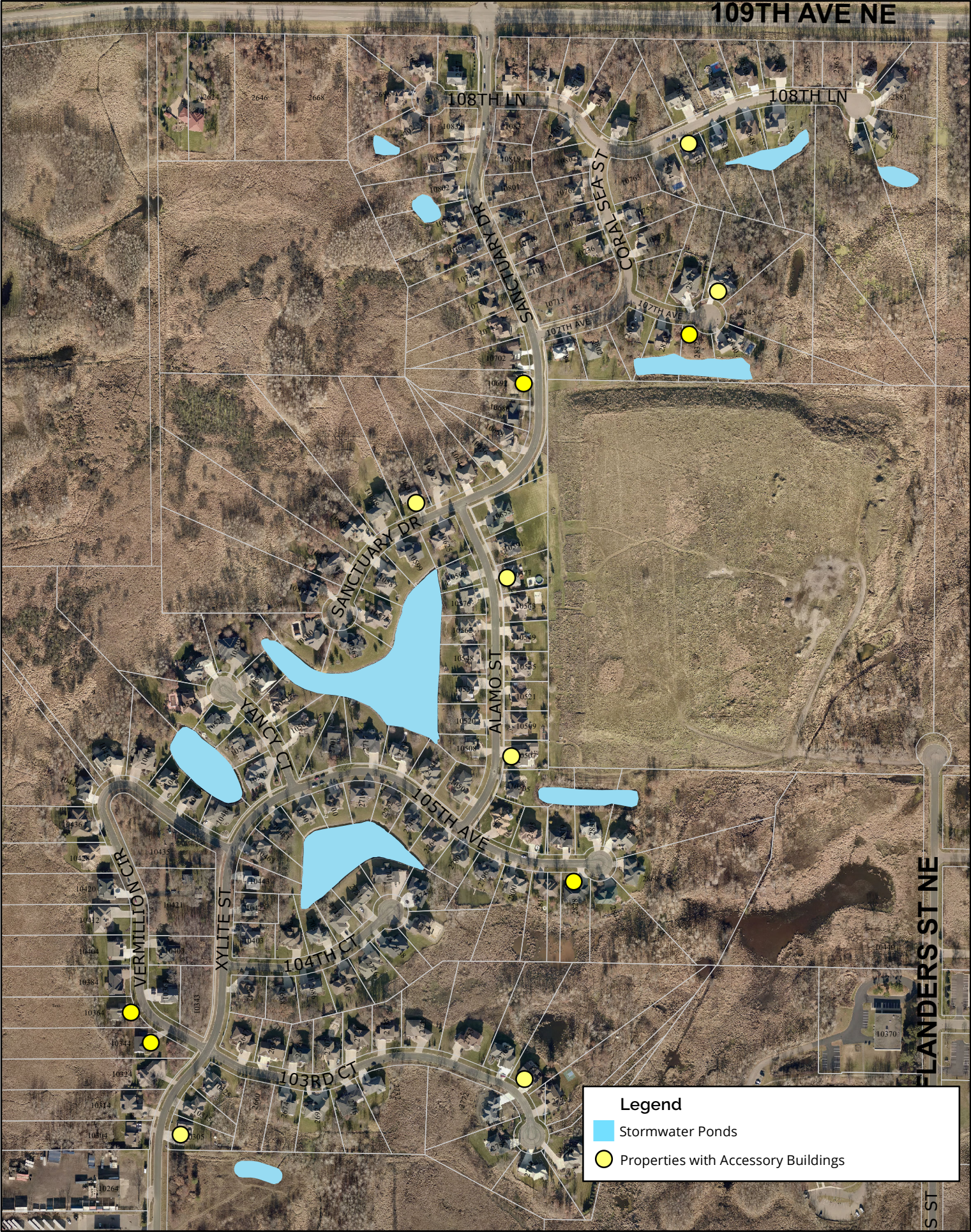




Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





Accessory Building Complaints-Sanctuary Neighborhood



<b>Complaints received with Letter Sent</b>		<u>Proposed Ordinance with No Buffer</u>	<u>75' Pond Buffer</u>
<u>Address</u>	<u>Size</u>		
2830 108th Lane NE	120sf.	Allowed if ordinance changed	Allowed if ordinance changed
10507 Alamo St. NE	120 sf.	Allowed if ordinance changed	Doesn't meet setback
2781 103rd CT. NE	Approx. 60 sf.	Allowed if ordinance changed	Allowed if ordinance changed
10692 Sanctuary Dr.	Approx 12 sf.	Allowed if ordinance changed	Allowed if ordinance changed
2833 107th Ave.	Approx 60 sf.	Allowed if ordinance changed	Allowed if ordinance changed
10577 Alamo	Approx 80sf.	Allowed if ordinance changed	Allowed if ordinance changed
2828 105th Ave.	Over 120sf. < 200 sf.	Need to inspect to the structure	Need to inspect to the structure
10344 Vermillion	Approx. 150sf.	Not permitted due to size.	Not permitted due to size.
10364 Vermillion	Approx 200 sf.	Not permitted. Not located in rear yard.	Not permitted. Not located in rear yard.
<b><u>Additional complaints, no letters sent</u></b>			
10620 Sanctuary	Approx 50 sf.	Allowed if ordinance changed	Allowed if ordinance changed
2832 107th	Over 200 sf.	Not allowed	Not allowed
10305 Xylite	Approx 50 sf.	Allowed if ordinance changed	Allowed if ordinance changed

PID	Vote	OWNER	ADDRESS	CITY/STATE	Notes
PID: 223123320033		AHMAD MISHAUN	2703 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123320036		AMIR AREEJ	2741 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123320022	N	ANDERSON REBECCA	2690 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123210038		ARSHAD MOHAMMAD	2875 108TH LN NE	BLAINE, MN 55449-0000	
PID: 223123210041	Y	BAILEY JONATHAN	2860 108TH LN NE	BLAINE, MN 55449-0000	
PID: 213123140008	Y	BALDAUFF DAVID	10444 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123230007	Y	BAXTER JAMES B & JUDY A	10632 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320043	Y	BECKERLEG CURTIS	2658 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123320049	N	BENSON HEATHER	2725 103RD CT NE	BLAINE, MN 55449-0000	
PID: 213123140011	NA	BLAINE CITY OF	10801 TOWN SQUARE DRIVE	BLAINE, MN 55449-8101	NOT RESIDENTS OF THE SANCTUARY
PID: 213123410022	NA	BLAINE CITY OF	10801 TOWN SQUARE DRIVE	BLAINE, MN 55449-8101	NOT RESIDENTS OF THE SANCTUARY
PID: 223123210005	NA	BLAINE CITY OF	10801 TOWN SQUARE DRIVE	BLAINE, MN 55449-8101	NOT RESIDENTS OF THE SANCTUARY
PID: 223123230036	NA	BLAINE CITY OF	9150 CENTRAL AVE NE	BLAINE, MN 55434-0000	NOT RESIDENTS OF THE SANCTUARY
PID: 223123310022	NA	BLAINE CITY OF	10801 TOWN SQUARE DRIVE	BLAINE, MN 55449-8101	NOT RESIDENTS OF THE SANCTUARY
PID: 223123320023	N	BLANK TRUSTEE ALICIA & BLANK TRUSTEE TIMOTHY	10502 YANCY CT NE	BLAINE, MN 55449-0000	
PID: 223123220020	Y	BOWE JASON	2767 108TH LN NE	BLAINE, MN 55449-0000	
PID: 223123320034	Y	BOYER KATHRYN	2715 104TH CT NE	BLAINE, MN 55449-0000	
PID: 213123140010	Y	BREESE LONDA	3700 MCKINNEY AVE APT 2113	DALLAS, TX 75204	10460 VERMILLION
PID: 223123210017	Y	BUTLER SEAN	2833 107TH AVE NE	BLAINE, MN 55449	
PID: 223123320041		CAHILL JAMES	2710 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123230046	Y	CARLSON JOHN M	10514 YANCY CT	BLAINE, MN 55449-0000	
PID: 223123220012		CARSEN KELLI L & DANE C	10802 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123230025		CASTILLEJA ADAM S & CHRISTINA	10508 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123210027	Y	CHAPEAU JENNIFER	2854 108TH LN NE	BLAINE, MN 55449	
PID: 223123220008		CHAU TAM & NHUNG	2696 108TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123220007		CHAU TAN & DO THU	2699 108TH LN NE	BLAINE, MN 55449-0000	
PID: 223123230032		CHRISTENSEN PAUL M & JILL L	10521 ALAMO ST NE	BLAINE, MN 55434-0000	
PID: 223123320101	N	CHU TUAN	2753 103RD CT NE	BLAINE, MN 55449	
PID: 223123320112	Y	CLARK TRUSTEE KARI & CLARK TRUSTEE THOMAS	2765 103RD CT NE	BLAINE, MN 55449	
PID: 223123210028		COLLINS ROBBY & EGERSTROM COLLINS KARI	2785 108TH LN NE	BLAINE, MN 55449	
PID: 223123320113	Y	CONSIDINE AMANDA	10505 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123230029		DAHIR ABDULKARIM	10563 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123210031	Y	DAHL DALE	2825 108TH LN NE	BLAINE, MN 55449	
PID: 223123230003	Y	DANIELS MARK	10680 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320037		DASKALYUK SIMEON	2745 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123210007	Y	DAVIS AMANDA	2780 108TH LN NE	BLAINE, MN 55449	
PID: 223123310020	Y	DEPOINT JAMES	2793 103RD CT NE	BLAINE, MN 55449	
PID: 223123320104	Y	DEPOINT JAMES	2793 103RD CT NE	BLAINE, MN 55449	
PID: 223123210003	Y	DEWEY CHRISTIE	2784 107TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123310012		DIAO XIAOFEI & SHI CHUN	2844 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123320083		DINH AMANDA	10484 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123210030	Y	DISON SANDRA	2815 108TH LN NE	BLAINE, MN 55449	
PID: 223123320051		DOLINSKY DOUGLAS	2743 103RD CT NE	BLAINE, MN 55449-0000	
PID: 223123320082	Y	EDLUND ERIC	10476 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123210026		EJIYA CAROLINE	2848 108TH LN NE	BLAINE, MN 55449	WENT TO DOOR TWICE NO OWNER HOW EITHER TIME
PID: 213123410019	Y	ERICKSEN JEFFREY	10428 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123210033	Y	ERICKSON ROLLIN	2849 108TH LN NE	BLAINE, MN 55449	
PID: 223123320047		FLAIANI ALLISON	2671 103RD CT NE	BLAINE, MN 55449-0000	
PID: 213123410015	Y	FLOYD JAMES	10384 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 213123140009	Y	FOLDEN TRUSTEE DAVID & FOLDEN TRUSTEE RACHEL	10452 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 213123410011	N	GLAMM DAWN	10314 XYLITE ST NE	BLAINE, MN 55449	
PID: 223123230016	N	GORZYCKI KATHLEEN	10587 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123210039	Y	GREFSHEIM RYAN	2881 108TH LN NE	BLAINE, MN 55449-0000	

PID: 223123210022		GRUGEL TODD	2814 108TH LN NE	BLAINE, MN 55449	SPOKE TO SEVERAL TIMES AND REFUSED TO RETURN VOTE
PID: 223123210023		GRUGEL TODD	2814 108TH LN NE	BLAINE, MN 55449	SPOKE TO SEVERAL TIMES AND REFUSED TO RETURN VOTE
PID: 223123230012	Y	GUST CHAD	10572 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123210044		HALVERSON TROY	PO BOX 490635	BLAINE, MN 55449	
PID: 223123320030	Y	HAMMES SARAH	10423 XYLITE ST NE	BLAINE, MN 55449-0000	
PID: 223123210020	Y	HARVISON BRIAN	10733 CORAL SEA ST NE	BLAINE, MN 55449	
PID: 223123230021		HATLELI CHRISTIAN	10562 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 213123410013		HAUGEN LUCAS	PO BOX 48506	COON RAPIDS, MN 55448	10344 Vermillion
PID: 223123320111	N	HEITZMAN TRUSTEE SYLVIA & HEITZMAN TRUSTEE TERRY	2677 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123230022		HENNEN JAY V & STACEY L	10548 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123230044	Y	HILDRUM CHRISTOPHER	10507 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123230011	N	HOEPKER TRUSTEE KATHRYN & HOEPKER TRUSTEE KEVIN	10584 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123210034	Y	HOFFMANN RODNEY	2853 108TH LN NE	BLAINE, MN 55449	
PID: 223123230004		HOFKES TRUSTEE SUSAN	10668 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123210032	Y	HOLM ANGELA	2837 108TH LN NE	BLAINE, MN 55449	
PID: 223123230008	Y	HUELSNITZ TRUSTEE DARLENE & HUELSNITZ TRUSTEE STEVEN	10620 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123230006	Y	JACKANICH KATHERINE	10644 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320086	Y	JENSEN TIMOTHY	10421 VERMILLION CIRCLE NE	BLAINE, MN 55449	
PID: 223123230041	Y	JOHNSON SCOTT	10515 YANCY CT NE	BLAINE, MN 55449-0000	
PID: 223123320040		JONES MARGARET	2726 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123230037		KHAN SHAMS & HUSSAIN AZAM	2733 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123230017	N	KLASSEN BARBARA	10599 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 213123410017	Y	KLEIN KENNETH	10412 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123230013	Y	KLEINER MATTHEW	10560 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123230048	N	KOSCHAK WILLIAM F & WENDY S	10538 YANCY CT NE	BLAINE, MN 55449-0000	
PID: 223123220013	Y	KOVAR BRIAN J	10784 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123210029	Y	KRABER DENNIS	2803 108TH LN NE	BLAINE, MN 55449	
PID: 223123230045		KRAHENBUHL KIMBERLY	10526 YANCY CT NE	BLAINE, MN 55449-0000	
PID: 223123320048	N	KRAUSE KELLY	2707 103RD CT NE	BLAINE, MN 55449-0000	
	Y	KRUMME SHARRON AND ED	2624 109TH AVE NE	BLAINE, MN 55449	*ADDED TO DOC ARE NOT LISTED HERE
PID: 223123320057	Y	LARSON CHADD	2692 103RD CT NE	BLAINE, MN 55449-0000	
PID: 223123220011	Y	LARSON DONALD	10820 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123230027	Y	LE DAT	10591 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 213123410012	Y	LEE DIANA	10324 XYLITE ST NE	BLAINE, MN 55449	
PID: 223123320045	Y	LOCKMAN BRENDA	2647 103RD CT NE	BLAINE, MN 55449-0000	
PID: 213123410018		LUEDEMANN BROOKE	10420 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123310010	Y	MAGNUSON CONNIE L	2853 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123220026	Y	MARTIN ANN	10731 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 213123410020		MAUSBACH PEGGY	10436 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123320044	Y	MCDONNELL LESLIE	2642 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123230010	Y	MCGILLIVRAY ANGELA	10596 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123220024	Y	MICKELSON JOANNA	10767 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123220014	Y	MITTIES REBECCA	10766 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320015	Y	MOLITOR RYAN & KERRI	2796 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123230009	Y	MORIARTY JOHN & BARBARA	10608 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123210004	N	MULLINS CELESTE M & DANIEL P	2802 107TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123220006		MUSA USAMA	2717 108TH LN NE	BLAINE, MN 55449-0000	
PID: 223123240001		NATL SPORTS CENTER FOUNDATION	1700 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123320085		NGUYEN AMANDA	10403 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123210012	Y	NGUYEN BAO	2816 107TH AVE NE	BLAINE, MN 55449	
PID: 223123230020	Y	NGUYEN DUC VAN & MAOTHI	10576 ALAMO ST NE	BLAINE, MN 55304-0000	
PID: 223123230015	Y	NGUYEN KHAHN	10575 SANCTUARY DR NE	BLAINE, MN 55449-0000	

PID: 223123230038	N	NGUYEN KHANH	2717 105TH AVE NE	BLAINE, MN 55449	
PID: 223123320038		NIELSEN SCOTT S & HENNEN AMY L	2751 NE 104TH COURT	BLAINE, MN 55449-0000	
PID: 223123320011	Y	NOKKEN ERIC	2805 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123320014	N	NOLBY CLAYTON	2800 105TH AVE NE	BLAINE, MN 55449	
PID: 223123210025	Y	OBERG KAMEKO	2836 108TH LN NE	BLAINE, MN 55449	
PID: 223123230033	N	ODETT KELLY	10509 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123220015	N	OKSNEVAD HAAKON B & JANE E	10748 SANCTUARY DR	BLAINE, MN 55449-0000	
PID: 223123320058	N	ONSTAD DENISE	2716 103RD CT NE	BLAINE, MN 55449-0000	
PID: 223123230024		OSTBY DANIEL L & CHRISTINE E	10520 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123310008	Y	OSTENSON PAUL	2819 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123320012	Y	OSTENSON PAUL	2819 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123210021	Y	OWEN ALISON	10755 CORAL SEA ST NE	BLAINE, MN 55449	
PID: 223123330016	Y	PASCARI VERA	2794 103RD CT NE	BLAINE, MN 55449	
PID: 223123320059	Y	PERSON CARRIE	2732 103RD CT NE	BLAINE, MN 55449-0000	
PID: 223123320062	Y	PHAN WILSON	10403 XYLITE ST NE	BLAINE, MN 55449-0000	
PID: 223123230043		PISGAH LLC	4926 LINCOLN DR	EDINA, MN 55436	
PID: 223123320039		POTRATZ GREGG S & TRACY S	2738 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123320027	N	PUTNAM DANA	10483 XYLITE ST NE	BLAINE, MN 55449-0000	
PID: 223123230002	Y	RACHAC CAROL	10692 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320029		REINKING HOLLY	10443 XYLITE ST NE	BLAINE, MN 55449-0000	
PID: 213123410016		RINEHART JAMIE	10404 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123230031	N	ROACH BRIAN	10535 ALAMO ST NE	BLAINE, MN 55449-0000	
PID: 223123320020		ROEMEN BRIAN	2716 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123220025		ROGGENBUCK SUSAN	10749 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320054	Y	ROHRER LANA	10325 XYLITE ST NE	BLAINE, MN 55449-0000	
PID: 223123320055	Y	ROHRER LANA	10325 XYLITE ST NE	BLAINE, MN 55449-0000	
PID: 223123320016		ROZAMBERT JEAN & MARIE	2780 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123210040		RYAN JOHN	2868 108TH LN NE	BLAINE, MN 55449-0000	
PID: 223123210035	Y	SAEFKE BENJAMIN	3800 FASS RD #8	SAINT ANTHONY, MN 55421	2857 108TH DEANNA SAEFKE
PID: 223123220017	Y	SALEK BRETT	10712 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320056	Y	SAMAROO ALISHA	2674 103RD CT NE	BLAINE, MN 55449-0000	
PID: 213123410010	Y	SAMAROO SAHANI	10304 XYLITE ST NE	BLAINE, MN 55449	
PID: 223123320019	N	SANG HOUN & PIN SARAI	2732-105TH AVENUE NE	BLAINE, MN 55434-0000	
PID: 223123210014	Y	SATHERS ELIZABETH	866 RIVER LN	ANOKA, MN 55303-0000	
PID: 223123210015	Y	SATHERS ELIZABETH	2840 107TH AVE NE	BLAINE, MN 55449	
PID: 223123210016	Y	SATHERS ELIZABETH	2840 107TH AVE NE	BLAINE, MN 55449	
PID: 223123210042	Y	SATHERS ELIZABETH	2840 107TH AVE NE	BLAINE, MN 55449	
PID: 223123210043	Y	SATHERS ELIZABETH	2840 107TH AVE NE	BLAINE, MN 55449	
PID: 223123320010		SAUER MARY	2520 40TH ST SE	BUFFALO, MN 55313	
PID: 223123210009		SAVALOJA DANIEL	10762 CORAL SEA ST NE	BLAINE, MN 55449	
PID: 223123210024	Y	SAYLER GREGORY	2830 108TH LN NE	BLAINE, MN 55449	
PID: 223123220009	Y	SCHMIDT CHRISTOPHER	2702 108TH LN NE	BLAINE, MN 55449-0000	
PID: 223123230026	Y	SCHNEIDER SUSAN H & CHARLES	10655 SANCTUARY DR NE	BLAINE, MN 55449-0000	
PID: 223123320035		SCHROEDER GREG A & THERESA M	2731 104TH CT NE	BLAINE, MN 55449-0000	
PID: 223123210036		SELETSKIY VADIM	750 126TH AVE NE	BLAINE, MN 55434-0000	
PID: 223123320028		SHIMANSKI JOSEPH	10463 XYLITE ST NE	BLAINE, MN 55449-0000	
PID: 223123320081	Y	SHUPIEN TRUSTEE MICHAEL & SHUPIEN TRUSTEE TONIA	10468 VERMILLION CIR NE	BLAINE, MN 55449	
PID: 223123310011		SIMONSON ALEXIS	2860 105TH AVE NE	BLAINE, MN 00000-0000	
PID: 223123310014		SIVERHUS HEATHER	2812 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123320013		SIVERHUS HEATHER	2812 105TH AVE NE	BLAINE, MN 55449-0000	
PID: 223123320110	Y	SMITH JASON	2788 103RD CT NE	BLAINE, MN 55449	
PID: 223123220018	Y	SMITH JESSICA	10911 EDISON ST NE	BLAINE, MN 55449-0000	10702 SANCTUARY DR

PID: 223123230018	Y	SODERQUIST STEVEN A & C L	10625 SANCTUARY DRIVE NE	BLAINE, MN	55449-0000	
PID: 223123210008	Y	SPENCER BROOKE	10802 CORAL SEA ST NE	BLAINE, MN	55449	
PID: 223123320007	Y	STANISLOWSKI ANGELA	10502 ALAMO ST NE	BLAINE, MN	55449-0000	
PID: 223123230042		STARKWEATHER DENNIS	10527 YANCY CT NE	BLAINE, MN	55449-0000	
PID: 223123310021	Y	STEINKE CHAD	2798 103RD CT NE	BLAINE, MN	55449	
PID: 223123320105	Y	STEINKE CHAD	2798 103RD CT NE	BLAINE, MN	55449	
PID: 223123230014	Y	STROMQUIST MARISI	10563 SANCTUARY DR NE	BLAINE, MN	55449-0000	
PID: 223123220023		SWAIN STEVEN	10801 SANCTUARY DR NE	BLAINE, MN	55449-0000	
PID: 223123220010		SWENBY KRISTEN	10838 SANCTUARY DR NE	BLAINE, MN	55449-0000	
PID: 223123220016		THOMPSON JEFF	10730 SANCTUARY DR NE	BLAINE, MN	55449-0000	
PID: 213123410021		TOKLE MIEKA	10363 VERMILLION CIR NE	BLAINE, MN	55449	
PID: 223123320084		TOKLE MIEKA	10343 VERMILLION CIR NE	BLAINE, MN	55449	
PID: 213123410014	Y	TOMLINSON BROOKE	10364 VERMILLION CIR NE	BLAINE, MN	55449	
PID: 223123320021	Y	TRAN HOAN	2700 105TH AVE NE	BLAINE, MN	55449-0000	
PID: 223123230030		TRAN JUDY	10549 ALAMO ST NE	BLAINE, MN	55449-0000	
PID: 223123220019	Y	TRAN TIN	2737 108TH LN NE	BLAINE, MN	55449-0000	
PID: 223123320046	N	TRUCKENBROD JASON	2655 103RD CT NE	BLAINE, MN	55449-0000	
PID: 223123210010	AB/RF	TSCHIDA COLLEEN	10754 CORAL SEA ST NE	BLAINE, MN	55449	BALOTT CHOOSE TO ABSTAIN
PID: 223123230028	Y	ULLMAN SCOTT & SUZANNE T	10577 ALAMO ST	BLAINE, MN	55449-0000	
PID: 223123230040	N	VALLEY EUGENE P & SHARON K	10503 YANCY CT NE	BLAINE, MN	55449-0000	
PID: 223123320018	Y	VEDOY ARILD	2748 105TH AVE NE	BLAINE, MN	55449-0000	
PID: 223123210011	Y	VERTALINO ANTHONY	10736 CORAL SEA ST NE	BLAINE, MN	55449	
PID: 223123230023		VILLELLA MEGAN	10534 ALAMO ST NE	BLAINE, MN	55449-0000	
PID: 223123320053	Y	WACKMAN ELIZABETH	10315 XYLITE ST NE	BLAINE, MN	55449-0000	
PID: 223123210013	Y	WALDRON KEVIN	2824 107TH AVE NE	BLAINE, MN	55449	
PID: 213123140007	Y	WALTER GEORGE	10550 YANCY CRT	BLAINE, MN	55449	
PID: 223123220022		WEBER ASHLEY	10819 SANCTUARY DR NE	BLAINE, MN	55449-0000	
PID: 223123310013	Y	WEINAND DENNIS	2828 105TH AVE NE	BLAINE, MN	55449-0000	
PID: 223123310026	Y	WELCH ANDREA	2781 103RD CT NE	BLAINE, MN	55449	
PID: 223123320106	Y	WELLS MORGAN	2772 103RD CT NE	BLAINE, MN	55449	
PID: 223123230039		WEST GRAYSON	2701 105TH AVE NE	BLAINE, MN	55449-0000	
PID: 223123320017		WESTON DEBORAH	2764 105TH AVE NE	BLAINE, MN	55449-0000	
PID: 223123320042	N	WIKA KEVIN & LYNN CATHERINE	2686 104TH CT NE	BLAINE, MN	55449-0000	
PID: 223123320050	Y	WING JAMES	2733 103RD CT NE	BLAINE, MN	55449-0000	
PID: 223123320008		WITUCKI JEFFREY	2741 105TH AVE NE	BLAINE, MN	55449-0000	
PID: 223123230019	Y	WOMACK JR JERRY & WOMACK KATIE	10590 ALAMO ST NE	BLAINE, MN	55449-0000	
PID: 223123310009		WU GANG	19 SNOW ST	SHERBORN, MA	01770	2836 105TH
PID: 223123320052	Y	YABLONSKAYA YELENA	10305 XYLITE ST NE	BLAINE, MN	55449-0000	
PID: 223123230005		YI JOSEPH & MARY & LYDIA	10656 SANCTUARY DR NE	BLAINE, MN	55449-0000	
PID: 223123220021	Y	ZINNECKER JEFFREY	10837 SANCTUARY DR NE	BLAINE, MN	55449-0000	

\*\*we only counted one vote for those that own multiple lots

YES VOTES	104
NO VOTES	26
ABSTAIN/REFUSAL	2
Didn't respond	61

August 13, 2020

To the city of Blaine,

We are aware that there has been an ongoing issue in regard to homeowners having sheds in the sanctuary development. We understand that our neighborhood is zoned R1B and that the original developer has it in the covenants that accessory buildings are not allowed.

Some residents were unaware of this and have sheds, while others who have accessory play structures were advised years ago, they could have that type of structure. After a formal complaint was made from a resident who wanted a shed but was told no, letters went out to several residents that have sheds or accessory structures.

Being one of those residents, and wanting to keep our sheds, we reached out to the city to determine how we might be able to keep our sheds. Lori Johnson advised us on how to proceed to formally propose a change.

After sending out two rounds of voting ballots, emailing nearly 100 of the residents that we had emails on file for, and posting on the next-door website for our neighborhood, we put great effort into reaching all 180 residents in the sanctuary neighborhood. We were told by the city that there were many residents who do not want sheds from previous experience with the situation. However, after all of our attempts to reach every resident in the sanctuary, we have 104 residents who vote yes, in favor of changing this ordinance and only 26 who voted no. It is clear that even if the remaining 50 residence that did not return a response voted no, we still would have over half of the neighborhood voting in favor of this ordinance change.

We are asking the city of Blaine to allow the sanctuary development to change the ordinance in our neighborhood to allow accessory structures that fall within the parameters we have listed on our voting ballot, or similar parameters.

Sincerely,  
Andrea Welch and Katrina Sayler



Dear Sanctuary Neighbors,

We are delivering another ballot as we have not received a response from your household yet.

Due to Covid-19, we are trying to avoid going door to door to obtain signatures. We need to have a response, yes or no, from every address in the Sanctuary. We are almost to that goal, so we would really appreciate your response ASAP.

Your ballot can be returned to 2781 103<sup>rd</sup> CT in the box on the steps.

We can also email the ballot to you if you send a request to [earenfight@yahoo.com](mailto:earenfight@yahoo.com), or you can simply reply yes or no along with your name and address via email to the address above.

Thank you!

Andrea and Katrina

If you have questions, please call Andrea at 612-281-4687

Lori,

\* email attempt to 100 residents  
\* "Nextdoor" post w/ ballot attached.

\* This is the original ballot, had due date of "no later than 7/3"

+ 2nd attempt of ballots sent <sup>hand delivered</sup> mid/end of July so "no later than 7/3" was crossed out. This 2nd attempt was accompanied by this cover letter. This 2nd letter was to ATI who had not responded.

Andrea

WE NEED YOUR HELP TO GET A CHANGE MADE TO OUR NEIGHBORHOOD ORDINANCE. PLEASE SIGN THIS PETITION AND RETURN TO HAVE YOUR VOTE COUNTED. ALL VOTES WILL BE CONFIDENTIAL, BUT ALL MUST HAVE THE HOME ADDRESS AS IT IS ONE VOTE PER LOT.

To the residents in the Sanctuary Development,

We are writing to express that residents in the Sanctuary Development are proposing a change to the zoning district standards of the R-1B. The city requires us to take a vote and if the majority vote is yes, they will support the change.

You may or may not be aware that the Sanctuary is in a special zone. We are zoned as a R-1B. Within this zone properties are not allowed to have any external detached buildings. There are a number of properties that are in violation of this ordinance within our zone. We would like to propose a change to the ordinance, to allow those that need such buildings can be allowed to have them following specific requirements.

The city planner has advised us on what she believes would be approved by the city, pending a neighborhood vote. Here is our proposal.

- Total garage and accessory building space shall not exceed 1,200 square feet.
- **One accessory building** is allowed, 120 square foot maximum and in the rear yard only. Accessory buildings include sheds, playhouses over 30 square feet and greater than 5 feet in height and gazebos.
- The architectural style and color of the accessory building shall be compatible with the principal building.
- Accessory building access doors shall not exceed eight (8) feet in height.
- Accessory buildings will **only be allowed in the rear yard**. It is preferred that sheds be placed under a deck, when possible.
- Accessory buildings shall have rear and side yard setbacks of not less than five feet from the rear and side yard property lines. Accessory building must be at least 6 feet from the rear of the principal building. Accessory buildings placed within any easement (drainage or utility) in the rear yard must receive approval from the City. Accessory buildings placed within a drainage and utility easement are done so at the owner's risk of removal by the City or other agencies that may have legal use of the easement.

With this proposal we are trying to allow property owners to gain additional space, while continuing to uphold the character of our neighborhood. We feel that with these proposed limitations it will allow those with this need, while minimizing the impact to adjacent properties.

We urge you to sign the ballot below and return it to one of the two listed addresses. Please leave it in the box on the step labeled zone change ballots. We will then continue action with the city, as necessary for the change. All ballots must be returned ~~no later than the end of day on July 3, if no ballot is returned for your address it will be counted as a "yes" vote for the change in zoning.~~ *ASAP.*

Thank you, your neighbors appreciate your support and participation.

-----  
Please return your ballot to: ~~2830 100th Ln NE or~~ 2781 103rd Ct NE ~~NO LATER THAN July 3.~~

Voter Property Address: \_\_\_\_\_ ☐ YES ☐ NO

Voter Signature: \_\_\_\_\_

**\*Reminder ONLY one Vote per property address is allowed\***

**PUBLIC COMMENT**

Hi Pat,

Thanks for the information. From the PDF attachments, my "no" vote was not counted. It appears as if I didn't respond, even though I did respond, with a "no".

My name is Nathan Swenby and my address is 10838 Sanctuary Drive. My address is 2nd from the top, in the snip below.

I responded in writing to the survey on July 3rd, by putting my "No" vote in the box on the porch as instructed on the survey. I also included a hand written note on my "No" vote which stated:

"I disapprove of any change which uses a voting process that automatically counts non-responses as "yes" votes. Change should be affirmed with actual yes votes, rather than defaults of non-responses."

The copy of the survey I received stated that any non-responses would be counted as "yes" votes. I see that line was crossed out with black marker in the official survey template form submitted to the city record.

PID: 223123220023	SWAIN STEVEN	10801 SANCTUARY DR NE	BLAINE, MN 55449-0000
PID: 223123220010	SWENBY KRISTEN	10838 SANCTUARY DR NE	BLAINE, MN 55449-0000
PID: 223123220016	THOMPSON JEFF	10730 SANCTUARY DR NE	BLAINE, MN 55449-0000
PID: 213123410021	TOKLE MIEKA	10363 VERMILLION CIR NE	BLAINE, MN 55449
PID: 223123320084	TOKLE MIEKA	10343 VERMILLION CIR NE	BLAINE, MN 55449
PID: 213123410014 Y	TOMLINSON BROOKE	10364 VERMILLION CIR NE	BLAINE, MN 55449
PID: 223123320021 Y	TRAN HOAN	2700 105TH AVE NE	BLAINE, MN 55449-0000
PID: 223123230030	TRAN JUDY	10549 ALAMO ST NE	BLAINE, MN 55449-0000
PID: 223123220019 Y	TRAN TIN	2737 108TH LN NE	BLAINE, MN 55449-0000
PID: 223123320046 N	TRUCKENBROD JASON	2655 103RD CT NE	BLAINE, MN 55449-0000

I see the yeas have over 50% on this survey result, regardless of any true non-responses who may have voted nay. However, as a matter of process, is it acceptable to conduct a survey for any zoning change which uses non-responses as automatic "yes" votes?

I'm indifferent to this shed issue, but I am opposed to using non-responses as automatic yea votes, for anything.

Thanks



## Additional Comments Received for Item #11.-1

November 16, 2020

Mayor Tom Ryan

Council Member Dick Swanson

Council Member Julie Jeppson

Council Member Richard Paul

Council Member Wes Hovland

Council Member Jess Robertson

Council Member Andrew Garvais

City Planner Lori Johnson

### **RE: Case File No. 20-0032 - a proposed code amendment to the R1-B (Single Family) zoning district to allow accessory buildings up to 120 square feet**

The following points underscore and summarize my opposition to the proposed code amendment to the R1-B zoning district:

**1. Preserve and enhance the value of a unique development within the city of Blaine.**

The original purpose for designating the Sanctuary as R1-B still exists today as it did when the zoning code was first enacted. With the exception of a small cul-de-sac, there is not another section/development of residential property zoned as R1-B in the City of Blaine. The developer and the City of Blaine saw the potential of The Sanctuary development and had thoughtful discussion about how to preserve the integrity and value of this development. To support the basic value proposition that sheds can detract from the value of residential properties, there are some housing developments within Blaine that prohibit the erection of accessory buildings/sheds through their homeowner's association regulation. The Sanctuary does not have a functioning HOA and it was chosen by the Developer and City Council to establish R1-B for some of the same reason(s), that other HOAs prohibit accessory buildings in order to preserve the look, feel and value of the property. Residents favoring the amendment have not shown any evidence to counter the enhanced value proposition behind the existing code.

**2. Simple reliance on a majority vote of those who favor the permission of sheds is wholly inadequate to govern this controversy.** By strictly basing your vote on the will of the majority of residents, you are governing to the detriment of the rest of the residents. In other words, by giving something of value to some residents, you are at the same time taking away something of value from other residents. In this instance, you would be taking away the value of reliance on the zoning ordinance as it stood when I and all others chose to purchase in the Sanctuary.

**3. The train ran off the track long ago.** My view is that violations of the zoning ordinance in the Sanctuary development began several years ago. As Lori Johnson from the Planning Department stated, at least a few residents had been notified that they were in non-compliance of the zoning code and were required to take down their sheds, which they did. Somewhere along the way (Planning should have records), more residents built sheds on their property, which also violated the zoning ordinance.

Some of these residents would seek to explain their behavior by stating they were “unaware” of the zoning requirements. Others may explain that they were aware of the ordinance but decided to take the risk that they would not be forced to take them down. In either case, the City enforcement mechanism was not applied and now there are several “illegal” accessory buildings in the Sanctuary. I have a real problem when the City failed to do their job and now they have put all residents at odds with each other. There are at least 3 groups of residents who have a stake in this ordinance and proposed amendment. The first group are the residents who have complied with the existing ordinance and relied on the ordinance as stated. The second group are the residents who are anticipating the passage of the amendment because they hope to build an accessory structure some date in the future. The third group of residents are those who already built an accessory structure and are anticipating that adoption of the amendment will, in effect, grandfather their existing structures, and thereby avoid the potential of having to remove their structure. Whatever happened to “Ignorance of the law is no excuse for violations and the corresponding penalty”? If we were discussing one shed, one violation, one exception, there may be room for considering extenuating circumstances. But to allow this to grow to 4+ accessory buildings is untenable. The City should not throw out the existing ordinance to take care of multiple mistakes. The City’s ultimate goal in this case should be to preserve the values of all properties in the Sanctuary, just as anticipated by the developer and the City when the Sanctuary was first zoned. Let’s get the train back on the track!

4. **Agreeing to the proposed amendment sends an absolutely wrong message to the citizens of Blaine and is the absolutely wrong way to govern.** By supporting the amendment, the *only* interpretation is: “Don’t do your research upfront because you might discover that your desire is against a City Code. Then go ahead and do what you want and claim ignorance of the Code because either the City won’t enforce the Code, or over time perhaps the City will change the code because, in the words of Dick Swanson, “there’s no reason to put people through that kind of pain” to enforce the Code.” This reflects a governing body that is not willing to weigh the competing interests to guide them to the best decision. Sometimes deeper analysis of competing interests will lead you to a conclusion that favors the minority group. There are numerous examples within Blaine, Anoka County, State of Minnesota, and across the US where governing bodies have implemented policies to support groups of people who are in the minority.
5. **As a possible compromise, why not use the building permit process to help protect the integrity of the shed and corresponding house, similar to other municipalities (See City of Ramsey Codes, Elk River Codes, City of Eagan Building Codes)?** There are numerous municipalities who require building permits for accessory buildings, regardless of size of structure. By spelling out all requirements for the building of accessory buildings you will be helping to preserve the value of the properties in this special development, while at the same time permitting those who desire storage area to have a shed. These requirements should be

-----Original Message-----

From: Becky Pederson <breezybecky@live.com>

Sent: Monday, November 16, 2020 1:14 PM

To: PublicComment <publiccomment@blainemn.gov>

Cc: Ryan, Tom <TRyan@blainemn.gov>; Hovland, Wes <WHovland@blainemn.gov>; Swanson, Dick <dswanson@blainemn.gov>; Robertson, Jess <jrobertson@blainemn.gov>; Jeppson, Julie <jjeppson@blainemn.gov>; Garvais, Andy <agarvais@blainemn.gov>; Paul, Richard <rpaul@blainemn.gov>

Subject: Sanctuary ordinance meeting Monday November 16th

Good afternoon all,

My name is Becky Pederson, and I'm very much apposed to changing the ordinance in the Sanctuary to add accessory buildings.

I'm sending you this video to show you the view we enjoy everyday. We paid a premium price for this lot for the sole purpose of being on this pond. We scouted the neighborhood for a couple years before we built in 2004 & 05 knowing full well of all the rules. We were told this was supposed to be a special place with rules to keep the property values up. Not to be looking at people's excess crap in the backyard. Especially the lots on the ponds where they would stick out like a sore thumb. I hope you can see with my video of just one of the ponds.

I don't agree with just going with the majority for several reasons.

1. The city told me, don't worry you can't change an ordinance by sending out a ballot.
2. Didn't hear any more until July 3rd, and it had to be hurry up. How many people Do you think were around? How do we know this was on the up & up? It's like leaving the fox to guard the hen house.
3. Why would you reward the 4 for already breaking the rules and making the rest of us change the integrity of the neighborhood. Did the city get tired of enforcing the rules for the rest of us?
4. 23 of the votes are from 108th, the last section in here, who have less invested than those of us that have been here for years, and don't think they should follow the rules.

We are retired now and enjoy our view everyday, especially in these trying times when we are stuck at home a lot. This is my sanctuary, and would be really upset with this change.

Thank you for your attention to this matter. Hope to be able to get on Zoom tonight. Not too internet savvy.

Becky Pederson (651-501-9341 if you have questions)

Sending video separately I hope.

Sent from my iPad





**From:** Todd Grugel <toddgrugel@gmail.com>

**Sent:** Monday, November 16, 2020 4:00 PM

**To:** Ryan, Tom <TRyan@blainemn.gov>; Hovland, Wes <WHovland@blainemn.gov>; Swanson, Dick <dswanson@blainemn.gov>; Robertson, Jess <jrobertson@blainemn.gov>; Jeppson, Julie <jjeppson@blainemn.gov>; Garvais, Andy <agarvais@blainemn.gov>; Paul, Richard <rpaul@blainemn.gov>; Johnson, Lori <LJohnson@blainemn.gov>

**Subject:**

I am writing to express my disappointment with the City of Blaine for their handling of the R1-B Zoning ordinance in the Sanctuary Neighborhood. The City has the responsibility to enforce the existing ordinance as written instead of shirking its duties by proposing/advising constituents who have already violated the ordinance to conduct an informal survey that asks their neighbors for forgiveness.

I am NOT in favor of changing this ordinance to allow sheds and I was NOT in favor of the informal neighborhood survey this summer. I am a next door neighbor to one of the properties that currently has a shed. I abstained from the survey this summer in an effort to not create hard feelings with a hope this issue would go away quietly.

Unfortunately, that did not happen as this proposal went to the Planning Commission last month. I reluctantly appeared to voice my concerns in person stating I felt the quality of the Sanctuary neighborhood would be compromised if this ordinance was changed. My neighbors were there to hear my statements that were in opposition to their wishes.

This public process is pitting neighbor against neighbor and is creating unnecessary and unneeded conflict due to the City's initial inaction and by allowing this issue to proceed. I previously have been debating whether or not to remodel my current home. The unease this issue has created has me now potentially considering moving outside of the Sanctuary development/Blaine.

The City has shirked their responsibilities from the beginning by not enforcing the ordinance and then advising/proposing the informal neighborhood survey. At the Planning Commission it was stated by two officials they have never had a similar ordinance change in their 23 and 25 years respectively in office. It is now your duty as city council members to vote to uphold the in place ordinance.

Todd Grugel  
2814 108th Lane NE  
Blaine MN 55

**29.060 - R-1B (SINGLE FAMILY)**

**29.061 - Intent.**

The purpose of this district is to allow low density single family units in developing portions of the City. This district shall encourage tree preservation, open space, and larger lot single family dwelling units utilizing City services of sanitary sewer, water, street, and storm drainage.

(Ord. No. 99-1770, added 2-19-1999)

**29.062 - Permitted uses.**

- a) Single family detached dwellings.
- b) Group family day care. (Ord. No. 91-1248, amended 4-4-1991)
- c) State licensed residential care facilities or housing with services established registered under Minnesota Statute 144D serving six or fewer persons.

(Ord. No. 99-1770, added 2-19-1999)

**29.063 - Accessory uses.**

- a) Attached private garages ~~only. No detached garages or accessory buildings permitted except for chicken coops as regulated under Section 33.22.~~
- b) Detached accessory buildings meeting the requirements of Section 29.065(k) and chicken coops as regulated under Section 33.22.
- c) Private swimming pools.
- d) Private tennis courts and patios.
- e) Signs as regulated under [Section] 34.07(c).
- f) Keeping of not more than two (2) boarders and/or roomers per dwelling unit.
- g) Keeping of not more than six (6) hen chickens consistent with standards outlined in Section 33.22. (Ord. No. 15-2320, amended 8-6-2015)

(Ord. No. 99-1770, added 2-19-1999)

**29.64 - Conditional uses.**

- a) Boarding house
- b) Home occupations as described in 33.10(d)
- a) Recreation facilities such as golf courses and country clubs.

(Ord. No. 99-1770, added 2-19-1999)



**29.065 - Standards.**

- a) Front yard setback—Twenty-five (25) feet minimum.
- b) Side yard setback—Ten (10) feet.
- c) Corner side yard setback—Twenty-five (25) feet.
- d) Rear yard setback—Thirty-five (35) feet.
- e) Developments, structures, utilities, and all other site activities shall be designed, installed, and constructed so that the maximum number of trees are preserved on all lots or parcels. Flexibility of city standards shall be considered when possible to ensure the preservation of the maximum number of trees.
- f) Parking/driveway for conditional uses shall have a minimum setback of twenty-five (25) feet.
- g) Minimum lot size—Fifteen thousand (15,000) square feet (interior lot) with City sewer and water services. Sixteen thousand five hundred (16,500) square feet (corner lot) with City water and sewer services. Ten (10) acres without City sewer and water services.
- h) Minimum lot width—One hundred (100) feet.  
Minimum corner lot width—One hundred ten (110) feet.
- i) Minimum lot depth—One hundred thirty-five (135) feet.
- j) Maximum building height—Two and one-half (2½) stories or thirty-five (35) feet.
- k) It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of five hundred twenty-eight (528) square feet (twenty-four (24) feet by twenty-two (22) feet). Total attached garage space and detached accessory building space shall not exceed twelve hundred (1,200) square feet of gross area. ~~A minimum garage shall be located on the lot such to allow for future expansion of ten (10) feet in width.~~ Garages (attached) shall have a rear and side yard setback of not less than 10 feet. Detached accessory buildings shall have rear and side yard setback of not less than five feet. One detached accessory building per lot is allowed and the square footage of the detached accessory building shall not exceed 120 square feet. The detached accessory building is allowed in the rear yard only.

The architectural style and color of an attached garage and detached accessory building shall be compatible with the principal building. The facing material of the attached garage shall be compatible with the principle building. Garage (attached) doors shall not exceed ten (10) feet in height and detached accessory building doors cannot exceed 8 feet in height. (Ord. No. 94-1501, amended 4-21-1994)

Detached accessory buildings placed within a drainage and utility easement are done so at the owner's risk of removal by the city or other agencies that may have legal use of the easement.

29.060 - R-1B (SINGLE FAMILY)

29.061 - Intent.

The purpose of this district is to allow low density single family units in developing portions of the City. This district shall encourage tree preservation, open space, and larger lot single family dwelling units utilizing City services of sanitary sewer, water, street, and storm drainage.

(Ord. No. 99-1770, added 2-19-1999; Ord. No. [20-2447](#), 7-20-2020)

29.062 - Permitted uses.

- (a) Single family detached dwellings.
- (b) Group family day care. (Ord. No. 91-1248, amended 4-4-1991)
- (c) State licensed residential care facilities or housing with services established registered under Minnesota Statute 144D serving six or fewer persons.

(Ord. No. 99-1770, added 2-19-1999; Ord. No. [20-2447](#), 7-20-2020)

29.063 - Accessory uses.

- (a) Attached private garages only.
- (b) Detached accessory buildings meeting the requirements of Section 29.065(k) and chicken coops as regulated under Section 33.22.
- (c) Private swimming pools.
- (d) Private tennis courts and patios.
- (e) Signs as regulated under [Section] 34.07(c).
- (f) Keeping of not more than two (2) boarders and/or roomers per dwelling unit.
- (g) Keeping of not more than six (6) hen chickens consistent with standards outlined in Section 33.22.  
(Ord. No. 15-2320, amended 8-6-2015)

(Ord. No. 99-1770, added 2-19-1999; Ord. No. [20-2447](#), 7-20-2020)

29.064 - Conditional uses.

- (a) Boarding house.
- (b) Home occupations as described in 33.10(d).
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(Ord. No. 99-1770, added 2-19-1999; Ord. No. [20-2447](#), 7-20-2020)

29.065 - Standards.

- (a) Front yard setback—Twenty-five (25) feet minimum.
- (b) Side yard setback—Ten (10) feet.
- (c) Corner side yard setback—Twenty-five (25) feet.
- (d) Rear yard setback—Thirty-five (35) feet.

- (e) Developments, structures, utilities, and all other site activities shall be designed, installed, and constructed so that the maximum number of trees are preserved on all lots or parcels. Flexibility of city standards shall be considered when possible to ensure the preservation of the maximum number of trees.
- (f) Parking/driveway for conditional uses shall have a minimum setback of twenty-five (25) feet.
- (g) Minimum lot size—Fifteen thousand (15,000) square feet (interior lot) with City sewer and water services. Sixteen thousand five hundred (16,500) square feet (corner lot) with City water and sewer services. Ten (10) acres without City sewer and water services.
- (h) Minimum lot width—One hundred (100) feet.  
Minimum corner lot width—One hundred ten (110) feet.
- (i) Minimum lot depth—One hundred thirty-five (135) feet.
- (j) Maximum building height—Two and one-half (2½) stories or thirty-five (35) feet.
- (k) It shall be required for all single family dwellings that there be an attached garage constructed of a minimum of five hundred twenty-eight (528) square feet (twenty-four (24) feet by twenty-two (22) feet). Total attached garage space and detached accessory building space shall not exceed twelve hundred (1,200) square feet of gross area. Garages (attached) shall have a rear and side yard setback of not less than 10 feet. Detached accessory buildings shall have rear and side yard setback of not less than five feet. However, pursuant to Ordinance Section 34-521, no detached accessory building may be located in the protective buffer zone of any stormwater pond. The protective buffer zone for the R-1B district is 75 ft. from the high water level of the stormwater pond as defined in Ordinance Section 34.462.

One detached accessory building per lot is allowed and the square footage of the detached accessory building shall not exceed 120 square feet.

The architectural style and color of an attached garage and detached accessory building shall be compatible with the principal building. The facing material of the attached garage shall be compatible with the principal building. Garage (attached) doors shall not exceed ten (10) feet in height and detached accessory building doors cannot exceed 8 feet in height. (Ord. No. 94-1501, amended 4-21-1994)

Detached accessory buildings placed within a drainage and utility easement are done so at the owner's risk of removal by the city or other agencies that may have legal use of the easement.

- (l) No part of the garage shall be considered a livable area.
- (m) For a single family dwelling, the minimum finished floor area at or above grade of the various kinds of dwellings shall be as follows:
  - (1) Without basement—Two thousand (2,000) square feet
  - (2) With basement—One thousand eight hundred (1,800) square feet
- (n) No residential structure shall have a width of less than twenty-eight (28) feet at its narrowest point. Width measurements shall not take into account overhangs or other projections beyond the principal exterior walls.
- (o) All residential structures shall have permanent concrete or wood foundations, which comply with the Residential Code as adopted by the State of Minnesota and which is solid for the complete circumference of the house.
- (p) All single family dwellings, other than earth sheltered homes, shall have at least a five-twelfths (5/12) roof pitch and shall have a shingled roof, unless alternative is approved by the Zoning Administrator.
- (q) All residential dwellings must be built in conformance with the Residential Code as adopted in the State of Minnesota.



- (r) All residential dwellings shall have roof overhangs which extend a minimum of one (1) foot from the exterior wall of the structure.
- (s) Any single family house constructed in this zoning district shall use the following exterior materials:
  - Front elevation: Use of wood, cementitious composite plank, stone, stucco or brick. Steel, [or] aluminum, or .041 or better vinyl siding may be used in combination with these other materials. (Ord. No. 01-1922, amended 10-4-2001)
  - Side/rear elevations: Use of wood, cementitious composite plank, stone, stucco, brick, aluminum, [or] steel, or .041 or better vinyl siding. (Ord. No. 01-1922, amended 10-4-2001)
- (t) Driveways shall not be constructed closer than five (5) feet to the property line. All driveways and approaches shall be hard surfaced using concrete, blacktop, or equivalent paving approved by the City Engineer.
- (u) It shall be required that all front yards, side yards, and rear yards of a new single family dwelling be sodded over a minimum of four (4) inches of black dirt. Each lot shall contain a minimum of two front yard overstory deciduous trees of two and one half caliper. One of the required trees may be replaced by a six foot conifer or two ornamental trees of two caliper inches. One additional overstory tree shall be planted in side corner yards on corner lots. All trees shall meet the City's residential tree planting requirements. Existing trees within the front yard can be substituted upon approval of the Community Development Department. All landscaping work to be completed at the time of request for a Certificate of Occupancy if issued between May 15th and October 15th. A Certificate of Occupancy requested after October 15th and before May 15th may be issued with a cash deposit submitted by the builder in an amount required by the Zoning Administrator to guarantee installation of landscaping. Natural areas left undisturbed can be excluded from this requirement with the approval of the Zoning Administrator. (Ord. No. 01-1903, amended 5-23-2001)
- (v) The lowest floor elevation shall be no lower than the Regulatory Flood Protection elevation or four (4) feet above the high water level established by a registered professional engineer, whichever is greater.

(Ord. No. 99-1770, added 2-19-1999; Ord. No. [20-2447](#), 7-20-2020)