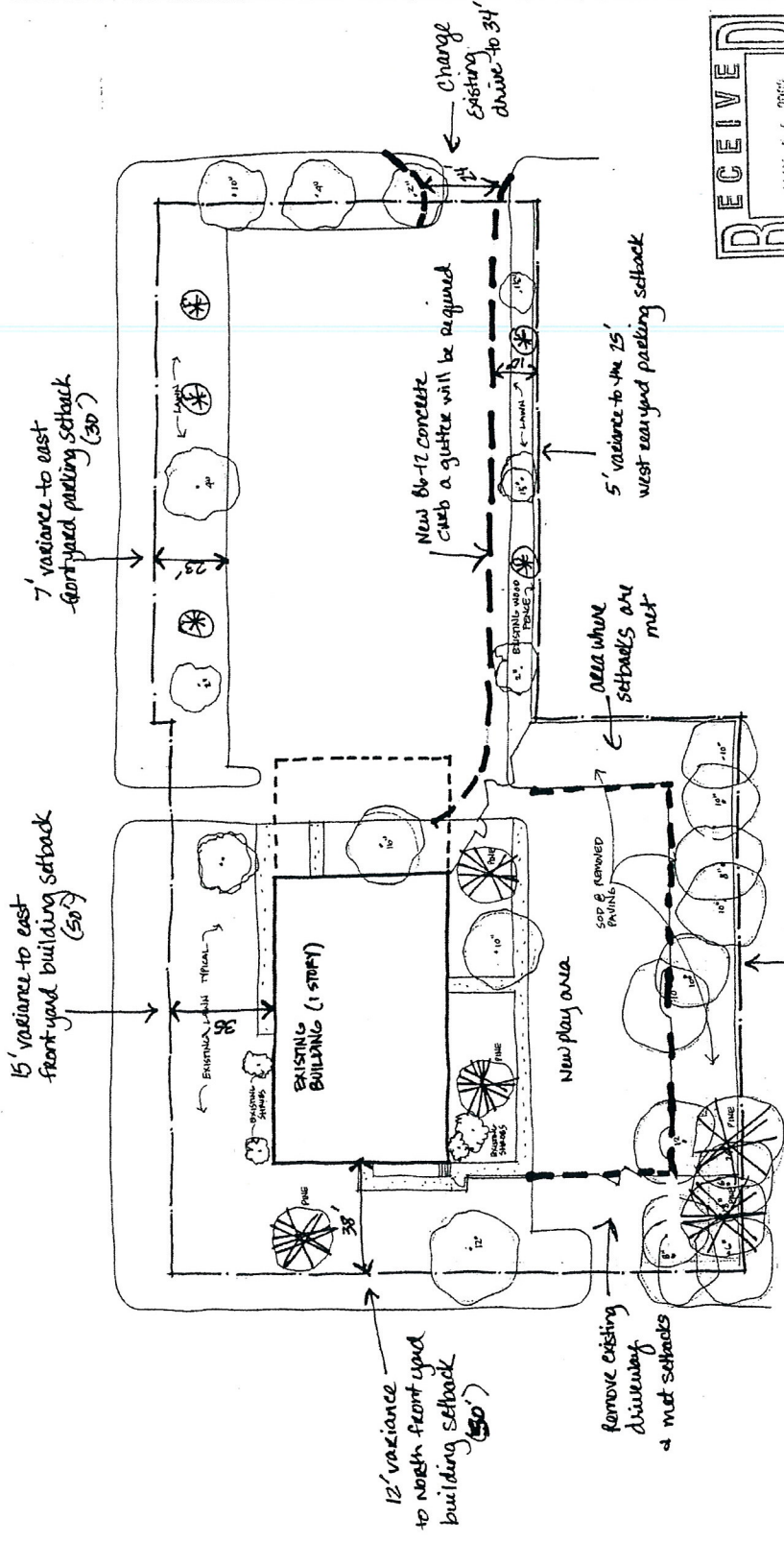


Case File No. 12-0004



2002

⊕ = NEW CONIFER TREES



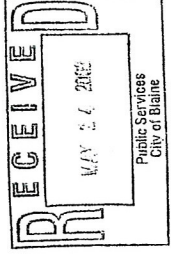
NOTE: THIS SITE IS AN EXISTING DEVELOPED SITE. NO MODIFICATIONS WILL BE MADE TO ANY EXISTING LANDSCAPING & LAND USES.

ALL VEGETATION INDICATED IS EXISTING

LANDSCAPE PLAN
1/8" = 1'-0"

- Landscape Plan
- Existing Site Conditions
- Proposed Site Conditions
- Concrete pour (indicated by hatching)
- Areas to be removed

Area where setbacks are met



2017

Frontage Rd

Grass

← 19 parking spaces

Handicap Spot

16 parking spaces

3 parking spaces last

The way of the Shepherd School

Grass 22'

New Entrance

21'

Required New Curb Line

Current Curb

Grass

9'7"

Fence

Trash

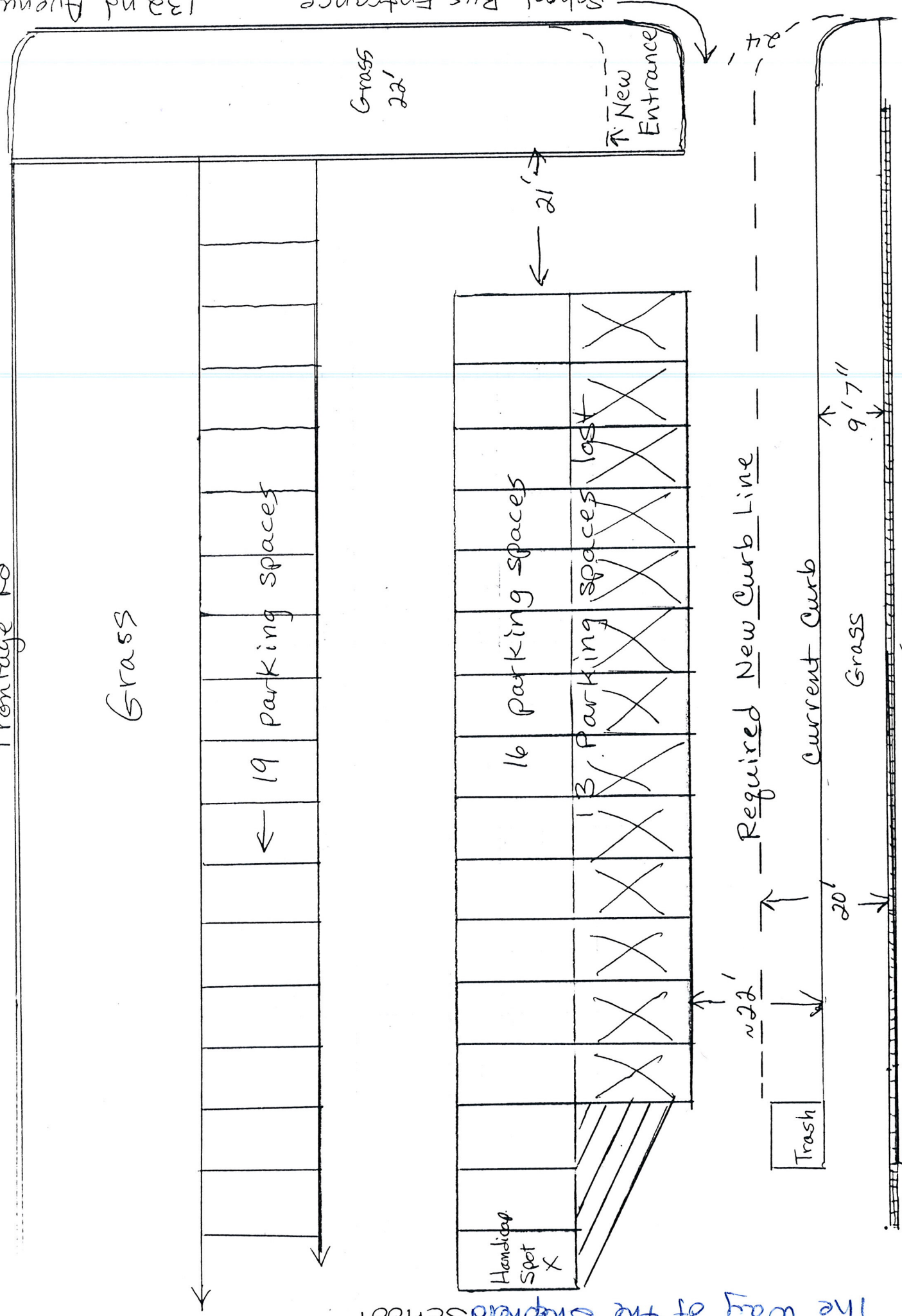
20'

22'

24'

School Risk Entrance

132nd Avenue NE





February 2, 2012

City Council Members
City of Blaine
10801 Town Square Dr NE
Blaine, MN 55434

Dear Council Members:

I am writing to request that The Way of the Shepherd Catholic Montessori School be granted a variance from the parking lot modification requirement and curb relocation outlined in Resolutions No. 02-205, Condition No. 4 and Resolution No. 06-199. The requirement places an excessive financial burden on the owner, a 501(c)(3) corporation.

The requirement is intended to ensure that the "side yard" is at least 20 feet wide. While this is a reasonable requirement under most circumstances, it would result in no positive impact on the neighbor immediately to our west since there is a privacy fence that blocks any view of the area in question. Also, the area in question is only used significantly Monday – Friday during the morning (7:45-8:00 a.m.) and afternoon (2:00 – 2:30 p.m.) by parents and Anoka-Hennepin School to drop off and pick up students. The entrance is situated so that no headlights shine into the neighbor's yard. Yet, the cost to make the changes would be prohibitive at approximately \$20,000.00 and would, with the necessary curb relocation, also result in the loss of a third of our parking spaces.

I earnestly hope that the Council will rule in favor of this variance.

Sincerely,

Suzanne Allen
Administrator