

## Robert Kunze

4073 Valentine Ct  
Arden Hills MN 55112

To: Arden Hills Planning Commission

I'd like to add a 3rd stall to the side of my exiting garage. I worked with Mike Mroska over the last few months. He, at first, thought there was a way to use some other hardship method to allow construction in this location, but after going over the details came to the conclusion I would need a variance. He thought the variance would likely be granted due to the conditions explained below.

1. Purpose and Intent. The variance request shall comply with the purpose and intent of the provisions of the City's Zoning Regulations and with the policies of the City's Comprehensive Plan.

The variance request for 4073 VALENTINE CT is consistent with the purpose and intent of the R-1 Zoning District and with the policies within the City's Comprehensive Plan.

2. Practical Difficulties. The Applicant for a variance shall establish that there are practical difficulties in complying with the provisions of the Arden Hills Zoning Regulations. The term "Practical Difficulties" as used in the granting of a variance means:

a. Reasonable Use. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.

A third car garage stall is a reasonable use of the Subject Property in the R-1 Zoning District.

b. Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the landowner.

The lot has a very odd shape. In the front of the house, along the road, there is one curved section and 3 straight sections. The structure is currently nonconforming as to setbacks. The setback requirements were different when the house was built in 1953. On the side, the closest distance from the curb to the proposed garage addition is approximately 27 feet. It is unlikely the city would want to make use of that property. There are significant small screening trees in that area, partly blocking the view from the street. Other areas on the property were considered for a freestanding garage. Any of the other areas in the front yard, or anywhere close to the house in the rear, would involve cutting down big 100+ year old Oaks. Adding behind the existing garage would

involve significant drainage issues and would require major regrading under the drip line of some of the 100+ year old oaks.

c. Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.

The existing neighborhood has homes with a variety of different garages and housing styles. The proposed variance will not alter the character of the neighborhood. Many garages have been added to the road side of existing homes in the neighborhood. The topography and odd lot shapes make the neighborhood quite varied. The homes are not in straight lines, all the same distance from the road or each other.

3. Economic Consideration. Economic consideration alone does not constitute a practical difficulty.

The proposed variance is not based on economic consideration. It would be much less expensive to build a freestanding garage.

4. Access to Sunlight. Inadequate access to direct sunlight for solar energy systems shall be considered a practical difficulty.

A solar energy system is not proposed.

The proposed location would not involve any tree removal except one pyramidal arborvitae on the corner of the existing garage that is well past it's prime. It is the last of the original 60+ year old foundation plantings. It should have been replaced years ago. Part of it is currently held up by rope.

Site drainage. This location would necessitate only very minor changes to site drainage. Half the water from behind the house currently runs through about where the outside edge of the new garage would sit. A small amount of soil would need to be removed from the new path for the water and this would be added next to the new construction. This would keep the water away from the new foundation.

The addition would be constructed to match the existing house. The siding, windows, doors, and garage door were all replaced a few years ago, and are still available. The height of the existing house peak is 23 ft, and the existing garage peak is 12.5 ft.

Sincerely,

 3/23/21

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