

Planning Memorandum

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

From: Lori Johnson, AICP, City Planner

Date: December 4, for December 10, 2024, City Council Meeting

Re: 205 and 145 Salem Church Road – Lot Line Adjustment and Variance
WSB Project No. 027012-000

GENERAL INFORMATION

Applicant / Property Owner: Mark and Katherine Sullivan

Project Location: 205 and 145 Salem Church Road – PID's 384590001030 (205) and 384590001040 (145)

Acreage: 4.9 acres (205 Salem Church Rd.) and 4.86 acres (145 Salem Church Rd.) – Total 9.76 acres

Existing Land Use: Single-Family Residential

Zoning: Zoned R-1 Single Family

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

60-day deadline: 12.09.2024

120 Days: 01.19.2025

City council meeting: 12.10.2024

Attachments: Location Map
Aerial
Narrative
Survey
Demo Site Plan

Site Plan

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

Mark and Katherine Sullivan, owners of 205 Salem Church Road (their home site) and 145 Salem Church Road (vacant) have applied for a lot line adjustment and variance in relation to these two parcels. The driveway for 205 Salem Church Road encroaches over the lot line between the two parcels and extends to the center of a portion of 145 Salem Church Road. At some point in the future the Sullivan's would like to sell 145 Salem Church Road and would like to have their driveway on the parcel on which their home is located. To meet setbacks for two new driveways (one on each parcel) and plan around the natural features of the property, they are requesting a lot line adjustment that would push the lot line between the two properties 45 feet to the east. In doing so, 145 Salem Church Road would be nonconforming with the lot width requirements of the zoning ordinance.

The required lot width in the R-1 Single Family zoning district is 200 feet. The existing width of 145 Salem Church Road is 200 feet, and the lot line adjustment would create a lot width of 155 feet. The existing lot width of 205 Salem Church Road is 359 feet, and the lot line adjustment would change the width of this lot to 404 feet, therefore, this parcel would still meet lot width requirements.

It should be noted that no construction of either a home or a driveway on 145 Salem Church Road is proposed at this time; these drawings have been presented to ensure that the lot line adjustment can accommodate two driveways. The house location shown on 145 Salem Church Road is approximate and only meant for demonstrative purposes.

The goal of the adjustment is to provide enough room to accommodate a driveway on both properties and still meet the required driveway setback on each lot. The required driveway setback in the R-1 Single Family zoning district is 25 feet from the side lot lines. The proposal for the relocation of the driveways involves removing most of the driveway on 145 Salem Church Road except for the current access driveway heading north (please see demo plan). This would allow a future driveway to be constructed to the north for a new home and meet the 25-foot setback from the side property lines. The driveway on 205 Salem Church Road would be reconstructed to meet the 25-foot setback and keep most of the parking pad intact.

The reduced lot width of 145 Salem Church Road benefits both properties. A private driveway easement will be avoided as that is not something Sullivan's

wish to pursue. Both properties have steep slopes that need to be considered, and what is being proposed is the most feasible plan for driveway relocation and reconstruction for both properties. The odd shape of 145 Salem Church Road also comes into play in this situation, making it hard to find an alternative solution, other than what is proposed, for a new driveway to this site.

Lot Line Adjustment Review

The lot line adjustment is considered a minor subdivision as directed by Section 1302.01 of the Zoning Ordinance (see below)

SECTION 1302.01 QUALIFICATION:

This Section shall apply to the following applications:

- A. In the case of a request to divide a portion of a lot where the division is to permit the adding of a parcel of land to an abutting lot so that no additional lots are created and both new lots conform to zoning ordinance lot size minimum standards.*
- B. In the case of a request to combine two (2) existing platted lots. N/A*
- C. In the case of a request to divide a lot from a larger tract of land and thereby creating no more than two lots, both of which conform to Zoning Ordinance minimum standards. To qualify, the parcel of land shall not have been part of a minor subdivision within the last five (5) years. N/A*
- D. The requested property division does not cause the need for dedication of public right-of-way or other easements and does not lie adjacent to an existing public right-of-way for which additional right-of-way dedications will be requested. N/A*

The zoning ordinance goes on to indicate that minor subdivisions should follow the same process as preliminary plats, but a certificate of survey is all that is required for these types of subdivisions.

Variance Criteria

The Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision, shall evaluate the effects of the lot width variance according to the criteria below:

- A. The proposed action will not:
 - a. Impair an adequate supply of light and air to adjacent property

- b. Unreasonably increase congestion in the public street
 - c. 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.
 - d. Increase the danger of fire or endanger the public safety.
 - e. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intend of the Ordinance.
 - f. Violate any of the following conditions below **Criteria Met (a-f)**
- B. Practical difficulties will result if the variance is denied 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 odd shape of the lot and the steep slopes of both lots make it difficult to find an alternative solution to a new driveway arrangement other than what is proposed. Criteria Met**
 - C. Compliance with the requirements of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the 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. **Criteria Met**
 - D. The special conditions and circumstances causing practical difficulties do not result from the actions of the applicant. **Criteria Met—the applicants did not create this situation; it existed when the property was purchased.**
 - E. 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. **Criteria Met**
 - F. The request is not a use variance. **Criteria Met**
 - G. The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant. **Criteria Met**
 - H. The variance does not create an inconvenience to neighboring properties and uses. **Criteria Met**
 - I. The variance requested is in harmony with the purpose and intent of the Ordinance. **Criteria Met**
 - J. The variance requested is consistent with the Comprehensive Plan. **Criteria Met**

- K. The variance requested will not alter the essential character of the locality.
Criteria Met

The information provided in this staff report and on the proposed plans indicate that all the above criteria will be met for the granting of a variance to the lot width for 145 Salem Church Road.

RECOMMENDATION

Staff recommends approval of the minor subdivision/lot line adjustment for 205 and 145 Salem Church Road, and the 45-foot variance to the 200-foot lot width requirement for 145 Salem Church Road in the R-1 Single Family zoning district. Conditions of approval for the minor subdivision/lot split and the rationale for granting the variance are provided below. Please make two motions—one for each application.

Minor Subdivision/Lot Line Adjustment

1. The lot line adjustment must be recorded with Dakota County.
2. The applicants must remove the driveway from 145 Salem Church Road and reconstruct the driveway for 205 Salem Church Road as shown on the plans presented for approval prior to release of escrow for this project and prior to the issuance of a building permit for a new home at 145 Salem Church Road. The remainder of the driveway at 145 Salem Church Road can and must be constructed with a new home on that property. All driveways must be hard surfaced.
3. Prior to the installation of the new driveway for 205 Salem Church Road, the property owner must submit a grading/drainage plan for the new driveway location.

Variance Rationale

1. The proposed action will not:
 - a. Impair an adequate supply of light and air to adjacent property
 - b. Unreasonably increase congestion in the public street
 - c. 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.

- d. Increase the danger of fire or endanger the public safety.
 - e. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of the Ordinance.
 - f. Violate any of the following conditions below
2. Practical difficulties will result if the variance is denied 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 odd shape of the lot and the steep slopes of both lots make it difficult to find an alternative solution to a new driveway arrangement other than what is proposed.
 3. Compliance with the requirements of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the 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.
 4. The special conditions and circumstances causing practical difficulties do not result from the actions of the applicant. The applicants did not create this situation; it existed when the property was purchased.
 5. 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.
 6. The request is not a use variance.

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

RESOLUTION NO. 24-23

**RESOLUTION APPROVING A LOT LINE ADJUSTMENT FOR THE PROPERTIES
AT 205 AND 145 SALEM CHURCH ROAD, SUNFISH LAKE, DAKOTA COUNTY,
MINNESOTA.**

WHEREAS, Applicants and property owners Mark and Katherine Sullivan (“Applicant”), submitted an application for the approval of a minor subdivision / lot line adjustment for parcels 205 and 145 Salem Church Road, Sunfish Lake, Dakota County, Minnesota, legally described as:

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.

PIDs: 384590001030 (205 Salem Church Road), 384590001040 (145 Salem Church Road)

(“the Properties”); and

WHEREAS, the Sunfish Lake Planning Commission held a public hearing on November 21, 2024 and recommended approval of the lot line adjustment to the City Council; and

WHEREAS, the City Council considered the application on December 10, 2024; and

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Sunfish Lake hereby approves the minor subdivision / lot line adjustment for the parcels at 205 and 145 Salem Church Road, with the following **Conditions of Approval**:

1. The lot line adjustment must be recorded with Dakota County.
2. The applicants must remove the driveway from 145 Salem Church Road and reconstruct the driveway for 205 Salem Church Road as shown on the plans presented for approval prior to release of escrow for this project and prior to the issuance of a building permit for a new home at 145 Salem Church Road. The remainder of the driveway at 145 Salem Church Road can and must be constructed with a new home on that property. All driveways must be hard surfaced.
3. Prior to the installation of the new driveway for 205 Salem Church Road, the property owner must submit a grading/drainage plan for the new driveway location.

This resolution is adopted by the City Council of the City of Sunfish Lake this 10th day of December 2024.

Dan O’Leary, Mayor

Attest:

Christy Wilcox, City Clerk

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

RESOLUTION NO. 24-24

**RESOLUTION APPROVING A VARIANCE FOR THE PROPERTY AT 145 SALEM
CHURCH ROAD, SUNFISH LAKE, DAKOTA COUNTY, MINNESOTA.**

WHEREAS, Applicants and property owners Mark and Katherine Sullivan (“Applicant”), submitted an application for the approval of a 45-foot variance to the required 200-foot lot width requirement in the R-1 Single Family zoning district for the property at 145 Salem Church Road, Sunfish Lake, Dakota County, Minnesota, legally described as:

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.

PID: 384590001040

(“the Property”); and

WHEREAS, the Sunfish Lake Planning Commission held a public hearing on November 21, 2024 and recommended approval of the variance; and

WHEREAS, the City Council considered the application on December 10, 2024; and

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Sunfish Lake hereby approves the 45-foot variance to the required 200-foot lot width requirement for the R-1 District at 145 Salem Church Road with the following **Rationale**:

1. The proposed action will not:
 - a. Impair an adequate supply of light and air to adjacent property
 - b. Unreasonably increase congestion in the public street
 - c. 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.
 - d. Increase the danger of fire or endanger the public safety.
 - e. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intend of the Ordinance.
 - f. Violate any of the following conditions below
2. 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

odd shape of the lot and the steep slopes of both lots make it difficult to find an alternative solution to a new driveway arrangement other than what is proposed.

3. Compliance with the requirements of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the 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.
4. The special conditions and circumstances causing practical difficulties do not result from the actions of the applicant. The applicants did not create this situation; it existed when the property was purchased by the applicants.
5. 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.
6. The request is not a use variance.

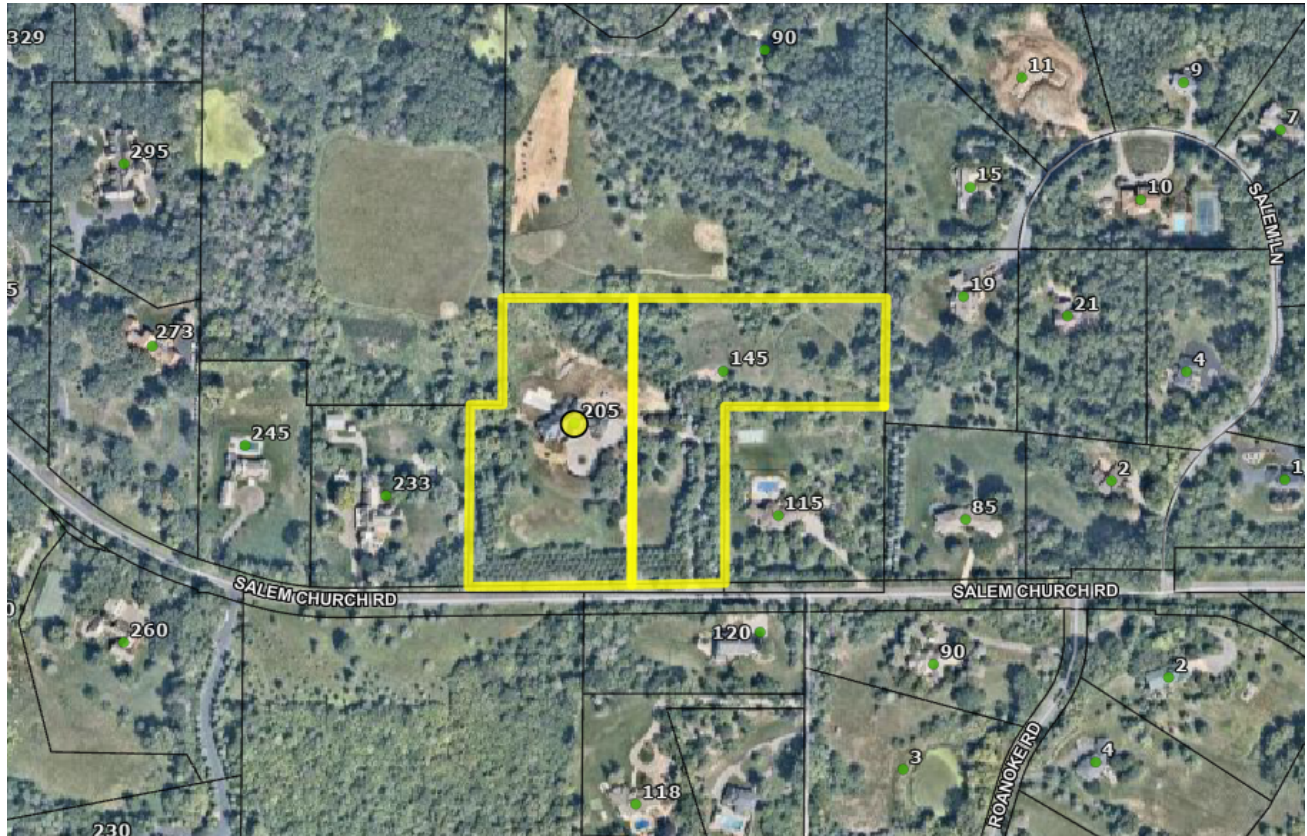
This resolution is adopted by the City Council of the City of Sunfish Lake this 10th day of December 2024.

Dan O'Leary, Mayor

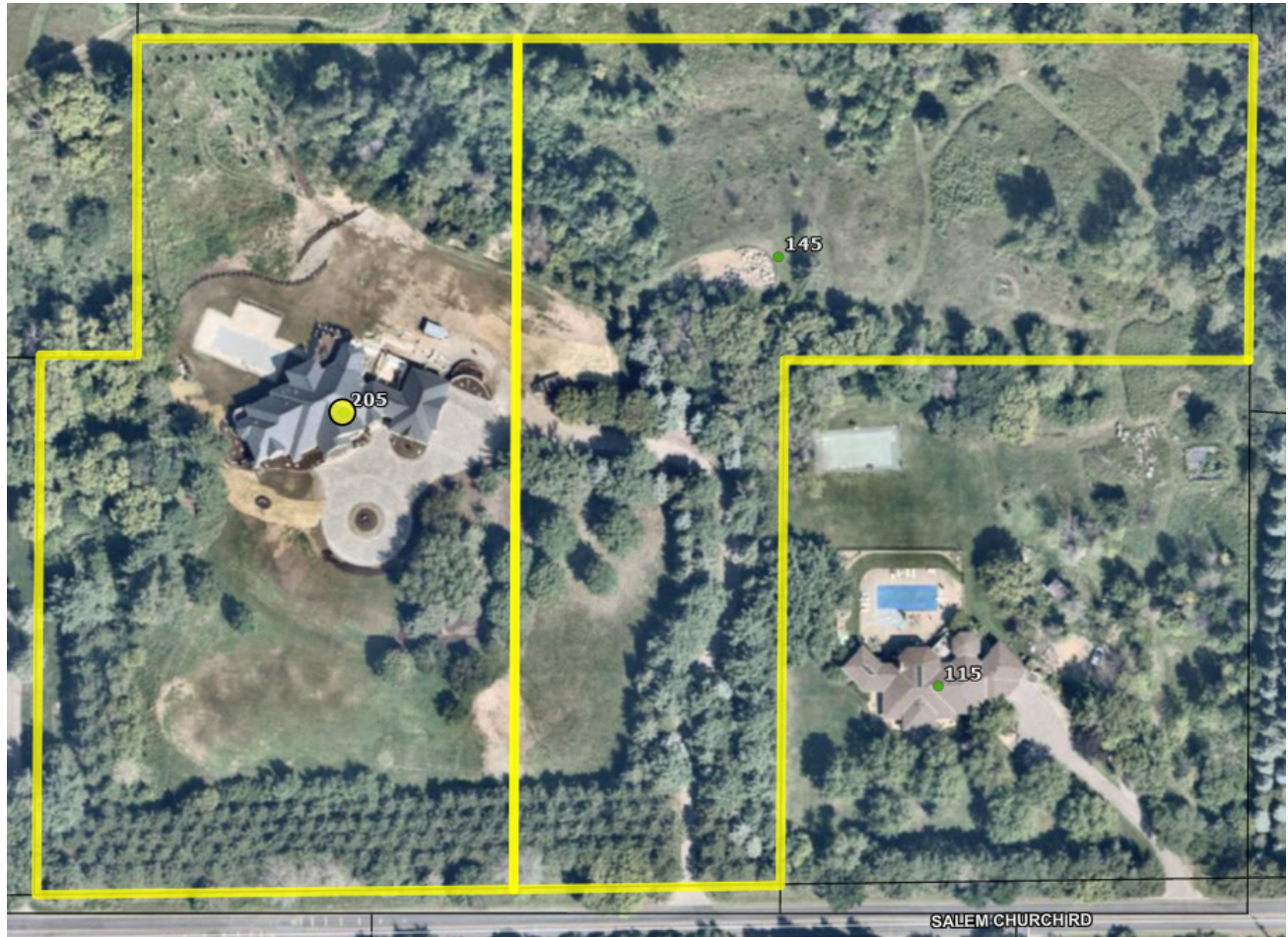
Attest:

Christy Wilcox, City Clerk

Location Map for 205 and 145 Salem Church Road



Aerial for 205 and 145 Salem Church Road



Tuesday, September 24, 2024

Attn: Lori Johson
City Planner
City of Sunfish Lake
P.O. Box 18281, West Saint Paul, MN 55118
Tel. 612.364.3029
Email: ljohson@wsbeng.com

Re: Property Line Relocation and Variance Technical Difficulties

Dear Ms. Johson,

The intent of this letter is to serve as a formal narrative to support the request for the relocation of the shared property line between the two lots of record with address 205 Salem Church Road (referred to herein as "Parcel 1") and 145 Salem Church Road (referred herein as "Parcel 2"), with Parcel ID numbers 384590001030 and 384590001040 respectively, located in the City of Sunfish Lake, Minnesota. Both lots are owned by Mark and Katherine Sullivan, who reside on the existing single-family home located on Parcel 1, the western of the two lots.

The proposed parcel layout considers the relocation of the existing property line shared by the two abutting lots forty-five feet (45') to the east, reducing the eastern lot width from the current two hundred feet (200') to one hundred and fifty-five feet (155'), which requires a variance to accommodate the minimum lot width standards by the zoning ordinance. The lot width of Parcel 1 will remain conforming at approximately four hundred four feet (104').

Supporting documentation is included for the city staff convenience, comprising Site Demolition Plan, proposed Site Plan and Site Survey with new legal descriptions. Additionally, the Site Plan contains a summary outlining general zoning ordinance compliance and required variance.

Currently, both parcels share a single driveway and the purpose of the property line relocation is to facilitate the construction of independent and separate driveways for each lot of record, while considering the existing conditions and technical difficulties, which include the following:

Parcel shape:

The subject properties, Parcel 1 and Parcel 2, encompasses an area of 4.91 and 4.85 acres respectively, and they are characterized by their irregular boundary profile, in particular, the "L-shape" of Parcel 2, which limits the usable space for site development. The atypical configuration of this parcel this parcel in

particular presents several distinct challenges, which favors development to occur on the northern most part of the lot:

- **Space Utilization:** The unusual shape restricts the placement of buildings, off-street parking areas, and other necessary structures within the confines of standard zoning and setback requirements. The narrow part of the lot makes it difficult to develop functional layouts that meet code requirements for space between buildings and property boundaries.
- **Privacy and Aesthetic Concerns:** Placing buildings within such a constrained area often results in structures being unusually close to adjacent properties, potentially leading to privacy issues and disruption of cohesive urbanism aesthetic of the neighborhood.

Parcel topography:

The existing sites include several grading features and changes in elevation, with the highest point of elevation approximately 1022 feet above sea level, featuring a decline to approximately 964 feet at its lowest point, for a total of 58 feet difference.

- **Construction Feasibility:** The steep slopes make it challenging to provide two separate driveways with the current lot configuration. The steep gradients result in costly construction and maintenance of those roads. The additional forty-five feet (45') width proposed for Parcel 1 facilitates constructability.
- **Infrastructure Installation:** The same applies to essential services such as water, sewage and electrical lines.
- **Environmental Impact:** Extensive topographic land alteration, including grading and filling, lead to additional erosion and sedimentation issues.

Avoidance of easements:

The variance request aims to avoid the creation of new easements, which would allow the construction of separate driveways, at the same time avoiding complicate the property layout, infringe on privacy, and potentially impact on the inherit value of the properties. Some notable benefits include:

- **Full Use of Property:** Avoiding easements means the entire parcel of land can be utilized according to the owner's preference. This allows for more flexible design and use of the space, whether for construction, landscaping, or other purposes.
- **Increased Privacy:** Property owners can enjoy greater privacy when easements are avoided as there are fewer legal rights for others to access parts of their property.
- **Enhanced Property Value:** Properties without easements are often more attractive to potential buyers, as they don't come with the legal complications and restrictions that easements can introduce, leading to higher property values.
- **Reduced Legal and Practical Complications:** Easements can lead to a variety of legal and practical complications, including disputes over access and maintenance responsibilities. Avoiding them simplifies property management and reduces the potential for conflicts with neighbors or other parties.

Granting the reduction of minimum lot width from 200 feet to 155 feet is critical to developing the property in a manner that is both practical and sensitive to its inherent limitations. This approach will enable a more viable and efficient use of the land, making feasible the construction of two separate driveways, considering the existing topography and lot shapes, and avoiding at the same time the need for property easements. In our opinion, the proposal respects the intent of the zoning ordinances and provides a proper solution to a challenging site maintaining the character of the surrounding community.

We appreciate your consideration of this variance request and are prepared to discuss any aspects of this narrative in further detail as required.

Should you have any questions or comments, please do not hesitate to let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carlos R. Perez', with a long horizontal stroke extending to the right.

Carlos R. Perez

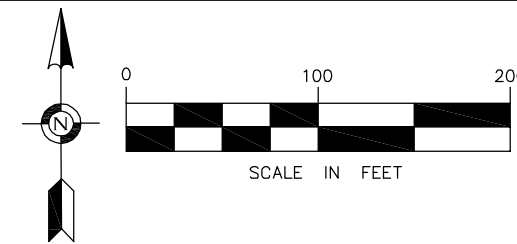
Architect

Tel. 651.222.3444

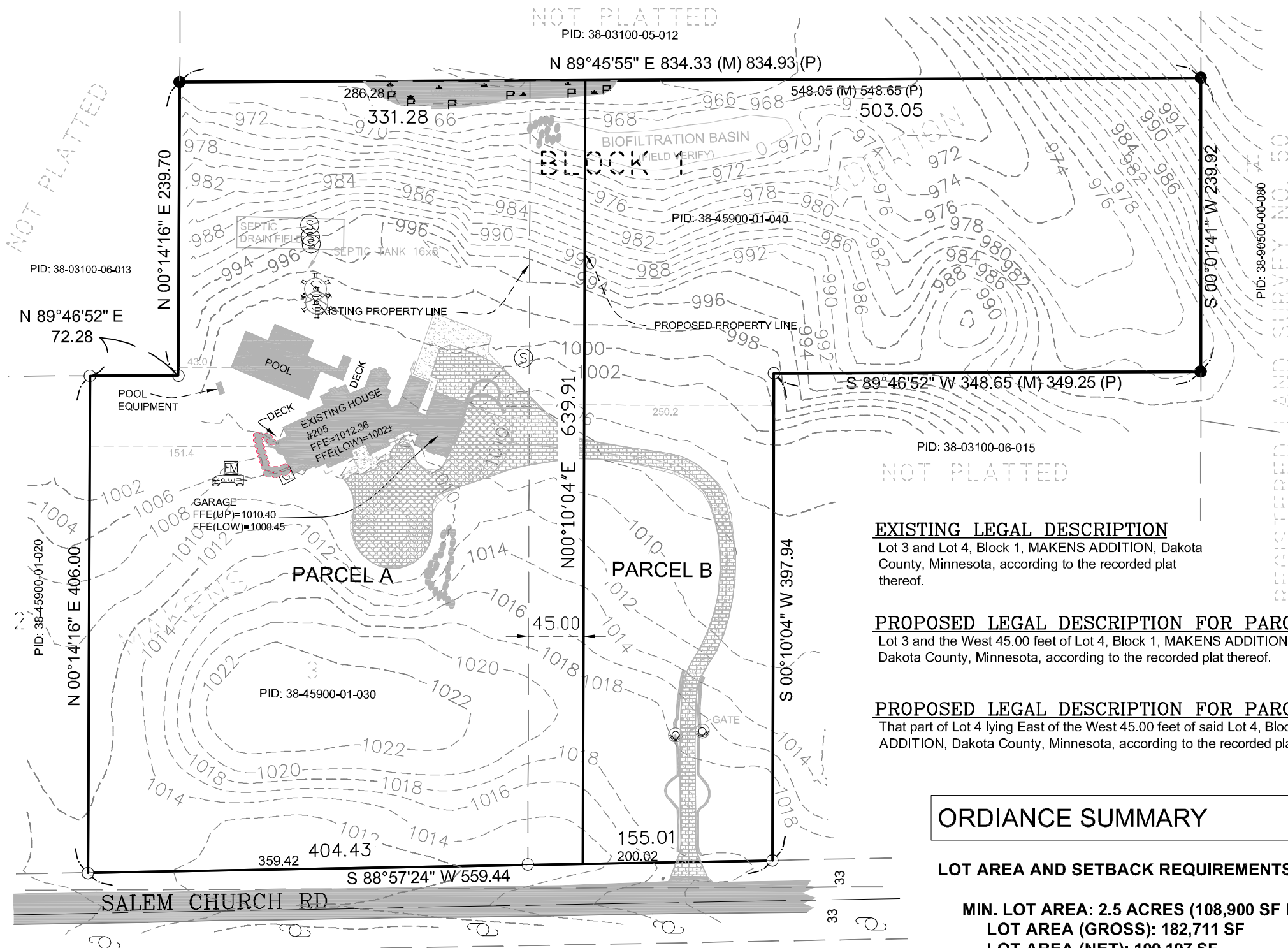
Email: carlos@sketchesllc.com

LOT LINE ADJUSTMENT SURVEY

for MARK SULLIVAN



Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- DENOTES BITUMINOUS SURFACE
- ▤ DENOTES BRICK PAVER SURFACE
- ⊙ DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- Ⓢ DENOTES SEPTIC MANHOLE

AS-BUILT LEGEND

- ▤ DENOTES AS-BUILT BITUMINOUS SURFACE
- ▤ DENOTES AS-BUILT BRICK SURFACE
- ⊙ DENOTES AS-BUILT BIOFILTRATION BASIN
- ⊙ DENOTES AS-BUILT BOULDER RET. WALLS
- 999 - DENOTES AS-BUILT CONTOUR

REFERENCE BENCHMARK

ELEVATION = 1012.42 (NAVD 88) MNDOT DISK
"1985 G", 24 FEET EAST OF DRIVEWAY NO.
233 SALEM CHURCH RD.

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS PER THE PLAT OF MAKENS ADDITION.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

EXISTING LEGAL DESCRIPTION

Lot 3 and Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.

PROPOSED LEGAL DESCRIPTION FOR PARCEL A

Lot 3 and the West 45.00 feet of Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.

PROPOSED LEGAL DESCRIPTION FOR PARCEL B

That part of Lot 4 lying East of the West 45.00 feet of said Lot 4, Block 1, MAKENS ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.

ORDINANCE SUMMARY

LOT AREA AND SETBACK REQUIREMENTS (Sec 1241.06)

MIN. LOT AREA: 2.5 ACRES (108,900 SF NET AREA)
LOT AREA (GROSS): 182,711 SF
LOT AREA (NET): 109,197 SF
MIN. LOT WIDTH: 200 FT
LOW WIDTH: 155 FT (REQUIRES VARIANCE)
SETBACKS REQUIRED:
MIN. FRONT YARD: 100 FT
MIN. SIDE YARD: 50 FT
MIN. REAR YARD: 50 FT

NO.	DATE	DESCRIPTION	BY



1 SITE DEMO PLAN

THESE DRAWINGS AND THE DESIGN HEREIN ARE THE PROPERTY OF SKETCHES LLC AND MAY NOT BE USED IN FULL OR PARTIALLY WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.

PID: 38-03100-05-012

N 89°45'55" E 834.33 (M) 834.93 (P)

503.0 ft

548.05 (M) 548.65 (P)

0'-0" MIN.
EAR YARD

BIOFILTRATION BASIN
(FIELD VERIFY)

PID: 38-45900-01-040

APPROXIMATE EXCAVATION
FOR NEW SWIMMING POOL

REGRADING AREA

APPROXIMATE EXCAVATION
FOR NEW RESIDENCE

PREPARE SURFACE TO
RECEIVE NEW PAVEMENT

PARCEL B

00°01'41" W 239.92

633.4 ft
LOT DEPTH

31 6022 / / PID: 38-90500-00-080

SITE LEGEND:

 EXISTING CONIFEROUS TREE TO REMAIN EXISTING DECIDUOUS TREE TO REMAIN. CONIFEROUS TREE TO BE REMOVED DECIDUOUS TREE TO BE REMOVED.

EXISTING PAVEMENT TO REMAIN.

REMOVE PORTION OF EXISTING PAVEMENT
AND PROVIDE NEW LANDSCAPING.

APPROXIMATE LAYOUT OF FUTURE
ROAD AND NEW STRUCTURES.

LOT INFORMATION:

EXISTING LOT INFORMATION:

LOT AREA:
PARCEL A LOT AREA (GROSS): 213,962 sf
PARCEL B LOT AREA (GROSS): 211,555 sf
LOT WIDTH:
PARCEL A LOT WIDTH: 359.42 ft
PARCEL B LOT WIDTH: 200.02 ft

SULLIVAN PROPERTY
PROPERTY LINE REVISION

205 Salem Church Rd, Sunfish Lake, MN 55118

Sketches L.L.C.

SketchesLLC@gmail.com | Address: 178 Robie W, St. Paul, MN 55107 | Ph: 651.222.3444

[illegible]

DEMO SITE PLAN

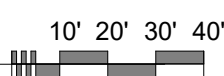
Project number: 237020-040	Si-A100
Issue Date: SEP 24, 2024	
Drawn by: CP	
Checked by: CP	
Scale: 1" = 40'-0"	

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

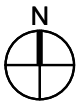
Signature:

Typed or Printed Name: CARLOS R. PEREZ

Date: SEP 21, 2024 License Number: 051272



Printed on: 9/23/2024 2:54:10 PM



1 PROPOSED SITE PLAN
1" = 40'-0"

THESE DRAWINGS AND THE DESIGN HEREIN ARE THE PROPERTY OF SKETCHES LLC AND MAY NOT BE USED IN FULL OR PARTIALLY WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.

SALEM CHURCH RD

S 88°57'24" W 559.44

PARCEL A

PID: 38-45900-01-030

PID: 38-45900-01-020

N 89°46'52" E 72.28

PID: 38-03100-06-013

N 00°14'16" E 239.70

331.4 ft

286.4 ft

45.0 ft

503.0 ft

N 89°45'55" E 834.33 (M) 834.93 (P)

PID: 38-03100-05-012

BIOFILTRATION BASIN
(FIELD VERIFY)

548.05 (M) 548.65 (P)

PARCEL B

PID: 38-45900-01-040

Approximate
Gross A. = 3,474.89 ft²

NEW SWIMMING POOL
(FOR REFERENCE ONLY)

WALK-OUT AT GRADE

NEW RESIDENCE
PRELIMINARY FOOTPRINT
(FOR REFERENCE ONLY)

NEW PAVEMENT SHOWN
TONE

50.0 ft MIN.
SIDE YARD

50.0 ft MIN.
SIDE YARD

EXISTING DRIVEWAY
TO REMAIN.

PID: 38-03100-06-015

ORDINANCE SUMMARY:

LOT AREA AND SETBACK REQUIREMENTS (Sec 1241.06)

MIN. LOT AREA: 2.5 ACRES (108,900 sf NET AREA)

PARCEL A LOT AREA (GROSS): 242,806 sf

PARCEL A LOT AREA (NET): >108,900 sf

PARCEL B LOT AREA (GROSS): 182,711 sf

PARCEL B LOT AREA (NET): 109,197 sf

MIN. LOT WIDTH: 200 ft

PARCEL A LOT WIDTH: 404.8 ft

PARCEL B LOT WIDTH: 155 ft (REQUIRES VARIANCE)

SETBACKS REQUIRED:

MIN. FRONT YARD: 100 ft

MIN. SIDE YARD: 50 ft

MIN. REAR YARD: 50 ft

MAX. LOT COVERAGE:

PARCEL A 10% OF LOT AREA (0.10 x 182,711) = 18,271 sf

PARCEL B 10% OF LOT AREA (0.10 x 242,867) = 24,286 sf

MAX BLDG. HEIGHT: 2.5 STORIES OR 30 ft

OTHERS:

MAX. LOT IMPERVIOUS (30% FOR SHORELAND DISTRICT): N/A

MIN. NUMBER OF OFF-STREET PARKING: 2

PERMITTED USED: SINGLED DWELLING HOME

ACCESSORY USES: PRIVATE GARAGES AND OFF-STREET

PARKING, SWIMMING POOLS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name:

Date: 2024 21 2024 License Number: 051272

CARLOS R. PEREZ

SITE LEGEND:

- EXISTING CONIFEROUS TREE TO REMAIN
- NEW CONIFEROUS TREE
- EXISTING PAVEMENT TO REMAIN
- NEW PAVEMENT
- NEW STRUCTURE
- NEW SWIMMING POOL

SULLIVAN PROPERTY PROPERTY LINE REVISION

205 Salem Church Rd, Sunfish Lake, MN 55118

Sketches L.L.C.

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Rev:	Description:	Date:
0	ISSUE FOR PERMIT	SEP 24, 2023

SITE PLAN

Project number:	237020-040	Si-A101
Issue Date:	SEP 24, 2024	
Drawn by:	CP	
Checked by:	CP	
Scale:		1" = 40'-0"