



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: 4100 Hampshire Ave N.

2. Property Identification Number (PID): 17-118-21-14-0052

3. Applicant:

| | | | |
|--------------------------------------|----------------------|------------------|-------------------|
| Name: <i>Maria Basurto</i> | | | |
| Street: <i>4100 Hampshire Ave N.</i> | City: <i>Crystal</i> | State: <i>MN</i> | Zip: <i>55427</i> |
| Telephone: <i>(612) 806-4260</i> | | | |
| Email: <i>mary_4587@hotmail.com</i> | | | |

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:

Proposing to construct larger garage and kitchen addition to the south side of the house

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

| | | | |
|----------------------------|-----------------------------------|--------|------|
| Name: <i>Maria Basurto</i> | Role in Project: <i>Homeowner</i> | | |
| Company: | | | |
| Street: | City: | State: | Zip: |
| Business Telephone: | | | |
| Email: | | | |

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

| | | | |
|-------------------------------------------|-----------------------------------|--------|------|
| Name: <i>Jay Ward</i> | Role in Project: <i>Architect</i> | | |
| Company: | | | |
| Street: | City: | State: | Zip: |
| Business Telephone: <i>(612) 384-4461</i> | | | |

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)

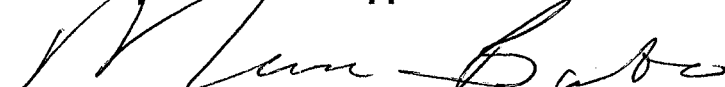
| <u>Type of application</u> (check all that apply): | <u>Application fee</u> (nonrefundable): [1] |
|------------------------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> Adjacent Parcel Land Conveyance | \$220 + \$220 escrow |
| <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: \$ <u>825</u> | |

[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.

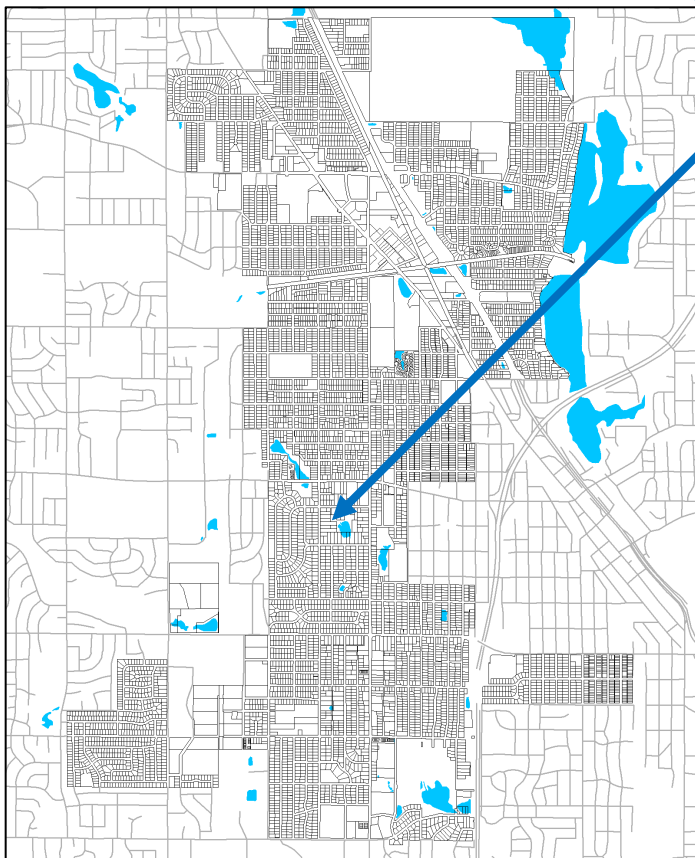
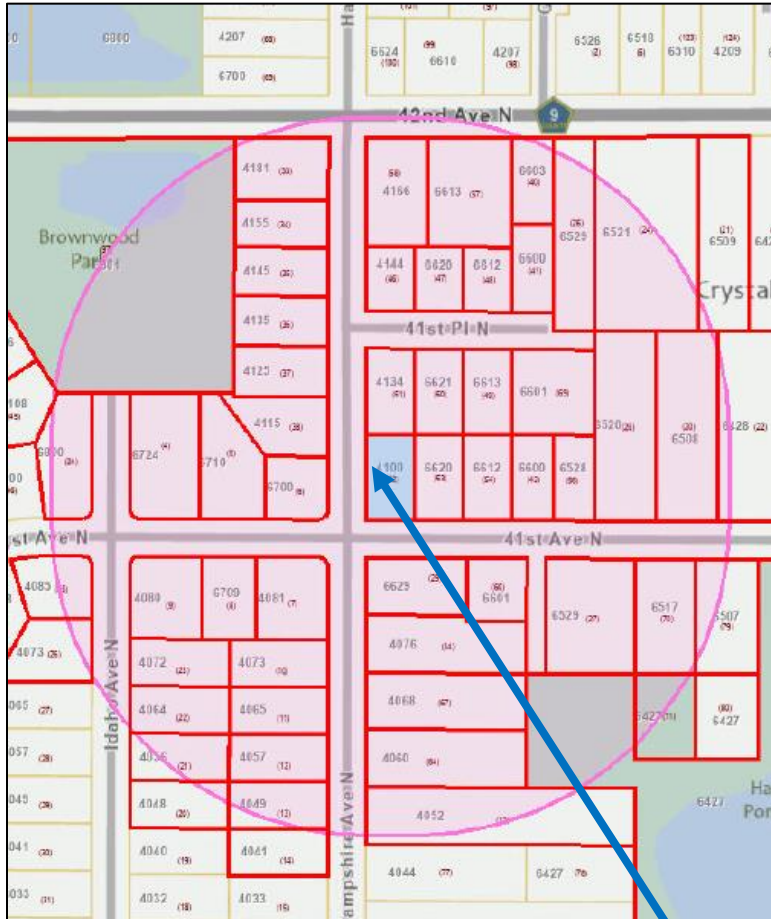
I (We) certify that I (we) have submitted all the required information to apply for consideration of a development review application and the information is factually correct and accurate.

 Date: 4/23/2022
Signature of Applicant

Signature of Property Owner (if different from Applicant) Date: _____

FOR OFFICE USE ONLY: Application # 2022-05 Accounting # 0100.4418 Receipt # 1671635 Date Received 5-9-22
 Acknowledgement letter sent ___/___/___ If application incomplete, was 60-day rule language included?
 Plan Comm hearing ___/___/___ City Council action ___/___/___ Approved? Yes ___ No ___ Other ___
 NOTES: _____

Site Location and Public Hearing Notice Mailing Map



4100 Hampshire Ave N



CITY of CRYSTAL

**4141 Douglas Dr. N.
Crystal MN 55422**

CITY OF CRYSTAL
VARIANCE APPLICATION
4100 HAMPSHIRE AVENUE NORTH



PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, JUNE 13, 2022
CRYSTAL CITY HALL (4141 DOUGLAS DR N) AND ZOOM VIDEO CONFERENCE

The Crystal Planning Commission will consider a variance application from Maria Basurto at 4100 Hampshire Ave N to reduce the required setback for a room and garage addition.

Key elements of the proposal:

- The homeowner has requested a variance for a room and garage addition to the south side of the home (along 41st Avenue N)
- The variance would reduce the south setback from 30 to 18 feet for the addition.

The Planning Commission will hold a public hearing on the variance application at 7:00 p.m. on June 13, 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 June 10 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://go.crystalmn.gov/3Mn7c59> (meeting ID is 859 5463 7384 and password is 414141) or call-in toll free at 888-475-4499, or
- Attend the public hearing in-person on Monday, June 13, 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 June 13, 2022 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance application from Maria Basurto for her home at 4100 Hampshire Avenue North. The variance is to reduce the south setback (along 41st Ave N) from 30 to 18 feet for a garage and room addition to the home. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, June 21, 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.

Variance Narrative 4100 Hampshire Ave N

a) What is the zoning district for the property?

- The zoning district for the property is in R1 low density residential

b) What is the existing use for the property?

The existing use of the property is for residential purposes

c) What is the proposed use for the property?

- Residential- single family home

d) What requirement of the unified development code (City code chapter 5) are you requesting a variance from?

- To reduce property setbacks

e) Describe how the variance request is in harmony with the general purposes of the unified development code (City code section 500.03)

- The home will continue to be a single family home

f) Describe how the proposed variance is consistent with the Comprehensive Plan, such as the planned use map.

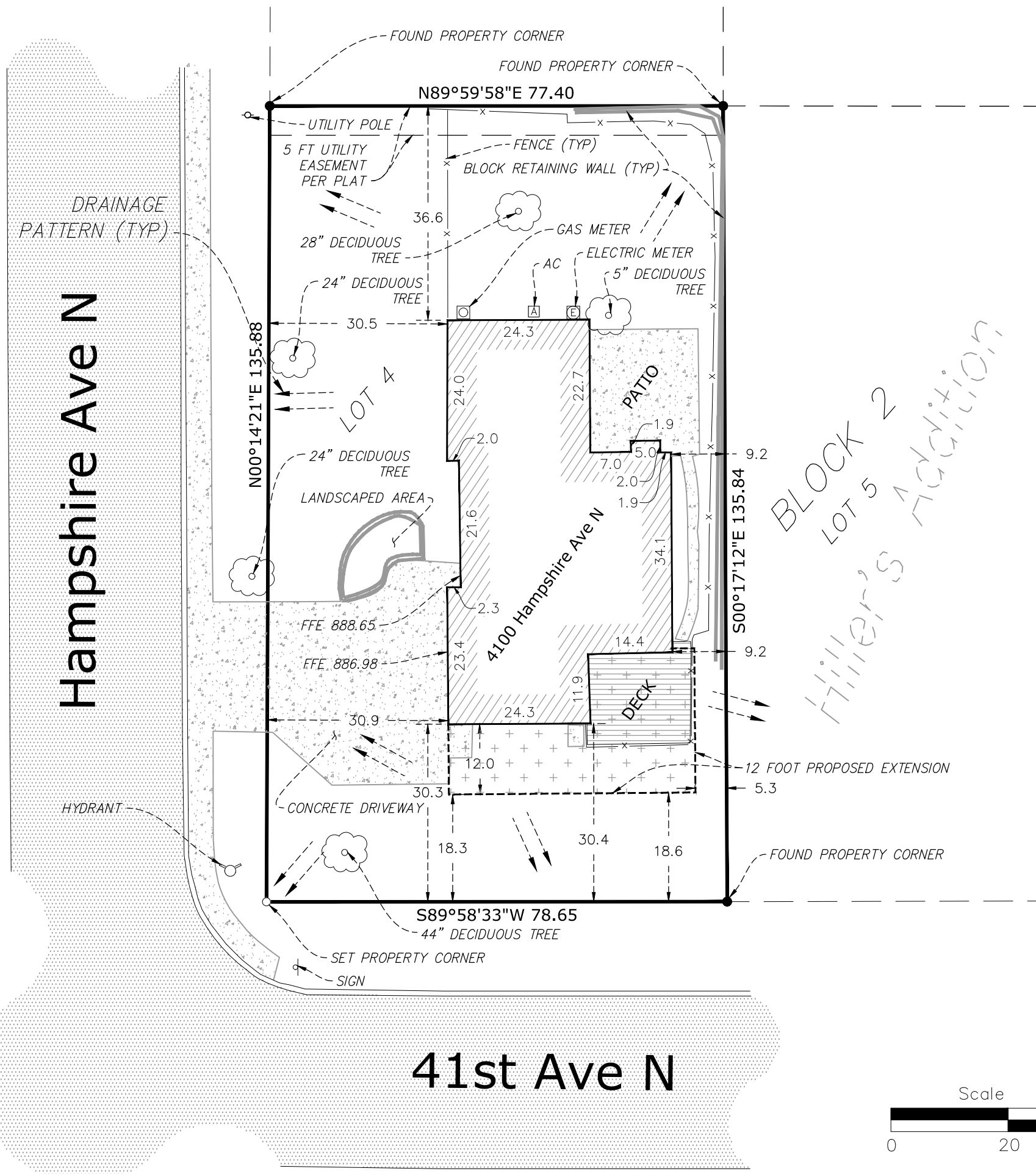
- The property will remain a single family home which conforms to the comprehensive plan

g) Describe the unique circumstances of the property that create a need for a variance.

- Our kitchen is too small for our growing family. This is the reason why we would like to add an addition. My husband owns a cargo van that he uses for job purposes and we like to keep that in our garage. This is why we are wanting to make our garage larger. This would make our neighborhood look better and organized.

h) Describe how granting the variance will not change the essential character of the surrounding area.

Even with the new addition, there would still be a lot of open space along Hampshire and the north side of the house



DESCRIPTION OF PROPERTY SURVEYED

Lot 4, Block 2 Hiller's Addition, Village of Crystal, Hennepin County, Minn.

Survey Notes

1. Bearings are based on the Hennepin County Coordinate System.
2. Client Name: Maria Basurto
3. Site Address: 4100 Hampshire Ave North Crystal, MN 55427
4. This survey is based on the legal description as provided by the Client
5. This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
6. Do not reconstruct property lines from building ties

| IMPERVIOUS CALCULATIONS | | |
|-------------------------|----------|----------------|
| | EXISTING | PROPOSED |
| IMPERVIOUS (S.F.) | 3594.47 | 4280.83 |
| LOT SIZE (S.F.) | 10600.32 | 10600.32 |
| AMOUNT IMPERVIOUS (%) | 33.91 | 40.38 |

MINNESOTA LAND SURVEYOR CERTIFICATION

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

Dated this 20th day of April, 2022.

Kelly D Ness
 Kelly D Ness Minnesota License No. 45847

Linetype & Symbol Legend

- FOUND IRON MONUMENT
- SET IRON MONUMENT



5775 Wayzata Blvd #700
 St Louis Park, MN 55416
 info@skysurv.us

Certificate of Survey

| | |
|----------|----------------|
| Revision | Project No. |
| X | |
| X | Drawn by AJM |
| X | Checked by KDN |
| X | Book/Page X |
| X | |
| X | |

