Location Map

Project: Patton Residence
Address: 3021 Lake Shore Blvd
To whom it may concern,

I am providing a written statement in regards to the variance application for the Patton residence at 3021 Lakeshore Blvd W, Wayzata MN 55391. The existing home is on parcel 17-17-22-21-0.04. The variance is for an attached two car garage and front entry for the front and sideyard setbacks.

The existing original placement of the home on the lot placed the access to Lakeshore Blvd for a garage and entry in need of a variance. The existing 1 1/2 story home will be a true two story that will not go above the existing 24' height.

In the neighborhood most of the homes have a garage and front entry, along with many homes being two stories. This variance would not alter the essential character of the neighborhood.

I appreciate your time on this matter.

Sincerely,

Scott Glover
Remod All Properties LLC
Lic# BC6 30294
Pht# 612-590-5677
Variance Application

PRACTICAL DIFFICULTIES WORKSHEET

By state law, variances may be granted from the standards of the city's zoning ordinance only if:

1) The proposed variance is in harmony with the general purpose and intent of the zoning ordinance;

2) The proposed variance is consistent with the comprehensive plan; and

3) An applicant establishes that there are practical difficulties in complying with the ordinance standard from which they are requesting a variance. Practical difficulties means:
   - The proposed use is reasonable;
   - The need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and
   - The proposed use would not alter the essential character of the surrounding area.

<table>
<thead>
<tr>
<th>PRACTICAL DIFFICULTIES</th>
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<tr>
<td>Describe why the proposed use is reasonable</td>
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<td>An attached double car garage and front entrance with the stairwell to the second story is reasonable, but the original lot placement of the home bring this work within the required setbacks.</td>
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| Describe: |
| circumstances unique to the property; |
| why the need for variance was not caused by the property owner; and |
| and why the need is not solely based on economic considerations. |
| The original placement of the home on the lot has the location of the new garage and entry within the setbacks to the front and east side of the property. Having lakeshore blvd as the access to the garage and a front entry leave this placement the only option on the property. |

| Describe why the variance would not alter the essential character of the neighborhood |
| Most homes in the neighborhood have a double garage and front entry. Many of these homes are two story homes. This home will go from a 1 1/2 story to a true two story home in fitting with the neighborhood and not to exceed the existing height |

VARIANCE APPLICATIONS WILL NOT BE ACCEPTED IF THIS WORKSHEET IS NOT COMPLETE

PROCESS
CERTIFICATE OF SURVEY

LEGAL DESCRIPTION:
LOT 6, BLOCK 2, THORPE BROTHERS
RE-ARRANGEMENT OF GROVELAND SHORES,
HENNEPIN COUNTY, MINNESOTA

NOTES:
1) THIS SURVEY WAS PERFORMED WITHOUT THE
   BENEFIT OF A TITLE INSURANCE COMMITMENT.
2) P.I.D.:17-117-22-21-0104
3) PARCEL AREA: 6,477 SQ. FT.
4) BEARING BASIS IS ASSUMED.
5) DATE OF FIELDWORK: 2-23-2018

PREPARED FOR:
THOMAS AND LIANA PATTON
3021 LAKESHORE BOULEVARD
WAYZATA, MN 55391

PREPARED BY:
TRENCE W. VAN NESTE
VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES
85 WILDHURST ROAD, EXCELSIOR, MN 55331
PHONE (952) 686-3055 TOLL-FREE FAX (866) 473-0120
WWW.VANNESTESURVEYING.COM

CERTIFICATION:
I hereby certify that this survey, plan, 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.

SIGNATURE: W VAN NESTE

ISSUED: 2-23-2018
DRAWN BY: TWA
REV: 3-7-2018
SCALE: 1" = 20 FEET

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PROFESSIONAL SURVEYING SERVICES
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SHEET 1 OF 1
- Aluminum fascia
- Opaque Glass Garage Door
- Entry Door: Wood/Glass/Composite
- Azek Paneling + Decking
- Cedar/LP Lap Siding
- LP Trim/Cedar Trim boards

Contact: Scott Glover
612-590-5677
3021 Lakeside Blvd
Minnetonka, MN 55391
- Siding will have Apek Panels, board and batten
  - Cedar Wood - Lap Siding
  - LP Lap Siding
  - Aluminum soffits with wood under T & G
  - Aluminum clad windows
  - EAVM flat roof
SECOND STORY

EXISTING

PROPOSED