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To: The City of Arden Hills

From: Jason Rud

Date: October 7, 2022

Re: 3588 Ridgewood Road- Variance Application

This memo has been prepared to address some of the key issues pertaining to the variance application for 3588 Ridgewood Road.

PROPOSED ACCESS TO SNELLING AVENUE

This parcel adjoins Ridgewood Road and Snelling Avenue, both public right of ways. Due to the existing site elevations of this parcel, the access to Snelling Avenue is the most feasible option. When reviewing the elevations adjacent to Ridgewood Road, there is an existing 4 foot retaining wall and fence which lie next to the existing curb line, followed by a slope that continue to rise to the east. A driveway grade of 10% or less is not feasible due to these existing site conditions.

By accessing Snelling Avenue, a driveway with a grade of 10% can be constructed as shown on our survey, down to a home with a 5% landing in front of the garage for parking. This is a feasible option that falls within the maximum driveway grade we use as a company standard.

It should be noted that the neighboring home to the north at 3583 Snelling Avenue North also has a driveway that accesses Snelling Avenue, while it too has frontage to Ridgewood Road.

PROPOSED SITE PLAN AND HOUSE ORIENTATION

The required setbacks for this parcel are 40 feet to Ridgewood, 15 feet to the north, 30 feet to Snelling, and 10 feet to the south. These required setbacks have been drawn on our survey, which yield a triangular shaped "buildable area" that would not support a traditional house footprint.

As a result, a variance to these setbacks is requested, so that a modest home can be constructed as shown. The proposed house orientation and position were established to best utilize the existing site conditions and elevations. This house location also provides for a manageable driveway grade, preservation of the trees on the north and southeast sides of the lot and fits well into the existing landscape.

Feel free to reach out if you have any additional questions pertaining to this site or our survey. I can be reached at 651-361-8225, or jrud@egrud.com.



Jason E. Rud, RLS 41578