

CITY OF COLUMBIA HEIGHTS  
VARIANCE APPLICATION

2021.05.01

To be filled out by City:

CASE NO.: 2021-0501 DATE RECEIVED: 3/3/21  
APPLICABLE ORDINANCE NO.: 9.104 (G) DATE OF LETTER OF COMPLETION:  
PRESENT ZONING: Residential APPROVAL DATE PER STATUTE:  
PRESENT LAND USE PLAN DESIGNATION: Residential REVIEW PERIOD EXTENDED:

To be filled out by Applicant:

PROPOSED NAME OF DEVELOPMENT: Norden Variance  
PROJECT ADDRESS/LOCATION: 3919 Reservoir Blvd

LEGAL DESCRIPTION OF PROPERTY INVOLVED (attach separate page if necessary):  
Lot 25 Block 8 Reservoir Hills

PRESENT USE OF PROPERTY: Residential

PROPOSED USE OF PROPERTY: Residential

REASON FOR REQUEST (Please attach a written narrative describing the variance being requested. The narrative should fully explain the hardship(s) that justifies variation from the strict application of the Code. The terms "hardship" or "undue hardship" typically refer to physical characteristics of the property, such as shape, soil conditions, or topography. Neither mere inconvenience, nor reduction in value alone, is sufficient to justify a variance. The inability to put property to its highest and best use is not considered a hardship or practical difficulty. The problem that justifies the variance must be caused by conditions unique to the property and beyond the control of the applicant. The applicant cannot create the condition that requires the variance.)

APPLICANT Jason Norden PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
E-MAIL jason.norden22@gmail.com PAGER \_\_\_\_\_ CELL # 651-493-2942  
ADDRESS 3919 Reservoir Blvd  
CITY Columbia Heights STATE MM ZIP 55421  
FEE OWNER OF PROPERTY \_\_\_\_\_  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_ FAX \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

# CITY OF COLUMBIA HEIGHTS VARIANCE APPLICATION

THIS APPLICATION IS SUBJECT TO ACCEPTANCE BY THE CITY PLANNER AND REVIEW OF APPLICATION AND NECESSARY MATERIALS BEING SUBMITTED.

**ITEMS TO BE GIVEN TO APPLICANT WITH APPLICATION**

- A. Procedures Manual
- B. Application Checklist
- C. Schedule of Planning and Zoning Commission Meetings

**ITEMS TO ACCOMPANY VARIANCE APPLICATION**

- A. Submittals as required in the attached application checklist, describing the variance(s) proposed.
- B. Two copies of a list of property owners within 350 feet of the subject property.

**APPLICATION FEES:**


- |   |          |
|---|----------|
| A. \$200 Residential Variance Fee       | \$ 250 - |
| B. Park Dedication Fee                  | \$ _____ |
| C. City Sewer Availability Charge (SAC) | \$ _____ |
| D. City Water Availability Charge (WAC) | \$ _____ |
| E. Other                                | \$ _____ |

**TOTAL AMOUNT RECEIVED** \$ 250 -

CITY RECEIPT NUMBER 70137

DATE RECEIVED 3.3.21

Acknowledgement: The undersigned hereby represents upon all of the penalties of law, for the purpose of inducing the City of Columbia Heights to take the action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of Columbia Heights and the State of Minnesota:

|  |           |
|--|-----------|
| APPLICANT SIGNATURE  | DATE      |
|  | 2/18/2021 |
| PROPERTY OWNER SIGNATURE (If different from Applicant)                             | DATE      |
| Minerva Hark, City Planner   | 4/5/21    |
| COMMUNITY DEVELOPMENT STAFF MEMBER AND TITLE                                       | DATE      |

Revised 2005 Approved by the Columbia Heights Planning Commission on \_\_\_\_\_  
Approved by the Columbia Heights City Council on \_\_\_\_\_

I am requesting a variance to allow me the ability to build a 2 car garage in the front of my property.

As you can see from the property map, the property is set at the edge of the alley and there is no ability to build a proper garage in the rear of the property. These conditions are unique to this property and are beyond my control.

So because of this undue hardship, I am asking for the approval of this variance.

Thank You,

Jason Norden

Homeowner 3919 Reservoir Blvd

## Address List within 350 ft of the property

3915 Reservoir Blvd

3923 Reservoir Blvd

3925 Reservoir Blvd

3909 Reservoir Blvd

3918 Reservoir Blvd

3922 Reservoir Blvd

3926 Reservoir Blvd