



WHITE BEAR TOWNSHIP

1858
RAMSEY COUNTY
MINNESOTA

Board of Supervisors
ROBERT J. KERMES, Chair
ED M. PRUDHON
STEVEN A. RUZEK

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WHITE BEAR TOWNSHIP, MN 55110

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AGENDA VARIANCE BOARD MEETING MARCH 13, 2018

1. **7:30 a.m.** Call Meeting to Order at Township Office Conference Room, 1281 Hammond Road.
2. Approve Agenda (Additions/Deletions).
3. Approve Minutes of February 14, 2018.
4. **Eric & Bonnie Hargesheimer, 5226 East Bald Eagle Boulevard** – Request for a Minor Subdivision & a 5.7' Lot Width Variance to Allow Construction of a New Home on the New Lot.
5. Added Agenda Items.
6. Adjournment.



**Variance Board Meeting
March 13, 2018**

Agenda Number: 1 - 2 - 3

Subject: Call to Order – 7:30 a.m.
Administrative Conference Room
1281 Hammond Road

Approval of March 13, 2018 Agenda
Approval of February 14, 2018 Minutes

Documentation: March 13, 2018 Agenda
February 14, 2018 Minutes

Action / Motion for Consideration:

Call meeting to order:	7:30 a.m.
Approval of Agenda:	March 13, 2018 (additions/deletions)
Approval of Minutes:	February 14, 2018

**MINUTES
VARIANCE BOARD MEETING
FEBRUARY 14, 2018**

The meeting was called to order at 8:00 a.m.

Present: Members: Short, Johnson; Planning Commission Member: Artner; Planner: Riedesel; Applicant: Vickie Baker & Contractor Jim Baker.

APPROVE AGENDA: The agenda was approved as submitted.

APPROVE MINUTES: Johnson moved approval of the January 17, 2018 Minutes. Short seconded. Ayes all.

VICKIE BAKER – Request for 16.6’ Right-of-Way Setback Variance, a 9.7% Green Area Variance and a 364 Square Foot Garage/Accessory Building Size Variance to Allow Construction of a New Home with Attached Garage at 5428 East Bald Eagle Boulevard: Jim Baker informed the Variance Board that the plan has been modified, the deck proposed for the right-of-way side of the home has been reduced by 1.5’ to create a 20’ setback from the right-of-way (requiring a 15’ setback variance).

Riedesel summarized the request to construct a new home on the property at 5428 East Bald Eagle Boulevard. Three variances are requested including a 20’ right-of-way setback variance, a 9.7% green area variance, and a 364 square foot garage size variance.

The new home is proposed to have an attached 22’ x 26’ garage. The existing garage/accessory structure is proposed to be retained as the home was designed without a basement due to drainage and high water table concerns.

After describing the requested variances, Riedesel noted that the home location was proposed so it will line up with existing homes on either side of the Baker property. He also noted that Ramsey County approached the Town several years ago with a map of East and West Bald Eagle Boulevards showing the County retaining a 66’ wide right-of-way centered on the current location of the road surface. The County has given the Town the authority to vacate excess portions of the right-of-way. If Ms. Baker were to request vacation of the excess portion of the right-of-way, approximately 21’-25’ of public right-of-way would be vacated to her lot adding to the setback from the right-of-way. With this vacation, no right-of-way variance would be necessary.

The Variance Board discussed the 9.7% green area variance request. Mr. Baker explained that the plan will be modified to use pervious pavers where a concrete driveway is proposed. By doing this, 410 square feet of hard surface would be subtracted from the green area calculations. The Variance Board also discussed the impact of the vacation of excess County right-of-way on East Bald Eagle Boulevard. It was determined that with the use of pavers and with the vacation of excess right-of-way, at 1.2% green area variance would be needed.

**MINUTES
VARIANCE BOARD MEETING
FEBRUARY 14, 2018**

The Variance Board discussed access to the lot from the alley and related snow storage. The Variance Board discussed requiring the applicant to remove additional pavement along the alley in order to create more green space. The Variance Board questioned whether removal of additional pavement in this area could negatively impact snow storage in the alley.

Short moved to recommend to the Planning Commission to recommend to the Town Board to approve a 15' right-of-way setback variance due to the excess right-of-way along East Bald Eagle Boulevard, the proposed home will be set back further from the right-of-way than the existing home, the location of the home as proposed is consistent with the neighboring homes and the neighborhood, and meets the standards set forth by the Zoning Ordinance to approve a variance. Johnson seconded. Ayes all.

Short moved to recommend to the Planning Commission to recommend to the Town Board to approve the green area variance and garage size variance noting that the proposed new double garage is minimum size (22') and the existing detached garage is in good condition and subject to the property owner replacing the proposed concrete driveway with impervious pavers and removal of a portion of the pavement near the alley upon review and approval of the Building Inspector after review by the Town's Public Works Department. Johnson seconded. Ayes all.

The meeting adjourned at 8:50 a.m.

Respectfully Submitted,

Tom Riedesel
Planner



**Variance Board Meeting
March 13, 2018**

Agenda Number: 4

Subject: Eric & Bonnie Hargesheimer, 5226 East Bald Eagle Boulevard – Request for a Minor Subdivision & a 5.7' Lot Width Variance to Allow Construction of a New Home on the New Lot

Documentation: Staff Memo
Variance Application
Plans

Action / Motion for Consideration:

Receive Information / Discuss

MEMORANDUM

TO: VARIANCE BOARD
FROM: TOM RIEDESEL
DATE: MARCH 8, 2018

SUBJECT: NEW HOME CONSTRUCTION

REQUESTS: MINOR SUBDIVISION, 5.7' LOT WIDTH VARIANCE
LOCATION: 5226 EAST BALD EAGLE BOULEVARD
APPLICANTS: ERIC & BONNIE HARGESHEIMER
ZONING: R-1

The Hargesheimer's are requesting approval of a minor subdivision which will require a lot width variance. The Hargesheimer's lot is 66,372 square feet in area with a lot width of 210'. They would like to split the lot into two parcels. Parcel A is proposed to be 41,553 square feet in area and 135.7' wide. This parcel currently has the Hargesheimer home and a detached garage on it.

Parcel B is proposed to be 24,819 square feet in area and 74.3' wide. An 80' wide lot is the Town's minimum width requirement.

The Hargesheimers plan to construct a new home on Parcel B which will be more suited to their needs than the current home.

The undersized lot is being proposed due to the location of the current home. A 10' side yard setback is required. Staff recommended to the applicants to propose the new lot line so it is set back 10' from the common side lot line. The main portion of the existing home is set back 10' from the new lot line but there is a deck encroaching into the setback area.

The Town has reviewed and approved similar subdivision requests which included a small lot width variance provided that the lots exceed minimum square footage requirements.

When municipal sewer and water was provided to the Bald Eagle neighborhood, the applicant's property was assessed on a front footage basis. No utility hookup fee is required for this property as it was already paid. SAC/WAC and Local SAC fees apply however.

A park fee is collected by the Town when a subdivision is approved creating a new buildable lot. The park fee is currently \$3,500.00.

Drainage and utility easements are also requested along all property lines for new subdivisions. These easements are not currently shown on the plans.

It should also be noted that the proposed driveway encroaches slightly into the side yard setback area. The driveway should be modified to meet setback requirements if the subdivision and variance are approved.

The minor subdivision and lot width variance appears to be consistent with others previously approved by the Town. The setback of the home, as proposed on the new lot, is consistent with nearby homes and others within the neighborhood.

If approved, the following conditions are recommended:

1. Payment of a park dedication fee.
2. Payment of SAC/WAC and local SAC charges at the time a building permit is approved.
3. Provision of 10' drainage and utility easements around the perimeter of both lots, The easements shall not be over any existing buildings.
4. Discussion of the location of the existing deck on the east side of the current home including reduction of the size of the deck.
5. The newly proposed driveway shall meet at 10' side yard setback requirement.

TR/psw
cc:admin/add.file
b:hargesheimer



MINOR SUBDIVISION APPLICATION FORM

INTRODUCTION

A minor subdivision is a division of one parcel into two lots. Neither parcel can be further subdivided. The newly created lot must front on an existing street and cannot require the extension of municipal facilities or any public improvement. Utility connection charges and park dedication fees may apply.

APPLICANT(S) ERIC + BONNIE HARGESHEIMER PHONE (Home) 651-260-0268
(Business) _____
(Cell) _____

ADDRESS 5226 E. BACD EAGLE
BLVD. WBL, MN 55110

PROPERTY OWNER ERIC + BONNIE HARGESHEIMER

ADDRESS OF SITE SAME ZONING R-1

EXISTING USE OF SITE Single Family Home

Fee (\$35.00 plus \$150.00 Initial Expense Deposit, Plus All Related Additional Costs Incurred Regarding the Request)

It is the policy of White Bear Township that all identifiable costs associated with a Minor Subdivision within the Township shall be the sole responsibility of the owner of said property. The costs shall include, but are not limited to the following: Township planning review costs (reports, meetings, site review); engineering review costs; legal costs (preparation of hearing notices, legal research, certification costs); publication costs (notice of hearing); reapportionment of assessments (engineers report); mailings and Ownership Reports (ownership/encumbrance).

Prior to the final approval by the Town Board, all Township expenses to date shall be paid by the owner. Subsequent expenses not paid at the time of final approval (due to billings by consultants, etc.) shall be due upon receipt of a billing from the Township.

Eric D. Hargreaves

Bonita Hargreaves
Signature of Applicant(s)

2-20-18
Date

To Be Completed By Office:

Date Request Received 2/20/18

By Jim Penhance
(Staff Member)

\$35.00 Fee + \$150 Deposit Received Yes
 No

Date Application Complete 2/20/18



**Variance Board Meeting
March 13, 2018**

Agenda Number: 5 - 6

Subject: Added Agenda Items
Adjournment

Documentation:

Action / Motion for Consideration:

Added Agenda Items

Adjourn Meeting