

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

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**Subject:** Application from John Watkins and Kathryn Hammond for a lakeshore setback variance and a side yard setback variance at 5415 Cedar Point Road.

**Prepared By:** Nickolas Olson, Senior City Planner  
**Through:** David Abel, Community Development Director

**Meeting Date:** December 8, 2025

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**Overview:** John Watkins and Kathryn Hammond (the “Applicants”) has made a request for a lakeshore setback variance to reduce the required setback from 50 feet to 46 feet and a side yard setback variance from 15 feet to 7 feet to correct the roof angle of the existing home at 5415 Cedar Point Road; RDB: Douglas Beach Single-Family Zoning District; PID # 25-117-24-24-0052 (the “Property”).

**Background:** The Applicants contacted the City regarding a remodel project they were considering for the existing home on their Property. Part of the project includes fixing the existing roof angle of the home. However, the existing home is non-conforming with respect to the lakeshore and side yard setback requirements. Because the correction increases the height of the home and with the home being non-conforming, a variance is required. The Applicants have appropriately applied for the required variances, and the application materials have been attached for the City Council to review. The City Council should consider the standard variance criteria when reviewing the request and making a motion.

**Variance Request:** City Code Section 505.05 Subd. 9 allows the City to issue variances from the provisions of the zoning code. A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of. A variance is only permitted when:

- a. **The variance is in harmony with the general purposes and intent of this ordinance.**

Section 505.03 Subd. 1 outlines the specific purpose and intent of the City’s zoning ordinance. One of those purpose and intent is to protect the general health and safety of the inhabitants of the City. This is accomplished through the promotion of proper use of land and structures with reasonable standards to which buildings, structures, and land will conform to for the benefit of all.

The proposed roof addition/pitch correction does not change the use from a single-family home, which is a proper use of R-1 Low-Density Single-Family Residence

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zoned property. The proposed roof project does not alter the existing setbacks and the overall height increase is minimal.

**b. The variance is consistent with the comprehensive plan.**

The basic intent of the comprehensive planning process is to provide a well-founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, the comprehensive plan represents the development framework to guide and direct future land development decisions within the City. The Land Use Plan is a narrative and graphic representation of the community's land use and growth management goals and policies that provides the background and rationale for land use designations as represented on the Proposed Land Use Map.

The Property is guided for long term Residential Low land use in the 2040 Minnetrista Comprehensive Plan. The requested variances do not change the use from a single-family home, which is a use consistent with the long-term plan for the Property. In addition to simply complying with the Proposed Land Use Map, the proposed roof project does not change the location of the existing home, which minimizes the impact on the lakeshore and adjacent properties.

A variance may be granted when the applicant establishes there are practical difficulties in complying with this ordinance. Practical difficulties, as used in connection with granting a variance, means:

**1. The property owner proposes to use the property in a reasonable manner not permitted by this ordinance.**

This factor means that the landowner would like to use the property in a particular reasonable way, but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance.

The Applicants are proposing to correct the angle of the existing roof so it is symmetrical and alleviates issues caused by the existing pitch. The proposed addition frames over the existing roof and does not further encroach upon the lake or neighboring properties. For these reasons, the request is reasonable.

**2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.**

The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property.

The existing home was built in 1920, which is well prior to the Applicants owning the Property. The home has always been in its existing location and the roof angles appear original as well. The Applicants did not choose the home location nor

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design the roof angles, which means they did not create their own circumstances and are working within the confines of the existing home and its location.

**3. The variance would not alter the essential character of the locality.**

Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

The proposed roof project does not change the location of the home relative to the side property line or lakeshore and the overall height increase is minimal. The project is also expected to improve the aesthetic view of the home from the lake. For these reasons, the request will not alter the character of the locale.

**Neighborhood Comments:** Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has heard from one neighbor in support of the request as a result of sending the public notice.

**Planning Commission Recommendation:** The Applicants' request was presented to the Planning Commission at their November 24, 2025 meeting. At that meeting, the Planning Commission held the required public hearing. There was no one besides the Applicants present to speak. After holding the required public hearing, hearing no public testimony, and reviewing the request amongst themselves, the Planning Commission made a motion to recommend the City Council approve the request, based on certain findings of fact and subject to conditions. Motion passed 5-0. Absent Hussain, Livermore, Taylor, and Rognli.

**Conclusion:** The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. Findings of fact based on the information submitted by the Applicants may be as follows:

1. The requested variance is in harmony with the purpose and intent of the City's zoning ordinances because the proposed roof addition/pitch correction does not change the use from a single-family home, which is a proper use of R-1 Low-Density Single-Family Residence zoned property. The proposed roof project does not alter the existing setbacks and the overall height increase is minimal;
2. The requested variance is consistent with the City's comprehensive plan because the Property is guided for long term Residential Low land use in the 2040 Minnetrista Comprehensive Plan. The requested variances do not change the use from a single-family home, which is a use consistent with the long-term plan for the Property. In addition to simply complying with the Proposed Land Use Map, the proposed roof project does not change the location of the existing home, which minimizes the impact on the lakeshore and adjacent properties;
3. The Applicant proposes to use the Property in a reasonable manner because the Applicants are proposing to correct the angle of the existing roof so it is symmetrical and alleviates issues caused by the existing pitch. The proposed addition frames over the existing roof and does not further encroach upon the lake or neighboring properties;

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4. The requested variance is the result of unique circumstances not created by the landowner because the existing home was built in 1920, which is well prior to the Applicants owning the Property. The home has always been in its existing location and the roof angles appear original as well. The Applicants did not choose the home location nor design the roof angles; and
5. The requested variance will not alter the character of the locality because the proposed roof project does not change the location of the home relative to the side property line or lakeshore and the overall height increase is minimal. The project is also expected to improve the aesthetic view of the home from the lake.

**Recommended Action:** Motion to adopt a resolution approving the requested side yard and lakeshore setback variances at 5415 Cedar Point Road based on certain findings of fact outlined in the staff report and subject to the following conditions:

1. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
2. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
3. The Applicants are responsible for all fees incurred by the City in review of this application; and
4. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

**Attachments:**

1. Location Map
2. Applicants' Narrative
3. Proposed Survey
4. Proposed Plans
5. Res. No. 107-25 Approve Lakeshore and Side Yard Setback Variances at 5415 Cedar Point Road


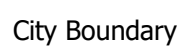

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# 5415 Cedar Point Road



1 in = 100 Ft

-  City Boundary
-  Address Labels
-  Parcels



N  
November 18, 2025  
Map Powered By Datafi



To: Minnetrista Planning Commission  
Re: Written statements for set-back variance request for property located at:  
5415 Cedar Point Rd., Minnetrista, MN 55364  
Date: 10/28/2025  
From: John Kyle Watkins and Kathryn Hammond

**a). List of current property owners:**

John Kyle Watkins and Kathryn Lee Hammond

**b). Site data:**

Address: 5415 Cedar Point Rd., Minnetrista, MN 55364

Legal Description: That part of Lot 5 lying east of a line drawn parallel with the easterly and westerly lines of said Lot equidistant from the northeasterly and northwesterly corners of Lot 5 on ELL'S PLACE and equidistant from the southeasterly and southwestly corners of the Lot on the shore of Lake Minnetonka, in Block 10, DOUGLAS; also Lot 4, Block 10, DOUGLAS.

PID: 25 117 24 24 0052

Parcel size: 31,992 square feet

Existing use of land: Homestead

Current zoning: Dwelling/Residential Lakeshore

**c). Provisions of Minnetrista city code from which variance is sought:**

Section 505.25 – RDB Residential-Douglas Beach. Subd. 2 *Lot area, depth, width, coverage, setbacks, height standards.*

**d). Written description of proposal:**

We are respectfully requesting a variance to the zoning ordinances to allow for us to correct a roof angle and improve the aesthetic from the lake view by constructing a small roof overlay, and we would also like to add an overhang/awning over our dining room windows to help reduce flooding in our basement.

The roof angle correction would not protrude out towards the lake any farther than our current roof or add any hardcover. It would add an additional 32” inches of height at the most at the ridge.

The overhang/awning would add 66 square feet of roofing. It would not protrude out any farther than a current overhang/awning that is located over a window right next to it.

We will remove a deck that is currently outside our second floor primary bedroom. This current deck protrudes towards the lake farther than the overhang/awning that we are proposing.

**Reason for Variance:**

We have a unique property condition because a portion of our home that was built in 1920 is already in the setback.

**e). Narrative of pre-application discussions with staff:**

We spoke with Nick Olson concerning the ability to fix the roof angle and add the overhang/awning. Nick advised that we needed to go through the variance process because a portion of our home as built in 1920 is within the setback.

**f). How the proposal is in harmony with the general purpose and intent of current code and comprehensive plan:**

The requested variance would allow for two small alterations to the existing single-family home, which is a use consistent with the long term plan for the property.

**g). Practical difficulties in complying with city code:**

Our home was built in 1920 and is already within the setback, thus the only way for us to fix the roof angle and add the overhang to reduce water in our basement, is to request a variance to the code.

We propose to use the property in a reasonable manner not permitted by this ordinance. We hope to fix the incorrect roof line that was existing in 2009 when we purchased the home and add a small overhang/awning to help reduce the basement flooding that we now experience

These circumstances are unique to the property and were not created by us. The existing home was built prior to us purchasing the property and we inherited the existing non-conformity. A portion of the existing home is already located within the setback. This makes the alteration of the existing structure very challenging due to its existing location, which we did not create.

The variance would not alter the essential character of the locality. The proposed alterations result in a very modest change. We don't believe that the variance will alter the essential character of the locality because our changes will remove a deck and correct a roof angle that do not look like they belong on a 1920 cabin/lake home and adding an overhang will help bring down the current scale of our windows. Both of these changes will cause our home to be more true to the other lake homes/cabins near our home.

**h). Justification that request is not based upon a desire to increase the value of the land:**

We are only trying to correct a roof angle that was present when we purchased the house in 2009 and add a small overhang over our dining room windows to help keep water out of our basement.

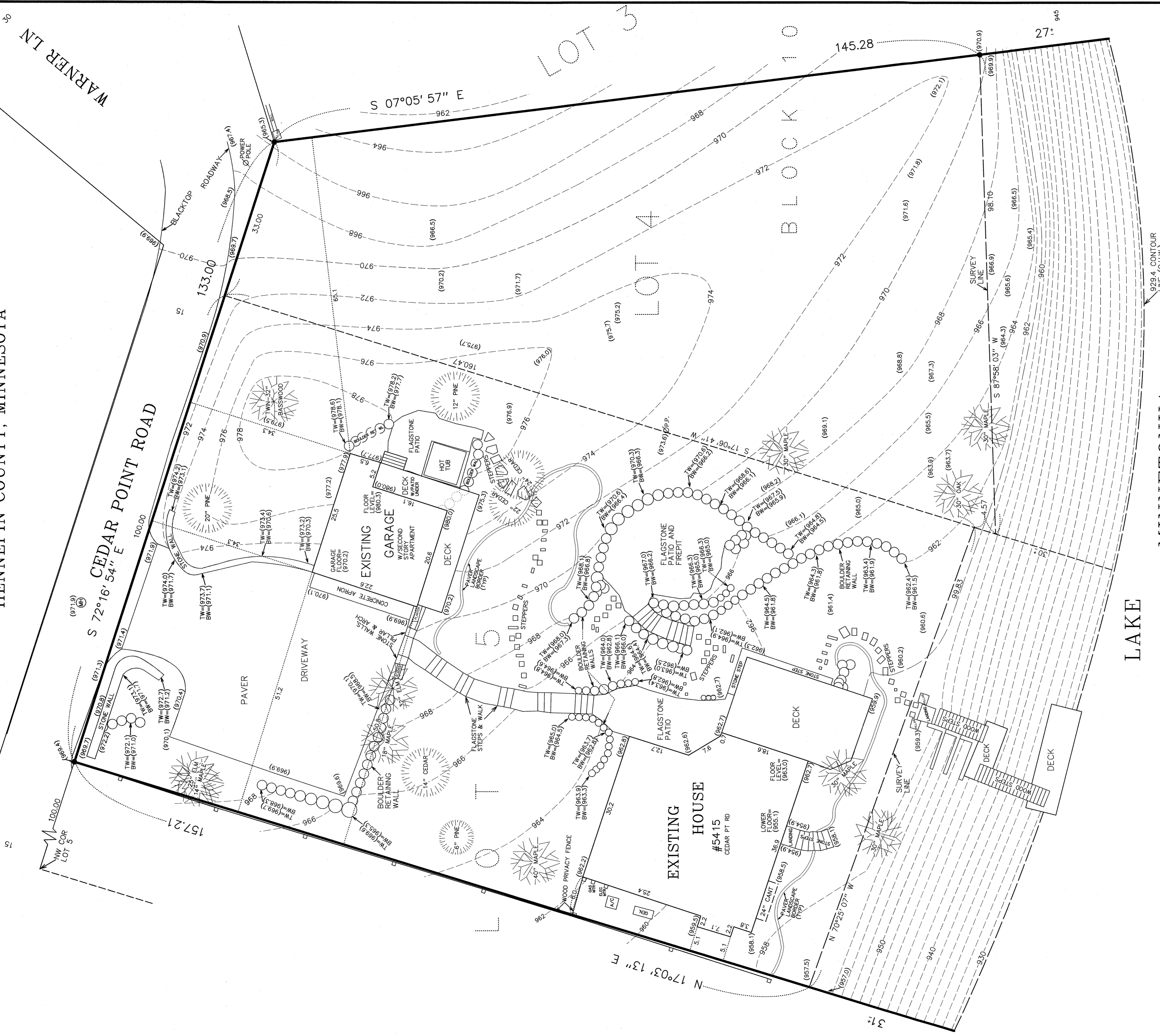
**i). Justification that the requested variance will not adversely affect health/safety of neighbors, impair air/light to adjacent properties, injure the neighborhood, increase street congestion, endanger public safety or diminish values within the neighborhood.**

We feel none of the above will be an issue because:

1. The alterations are very small and will not affect the health/safety of our neighbors
2. It will not affect light or air to adjacent neighbors as it is not visible to neighbors
3. It will not be injurious to neighbors as it is not visible to neighbors
4. It does not face a public street so will not increase any congestion
5. The alterations could in no way endanger public safety
6. It will not diminish or impair property values, as it will improve the look and functionality of our house which would increase property values of our neighbors.

**JOHN WATKINS & KATHRYN HAMMOND**  
 OF LOT 4 & PART OF LOT 5, BLOCK 10, DOUGLAS  
 HENNEPIN COUNTY, MINNESOTA

CERTIFICATE OF SURVEY FOR  
**JOHN WATKINS & KATHRYN HAMMOND**  
 OF LOT 4 & PART OF LOT 5, BLOCK 10, DOUGLAS  
 HENNEPIN COUNTY, MINNESOTA



**HARDCOVER CALCULATIONS:**

- Lot area = 31,992 Sq. ft.
- House = 1254 sf
- Steps & landing off lakeside of house = 38 sf
- Garage & app. = 1996 sf
- Driveway & app. = 1932 sf
- Stone arch & planters @ gar. = 26 sf
- Flagstone steps & walk to house patio = 168 sf
- Deck & steps @ garage with patio underneath = 92 sf
- Flagstone patio @ gar. = 192 sf
- Flagstone patio @ house = 258 sf
- Paver landscape borders (3) = 88 sf
- Steps to shore = 100 sf
- Gen. & A/C pads = 12 sf
- Total = 5234 Sq. ft.
- 5234 / 31,992 x 100 = 16.36%

**LEGAL DESCRIPTION:** (per Certificate of Title No. 1301253)

That portion of Lot 5 lying East of a line drawn parallel with the Easterly and Westerly lines of the lot, equally distant from the Northeasterly and Northwesterly corners of Lot 5 on Ell s Place and equally distant from the Southeasterly and Southwesterly corners of the lot on the shores of Lake Minnetonka, Block 10, "Douglas".

- : denotes iron marker found
  - (908.3) : denotes existing spot elevation, mean sea level datum
  - 917— : denotes existing contour line, mean sea level datum
  - Bearings shown are based upon an assumed datum.
- This survey intends to show the boundaries of the above described property, and the location of an existing house, garage, major trees, spot elevations, topography and all visible "hardcover" thereon. It does not purport to show any other improvements or encroachments.

DATE	REVISIONS

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 Land Surveyor under the laws of the State of Minnesota.

*Mark S. Gronberg*  
 Mark S. Gronberg  
 Minnesota License Number: 12755

**PROJECT**

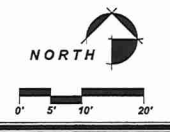
MINNETONKA  
 WEST UPPER LAKE

DATE	SCALE
7-30-25	1"=10'
25-182	25-182

**GRONBERG & ASSOCIATES, INC.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS  
 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356  
 952-473-4141



**LAN-DE-GON INC.**  
 LANDSCAPE - DESIGN - CONSTRUCTION  
 P.O. BOX 308 - EXCELSIOR, MN 55031  
 Ph: (622) 474-2280 - Fax: (622) 474-0165



**Cedar Point**  
 5415 Cedar Point Rd,  
 Minnetrista, MN 55364

**Grading & Retaining Wall Plan**

PREPARED BY:  
 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 Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:  
 PRINTED NAME: Daren M. Labaree  
 DATE: \_\_\_\_\_ LIC. NUMBER: 43223

NO.	REVISION / ISSUE	DATE

DESIGNED: DML SHEET:  
 DRAWN: DML  
 CHECKED: DML  
 DATE: 10/28/2023

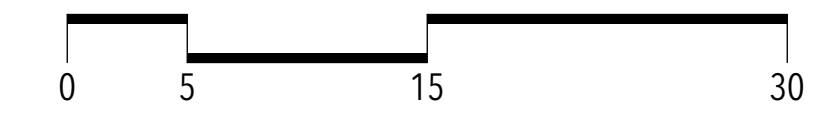
**L1**

# CEDAR POINT CABIN

CEDAR POINT ROAD

1 SITE PLAN  
A0.2

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



- NEW STRUCTURE
- EXISTING STRUCTURE
- NEW SITE ELEMENT

## PROJECT TEAM

### OWNERS

KATHRYN & KYLE HAMMOND-WATKINS

### SALA ARCHITECTS, INC.

326 E HENNEPIN AVE #200,  
MINNEAPOLIS, MN 55414

### PROJECT ARCHITECT:

ERIC ODOR  
612.767.4130  
EODOR@SALAARC.COM

### PROJECT MANAGER:

ALYSSA JAGDFELD  
612.767.4142  
AJAGDFELD@SALAARC.COM

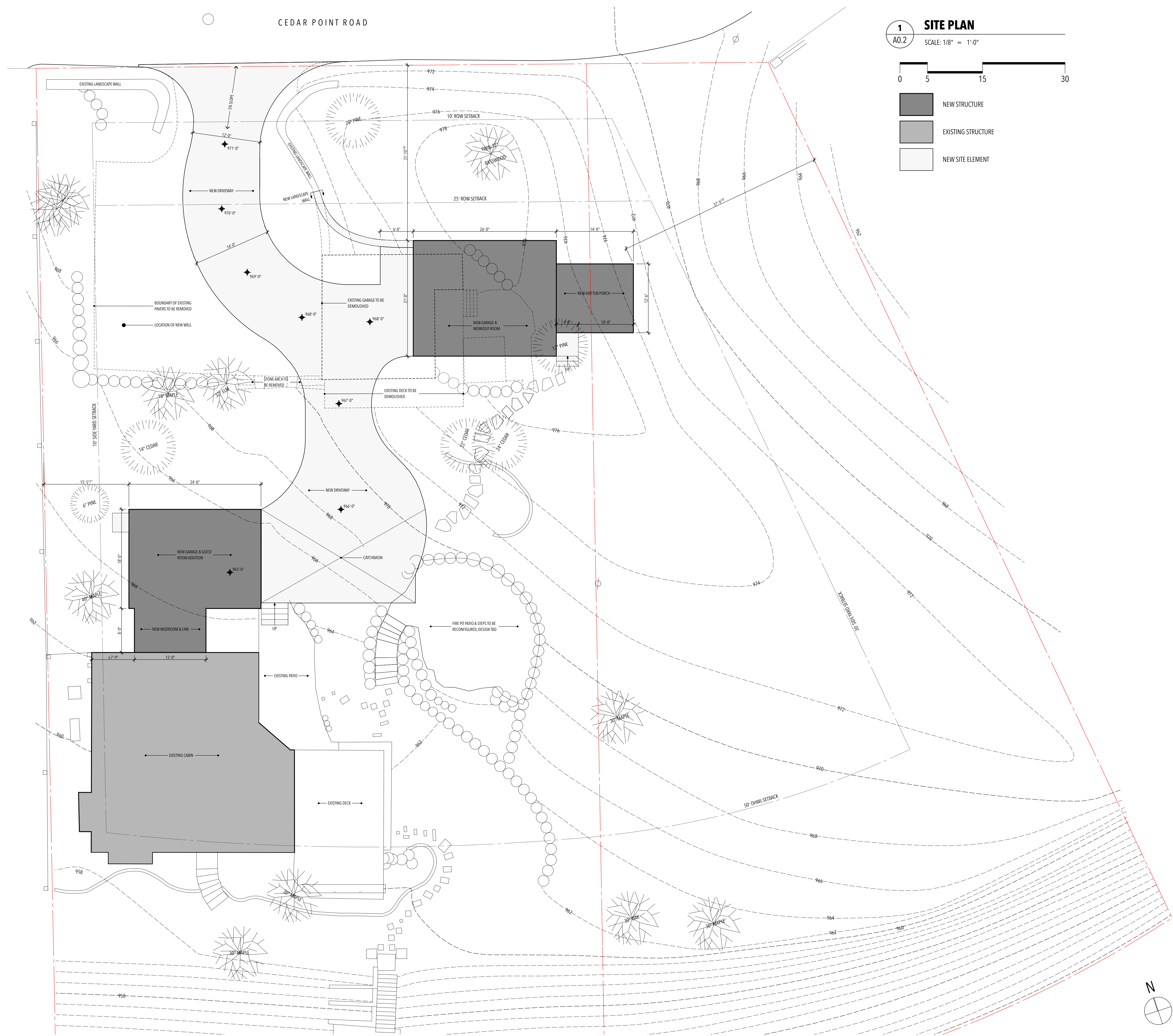
### WOODCRAFT DESIGN BUILD

5269 US HIGHWAY 12  
MAPLE PLAIN, MN 55359

RYAN MUONIO  
612.290.0895  
RYAN@WOODCRAFTDESIGNBUILD.COM

## SHEET INDEX

A0.1	COVER SHEET AND SITE PLAN
A1.2	MAIN LEVEL PLAN
A1.3	UPPER LEVEL PLAN
A1.4	ROOF PLAN
A2.1	ELEVATIONS NE
A2.2	ELEVATIONS SW
A3.1	SECTIONS



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MINNEAPOLIS, MN 55414

NOT FOR CONSTRUCTION

CEDAR POINT CABIN

5415 CEDAR POINT ROAD  
MINNETRISTA, MN

DATE	DESCRIPTION
10/10/25	SCHEMATIC DESIGN

PROJECT NUMBER  
25042

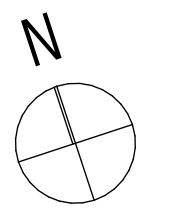
PROJECT ARCHITECT  
ERIC ODOR

DRAWN BY  
ALYSSA JAGDFELD

Dimensions are not to be determined by scaling off of these drawings. Should dimensions be required beyond those provided, please contact the architect. These documents are instruments of service and as such remain the property of SALA Architects. Use or publication requires the written approval from SALA Architects.

SHEET NO. **A0.2**

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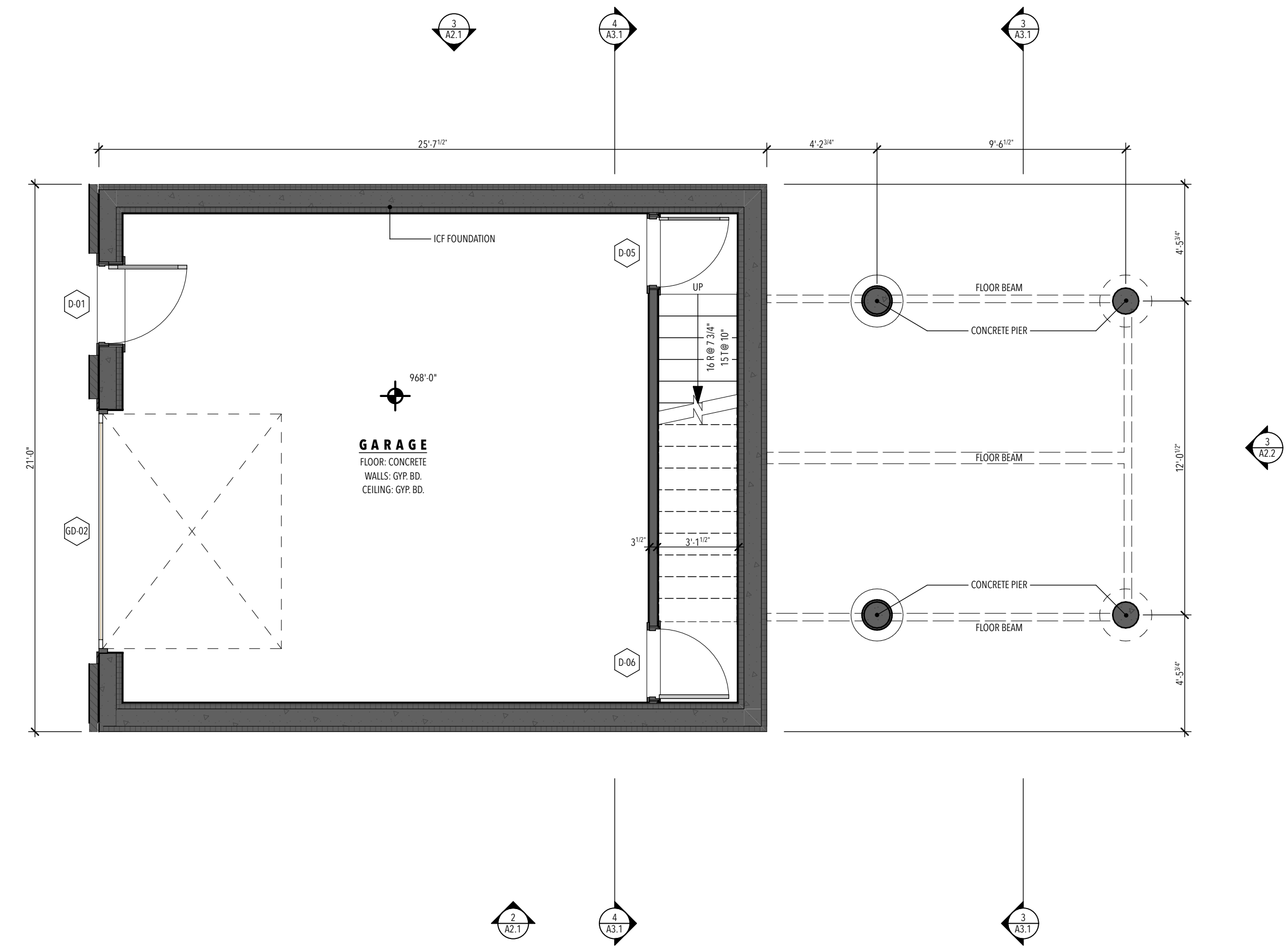
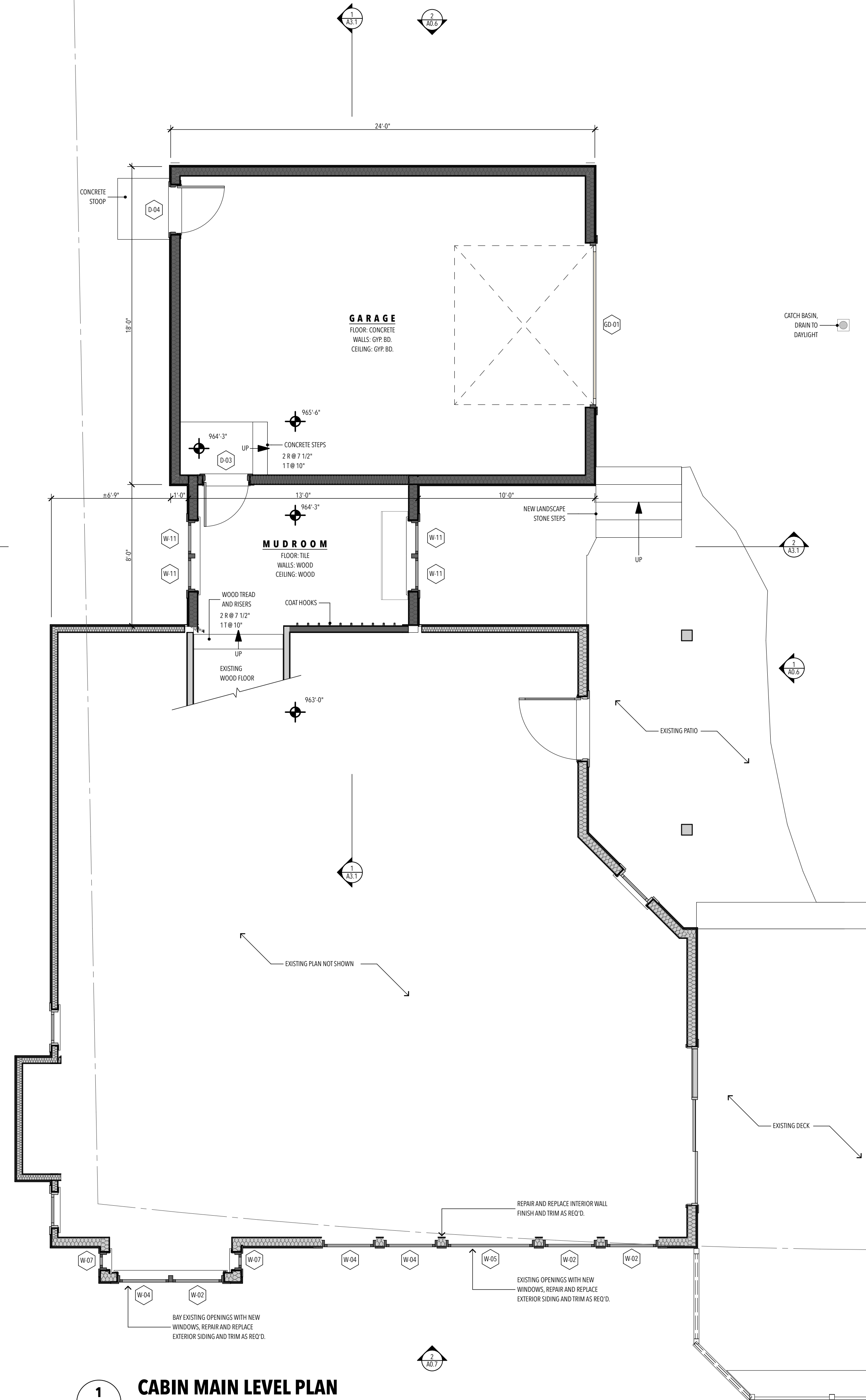




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MINNEAPOLIS, MN 55414

NOT FOR CONSTRUCTION  
CEDAR POINT CABIN  
5415 CEDAR POINT ROAD  
MINNETRISTA, MN

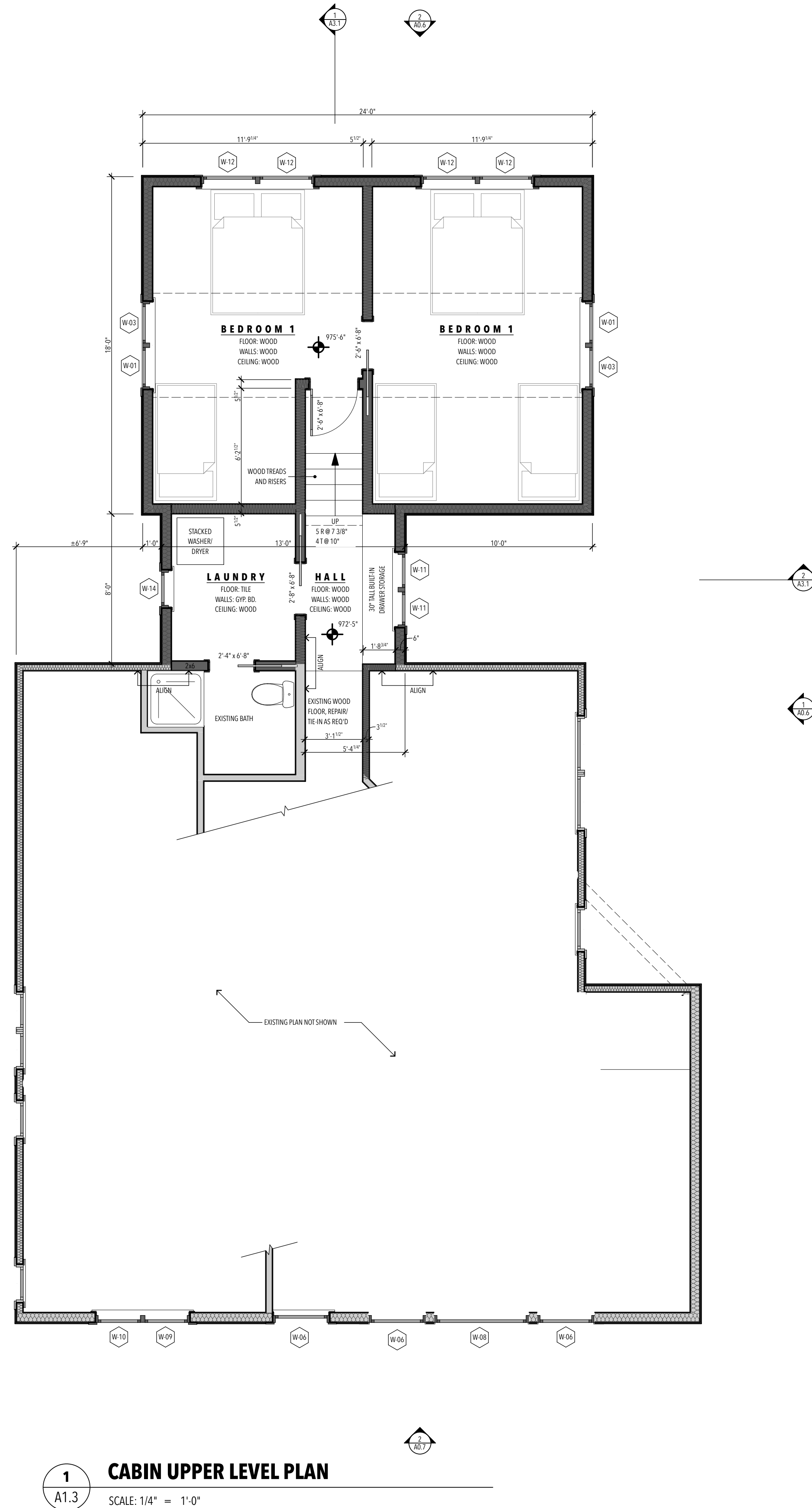


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10/10/25	SCHEMATIC DESIGN

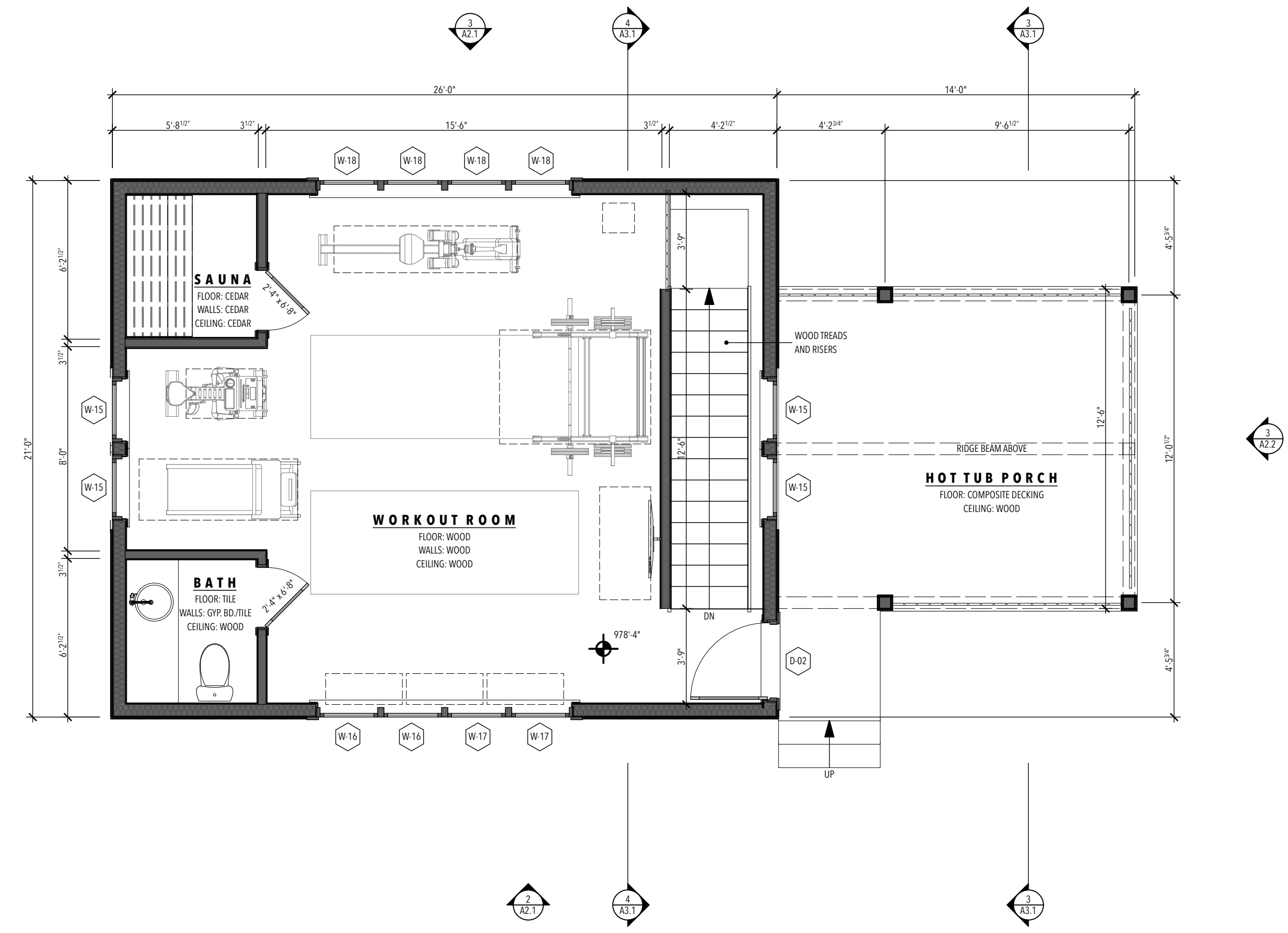
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PROJECT ARCHITECT: ERIC ODOR  
DRAWN BY: ALYSSA JAGDFELD

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SHEET NO. **A1.2**  
File: 25042 HARWOOD-WORKING\_D01.rvt • Printed: 10/10/25



**1 CABIN UPPER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"



**2 GARAGE/WORKOUT ROOM UPPER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION
10/10/25	SCHEMATIC DESIGN

<b>PROJECT NUMBER</b>	25042
<b>PROJECT ARCHITECT</b>	ERIC ODOR
<b>DRAWN BY</b>	ALYSSA JAGDFELD

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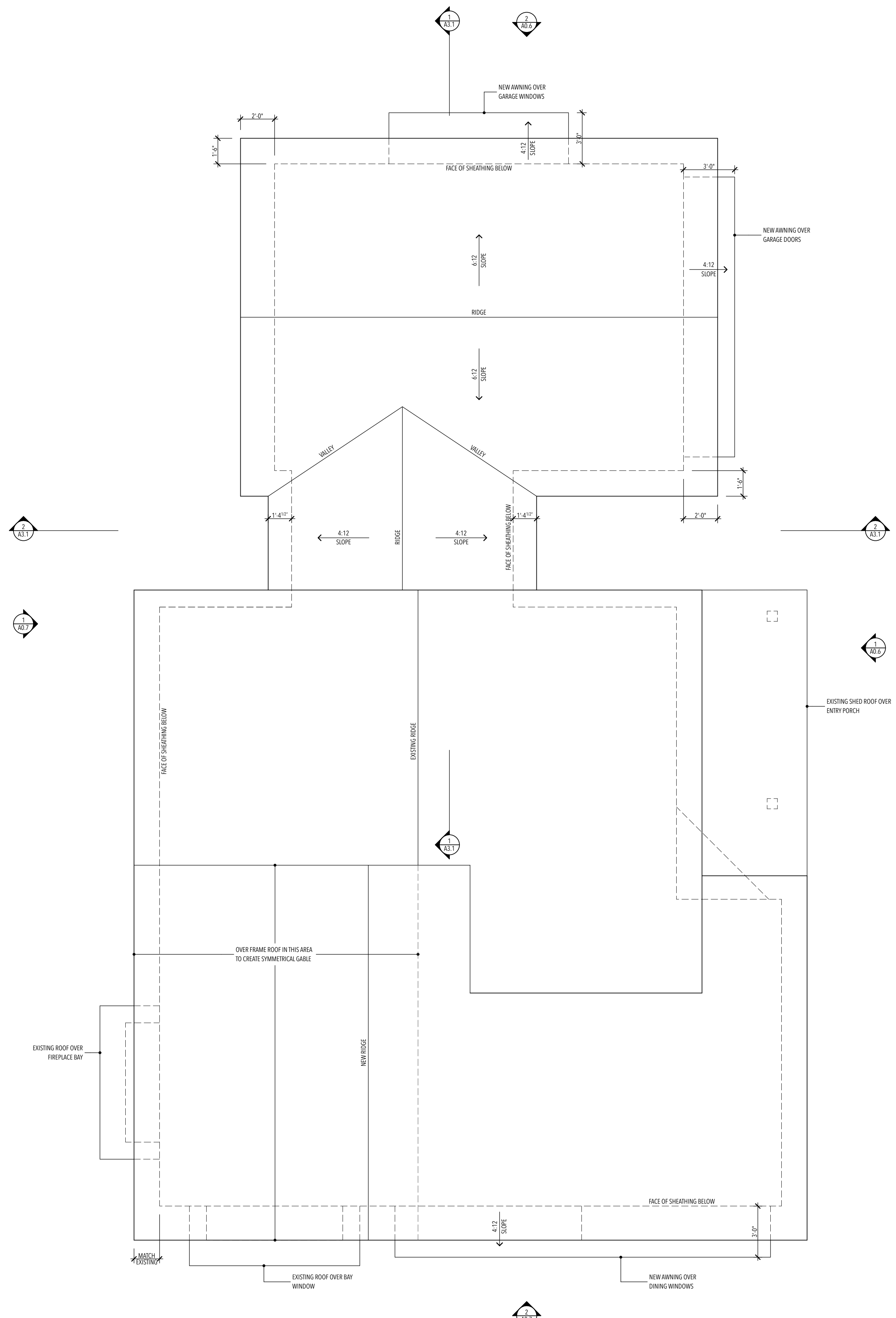
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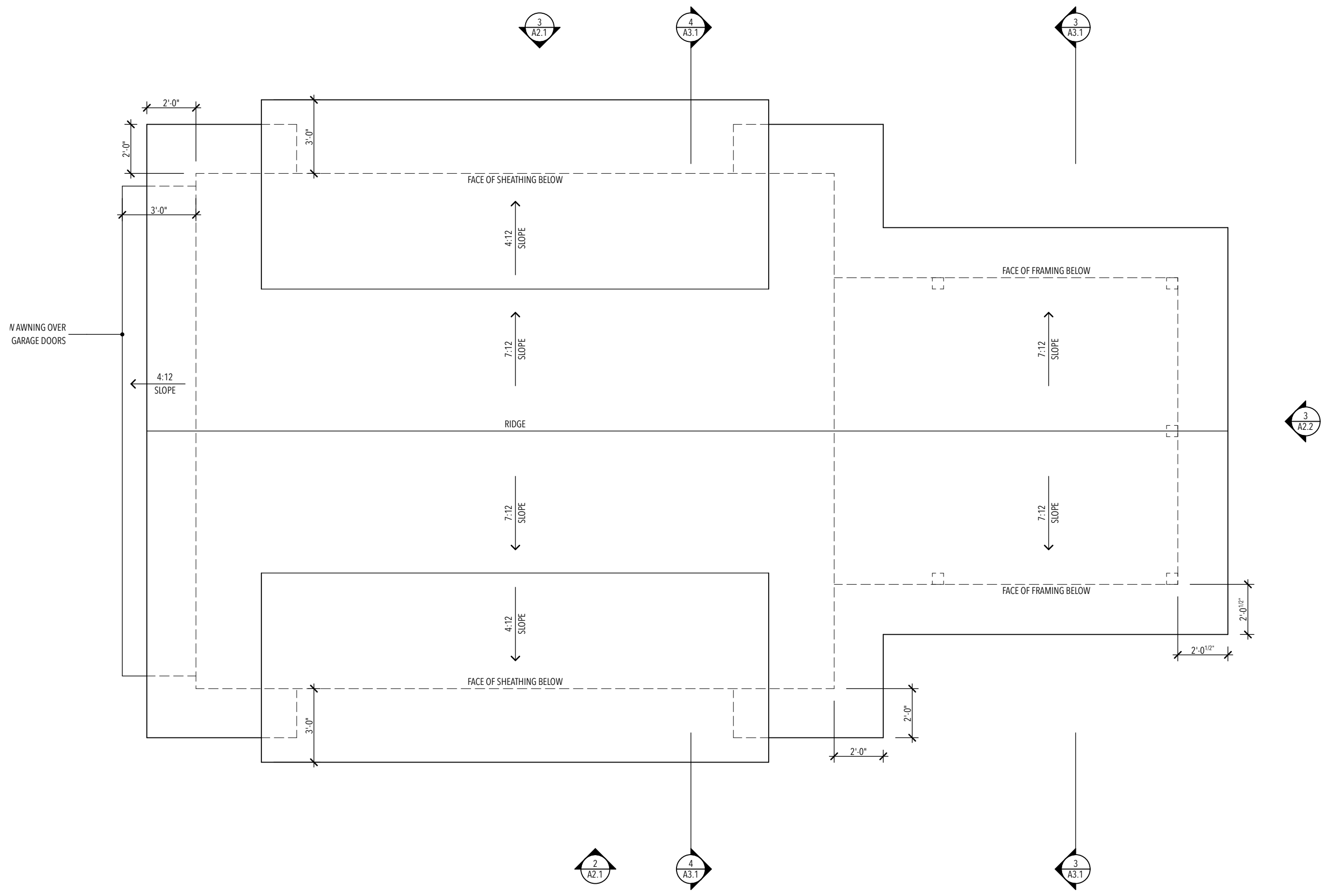
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MINNEAPOLIS, MN 55414

NOT FOR CONSTRUCTION  
**CEDAR POINT CABIN**  
5415 CEDAR POINT ROAD  
MINNETRISTA, MN



**1 CABIN ROOF PLAN**  
SCALE: 1/4" = 1'-0"



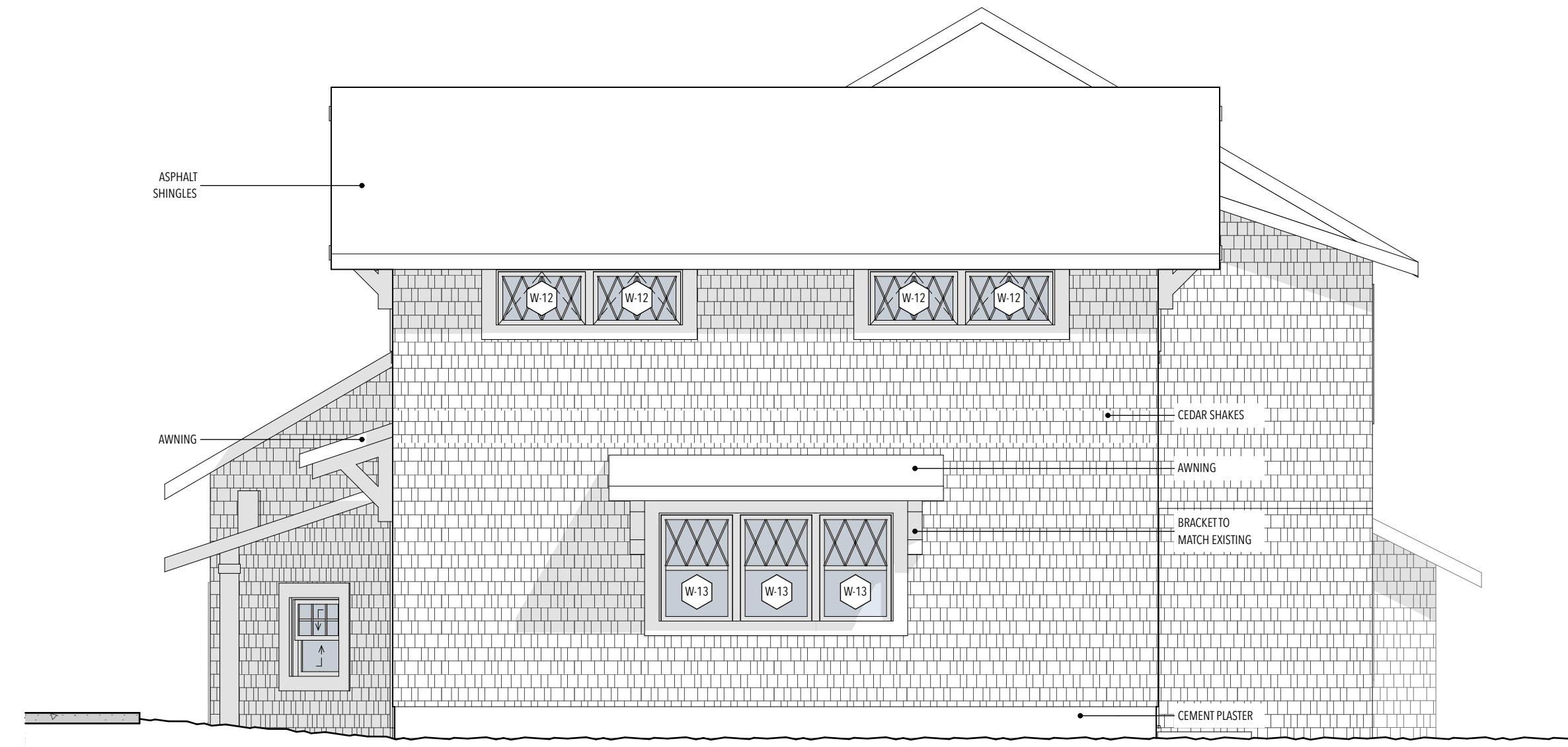
**2 GARAGE/WORKOUT ROOM PLAN**  
SCALE: 1/4" = 1'-0"

DATE	DESCRIPTION
10/10/25	SCHEMATIC DESIGN

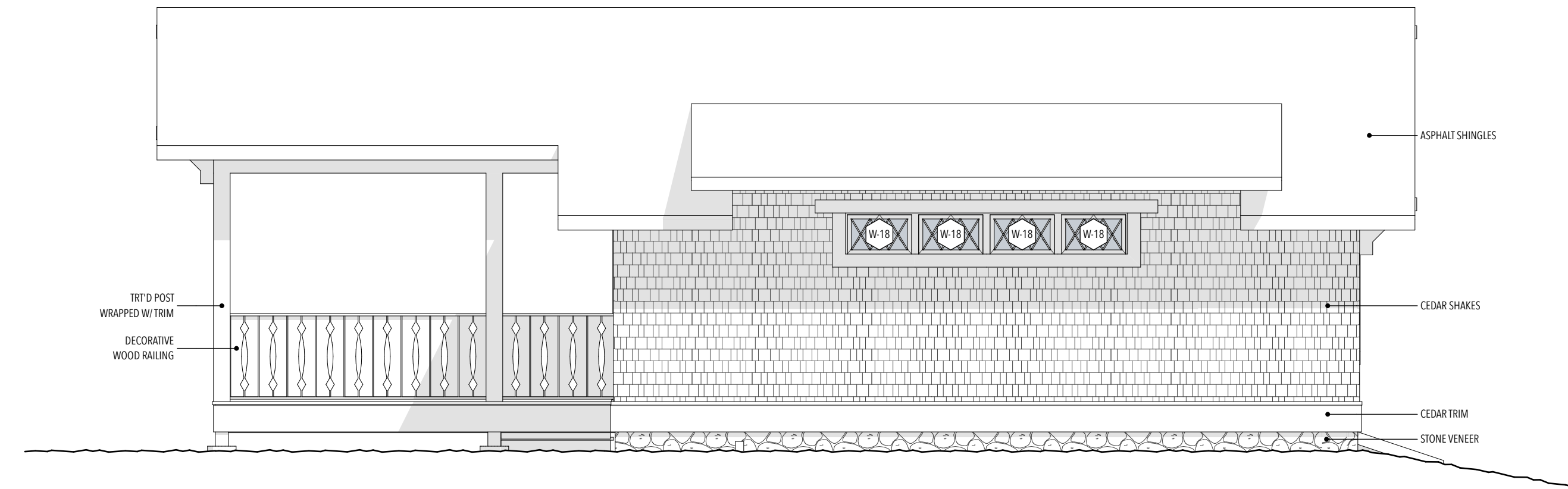
PROJECT NUMBER  
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PROJECT ARCHITECT  
ERIC ODOR  
DRAWN BY  
ALYSSA JAGDFELD

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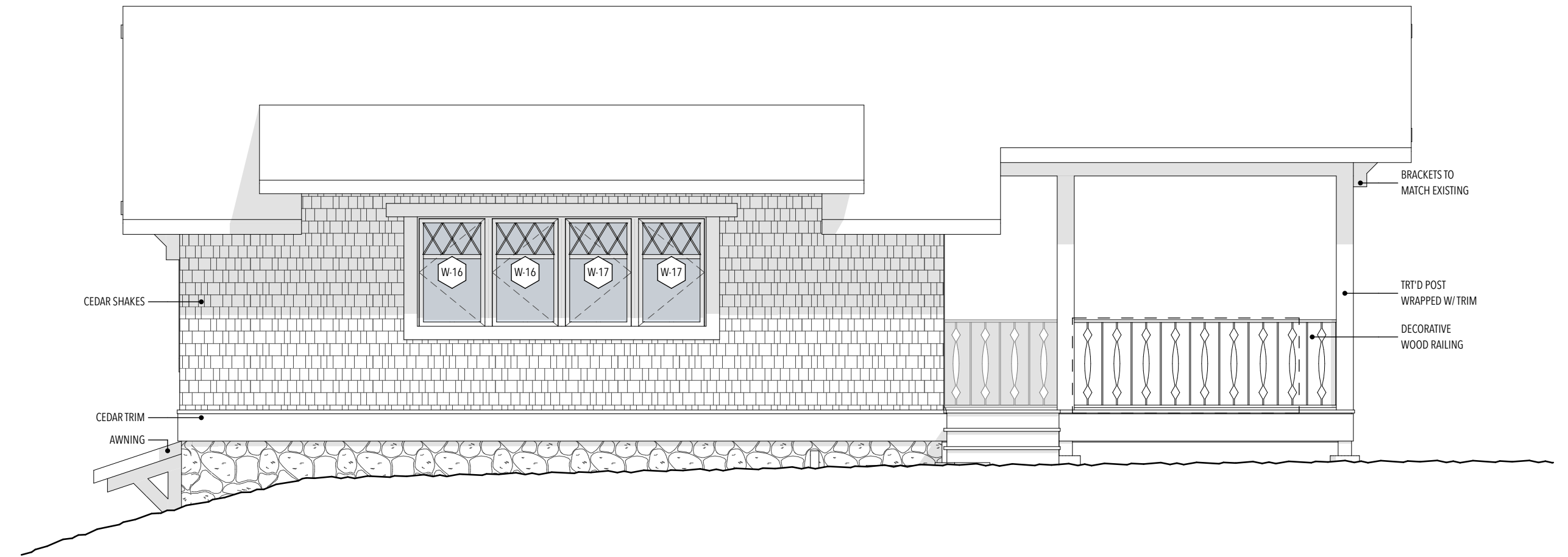
SHEET NO. **A1.4**



**4 NORTH ELEVATION - CABIN ADDITION**  
A2.1 SCALE: 1/4" = 1'-0"



**3 NORTH ELEVATION - GARAGE/WORKOUT ROOM**  
A2.1 SCALE: 1/4" = 1'-0"

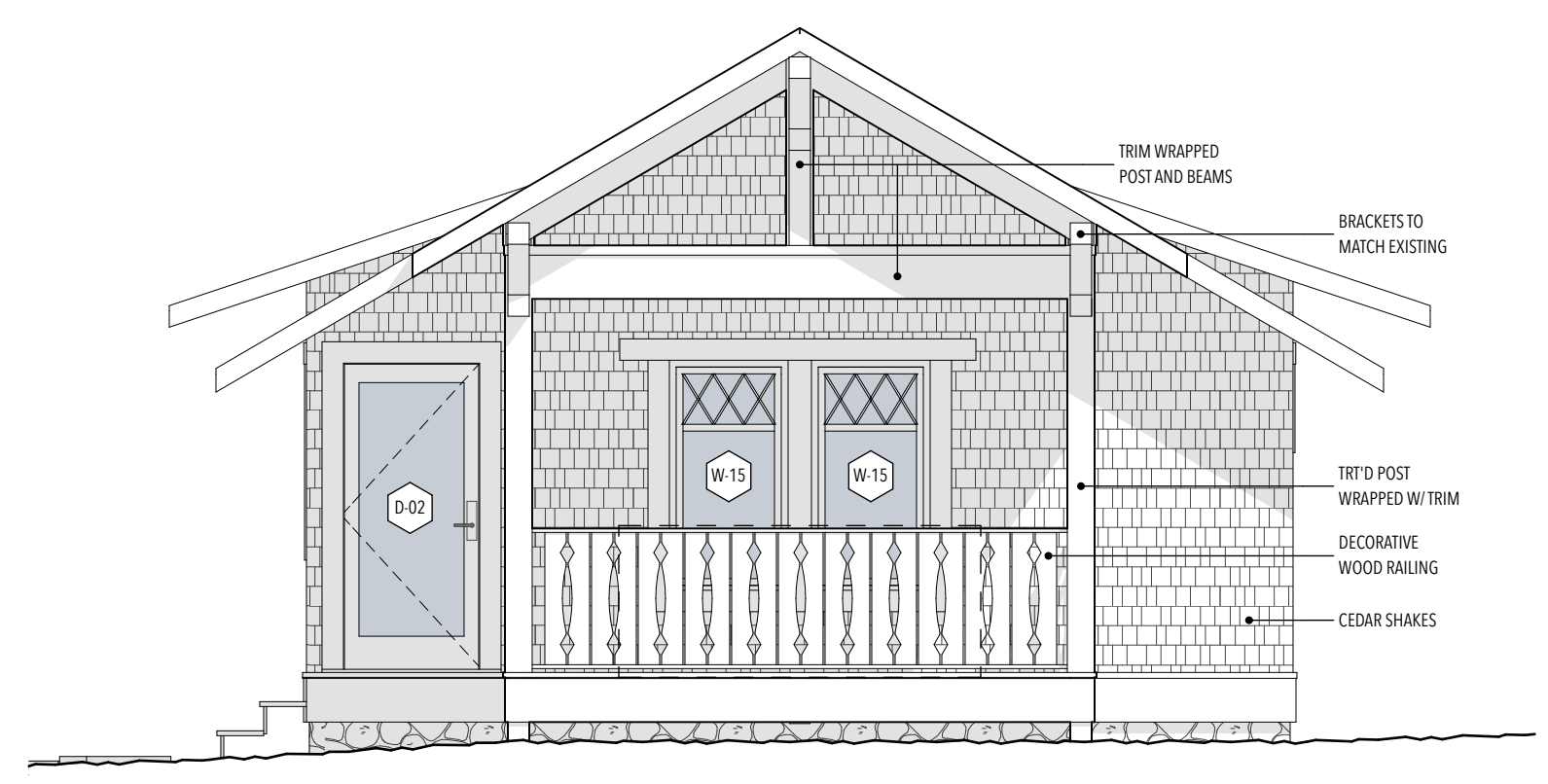


**2 SOUTH ELEVATION - GARAGE/WORKOUT ROOM**  
A2.1 SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION - CABIN**  
A2.1 SCALE: 1/4" = 1'-0"

Exterior Window and Door Schedule							
ID	Qty	Manufacturer	Model	Type	Width	Height	Note
D-01	1	Undefined	Undefined	Inswing Door	3'-0"	7'-0"	LEAF SIZE
D-02	1	Undefined	Undefined	Inswing Door	3'-0"	6'-8"	LEAF SIZE
D-03	1	Undefined	Undefined	Undefined	2'-6"	6'-8"	LEAF SIZE
D-04	1	Undefined	Undefined	Undefined	2'-8"	6'-8"	LEAF SIZE
D-05	1	Undefined	Undefined	Undefined	2'-8"	6'-8"	LEAF SIZE
D-06	1	Undefined	Undefined	Undefined	2'-8"	6'-8"	LEAF SIZE
GD-01	1	Undefined	CARRIAGE STYLE	Garage Door	9'-0"	8'-0"	LEAF SIZE
GD-02	1	Undefined	CARRIAGE STYLE	Garage Door	9'-0"	7'-0"	LEAF SIZE
W-01	2	MARVIN	UCA2860 E RIGHT	Casement	2'-4"	4'-11 1/8"	FRAME SIZE
W-02	3	MARVIN	UCA3660 E RIGHT	Casement	3'-0"	4'-11 1/8"	FRAME SIZE
W-03	2	MARVIN	UCA2860 E LEFT	Casement	2'-4"	4'-11 1/8"	FRAME SIZE
W-04	3	MARVIN	UCA3660 E LEFT	Casement	3'-0"	4'-11 1/8"	FRAME SIZE
W-05	1	MARVIN	ULTIMATE PICTURE	Fixed	5'-0"	4'-11 1/8"	FRAME SIZE
W-06	3	MARVIN	ULTIMATE PICTURE	Fixed	3'-0"	1'-11 1/8"	FRAME SIZE
W-07	2	MARVIN	ULTIMATE PICTURE	Fixed	1'-0"	4'-11 1/8"	FRAME SIZE
W-08	1	MARVIN	ULTIMATE PICTURE	Fixed	5'-0"	1'-11 1/8"	FRAME SIZE
W-09	1	MARVIN	UCA3060 E RIGHT	Casement	2'-6"	4'-11 1/8"	FRAME SIZE
W-10	1	MARVIN	UCA3060 E LEFT	Casement	2'-6"	4'-11 1/8"	FRAME SIZE
W-11	6	MARVIN	ULTIMATE PICTURE	Fixed	2'-0"	3'-3 1/8"	FRAME SIZE
W-12	4	MARVIN	UAWN3624	Awning	3'-0"	1'-11 1/8"	FRAME SIZE
W-13	3	MARVIN	ULTIMATE PICTURE	Fixed	2'-6"	3'-7 1/8"	FRAME SIZE
W-14	1	MARVIN	UCA2440	Casement	2'-0"	3'-3 1/8"	FRAME SIZE
W-15	4	MARVIN	ULTIMATE PICTURE	Fixed	2'-6"	4'-11 1/8"	FRAME SIZE
W-16	2	MARVIN	UCA3048 E LEFT	Casement	2'-6"	3'-11 1/8"	FRAME SIZE
W-17	2	MARVIN	UCA3048 E RIGHT	Casement	2'-6"	3'-11 1/8"	FRAME SIZE
W-18	4	MARVIN	UAWN3020	Awning	2'-6"	1'-7 1/2"	FRAME SIZE
<b>53</b>							



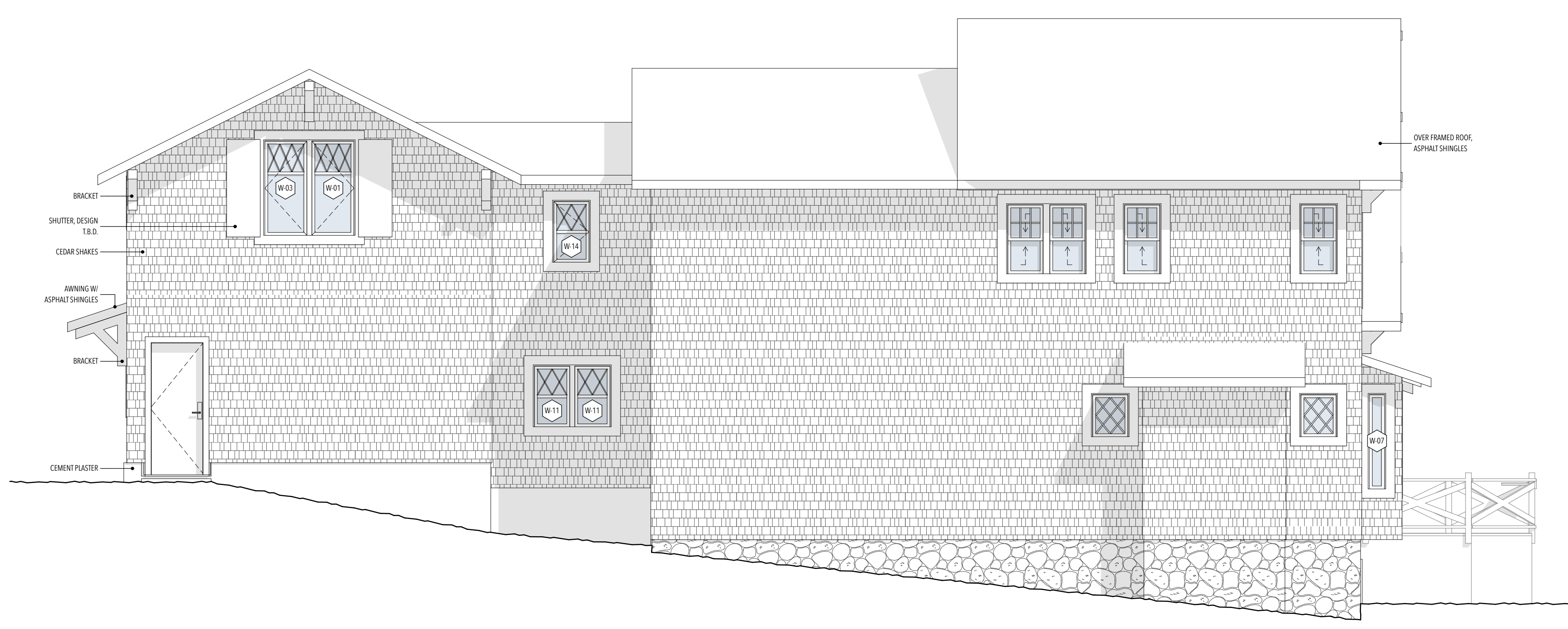
**3 EAST ELEVATION - HOT TUB PORCH/WORKOUT ROOM**  
A2.2 SCALE: 1/4" = 1'-0"



**4 EAST ELEVATION - CABIN & ADDITION**  
A2.2 SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION - GARAGE/WORKOUT ROOM**  
A2.2 SCALE: 1/4" = 1'-0"

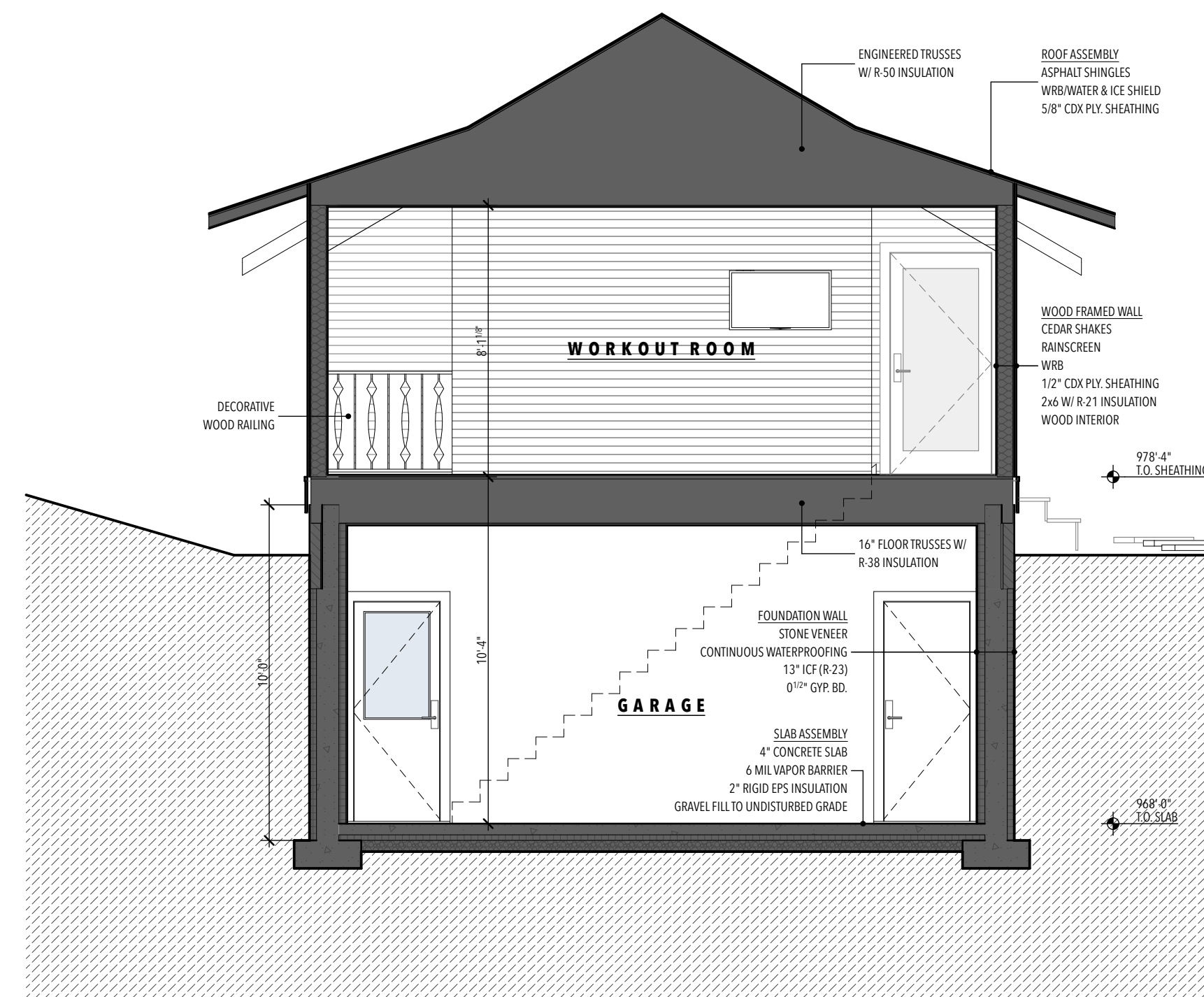


**1 WEST ELEVATION - CABIN & ADDITION**  
A2.2 SCALE: 1/4" = 1'-0"

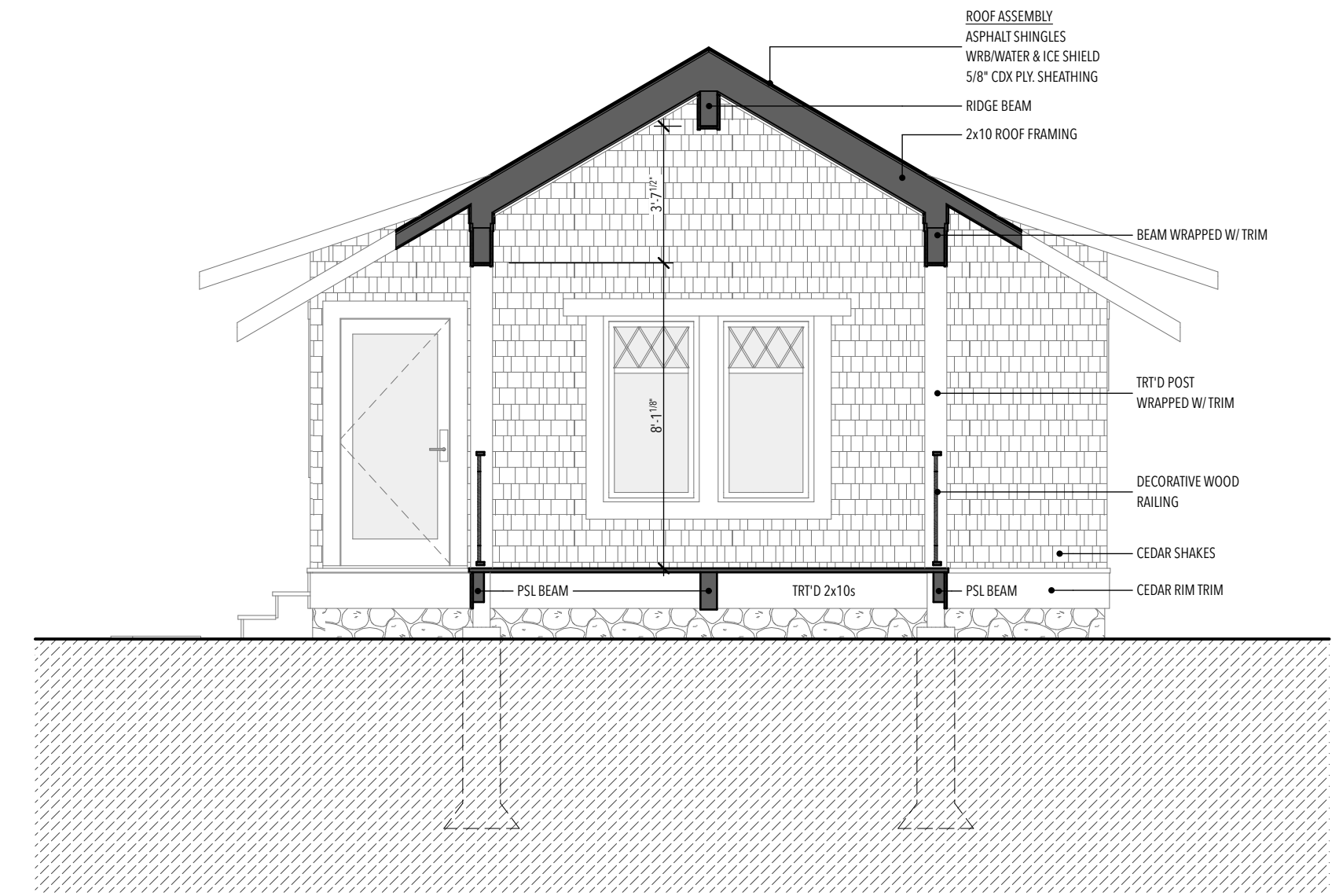
DATE	DESCRIPTION
10/10/25	SCHEMATIC DESIGN

<b>PROJECT NUMBER</b>	25042
<b>PROJECT ARCHITECT</b>	ERIC ODOR
<b>DRAWN BY</b>	ALYSSA JAGDFELD

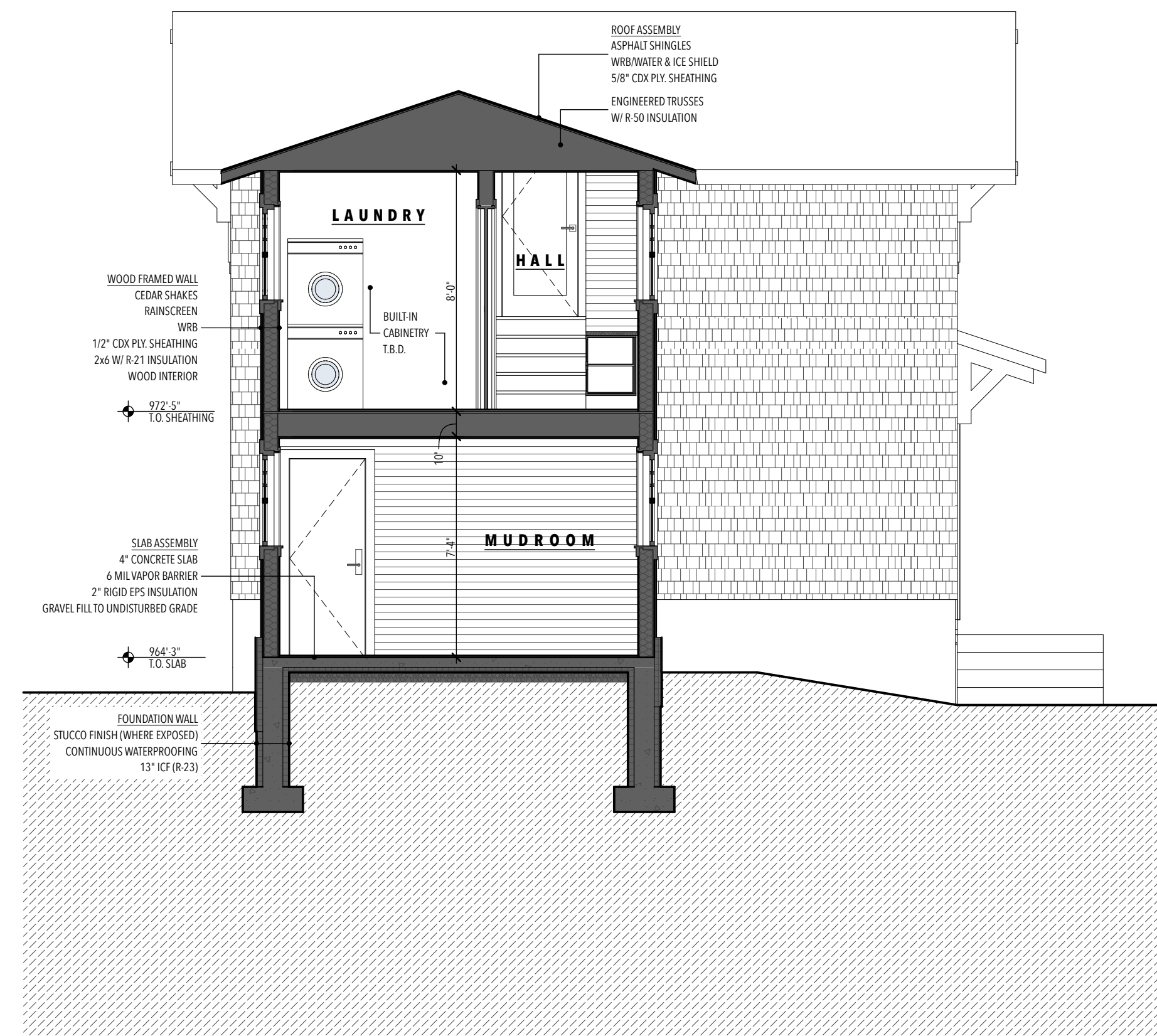
Dimensions are not to be determined by scaling off of these drawings. Should dimensions be required beyond those provided, please contact the architect.  
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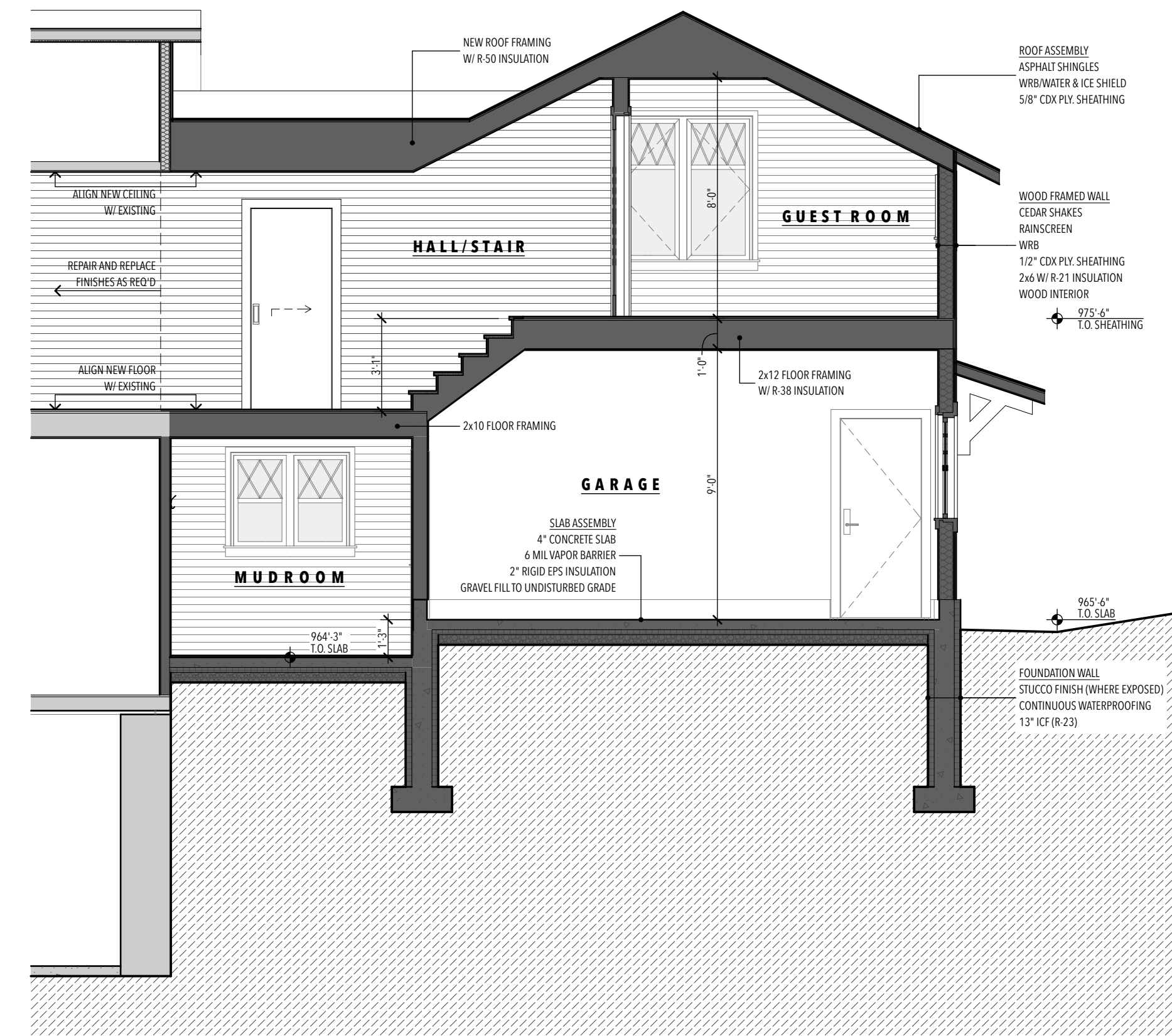
**4 GARAGE/WORKOUT SECTION**  
SCALE: 1/4" = 1'-0"



**3 HOT TUB PORCH SECTION**  
SCALE: 1/4" = 1'-0"



**2 SECTION LOOKING NORTH - LINK**  
SCALE: 1/4" = 1'-0"



**1 GARAGE/GUEST ROOMS SECTION**  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION  
**CEDAR POINT CABIN**  
 5415 CEDAR POINT ROAD  
 MINNETRISTA, MN

DATE	DESCRIPTION
10/10/25	SCHEMATIC DESIGN

PROJECT NUMBER  
25042  
PROJECT ARCHITECT  
ERIC ODOR  
DRAWN BY  
ALYSSA JAGDFELD

Dimensions are not to be determined by scaling off of these drawings. Should dimensions be required beyond those provided, please contact the architect.  
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SHEET NO. **A3.1**

See dotted line for current  
 roof angle. Roof  
 overlay will be  
 32" higher at  
 ridge + will  
 not add hardware.

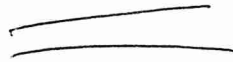


New  
 overhang -  
 comes out  
 36" - it is  
 the same  
 as other  
 existing  
 overhang.

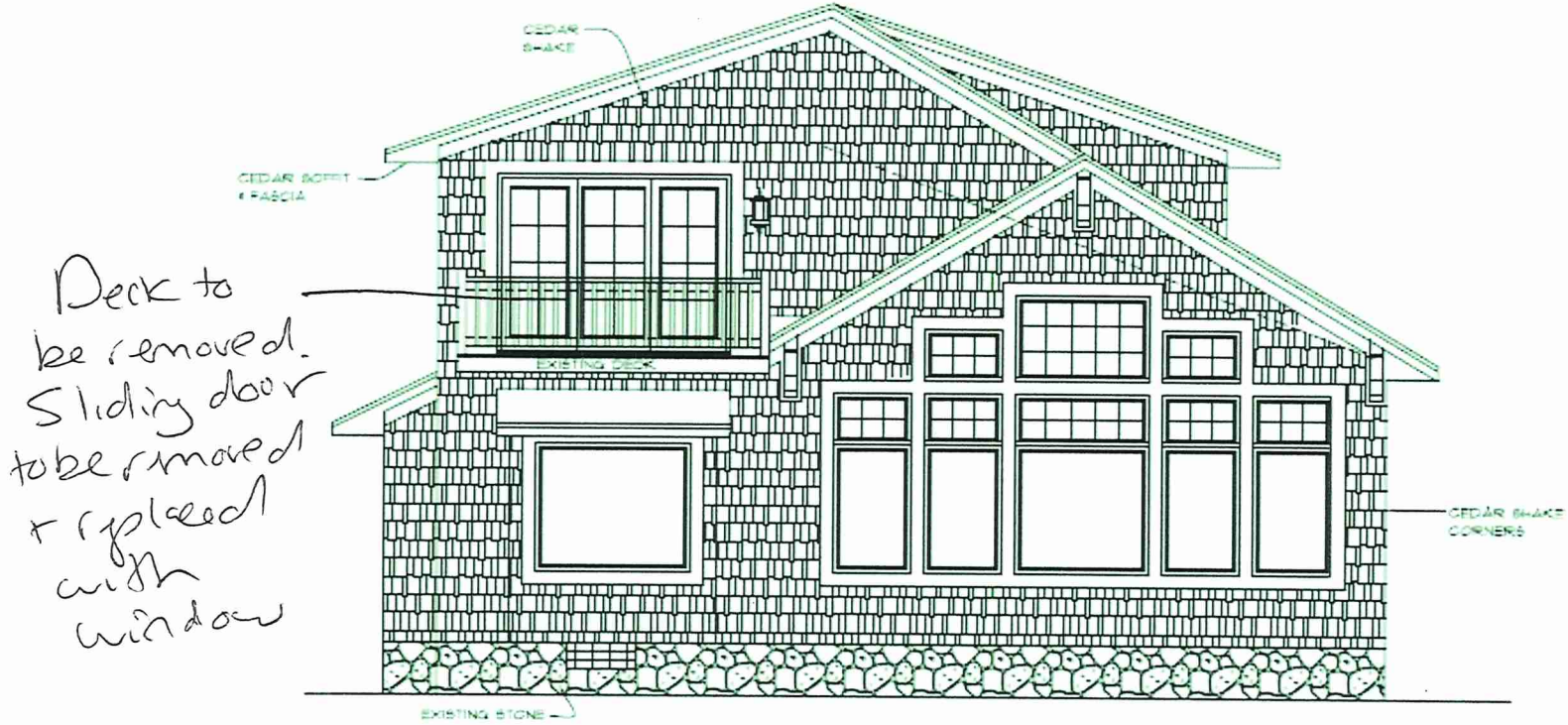
1  
 227

SOUTH ELEVATION - CABIN

- Proposal



← Angle to be fixed



Deck to be removed.  
Sliding door to be removed & replaced with window

CEDAR SHAKE CORNERS

EXISTING STONE

\*ALL DOOR & WINDOW HEADERS TO BE A P.E. OR BETTER

LAKE SIDE ELEVATION 1/4" = 1'-0"

- Current as of 10/25  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESOLUTION NO. 107-25**

**CITY OF MINNETRISTA**

**RESOLUTION APPROVING LAKESHORE AND SIDE YARD SETBACK VARIANCES  
FOR JOHN WATKINS AND KATHRYN HAMMOND TO CORRECT THE ROOF  
ANGLE OF THE EXISTING HOME AT 5415 CEDAR POINT ROAD**

WHEREAS, the City of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, John Watkins and Kathryn Hammond (the “Applicants”) have made an application for a lakeshore setback variance to reduce the required setback from 50 feet to 46 feet and a side yard setback variance from 15 feet to 7 feet to correct the roof angle of the existing home at 5415 Cedar Point Road (the “Property”) and which is legally described on Exhibit A attached hereto; and

WHEREAS, on November 24, 2025, the Minnetrista Planning Commission considered the requested lakeshore and side yard setback variances, held a public hearing and, after consideration of the entire record before it, voted 5-0 in favor of recommending approval of the requested setback variances; and

WHEREAS, the Minnetrista City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The requested variance is in harmony with the purpose and intent of the City’s zoning ordinances because the proposed roof addition/pitch correction does not change the use from a single-family home, which is a proper use of R-1 Low-Density Single-Family Residence zoned property. The proposed roof project does not alter the existing setbacks and the overall height increase is minimal;
2. The requested variance is consistent with the City’s comprehensive plan because the Property is guided for long term Residential Low land use in the 2040 Minnetrista Comprehensive Plan. The requested variances do not change the use from a single-family home, which is a use consistent with the long-term plan for the Property. In addition to simply complying with the Proposed Land Use Map, the proposed roof project does not change the location of the existing home, which minimizes the impact on the lakeshore and adjacent properties;
3. The Applicant proposes to use the Property in a reasonable manner because the Applicants are proposing to correct the angle of the existing roof so it is symmetrical and alleviates issues caused by the existing pitch. The proposed addition frames over the existing roof and does not further encroach upon the lake or neighboring properties;

4. The requested variance is the result of unique circumstances not created by the landowner because the existing home was built in 1920, which is well prior to the Applicants owning the Property. The home has always been in its existing location and the roof angles appear original as well. The Applicants did not choose the home location nor design the roof angles; and
5. The requested variance will not alter the character of the locality because the proposed roof project does not change the location of the home relative to the side property line or lakeshore and the overall height increase is minimal. The project is also expected to improve the aesthetic view of the home from the lake.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the requested lakeshore and side yard variances to correct the roof angle of the existing home at the property generally located at 5415 Cedar Point Road, subject to the following conditions:

1. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
2. The Applicants shall obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
3. The Applicants are responsible for all fees incurred by the City in review of this application; and
4. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

This resolution was adopted by the City Council of the City of Minnetrista on the 8<sup>th</sup> day of December, 2025 by a vote of \_\_\_ Ayes and \_\_\_ Nays.

\_\_\_\_\_  
Lisa Whalen, Mayor

ATTEST:

\_\_\_\_\_  
Ann Meyerhoff, City Clerk

**EXHIBIT A**

Legal Description of 5415 Cedar Point Road:

Lot 4 & Part of Lot 5, Block 10, Douglas, Hennepin County, Minnesota.