

MISSION STATEMENT: “The City of Mound, through teamwork and cooperation, provides, at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.”

**MOUND PLANNING COMMISSION REGULAR MEETING AGENDA
TUESDAY, MAY 7, 2024, 7:00 P.M.
COUNCIL CHAMBERS, MOUND CENTENNIAL BUILDING
5341 MAYWOOD ROAD, MOUND, MN**

	Page
1. Call to Order	
2. Roll Call	
3. Approval of Agenda, with any Amendments	
4. Approval of Meeting Minutes	
A. April 2, 2024 regular meeting minutes	1
5. Board of Adjustment and Appeals	
A. Planning Case No. 24-04 Review/recommendation – proposed 2-lot minor subdivision for property at 5123 Waterbury Road Applicants: Michael and Michelle Greer	7
B. Planning Case No. 24-05 Review/recommendation – proposed expansion permit for house remodel/additions project at 4870 Edgewater Drive Applicants: Debra and James Barnes	26
6. Old / New Business	
A. Council liaison and staff report/update	
7. Adjourn	

The Planning Commission is an advisory body to the City Council. One of the Commission’s functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Mound City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application. For each agenda item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss the action on the application.”

QUESTIONS: Call Jen at 952-472-0603 or Sarah at 952-472-0604

MEETING MINUTES
REGULAR PLANNING COMMISSION
APRIL 2, 2024

Chair Goode called the meeting to order at 7:02 pm.

ROLL CALL

Members present: David Goode, Jason Baker, Derek Archambault, Nick Rosener, Jake Savstrom, Drew Heal, Samantha Wacker, Kathy McEnaney

Members Absent: Kristin Young

Staff present: Rita Trapp and Jen Holmquist

Members of the public: Paul and Kristi Wolfe-15847 Lynette Street, Andover

APPROVAL OF MEETING AGENDA

MOTION by Baker to approve the agenda, as written; seconded by Savstrom. **MOTION** carried unanimously.

REVIEW OF MARCH 19, 2024 SPECIAL/RESCHEDULED MEETING MINUTES

MOTION by Savstrom to approve the March 19, 2024 special/rescheduled meeting minutes as written; seconded by Baker. **MOTION** carried unanimously.

BOARD OF APPEALS

Planning Case No. 24-02 - Review/recommendation – variance for house remodel/additions project at 4360 Wilshire Boulevard

Applicant: Paul and Kristi Wolfe

Trapp outlined the variance at 4360 Wilshire Boulevard. The property is located on the north side of Wilshire. This area is guided for low density residential. Zoning is R1-a and it's a single family residential lot of record. It is currently a single-family home with a 2-car attached garage built in 1960. It is a lot of record. The lakeshore setback is 50 feet. There was a variance in 1995 reducing the lakeshore setback by 13 feet for the construction of a deck. The applicant is proposing a multi-faceted home remodel project. The existing deck will be replaced with a 4-season porch and deck. They are replacing the garage. A stoop on the east side of the garage will be removed and that area will be reconfigured with a small cantilever. They are adding some basement window wells and the entrances will be adjusted. Trapp showed graphics of the

proposed home. It will remain a single level walk out. Most of the elements of the remodel meet the zoning code. They are meeting the side and front yard setbacks.

Maximum hardcover is 40%. Trapp stated there is an error on the hardcover survey that will need to be correct. Proposed hardcover is shown at just under 40% currently. There was a question as to whether or not they could meet the 40% as the proposed deck hadn't been included. The applicant stated they won't have concrete under the deck. As long as there are ¼" slats it won't count toward hardcover. The applicant is not requesting a hardcover variance. The variance application is a request for a closer setback to the lakeshore. The question is if practical difficulties being met to allow the porch/deck to go further into the lakeshore setback.

Neighbors, staff and consulting agencies were notified and there were no comments received. Staff took some questions from neighbors, just asking what the project involved. However, no concerns were raised. Trapp outlined what the commissioners could consider. Staff provided conditions but did not offer a recommendation.

Savstrom asked about the governing bodies; LMCD, MCWD, DNR...he assumes they were all consulted about moving closer to the lake. Trapp stated the notification list involved all the agencies who deal with the lake. It is distributed at the beginning of the application process so there is time to make comments if they think something is missing or needs to be addressed. Savstrom was surprised no comments were received as it is a request moving closer to the lake. Trapp said the scale of the project may be why no comments were received.

Goode requested clarification regarding cantilevers. Trapp said that a cantilever is a bump out from a main wall.. Rosener asked for confirmation that they are currently under the hardcover but are close to the limit. Trapp confirmed. Rosener asked for clarification on how the hardcover will change in the proposed project. Trapp used the graphic to show how the stoop and garage contribute to hardcover and she pointed out where the changes will be different if this project moves forward. The entry door will be relocated and some sidewalk will be removed for a slight reduction, as well.

Baker asked about the garage. It will be a three car garage but the driveway will remain the same for the existing two car garage. Trapp confirmed. Because of the hardcover, they can't extend the driveway to the third stall. Goode asked if gravel is hardcover. Trapp confirmed. Archambault asked for further clarification about the three car garage with no driveway extending. Trapp said they can't have any more driveway. Archambault asked if staff was comfortable with the hardcover. Trapp said yes, they aren't seeking a hardcover variance. There are options and staff can help work those out. Those things will be worked out prior to going before City Council.

Savstrom clarified the applicants are seeking a variance for lakeshore setback, but not asking for a hardcover variance. Trapp confirmed. The variance request is to move closer into the lakeshore setback than the previous variance that was granted.

Rosener asked what would stop them from requesting a waiver of the entire setback? Trapp said one of the criteria for a variance is that the minimum is being requested to relieve the practical difficulty. Trapp said commissioners need to consider how big is reasonable and decide if they are requesting the minimum. Waiving the entire setback area would not be the minimum.

Rosener asked how other agencies comment on the request. He wondered do they have a say or did they just not comment on this one? Trapp said the watershed would be concerned about erosion control and how much fill is being moved on the site. She said the DNR could weigh in but their rule is 50 feet so we're already outside their guidelines. Those agencies don't typically weigh in on a single family home like this. They would weigh in if they were significantly concerned. Goode clarified that they are asking for 6 feet. Trapp confirmed.

Savstrom asked about the criteria for a variance asking if this would grant a special privilege that is denied to other owners. Trapp said it's reasonable that the house is where it is and it's reasonable that they want to put it on the back.

Baker asked about the house to the east. He said the house is closer to the lake and the lakeshore curves in. He wondered how close that home is to the lakeshore. Trapp didn't know the measurements and she didn't know if that property received a variance.

Rosener asked about the previous variance. How big is the deck and how much variance did they receive? Trapp said they were granted 13 feet.

Goode asked for questions. Hearing none he asked if the applicant would like to speak.

Paul Wolfe – 15847 Lynette Street, Andover. They own the subject property. He is the third generation owner, it was his grandparents place. He wants to make this his permanent home. He hopes to make memories with his future grandkids like he has from when he was a kid. He watched another family member neglect the home and he wants to make it nice again. He stated he didn't have any options but to go closer. He stood for questions.

Archambault said he looked at the property on Google Earth and compared to his drive-by he can see there were changes and he can tell the applicant has been working hard on the property. It looks very nice.

Baker asked if they looked at alternate ways to put the porch on that other side. Wolfe said he looked at other options. Without the variance the porch would be like a hallway. He thinks it will look more appealing. Wacker believes there is no other way to go and she understands that the applicant would want to look at the lake.

Wolf said he is in construction. He has built several homes. He hopes this will be his last project. They will sell their house in Andover and live here full time. Wacker is familiar with the area and she thinks most of the homes are similar.

Baker asked if they have spoken with the neighbors. Wolfe confirms. He's been working out there since last spring. The neighbors are grateful for the work he is putting in because the previous family member neglected the yard and home.

Rosener asked Trapp if there is any language regarding unusual lot size or shape. Trapp stated unusual circumstances can be lot size or shape. It only needs to be one. It doesn't have to meet a whole list. Rosener asked if approved, there would be no problem with findings of fact. Trapp said staff can help.

Archambault said the proposed is a three bedroom home with two and a half bathrooms. He asked what the home is now. Wolfe said one bath and three bedrooms. Archambault thinks it's a reasonable request.

Goode outlined the options for the commissioners to consider.

Heal thinks this application makes sense. Archambault agrees this is a reasonable expansion of the property. It is consistent with the other homes in the neighborhood.

Wacker said her concern is the encroachment of the variance and what that means to wetland protection of Black Lake. But since the agencies had no comment, she is okay with it. She wondered if one of the agencies could come back after this approval and say they have comments. Trapp said that there is a timeline and most agencies would have commented by now. She would be surprised if any of them commented at this point in the process. Typically they will get involved with the permitting for their own agency, such as erosion control and storm water management. The applicant will have to work through those items to the satisfaction of the MCWD. Those things need to be addressed whether or not the Planning Commission approves the variance.

Baker said he thinks extending an existing variance is not desirable. However, this one is different. The neighbor to the east is further out so the argument against extending it is lost. He wonders if they are meeting the minimum. He doesn't know if that's a reason to deny. Wacker said she had the same thought. She has been on the fence but she is confident a yes vote is consistent with what the city allowed in the past.

MOTION by Archambault to recommend City Council approval of the lakeshore variance at 4360 Wilshire; seconded by Rosener. **MOTION** carried unanimously.

Planning Case No. 24-03 - Review/recommendation – proposed amendments to mixed use regulations in City Code Sec. 129-139 and City Code Sec. 129 (definitions) for consistency with 2023 amendments to the 2040 Mound Comprehensive Plan

Trapp stated that staff made the adjustments to the mixed-use districts that were discussed at the last meeting. The biggest change was limiting building height to 35 feet maximum. That

eliminates the need for the chart. Staff also addressed the “bulk” of buildings. During previous discussions it was questioned if this was necessary. Staff thought it is better to have it in there. So, the recommended language is to limit the facade to be no longer than 200 feet. The idea is to prevent one giant wall. This is for a mixed use that includes residential. This would not include mixed use with retail and office.

There was discussion if the mixed use corridor designation should be retained. The uses in the current chart reflect existing uses and those uses would likely not be appropriate in downtown so it is recommended that the City retain both districts.. If commissioners are comfortable they can recommend approval to make the amendment to city code with these proposed changes. If that recommendation is received Staff will publish for a public hearing at a future city council meeting.

Savstrom asked if this is comprehensive plan guidance or city code. Trapp stated it would be city code. Savstrom clarified, if someone wanted a 250 foot building they would need to ask for a variance? Trapp confirmed yes or do a PUD. A PUD is required anyway because this district requires it but it would have to be specifically noted. The planning commission and the city council would have the opportunity to consider it. Savstrom likes this language.

MOTION by Baker to recommend city council approval of suggested changes to the mixed use district, as distributed; seconded by Savstrom. **MOTION** carried unanimously.

OLD/NEW BUSINESS

A. Council liaison and staff report/update

McEnaney stated hydrant flushing has begun and will go into May.

She talked about Missing Middle Housing bill. It eliminates local zoning authority related to housing. And removes any resident participation. She said the council approved a resolution opposing the bill. She said nothing would be going through planning. McEnaney said she will request staff to distribute the handout from the LMC outlining the consequences of this bill and the resolution that the city council passed.

Trapp thought the bill is dead. Staff will still distribute the information because the bill is set aside for this year and could come back in another session. Savstrom thought the description of the bill in the article in the paper seemed impossible. He thinks this isn't dead, maybe just hibernating. They discussed the opposition from cities.

Music in the park will be June 13, July 11 and August 8.

Archambault asked if there are updates on the water. The city received another \$50,000 and are waiting on approval to spend it. Savstrom asked what is the project need is. McEnaney thought \$36 million. The legislature is receptive. We are at least 2 years out. McEnaney said you

can have your water tested and levels are different depending on where you are. Discussion regarding the manganese took place. Testing is an option. McEnaney said the website is updated.

ADJOURNMENT

MOTION by Savstrom to adjourn at 7:54p.m.; seconded by Baker, **MOTION** carried unanimously.

Submitted by Jen Holmquist



TO: Planning Commission
FROM: Rita Trapp and Natalie Strait, Consulting Planners
Sarah Smith, Community Development Director
DATE: May 1, 2024
SUBJECT: Consideration of Request for a 2-Lot Minor Subdivision (Case No. 24-04)
APPLICANT: Michael and Michelle Greer
LOCATION: 5123 Waterbury Road (PID No. 25-117-24-12-0134)
MEETING DATE: May 7, 2024
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1A Single Family Residential

SUMMARY

On April 3rd Michael and Michelle Greer submitted an application for a minor subdivision for the property at 5123 Waterbury Road. This 44,800 square foot shoreland lot borders wetlands and has a significant slope with bluff areas. There is currently a single family home in the northwest corner which is proposed to be demolished. The proposed subdivision would result in 2 lots that are 11,479 square feet and 33,160 square feet in respectively. The applicant is proposing to construct a single family home on each of the resultant lots. Planning Commissioners are advised that the building plans shown are examples of what could be built and do not represent final plans. They are included to demonstrate that single family homes could be constructed on both lots.

REVIEW PROCEDURE

Subdivision

The proposed lot arrangement qualifies as a minor subdivision as described in Sec. 121-35 (1) of the City Code as it creates only two lots and meets all of the following:

- Has frontage on an existing public road.
- Does not require the construction of any new public facilities or public improvements.
- Does not create adverse effect on remaining or adjoining property.
- Does not have a conflict with the comprehensive plan, zoning ordinance or official map.

Sec. 121-4 allows the property to be subdivided without a plat as the parcel was a separate parcel of record at the time of the effective date of the ordinance.

60 Day Timeline for Decision

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny the minor subdivision request within 60 days which is the timeline requirement for a final plat. The 60-day timeline expires on or around June 2, 2024 unless an applicant extension is provided to the City.

NOTIFICATION

Neighboring property owners of the subject site, per Hennepin County tax records, were mailed an informational letter on April 30, 2024 to inform them of the Planning Commission's review of the subdivision application at its May 7, 2024 meeting.

STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment. Comments received as of the preparation of the packet include:

Matt Bauman, City of Mound Engineer from Bolton & Menk, Inc.

Slopes appear to be 6:1 or less where they look to be disturbed/imported. Other than standard conditions, ensure double rows of erosion control are placed on the downstream slope of disturbance.

Chris Remus, MCES – Interceptor Services

MCES has no facilities near the property and do not have any comments.

DISCUSSION

1. The City’s Comprehensive Plan guides this area for Low Density Residential, which allows for single-family detached and attached housing types within the density range of 1 to 6 units per acre. Density is computed area wide as opposed to an individual site. The proposed subdivision would be in keeping with the Low Density Residential designation of the site.
2. The following table includes lot dimension and setback requirements for the R-1A District as allowed for a minor subdivision. Commissioners are advised that the shoreland district requires different lot area and width requirements for a lakeshore and non-lakeshore lot.

	Lot Area	Width	Depth	Front Setback	Side Setback	Rear Setback	Special
Lakeshore (Parcel B)	10,000 SF	50 FT (street & OHW)	80 FT	20 FT	10 FT	15 FT	50 FT Lakeshore (east)

Non-Lakeshore (Parcel A)	6,000 SF	40 FT	80 FT	20 FT	10 FT	15 FT	10 FT Bluff (south)
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- a. Proposed Parcel A and Parcel B, as shown on the submitted survey dated April 4, 2024, meet the requirements for a non-lot of record R-1A lot.
 - b. Parcel B will be considered a lakeshore lot due to the 929.4 elevation of Lake Minnetonka on the eastern side of the lot. The 50 foot lakeshore setback is shown on the survey and is well away from the buildable portion of the lot.
 - c. Both parcels show a wetland setback of 25 feet that is well away from the buildable portion of the lot. Planning Commissioners are advised that a wetland delineation was prepared and approved. The wetland delineation and required MCWD buffer are shown on the proposed lot subdivision survey.
 - d. Parcel A proposes an impervious surface coverage of 27.9% and Parcel B is proposed to have an impervious surface coverage of 10%. The maximum impervious surface coverage is 30% for non-lot of record parcel in the R-1A district.
3. As Parcel A contains a bluff, an additional setback of 10-feet from the top of the bluff applies to all structures. No structures or accessory structures, other than stairways or landings, may be sited within this 10-foot bluff impact zone. The space between the porch and the required bluff setback is only about 0.3-feet. Planning Commissioners are advised though that this does not represent final building plans.
 4. The maximum building height for the R-1A district is 35 feet. Building height will be verified at the time of building permit. For Parcel A, the building height for a pitched roof will be measured from the average grade of the building line facing the street to the mid-point of the highest peak. For Parcel B, the building height for a pitched roof will be measured from the average grade of the building line facing the street and the building line facing the lake (east) to the mid-point of the highest peak.

PLANNING COMMISSION ACTION

Staff recommends that Planning Commission recommend approval of the subdivision, with the following conditions:

1. The applicant is responsible for the extension of utilities to Parcel B.
2. The applicant shall ensure double rows of erosion control are placed on the downstream slope of disturbance.
3. As part of the building permit process, the applicant shall demonstrate that the proposed house heights do not exceed the maximum allowance of 35 feet.
4. As part of the City’s approval of the minor subdivision, the dedication of public drainage and utility easements, to be determined by the City Engineer or designee, will be required and shall be submitted in a form to allow for recording at Hennepin County, and shall be subject to review and acceptance by the City, prior to recording. The standard drainage and utility easement is

five feet wide on side and rear lot lines and ten feet in width along the front lot line but shall be as determined by the City Engineer or Public Works Director. Easement(s) shall be provided in an appropriate form so as to allow for recording at Hennepin County and shall be subject to review and approval by the City prior to recording and require signatures from property owners and lienholders of record.

5. The applicant shall provide the existing and proposed legal descriptions in electronic form (MS Word preferred) for inclusion in the official documents
6. The bank consent/release shall be provided for review and acceptance by the City Attorney before the City's release of the resolution and/or other supporting documents for recording at Hennepin County.
7. The applicant shall be responsible for recording the resolution with Hennepin County. The applicant is advised that the resolution will not be released for recording until all conditions have been met and all fees for the waiver application have been paid and the escrow account is in good standing. The submittal of additional escrow may be required.
8. No building permit will be issued until evidence of recording of the resolution at Hennepin County is provided.
9. Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
10. No future approval of any development plans and/or building permits is included as part of this action.
11. Grading and drainage plans for the future new homes shall be subject to review and approval by the City Engineer.
12. As applicable, if the subdivision requires the construction of municipal utility improvements (i.e., services, etc.), these activities must be constructed and installed prior to the release of the resolution or applicant shall be responsible for the submittal of a contractor's estimate, which shall be subject to review and acceptance by the Public Works Director (or designee) and submittal of a cash escrow in the amount of 125 percent of the contractor's estimate.
13. Any curb, gutter and streets which are disturbed because of construction, including, but not limited to, installation of the water service, sewer service and small utilities, shall be the responsibility of the permit holder.
14. Storage of construction materials shall meet the applicable requirements of the City Code. Any work in public ROW requires permission and coordination with the Public Works Department.
15. The MCES Sewer Availability Charge shall be paid with the future building permit. The amount due shall be the current rate in place at the time of building permit issuance. The 2024 MCES Sewer Availability Charge is \$2485.00
16. Sewer and water area trunk charges in the amount of \$2,000.00 each for one lot shall be paid prior to the release of the resolution unless an alternate schedule is approved. Total: \$4000.00.
17. Sewer connection and water connection fees for one lot shall be paid with the future building permit. The amount due shall be the current rate in place at the time of building permit issuance. The 2024 sewer connection and water connection fees are \$240.00 each.
18. New driveways must be hard surfaced in accordance with City Code regulations. Minimum driveway width is 10 feet; maximum width is 24 feet. Minimum side setbacks of one (1) foot are required for driveways.

19. Future home construction on both parcels shall conform in all regards to the City Code requirements for a "Non - Lot of Record."
20. Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

In recommending approval of the subdivision, Staff offers the following findings:

1. The subdivision does not create more than 3 residential lots.
2. Both lots resulting from this subdivision will have frontage on an existing public road.
3. This subdivision will not require the construction of any new public facilities or public improvements.
4. This subdivision is in keeping with the intensity and use of surrounding properties and is unlikely to create adverse effect on remaining or adjoining property.
5. The subdivision of this lot and the proposed use of the lots for single family homes is in keeping with the goals of the comprehensive plan and the zoning requirements for this lot.
6. The applicant has demonstrated that there is sufficient space to construct single family homes on the two resultant lots within the zoning parameters for the R-1A district.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission, it is anticipated that the request will be considered by the City Council at its May 28, 2024 meeting.



MINOR SUBDIVISION APPLICATION

APR 03 2024

2415 Wilshire Boulevard, Mound, MN 55364
Phone 952-472-0600 FAX 952-472-0620

Application Fee and Escrow Deposit required at time of application.

PLANNING COMM. DATE	CASE NO.
CITY COUNCIL DATE:	

Please type or print clearly

EXISTING PROPERTY LEGAL DESCRIPTION	Subject Address <u>5123 Waterbury Rd., Mound, MN 55364</u>
	Lot <u>lots 1 to 7 include stock 20 Whipple</u> subdivision <u>N/A</u>
	PID# <u>2511724120134</u> Zoning: R1 <input checked="" type="radio"/> R1A <input type="radio"/> R2 <input type="radio"/> R3 <input type="radio"/> B1 <input type="radio"/> B2 <input type="radio"/> B3 (Circle one)
APPLICANT	The applicant is: owner <input checked="" type="checkbox"/> other <input type="checkbox"/> Email <u>magreer1959@gmail.com</u>
	Name <u>Michael + Michelle Greer</u>
	Address <u>2835 Highland Rd., Minnetonka, MN 55359</u>
	Phone Home <u>612-481-4751</u> Work <u>—</u> Fax <u>—</u>
OWNER (if other than applicant)	Name _____ Email _____
	Address _____
	Phone Home _____ Work _____ Fax _____
SURVEYOR/ENGINEER	Name <u>DeMars-Gabriel / Dave Crook</u> Email <u>decequestoffice.net</u>
	Address <u>2317 W. 93rd Street, Bloomington, MN 55431</u>
	Phone Office <u>763-559-0908</u> Cell <u>612-751-6785</u> Fax <u>—</u>

Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property?
() yes, (X) no. If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

Application must be signed by all owners of the subject property, or explanation given why this is not the case.

I certify that all of the statements above and statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the information provided and that I am responsible for all costs incurred by the City related to the processing of this application. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Michael Greer 4/2/24
 Applicant's Signature Date
Michelle Greer 4/2/24
 Owner's Signature Date

PROPOSED PROPERTY DIVISION



- Denotes set iron monument
- Denotes found monument
- 931.5* MCWD Flood Elevation
- 931** City of Mound Flood Elevation

*** (Wetland shown is the extent of the delineation performed for this project. The National Wetland Inventory depicts divergent lines continuing from the end of project delineation in a south and southeasterly direction

SITE ADDRESS:
 5123 WATERBURY ROAD
 MOUND, MN
 55436
ZONING: R-1A
 parcel area 44,638.7 sq. ft.

Existing Legal Description:

Lots 1 to 7 inclusive, Lots 17 to 23 inclusive, in Block 20, Whipple, according to the plat thereof on file and of record in the office of the Registrar of Titles, in and for Hennepin County Minnesota.

Proposed Easement:

An easement for drainage and utility purposed over, under and across the easterly and westerly 5.00 feet and the northerly and southerly 10.00 feet of the described as follows:

That part of the property described as follows:

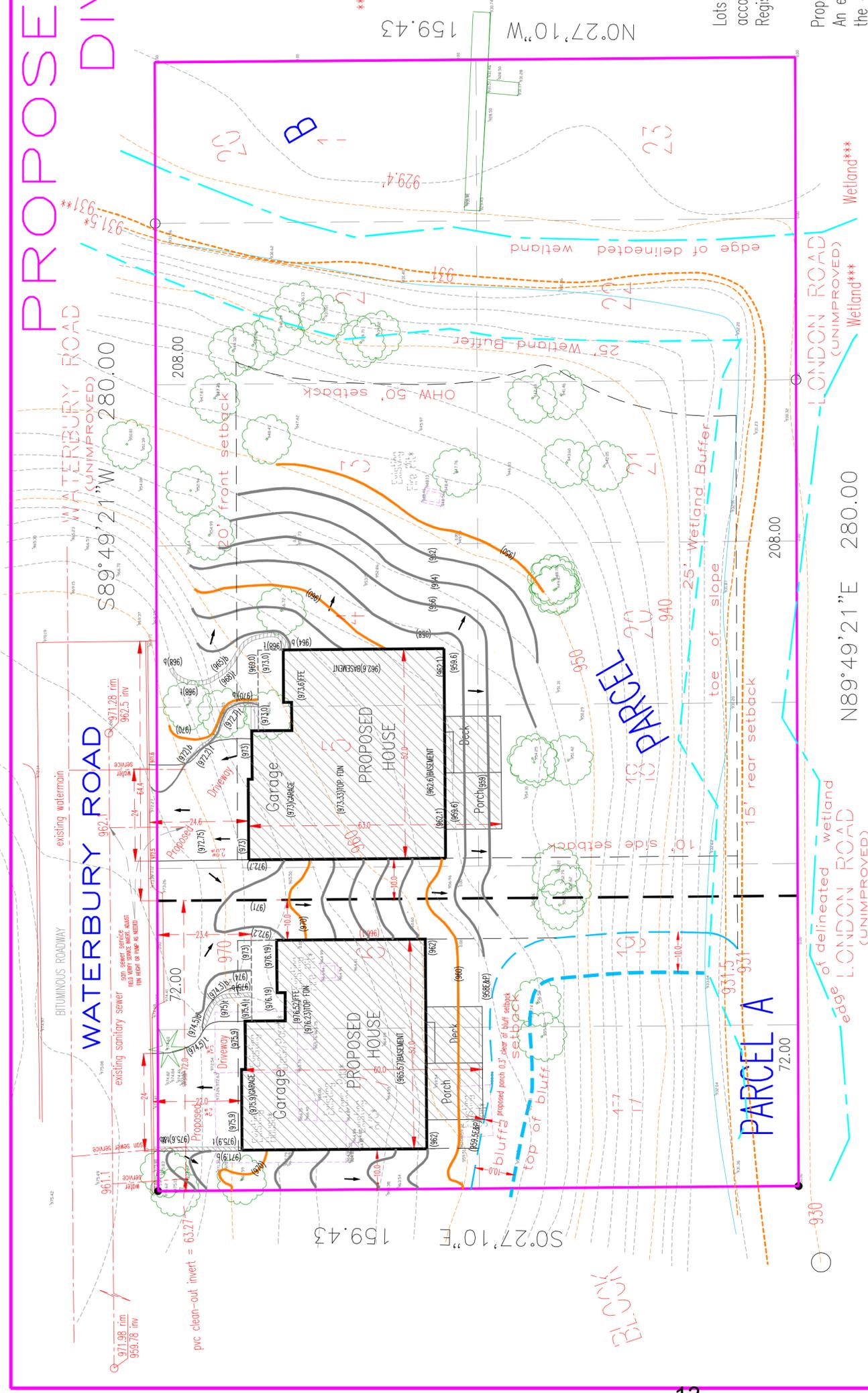
Lots 1 to 7 inclusive, Lots 17 to 23 inclusive, in Block 20, Whipple, according to the plat thereof on file and of record in the office of the Registrar of Titles, in and for Hennepin County Minnesota. Which lies easterly of the westerly 72.00 feet thereof.

Proposed Easement:

An easement for drainage and utility purposed over, under and across the easterly and westerly 5.00 feet and the northerly and southerly 10.00 feet of the described as follows:

The westerly 72.00 feet of the the property described as follows:

Lots 1 to 7 inclusive, Lots 17 to 23 inclusive, in Block 20, Whipple, according to the plat thereof on file and of record in the office of the Registrar of Titles, in and for Hennepin County Minnesota.



PARCEL A:

Proposed Impervious Surface Coverage:

House/Garage	2,208	Square Feet
Driveway	605	Square Feet
Deck	196	Square Feet
(1/4" Spacing)	-196	Square Feet
Rear Porch	174	Square Feet
Sidewalk & Stoop	198	Square Feet
Retaining Walls	19	Square Feet
Total	3,204	Square Feet
Lot Area	11,478.6	Square Feet
	27.9%	

PARCEL B:

Proposed Impervious Surface Coverage:

House/Garage	2,312	Square Feet
Driveway	620	Square Feet
Deck	196	Square Feet
(1/4" Spacing)	-196	Square Feet
Rear Porch	174	Square Feet
Sidewalk & Stoop	198	Square Feet
Retaining Walls	19	Square Feet
Total	3,323	Square Feet
Lot Area	33,160.1	Square Feet
	10%	

Proposed Legal Description:

PARCEL A:
 The westerly 72.00 feet of the the property described as follows:

Lots 1 to 7 inclusive, Lots 17 to 23 inclusive, in Block 20, Whipple, according to the plat thereof on file and of record in the office of the Registrar of Titles, in and for Hennepin County Minnesota.

PARCEL B:

That part of the property described as follows:

Lots 1 to 7 inclusive, Lots 17 to 23 inclusive, in Block 20, Whipple, according to the plat thereof on file and of record in the office of the Registrar of Titles, in and for Hennepin County Minnesota.

Which lies easterly of the westerly 72.00 feet thereof.

DEMARS-GABRIEL
 LAND SURVEYORS, INC.
 2317 W. 93rd St.
 Bloomington, MN 55431
 Phone: (763) 559-0908
 cell: (612) 751-6785
 dec@qwestoffice.net

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.
 As surveyed by me this 2nd day of November, 2023.

Dec
 David E. Crook
 Minn. Reg. No. 22414

File No.
 15159 C
 Book-Page
 Scale
 1"=20'

prepared for:

**MICHAEL & MICHELLE
 GREER**

April 3, 2024

APR 08 2024

To: The Mound City Council, the Mound Planning Commission, adjoining neighbors and interested parties

Ref: Minor sub-division application of the property at 5123 Waterbury Rd., Mound, MN

In addition to our letter of introduction dated 2/20/24 (on file and attached) we would like to include the following information and some history of Michael Greer and of Custom Living Homes LLC as it relates to experience in residential new home construction, site management in existing neighborhoods, minor sub-division of property and demolition of residential homes.

I have been in the construction industry continuously for 45 years, since graduating post secondary construction education. I have been a construction superintendent for one of the premier custom home builders in the Twin Cities as well as I own my own custom home building and remodeling company.

I have successfully managed a considerable number of custom build projects from start to finish. I work closely with the home owners, city building officials, sub-contractors and suppliers and lenders. I also stay in good communication with the home owners in the neighborhood during the construction.

The following is some of my experience as it relates to our Waterbury Rd. minor sub-division application:

- I have experience in minor sub-division; We purchased two separate properties in Shorewood, MN

Property A. 6045 Chaska Rd., which we sub-divided into three separate parcels, demoing the existing home and building three new single family homes.

Property B. 6020 Galpin Lake Rd., which we sub-divided into three separate parcels, renovating the existing home and building two new single family homes.

- I have experience in demolition of residential homes; In addition to the Chaska Rd. property, my company oversaw the demolition of two other homes for clients; One home in South Minneapolis, which was a very tight building site (city sized lot) and one in Norwood Young America.
- I have experience with building in fully developed neighborhoods, including dead-ends; I have, on numerous occasions built in neighborhoods where there are existing neighbors on both sides of the new construction site, managing limited access/storage and parking etc. When doing so, it requires the necessary planning and good communication with everyone involved, including the neighbors.

I have an action plan for managing the site during construction at 5123 Waterbury Rd., some of which includes the following:

1. Obtain all necessary permits. Install required silt fencing for erosion and tree protection fences.
2. Construct a temporary area and cover with gravel to be used for a dumpster, material storage and a turn-around area for exiting the site to help prevent people turning around in the neighbors' driveways. (Installing temporary signage instructing no turn-arounds in driveways.)
3. Install a 4'X4' informational sign notifying subcontractors and suppliers about deliveries, work hours, parking, etc. Again, instructing them not to turn-around in the neighbor's driveways.
4. We will inform our sub-contractors and suppliers of the fact that the site is on a dead-end and of these site rules.

5. The mailboxes for our neighbors on Waterbury Rd., are located across Tuxedo Rd. so the mail carrier does not come down the street daily. Construction parking should not be an issue.
6. I have provided the neighbors with my cell phone no. and email so that they can contact me with any concerns and I will stay in contact with them as needed during the construction.

These are on-going construction management practices that we do throughout construction and add to and make adjustments as needed. We realize we are working in an existing neighborhood and want to minimize disruptions as much as reasonably possible during the construction phases.

Prior to our introduction of our concept plan for the minor sub-division to the Mound City Council meeting on 2/28/24, I went door to door to all the neighbors' homes and either spoke with the home owner and if they were not home, I dropped off our attached letter and a copy of the survey so that I could answer any questions or concerns they may have. Of the five neighbors on the street, two have voiced some concerns which this letter addresses. As well, I am available to discuss with them further at the future public meetings and they have my contact information if they wish to contact me.

We feel that dividing the one acre parcel into two parcels is the best use of the land for the following reasons

- The existing home is non-conforming and past its useful life.
- The one acre parcel, if sub-divided into two parcels as proposed, nicely accommodates two single family homes and utilizes the natural beauty of both building sites.
- There is an additional existing sewer and water stub-in from the road into the property in front of the proposed 2nd building site, (Parcel B) which indicates that it was originally planned for as part of the utilities to service an additional building site and to complete the balance of single family homes on the south side of the existing roadway.
- See Exhibit A, also attached, which shows how the proposed homes conform to zoning and complete the balance of neighborhood and the exiting roadway.
- There is no need for any construction of additional roadway or utility infrastructure, etc.
- Both parcels meet all the zoning requirements for R1-A residential.
- The construction of both homes will not negatively impact the pond to the east nor the wetlands to the south. The building sites sit up at a high elevation and away from the pond and wetlands.
- Both proposed homes have 3-car attached garages with appropriate driveways. Therefore, there will not be a need for parking on the street, other than for typical family gatherings, etc.
- The construction of two new high quality single family homes will increase the property values of the surrounding properties and be a positive addition to the neighborhood.

Lastly, we are very excited about this project as we feel that two new beautiful homes will be a great addition to the community and is a good fit to utilize Michael's construction knowledge and experience. We look forward to working with the City of Mound, Mound Planning Commission, Mound City Council and other agencies to answer any questions or concerns throughout this process.

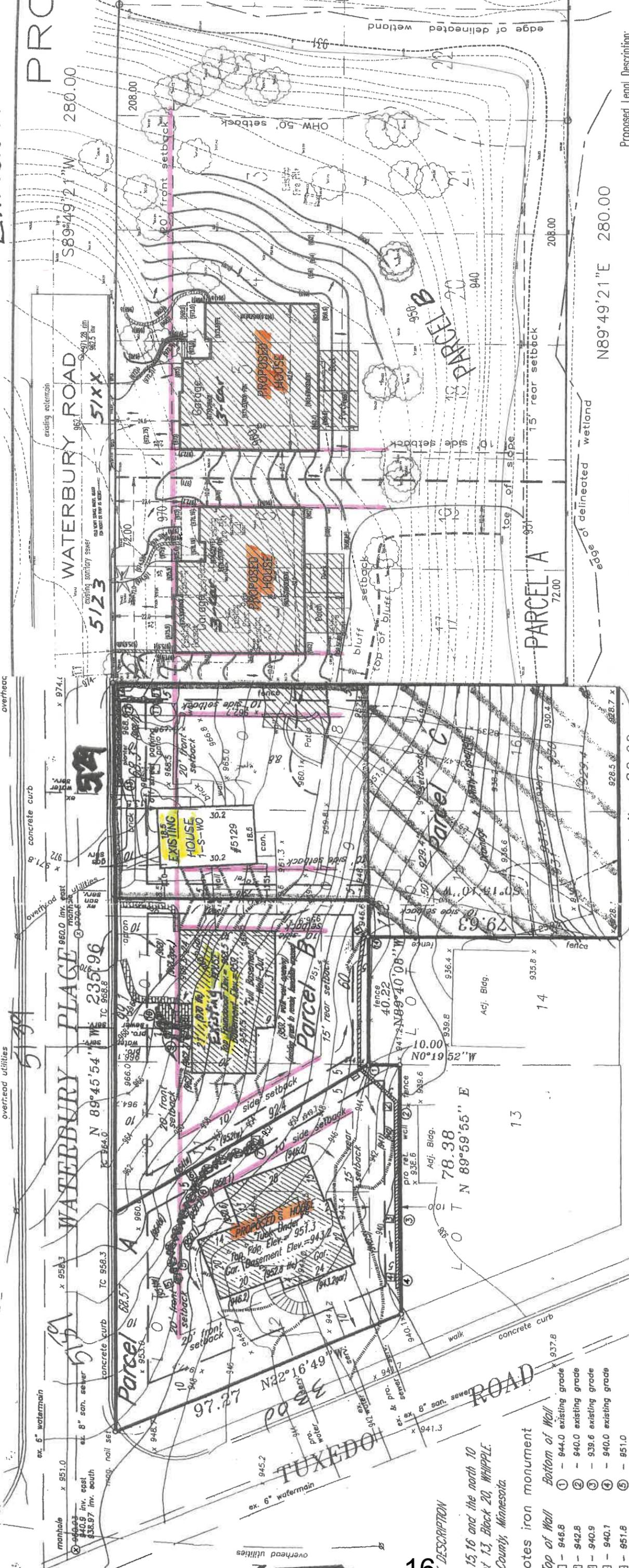
Please do not hesitate to contact me.
 Michael Greer
 Custom Living Homes LLC
 Cell: 612-481-4751
 email: mikegreercustomhomes@gmail.com

Thank you.
 Sincerely,


 Michelle

From Michael and Michelle Green
 5123 Waterbury Rd,
 Mound, Mn. 55364
Exhibit A

APR 08 2024



Proposed Legal Description:

Parcel	Surface Coverage	Proposed Impervious Surface Coverage
Parcel A:		
Parcel B:		
Parcel C:		
Total	3,304	3,304
Lot Area	33,160.1	33,160.1
		10%

Parcel	Surface Coverage	Proposed Impervious Surface Coverage
Parcel A:		
Parcel B:		
Parcel C:		
Total	85	3,304
Lot Area	48.6	33,160.1
		10%

Parcel A: The westerly 72.00 feet of the the property describer Lots 1 to 7 inclusive, Lots 17 to 23 inclusive, in Blo according to the plat thereof on file and of record in Registrar of Titles, in and for Hennepin County Minnes

Parcel B: That part of the property described as follows: Lots 1 to 7 inclusive, Lots 17 to 23 inclusive, in Bloc according to the plat thereof on file and of record in Registrar of Titles, in and for Hennepin County Minnes

Parcel C: Which lies easterly of the westerly 72.00 feet thereof.

Revised: 1/19/2024
 Revised: 1/26/2024

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.
 As surveyed by me this 2nd day of November, 2023.

PHELPS ROAD
 (unimproved)

Waterbury Road
 5123

TUXEDO ROAD

Notes iron monument
 Top of Wall
 1 - 946.8
 2 - 942.8
 3 - 940.9
 4 - 940.1
 5 - 951.8
 6 - 954.0
 7 - 952.0
 8 - 969.3
 9 - 967.3
 10 - 970.0
 11 - 972.0
 12 - 946.0

Bottom of Wall
 1 - 944.0 existing grade
 2 - 940.0 existing grade
 3 - 939.6 existing grade
 4 - 940.0 existing grade
 5 - 951.0
 6 - 950.3
 7 - 951.0
 8 - 963.8
 9 - 967.8
 10 - 968.0
 11 - 968.7
 12 - 969.5
 13 - 946.0

David E. Crook
 Date: 8/29/05

MARS-GABRIEL SURVEYORS, INC.
 3030 Harbor Lane No.
 Plymouth, MN 55447
 Phone: (763) 559-0908
 Fax: (763) 559-0479

Proposed Property Sub-step
 File No. 12949 B
 Book-Page 400-54
 Scale 1"=30'

Minn. Reg. No. 22414

IC.

prepared for: MICI

February 20, 2024

To: The Mound City Council, the Mound Planning Commission, adjoining neighbors and interested parties

Ref: Proposed minor sub-division of the property at 5123 Waterbury Rd., Mound, MN

In addition to the City of Mound letter of notification, dated Feb., 16, 2024, we, as the owners of the property wish to add a brief history in preparation for the upcoming council meeting on Feb., 28, 2024.

Our names are Michael and Michelle Greer. We are long-time residents of Minnetrista. Both of our children graduated from Mound Public Schools. We are a part of the local community.

Michael is the owner of Custom Living Homes, LLC which is a small custom home building and remodeling company which is licensed in Minnesota (BC782346.) He has been in the construction industry continuously for over 40 years. The projects that we build are of high quality and design. We have experience in both minor subdivisions as well as the demolition of homes on projects in the past.

In November, 2023 we purchased the property with the intention to demo the existing home.

- The property was listed as a demo (for the home) as it is a small non-conforming residence that is past its useful life. The property is beautiful and we intend to maintain its natural beauty!
- After purchasing the property, we had a wetland delineation report done as the property meets a pond to the east and wetlands to the south. The two proposed building sites do not impact the wetlands as laid out in the report. We have provided a copy of the report to the city for review.
- We hired a surveying company to prepare a survey and grading plan which was completed and dated 1/26/24 of the proposed property division and have provided a copy to the city.
- We have prepared two preliminary home designs; One for each parcel. These were designed to fit with the land and that meet the required zoning set-backs, etc.
- The footprints of the homes are such that they are inter-changeable for either parcel. These preliminary plans may or may not be the actual home designs that will be submitted for the building permit.
- Based on our research as well as the survey company, we believe that this proposed property subdivision meets all of the zoning requirements and will not require any additional construction of roadway or sewer and water infrastructure, etc.
- Both parcels will meet the required road frontage, side and rear setbacks. Parcel A, which has the existing home on it will be serviced with sewer and water from the existing connections. Parcel B has an existing sewer and water connection stubbed into the property in front of the proposed home site which would be utilized for the sewer and water service of the new parcel.

It is our intention to work with the City Planning Commission and City Council on this proposed minor subdivision to achieve approval for dividing the parcel. We believe this is the best use of the property which will enhance the neighborhood and provide two nice building sites for quality new homes to be constructed in the Mound community. If you have any questions, please contact Michael Greer, Custom Living Homes LLC at 612-481-4751. Email: mikegreercustomhomes@gmail.com

Thank you.

Sincerely,



Michael & Michelle Greer
2835 Highland Rd
Minnetrista, MN 55359

April 29, 2024

To: City Of Mound, Mound City Council and Mound Planning Commission
Mound, MN

Addendum to Proposed Minor Subdivision Application Letter from applicants dated 2/20/24 4/3/24 & for address 5123 Waterbury Rd., Mound, MN 55364

Further to our letters regarding our application and intentions to subdivide the property into two parcels we would like to clarify the following:

1. The two home plans submitted with our application are preliminary concept plans and as stated previously, may or may not be the actual home that is submitted with the building application based on the final design of the homes.
2. The home placement and foundation elevation etc., on Parcel A is accurate based on lot width and set-back requirements. If a different home design is selected, a revised survey will be submitted with the building application to match with the final home plan design for that parcel.
3. The home placement and foundation elevation, etc., on Parcel B is accurate based on lot width and set-back requirements. If a different home design is selected, a revised survey will be submitted with the building application to match with the final home plan design for that parcel. Please note that Parcel B is larger and that the home site offers more flexibility for the home design and placement on the property.
4. If the proposed subdivision is approved, the dimensions of the new parcels and legal descriptions etc., would be established and recorded. Point being, that the actual home designs and placements on the parcels are not final and will be finalized at a later time, which is typical in the process.

Please call me if you have any questions regarding this portion of our application.

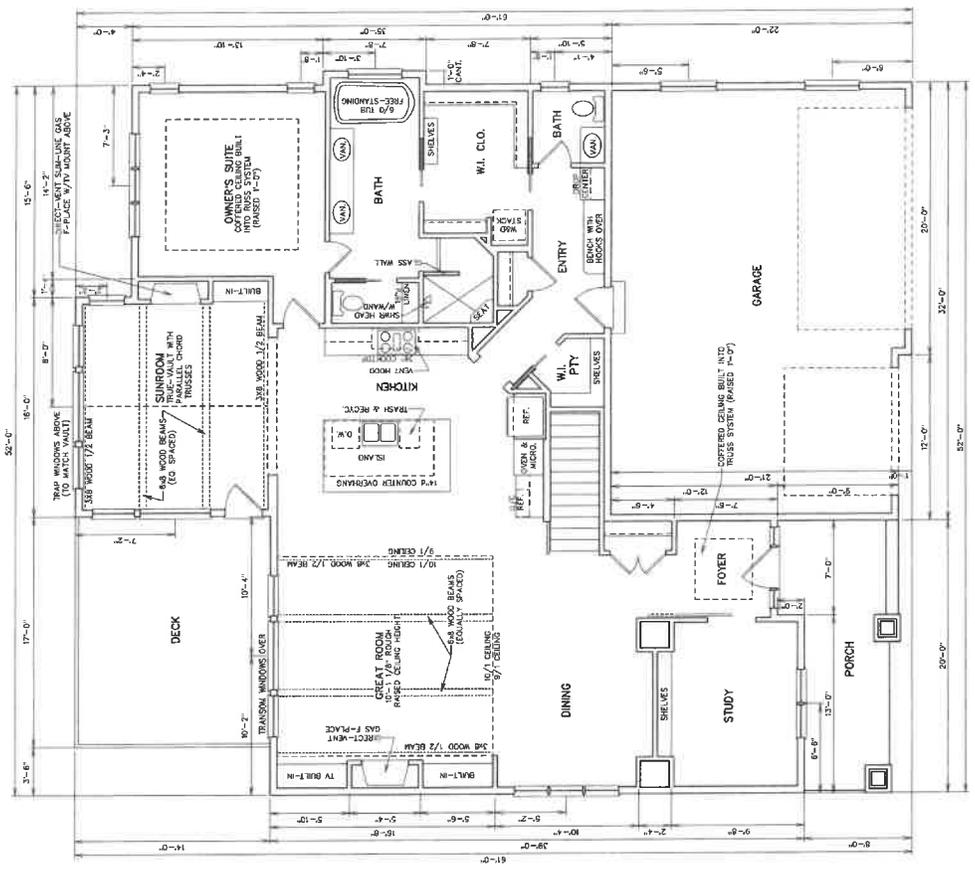
Thank you,

Michael Greer
612-481-4751



DATE	12/11/24
BY	12/11/24
CHKD	12/11/24
REV	01/26/24
NO	01/26/24

1. This drawing shall be used only for the project and location specified. It shall not be used for any other project or location without the written consent of the architect.



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



DATE	12/18/21
TYPE	PLAN
REV	
BY	
CHK	

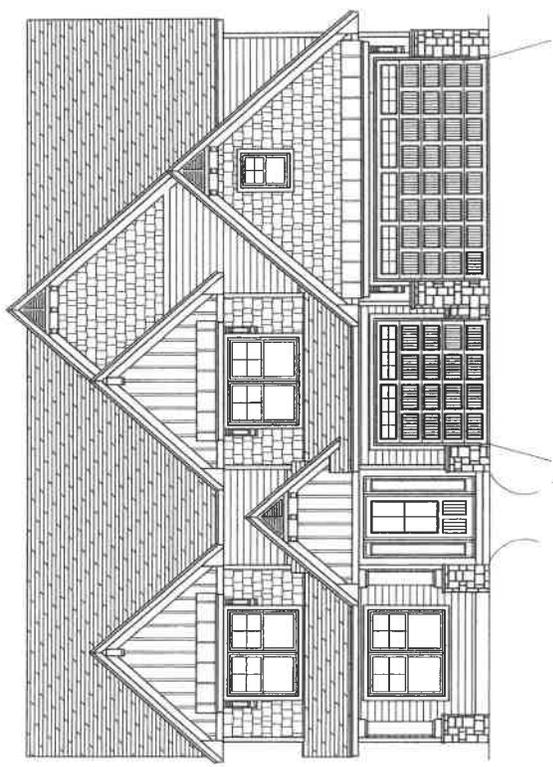
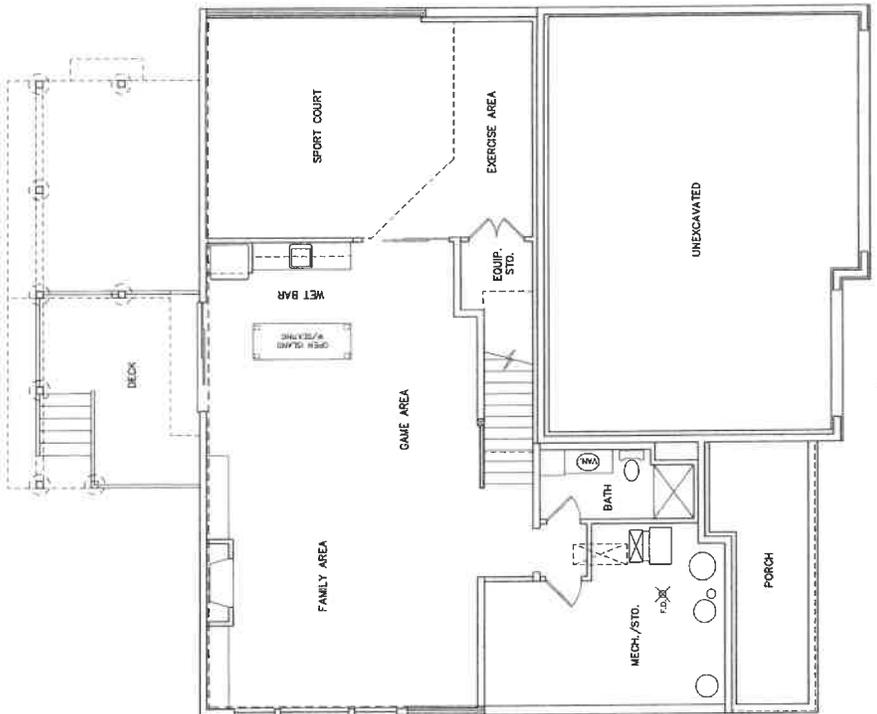
NO. 2847-1
PAGE 1

EAST LOT 2-STORY
CUSTOM LIVING HOMES

AUTUMN DESIGN
of Minnesota, Inc. (763) 614-4760

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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





Hennepin County Natural Resources Map

Date: 5/12/2024

Legend



PID: 2511724120134
Address: 5123 Waterbury Rd,
Mound 55364
Owner: M A Greer & M L Greer
Acres: 1.03

Comments:

1:2,400



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Aerial Imagery flown 2021



TO: Planning Commission
FROM: Rita Trapp and Natalie Strait, Consulting Planners
Sarah Smith, Community Development Director
DATE: May 2, 2024
SUBJECT: Review of Expansion Permit Request (Case No. 24-05)
APPLICANT: Debra and James Barnes
LOCATION: 4870 Edgewater Drive (PID No. 13-117-24-41-0045)
MEETING DATE: May 7, 2024
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1A Single Family Residential

SUMMARY

The applicants are requesting an Expansion Permit to construct a two-story slab on grade addition to connect the existing home and detached garage. The lakeshore lot is 7,756 square feet in size and has a slope that results in the detached garage being located noticeably above the home and requiring the property owners to use an exterior staircase to enter the home. The house, which was constructed in 1920, is nonconforming as it is only located 2.35 feet from its north property line. The garage, which was constructed in 1967, is also nonconforming as it is located slightly closer to the street than required on its southwest corner. Planning Commissioners are advised that the connection of the home and garage changes the required side yard setbacks and results in the garage being nonconforming on its north side property line as well. While the existing home and garage are nonconforming, the applicants are proposing a two-story addition which would conform to the required setbacks. According to the applicant narrative, the addition will include a first floor exercise/craft room, closet, and pantry storage room, while the second floor will include a bedroom and dedicated laundry/mudroom. The larger remodeling project also will include an enlargement of the crawl space under the house, proposed new entry landing and canopy, reconstruction of existing retaining walls, and significant interior remodeling.

REVIEW PROCEDURE

Criteria

A major or minor expansion permit for a nonconforming structure may be issued, but is not mandated, to provide relief to the landowner where this chapter imposes practical difficulties to the property owner in the reasonable use of the land. In determining whether practical difficulties exist, the applicant must demonstrate that the following criteria exist:

1. The proposed expansion is a reasonable use of the property considering:

- (a) Function and aesthetics of the expansion.
 - (b) Absence of adverse off-site impacts such as from traffic, noise, odors and dust.
 - (c) Adequacy of off-street parking.
2. Exceptional or extraordinary circumstances justifying the expansion are unique to the property and result from lot size or shape, topography, or other circumstances over which the owners of the property since enactment of this chapter have had no control.
3. The exceptional or extraordinary circumstances do not result from the actions of the applicant.
4. The expansion would not adversely affect or alter the essential character of the neighborhood.
5. The expansion requested is the minimum needed.

60-Day Land Use Application Review Process

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be April 6, 2024 as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around June 5, 2024. The review period can be extended by the City for an additional 60 days if needed.

NOTIFICATION

Neighboring property owners of the subject site, per Hennepin County tax records, were mailed a letter on April 30, 2024 to inform them of the Planning Commission's review of the application at its May 7, 2024 meeting.

STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment. As of the preparation of the packet no comments have been received.

DISCUSSION

1. As noted previously, the connection of the home and detached garage change the side yard setbacks for the garage from 4 to 6 feet. While the garage is currently conforming on its north side, it will become nonconforming once the two structures are connected. At 4 feet, the garage while still be farther from the north side than the home (which is 2.31 feet).
2. Due to the structure's proximity to the north property line, it is recommended the applicant contact the Building Official to discuss the fire/building code as that requires fire rating of walls and restricts openings/projections for buildings within certain distances of the property line.
3. The applicants are proposing a two-story addition to the home which would have 284 square feet per floor for a total of 568 square feet. The foundation of the proposed addition meets the required 6 foot side yard setback. While not shown on the survey, according to the architectural plans, there is a bay window proposed on the 2nd level. The bay window extends 1.83 feet into the setback area and is 6 feet in width. While the City Code does allow an encroachment into the setback area, the area must be less than eight square feet in size. This bay window will need to be reduced in size.

4. The maximum impervious surface for the R-1A district is 40%. The hardcover calculations shown on the plans indicate a total of 40.3% impervious surfaces. The applicant will need to revise the plans to show hardcover calculations that do not exceed 40% post construction. There are retaining walls shown on the survey and building plans that were not included in the hardcover calculations for existing/proposed conditions. Hardcover on the property has not been field verified.

A spiral staircase is shown on the architectural plans but not on the survey. The applicant has indicated that this staircase is not part of the current project, and as such is not included in the calculations for hardcover.

5. The maximum building height for the R-1A district is 35 ft. Building height is not included on the plans. Staff evaluation is that the building height for the proposed remodeled house will likely be consistent, with final building height to be verified as part of the building permit process.
6. The survey should be updated to include the proposed Low Floor Elevation (LFE) for the proposed addition and the larger remodeling project, including basement or crawl space, whichever is lower. As mentioned earlier, the existing crawl space is proposed to be expanded. Per code, all new construction is required to be at or over the Regulatory Flood Protection Elevation of 933.0 for Lake Minnetonka.
7. The MCWD is the regulatory authority for wetlands, floodplain, and erosion control. The applicant is advised to contact the MCWD related to regulations and applicable permits that may be needed to undertake the proposed remodel/addition project. A MCWD permit has been submitted for the proposed house remodel/addition(s) project.

RECOMMENDATION

Staff recommends that the Planning Commission recommend City Council approval of the Expansion Permit for the construction of the two-story addition subject to the following list of conditions:

1. The applicant shall verify with the Building Official the allowable improvements on the north side of the home given the façade's proximity to the north property line.
2. The bay window shall be reduced in size to eight feet or less and the survey should be updated to show the bay window.
3. The survey shall be revised to show a maximum impervious surface coverage of 40% for the proposed project. Retaining walls, if required, shall be included in the hardcover calculations.
4. The approval of the expansion permit does not include a spiral staircase. The architectural plans shall be revised to remove the spiral staircase for the future building permit process.
5. The survey shall be revised to include the proposed low floor elevation (LFE) for the proposed addition and existing home.
6. At the time of building permit the applicant shall demonstrate how the proposed building height meets the maximum of 35 feet.
7. Applicant shall be responsible for payment of all costs associated with the land use request.
8. No future approval of any development plans and/or building permits is included as part of this action in the event the Expansion Permit approved.

9. Applicant shall be responsible for procurement of any and/or all local or public agency permits including, but not limited to, the submittal of all required information prior to building permit issuance.
10. The applicant shall be responsible for recording the resolution with Hennepin County. The applicant is advised that the resolution will not be released for recording until all conditions have been met. The applicant may also direct the City to record the resolution with the fees to be taken out of the escrow.
11. No building permit will be issued until evidence of recording of the resolution at Hennepin County is provided unless an escrow of sufficient amount is on file with the City.
12. A MCWD permit or waiver is provided to the City prior to building permit release.
13. Additional conditions from Staff, the Planning Commission, and City Council.

In recommending approval of the subdivision, Staff offers the following findings:

1. The criteria of City Code Section 129-41 Expansion Permit are being met.
2. The proposed expansion is a reasonable use of the property. The expansion will be in keeping with the character and aesthetics of the area.
3. While the existing home and garage are nonconforming, the applicant has proposed an addition that is conforming to the setbacks.
4. The proposed expansion allows for the continued use of the property as a single family home in a manner that provides additional safety to the occupants, and does not create any additional adverse impacts to the area.
5. This expansion would not increase the degree of nonconformity, only the intensity of the use of the lot in order to increase the living area of the house and make the entry options safer and more accessible.

CITY COUNCIL REVIEW

In the event a recommendation is received from the Planning Commission at its May 7th meeting, it is anticipated that the Expansion Permit application will be forwarded to the City Council for consideration at its May 28, 2024 meeting.

APR 05 2024



EXPANSION PERMIT APPLICATION

2415 Wilshire Boulevard, Mound, MN 5537
Phone 952-472-0600 FAX 952-472-0620

Application Fee and Escrow Deposit required at time of application.

Case No. _____

Please type or print legibly

SUBJECT PROPERTY LEGAL DESC.	Address <u>4870 EDGEWATER DRIVE</u>
	Lot <u>010</u> Block _____
	Subdivision <u>of LOTS 1 & 32 SKARP & LINDQUIST'S RAVENWOOD</u>
	PID # <u>13.117.24.41.0045</u> Zoning: R1 <u>R1A</u> R2 R3 B1 B2 B3 (Circle one)
PROPERTY OWNER	Name <u>DEBRA & JAMES BARNES</u> Email <u>dcjbarnes@msn.com</u>
	Address <u>4870 EDGEWATER DRIVE, MOUND, MN 55364</u>
	Phone Home <u>MOBILE 612.619.5868</u> Work <u>—</u> Fax <u>N/A</u>
APPLICANT (IF OTHER THAN OWNER)	Name <u>SAME</u> Email _____
	Address _____
	Phone Home _____ Work _____ Fax _____

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes () No (X). If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

SEE ATTACHMENT

3. Please complete the following information related to the property and building's conformity with the zoning regulations for the district in which it is located including the expansion permit request.

SETBACKS:	REQUIRED	REQUESTED (or existing)	EXPANSION
Front Yard: (N S E <input checked="" type="checkbox"/> W)	_____ ft.	<u>20</u> ft.	<u>20</u> ft.
Side Yard: (<input checked="" type="checkbox"/> N S E W)	_____ ft.	<u>4.4</u> ft.	<u>6</u> ft.
Side Yard: (N <input checked="" type="checkbox"/> S E W)	_____ ft.	<u>6</u> ft.	<u>6</u> ft.
Rear Yard: (N S <input checked="" type="checkbox"/> E W)	_____ ft.	<u>50</u> ft.	<u>50</u> ft.
Lakeside: (N S <input checked="" type="checkbox"/> E W)	_____ ft.	_____ ft.	_____ ft.
_____ : (N S E W)	_____ ft.	_____ ft.	_____ ft.
Street Frontage:	_____ ft.	<u>40</u> ft.	<u>40</u> ft.
Lot Size:	_____ sq ft	<u>7800</u> sq ft	<u>7800</u> sq ft
Hardcover:	_____ sq ft	<u>2809</u> sq ft	<u>3093</u> sq ft

4. Does the present use of the property conform to all regulations for the zoning district in which it is located? Yes (), No (X). If no, specify each non-conformity:

SEE ATTACHED

5. Are there exceptional or extraordinary circumstances justifying the expansion unique to the property such as lot size or shape, topography or other circumstances over which the owners of the property since enactment of this chapter have no control? Please check all that apply:

- () too narrow
- () too small
- () too shallow
- () topography
- () drainage
- () shape
- () soil
- existing situation
- () other: specify

Please describe: SEE ATTACHED

6. Were the exceptional or extraordinary circumstances described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes (), No (X). If yes, explain:

UNKNOWN FOR FIRST ADDITION. PREVIOUS OWNERS SOUGHT
AND WERE GRANTED APPROVALS FOR THE WORK COMPLETED.

7. Were the exceptional or extraordinary circumstances created by any other person-made change, such as the relocation of a road? Yes (), No (X). If yes, explain:

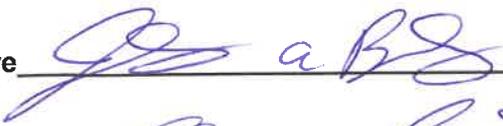
8. Are the exceptional or extraordinary circumstances for which you request an expansion permit peculiar only to the property described in this petition? Yes (), No (X). If no, list some other properties which are similarly affected?

4878 EDGEWATER DRIVE

9. Comments: _____

SEE NARRATIVE

I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Owner's Signature  Date 4-5-2024

Applicant's Signature  Date 4-5-2024

Mound Expansion Permit Application Narrative

#2. **Detailed Description of proposed construction or alteration (size, number of stories, type of use, etc.):**

The proposed project will entail the construction of a two-story slab on grade addition connecting the primary structure to the detached garage. The addition is 284.20 sq ft per floor for a total of 568.40 sq ft.

The first floor will include an exercise/craft room; a walk-in closet and a pantry/storage room. The 2nd floor will include a bedroom; dedicated laundry/mud room and an extension of the hallway. There will also be an entrance door from the garage into the primary living space. The existing stairs will be upgraded to current code.

#4. The current primary structure side yard setback (north), at the shallowest point is approximately 2'-6". The required setback is 6 ft.

#5. The original structure was built in 1920. It appears that there have been two additions to the primary structure. It is undetermined when the addition to the west was completed. The addition to the east was completed in 2003 and included the enclosing of a porch to add additional interior space.

#6. It is unknown when the addition to the west was completed. For the addition to the east, the previous owners applied for and were granted a permit for the improvements.

#8. 4878 Edgewater Drive

#9. The current overall SF of the home is under 2000SF. The proposed addition will modestly increase the overall square footage of the structure. The primary intent in pursuing the infill addition is to improve the overall safety and security of the structure by having an entrance to the main dwelling directly from the secure garage and providing code compliant staircase from the upper and lower floors. In addition, the once lake cabin, does not have modern conveniences such as a dedicated laundry space or sufficient storage and living spaces. Modifying the ½ bath on the first floor to a ¾ bath will provide single level living if needed for aging homeowners. The proposed improvements will provide lasting value to the property and housing stock.

Barnes Residence Addition Application
4879 Edgewater Drive, Mound, MN 55364
Date: May 1, 2024

Homeowner supplemental Information

The proposed project will entail the construction of a two-story slab on grade addition connecting the existing two-story house originally constructed in 1920 to the existing elevated detached garage, built in 1967. The current home is under 2000 SF and the proposed addition will add 284.20 sq ft per floor for a total of 568.40 sq ft. The existing garage is elevated and is similar in floor elevation to the existing 2nd floor of the house. The current entry requires navigating exterior stairs to enter the home on the main level.

The east facing exterior façade is currently very plain with little definition. The proposed addition and architectural features will add more interest and break up the solid facade. This includes protruding windows on the second level with a gabled top to mimic the pitch of the existing roof, alternating horizontal siding with board and batten, enhanced materiality, corbels, and the addition of a portico over the side entrance. Careful design considerations have been included into the proposed project to limit any impact on neighboring properties.

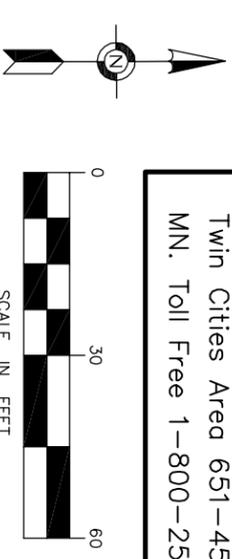
The first-floor addition will include an exercise/craft room; a walk-in closet and a pantry/storage room. The 2nd floor will include a 4th bedroom; dedicated laundry/mud room and an extension of the hallway leading to an entrance door from the garage into the primary living space.

The two existing stairs in the home do not meet current code for rise and run and we plan to rework the stairs to improve on the safety and ease of navigation and bring them up to current code in the process.

In conclusion, our family intends to enjoy and care for this home for years to come, and the proposed addition is our investment in its' future. We are pursuing the infill addition is to improve the overall safety and security of the structure and to add some modern conveniences that do not currently exist in this once lake cabin. As described above, these include a dedicated laundry space, sufficient storage and additional living spaces. Finally, modifying the ½ bath on the first floor to a ¾ bath will also provide single level living if needed. The proposed improvements will provide lasting value to the property and neighborhood.

EROSION CONTROL AND SEDIMENT PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- X 999.99 DENOTES EXISTING SPOT ELEVATION
- 4" DENOTES CONCRETE SURFACE
- 999 — DENOTES EXISTING CONTOUR LINE
- DENOTES FINISH FLOOR ELEVATION
- ▨ DENOTES BITUMINOUS SURFACE
- ▩ DENOTES BRICK PAYER SURFACE
- ▧ DENOTES GRAVEL SURFACE
- ▦ DENOTES DECIDUOUS TREE
- ✳ DENOTES CONIFEROUS TREE
- ✪ DENOTES SHRUB
- ⊗ DENOTES GAS METER
- ⊕ DENOTES WATER VALVE
- ⊖ DENOTES WATER LINE
- OE — DENOTES OVERHEAD ELECTRIC
- E — DENOTES ELECTRIC POWER POLE
- R — DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- Ⓢ DENOTES SANITARY MANHOLE
- Ⓜ DENOTES ELECTRIC METER
- Ⓛ DENOTES AIR CONDITIONER
- DENOTES DRAINAGE FLOW
- ▭ DENOTES PROPOSED ADDITION
- ▭ DENOTES PROPOSED NEW ENTRY CANOPY
- ▭ DENOTES PROPOSED SILT SOCK
- ▭ DENOTES PROPOSED ROCK ENT.

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NUMBERED NOTES

- ◆ INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- ◆ INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
- ◆ INSTALL TEMPORARY CONCRETE WASHOUT PAD (OPTIONAL).

PROPOSED HARDCOVER	
EXISTING HOUSE	1,148 SQ. FT.
EXISTING GARAGE	446 SQ. FT.
PROPOSED ADDITION	284 SQ. FT.
PROPOSED NEW ENTRY	35 SQ. FT.
EXISTING PAVERS SURFACE	435 SQ. FT.
EXISTING CONC. SURFACE	299 SQ. FT.
EXISTING BITUMINOUS SURFACE	481 SQ. FT.
TOTAL IMPERVIOUS AREA	3,128 SQ. FT.
TOTAL LOT AREA	7,756 SQ. FT.
PROPOSED HARDCOVER	40.3%

BUILDING SETBACKS
 ZONING: R1A = SINGLE - FAMILY RESIDENTIAL DISTRICT
 HOUSE: FRONT = 20 FT
 REAR = 15 FT
 SIDE = 10 FT



ENGINEERING DESIGN & SURVEYING
 6480 Woyzda Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY 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.
Lead Surveyor
 VLADIMIR SVIRIVER L.S. NO. 25105

JOB NAME: **JIM BARNES**
 LOCATION: 4870 EDGEWATER DRIVE MOUND, MN 55364

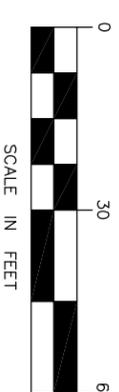
FIELD WORK DATE: 08/03/2022
 FIELD BOOK NO.: EDS-15

DRAWN BY: GST
 CHECKED BY: VS

PROJECT NO.: 22-135
 SHEET NO. 3 OF 3

NO.	DATE	DESCRIPTION	BY

SITE AND DIMENSION PLAN



Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 MN. Toll Free 1-800-252-1166



LEGEND

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- ⊕ DENOTES PROPOSED NEW ENTRY CANOPY

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LEGAL DESCRIPTION

Lot 16, SUBDIVISION OF LOTS 1 & 32 SKARP AND LINDQUIST'S RAVENSWOOD, Hennepin County, Minnesota, according to the recorded plat thereof.

REFERENCE BENCHMARK

ELEVATION = 937.60 (NGVD 29) MNDOT DISK "MOUND".

BUILDING SETBACKS

ZONING: R1A = SINGLE - FAMILY RESIDENTIAL DISTRICT

HOUSE:
 FRONT = 20 FT
 REAR = 15 FT
 SIDE = 10 FT

EXISTING HARDCOVER

EXISTING HOUSE	1,148 SQ. FT.
EXISTING GARAGE	446 SQ. FT.
EXISTING PAVERS SURFACE	435 SQ. FT.
EXISTING CONC. SURFACE	299 SQ. FT.
EXISTING BITUMINOUS SURFACE	481 SQ. FT.
TOTAL IMPERVIOUS AREA	2,809 SQ. FT.
TOTAL LOT AREA	7,756 SQ. FT.
EXISTING HARDCOVER	36.2%

PROPOSED HARDCOVER

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TOTAL IMPERVIOUS AREA	3,128 SQ. FT.
TOTAL LOT AREA	7,756 SQ. FT.
PROPOSED HARDCOVER	40.3%

NO.	DATE	DESCRIPTION	BY

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 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY 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.

Wlad Swirer
 Wladimir Swirer L.S. NO. 25105

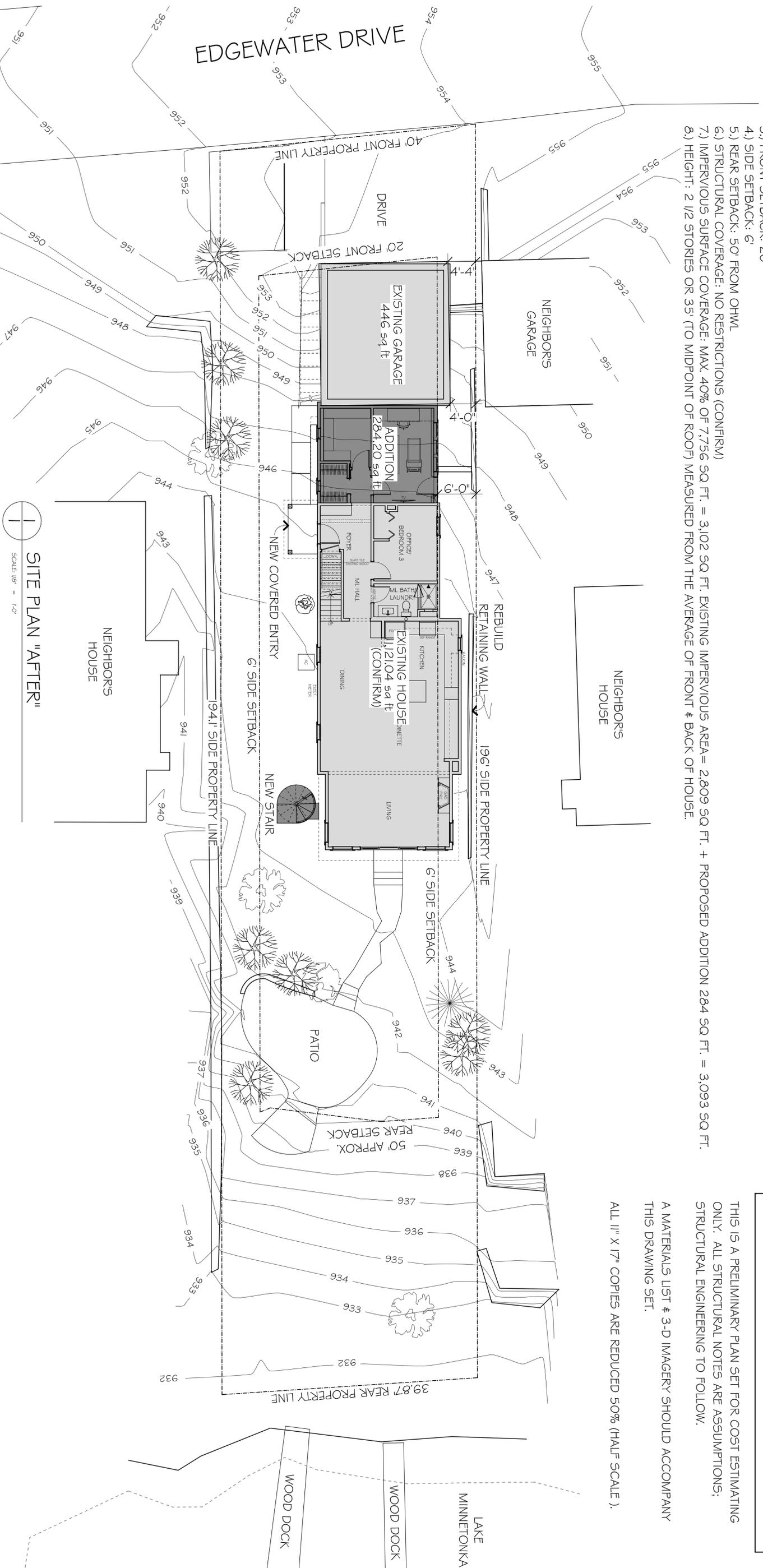
DATED: 03/19/2024

JOB NAME: **JIM BARNES**
 LOCATION: 4870 EDGEWATER DRIVE MOUND, MN 55364

FIELD WORK DATE: 08/03/2022
 FIELD BOOK NO.: EDS-15

DRAWN BY: GST
 CHECKED BY: VS
 PROJECT NO.: 22-135
 SHEET NO. 2 OF 3

- SITE NOTES:**
- 1) SITE INFORMATION FROM 8/30/22 SURVEY BY ENGINEERING DESIGN & SURVEYING.
 - 2) ZONING: RIA SINGLE-FAMILY (THIS LOT IS "NOT OF HISTORICAL RECORD" WHICH PROVIDES MORE LENIENT RESTRICTIONS).
 - 3) FRONT SETBACK: 20'
 - 4) SIDE SETBACK: 6'
 - 5) REAR SETBACK: 50' FROM OHWL
 - 6) STRUCTURAL COVERAGE: NO RESTRICTIONS (CONFIRM)
 - 7) IMPERVIOUS SURFACE COVERAGE: MAX. 40% OF 7,756 SQ. FT. = 3,102 SQ. FT. EXISTING IMPERVIOUS AREA = 2,809 SQ. FT. + PROPOSED ADDITION 284 SQ. FT. = 3,093 SQ. FT.
 - 8) HEIGHT: 2 1/2 STORIES OR 35' (TO MIDPOINT OF ROOF) MEASURED FROM THE AVERAGE OF FRONT & BACK OF HOUSE.



SITE PLAN "AFTER"
SCALE: 1/8" = 1'-0"

- DRAWING INDEX**
1. SITE PLAN
 2. MAIN LEVEL PLANS BEFORE & AFTER
 3. UPPER LEVEL PLANS BEFORE & AFTER
 4. LOWER LEVEL PLANS BEFORE & AFTER
 5. ELEVATIONS
 6. ELEVATIONS & SECTIONS
 7. ELECTRICAL PLANS

THIS IS A PRELIMINARY PLAN SET FOR COST ESTIMATING ONLY. ALL STRUCTURAL NOTES ARE ASSUMPTIONS; STRUCTURAL ENGINEERING TO FOLLOW.

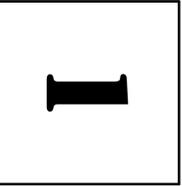
A MATERIALS LIST & 3-D IMAGERY SHOULD ACCOMPANY THIS DRAWING SET.

ALL 1/8" X 17" COPIES ARE REDUCED 50% (HALF SCALE).

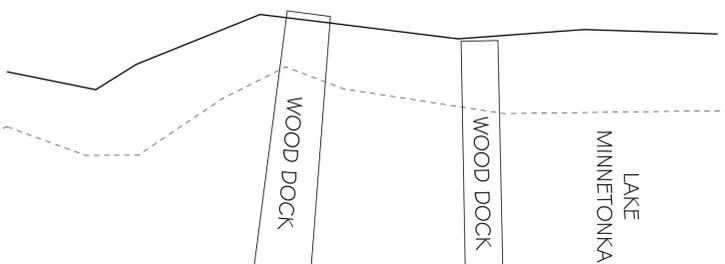
PROJECT NORTH TRUE NORTH



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6 FEBRUARY 2024

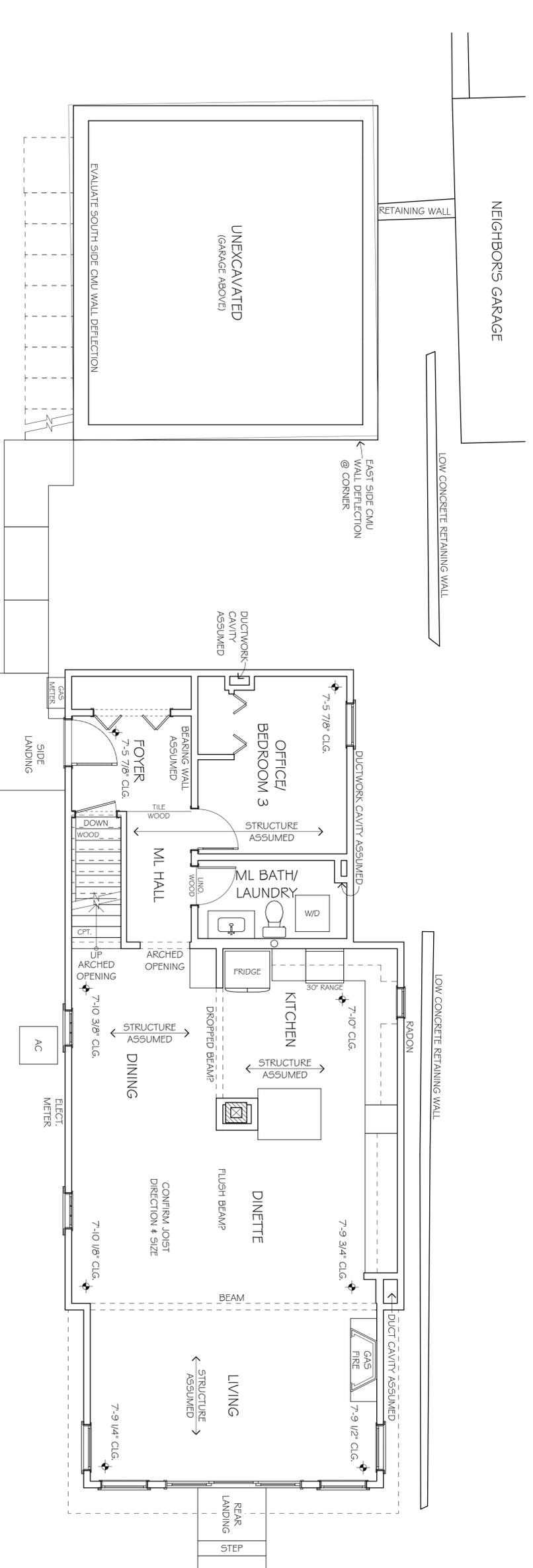


a renovation to the home of

James & Debra Barnes

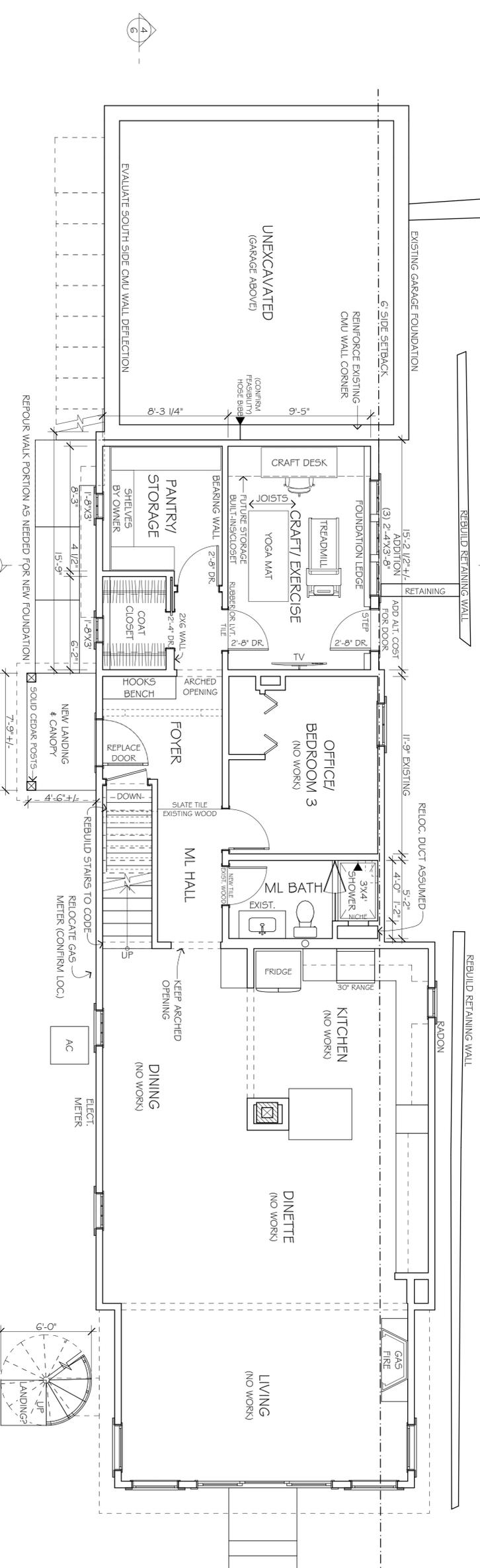
4870 Edgewater Dr.
Mound, MN 55364

acacia
ARCHITECTS, LLC
7403 Ridgeway Rd ■ 612.599.0265
Golden Valley, MN 55427



1 MAIN LEVEL PLAN "BEFORE"
SCALE: 1/4" = 1'-0"

- NOTES:
- 1) CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
 - 2) NEW EXTERIOR WALLS TO BE 2X6, INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED.
 - 3) INTERIOR DIMENSIONS ARE TO FACE OF DRYWALL. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
 - 4) VERIFY ALL REQUIRED TEMPERED & FALL PREVENTION DEVICE WINDOW LOCATIONS.



2 MAIN LEVEL PLAN "AFTER"
SCALE: 1/4" = 1'-0"

PROJECT NORTH

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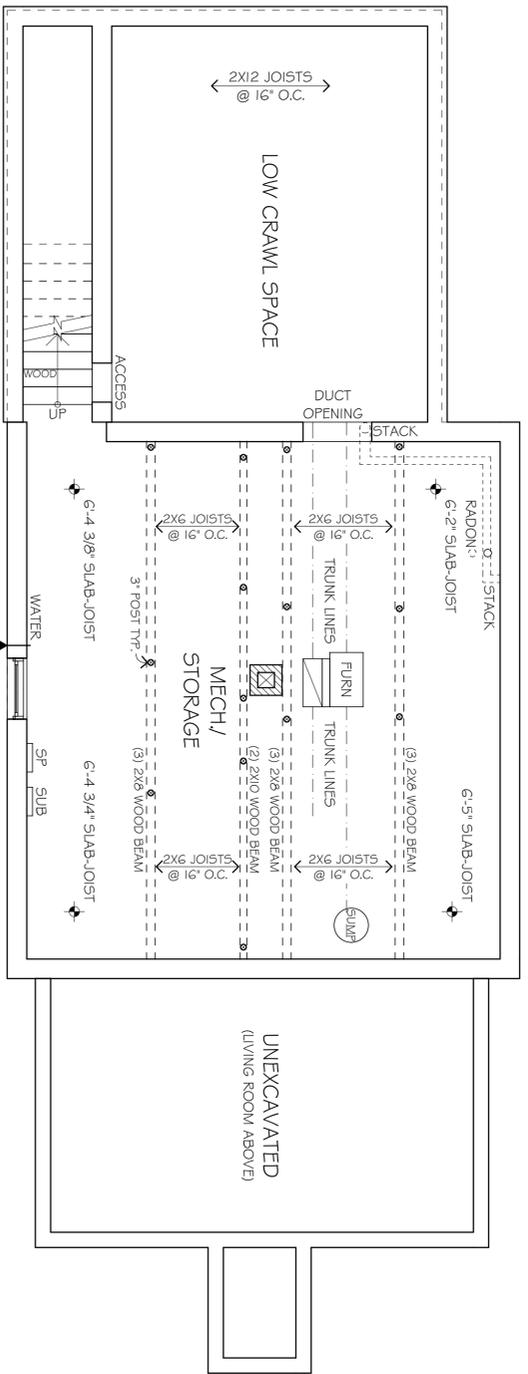
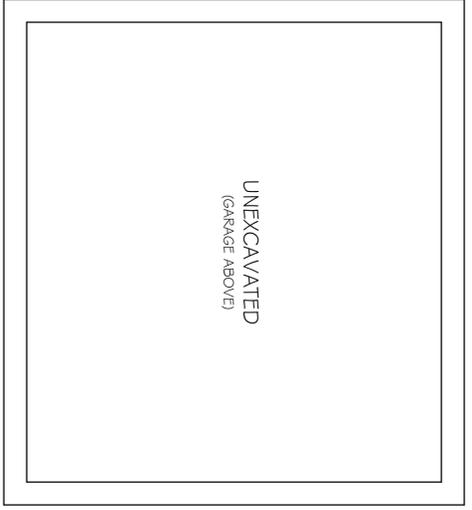
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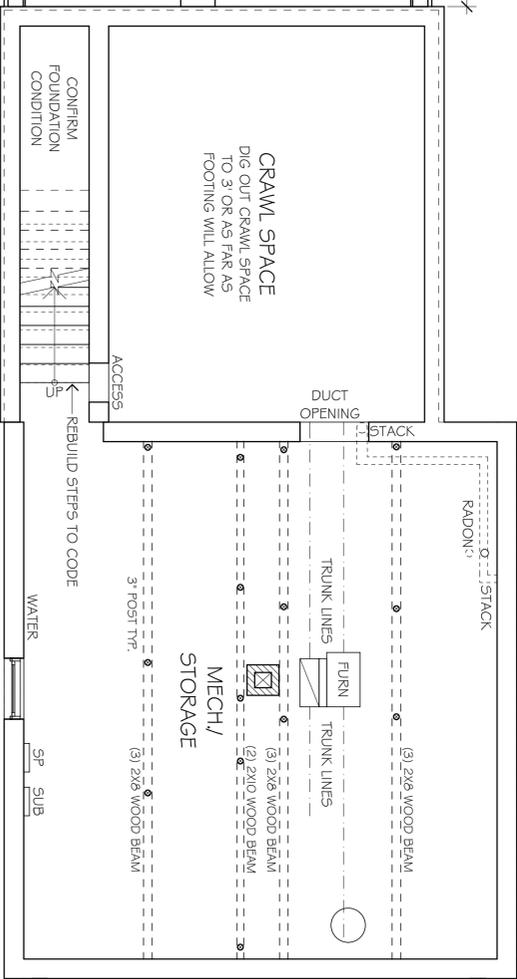
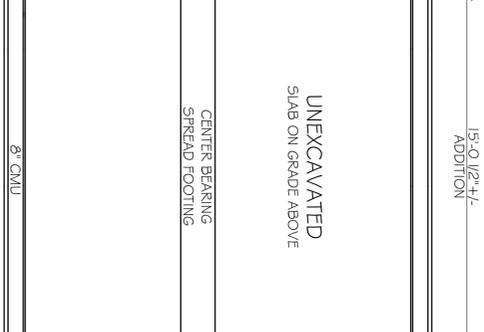
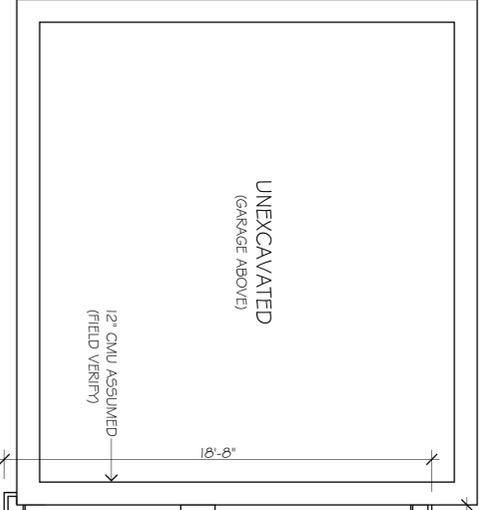
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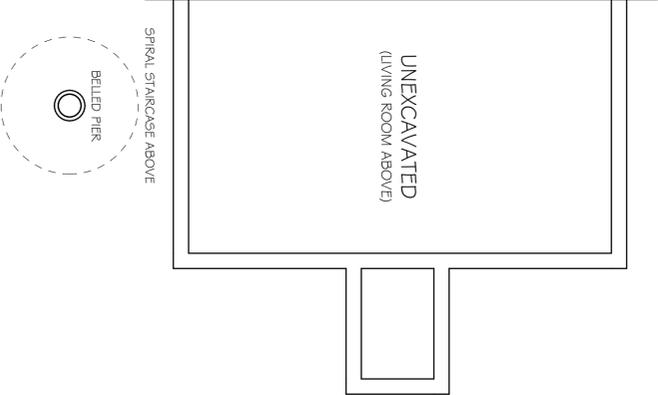


1 LOWER LEVEL PLAN "BEFORE"
SCALE: 1/4" = 1'-0"

- FOUNDATION NOTES:
- 1) INSERT FOUNDATION 2' FOR EXTERIOR INSULATION FLASHES OUT WITH SHEATHING.
 - 2) CONFIRM EXTENT OF EXCAVATING EXISTING CRAWL SPACE.
 - 3) ALT. COST FOR ADDING FLOOR DRAIN & LIFT TO EXISTING BASEMENT.
 - 4) SPRAY FOAM RIMS.



2 LOWER LEVEL PLAN "AFTER"
SCALE: 1/4" = 1'-0"



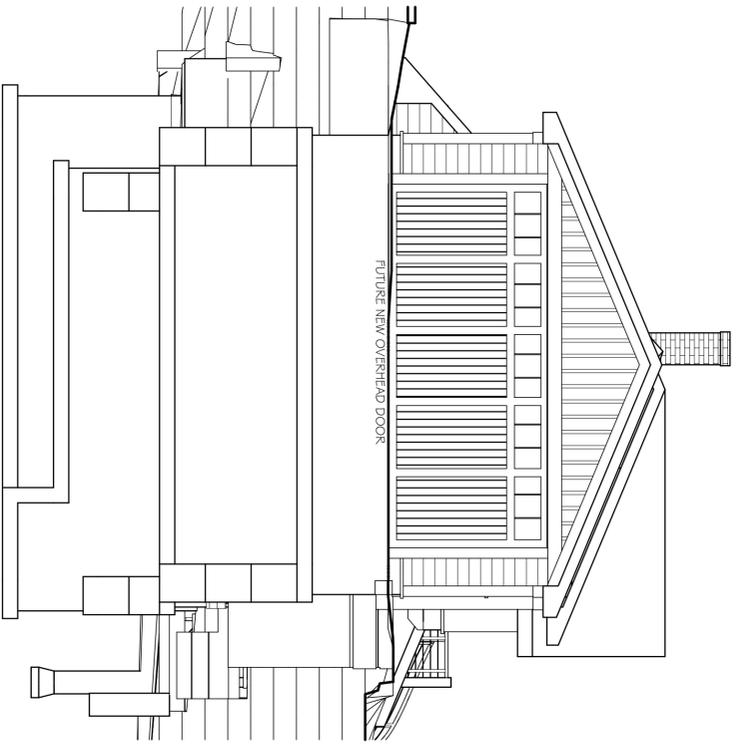
PROJECT NORTH

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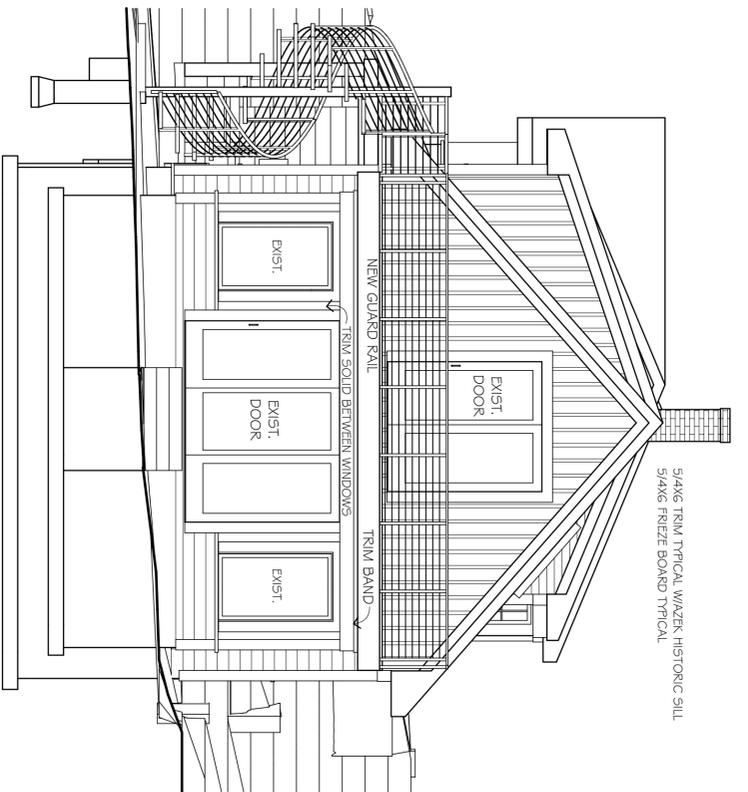
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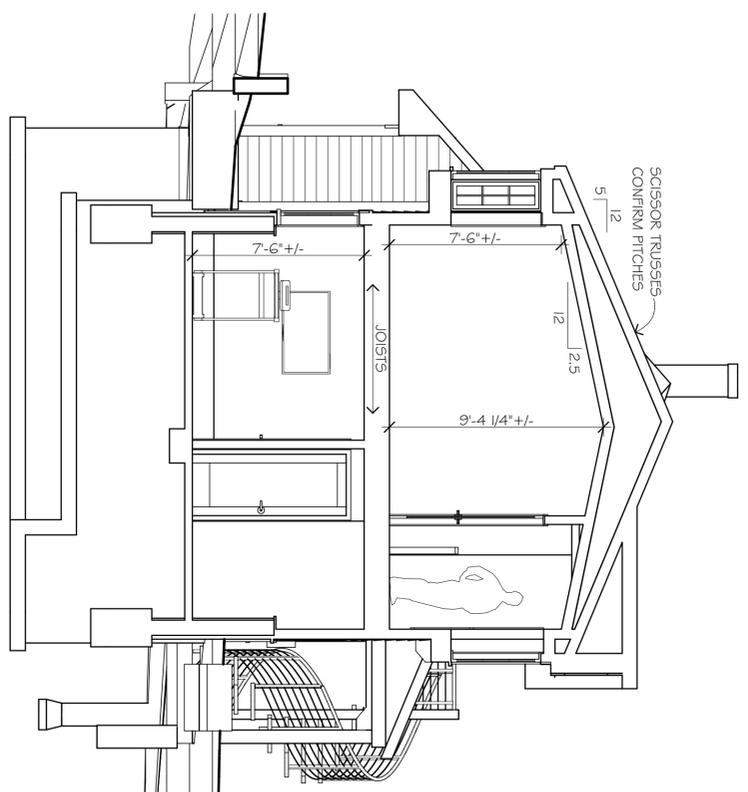
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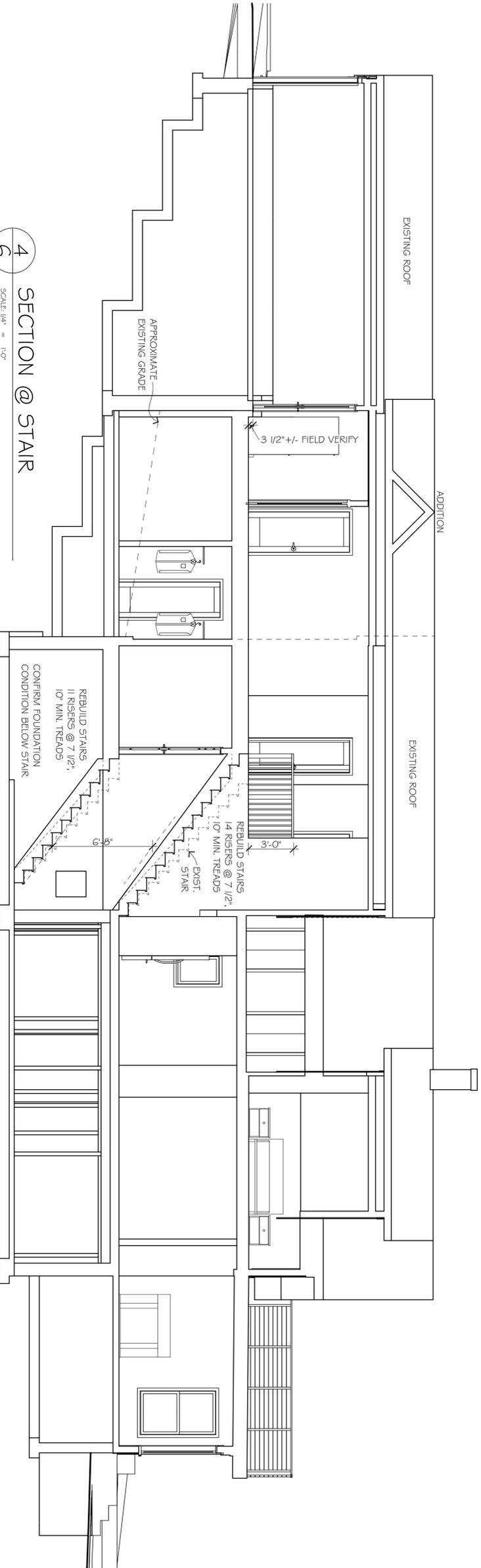
1 WEST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SECTION @ ADDITION
SCALE: 1/4" = 1'-0"



4 SECTION @ STAIR
SCALE: 1/4" = 1'-0"

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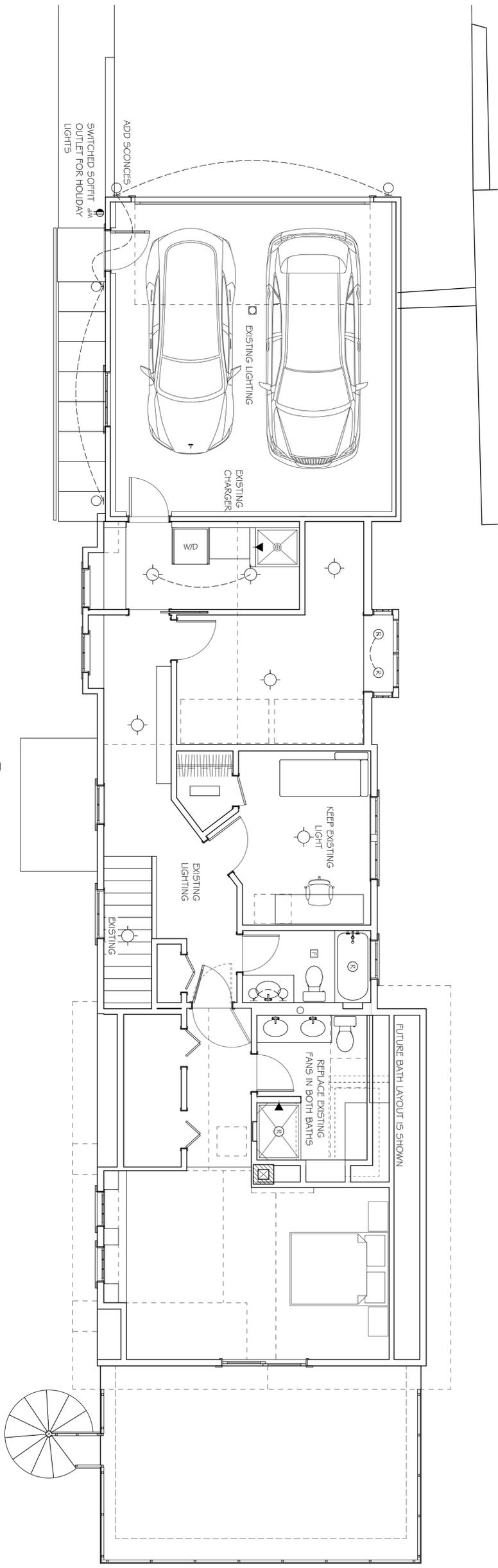
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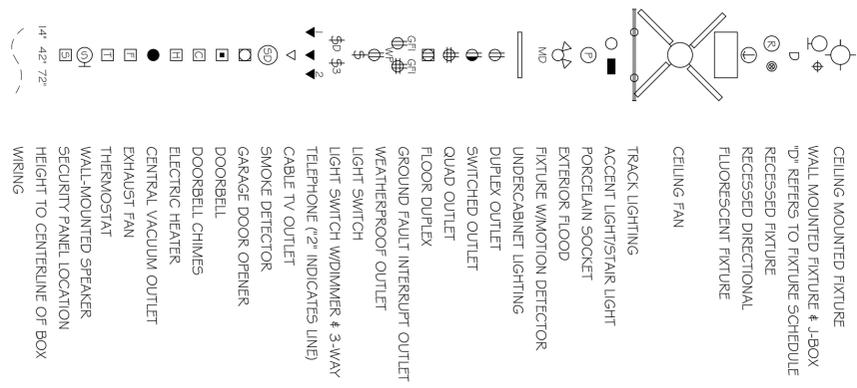
6 FEBRUARY 2024





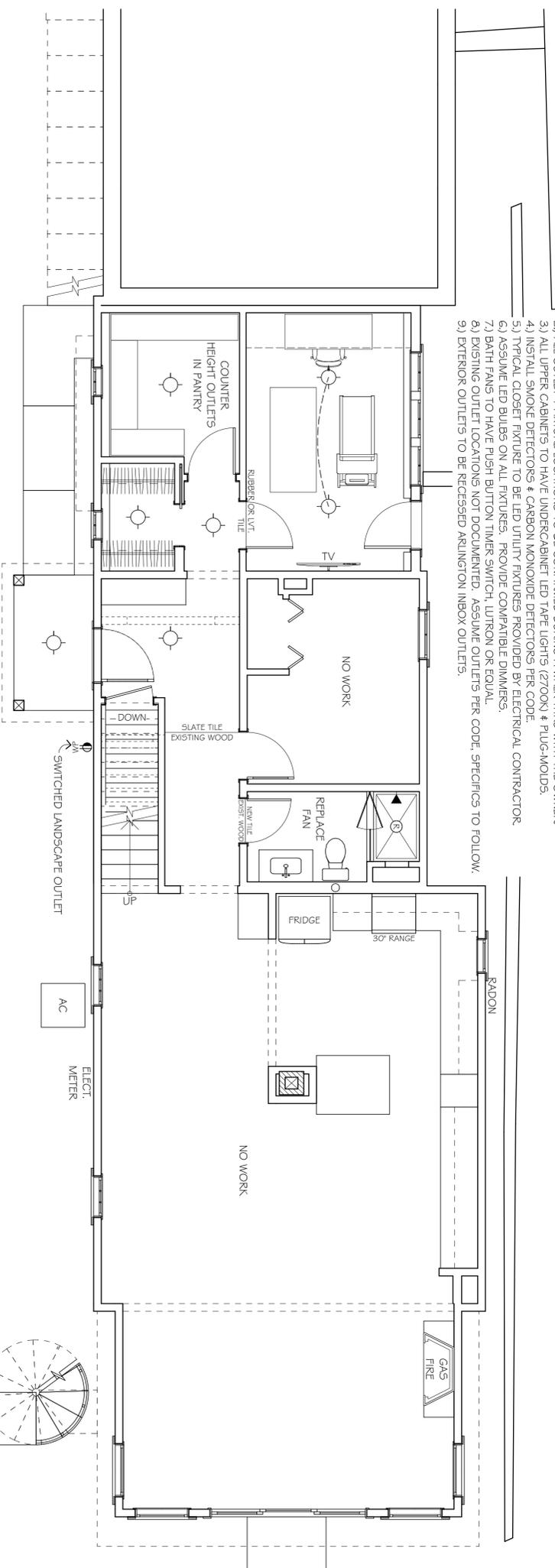
1 UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS KEY



PRELIMINARY ELECTRICAL NOTES:

- 1) LAYOUT IS PRELIMINARY. A MORE COMPLETE PLAN WILL BE PROVIDED AFTER PRELIMINARY PRICING.
- 2) ALL OUTLET & FIXTURE LOCATIONS TO BE CONFIRMED DURING A WALK-THRU WITH THE OWNER.
- 3) ALL UPPER CABINETS TO HAVE UNDERCABINET LED TAPE LIGHTS (2700K) & PLUG-MOULD.
- 4) INSTALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS PER CODE.
- 5) TYPICAL CLOSET FIXTURE TO BE LED UTILITY FIXTURES PROVIDED BY ELECTRICAL CONTRACTOR.
- 6) ASSUME LED BULBS ON ALL FIXTURES. PROVIDE COMPATIBLE DIMMERS.
- 7) BATH FANS TO HAVE PUSH BUTTON TIMER SWITCH, ULTRON OR EQUAL.
- 8) EXISTING OUTLET LOCATIONS NOT DOCUMENTED. ASSUME OUTLETS PER CODE, SPECIFICS TO FOLLOW.
- 9) EXTERIOR OUTLETS TO BE RECESSED ARLINGTON INBOX OUTLETS.



2 MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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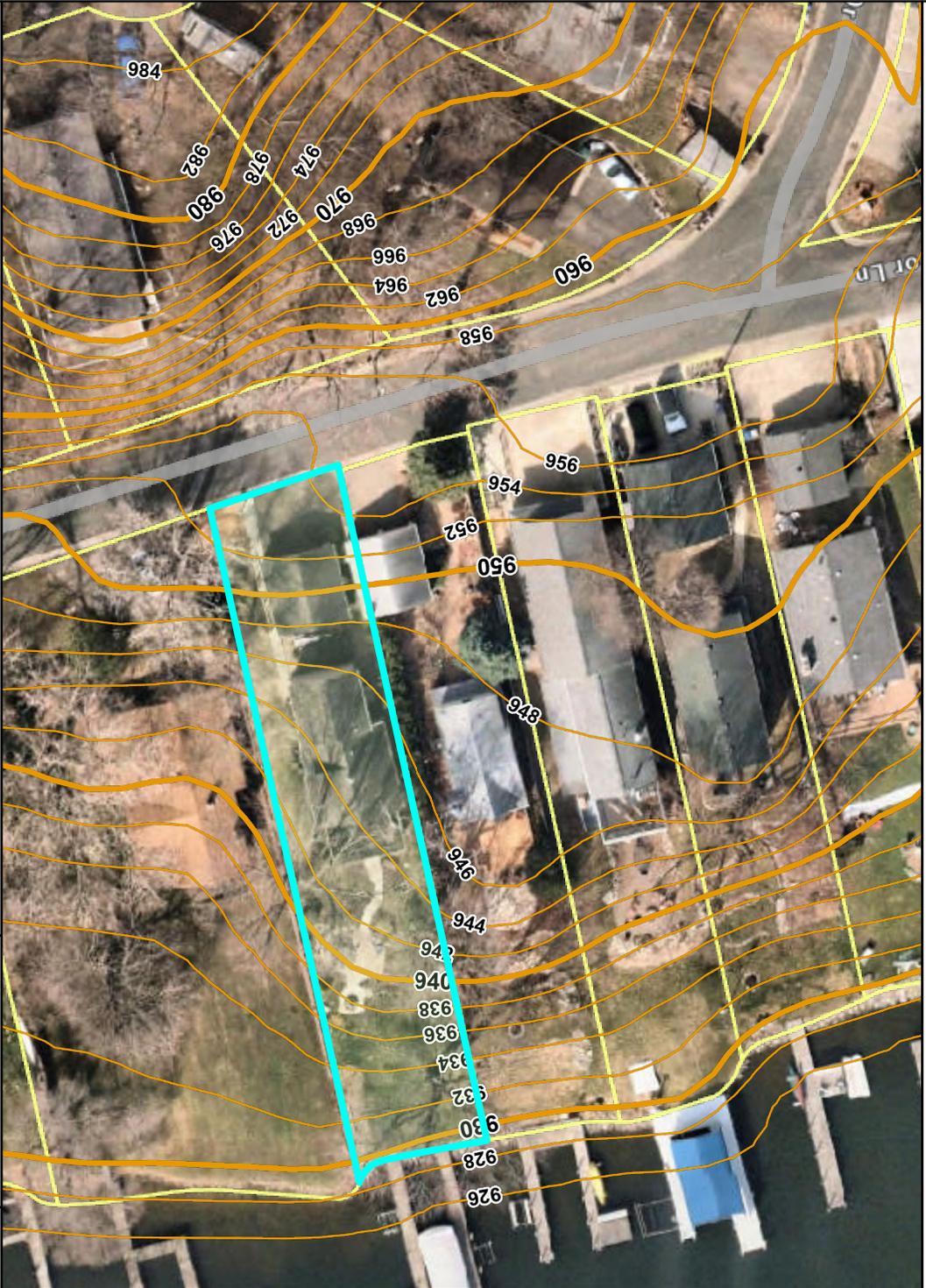
PROJECT NORTH

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Hennepin County Natural Resources Map

Date: 4/8/2024



Legend

2 Foot Elevation Contours

-  Index
-  Intermediate

Comments:

1:600



PID: 1311724410045
 Address: 4870 Edgewater Dr,
 Mound 55364
 Owner: J A Barnes Et
 Al Jt Rev Tr
 Acres: 0.19

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Aerial Imagery flown 2021