



2022 Development Review Application

City staff contact: Dan Olson
 763-531-1142
dan.olson@crystalmn.gov
 4141 Douglas Dr N Crystal MN 55422
www.crystalmn.gov

1. Property Address for this application:

3715 Georgia Ave N Crystal MN 55427

2. Property Identification Number (PID):

[Empty box for PID]

3. Applicant:

Name:	Jim Butler		
Street:	3715 Georgia Ave N	City:	Crystal
		State:	MN
		Zip:	55427
Telephone:	612.723.1767		
Email:	J.P.Butler36@gmail.com		

4. Property Owner:

- Same as the Applicant (if so, you don't need to complete this section)
- Different from the Applicant (complete this section)

Name:			
Street:	City:	State:	Zip:
Telephone:			
Email:			

5. Project name and description:

ADDITION to North End of House, future garage addition, and bring into conformance existing garage encroachment.

6. Project contact (the applicant shall designate one contact person for the application):

Name:	Role in Project:		
Company:			
Street:	City:	State:	Zip:
Business Telephone:			
Email:			

7. Additional design/engineering professional (if applicable):

Name:	Role in Project:		
Company:			
Street:	City:	State:	Zip:
Business Telephone:			
Email:			

8. Application type: **A complete development review application includes the following:**

- Completed and signed development review application form
- Completed and signed escrow form (if applicable - see list of application types below)
- Completed application checklist for each respective type of application (see list below)
- Payment of application fee for each respective type of application (see list below)


Type of application (check all that apply):	Application fee (nonrefundable): [1]
<input type="checkbox"/> Adjacent Parcel Land Conveyance	\$220 + \$220 escrow
<input type="checkbox"/> Administrative Appeal	\$220
<input type="checkbox"/> Comprehensive Plan Amendment	\$660 + \$660 escrow
<input type="checkbox"/> Conditional Use Permit	\$660 + \$660 escrow [2]
<input type="checkbox"/> Lot consolidation	\$440 + \$440 escrow
<input type="checkbox"/> Rezoning to Planned Development	\$1,320 + \$1,320 escrow
<input type="checkbox"/> Site Plan	\$660 + \$330 escrow
<input type="checkbox"/> Subdivision	\$660 + \$66 per lot over 2, + \$660 escrow
<input type="checkbox"/> Vacation of a public street or easement	\$550 + \$550 escrow
<input checked="" type="checkbox"/> Variance	\$550 + \$275 escrow
<input type="checkbox"/> Zoning Certificate	\$110 [2]
<input type="checkbox"/> Zoning Map or Text Amendment	\$660 + \$660 escrow
Total fee: \$ _____	

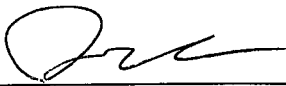
[1]: The escrow fee will first be applied to cover County recording fees and legal fees related to the review of documents associated with the application. For telecommunication towers, the escrow fee will also be applied to engineering review expenses. The remaining escrow fee will be returned to the applicant.

[2]: The fee for a telecommunication tower is \$2,000, plus a \$10,000 escrow

Notice: Review of a development application and the decision to approve, approve with modifications, or deny the application will be based on the standards and criteria found in the Crystal Comprehensive Plan, Unified Development Code and any other applicable governmental codes, guidelines, standards or policies necessary to safeguard public health, safety, aesthetics, and general welfare. Approval of this application does not absolve the applicant from obtaining all other applicable permits, such as stormwater or building permits.

I (We) certify that I (we) have submitted all the required information to apply for consideration of a development review application and the information is factually correct and accurate.

 _____ Date: 4-3-22

 _____ Date: 4-3-22

FOR OFFICE USE ONLY:	Application # <u>2022-02</u>	Accounting # 0100.4418	Receipt # <u>167489 + 490</u>	Date Received <u>4-11-22</u> <u>4-8-2022</u>
Acknowledgement letter sent ___/___/___ If application incomplete, was 60-day rule language included? ___				
Plan Comm hearing ___/___/___ City Council action ___/___/___ Approved? Yes ___ No ___ Other ___				
NOTES: _____				

CITY OF CRYSTAL

**VARIANCE APPLICATION
3715 GEORGIA AVENUE NORTH**

**PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, MAY 9, 2022
CRYSTAL CITY HALL (4141 DOUGLAS DR N) AND ZOOM VIDEO CONFERENCE**

The Crystal Planning Commission will consider a variance application from Jim Butler at 3715 Georgia Ave N to reduce the required setbacks for a room and garage addition, and to bring into conformance an existing garage setback encroachment.

Key elements of the proposal:

The existing home, constructed in 1957, did not meet required setbacks in effect at the time and does not meet current setback requirements. The homeowner has requested the following variances for two home additions and to bring into compliance an existing nonconformity:

- Reduce the north setback (along 38th Ave N) from 30 to 23 feet for a room addition.
- Reduce the south setback from 30 to 17 feet for a future garage addition.
- Along Georgia Ave N, bring into conformity an existing garage setback encroachment from 30 to 24 feet and allow a future one-stall garage addition to have the same setback.

The Planning Commission will hold a public hearing on the variance application at 7:00 p.m. on May 9, 2022 in the Council Chambers at Crystal City Hall, 4141 Douglas Dr. N.

To view the application:

- Visit City Hall during normal business hours, or
- Visit the 2022 Land Use Applications page on the city website, www.crystalmn.gov (the staff report to the Planning Commission will be available by May 6 on the same page of the website).

To speak directly to the Planning Commission on the proposal, you may:

- Attend the meeting via Zoom: <https://tinyurl.com/ybddms7n> (meeting ID is 858 6396 8194 and password is 414141) or call-in toll free at 888-475-4499, or
- Attend the public hearing in-person on Monday, May 9, 2022 at 7 p.m. at City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on May 9, 2022 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance application from Jim Butler for his home at 3715 Georgia Avenue North. The variances are as follows: Reduce the north setback (along 38th Ave N) from 30 to 23 feet; reduce the south setback from 30 to 17 feet; and along Georgia Ave N, bring into conformity a garage setback of 24 feet.

After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, May 17, 2022 at Crystal City Hall. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available upon request to individuals with disabilities by calling the city clerk at 763-531-1145 at least 96 hours in advance. TTY users may call Minnesota Relay at 711 or 1-800-627-3529.