

Planning Memorandum

To: Mayor O'Leary and the Sunfish Lake City Council

From: Lori Johnson, City Planner

Date: July 11, 2023

Re: **2144 Charlton Road – Minor Site Plan Review and Variance**
WSB Project No. 022540-000
SFL No. 04-2023

GENERAL INFORMATION

Applicant: Patrick Mackey, Mackey Malin Architects

Property Owner: John Prange

Project Location: 2144 Charlton Road – PID 381330001030

Acreage: 2.72 acres

Existing Land Use: Single-Family Residential

Zoning: Zoned R-1 within Shoreland Overlay District

Surrounding Land Use / Zoning: Surrounded by Single Family Homes/R-1 Zoning

Comprehensive Plan: The City of Sunfish Lake (2040) Comprehensive Plan guides this property for Rural Residential land use.

Deadline for Agency Action:

Application Date:	04-28-2023
60 Days:	07-14-2023
Extension Letter Mailed:	n/a
120 Days:	n/a

Attachments:

- Location Map
- Aerial
- Resubmittal Letter
- Variance Statement
- Site Plan (2)
- Grading and Erosion Control Plans
- Architectural Renderings

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

Patrick Mackey of Mackey Malin Architects, on behalf of John Prange who is the property owner at 2144 Charlton Road, has made an application for a Minor Site Plan Review and Variance to allow for approval to construct an addition to an existing attached garage. The proposed addition would be on the northeast corner of the existing attached garage, and it is to be used as a third stall of garage space (there is currently a two-stall garage on site). The size of the proposed garage addition is 389 square feet. The proposed addition would require a 30-foot 1 inch variance to reduce the side yard setback on the east lot line from 50 feet to 19 feet and 11 inches. Staff notes that the setback between the existing garage and eastern property line is 33 feet 1 inch, and therefore is an existing non-conformity.

The Zoning Ordinance requires that every building expansion in the City under 1,000 square feet obtain minor site/building plan approval. Minor site/building plan approval generally allows for an administrative approval process with notification of the City Council and adjacent property owners. Due to the fact that a variance is required with this garage addition, the public process of the variance is being adhered to, but minor site and building plan approval is still required due to the size of the addition.

Setbacks: The proposed garage addition is set back from the front property line at a distance greater than what is required by the ordinance. Rear and western side setbacks are greater than what is required by the ordinance. The proposed addition is 19 feet and 11 inches away from the eastern property line. This is 30 feet and 1 inch less than the required minimum setback of 50 feet. Please note that the existing setback in this location is 33 feet 1 inch. The setback from the Ordinary High Water Mark is 200 feet 2 inches, and this meets the 200 foot setback requirement in the Shoreland Overlay District.

Impervious Surface and Building Coverage: The total proposed impervious surface coverage for the lot on which the home is to be located is 10.8%. The total impervious surface coverage allowed is 30% and this plan meets this requirement.

The total building coverage allowed on the lot cannot be greater than 10% per ordinance requirements. The building coverage on the home lot is 4.1% which meets ordinance requirements.

Size: The addition that is being constructed is 389 square feet.

Exterior Elevations and Height: Black and white renderings have been provided for the new addition, and the addition matches the existing exterior architecture of the home. The overall height of the addition matches and does not exceed the height of the existing home.

Tree Preservation/Landscaping: No trees will be impacted by this development though there is some concern with the 30-inch oak tree adjacent to the garage on the east side of the site. The applicant has met with the City Forester and has contacted tree care specialists to determine what methods can be used to save this large tree. The applicant will take into account their recommendations for tree protection as construction progresses.

DNR Approval: The Minnesota DNR Area Hydrologist was notified of the proposed request.

Planning Commission Update: The Planning Commission reviewed this application on June 15, 2023, and an onsite meeting was held prior to the meeting. There were no residents present at the on-site meeting or at the public hearing. There were no comments from the public at the Planning Commission meeting. The Planning Commission voted (5-0) to approve the minor site plan review and variance requests.

Site Plan Review Criteria

The Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision on major projects, shall evaluate the effects of the proposed site and building plans according to the criteria below:

1. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.
2. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.
3. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.
4. Whether the proposed improvements will not materially adversely affect any natural resources in the community, except when there is no feasible and prudent alternative to the proposed location of the improvements. For purposes of this clause, "natural resources" shall include, but not be limited to, all mineral, animal, botanical, air, water, land, timber, soil, quietude, recreational, historical, scenic and aesthetic resources.
5. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.
6. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.
7. Whether the proposed site and improvements are consistent with the purposes of the zoning ordinance.

Additional Shoreland Overlay Evaluation Criteria

A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site shall be made to ensure:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
2. The visibility of structures and other facilities as viewed from public waters is limited.
3. The site is adequate for water supply and on-site sewage treatment.
4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

Variance Review Criteria

In considering all requests for a variance and in taking subsequent action, the Planning Commission and the Council shall make a finding of fact that the proposed action will not:

1. Impair an adequate supply of light and air to adjacent property.
2. Unreasonably increase the congestion in the public street.
3. Have the effect of allowing any district uses prohibited therein, permit a lesser degree of flood protection than the flood protection elevation for the particular area, or permit standards which are lower than those required by State law.
4. Increase the danger of fire or endanger the public safety.
5. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this Title.
6. Violate the intent and purpose of the Comprehensive Plan.
7. Violate any of the terms or conditions of Item 2, below.

Variances/Practical Difficulties

The applicant has provided a narrative that outlines reasoning in support of granting the 30-foot one inch variance to the side setback. A variance from the terms of this Ordinance shall not be granted unless it can be demonstrated that:

1. Practical difficulties will result if the variance is denied due to the existence of special conditions and circumstances which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district. *The practical difficulty in this situation is that of existing lot shape/size and the nonconformity of the current east side yard setback. The house/garage were constructed prior to the ordinance requirements being established. The homeowners cannot reasonably enjoy the use of the home without the addition of a third stall of the garage, which is typical of today's development standards.*
 - a. Special conditions may include exceptional topographic or water conditions or, in the case of an existing lot or parcel of record, narrowness, shallowness, insufficient area or shape of the property. *The existing house pre-dates the City zoning code and is closer to the property line (33'1") than the current required 50' side yard setback. It is not possible to add onto the opposite side of the garage as it would obstruct the front entry and cover the house's well.*
 - b. Practical difficulties caused by the special conditions and circumstances may not be solely economic in nature if a reasonable use of the property exists under the terms of this Title. *A 3-car garage for personal residential use is common in the surrounding area.*
 - c. Special conditions and circumstances causing practical difficulties shall not be a result of lot size or building location when the lot qualifies as a buildable parcel. *This parcel is not vacant and the applicant is trying to work within the existing ordinances to the greatest extent possible.*
2. Compliance with the requirements of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance or deny the applicant the ability to put the property in question to a reasonable use and the proposed variance permits the owner to use the property in a

reasonable manner. *Compliance with the ordinance would deprive the owner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance, and the property cannot be put to a reasonable use (three stall garage) without a variance. A similar variance was granted for a third stall garage setback in late 2022.*

3. The special conditions and circumstances causing the practical difficulties do not result from the actions of the applicant. *The homeowners purchased the home many years ago and they are now wanting to increase the livability of the home by adding a third stall garage. They were not responsible for the original construction.*
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district under the same conditions. *No special privilege would be gained by building a garage similar to those in the area. There are other nonconforming structures with three car garages in the area.*
5. The request is not a use variance. *This is not a use variance.*
6. The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant. *The applicant has worked to maximize the setback to the extent possible while still being able to construct a 3-stall garage.*
7. The request does not create an inconvenience to neighboring properties and uses. *The property adjacent to the proposed addition has vegetative and built screening in place. The house on the adjacent property is approximately 430 feet from the proposed addition.*
8. The variance requested is in harmony with the purpose and intent of the Ordinance. *Staff finds this to be true of the requested variance.*
9. The variance requested is consistent with the Comprehensive Plan. *Staff finds this to be true of the requested variance.*
10. The variance requested will not alter the essential character of the locality. *Staff finds this to be true of the requested variance.*

The information provided in this staff report and on the proposed plans indicate that all above criteria have been met for minor site and building plan approval, variance approval and shoreland considerations. In addition, all necessary criteria have been met for the variance request. No public comments have been received as of the date of the staff report publication.

RECOMMENDATION

Based on the foregoing considerations and applicable ordinances, staff recommends approval of the minor site and building plan review and setback variance for a garage addition subject to the following findings of fact and conditions of approval:

Findings of Fact:

1. The location of the subject property is as follows:

2144 Charlton Road

SUNFISH LAKE, MN 55077

2. The planning report dated June 15, 2023 and July 11, 2023, prepared by WSB is incorporated herein by reference.
3. The Applicant has submitted an application for a minor site and building plan review and a variance request.
4. Requests for variances require Planning Commission review and City Council approval.
5. Notices for public hearings regarding requests on lots within the Shoreland Overlay district must be sent to the Department of Natural Resources.
6. The Sunfish Lake Planning Commission reviewed the applicant's request for major site and building plan approval at the June 15, 2023 Planning Commission meeting.
7. Upon review of the planning report and application information, the Planning Commission found that the proposed site and building plan meets Ordinance requirements. The following findings support the Planning Commission's recommendation for approval of the site and building plan and variance:

Variance of 30 feet and 1 inch to the 50-foot side yard setback requirement

- a. The practical difficulty in this situation is that of existing lot shape/size and the nonconformity of the current east side yard setback. The homeowners cannot reasonably enjoy the use of the home without the addition of a third stall of the garage, which is typical of today's development standards.
- b. The existing house pre-dates the City zoning code and is closer to the property line (33'1") than the current required 50' side yard setback.
- c. The applicant has worked to maximize the setback to the extent possible while still being able to construct a 3-stall garage. It is not possible to add onto the opposite side of the garage as it would obstruct the front entry and cover the house's well.
- d. The addition of a third stall to the garage is a reasonable use of the property given the nature and types of garages in the surrounding area.
- e. Compliance with the ordinance would deprive the owner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance, and the property cannot be put to reasonable use (3-stall garage) without a variance.
- f. This is not a use variance
- g. The variance is in harmony with the purpose and intent of the ordinance, is consistent with the comprehensive plan, and will not alter the essential character of the locality.

Minor Site and Building Plans:

- a. The proposed improvements meet R-1 and Shoreland Overlay District requirements and standards.
- b. The proposed development addresses Ordinance requirements pertaining to grading, drainage and stormwater management, landscaping, and screening.
- c. The proposed addition meets Ordinance requirements pertaining to building size, and material use.
- d. The development meets other applicable Zoning Ordinance criteria.

Conditions of Approval:

1. Construction of the garage and all improvements shall occur in substantial conformance with the plans recommended for approval at the June 15, 2023, Planning Commission meeting and at the July 11, 2023 City Council meeting.
2. The applicant must obtain all other permits as may be required.
3. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
4. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
5. Staff will need to perform an inspection of the installed erosion controls and tree protection before any construction activities begin on site.

**CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 23-XX

**RESOLUTION APPROVING A MINOR SITE AND BUILDING PLAN REVIEW AND
VARIANCE FOR THE PROPERTY AT 2144 CHARLTON ROAD, SUNFISH LAKE,
DAKOTA COUNTY, MINNESOTA.**

WHEREAS, Patric Mackey, Applicant, on behalf of the property owners John Prange, submitted an application for the approval of a minor site and building plan review and a variance of 30-feet one-inch to the 50-foot side yard setback for a 398 square foot garage addition at 2144 Charlton Road, Sunfish Lake, Dakota County, Minnesota, legally described as:

LOT 3, BLOCK 1 BAIRD ESTATES

WHEREAS, a request for a variance requires Planning Commission review and City Council approval; and

WHEREAS, City staff reviewed the application and outlined their review comments in planning reports dated June 15, 2023 and July 11, 2023, prepared by WSB; and

WHEREAS, the Sunfish Lake Planning Commission held a public hearing at their June 15, 2023 meeting and reviewed the minor site and building plan review application and variance request, along with the referenced staff report; and

WHEREAS, upon hearing the staff presentations, applicant testimony, and public testimony, the Planning Commission closed the public hearing and recommend to the City Council approval of the minor site and building plan review and variance on a vote of 5-0 vote; and

WHEREAS, the following findings support the Planning Commission recommendation for approval:

1. The location of the subject property is as follows:
2144 Charlton Road
SUNFISH LAKE, MN 55077
2. The planning report dated June 15, 2023 and July 11, 2023, prepared by WSB is incorporated herein by reference.
3. The Applicant has submitted an application for a minor site and building plan review and a variance request.
4. Requests for variances require Planning Commission review and City Council approval.
5. Notices for public hearings regarding requests on lots within the Shoreland Overlay district must be sent to the Department of Natural Resources.

6. The Sunfish Lake Planning Commission reviewed the applicant's request for major site and building plan approval at the June 15, 2023 Planning Commission meeting.
7. Upon review of the planning report and application information, the Planning Commission found that the proposed site and building plan meets Ordinance requirements. The following findings support the Planning Commission's recommendation for approval of the site and building plan and variance:

Variance of 30 feet and 1 inch to the 50-foot side yard setback requirement

- a. The practical difficulty in this situation is that of existing lot shape/size and the nonconformity of the current east side yard setback. The homeowners cannot reasonably enjoy the use of the home without the addition of a third stall of the garage, which is typical of today's development standards.
- b. The existing house pre-dates the City zoning code and is closer to the property line (33'1") than the current required 50' side yard setback.
- c. The applicant has worked to maximize the setback to the extent possible while still being able to construct a 3-stall garage. It is not possible to add onto the opposite side of the garage as it would obstruct the front entry and cover the house's well.
- d. The addition of a third stall to the garage is a reasonable use of the property given the nature and types of garages in the surrounding area.
- e. Compliance with the ordinance would deprive the owner of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance, and the property cannot be put to reasonable use (3-stall garage) without a variance.
- f. This is not a use variance
- g. The variance is in harmony with the purpose and intent of the ordinance, is consistent with the comprehensive plan, and will not alter the essential character of the locality.

Minor Site and Building Plans (389 square foot garage addition):

- a. The proposed improvements meet R-1 and Shoreland Overlay District requirements and standards.
- b. The proposed development addresses Ordinance requirements pertaining to grading, drainage and stormwater management, landscaping, and screening.
- c. The proposed addition meets Ordinance requirements pertaining to building size, and material use.
- d. The development meets other applicable Zoning Ordinance criteria.

WHEREAS, the Sunfish Lake City Council considered the application for minor site plan approval at their meeting on July 11, 2023 and agrees with the findings of the Planning Commission.

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Sunfish Lake hereby approves the minor site plan and building review and variance request for 2144 Charlton Road with the following conditions:

1. Construction of the garage and all improvements shall occur in substantial conformance with the plans recommended for approval at the June 15, 2023, Planning Commission meeting and at the July 11, 2023 City Council meeting.
2. The applicant must obtain all other permits as may be required.
3. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
4. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
5. Staff will need to perform an inspection of the installed erosion controls and tree protection before any construction activities begin on site.

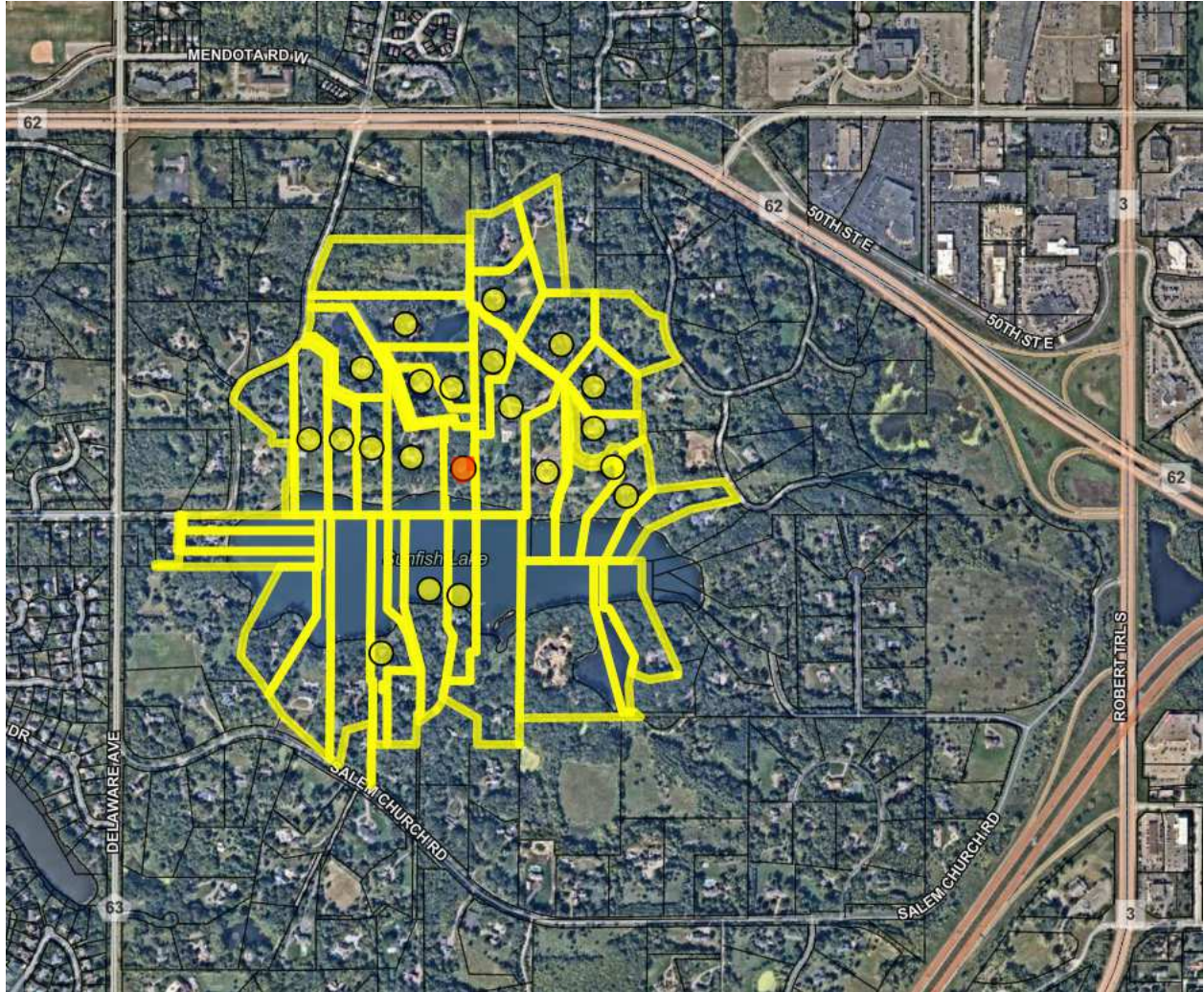
This resolution is adopted by the City Council of the City of Sunfish Lake this 11th day of July, 2023.

Dan O'Leary, Mayor

Attest:

Christy Wilcox, City Clerk

Location Map for 2144 Charlton Road



Yellow Lines = Notification Area

Red Dot = Project Location

Aerial for 2144 Charlton Road



4/27/23

Lori Johnson, Senior Professional Community Planner
WSB
701 Xenia Ave S., Suite 300
Minneapolis, MN 55416

Resubmittal narrative :

We are resubmitting for minor site plan review and variance for a 1-stall garage addition at 2144 Charlton Road in Sunfish Lake.

Narrative of changes:

- 1) The building design has been altered to not encroach closer than 200' to the OHW (Shoreline) of Sunfish Lake. As such, we are no longer seeking a variance of the reduction of shoreline setback. A revised variance findings letter is attached which deletes reference to the shoreline variance but retains the side yard reduction points. Revised plans and elevations are attached.
- 2) We are still seeking a reduction of the east side yard from 50' to 19'-11". We have examined the possibility of a tandem garage to achieve the desired additional garage capacity, and have determined that existing driveway slope will not allow such an addition.
- 3) As a result of the redesign, stormwater and other engineering calculations have been revised. Please see separate Civil Engineering Narrative and documents sent with this letter.
- 4) We have spoken with Jim Naves, the City of Sunfish Lake Arborist, about protective measures for the 30" white oak tree adjacent to the construction site. We are contacting 2 Tree Care specialists (Rainbow and Davey) recommended for bids for a protective measures regime, including root stimulant treatments, mulching, root shed protection, and construction traffic barricades to achieve the best possible outcome for the tree during construction.
- 5) A separate engineering letter concerning grading, stormwater management, and erosion control was addressed by our contracted Civil Engineer. Revisions and separate narrative are attached.

Pat Mackey
Mackey Malin Architects

3/27/23 (Revised 4/27/2023)

Lori Johnson, Senior Professional Community Planner
WSB
701 Xenia Ave S., Suite 300
Minneapolis, MN 55416

Variance Findings Statement :

We are seeking a variance to allow the construction of a new addition to an existing attached garage. **We have revised the building design and are rescinding the previous request for variance for reduction of shoreline variance.**

Applicant :
Pat Mackey
Mackey Malin Architects
5200 Washburn Avenue S
612-220-6190

Owner:
John Prange
2144 Charlton Road
Sunfish Lake, MN 55118
612-816-2224

The site is Zoned R1.

We are applying for:

- Variance to reduce the side yard setback the north lot line from 50' to 19'-11".
- ~~Variance to reduce the shoreline setback from OHW from 200' to 196'-0" (4-foot encroachment).~~

Please see the following page for variance findings.

Variance – Reduce the required yard along the north lot line from 50 feet to 19 feet 11 inches

The following *criteria for establishing a practical difficulty* are met by the site:

a.) Special conditions may include exceptional topographic or water conditions or, in the case of an existing lot or parcel of record, narrowness, shallowness, insufficient area or shape of the property.

The property at 2144 Charlton Road pre-dates the City zoning code. As such, it is significantly closer to the eastern property line (33'-1") than the current required 50' side yard setback. The homeowner wishes to build an additional (third) garage stall to an existing 2-car attached garage (in need of repair). Adding to the west side of the garage is not possible as it would cover the house's well and obstruct the front entry of the house.

b.) Practical difficulties caused by the special conditions and circumstances may not be solely economic in nature, if a reasonable use of the property exists under the terms of the Ordinance.

The property owner is looking to build a 1-stall addition to an existing 2-stall attached garage. The current 2-car attached garage is undersized and in need of repair, and its footprint would be used as part of the new 3-car structure. A 3-car garage for personal residential use is a common and reasonable use in the surrounding area and in the R-1 district. Adding to the west side of the garage is not possible as it would cover the house's well and obstruct the front entry of the house.

e.) The special conditions and circumstances causing the practical difficulties do not result from the actions of the applicant.

The house was built in 1978, pre-dating the existing City of Sunfish Lake zoning requirements. The homeowners did not build the house.

f.) Granting the variance requested will not confer on the applicant any special privilege that is denied by the Ordinance to other lands, structures or buildings in the same district under the same conditions.

No special privilege is gained. Reasonable use is made possible in the face of setbacks outsized to the lot size and existing house configuration.

g.) The request is not a use variance.

The property will continue to be used as a single family detached dwelling with no commercial or other use.

h.) The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.

The reduction to 19'-11" is the smallest practical addition for a single-stall garage addition that would still be useful to build. The homeowners would benefit from having

the setback reduced even further, but understand the significance of not increasing the encroachment.

i.) The request does not create an inconvenience to neighboring properties and uses.

The property adjacent to the proposed addition already has screening (both planted and built) in place, and the arrangement of the neighboring houses is irregular and widely dispersed from the proposed addition site. The house on the property adjacent to the applicant (1 Sunfish Lane) is approximately 430 feet from the addition site. No change of use from single family residence is proposed.

l.) The variance requested will not alter the essential character of the locality.

The immediate vicinity of the applicant house is comprised of deep, wooded lots, and houses arranged at irregular directions due to topography and view lines. Surrounding properties have similar encroachments toward lot lines, and the general character and density of the area will not be changed.

Site plan, floor plans and elevations are attached.

FIELD BY:	REP:	I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
DRAWN BY:	CHECKED BY:	
CRP:		

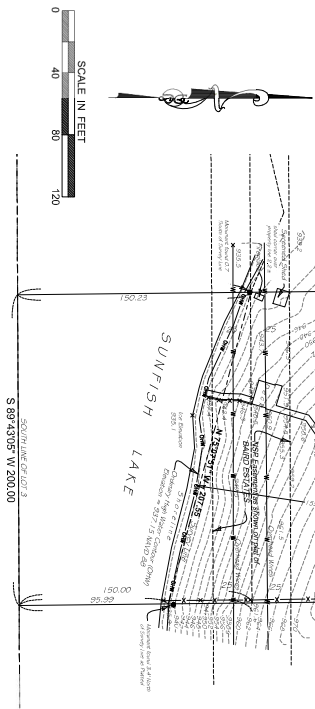
REVISION SUMMARY
REV. 04.25.23 CITY COMMENTS

DEMARC
LAND SURVEYING & ENGINEERING
7601 72nd Avenue North
Minneapolis, Minnesota 55428
(763) 565-3939
demarcinc.com

SURVEY FOR:
JOHN PRANGE
2144 Chaffon Road,
Sunfish Lake, MN 55118

TYPE OF SURVEY:
SITE PLAN SURVEY

DEVELOPMENT OF:
2144 Chaffon Road,
Sunfish Lake, MN 55118
PROJECT: 50250
FR. NO.: 112546
SHEET NO.
1 OF 1



Zoning Information

Property Currently Zoned: R-1, Single Family Residential

Zoning Ordinance Requirements:

Building Setbacks (for principal structure)

Side Yard - 50 feet

Rear Yard - 50 feet

CHW - 200 feet

Maximum Building Height - 20 feet

Maximum Building Footprint - 10%

Maximum Lot Coverage - 10%

Maximum for coverage of impervious surface - 30%

Ruler is City code for additional requirements, exceptions and modifications.

Miscellaneous Notes

- Property Address: 2144 Chaffon Road, Sunfish Lake, MN 55118
- PID No.: 36-13300-01-000
- Area of Parcel = 94,874 sq. ft. (4.2 acres to CHW)
- This insurance coverd showing property delineation and any other information shown on this plan is for informational purposes only. The only statements shown are from plates of record or information provided by client.
- Property located in Section 30, Township 28, Range 24, Dakota County, Minnesota.
- Benchmark: UNDOT Monument 1918 K
- Benchmark: 551.83 feet NAVD83
- Setbacks are based on coordinates supplied by the Dakota County Planning Department. All setbacks are shown on this plan and deeds. All corner angles reflect the recorded plat/field angles.
- Property in Flood Zone "X" per FEMA Map No. 27037C0040E, effective date 12/02/2011.
- Heavy stone corner on site at time of survey. Some improvements may not have been visible.

Legal Description

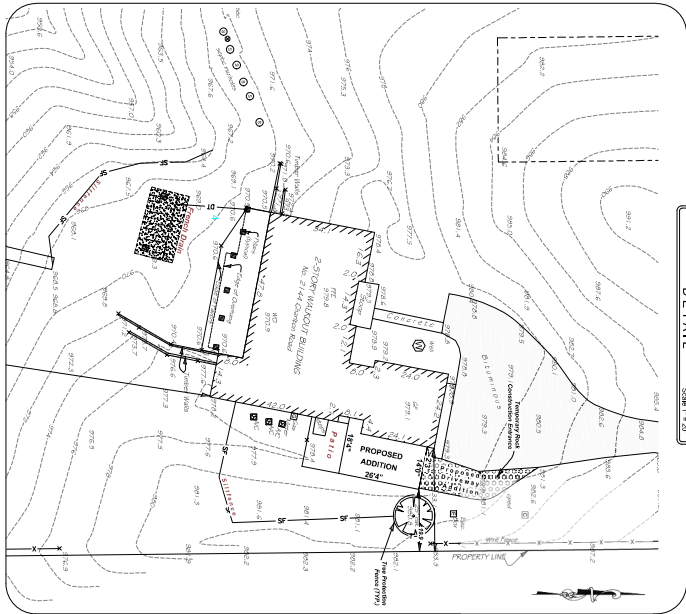
Lot 3, Block 1, BARBO ESTATES, Dakota County, Minnesota

Impervious Surface

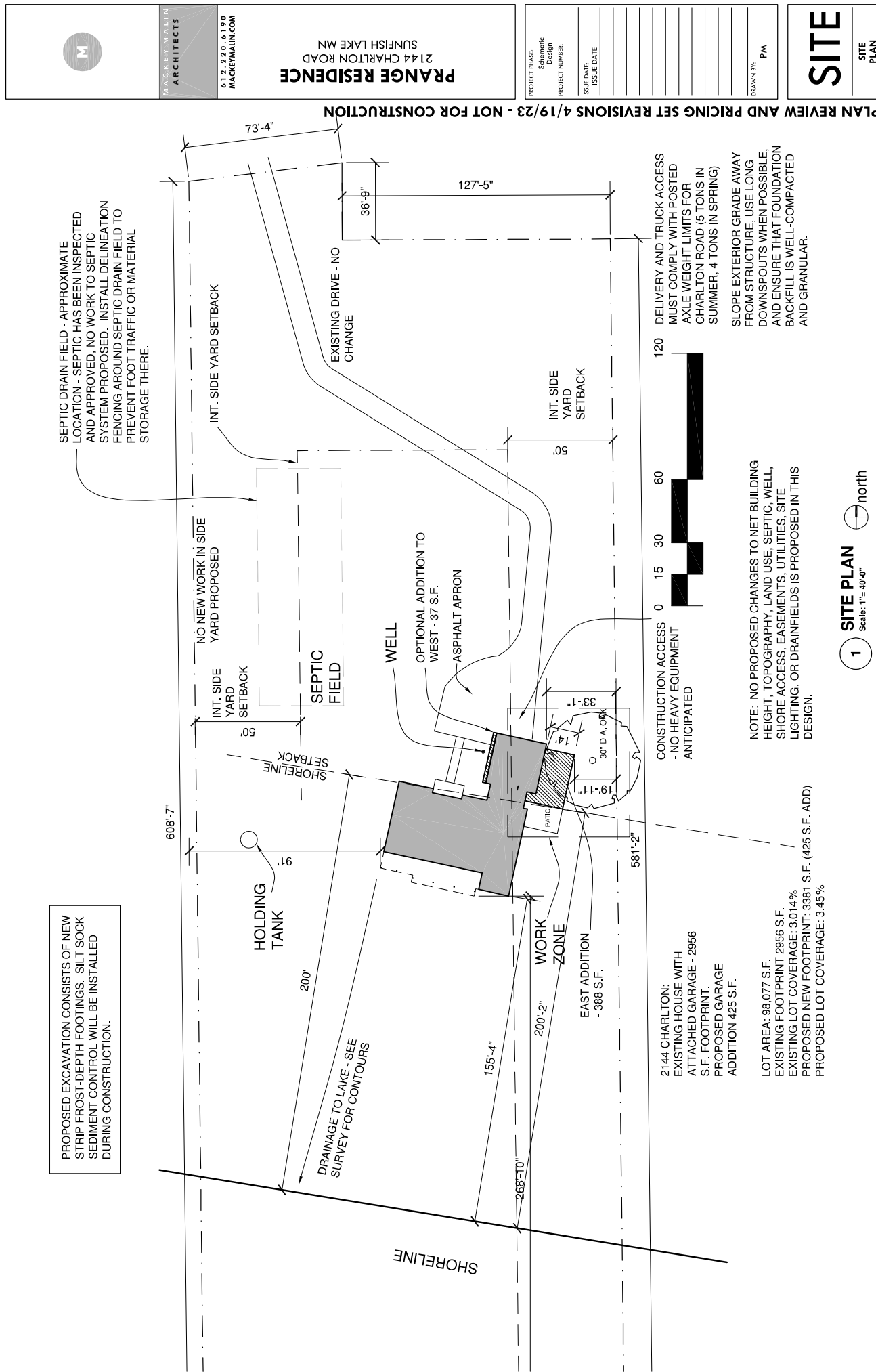
1/4" Area	Proposed Hardcover
1/4" Area	28,475 sq ft
Prop Addition	3,609 sq ft
Roof	396 sq ft
Prop Patio	1,172 sq ft
Driveway	773 sq ft
Concrete Walk	4,604 sq ft
Driveway	3,328 sq ft
Deck	1,517 sq ft
Land Survey	4,622 sq ft
Total	10,605 sq ft
Percentage	10.605%

Building Coverage

1/4" Area	Proposed Building Hardcover
1/4" Area	28,475 sq ft
Roof	3,405 sq ft
Addition	4,594 sq ft
Roof	3,372 sq ft
Total	3,372 sq ft
Percentage	4.105%



DETAIL



DESIGNED BY:	J. HENRY	CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY:	J.M.L.	
CHECKED BY:	J. HENRY	PROJECT NO. 92786
DATE:	06/24/23	U.C. NO. 92786

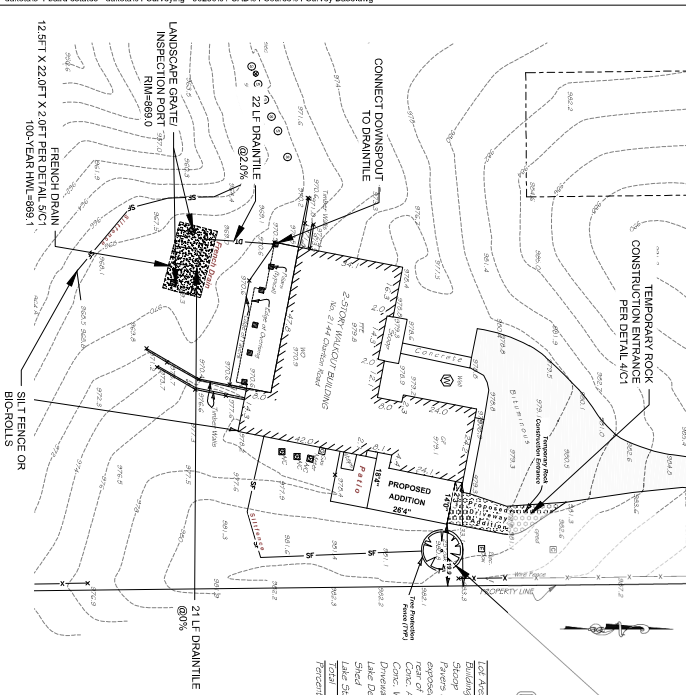
REVISIONS

DEMARC
LAND SURVEYING & ENGINEERING
7051 72nd Avenue North
Minneapolis, Minnesota 55428
(763) 560-2555
demarc.com

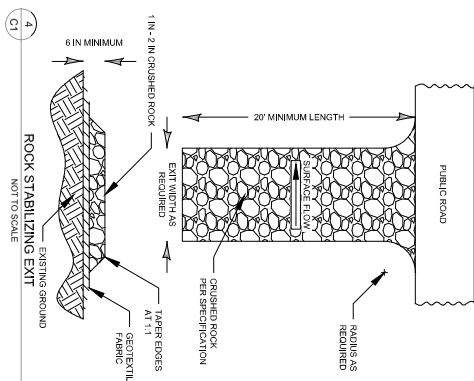
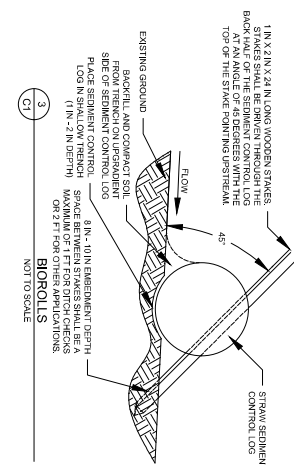
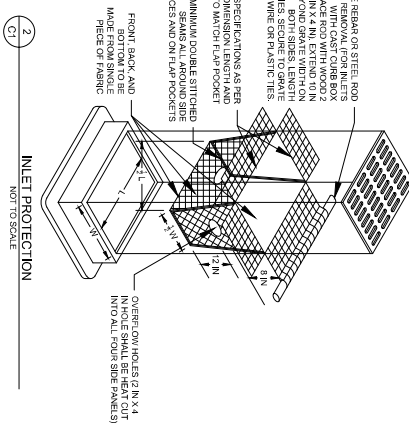
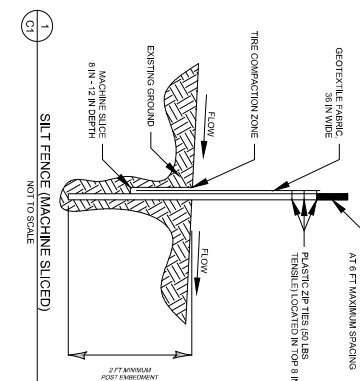
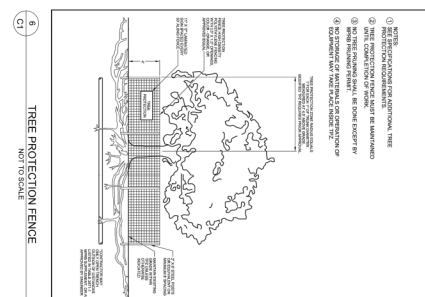
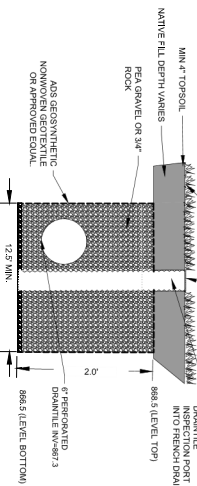
JOHN PRANGE
2144 CHARLTON ROAD
SUNFISH LAKE, MINNESOTA 55118

LOT 3, BLOCK 1
BAIRD ESTATES
2411 CHARLTON ROAD
SUNFISH LAKE, MN

PROJECT: 90290
FB No: 1129-85
SHEET: C1



Impervious Surface	
Existing	Proposed
Lot Area	34,374 sq ft
Building	3,405 sq ft
Driveway	3,405 sq ft
Garage	1,177 sq ft
Deck	1,177 sq ft
Pool	1,177 sq ft
Other	1,177 sq ft
Total	10,223 sq ft



PRANGE RESIDENCE WINDOW SCHEDULE						
NUMBER	LOCATION	TYPE	R.O. (W x H)	OPER.	TEMPERED	NOTES
01	MASTER BEDROOM	UCA24064	2'-5" x 3'-7" 5/8"			
02	MASTER BATH	UCA24064	2'-5" x 3'-7" 5/8"	R		
03	MASTER BATH	UCA24064	2'-5" x 3'-7" 5/8"			
04	MASTER BATH	UCA24064	2'-5" x 3'-7" 5/8"			
05	NOT USED				YES	REPAIR/REPLACE STORM PANEL - 28X72 (FIELD VERIFY)
06	POWDER ROOM	UAWM4009	3'-5" x 2'-3" 5/8"			
07	GARAGE	UAWM3824 2W	6'-1" x 11'-11" 5/8"			
08	GARAGE	UAWM3824 2W	6'-1" x 11'-11" 5/8"			
09	MUD ROOM	UCA24064	2'-5" x 3'-3" 5/8"	R		
10	NOT USED					
11	MUD ROOM	UCA24064	2'-5" x 3'-3" 5/8"	L		
12	KITCHEN	UAWM2340 3W	7'-1" x 3'-3" 5/8"			
13	SUNROOM	UCA24064	3'-5" x 5'-3" 5/8"	FIXED		
14	SUNROOM	UCA24064	3'-5" x 5'-3" 5/8"	LR		
15	SUNROOM	UCA24064	3'-5" x 5'-3" 5/8"	FIXED		
16	NOT USED					
17	SUNROOM	UCA24064	3'-5" x 5'-3" 5/8"	FIXED		SPECIAL GLAZING - LOE 3
18	SUNROOM	UCA24064	3'-5" x 5'-3" 5/8"	LR		SPECIAL GLAZING - LOE 3
19	SUNROOM	UCA24064	3'-5" x 5'-3" 5/8"	FIXED		SPECIAL GLAZING - LOE 3
20	NOT USED					
21	WEST BEDROOM	UCA24064	2'-5" x 3'-7" 5/8"	L		
22	BATH	UCA24064	2'-5" x 3'-7" 5/8"	R		
23	NOT USED					
24	HALL	UAWM4024 2W	6'-9" x 11'-11" 5/8"			
25	HALL	UAWM4024 2W	6'-9" x 11'-11" 5/8"			
26	NOT USED					
27	EAST BEDROOM	UCA24064 3W	7'-1" x 4'-5" 5/8"	LR		
28	EAST BEDROOM	UCA24064	2'-7" x 4'-7" 5/8"	R		SPECIAL GLAZING - LOE 3
29	EAST BEDROOM	UCA24064	2'-7" x 4'-7" 5/8"	R		SPECIAL GLAZING - LOE 3
30	EAST BEDROOM	UCA24064	2'-7" x 4'-7" 5/8"	R		SPECIAL GLAZING - LOE 3
31	NOT USED					
32	WEST BEDROOM	UCA24064	2'-7" x 4'-7" 5/8"	L		SPECIAL GLAZING - LOE 3
33	WEST BEDROOM	UCA24064	2'-7" x 4'-7" 5/8"	L		SPECIAL GLAZING - LOE 3
34	WEST BEDROOM	UCA24064	2'-7" x 4'-7" 5/8"	L		SPECIAL GLAZING - LOE 3

ALL NEW WINDOWS TO BE MARVIN ULTIMATE CLAD (COLOR "BRONZE"), WHITE PAINTED INTERIOR, LOW-E INSULATING GLASS WITH SCREENS UNLESS NOTED OTHERWISE. CASEMENT AND AWNING SCREENS TO BE BRONZE. NOTE SPECIAL GLAZING FOR SOUTH-FACING WINDOWS ON SCHEDULE. WHITE HARDWARE TO MATCH EXISTING MASTER BEDROOM SOUTH WINDOWS.

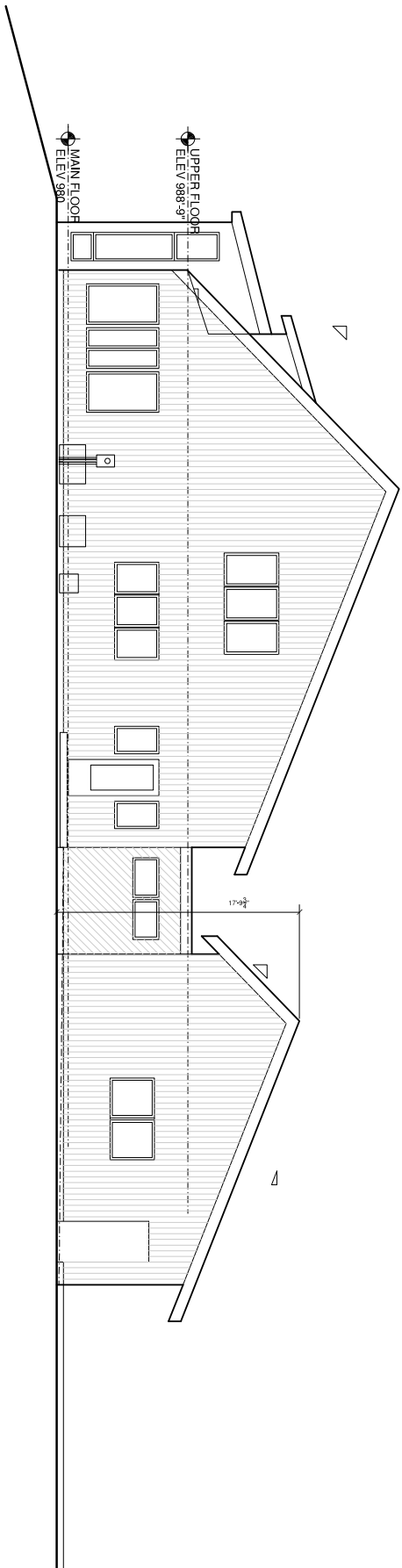


Prange Residence

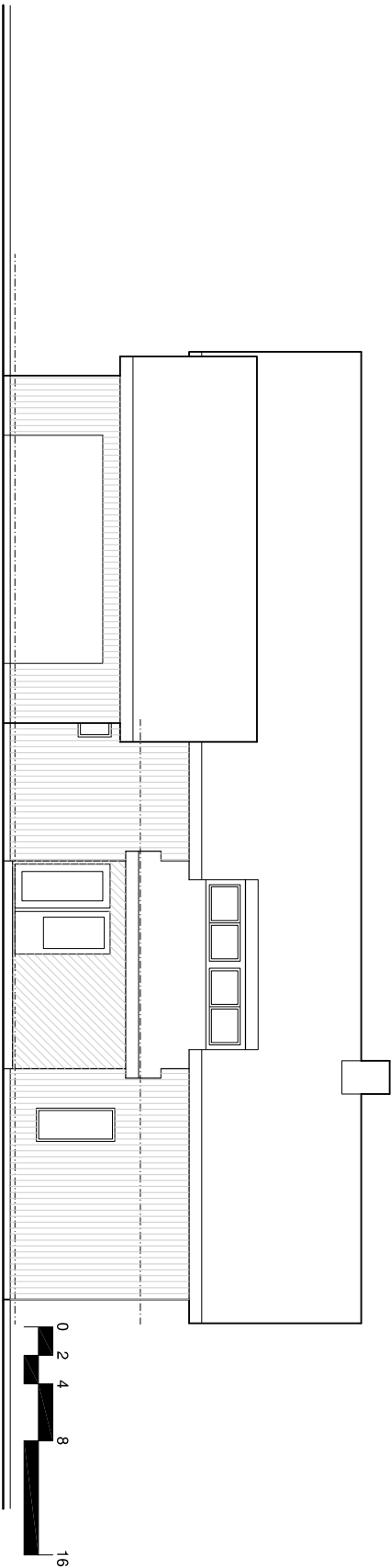
addition and remodeling

PLAN REVIEW AND PRICING SET 3/29/23 - NOT FOR CONSTRUCTION

PROJECT PHASE Schematic Design Permitting	PROJECT NUMBER	ISSUE DATE
		ISSUE DATE
DRAWN BY:		



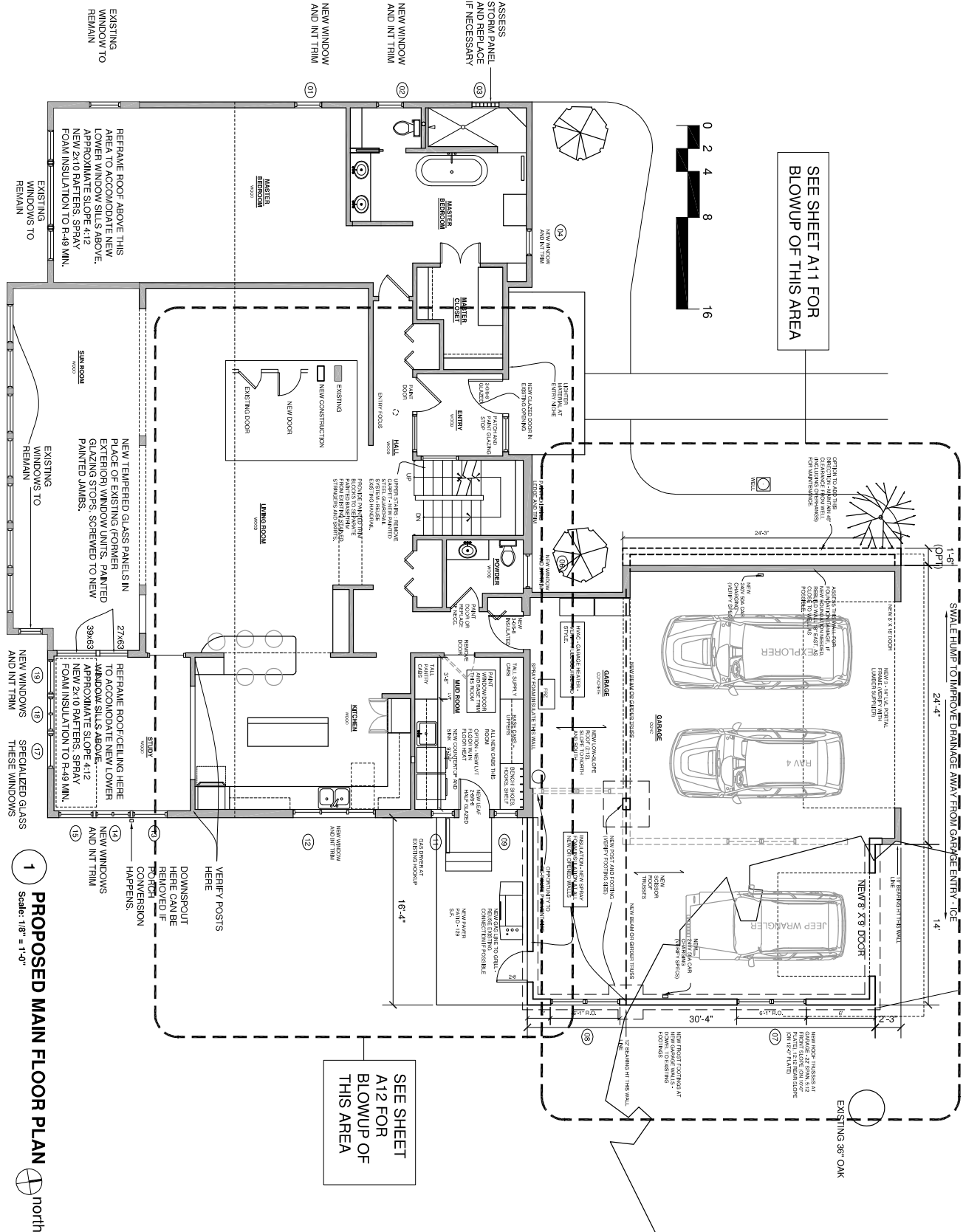
1
Scale: 1/8" = 1'-0"



2
Scale: 1/8" = 1'-0"

PLAN REVIEW AND PRICING SET 3/29/23 - NOT FOR CONSTRUCTION

X20 EXTERIOR ELEVATIONS	PROJECT PHASE Schematic Design	PRANGE RESIDENCE 2144 CHARLTON ROAD SUNFISH LAKE MN	M MACKEY MALIN ARCHITECTS 612.220.6190 MACKEYMALIN.COM
	PROJECT NUMBER		
	ISSUE DATE		
	ISSUE DATE		
DRAWN BY: PM	PROJECT PHASE Schematic Design	PRANGE RESIDENCE 2144 CHARLTON ROAD SUNFISH LAKE MN	M MACKEY MALIN ARCHITECTS 612.220.6190 MACKEYMALIN.COM



PLAN REVIEW AND PRICING SET 3/29/23 - NOT FOR CONSTRUCTION

A10 FLOOR PLAN	DRAWN BY: PM	PROJECT PHASE: Schematic PROJECT NUMBER: ISSUE DATE: ISSUE DATE:	PRANGE RESIDENCE 2144 CHARLTON ROAD SUNFISH LAKE MN	MACK EY MALIN ARCHITECTS 612.220.6190 MACKEYMALIN.COM	



A12

**FLOOR
PLAN**

PROJECT PHASE	Schematic Design
PROJECT NUMBER	
ISSUE DATE	
ISSUE DATE	
DRAWN BY:	
PM	

 MACKEY MALININ ARCHITECTS 612.220.6190 MACKEYMALIN.COM	PRANGE RESIDENCE 2144 CHARLTON ROAD SUNFISH LAKE MN	
	PROJECT NAME: Schematic Design PROJECT NUMBERS:	ISSUE DATE: ISSUE DATE:
DRAWN BY: PM		
A13		
FLOOR PLAN		

1
PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"

NEW 5 1/2" MIRATEC OR LP
SMART TRIM PICTURE
FRAME TRIM AROUND ALL
NEW WINDOWS AND
DOORS. MATCH SUNROOM
WINDOWS.

NEW BOARD- AND BATTEN
SIDING AT LINK.
LP SMARTSIDE PANEL
WITH 2x2 BATTENS @ 12"
O.C. (ACCENT COLOR AND
TEXTURE)

REPLICATE
EXISTING SIDING
AT ADDITION

HORIZONTAL
FLASHING -
PANEL BREAK

NEW LOW-SLOPE
ROOF TRUSSES
AT LINK - SHED
TO EAST AND
WEST

NEW SCISSOR TRUSSES -
TOP SLOPES AS SHOWN,
12" PLATE AT REAR, 10"
PLATE AT NORTHERMOST
FRONT, 12" HEELS, 3:12
BOTTOM CHORDS

UPPER FLOOR
ELEV 988'-9"

MAIN FLOOR
ELEV 980'

12'-0" PLATE AT
REAR WALL

12'-0" PLATE AT
FRONT WALL

10'-0" PLATE AT
FRONT WALL

12'-0" PLATE AT
REAR WALL

12'-0" PLATE AT
FRONT WALL

12'-0" PLATE AT
FRONT WALL

12'-0" PLATE AT
FRONT WALL

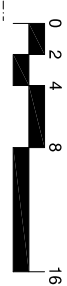
12'-0" PLATE AT
FRONT WALL

2
PROPOSED NORTH ELEVATION
Scale: 1/8" = 1'-0"

REPLICATE
EXISTING SIDING
AT ADDITION

MANY GARAGE DOOR
OPTIONS - GLAZED,
TEXTURED, OR paneled.

NEW BOARD- AND
BATTEN SIDING AT
LINK.
LP SMARTSIDE PANEL
WITH 2x2 BATTENS @
12" O.C. (ACCENT
COLOR AND TEXTURE)



PLAN REVIEW AND PRICING SET 3/29/23 - NOT FOR CONSTRUCTION

612.220.6199
MACKEYMALIN.COM

PRANGE RESIDENCE
2144 CHARLTON ROAD
SUNFISH LAKE MN

PROJECT PHASE
Schematic
Design
PROJECT NUMBER
ISSUE DATE
ISSUE DATE

DRAWN BY
PM

A20
EXTERIOR
ELEVATIONS