



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

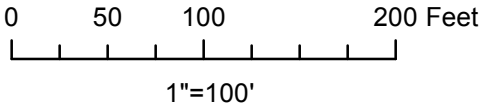
Location Map: 11991 30th Street North



Data Source: Washington County, MN
5-29-2014



11991 30th St. N.



Date Received: _____
Received By: _____
Permit #: _____



LAND USE APPLICATION

- Comprehensive Plan Zoning District Amend Zoning Text Amend Variance*(see below) Zoning Appeal
- Conditional Use Permit (C.U.P.) Flood Plain C.U.P. Interim Use Permit (I.U.P.) Excavating/Grading
- Lot Line Adjustment Minor Subdivision Residential Subdivision Sketch/Concept Plan
- PUD Concept Plan PUD Preliminary Plan PUD Final Plan other

Applicant: Mike Conroy
Address: 11991 30th Street N.
Phone # 651-777-6619
Email Address: dconroy1972@gmail.com

Fee Owner: _____
Address: _____
Phone # _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description): 11991 30th Street N.
Heritage Farm

Detailed Reason for Request: Requesting approval for accessory building forward of primary structure.

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: [Signature] Date: 5-25-2014
Signature of fee owner: _____ Date: _____

Mike and Delise Conroy
11991 30th Street N.
Lake Elmo, MN 55042
Phone: 651.777.6619
May 22, 2014

City of Lake Elmo
3800 Laverne Avenue N.
Lake Elmo, MN 55042

City Council Members of Lake Elmo:

We are writing to ask for resolution to allow an accessory building closer to the front property line than our principle structure (11991 30th Street N.).

The reasons we are proposing this location are:

- To block noise from Manning (especially since Manning will be widened)
- It will be more cost efficient to pave a driveway to this location
- It will look more uniform to the primary structure than being placed elsewhere on the property

In addition, there are no neighbors that will be impacted by the accessory building and our only neighbor (quite a distance from us) has a similar set-up.

As you can see from the site plan, the structure would be placed in the center of a 3.5 acre lot which will not inconvenience anyone.

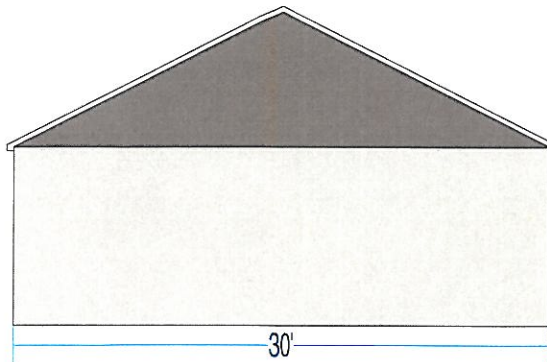
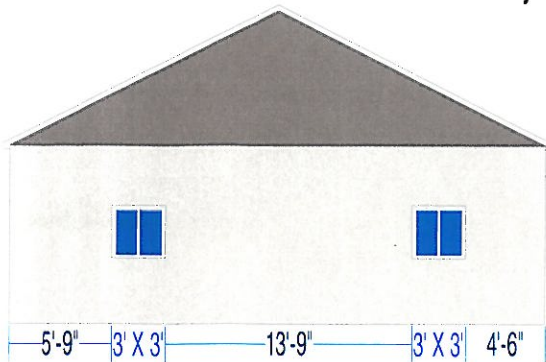
We appreciate your support and consideration.

Sincerely,

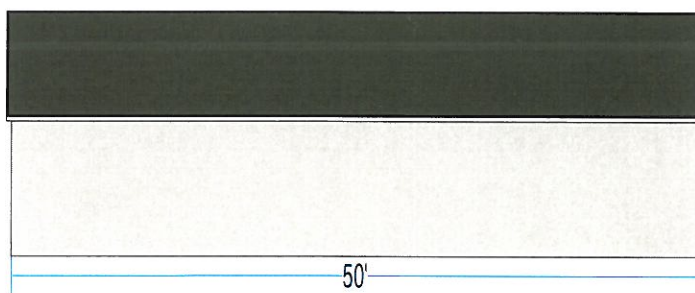
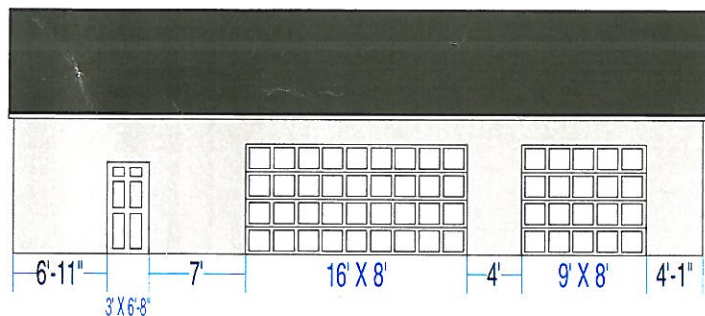
Mike and Delise Conroy

*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected



Gable Front View
(2) - 36X36 VINYL SLIDER CLEAR GLASS



Eave Front View
(1) - CM-1 6-PANEL STEEL DOOR 36X80 LH PH
(1) - WHITE PREM R/P MDP38 16X8 EZSET TORS
(1) - 9X8 WHITE INSUL RAISEDPNLEZSETTORSN M4SV

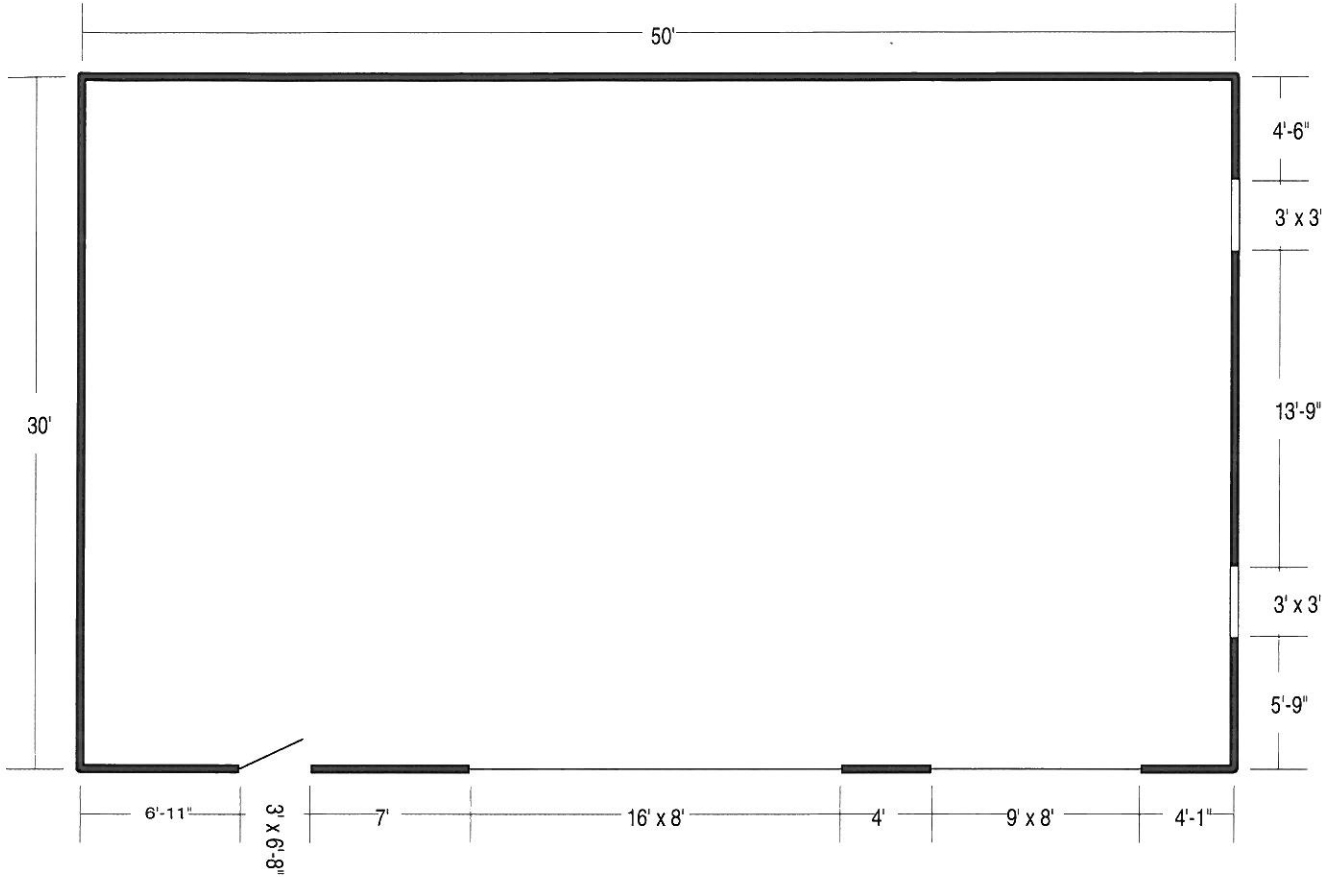
Eave Back View

Building Size: 30 feet wide X 50 feet long X 10 feet high
Approximate Peak Height: 17 feet 11 inches (215 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

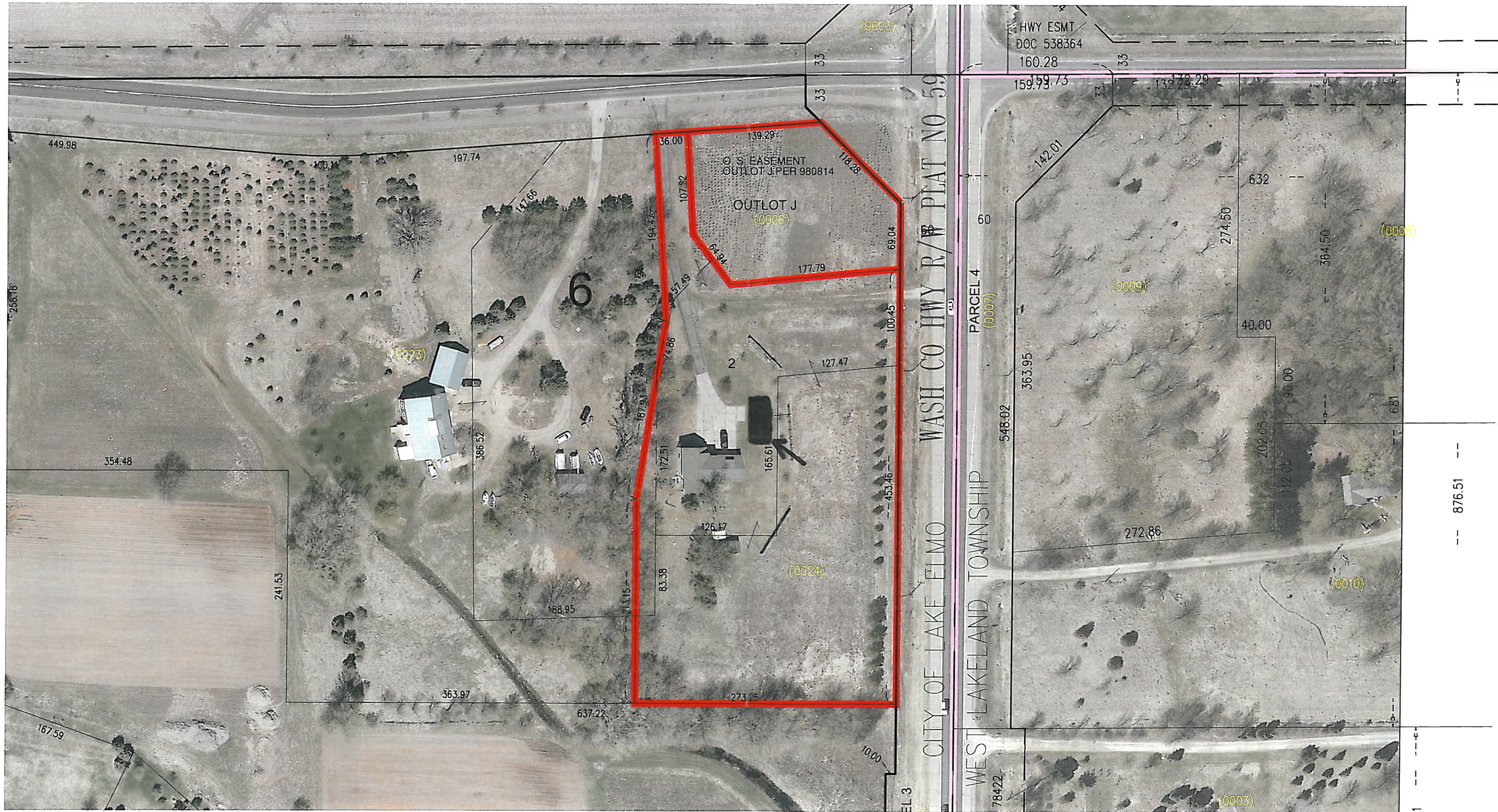
*** Garage Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 30 feet wide X 50 feet long X 10 feet high

Note: Wall construction is 2x4 @ 16" on center

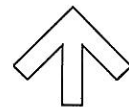


PUBLIC WORKS DEPARTMENT
SURVEY AND LAND MANAGEMENT DIVISION

14949 62nd Street North, P.O. Box 6
Stillwater, Minnesota 55082-0006
(651) 430-6875
surveyor@co.washington.mn.us
www.co.washington.mn.us/surveyor

LEGEND

- DNR PROTECTED WATERS
- DNR PROTECTED WETLAND
- DNR PROTECTED WATERCOURSE
- MUNICIPAL BOUNDARY
- PARK BOUNDARY



NORTH

SCALE: 1 inch = 100 feet

SECTION-TOWNSHIP-RANGE INDEX

1402921	1302921	1802920
2302921	2402921	1902920
2602921	2502921	3002920

COUNTY VICINITY MAP



SECTION VICINITY MAP

22	21	12	11*
NW		NE	
23	24	13	14
32	31	42	41
SW		SE	
33	34	43	44

PROPERTY IDENTIFICATION NUMBER FORMAT (GEOCODE)

SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER	QUARTER	SPECIFIC PARCEL
##	###	##	##	####
(0001) - LAST FOUR DIGITS OF PROPERTY IDENTIFICATION NUMBER				

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES.

PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.

MAP LAST UPDATED: November 4, 2013

NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE

DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: May, 2013

§ 154.405 ACCESSORY USES AND STRUCTURES.

Accessory uses are listed in the Rural District Use Table as permitted or conditional accessory uses. Accessory uses and structures in the rural districts shall comply with the following standards and all other applicable regulations of this ordinance:

- A. *Phasing.* No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- B. *Incidental to Principal Use.* The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.
- C. *Subordinate to Principal Use.* The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.
- D. *Function.* The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.
- E. *Location.* The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

(Ord. 2012-073, passed 3-19-2013)

§ 154.406 ACCESSORY STRUCTURES, RURAL DISTRICTS

- A. *Size and Number.* The maximum number and size of accessory buildings permitted in rural zoning districts are outlined in Table 9-3:

Table 9-3: Accessory Buildings, Rural Zoning Districts

Lot Size	Maximum Structure Size^a (square feet)	No. of Permitted Bldgs
under 1 acre	1,200 ^b	1
1 - 2 acres	1,200	1
2 – 5 acres	1,300	1
5 – 10 acres	2,000	2
10 – 15 acres	2,500	2
15 – 20 acres	3,000	2
20 – 40 acres	4,000	2
40+ acres	Unregulated ^c	Unregulated ^c

Notes to Table 9-3

- a. Maximum structure size accounts for the total maximum area allowed for all permitted accessory structures combined.

- b. The 1,200 square foot allowance is for the combined area of the attached and detached accessory structure or residential garage.
- c. To be allowed additional accessory buildings beyond two total buildings, the buildings must be agricultural buildings as defined in §154.213 or clearly serve an agricultural purpose in the judgment of the City.
- B. *Additional Accessory Buildings.* Allowances for additional accessory buildings in A and RR zones may be considered via a conditional use permit.
- C. *Structure Height, Rural Districts.* No accessory building shall exceed twenty-two (22) feet in height or the height of the principal structure, with the exception of buildings that are intended for a farming or other agricultural use in the judgment of the City. Building projections or features, such as chimneys, cupolas, and similar decorations that do not exceed twenty-five (25) feet in height are permitted in rural districts.
- D. *Structure Location, Rural Districts.* No detached garages or other accessory buildings shall be located nearer the front lot line than the principal building on that lot, unless, by Resolution of the City Council, an exception is made to permit a detached garage or accessory structure nearer the front lot line than the principal building.
- E. *Exterior Design and Color.* The exterior building materials, design and color of all accessory building or structures shall be similar to or compatible with the principal building, with the exception of the following accessory building or structures:
 - 1. Detached domesticated farm animal buildings
 - 2. Agricultural farm buildings
 - 3. Pole buildings, as defined and regulated in §154.214.
 - 4. Gazebos
 - 5. Swimming pools
 - 6. Other structures in which the required design is integral to the intended use, such as a greenhouse.
- F. *Openings and Doors.* Garage doors and other openings shall not exceed fourteen (14) feet in height for all accessory structures, with the exception of buildings that are intended for a farming or other agricultural use in the judgment of the City.
- G. *Attached Garages, Size.* Attached garages must not exceed the footprint size of the principal building.

(Ord. 08-104, passed 3-18-2014) Penalty, see § 154.999

§ 154.407 ACCESSORY USES.

- A. *Exterior Storage in Residential Districts.* All materials and equipment shall be stored within a building or be fully screened so as not to be visible from adjoining properties, except for the following:
 - 1. Laundry drying

From: [Delise Conroy](#)
To: [Nick Johnson](#)
Subject: Re: Accessory Building - 11991 30th St. N.
Date: Wednesday, May 28, 2014 7:52:47 PM

Hi Nick,

Thanks for the the update. Unfortunately we aren't able to get the updated building plan to you by by tomorrow but will be happy to change the size of the proposed accessory building according to code. If we can proceed and make the adjustment at the time of the building permit, that would be great.

In the meantime please let us know if there is anything else you need from us and thanks for all of your help!!

Mike and Delise

On Wed, May 28, 2014 at 2:13 PM, Nick Johnson <NJohnson@lakeelmo.org <<mailto:NJohnson@lakeelmo.org>> > wrote:

Delise,

I did receive your application. However, in reviewing the application, I noticed that the proposed building is 1500 square feet in size. The Code only allows 1,300 square feet for properties in rural zoning district between 2 and 5 acres in size. Please see the attached zoning code for clarification, I have highlighted the applicable section.

In terms of how this impacts meeting the 6/3 Council Meeting, we can still proceed. However, if I can receive an updated building plan sometime tomorrow before the Council packet is completed, that would be helpful. If this is not possible, we can address this at the building permit. The important note is that the proposed building is too large per what is allowed under our Code.

Let me know if you have any questions.

Take care,

Nick M. Johnson | City Planner
City of Lake Elmo, Minnesota
njohnson@lakeelmo.org <<mailto:njohnson@lakeelmo.org>>

(w) 651-747-3912 <<tel:651-747-3912>> | (f) 651-747-3901 <<tel:651-747-3901>>
www.lakeelmo.org <<http://www.lakeelmo.org>>

-----Original Message-----

From: Delise Conroy [<mailto:dconroy1972@gmail.com> <<mailto:dconroy1972@gmail.com>>]

Sent: Thursday, May 22, 2014 1:54 PM
To: Nick Johnson
Subject: Re: Accessory Building - 11991 30th St. N.

Hi Nick,