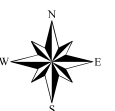


**Case File No. 20-0027**  
**A & C Automotive**



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





# Site Plan



611

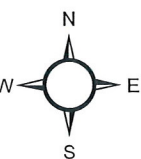
151

Sign Location

Distance To Property Lines

Site Distance Triangle

1"=20'





11 ft  
132"  
**Austins**  
MUFFLER SHOP

6 ft  
72"

21  
ft

97"  
8 ft 48"  
4 ft



Property line

RECEIVED  
JUN 25 2018  
CITY OF BLAINE  
PLANNING DEPT

**From:** A&C Automotive <[acautoblaine@gmail.com](mailto:acautoblaine@gmail.com)>  
**Sent:** Wednesday, July 15, 2020 4:20 PM  
**To:** Showalter, Elizabeth <[eshowalter@blainemn.gov](mailto:eshowalter@blainemn.gov)>  
**Subject:** Re: 611 109th Ave Sign

Liz,

Thank you for your continued support! I have attached a paper copy PDF with my signature. I noticed it cut off my description and reason of the variance on the app. I will enter them below.

1. Sign as allowed by City creates blind spot turning East onto 109th from N side of Jefferson. We view this as an extraordinary circumstance and a risk to public safety.
2. COVID has created an economic hardship thus making the exorbitant cost of modifying a functional monument sign a hardship. We are not claiming the variance to be the financial hardship. We are considering the extraordinary circumstances to be the hardship.
3. Even as just tenants we have spent \$7,600 in one year to beautify the corner with plans to continue to do so. As a neighborhood member myself I drove by this shop in it's derelict form for a decade. We view our relationship with the City as a long term relationship. We have plans to purchase the building and go far beyond the minimum to increase our visibility and beauty of this corner. The cost to remove and rebuild sign has been quoted ranging from \$3,800 - \$5,400.
2. Modifications to lights were added to decrease glare. We have suspended turning our sign on at night.
3. We were offered a lease under false pre-tenses saying sign was grandfathered in. But due to a misunderstanding, the sign was simply stayed for a 2 year duration. We view this as a special condition not caused by us as the tenant.
4. \$8,000 assessment to property from construction on Jefferson as well as losing access to our lot from the W on top of current property taxes has increased our fixed expenses significantly.
5. We have been advised by a city council member and current mayoral candidate to file for this variance.
6. We have the support of our immediate neighbors within sight line of sign saying it is not an inconvenience.
7. Plans to continue to beautify corner within a reasonable cost. We would like to work in tandem with the city to allow for variance on height and comply where feasible. We are currently performing many tasks to the corner to make it more compliant.
8. As a local business fighting to survive through unprecedented times in our first years of bussiness. Who has clearly invested in the corner and continues to service our loyal neighborhood customers (Our Google reviews tell the story of our service). We request this variance not as a special consideration or privilege but as a logical conclusion to an issue that is not causing any hardship to the neighborhood and has the potential to decrease public safety on our corner. We wish to be a model tenant in Blaine but are struggling to see the actual harm or hardship caused with the current placement.

Also, Our landlord (Rick Austin) who is yet to step foot on the property since we signed our lease is "unavailable" to meet. I have mailed a copy of the app and he will be mailing it back to us. We have his full verbal authority to move forward with this variance. If you would like to confirm this his direct number is 612-280-7301.

Check for \$432.14 has been mailed to 10801 Town square Dr. NE



Please contact me with any questions. We look forward to resolving this and appreciate your assistance.

--

Thanks,

Tim Leininger / John collier

[A & C Automotive](#)

[611 109th Ave NE](#)

[Blaine MN 55434](#)

[acautoblaine@gmail.com](mailto:acautoblaine@gmail.com)

[www.acautoblaine.com](http://www.acautoblaine.com)

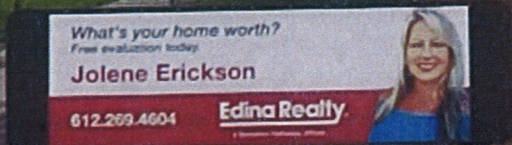
763-755-1111

651-500-4223

"Common service, done uncommonly well"



385 109<sup>th</sup> Ave



Adjacent Sign #1  
In Compliance



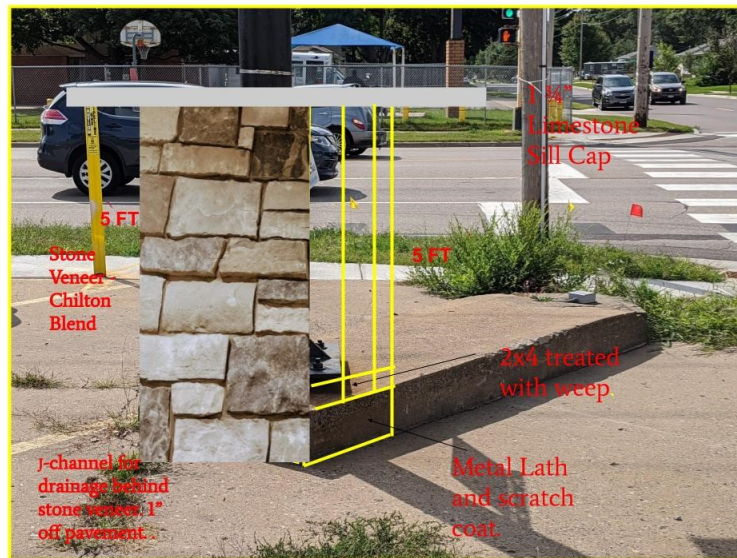


10851 Jefferson Street  
Adjacent Sign #2  
In Compliance



Applicant proposes to create a 5 foot tall base with stone veneer and a sill cap.

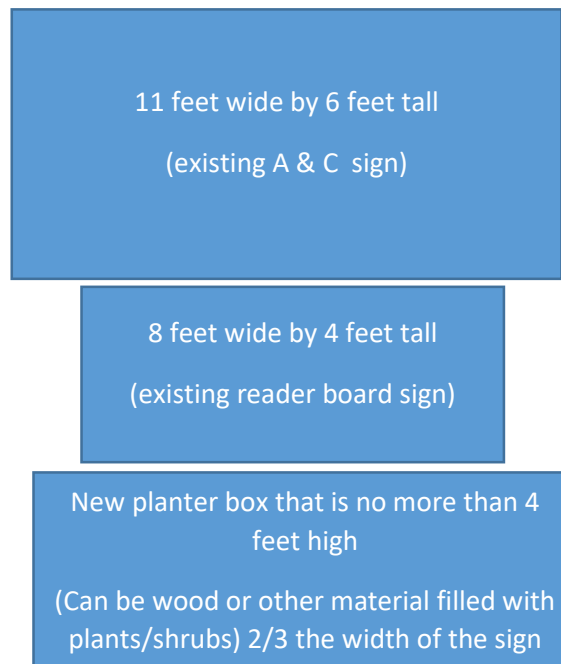
- No height reduction.
- Pole still visible.
- All variances still required
- Limited work to be done to the sign
- Does not match the efforts required of two adjacent property owners to bring sign into conformance.





## Sign Proposal 1

- Allows the reuse of all components of existing sign—98 square feet
- Eliminates the need for the pole
- Does not need a variance—the size of the sign and height of sign meet ordinance requirements
- A planter box is not costly and easy to construct. We have allowed these to bring other nonconforming signs into conformance
- Likely less expensive than a new sign
- Would remain in same location—will meet 10-foot setback requirements from property lines.

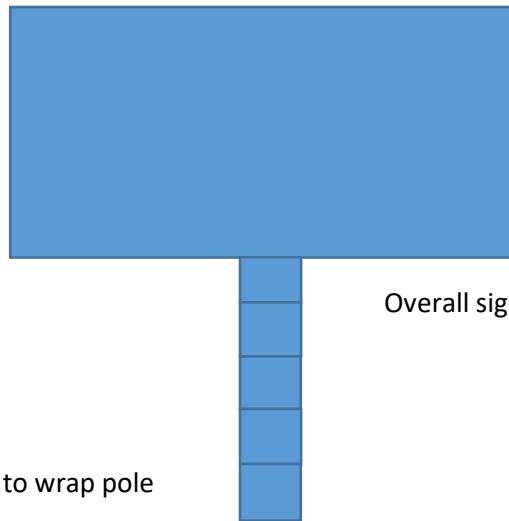




## Sign Proposal 2

- Allows the applicant to reuse the existing readerboard for signage (copy could be changed with a permit)—32 square feet
- Would remove the top A & C sign from the pole
- Brings the sign down to the correct height/no need for a height variance.
- Wraps the existing pole in brick to resemble a monument style.
- A variance would still be required to the regulations for providing a monument base
- Likely cheaper than a new sign

Sign---same reader  
Board sign--



Overall sign height must be 14 feet

Brick would be used to wrap pole