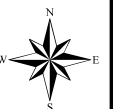


BlaineMN.gov

Case File No. 22-0060
Lon Fiedler

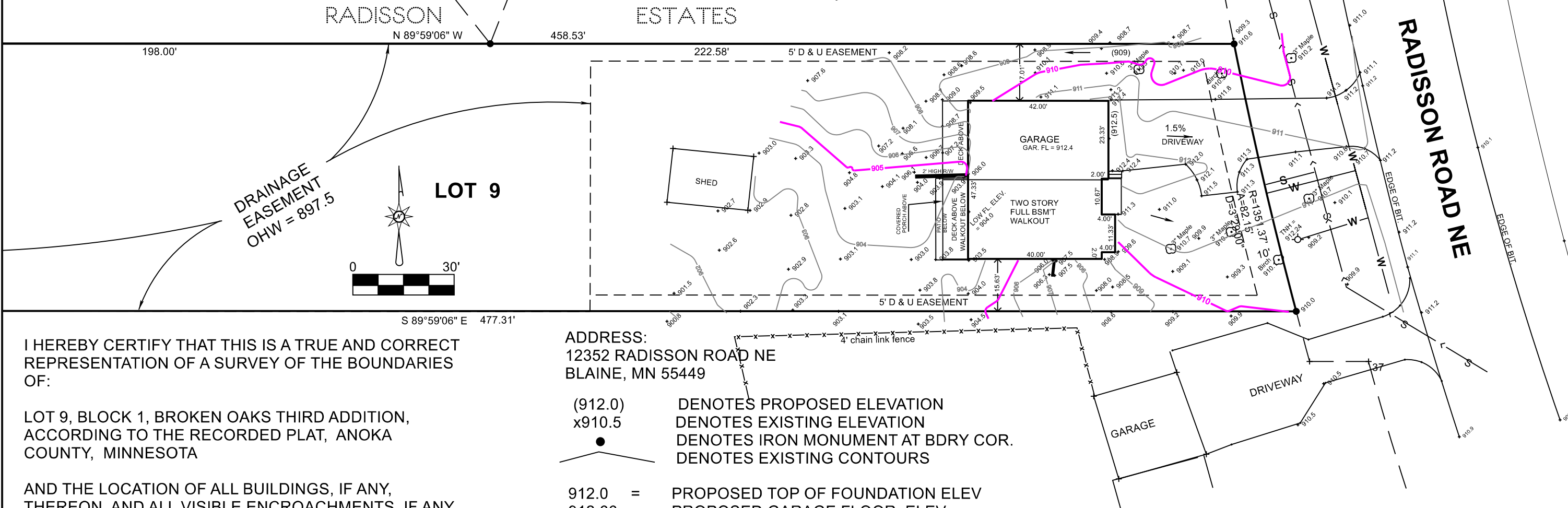
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



REVISION NO. 1: 8-19-18 ADDED REVISED
HOUSE PLAN SENT BY JOHN DRUCKER
REVISED GRADING PLAN TO FIT NEW HOUSE PLAN
REVISION NO. 2: 5-18-2019 REVISED GRADING PLAN
AROUND FRONT OF HOUSE
REVISION NO. 3 8-20-2019 AS-BUILT FOUNDATION
REVISION NO. 4 6-22-2022 AS-BUILT SURFACE AROUND HOUSE

CERTIFICATE OF SURVEY
AS-BUILT SURVEY

LOT 9, BLOCK 1, BROKEN OAKS THIRD ADDITION



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT
REPRESENTATION OF A SURVEY OF THE BOUNDARIES
OF:

LOT 9, BLOCK 1, BROKEN OAKS THIRD ADDITION,
ACCORDING TO THE RECORDED PLAT, ANOKA
COUNTY, MINNESOTA

AND THE LOCATION OF ALL BUILDINGS, IF ANY,
THEREON, AND ALL VISIBLE ENCROACHMENTS, IF ANY,
FROM OR ON SAID LAND AS SURVEYED BY ME OR
UNDER MY DIRECT SUPERVISION THIS 16TH DAY OF
JULY, 2018.

Paul A. Johnson
PAUL A. JOHNSON
LAND SURVEYOR, MINN. LIC. NO. 10938

PREPARED BY:
P J LAND SURVEYING, LLC
12510 MCKUSICK ROAD N.
STILLWATER, MN 55082
651-303-0025
pjlandsurveying@msn.com

PREPARED FOR:
LON FIEDLER
12352 RADISSON ROAD NE
BLAINE MN 55449
612-581-7391

ADDRESS:
12352 RADISSON ROAD NE
BLAINE, MN 55449

(912.0) = DENOTES PROPOSED ELEVATION
x910.5 = DENOTES EXISTING ELEVATION
● = DENOTES IRON MONUMENT AT BDRY COR.
— = DENOTES EXISTING CONTOURS

912.0 = PROPOSED TOP OF FOUNDATION ELEV
912.66 = PROPOSED GARAGE FLOOR ELEV
904.0 = PROPOSED LOWEST FLOOR ELEV
913.25 = PROPOSED FIRST FLOOR ELEV
AS-BUILT FOUNDATION ELEVATIONS 8-20-2019
912.74 = TOP OF FOUNDATION
912.04 = TOP OF FOUNDATION AT GARAGE DOOR
903.95 = TOP OF FOUNDATION AT LOWEST FLOOR

I HEREBY CERTIFY THAT I HAVE PREFORMED AN AS-BUILT
SURVEY ON 8/20/2019 OF THE FOUNDATION SHOWN ON THIS
SURVEY. I FOUND THAT THE FOUNDATION OF THE CONCRETE
BLOCK BUILDING IS WITHIN 0.10 FOOT AS STAKED BY ME.

ON 6/22/2022 I AS-BUILT THE SURFACE AROUND THE HOUSE AS
SHOWN ON THE ATTACHED CERTIFICATE OF SURVEY

Paul A. Johnson

GENERAL NOTES:
Gas main is located on the east side of Radisson Road NE
Bearing shown are as shown on the recorded plat.
Finish grade 10 feet from proposed building shall be 0.50 feet
lower than the finished grade at the buiding.
Finished grade elevations are to finished surface
with turf establishment

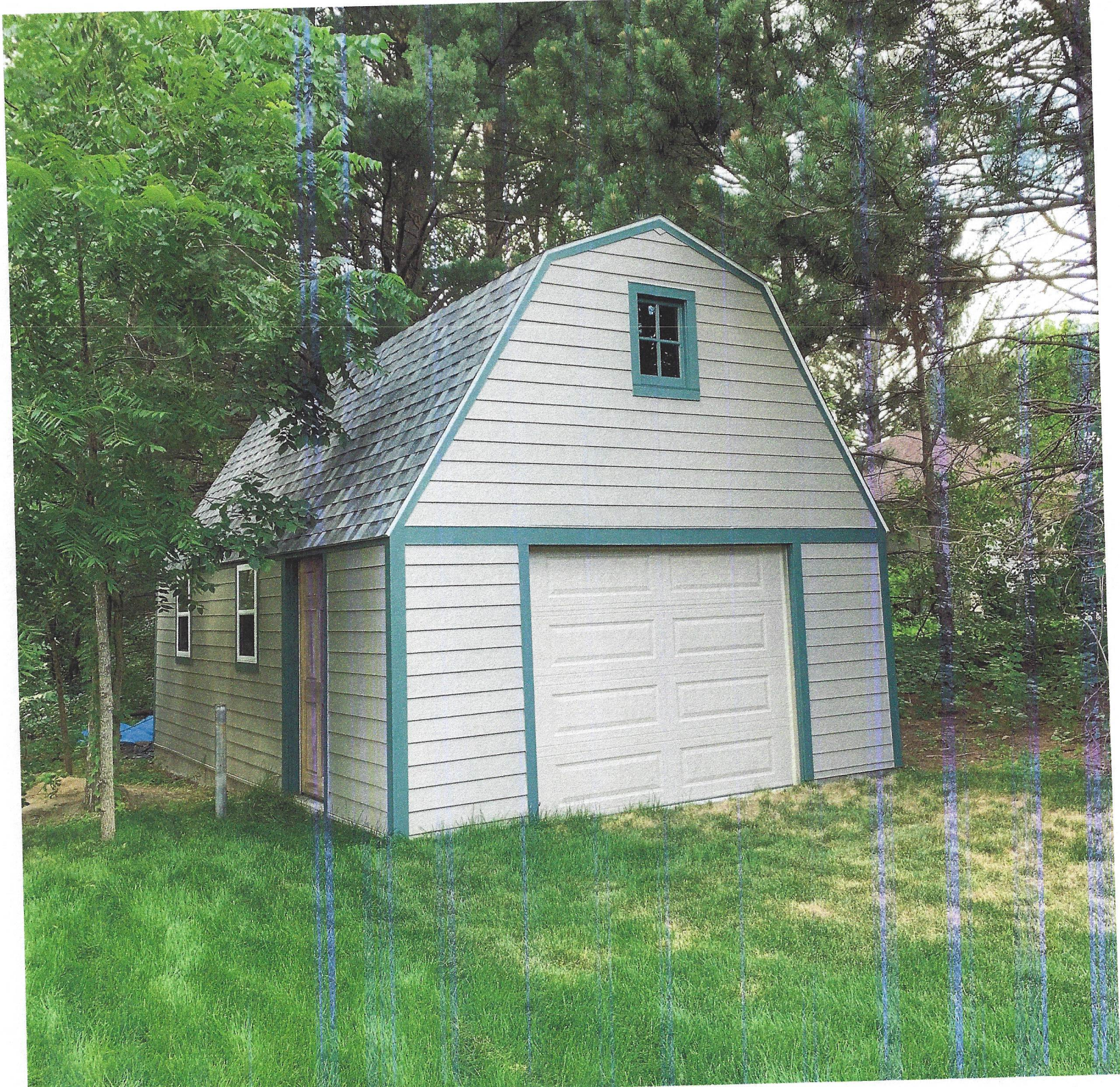
FILE NAME		
LON FIEDLER_L9 B1BROKENOAKS3RD.trv		
SCALE	DATE	DRAWN BY
30 Ft/In	6-27-2022	P A JOHNSON
JOB	REVISION	SHEET
22-868	1/1	1/1

This map drawn with TRAVERSE PC, Software

Attached garage



Detached Shed



Blaine City Council and Planning Commission

Re: Variance criteria compliance description

8/23/22

1. Our property is 400 feet deep. The shed is about half the depth into the property. The shed is not visible from the back as there is 200 feet of woods behind it.
2. I am exercising the right to request a variance as is allowed all City residences. I am requesting to keep a shed that was on the property when I bought it.
3. The shed was existing when we bought the property.
4. I do not believe that we are getting any special treatment because we always intended on using half of the garage as a play area for our grandchildren who live next door. We have only used the garage as a two car garage.
5. I am asking for a variance for 1370 square feet of garage. This would allow me to keep the entire shed and save me from having to spend \$5,000 to reduce its size. If that is not acceptable and I was allowed a variance for 1,250 square feet this would give me adequate room to store my 1971 AMC Hornet.
6. I believe that the purpose of the ordinance was to minimize the visual impact on neighborhood of unsightly large garages. We believe that our garage and shed arrangement is less visually impactful than many garages. Many homes in our neighborhood have a double and a single garage door. Our attached garage has only a double garage door. People typically think that we have a two car garage. The shed has a single garage door. However, the shed is almost hidden from view from the street because it is straight behind our house. Our house is a walkout which also serves to hide the shed.
7. There are two rows of pine trees between the shed and the neighbors to the north. Any blocking of the sun is from the trees. The shed is has new siding roofing and doors on it. If anything it should increase property values.

Thank you for your consideration.



Respectfully submitted, Lon Fiedler

CITY OF BLAINE

RESOLUTION NO. 99-164

**GRANTING FINAL PLAT APPROVAL
PER SECTION 18-3(3)(g) OF THE SUBDIVISION ORDINANCE
THE CITY OF BLAINE
MERIT DEVELOPMENT COMPANY, LLP
BROKEN OAKS 3rd ADDITION
123rd LANE NE**

WHEREAS, an application has been filed by Merit Development Company, LLP, as subdivision Case No. 99-18; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

LOT 2, AUDITOR'S SUBDIVISION NO. 81, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine City Council granted preliminary plat approval on May 6, 1999, subject to the stipulations as contained in Blaine City Council Resolution No. 99-138; and

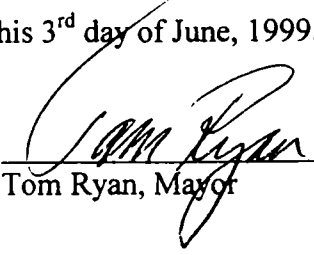
WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval per Section 18-3(3)(g) of the subdivision regulations is hereby granted subject to the following stipulations:

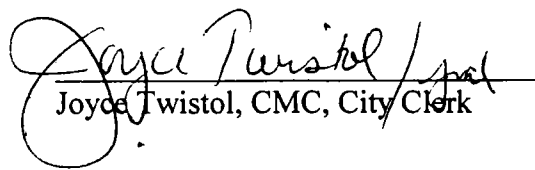
1. Tree replacement required from trees removed from the plat's right-of-way to be in addition to normal lot landscaping requirements.
2. Payment of park dedication for the seven new single-family lots at the rate of \$1,300 per lot.
3. Developer to grant to the City by warranty deed, within 60 days of filing the final plat, the 20-foot wide outlot on the west side of Lot 5, Broken Oaks 3rd Addition for use as a trail corridor. The developer to construct the trail in conjunction with the public improvement project and park dedication credit to be given to the developer for the value of the outlot. Value of the credit to be determined by the City based on the pre-developed market value.
4. Tree protection to be utilized during wetland filling and building pad grading. Tree inventory to be prepared for all disturbed areas.

5. Execution and recording of a development contract outlining the items mentioned above in greater detail including tree preservation, park dedication, financial guarantees, etc.
6. The grading plan must be approved prior to work being performed on site. The grading plan shall include information on erosion control measures, wetland fill, tree inventory and flood protection of structures.
7. The developer must obtain permission from the owner of Lot 2, Block 6, Broken Oaks 2nd Addition prior to start of grading or pipe construction within the utility and drainage easement on the common property line.
8. An as-built survey will be required for each structure to verify lowest opening elevation is protected from flooding.
9. A development plan is required for approval before the first building permit will be issued.
10. Coon Creek Watershed District permit is required before the first building permit will be issued.
11. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, street, concrete curb and gutter, and streetlight for the cul-de-sac. Plans and specifications must be approved by the City prior to start of construction.
12. Deferred assessments become due with platting.
13. Trunk sanitary sewer charge becomes due with platting for 2.46 lot units at the current rate. The 1999 rate is \$950 per lot unit for trunk sanitary sewer.
14. Standard utility and drainage easements must be dedicated along all lot lines, over wetlands, and over storm pipe.
15. Accessory building on Lot 9 to be incorporated into the building permit for Lot 9 or be removed from the lot as part of the building permit for Lot 9.

PASSED by the City Council of the City of Blaine this 3rd day of June, 1999.


Tom Ryan, Mayor

ATTEST:


Joyce Twistol, CMC, City Clerk

From: Chuck Dodge <chuck@singlesourceconstruction.net>
Sent: Monday, September 12, 2022 12:40 PM
To: Planning <planning@blainemn.gov>
Subject: Case 22-0060 Lon Fiedler

To whom it may concern,

My property is adjacent to (directly north of) 12352 Radisson Rd. I have owned and occupied this property for more than 30 years. For that entire time the shed in question has been there. The location of the shed is such that the view, from my property and the street, is now mostly obscured by trees and shrubs. Up until the time Lon Fiedler bought and built on that lot, the shed had fallen into a state of disrepair.

Upon completion of the new home construction Mr. Fiedler started to update the shed. At present it has new siding, new roofing and new doors. From the exterior it appears to be a brand-new building. The square footage of that building hasn't changed in the 30 yrs that I have lived here, and I frankly have never given it a second thought.

The fact that the City of Blaine has now made this an issue is unfortunate.

The exact size of an outbuilding that has occupied that spot for 30+ years should be of no consequence. The condition of the building is of much more concern. From the outside, the building appears to be new and is finished with the same or similar materials as the new home on the property. I can't imagine the issue of a few square feet causing such a problem as to require demolition or a substantial reduction in the size of the shed.

The challenge of deciding whether or not this structure should be "grandfathered in" is obviously up to the Planning Commission. But once again common sense seems to be challenged by politics. A good citizen of Blaine could be forced to tear into a perfectly good shed after he, in good faith, completely repaired it.

I hope he gets to keep it as it is.

Regards,
Chuck Dodge
50+ year resident of Blaine
12422 Radisson Rd. NE