

Case File No. 20-0041
Matthew Merritt

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



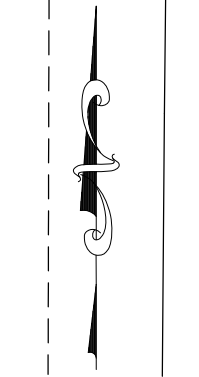
CERTIFICATE OF SURVEY

FOR: MATHEW MERRITT

Property Address: #8631, BALTIMORE STREET NE, BLAINE, MINNESOTA

LOT 35

LOT 26



NORTH



(IN FEET)
1 inch = 30 ft.

BALTIMORE ST. N.E.

BITUMINOUS ROAD

66

N00°07'00"E

132.08

Found Pinch Top
(North-1.5ft East-0.5ft)

N 1/2 LOT 34

S89°33'37"E 301.34

87.8

NEW ADDITION

38x26 portion of garage
burnt down, proposing to
rebuild 38.0x50.0 over
existing footprint.

EX. HSE

EX. GARAGE

Found 1/2" Iron Pipe,
RLS Not Legible

Fence Corner
1.8ft North of Prop. Line

Fence Corner
1.1ft North of Prop. Line

N89°35'39"W
301.33

Found 1/2" Iron Pipe,
RLS Not Legible

N00°06'42"E

132.25

NORTHLAND SUBURBAN ESTATES

LEGEND

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- ohw DENOTES OVERHEAD WIRE
- DENOTES UTILITY POLE

LEGAL DESCRIPTION

The north half of Lot 34, SPRING LAKE PARK Shores,
Addition, Anoka County, Minnesota.
* Legal per inspection online county tax records.

Found 1/2" Open
Iron Pipe

NOTES

- BEARING'S SHOWN ARE ON ASSUMED DATUM.
- FIELD SURVEY COMPLETED 11/09/2020.
- ELEVATIONS ON ASSUMED DATUM.
- CONTRACTOR TO VERIFY HOUSE DIMENSIONS,
AND SEWER AND BASEMENT DEPTHS.
- CITY TO VERIFY ALL BUILDINGS ELEVATIONS
AND SETBACKS.

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.

ERIC R. VICKARYOUS

Date: 11/10/20, 2020 Reg. No. 44125

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Job #20425



Hello,

My name is Matt Merritt,

Unfortunately, on February 15th 2020, I had a garage fire at my home residence of 8631 Baltimore St. NE. To a lot of people their garage is just a place to park cars and store things. For me my garage has always been a place of refuge, a workspace to help me and my neighbors get projects done, and a whole lot more. Here are some of the reasons for my request for a variance to build my garage larger.

Due to the size of my lot being very close to an acre, I have had a lot of challenges that a normal homeowner in the city of Blaine might not have to deal with to keep my property looking great. My neighbors Mike and Barb Nagy to the south of me always comment that it looks like a "park" and is nice to look outside their window and see. However, in my role as homeowner, I spend a lot of time and money to maintain my property.

For instance, I have massive (and I do not exaggerate) cottonwood and other trees on my property that every autumn are a bear to clean the dropped leaves. The manual labor involved to accomplish this was something I was not previously used to as a homeowner. Every year I have lived here I have purchased newer or larger equipment just for this purpose. "Leaf season", as I call it, is a long journey and a labor of love that is very strenuous on myself and my equipment. The cottonwoods also spawn trees very easily in the yard and require constant vigilance to remove them. I have had to clear a large amount of brush on the property in order to use an implement called a lawn sweeper to move the leaves to the back of the property. The trees also lose branches in every storm and require time and labor to pick up the entire yard, which again is almost an acre--not small.

Snow Season for me, also due to the shape of my driveway and where it is placed, is another difficult task. I cannot just throw the snow to either side of the driveway as mine is shared with my neighbor to the north Linda Okafor. During heavy snowfalls, even my large 2 stage snowblower cannot keep up with it due to the length and positioning of my driveway. In order to help me with both the leaves and snow, I purchased a small ford tractor that has already helped tremendously with both leaf season and the second snowfall of this season. This large purchase alone has already saved me countless hours, and many more to come. The tractor is much larger than a lawn tractor, and I would like to be able to store it inside the garage.

Another reason that I am requesting this increase is that my house does not have a basement. Storage at my house as a result is naturally much more limited, and I have had to get "creative" with it. Having additional storage in the garage to place things would be simply amazing to have.

I am an avid snowmobiler, I currently have 3 machines for my girlfriend and I, along with a spare for friends and family. Being able to store all 3 of them in the garage instead of 2 outside on the trailer (the current situation) would also clean things up. And more importantly add to the longevity of these machines that I treasure so much.

Over the years I have had to purchase a large amount of equipment to maintain the property, including my latest ford tractor that I mentioned, 2 lawn tractors, 2 large lawn sweepers, chainsaw with blades and sharpener, a large dump cart to move larger branches that have fallen, other saws and pruners, fertilizer spreader, a few wheelbarrows, etc...you get the idea. I also have plans to buy Lawn Roller to help smooth the lawn out, as we have moles in our neighborhood that have been tough to eradicate

and tear up all our lawns here on Baltimore St. A lot of this equipment unfortunately is sitting outside currently, and the increase in space would allow me store all of this inside which would clean up the yard even more.

My Plan is to increase the foot size of my garage. This will help with the belongings that I now must place outside due to the fire as well as lack of space. This will further tidy up my yard to make my property look great for myself and my neighbors. My neighbors immediately North, South, and West of me are in good relations with me and want me to be able to build something I need. Since I have almost a full acre of land, I don't feel that the addition of more space would look obtrusive or obnoxious. As the garage is already detached, and the addition to the garage would go away from the road, further out of sight, I don't feel this would be an eyesore.

The current size of the garage is 38' North to South and 26' West to East. The entries are on the West side. The plan is to add 24' to the East side of the garage, making it a 38' by 50' Garage. My neighbors as mentioned before are as excited for this build, as I am, and have voiced that they would come into any meetings there is in support for this build.

I have applied and paid for a conditional use permit already, not understanding that the CUP is only good to increase the size of my garage to 1200 sq ft. The way the garage is now, adding 5 feet onto the east would be a waste in my opinion, and if I went to the south, I believe the garage would actually stand out much more than what I am proposing as it would jut out into the yard and not follow the natural line of my house.

By doing the variance proposal, it would follow the already natural line of the house, and blend back into the tree line much more. I would be able to store all my implements and new tractor inside of it, and gain storage that would be impossible otherwise in my home. And get my property beautiful again. I cannot tell you how much of an endeavor it has been since my fire and all the struggles that I have had to overcome as a result of it. I truly feel from the bottom of my heart (and frankly my neighbors agree) that this wouldn't be any kind of detriment to the neighborhood, but rather become a rock in the community to help not only myself but my neighbors as well.

Thank you for your time in reading this and I look forward to meeting and working with everyone in the City of Blaine. I am glad to call this place home for the last 5 years and will continue to do so for a long time to come! Thank you!

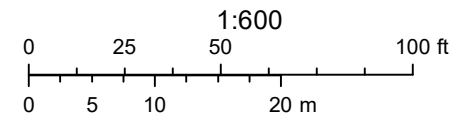
Sincerely,

Matt Merritt

8631 Baltimore Street



November 20, 2020



December 3, 2020

Michael R. Nagy
8621 Baltimore St. NE
Blaine, MN 55449

To: Blaine Planning Commission
Blaine, MN

Re: Matthew Merritt
Conditional Use Permit and Variance Application

Ladies/Gentlemen,

I and my wife Barbara have enjoyed Matt's neighborly and kind behavior ever since he moved in next door. He is in the next house on the north of our house.

He has explained his wishes to add on to the east side of his garage that was burned out. We have no objection as he has promised there will be no more cars, trailers, etc. between our properties than what has been in the past. His completed garage will help him to keep his yard clean as most of what is outside now will be kept in the improved garage.

He has kept his place well maintained and has helped neighbors with yard work, snow removal, etc.. So we have every reason to believe he has honorable intentions.

I hope this will expedite his request.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. R. Nagy", written in a cursive style.

Michael R. Nagy

From: [MYRON KLEMZ](#)
To: [Robinson, Patricia](#); [Matt Merritt](#)
Subject: Fw: Case # 20-0041 Variance for Matt Merritt @ 8631 Baltimore St NE Blaine, MN
Date: Sunday, December 6, 2020 5:13:33 PM

From: MYRON KLEMZ
Sent: Sunday, December 6, 2020 4:59 PM
Cc: Matt Merritt <mattmerritt5@gmail.com>
Subject: Case # 20-0041 Variance for Matt Merritt @ 8631 Baltimore St NE Blaine, MN

Pat Robinson,

I am responding to a notification letter regarding my neighbor Matt Merritt of 8631 Baltimore St. NE and his desire to replace his fire damaged 3 car garage with a new structure.

Matt has lived in the neighborhood for more than 5 years and has been a wonderful asset to the community. Matt is the first person to offer to help, the first person to look after his neighborhood, and an all-around nice guy too.

Matt's house was totally remodeled before he moved in and is limited by the same problem my house across the street has.... no basement, and limited storage availability.

Matt has a double wide and double deep lot, and has taken great pride in maintaining his property since moving in.

I understand he has asked for a variance to build a 1900 square foot garage and wants to orient it with the long dimension running east to west and set back 5' from the north property line. This would work perfectly on this site, because the garage would not appear to be oversized from the street.

Mr. Merritt is an asset to this community and should be allowed to make the property fit his needs.

All in all, I see Mr. Merritt's request as being great for Matt, and of little or no impact to us neighbors.

I am pretty much the longest tenured homeowner on the block, having moved in back in 1985.

(I built a 1000 square foot garage on my property back in 2004.)

My name is Myron Klemz of 8632 Baltimore St. NE, and I can be reached at 612-325-3775 or e-mail: meklemz@msn.com

Thank you for this opportunity to comment.

Myron

6 December 2020

To: City of Blaine Planning Commission

From: Linda Okafor
8645 Baltimore Street NE

RE: Case 20-0041, Matthew Merritt

My name is Linda Okafor and I live at 8645 Baltimore Street NE, next door to the applicant, Matt Merritt. I am in favor of allowing Matt to get both items on the petition listed for the Conditional Use Permit as well as a Variance. He has been without a functional garage most of this year due to a fire. Matt is a great neighbor and an asset to our neighborhood and I have no issues with him increasing the square footage of his garage.