



**City of Falcon Heights
Planning Application**

APR 20 2009

Action Requested By:

Name of Property Owner DOUGLAS LEE
Phone (h) 763-533-5858 (w) 651-592-2661
Address of Property Owner 7115-62nd AVE. N. NEW HOPE, MN. 55428
Name of Applicant (if different) _____
Address _____ Phone _____

Property Involved:

Address 1496 CARPENTIER AVE
Legal Description NORTHOME 3rd ADDITION, RAMSEY COUNTY
SUBJECT TO RD, W 1/2 LOT 10, BLK 13

Property Identification Number (PIN) 22-29-23-22-0144

Present Use of Property (check one):

- | | |
|--|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Business/Commercial |
| <input type="checkbox"/> Duplex/Two Family Dwelling | <input type="checkbox"/> Government/Institutional |
| <input checked="" type="checkbox"/> Multi Family Complex | <input type="checkbox"/> Vacant Land |


Action Requested (NON-REFUNDABLE):

- | | |
|--|--|
| <input checked="" type="checkbox"/> Variance (\$100.00) | <input type="checkbox"/> Lot Split (\$250.00) |
| <input type="checkbox"/> Conditional Use Permit (\$165.00) | <input type="checkbox"/> Site Plan Review (\$100.00) |
| <input type="checkbox"/> Rezoning (\$500.00) | <input type="checkbox"/> Other (Please Specify)
_____ |

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

SEE ATTACHED LETTER / DRAWINGS -

I certify that all statements on this application are true and correct:

 4/20/09
Signature of Property Owner (required)

Signature of Applicant (if applicable)

April 20, 2009

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City of Falcon Heights
2077 W. Larpenteur Ave. W.
Falcon Heights, MN 55113

Attn: Ms Deborah Jones

Subject: 1496 Larpenteur Garage

Dear Ms Jones,

Per our conversation, please find herein my preliminary request for approval to build a five (5) car garage with a two (2) foot side yard setback, occupying more than 40 percent of rear yard area and exceeding more than 1,000 square feet in size. My reasons for this request are 1) as silly as it sounds I would have less snow to shovel, 2) offer my tenants more value for their rent, 3) create a more appealing back alley view with cars being inside a garage rather than outside , 4) improve my property value, which will increase my tax base, good for the city, 5) in the last couple of years I have seen a number of new garages built by my alley neighbors and hope I too can do the same.

I've included additional information for your review.

If you should have any questions, please feel free to contact me and I wait for your response.

Sincerely,



Doug Lee
7115 62nd Ave. N.
New Hope, MN 55428
651-592-2661 Cell

1496 LARPEUR AVE

APR 20 2009

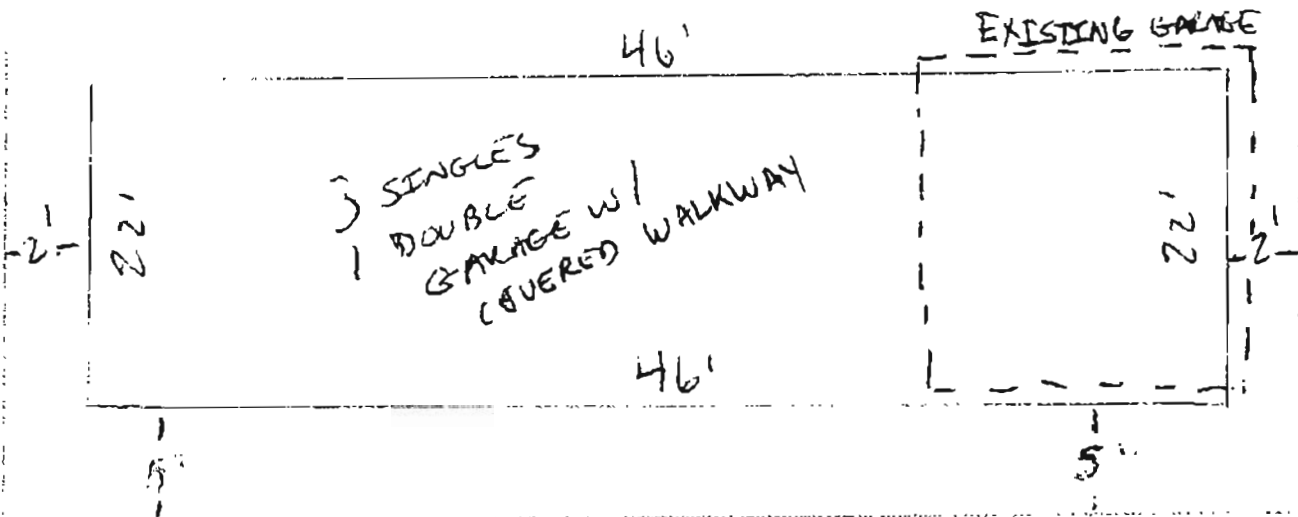
50'

APARTMENT
BLDG

* NO SCALE *

120'

120'



50'