



# WHITE BEAR TOWNSHIP

1858  
RAMSEY COUNTY  
MINNESOTA

1281 HAMMOND ROAD  
WHITE BEAR TOWNSHIP, MN 55110

651-747-2750

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Email: [wbt@whitebeartownship.org](mailto:wbt@whitebeartownship.org)

Board of Supervisors  
ED M. PRUDHON, *Chair*  
STEVEN A. RUZEK  
SCOTT E. MCCUNE

## AGENDA VARIANCE BOARD OCTOBER 14, 2020

1. **8:00 a.m.** Call Virtual Meeting to Order at the Township Administrative Office, 1281 Hammond Road.
2. Approve Agenda (Additions/Deletions).
3. Approve Minutes of July 15, 2020.
4. **Peter & Terri Narow, 5440 West Bald Eagle Boulevard** – Request for 5' Lakeshore Setback Variance & Right-of-Way Setback Variance to Allow a 200 Square Foot at Grade Deck (lakeshore accessory structure).
5. Added Agenda Items.
6. Adjournment.

### White Bear Township's

#### Mission:

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



recycled paper

**To All Commission Members, please follow the below instructions for calling into your meeting:**

**Call 763.717.4037**

When prompted for the meeting number enter **72760**.

Ignore the meeting host prompt if asked.

When prompted for the **Attendees Code** enter **1281**.

You are now placed in the conference call.

Please wait until the start time of your meeting before dialing in to allow for Pat to dial in first.

Thank you!



**Variance Board Meeting  
October 14, 2020**

**Agenda Number:** 1 - 2 - 3

**Subject:** Call to Order – 8:00 p.m.  
Virtual Meeting - Administrative Conference Room  
1281 Hammond Road

Approval of October 14, 2020 Agenda  
Approval of July 15, 2020 Minutes

**Documentation:** October 14, 2020 Agenda  
July 15, 2020 Minutes

**Action / Motion for Consideration:**

Call meeting to order:	8:00 a.m.
Approval of Agenda:	October 14, 2020 (additions/deletions)
Approval of Minutes:	July 15, 2020

**MINUTES  
VARIANCE BOARD MEETING  
JULY 15, 2020**

The meeting was called to order at 8:01 a.m.

Present: Members: Christopherson, Johnson, Denn; Planner: Riedesel.

**APPROVE AGENDA:** Johnson moved to approve the Agenda as submitted. Christopherson seconded. Ayes all.

**APPROVE MINUTES:** Denn moved to approve the Minutes of May 19, 2020. Johnson seconded. Ayes all.

**SCOTT & SANDY MAGGART, 1467 JONQUIL – Request for an Exception to Section 5-29 of Ordinance No. 8 to Allow a 10' x 12' Limited Accessory Structure:** Riedesel summarized the request to add a new 10' x 12' limited accessory structure which would replace a 10' x 14' structure which was torn down. The Maggart's own two buildable lots which have been tied together for tax purposes. The home and proposed shed are located on one lot. A 988 square foot accessory structure is located on the second lot.

The Maggart's attached garage is 616 square feet. Each property is allowed to have one garage and one accessory structure not to exceed 1,000 square feet each or a total of 2,000 square feet. The lot coverage maximum is 30%.

Currently structures on the Maggart lots cover 26% of the area.

Johnson noted that if approved, the Town will have similar requests which should be approved since this request will set a precedent. He noted that this is a unique property since it has two buildable lots. Denn approved with Johnson's comments.

There was brief discussion if "limited accessory structures" should be exempted from the accessory building quantity requirement noting that a limited accessory structure would not count as an "accessory structure".

The Variance Board did not support this ordinance change but instead thinks the Maggart property is unique because it is one legally subdividable lot.

Denn moved to recommend to the Planning Commission to recommend to the Town Board to approve an exception to Ordinance No. 8, Section 5-29 to allow the limited accessory structure as requested since the property is a legally subdividable lot and the limited accessory structure proposed would be legal if the property is subdivided. Christopherson seconded. Ayes all.

The meeting adjourned at 8:17 a.m.

Respectfully Submitted,



**Variance Board Meeting  
October 14, 2020**

**Agenda Number:** 4

**Subject:** Peter & Terri Narrow, 5440 West Bald Eagle Boulevard  
– Request for 5' Lakeshore Setback Variance & Right-of-Way Setback Variance to Allow a \_\_\_\_\_ Square Foot at Grade Deck (lakeshore accessory structure).

**Documentation:** Staff Memo w/attachments  
Variance Application

**Action / Motion for Consideration:**

Receive Information / Discuss

## MEMORANDUM

**TO: VARIANCE BOARD**  
**FROM: TOM RIEDESEL**  
**DATE: OCTOBER 13, 2020**

**SUBJECT: LAKESHORE RIGHT-OF-WAY SETBACK VARIANCES**

The Narow's have submitted a letter of request to allow a lakeside deck at 5440 East Bald Eagle Boulevard. The letter of request was submitted after an enforcement letter from the Township.

The deck was constructed over an existing paver patio. The deck is located 5' from the lakeshore and encroaches into two right-of-way setbacks. The right-of-way setback requirement is 35'. East Bald Eagle Boulevard is located between the lakeshore property and the Narow home. An undeveloped public right-of-way extends from Eagle Street to Bald Eagle Lake.

The Shoreland Management section of the Zoning Ordinance (Section 8, Ordinance No. 35) allows for a 4' wide stairway on lakeshore lots. A landing, no greater than 32 square feet in area is also permitted. A lakeside accessory structure is permitted in the lakeshore setback area. The accessory structures is limited to 250 square feet in area.

The stairway and landing are permitted by the Zoning Ordinance. The variance is requested due to the location of the landing which does not meet setback requirements.

There are several structures on East and West Bald Eagle Boulevard located between the road and the lake.

Very few variances have been requested along this section of East Bald Eagle Boulevard.

The Variance Board should discuss the requirements of the Ordinance and determine what structures should be considered on these types of lakeshore property.

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

October 4, 2020

Town Board of Supervisors  
1281 Hammond Road  
White Bear Township 55110

RECEIVED  
OCT 06 2020  
TOWN OF WHITE BEAR

Dear Town Board of Supervisors Ed Prudhon, Steve Ruzek, Scott McCune  
and Township Planner Tom Riedesel:

We are writing to request a variance to allow for a lesser lakeshore setback of our ground level deck. Our deck is currently setback five feet instead of the ten (10) foot setback ordinance.

It became very apparent this summer when our first grandchild started walking and tripping over the pavers, that the area needed to be redone. The deck is built over the exact footprint of the existing paver patio which was deteriorating and unsafe and also set back five (5) feet from the lakeshore. Following the Building Guide on the White Bear Township website under Single Family Residential Decks, it states: "A building permit is required to construct a deck if attached to a structure or more than 30" above grade." It is not above grade or attached to a permanent structure. Another guideline that we considered was a deck rebuilt in 2019 by our immediate neighbor which is setback four (4) feet from the lake. As requested, however, we have now submitted the permit application and hope to move forward. The deck is simple, at grade level and will accommodate better drainage and the growth of an existing tree.

We request a variance of five (5) feet to keep our deck in place. Thank you for your consideration.

Sincerely,

*Peter Narow*  
*Terri Narow*

Peter and Terri Narow  
5440 Bald Eagle Avenue E.  
White Bear Township, MN 55110

230-8939  
+ narow  
+ ~~narow~~ @lbfmail.com



## Construction Guides & Helpful Information

### Building Guides

[Detached Garages](#)

[Decks & Porches](#)

[Dishwasher Guidelines](#)

### Electrical Guides

[2020 Electrical Homeowner Check List](#)

[2020 Electrical Work Sheet](#)

### Zoning Guides

[Boundary Trees](#)

[Fence Information](#)

[How to Locate Your Property Lines](#)

### Radon Gas Information

[EPA Radon Information](#)

[MDH Radon in MN Homes](#)

[Ramsey County Radon Testing Information](#)



# Building Guide

Building Department | 1281 Hammond Road, White Bear Township, MN 55110  
 Phone: (651) 747-2750 | Fax: (651) 426-2258 | [wbt@whitebeartownship.org](mailto:wbt@whitebeartownship.org)

## Single Family Residential Decks and Porches

### How to Use this Guide

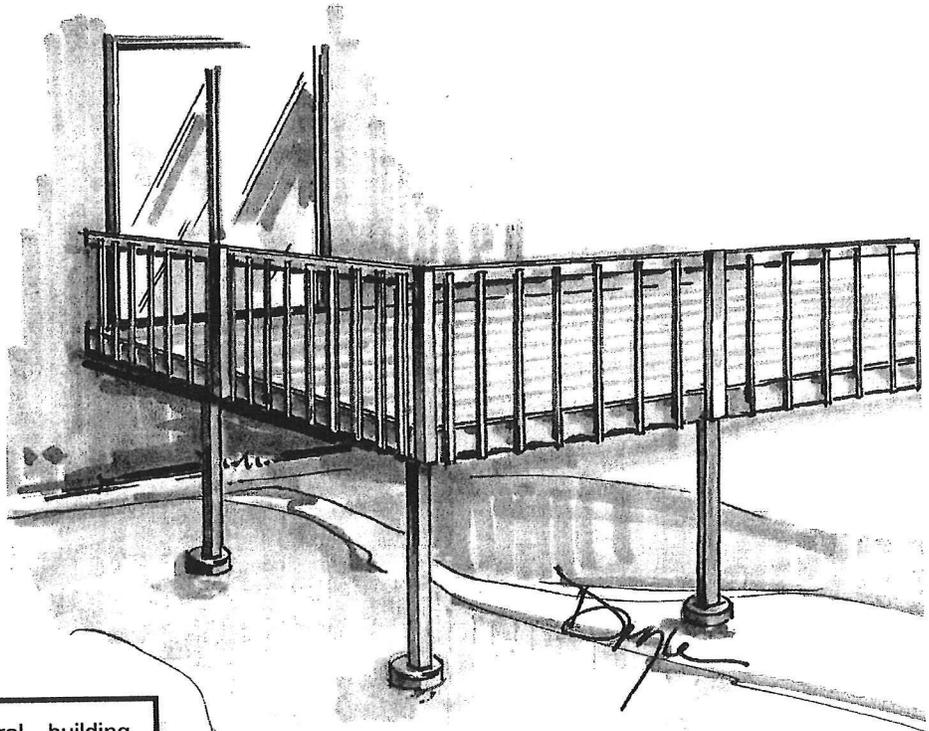
The Township accepts both paper and electronic submittal. When submitting via paper 2 sets of plans are required. Draw to scale and complete the following (hint: use graph paper with  $\frac{1}{4}$ " squares. Example:  $\frac{1}{4}$ " = 1').

1. **Complete this Building Guide** by filling in the blanks on page 3, and indicating which construction details will be used.
2. **Provide Plot Plan (site plan)** showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines drawn to scale. See page 2.
3. **Fill out a building permit application.**

Your application will be reviewed for code compliance and setback requirements. Permit fees will be calculated and you will be notified when the permit is ready to be picked-up.

Before digging, call **Gopher State One Call** at (651) 454-0002 to locate utilities 48 hours in advance.

A building permit is required to construct a deck if attached to a structure or more than 30" above grade.



This information only outlines general building code requirements from the 2012 International Residential Code and the 2015 MN State Building Code. For specific code requirements, please contact White Bear Township's Building Department at (651)747-2750.







**Variance Board Meeting  
October 14, 2020**

**Agenda Number:** 5 - 6

**Subject:** Added Agenda Items  
Adjournment

**Documentation:**

**Action / Motion for Consideration:**

Added Agenda Items

Adjourn Meeting