

# *City of Falcon Heights*

## PLANNING COMMISSION AGENDA

**November 18, 1997**

**7 p.m.**

- A. ROLL CALL: Tom Brace \_\_\_ Wayne Groff \_\_\_ Paul Kuettel \_\_\_  
Toni Middleton \_\_\_ Irene Struck \_\_\_ Ken Salzberg \_\_\_  
Wendy Treadwell \_\_\_ Sue Gehrz \_\_\_
- B. CALL TO ORDER
- C. APPROVAL OF MINUTES: October 21, 1997
- D. CITY COUNCIL MINUTES: September 24, 1997 and October 22, 1997  
(October 8th council meeting cancelled)
- E. REQUESTS FOR ACTION:
  - 1. Request to extend the timeline for completion of a garage with a front yard setback variance at 1596 Northrop Street through 1999
- F. STAFF UPDATES
- G. ADJOURN

**MINUTES  
CITY OF FALCON HEIGHTS  
REGULAR PLANNING COMMISSION MEETING  
October 21, 1997**

**PRESENT**

Paul Kuettel, Acting Chair  
Ken Salzberg  
Wayne Groff  
Irene Struck

**ABSENT**

Tom Brace  
Wendy Treadwell

**ALSO PRESENT**

Carla Asleson, Planner  
Susan Hoyt, City Administrator  
Sue Gehrz, Mayor  
Roger Knutson, City Attorney

Meeting was called to order at 7:00 p.m. by Acting Chair Kuettel.

**APPROVAL OF SEPTEMBER 16, 1997 PLANNING COMMISSION MINUTES**

The planning commission minutes of September 16, 1997 were approved by unanimous consent.

**REVIEW OF CITY COUNCIL MINUTES**

The September 10, 1997 city council minutes were reviewed by the commission for informational purposes.

**REQUEST FOR VARIANCES TO CONSTRUCT A PARKING SPACE AT 1588  
VINCENT STREET**

Planner Asleson reported that Phillip and Kathleen Sellev, 1588 Vincent Street, were requesting two variances. The first would allow the placement of a parking pad in the front yard and the second be a one foot variance to allow the combined driveway/parking area to be nineteen feet wide. Asleson explained that this lot has unique topography and the layout is such that there is presently only space to park three cars. There is no other reasonable place to put another parking space. As for the width variance, it is being requested because a retaining wall on the south side of the property will inhibit the opening of the passenger side door and the extra foot would allow a car to park in the space while allowing a second car to pass through to the north. Asleson further noted that a letter in opposition to the variance had been received from Kay Blair, 1582 Vincent Street, who was concerned about the aesthetics of the proposal as well as the possible precedent set by granting the variance.

Phillip Sellev, 1588 Vincent Street, commented on his need to have additional off-street parking. His existing driveway is very narrow and he cannot park his larger vehicle on the driveway when there is a lot of snow.

Lawrence Goodman, 1589 Vincent Street, spoke in favor of the proposed variance, noting that it is difficult for him to back out of his driveway when there are cars parked on Vincent Street. He also stated his opinion that cars on the street are more of a visual problem than off-street parking spaces.

Commissioner Salzberg commented that he understands the necessity for off-street parking spaces, but is concerned about setting precedent, as there are other properties in the Grove neighborhood in similar circumstances. Although this site plan looks good, the aesthetics of the entire neighborhood could be affected if future parking pads were not so well planned.

The commissioners discussed the merits of the variance proposals. Attorney Knutson commented that precedent does not legally apply to variances and that each case can be judged on its own merits.

Motion was made by Commissioner Struck, seconded by Commissioner Groff, to approve Planning Commission Resolution 97-05, recommending approval of the two requested variances. Motion passed unanimously.

### **REQUEST FOR CONDITIONAL USE PERMIT FOR THE OPERATION OF A SCHOOL AT 1781 N. PRIOR AVENUE IN A B-2 ZONE AND A REQUEST FOR A VARIANCE TO PERMIT UNLOADING ON A PUBLIC STREET**

Administrator Hoyt reported that the property owner of 1781 N. Prior Avenue had requested consideration of the conditional use permit and variance on behalf of the Metro Deaf School. After giving some background on the history of the site, Hoyt reviewed the proposed conditions in the conditional use permit, which encompassed the areas of loading/unloading of students, on-site parking and designated play areas. Hoyt also reviewed the proposed variance, which would permit the loading and unloading of students off of Prior Avenue. The site presently has only one entrance. It originally had through access when it was built, but the second access was blocked when Maple Court was built. If the variance is granted, students would be dropped off at the curb and would walk about 75 feet to the front door. The fire department has no public safety issues with this practice provided that drivers remain with their vehicles.

Hoyt noted that there were several people who called with questions and concerns regarding the type of school proposed, ages of students, transportation, and arrangements for outdoor recreation.

The commission recessed for a five minute break.

Barbara Boelter, President of the Metro Deaf School (MDS), gave a brief presentation regarding the history of the school and gave the audience an idea of how the organization uses a school building. The school presently is located in downtown St. Paul, which is a security concern for the children. The building under consideration is located in a residential area like many other elementary schools. Students are escorted to and from their vehicles when being delivered and picked up at the end of the day. MDS has had preliminary discussions with the Roseville Schools regarding the use of their facilities for formal physical education classes. Students would be outside, weather permitting, for recess after lunch. There are no formal after school students activities. The anticipated hours of operation are Monday through Friday, 9:00 a.m. to 3:00 p.m. Boelter closed her presentation by noting that she looked forward to working with her neighbors and with the Falcon Heights community.

Commissioner Kuettel asked Boelter to comment on anticipated expansion of the school. Boelter replied that the school foresees that a maximum of 55 to 60 students if the school grows to grade eight would fit in the proposed building while keeping the class sizes small.

Commissioner Kuettel opened the public hearing, noting that the issue at hand is the utilization of the property and not the merits of the school itself. He also explained that the Planning Commission is an advisory body and that the City Council is the final decision making authority on these matters.

Phil Riley, 1785 Maple Court, asked Boelter why MDS needed a new building, whether they had looked at other properties, and about their expansion plans for the future. Boelter replied that the landlord of the current building is moving the school to the basement, which is unacceptable. There are also security issues in the current location. The MDS board has looked at many other properties and finds that 1781 Prior would best fit their needs as a special education school. Finally, Boelter reiterated that MDS anticipates that they would not be able to accommodate more than 60 students in the building.

Dick Walrich, 1749 Maple Court, made the following comments:

- This is not a good use for the building. The corner of the commercial building is very close to the property line and to the nearest Maple Court townhouse.
- When the Maple Court residents moved in, it was anticipated that the quiet, low-impact uses of office buildings, City Hall, and the fields would continue. 80% of the residents are retired people and moved to Maple Court because of its quiet characteristics. A school would change this quiet character.
- The increase in value of the townhomes has been due to their location. Having a school building thirty feet away from the townhouses would decrease the value of the property.
- The association's lawn service will not spray for weeds or fertilize with a school building so close to the property line.
- There are problems with the transportation plan in the parking lot in that vehicles must back up to exit the property.
- Loading and unloading in the cul-de-sac will work when there is no snow, but will be a problem once there is a lot of snow on the ground. A sidewalk will need to be installed on Prior Avenue to make the walk safe for the children. Walrich cited state of Minnesota "Guidelines for Loading and Unloading" of school buses and noted areas where this transportation plan did not conform to the guidelines.
- There is no room on the site for kids to play in the winter, and limited room to play in the summer. Busing children to the Roseville Schools for play will increase bus traffic on Prior Avenue.
- There are better sites available for the school, for Maple Court residents, and for the safety of the children. The property owner can get other tenants. He hopes that the proposal will be withdrawn.

The commission took a five minute break.

Julie Fraser, 1998 Garden Avenue, made the following comments:

- She has concerns that the future play area would require the cutting of trees, which are a neighborhood buffer, and the safety of the children given that there is a drainage ditch to the north of the property.
- She had heard that Hewlett-Packard might offer play space on their property. Her own children weren't allowed to play on the H-P property; why would MDS be permitted to do so?
- Her family put in a swimming pool and is concerned about their liability with a school in the area.
- In order to use Community Park, the children would have to walk through the Falcon Woods neighborhood. There are some parked cars in the area, which might be a safety concern.

Ken Yoder, 1759 Maple Court, stated that he doesn't have reservations about a school at the site, but is concerned about the maintenance of the non-developed play area in the rear of the building (reseeding the lawn, picking up the trash, etc.) He is also concerned about how the school would keep the play area contained to the school property.

V. Elving Anderson, 1748 Maple Court, explained that he and his wife are the newest residents of Maple Court. He has been involved in educational boards in the past and realizes that there can be difficulty finding space for school facilities. He has mixed feelings about this proposal. He would like to see a longer range look to the school's future use of the site. Also, the play areas would need quite a bit of monitoring so that the children would know where they could play.

Paul May, architect with Rafferty Rafferty Tollefson Architects, explained that he is the architect working with MDS. He has worked designing schools for the past 15 years on over two dozen schools. He specializes in designing unique schools. He's observed how MDS operates at their downtown location and reported that the children are well supervised and escorted. He also commented that there is no "school" zoning district in any zoning code that he knows of -- they are always a conditional use in a residential or business district.

There being no one further wishing to speak, Acting Chair Kuettel closed the public hearing.

Commissioner Salzberg asked Barbara Boelter for more information about how the school's transportation works. Boelter responded that there are eleven vehicles that transport students, which range from taxis to buses. The majority are minivans of twenty feet or less. Since most metro districts are already sending students to MDS, students enrolling in the future would likely be added to existing vehicles. For those vehicles which would load and unload in the parking lot, there will be a sidewalk added to the front of the building so that students do not need to walk behind vehicles. Students loading and unloading from Prior Avenue would be escorted to and from the building.

Administrator Hoyt explained that the intent of the variance is to allow for pick-up and drop-off by vehicles of any size along the cul-de-sac for easy loading and unloading of students, similar to a school lot. The parking area would also be available. The city's

planning consultant, who reviewed the transportation plan, thought that loading and unloading from a dead-end cul-de-sac is a reasonable alternative for loading.

Ken Yoder, 1759 Maple Court, noted that yard maintenance on the property has been poor in the past and that he would welcome any improvements in that regard. He doesn't have reservations about the play area use but is concerned about the maintenance of the play area.

Commissioner Salzberg asked if there would be a way to differentiate between the two properties via landscaping or fencing. Paul May commented that the open green space in the development benefits both the neighbors and the school and given that the MDS children are well supervised, they would likely respect the property boundaries. Barbara Boelter of MDS noted that the area would be most useful for small group activities, such as story time.

Hazel Anderson, 1751 Maple Court, commented that the school would bring increased traffic to Prior and Larpenteur from buses and cars. She also expressed concern for the safety of the children given the wetland area on the north of the property.

Commissioner Struck suggested that perhaps the school wouldn't need to use the west side of the property for play, which might alleviate some of the neighbors concerns about the use.

Motion was made by Commissioner Salzberg, seconded by Commissioner Groff, to approve Planning Commission resolution 97-03 as presented, recommending approval of a variance to section 9-13.05 subd. 6, to allow a loading zone on Prior Avenue. Motion passed unanimously.

Motion was made by Commissioner Groff, seconded by Commissioner Salzberg, to approve Planning Commission resolution 97-04 as presented, recommending approval of the conditional use permit for 1781 N. Prior Avenue. Motion passed unanimously.

## ADJOURNMENT

The meeting was adjourned at 9:32 p.m.

Respectfully submitted,

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Carla Asleson  
Planner/Recording Secretary

**CITY OF FALCON HEIGHTS  
REGULAR CITY COUNCIL MEETING  
MINUTES OF SEPTEMBER 24, 1997**

Mayor Gehrz convened the meeting at 7:00 p.m.

**PRESENT**

Gehrz, Gibson Talbot, Hustad, and Kuettel. Also present were Hoyt, Asleson, and Knutson.

**ABSENT**

Jacobs.

**COMMUNITY FORUM**

There was no one wishing to take advantage of the community forum.

**MINUTES OF SEPTEMBER 10, 1997**

Minutes were approved by unanimous consent.

**CONSENT AGENDA APPROVED**

Motion was made by Councilmember Kuettel to approve the following consent agenda. Motion passed unanimously.

1. Disbursements
2. Appointment to the Fire/Rescue Department
3. Approval of the acquisition of temporary and permanent easements for the 1998 Larpenteur Avenue improvements from the Minnesota Department of Transportation
4. Approval of compensation and car allowance for the city administrator
5. Approval of purchase of an air lift bag safety system
6. Approval to proceed with preparing specifications and bidding for the refurbishment of fire truck 752
7. Awarding of contract for the 1997 sidewalk replacement and repairs

**POLICY AGENDA**

**CONSIDERATION OF ORDINANCE 97-06, AMENDING CHAPTER 9-15.05 OF THE  
ZONING CODE, RELATED TO THE PROCESS FOR AMENDMENTS TO THE ZONING  
CODE**

Administrator Hoyt reported that the proposed ordinance was reviewed by the planning commission, who had unanimously recommended its approval following a public hearing. The ordinance would clarify the process used when the council, planning commission, or property owner initiates an amendment to the zoning code. The ordinance also eliminate some parts of the zoning code which are in violation of state statutes.

Motion was made by Councilmember Hustad to approve Ordinance 97-06, amending Chapter 9-15.05 of the zoning code and Resolution 97-39, allowing for summary publication. Motion passed unanimously.

**CONSIDERATION OF RESOLUTION 97-41, CONTINUING PARTICIPATION IN THE METROPOLITAN LIVABLE COMMUNITIES ACT**

Administrator Hoyt reported that the city annually participates in the Metropolitan Livable Communities act to demonstrate its support for affordable housing opportunities throughout the metropolitan area. Falcon Heights is fully developed and surpasses the Metropolitan Council's benchmarks for affordable rental housing.

Motion was made by Councilmember Gibson Talbot to approve Resolution 97-41, continuing participation in the Metropolitan Livable Communities Act. Motion passed unanimously.

**CONSIDERATION OF ORDINANCE 97-07, AMENDING CHAPTER 9 OF THE CITY CODE CONCERNING TELECOMMUNICATIONS TOWERS AND ANTENNAS**

Attorney Knutson gave background information on the city's proposed telecommunication ordinance and on the Federal Communications Commission (FCC) Telecommunications Act. Administrator Hoyt reviewed the proposed ordinance, noting that it increases the number of locations where a telecommunications tower or antenna could be placed from the current city ordinance.

Councilmember Hustad asked if the city would be in violation of the Telecommunications Act if it provided a number of locations where towers/antennas were a permitted or conditional use, but the property owners all refused to lease their land for them. Attorney Knutson answered that the Telecommunications Act says that the city's zoning ordinance cannot have the effect of shutting out the telecommunications industry. It does not require any property owner to actually lease their property for this use.

Councilmember Hustad suggested removing the elementary school site at 1393 Garden Avenue as a potential location for a telecommunications device from the draft ordinance because of the character of the school site and the surrounding residential neighborhood.

Motion was made by Councilmember Hustad to approve Ordinance 97-07 with the inclusion of language that eliminates the elementary school site at 1393 Garden Avenue as a potential site for telecommunications towers and antennas. The ordinance amends Chapter 9 on telecommunications towers and antennas. Hustad further moved the approval of Resolution 97-40, allowing for summary publication. Motion passed unanimously.

**CONSIDERATION OF GUIDELINES FOR RESERVING CITY FACILITIES**

The city council considered changes to the city's policies regarding rental of the city hall and Community Park facilities. After consideration and discussion, Councilmember Hustad moved that the following rental policies be established:



City Hall: No rentals on Tuesdays or Wednesdays; a group may rent no more than one weeknight, one weekend, and four weekdays per month; and rental groups will be limited to the following groups of people: Falcon Heights residents for personal use, city based businesses and institutions, and hobby groups or community groups qualifying for free rent under the city's fee schedule.

Community Park: No group may rent the facility more than one weeknight, one weekend, and four weekdays per month.

In both buildings, groups which have had a regular rental relationship (e.g. rental of the same days or nights each month) for more than one year will be "grandfathered" in and allowed to use the facility on their regular dates. Reservations will be taken no earlier than three months before the scheduled date and will be on a first-come, first-served basis. Staff will draft appropriate language for insertion in the city's administrative manual. Councilmember Hustad's motion passed unanimously.

#### CONSIDERATION OF CHANGES IN CITY FEES

Following a staff report, the city council voted on changes to the fee schedule, effective January 1, 1998.

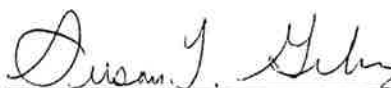
Motion was made by Councilmember Gibson Talbot to raise the rental fees for city facilities as follows: City Hall - \$65/3 hours and \$10/additional hour; Community Park - \$65/6 hours and \$10/additional hour; Curtiss Field - \$30/hour and \$5/additional hour. Motion passed unanimously.

Motion was made by Councilmember Kuettel to raise the city's recycling fee to \$4.38 per household per quarter. Motion passed unanimously.

Motion was made by Councilmember Kuettel to raise the application fee for residential permit parking to \$150.00. Motion passed with three ayes and one nay (Hustad.)

#### ADJOURNMENT

The meeting adjourned at 8:52 p.m.



Susan L. Gehrz, Mayor



Carla Asleson  
Recording Secretary

**CITY OF FALCON HEIGHTS  
REGULAR CITY COUNCIL MEETING  
MINUTES OF OCTOBER 22, 1997**

354

Mayor Gehrz convened the meeting at 7:00 p.m.

**PRESENT**

Gehrz, Gibson Talbot, Hustad, Jacobs and Kuettel. Also present was Hoyt.

**COMMUNITY FORUM**

There was no one wishing to take advantage of the community forum.

**MINUTES OF SEPTEMBER 24, 1997**

Minutes were approved by unanimous consent.

**CONSENT AGENDA APPROVED**

Motion was made by Councilmember Gibson Talbot to approve the following consent agenda. Motion passed unanimously.

1. Disbursements
2. Licenses
3. Approval of election judges for November city election
4. Extension of State Fair Sign Package to November 30, 1997
5. Authorization to purchase a Bobcat Skid Steer
6. Resolution authorizing city clerk to apply for SCORE recycling grant funds
7. Request for two variances in sections 9-4.01 subd. 5 (d) and 9-13.04 subd. 5 (h) of the zoning code to construct a parking space at 1588 Vincent Street
8. Approval of participation in the Lauderdale stormwater ravine restoration project
9. Appointment of Ms. Toni Middleton to the planning commission

**POLICY AGENDA****CONSIDERATION OF A RESOLUTION TO ELIMINATE PARKING ON  
THE NORTH SIDE OF LARPENTEUR AVE. JUST WEST OF FAIRVIEW AVE.**

Ramsey County is proceeding with state approval of the Larpenteur Avenue reconstruction 1998 plans and requires a resolution eliminating parking on a stretch of roadway in front of the apartments on the northside of Larpenteur Avenue adjacent to Fairview Avenue. The only area permitting parking currently is in front of the apartments on the northside of Larpenteur Ave. adjacent to Fairview Ave. After brief discussion about the modest use of the area for parking and the possibility that four trees would be lost due to the added parking lane if parking remained, Councilmember Jacobs moved to approve resolution 97-38 eliminating parking on this stretch of roadway. Motion passed unanimously.

**ADJOURNMENT**

The meeting adjourned at 7:30 p.m.



Susan L. Gehrz, Mayor



Susan Hoyt, Acting Recording Secretary

ITEM: Request to extend the timeline for completion of a garage with a front yard setback variance at 1596 Northrop Street through 1999

SUBMITTED BY: Eric Schiffman and Karen Kloser, Property Owners

REVIEWED BY: Carla Asleson, Administrative Assistant/Planner  
Susan Hoyt, City Administrator

EXPLANATION/DESCRIPTION:

**Summary and Action Requested.**

The planning commission is being asked to extend the time limit by two years for a variance that was granted for constructing a two car garage at 1596 Northrop Street. The variance was approved in 1995 with the option to come back to the city for a one year extension. The request for an extension is accompanied by a survey which finds that the original variance of 4 feet that was granted to construct the garage was inaccurate and should be amended to 1.4 feet from the required 30 foot front yard setback to permit the property owners to construct the plan that was approved by the city in 1995. The staff recommends granting the extension with the technical amendment as requested.

**Background.**

1. In December 1995, the property owners received approval for a variance to the front yard setback requirements so that they could add on to their existing one car garage to create a 22' wide by 20' deep attached garage. The proposed garage will extend 8.5 feet in front of the existing garage.
2. The city council determined that the proposed 20' deep garage produced the minimum variance needed to alleviate the hardship associated with the property and that it would have the least impact upon the visual front yard streetscape. The proposed garage includes one parking stall that is 20' deep and one that is 23' deep (see attachment 1.)
3. The variance was granted contingent upon two things:
  - The variance was approved for two years from the date of issuance. With a site plan review by the planning commission and city council, an extension of the variance of one year was made possible.
  - The property owners were required to submit a lot survey to verify the dimensions and locations of the existing and proposed site improvements.
4. Variances expire if the improvement has not been started within one year, unless the city council grants a different expiration date. In this case, the applicants were in the process of purchasing the property and did not know how they might utilize it in the future. When the city council approved the variance, it was granted for two years with the possibility of renewal after a site plan review.
5. Any change in the proposed garage plan would require obtaining a new variance.

### Analysis

1. The property owners have submitted a survey of their property (see attachment 2.) It shows that:
  - The proposed addition to the existing garage will not encroach into the required five foot side yard setback.
  - The proposed garage will extend 8.5 feet beyond the current garage. The 20' deep garage will encroach 1.4 feet into the front yard area rather than 4 feet as was assumed previously (see attachment 2). This is a technical adjustment which can be reflected in the resolution extending the term of the variance.
2. Staff has visited the site and verified that there have been no changes in the configuration of the site since the variance was granted. This includes the presence of the large oak tree in the front yard.
3. The original variance provided for a one year extension of the variance following the site plan review. The applicants have requested a two year extension. The zoning code allows the city council to establish the expiration date for any variance. Staff has no objections to allowing a two year instead of a one year extension. However, if the garage is not built within the two years, it would be prudent to require that the variance expire without possibility of extension. The applicants would then be required to re-apply for their variance. It is quite possible, but not guaranteed, that a future planning commission and city council would approve the same variance.

### Staff Recommendation

Staff recommends approval of the request to extend the variance through 1999, with an adjustment to the variance from 4 feet to 1.4 feet to reflect the measurements in the property survey. This recommendation is based upon the fact that no significant changes to the property have occurred since the variance was originally granted.

### Attachments

1. Variance plan as approved in 1995
2. Site survey, 1997
3. Resolution 97-06

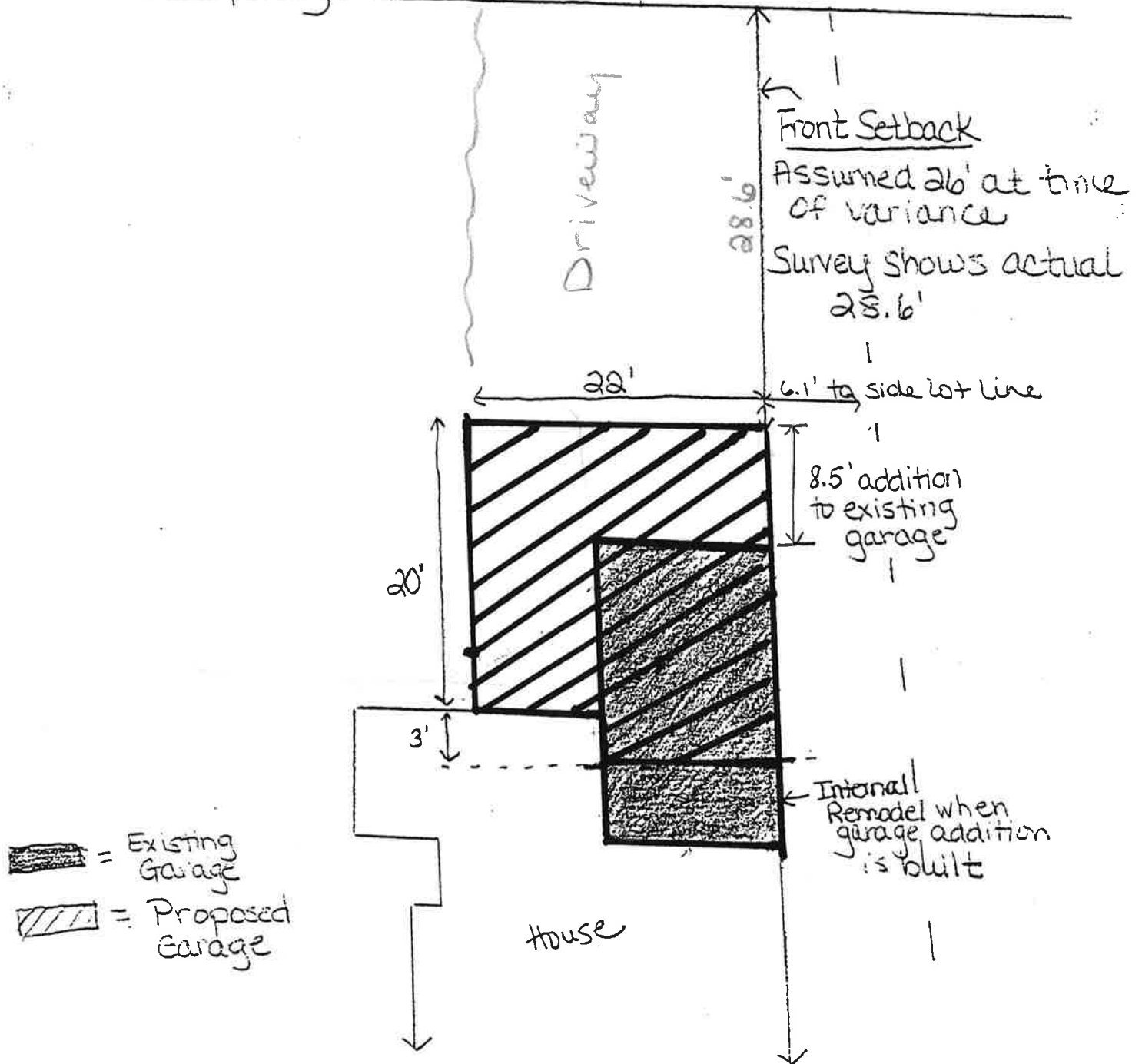
### Action Requested.



Approve Planning Commission Resolution 97-06, recommending approval of the extension to the variance at 1596 Northrop Street.

approx. Scale 1" = 10'

Street

Property line



 = Existing Garage  
 = Proposed Garage

CERTIFICATE OF SURVEY

FOR: Karen Kloser  
1596 Northrop St.  
Falcon Heights, Mn

2.

LEGAL DESCRIPTION: Lot 6, Block 5, Auditor's Subdivision Number 71.

**LEGEND:**

Scale: 1 inch = 30 feet

Bearings as shown are assumed datum

● Denotes Iron Monument Found

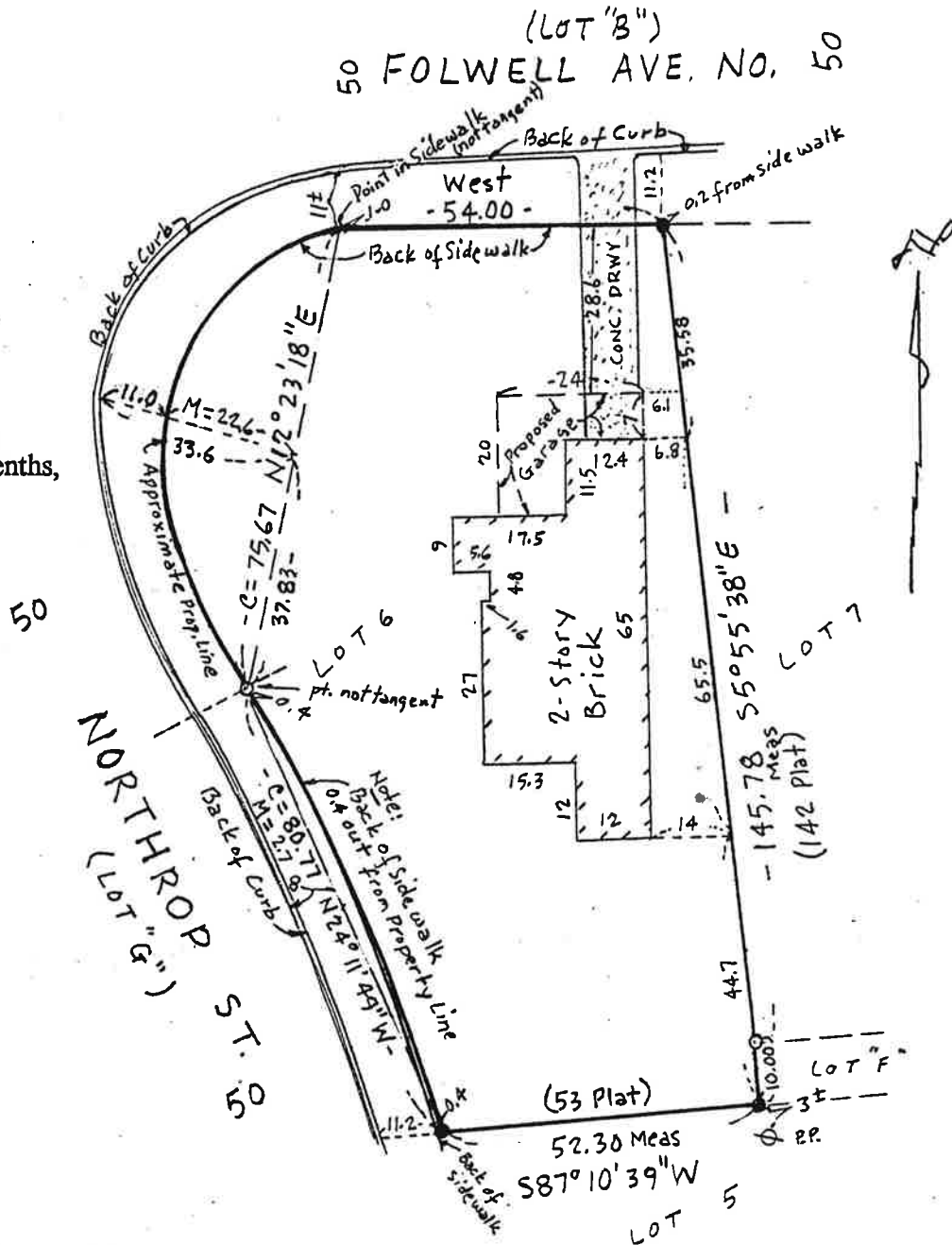
○ Denotes Iron Monument Set

( Capped by RLS No. 10948)

⊗ P.P. - Power Pole

Note: The Westerly Line of Lot 6 is approximate and laid out by the improvements (curb & sidewalk) because of the lack of original plat dimensions, etc.

Note: Distances as measured are in feet, tenths, & hundredths of a foot.



I hereby certify that this Certificate of Survey was prepared by me and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. As surveyed by me this 21<sup>st</sup> day of October 1997.

*Gary L Backer*

Gary L. Backer, Land Surveyor  
Minnesota License Number 10948



No. 97-06

Date: 11/18/97

CITY OF FALCON HEIGHTS

PLANNING COMMISSION RESOLUTION

**RESOLUTION RECOMMENDING APPROVAL OF THE EXTENSION OF A VARIANCE AT 1596 NORTHROP STREET**

On October 21, 1997, the Falcon Heights planning commission recommended approval of the extension of the following variance for 1596 Northrop Street, legally known as Lot 6, Block 5, Auditor's Subdivision No. 71, St. Paul, Minn.

Chapter 9-4.01 subd. 4 (c), which establishes a minimum front yard setback of 30 feet in an R-1 zone.

A variance to allow the construction of a double car garage at a setback of 28.6 feet on the Folwell Avenue side of the lot.

The planning commission recommended approval of this variance with the following conditions:

1. That the new garage shall extend from the house 20' in depth and be ~~22'~~<sup>24'</sup> in width, as noted on attachment A.
2. That the variance shall expire on December 20, 1999. If a building permit for the garage has not been obtained by that date, a new variance will be required.

The planning commission adopted the following finding for recommending the extension of the variance at 1596 Northrop Street:

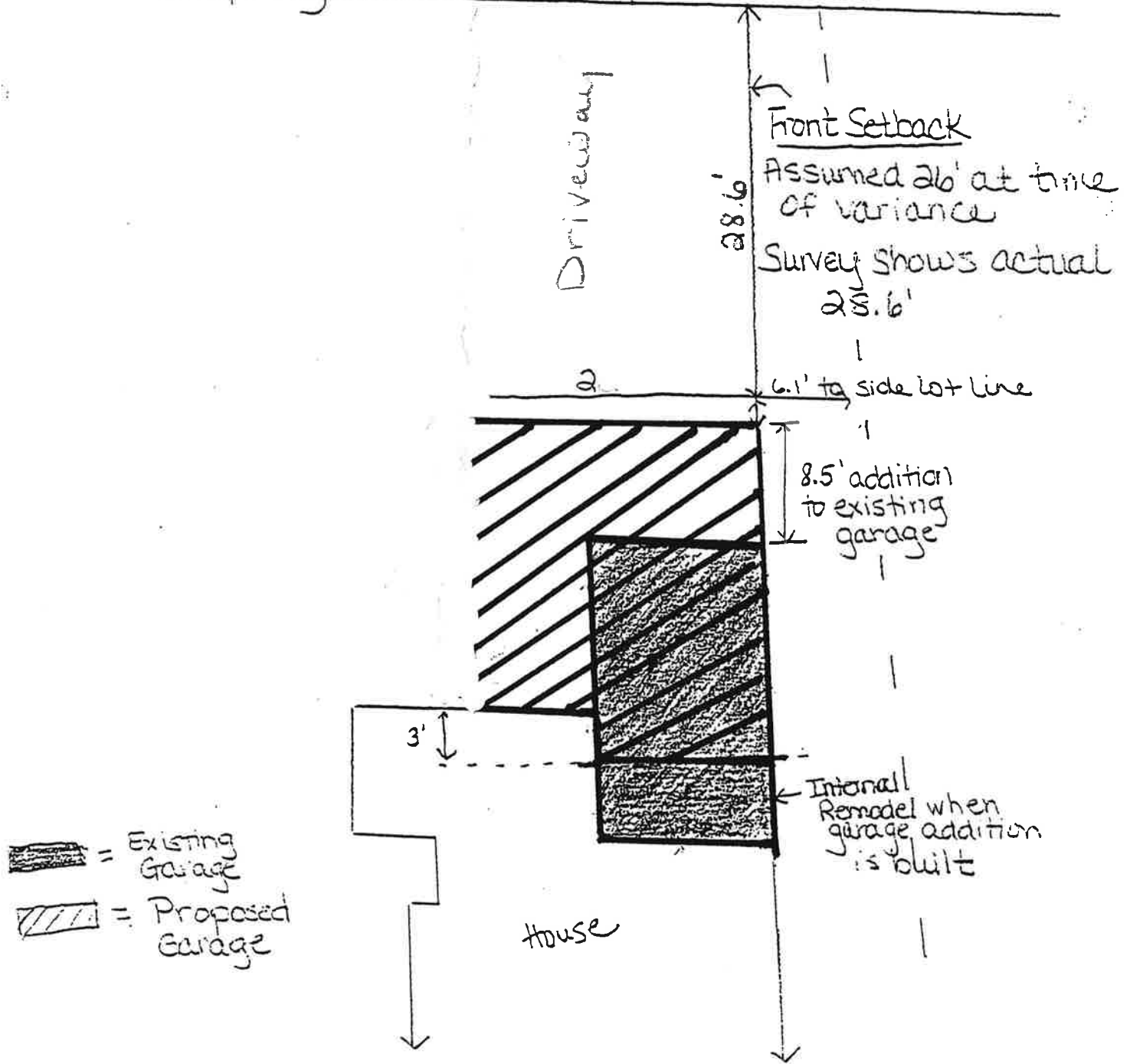
That conditions on the site affecting the variance have not significantly changed since the variance was granted.



approx. Scale 1" = 10'

Street

Property line



**CERTIFICATE OF SURVEY**

FOR: Karen Kloser  
1596 Northrop St.  
Falcon Heights, Mn

2.

**LEGAL DESCRIPTION:** Lot 6, Block 5, Auditor's Subdivision Number 71.

**LEGEND:**

Scale: 1 inch = 30 feet

Bearings as shown are assumed datum

● Denotes Iron Monument Found

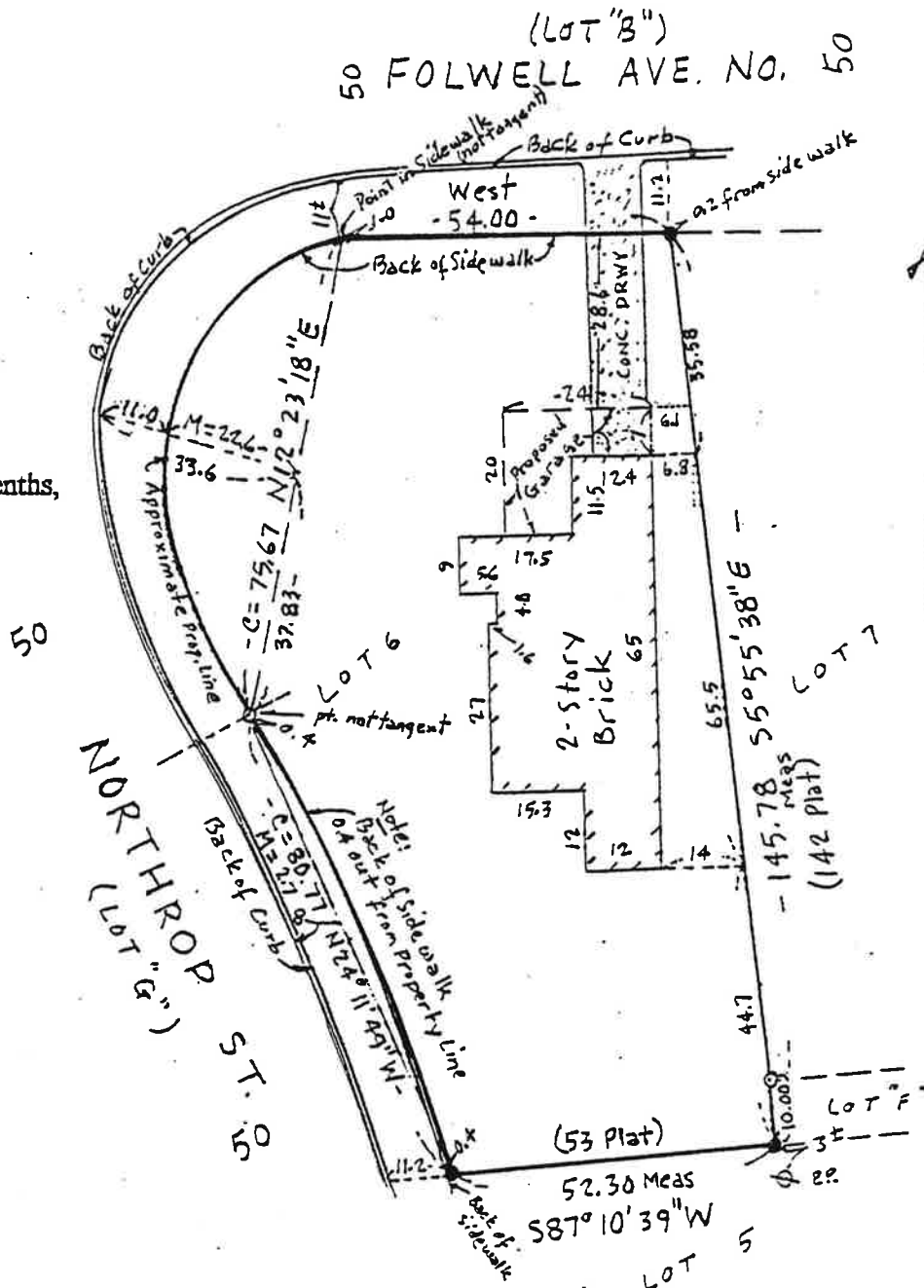
○ Denotes Iron Monument Set

( Capped by RLS No. 10948)

⊗ P.P. - Power Pole

Note: The Westerly Line of Lot 6 is approximate and laid out by the improvements (curb & sidewalk) because of the lack of original plat dimensions, etc.

Note: Distances as measured are in feet, tenths, & hundredths of a foot.



I hereby certify that this Certificate of Survey was prepared by me and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. As surveyed by me this 21st day of October 1997.

*Gary L. Backer*

Gary L. Backer, Land Surveyor



No. 97-06

Date: 11/18/97

CITY OF FALCON HEIGHTS

PLANNING COMMISSION RESOLUTION

-----  
RESOLUTION RECOMMENDING APPROVAL OF THE EXTENSION OF A VARIANCE  
AT 1596 NORTHROP STREET

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The planning commission recommended approval of this variance with the following conditions:

1. That the new garage shall extend from the house 20' in depth and be ~~22'~~<sup>24'</sup> in width, as noted on attachment A.
2. That the variance shall expire on December 20, 1999. If a building permit for the garage has not been obtained by that date, a new variance will be required.

The planning commission adopted the following finding for recommending the extension of the variance at 1596 Northrop Street:

That conditions on the site affecting the variance have not significantly changed since the variance was granted.

City of Falcon Heights  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING

DATE: Tuesday, October 28, 1997

TIME: 7:00 p.m.

PLACE: Falcon Heights City Hall  
2077 W. Larpenteur Avenue

PURPOSE: To receive public comment on an application for a text amendment to the zoning code to permit a ninety-five foot tall telecommunications monopole antenna as a conditional use in a B-3 zone and to grant a conditional use permit for a ninety-five foot tall telecommunications monopole antenna in the rear parking lot of 1552 West Larpenteur Avenue.

For more information prior to the public hearing, please call city hall at 644-5050. Hearing impaired persons who need an interpreter or those with disabilities requiring accommodation should contact city hall no later than October 21, 1997.

*We anticipate  
that this item  
will be on the  
November 12, 1997  
city council agenda.*

24 October 1997

NOTICE OF CANCELLATION  
OF THE PLANNING COMMISSION MEETING  
FOR OCTOBER 28

The planning commission meeting scheduled for October 28, 1997 at 7:00 PM has been cancelled because the applicant for the zoning amendment, U. S. West, requested that the item be delayed.

Please put November 18 on your calendars for the next planning commission meeting.

# **PUBLIC HEARING CANCELED**

**October 28, 1997**

## **Application for telecommunications monopole at 1552 W. Larpenteur Avenue**

**The public hearing scheduled for Tuesday, October 28, 1997 has been canceled. It may be rescheduled for a later date. You will be notified ten days in advance of the new hearing date.**

**As you'll recall, the topic of the public hearing is to hear a request from U.S. West Communications for a text amendment and conditional use permit to permit a 90 foot tall telecommunications monopole in the rear yard of 1552 W. Larpenteur Avenue.**

**If you have questions regarding this topic, please call city hall at 644-5050.**