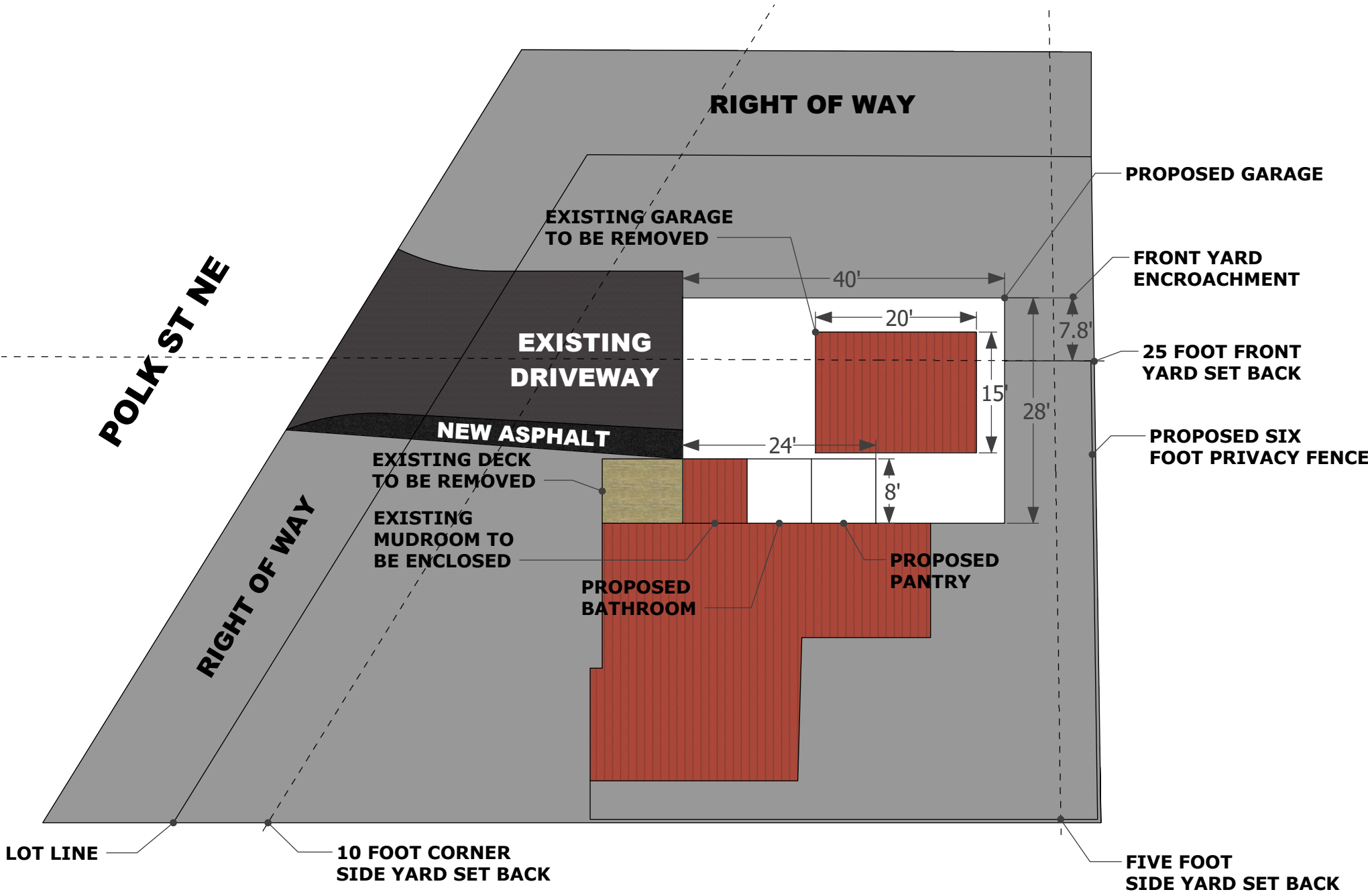
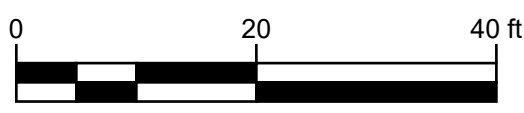


42ND AVE NE

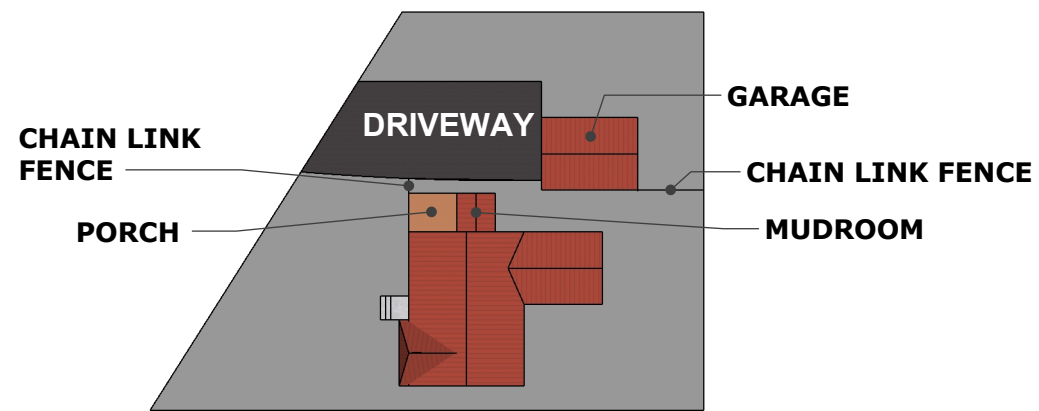


POLK ST NE

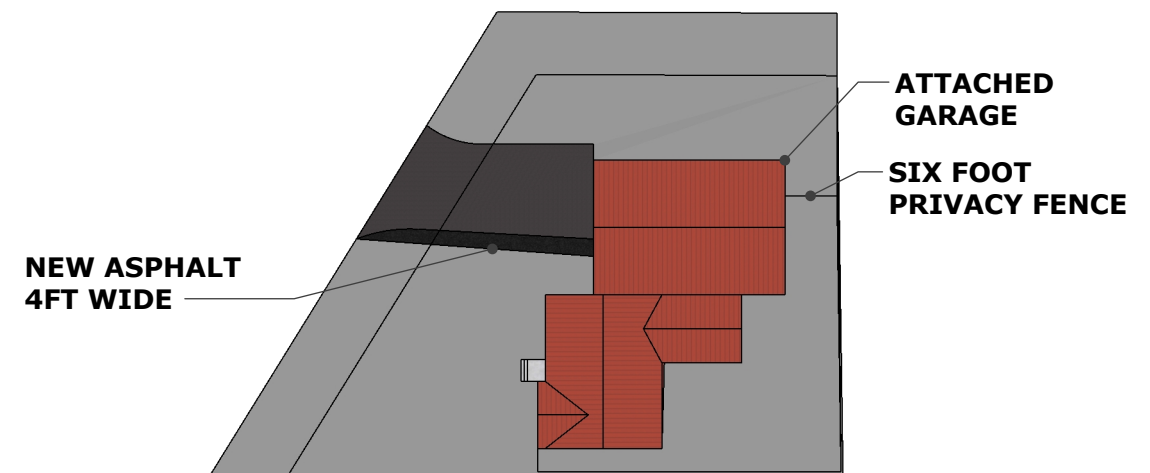


1/16 inch = 1 foot

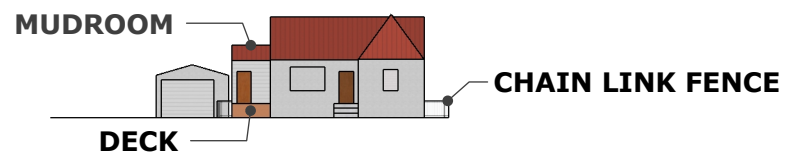
EXISTING STRUCTURES



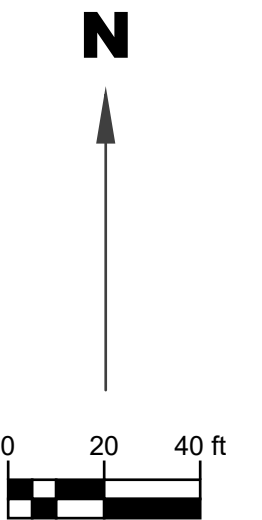
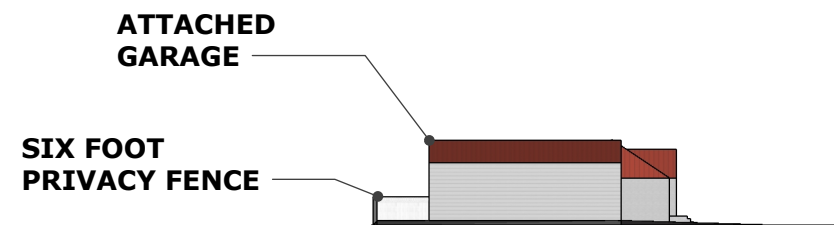
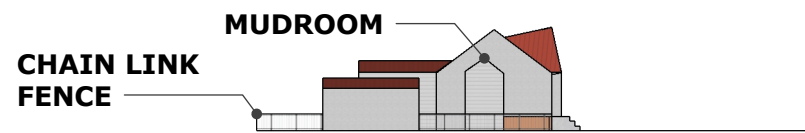
PLANNED CONSTRUCTION



ELEVATION VIEW LOOKING EAST

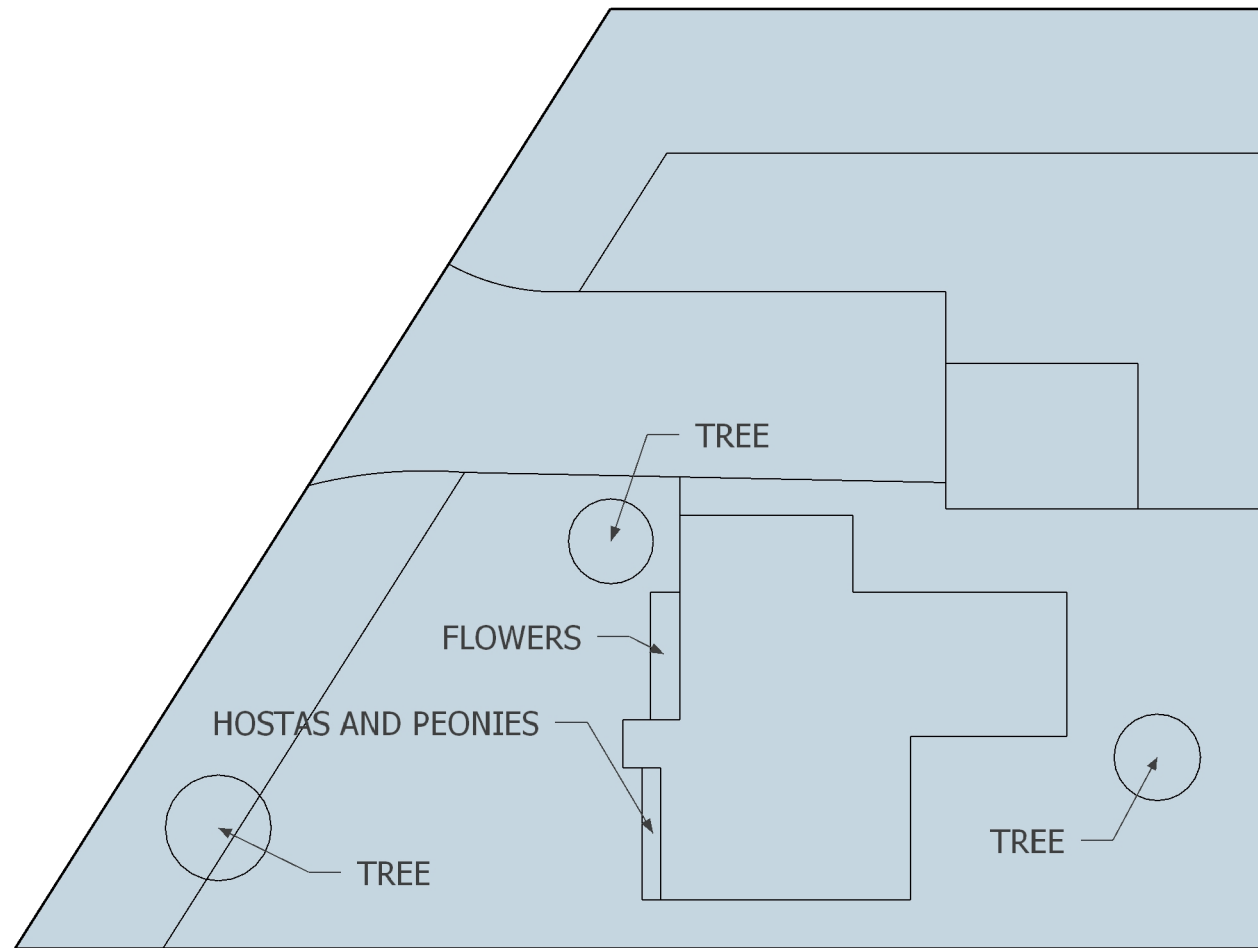


ELEVATION VIEW LOOKING SOUTH

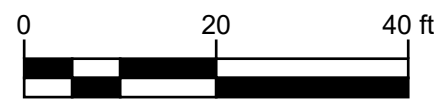
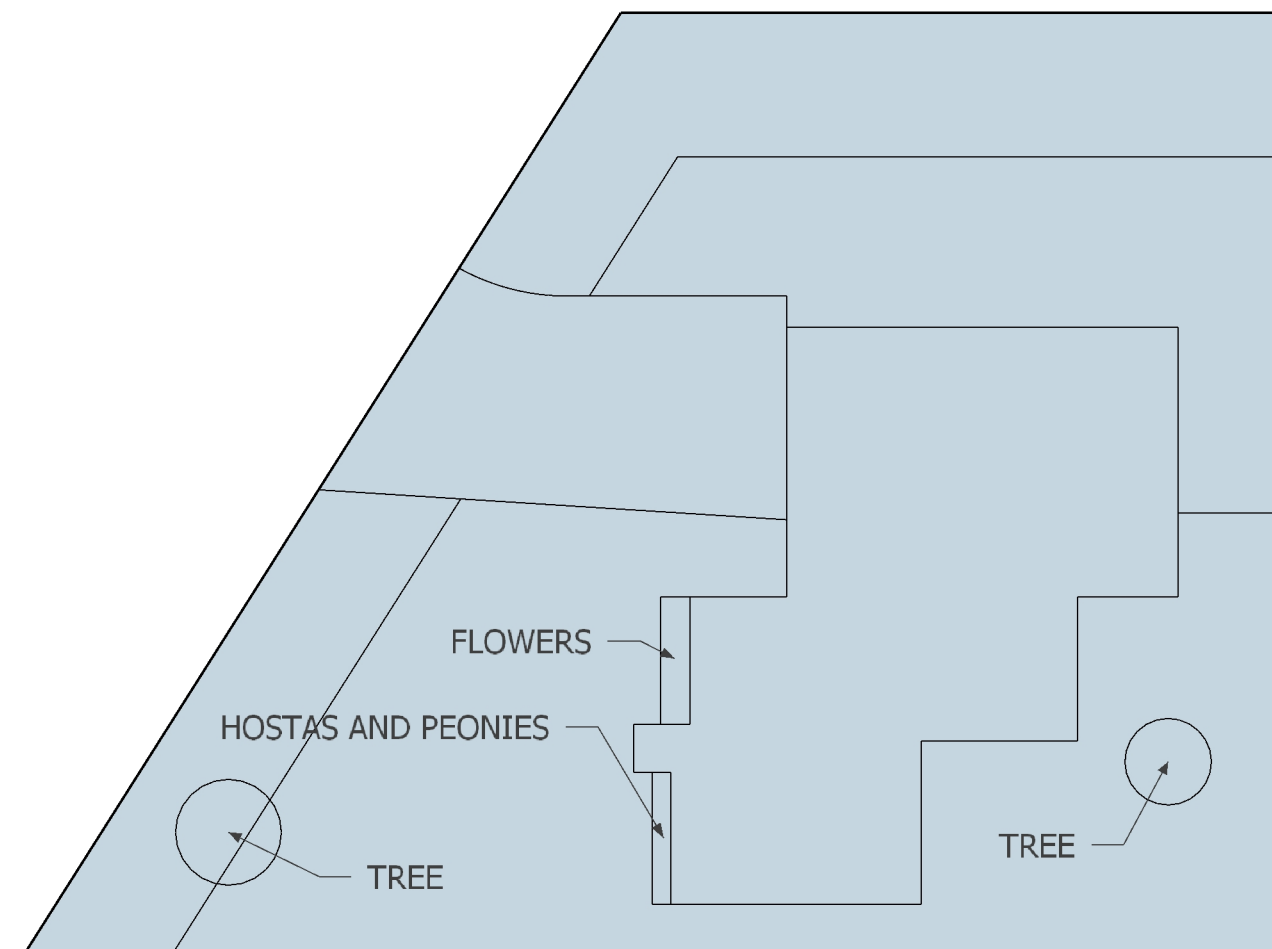


1 inch = 20 feet

EXISTING LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN



1 inch = 20 feet



BUILDING MATERIAL SAMPLES



Garage roof and siding to be composed of steel standing seam (above) or similar approved metal panel product (per zoning code and variance conditions, corrugated metal is **not** an approved material and will not be used). The roof will be red and the siding will be white/off-white, matching the existing red shingles and off-white stucco on the house as close as possible. Image retrieved from <http://go-rsp.com/panels/panels/sl-15-standing-seam/>



Six foot tall privacy fence to be composed of vinyl panels similar in style to the photo above. Image retrieved from <https://www.menards.com/main/building-materials/fencing/vinyl-fencing/yardworks-reg-richmond-6-x-8-white-privacy-vinyl-fence-panel/cmcfwl1118/p-1480663227589-c-5772.htm?tid=3920215370445567269&ipos=2>

GRADING AND DRAINAGE PLAN

The existing grading plan will be used. Gutters will be added to the garage roof to drain water away from the garage/house foundations. Rain barrels to be added to collect rain water. French drains to be added to garage perimeter to keep foundation dry.

REFERENCE PHOTOS



Jordan Stroik

VARIANCE APPLICATION

CITY OF COLUMBIA HEIGHTS VARIANCE APPLICATION

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.

To be filled out by City:

CASE NO.: _____ DATE RECEIVED: _____
 APPLICABLE ORDINANCE NO.: 9.104 (G) DATE OF LETTER OF COMPLETION: _____
 PRESENT ZONING: _____ APPROVAL DATE PER STATUTE: _____
 PRESENT LAND USE PLAN DESIGNATION: _____ REVIEW PERIOD EXTENDED: _____

To be filled out by Applicant:

PROPOSED NAME OF DEVELOPMENT: Attached Garage Construction
 PROJECT ADDRESS/LOCATION: 4161 POLK ST NE

LEGAL DESCRIPTION OF PROPERTY INVOLVED (attach separate page if necessary):
That part of lot 3, block 16, auditor's subdivision of walton's second subdivision, lying northerly of a line drawn parallel with the south line of said lot 3 from a point in the east line of said lot 3, distant 910 ft north of the ...

PRESENT USE OF PROPERTY: Residential, owner-occupied

PROPOSED USE OF PROPERTY: Same, with larger attached garage

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 Jordan Stroik PHONE 763-412-7950 FAX _____
 E-MAIL jordan.stroik@gmail.com PAGER _____ CELL # _____
 ADDRESS 4161 Polk St NE
 CITY Columbia Heights STATE MN ZIP 55421
 FEE OWNER OF PROPERTY Same as applicant
 ADDRESS _____ PHONE _____ FAX _____
 CITY _____ STATE _____ ZIP _____

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 \$ _____
- B. Park Dedication Fee \$ _____
- C. City Sewer Availability Charge (SAC) \$ _____
- D. City Water Availability Charge (WAC) \$ _____
- E. Other \$ _____

TOTAL AMOUNT RECEIVED \$ _____

CITY RECEIPT NUMBER _____ DATE RECEIVED _____

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:

Jordan Stroik 05/12/2021
 APPLICANT SIGNATURE DATE

PROPERTY OWNER SIGNATURE (If different from Applicant) DATE

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 _____

Jordan Stroik

Legal Description Continued: Southeast corner thereof,
Anoka County, Minnesota,

DETAILED NARRATIVE

My name is Jordan Stroik, and my family and I own and occupy 4161 Polk St NE. I am seeking a variance for one City of Columbia Heights Zoning Code pertaining to the shape and location of my lot. My house is on the southeast corner of Polk St NE and 42nd Ave NE. Per the code's definition of a front yard being the shortest lot line for corner lots, the yard facing 42nd Ave is considered the front yard despite my house and garage facing Polk St.

I'm seeking a variance for 9.106 (C)(1)(b) "No accessory structure shall be constructed or located within any front yard." I would like to demolish my existing single car detached garage in need of repair and build a larger attached garage to meet the city plan of two covered parking spaces. As the attached images and drawings show, the "front" yard facing 42nd is the location of my current garage and is the most feasible location given the position of the house on the lot. It's also an easy choice for a new garage given the existing driveway.

Jordan Stroik