

**PLANNING COMMISSION MEETING
AGENDA
CITY OF WHITE BEAR LAKE, MINNESOTA**

The City of White Bear Lake Planning Commission will hold its regular monthly meeting on Monday, June 25, 2018, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61.

1. Call to order and roll call.
2. Approval of the June 25, 2018 agenda.
3. Approval of the May 29, 2018 Planning Commission meeting minutes.
4. **CASE ITEMS:**
Unless continued, all cases will go to the City Council meeting on Tuesday, July 10, 2018

A. Case No. 18-5-V: A request by **Leah Nicholson** for an 8 foot variance from the 30 foot rear yard setback requirement, per Code Section 1303.060, Subd.5.c.3; a 5 foot 3 inch variance from the 30 foot setback requirement required along a side abutting a public right-of-way, per Code Section 1303.230, Subd.5.a.4; and a 1 foot variance from the 2 foot maximum encroachment for an eave, per Code Section 1302.040, Subd.4.a.1; all in order to construct a 733 square foot attached garage with a second floor addition above for the property located at 2309 10th Street. (Continued at the request of the applicant.)

B. Case No. 18-6-V: A request by **Festival Foods** for a variance to add exterior signage to the existing store front: 192 square feet to the east elevation and 128 square feet to the south elevation, per Code Section 1202.040, Subd.2.A.1, in order to install a total of 320 square feet of “mural signs” in addition to the 462 square feet of existing signage located at 2671 County Road E.

C. Case No. 18-7-V: A request by **Dawn and Gary Gillespie** for a 10 foot variance from the 20 foot setback required for a detached garage with the door facing an alley, per Code Section 1302.030, Subd.4.h.2, in order to construct a two-car detached garage to serve the existing duplex at 4916 Morehead Avenue.

5. **DISCUSSION ITEMS:**

- A. City Council Meeting Summary from June 12, 2018
- B. Park Advisory Commission Meeting Minutes from June 21, 2018 – not available.

6. **ADJOURNMENT**

Next Regular City Council MeetingJune 26, 2018
Next Regular Planning Commission Meeting..... July 30, 2018

MINUTES
PLANNING COMMISSION MEETING
CITY OF WHITE BEAR LAKE
May 29, 2018

The regular monthly meeting of the White Bear Lake Planning Commission was called to order on Tuesday, May 29, 2018, beginning at 7:00 p.m. in the White Bear Lake City Hall Council Chambers, 4701 Highway 61, White Bear Lake, Minnesota, by Chair Jim Berry.

1. CALL TO ORDER/ROLL CALL:

MEMBERS PRESENT: Chair Jim Berry, Mary Alice Divine, Marvin Reed, Peter Reis, Ken Baltzer, and Mark Lynch

MEMBERS EXCUSED: Erich Reinhardt.

MEMBERS UNEXCUSED: None.

STAFF PRESENT: Anne Kane, Community Development Director; Samantha Crosby, Planning & Zoning Coordinator; and, Michael Hermann, Planning Intern.

OTHERS PRESENT: Meghan Master, Luke Master and Jan Holtz

2. APPROVAL OF THE MAY 29, 2018 AGENDA:

Member Reis moved for approval of the agenda. Member Reed seconded the motion, and the agenda was approved unanimously (6-0).

3. APPROVAL OF THE APRIL 30, 2018 PLANNING COMMISSION MEETING MINUTES:

Member Baltzer moved for approval of the minutes. Member Reed seconded the motion, and the minutes were approved unanimously (6-0).

4. CASE ITEMS:

A. Case No. 17-1-SHOPe1: A request by **Meghan Master** for a 3-year time extension for a Special Home Occupation Permit, per Code Section 1302.120, in order to continue operating a beauty salon in the single-family residence located at 2268 Sierra Drive.

Hermann discussed the case. Staff recommended approval of continuing the Special Home Occupation Permit subject to the same conditions.

Berry opened the public hearing.

Meghan Master, 2268 Sierra Drive, thanked the Commission for their consideration. She noted she has had a good year working out of her home and requested the City approve her time extension.

Berry asked if Ms. Master had received any complaints from her neighbors. Ms. Master reported she had not received any complaints. She noted she would not be pursuing any signage for her business.

Reis requested further information on what was done during a balayage. Ms. Master explained this was an open air, low maintenance coloring option for her clients.

As no one else came forward, Berry closed the public hearing.

Member Reis moved to recommend approval of Case No. 17-1-SHOPe1. Member Lynch seconded the motion. The motion passed by a vote of 6-0.

Berry explained that this matter would be addressed by the City Council on Tuesday, June 12, 2018.

5. DISCUSSION ITEMS:

A. City Council Meeting Summary from May 8, 2018.

Berry asked about the Four Square Flats project. Kane provided the Commission with a brief recap of the May 7th neighborhood meeting. She noted that a second community meeting would be held in the theater at Century College on June 6th to discuss the proposed redevelopment project.

Staff provided the Commission with an update on the Lunds & Byerlys project and discussed a potential Hy-Vee project being considered in Gem Lake.

B. Park Advisory Commission Meeting Minutes of May 17, 2018.

No discussion.

C. Comprehensive Plan.

Kane noted the City had submitted an application to the Met Council for an extension on the Comprehensive Plan. If approved, this would provide the City with six additional months to complete the necessary updates. She noted that the City needs to review adjacent communities Comprehensive Plan's and asked for the Planning Commission help in this endeavor. Review would focus mainly on how their roadways and land use changes would impact the City of White Bear Lake. The Commission offered their support to assist in reviewing adjacent communities' Comprehensive Plans.

6. ADJOURNMENT:

Member Baltzer moved to adjourn, seconded by Member Reis. The motion passed unanimously (6-0), and the May 29, 2018 Planning Commission meeting was adjourned at 7:29 p.m.

DRAFT



City of White Bear Lake
COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: June 21st, 2018 for the June 25, 2018 Planning Commission Meeting

SUBJECT: Nicholson – 2309 10th Street, Case No. 18-5-V

The applicants have requested a Continuation of this matter to the July 30th Planning Commission meeting. Staff requests the Planning Commission open the Public Hearing and continue the matter so that additional notice need not be published or mailed to surrounding property owners. Thank you.

CONSTRUCTION KEY NOTES

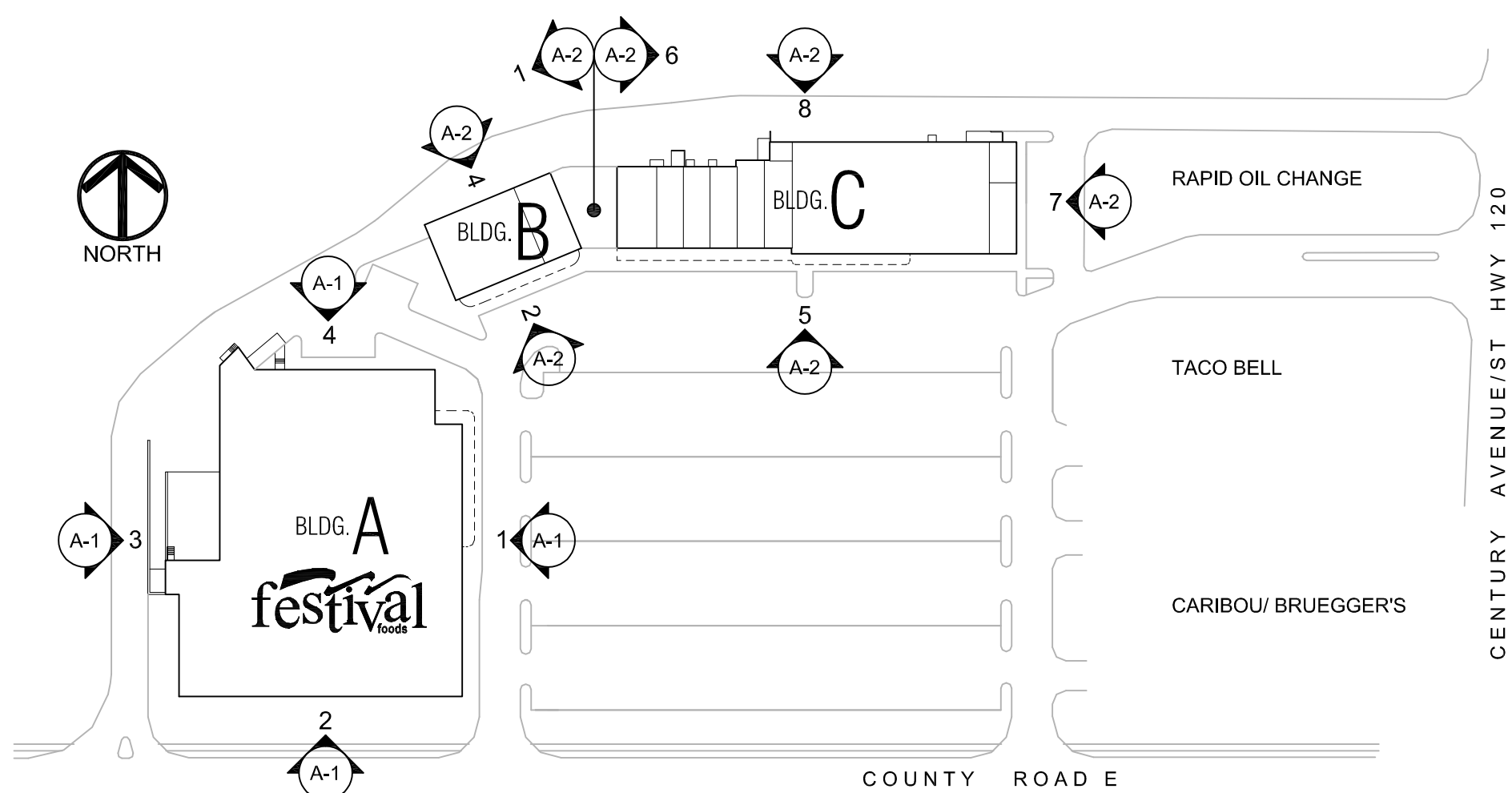
NO.	NOTE	NO.	NOTE	NO.	NOTE	NO.	NOTE
1	NEW INTERNALLY ILLUMINATED INDIV. CHANNEL SIGNAGE BY TENANT. GC TO PROVIDE POWER AND HOOKUP AND EXT. PLYWD. BACKER AT ALL SIGNAGE LOCATIONS - TYP.	7	STAINED CEDAR TRELLIS MEMBERS - TYP. 2X2'S @ 16" O.C. OVER 2X10'S @ 24" O.C. OVER 3X12 BEAMS. BLACK SIMPSON CONNECTIONS - TYP.	15	NEW DOCK BUMPERS. INSTALL PER ALL MANUF. REC'S.	23	PATCH ALL DAMAGE TO CMU WALL AS REQ'D. TO MATCH AND ALIGN W/EXIST. WALL SURFACE - TYP.
2	INTERNALLY ILLUMINATED LED LIGHT BOX W/ LOCK AND FRONT ACCESS. (LANDMARK ARCHITECTURAL, STEVE SPRY, 763-639-7766, STEVES@LANSIGNS.COM). REPLACEABLE POLYESTER FABRIC W/SILICONE BEAD ALL SIDES WITHIN ALUM. EXTRUSION FRAME. FABRIC BY TENANT. (IMAGINE EXPRESS, PETER ANDERSON, 651-271-2060, PANDERSON@MPLS.IMAGE-EXPRESS.COM) PROVIDE SHOP DRAWINGS.	8	DRK. BRONZE ANOD. ALUM. NARROW STILE DOOR ENTRY SYSTEM TO MATCH GLAZING SYSTEM. PROVIDE BLDG. STND. CLOSERS, PUSH/PULL, EXT. CYLINDER W/MAJOR MANUF. GUARD. INT. CYLINDER W/TEE TURN. BEST 7 PIN CORE WHARDWARE TO ACCEPT BEST 7 PIN CORE. ALUM. THRESHOLD, WEATHERSTRIP, SWEEP.	16	REINF. CONC. SLAB W/3.5% MAX. SLOPE. SLOPE TO EXIST. CATCH BASIN. (SEE STRUCT'L.)	24	FULLY ADHERED EPDM MEMBRANE OVER 3/4" EXT. SHEATHING OVER MTL. STUD FRAMING. EXTEND EPDM UNDER COPING. SLOPE MIN. 1/4" PER FT. SEAL WEATHERTIGHT.
3	CONTINUOUS 12X12 EIFS CORNICE. TYP. AROUND ENTIRE BLDG. 'A' PERIMETER. (SEE ROOF PLAN)	9	STARTING POINT AT EXIST. CMU CONTROL JOINT.	17	RE-INSTALL DOCK LEVELER TO EDGE OF NEW CONC. BUMP-OUT.	25	FULLY ADHERED EPDM MEMBRANE OVER 1/2" EXT. SHEATHING OVER MTL. STUD FRAMING (SEE STRUCT'L.). EXTEND EPDM UNDER COPING AND OVER EXIST.
4	DRK. BRONZE ANOD. ALUM. TEMPERED STOREFRONT SYSTEM TO MATCH EXIST. W/1" LOW-E CLEAR, INSUL. GLASS, THERMAL BREAK, END DAMS, DRIP EDGE, TREATED WD. BLOCKING, AND EXPANSION JTS. W/BACKERROD AS REQ'D. FLASH, CAULK AND SEAL WEATHERTIGHT. PROVIDE SHOP DRAWINGS.	10	REINSTALL EXIST. LIT SIGN. CENTER ON TRELLIS BELOW.	18	INSTALL FLUSH 8" STL. PLATE ON ANGLES TO COVER THE NEW OPENING.	26	PROVIDE TERMINATION BAR W/CAP BEAD AND LAP SEALANT. SEAL WEATHERTIGHT. PROVIDE BLOCKING NAILER AS REQ'D.
5	NEW CMU BASE TO ALIGN W/EXIST. ADJACENT. (SEE STRUCT'L.)	11	1" EIFS OVER "DENSE GLASS" EXT. SHEATHING OVER MTL. STUDS. (SEE FIN. PROD. SPEC.)	19	3X12 CEDAR LEDGER BOARD. (SEE STRUCT'L.)	27	22 GA. PREFIN. MTL. COPING OVER TREATED BLOCKING. CAULK AND SEAL WEATHER- TIGHT AS REQ'D. SLOPE AT 1/4" PER FT. MIN.
6	5" INTEGRAL COLORED STAMPED REINF. CONCRETE SLAB. MATCH AND BLEND SLOPE AWAY FROM BUILDING W/EXIST. EA. SIDE. (SEE STRUCT'L.)	12	28"X28"X4" PRECAST CONC. CAP. SECURE. FLASH, CAULK AND SEAL WEATHERTIGHT. SLOPE TOP 1/4" PER FT. (WHITE) SECURE SIMPSON STIRRUP THRU CAP TO 8X8 BLOCK CORE.	20	NEW S.S.MTL. ROOF SYSTEM TO MATCH EXIST. OVER ICE & WATER SHIELD OVER 3/4" T&G PLYWD. DECKING OVER MTL. STUD FRAMING.	28	MTL. STUDS ATTACHED TO CONC. (NOTE: ALL LIGHT GAUGE MTL. FRAMING AND CONNECTIONS TO BE DESIGNED BY G.C. SUB/ENGINEER.)
		13	NEW CONC. BUMP-OUT W/3X3X 1/4" CONT. ANGLE W/ HEADED STUDS CAST INTO EDGE - TYP.. (SEE STRUCT'L.)	21	REMOVE CMU AND PROVIDE REINF. CONC. THICKENED EDGE W/THERMAL BREAK. (SEE STRUCT'L.)	29	PROVIDE MTL. STUD BOX BEAM AS REQ'D. TO SUPPORT WING WALL ABOVE. WRAP BOT. W/EPDM AND SEAL WATER-TIGHT.
		14	NEW TAPERED DOCK SEALS. INSTALL PER ALL MANUF. REC'S.	22	VER. PROVIDING NEW SLAB THIS AREA. (SEE DEMO NOTE #8)		

FINISH PRODUCT SPECIFICATIONS

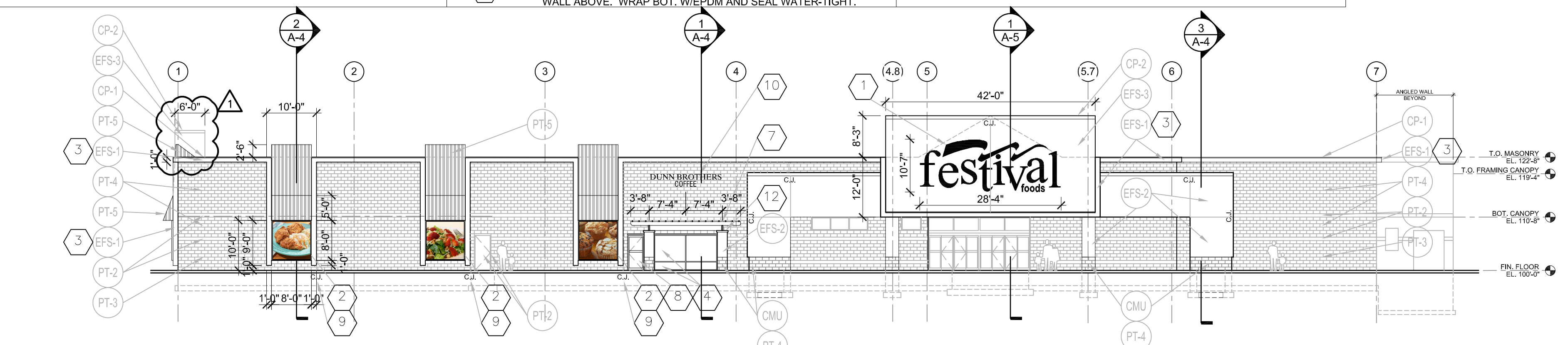
ITEM	NOTE
CMU	CONCRETE MASONRY UNIT - MATCH EXIST. 8X8X16 ROCKFACE
CP-1	PREFINISHED MTL. COPING COLOR: UNI-CLAD "BONE WHITE"
CP-2	PREFINISHED MTL. COPING COLOR: UNI-CLAD "MANSARD BROWN"
EFBS	EXTERIOR INSULATION FINISH SYSTEM (EIFS) - "DRY VIT" OR EQ. EIFS W/DRAINAGE SYSTEM - PANZER 20 REINF. MESH BELOW 8 FT. AFF - TYP. - CONTROL JTS. AS SHOWN/REQ'D. - SAND FINISH - TYP. - PROVIDE TYP. DETAILS PER ALL MANUF. RECOMMENDATIONS
EFBS-1	CORNICE (WHITE) COLOR: BENJAMIN MOORE OC-151 "WHITE"
EFBS-2	COLUMN/CANOPY (OFF-WHITE) COLOR: BENJAMIN MOORE OC-20 "PALE OAK"
EFBS-3	SIGNAGE FACADE (DARK) COLOR: BENJAMIN MOORE 2130-10 "BLACK BEAN SOUP"
PT	PAINT - "BENJAMIN MOORE OR EQ." - PREP ALL SURFACES AS REQ'D. - PAINT SPEC. TO BEST MATCH SURFACE - COLOR: SEE BELOW
PT-1	CORNICE (WHITE) COLOR: BENJAMIN MOORE OC-151 "WHITE" (MATCH EFBS-1)
PT-2	MTL. DOORS/FRAMES/RAILINGS/STAIRS/DOWNSPOUTS (OFF-WHITE) COLOR: BENJAMIN MOORE OC-20 "PALE OAK" (MATCH EFBS-2)
PT-3	CMU (DARK BASE) COLOR: BENJAMIN MOORE 2130-10 "BLACK BEAN SOUP" (MATCH EFBS-3)
PT-4	CMU (BRICK COLOR) COLOR: BENJAMIN MOORE 2175-10 "AZTEC BRICK" HC-50
PT-5	S.S.M. ROOF (DARK GRAY) COLOR: BENJAMIN MOORE 2134-30 "IRON MOUNTAIN"

GENERAL FINISH NOTES

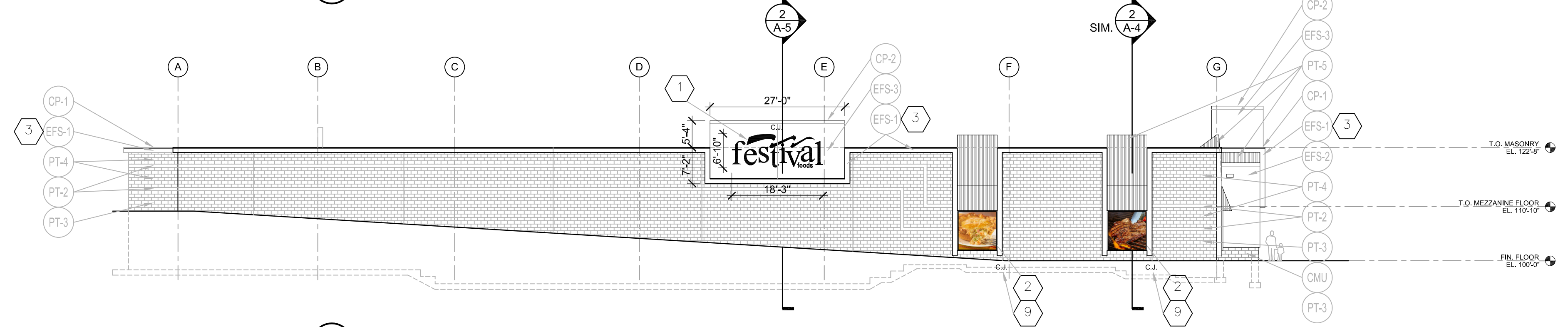
NO.	NOTE
1.	PAINT ALL EXPOSED CMU THROUGHOUT. (SEE ELEV'S. FOR PT COLOR)
2.	PAINT ALL EXPOSED METAL THROUGHOUT INCLUDING H.M. DOORS AND FRAMES, RAILINGS, MTL STAIRS, DOWNSPOUTS, ETC. (PT-2)



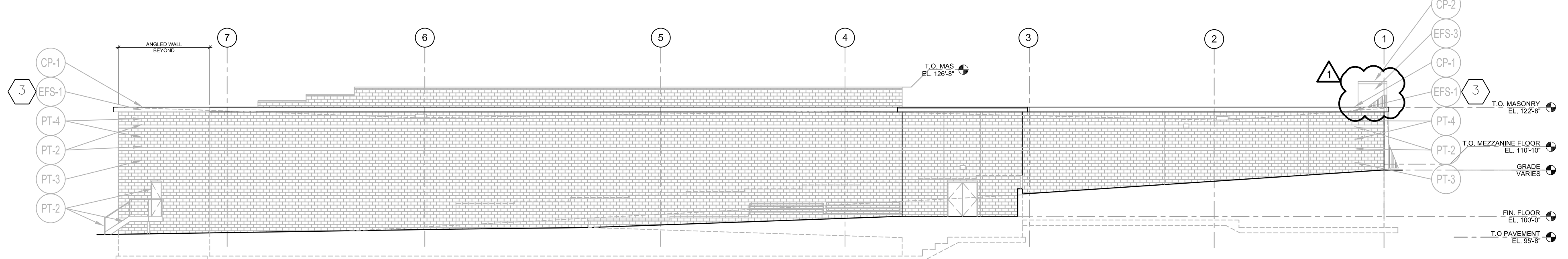
5 REFERENCE SITE PLAN
SCALE: N.T.S.



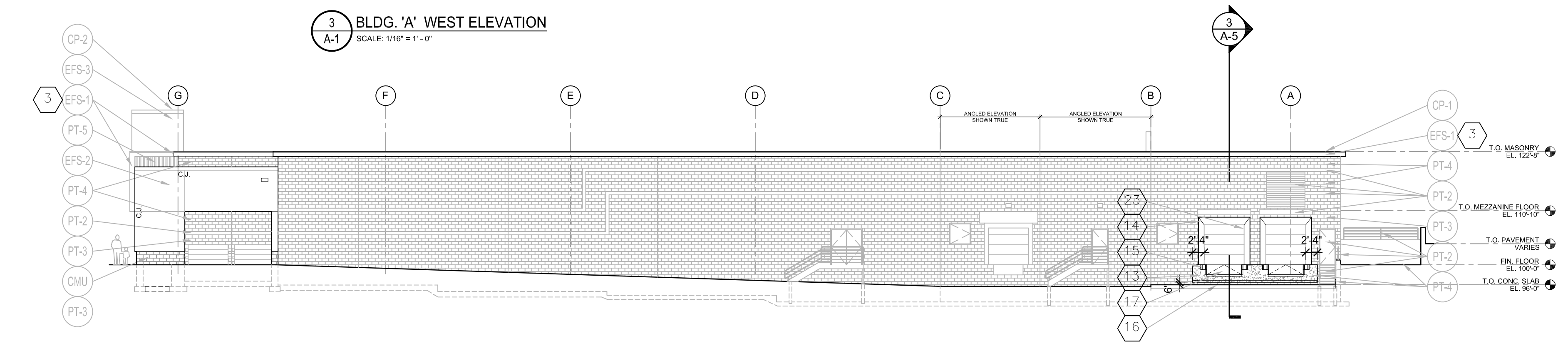
1 BLDG. 'A' EAST ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



2 BLDG. 'A' SOUTH ELEVATION (CO. RD. E EAST)
SCALE: 1/16" = 1'-0"



3 BLDG. 'A' WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BLDG. 'A' NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the law of the state of Minnesota.

Signature: [Signature] Name: Jeffrey P. Agnes AIA
Date: 04/16/18 Reg. No.: 19452

OWNER

BRIXMOR

BRIXMOR PROPERTY GROUP
98 WEST 66TH STREET
SUITE 204
RICHFIELD, MN 55423
(612) 798-7960
www.brixmor.com

PROJECT

festival foods

EXTERIOR REMODEL

WHITE BEAR HILLS
2671 CO. RD. E EAST
WHITE BEAR LAKE, MN 55110

SHEET TITLE

BLDG. 'A'
EXTERIOR ELEVATIONS
FINISH PRODUCT SPECS.
REFERENCE SITE PLAN

PROJECT NO.
01.08.01

SCALE
AS SHOWN

DATE
04/16/18

REVISION DATE
05/16/18

PERMIT SET

SHEET NO.

A-2 OF 9



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

4.B

MEMORANDUM

TO: The Planning Commission

FROM: Anne Kane, Community Development Director

DATE: June 21, 2018 for the June 25, 2018 Planning Commission Meeting

SUBJECT: Festival Foods – Sign Variance
2751 County Road E – Case No. 18-6-V

REQUEST

Festival Foods located in the White Bear Hills Shopping Center is in the midst of a façade renovation project that includes an updated sign package for the grocery store. In addition to retaining the 462 square feet of signage in the existing three wall signs, the applicant wishes to incorporate five illuminated display areas that will include images of food. Each image will be 64 square feet, resulting in an additional 320 square feet of signage or a total of 782 square feet when the Sign Code allows 200 square feet for a single tenant store of this size. Therefore, a variance for an additional 320 square feet of “mural signage” is requested.

SITE CHARACTERISTICS

The 5.7 acre site, located in the northwest quadrant of the County Road E and Century Avenue intersection, contains the anchor tenant for the White Bear Hills Shopping Center - a 45,000 square foot grocery store and associated parking lot.

ZONING

The subject site is zoned B-4 – General Business. The properties to the north, east, and south (across Century Avenue) are also zoned B-4. The properties to the west and northwest are zoned R-3 – Single Family Residential.

BACKGROUND

The grocery store was constructed in 1991. In 1996, the City granted a 118 square foot variance from, the 300 square foot maximum wall sign area, in order to install the Festival Foods sign on the south side of the building. First America Bank was permitted a 33 square foot sign in 1997. That sign was changed to First Federal Bank in 2004 and was later removed sometime prior to 2010. In 2013, the property owner was asked to replace some missing landscaping along the north property line of the site and the owner complied in a timely manner. In 2016, when the former Dunn Brothers Coffee Shop was converted to a Caribou Coffee & Einstein Bagels, Dunn Brothers opened kiosk inside Festival Foods and were granted a 37 square foot variance to increase the overall exterior wall signage to 472 square feet.

4.B

APPLICANT'S PRACTICAL DIFFICULTY

The applicant would like to incorporate the additional food images without reducing the square footage of the remaining signage, see attached narrative.

ANALYSIS

The existing signage on the east/front elevation measure 337 square feet in size or 5.4% of the wall area. The existing sign on the south/side elevation is 125 square feet in size – 2.8% of the wall area. Together the existing wall signage totals 462 square feet and consists of the corporate names of “Festival Foods” and “Dunn Brothers Coffee”. The applicant would like to incorporate five additional images without copy or text bringing the overall signage to 782 square feet.

The proposed images were initially classified as “murals” in accordance with the Sign Code, which defines murals as: “An image painted or applied on the exterior of a building wall or other permanent structure and for which no more than 5% of the total area covered by the mural, or one hundred feet (whichever is less), consists of text.” As such, murals are considered exempt from the permitting requirements and do not count towards the overall exterior signage area. However, given that the Sign Code was comprehensively amended just last year, Staff is still learning how various provisions can be applied and utilized by local businesses. Since the proposed images do not include any copy or text, Staff was not opposed to their inclusion; however, advised the applicants to proceed with a formal variance request for the additional signage to ensure appropriate conditions may be considered.

Staff does not support the inclusion of any text or copy on the images and has included a condition towards this end, including specific name brands. Further, Staff’s recommendation of approval for the additional sign area is premised on the fact that there is no copy of text included in the images and, if granted, this variance should not provide the basis for an additional 320 square feet of copy or text on the exterior of Festival Foods’ building. As with past size variances, Staff has also included a condition restricting the display of temporary or permanent window signage or banners without prior City approval.

As part of the exterior renovation, the applicant is also proposing to remove three (3) mature Spruce trees and two (2) Green Ash near the southeast corner of the building. An appropriate amount of replacement trees are proposed in front of the parking lot and near the southwest corner of the site. In addition, foundation landscape materials are introduced along the southern elevation where the mature trees will be removed.

SUMMARY

The City has a high level of discretion when approving or denying a variance because the burden of proof is on the applicant to show that they meet the standards of the ordinance. If the proposal is deemed reasonable (meaning that it does not have an adverse effect on neighboring properties, it is consistent with the Comprehensive Plan, and it is in harmony with the intent of the Zoning Code) then the criteria have been met.

Staff has reviewed the variance request and finds that the proposal is reasonable and in harmony with the intent of the Sign Code and appropriate in scale and design for the grocery store.

RECOMMENDATION

Staff recommends approval of the variance as requested subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. There shall be no copy, text or commercial brands incorporated into the images.
4. Images shall be maintained in a high-quality condition, including replacement of faded images.
5. Per the Sign Code, permanent window signs count towards wall signage. The allowed wall signage has been maximized with the approved variances, therefore, no permanent window signs are allowed. Prior city approval shall be obtained before displaying any temporary signage.

Attachments:

1. Draft Resolution of Approval
2. Location/Zoning Map
3. Sign Variance Request Narrative
4. Graphics (3 pgs.)

RESOLUTION NO. _____

**RESOLUTION GRANTING A SIGN VARIANCE FOR
FESTIVAL FOODS LOCATED AT 2671 COUNTY ROAD E
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-6-V) has been submitted by Festival Foods to the City Council requesting approval of a variance from the Sign Code of the City of White Bear Lake for the following location:

LOCATION: 2671 County Road E

LEGAL DESCRIPTION: Lot 1, Block 1, White Bear Hills Shopping Center.
(PID #: 253022440084)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING RELIEF: A 320 sq. ft. variance from the 200 sq. ft. limit per Code Section 1202,140, Subd.2 in order to retain the existing 462 square feet of signage, in addition to inclusion of five illuminated display areas (“mural images”) that consist of 64 square foot images of food resulting in a total of 782 square feet when the Sign Code allows 200 square feet for a single tenant store of this size; and

WHEREAS, the Planning Commission has held a public hearing as required by the city Zoning Code on June 25, 2018; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variances upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake that the City Council accepts and adopts the following findings of the Planning Commission:

1. The requested variance will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this Code.
2. The variance will be in harmony with the general purpose and intent of the City Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
3. The special conditions and circumstances are not the result of actions of the owner or a predecessor in title.
4. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variances.
- 5.

FURTHER, BE IT RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requests, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. There shall be no copy, text or commercial brands incorporated into the images.
4. Images shall be maintained in a high-quality condition, including replacement of faded images.
5. Per the Sign Code, permanent window signs count towards wall signage. The allowed wall signage has been maximized with the approved variances, therefore, no permanent window signs are allowed. Prior city approval shall be obtained before displaying any temporary signage.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

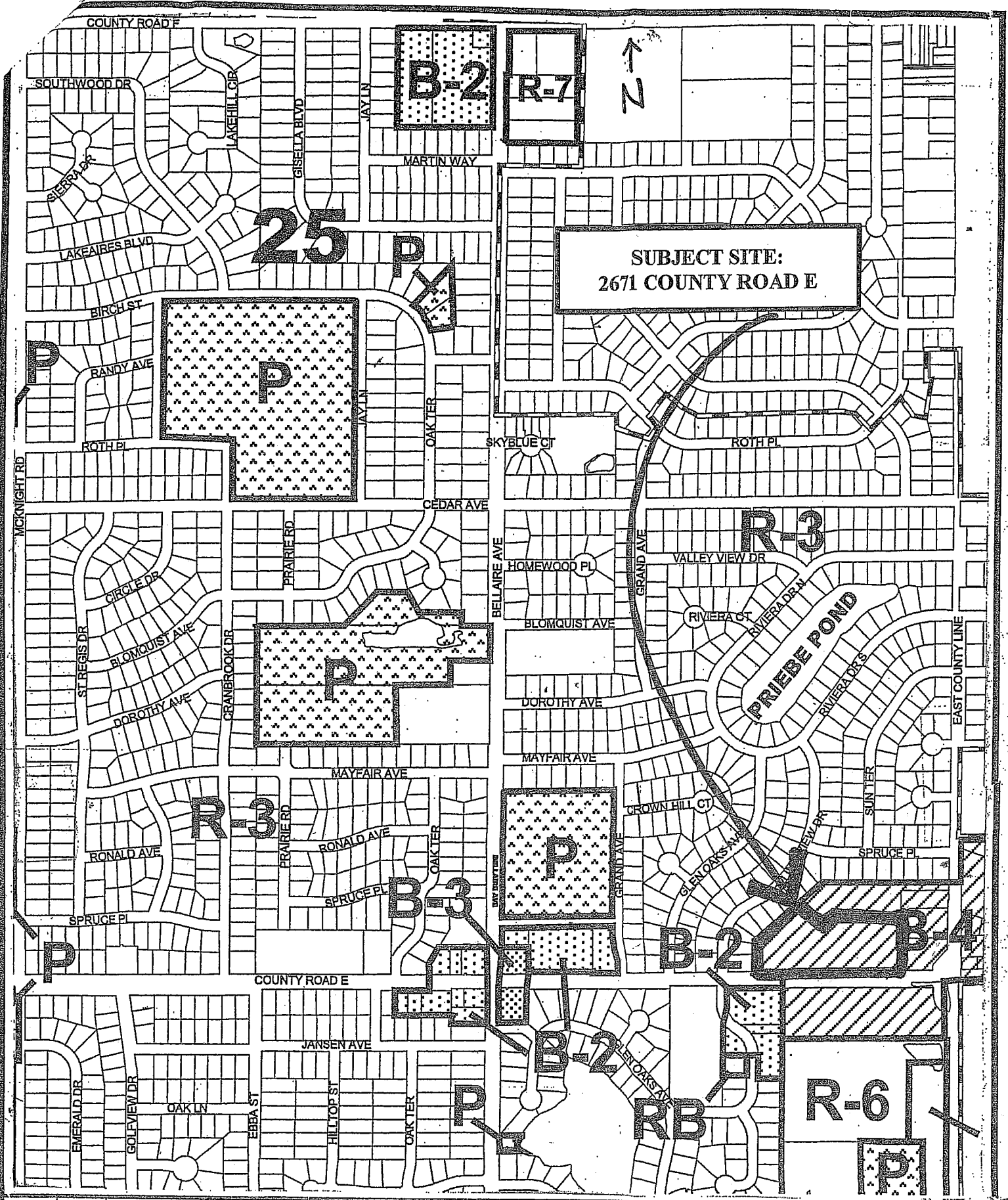
Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.
I have read and agree to the conditions of this resolution as outlined above.

Applicant's Signature

Date

Print Name & Title



SUBJECT SITE:
2671 COUNTY ROAD E

25

City of
White Bear Lake
Planning and Zoning Office
(612)-429-8561

CASE NO. : # 18-6-V
CASE NAME : Festival Foods
DATE : June 25, 2018

Sign Variance Request – Festival Foods of White Bear Lake

We own and operate Festival Foods of White Bear Lake at 2671 East County Road E. We have operated this store in this location since 1991. Prior to this location, we owned and operated Knowlan's Super Market at the corner of County Road E and White Bear Avenue with our original opening on June 7, 1976. We are proud of our history in White Bear Lake and proud to be an active community member. And as we look at our 42nd anniversary, we think of the relationship we have had with our customers, our associates and our suppliers over these many years. It is quite remarkable to think about the history and we look forward to growing into the future and continuing to serve our community.

At our Festival Foods of White Bear Lake, we have started on a project to update the façade of the store. The project plan has been approved and construction started on Monday May 14, 2018. The entire project was designed around how the exterior of our business would match the product offering inside of our business. While our offerings in store have changed and grown over the years, our exterior has remained relatively the same. As the plans have been finalized, the exterior will be warm, comfortable, current and welcoming to the community. The façade was designed to engage with those that shop our store and those that drive by our location as well, offering a pleasing visual experience that welcomes anyone coming to or passing through our community.

In staying with this direction for design, the plans were developed to include five images on the exterior of the building on the East and South facing elevations. These five images are high-resolution, high-quality images of food, no copy or text, just the simplicity that food can represent in our store and to our community. The images are to be printed and placed into 5 window boxes that are backlit. The boxes will be constructed to maintain the quality of the images by protecting them from the elements such as sun, rain, snow or ice. The boxes are made of material that will last and a plexi-glass material that will remain clean, consistent and hold up against the elements as well. The boxes would be built with sensors to engage the LED lighting at appropriate times when exterior lighting falls below a certain level. The boxes will also be built with dimmer switches so we can adjust the lighting in the boxes to offer warm light to illuminate the images that remains consistent with our brand. The images will be warm and comfortable either day or night. The adjustable light levels inside the boxes will deliver a softer light than any other alternatives explored since the light is contained, controllable and soft, unlike externally mounted light fixtures directed toward a wall-mounted image. The new images in the back lit boxes will also offer additional security during the evening hours for those customers that shop and are within walking distance. The boxes will be easy to clean and protect the images from any damage that may arise due to vandalism.

We currently operate with a variance that accommodates current signage on the building totaling 462 sf (337 sf on the East and 125 sf on the South Side of the building). We are requesting an additional 320 sf total of signage to accommodate the images (192 sf on the East and 128 sf on the South Side of the building) for a total of 782 sf. (7.32% of gross wall area) With 10,711 sf on those two walls of the store and with the maximum square footage of up to 10% of wall surface for signage, the allowable signage area would be 1,071 sf, 289 sf more than our requested amount of 782 sf. (See attachment)

We kindly ask for your review and request a sign variance to complete the project to update the exterior of our community store within the City of White Bear Lake. Construction is in process and we are looking to be completed late in July of 2018. If our variance is approved, we feel we can still meet any manufacturing and installation deadlines to complete the project on time. If there is anything further we can provide, please contact Jason Herfel with Festival Foods.

PLAN/ ELEVATION KEY NOTES

NO.	NOTE	NO.	NOTE	NO.	NOTE	NO.	NOTE
1	INTERNALLY ILLUMINATED SIGNAGE BY TENANT. GC TO PROVIDE POWER AND HOOKUP.						
2	INTERNALLY ILLUMINATED LIGHT BOX, PROVIDE LOCK, FRONT ACCESS. REPLACEABLE GRAPHIC BY TENANT.						
3	CONTINUOUS 12X12 EIFS CORNICE. TYP. AROUND ENTIRE BUILDING PERIMETER.						
4	NEW ANOD. ALUM. STOREFRONT SYSTEM W/CLEAR TEMP. GLASS.						
5	PAINT ALL EXPOSED CMU THROUGHOUT - TYP.						
6	INTEGRAL COLORED STAMPED CONCRETE.						
7	STAINED WOOD TRELLIS.						
8	NEW ANOD. ALUM. DOOR.						

FINISH PRODUCT SPECIFICATIONS

FINISH REMARKS

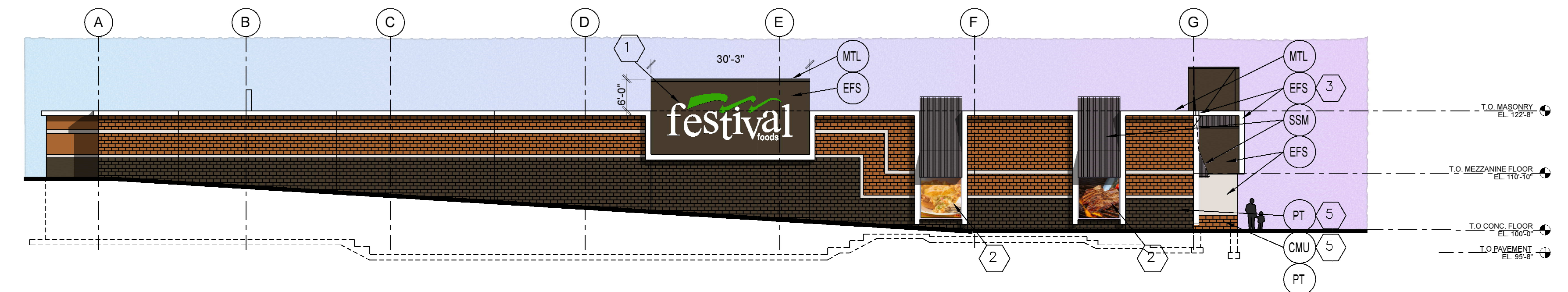
TAG	ITEM	SPECIFICATION	NO.	NOTE
CMU	CONCRETE MASONRY UNIT	TYPE: MATCH EXIST. SIZE: MATCH EXIST.	1	
CONC	CONCRETE	FLUSH, LEVEL, READY TO ACCEPT VCT STANDARD TENANT FINISH		
EFS	EXTERIOR INSULATION FINISH SYSTEM	EXTERIOR INSULATION FINISH SYSTEM - "DRYVIT" TEXTURE. CLASSIC FINISH COLOR: T.B.D.		
MTL	PREFIN. METAL	PREFIN. METAL COPING	1.	PAINT ALL EXIST. EXPOSED CMU THROUGHOUT.
PT	PAINT	MANUF: BENJAMIN MOORE OR EQ. COLOR: T.B.D. TYPE: PRIME AND PAINT		
SSM	STANDING SEAM MTL. ROOFING	MANUF: MATCH EXIST. COLOR: T.B.D. TYPE: MATCH EXIST.		
WD	WOOD TRELLIS	MANUF: MATCH EXIST. COLOR: T.B.D. TYPE: MATCH EXIST.		

GENERAL FINISH NOTES

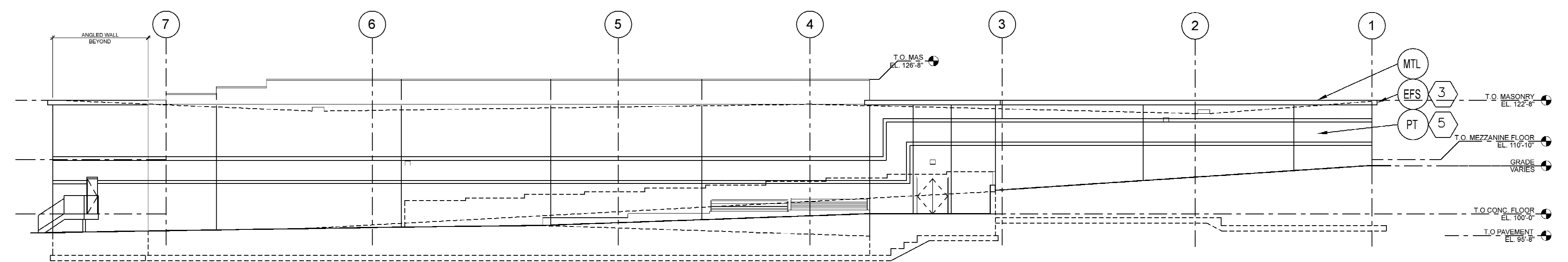
NO. 1. NOTE PAINT ALL EXIST. EXPOSED CMU THROUGHOUT.



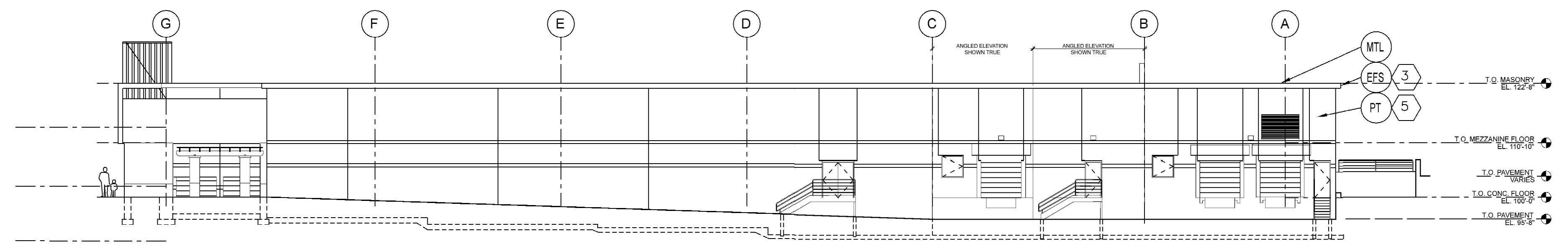
1 PROPOSED EAST ELEVATION SCALE: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION (CO. RD. E EAST) SCALE: 1/16" = 1'-0"



3 PROPOSED WEST ELEVATION SCALE: 1/16" = 1'-0"



4 PROPOSED NORTH ELEVATION SCALE: 1/16" = 1'-0"



5 PROPOSED BUILDING PLAN SCALE: 1/32" = 1'-0"

Aarchitects llc
125 Main Street SE
Suite 240
Minneapolis, MN 55414

612 371-6440 T
612 296-2933 C

jagnes@aarchitectsllc.com

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© 2000 Aarchitects LLC

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the law of the state of Minnesota.

Signature: _____ Name: Jeffrey P. Agnes AIA
Date: _____ Reg. No.: 19452

OWNER

BRIXMOR PROPERTY GROUP
98 WEST 66TH STREET
SUITE 204
RICHFIELD, MN 55423
(612) 798-7960
www.brixmor.com

PROJECT

festival
foods
BAY #12
EXTERIOR REMODEL
WHITE BEAR HILLS
2671 CO. RD. E EAST
WHITE BEAR LAKE, MN 55110

SHEET TITLE

PRELIMINARY PROPOSED
EXTERIOR ELEVATIONS

PROJECT NO.

01.08

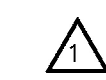
SCALE

AS SHOWN

DATE

04/19/17
10/10/17
06/13/18

REVISION DATE

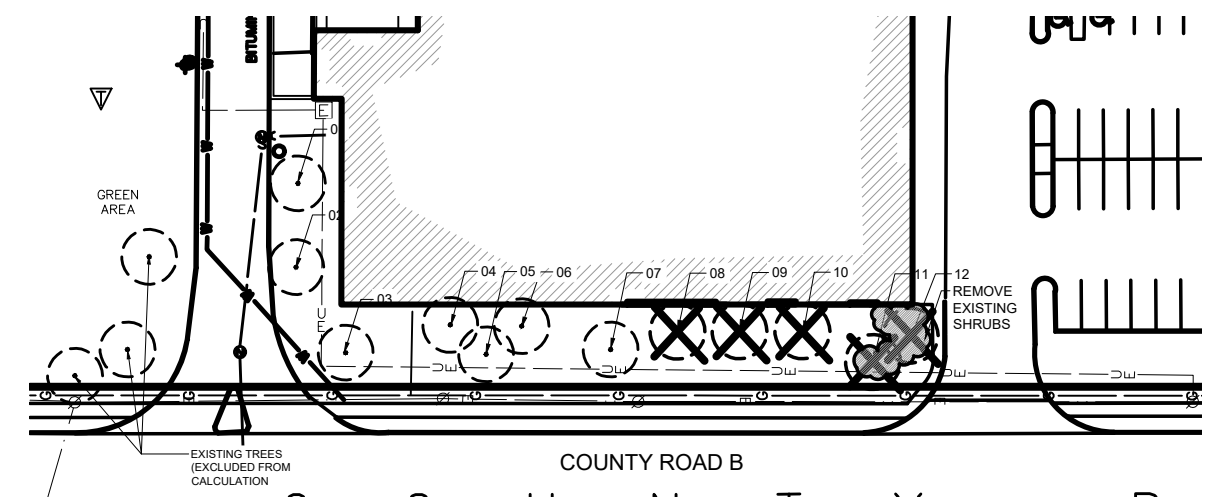


PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NO.

A-1

BAY #12



01 TREE PROTECTION PLAN
SCALE: 1/2"=1'-0"
NORTH

TREE PROTECTION SCHEDULE

ID	DESCRIPTION	CAL.	STATUS
01	MAPLE	7"	PROTECT IN PLACE
02	MAPLE	9"	PROTECT IN PLACE
03	GREEN ASH	12"	PROTECT IN PLACE
04	BLACK HILLS SPRUCE	8"	PROTECT IN PLACE
05	BLACK HILLS SPRUCE	7"	PROTECT IN PLACE
06	BLACK HILLS SPRUCE	7"	PROTECT IN PLACE
07	GREEN ASH	14"	PROTECT IN PLACE
08	BLACK HILLS SPRUCE	9"	DEMO
09	BLACK HILLS SPRUCE	8"	DEMO
10	BLACK HILLS SPRUCE	6"	DEMO
11	GREEN ASH	14"	DEMO
12	GREEN ASH	12"	DEMO

PLANT SCHEDULE

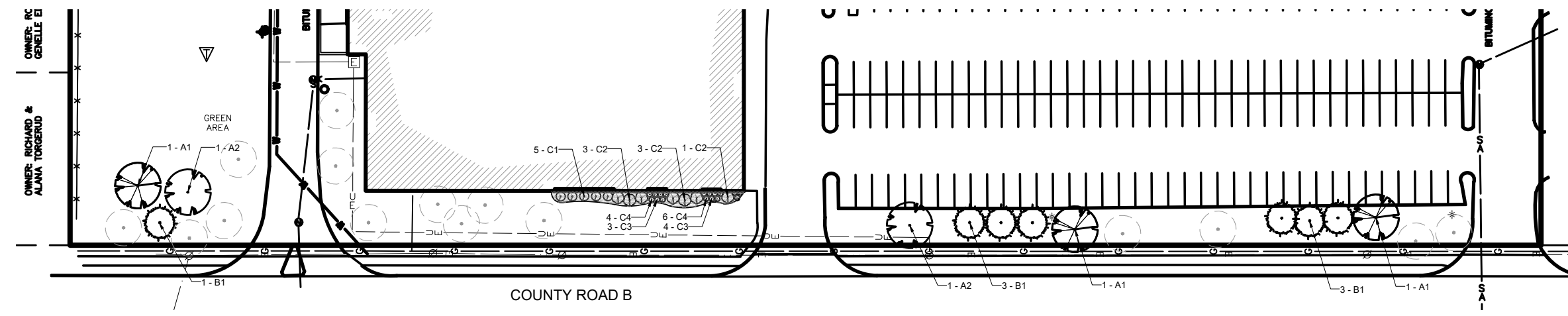
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	A1	3	QUERCUS BICOLOR / SWAMP WHITE OAK	3" CAL.
	A2	2	ACER RUBRUM / RED MAPLE	3" CAL.
	B1	7	PICEA GLAUCA DENSATA / BLACK HILLS SPRUCE	2" CAL.

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	C1	5	COTONEASTER DIVARICATUS / SPREADING COTONEASTER	#2
	C2	7	JUNIPERUS SCOPULORUM 'WELCHI' / WELCH JUNIPER	#5
	C3	7	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	#1
	C4	10	SPIRAEA X BUMALDA 'FIRELIGHT' / FIRE LIGHT SPIRAEA	#1

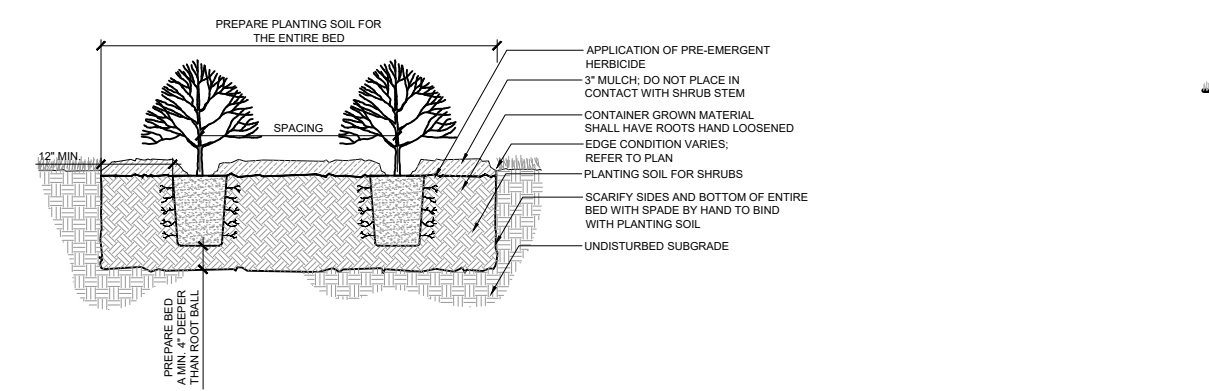
LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY
[Symbol]	HARDWOOD MULCH - 3" THICK COVER	737 SF

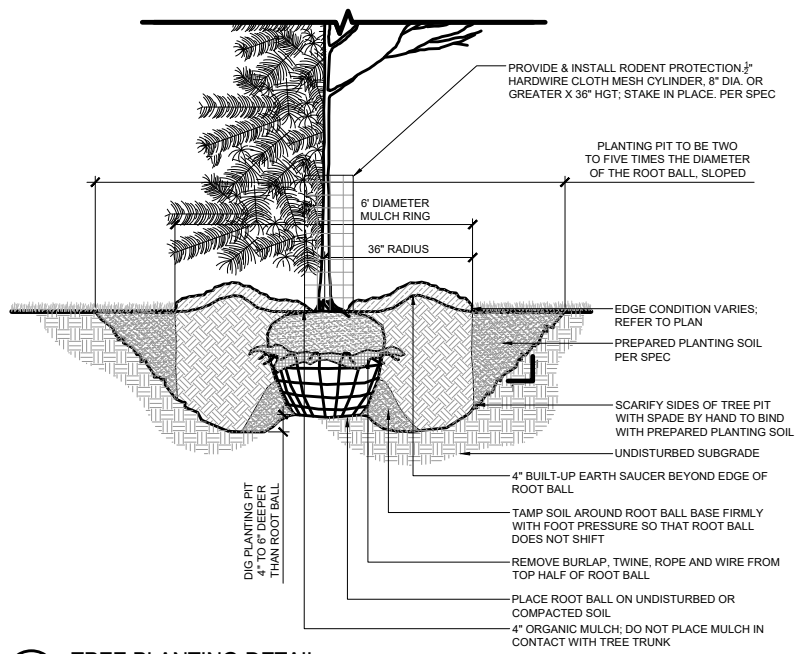
TOTAL CAL. INCHES OF SIGNIFICANT PREMIUM TREES LOST - 49"
 TOTAL CAL. INCHES OF SIGNIFICANT PREMIUM TREES ON LAND - 113"
 REPLACEMENT TREE CAL. NEEDED - 28.26"
 REPLACEMENTS TREE CAL. PROVIDED - 29.0"
 ADDITIONAL SPIREAS, COTONEASTER, & JUNIPER SHRUBS TO BE REMOVED AND REPLACED WITH NEW VEGETATION



02 TREE PLANTING PLAN
SCALE: 1/2"=1'-0"
NORTH



03 SHRUB PLANTING DETAIL
SCALE: 1"=1'-0"



04 TREE PLANTING DETAIL
SCALE: 3/4"=1'-0"

NOTE:
 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE WARRANTY PERIOD. WRAP TREE TRUNKS ONLY UPON APPROVAL BY LANDSCAPE ARCHITECT. SEE SPECIFICATION SECTION RELATED TO PLANTS AND SOIL PREPARATION.
 EACH TREE SHALL BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. IF THE ROOT FLARE IS NOT VISIBLE, THE SOIL SHALL BE REMOVED IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE FIRST MAIN ORDER ROOT (2" DIA. OR LARGER) EMERGES FROM THE TRUNK. SET MAIN ORDER ROOT 1" HIGHER THAN ADJACENT GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

LANDSCAPE PLAN
 FESTIVAL FOODS LANDSCAPE IMPROVEMENTS
 WHITE BEAR LAKE, MN

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Name: Thomas Whitlock
 Registration#: 26292
 Signature: [Signature]
 Date:

Date: 5/16/18
 DF/Project #: #18-145
 Scale: VARIES
 Drawn/Checked: --
 REVISION: --

LANDSCAPE PLAN, SCHEDULES, AND DETAILS
L001



City of White Bear Lake
COMMUNITY DEVELOPMENT
DEPARTMENT

4.C

MEMORANDUM

TO: The Planning Commission

FROM: Samantha Crosby, Planning & Zoning Coordinator

DATE: June 15, 2018 for the June 25, 2018 Planning Commission Meeting

SUBJECT: Gillespie Variance, 4914/4916 Morehead Ave - Case No. 18-7-V

REQUEST

Dawn Gillespie is requesting a 10 foot variance from the 20 foot setback required for a garage with the door facing an alley, per Code Section 1302.030, Subd.4.h.s, in order to construct a two-car detached garage to serve the existing duplex and maintain some rear yard area for the tenants.

SITE CHARACTERISTICS

The subject site is located on east side of Morehead Avenue, just north of 8th Street. The site is approximately 7,000 square feet in size and 50.48 feet wide with a one-and-a-half story duplex and a small shed which is located in the rear yard. The other garages on the block are all very close to the alley, but they are almost all (if not all) side loading, which allows for a 5 foot setback.

ZONING

The subject site is zoned R-4 –Single and to Two-Family Residential, as are the properties on all sides. The subject property is also located within the Shoreland Overlay District.

BACKGROUND

According to Ramsey County, the home was built in 1949. It appears to have been a duplex since original construction. It has never had a garage.

PRACTICAL DIFFICULTY

See applicant's narrative. As a duplex, keeping the "amenities" split down the middle of the property so that neighbors are not crossing over/past each other, makes a logical layout.

ANALYSIS

The zoning code requires two off-street parking spaces per unit, one of which must be fully enclosed. Although grandfathered-in, this plan will bring the property into compliance with current parking requirements. The intent of the 20 foot setback requirement for a garage facing

an alley is to provide sufficient space for a vehicle (or two) to be parked without hanging out into the alley. The proposed layout meets the intent of the code by providing two hard-surface parking spaces on either side of the garage.

The proposed garage, driveway and parking tabs will cover 29.5% of the rear yard area – which complies with the 35% limit for a lot of this size without an administrative variance.

This property is located in the Shoreland Overlay District and impervious area is limited to 30%. The proposed development is 40.2% impervious; to mitigate the excess impervious area, the applicant will include a trench drain to be installed along the south side of the home to account for the 10.2% overage.

The owner has expressed the intent to remodel the residential structure, which will likely happen after the garage project is complete. Therefore, staff has included a condition that requires the exterior materials (roofing, siding, etc) on the home and garage to match within two year.

SUMMARY

The City has a high level of discretion when approving or denying a variance because the burden of proof is on the applicant to show that they meet the standards of the ordinance. If the proposal is deemed reasonable (meaning that it does not have an adverse effect on neighboring properties, it is consistent with the Comp Plan, and it is in harmony with the intent of the Zoning Code) then the criteria have been met.

RECOMMENDATION

Staff supports the requested variance because it will bring the property into conformance with current code and provide a garage location that is consistent with the existing development pattern, while still providing the parking intended by code and preserving a useable rear yard space for the tenant's enjoyment.

Staff recommends approval as requested, subject to the following conditions:

1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
3. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
4. The exterior materials of the garage shall match the residence in type and color within 2 years.
5. A building permit shall be obtained before any work begins.

Prior to the issuance of building permits:

6. Impervious area mitigation plan shall be submitted, subject to engineering department approval.

Attachments:

1. Draft Resolution of Approval
2. Applicant's Narrative
3. Landscape Estimate
4. Rear Yard Cover Worksheet
5. Impervious Area Worksheet
6. Site Plan, Elevations and Floor Plan

RESOLUTION NO. _____

**RESOLUTION GRANTING A SETBACK VARIANCE
FOR 4916 MOREHEAD AVE
WITHIN THE CITY OF WHITE BEAR LAKE, MINNESOTA**

WHEREAS, a proposal (18-7-V) has been submitted by Dawn Gillespie to the City Council requesting approval of a variance from the Zoning Code of the City of White Bear Lake for the following location:

LOCATION: 4914/4916 Morehead Ave

LEGAL DESCRIPTION: Lot 10, Block 20, Auerbach's Rearrangement of Part of White Bear, Ramsey County, MN (PID #133022230015)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING a 10 foot variance from the 20 foot setback required for a garage with the door facing an alley, per Code Section 1302.030, Subd.4.h.2, in order to construct a two-car detached garage to serve the existing duplex and maintain some rear yard area for the tenants.

WHEREAS, the Planning Commission held a public hearing as required by the Zoning Code on June 25, 2018; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed variances upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of White Bear Lake that the City Council accepts and adopts the following findings of the Planning Commission:

1. The requested variance will not:
 - a. Impair an adequate supply of light and air to adjacent property.
 - b. Unreasonably increase the congestion in the public street.
 - c. Increase the danger of fire or endanger the public safety.
 - d. Unreasonably diminish or impair established property values within the neighborhood or in any way be contrary to the intent of this Code.
2. The variance is a reasonable use of the land or building and the variance is the minimum required to accomplish this purpose.
3. The variance will be in harmony with the general purpose and intent of the City Code.
4. The variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

- 5. The non-conforming uses of neighboring lands, structures, or buildings in the same district are not the sole grounds for issuance of the variance.

FURTHER, BE IT RESOLVED, that the City Council of the City of White Bear Lake hereby approves the requested variance, subject to the following conditions:

- 1. All application materials, maps, drawings, and descriptive information submitted in this application shall become part of the permit.
- 2. Per Section 1301.060, Subd.3, the variance shall become null and void if the project has not been completed or utilized within one (1) calendar year after the approval date, subject to petition for renewal. Such petition shall be requested in writing and shall be submitted at least 30 days prior to expiration.
- 3. The applicant shall verify the property lines and have the property pins exposed at the time of inspection.
- 4. The exterior materials of the garage shall match the residence in type and color within 2 years.
- 5. A building permit shall be obtained before any work begins.

Prior to the issuance of building permits:

- 6. Impervious area mitigation plan shall be submitted, subject to engineering department approval.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

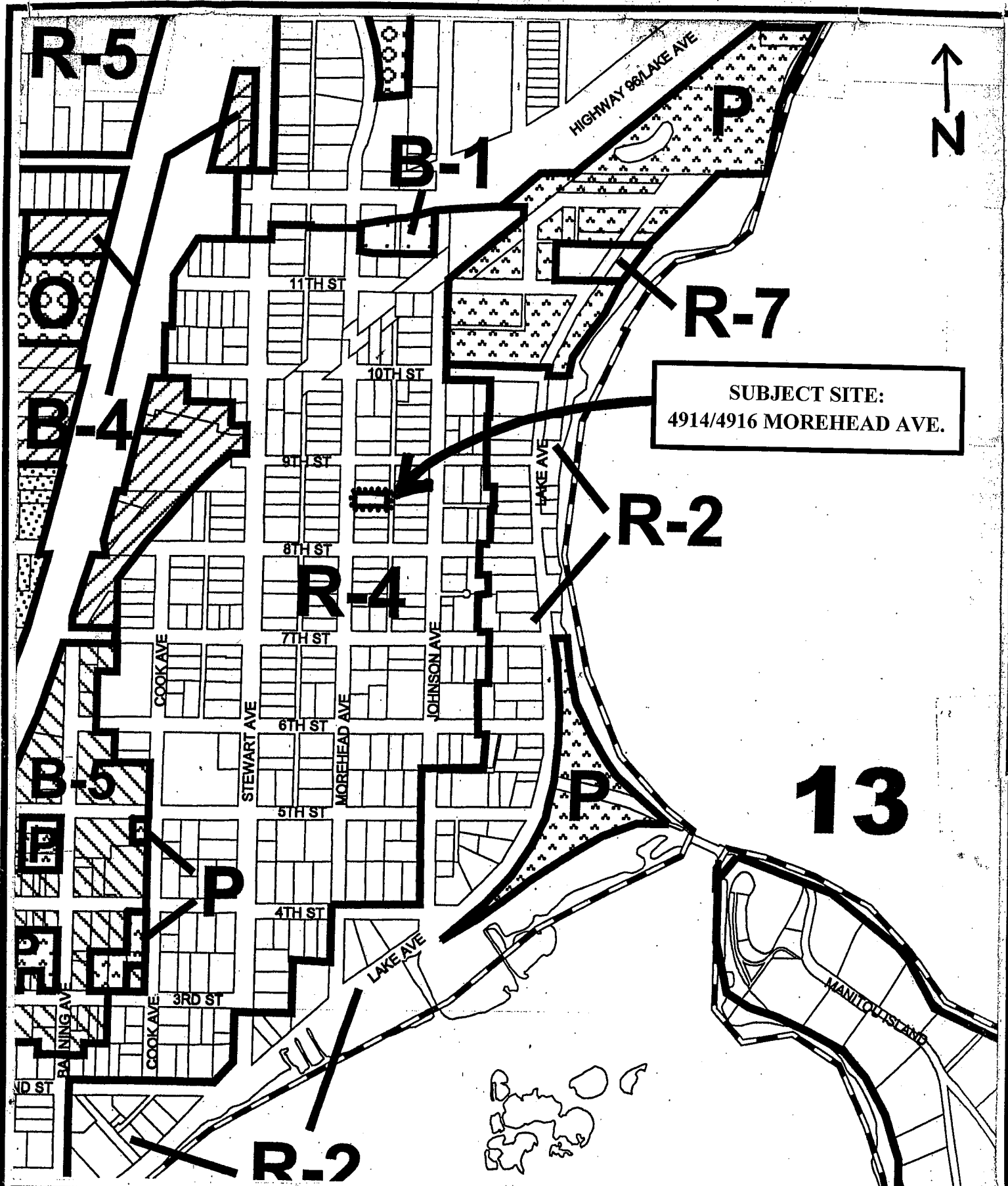
ATTEST:

Kara Coustry, City Clerk

Approval is contingent upon execution and return of this document to the City Planning Office.
I have read and agree to the conditions of this resolution as outlined above.

Dawn Gillespie

Date



SUBJECT SITE:
4914/4916 MOREHEAD AVE.

13

<p>City of White Bear Lake Planning and Zoning Office (612)-429-8561</p>	<p>CASE NO. : 10-7-V CASE NAME : Gillespie Garage DATE : June 25, 2019</p>
--	--

Dawn Gillespie

64 Glen Edge Road

Dellwood Mn 55110

City of White bear Lake

4701 Highway 61 WBL 55110

Dear Sirs,

I am requesting to construct a 2 car '26X'24Garage at 4916 Morehead ave WBL.I am asking for a 10' set back from the ally, with a 10'X26' concrete apron with 2 30'X10'blacktop or concrete side parking areas along both sides of the new garage.

I am trying to maintain the character and use of the property as a duplex property. The garage and parking slabs will provide parking for 4 vehicles, or 2 car per duplex side. The yard area can be split so that each tenant will have access to their own side. The rear yard will increase in size to 42X50.43 if we can set the garage back toward the alley.

I am in the process of redoing all landscaping front yard and rear yard area, See accompanying landscape estimate. All rear yard pavers and structures will be removed. rear yard sidewalks will become stepping stones sidewalks. Runoff water will be redirected to the street and alley.

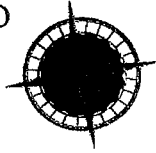
This request far exceeds existing garage set backs in our alley. The garage to the north of us is less then 2' from the alley and 2' from our property line. There are 4 other garages that are less then 6'from the alley.

Thank you,

Dawn & Gary Gillespie

LANDSCAPE DIRECTION

DESIGN & BUILD
SPECIALISTS



Estimate

Date	Estimate #
4/24/2018	1038

Cell Phone (651) 323-0395
 Email pal@landscapedirection.com
 Website www.landscapedirection.com
 Address 25730 Oakman Ave
 Lindstrom, MN 55045
 Fax (651) 257-5315

Name / Address
Dawn Gillepsi

Description	Project		
	WBL Duplex 18		
	Qty	U/M	Total
FRONT & SIDES: Existing landscaping, weeds, debris will be removed and hauled away. Grading will be done to create a slope away from the foundation. Boulders and plants will be installed as shown on the approved plan. Shredded hardwood mulch will be spread evenly at a depth of 2-3 inches. A front pathway and paths along the sides will be created using crushed traprock.			3,305.00
BACK: Existing landscaping, weeds, debris will be removed and hauled away. Grading will be done to create a slope away from the foundation. Plants will be installed as shown on the approved plan and mulched. Fresh sod will be installed and cut as needed to fit tightly together and with the existing lawn. Draintile will be installed from the rear downspouts.			4,530.00
PATIO & WALK: A brick paver patio and walkway will be installed as shown on the approved plan over a permeable base of washed rock and trap chips. An edger will be spiked in around the perimeter.			10,155.00

Total	\$17,990.00
--------------	-------------

REAR YARD COVER WORKSHEET

The rear yard is calculated as the area between the back building wall of the house and the rear property line. If there is a jog in the back building wall of the home, use the more predominant of the two walls (i.e. the longer one). "Cover" includes accessory uses and structures. Examples of an accessory use would be a patio or driveway. An accessory structure is garage, shed, deck or other built feature. (Items such as sidewalks, garden beds, fire pits, retaining walls and swing sets are not included.)

For properties less than 10,000 square feet in size, no combination of accessory buildings or uses per single or two-family home shall cover more than 35% of the available rear yard, or no more than 42% with administrative variance.

For properties 10,000 square feet in size or greater, no combination of accessory buildings or uses per single or two-family home shall cover more than 25% of the available rear yard, or no more than 33% with administrative variance.

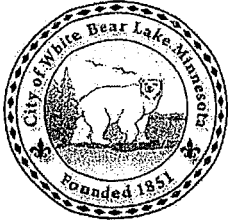
Property Owner: Dawn M. Deppe
 Site Address: 4916 & 4914 Moreland Ave W.B.L. 17-65110

Lot Width (feet):	50.48
Lot Depth (feet):	140

Please use sq. ft.	Existing	Proposed	Change
Garage		624 sq. ft	
Accessory Structures ¹			Remove EXISTING SHED
Driveway	26x10 = 260 10x224 + 9x24 = 456	716	10' ALL Set Back = 440' Driveway or 10x20 Azion = 200' 1228
Decks	±		
Patio Areas	200 ±		
Other:			
Coverage Total	200 ±	1340	
Rear Yard Area ²	3836		
Percent Covered ³		34.9	

¹ Gazebos, sheds, etc.
² Yard width times depth
³ Coverage Total divided by rear yard cover

Calculated by: Dawn M. Deppe Date: 4/22/18
 Staff Approval by: SC Date: 6/14/18



White Bear Lake Community Development Department
 4701 Highway 61, White Bear Lake, MN 55110
 Zoning 651-429-8561/Fax 651-429-8503

IMPERVIOUS SURFACE CALCULATION WORKSHEET

An impervious surface is defined as an artificial or natural surface through which water, air or roots cannot penetrate. Uncompacted gravel is not considered an impervious surface. A deck is not an impervious surface, provided there is no concrete, plastic or other impervious material underneath the deck. All permanent pools are considered to be impervious.

Property Owner: Dan Mallon
 Site Address: 4914 / 21916 Moreland Ave

Lot Width (feet):	<u>50.48</u>
Lot Depth (feet):	<u>140</u>

Please use sq. ft.	Existing	Proposed	Change
Home	<u>1360</u>		
Garage		<u>624</u>	
Accessory Structures ¹	<u>120</u>	<u>0</u>	<u>-120</u>
Driveway		<u>716</u>	
Sidewalks	<u>228</u>		<u>228</u>
Patio Areas	<u>144</u>		<u>144</u>
Other: <u>Steep > 66.4</u>	<u>140</u>		
Total Impervious	<u>1992</u>	<u>2840</u>	
Total Lot Area	<u>7067.22</u>		
Percent Impervious ²	<u>.281</u>	<u>40.2</u>	

¹ Gazebos, sheds, etc.

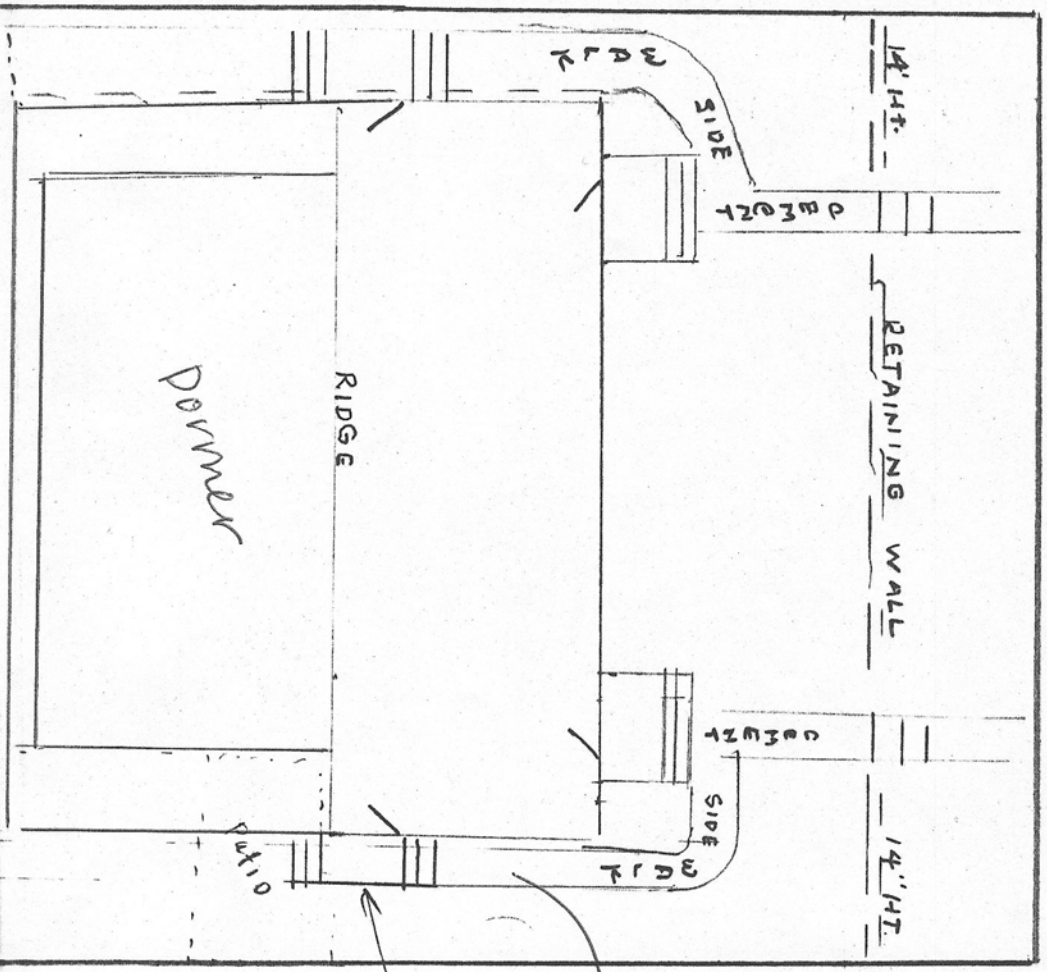
² Total Impervious divided by Total Lot Area

If any porous paving credit have been grated for any of the above listed items, please explain:

9.8% to be mitigated by a trench drain to be installed along the south side of the home.

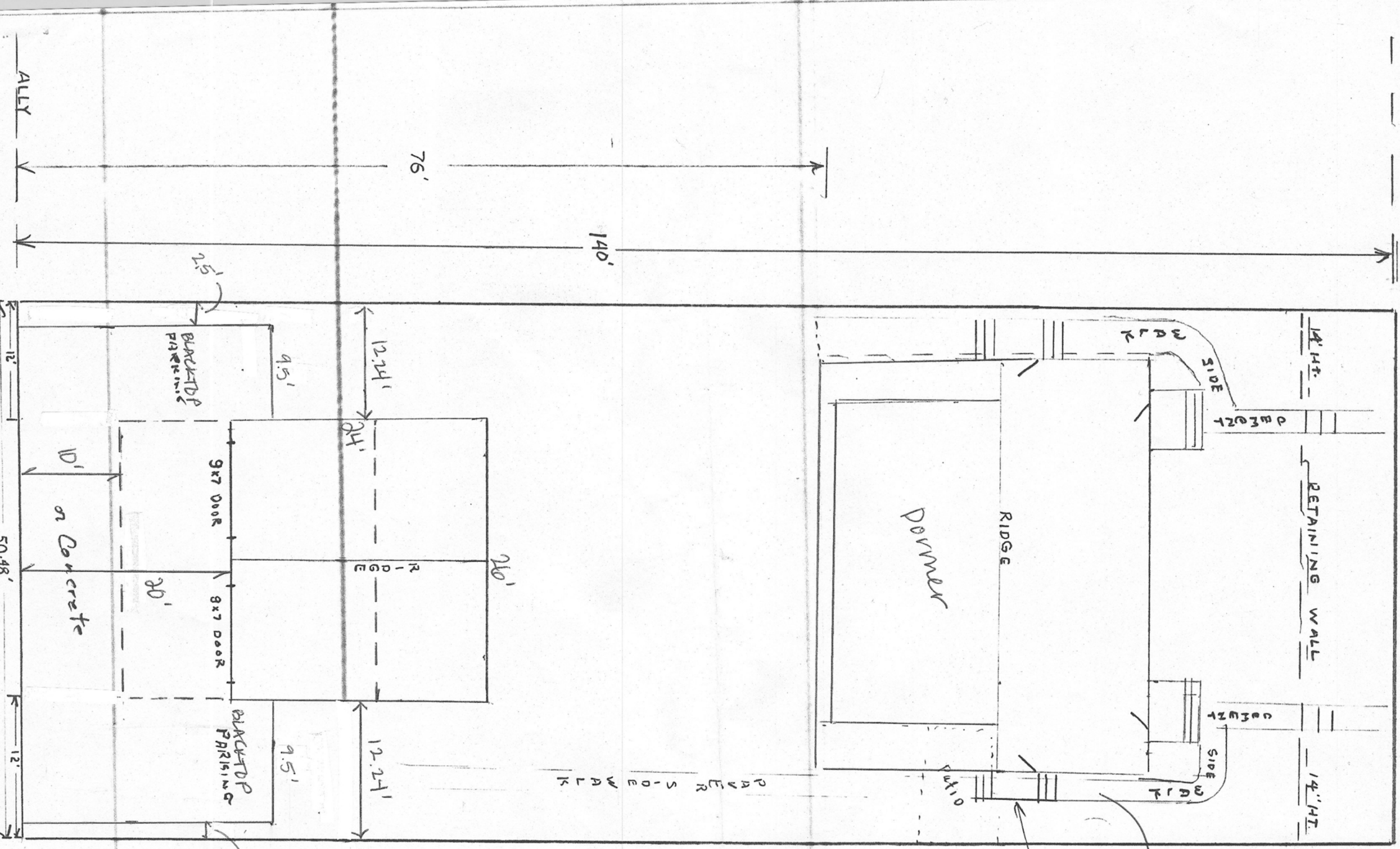
Calculated by: Mary Mallon Date: 5/22/18

Staff Approval by: [Signature] Date: 6/14/18

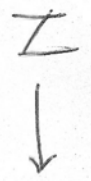


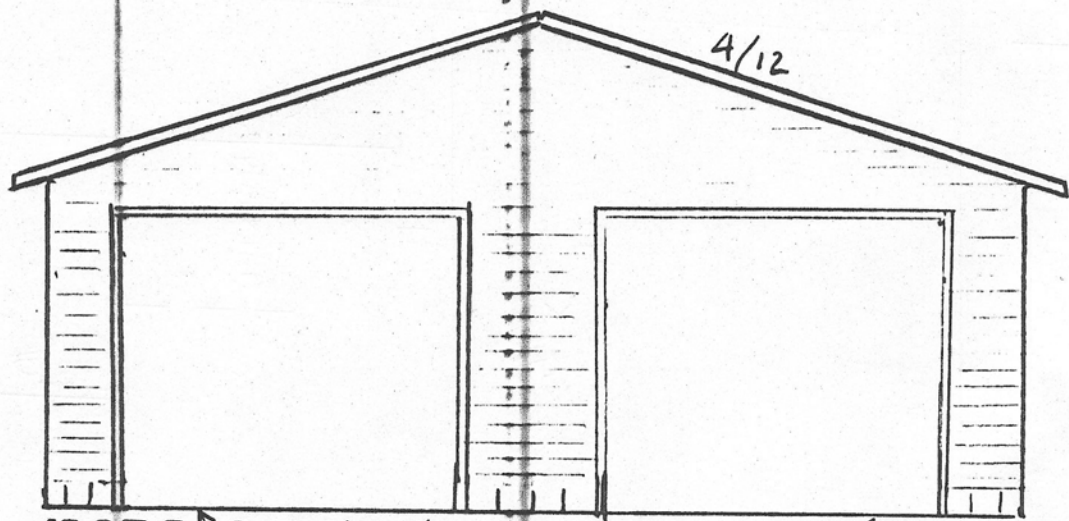
ENTRY STOOP 3'x4' Top
2 STEPS DOWN

to be converted to deck



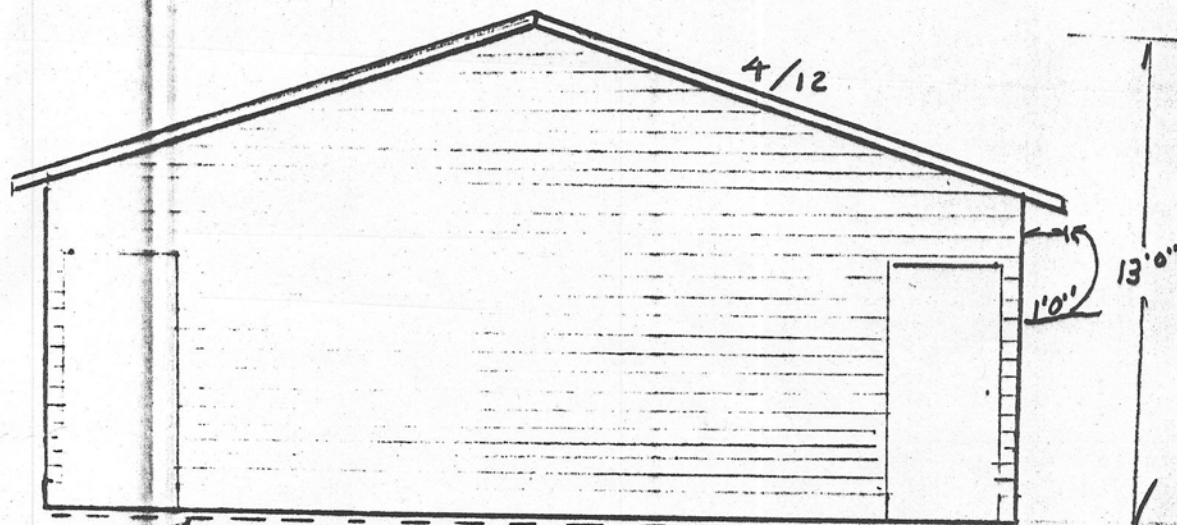
42' requirement



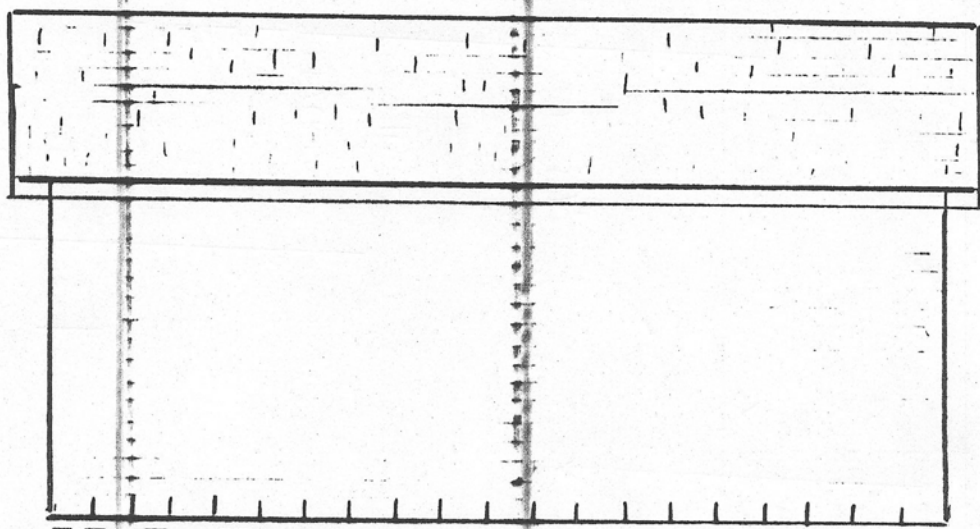


EAST ELEVATION

9X7 OVER HEAD DOORS

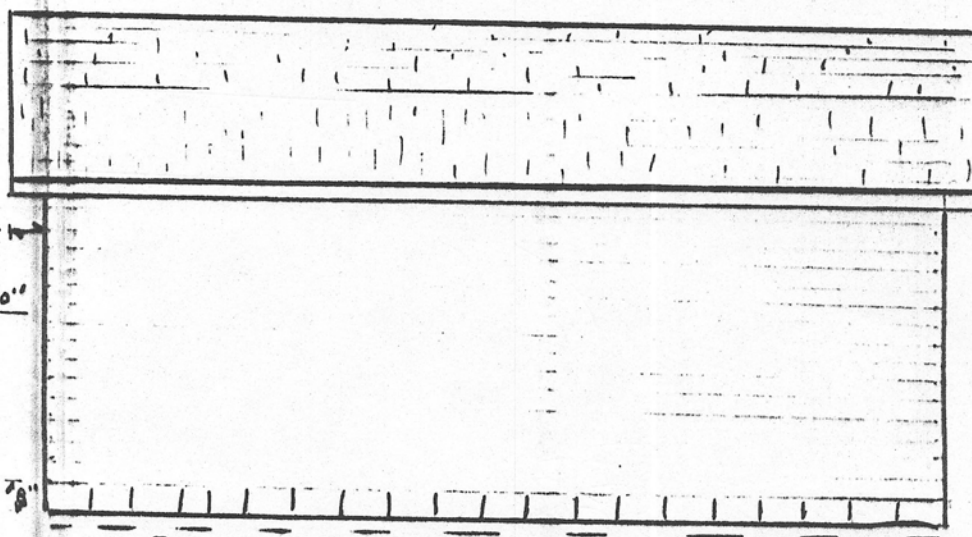


WEST ELEVATION



SOUTH ELEVATION

24'



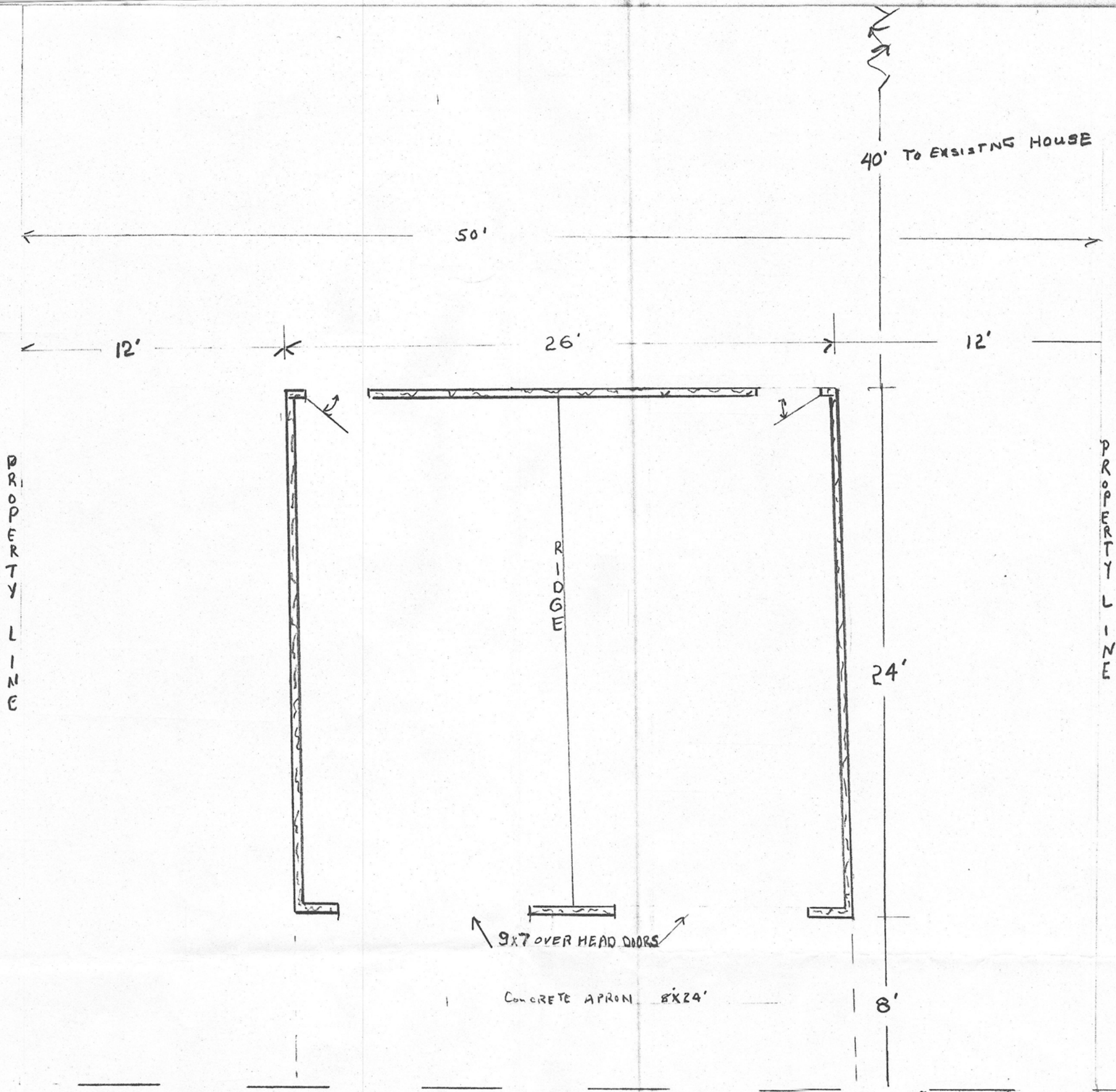
NORTH ELEVATION

24'

4" CONCRETE SLAB

4" CONCRETE SLAB

NEW GARAGE 4916 MOREHEAD AVE.
 WHITE BEAR LAKE MN
 FOR DAWN GILLESPIE



NEW GARAGE 4916 MOREHEAD AVE.
 WHITE BEAR LAKE MIN
 FOR - DAWN GILLESPIE

ALLY

1/4" = 1'