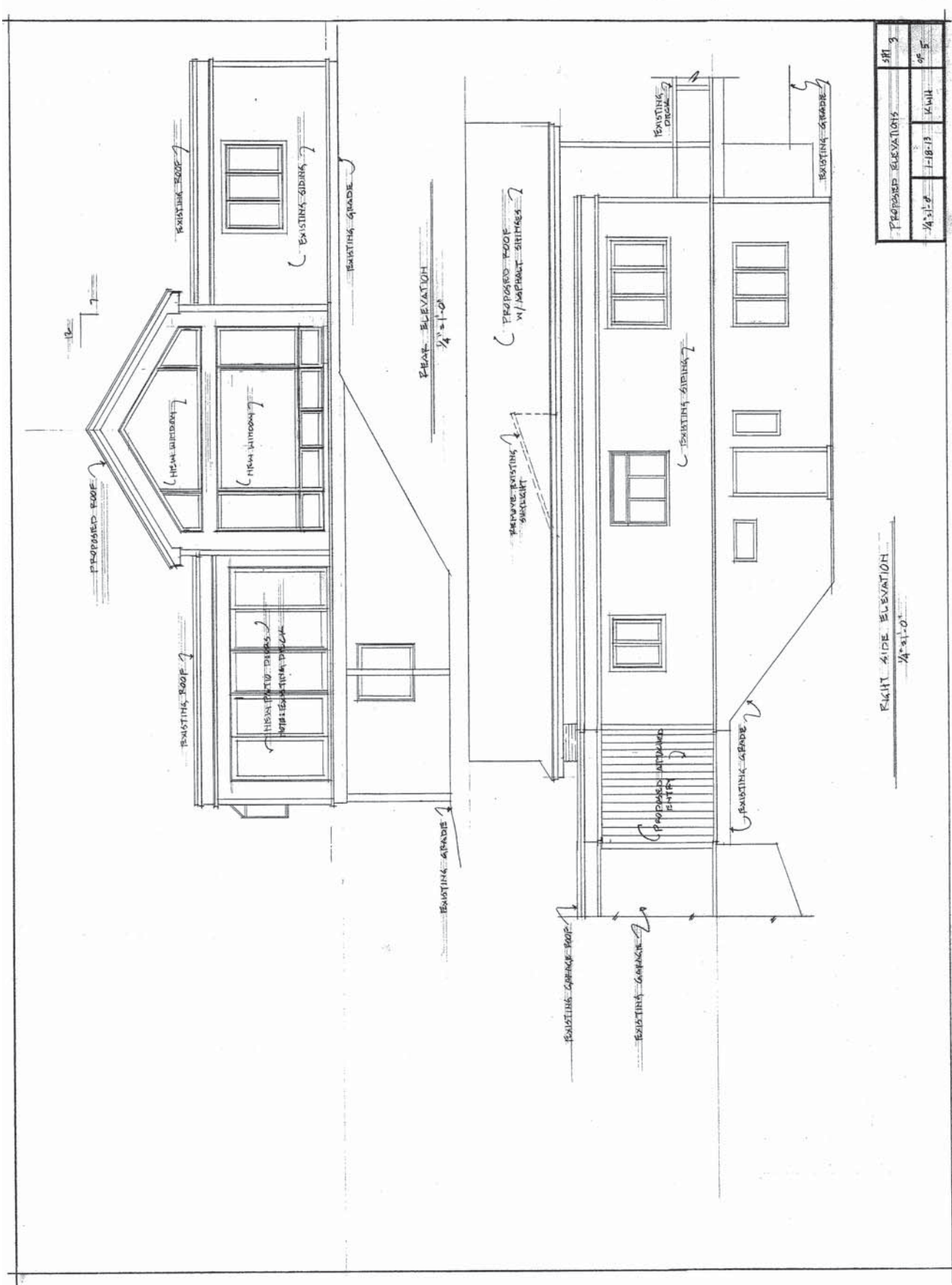
MR. & MRS. JOE SCHAEFER 345 SALER CHURCH ROAD SUN FISH LAKE, MN	BY: K&H DESIGN, PERMODELING, INC 100 HOOK AVE ST. PAUL, MN 55128-1000	EXISTING ELEVATIONS 1/4" = 1'-0" 1-18-13 K&H	SHEET 05 5
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(EXISTING)
RIGHT SIDE ELEVATION
1/4\"/>

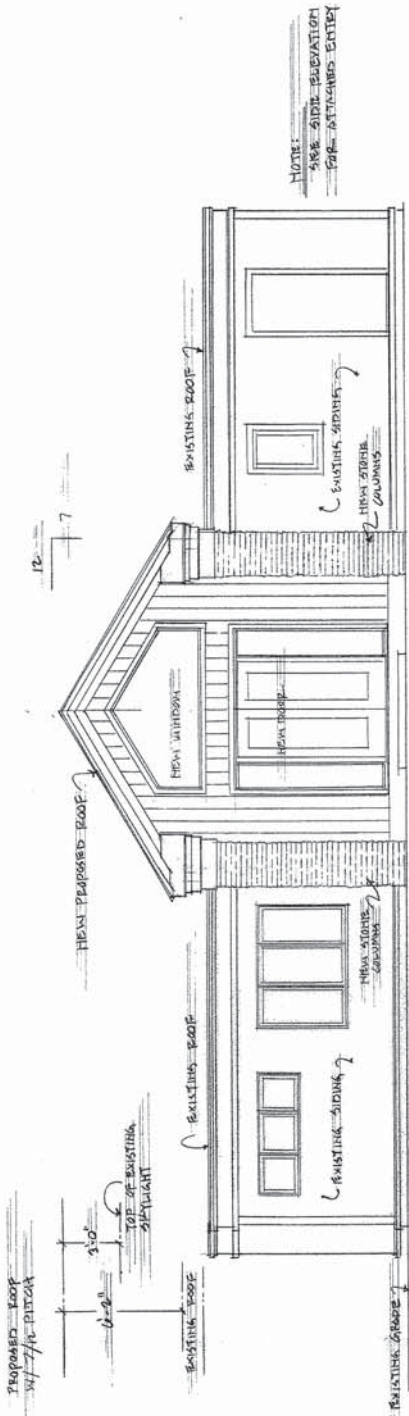
(EXISTING)
REAR ELEVATION
1/4\"/>

EXISTING ELEVATIONS	DATE 5-2-10	SHEET 2
1/4" = 1'-0"	18-13	12-11-10

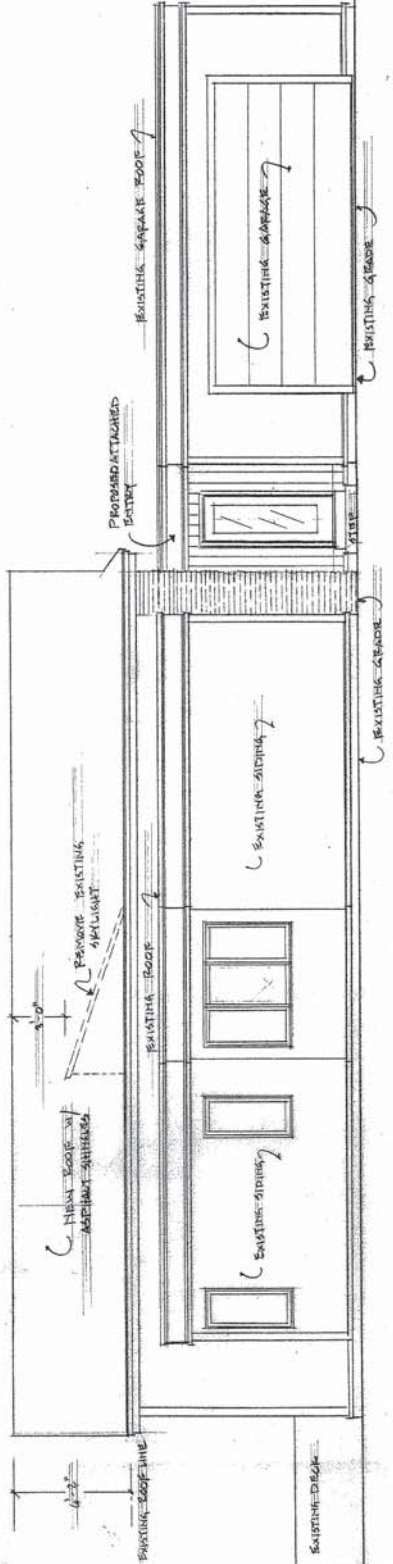


PROPOSED ELEVATIONS			SHEET
1-18-13	1-18-13	KWH	OF 5

Exhibit C - Proposed Elevations



FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"

PROPOSED ELEVATIONS	SHEET
1/4" = 1'-0"	1-18-19
	OF 5

Memorandum

To: Alan Brixius, City Planner
Northwest Associated Consultants

From: Don Sterna, PE, City Engineer
WSB & Associates, Inc.

Date: February 5, 2013

Re: 345 Salem Church Road
Building Variance Request
City of Sunfish Lake, MN
WSB Project No. 1629-38

Background

A Building Variance Request has been submitted for 345 Salem Church Road for the addition of an enclosed walkway between the garage and house along with removing the sky light and constructing a new hipped roof to replace the current flat roof.

Grading / Erosion Control

The applicant will be constructing a building foundation between the garage and house which could possibly block surface drainage through this area. The applicant will need to provide a plan or indicate how the proposed walkway addition would be constructed so as to provide positive drainage of 2% away from the existing and new addition.

The applicant will need to install silt fence around the back side of the house to seal off the construction area to contain any surface run off. The debris from the roof construction should be placed in a dumpster to contain the demolish debris. Other Best Management Practices for erosion control and sediment control may be needed as site development progresses.

Sanitary Sewer and Water

The existing septic drain field and secondary drain field need to be protected with an orange construction fence to prevent accidental surface disruption and compaction of the soil over the drain field. The existing well site is located adjacent to the house and is beyond the setback limits from the septic drain field. The applicant should fence around the well with orange construction fence to provide protection around the well.

Site Access

Salem Church Road is a seven (7) ton per axle roadway which is posted for spring load limits at five (5) tons per axle. The Contractor must adhere to these limits when delivering material to the site. Any damage to the roadway and City right-of-way shall be repaired to the City's satisfaction by the applicant prior to the issuance of a certificate of occupancy.

The access to the property will be through a private shared driveway. The condition of the shared driveway pavement should be video recorded prior to construction so that in the event any construction traffic causes damage, it can be verified. Permission/notification should be acquired from the adjacent property owners who use this driveway for property access.

Recommendation

We have reviewed the proposed building plan renovations to the existing structures as it relates to the engineering aspects of the project, and since there is no planned regrading of the site or expansion of the house's footprint beside the walkway enclosure, we recommend engineering approval of the project.

If you have any questions or comments regarding the review, please contact me direct at 763- 287-7189.

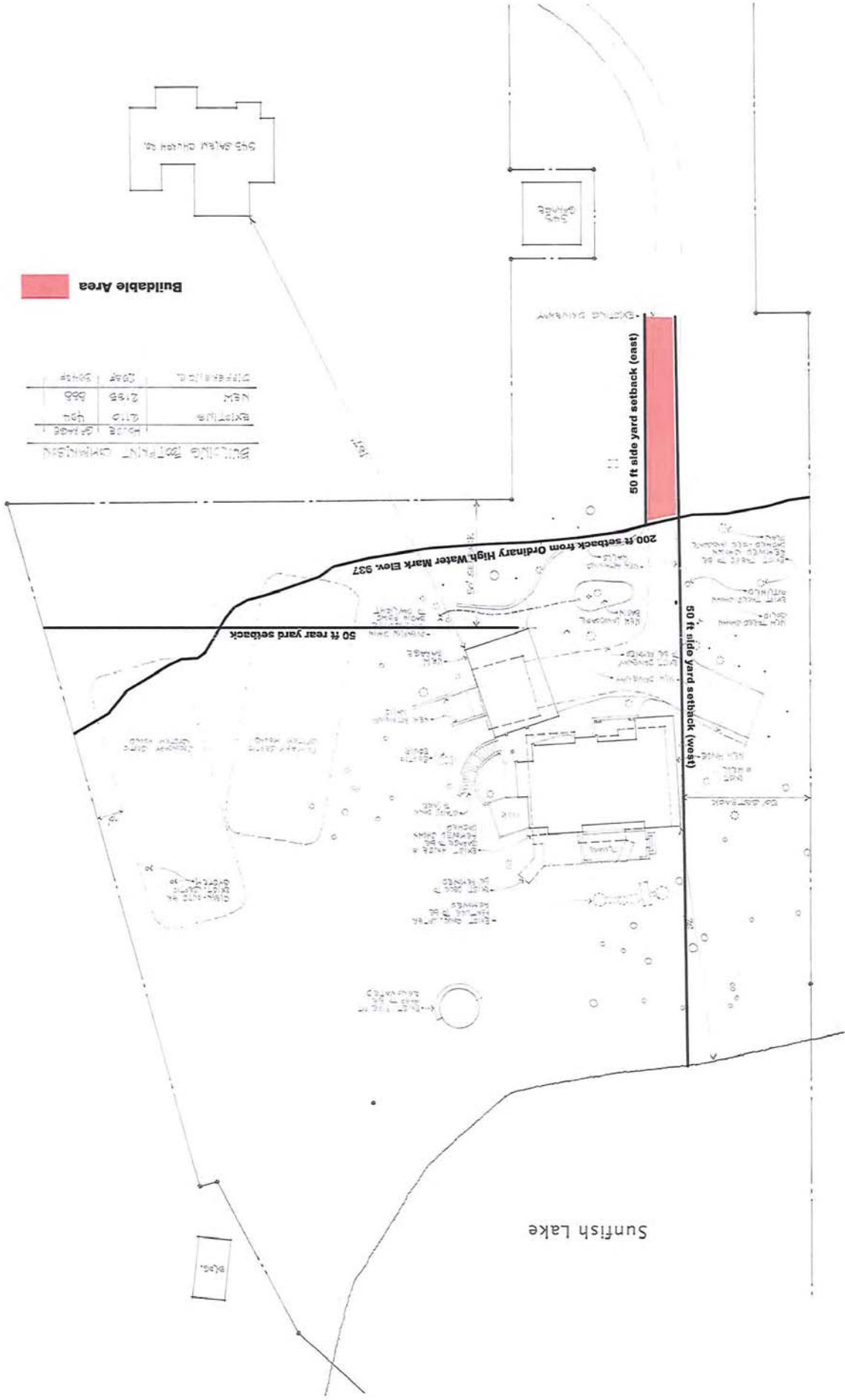


Exhibit F - Site Setbacks and Building Constraint Graphic