

**Bugge, Dawn**

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**From:** MICHAEL A <m-r-murphy@msn.com>  
**Sent:** Monday, July 09, 2018 2:43 PM  
**To:** Lukacs, Natasha; Bugge, Dawn  
**Subject:** Comments for Public Hearing Case File No. 18-004  
**Attachments:** (1) 11136 Woodhill Lane, Blaine.jpg; (2) 11104 Woodhill Lane, Blaine.jpg; (3) 3000 Rodeo Drive NE, Blaine.jpg; (4) 3038 Rodeo Drive NE, Blaine.jpg; (5) 3053 Rodeo Drive NE, Blaine.jpg; (6) 3176 Rodeo Drive NE, Blaine.jpg; (7) 3623 Rodeo Drive NE, Blaine.jpg; (8) 2699 Rodeo Drive NE, Blaine.jpg

To: City of Blaine Planning Commission  
Natasha Lukas, Planning & Economic Development Technician  
Joe Ouellette, Planning Commission Chair at Large

Re: Public Hearing Case File No. 18-0044  
Planning Commission Hearing on July 10, 2018  
Michael and Teresa Seide – Detached Garage  
11066 Flanders Court NE – South Oaks Development

Our names are Mike and Randi Murphy and we live at 11050 Flanders Court NE, which is on the west border of the Seide's property. This email is in response to the Conditional Use Permit amendment that the Seide's are requesting in order to build a detached garage on their property. Below are some concerns and requests that we have on the Seide's project as it relates to architectural design, the structure size, location, and orientation, and garage usage.

**Architectural Design:**

The City of Blaine Resolution No. 92-85, which governs the South Oaks development, states that pertaining to garages, **"the architectural style, color, and facing material of a garage shall be compatible with the principal building."** The proposed design for the Seide's garage is very basic and does not architecturally resemble their house. The garage roof pitch is stated to be 4/12, which is different from their house, which has a steeper roof pitch. The garage soffit design is different than the house and has only one-foot overhangs. The Resolution states in Standards (m) that the overhangs must extend a minimum of two feet from the exterior wall. The siding material of the garage is wood versus the stucco and brick siding on the house, and the wood trim feature around the doors and windows is also different than the house. The homes in South Oaks are custom executive homes and any detached structures should match closely to the principal building per the city's resolution, which should help to maintain the executive feel of the neighborhood. North Oaks West is a subdivision located directly to the north of the South Oaks development, and is comprised of executive homes on acreage lots, similar to South Oaks. There are numerous homes in that neighborhood that have detached garage structures that are done very tastefully and closely resemble the principal building. Attached to this email are photos of eight such properties in that neighborhood (addresses are listed below). It is our request that any detached structure which is approved by the city for the South Oaks development conform closely to the stated architectural standards, as appears to have been done in North Oaks West. The roof design and pitch, shingles, soffit design, facing material, paint color, and door and window trim should closely resemble the house.

North Oaks West Properties (photos attached):

11135 Woodhill Lane; 11104 Woodhill Lane; 3000 Rodeo Drive NE; 3038 Rodeo Drive NE; 3053 Rodeo Drive NE; 3176 Rodeo Drive NE; 3623 Rodeo Drive NE; and 2699 Rodeo Drive NE

**Garage Usage:**

The stated use for the garage is for storage of yard equipment such as lawn mowers, a snow blower and gardening equipment, and to be used as a workshop. It has also been stated that the garage will not be used to store vehicles. A question we have is will it be used to store boats, and if yes, will there be frequent access to the structure to retrieve and return the boats during the spring, summer and fall months? Also, since it is intended as a workshop, will it be insulated and heated to be used as a year-round workshop, and if so, how will access be made to the structure in the winter months? We would be opposed to the garage if there will be regular vehicle use to and from the structure. Based on the proposed location, any vehicle traffic would be right along our property line and near our home.

**Size, Location and Orientation:**

Our home was placed far back from the road to provide more privacy. Behind our house is a nature preserve, which is what we currently have as a view in all directions from the back of the house, with the exception of the small shed the Seide's currently have in their back yard. The proposed location of the detached garage would have it prominently visible from the back of our home and our back yard. Also, the proposal shows the orientation of the garage doors facing toward our property. It would be our preference that the doors face to the back of the Seide's home instead. The proposed structure is 26 feet x 30 feet, which is a very large structure for the stated purposes. A smaller structure would be less intrusive on the landscape.

**Conclusion:**

We do not approve of the detached garage as currently proposed, which is quite large and does not resemble the architectural style of the house. We would not be opposed to the Seide's building a detached garage structure if it were to comply with the architectural standards discussed above, and if there will not be regular vehicle traffic to and from the structure. We believe that a smaller structure would serve their stated purposes and be less intrusive on the natural landscape. Also, we would request the door side of the structure face toward their home rather than ours. If the structure is approved as currently proposed, it could set a precedent for other home owners in the development to also request amendments for detached buildings that do not conform to the current standards (Resolution No. 92-85), which could take away from the executive nature of the development, and potentially adversely affect the property valuations. The South Oaks development should use the same standards for detached structures as the North Oaks West development has done in the past. Any detached structures that are approved by the city, whether a garage or shed, need to be architecturally compatible with the principal building.

Respectfully,

Michael and Randene Murphy  
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612-750-0037



