

Meeting Date: April 21, 2022  
Project: Blake Residence  
Project Address: 341 Ramsey Road, Wayzata MN 55391  
Re: City of Wayzata Land Use Application  
Supplemental Information

## VARIANCE REQUEST ADDITIONAL INFORMATION

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Per the letter dated April 7, 2022 from the city of Wayzata regarding the variance application for the property at 341 Ramsey Road, please see our responses below and the attached supplemental documents:

1. It appears that the proposal will exceed the maximum lot coverage allowance for the property, which would entail a lot coverage variance request. Include in the application a lot coverage variance request and note the % increase from current lot coverage to proposed lot coverage. The lot coverage limit for properties in the R-1A district is 10%.
  - Please see the attached and revised *Supplemental Variance Request* and *Project Summary* documents, with the added 'Variance Request 4' for the lot coverage increase.
2. The narrative mentions vacating the current hardcover that resides on the property line and into the neighbor's yard. Removal of the hardcover is depicted on both properties. Please include written permission from the adjacent homeowner for hardcover removal on the adjacent property, or amend the application to exclude this.
  - Please note that we are only proposing to vacate the current use of this space as an entry and turnaround space into the existing garage area. It would be the adjacent homeowners decision to make any modifications to this area. We would plan to engage that homeowner during the build process to offer any removal of the existing hardcover to coincide with the planned construction of the new addition.
3. Confirm that the only change in home footprint and height is the garage addition.
  - Please note the revised and attached *S1* document, also calling out the added porch space on the east side of the structure, as well as the architectural drawings showing this elevation.
4. Include a stormwater mitigation plan to account for the hardcover coverage.
  - Please see the attached *Existing and Proposed HydroCAD Report* documents, as provided by Advanced Surveying and Engineering.
5. Provide a copy of the existing easement over the neighboring property, if such an easement exists.
  - To our knowledge, no such document exists
6. Provide approximate distances to neighboring structures from the proposed garage addition.

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— DISTINCTIVE RESIDENTIAL ARCHITECTURE —

- Please see the revised and attached *S1* document, with the added chart noting distance to neighboring homes.
7. Please fill out the 2022 Development Application instead of the 2021 Development Application, and include payment for the 2022 development fee and escrow in the amount of \$4,430 (\$1,250 fee + \$3,180 escrow) See page 5 of the Development Application: Single and Two Family Residential Variances and CUPs → Four Applications (with lot coverage variance request included).
- Please see the attached *Development Application* form. A check will be delivered to the City of Wayzata for the application + escrow fee.

# MURPHY & CO

— DISTINCTIVE RESIDENTIAL ARCHITECTURE —

Meeting Date: March 21, 2022 / **Revised April 21, 2022**  
Project: Blake Residence  
Project Address: 341 Ramsey Road, Wayzata MN 55391  
Re: City of Wayzata Land Use Application  
Supplemental Project Summary

## VARIANCE REQUEST SUMMARY

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### *Project Summary*

The proposed project is for a renovation / addition to an existing single-family residence located at 341 Ramsey Road.

To coincide with a general update to the façade and integration of new windows for the home, the homeowners would like to address the non-conforming nature of the driveway and access point to the current garage, as well as increase the amount of off-street parking for the home.

The current site would be considered a flag lot, as there is no immediate adjoining to either Ramsey Road or Harrington Road. The existing conditions of the irregular lot requires that all parking, both for family members and guests, be contained to the property and within the existing motor court. The home currently offers two attached and enclosed vehicle stalls, as well as a parking pad for two vehicles at the exterior of the garage. However, this parking pad currently sits over the property line (this was installed by a previous owner, not the current homeowner) and could be lost should the neighbor choose to enforce their property rights.

The goal of the homeowner is to turn the entrance point into the garage 90 degrees for easier access off the existing motor court, attach two more enclosed parking spaces for a total of 4 vehicles within the garage, and vacate the current hardcover that resides on the property line and into the neighbor's yard.

To do so, four variances will be required to address the side and rear yard setbacks, as well as the total hardcover percentage of the lot, though the result is a reduction in overall hardcover.

The proposed design and site plan meet the intent of the ordinances, as the site demonstrates some existing practical challenges with the original placement of the lot, as well as the required setbacks that are already non-conforming with the main home and garage area.

The existing lot is undersized for the R-1A Low-Density Single-Family Estate District in both area (only 43,800 sq. ft. where the minimum lot requirement is closer to double at 80,000 sq. ft.) and width on the designated front yard (172.62 linear feet where 200 linear feet is required).

### *Requested Variances*

**Variance 1:** Request for a variance to the required side yard setback minimum of 20'-0".

**Variance 2:** Request for a variance to the required rear yard setback minimum of 50'-0".

**Variance 3:** Request for a variance to exceed the 20% impervious surface area on a lot.

**Variance 4:** Request for a variance to exceed the 10% lot coverage

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— DISTINCTIVE RESIDENTIAL ARCHITECTURE —

Meeting Date: March 21, 2022 / **Revised April 21, 2022**  
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Supplemental Variance Requests

## VARIANCE REQUESTS

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### *Property Zoning District(s)*

R-1A Low-Density Single-Family Estate  
Shoreland Overlay

### *Requested Variance 1:*

#### **Request for a variance to the required side yard setback minimum of 20'-0".**

Per Wayzata's Code of Ordinances, Chapter 951.06 – Lot Area and Setback Requirements, Sub-Section B.1.b for Principal Structure Setbacks a side yard setback of 20 feet is required.

We are requesting a variance for a side yard setback of 11.8' at the narrowest point of the proposed garage addition.

#### **The proposed project is in harmony with the general purposed and intent of this ordinance:**

The proposed location of the garage addition is driven by the placement of the existing structure and is an effort to rectify a non-conforming access point that sits on the neighboring property (546 Harrington Road). The removal of the two additional outdoor parking spots that sit on the neighboring property are being replaced with an attached garage that will be accessed off the existing motor court, thus creating a proper delineation of property lines at that location.

#### **The proposed project is consistent with the Comprehensive Plan:**

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

#### **The proposed project is a reasonable use of this property:**

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

#### **The variance request is due to circumstances unique to the property, not created by the landowner:**

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— DISTINCTIVE RESIDENTIAL ARCHITECTURE —

The current home and siting on the property is non-conforming in several aspects. The new design works with these existing conditions and placement of the home to remove hardcover from the neighboring property, while also addressing the parking function and garage access for this property in the best way possible.

**The variance, if granted, will not alter the essential character of the locality:**

The design and addition maintain the character of the existing home and fits the lot in the best way possible. It also addresses a non-conforming hardcover impact on the neighboring property.

*Requested Variance 2:*

**Request for a variance to the required rear yard setback minimum of 50'-0".**

Per Wayzata's Code of Ordinances, Chapter 951.06 – Lot Area and Setback Requirements, Sub-Section B.1.c for Principal Structure Setbacks a rear yard setback of 50 feet is required.

We are requesting a variance for a rear yard setback of 12.2' at the narrowest point of the proposed garage addition.

**The proposed project is in harmony with the general purposed and intent of this ordinance:**

The proposed location of the garage addition is driven by the placement of the existing structure and is an effort to rectify a non-conforming access point that sits on the neighboring property (546 Harrington Road). The removal of the two additional outdoor parking spots that sit on the neighboring property are being replaced with an attached garage that will be accessed off the existing motor court, thus creating a proper delineation of property lines at that location. The two additional garage stalls align with the existing garage location and entry point into the home, thus extending the non-conforming rear yard setback of the existing home and garage to capture the two additional stalls.

**The proposed project is consistent with the Comprehensive Plan:**

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

**The proposed project is a reasonable use of this property:**

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

**The variance request is due to circumstances unique to the property, not created by the landowner:**

The current home and siting on the property is non-conforming in several aspects. The new design works with these existing conditions and placement of the home to remove hardcover from the

neighboring property, while also addressing the parking function and garage access for this property in the best way possible.

**The variance, if granted, will not alter the essential character of the locality:**

The design and addition maintain the character of the existing home and fits the lot in the best way possible. It also addresses a non-conforming hardcover impact on the neighboring property. The reduced rear yard setback abuts the driveway access point for the adjacent property at 532 Harrington Road, thus not impacting any significant view corridors from that property's main structure given the unique boundaries of the lots.

*Requested Variance 3:*

**Request for a variance to the required 20% impervious surface area on the lot.**

Per Wayzata's Code of Ordinances, Chapter 951.07 – Lot Coverage and Height, Sub-Section A Impervious surfaces on a lot shall not exceed 20 percent of the lot area.

We are requesting a variance a hardcover percentage of 24%, which is a reduction from the current non-conforming 24.7% hardcover of the property.

**The proposed project is in harmony with the general purposed and intent of this ordinance:**

The proposed project eliminates a substantial amount of hardcover and paving that currently serves as an access point to the side load garage of the home. The new garage addition provides two additional parking stalls for the home (total of a 4-car attached garage versus the current 2-car) and shifts the entry point to the garage stalls to the existing motor court on the property. The additional hardcover to the west would be removed, including the portion on the neighbor's property (546 Harrington Road) and replaced with grass and grading for stormwater control.

**The proposed project is consistent with the Comprehensive Plan:**

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

**The proposed project is a reasonable use of this property:**

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

**The variance request is due to circumstances unique to the property, not created by the landowner:**

The current lot is undersized for the R-1A district. Minimum lot size for this district is 80,000 square feet (per Section 951.06, subsection A.1). The property area is only 43,800 square feet, approximately 53% of the minimum size required. The current design on a lot size that meets the minimum area requirement would be less than the required 20%:

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— DISTINCTIVE RESIDENTIAL ARCHITECTURE —

Proposed Hardcover: 10,509 sq. ft.

Area of Lot (341 Ramsey Road): 43,800 sq. ft. = 23.99% hardcover

Minimum lot area (R-1A district): 80,000 sq. ft. = 13.13% hardcover

We feel the intent of the hardcover percentage is still met with this request, given the undersized nature of the property.

## **The variance, if granted, will not alter the essential character of the locality:**

The design and addition maintain the character of the existing home and fits the lot in the best way possible. It also addresses a non-conforming hardcover impact on the neighboring property. The hardcover percentage, relative to the undersized nature of the property, meets the intent of the zoning requirement. It also reduces the current non-conforming hardcover percentage, while also eliminating hardcover on the neighboring property for a greater reduction than illustrated by the numbers contained only to this lot.

## *Requested Variance 4:*

### **Request for a variance to the required 10% lot coverage.**

Per Wayzata's Code of Ordinances, Chapter 951.07 – Lot Coverage and Height, Sub-Section A Lot coverage shall not exceed ten percent of lot area.

We are requesting a variance to allow for a lot coverage ratio of 14.85%, 4.85% above the allowed lot coverage.

### **The proposed project is in harmony with the general purposed and intent of this ordinance:**

The proposed home is relative in size and scale to those surrounding homes within the Harrington Lane corridor. The existing site is undersized for the R-1A district, containing only 43,800 square feet of area where the minimum lot size should be 80,000 square feet. The scale and massing of the home is comparable to the surrounding and adjacent properties and fits the intent of the ordinance in this manner, with the discrepancy in the lot coverage due to the undersized nature of this site.

### **The proposed project is consistent with the Comprehensive Plan:**

The proposed project is consistent with the Comprehensive plan as the proposed structure continues to maintain and enhance the character, diversity, and livability of the R-1A district and identifies and corrects a current non-conforming aspect of the property.

### **The proposed project is a reasonable use of this property:**

The proposed garage addition replaces the two exterior parking areas that currently sit on the neighboring property, while also addressing the access point into the garage space by turning the garage doors from facing the neighboring home to face Ramsey Road.

**The variance request is due to circumstances unique to the property, not created by the landowner:**

The current lot is undersized for the R-1A district. Minimum lot size for this district is 80,000 square feet (per Section 951.06, subsection A.1). The property area is only 43,800 square feet, approximately 53% of the minimum size required. The current design on a lot size that meets the minimum area requirement would be less than the required 10%:

Proposed Lot Coverage: 6,506 sq. ft.

Area of Lot (341 Ramsey Road): 43,800 sq. ft. = 14.85% lot coverage

Minimum lot area (R-1A district): 80,000 sq. ft. = 8.13% lot coverage

We feel the intent of the lot coverage percentage is still met with this request, given the undersized nature of the property.

**The variance, if granted, will not alter the essential character of the locality:**

The design and addition maintain the character of the existing home and fits the lot in the best way possible. Four car attached garage are not outside of the normal for the R-1A district.