

Case File No. 22-0074
Allen Hambleton



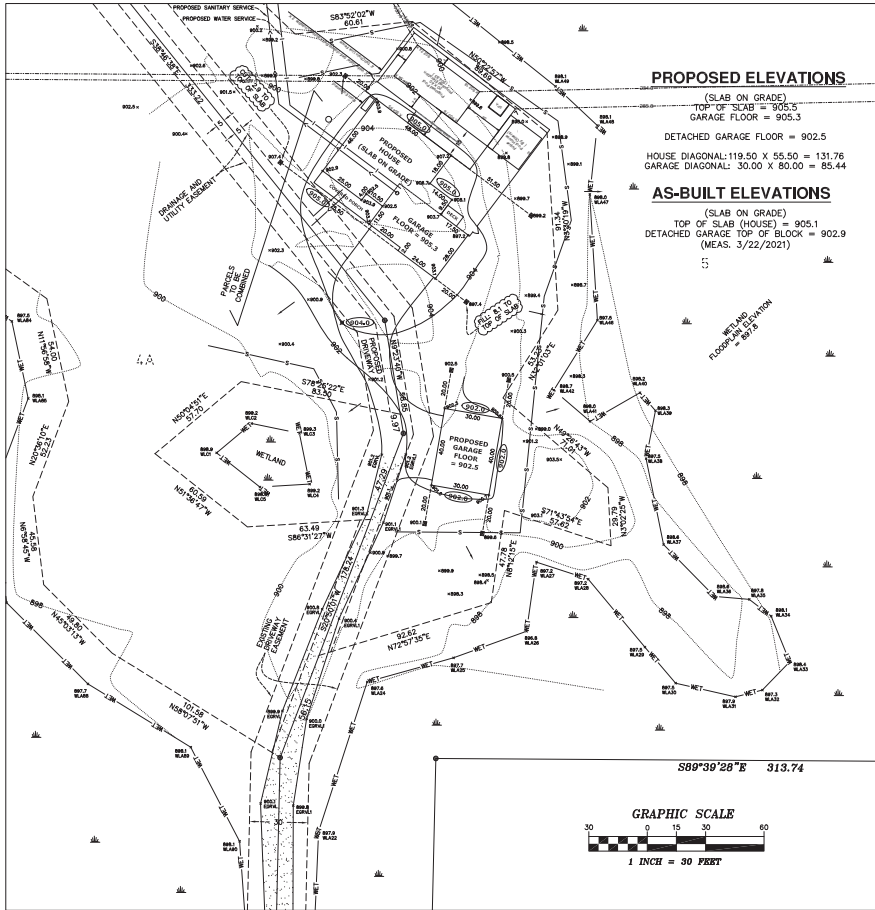
CERTIFICATE OF SURVEY

~for~ PARENT CUSTOM HOMES
 ~of~ 2247 125TH AVENUE NE
 BLAINE, MN

PROPERTY DESCRIPTION:

Lots 4, 4A and 5, Block 1, RADISSON WOODS ON MAIN, Anoka County, Minnesota.

BUILDING DETAIL

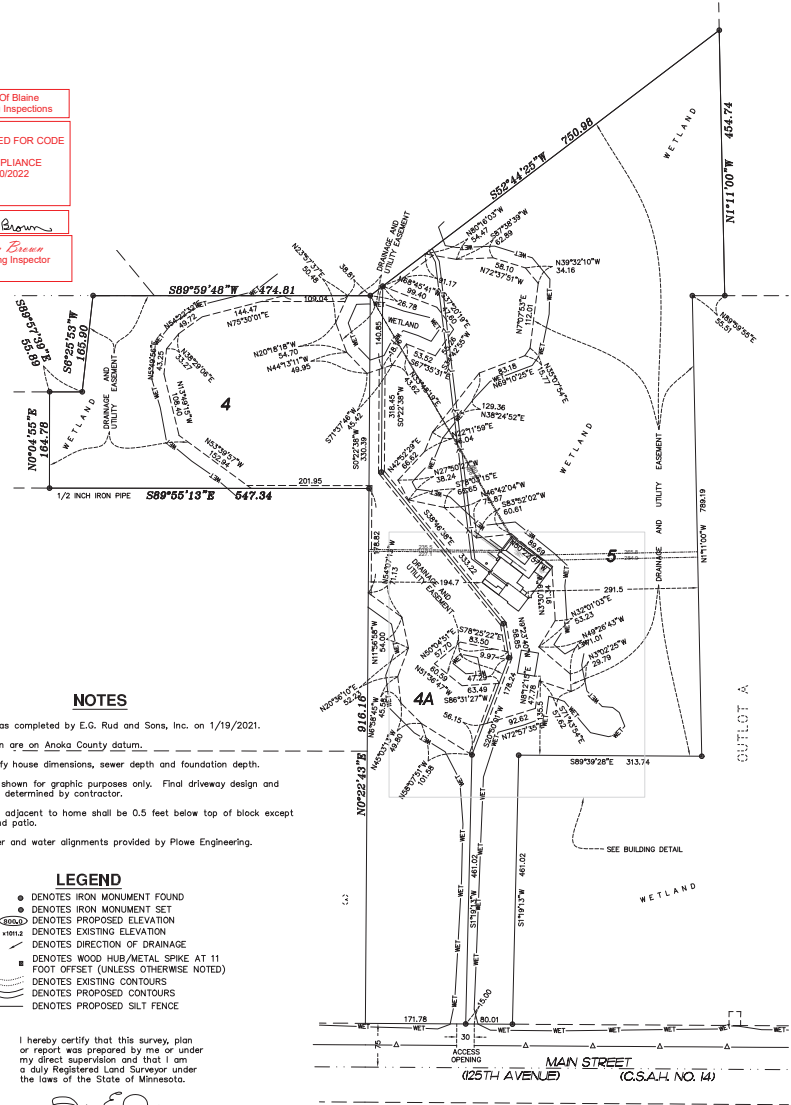


City Of Blaine
 Building Inspectors

REVIEWED FOR CODE

COMPLIANCE
 05/10/2022

Sean Brown
 Sean Brown
 Building Inspector



DRAWN BY: BAB	JOB NO: 210041HS	DATE: 1/9/2021	
CHECK BY: JER	FIELD CREW: DT/CT		
1	1/21/21	CLIENT COMMENTS	BAB
2	1/29/21	REVISE HOUSE/POOL LOCATION	BAB
3	2/2/21	ADD RE-STAKE INFO	BAB
4	2/15/21	ADD SERVICES	BAB
5	3/22/22	ADD VERTICAL, AS-BUILT INFO	BAB
NO.	DATE	DESCRIPTION	BY

Prepared By:



Performance Pool & Spa
2405 Annapolis Lane
Plymouth, MN 55441
(651) 775 - 3940
(651) 731 - 8372 Fax
Attn: Ken Ronsberg
Kenronsberg@Comcast.net

Home Owner :

Carrie Cook & Allen Hambleton
2247 125th Ave NE
Blaine, MN 55449
612-839-0331

Lot - 4 Block - 1
Subdivision -
RADISSON WOODS ON MAIN
PID 04-31-23-43-0005

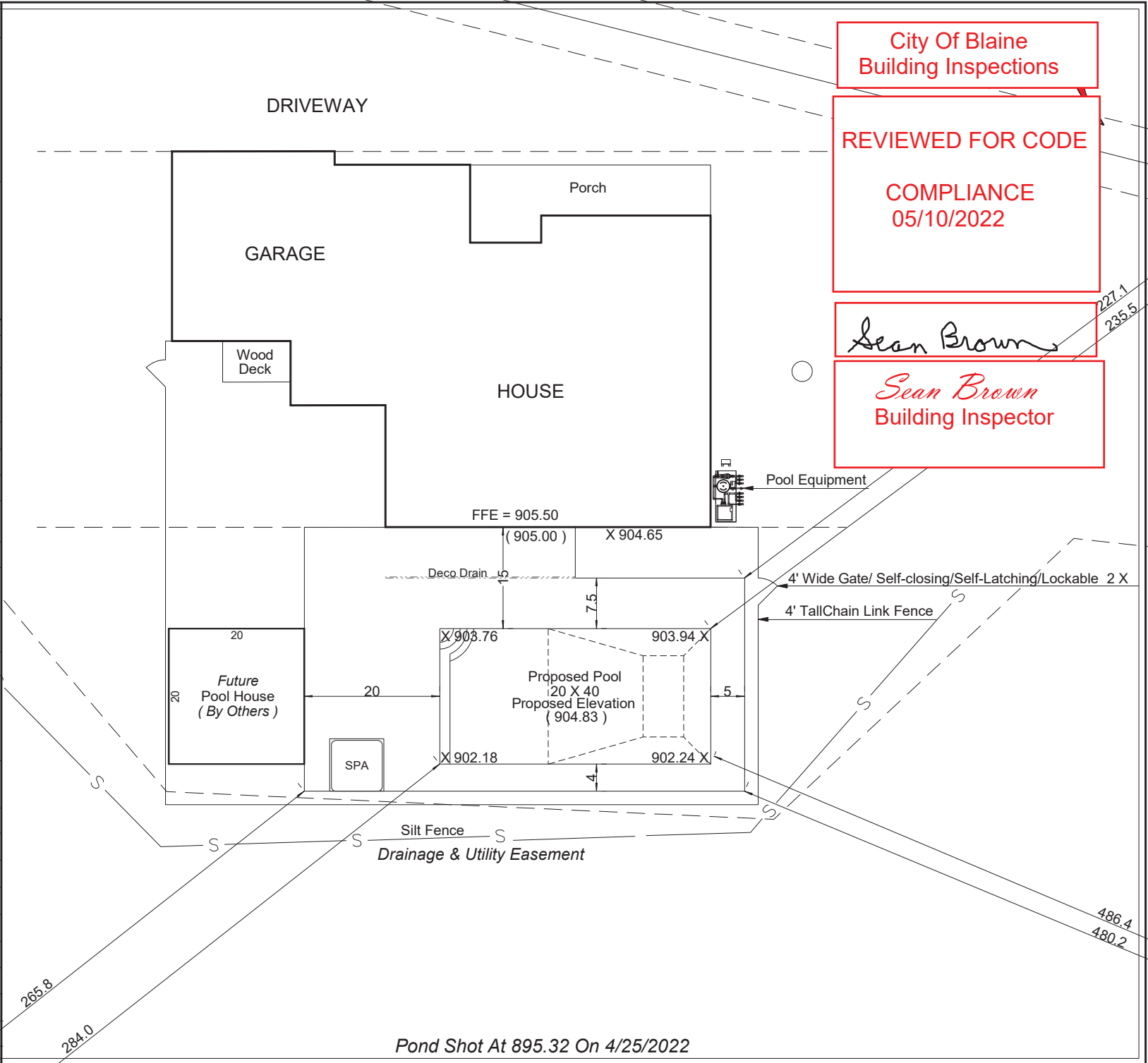
Pool Dimensions
Width X Length
Pool (20 X 40)
Deck (39 X 56)

(955.35) Denotes Proposed Elevation
X 955.35 Denotes Existing Elevation
► Denotes Drainage Direction
-X-X- Denotes Silt Fence

Scale - 1 Inch = 20 Feet

City Codes / Setbacks

Principal - 6' Water
Side - 10' Concrete
Rear - 10' Concrete
Equipment - 10 LL
Fence - 4 Tall
Septic - 10' Water
Well - 20' Water
Drainfield - 20' Water



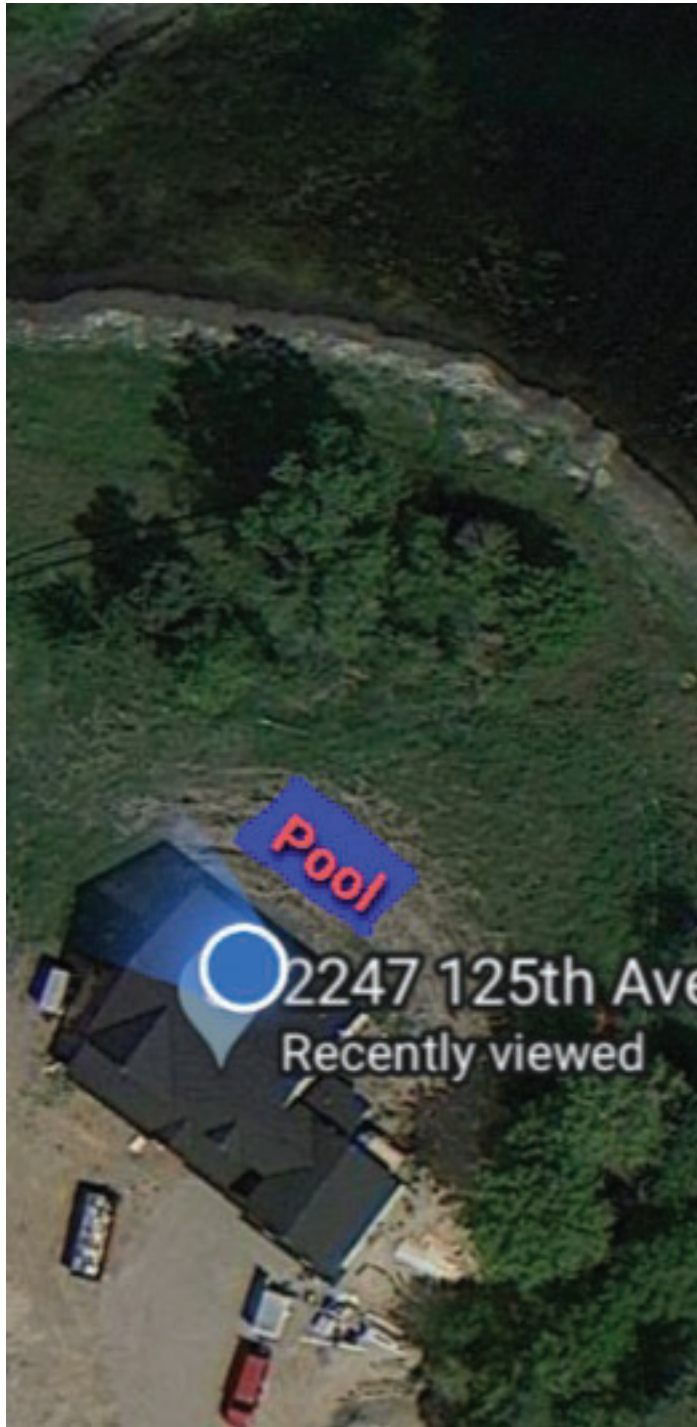
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Building Inspections

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Pond Shot At 895.32 On 4/25/2022







COVERSTAR

COVER

UNCOVER

WARNING:
• Always lock switch cover and remove key to inaccessible location
• Always install cover using instructions after covering life pool

DESCRIPTION REQUEST

Hello,

I am requesting to not be required to add fencing around the pool. We are several hundred yards or more from our closest neighbor, they would have to trespass through woods, wetland and or marsh to get access to the pool.

I ordered the safest auto cover I could find to eliminate risk of any people or animals falling into the pool when adults are not present and the pool is not in active use.

Here is a link to the cover.

<https://www.coverstar.com/cover-benefits/safety-benefits/>

The cover has a locking plate over the switch that opens and closes it (see attached pictures), I have also attached pictures of the cover holding me up with no water leaking in and I am 250 lbs.

The fence will not only be costly but more importantly it will ruin the natural beauty of this property. It would not fit in well. With the pond being so close I would consider that to be much more of a hazard than the pool with the safety cover.

I am hoping you will consider keeping this property fence free. With 2 very young daughters and a dog of my own, safety is very important to us and we feel we are in good shape the way things are set up now.

Thank you for your time and consideration,

Allen D. Hambleton

APPLICANT CRITERIA FINDINGS

- 1. Identify a practical difficulty created by the ordinance that prevents the property being put to reasonable use if used under conditions allowed by the zoning code.**

It will not fit the property and may encroach into wetland areas to be achieved. There is a pond that is about 50 feet from the pool that I consider to be much more of a hazard than the pool with its auto safety cover. A fence in this situation would be unsightly and not practical.

- 2. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this ordinance, have had no control.**

The property is 20 acres and is over several hundred yards from the closest neighbor, they would have to trespass through woods, wetland and or marsh to get to the pool.

- 3. The literal interpretation 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.**

This property is unique to its own when considering the layout and relation to distance from other homes compared to the rest of its neighboring properties.

- 4. That the special conditions or circumstances do not result from the actions of the applicant.**

The unique property layout and location was in place prior to me purchasing the land.

- 5. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other owners of lands, structures or buildings within the same district**

It is not special privilege in the sense that this would be a special privilege. I would consider it to be a matter of common sense and practicality that a fence would not benefit anyone or protect any neighbors given the location and unique property. A fence is simply not necessary because it does not protect as it would in a normal neighborhood situation.

6. **That the variance requested is the minimum variance which would alleviate the hardship. Economic considerations alone shall not be considered a hardship.**

If there were a minimum required I am not sure it would make sense since there is a pond and no other properties nearby to compare too. It just wouldn't be practical in this unique situation.

7. **A variance would not be materially detrimental to the purposes of this ordinance, or to other property in the same zone**

The unique property layout compared to the rest of its neighboring properties is much different. I understand why it was zoned as it was but this is where we must see beyond the typical red tape and understand that this property although zoned as the same as others is far different and should be considered as such in certain situations.

8. **The proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion of public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.**

There are no other properties that can be seen from this location, so this decision would not affect anyone other than the us (the owners of the property).