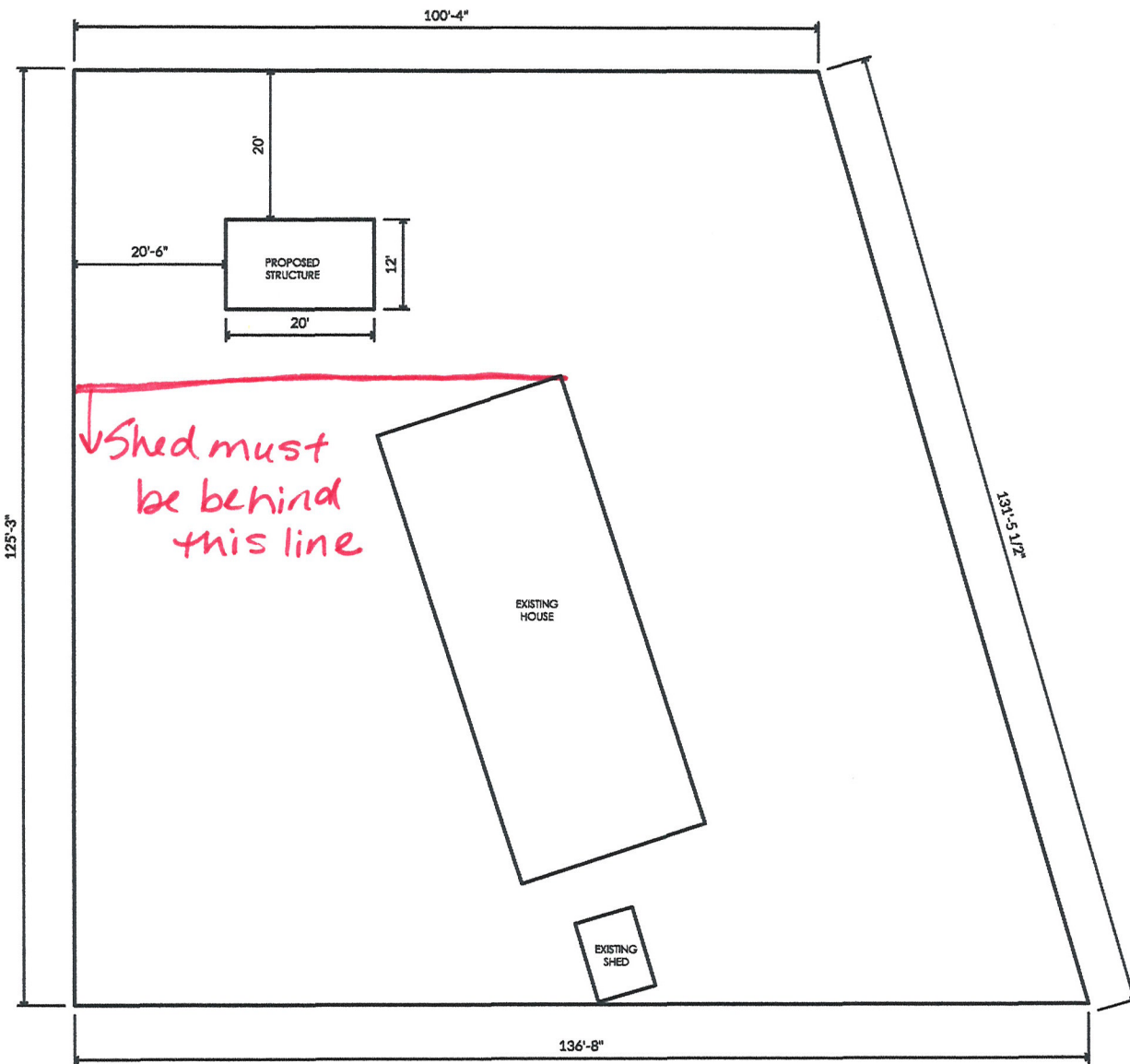


Case File No. 17-0034
Sarah Bartell

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





BARTELL RESIDENCE
11772 Jefferson St NE
Blaine MN 55434

SITE PLAN

I am a part-time portrait photographer and my business model is one that I meet clients in-person to plan their portrait session as well as meet again after to show them the slideshow of portraits and take their portrait order. The sessions are for the most part on-location/outdoors, so most of my business is off-site, but I do need an area to meet with clients and a place to shoot in the winter months. I have looked into rental spaces and currently sublease another photographer's studio in NE Minneapolis, however it is not convenient to clients in how far it is, as well as it being on the third floor of the building without an elevator. I have looked for a space to rent or sublease in Blaine, but I haven't been successful in finding anything that meets my needs and is in my budget. I am not comfortable meeting clients at their home by myself and with 2 small children (and a dog and cat) at home, bringing clients into my house will not work for my business or my family. My business plan is part-time with a goal of 2 sessions per week, so the amount of customers coming per day would likely be 1-2, but generally only 2 or 3 days per week.

We plan to be in our home for a long time and I would like my business to serve my community here in Blaine, without traveling to Minneapolis and asking my clients to meet there as well.

SARAH BARTELL - 11772 JEFFERSON STREET NE BLAINE, MN 55434



Shed Studio

12x20 / 240 sq./ft. Shed in the North side yard.

- On our property the current garage/shed space combined with the proposed shed is 782.25 sq./ft. total.
- Proposed location of the studio shed is in the North area of our yard, 20 feet 6 inches from the West property line and 20 feet from the North curb.
- The exterior of the shed will be neutral colors (gray or tan and white) and the interior will have a small sitting/meeting area and the rest will be setup as a small studio/shooting area.