CITY OF SHOREVIEW
AGENDA
PLANNING COMMISSION
Tuesday August 25, 2026
7:00 PM

Under MN Statutes 13D.02 and city policy, members may participate remotely.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**
   4.A July 28, 2026 Meeting Minutes

5. **REPORT ON CITY COUNCIL ACTIONS**

6. **OLD BUSINESS**

7. **NEW BUSINESS**
   7.A 675 Sunset Ct - Fence Height Variance - Mark Palmquist
   7.B 559 Harbor Court- Residential Design Review and Variance- 580 Shoreview LLC
   7.C 804 County Road I W - Variances - Robert Freed

8. **MISCELLANEOUS**
   8.A 2026 Calendar and Meeting Assignments

9. **ADJOURNMENT**

Memorandum

TO:	Planning Commission
FROM:	Niki Hill, AICP , Assistant Community Development Director
DATE:	August 25, 2026
SUBJECT:	July 28, 2026 Meeting Minutes
ITEM NUMBER:	4.A
SECTION:	APPROVAL OF MINUTES

REQUESTED MOTION
Approve the Planning Commission meeting minutes from July 28, 2026

INTRODUCTION

DISCUSSION

RECOMMENDATION
To approve the minutes from the July 28, 2026 Planning Commission meeting.

ATTACHMENTS
July 28, 2026 Planning Commission Meeting Minutes

SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
JULY 28, 2026

CALL TO ORDER

Chair John called the July 28, 2026 Shoreview Planning Commission meeting to order at 7:00 pm.

ROLL CALL

The following Commissioners were present: Chair John; Commissioners Ahmadvand, Anderson, Cordes, Helgen, Solomonson and Westadt.

Staff Present: Asst. Community Development Director Niki Hill, AICP
Senior Planner Izaak Peterson
Associate Planner Will Harris
City Attorney Rebecca Duren

APPROVAL OF AGENDA

MOTION: by Solomonson, seconded by Westadt to approve the July 28, 2026 Planning Commission meeting agenda as presented.

VOTE: AYES - 7 NAYS - 0

APPROVAL OF MINUTES - JUNE 23, 2026

Solomonson again corrected his questions on page 10 of the May 26, 2026. The question about the subdivision impacting the conditional use permit should be removed from his comments and should be reflected as such in the June 23, 2026 planning commission minutes.

MOTION: by Westadt, seconded by Cordes to approve the meeting minutes of June 23, 2026, as corrected.

VOTE: AYES - 7 NAYS - 0

REPORT ON CITY COUNCIL ACTIONS

No actions to report.

OLD BUSINESS

There was none.

NEW BUSINESS

3215 PARK OVERLOOK DR. - VARIANCE - KRISTEN THORESON AND SARAH COOK

Presentation by Associate Planner Will Harris

The property is zoned R1, Detached Residential and has 211 feet of combined frontage on the street. The lot contains an existing single family home with an attached 3-car garage. The north side of the property has a steeper grade than the south side which is flatter.

The applicants seek to expand the existing concrete driveway for additional vehicle parking and sport court usage. The expansion is 22' x 23.5'. Alignment of the expansion would follow the existing driveway configuration on the south side of the lot. The following variances are requested:

- Section 109-92(b)(2) - to enrich into the 20-foot required front setback for all parking lots, including driveways.
- Section 109-93(1)(e)(2) - to construct a parking pad within the front yard.

Applicant Statement
The applicant states that the variances maintain the goals of the development code by the following:

- Remaining low profile and residential
- Preserves a cohesive site by maintaining the driveway layout
- Avoids excessive grading by utilizing a flat area
- Preserves the existing trees and vegetation that screen the improvement from the roadway

The plan consistent with the comprehensive plan because:

- Provides off-street parking
- Preserves natural features
- Remains compatible with the neighborhood.

This is the only location that combines level grade direct continuation of the existing driveway, visual screening from the street and minimal disruption to the existing landscaping.

Staff and Agency Comment
The City Engineer notes that no grading plan was submitted for review. The applicant shall not alter the historic drainage pattern. A land disturbance permit would likely be required for construction of the pad.

Public Comment
Notice was mailed to property owners within 150 feet of the subject property. One comment was received in support of the proposal.

Staff Review
Staff finds that a unique circumstance is not present due to the proposed size of the parking pad/sport court. The site has the capacity to handle a 15' x 28' driveway addition along the side of the home that would be in compliance with the front and side yard setbacks. A standard parking space is 9' x 18'. There is capacity for 1 to 1.5 parking spaces that would be in compliance with code.

Staff Recommendation
The planning commission should consider public testimony and the written comment to make a determination of the variance criteria. If practical difficulty is not found, the variance should be denied. If the commission grants the variance, practical difficulty must be stated in the findings of fact for the motion.

Commission Questions

Helgen: Asked for an explanation of the reference to a pseudo corner lot which implies a unique geometry to the lot. A regular lot has four points. This one has one point in the rear yard with a large curved continuation of the front lot line. It does meet the criteria for a corner lot in code.

Cordes: Where would the expanded driveway be located if it were in compliance? There is a 20-foot setback required from the front property line and a 5-foot setback from a utility easement along the south property line. The pad would have to be located in the side yard and meet both setback requirements.
How would the driveway access that area around the trees and corner of the house? Code allows a driveway expansion within the front setback area as long as it is a continuation to a parking pad or garage. Survey measurements show the side of the house to be approximately 20 feet. The distance from the corner of the house to the front property line is approximately 34 feet. There would be 14 feet of space for the current pad to connect with the

new pad. The proposal is for a 500 square foot pad; the city would allow approximately 420 square feet.

Solomonson: Could the expansion extend straight out without a variance, even though there is landscaping? It would depend on the measurement of the driveway. Code requires a driveway leading to a home be 24 feet wide at the curb cut.
Is there a safety issue for sight lines and a landscaping restriction for this lot? If this were a standard lot, a safety measurement would be taken from the actual corner. He does not believe that is an issue with this lot.

Kristen Thoreson, 3215 Park Overlook Dr., Applicant, thanked Harris and the commission for their time. The lot is unusual with a wedge shape that reduces the usable area within the required setbacks. The fact that there are constraints with the shape demonstrates difficulty. Staff's focus is on a driveway that will be in compliance. The constraints are a condition created by the site. Staff's recommendation for a smaller parking pad would move it to the side of the garage rather than being an extension of the existing driveway. This would not be an issue for additional parking. The driveway slopes and only the top part is flat. An extension to the existing driveway would allow recreational use in one continuous area. Keeping a normal area of activity for a family with children closest to the home is a practical consideration. The practical difficulty is not where the pavement can fit but that the geometry of the property limits a functional extension of the driveway.

Solomonson asked if the used more for a sports court or for parking. Thoreson said the existing driveway provides very limited space for sports activities. With younger children, the focus is on a sports court. As they get older, it will be used for additional parking.

Chair John opened the discussion to public comment. There was none.

Commission Discussion
Helgen said he believes practical difficulty exists and the variance should be approved.

Cordes asked if parking would be allowed if the sports court were paved for a tennis court as opposed to a basketball court. Hill said paving would have to be in compliance with regulations for any patio or driveway. Cordes said the curve of the lot does not affect the proposal because the house is located closer to the corner of the property like many other properties. His house is just as close to the lot lines as the one in this application. He would not be

able to add a similar driveway extension because of the setbacks, even though his back yard is unusual. He does not agree there is practical difficulty.

Ahmadvand said there is practical difficulty. It would be too hard to put the extension on the other side of the driveway. One neighbor is in support of the proposal. He would lean toward supporting the variance.

Solomonson asked if there is off street parking. Harris said only during the day. Solomonson said he does not believe a sport space is a right that warrants a variance. There is a way to get additional parking that would be in compliance. He agrees with staff's recommendation.

Anderson said he does not believe there is practical difficulty. While this is the best place for an extended driveway, there is an alternative. Needing more driveway is not a practical difficulty when there is a workable driveway for a 3-car garage that exists.

Westadt agreed there is no unique circumstance. If parking is the purpose, there is plenty of space to provide it. There is nothing unique about this site being on a corner and the house placed closer to one property line than another. That happens all the time. She would deny this request.

John agreed the property is no different than a typical corner lot. He would support staff's recommendation

MOTION: by Westadt, seconded by Solomonson to deny the variance application submitted by Kristen Thoreson and Sarah Cook regarding the property at 3215 Park Overlook Dr., to construct a driveway extension for the use of recreation and off-street parking. This action is based on the finding that a practical difficulty is not present, as the encroachment into the front setback is caused by the size of the pad the owners wish to construct rather than reducing the size slightly and meeting the minimum setbacks.

ROLL CALL VOTE
AYES: Anderson, Cordes, Solomonson, Westadt, John
NAYS: Ahmadvand, Helgen

0 RICE STREET - CONCEPT STAGE APPLICATION - PRABURAMAKRISHNA AND SRI MANIVANNAN

Presentation by Senior Planner Izaak Peterson. This is a triangle-shaped property located south of the roundabout on Rice Street and I-694, south of

Jerrold Avenue. The parcel has listed for sale for a number of years, which has generated interest for storage facilities, contractor yards and used car dealerships.

The property consists of 0.34 acre with frontage on Rice Street to the east and Jerrold Avenue to the north. It is currently zoned for Office (O) in the comprehensive plan. The property is in PDA 19 guided for professional offices, daycare centers, medical and dental clinics and similar uses. Utility extensions are required to develop the property. A restaurant is allowed with restrictions—no drive-up facility, food sales are at least 60% of gross sales, food orders not accepted after 11:00 pm.

The site abuts the Soo Line railroad and residential properties to the west. The property slopes to the southeast and has trees and vegetation. There is approximately 1200 square feet of building area located towards Rice Street and Jerrold Avenue.

The proposal is for a cafe/restaurant with a 36-seat capacity and 12 surface parking spaces. It would be physically impossible for almost any development to comply compliance with required building setbacks. The lot orientation and constrained width create a practical difficulty for any application to pursue development in alignment with the comprehensive plan. As a corner lot with two frontages, the front (east) setback is required to be 50 feet; 20 feet is proposed. The front setback to the north is required to be 30 feet; 10 feet are proposed. The side setback to the west along the railroad is required to be 50 feet; 19 feet are proposed.

Site access would be either from Jerrold Avenue or Rice Street. Access from Jerrold would be restricted by a median to serve a railroad quiet zone. The. most viable access would be from Rice Street which is regulated by Ramsey County. The county has indicated access would be permissible, but a traffic study would be required. Access is shown 100 feet south from the intersection of Jerrold and Rice Street.

Parking is required at a rate of one parking space per 3 seats of seating capacity. The proposed parking layout shows conflicting turning movements, and staff is concerned about peak restaurant parking demand. A parking demand study is required with an evaluation of snow storage locations. There are very limited parking alternatives and no street parking.

High quality facade materials would be used that would meet development code design standards. The building height is single story and size of 1200 square feet is reasonable given the site constraints. Evaluation of traffic sight lines is necessary.

Water is available along Rice Street and Jerrold Avenue. A significant challenge to the site is sewer. A sewer extension would have to come from the railroad property to the north, Little Canada to the east or from between the 100 block of Edgewater and Jerrold. Connection to any location would require an easement agreement to extend sewer across private property including the railroad. Little Canada would require an intergovernmental city agreement. The cost of providing utilities and negotiation of any required easements would be the responsibility and obligation of the applicant. A feasibility analysis of connection would require the submittal of plans by a licensed engineer subject to review by the City Engineer.

Stormwater management plans are required and subject to the city's surface water management requirements.

Public and Agency Comment
Notice was given to property owners within 350 feet. Staff received several comments regarding concern over increased traffic, access safety and visual impacts to residential properties to the west.

Ramsey-Washington Metro Watershed District does not anticipate separate permitting due to site disturbance.

Ramsey County has provided initial comments regarding the need for a traffic and queuing studies. No drive through is requested or proposed.

Feedback from the planning commission is requested to include:

- Compatibility of the proposed restaurant land use
- Building mass, parking and orientation
- Appropriateness of proposed setback deviations
- Challenge of utility connection and feasibility

Commission Questions

John: Is there is standing water on the site?
There is no knowledge of standing water. There is a higher grade from the railroad.
Verified that trash would be in an enclosed area.

Anderson: Ramsey County plans for a sidewalk along Rice Street and the two properties to the north for pedestrian safety access. Peterson said he is not aware of any plans on the part of the county to put in sidewalks along this portion of Rice Street. Sidewalks are

generally put in with redevelopment or initiation by the county. Parking requirements for a restaurant are not calculated by square footage but by number of seats. Would that include outdoor seating? Also, employee parking is not factored in. Code states one parking space for every three seats of maximum seating capacity.
Would the trash enclosure would be on Rice Street? With the other challenges to the site, trash location has not been fully addressed.

Ahmadvand: Has the applicant purchased the property? It is understood that there is a purchase agreement.
How will the sewer extension be addressed for this property if this development does not go forward? Would the city put in the sewer extension? Generally, a connection for sewer would be paid by private development. The city has no plans for an extension to this area.

Solomonson: Is parking allowed on Rice Street and what is the city's parking requirement? There is no signage prohibiting parking on Rice Street. There is room on the shoulder for parking. Code requires one parking space per three seats.
Is outside seating included in the parking calculation? The 36 seats are inside.

Applicant Statement

Praburamakrishna and Sri Manivannan thanked the commission for their time. This plan has been in the works for a long time. Their primary goal is to serve hot Indian food with Indian coffee and provide the best service.

Anderson asked if food delivery service will be used, such as DoorDash. Manivannan said, yes.

Public Comment
John opened the discussion to public comment.

Jerry Peterson, 180 Jerrold Avenue, said there is a 15-foot elevation change between the railroad and Rice Street. The property will have to be leveled to Rice Street which will mean retaining walls. The neighborhood streets are narrow with parking on only one side. Jerrold is pervious concrete. Traffic will be an issue. There will be push back from the neighborhood. The setback from Jerrold is only 10 feet which will have to be leveled with a retaining wall will be close. There is also a railroad signal building at that location.

Joan Link, 3241 Woodbridge Street, said that a right turn into the neighborhood from Rice Street means using the shoulder because there is no turn lane. A restaurant will bring a lot of in and out traffic, and there are businesses on the other side of Rice Street. The site is difficult to navigate. The building setback is close to the corner and she is concerned about sight lines for traffic. The only access to the neighborhood is a right turn off Rice Street on Jerrold or the other side of the railroad trestle. There is no way to exit the neighborhood through back roads.

Commission Discussion
Ahmadvand said he is glad there are people trying to find a way to use this empty parcel by bringing good food to the area. However, there are real challenges with the site, and there will be up hill struggles for this project to progress. The concerns of neighbors are valid.

Anderson said Shoreview would benefit from this type of restaurant. There are a lot of people in the area in apartment buildings and senior living that would want to use this restaurant, but the pedestrian infrastructure is not there. There are already safety issues with the roundabouts. Parking will be tight. DoorDash in and out will impact onsite parking. Restaurant staff will not be able to park on the street. There may be concerns by the Fire Department regarding access with such tight parking. There are many tax-forfeited properties similar to this that have been for sale for a long time for little money. There is usually a reason. The big hurdle will be the expense to hook up sewer and water.

Cordes said he likes the concept. He noted concerns about removal of trees as a buffer, but the best possible development would be a nice Indian cafe/restaurant. There are challenges with setbacks. He believes there is practical difficulty to justify approvals that what would be asked of the planning commission.

Solomonson said this is a viable commercial opportunity, but the site is too small and too challenging for this proposal. He questions whether the site can be developed with all the challenges. He shares the concerns about parking, traffic, access and overflow into the neighborhood. It would be difficult to make this proposal work.

John agreed with all the concerns expressed. Just because there is land available does not mean it necessarily has to be developed. He likes the concept of this restaurant in Shoreview but in a different location. The only viable utility connection would be from the north which would mean crossing Jerrold that has limited access to an already limited neighborhood.

Helgen said he also likes the idea of an Indian restaurant, but would like economic development to work with the applicant to find a better location. He suggested the city consider acquiring the site and maintaining it as a natural area.

Westadt said that a restaurant is the best option for the site. She would prefer to see the building wedged in with access off Jerrold, not Rice Street. Pedestrian safety access is a concern. People will park across the street at the office building and cross to reach the restaurant which is not a good place to cross. People will not go to the crosswalk closer to the roundabouts.

3333 RICE STREET - COMPREHENSIVE SIGN PLAN - KRIS HERNANDEZ/INSTALL THIS SIGN AND AWNING CO. ON BEHALF OF CHIPOTLE

Presentation by Associate Planner Will Harris

The property has three frontages on North Owasso Court, North Owasso Boulevard and Rice Street. As part of Chipotle's approval installation of two wall signs, one directional sign, one monument sign and one pylon sign were proposed. Chipotle is now submitting a sign permit application for the signage proposed.

The proposed length of the sign along Rice Streets is just over 13 feet and is in excess the 20 percent maximum stated in code which would be 6.25 feet. Therefore, a comprehensive sign plan is required for approval. All other signs are in compliance with code.

Approval of a deviation from code is based on the following findings:

- Sign is consistent in color, size and materials throughout the site. Each type of sign proposed maintains consistent colors, sizes and materials associated with Chipotle's branding.
- Deviation is necessary to relieve a practical difficulty that exists on the property. The property is located on three right-of-ways and two arterial roadways with the smallest frontage on the busiest roadway. This creates some difficulty to identify the business. The proposed sign relieves this difficulty by placing consistent wall signage along both arterial roadways.
- The deviation results in a more unified sign package and greater aesthetic appeal between the signs on the site. Having identical wall signs on both arterial roadways creates a more unified sign package and gives greater appeal to the site.

- Approval will not confer a special privilege on the applicant that would be normally be denied. The site received approval for a similar comprehensive sign plan for a previous fast food restaurant in 1998, for a longer sign. Therefore, the request is not unusual nor does it confer any special privilege to Chipotle.
- The resulting sign plan ineffective, functional, attractive and compatible with community standards. The plan proposes signs that improve the appearance of the site and are compatible with community standards applied to similar uses.

Notice was given to property owners within 350 feet No public comments were received, nor did staff receive any comments from an internal request for comment.

The comprehensive sign plan is consistent with the Development Code and review criteria. Staff recommends the planning commission forward the application to the city council for approval subject to the conditions listed in the staff report.

Commission Questions

Solomonson: Verified that the signs have no the functionality other than signage. He also clarified that the reason for the deviation of the east wall sign which is the same size as the south wall sign is that it exceeds the 20 percent of length allowed on a wall.

Cordes: The basis stated for practical difficulty is the fact that the business fronts on three roadways, but the commission just turned down a variance for a house on an unusual size lot. A practical difficulty needs to be a finding of fact. Cordes disagreed. Hill said that Section 113-33 Comprehensive Sign Plan in the first line states that, an approved plan may vary from the design and standards set forth in this chapter without the approval of a formal variance provided it meets the criteria set forth in Section 103-97. It is explicit that a variance is not required for a deviation from the code. The criteria in the code says that approval shall be based on the finding that approving a deviation is necessary to relieve a practical difficulty existing on the property. There has to be a practical difficulty. Staff says the practical difficulty is the property fronts on three roads. He is trying to understand the practical difficulty in this application versus the practical difficulty from the previous application.

Helgen said Rice Street is a main arterial through street corridor. The orientation of this site is perpendicular to Rice Street. In order to have clear visibility equally positioned around all three sides, the sign would have to be increased in length on the short side which is Rice Street. It would be impractical to orient the main entrance off Rice Street. There is a practical difficulty with the site when looking at the layout with a driver not being on the main arterial but being on a secondary arterial.

Solomonson said code also covers readability so a driver is able to read without taking attention off the road. The main reason for this deviation is to maintain an equal portion sign along the main arterial and maintain consistency with Chipotle's national branding.

Cordes said he does not have a problem with the sign but finds it hard to understand how a property with a curved boundary does not have practical difficulty, but this property with a normal rectangle shape has a practical difficulty. Hill said that criteria for a variance talks about practical difficulty in terms of the three criteria. In a comprehensive sign plan it is a general practical difficulty and the three criteria in Section 103-63 do not have to be proven. A variance is not required for the statutory requirements in a comprehensive sign plan. Peterson added that in considering past comprehensive plan applications the city has not used a strict application of the 3-part variance test.

Applicant Statement
Paul Miller, Install Design and Awning Company, said he is representing Chipotle. The main issue is visibility. Burger King had the same signage on their old building.

John verified that the height of the sign correlates with the speed of. traffic. Miller said it would look visually wrong without the same size sign on Rice Street.

Anderson asked if all Chipotle facilities have the same size sign. Miller said the Chipotle signs are all the same a sign company out of Colorado.
The main issue is visibility from the road. Anderson asked if there are other instances where there are different sized signs on a Chipotle facility. Miller said Chipotle will respond to city requirements.

Chair John opened the discussion to public comment.

Doug Wilson, Chipotle, Kansas City, said the primary reason for this request is visibility from Rice Street. The business was built on the same footprint that Burger King used which is considerably far from Rice Street. The purpose is to make sure customers see the sign safely when driving by.

Commission Discussion
Cordes said practical difficulty is a legal term even if it is not being defined within the statute. He will not vote against this application because the city has not been consistent in applying this to the sign code. He would like to see the city council review the sign code and not require companies to have to come to the planning commission for these kinds of issues.

MOTION: by Westadt, seconded by Anderson to recommend city council approval of the comprehensive sign plan amendment, subject to the following conditions:

1. The signs shall comply with the plans submitted for the Comprehensive Sign Plan application, and conditions set forth in this approval. Any significant change will require review by the planning commission and city council.
2. The applicant shall obtain approval of their sign permit prior to the installation of any signs on the property.

This approval is based upon the findings of fact outlined in Sec. 103-97 (c) (2) (c):

1. *The plan proposes signs consistent in color, size, and materials throughout the site - Each type of sign proposed maintains consistent colors, sizes, and materials associated with Chipotle and their branding.*
2. *Approving the deviation is necessary to relieve a practical difficulty existing on the property - The property is located on three right-of-ways and two arterial roadways, with the smallest frontage along the busiest roadway. Thus, it provides some difficulty in the* identification of the business. The proposed sign plan relieves this difficulty by placing consistent wall signage along both arterial roadways to help identify the site to customers.
3. *The proposed deviations from the standards of Chapter 113 result in a more unified sign package and greater aesthetic appeal between signs on the site* - Having identical wall *signs on both arterial roadways will create a more unified sign package and greater* appeal to the site.
4. *Approving the deviation will not confer a special privilege on the applicant that would normally be denied under Chapter 113 - The site has already received approval for a similar comprehensive sign plans for the previous fast food restaurant in 1998, for a longer sign. Therefore*

the request is not unusual nor would confer special privileges to Chipotle.

5. *The resulting sign plan is effective, functional, attractive, and compatible with community standards - The plan proposes signs that improve the appearance of the site and are compatible with community standards applied to similar uses, such as the Burger King previously and the existing Chipotle on Red Fox Rd.*

Discussion:
Anderson noted that there are already Chipotle signs in Shoreview at least as big as the one presented in this application. This part of the building needs something similar.

John said the signs are proportional to the building, and it is not unusual for Chipotle to use various sign sizes.

Cordes said his disagreement is not with the application but with the way the code is written and applied.

VOTE: AYES - 6 NAYS - 1 (John)

MISCELLANEOUS

City Council Meeting Assignments

Commissioners Cordes and Westadt are assigned to August 3rd and 17th council meetings. No items will be on the August 3rd meeting. It is not necessary for a commissioner to attend August 17th, as a concept plan only invites comments, and the comprehensive sign plan will likely be on the consent agenda. If there is a variance appeal, she will let commissioners know.

The comprehensive plan process kicked off last week. Good feedback has already been received. Hill will work with communications to make the feedback public information.

ADJOURNMENT

MOTION: by Westadt, seconded by Cordes to adjourn the meeting on July 28, 2026, at 9:06 pm.

VOTE: AYES - 7 NAYS - 0

ATTEST:

_____

Tom Simonson
Asst. City Manager/Community Development Director

Memorandum

TO: Planning Commission

FROM: Will Harris , Associate Planner

DATE: August 25, 2026

SUBJECT: 675 Sunset Ct - Fence Height Variance - Mark Palmquist

ITEM NUMBER: 7.A

SECTION: NEW BUSINESS

REQUESTED MOTION

To adopt Resolution 26-66 approving the variance application submitted by Mark Palmquist, 675 Sunset Ct, for a 6-foot-tall privacy fence that abuts a city road easement. Said approval is subject to the following conditions:

1. The project must be completed in accordance with this approval. Any significant changes, as determined by the city staff, will require review and approval by the Planning Commission.
2. This variance shall expire within one year of approval if a zoning permit has not been issued for the fence.
3. This approval is subject to a 5-day appeal period.

INTRODUCTION

Mark Palmquist has submitted a variance application to construct a 6-foot-tall privacy fence on his property at 675 Sunset Ct. The fence exceeds the maximum 4-foot height permitted in yards adjacent to a public road right-of-way or road easements.

DISCUSSION

Site Characteristics

The property is located with access off Sunset Ct on the east side of Turtle Lake. It is a substandard riparian lot located in the R-1 zoning district. It is 43,221 sq ft with a width of 36.65 feet along Sunset Ct and 83.69 feet along Turtle Lake. The property currently has a single-family home constructed on it with an attached garage. The total structure is 3772 square feet and was constructed in 2019.

The home itself was constructed in 2017 and received a front setback variance to construct the home further towards the lake to be in line with the other riparian properties' lakeside distances per planning case file No. 2677-17-30. The staff report describes that the variance was approved due to the unique lot shape that places the home at the end of a cul-de-sac with a riparian lot to the south and a standard non-riparian lot to the east. This required the home's front setback average to be calculated with a standard, non-riparian property, which would have put the front setback range at 136.95-156.95 feet per code, and they would have needed a variance to the lakeside setback requirement.

The lot borders a City right-of-way easement along the northern edge. This easement,

described as Lot B, was platted as a part of C.L. Dohm's Villa Lots in 1916 at a width of 15.5' and is known today as Dohm's Alley. In 2001, a portion of the alley area was turned over to the property owners at 5059 Alameda, 690 Birch Ln S, and 688 Birch Ln S via a shared access agreement that includes the requirement to perform all necessary maintenance for the alley, including bituminous repairs and snow plowing. The remaining homes along Birch to the north and Sunset Ct to the south maintain that area as a rear yard, with accessory structures and landscaping located near the easement. For that lot to be developed into a local street by the City, according to Code, it would need a minimum desired pavement width of 28 feet, with the ability to decrease that width at the discretion of the public works director. With this in mind, significant changes would need to be made to the area for this easement to be developed into either a local street or right-of-way.

Project Description
The applicants are proposing to construct a 4-foot fence and a 6-foot fence along the northmost property lines. Currently, there is no fence located along those property lines. Please see the attached site plan for a detailed depiction of the proposed work. The 4-foot section of fence can be approved administratively. But the applicants need a variance to install the proposed 6-foot-tall fence along the City right-of-way easement located north of their property.

DEVELOPMENT CODE REQUIREMENTS
Fences on residential properties are regulated in Sec. 107-65 (d) (7). Subsection (b) (1) of that code states that fences in front yards or any yard adjacent to a public road right-of-way or road easement cannot exceed four feet in height. The intent of the code is to soften the appearance of fences when they are adjacent to a road right-of-way, and maintain sight lines for drivers.

VARIANCE CRITERIA (Chapter 103, Article V)
When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variance is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.

APPLICANT'S STATEMENT
The applicant states that the reason for requesting this variance is that they have had numerous incidents of vehicles driving on their property to turn around (including couriers) and two incidents of vehicles driving over their property to their driveway to exit onto Sunset Ct. They have had to replace sprinkler heads as a result of these incursions. They also have e-bikes and bicycles using their yard as a shortcut to Sunset Ct. The fence would eliminate these issues as well as improve the aesthetics of their front property by blocking the view of the alley.

STAFF REVIEW
The request was reviewed by Staff in accordance with the variance criteria and was determined to meet the three criteria for a variance.

In Staff's opinion, all three criteria required for a variance are met.

1. Reasonable Manner. Six-foot fences are permitted in the R1, Detached Residential District provided certain standards are met. The applicant's desire to have a fence uses the property in a reasonable manner.
2. Unique Circumstances. Staff believes that the owner faces a unique circumstance on the lot. Public access to the site is provided via Sunset Ct, but the lot also abuts a portion of right-of-way easement that provides access to three homes in the area via a shared access agreement but does not provide public access to any other homes along Birch or Sunset Ct, nor does it reconnect to Hodgson Rd. Lot B has not undergone development since its platting in 1916, and significant changes to Lot B and surrounding properties would need to occur to create a right-of-way using the Lot. Therefore, the easement does not serve the function of what fence code Sec. 107-65 (d) (7) (b) (1) intends to restrict, creating a unique circumstance for the property owner. Should the easement not be located there, code would allow staff to administratively approve a 6-foot fence along that portion of the lot.
3. Neighborhood Character. The variance, if granted, would not alter the character of the neighborhood. A four-foot fence could be administratively approved in the proposed location, and the extra two feet of height that would be allowed with the variance would not be noticeable from the proposed location due to its restricted access from Dohm's Alley and being nearly 200' from Sunset Ct and over 200 ft from Alameda St; staff believes it will not negatively impact the neighborhood.

PUBLIC COMMENT

Property owners within 150' were notified of the request. At the time of this report, one comment in opposition to the proposed fence was received by staff.

STAFF COMMENT

Engineering provided the following comments regarding the fence permit issuance

1. The applicant shall enter into an encroachment agreement for the fence to be located within a public drainage and utility easement, stating that the city may remove at the homeowner's expense if needed for the city's use of the easement.

RECOMMENDATION

Staff recommends the Planning Commission adopt Resolution 26-66 approving the variance application submitted by Mark Palmquist, 675 Sunset Ct, for a 6-foot-tall privacy fence that abuts a City road easement. Said approval is subject to the following conditions:

1. The project must be completed in accordance with this approval. Any significant changes, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This variance shall expire within one year of approval if a zoning permit has not been issued for the fence.
3. This approval is subject to a 5-day appeal period.

ATTACHMENTS

675 Sunset Ct - Variance Request Application
Location Map
Resolution 26-66

Shoreview Community Development
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4600 | shoreviewmn.gov

Residential Planning Request Application

I am applying for a:

Accessory apartment		Design review		Detached accessory structure on a lake lot	
Home occupation		Minor subdivision		Variance	X

Applicant information

Name: Mark Palmquist

Address: 675 Sunset Ct

Phone number: (612) 309 1292 Email: markpalmquist1@gmail.com

Property owner information (if different from applicant)

Name: _____

Address: _____

Site information

Existing zoning: Residential

Address: 675 Sunset Ct

Property identification number: 113023440062

Number of lots proposed (for minor subdivisions): _____

Proposed use (for home occupations): _____

_____

M. Palmquist _____ Date July 27,2026

Applicant signature

M. Palmquist _____

Property owner signature Date July 27, 2026

For office use

Date received: _____

By: _____

Statement on Variance

The variance is for installing a 6 foot high fence that would run along my property in parallel with the existing alley that is on the side of my front property.

The reason for requesting this variance is I have had numerous incidents on vehicles driving on my property to turn around (including couriers) and two incidents of vehicles driving over my property to my driveway to exit on to Sunset Ct. I have had to replace sprinkler heads as of result of these incursions. I also have ebikes and bicycles using my yard as a shortcut to Sunset Ct. The fence would eliminate these issues as well improve the aesthetics of my front property by blocking the view of the alley.

This white PVC no maintenance fence will be installed by Mauer Fence Company, MN license #IR808529 if the variance is granted.

Regards

Mark Palmquist

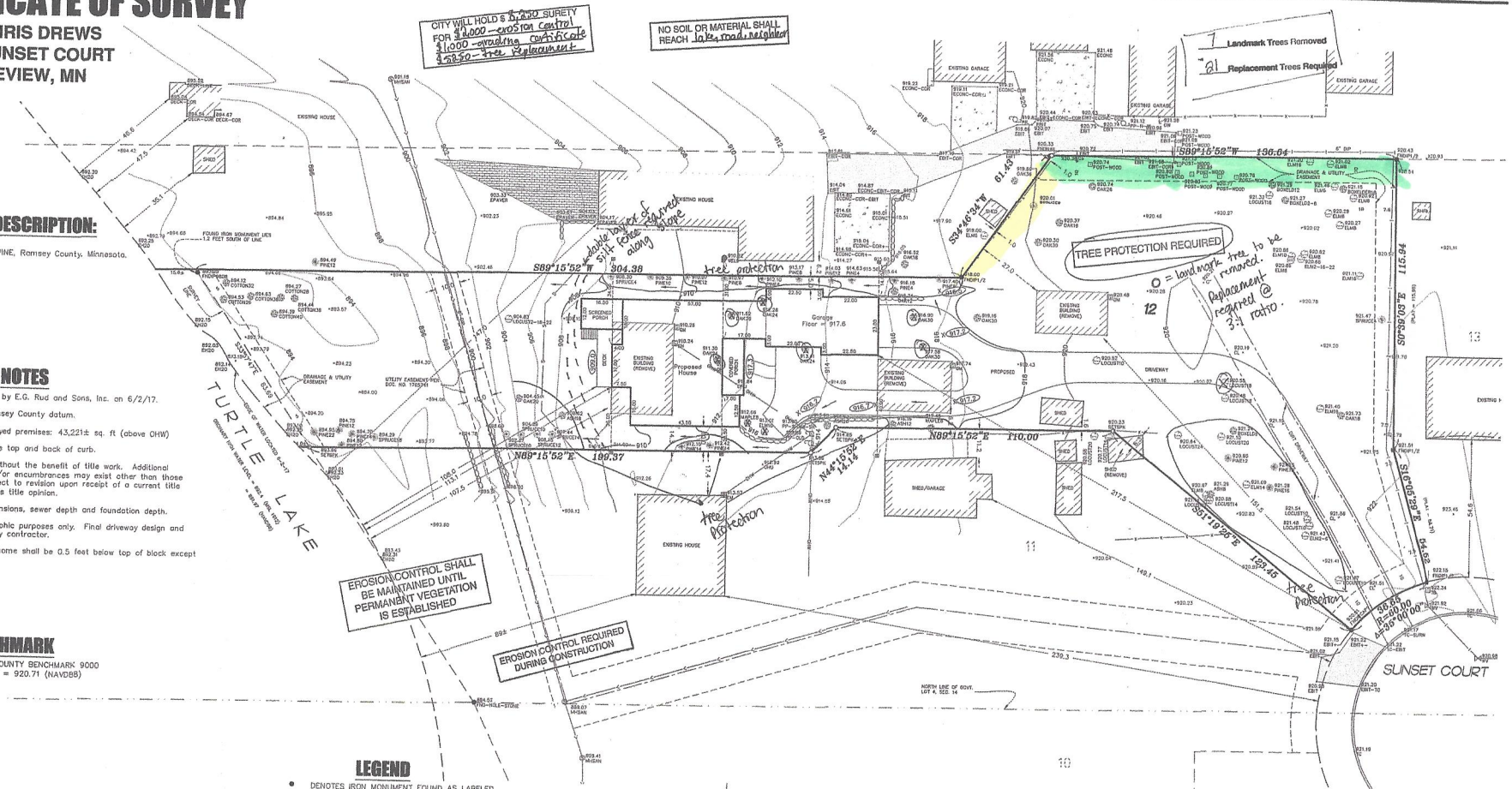
CERTIFICATE OF SURVEY

~for~ DR. CHRIS DREWS
~of~ 675 SUNSET COURT
SHOREVIEW, MN

CITY WILL HOLD $ 5,250 SURETY
FOR $ 4,000 – erosion control
$ 1,000 – grading certificate
$ 250 – tree Replacement

NO SOIL OR MATERIAL SHALL REACH lake, road, neighbor

1 Landmark Trees Removed
21 Replacement Trees Required



PROPERTY DESCRIPTION:

ot 12, Block 1, LAKE AND PINE, Ramsey County, Minnesota.

NOTES

Field survey was completed by E.G. Rud and Sons, Inc. on 6/2/17.

Bearings shown are on Ramsey County datum.

Boundary area of the surveyed premises: 43,221± sq. ft (above OHW)

Curb shots are taken at the top and back of curb.

This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

Builder to verify house dimensions, sewer depth and foundation depth.

Driveways are shown for graphic purposes only. Final driveway design and location to be determined by contractor.

Finished grade adjacent to home shall be 0.5 feet below top of block except at driveway and patio.

BENCHMARK

RAMSEY COUNTY BENCHMARK 9000
ELEVATION = 920.71 (NAVD88)

TREE DETAIL

DENOTES ELEVATION
DENOTES TREE QUANTITY
DENOTES TREE SIZE IN INCHES
DENOTES TREE TYPE

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578 (UNLESS OTHERWISE NOTED)
- DENOTES CURB STOP
- DENOTES ELECTRICAL BOX
- DENOTES GUY WIRE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WATER VALVE
- DENOTES WELL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES GAS METER
- DENOTES POWER POLE AND OVERHEAD WIRE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES RETAINING WALL
- DENOTES WOVEN WIRE FENCE
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE
- DENOTES SILT FENCE
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES DIRECTION OF DRAINAGE

PROPOSED ELEVATIONS

(9 FT. POURED WALL WALKOUT BASEMENT)

TOP OF WALL = 918.0
GARAGE FLOOR = 917.6
LOWEST FLOOR = 909.3
TOP OF FOOTING = 909.0

DIAGONAL: 77.00 X 105.50 = 130.61

NORTH

GRAPHIC SCALE
20 0 10 20 40 60
1 INCH = 20 FEET

EXISTING IMPERVIOUS COVERAGE

Total parcel area = 43,221 SF (above OHWL)

Existing building = 882 SF
Existing building = 600 SF
Existing building = 477 SF
Existing shed = 170 SF
Existing shed (partially on parcel) = 37 SF

Total existing impervious area = 2,166 SF (5.0%)

PROPOSED IMPERVIOUS COVERAGE

Total parcel area = 43,221 SF (above OHWL)

Proposed house (includes front porch and screen porch) = 3,772 SF
Existing shed = 170 SF
Proposed driveway = 4,678 SF
Proposed sidewalk = 65 SF
8,685 SF

Total proposed impervious area = 8,682 SF (20.1%)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

MASON E. RUD

Date: 12/13/2017 License No. 41578

DRAWN BY: JEN	JOB NO: 16554BT	DATE: 07/07/16
CHECK BY: JER	SCANNED ☐	

NO.	DATE	DESCRIPTION	BY
1	08/30/17	CERTIFICATE OF SURVEY	CMB
2	11/17/17	ADD PROPOSED HOUSE	BAB
3	12/13/17	CITY COMMENTS	BPN

16554B

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
grud.com

4 FT HIGH FENCE

6 FT HIGH FENCE (REQUIRES VARIANCE)

675 Sunset Ct



7/28/2026, 10:36:14 AM

Override 1

Personal Property

Tax Parcels

Cities

County Offices

1:600

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISISON OF SHOREVIEW, MINNESOTA
HELD AUGUST 25, 2026

* * * * * * * * * * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 P.M.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption.

RESOLUTION NO. 26-66
VARIANCE TO CONSTRUCT A 6 FOOT FENCE ALONG A CITY EASEMENT

WHEREAS, Mark Palmquist, submitted a variance application for the following described property:

LAKE AND PINE LOT 12 BLK 1, RAMSEY COUNTY, MINNESOTA.

(This property is commonly known 675 Sunset Ct)

WHEREAS, the property is located within the zoned R-1 Detached Residential Zoning District; and

WHEREAS, Development Code Sec. 107-65 (d) (7) (b) (1) states that fences in front yards or any yard adjacent to a public road right-of-way or road easement cannot exceed four feet in height; and

WHEREAS, the applicant proposes to construct six foot fence along the City easement commonly known as Lot B/Dohm's Alley; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

WHEREAS, on August 25, 2026, the Shoreview Planning Commission approved the variance and stated that a practical difficulty was present and adopted the following findings of fact:

1. **Reasonable Manner.** Six-foot fences are permitted in the R1, Detached Residential District provided certain standards are met. The applicant's desire to have a fence uses the property in a reasonable manner.
2. **Unique Circumstance.** The easement location creates a unique circumstance for the property owner inhibiting them from constructing a fence that would otherwise be allowed in the proposed location.
3. **Character of the Neighborhood.** The variance, if granted, would not alter the character of the neighborhood. A four-foot fence could be administratively approved in the proposed location, and the extra two feet of height that would be allowed with the variance would not be noticeable from the proposed location due to its restricted access from Dohm's Alley and being nearly 200' from Sunset Ct and over 200 ft from Alameda St; staff believes it will not negatively impact the neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION that the variance request for property described above are hereby approved, subject to the following conditions:

1. The project must be completed in accordance with this approval. Any significant changes, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This variance shall expire within one year of approval if a zoning permit has not been issued for the fence.
3. This approval is subject to a 5-day appeal period.

The motion was duly seconded by Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 25th day of August, 2026

_____
Chris Anderson, Chair
Shoreview Planning Commission

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)
CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 25th day of August, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to Resolution No. 26-66.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 26th day of August, 2026.

_____
Brad Martens
City Manager

SEAL

Drafted by:

Will Harris
Associate Planner, City of Shoreview
4600 Victoria Street N.,
Shoreview, MN 55126

Memorandum

TO: Planning Commission

FROM: Izaak Peterson , Senior Planner

DATE: August 25, 2026

SUBJECT: 559 Harbor Court- Residential Design Review and Variance- 580 Shoreview LLC

ITEM NUMBER: 7.B

SECTION: NEW BUSINESS

REQUESTED MOTION

To adopt Resolution 26-67 granting a variance to increase the maximum permitted building height on a substandard riparian lot from 35 feet to 43 feet 10 inches, for the property located at 559 Harbor Court, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.
2. The proposed building height shall not exceed 43 feet 10 inches as measured from the lowest finished grade, as defined, to the highest peak of the building.
3. The variance approval is subject to a five-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. All necessary permits from the Rice Creek Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
5. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
6. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

These actions are based on the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the R1, Detached Residential District.
2. Unique circumstances are present as stated in Resolution No. 26-67
3. The character of the neighborhood will not be altered or adversely impacted by the proposed building height.

INTRODUCTION

The applicant, 580 Shoreview LLC, has submitted residential design review and variance applications for the construction of a single-family home on the platted lot located at 559 Harbor Court.

The property is a substandard riparian lot located in the R1 District. The property is considered a substandard riparian lot because it does not meet the dimensional width standard of 100 feet as measured at the front property line. The lot was platted within the Harbor Shores development in 2024, with a reduced front property line width approved by variance at the time of the plat consideration.

The proposed construction plans necessitate the following land use considerations:

1. Residential Design Review for construction of a new home on a substandard riparian lot.
2. A variance to Sec 115-155(b)(3)(b) for a building height of 43 feet 10 inches, greater than the 35-foot height permitted as measured from the lowest portion of finished grade to the highest peak of the roof.

DISCUSSION

Site Description

The property is located within the R-1 Detached Residential zoning district and is located within the Harbor Shores development. The property was platted in 2024 through the Harbor Shores development consideration.

The property has a lot area of 25,204 square feet and contains an average lot depth of 236.5 feet. The property width is 82.24 feet as measured at the front property line, 100 feet as measured at the required building setback from Snail Lake, and 110.2 feet as measured at the ordinary high waterline (OHW) of Snail Lake. The property is considered a substandard riparian lot because it does not meet the required lot width of 100 feet as measured at the front property line. The substandard lot width was approved by variance, via resolution No. 24-14, which is attached to this report.

The property contains a steep slope lake with grade falling from Harbor Court to Snail Lake. The property contains a high elevation adjacent to Harbor Court of 917 feet, and falls approximately 34 feet to the OHW of Snail Lake (883.43 feet). The site contains several preservered tree's lakeside, below a 4-6 foot tall retaining wall, which was constructed with the Harbor Shores development through multiple Harbor Shores properties.

Project Description

The applicant proposes to construct a new 2,922 square foot single-family home on the platted lot. The proposed house contains a 956 square foot attached garage and rear (lakeside) attached porch and deck. The proposed house is a 2-story home, with a walkout basement.

Development Code Requirements

Residential Design Review for Substandard Lots

Development Code Sec 115-155(b) requires that no structures be expanded, constructed, or reconstructed on a substandard lot of record unless design review approval is first obtained from the city in accordance with Sec 103-5. The Development Ordinance requires residential construction on substandard lots to comply with certain design standards in Section 115-155, and these are summarized in the table below as compared to the proposed construction plan:

Design Standard	Permitted	Existing/Proposed

Lot Area	15,000 square feet	25,204 square feet
Lot Coverage	25 percent	17.9 percent
Foundation Area	18 percent	11.6 percent
Attached Accessory Building Size	1000 square feet	956 square feet
Building Height	35 feet (lowest finished grade to highest roof peak)	**43 feet 10 inches***
Front Setback (minimum/maximum)	25/40 feet	35.9 feet
OHW Setback	50 feet	131.3 feet
Side Setback (dwelling)	10 feet	12.2 feet
Side Setback (attached accessory building)	5 feet	22.2 feet

*Variance Required: Sec. 115-155(b)(3)(b) prescribes a maximum building height not to exceed 35 feet as measured from the highest roof peak to the lowest point at finished grade.

Building height is defined within Sec 101-2, as follows:

Height, building.

1. *With the exception of substandard riparian lots, building height shall be measured as follows: a distance to be measured from the mean curb level along the front lot line or from the mean ground level for all that portion of the structure having frontage on a public right-of-way, whichever is higher, to the top of the cornice of a flat roof, to the top line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the mean distance of the highest gable on a pitched or hip roof.*
2. *For substandard riparian lots, building height is measured from the highest roof peak to the lowest point at finished grade. Finished grade is the final grade upon completion of construction. The term "grade" is defined as the lowest point within five feet of the building in accordance with the Uniform Building Code.*

Variance Request

When considering a variance request, the commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variance is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

Practical difficulty is defined as:

1. *Reasonable Manner*. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. *Unique Circumstances*. The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. *Character of Neighborhood*. The variance, if granted, will not alter the essential character of the neighborhood.

**Economic considerations alone do not constitute practical difficulties.*

Applicant Statement
The applicant states that the proposed building height is a result of the reduced front property line width, approved by variance due to the curvature of the road and topography of the lot. The applicant notes that the proposed use of the property for construction of a single-family home is reasonable, and otherwise conforms to all required lot coverage, setback, and foundation area standards. The applicant notes that the existing topography of the lot is unique and necessitated construction of a retaining wall, which was intended to balance the need for slope stabilization and maintain existing natural features. The applicant indicates that the proposed building height is comparable to the existing height of homes constructed or under construction throughout the neighborhood, and will not negatively impact the character of the neighborhood.

Staff Review
Staff has reviewed the proposal in accordance with the standards specified for the R1 zoning district and for substandard riparian lots. The proposal, with the exception of the proposed building height, meets applicable code requirements. The intent of the substandard requirements is to prevent large building massing on a small lot. This lot is substandard due to the curvature of the road but otherwise meets/exceeds all other requirements and it is larger than a standard riparian lot by over 10,000 square feet. Staff has reviewed the proposed variance request and believes that practical difficulty is present as described below:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations*. The applicants propose to use the property in a reasonable manner for construction of a single-family residence, which is a permitted use which is a permitted use within the R1- Detached Residential zoning district. The proposed house complies with required substandard riparian lot foundation size limits, impervious surface, and setback requirements. Additionally, the home, if measured for standard building height, would have a height of 28'-1-3/8", well below the maximum of 35'.
2. *Unique Circumstance. The request is due to circumstances unique to the property, and not created by the property owner*. The property contains steep topography, which is largely consistent with the historic topography of the site. From the required front setback zone adjacent to Harbor Court, the property loses 8-10 feet of grade within the immediate buildable location for a home. The proposed height deviation (8.86 feet) is commensurate with the existing grade of the lot and mitigates 1,500 net cubic yards of fill within the slope and shoreland area, needed to otherwise raise the finished grade to maintain compliance with the required substandard building height maximum. The topography of the site presents unique circumstances to the property with respect to the building height proposed.
3. *Character of the Neighborhood*. The proposed building height otherwise complies with standard lot building height requirements and is commensurate with building heights existing and proposed throughout the neighborhood. As a result, the proposed building height does not appear as though it will negatively impact the character of the neighborhood.

Shoreland Mitigation
In accordance with Sec 115-156, a shoreland mitigation plan must be submitted for residential development that requires land use approval, including residential design review. A shoreland mitigation plan must include at least two of the following practices:

- Establish a vegetation protection area

- Establish a vegetation restoration area
- The use of natural color and materials on the exterior of the structures
- Removal of nonconforming structures
- Reduction of impervious surface coverage

As a condition of approval, a shoreland mitigation plan must be executed prior to the issuance of a building permit.

Public Comment
Property owners within 150 feet were notified of the applicant's request. At the time of this report, no public comments have been received by staff.

RECOMMENDATION
Staff recommends the planning commission adopt Resolution 26-67 granting a variance to increase the maximum permitted building height on a substandard riparian lot from 35 feet to 43 feet 10 inches, for the property located at 559 Harbor Court, subject to the following conditions:

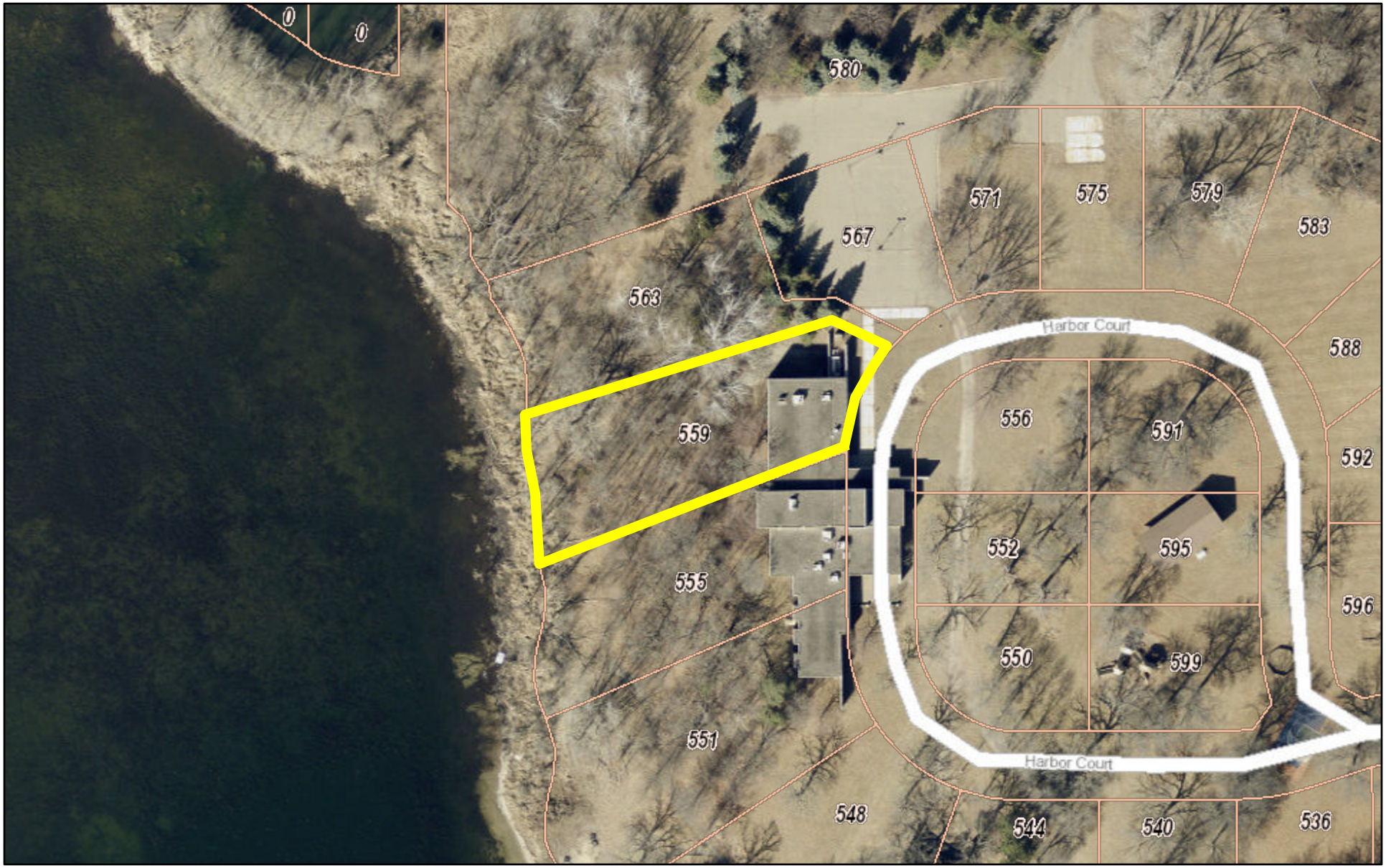
1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the community development department, will require review and approval by the planning commission.
2. The proposed building height shall not exceed 43 feet 10 inches as measured from the lowest finished grade, to the highest peak of the building.
3. The variance approval is subject to a five-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. All necessary permits from the Rice Creek Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.
5. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
6. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.

These actions are based on the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the R1, Detached Residential District.
2. Unique circumstances are present as stated in Resolution No. 26-67
3. The character of the neighborhood will not be altered or adversely impacted by the proposed building height.

ATTACHMENTS
Location Map
Applicant Narrative
Applicant Exhibits
Proposed Survey
Resolution No. 24-14
Resolution No. 26-67

Location Map



8/7/2026, 4:30:47 PM

Override 1

Tax Parcels

County Offices

Personal Property

Cities

1:1,200

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

VARIANCE APPLICATION NARRATIVE

Lot 8, Block 1, Harbor Shores

Date of Submission: July 27, 2026

SECTION 1 — PROPERTY IDENTIFICATION

Legal Description	**Lot 8, Block 1, Harbor Shores**
Property Address	559 Harbor Court
Applicant	580 Shoreview, LLC
Date of Submission	July 22, 2026

SECTION 2 – NATURE OF THE VARIANCE REQUESTED

The applicant, 580 Shoreview, LLC, hereby applies to the City of Shoreview for a variance from the applicable provisions of the municipal zoning ordinance as they pertain to the subject property legally described as Lot 8, Block 1, Harbor Shores. Specifically, the applicant seeks relief from the maximum height requirement established under the applicable zoning district regulations

The variance is necessitated by the unique physical characteristics and configuration of the subject parcel, which, taken in combination with the applicable regulatory standards, impose a practical difficulty upon the applicant that cannot be remedied through strict compliance without foreclosing reasonable use of the property.

SECTION 3 —HISTORY/ DESCRIPTION OF THE PROPERTY AND EXISTING CONDITIONS

The subject lot was originally approved for a variance during the development phase due to the fact that it did not meet one of the three minimum 100 lot width requirements. While it does meet the 100' minimum width at the building setback point and the Ordinary High Water Line (OHWL), it is not met at the front property line due to a unique condition caused by the curvature in the road. See **Exhibit A.**

At the time that this variance was approved the developer was not aware that this would result in the subject property being defined as a "substandard" riparian lot. It was also learned that, as a result of that classification, it is subject to much more restrictive development criteria. Specifically, the height requirement is significantly different than the applicable requirement for homes in the rest of the neighborhood.

As outlined in the City of Shoreview's Resolution No. 24-14, the unique condition of the referenced property satisfied the criteria for a practical difficulty, providing a sound basis for approving a variance to allow the platting of that lot. All requirements related to reasonable use, unique circumstances, and preservation of neighborhood character were met.

We believe the same justification applies to our current variance request. Approval would allow for the construction of a home that is comparable in size and scale to surrounding residences and fully complementary to the established character of Harbor Shores.

This physical constraint of Lot 8 is inherent to the parcel as originally platted, and is not the product of any action or omission by the current owner or applicant. These conditions distinguish the subject lot from other properties in the neighborhood that do not share the same combination of dimensional limitations and natural feature encumbrances, and they constitute the basis for the practical difficulty asserted in support of this application.

SECTION 4 — HOW THE PROPOSAL MEETS THE DEVELPOPMENT CODE REQUIREMENT AND COMPREHENSIVE PLAN POLICIES

Numerous restrictions apply to this particular development with regard to open space, densities, residential use, minimum lot square footages, wetland setbacks, property line setbacks, etc. The proposed use satisfies all of those requirements.

The intended use is consistent with the comprehensive plan.

SECTION 5 – HARDSHIP STATEMENT

In support of the variance requested, the applicant submits the following findings addressing each of the standard criteria applicable to variance applications in this jurisdiction.

Unique Physical Conditions / Practical Difficulty

The subject lot possesses one physical characteristic that distinguishes it from surrounding properties and creates a practical difficulty in complying strictly with the applicable zoning standards. That is the lot width at the front of the property. The irregular configuration of the lot, combined with the constraints imposed by shoreline setbacks, easements, and natural topographic features, reduces the effective buildable area of the parcel below that which would otherwise be available on a standard conforming lot within the same zoning district. These conditions are not the result of actions taken by the current property owner or applicant, but are inherent to the lot as originally platted and recorded

As a result of the front property width that is less than 100', it is designated as a "substandard" lot. The "substandard" lot designation subjects this lot to overly restrictive height criteria as compared to the requirements that apply to other comparable lots in the same development. Please note the difference below:

With the exception of substandard riparian lots, building height shall be measured as follows: a distance to be measured from the mean curb level along the front lot line or from the mean ground level for all that portion of the structure having frontage on a public right-of-way, whichever is higher, to the top of the cornice of a flat roof, to the top line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch-type roof, or to the mean distance of the highest gable on a pitched or hip roof.

For substandard riparian lots, building height is measured from the highest roof peak to the lowest point at finished grade. Finished grade is the final grade upon completion of construction. The term "grade" is defined as the lowest point within five feet of the building in accordance with the Uniform Building Code.

It is important to note that these two different measuring techniques for the two different lot designations result in a calculated height differential of 15' for the home proposed to be constructed on Lot 8 Block 1. Per the attached drawing, shown as **Exhibit B,** the height calculation for this home on a standard lot is 28' 1 3/8". The same home on a "substandard" measures 43' 10". In both cases, the maximum height of a home permitted on these lots is 35'. As a result, it is not feasible to build a home on this lot with comparable character to others in the neighborhood.

For substantiation of that claim, See **Exhibits C, D, and E.** These are compliant one and two story homes in the neighborhood on standard lots that would not be in compliance with the maximum height requirement if they were on substandard lots.

SECTION 6 – The variance satisfies the following conditions for approval

Reasonable manner:

The home proposed is a reasonable use of this property that is zoned for single family detached housing. All building and zoning requirements with respect to lot coverage, lot line setbacks, OHWL setbacks, and building square footages, etc. will be met.

Unique Circumstance:

There are three unique circumstances that impact the use of this property.

1) As referenced above, the curvature of the road impacts the measurement of the front line dimension. That dimension is the only reason that this lots is considered "substandard" and subject to special conditions. The overall size of the lot, and building width at the setback point is equal to or greater than the balance of the lakeshore lots that are considered "standard".
2) As stated under the "Unique Circumstance" portion of the City's Resolution 24-14, these lots are over 100' deeper than required, BUT, this added depth along with the topography of the bluffs impacted the right of way location, and resulting width at the right of way.
3) The existing topography of the lot is unique from the standpoint that a significant retaining wall had to be constructed to provide for a practical building pad area. As part of that process, extensive engineering work was completed, and thorough pre-planning was coordinated with city staff. The resulting wall was constructed in a manner that balanced the need for suitable building pad areas, slope stabilization in a challenging area, tree preservation, and adherence to all applicable wetland setback requirements.

Character of neighborhood:

1) One of the primary motivations of this variance request is to allow for a home to be built that will not alter the character of the neighborhood. The style of homes proposed is in strict compliance with homes already constructed and planned for the Harbor Shores development. Please make reference to the attached **Exhibits F, G, and H** showing one and two-story lake shore homes, and adjacent villas that are very comparable in character to the home being proposed for the subject lot.

Character of neighborhood continued:

2) It is important to note that the character of the neighborhood would be negatively impacted if this residences were subjected to the unique height restrictions. In order to achieve what is currently required to meet the height requirements, one option would be to incorporate a significantly shallower roof pitch into the design. This inconsistency in the architectural design would detract from the overall appeal of the neighborhood.

   The second option available to comply with the height requirement would be to raise the grade at the rear elevation of the home. Per **EXHIBITS I and J,** the home proposed to be built on Lot 8 could be compliant if an additional retaining wall was built to allow for a grade 8' higher that the current walkout elevation. In order to achieve this, 1,568 yards of fill would need to be imported. This would not only be extremely unsightly with respect to what currently exists on the adjacent properties, but it would also create some potential drainage issues at adjacent property lines. What is proposed allows for maintaining current conditions by working with the existing topography that was so extensively planned as part of the original development process. See **EXHIBIT K.** Since massing is a motivation for the applicable lot classification that creates this hardship, the developer contends that massive retaining wall on the north, south and west sides of this property would be significantly more impactful.

SECTION 7 – ECONOMIC CONSIDERATIONS

Economic considerations: Economic considerations are not a motivation of this appeal for a variance. The request is based on the highest and best use of the property while establishing a consistent theme and integrity of the neighborhood.

SECTION 8 – ADDITIONAL NOTES

Since massing is a motivation for the restrictive aspect of the code that currently applies to this lot, it is important to note that this lot is very comparable to the other lake lots in the development, and far exceeds city zoning requirements for a minimum lot size. Therefore, there will be no perceivable difference between the proposed residence and the others on the lake shore. In addition, it is important to note that Lot 8 is immediately adjacent to Outlot A that can never be built on. This further addresses potential concerns about massing.

SECTION 8 – ADDITIONAL NOTES CONT'D.

In an extra effort to address any concerns about the visual impact of the proposed home on the lot, neutral building materials/colors are proposed for the homes on these lots to minimize visual impacts. **See Exhibit L.**

SECTION 9 – CONCLUSION:

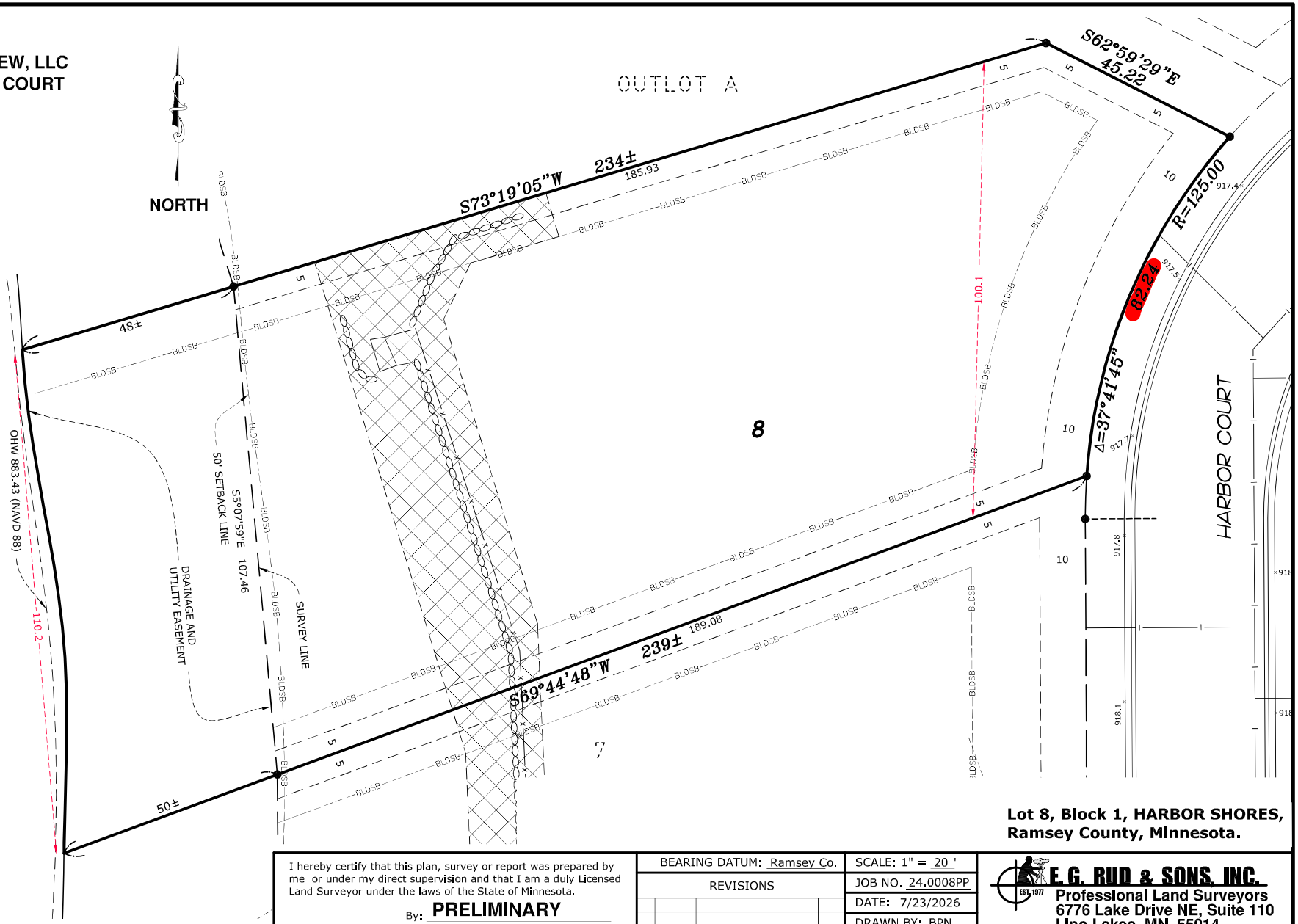
For the reasons referenced above, 580 Shoreview, LLC respectfully requests that the Shoreview Planning Commission approve the variance requested with respect to Lots 8 Block 1, Harbor Shores, City of Shoreview.

We hope you agree that we have demonstrated, through the foregoing narrative, that: (1) the physical characteristics of the subject lots create a practical difficulty that is genuine, site-specific, and not of the applicant's making; (2) the conditions giving rise to the request is a unique characteristic of Lot 8, Block 1; (3) the variance relief sought is the minimum necessary to allow reasonable use of the property; (4) granting the variance will not alter the essential character of the Harbor Shores neighborhood; and (5) all criteria required under *Minnesota Statute § 462.357, Subd. 6* and the Shoreview Zoning Ordinance are satisfied.

The applicant stands ready to provide any additional information, documentation, or clarification that the Planning Commission or City staff may require in connection with this application. 580 Shoreview, LLC looks forward to working cooperatively with the Commission and staff to bring this matter to a successful resolution.

EXHIBIT A

~for~ 580 SHOREVIEW, LLC
559 HARBOR COURT



SNAIL LAKE
OHWL: 883.43 (NAVD 88)
(DATUM AND ADJUSTMENT PER CITY)

WATER ELEVATION:883.8 (MEAS. 6/24/2021)

FEMA FLOOD ELEV=883.0
GENERAL DEVELOPMENT WATERS DNR#62-73
(STRUCTURE SETBACK = 50'; 30' TOP OF BLUFF)

Lot 8, Block 1, HARBOR SHORES, Ramsey County, Minnesota.

I hereby certify that this plan, survey 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.

By: **PRELIMINARY**
MInnesota License No. _____

Dated 23rd day of July 2026.

BEARING DATUM: Ramsey Co.

REVISIONS

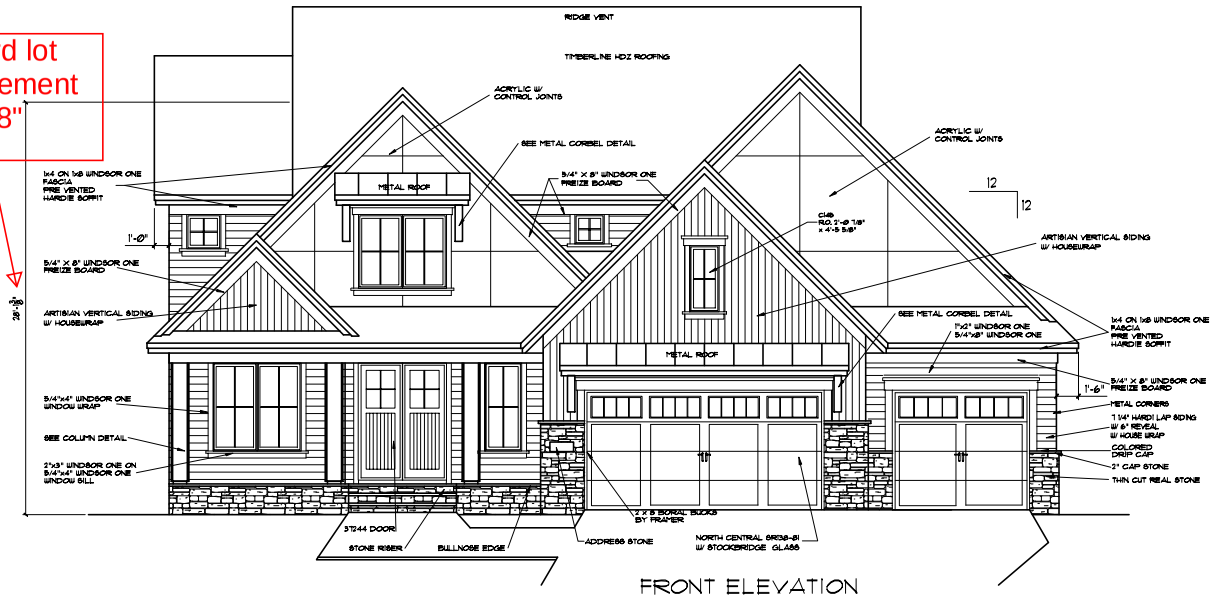
SCALE: 1" = 20 '
JOB NO. 24.0008PP
DATE: 7/23/2026
DRAWN BY: BPN
CREW: DT/CT

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

8-1


Exhibit 'F'
559 Harbor Court

Standard lot measurement 28'-1 3/8"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

Substandard lot measurement 43'-10"



REAR ELEVATION

SCALE 1/8" = 1'-0"

ICE DAM PROTECTION

1 LAYER OF #40 COATED ROOFING OR COATED GLASS 6 BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

ATTIC VENTILATION

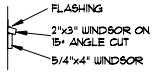
PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA
ROOF VENTS - 50%
SOFFIT VENTS - 50%

FLASHING

FLASHING TO BE INSTALLED UNDER ALL PLYWOOD PANELS, JUNCTION OF ROOF AND WALLS, CAPPENTS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL

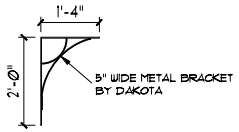
PATIO DOORS TO HAVE FLASHING UNDER THRESHOLD AND BEHIND THRESHOLD SUPPORT.

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED



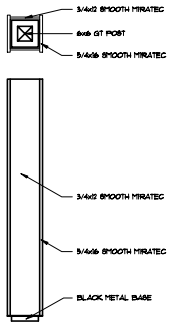
WINDOW SILL TRIM

SCALE 3/4" = 1'-0"



CEDAR CORBEL

SCALE 3/4" = 1'-0"



FRONT COLUMN

SCALE 1/2" = 1'-0"

Exhibit 'B'

BAYHILL IV

DRAWN BY: MATT J.

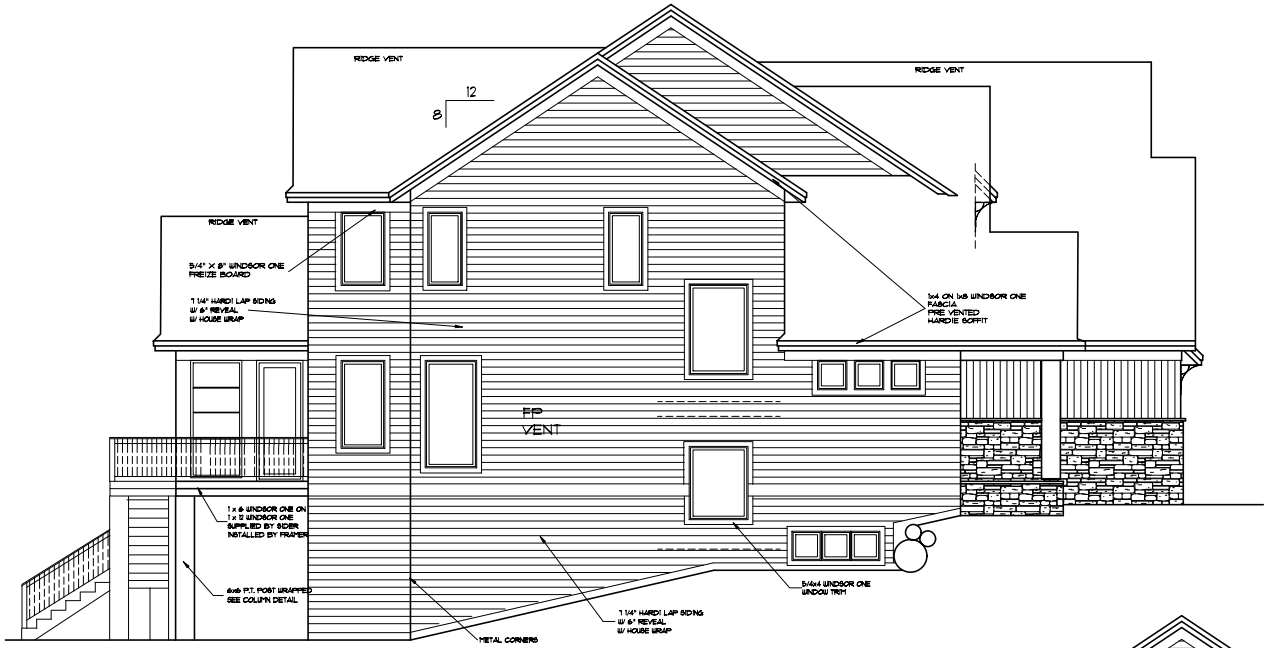
REVISIONS
3-26-26
4-21-26
5-1-26
5-4-26 BID
6-8-26
7-10-26 PERMIT

NATE & CHRISTINA SWALLOW
559 HARBOR COURT
SHOREVIEW, MN
L8, B1, HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-345-6943

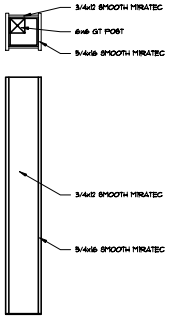
WOODDALE BUILDERS

SHEET NO. A1



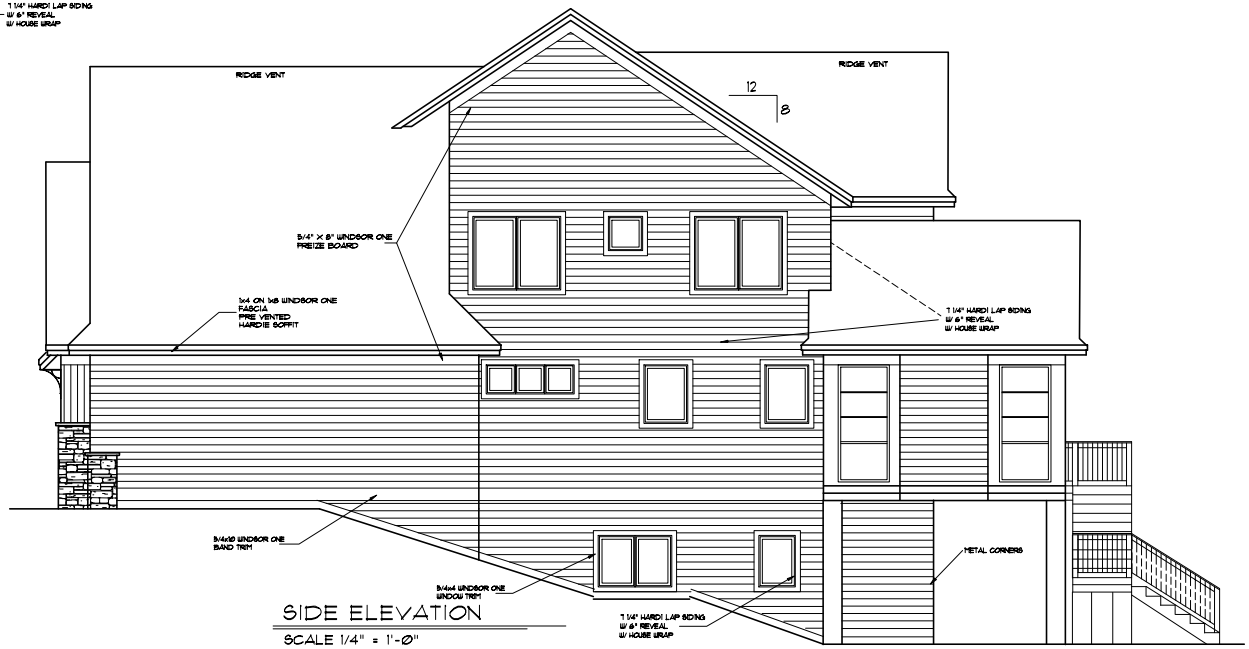
SIDE ELEVATION

SCALE 1/4" = 1'-0"



DECK COLUMN

SCALE 1/2" = 1'-0"



SIDE ELEVATION

SCALE 1/4" = 1'-0"

ICE DAM PROTECTION

1 LAYER OF 'MD COATED ROOFING OR COATED GLASS & BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA
ROOF VENTS - 50%
SOFFIT VENTS - 50%

FLASHING

FLASHING TO BE INSTALLED UNDER R/A PLYWOOD PANELS, JUNCTION OF ROOF AND WALLS, CHIMENYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL

PATIO DOORS TO HAVE FLASHING UNDER THRESHOLD AND BEHIND THRESHOLD SUPPORT.

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED

BAYHILL IV

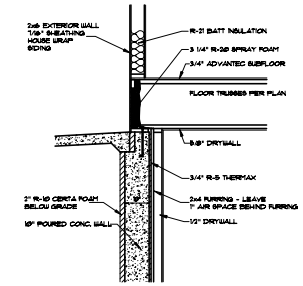
DRAWN BY:
MATT J.

REVISIONS
3-26-26
4-21-26
5-1-26
5-4-26 BID
6-8-26
7-10-26 PERMIT

NATE & CHRISTINA SWALLOW
559 HARBOR COURT
SHOREVIEW, MN
L8, B1, HARBOR SHORES

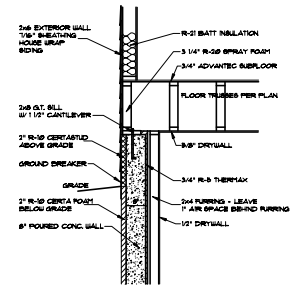
WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-945-0943

SHEET NO.
A2



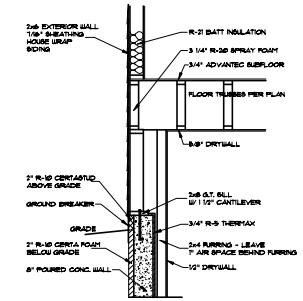
GARAGE FOUND. INSUL

SCALE 1/2" = 1'-0"



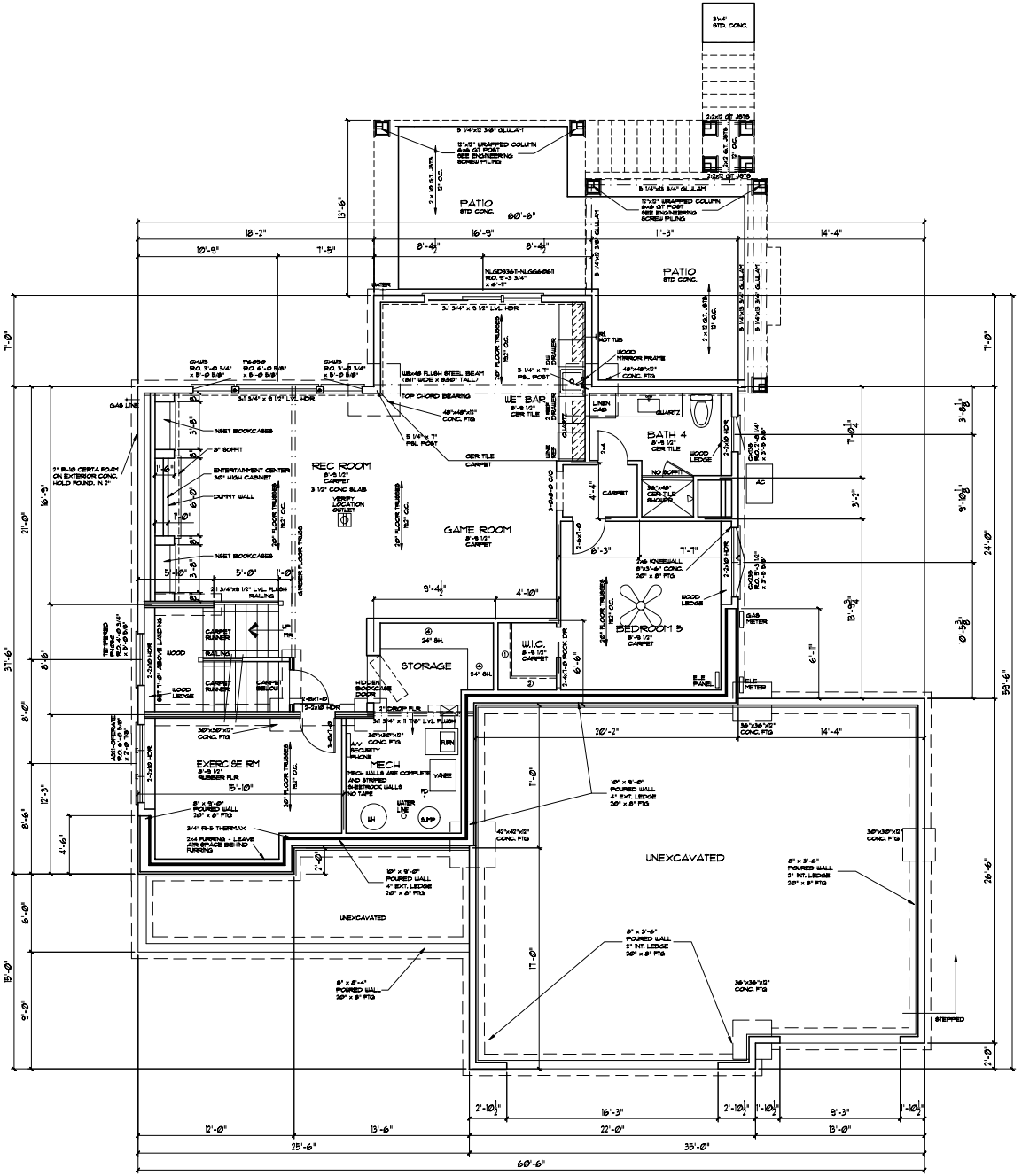
EXT. INSUL. FOUNDATION WALL

SCALE 1/2" = 1'-0"



EXT. INSUL. KNEEWALL

SCALE 1/2" = 1'-0"



REC ROOM ENTERTAINMENT

SCALE 1/4" = 1'-0"

MAIN FLOOR	1558 SQ. FT.
SECOND FLOOR	1701 SQ. FT.
1ST & 2ND TOTAL	3259 SQ. FT.
LOWER FLOOR OPT.	1352 SQ. FT.
TOTAL FINISHED	4611 SQ. FT.
3 SEASON PORCH	228 SQ. FT.
GARAGE	956 SQ. FT.

LOWER LEVEL:
FOUNDATION:
POURED CONC. WALLS 9'-0"
WINDOWS AND DOORS:
TOP OF R.O.: 6'-10 1/2"
ANDERSON 400 WINDOWS & PATIO DOORS
R.O.=3/4" LARGER THAN FRAME SIZE

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

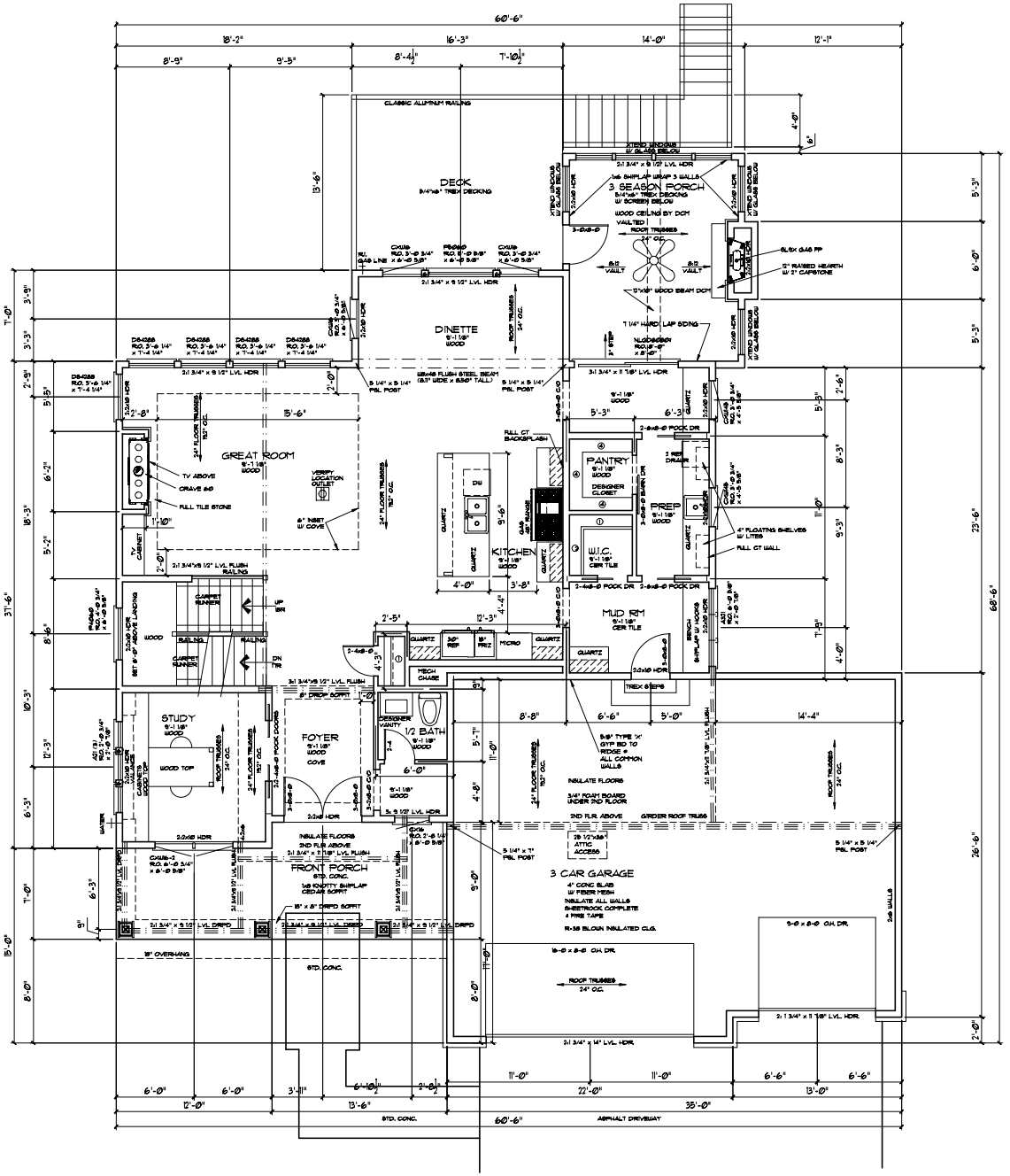
DRAWN BY:
MATT J.

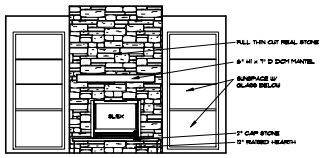
REVISIONS
3-26-26
4-21-26
5-1-26
5-4-26 BID
6-8-26
7-10-26 PERMIT

NATE & CHRISTINA SWALLOW
559 HARBOR COURT
SHOREVIEW, MN
L8, B1, HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-945-0943

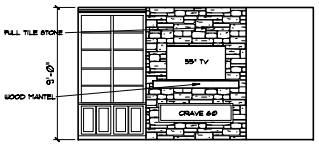
SHEET NO.
A3





PORCH FIREPLACE

SCALE 1/4" = 1'-Ø"



GREAT ROOM FIREPLACE

SCALE 1/4" = 1'-Ø"

MAIN FLOOR	1558 SQ. FT.
SECOND FLOOR	1701 SQ. FT.
1ST & 2ND TOTAL	3259 SQ. FT.
LOWER FLOOR OPT.	1352 SQ. FT.
TOTAL FINISHED	4611 SQ. FT.
3 SEASON PORCH	228 SQ. FT.
GARAGE	956 SQ. FT.

MAIN FLOOR:
WALLS:
PLATE HEIGHT: 9'-1 1/8"
WINDOWS AND DOORS:
TOP OF R.O.: 8'-Ø"
ANDERSON 400 WINDOWS & PATIO DOORS
R.O.= 3/4" LARGER THAN FRAME SIZE

FIRST FLOOR PLAN

SCALE 1/4" = 1'-Ø"

DRAWN BY:
MATT J.

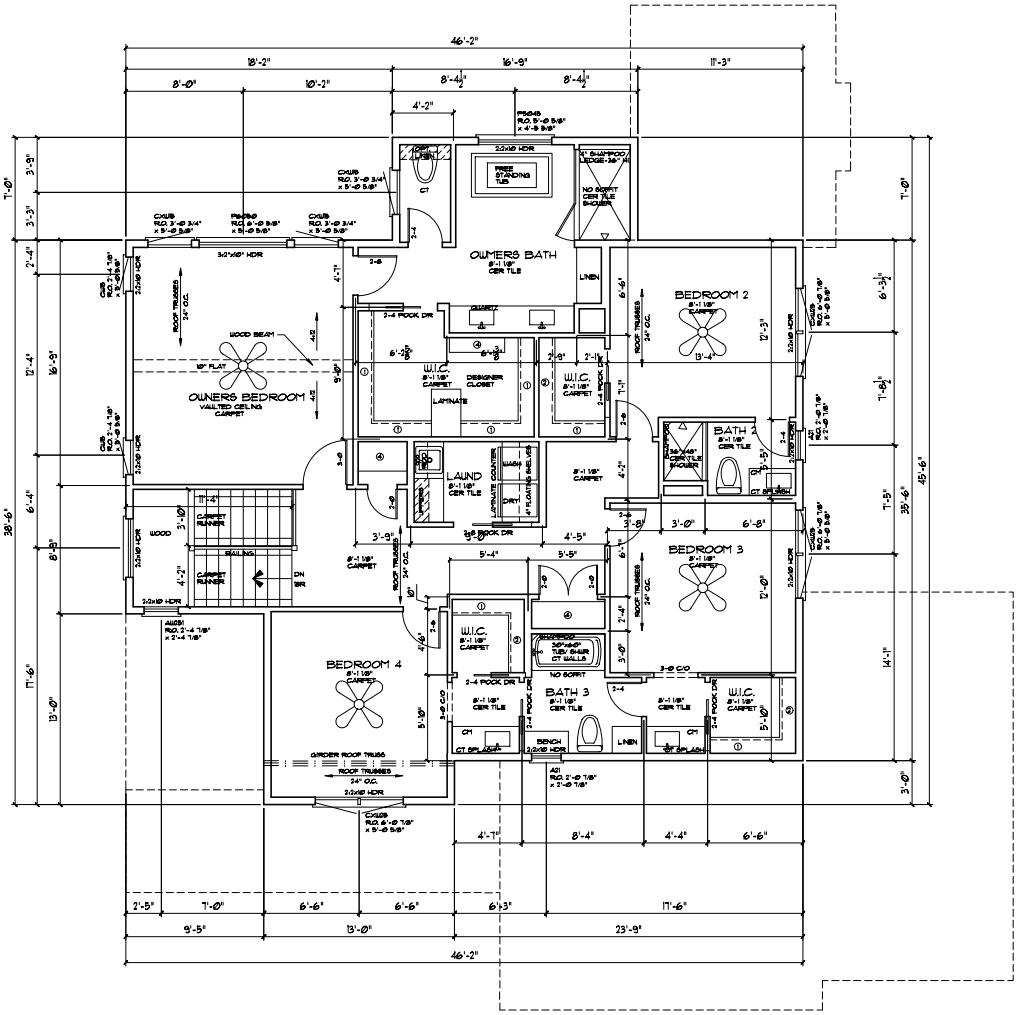
REVISIONS
3-26-26
4-21-26
5-1-26
5-4-26 BID
6-8-26
7-10-26 PERMIT

NATE & CHRISTINA SWALLOW
559 HARBOR COURT
SHOREVIEW, MN
L8, B1, HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-945-0943

WOODDALE BUILDERS

SHEET NO.
A4



MAIN FLOOR	1558 SQ. FT.
SECOND FLOOR	1701 SQ. FT.
1ST & 2ND TOTAL	3259 SQ. FT.
LOWER FLOOR OPT.	1352 SQ. FT.
TOTAL FINISHED	4611 SQ. FT.
3 SEASON PORCH	228 SQ. FT.
GARAGE	956 SQ. FT.

SECOND FLOOR:
WALLS:
PLATE HEIGHT: 8'-1 1/8"
WINDOWS AND DOORS:
TOP OF R.O.: 6'-11 3/8"
ANDERSON 400 WINDOWS & PATIO DOORS
R.O.=3/4" LARGER THAN FRAME SIZE

SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

DRAWN BY:
MATT J.

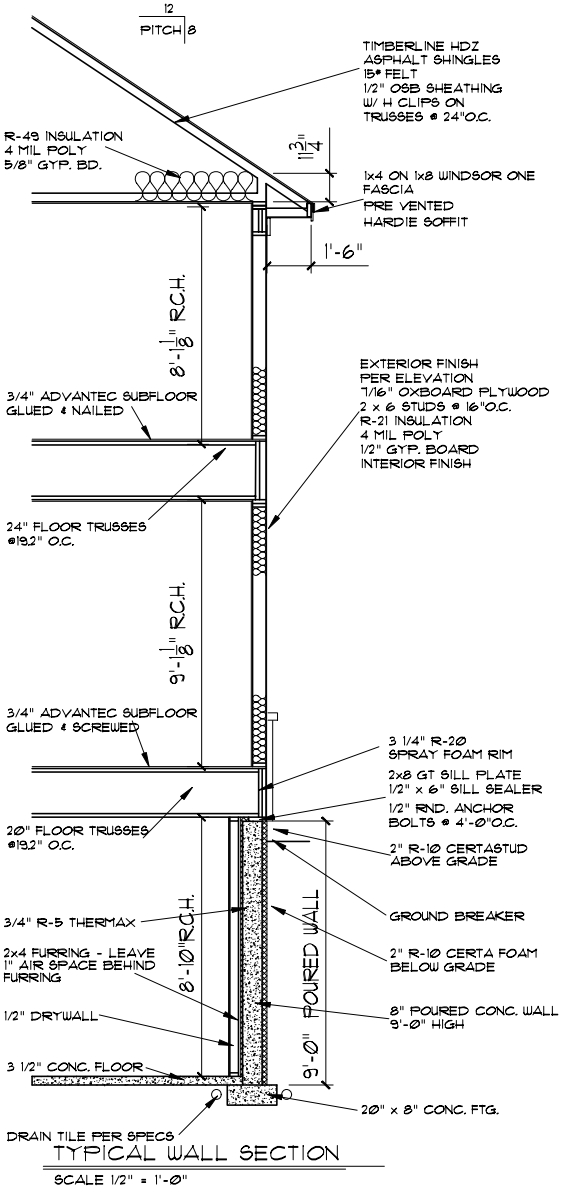
REVISIONS
3-26-26
4-21-26
5-1-26
5-4-26 BID
6-8-26
7-10-26 PERMIT

NATE & CHRISTINA SWALLOW
559 HARBOR COURT
SHOREVIEW, MN
L8, B1, HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-345-6943

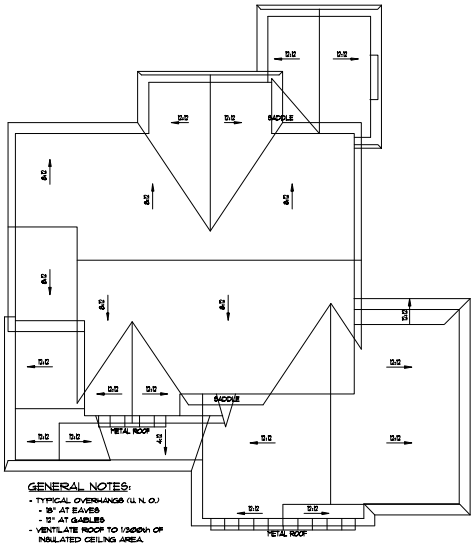
WOODDALE BUILDERS

SHEET NO.
A5



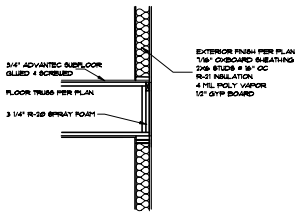
TYPICAL WALL SECTION

SCALE 1/2" = 1'-0"



ROOF PLAN

SCALE 1/8" = 1'-0"



RIM DETAIL

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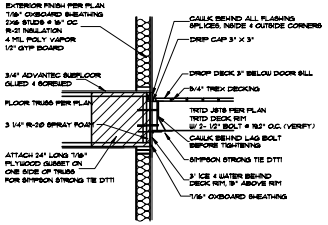

LEDGER BD DETAIL

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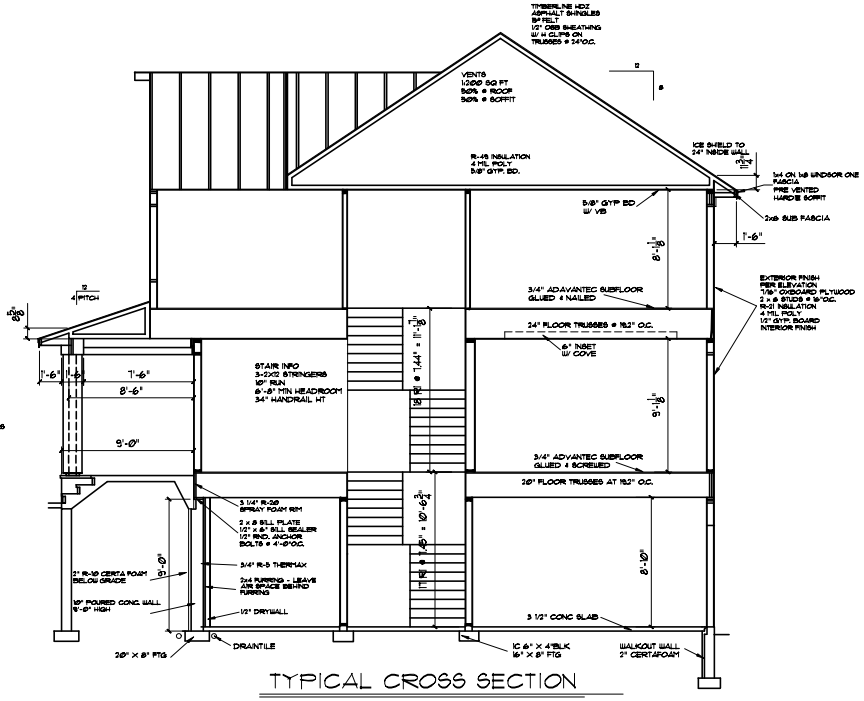


TYPICAL CROSS SECTION

SCALE 1/4" = 1'-0"

DRAWN BY:
MATT J.

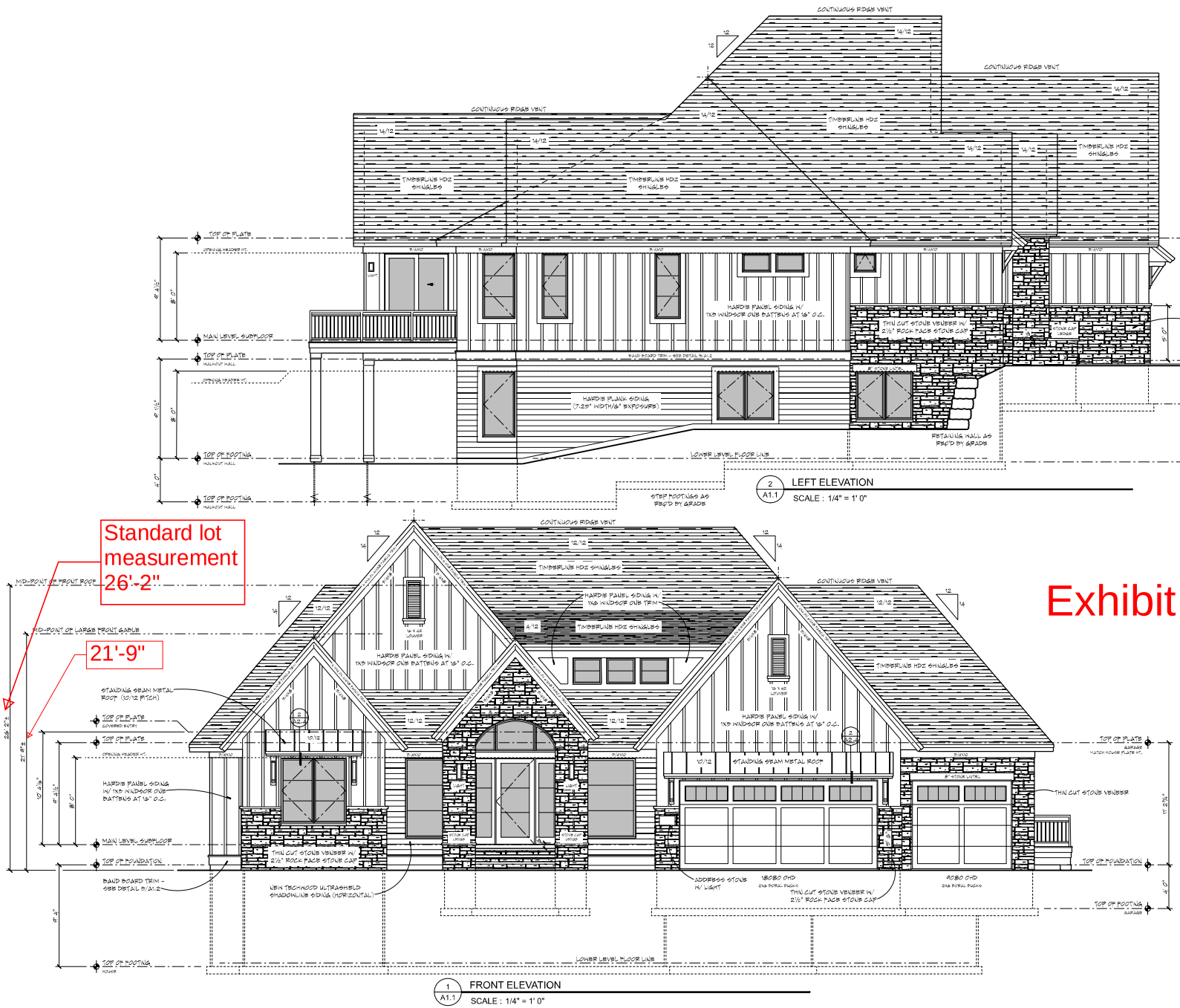
REVISIONS
3-26-26
4-21-26
5-1-26
5-4-26 BID
6-8-26
7-10-26 PERMIT

NATE & CHRISTINA SWALLOW
559 HARBOR COURT
SHOREVIEW, MN
L8, B1, HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-945-0943

WOODDALE BUILDERS

SHEET NO.
A6



2 A1.1 LEFT ELEVATION
SCALE : 1/4" = 1' 0"

1 A1.1 FRONT ELEVATION
SCALE : 1/4" = 1' 0"

Exhibit 'C'

AREA TABULATION

LOWER LEVEL	2517 SF
MECHANICAL	133 SF
MAIN LEVEL	2483 SF
TOTAL LIVABLE	4800 SF
GARAGE	950 SF
4-SEASON PORCH	293 SF
COVERED ENTRY	100 SF
DECKS	266 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR SHEATHING OF FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
  - EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER LOCAL AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE BUILDER/SUB-CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

WINDOWS

- ANDERSEN 400 SERIES
  - STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- WINDOW HEADER HEIGHTS (U.N.O.)
  - LOWER LEVEL SET TO 8' 0"
  - MAIN LEVEL SET TO 8' 0"
- ROUGH OPENINGS DIMENSIONS TO BE 3/4" LARGER THAN WINDOW UNIT DIMENSIONS. INSTALLERS TO VERIFY.

EXTERIOR FINISHES

- SIDING (AS NOTED)
  - HARDIEPLANK LAP SIDING
    - 7¼" WIDTH / 6" EXPOSURE
  - HARDIEPANEL SIDING
    - HARDIE TRIM BATTEN BOARDS AT 16" O.C.
  - THIN CUT STONE VENEER W/ 2½" STONE CAP (WHERE APPLIES)
- WINDSOR ONE TRIM BOARDS
  - WIDTH AND THICKNESS AS NOTED

RDR RESIDENTIAL DESIGN RESOURCES, INC.
612.669.2544

ISSUE	DATE	REMARKS
15	04/07/25	Build 2
16	04/08/25	Build 3
17	04/08/25	Build 4
18	04/22/25	Build 5 - Structural info
19	04/30/25	Emaium
20	05/12/25	Build 7 - Window update
21	07/16/25	Build 8

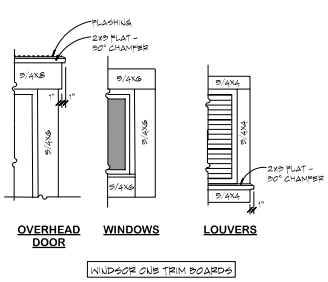
WALSH RESIDENCE

555 Harbor Court Shoreview, MN
Lot 7 Block 1 Harbor Shores

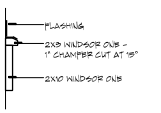
WOODDALE BUILDERS
6117 Blue Circle Drive
Minnetonka MN 55343
Phone: 952.345.0543
Fax: 952.345.0544
MN Lic# BC002926
www.wooddalebuilders.com
A Tradition of Distinctive Luxury of Design

EXTERIOR ELEVATIONS

A1.1
1 OF 9



4 / A1.2 OPENING TRIM
SCALE : 3/4" = 1' 0"



3 / A1.2 BAND BOARD TRIM
SCALE : 1" = 1' 0"



2 / A1.2 RIGHT ELEVATION
SCALE : 1/4" = 1' 0"



1 / A1.2 REAR ELEVATION
SCALE : 1/4" = 1' 0"

AREA TABULATION

LOWER LEVEL	2517 SF
MECHANICAL	133 SF
MAIN LEVEL	2483 SF
TOTAL LIVABLE	4800 SF
GARAGE	950 SF
4-SEASON PORCH	295 SF
COVERED ENTRY	100 SF
DECKS	266 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR SHEATHING OF FRAMED WALLS.

STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
  - EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER LOCAL AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE BUILDER/SUB-CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.

WINDOWS

- ANDERSEN 400 SERIES
  - STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- WINDOW HEADER HEIGHTS (U.N.O.)
  - LOWER LEVEL SET TO 8' 0"
  - MAIN LEVEL SET TO 8' 0"
- ROUGH OPENINGS DIMENSIONS TO BE 3/4" LARGER THAN WINDOW UNIT DIMENSIONS. INSTALLERS TO VERIFY.

EXTERIOR FINISHES

- SIDING (AS NOTED)
  - HARDIEPLANK LAP SIDING
    - 7¼" WIDTH / 6" EXPOSURE
  - HARDIEPANEL SIDING
    - HARDIE TRIM BATTEN BOARDS AT 16" O.C.
  - THIN CUT STONE VENEER W/ 2½" STONE CAP (WHERE APPLIES)
- WINDSOR ONE TRIM BOARDS
  - WIDTH AND THICKNESS AS NOTED

RDR RESIDENTIAL DESIGN RESOURCES, INC.
612.669.2544

ISSUE	DATE	REMARKS
15	04/07/25	Build 2
16	04/08/25	Build 3
17	04/08/25	Build 4
18	04/22/25	Build 5 - Structural info
19	04/30/25	Emaium
20	05/12/25	Build 7 - Window update
21	07/16/25	Build 8

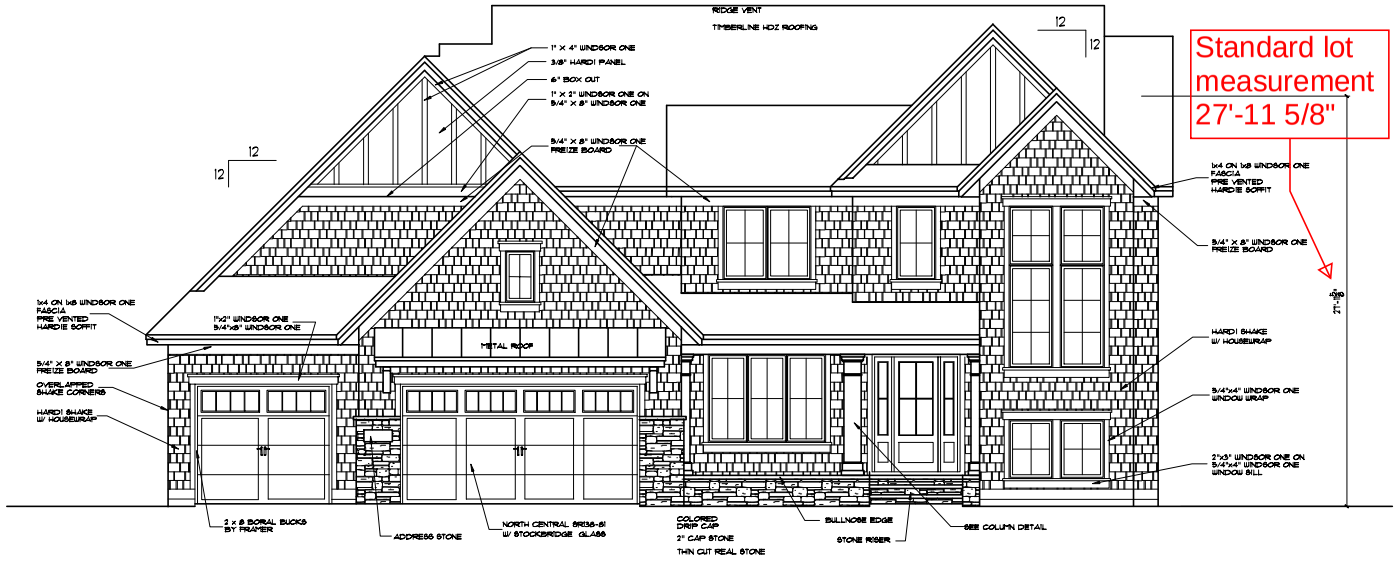
WALSH RESIDENCE

555 Harbor Court Shoreview, MN
Lot 7 Block 1 Harbor Shores

WOODDALE BUILDERS
6117 Blue Circle Drive
Minnetonka MN 55343
Phone: 952.345.0543
Fax: 952.345.0544
MN Lic# BC002926
www.wooddalebuilders.com
A Tradition of Wisdom in Luxury of Design

EXTERIOR ELEVATIONS

A1.2
2 OF 9



Standard lot measurement 27'-11 5/8"

ICE DAM PROTECTION

1 LAYER OF #40 COATED ROOFING OR COATED GLASS G BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA.
ROOF VENTS - 50%
SOFFIT VENTS - 50%

FLASHING

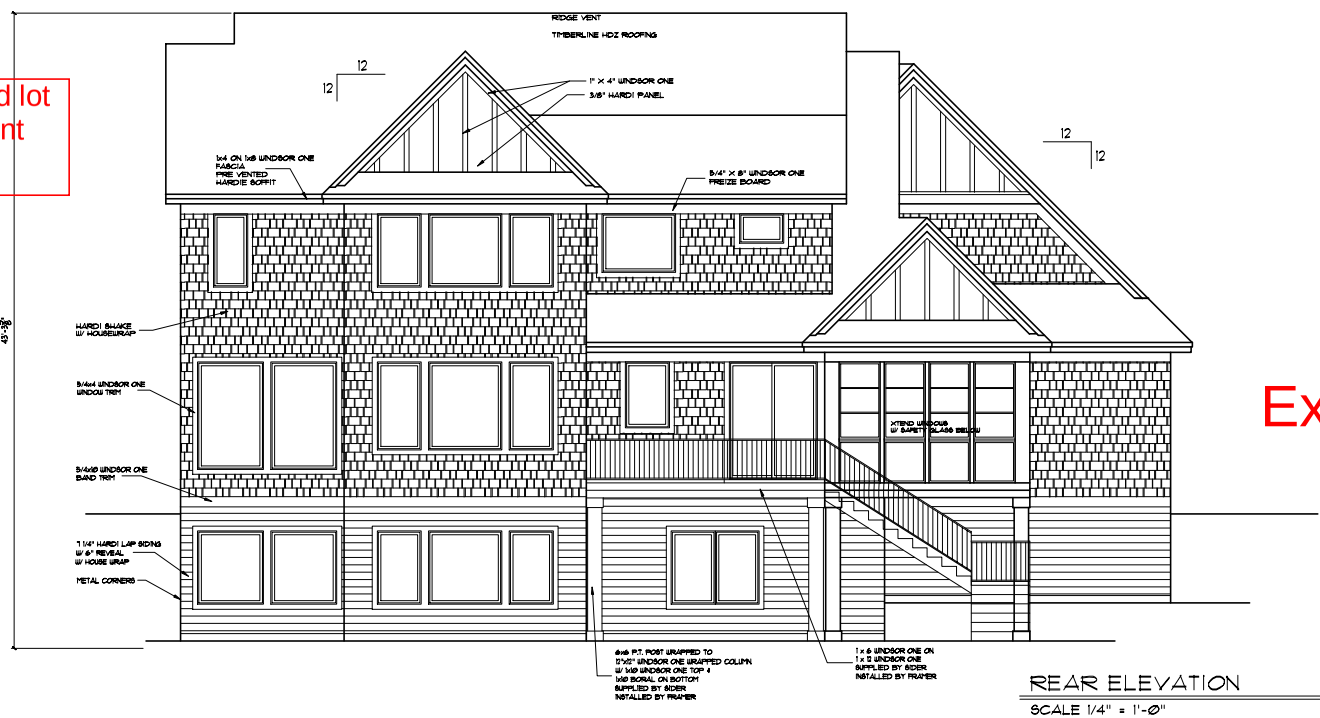
FLASHING TO BE INSTALLED UNDER R.S. PLYWOOD PANELS, JUNCTION OF ROOF AND WALLS, CHIMENYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL

PATIO DOORS TO HAVE FLASHING UNDER THRESHOLD AND BEHIND THRESHOLD SUPPORT.

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED

FRONT ELEVATION

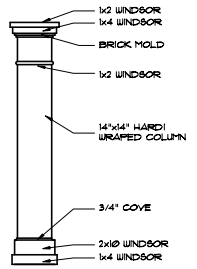
SCALE 1/4" = 1'-0"



Substandard lot measurement 43'-3 5/8"

REAR ELEVATION

SCALE 1/4" = 1'-0"



FRONT COLUMN

SCALE 1/2" = 1'-0"

Exhibit 'D'

DRAWN BY:
MATT J.

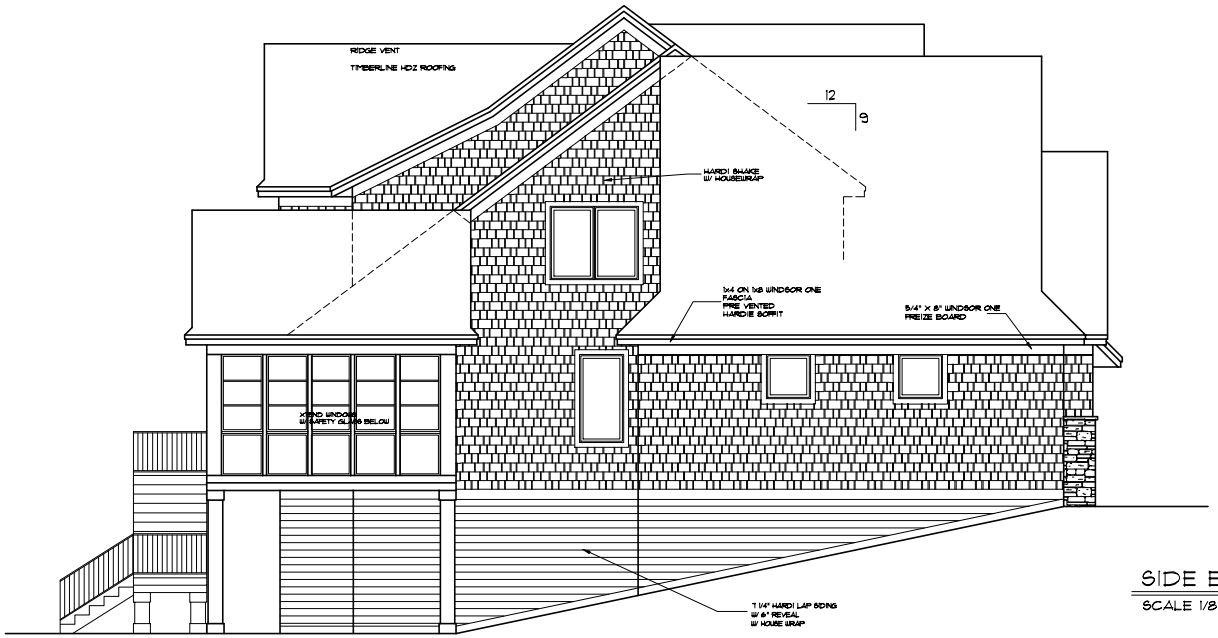
REVISIONS
4-16-26
6-12-26
7-15-26

ERIC & CAMILLE WILKERSON
544 HARBOR COURT
SHOREVIEW, MN
L4, B1, HARBOR SHORES

WOODDALE BUILDERS, INC.
6117 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-345-0543

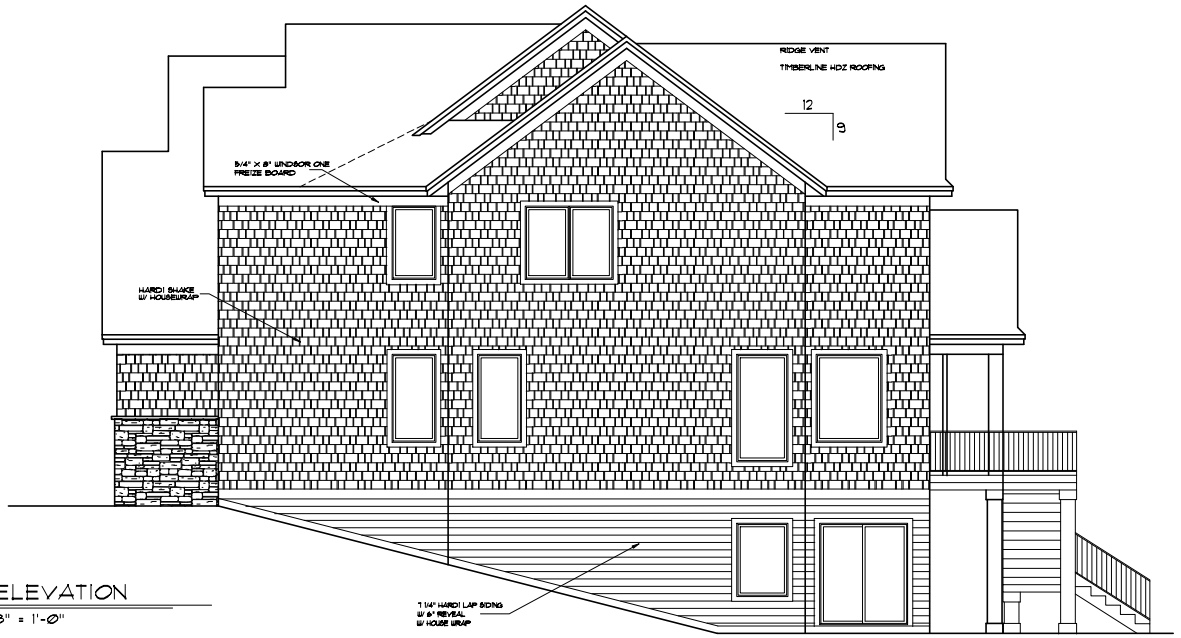
WOODDALE BUILDERS

SHEET NO.
A1



SIDE ELEVATION

SCALE 1/8" = 1'-0"



SIDE ELEVATION

SCALE 1/8" = 1'-0"

ICE DAM PROTECTION

1 LAYER OF #45 COATED ROOFING OR COATED GLASS G SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA.
ROOF VENTS - 50%
SOFFIT VENTS - 50%

FLASHING

FLASHING TO BE INSTALLED UNDER BUILT UP, PLYWOOD PANELS, JUNCTION OF ROOF AND WALLS, CHIMENYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.

PATIO DOORS TO HAVE FLASHING UNDER THRESHOLD AND BEHIND THRESHOLD SUPPORT.

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED

DRAWN BY:
MATT J.

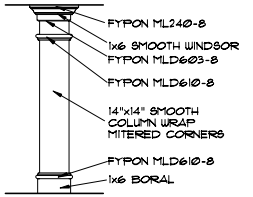
REVISIONS
4-16-26
6-12-26
7-15-26

ERIC & CAMILLE WILKERSON
544 HARBOR COURT
SHOREVIEW, MN
L4, B1, HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR.
MINNETONKA, MN 55343
PH. 952-345-6943

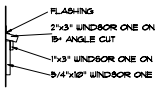
WOODDALE BUILDERS

SHEET NO.
A2



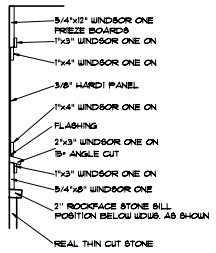
COLUMN DETAIL

SCALE 1/2" = 1'-0"



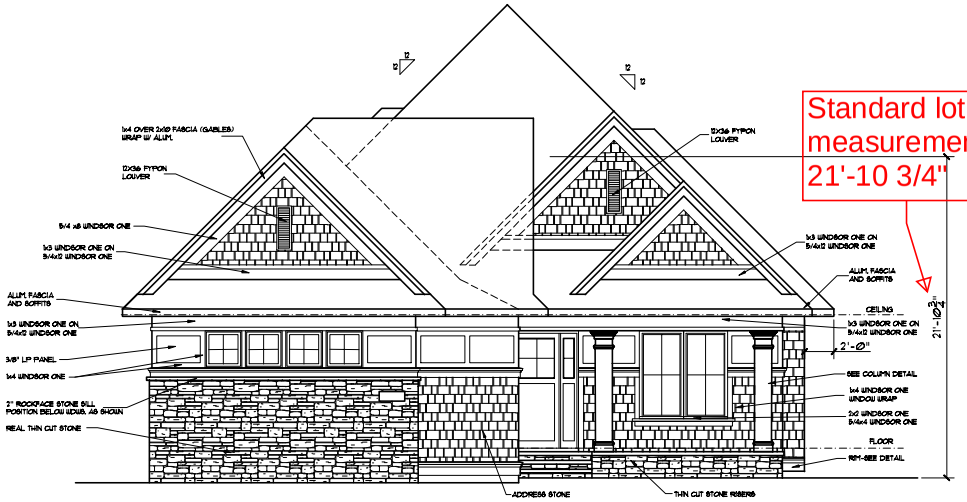
RIM DETAIL

SCALE 3/4" = 1'-0"



PANEL DETAIL

SCALE 3/4" = 1'-0"



FRONT ELEVATION

SCALE 1/4" = 1'-0"

Standard lot measurement 21'-10 3/4"

FLASHING

FLASHING TO BE INSTALLED UNDER 7/16 PLYWOOD PANELS, JUNCTION OF ROOF AND WALLS, CHIMENYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL

PATIO DOORS TO HAVE FLASHING UNDER THRESHOLD AND BEHIND THRESHOLD SUPPORT.

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED

ICE DAM PROTECTION

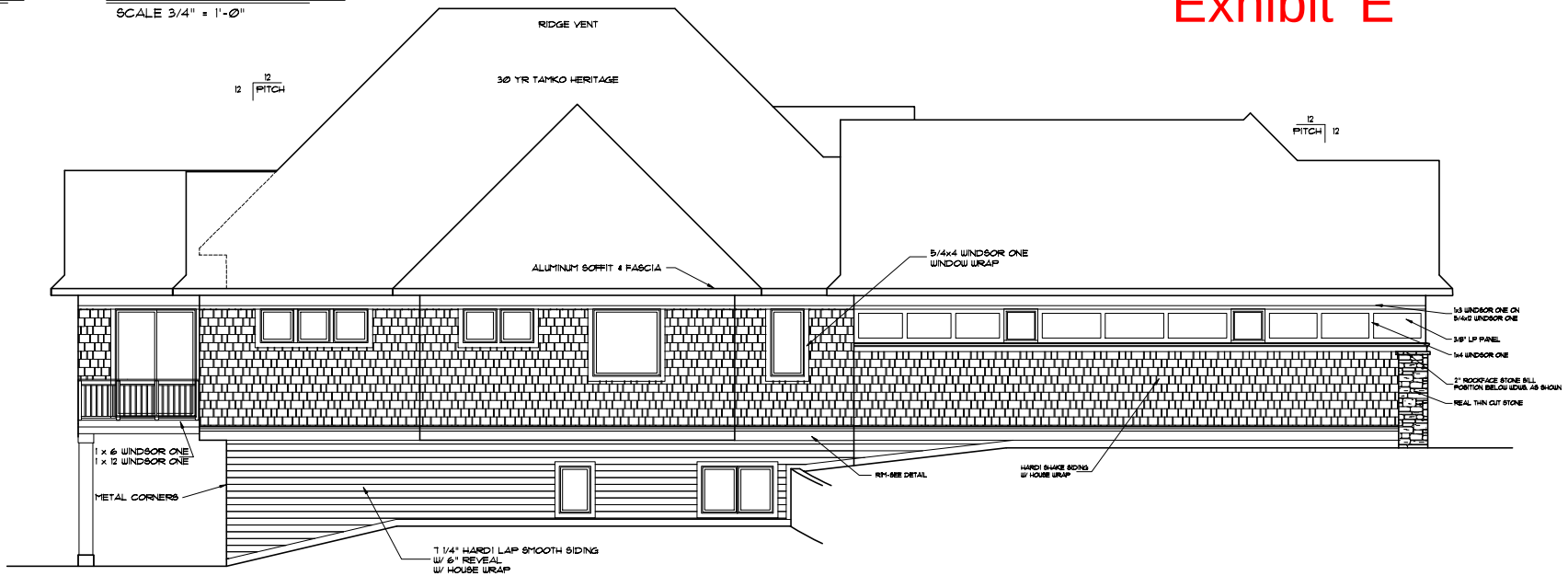
1 LAYER OF #40 COATED ROOFING OR COATED GLASS G BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA.
ROOF VENTS - 50%
SOFFIT VENTS - 50%

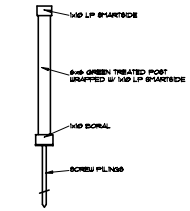
NOTE:
GUTTERS COMPLETE

Exhibit 'E'



SIDE ELEVATION

SCALE 1/4" = 1'-0"



DECK FOOTINGS

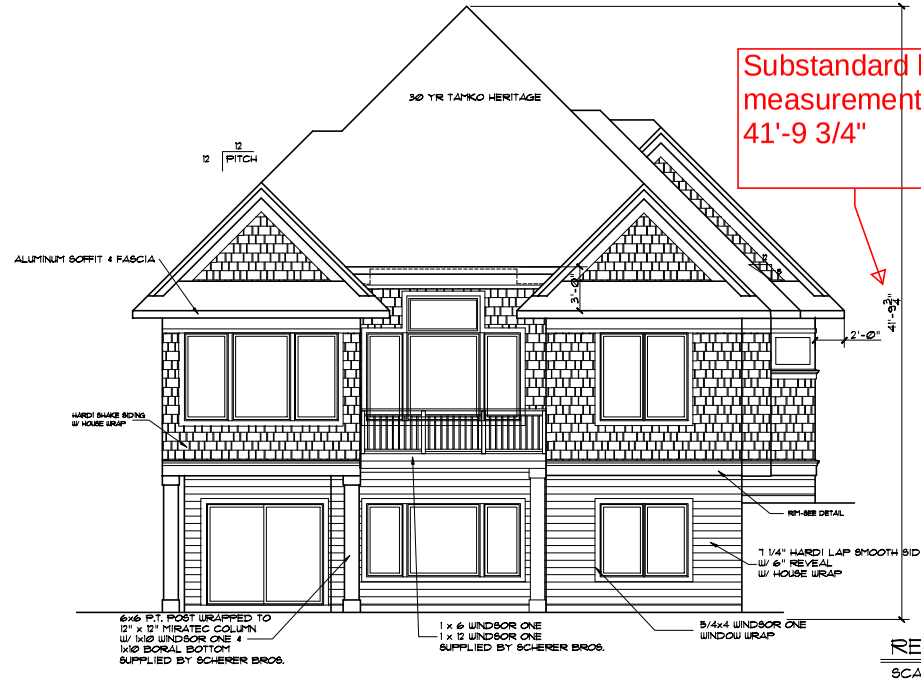
DRAWN BY:
MATT J.

REVISIONS
10-14-25
11-5-25
11-11-25
11-17-25 PERMIT
1-15-26 PERMIT
2-5-26 START

LEROY & JAN ERICKSON
588 HARBOR COURT
SHOREVIEW, MN
L6, B2 HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR. SUITE 101
MINNETONKA, MN 55343
PH. 952-945-6943

SHEET NO.
A1
OF
5



Substandard lot measurement 41'-9 3/4"

REAR ELEVATION

SCALE 1/4" = 1'-0"

FLASHING

FLASHING TO BE INSTALLED UNDER R.S. PLYWOOD PANELS, JUNCTION OF ROOF AND WALLS, CHIMENYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL.

PATIO DOORS TO HAVE FLASHING UNDER THRESHOLD AND BEHIND THRESHOLD SUPPORT.

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED

ICE DAM PROTECTION

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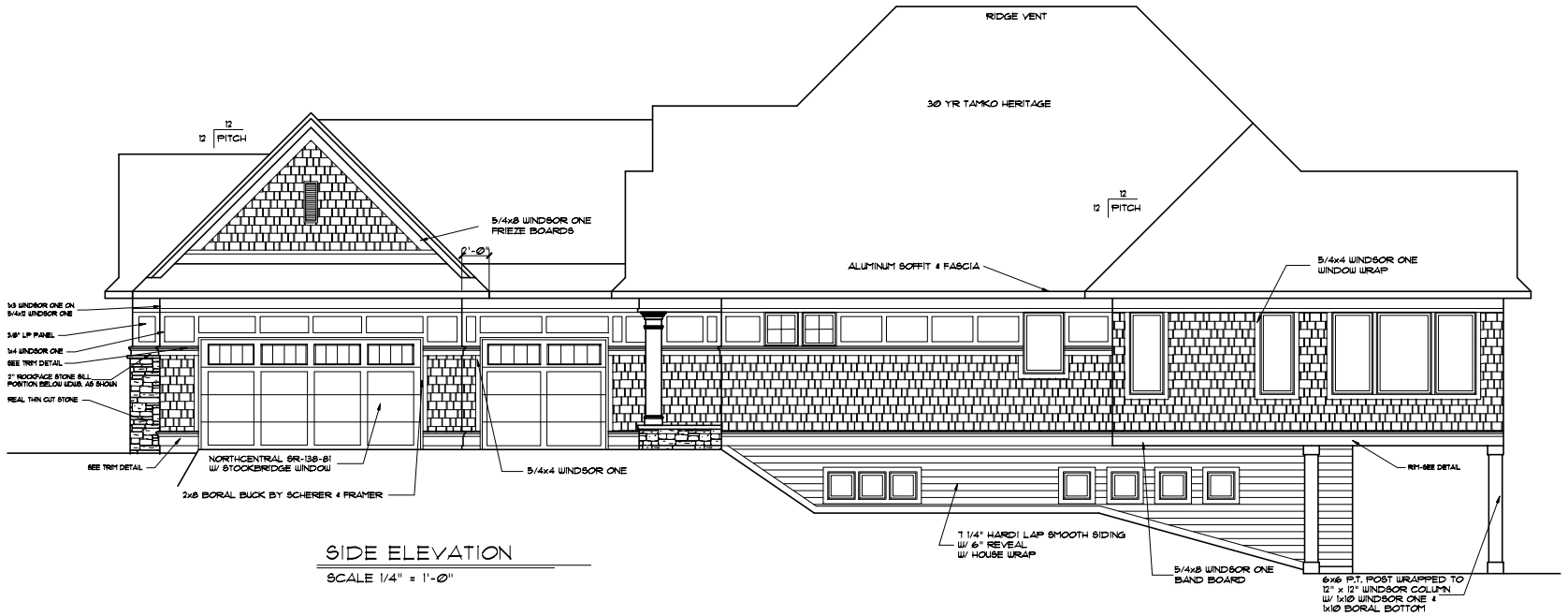
ATTIC VENTILATION

PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA.
ROOF VENTS - 50%
SOFFIT VENTS - 50%

NOTE:
GUTTER COMPLETE



SIDE ELEVATION

SCALE 1/4" = 1'-0"

DRAWN BY: MATT J.

REVISIONS
10-14-25
11-5-25
11-11-25
11-17-25 PERMIT
1-15-26 PERMIT
2-5-26 START

LEROY & JAN ERICKSON
588 HARBOR COURT
SHOREVIEW, MN
L6, B2 HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR. SUITE 101
MINNETONKA, MN 55343
PH. 952-345-6943

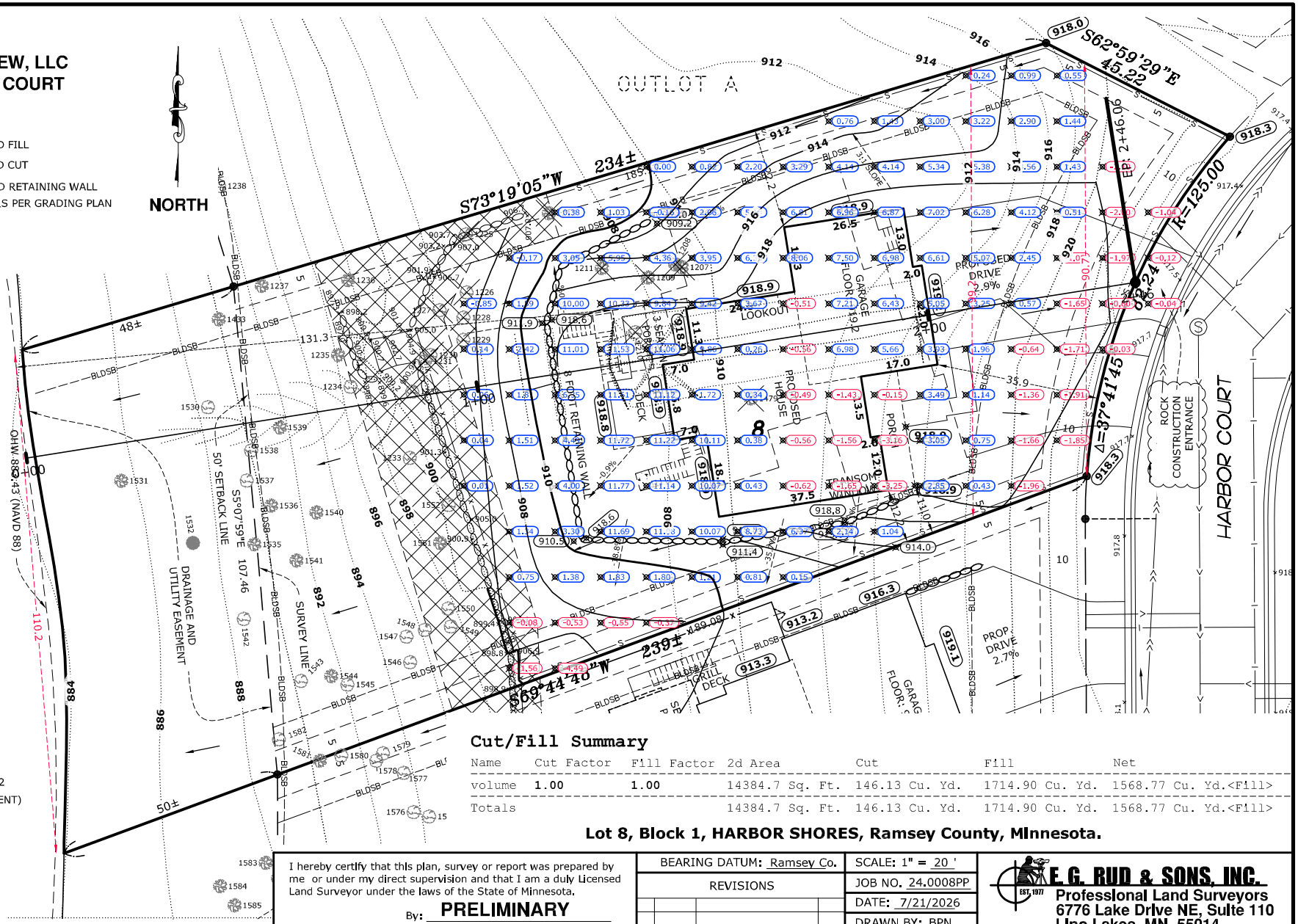
SHEET NO.
A2
OF
5

EXHIBIT I

~for~ 580 SHOREVIEW, LLC
559 HARBOR COURT

LEGEND

1.51 DENOTES PROPOSED FILL
-1.51 DENOTES PROPOSED CUT
DENOTES PROPOSED RETAINING WALL
DENOTES CONTOURS PER GRADING PLAN



DIAG: 82.50 x 59.50 = 101.72
(9 FOOT POURED WALL BASEMENT)

PROPOSED ELEVATIONS

TOP OF WALL =	919.6
GARAGE FLOOR =	919.2
LOWEST FLOOR =	910.9
TOP OF FOOTING =	910.6

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
volume	1.00	1.00	14384.7 Sq. Ft.	146.13 Cu. Yd.	1714.90 Cu. Yd.	1568.77 Cu. Yd.<Fill>
Totals			14384.7 Sq. Ft.	146.13 Cu. Yd.	1714.90 Cu. Yd.	1568.77 Cu. Yd.<Fill>

Lot 8, Block 1, HARBOR SHORES, Ramsey County, Minnesota.

I hereby certify that this plan, survey 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.

By: PRELIMINARY
Minnesota License No. _____

Dated 23rd day of July 2026.

BEARING DATUM: Ramsey Co.
REVISIONS

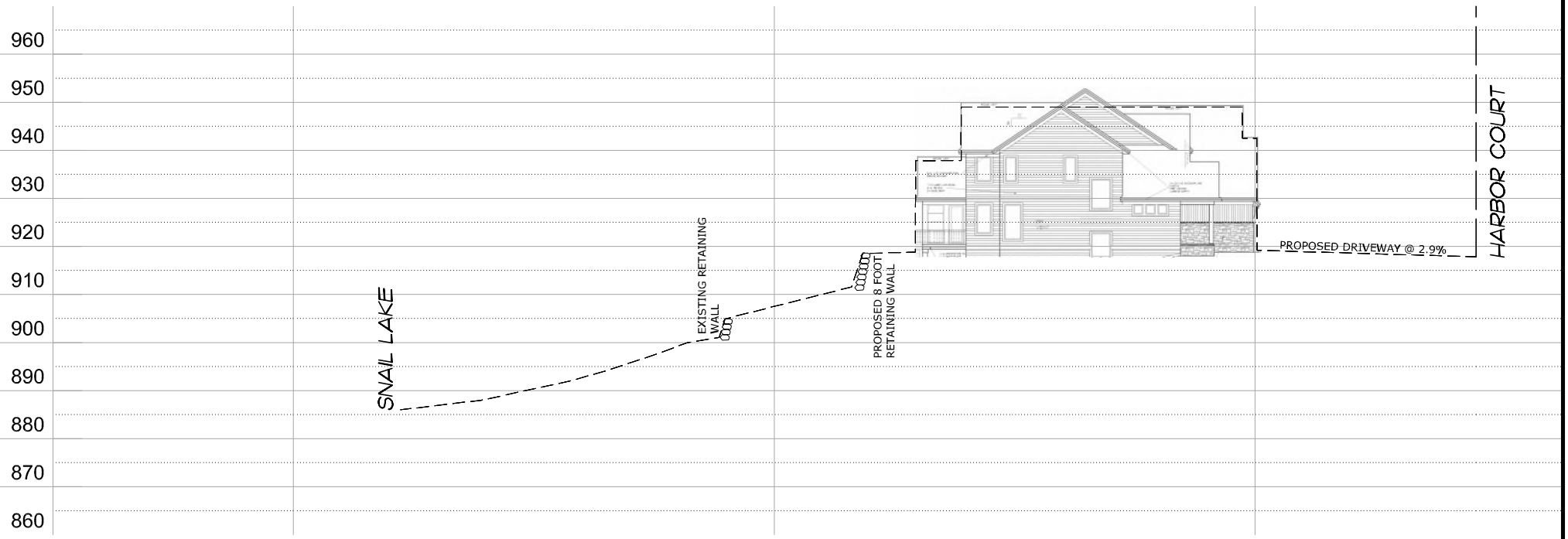
SCALE: 1" = 20 '
JOB NO. 24.0008PP
DATE: 7/21/2026
DRAWN BY: BPN
CREW: DT/CT

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
TeL (651) 361-8200 Fax (651) 361-8701
www.egrud.com

8-1

EXHIBIT J

~for~ 580 SHOREVIEW, LLC
559 HARBOR COURT



(9 FOOT POURED WALL BASEMENT)

PROPOSED ELEVATIONS

TOP OF WALL =	919.6
GARAGE FLOOR =	919.2
LOWEST FLOOR =	910.9
TOP OF FOOTING =	910.6

Lot 8, Block 1, HARBOR SHORES, Ramsey County, Minnesota.

I hereby certify that this plan, survey 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.

By: **PRELIMINARY**
Minnesota License No. _____

Dated 21st day of July 2026.

BEARING DATUM: Ramsey Co.

REVISIONS

SCALE: 1" = 20 '
JOB NO. 24.0008PP
DATE: 7/21/2026
DRAWN BY: BPN
CREW: DT/CT

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
TeL (651) 361-8200 Fax (651) 361-8701
www.egrud.com

8-1

EXHIBIT K

~for~ 580 SHOREVIEW, LLC
559 HARBOR COURT



(9 FOOT POURED WALL WALKOUT BASEMENT)

PROPOSED ELEVATIONS

TOP OF WALL =	919.6
GARAGE FLOOR =	919.2
LOWEST FLOOR =	910.9
TOP OF FOOTING =	910.6

Lot 8, Block 1, HARBOR SHORES, Ramsey County, Minnesota.

BEARING DATUM: Ramsey Co.			SCALE: 1" = 20 '
REVISIONS			JOB NO. 24.0008PP
1	8/12/26	CITY COMMENTS BPN	DATE: 7/21/2026
1	8/14/26	CITY COMMENTS BPN	DRAWN BY: BPN
			CREW: DT/CT

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
TeL (651) 361-8200 Fax (651) 361-8701
www.egrud.com

8-1

559 Harbor Ct.
Swallow

WOODDALE
BUILDERS

EXHIBIT L

1 SW 9166 Drift of Mist: Siding, Trim, Panel/Vertical Siding, Stucco, Screen Porch Inside Walls.

2 SW 9100 Armory: Soffits, Fascia, Frieze Boards, Rear Column Wraps, Rear Frame, Trim for rear porch.

3 Exterior Stone: Grays Bay

4 Anderson Windows: Black

5 Haas Garage Door: English Oak

6 Vintage English Walnut: Decking

7 Roof Shingle Timberline HDZ: Charcoal

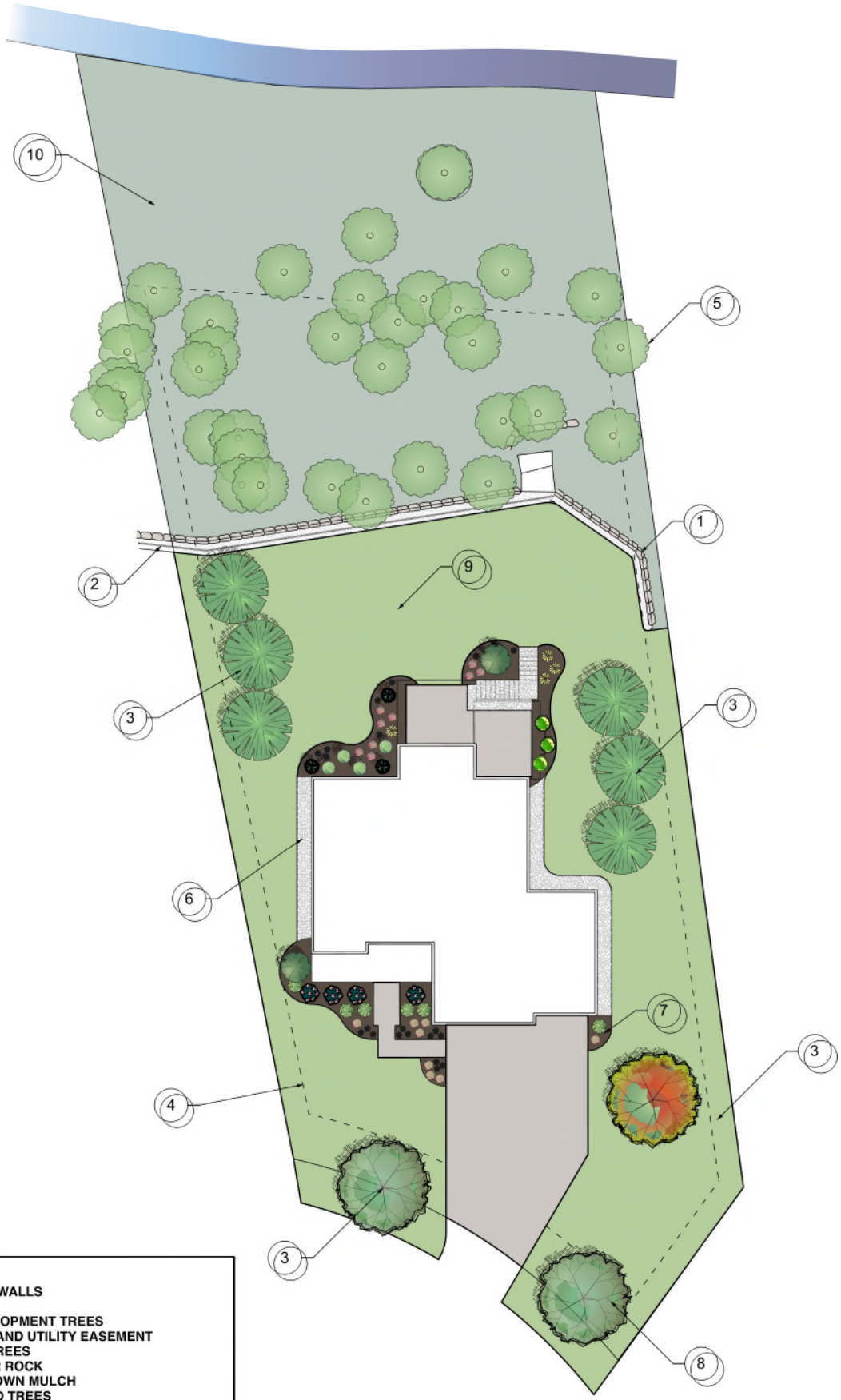
8 Firestone Dark Bronze Metal Roof and Valleys

9 Gutters & Downspouts: Statuary Bronze

10 Staind Cedar: Front columns, Corbels, Front door, front soffit ceiling: Stained to match Garage Doors



Quercus alba	White Oak	1.333	Retain



Notes
1. RETAINING WALLS
2. FENCE
3. NEW DEVELOPMENT TREES
4. DRAINAGE AND UTILITY EASEMENT
5. EXISTING TREES
6. 1 1/2" RIVER ROCK
7. COCOA BROWN MULCH
8. BOULEVARD TREES
9. SOD
10. NATURAL VEGETATION

1" = 10'

CK

07/26/2026

SWALLOW RESIDENCE
LANDSCAPE PLAN
559 HARBOR CT
SHOREVIEW, MN

PLAN INFORMATION

WWW.MNGREEN.COM
(952) 496-3105
Shakopee, MN 55379
327 Marschall Road STE 365
Minnesota green

CERTIFICATE OF SURVEY

~for~ WOODDALE BUILDERS
559 HARBOR COURT

LEGEND

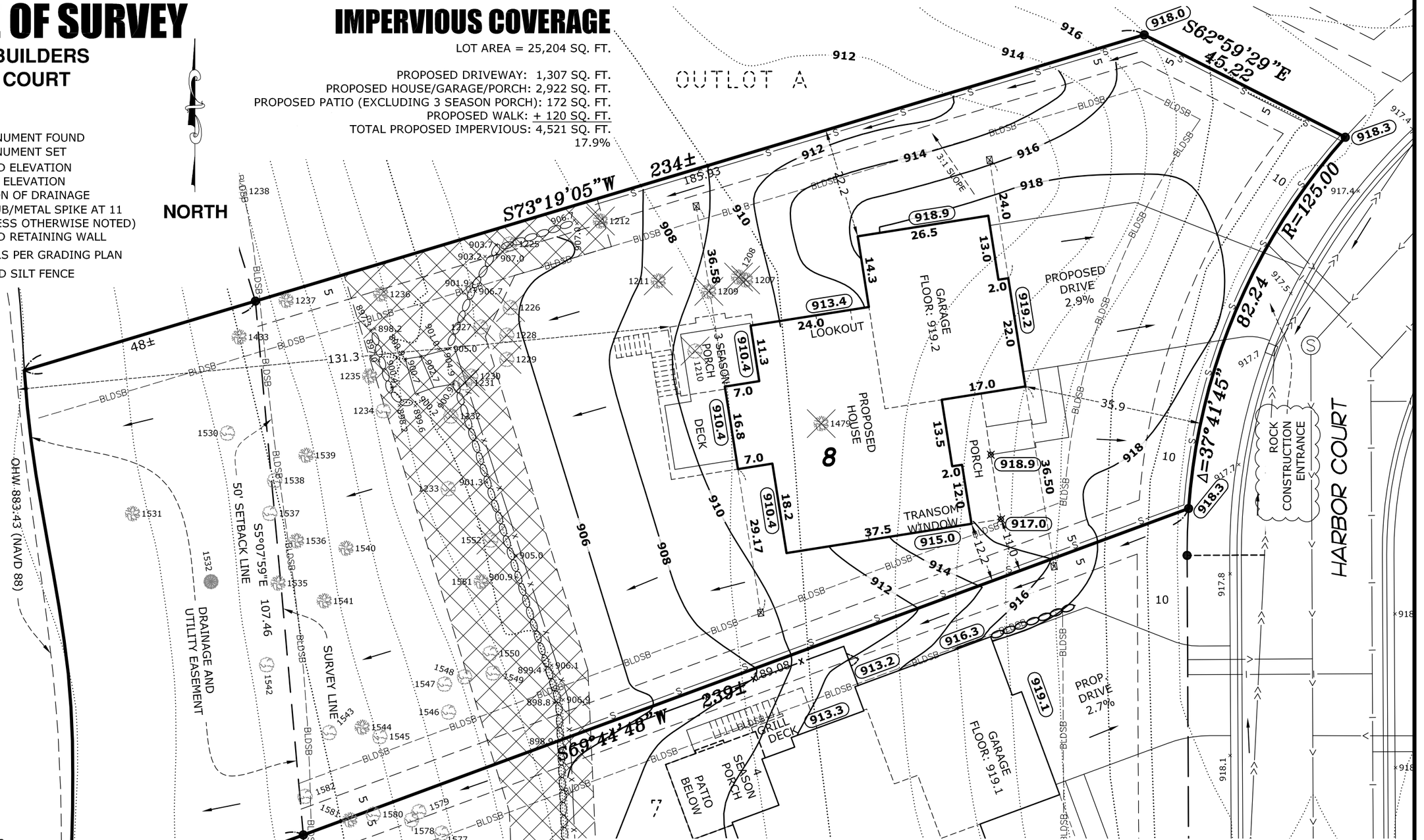
- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES IRON MONUMENT SET
- 800.0 DENOTES PROPOSED ELEVATION
- x 1011.2 DENOTES EXISTING ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- ⊠ DENOTES WOOD HUB/METAL SPIKE AT 11 FOOT OFFSET (UNLESS OTHERWISE NOTED)
- DENOTES PROPOSED RETAINING WALL
- DENOTES CONTOURS PER GRADING PLAN
- ——S—— DENOTES PROPOSED SILT FENCE

IMPERVIOUS COVERAGE

LOT AREA = 25,204 SQ. FT.

PROPOSED DRIVEWAY: 1,307 SQ. FT.
PROPOSED HOUSE/GARAGE/PORCH: 2,922 SQ. FT.
PROPOSED PATIO (EXCLUDING 3 SEASON PORCH): 172 SQ. FT.
PROPOSED WALK: + 120 SQ. FT.
TOTAL PROPOSED IMPERVIOUS: 4,521 SQ. FT.
17.9%

NORTH



SNAIL LAKE

OHWL: 883.43 (NAVD 88)
(DATUM AND ADJUSTMENT PER CITY)

WATER ELEVATION:883.8 (MEAS. 6/24/2021)

FEMA FLOOD ELEV=883.0
GENERAL DEVELOPMENT WATERS DNR#62-73
(STRUCTURE SETBACK = 50'; 30' TOP OF BLUFF)

DIAG: 82.50 x 59.50 = 101.72
(9 FOOT POURED WALL WALKOUT BASEMENT)

PROPOSED ELEVATIONS

TOP OF WALL =	919.6
GARAGE FLOOR =	919.2
LOWEST FLOOR =	910.9
TOP OF FOOTING =	910.6

* BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
* DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
* FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.

Lot 8, Block 1, HARBOR SHORES, Ramsey County, Minnesota.

I hereby certify that this plan, survey 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.

By: _____
Minnesota License No. 41578

Dated 1st day of July 2026.

BEARING DATUM: Ramsey Co.

REVISIONS

1	5/6/2026	REVISED LAYOUT	BPN
2	7/1/2026	PERMIT SURVEY	BPN

SCALE: 1" = 20 '
JOB NO. 26.0351HS
DATE: 4/24/2026
DRAWN BY: BPN
CREW: DT/CT

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF SHOREVIEW, MINNESOTA HELD MAY 20, 2024

Pursuant to due call and notice thereof, a meeting of the city council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 P.M.

The following members were present: Doan, Springhorn, Johnson, Myrland, and Mayor Denkinger

And the following members were absent: None

Member Johnson introduced the following resolution and moved its adoption.

* * * * * * * * * * * * *

RESOLUTION NO. 24-14
TO DECREASE THE FRONT LOT LINE LOT WIDTH REQUIREMENT FOR TWO RIPARIAN LOTS

WHEREAS, Urban Works, LLC., on behalf of Tycon Companies, has submitted a variance application for the following described property:

Lots 5 and 8, Block 1, SHOREVIEW VILLAS
Ramsey County, Minnesota

(The property known as 580 Highway 96)

WHEREAS, pursuant to the Development Code Section 209.080, riparian lots are required to meet the 100 foot lot width requirement at the Ordinary High Water Line (OHWL), the building setback from OHWL, and the front lot line; and

WHEREAS, the applicant has requested variances to this requirement to allow Lot 5, Block 1 to be 77.9 feet wide at the front lot line and Lot 8, Block 1 to be 80.9 feet at the front lot line; and

WHEREAS, the Shoreview Planning Commission reviewed the application at their regular April 23, 2024 meeting and, at this meeting, the planning commission denied the variance requests;

WHEREAS, Section 203.020 (E) of the Shoreview Municipal Code allows applicants to appeal a planning commission decision by submitting an written appeal request within five business days of the planning commission decision;

WHEREAS, the applicant filed an appeal request on April 25, 2024;

WHEREAS, the Shoreview City Council is authorized by State Law and the City of Shoreview Development Regulations to hear appeals of planning commission decisions; and

WHEREAS, on May 20, 2024 , the Shoreview City Council approved the variance and adopted the following findings of fact:

1. ***Reasonable Manner.*** *Single-family riparian lots are a reasonable use of the property. The proposed lots would meet/exceed all other riparian lots requirements, including areas of 168% (25,204 square feet) and 314% (47,166 square feet) of the required 15,000 square feet.*
2. ***Unique Circumstance.*** *The portion of the property being developed is a 12 acre site with 25 homes being proposed. The existing topography of the southern portion of the site having a bluff and required bluff setback pushes the depth of the southern lots northward. These lots are over 100 feet deeper than required. This added depth pushes the location of the right of way further north and east, which impacts the front lot widths of lots 5 and 8. Without the topography of the bluffs pushing the lots and right of way further north, the lots would be able to meet the required 100 foot width at each of the required locations. The lots meet/exceed all other shoreland requirements.*
3. ***Character of the Neighborhood.*** *Staff has determined that granting the variances would not alter the essential character of the neighborhood. The single family riparian lots on the lake have the required frontages on the lakeside and they are establishing the essential character of the neighborhood on the east/front lot line areas as part of this development.*

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHOREVIEW THAT:

1. The variance requests for property described above are hereby approved, subject to the following conditions:
    1. The project must be completed in accordance with theplans submitted as part of the Variance application. Any significant changes to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.
    2. The lot frontage of Block 1, Lot 5 at 77'9" and Lot 8 at 80'.9" shall not be reduced or altered prior to the approval of the final plan.
    3. This approval is conditional on the approval of the preliminary plat.
    4. This approval will expire after one year if the final plat has not been recorded.

* * * * * * * * * * * * * *

The motion of the foregoing resolution was duly seconded by Councilmember Springhorn and upon a vote being taken thereon, the following voted in favor there of: Doan, Springhorn, Myrland, Johnson and Mayor Denkinger

And the following voted against the same: None

WHEREUPON, said resolution was declared duly passed and adopted this 20th day of May, 2024.

Sue Denkinger

Sue Denkinger, Mayor

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview City Council held on the 20th day of May, 2024 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 24-14

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 20th day of May, 2024.

Brad Martens
City Manager

SEAL

Drafted by:

Allison Eddins
Senior Planner, City of Shoreview
4600 Victoria Street N.,
Shoreview, MN 55126

EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD AUGUST 25, 2026

* * * * * * * * * * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at Shoreview Community Center, at 7:00 P.M.

The following members were present:

Member _____ introduced the following resolution and moved its adoption.

RESOLUTION NO. 26-67
SUBSTANDARD BUILDING HEIGHT VARIANCE

WHEREAS, 580 Shoreview LLC submitted a variance application onfor the following described property:

Lot 8, Block 1, Harbor Shores, Ramsey County, Minnesota

(This property is commonly known as 559 Harbor Court)

WHEREAS, Shoreview development code Sec 115-155(b)(3)(b) states the maximum building height shall not exceed 35 feet as measured from the highest roof peak to the lowest point at finished grade; and

WHEREAS, the property is a substandard riparian lot width as a result of a front property line width less than 100 feet; and

WHEREAS, the proposes to construct a single family home in excess of the maximum building height of 35 feet as measured from the highest roof peak to the lowest point at finished grade; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, on August 25, 2026, approved the variance and adopted the following findings of fact:

1. *Reasonable Manner*. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicants propose to use the property in a reasonable manner for construction of a single-family residence, which is a permitted use which is a permitted use within the R1- Detached Residential zoning district. The proposed house complies with required substandard riparian lot foundation size limits, impervious surface, and setback requirements. Additionally, the home, if measured for standard building height, would have a height of 28'-1-3/8", well below the maximum of 35'.

2. *Unique Circumstance*. The request is due to circumstances unique to the property, and not created by the property owner. The property contains steep topography, which is largely consistent with the historic topography of the site. From the required front setback zone adjacent to Harbor Court, the property loses 8-10 feet of grade within the immediate buildable location for a home. The proposed height deviation (8.86 feet) is commensurate with the existing grade of the lot and mitigates 1,500 net cubic yards of fill within the slope and shoreland area, needed to otherwise raise the finished grade to maintain compliance with the required substandard building height maximum. The topography of the site presents unique circumstances to the property with respect to the building height proposed.

3. *Character of the Neighborhood*. The proposed building height otherwise complies with standard lot building height requirements and is commensurate with building heights existing and proposed throughout the neighborhood. As a result, the proposed building height does not appear as though it will negatively impact the character of the neighborhood

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, that the variance request for property described above is subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the variance and residential design review applications. Any significant change to these plans, as determined by the community development department, will require review and approval by the planning commission.
2. The proposed building height shall not exceed 43 feet 10 inches as measured from the lowest finsished grade, to the highest peak of the building.
3. The variance approval is subject to a five day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. All neccessary permits from the Rice Creek Watershed District shall be obtained, if required, prior to commencing any construction activity on site, including grading.

5. Shoreland Mitigation is required. The Shoreland Mitigation Affidavit must be executed before the building permit is issued.
6. This approvals will expire after one year if a building permit has not been issued and work has not begun on the project.

* * * * * * * * * * * * *

The motion was duly seconded by Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 25th day of August, 2026

_____
Craig John, Chair

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 25th day of August, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 26-67.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 25th day of August, 2026.

_____
Brad Martens
City Manager

SEAL

Drafted by: Izaak Peterson
Senior Planner
4600 Victoria Street N.
Shoreview, MN 55126

Memorandum

TO: Planning Commission

FROM: Will Harris , Associate Planner

DATE: August 25, 2026

SUBJECT: 804 County Road I W - Variances - Robert Freed

ITEM NUMBER: 7.C

SECTION: NEW BUSINESS

REQUESTED MOTION

To deny the following three variances submitted by Robert Freed regarding the property at 804 County Road I, each to maintain a patio, water-oriented accessory structure.

1. Variance to Development Code Sec. 115-155 (b) (3) (a) (2): To exceed the maximum allowed impervious surface of 25%
2. Variance to Development Code Sec. 115-149 (c): A water-oriented accessory structure may exist between the OHW and the required structure setback so long as it does not encroach into the shore impact zone; 25' from the OHW. The existing patio is withing the Shore Impact Zone.
3. Variance to Development Code Sec. 115-149 (c) (3) (d): The patio has a side setback that is 10' rather than the 20' required for water oriented accessory structures.

This action is based on the finding that a practical difficulty is not present. The patio was not lawfully established by the previous owner, thereby making it an illegal non-conformity, and the desire to maintain the patio at its current size and location a matter of preference rather than a unique circumstance.

To adopt Resolution 26-68 approving the 17.9 foot structure setback submitted by Robert Freed at 804 County Road I W for the existing deck setback on the property. Said approval is subject to the following conditions:

1. The project must be maintained in accordance with the plans submitted with the variance applications. Any significant change to these plans, as determined by the community development department, will require review and approval by the planning commission. Any subsequent expansion of the existing house shall necessitate a new residential design review and variance consideration.
2. A building permit must be applied for the existing deck to ensure the work meets relevant Minnesota State Building Codes.
3. These approvals will expire after one year if a building permit has not been issued for the project.
4. This variance and residential design review approval is subject to a five-day appeal period.

INTRODUCTION

The applicant, Robert Freed, purchased the site located at 804 County Road I W in September of 2025 and applied for a new short-term rental license for the property one month later, in October. In accordance with the regulations of the City, staff performed an inspection of the site and, after receiving corrections for the issues noted, issued the license on November 3rd, 2025. Shortly after, staff began receiving complaints from neighbors regarding concerns over parking capacity, location of vehicles parked on the site and on County Road I, occupancy limits, trash, and noise. After receiving further complaints in March, staff performed a thorough evaluation of the site, the listings on Airbnb, and neighbor complaints to compile a comprehensive list of violations of the rental code and municipal code to send to the owners and to bring the property into compliance. During this evaluation, staff found that the property has an illegally installed gravel parking area, a patio located lakeside that was installed in 2022, along with a deck that encroaches further into the lakeside structure setback than was permitted as part of a residential design review on the property and a hot tub and associated pad in the Shore Impact Zone. The patio currently violates five provisions of the Shoreview City Code, and the deck violates one provision.

Staff has met with the owners of the site multiple times to discuss potential options for correcting the violations present on the property. Ultimately, the applicants desire to maintain some of the existing patio that was a part of the home when it was originally purchased and therefore are proposing to alter the existing patio to bring it into compliance with two out of the five violations, and to request variances for three of the five violations to maintain the existing water-oriented accessory structure. The applicants are also requesting a variance to the lakeside structure setback for their deck. The following variances are under consideration:

1. Variance to Development Code Sec. 115-155 (b) (3) (a) (2): The total impervious surface on the site exceeds 25%
2. Variance to Development Code Sec. 115-149 (c): A water-oriented accessory structure may exist between the OHW and the required structure setback so long as it does not encroach into the shore impact zone; 25' from the OHW. The existing patio is within the Shore Impact Zone.
3. Variance to Development Code Sec. 115-149 (c) (3) (d): The patio has a side setback that is 10', less than the 20' required.'
4. Variance to Development Code Sec. 115-149 (c) (2): The attached deck does not comply with the required structure setback of 50 feet from the OHW level.

DISCUSSION

Property Description

The subject property is a substandard riparian lot located in the R1-Detached Residential Zoning District. The lot is 9,896 square feet, with a width of 75 feet along County Road I W to the north, thus making it a substandard lot, and depths of 119 feet along the western property line and 129 feet along the eastern property line. The property has a single-family home on it that was originally constructed in 1972, then significantly remodeled in 2003 when it went through a residential design review. As a part of this remodel, the homeowners added 300 sq ft of living space on the street side of the property above the garage. As a part of this RDR, the planning commission approved the owners to exceed the maximum allowed impervious surface coverage to 35.6% with a mitigation affidavit and no lakeside accessory structure. They maintained the existing lakeside setback of the deck at 19.5 feet and stated on their building plans and survey that there would be no changes to the deck.

With the current conditions of the property, the patio violates five provisions of the Shoreview

City Code, and the deck violates one. The five patio violations include:

1. There are currently two water-oriented accessory structures on the property: the patio and the hot tub. This violates Sec. 115-149 (c), which states that on residential property, only one water-oriented accessory structure may be located between the OHW level and the required structure setback.
2. The water-oriented accessory structure, as it currently sits, is 314 sq ft, which exceeds the maximum area of 250 square feet per Sec. 115-149 (c) (3) (a).
3. The patio is currently 10 feet from the side property line on the eastern side, which exceeds the minimum setback of 20 feet per Sec. 115-149 (c) (3) (d).
4. The patio is currently located within the shore impact zone, which is an area where only lawfully created boathouses or off-season ice fishing houses may be permitted per Sec. 115-149 (c) (3) (g). This area is anywhere within 25 feet of the ordinary high water line. The current patio is located 10 feet 9 inches from the OHW. Code does permit that this setback requirement can be waived, but not reduced to less than ten feet from the OHW, if the planning commission determines that a practical difficulty exists which renders strict compliance to be unreasonable. This portion of code defines this usage of "practical difficulty" as due to topography or other circumstance acceptable to the city.
5. The home had a variance approved at 35.6% impervious surface coverage, which exceeded the previous limit of 30%. With the installation of a water-oriented accessory structure, the permitted amount of impervious surface coverage decreases to a maximum of 25% per Sec. 115-155 (b) (3) (a) (2). With the current amounts on the property, the site is 41.5% impervious.

During the residential design review that was approved in 2003, the attached deck had an approved at 19.5 ft setback from the OHW. However, the deck that was approved alongside the survey and the building plans was torn down and replaced with a larger deck that extends the width of the western portion of the home and encroaches 1.6' further towards the lake. The new deck did not have any permits approved. The deck expanded an existing legal non-conformity and would need a variance to Sec. 115-147, as it does not comply with the required structure setback of 50 feet from the OHW level.

Project Description

To remedy the first patio violation, the owners are proposing to remove the existing hot tub to reduce the number of water-oriented accessory structures to one; therefore, they will not need a variance for Sec. 115-149 (c). To remedy the second violation, the owners are proposing to reduce the total square footage of the patio from 314 sq ft to 200 sq ft and replace the removed materials with sod; therefore, they will not need a variance for Sec. 115-149 (c) (3) (a) for exceeding 250 square feet. To remedy the third violation, the owners are requesting a variance to Sec. 115-149 (c) (3) (d). They are proposing to maintain the existing patio setback of 10 from the side property line. To remedy the fourth violation, the owners are requesting a variance to Sec. 115-149 (c) (3) (g) to maintain the patio in its existing location within the shore impact zone, but will be reducing the amount of impervious surface within that area that is closest to the lake. The new patio will be located 17.6 feet from the OHW. Lastly, the owners are requesting a variance to Sec. 115-155 (b) (3) (a) (2) by reducing the impervious surface coverage of the site from its current area of 4,102 sq ft to 3,522 sq ft, and the overall percentage of impervious surface from 41.5% to 35.6%. This would be done by removing the hot tub and underlying pad, removing a portion of the patio, all of which is located within the shore impact zone, and removing a small portion of the cement surface of the driveway and the adjacent pea gravel area, both of which would be replaced with sod. While this meets the

total percentage that was approved through the residential design review in 2003, the need for the variance stems from the addition of the lakeside accessory structure and the subsequent reduction of allowed impervious coverage to 25%. To remedy the deck violation, the owners are requesting a variance to Sec. 115-147, to allow for a 17.9' setback for the principal structure from the OHW.

Development Code Requirements

Residential Design Review for Substandard Lots

Development Code Sec 115-155(b) requires that no structures be expanded, constructed or reconstructed on a substandard lot of record unless design review approval is first obtained from the city in accordance with Sec 103-5. As the various improvements made to the site were not reviewed by the city, Planning Commission review and consideration is required.

Design Standard	Allowed	2003 Approved	Current Conditions	2026 Proposed
Lot Area	15,000 sq. ft.	9,938 sq ft	9,896 sq ft	9,896 sq ft
Lot Coverage	25% with lakeside acc. structure 30% with no lakeside acc. structure	35.6%	41.5%	35.6% *
Accessory Structure OHW Setback	1/2 the distance of the OHW setback for the principal structure (25 feet)	None	10.9 feet	17.6 feet *
Accessory Structure Total Size	200 sq ft	None	314 sq ft	200 sq ft
Accessory Structure Side Setback	20 feet	None	10 feet	10 feet *
Principal Structure OHW Setback	50 feet	19.5 feet	17.9 feet	17.9 feet *

Variance Criteria

When considering a variance request, the commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variance is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. Unique Circumstance. The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. Character of the Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.

Applicants' Statement

The present owners of the property at 804 W Co Rd believe the need for these variances is required in part, first, by the placement of the houses in this area are very close to one another on relatively narrow lots, by their respective builders, leaving only relatively small side setbacks between each of the respective houses, and second, by a prior owner or prior owners of the present property who, perhaps separately, built a deck and an adjacent lakeside patio, which arguably violated provisions of the code, and that were existing, and which added to the

value to the property, when the property was purchased by the present owners in September of 2025.

We agree to take the actions described above if we can obtain the requested variances from the Planning Commission and the Commission believes the proposed actions will be sufficient, along with the requested variances, to bring the property into compliance with the provisions of the code. It is believed by the present owners that the requested variances, together with the actions the present owners have tentatively proposed, will bring the property into compliance with the provisions of the code.

It will be appreciated that the present owners wish to be in compliance with provisions of the code, and that the actions they have agreed to take if the requested variances are granted, would be taken at significant trouble and expense, and that the practical difficulties associated with addressing the further aspects of the code that are not addressed by the proposed actions, which the present owners tentatively agree to take, and that would prevent the present owners from complying with the provisions of the code, are believed to consistent with the property owner using the property in a reasonable manner that would not be permissible under the code if the variances are not permitted.

Furthermore, it is believed that the present property owners' circumstances are unique to the present property and were not created by the present property owners. In addition, it is believed by the present property owners that none of the variances that have been requested will do anything that will alter the essential character of the neighborhood.

The applicants have also included pictures of the property that are taken from several vantage points to show what can be seen or not seen of the current patio, and presumably, would likely be seen or not seen of the proposed patio from these respective vantage points if the proposed actions are taken. The pictures taken from the dock show the steps that lead away from the patio to the dock, but the height of the rocks of the "riprap" on the lakeside of the current patio, and the grass adjacent to the patio, would likely prevent anyone on the dock or on the water in the lake adjacent to the shoreline from seeing the patio. Similarly, there are two pictures showing the area near the property line on the east side of the property, also showing that the current patio is not visible from the neighboring lot because of the rise of the landscaping provided in the area encompassing the lot line. We are providing these pictures to supplement the information provided in the present application.

Although we appreciate that drainage of rainwater from the roof of the house is not a central matter of concern with regard to the Commission's consideration of this matter, it was mentioned in one of our discussions as a matter of some limited concern that might put us in a favorable light with the Commission. We have reviewed this matter and note that one of the prior owners has upgraded the gutter system on the house and placed five separate downspouts connected to the respective gutter system at different corners of the house, each of which drains into a separate catch basin, each of which is believed to drain away from the house into grassy areas in the yard that is spaced well away from the lake.

The present owners of the property at 804 W Co Rd wish to express their appreciation for the consideration and communication provided by the City planning staff with respect to this matter and also the further consideration provided regarding this matter by each of the respective members of the Planning Commission. Thank you.

STAFF REVIEW

Residential Design Review - Staff has reviewed the proposal in accordance with the standards specified for the R1 zoning district and for substandard riparian lots.

Staff has reviewed the proposal for the three variance requests relating to the lakeside accessory structure in accordance with the variance criteria. Upon review, Staff determined that practical difficulty is not present because a unique circumstance not created by the property owner does not exist.

1. Reasonable Manner. A lakeside accessory structure within the R1 zoning district is a reasonable request provided certain dimensional requirements are met.
2. Unique Circumstances. Staff has determined that a unique circumstance is not present. The approved residential design review from 2003 was conditioned on the homeowners removing 5% of their impervious surface coverage on the site as a mitigation practice to get down to an approved 35.6%, which still exceeds the maximum allowed percentage. With the addition of a lakeside accessory structure reducing the maximum allowed percentage down to 25%, staff believes the preference for a lakeside accessory structure on a site does not justify an exceeding of the maximum permitted impervious surface coverage by 10.6%. Secondly, the site does allow for the homeowners to reduce/alter the patio to conform to the side setback that borders 800 County Road I and maintain a nearly 150 sq ft patio. Finally, staff believes that a "practical difficulty" involving the required setback from the OHW is not present. There are no topographical issues that present a practical difficulty in that area. And while the distance of the house from the OHW only allows for between 4 to 5 feet of space between the setback line and the home, the proposed location of the water-oriented accessory structure does not appear to be making a full attempt at reaching as close to compliance as possible.
3. Neighborhood Character. Staff has determined that granting the variance would not alter the essential character of the neighborhood due to other properties along County Road I on Turtle Lake having patios.

Staff has reviewed the proposed variance requests related to the lakeside setback and believes that practical difficulty is present for the variance to section Sec. 115-147, to allow for a 17.9' setback for the principal structure from the OHW:

1. Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicants propose to maintain a lakeside deck, which is a permitted use within the R1- Detached Residential zoning district.
2. Unique Circumstance. The request is due to circumstances unique to the property, and not created by the property owner. In 2003, the city evaluated the proposed impervious surface of the property and approved a setback for the principal structure of 19.5 feet from the OHW. Since the time of that approval, the location of the Turtle Lake OHW has eroded into the property, reducing the western property line by 1.95 feet. With the unpermitted deck being located on the western side of the property, if the structure were to have been permitted in 2003, it would have met the 19.5-foot setback. The proposed variance to increase the percentage of lot coverage is a result of natural changes to the OHW location on the property, such as erosion, that have reduced the lot area used to calculate the lakeside setback.
3. Character of the Neighborhood. The proposed setback would meet the historically

present setback if not for a natural change to the OHW on the property. The character of the neighborhood will not be adversely affected by approval of the variance.

COMMENTS

Public Comments

Property owners within 150 feet were notified of the applicant's request. At the time of this report, one written public comment from two homeowners was submitted expressing disapproval of the variance request.

Staff and Agency Comments

Engineering staff provided comments regarding the importance of Shoreview's impervious surface limits: These regulations provide a consistent standard for builders and homeowners to help prevent cumulative negative impacts from rain runoff to drainage systems, flooding, and water quality. Excess impervious coverage on lake lots can directly affect water quality because rain will not soak into the ground, but can flow directly into the lake. When rain runs off the impervious surfaces, it can carry sediments and other pollutants to the lake.

Rice Creek Watershed District provided comments outlining their permitting specifications, which may be required for the removal of the patio if they are stockpiling over 50 cubic yards of erodible earth material and/or disturbing 5,000 sq ft.

RECOMMENDATION

Staff recommends the planning commission deny the following three variances submitted by Robert Freed regarding the property at 804 County Road I, each to maintain a patio, water-oriented accessory structure.

1. Variance to Development Code Sec. 115-155 (b) (3) (a) (2): To exceed the maximum allowed impervious surface of 25%
2. Variance to Development Code Sec. 115-149 (c): A water-oriented accessory structure may exist between the OHW and the required structure setback so long as it does not encroach into the shore impact zone; 25' from the OHW. The existing patio is withing the Shore Impact Zone.
3. Variance to Development Code Sec. 115-149 (c) (3) (d): The patio has a side setback that is 10' rather than the 20' required for water oriented accessory structures.

This action is based on the finding that a practical difficulty is not present. The patio was not lawfully established by the previous owner, thereby making it an illegal non-conformity, and the desire to maintain the patio at its current size and location a matter of preference rather than a unique circumstance.

Staff recommends the planning commission adopt Resolution 26-68 approving the 17.9 foot structure setback submitted by Robert Freed at 804 County Road I W for the existing deck setback on the property. Said approval is subject to the following conditions:

1. The project must be maintained in accordance with the plans submitted with the variance applications. Any significant change to these plans, as determined by the community development department, will require review and approval by the planning commission. Any subsequent expansion of the existing house shall necessitate a new residential design review and variance consideration.
2. A building permit must be applied for the existing deck to ensure the work meets relevant

Minnesota State Building Codes.

3. These approvals will expire after one year if a building permit has not been issued for the project.
4. This variance and residential design review approval is subject to a five-day appeal period.

ATTACHMENTS

Location Map
804 CR I W - Variance Application.pdf
Resolution 26-68

Location Map



8/6/2026, 2:41:38 PM

Override 1

Personal Property

Tax Parcels

Cities

County Offices

1:600

0 37.5 75 150 ft

0 10 20 40 m

Shoreview Community Development
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4600 | shoreviewmn.gov

Residential Planning Request Application

I am applying for a:

Accessory apartment		Design review		Detached accessory structure on a lake lot	
Home occupation		Minor subdivision		Variance	X

Applicant information

Name: ROBERT FREED & MIRIAM ZACHARY

Address: 49 SOUTH DEEP LAKE RD. NORTH OAKS, 55127

Phone number: 612-735-7967 Email: BFREED1217@GMAIL.COM

Property owner information (if different from applicant)

Name: FREED ZACHARY PROPERTIES LLC

Address: 49 SOUTH DEEP LAKE RD. NORTH OAKS, 55127

Site information

Existing zoning: R1 - RESIDENTIAL

Address: 804 COUNTY RD I WEST

Property identification number: 11-30-23-12-0008

Number of lots proposed (for minor subdivisions): _____

Proposed use (for home occupations): _____

Robert C. Freed 7/23/26

Applicant signature Date

_____ _____

Property owner signature Date

For office use

Date received: 7/23/26

By: Will Harris

SHOREVIEW

Will Harris <wharris@shoreviewmn.gov>

Fwd: PROPOSED IMPERVIOUS SURFACE EXHIBIT

3 messages

Robert Freed <bfreed1217@gmail.com> Wed, Aug 5, 2026 at 1:39 PM
To: Will Harris <wharris@shoreviewmn.gov>, NHill@shoreviewmn.gov, "david.mb.freed@gmail.com" <david.mb.freed@gmail.com>, Ally Freed <ally.m.freed@gmail.com>, Miriam Zachary <miriamzachary@gmail.com>, Richard Whitman <rwhitman@egrud.com>

Thanks again for your recent letter, Will, and thanks also for our recent meeting with you and Niki. We ask that you revise our application to include this communication and to advise us if there is any further part of our application that is missing or could be somehow more clearly presented. Thank you.

We appreciate your stated willingness to answer any further questions we may have and note that we do have some further questions regarding the practical difficulties of bringing the property into compliance with the provisions of the code and the need for several variances that we have identified below and and any further variance that may be required. As such, we are hopeful that we can schedule a further meeting with you and Niki and also reserve a privilege to appropriately modify our application to reflect any further understanding of the criteria required for a variance and the development code requirements and the comprehensive plan policies we gain from such a further meeting with you. Thank you.

Please note that I am forwarding an email below that I received from Richard Whitman of E.G. Rud and Sons, which has three attachments, namely, a copy of the recently requested survey of the property from E.G. Rud, a copy of which you already have; a copy of a worksheet relating to the proposal that follows for this matter that Richard and I have prepared for you; and an exhibit that indicates changes we tentatively propose to make to the property upon reaching an agreement with the Planning Commision on the variances we believe we will need in order to be in compliance with the provisions of the code.

As I think you and Niki appreciate, it has been difficult for us to address all of the violations of the provisions of the code violated at least in part by the lakeside patio built by one or two prior owners and also to rectify our own actions related to the introduction of a hot tub near the lakeside patio without sufficient consideration. We propose to take the following actions if we can obtain the variances that we have requested below.

As noted below, we believe we will need to request, and hopefully receive from the Planning Commision, three variances related to the patio in order to be in compliance with the provisions of the code. We would agree to take the following action if we can obtain the requested variances. The actions we propose to take would be to: 1) remove the hot tub and the underlying hot tub pad and other underlying materials, and replace them with sod to reduce the overall percentage of impervious surfaces by 62 sq ft; 2) reduce the size of the patio from 314 sq ft to 200 sq ft and replace the removed marials with sod in the general manner indicated in the exhibit, (this would address the code provisions relating to the size of a lakeside accessory (i.e. size limited to 250 sq ft)) and also reduce the overall percentage impervious surface for the property by 114 sq ft; and 3) reduce the square footage of a small portion of the cement surface of the driveway and an adjacent pea gravel area just east of the driveway and replace them with sod, so that, together, these actions would further reduce the overall percentage of impervious surface for the property by another 404 sq ft. As such, if we take these actions, it is believed that these reductions in the impervious surface areas would have the overall effect of reducing the overall percentage of impervious surface coverage for the property from 4102 sq ft to 3522 sq ft and the overall percentage of impervious surface for the property from 41.5% to 35.6%, which we understand to be the limit for the same set forth in the provisions of the code.

The variances we believe we will need to bring the present property into compliance with the provisions of the code, and that we are therefore requesting from the Planning Commision, are as follows:

- Lakeside accessory OHW setback less than 25’
- Lakeside accessory side setback less than 20’
- Lakeside maximum viewing width greater than 12’

We believe the need for these variances is required in part, first, by the placement of the houses in this area very close to one another on relatively narrow lots, by their respective builders, leaving only relatively small side setbacks between each of the respective houses, and second, by a prior owner or prior owners of the present property who, perhaps separately, built a deck and an adjacent lakeside patio, which arguably violated provisions of the code, and that were existing, and which added to the value to the property, when the property was purchased by the present owners in September of 2025.

We agree to take the actions described above if we can obtain the requested variances from the Planning Commision and the Commision believes the proposed actions will be sufficent, along with the requested variances, to bring the property into compliance with the provisions of the code. It is believed by the present owners that the requested variances, together with the actions the present owners have tentatively proposed, will bring the property into compliance with the provisions of the code. If you or Niki believe there is any further need for additional action, or any further variance, please advise us. Thank you.

It will be appreciated that the present owners wish to be in compliance with provisions of the code, and that the actions that the present owners have agreed to take if the requested variances are granted by the Commision, would be taken at significant trouble and expense to the present owners, and that the practical difficulties associated with addressing the further aspects of the code that are not addressed by the proposed actions, which the present owners tentatively agree to take, and that would prevent the present owners from being in compliance with the provisions of the code, are believed to consistent with the property owner using the property in a reasonable manner that would not be permissable under the code if the variances are not permitted. Furthermore, it is believed that the present property owners' circumstances are unique to the present property and were not created by the present property owners. In addition, it is believed by the present property owners that none of the three variances that have been requested, will do anything that will alter the the essential character of the neighborhood.

The present owners of the property at 804 W Co Rd I wish to express their appreciation for the consideration and communication provided by the City planning staff with respect to this matter and also the further consideration provided regarding this matter by each of the respective members of the Planning Commision. Thank you.

Also attached, please find four pictures of the property that are taken from several vantage points to show what can be seen or not seen of the current patio, and presumably, would likely be seen or not seen of the proposed patio from these respective vantage points if the proposed actions are taken. The pictures taken from the dock show the steps that lead away from the patio to the dock, but the height of the rocks of the "riprap" on the lakeside of the current patio, and the grass adjacent to the patio, would likely prevent anyone on the dock or on the water in the lake adjacent to the shoreline, from seeing the patio. Similarly, there are two pictures showing the area near the property line on the east side of the property, also showing that the current patio is not visable from the neighboring lot because of the rise of the landscaping provided in the area encompassing the lot line. We are providing these pictures to supplement the information provided in the present application.

Although we appreciate that drainage of rainwater from the roof of the house is not a central matter of concern with regard to the Commision's consideration of this matter, it was mentioned in one of our discussions as a matter of some limited concern that might put us in a favorable light with the Commision. We have reviewed this matter and note that one of the prior owners has upgraded the gutter system on the house and placed five seperate downspouts connected to the respective gutter system at different corners of the house, each of which drains into a seperate catch basin, each of which is believed to drain away from the house into grassy areas in the yard that is spaced well away from the lake.

Thank you for your consideration, Will. We are hopeful that you and Niki and the members of the Planning Commision will appreciate our efforts to address the code violations associated with the patio and that the members of the Commision, following their consideration of this matter, will agree to grant us the requested variances.

We look forward to further communications with you regarding this matter.

Respectfully Submitted, Bob Freed

---------- Forwarded message ---------
From: **Richard Whitman** <rwhitman@egrud.com>
Date: Mon, Aug 3, 2026 at 8:40 AM
Subject: PROPOSED IMPERVIOUS SURFACE EXHIBIT
To: Robert Freed <bfreed1217@gmail.com>

Good morning Bob-

Attached is the exhibit and updated worksheet for your review and distribution to the City of Shoreview. I also included the Certificate of Survey we did back in April for comparison.

We are proposing a reduced size of the patio to 200 sqft and reducing the overall impervious surface to 35.6%.

Keep me posted!

Thanks,

Rich

4 attachments

PROPOSED EXHIBIT 8-3-26.pdf
706K

residential-design-review-worksheet 8-3-26.pdf
356K

PROPOSED IMPERVIOUS SURFACE REDUCTION

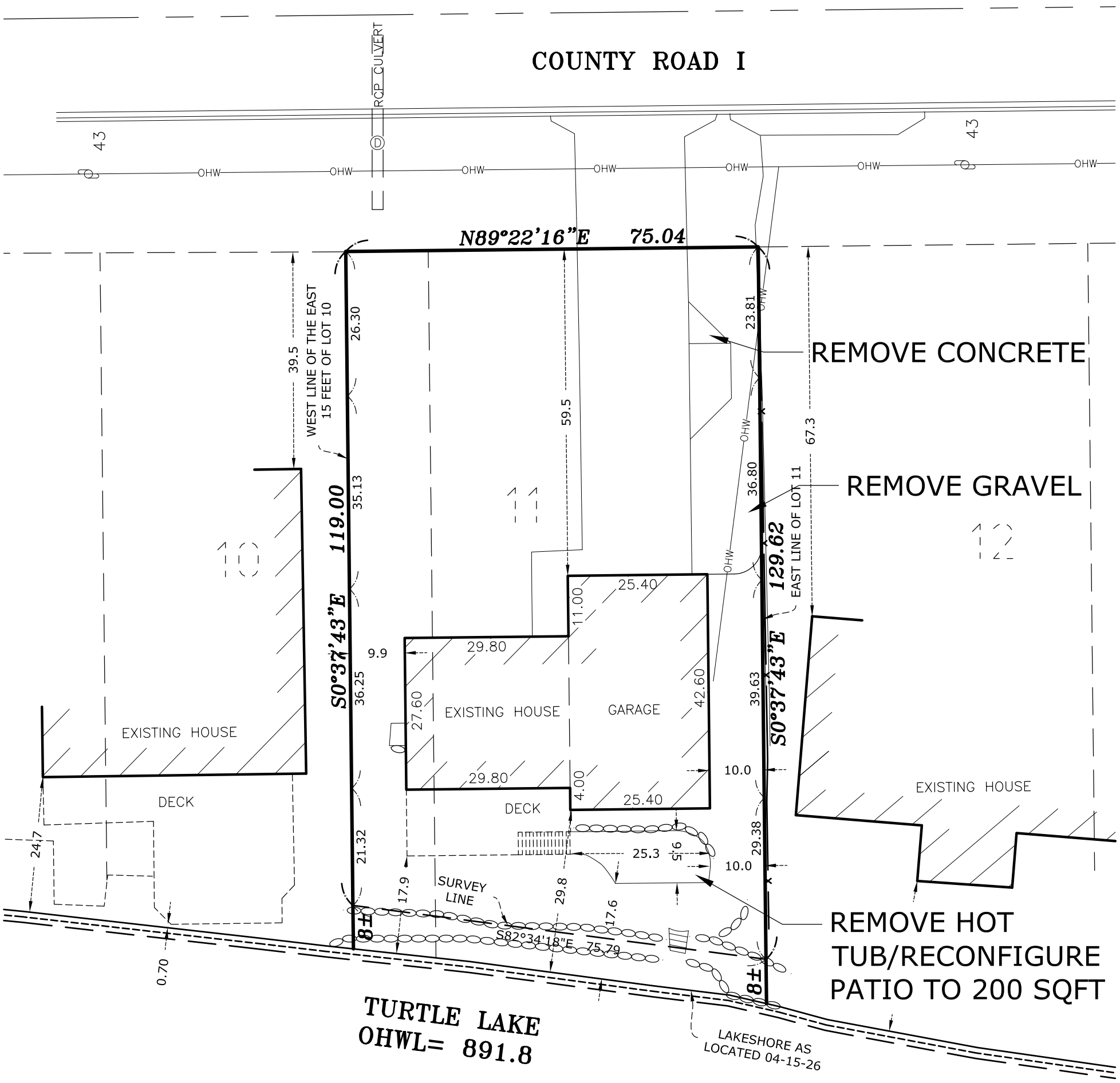
~for~ FREED ZACHARY PROPERTIES LLC
~of~ 804 COUNTY ROAD I WEST
SHOREVIEW, MN

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NORTH

LEGAL DESCRIPTION

The East 15.0 feet of Lot 10, and all of Lot 11, TURTLE LAKE SHORES, Ramsey County, Minnesota.



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES FOUND LARGE SPIKE
- CS DENOTES CURB STOP
- E DENOTES ELECTRICAL BOX
- G DENOTES GAS METER
- DENOTES POWER POLE
- DENOTES WELL
- x DENOTES FENCE
- DENOTES RETAINING WALL
- OHU DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE

PROPOSED IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA	9,896 SF (Acres)
EXISTING HOUSE AND GARAGE	1,905 SF
PROPOSED CONCRETE	1417 SF
PROPOSED PAVERS	200 SF
EXISTING GRAVEL	TO BE REMOVED
EXISTING HOT TUB	TO BE REMOVED
TOTAL IMPERVIOUS SURFACE	3522 SF
PERCENT IMPERVIOUS	35.6%

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04-15-26.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 11-30-23-12-0008.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

I hereby certify that this plan, survey 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.

By: PRELIMINARY
Minnesota License No. _____
Dated ____ day of _____ 2026.

DATUM: RAMSEY
JOB NO. 260262LS
SCALE: 1" = 20 '
DATE: 8/03/26
DRAWN BY: RGW
CREW: DT/CT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

CERTIFICATE OF SURVEY

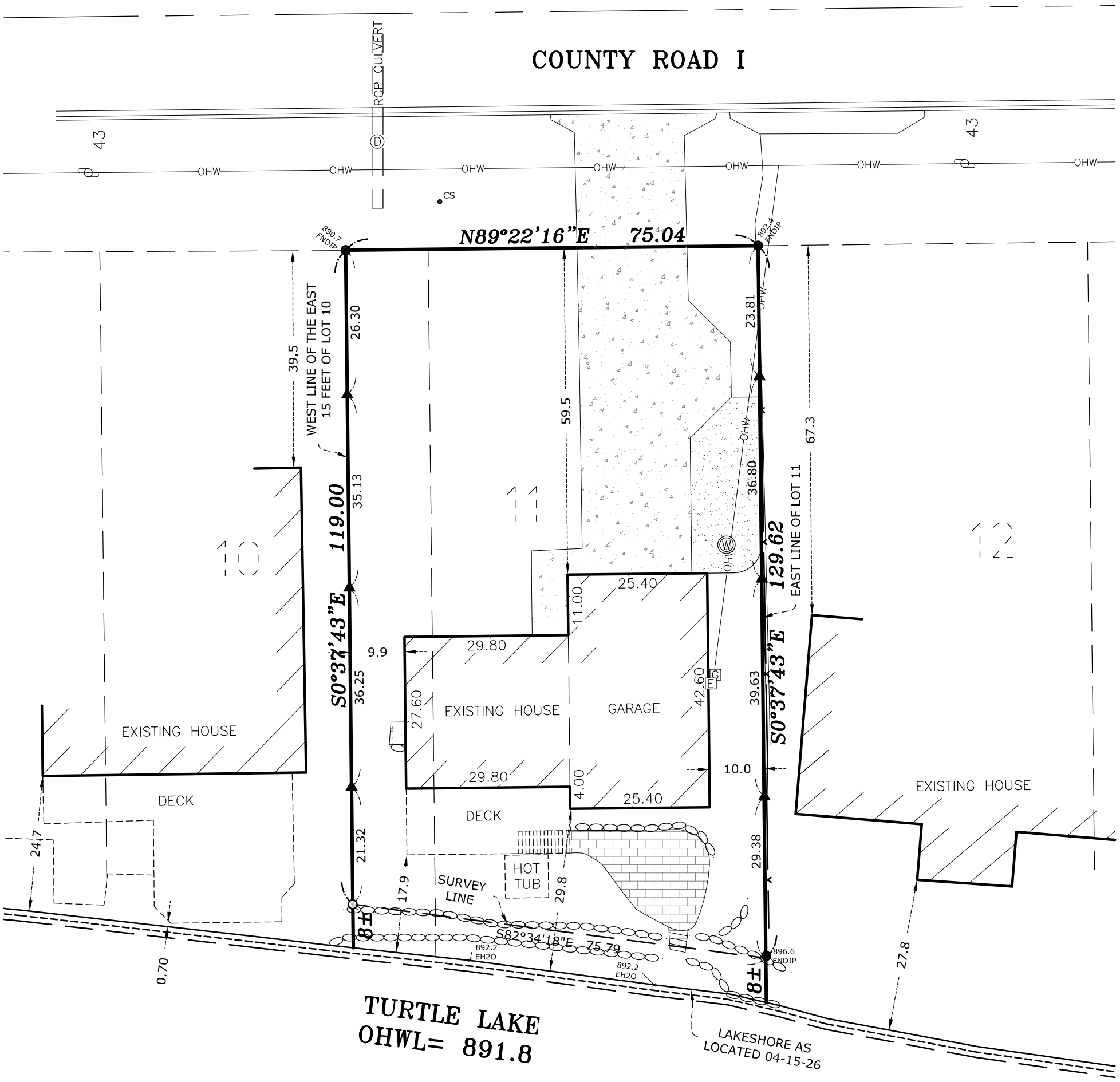
~for~ FREED ZACHARY PROPERTIES LLC
~of~ 804 COUNTY ROAD I WEST
SHOREVIEW, MN

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

NORTH

LEGAL DESCRIPTION

The East 15.0 feet of Lot 10, and all of Lot 11, TURTLE LAKE SHORES, Ramsey County, Minnesota.



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- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE

IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA	9,896 SF (Acres)
EXISTING HOUSE AND GARAGE	1,905 SF
EXISTING CONCRETE	1,447 SF
EXISTING PAVERS	314 SF
EXISTING GRAVEL	374 SF
EXISTING HOT TUB	62 SF
TOTAL IMPERVIOUS SURFACE	4,102 SF
PERCENT IMPERVIOUS	41.5%

SURVEY NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04-15-26.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 11-30-23-12-0008.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

I hereby certify that this plan, survey 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.

By: _____
Minnesota License No. 41578
Dated 21st day of April 2026.

DATUM: RAMSEY
JOB NO. 260262LS
SCALE: 1" = 20 '
DATE: 04-21-26
DRAWN BY: RAF
CREW: DT/CT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

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EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD August 25, 2026

* * * * * * * * * * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at Shoreview Community Center, at 7:00 P.M.

The following members were present:

Member _____ introduced the following resolution and moved its adoption.

RESOLUTION NO. 26-68
SETBACK VARIANCE

WHEREAS, Robert Freed submitted a variance application for the following described property:

TURTLE LAKE SHORES E 15 FT OF LOT 10 & ALL OF LOT 11, Ramsey County, Minnesota

(This property is commonly known as 804 County Road I West)

WHEREAS, the Development Regulations state the minimum structure setback for a single-family residential home from the Ordinary High Water Level is 50 feet; and

WHEREAS, the property contains a nonconforming house constructed in 1972, which is located within the required 50 foot Ordinary High Water setback; and

WHEREAS, the property underwent a residential design review in 2003 which approved a structure setback of 19.5 feet from the Ordinary High Water Level; and

WHEREAS, the existing deck is setback 17.9 feet from the Ordinary High Water Level; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, on August 25, 2026, approved the variance and adopted the following findings of fact:

1. *Reasonable Manner*. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicants propose to maintain a lakeside deck, which is a permitted use within the R1- Detached Residential zoning district.
2. *Unique Circumstance*. The request is due to circumstances unique to the property, and not created by the property owner. In 2003, the city evaluated the proposed impervious surface of the property and approved a setback for the principal structure of 19.5 feet from the OHW. Since the time of that approval, the location of the Turtle Lake OHW has eroded into the property, reducing the western property line by 1.95 feet. With the unpermitted deck being located on the western side of the property, if the structure were to have been permitted in 2003, it would have met the 19.5-foot setback. The proposed variance to increase the percentage of lot coverage is a result of natural changes to the OHW location on the property, such as erosion, that have reduced the lot area used to calculate the lakeside setback.
3. *Character of the Neighborhood*. The proposed setback would meet the historically present setback if not for a natural change to the OHW on the property. The character of the neighborhood will not be adversely affected by approval of the variance.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION, that the variance request for property described above is subject to the following conditions:

1. The project must be maintained in accordance with the plans submitted with the variance applications. Any significant change to these plans, as determined by the community development department, will require review and approval by the planning commission. Any subsequent expansion of the existing house shall necessitate a new residential design review and variance consideration.
2. A building permit must be applied for the existing deck to ensure the work meets relevant Minnesota State Building Codes.
3. These approvals will expire after one year if a building permit has not been issued for the project.
4. This variance and residential design review approval is subject to a five-day appeal period.

* * * * * * * * * * * * *

The motion was duly seconded by Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 25th day of August, 2026

_____
Craig John, Chair

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 25th day of August, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 26-68.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 26th day of August, 2026.

Brad Martens
City Manager

SEAL

Drafted by: Will Harris
Associate Planner
4600 Victoria Street N.
Shoreview, MN 55126

Memorandum

TO:	Planning Commission
FROM:	Niki Hill, AICP , Assistant Community Development Director
DATE:	August 25, 2026
SUBJECT:	2026 Calendar and Meeting Assignments
ITEM NUMBER:	8.A
SECTION:	MISCELLANEOUS

REQUESTED MOTION

INTRODUCTION

DISCUSSION
City council assignments are as follows:

September 8th: Solomonson
September 21st: John

RECOMMENDATION

ATTACHMENTS
2026 City Council Meeting Assignments

2026 CITY COUNCIL MEETINGS

PLANNING COMMISSIONER ASSIGNMENTS

JANUARY	5	Cordes
	20 (T)	Westadt
FEBRUARY	2	Solomonson
	17 (T)	John
MARCH	2	Cordes
	16	Ahmadvand
APRIL	6	Anderson
	20	Cordes
MAY	4	Westadt
	18	Solomonson
JUNE	1	John
	15	Helgen
JULY	6	Anderson
	20	Ahmadvand
AUGUST	3	Cordes
	17	Westadt
SEPTEMBER	8 (T)	Solomonson
	21	John
OCTOBER	5	Helgen
	19	Anderson
NOVEMBER	2	Ahmadvand
	16	Helgen
DECEMBER	7	Westadt
	21	Solomonson