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Dear Members of the Arden Hills City Planning Commission,

My name is Mike Mezzenga owner of 1174 Edgewater Avenue.

The property at 1174 Edgewater Avenue was used as a clubhouse. The intended use was commercial, and had a parking lot to accommodate dozens of cars.

The hardship is changing this property over from a commercial use to a residential use.

My intention is to make 2 residential lots out of this land. This parcel of land is more than big enough to accommodate 2 lots. The size of the lots would be almost 3/4 of an acre each.

The property can't be put to a reasonable residential use because its only access point is on one side, Edgewater Avenue, which limits it to one lot. I don't think anybody in the neighborhood wants to see any kind of commercial development built here.

This property is unique because it was originally intended as a large gathering hall for the ODD Fellows Club, which needed lots of parking for meetings and only one access point from Edgewater Avenue.

The only deviation from the ordinance is to create 2 access points off of Edgewater Avenue. One of which would be 60 feet, which is 20 feet less than minimum width. This is just an access point however, that leads to the front yard of Tract B. It will meet all requirements to city ordinances. Front yard, side yard, and rear yard setbacks. The narrower street width access could be looked at as a type of cu-de-sac entrance, where it just narrows at the street and widens out from there.

This variance will not create a land use not permitted in this zone.

This variance is not for economic reasons alone. The tract is large enough to put more density on it than I am proposing. I simply want to construct 2 single family, upscale homes that would have large yards and plenty of privacy, and would still mesh with surrounding homes.

Tract A, because the rear yard is being described as opposite the front yard in city ordinances, I am asking for a rear yard setback variance. The house will run parallel to Edgewater Avenue, and the rear yard would be actually facing the lake. So opposite the front yard will in fact be a side yard. I am still meeting the front yard setback requirement from the street and the Tract B access.

I could also see just asking for a simple variance of quarter turning the plat so the lots are parallel to Edgewater and Tract A would be treated as a corner lot, and both lots would have the east lot line be considered the front yards.

If you notice from the county map provided, there are plenty of precedents set for what I am proposing. Numerous homes there have narrow access points at the street, and the setbacks on these homes are all different from one another.

Site Plan A shows how the homes would be positioned if I met all setbacks as they stand now. It makes for very long skinny homes that are basically going to be looking at each other and the existing neighbors, not the lake. It also limits the size of the homes drastically and will not attract the high end homeowner.

My proposal keeps the character of the neighborhood consistent with the beautiful homes that are on the lake already. Solar energy would be much better utilized with the roof mass facing the direction of the lake. Site plan A would limit this option drastically because of the existing trees. Granting this proposal would make it so the new homes would not violate any city ordinances or zoning laws. it would create 2 upscale homesites that I think the city could be proud of.

Thank you for your consideration,

Mike Mezzenga