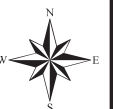


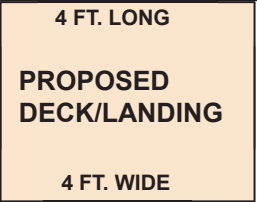
BlaineMN.gov

Case File No. 22-0057
Joseph Stontz

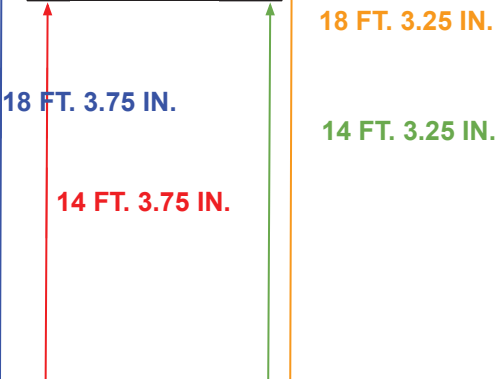
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



CURRENT 802 131ST AVE HOME STRUCTURE





- *REQUESTED SETBACK ALLOWANCE with deck/landing = 13.5 feet*
- *REQUESTED SETBACK ALLOWANCE without deck/landing = 17.5 feet*



SOUTH (REAR) PROPERTY LINE / FENCE LINE






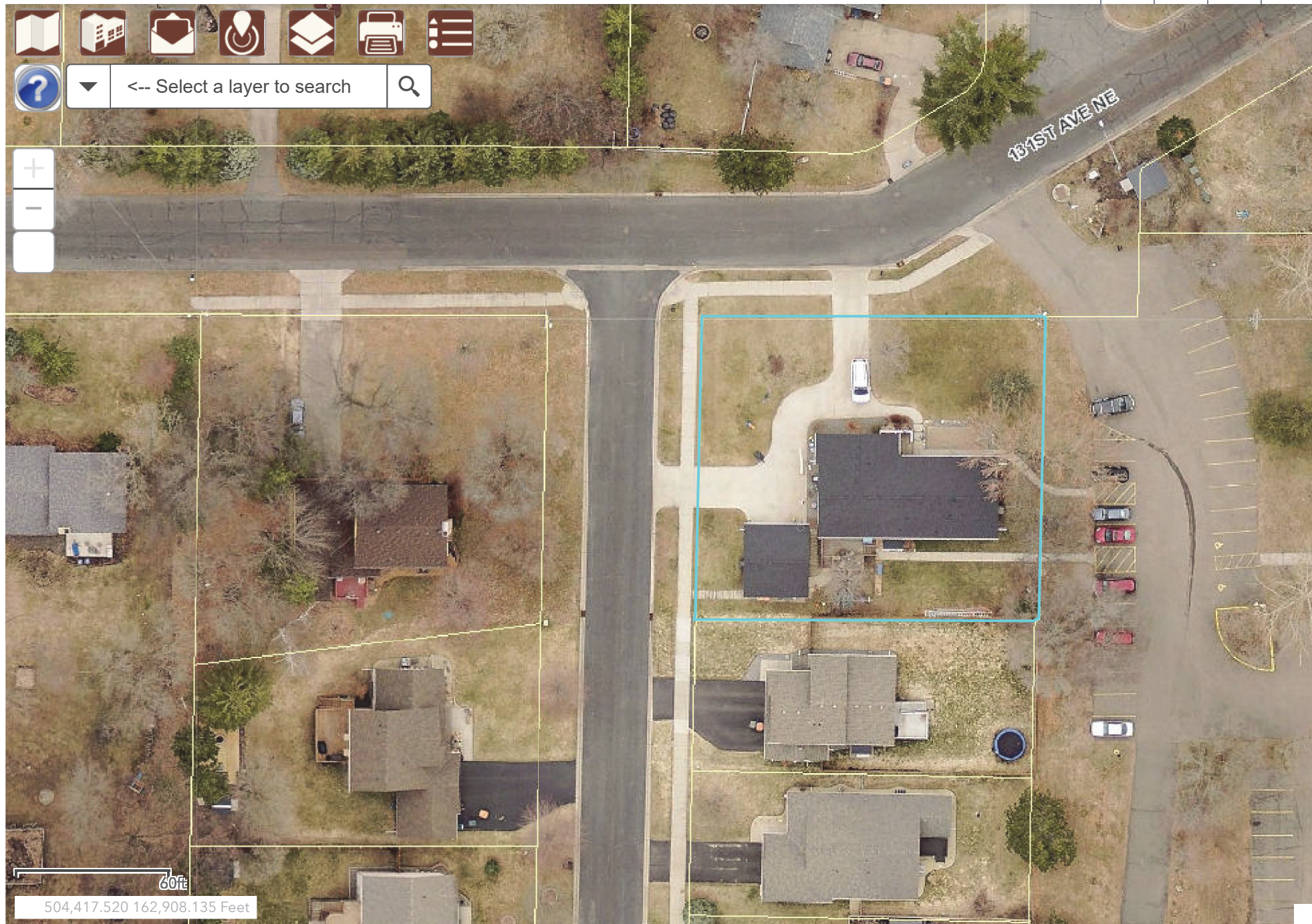



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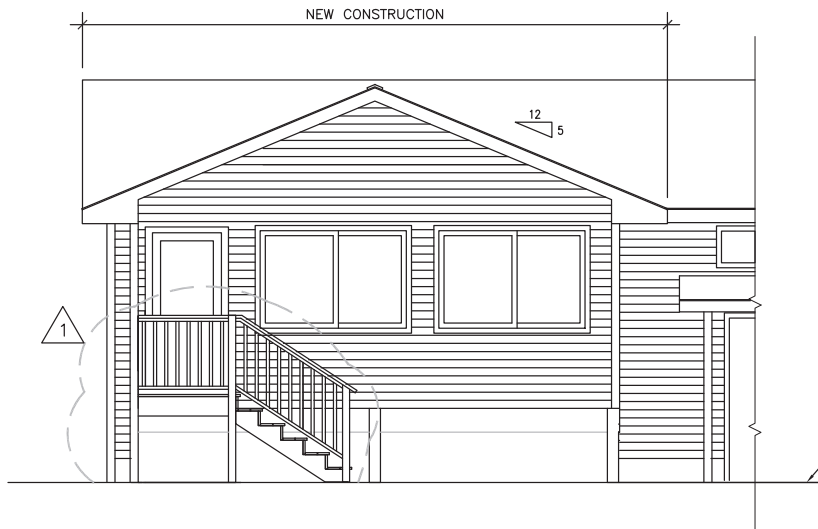
 60ft

504,417.520 162,908.135 Feet

RESIDENTIAL ADDITION: 3-SEASON PORCH

STONTZ RESIDENCE

802 131ST AV NE
BLAINE, MN 55434



CONTENTS:

- △¹ A-0 - TITLE PAGE
- △¹ A-1 - FLOOR FRAMING AND FOOTING PLAN
- △¹ A-2 - FLOOR PLAN
- △¹ A-3 - BUILDING SECTION AND STAIR DETAIL
- △¹ A-4 - SOUTH ELEVATION
- △¹ A-5 - WEST ELEVATION
- △¹ A-6 - EAST ELEVATION

REVISION △¹ STAIR DIRECTION CHANGE

CSK
DESIGNED BY
DATE 7-11-2022
PROJECT 7-18-2022
A

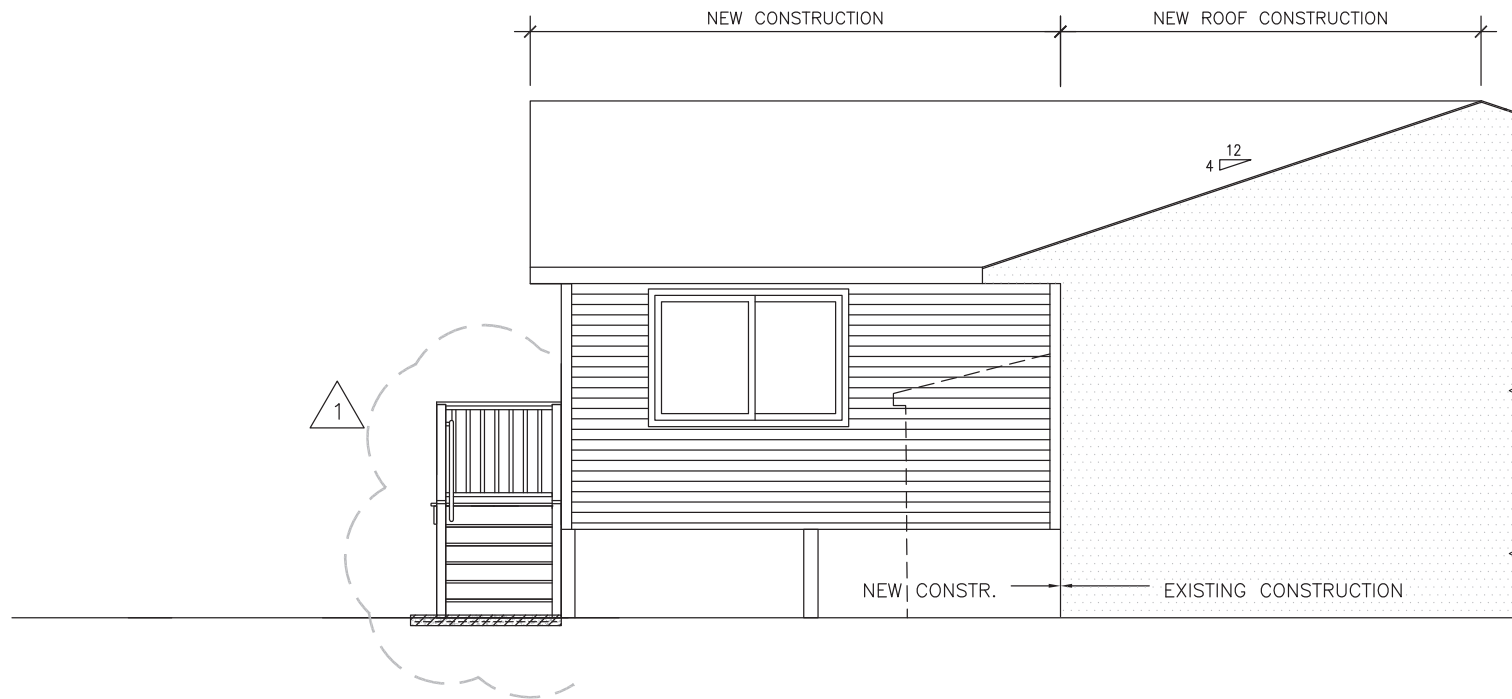
JOE BUILDER
CONSTRUCTION CO.
4354 UPTON AVENUE NORTH
MINNEAPOLIS, MN 55412

**JOE.
BUILDER.**

TITLE PAGE

PROJECT LOCATION:
STONTZ RESIDENCE
802 131ST AV NE
BLAINE, MN 55434

REVISION NUMBER:
A.0



1 EAST ELEVATION
1/4" = 1'-0"

DESIGNED BY
CSK
DRAWN BY
6-7-2022
DATE
7-18-2022
PROJECT

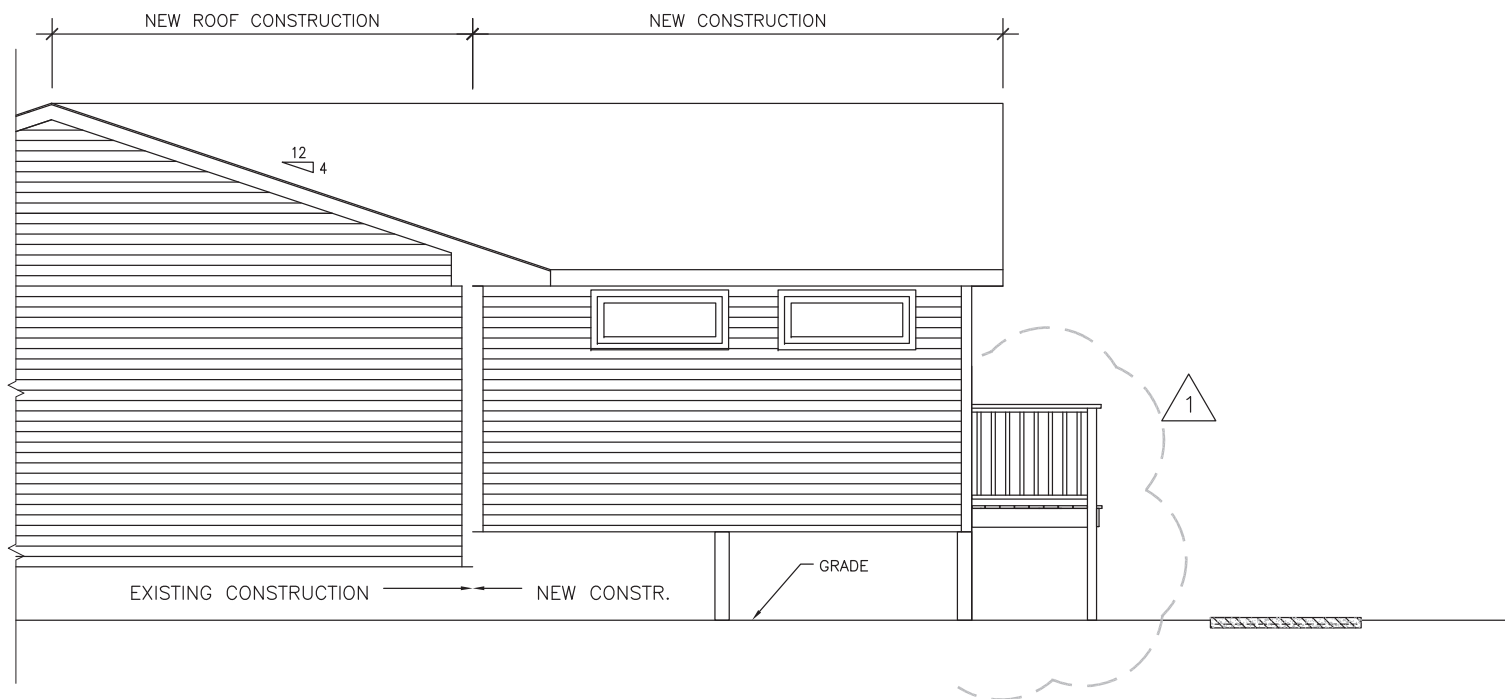
JOE BUILDER
CONSTRUCTION CO.
4354 UPTON AVENUE NORTH
MINNEAPOLIS, MN 55412

JOE.
BUILDER.

EAST ELEVATION

PROJECT LOCATION:
STONTZ RESIDENCE
802 131ST AV NE
BLAINE, MN 55434

Sheet Number
A.6



1 WEST ELEVATION
1/4" = 1'-0"

DESIGNED BY
GSK
DRAWN BY
7-11-2022
DATE
7-18-2022
PROJECT

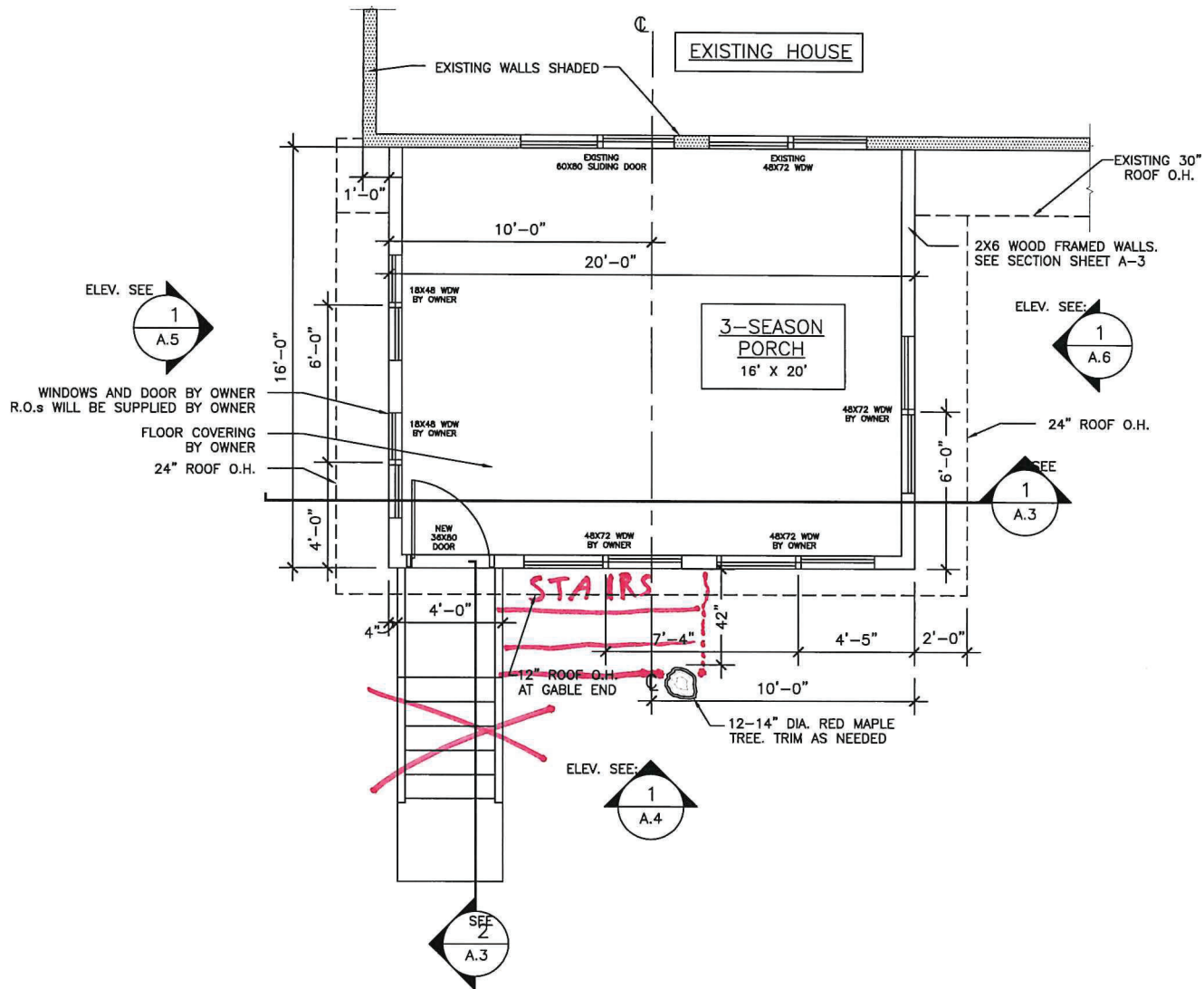
JOE BUILDER
CONSTRUCTION CO.
4354 UPTON AVENUE NORTH
MINNEAPOLIS, MN 55412

**JOE.
BUILDER.**

WEST ELEVATION

PROJECT LOCATION:
STONTZ RESIDENCE
802 131ST AV NE
BLAINE, MN 55434

WEST NUMBER
A.5



1 FLOOR PLAN
1/4" = 1'-0"



OWNER: CSK
DATE: 7-11-2022
REVISED:

JOE BUILDER
CONSTRUCTION CO.
4354 UPTON AVENUE NORTH
MINNEAPOLIS, MN 55412

JOE BUILDER.

FLOOR PLAN

PROJECT LOCATION:
STONZ RESIDENCE
2451 ST. ANNE
BLAINE, MN 55434

SHEET NUMBER:
A.2

[illegible]

Dear City Council Members and Planning Commission,

My wife and I are interested in replacing our current back deck with a 4-season porch.

After discussing our project with the Planning Commission, we discovered that the zoning ordinance in our district requires the footprint of any 4-season porch to be at least 30 feet from the rear property line.

We recognize the reason for this zoning code, as it prevents the construction of structures (decks, porches, home additions) in locations too close to adjacent properties that make it inconvenient, prove cumbersome, or display a potential eyesore for the adjacent neighbors. We also recognize the spirit and intent of this zoning ordinance is to protect the adjacent properties from unreasonable structures that have an adverse effect on their property.

Nevertheless, we would still appreciate the opportunity for an approval of an individual variance to this zoning ordinance in our unique situation because of these reasons:

1. The current zoning ordinance imposes practical difficulty on us, as property owners, in the use of our land because of the unique design and situation of our property. For the current back deck location is the only feasible location for building a 4-season porch on our property.
2. There is an exceptional circumstance that applies in our case to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this ordinance, have had no control. When our home was built, there were no homes directly to the south. We are a corner lot and the rear of our property faces south. However, the rear of each home on Van Buren faces east. In our general vicinity, no other homes adjacent to a corner lot home were built as close as the 13085 Van Buren home is to our own. Also, all the rear of the homes on Van Buren face east. The rear of our home was treated, not as the rear, but as a "side" of our home based upon the construction of other homes in the area. Therefore, our circumstances are exceptional.
3. The literal interpretation of the provisions of this ordinance would deprive us of rights commonly enjoyed by other properties in the same district under the terms of this ordinance. Why should other properties and home owners in Blaine be allowed to convert their decks into 4 season porches when we cannot (especially considering that our footprint will not be larger than our current deck)?
4. The special conditions or circumstances do not result from the actions of the applicant. We did not allow the home on 13085 Van Buren to be built so close to the rear of our property.
5. The variance requested in our case is the minimum variance which would alleviate the hardship. We are simply requesting that our 4-season porch be built on the existing footprint of our current deck. We are not asking to build closer to our adjacent neighbors' property.

6. The proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion of public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. This 4-season porch will only increase the property values in the neighborhood, will decrease the risk of fire, and does not impair an adequate supply of light or air to the adjacent property, and in no way affects congestion (either positively or negatively) on Van Buren or 131st. The construction of this 4-season porch will benefit the city by improving the aesthetic of our home and its presentation to both our adjacent neighbors and the entire community.
7. The construction of this 4-season porch is in a location that is not directly visible from our adjacent neighbors home (13085 Van Buren). Our adjacent neighbors do not have any north-facing window. Also, from looking out of their west and east facing windows, they are not able to see our current deck or any future 4-season porch, as this 4-season porch will only take up the current footprint of the deck.

Because of these unique circumstances, this "4-season porch build" could benefit the city and the aesthetic of our property, even how our property is "presented" to our next door neighbors, all while still keeping the same square footage footprint as our current deck.

Thank you for your consideration!

Sincerely,

Joseph & Nicole Stontz