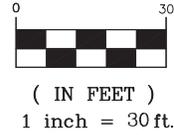


**Case File No. 23-0002
Maggie McCormack**

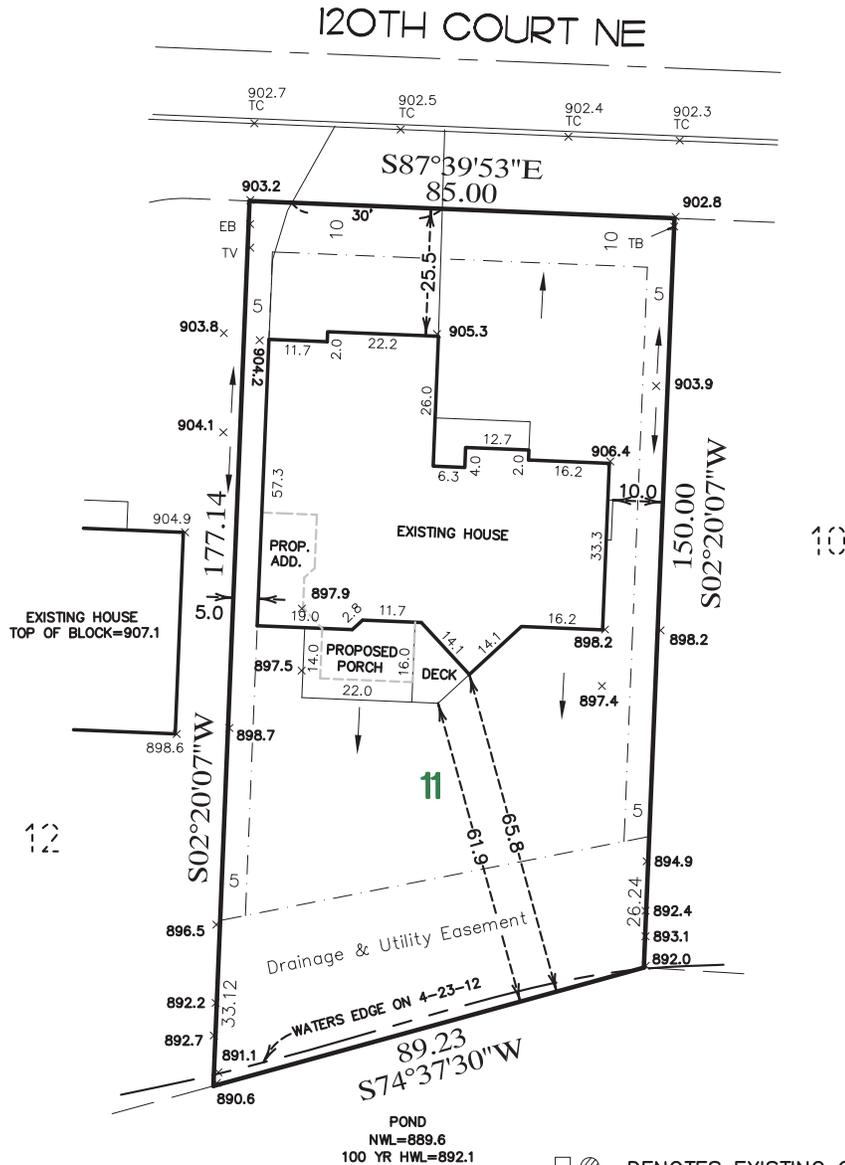


CERTIFICATE OF SURVEY

FOR: TJB HOMES, INC.
 ADDRESS: 3136 - 120TH COURT NE, BLAINE, MN



NORTH



NOTES

- ORIGINAL FIELD WORK COMPLETED ON APRIL 23RD, 2012, NO FIELD WORK HAS BEEN COMPLETED SINCE. IF IMPROVEMENTS WERE ADDED AFTER SAID DATE, SURVEY IS SUBJECT TO CHANGE.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- OWNER TO ACQUIRE VARIANCE FROM CITY, SETBACK TO LIVABLE SPACE IS 10 FEET.

- ⊗ DENOTES EXISTING CATCH BASIN
- 1023 DENOTES PROPOSED ELEVATION
- x1011.2 DENOTES EXISTING ELEVATION
- ↖ DENOTES DIRECTION OF DRAINAGE
- ⊗ DENOTES METAL OFFSET SPIKE

DROP GARAGE 2 COURSES (Meas. 4/23/12)

PROPOSED ELEVATIONS	ASBUILT ELEVATIONS
GARAGE FLOOR = 905.3.....	905.5
TOP OF BLOCK = 907.1.....	907.2
LOWEST FLOOR = 898.3.....	898.4

LEGAL DESCRIPTION

Lot 11, Block 1, THE LAKES OF RADISSON TWENTY-EIGHTH ADDITION, Anoka County, Minnesota.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

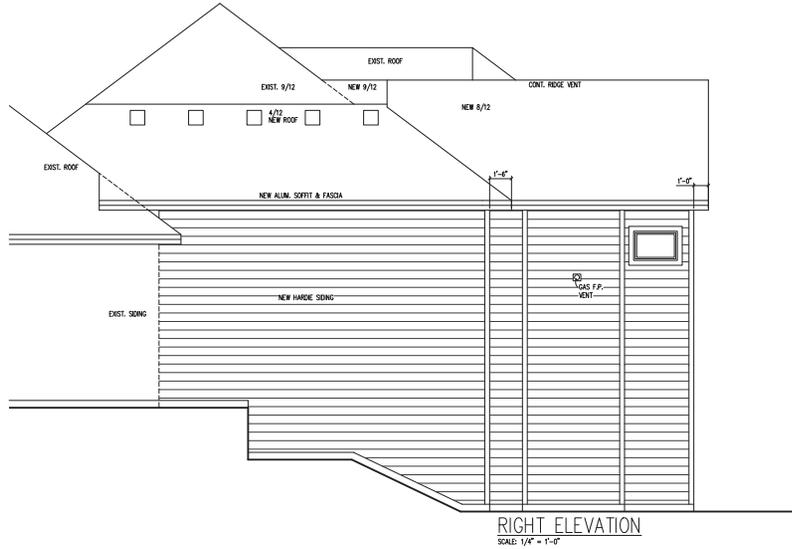
JOB#22280

Joshua P. Schneider
 JOSHUA P. SCHNEIDER

Revised: 1-3-23 (update add)
 Date: 10-24-22 Reg. No. 44655

ACRE LAND SURVEYING
 Blaine, MN 55449
 763-238-6278 js.acrelandsurvey@gmail.com

PROJECT:
 4 SEASON PORCH ADDITION & DECK
 ADDITION 2 STORY
 KITCHEN/MUD ROOM ADDITION
 BASEMENT BATH/WET BAR REMODEL



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

MAGGIE MCCORMACK & CHRIS MUELLER
 3136 120TH CT. NE
 BLAINE, MN 55449
 "THE LAKES-COPPER BAY"

We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

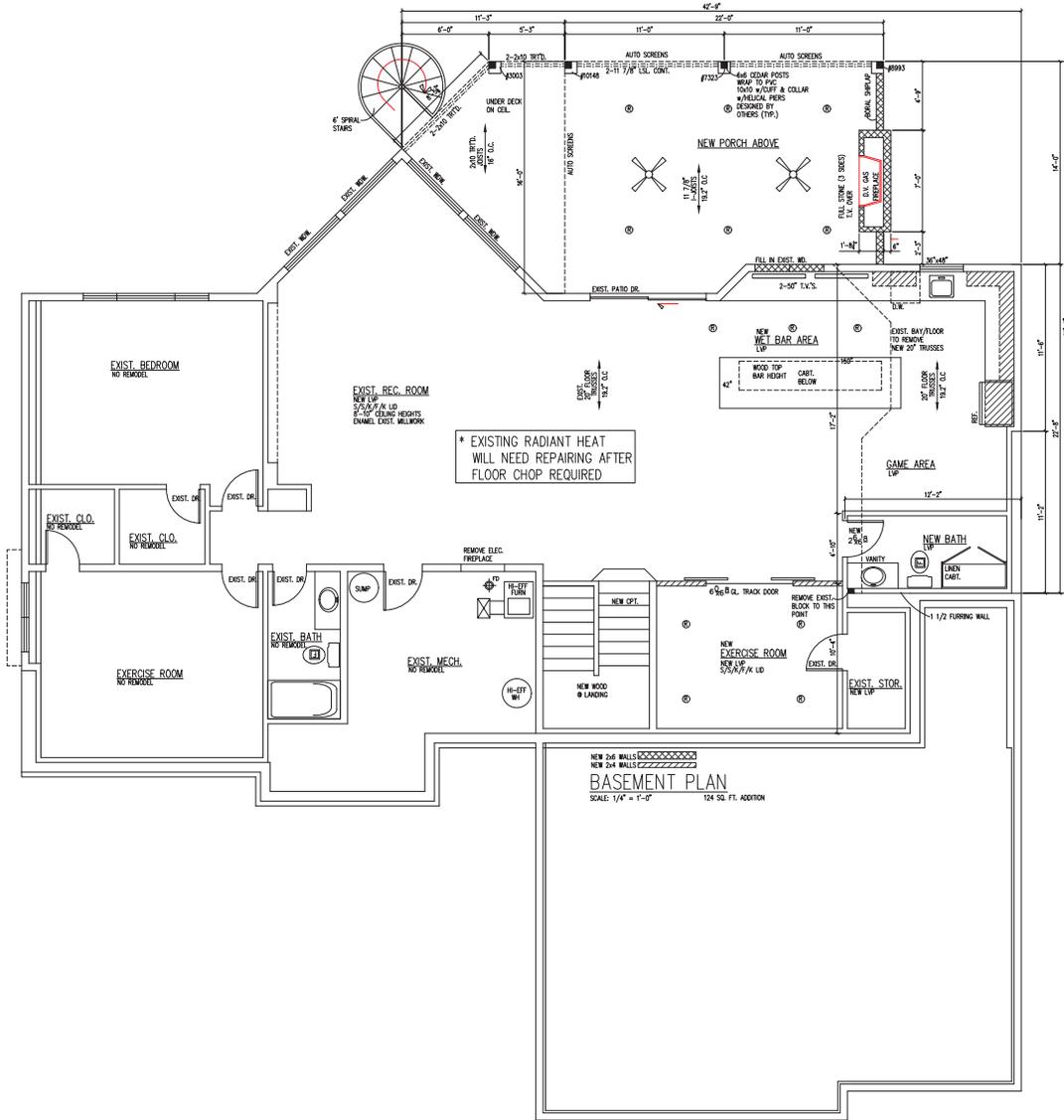
Builder Signature _____ Date _____
 TJB Homes, Inc.
 9100 Baltimore St. NE #102
 Blaine, MN 55449
 MN Building Contractor #1945

Accepted - These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.
 Buyer/Owner Signature _____ Date _____
 Buyer/Owner Signature _____ Date _____

PLEASE SIGN & RETURN THE OFFICE COPY. THANK YOU

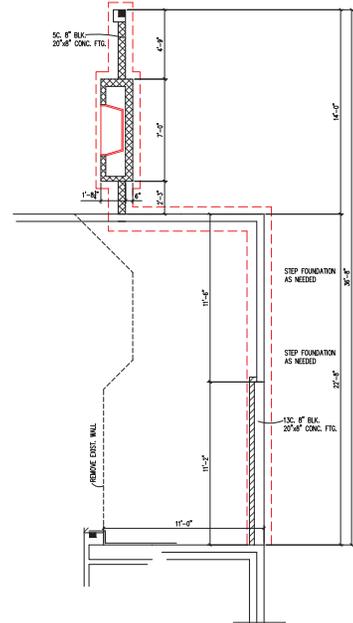
WARNING:
 THESE PLANS ARE THE CREATIVE IDEAS OF TJB HOMES, INC. ANY UNAUTHORIZED USE, REPRODUCTION OR COPYING FOR USE ON A PLAN OR NEW HOME IS STRICTLY FORBIDDEN. ANY VIOLATION WILL RESULT IN PROSECUTION TO THE FULLEST EXTENT AS ALLOWED BY LAW.

© 2017, TJB HOMES, INC. UNAUTHORIZED USE OF THE PLAN OR ANY PART THEREOF IS STRICTLY FORBIDDEN AND IS A VIOLATION OF THE COPYRIGHT ACT.
TJB HOMES, INC.
 9100 BALTIMORE ST. NE SUITE 102
 BLAINE, MN, 55449
 JASON BUZZYNSKI 763-286-4277
 DATE: _____
 10-21-22
 REVISIONS: _____
 10-26-22
 11-2-22
 12-27-22
 DRAWN BY: _____
 US
 COMM. NO. _____
 SHEET NO. **1**



BASEMENT PLAN
SCALE: 1/4" = 1'-0"

* EXISTING RADIANT HEAT
WILL NEED REPAIRING AFTER
FLOOR CHOP REQUIRED



We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Date: 10-21-22
REVISIONS:

Date: _____

Date: _____

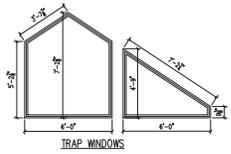
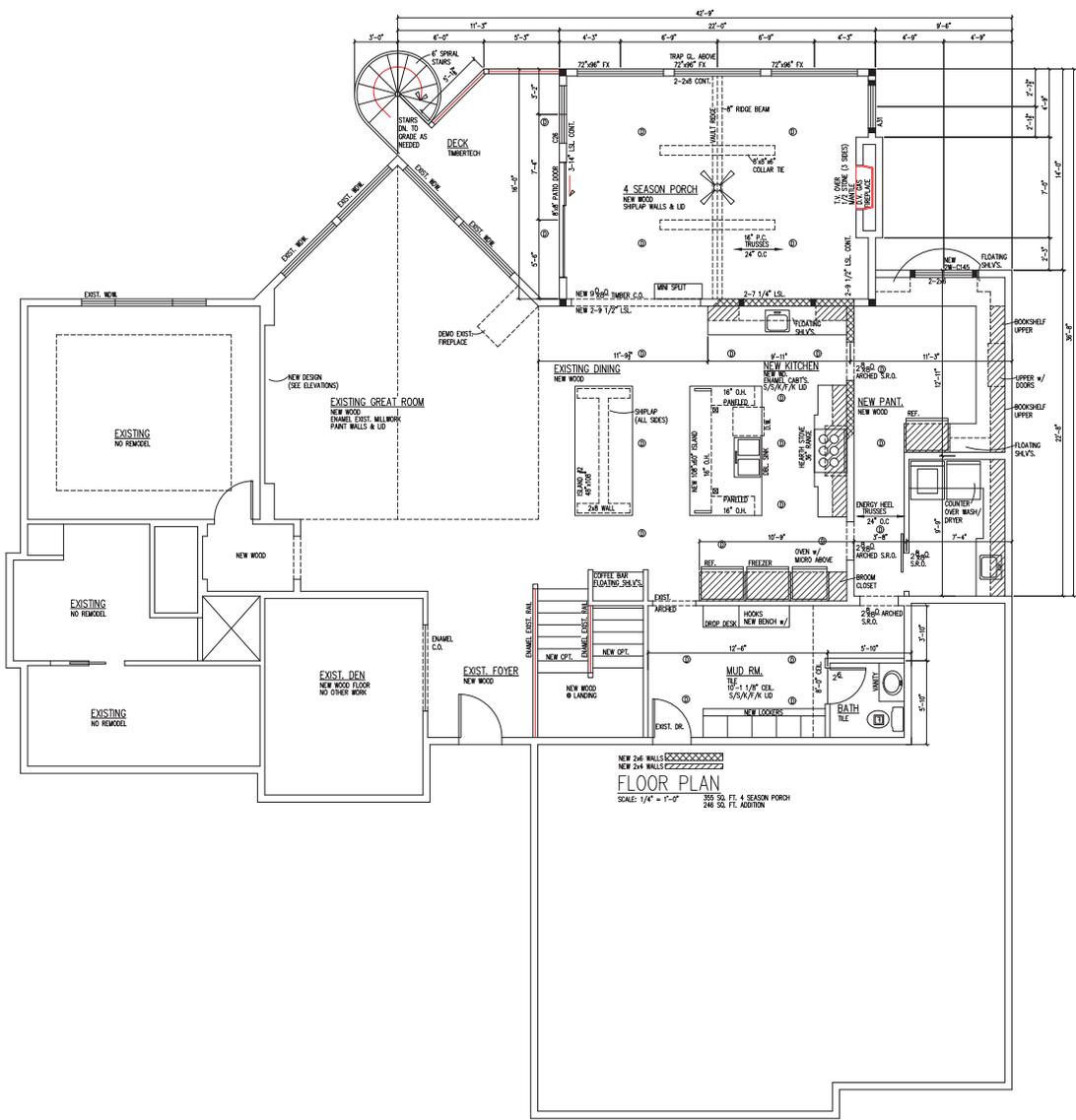
PLEASE SIGN & RETURN THE OFFICE COPY. THANK YOU

WARNING:
THESE PLANS ARE THE CREATIVE IDEAS OF TJB HOMES, INC. ANY UNAUTHORIZED USE, REPRODUCTION OR COPYING FOR USE ON A PLAN OR NEW HOME IS STRICTLY FORBIDDEN. ANY VIOLATION WILL RESULT IN PROSECUTION TO THE FULLEST EXTENT AS ALLOWED BY LAW.

© 2017, TJB HOMES, INC.
UNAUTHORIZED USE OF THE PLAN OR COPYRIGHT ACT

TJB HOMES, INC
9100 BALTIMORE ST., NE SUITE 102
BLAINE, MN, 55449
JASON BUZDZINSKI 763-286-4277

DRAWN BY: JR
COMM. NO.
SHEET NO. 2



We hereby agree to furnish all construction materials, labor, equipment and services required to construct the project in accordance with these plans, drawings, specifications, and other documents. In case of a discrepancy, the price work up sheet shall take precedent.

Suber System: TJB Homes, Inc. 9100 Baltimore St. NE #102 Blaine, MN 55449 MN Building Contractor #1845

Accepted: These plans, drawings, specifications, and other documents are satisfactory and are hereby accepted.

Sub/Owner Signature: _____ Date: _____

Sub/Owner Signature: _____ Date: _____

PLEASE SIGN & RETURN THE OFFICE COPY. THANK YOU!

WARNING:
 THESE PLANS ARE THE CREATIVE IDEAS OF TJB HOMES, INC. ANY UNAUTHORIZED USE, REPRODUCTION OR COPYING FOR USE ON A PLAN OR NEW HOME IS STRICTLY FORBIDDEN. ANY VIOLATION WILL RESULT IN PROSECUTION TO THE FULLEST EXTENT AS ALLOWED BY LAW.

FLOOR PLAN
 285 SQ. FT. 4-SEASON PORCH
 246 SQ. FT. ADDITION
 SCALE: 1/4" = 1'-0"

© 2017, TJB HOMES, INC.
 UNAUTHORIZED USE OF THE PLAN
 IS A VIOLATION OF THE U.S.
 COPYRIGHT ACT

TJB HOMES, INC.
 9100 BALTIMORE ST. NE SUITE 102
 BLAINE, MN, 55449
 JASON BUZDZINSKI 763-286-4277

DATE: 10-21-22
 REVISIONS:

DRAWN BY: JR
 COMM. NO.
 SHEET NO.

1/09/2023
Maggie McCormack
3136 120th Ct NE
Blaine, MN 55449

My family and I are requesting a five-foot variance at 3136 120th CT NE Blaine, MN 55449 to match the garage minimum setback. We want to keep the exterior of the house the same and symmetrical with the neighborhood. The additional space would allow for us to create a few areas in our basement for recreational use. We are converting the basement to a recreational space including an exercise room, bathroom and kitchen in order to keep up with our young family's athletic demands. In this process, no additional bedrooms will be created.

We moved from a new construction home with a sports court in order to be in the Lakes neighborhood, surrounded by young children and our friends who attend the same schools. We didn't realize how much the sports court was utilized in our previous home and much needed by all members of the family. Rather than adding on a sports court to the rambler, we decided to be creative with the additional space to meet the needs of our two athletic children and our lifestyles.

The main floor would be extended to meet the variance amount needed for the basement. Instead of having wasted space above with a sport court, we prefer to utilize the additional space on the main floor for the kitchen, laundry and bath. The plans also create a much larger mudroom for our growing family constantly running in and out of the garage entrance for events, athletics, and school.

The five-foot variance would allow for us to meet our needs without sacrificing the aesthetics of the exterior while also still providing privacy for our neighbors. We need the variance in order to complete the house plans as provided. The variance would also allow for a seamless transition from the minimum setback of the garage.

Any and all considerations are much appreciated. Thank you for your time!

CITY OF BLAINE

RESOLUTION NO. 03-74

**GRANTING A CONDITIONAL USE PERMIT
PER SECTIONS 27.03 AND 29.80 OF THE ZONING ORDINANCE
OF THE CITY OF BLAINE
EAST OF RADISSON ROAD AND SOUTH OF MAIN STREET
MAIN STREET 1000, LLC
THE LAKES**

WHEREAS, an application has been filed by Main Street 1000, LLC as conditional use permit Case File No. 03-16; and

WHEREAS, a public hearing has been held by the Blaine Planning Commission on March 11, 2003; and

WHEREAS, the Blaine Planning Commission recommends said conditional use permit be approved; and

WHEREAS, the Blaine City Council has reviewed said case on April 3 and May 1, 2003.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that a conditional use permit is hereby approved per Section 27.03 and 29.80 of the zoning ordinance to develop up to 739 single family lots, 265 detached townhomes and 641 attached townhomes or condominiums as part of master planned phased development. East of Radisson Road and South of Main Street based on the following conditions:

The Lakes development containing up to 739 single-family lots shall conform to the following standards:

The Lakes Single Family - DF Development Standards

Permitted Uses

1. Single-family detached dwellings.
2. Group family daycare.

Accessory Uses

1. Private garages - no detached accessory structures except those water accessory structures provided and permitted as part of the Lakes Water Management Plan.
2. Private swimming pools/meeting the requirements of Blaine Municipal Code Section 6-121.
3. Keeping of not more than two (2) boarders and/or roomers per dwelling unit.

Conditional Uses

1. Home occupations listed as Conditional Uses fewer than 33.11.

Standards

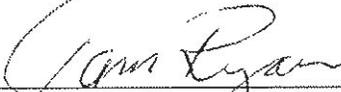
1. Front yard setback - 25 feet.
2. Side yard setback – for lots wider than 70 feet - ten feet for house- five feet for garages.
3. Side yard setback- for lots with widths of 70 feet or less- 5 feet for house-five feet for garage except that rear alley garages may be set at zero lot line. In no instance may structures on adjacent lots be less than 5 feet house to garage or 15 feet house to house.
4. Corner side yard setback - 20 feet. Garages facing and accessing the corner side yard shall have setback of 25 feet.
5. Rear yard setback - 35 feet for house or front facing garage with the exception that lots adjacent to North Oaks West have a minimum rear yard setback of 75 feet.
6. Rear Yard setback for rear facing garages with alley or service lane to be 25 feet.
7. Maximum building height - 2 1/2 stories or 35 feet.
8. It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of four hundred (400) square feet, with no dimension less than 20 feet. Total garage space shall not exceed one thousand (1,000) square feet. Detached garages or accessory storage buildings are not permitted, except for enclosures essential to service permitted swimming pools.
9. The minimum finished floor area above grade for all homes shall be 1,600 square feet. All homes shall have a minimum depth and width of 24 feet.
10. All homes to be constructed utilizing pre-approved exterior materials, roof pitches and elevations. All house exteriors to utilize maintenance-free materials to the extent possible. All house exteriors to provide enhanced window fenestration. Care to be taken to utilize a variety of home styles, front elevations and colors to provide maximum housing variety within each neighborhood. Developer to establish criteria to ensure that adjacent single family homes built within the development do not have the same exterior color or architectural elevations.
11. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
12. Driveways shall not be constructed closer than 5 feet to the property line except as provided with alley facing garages, which can be zero lot line. All driveways and approaches shall be hard surfaced using concrete, bituminous asphalt or other City approved material that is consistent in durability and quality.
13. Rear yard alleys or service drives are considered private shared driveways and are to be maintained privately by covenant agreement or homeowner's association.
14. It shall be required that all yards of a new single-family dwelling be sodded over a minimum of 4 inches of topsoil (black dirt containing not more than 35 percent sand). Yards may be seeded over 4 inches of black dirt if underground irrigation is installed with the home.
15. Each lot shall contain one front yard tree and one boulevard tree with a minimum of 2½-inch caliper. Front yard tree may be over story deciduous shade tree or approved six-foot tall conifer. Corner lots shall each have one additional boulevard tree.
16. Lots with rear yard water frontage, on the two large water bodies labeled by the Preliminary Plat as Outlots O and C, shall contain a minimum of one over story shade tree with minimum caliper of 2.5 inches.

17. Rear yard fences, if permitted by developer covenants, adjacent to water or park out lots to have maximum height of 4 feet. Fence styles to be approved by the Master Homeowner's Association and constructed with maintenance free materials.
18. All homes, within the development to incorporate Airport Noise Abatement Standards to mitigate noise impacts.
19. Side patio or entrance doors not to be included on any single family home that does not contain adequate lot space to provide a minimum deck or patio width of at least 10 feet. No deck or patio can be placed closer than 7.5 feet from the interior side lot line. No deck can be enclosed that is placed closer than 10 feet from an interior side lot line.
20. Developer to execute and record, with the sale of each single family lot, an affidavit indicating to homebuyers that the soils located in the rear and side yards of the single family lots have not been corrected to accommodate general building construction or pools and that additional effort may be required, by the homeowner, to stabilize those soils before additional construction could occur.

The following conditions are recommended for the 265 detached style townhomes and 641 attached townhomes and condominium housing units.

1. Construction of all detached townhomes and attached housing units to be generally guided by the City Council's Resolution and by depictions, drawings and information contained in the Development Plan Book and attached Pioneer Engineering drawings (pages 1, 2, 8-36), dated March 3, 2003 with the provision that, prior to site work (other than preliminary site grading), the specific developer/builder of each housing area submit fully detailed site, grading, utility, landscaping and building plans for each house style represented by this application. All site plans and unit plans require approval of the Planning Department prior to work beginning. All site work to meet the Performance Standards Section 33.00 of the Zoning Ordinance.
2. All site plans to be reviewed, by the City, for how the site plans deal with berming and landscaping along Radisson Road and in future phases along 125th Avenue, setbacks between units and paved surfaces, provision for adequate and convenient off-street parking, landscape treatments along project edges and between project types, emergency vehicle access and fire hydrant spacing.
3. All housing units to incorporate Airport Noise Abatement Standards.
4. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.
5. All attached housing units, with total structure sizes greater than 8,500 square feet, to be provided with automatic fire suppression systems.
6. Minimum floor area above grade for detached townhomes 1,240 square feet and attached condominiums and townhomes of 1,225 square feet.
7. Model home sales area with temporary office trailers (maximum of 4) to be set-up based on location, site and landscape plans to be approved by the City prior to installation. Trailers to be removed within one year from 1st phase final plat approval by the City Council.

PASSED by the City Council of the City of Blaine this 1st day of May 2003.



Tom Ryan, Mayor

ATTEST:



Jane M. Cross, CMC, City Clerk
COUNCIL ACTION 03-164