



WHITE BEAR TOWNSHIP

1858
RAMSEY COUNTY
MINNESOTA

1281 HAMMOND ROAD
WHITE BEAR TOWNSHIP, MN 55110

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Board of Supervisors

ROBERT J. KERMES, *Chair*

ED M. PRUDHON

STEVEN A. RUZEK

AGENDA VARIANCE BOARD MEETING AUGUST 22, 2018

1. **8:30 a.m.** Call Meeting to Order at Township Office Conference Room, 1281 Hammond Road.
2. Approve Agenda (Additions/Deletions).
3. Approve Minutes of August 15, 2018.
4. **Ken & Deborah Visser, 5513 & 5515 West Bald Eagle Boulevard** – Request for:
 - A Minor Subdivision & Two Lot Width Variances
 - A 7,827 Square Foot Lot Area Variance
 - A 28 Square Foot Guest Cottage Size Variance in Order to Permit the Existing Home on Parcel B to Become a Guest Cottage
5. Added Agenda Items.
6. Adjournment.

White Bear Township's

Mission:

To provide White Bear Township residents, businesses and visitors with reliable, high quality municipal services while serving as open and responsible stewards of the public trust.





Variance Board Meeting August 22, 2018

Agenda Number: 1 - 2 - 3

Subject: Call to Order – 8:30 a.m.
Administrative Conference Room
1281 Hammond Road

Approval of August 22, 2018 Agenda
Approval of August 15, 2018 Minutes

Documentation: August 22, 2018 Agenda
August 15, 2018 Minutes

Action / Motion for Consideration:

Call meeting to order:	8:30 a.m.
Approval of Agenda:	August 22, 2018 (additions/deletions)
Approval of Minutes:	August 15, 2018

**AGENDA
VARIANCE BOARD MEETING
AUGUST 15, 2018**

The meeting was called to order at 7:32 a.m.

Present: Members: Short, Johnson, Kotilinek; Planner: Riedesel; Applicant: John Schwartz, Dave Sorenson.

APPROVE AGENDA: Johnson moved approval of the Agenda as submitted. Kotilinek seconded. Ayes all.

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

JOHN & KATHRYN SCHWARTZ, 5605 HUGO ROAD – Request for 18.4' Right-of-Way Setback Variance, 28 Square Foot Garage Area Variance & 18% Green Area Variance To Allow Construction of a Garage Addition With Living Quarters Above: Riedesel summarized the updated request from the Schwartz's to add an attached garage to the existing home with living quarters above. The Variance Board reviewed a proposal from the Schwartz's in July. The Variance Board had several recommendations at that time and continued review of the request until August.

A new plan was submitted which flipped the proposed garage to the southeast side of the home. The breezeway was eliminated and the garage downsized and attached directly to the home. A right-of-way setback of 16.6' is requested requiring an 18.4' setback variance (reduced from 35' variance requested in July). A 28 square foot garage area variance and an 18% green area variance is also requested.

The Variance Board discussed the revised proposal.

Mr. Schwartz noted that the driveway will have a hard surface and will be lined with pavers or Class V.

Short asked if Mr. Schwartz could reduce the width of the driveway near the right-of-way to create more green area.

Mr. Schwartz agreed to reduce the width of the driveway.

Kotilinek felt that the plan as proposed is consistent with variances previously approved by the Town Board along Hugo Road.

Johnson noted that he supports the updated plan.

Short moved to recommend to the Planning Commission to recommend to the Town Board to approve the three requested variances as requested subject to reducing the width of the

**MINUTES
VARIANCE BOARD MEETING
AUGUST 15, 2018**

driveway which would result in less impervious surface than exists today. Johnson seconded. Ayes all.

Riedesel noted that a minor subdivision proposal was received last week which will require approval of several variances. He will schedule a meeting early next week to discuss.

The meeting was adjourned at 8: 25 a.m.

Respectfully Submitted,

Tom Riedesel
Planner

DRAFT



**Variance Board Meeting
August 22, 2018**

Agenda Number: 4

Subject: Ken & Deborah Visser, 5513 & 5515 West Bald Eagle Boulevard – Request for:

- A Minor Subdivision & Two Lot Width Variances
- A 7,827 Square Foot Lot Area Variance
- A 28 Square Foot Guest Cottage Size Variance in Order to Permit the Existing Home on Parcel B to Become a Guest Cottage

Documentation: Staff Memo w/attachments
Variance Application

Action / Motion for Consideration:

Receive Information / Discuss



**Variance Board Meeting
August 22, 2018**

Agenda Number: 5 - 6

Subject: Added Agenda Items
Adjournment

Documentation:

Action / Motion for Consideration:

Added Agenda Items

Adjourn Meeting

MEMORANDUM

TO: VARIANCE BOARD
FROM: TOM RIEDESEL
DATE: AUGUST 20, 2018

SUBJECT: MINOR SUBDIVISION / LOT WIDTH VARIANCES / CONDITIONAL USE PERMIT FOR A GUEST COTTAGE

LOCATION: 5513 & 5515 WEST BALD EAGLE BOULEVARD
APPLICANTS: KEN & DEBORAH VISSER
ZONING: R-1

The Visser's are requesting approval of a minor subdivision which, if approved, would allow them to split their property into two parcels. The Visser's purchased the homes at 5513 & 5515 West Bald several years ago along with their son and daughter-in-law. Ken and Deborah have been living at 5515 West Bald Eagle Boulevard. Their son Travis and Tatiana live in the home at 5513.

The property consists of two homes and related garages. It also has a lakeside parcel and a parcel on the west side of the West Bald Eagle Boulevard. The overall size of the property is 28,203 square feet. The lot width is 96.73'.

The Visser's are proposing to split the property into: Parcel A which is proposed to be 47.22' wide and 170.3' deep and includes a lakeshore parcel 46.77' wide by 78.44' deep. The square footage of this lot(s) is proposed to be 11,470 square feet in area.

Parcel B is proposed to be 49.51' wide and 210' deep and wrapping around the back portion of Ken and Deborah's lot. A 34' x 77.28' lakeshore lot is included with Parcel B. The overall size of Parcel B is proposed to be 16,733 square feet in area.

The Town's minimum lot size requirements are 80' of frontage and 12,000 square feet in area.

The following variances must be approved:

Parcel A: A 32.78' lot width variance and a 530 square foot lot size variance.

Parcel B: A 30.49' lot width variance.

In order to avoid multiple variance requests, staff has requested Ken Visser to consider adding approximately 12 additional feet to the rear of their lot (Parcel A). Adding this square footage would eliminate the need for a lot square footage variance.

Staff met with Mr. Visser on August 21st. He is working with his survey to add the additional square footage to the rear of Parcel A, making the proposed lot greater than 12,000 square feet in area. With this plan modification, only the lot width variances must be approved along with a minor subdivision.

At one time the garage at 5513 was owned or leased by the property owner of Bald Eagle Island. With the sale of the island, the ownership of the garage went to the Visser's. Parcel B has 2 existing garages. The back garage has a door which faces west. It appears that access to the back garage is from the northerly proposed Parcel A.

It is the Visser's plan to remove the existing garages located on proposed Parcel B in the future. They would replace the garage with a new home with an attached garage. They would like to keep the existing home on Parcel B and convert it to a guest cottage. The cottage would be used by Mrs. Visser's mother when visiting from overseas.

Section 7-9.7 of the Zoning Ordinance regulates guest cottages. It states:

7-9.7. GUEST COTTAGE. A guest cottage may be permitted in the R-1 Zoning District on lots which are at least 24,000 square feet in size in sewerred areas and one acre or larger in size in unsewerred areas, if all of the following criteria and standards are met:

7-9.7(a). The structure, design, building materials and color shall be compatible with the principal structure and surrounding land uses.

7-9.7(b). The structure shall not be used for rental purposes.

7-9.7(c). The guest cottage shall maintain one (1) service for each utility serving the property. Each dwelling unit shall pay two (2) times the sanitary sewer service charge as provided by Ordinance No. 18 (Regulating Use of Sewer) and two (2) times the water service charge as provided by Ordinance No. 12 (Regulating the Use of Water).

7-9.7(d). A guest cottage shall not cover more than 700 square feet of land surface and shall not exceed 15' in height.

7-9.7(e). Any guest cottage located in the Shoreland Management Overlay Zone shall be located or designed to reduce its visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, color, and other means acceptable to White Bear Township, assuming summer leaf-on conditions.

Parcel B is proposed to be 16,733 square feet in area. Staff recommends adding approximately 12' to the back of Parcel A in order to create a 12,000 square foot lot. Doing this will reduce Parcel B by approximately 560 square feet (making parcel B approximately 16,173 square feet in area).

In order to approve the guest cottage in addition to the lot width variances and minor subdivision, two additional variances must be considered. They are:

1. A 7,827 +/- square footage lot area variance.
2. A 28 square foot guest cottage size variance.

A Conditional Use Permit must also be approved for a quest cottage.

Recommendations:

Minor Subdivision/Variations

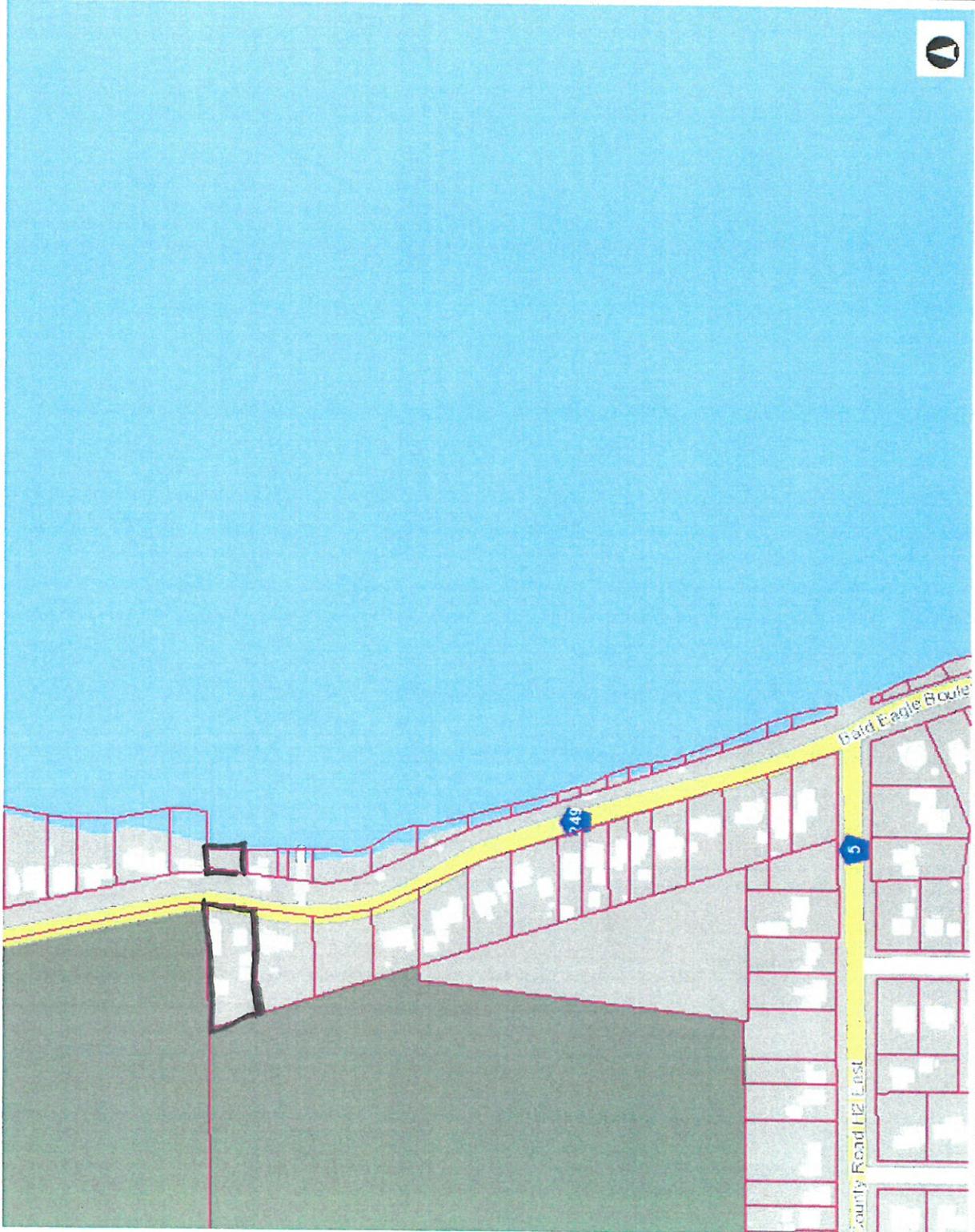
Staff recommends approval of the minor subdivision and lot width variances subject to the following requirements:

- Add 11.33' feet to the rear of Parcel A which would create a new lot 12,000 square feet in area.
- Approve 32.78' lot width variance for Parcel A.
- Approve a 30.49' lot width variance for Parcel B.

Guest Cottage w/Variations

Approval of the guest cottage requires approval of a Conditional Use Permit. The following conditions for approval may be considered:

1. A 7,827 square foot lot area variance.
2. A 28 square foot guest cottage size variance.
3. An additional utility hook-up and related fees must be collected upon construction of a new home and conversion of the existing home to a guest cottage.
4. The guest cottage shall not be used for rental purposes.
5. The proposed new home shall be designed using building materials and colors compatible with the guest cottage and surrounding homes.



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

Enter Map Description

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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Legend



-  City Halls
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© Ramsey County Enterprise GIS Division

CERTIFICATE OF SURVEY

~for~ TRAVIS VISSER
 ~of~ 5515 BALD EAGLE BLVD
 WHITE BEAR TOWNSHIP, MN

EXISTING LEGAL DESCRIPTION

(Per previous Certificate of Survey)

Lot 26, VICTORIA ADDITION TO BALD EAGLE, EXCEPT the South 14.50 feet, lying easterly of the easterly right-of-way line of W. Bald Eagle Boulevard and westerly of the shoreline of Bald Eagle Lake

AND

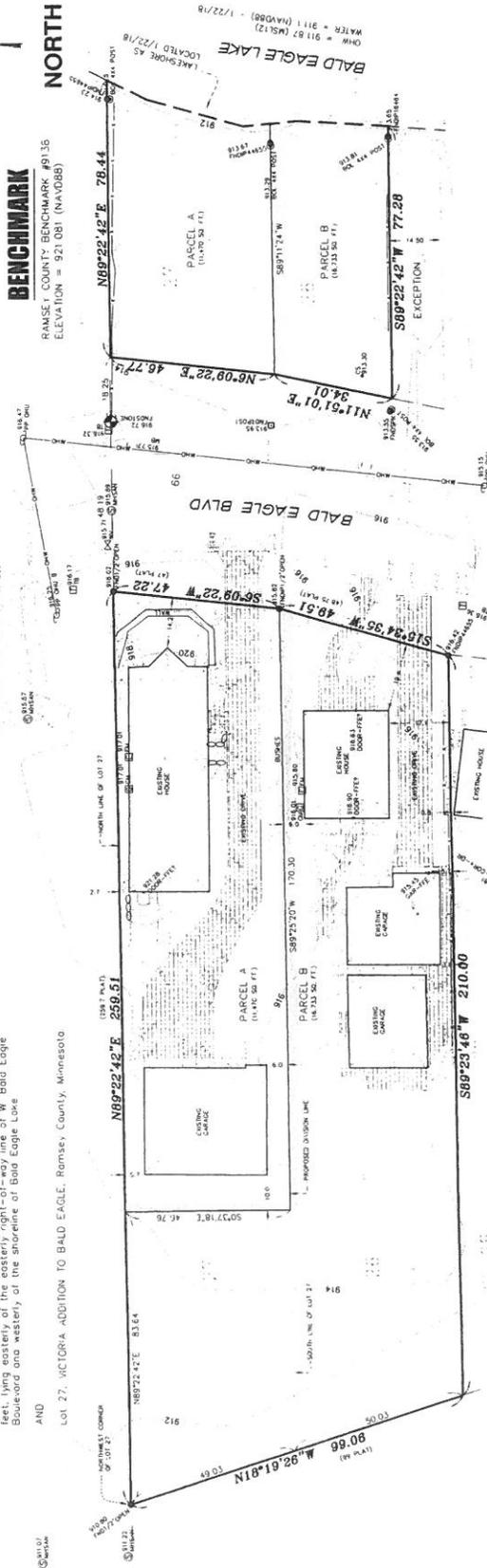
Lot 27, VICTORIA ADDITION TO BALD EAGLE, Ramsey County, Minnesota

NOTES

- Field survey was completed by E.C. Rud and Sons, Inc. on 1/22/18
- Bearings shown are on Ramsey County datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not viable due to snow and ice conditions characteristic of Minnesota winters.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED PLS# 415-5
- ⊕ DENOTES RAMSEY COUNTY MONUMENT
- ⊙ DENOTES BOLLARD
- ⊙ DENOTES CURB STOP
- ⊙ DENOTES ELECTRICAL BOX
- ⊙ DENOTES GAS METER
- ⊙ DENOTES MAILBOX
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES WATER VALVE



PROPOSED LEGAL DESCRIPTIONS

PARCEL A:
 That part of Lot 27, VICTORIA ADDITION TO BALD EAGLE, Ramsey County, Minnesota which lies easterly of the following described line:
 Commencing at the northwest corner of said Lot 27; thence on an assumed bearing of North 89 degrees 22 minutes 42 seconds East along the north line of said Lot 27, a distance of 83.64 feet to the point of beginning of the line to be described; thence South 00 degrees 37 minutes 18 seconds East, a distance of 46.76 feet to the south line of said Lot 27 and said line there terminating.

PARCEL B:
 Lot 26, VICTORIA ADDITION TO BALD EAGLE, EXCEPT the South 14.50 feet, lying easterly of the easterly right-of-way line of W. Bald Eagle Boulevard and westerly of the shoreline of Bald Eagle Lake.

IMPERVIOUS COVERAGE

EXISTING:
 Total lot area including lakeshore = 28,203 sq. ft.
 ImperVIOUS coverage area = 4,687 sq. ft.
 Percentage imperVIOUS coverage = 16.6%

PARCEL A:
 Total lot area including lakeshore = 11,470 sq. ft.
 Existing house = 1,465 sq. ft.
 Existing garage = 1,053 sq. ft.
 Existing concrete = 102 sq. ft.
 ImperVIOUS coverage area = 2,620 sq. ft.
 Percentage imperVIOUS coverage = 22.8%

PARCEL B:
 Total lot area including lakeshore = 16,733 sq. ft.
 Existing house = 727 sq. ft.
 Existing garage (easterly) = 645 sq. ft.
 Existing garage (westerly) = 581 sq. ft.
 Existing concrete = 111 sq. ft.
 ImperVIOUS coverage area = 2,064 sq. ft.
 Percentage imperVIOUS coverage = 12.3%

(Note: Above calculations do not include existing pavers. Previous pavers per client.)



E.C. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 www.ecrud.com
 Tel. (651) 361-8200 Fax (651) 361-8701

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

18022BT



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.

780

APPLICANT(S) KENNETH VISSER PHONE (Home) 651-368-4880
DEBORAH VISSER (Business) —
(Cell) 227-418-0008

ADDRESS 5515 W. BALD EAGLE BLVD
WHITE BEAR LAKE
MN 55110

PROPERTY OWNER KENNETH + DEBORAH VISSER

ADDRESS OF SITE 5515 W BALD EAGLE ZONING RESIDENTIAL
BLVD. WBL MN 55110

EXISTING USE OF SITE RESIDENTIAL HOME SITE

20

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.

[Handwritten Signature]
Signature of Applicant(s)

August 9, 2018
Date

To Be Completed By Office:

Date Request Received 8/13/18

By [Handwritten Signature] \$35.00 Fee + \$150 Deposit Received Yes
(Staff Member) No

Date Application Complete _____