

Case File No. 23-0001
Kevin Szozda



BlaineMN.gov

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 3250 PHEASANT RUN NE, BLAINE, MN 55449
 FOR: TJB HOMES

PHEASANT
 RUN N.E.

LEGAL DESCRIPTION

Lot 6, Block 1, NORTH OAKS WEST,
 Anoka County, Minnesota.

AREA CALCULATIONS

TOTAL LOT = ±135,285 sq. ft.
 Existing Garage = ±557 Sq. Ft.
 Existing Shed = ±120 Sq. Ft.
 Proposed Garage = ±712 Sq. Ft.
 Proposed Shop = ±294 Sq. Ft.

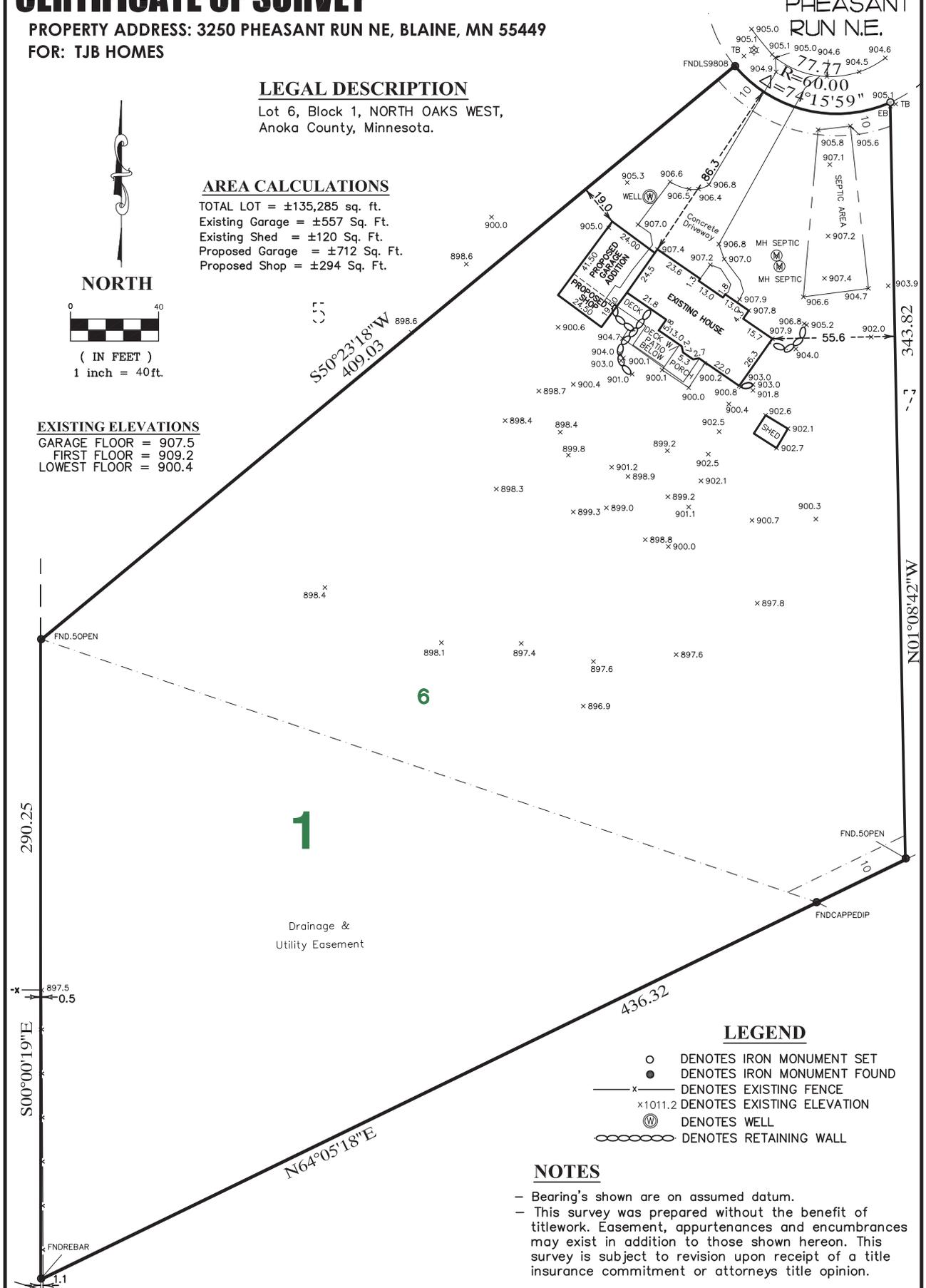
NORTH



(IN FEET)
 1 inch = 40ft.

EXISTING ELEVATIONS

GARAGE FLOOR = 907.5
 FIRST FLOOR = 909.2
 LOWEST FLOOR = 900.4



LEGEND

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- x— DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION
- ⊙ DENOTES WELL
- ⊖ DENOTES RETAINING WALL

NOTES

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

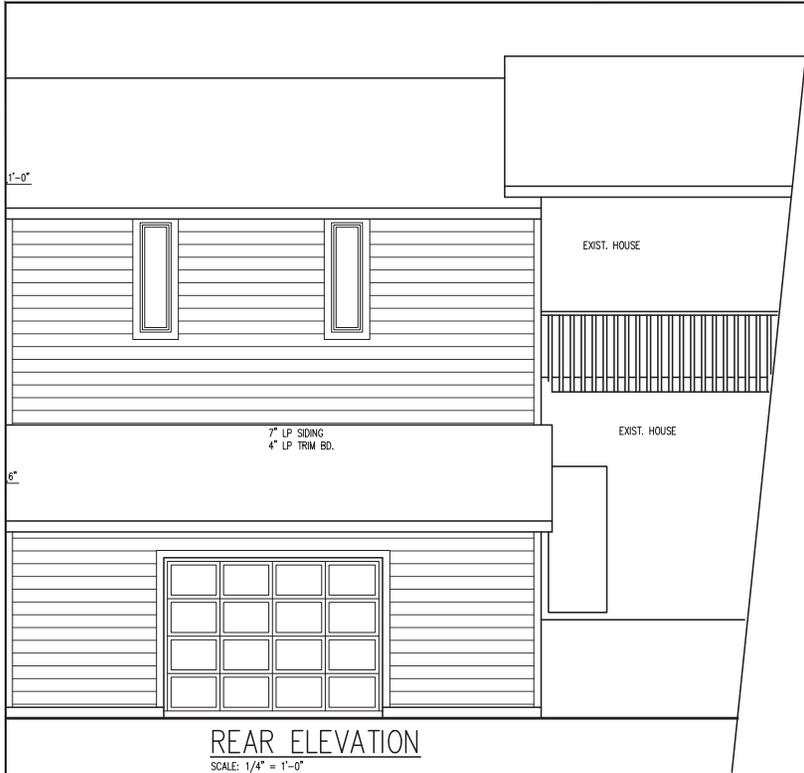
I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Joshua P. Schneider
 JOSHUA P. SCHNEIDER

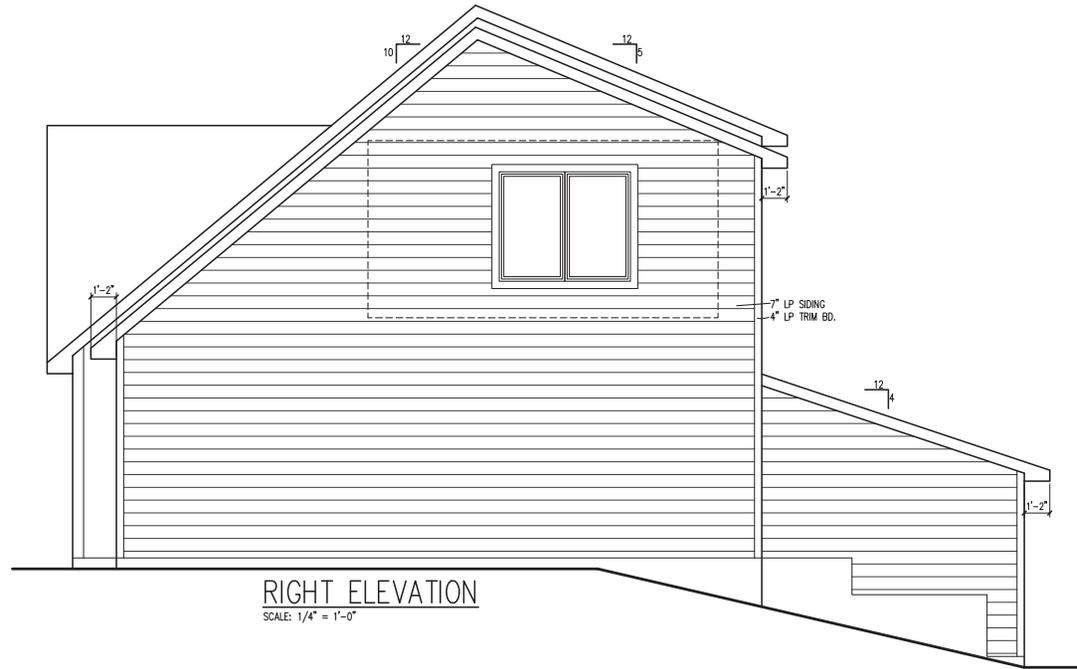
JOB #22288

Date: 1-3-23 Reg. No. 44655

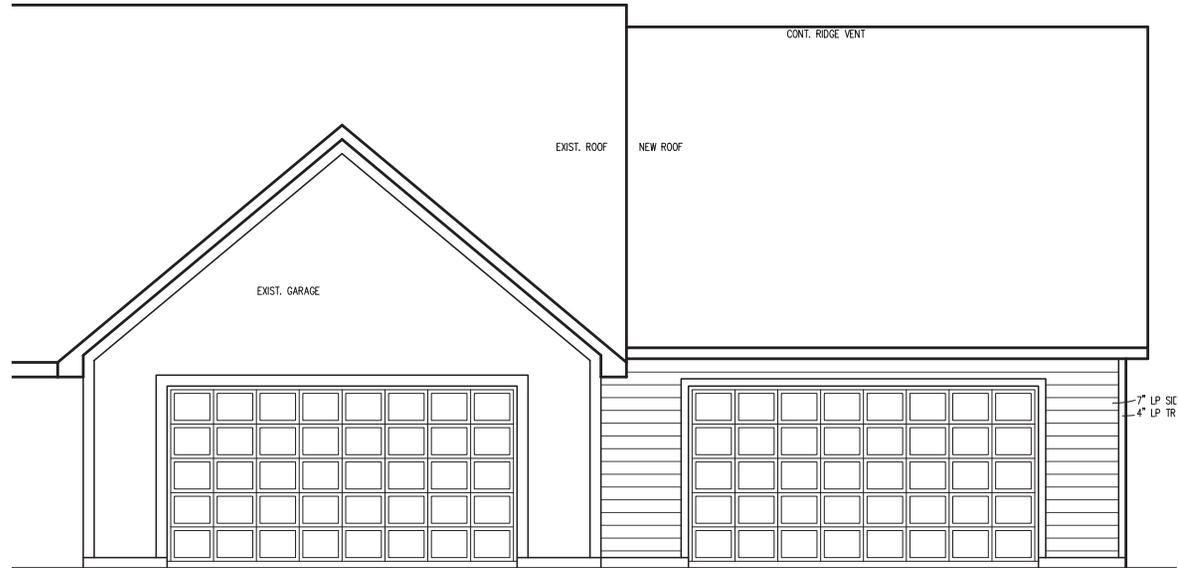
ACRE LAND SURVEYING
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 763-238-6278 js.acrelandsurvey@gmail.com



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



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



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

KEVIN & ANN SZOZDA
3250 PHEASANT RUN NE
BLAINE, MN 55449

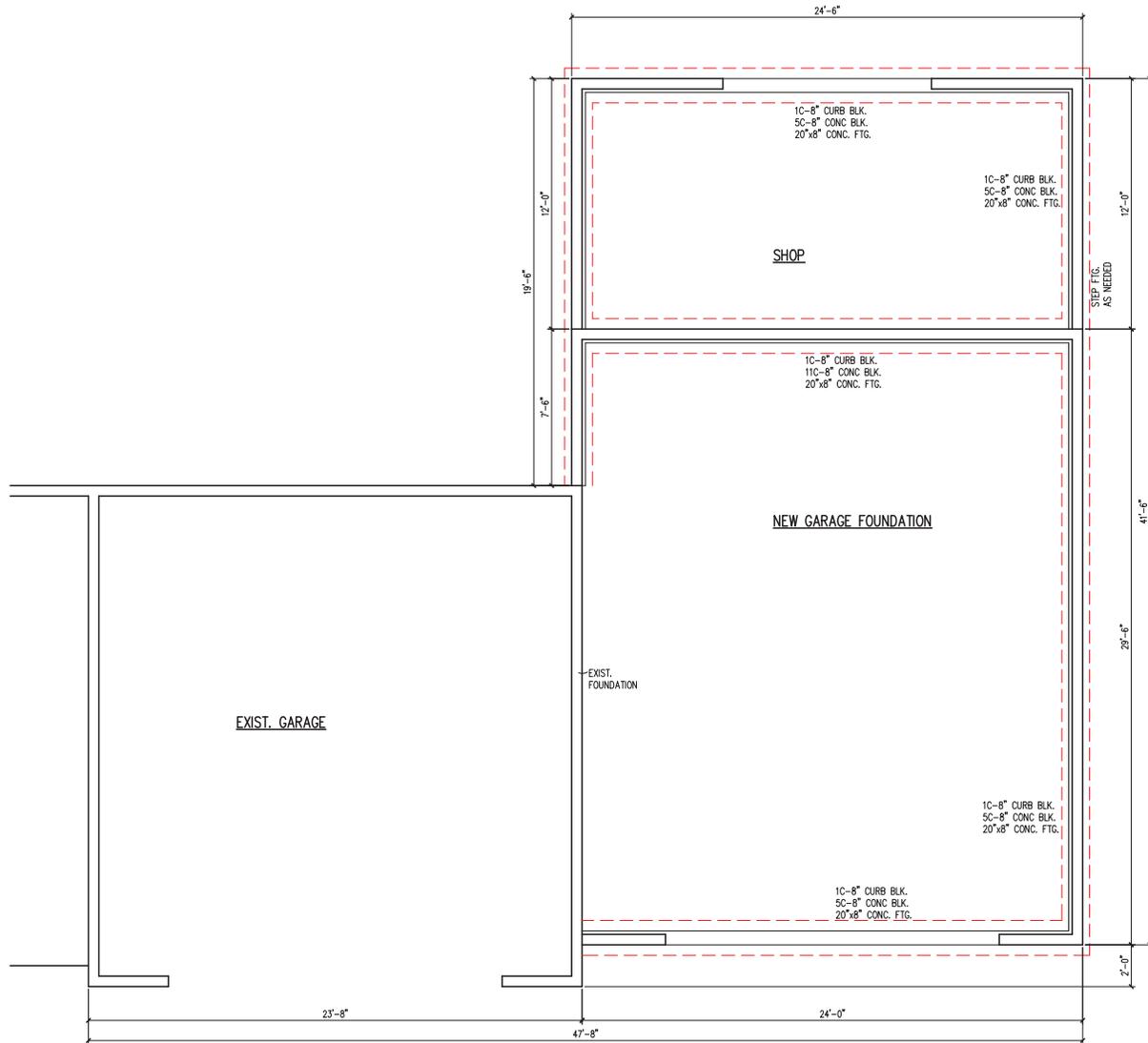
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TJB HOMES, INC
9100 BALTIMORE ST., NE SUITE 102
BLAINE MN, 55449
JASON BUDZYNSKI 763-286-4277

DATE:
11-7-22
REVISIONS:
12-9-22
XS
XD

DRAWN BY:
JR
COMM. NO.
--
SHEET NO.

1



FOUNDATION PLAN

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

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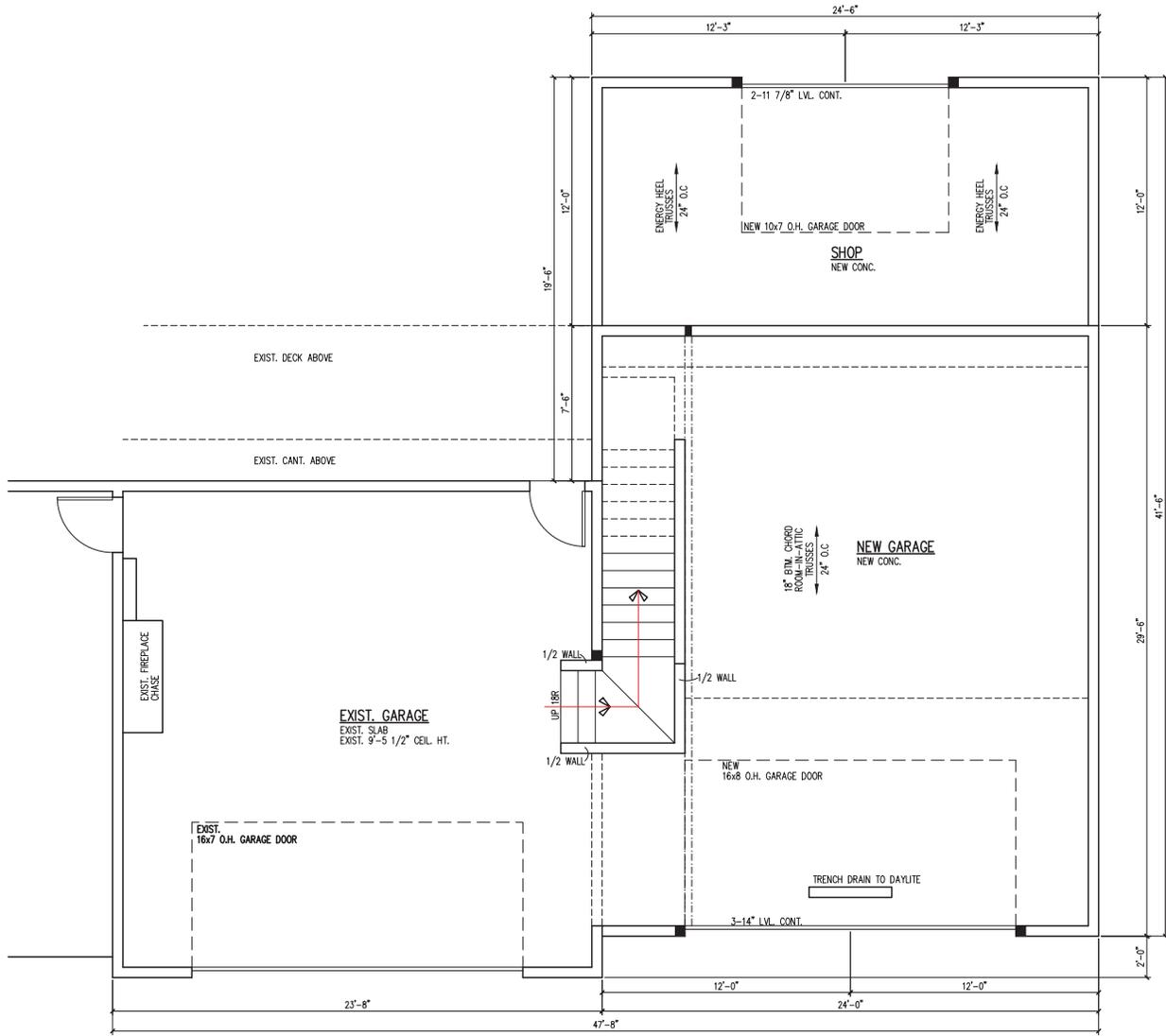
XD

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 JR

COMM. NO.
 --

SHEET NO.

2



FIRST FLOOR PLAN

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

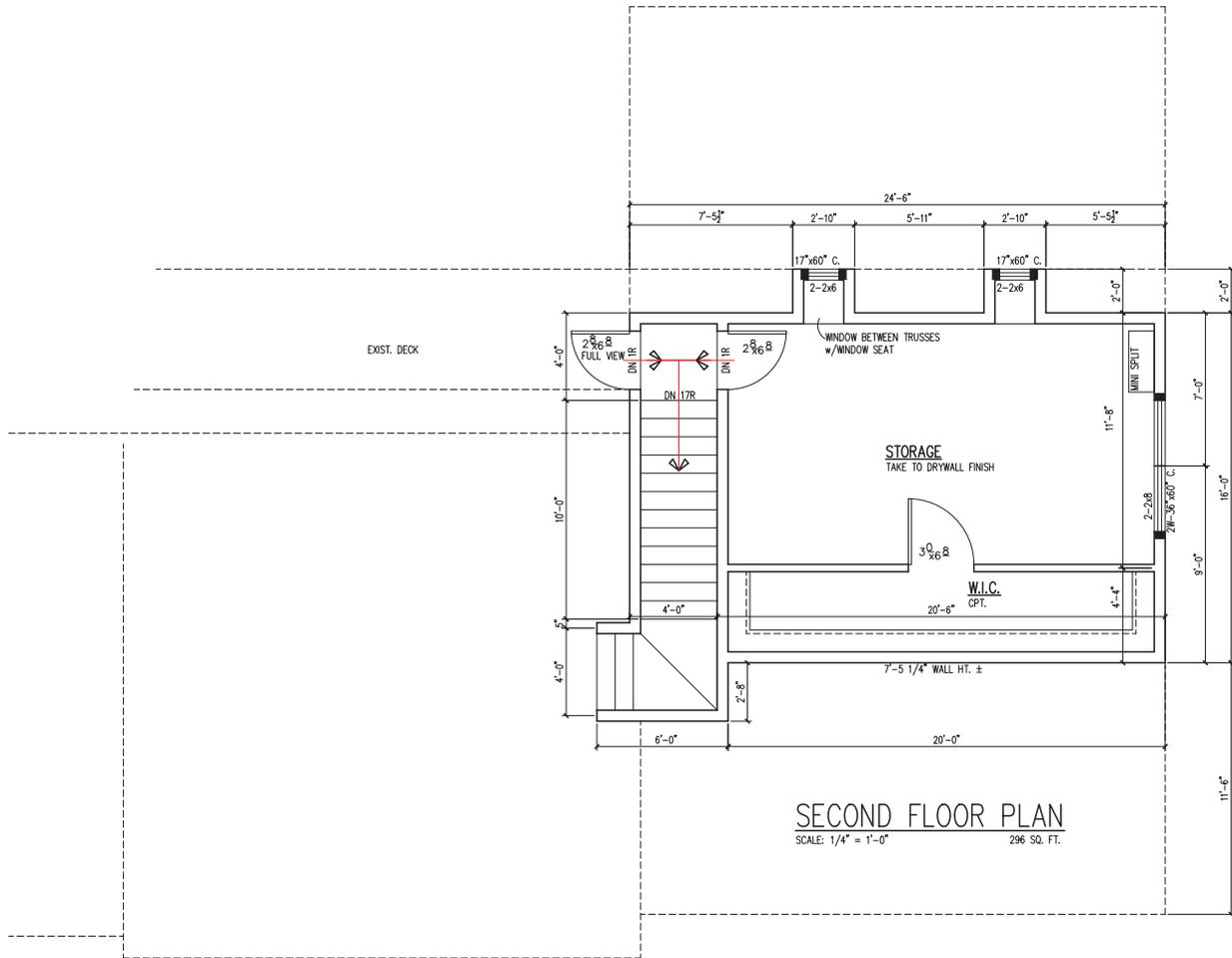
712 SQ. FT. NEW GARAGE
294 SQ. FT. SHOP
1,006 SQ. FT. TOTAL
857 SQ. FT. EXIST. GARAGE
1,563 SQ. FT. TOTAL

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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 296 SQ. FT.

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 XD

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Kevin and Ann Szozda
3250 Pheasant Run NE
Blaine, MN 55449

Planning Committee
City of Blaine, MN
10801 Town Square Drive NE
Blaine, MN 55449

City of Blaine Planning Committee,

Project Narrative

I write this letter in efforts to obtain a Conditional Use Permit to build an addition to our garage at 3250 Pheasant Run NE, Blaine, MN. With the 1,006 sq ft. addition, we exceed the 1,200 sq ft of space allowed by the City of Blaine. After finishing the addition, we will have 1,683 sq. ft of garage, shop, and outbuilding space.

The reason for the addition is to store both vehicles, yard equipment, kid's bikes, kid's toys, etc. all in one location. We currently can fit both vehicles in the garage, but our riding lawn mower, 4-wheeler, kid's toys, kid's bikes, etc. are either stored under our deck or in a portable "shed in a box".

Allowing us to move forward with this project will not only allow us to properly store our belongings, but allow us to build the property we envisioned nine years ago. Nine years ago, we bought this home we love in a neighborhood we didn't think existed this close to the "City". It checked all the boxes but one. It had the bedrooms and baths we desired, it had the acre or more of land we were looking for. But it lacked the garage space we wanted. Seeing as we bought on 3 acres and have the space, we opted to buy in the desired neighborhood with plans to build our garage space when needed. Now with our 9 year old son and 7 year old daughter. The time has come where we would like to add the garage space we envisioned building at the time we purchased our home.

Thank you for your consideration.

Kevin Szozda



Ann Szozda



CITY OF BLAINE

RESOLUTION NO. 83-77

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT PER SECTION 30.066 OF THE ZONING CODE TO KEITH HARSTAD, BOB TODD, BOB CARLSON EDWIN DROPPS AND STEVE CHINANDER

WHEREAS, an application has been filed by Keith Harstad, Bob Todd, Bob Carlson, Edwin Dropps and Steve Chinander as Conditional Use Permit Case 83-11a/b/c/d/e, and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on April 12, 1983, and

WHEREAS, the Blaine Planning Commission recommends said Conditional Use Permit be granted, and

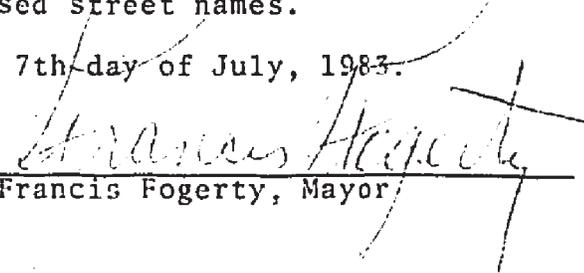
WHEREAS, the Blaine City Council has reviewed said case on July 7, 1983;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a Conditional Use Permit is hereby granted per Section 30.066 of the Zoning Code to Keith Harstad, Bob Todd, Bob Carlson, Edwin Dropps and Steve Chinander provided that development be in accordance with the following submitted materials:

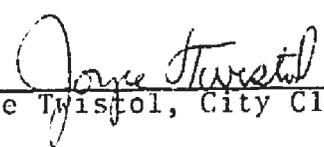
1. North Oaks West brochure, March, 1983, by Ernie Rud and Sons, Surveyor.
2. Preliminary Plat 3-8-83 by Ernie Rud and Sons, Surveyor.
3. Grading plan 3-8-83 by Ernie Rud and Sons, Surveyor.
4. Wooded Areas After Construction plan 3-8-83 by Ernie Rud and Sons, Surveyor.
5. Lot size plan 3-8-83 by Ernie Rud and Sons, Surveyor.
6. The Order of Conditions as established by the Environmental Impact Statement.

BE IT FURTHER RESOLVED that said developers are granted a waiver of the City of Blaine Subdivision Code, Section 18-4(A)(3)(a) in order to allow the developers proposed street names.

PASSED by the Blaine City Council this 7th day of July, 1983.


Francis Fogerty, Mayor

ATTEST:


Joyce Twissol, City Clerk

M E M O R A N D U M

DATE: October 3, 1991
TO: Dan Herrboldt, Building Official
FROM: Ron Henrickson, Director *RH*
Planning/Economic Development
SUBJECT: Issuance of Building Permits in **North Oaks West**

As you are aware, the Architectural Review Committee established in the covenants has ceased to exist. Building permits no longer need to be signed by Ed Dropps and Company.

It is important, however, that all the following requirements be met as encompassed in the conditional use permit that was granted in conjunction with the Residential Flex Zoning.

1. Setbacks
Reference the Grading Plan in the Engineering Department for setbacks on each lot. Generally speaking, the front and side setback is 50 feet, but certain lots vary.
2. Garage Size
The maximum garage size is 1,200 s.f. with a minimum two-car garage. All garages must be attached unless approved by an exception to the covenants by the other property owners.
3. Landscaping
Landscaping shall include the following:
 - a. 4 Deciduous trees 2 1/2 Caliper, B & B.
 - b. 3 Evergreen trees 6 feet high, B & B.
 - c. 9 Shrubs - minimum 24 inch pot.

Credit can be given to preserved trees in the front yard for a & b.

NOTE: A tree preservation plan should accompany the building permit for treed lots.
4. Driveways
All driveways must be concrete, bituminous or paving blocks.
5. House Value
According to City calculations, no house should be approved with a value less than \$121,000. This excludes the lot. *52/39*

RH/jb
HERRBOLD.RH/TBPLAN