

**Case File No. 18-0014**  
**David Spalding**

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



Valuation: 14,152

Plot # 35-00

Trilene (20)

# 6592

Land Planning  
Land Surveying  
Soils Testing  
Civil & Municipal  
Engineering

# Suburban

## ENGINEERING, INC.

— Engineers & Surveyors —

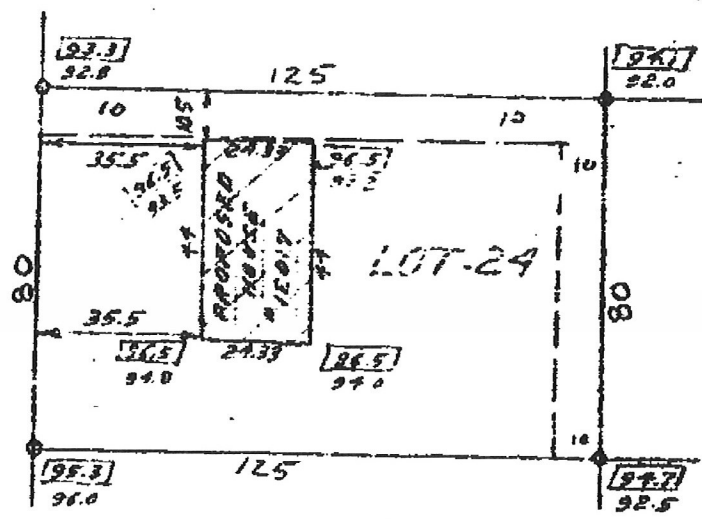
6875 Highway #25 NE  
Minneapolis 32  
Minnesota  
Street 4-6906

### Certificate of Survey for LAND & PROPERTIES INC.

92.3  
94.5 x

95.0  
97.0 x

WASHINGTON ST. N.E.



12017 Wash

o - Denotes Iron  
 ----- - Denotes Utility and Drainage Easement  
 Proposed Ground Elev. At Bldg. 896.5

### LOT 24, BLOCK 6, DONNAY'S OAK PARK 14th

90.0 - Denotes proposed elevation } 11' actual  
90.0 - Denotes existing elevation

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land, and of the location of all buildings, thereon, and all visible encroachments, if any, from or on said land. As surveyed by me this July day of July A.D. 1962.

SUBURBAN ENGINEERING, INC.

Engineers & Surveyors

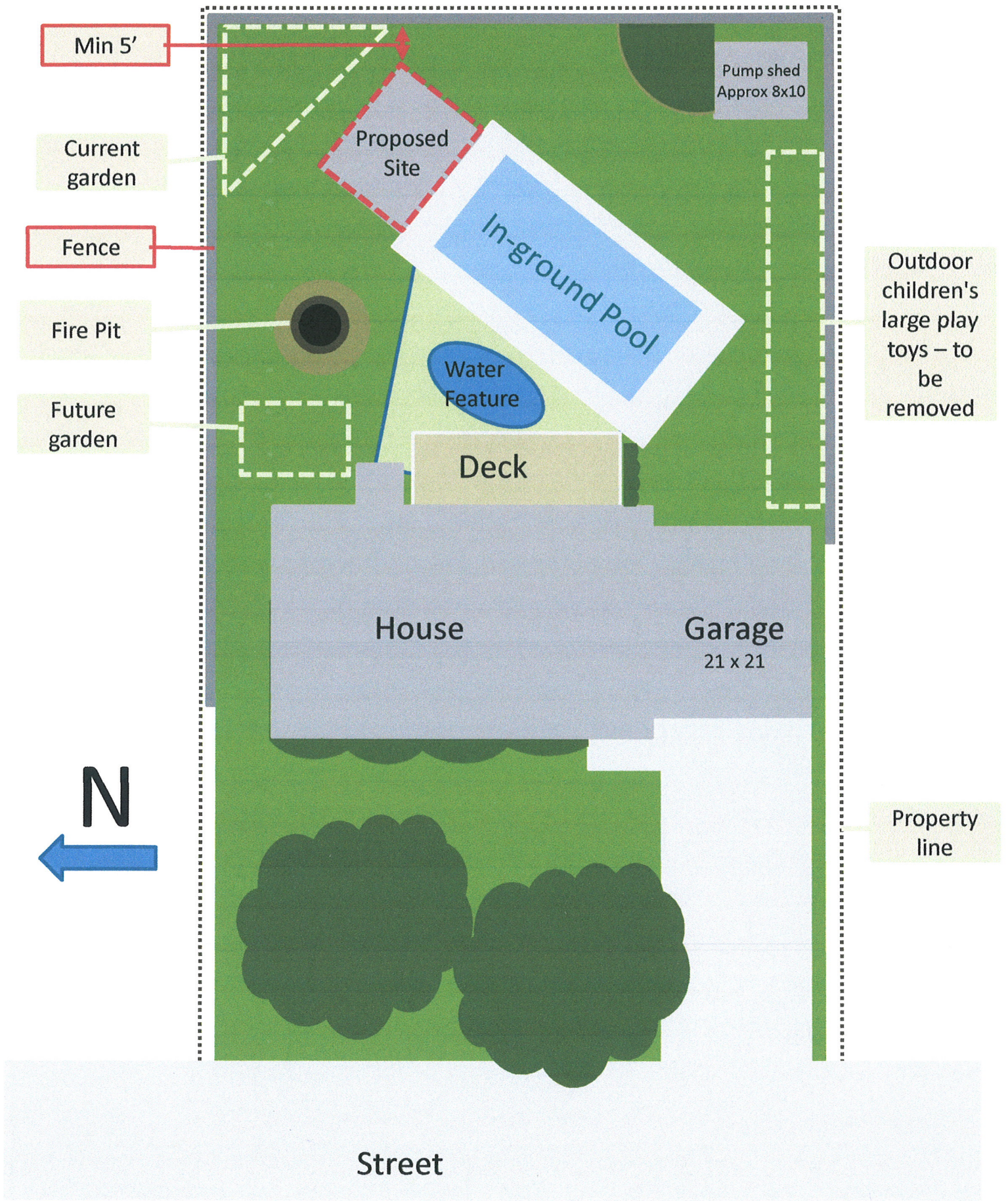
by E. A. Rathbone

SCALE - 1" = 40'

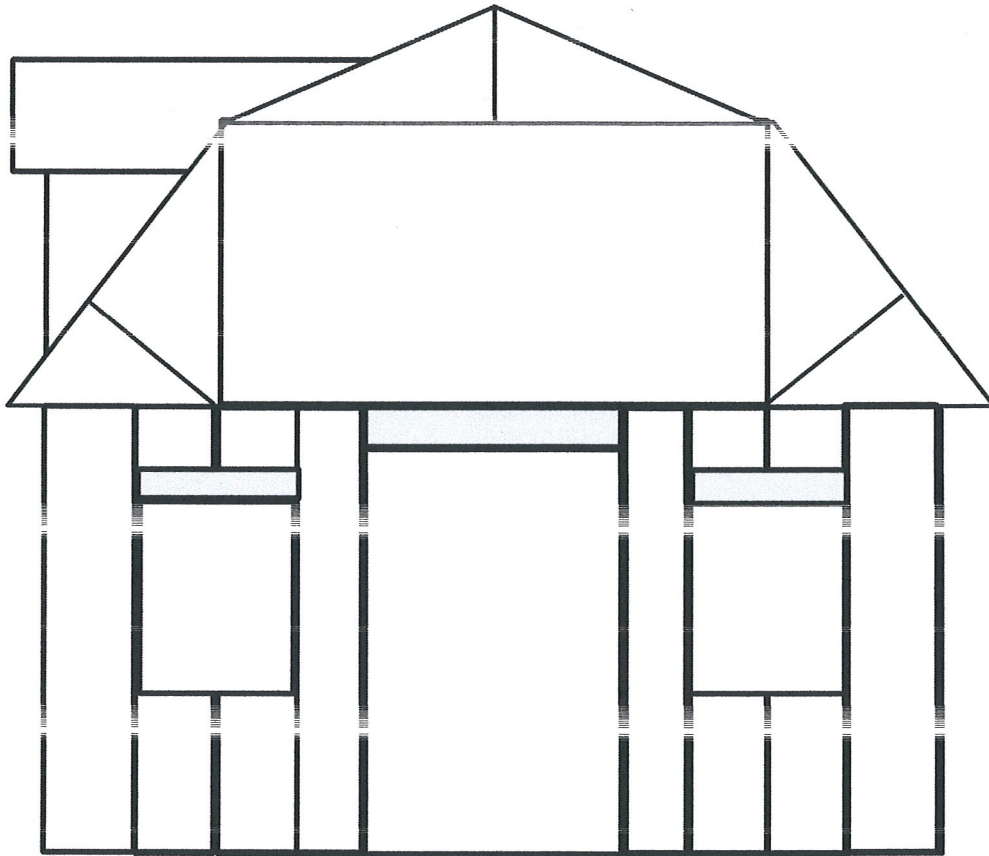
871-C (Quality)

# Not to scale

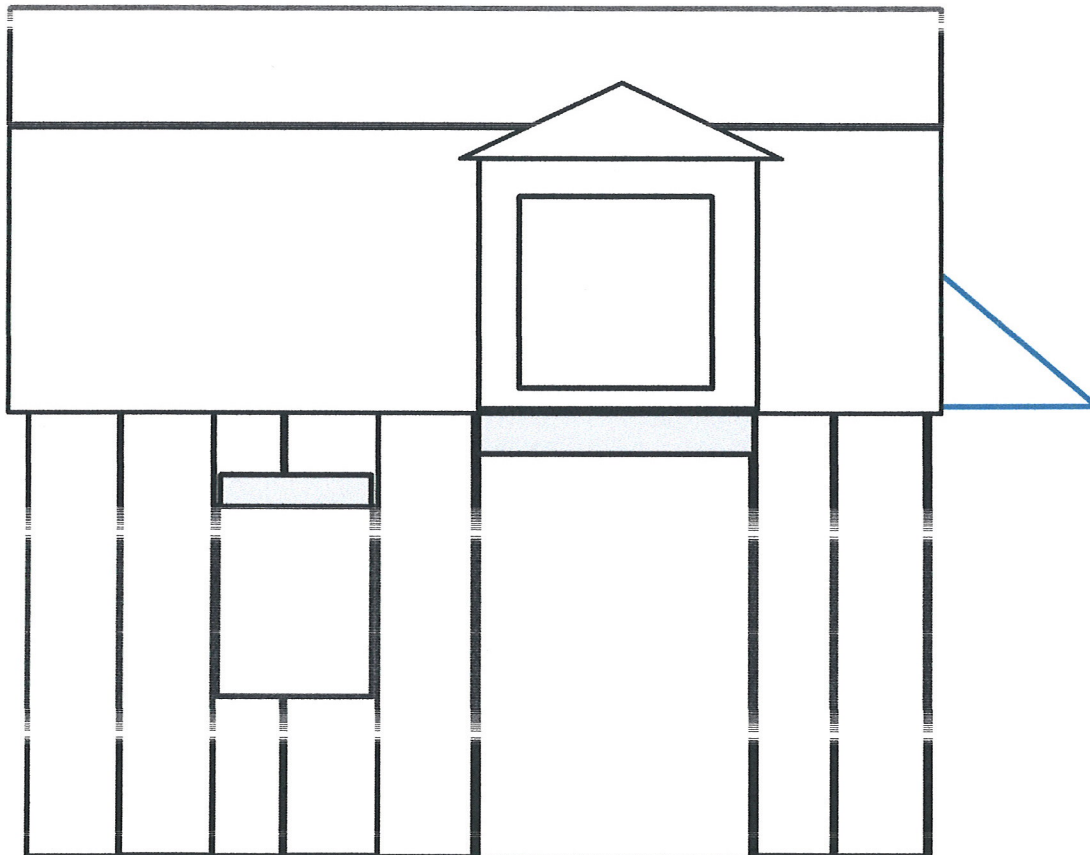
*but really close*



# Preliminary Construction Design

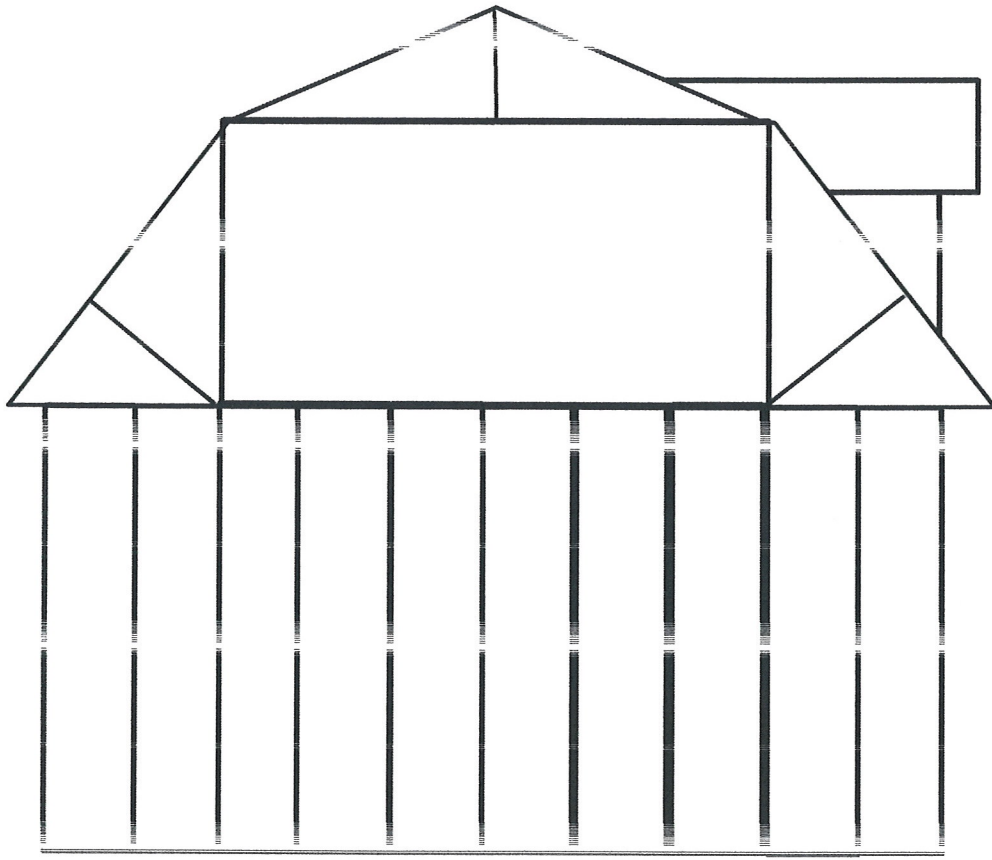


FRONT  
VIEW



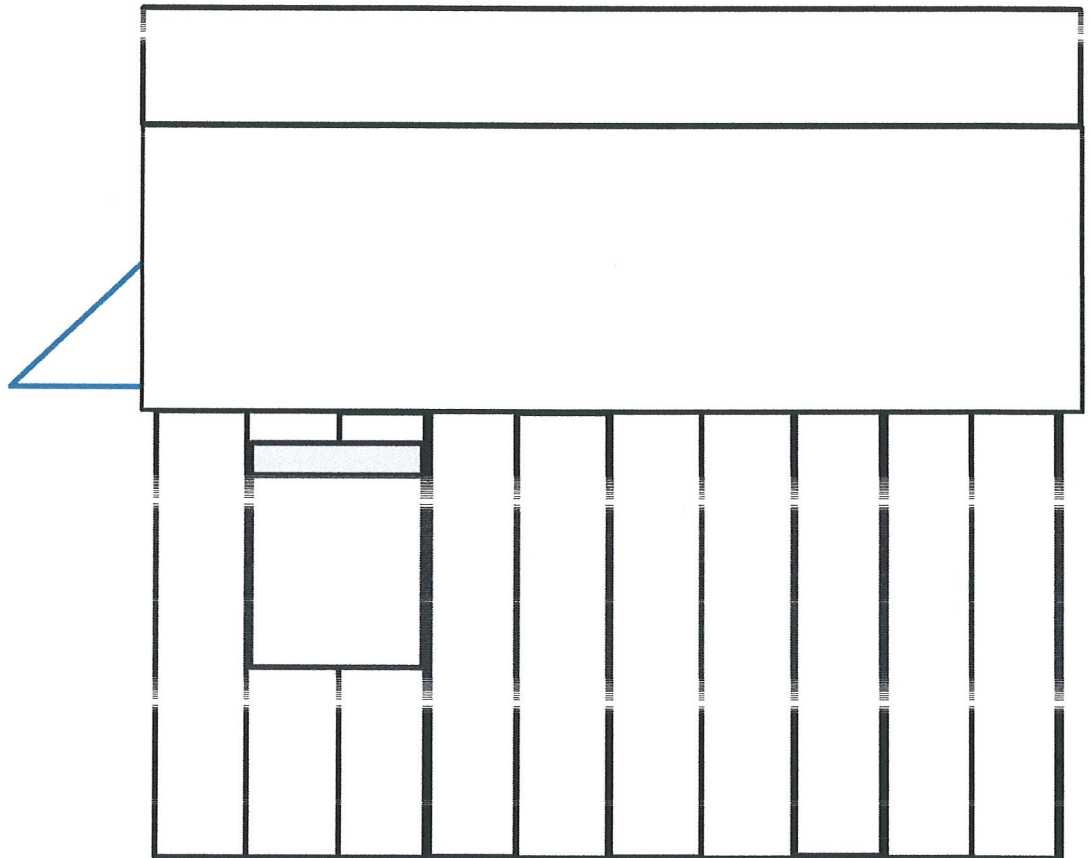
SIDE VIEW  
(NW)

1" - 3' (approx./not to scale.)



BACK VIEW

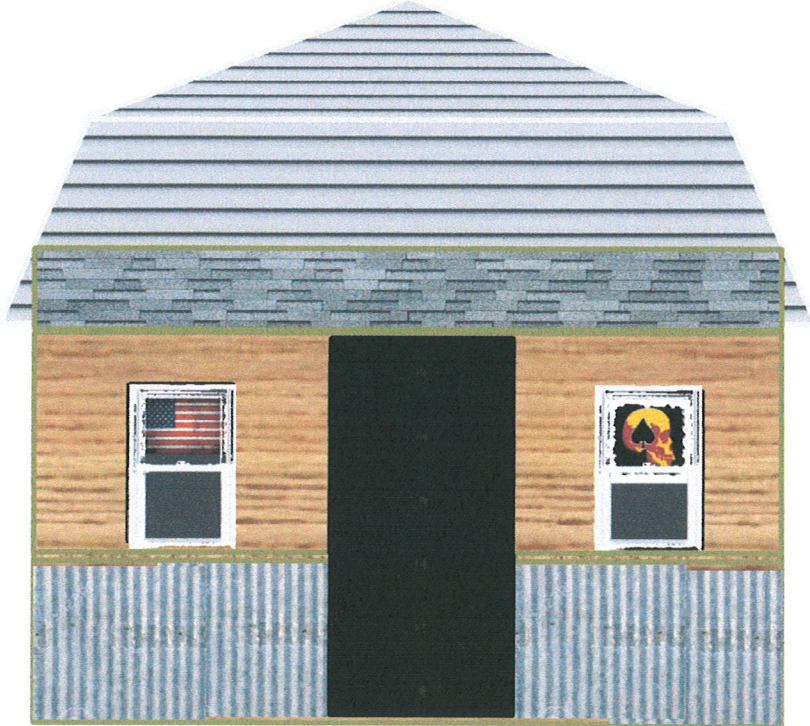
SIDE VIEW  
(SE)



1" = 3' (approx./not to scale.)

# PROPOSED SHED DESIGN

Not to scale



Grey siding  
all but front  
(same as pump shed)  
Shingles and trim  
match house







**FRONT OF HOUSE**



**EXISTING PUMP SHED**  
(siding and shingles match house)

\* Also replacing fence with Lt Grey Vinyl



**PROPOSED LOCATION**



## Background/Narrative for Conditional Use Permit (CUP)

Currently, my wife does licensed in-home daycare, but is retiring at the end of May 2018. I am a medically retired/disabled combat Veteran, and am completely retiring from federal government service within the next 1-2 years. We plan on staying in our current home long term.

I have a sizeable amount of woodworking, leatherwork and other hobby tools and supplies. Much of which is off-site in a storage unit. We need a space to fully utilize them outside of the home in our retirement. The attached garage is only large enough for one vehicle plus one motorcycle. The pump/mechanical shed is only large enough for the pump equipment and lawn/gardening/pool supplies. Additionally, the previous owner placed the pool in such a manner as it really limits what we can do with the yard. The pool and mechanical shed were both onsite when my wife originally purchased the home.

A shed at the end of the pool would allow us a place to work on crafts, storage for some of my larger tools, and enjoy more of the pool with friends, children and grandchildren. It is also the only feasible location given the current setback requirements. Expansion of the current pump shed would be difficult at best, and the location is far from ideal.

Our proposed design is very close to that of the existing shed, which has siding and shingles to match the house, and the wood on the front will match the surrounding pool fence and deck.

Our attached garage is less than 500 square feet, the mechanical shed is approximately 100 square foot, and I am proposing a 14 x 14 shed, which would make the total square footage of 'accessory buildings' at approximately 800 (to include the attached garage).

We may add power to the shed, and are currently talking to an electrician, but may just run the tools and a light with an extension cord for the interim.

We will also be applying for a permit to replace the failing wood privacy fence with a grey vinyl fence that will compliment the house and outbuildings.

If you have any questions, feel free to contact me at 763-244-6755, or [afghangrunt@gmail.com](mailto:afghangrunt@gmail.com). I would be happy to walk you around the property and show you our plans.

v/r

Dave Spalding