

## **WAYZATA PLANNING COMMISSION**

### **Meeting Agenda**

Wayzata City Hall Community Room, 600 Rice Street

Monday, December 2, 2019

6:30 PM

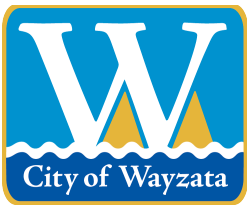
- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consent Agenda**
  - a. Approval of the November 7, 2019 Meeting Minutes
- 5. Public Hearing Items**
  - a. Consider Development Application for Variances and a Conditional Use Permit for a New Single-Family Residence at 578 Harrington Road
  - b. Consider Development Application for a Variance and Conditional Use Permit for a Detached Garage at 908 Shady Lane East
- 6. Other Items**
  - a. Review of Development Activities
  - b. November 19 City Council Report
  - c. Planning Commissioner Liaison for the December 3 City Council Meeting
- 7. Adjournment**

Upcoming Meetings:

City Council - December 3, 2019

Planning Commission -December 16, 2019

Members of the Planning Commission and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> December 2, 2019                              | <b>AGENDA ITEM:</b> 4.a. |
| <b>TITLE:</b> Approval of the November 7, 2019 Meeting Minutes     |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

N/A

**ACTION REQUESTED:**

City staff recommends that the Planning Commission approve the draft minutes for the November 7, 2019 meeting.

**ATTACHMENTS:**

1. Draft PC Minutes - November 7, 2019

**WAYZATA PLANNING COMMISSION  
MEETING MINUTES  
November 7, 2019**

**AGENDA ITEM 1. Call to Order**

Acting chair and commissioner Iverson called the meeting to order at 6:30 p.m.

**AGENDA ITEM 2. Roll Call**

Present at roll call were Commissioners: Merriam, Parkhill, Iverson and Bashioum. Absent: Plantan, Douglas, and Flannigan. Community Development Director Emily Goellner and City Attorney David Schelzel were also present.

**AGENDA ITEM 3. Approval of Agenda**

Commissioner Iverson asked for a motion to approve the agenda for the meeting.

Commissioner Parkhill made a motion, seconded by Commissioner Bashioum, to approve the November 7, 2019 agenda as presented. The motion carried unanimously.

**AGENDA ITEM 4. Consent Agenda**

**a.) Approval of October 21, 2019 Meeting Minutes**

**b.) Adoption of Report and Recommendation of Denial for Boatworks Development Application at 294 Grove Ln E**

Commissioner Iverson read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion. Hearing no such request, she asked for a motion to approve the Consent Agenda as presented.

Commissioner Merriam made a motion, seconded by Commissioner Parkhill, to approve the Consent Agenda as presented. The motion carried unanimously.

**AGENDA ITEM 5. Other Items:**

**a.) Review of Development Activities**

Director Goellner stated that there was only one incoming development application, which is for a garage in the front yard setback of a lot. This is scheduled to be reviewed by the Commission at the December 2 Planning Commission meeting.

1           **b.) November 6 City Council Meeting Report**

2  
3 Commissioner Bashioum presented a report on the meeting and stated that the Mayor opened the  
4 meeting by praising the City Manager, Jeffrey Dahl, whom the Council had evaluated in an earlier  
5 closed session. Mr. Dahl thanked the Council for their kind words and stated that he looked  
6 forward to continuing to work with them. Two projects that were moved forward to Council from  
7 the Planning Commission were approved. The Parks and Trails master plan was presented and  
8 adopted. Staff noted that the water tower is back up, and the 101 bridge over Highway 12 will  
9 reopen November 17.

10  
11 Commissioner Iverson asked what the next steps would be for the Parks and Trails Board.

12  
13 Director Goellner stated that actions to implement the master plan were not discussed. She noted  
14 she would expect that the Parks and Trails Board will have a pretty hefty work plan for 2020.

15  
16 Commissioner Bashioum stated that approximately \$2.4 million was the projected need for the  
17 projects in the plan over the next few years.

18  
19           **c.) Planning Commissioner Liaison for the November 19 City Council Meeting**

20  
21 Commissioner Bashioum stated that Commissioner Plantan was on the list to attend the next City  
22 Council meeting.

23  
24  
25 **AGENDA ITEM 8. Adjournment.**

26  
27 There being no further business on the agenda, Commissioner Iverson asked for a motion to  
28 adjourn.

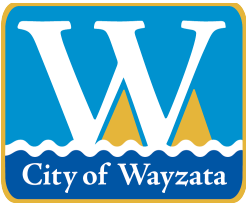
29  
30 Commissioner Bashioum made a motion, seconded by Commissioner Parkhill, to adjourn the  
31 Planning Commission meeting. The motion carried unanimously.

32  
33 The Planning Commission meeting was adjourned at 6:37 p.m.

34  
35 Respectfully submitted,  
36 Jenny Groess

37 *TimeSaver Off Site Secretarial, Inc.*





## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                                    |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> December 2, 2019                                                                                                              | <b>AGENDA ITEM:</b> 5.a. |
| <b>TITLE:</b> Consider Development Application for Variances and a Conditional Use Permit for a New Single-Family Residence at 578 Harrington Road |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                                                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                                                 |                          |
| <b>60 DAY DEADLINE:</b> January 19, 2020                                                                                                           |                          |

### **BACKGROUND:**

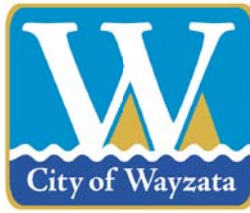
The applicant, Murphy Co. Design, and property owner, Lookout Point LLC, have submitted a development application requesting approval of (i) a variance from the shoreland setback, (ii) a variance from the impervious surface requirement, and (iii) a Conditional Use Permit to allow additional chimney height for the redevelopment and construction of a new house at 578 Harrington Road.

### **ACTION REQUESTED:**

After considering the items outlined in this report, the Planning Commission should direct staff to prepare a Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

### **ATTACHMENTS:**

1. Staff Report, Narrative, Plans - 578 Harrington Rd



**Staff Report  
Wayzata Planning Commission  
December 2, 2019**

**Project Name:** 578 Harrington Road "Lookout Point"  
**Requests:** Variance for Shoreland Setback  
Variance for Impervious Surface over 20%  
Conditional Use Permit for Additional Chimney Height  
**Applicant:** Murphy & Co. Design  
**Property Owner:** Lookout Point, LLC  
**Prepared by:** Nick Kieser, Assistant Planner  
**"60 Day" Deadline:** January 19, 2020

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**Development Application**

Introduction

The applicant, Murphy & Co. Design, and property owner, Lookout Point LLC, have submitted a development application requesting approval of (i) a variance from the shoreland setback (§ 991.09 D. 2.), (ii) a variance from the impervious surface requirement (§ 951.07 A.), and (iii) a Conditional Use Permit (CUP) to allow additional chimney height (§ 919.02.B) for the redevelopment and construction of a new house at 578 Harrington Road.

Property Information

The property identification number and owner of the property are as follows:

| Address             | PID               | Owner             |
|---------------------|-------------------|-------------------|
| 578 Harrington Road | 12-117-23-13-0010 | Lookout Point LLC |

The current zoning and comprehensive plan land use designation for the property are as follows:

|                                 | 578 Harrington Road                              |
|---------------------------------|--------------------------------------------------|
| Current Zoning:                 | R-1A / Low Density Single Family Estate District |
| Comprehensive Plan Designation: | Estate Single Family District                    |
| Overlay Districts:              | S / Shoreland Overlay District                   |

### Project Location

The property is located at the end of Harrington Road that is also the point between Wayzata Bay and Browns Bay.

*Map 1: Project Location*



Source: Hennepin County

### Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Shoreland Setback Variance: The applicant has submitted an application to construct a new house that is set back further from the lakeshore compared to the existing house. City Code § 991.09 D. states that a principal structures setback from the lakeshore shall be the greater of:
  - a) Seventy-five feet;
  - b) A line which is drawn between the two closest riparian principal structures on either side of a proposed building site;
  - c) The average setback of the two closest riparian principal structures on either side of a proposed building site; or
  - d) The average setback line shall be measured parallel to the ordinary high water level. In all circumstances, the setback shall be established by measuring the distance from the ordinary high water level to that part of the said principal structure that is closest to the lake.



The greatest of these setbacks would be b) a line drawn between the two adjacent homes (~150-160 feet). Since this property is situated on a point that extends into the lake, a line drawn between the two homes makes the buildable area with this requirement close to nothing.

The next greatest of these setbacks is c) the average setback of the two adjacent homes. The approximate setbacks of the two adjacent houses are 105' (559 Harrington Road) and 70' (570 Harrington Road). The average of these two setbacks would make a requirement of 87.5'. The proposed house has a lakeshore setback of 77'10".

The proposed lakeshore setback of 77'10" will meet the requirement of a) seventy-five feet. This setback is further back from the lakeshore than the existing house setback of 60'. The proposed principal structure also adheres to the bluff setbacks on the south side of the property.

The applicant has provided their practical difficulty and other variance justification in the narrative attached to this staff report.

- B. Impervious Surface Variance: City Code § 951.07 A. states that the impervious surface of developments within the R-1A Zoning District shall not exceed 20% of the lot area. The impervious surface restriction within the Shoreland Overlay is 25%.

The existing property has 29.2% impervious surface. The proposed site plan for this property will have an impervious surface of 28.56%.

Since the overall impervious surface is over 20%, which is the maximum under the R-1A zoning district, a variance is needed. The Shoreland Overlay District has a maximum of 25%, but the site can go over that 25% if the City Engineer/Public Works Director finds the site has satisfactory stormwater management requirements.

The applicant has provided their practical difficulty and other variance justification in the narrative attached to this staff report.

- C. Conditional Use Permit for Chimney Height: City Code § 919.02.B states that no structural element may exceed 40 feet in total height or exceed the maximum height of the building by more than five feet, whichever is greater, except by Conditional Use Permit.

The proposed principal structure maximum building height is 35' with an addition of a four-foot tall parapet wall, which is under the five foot maximum, as well as a chimney that is 7'10" above the maximum building height.

Therefore, the chimney is 2'10" over the five feet of additional height that is allowed without a Conditional Use Permit.

#### Public Hearing Notice

Notice of the public hearing on the Application was published in the *Lakeshore Weekly News* on November 22, 2019. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on November 20, 2019.

#### **Background Information**

From the City records, the existing house was built in 1975 along with the guest house and was later remodeled and expanded in 1988. The principal house is a two-story single-family home. The existing guesthouse is a one-story residential unit that was renovated in 2005. This lot is a legal non-conforming lot as it is below the 80,000 sq. ft. minimum for the R-1A District. The applicant can build and request approvals for this lot.

578 Harrington also provides driveway access to the two adjacent parcels. The property to the east has a driveway access that goes directly across the length of the property. The adjacent property to the northwest has a small portion of their driveway access also on 578 Harrington. The proposed site plan would keep both of these access routes.

The site also has a legal non-conforming overlook structure that would be kept in the proposed redevelopment. The structure is located on the southwest property line near the lakeshore. The applicant and owner is allowed to maintain the structure, but cannot expand or modify the overlook.

#### **Description of Proposed Home and Site**

The lot is 77,397 square feet in size. Under this proposal, the existing two-story, 5,494 square-foot principal house would be demolished and the driveway, autocourts, gravel, landscaping, and pool would be removed as well. A new, three-story, 5,574 square foot house would be constructed along with a new pool, autocourt, driveways and terraces. The house would have an attached three-car garage along with a detached subterranean garage for the guest house. The driveways and access areas would have a new configuration to service 570 Harrington and 559 Harrington.

#### **Analysis of Application**

City staff has reviewed the pertinent information and City Code requirements for the proposed project, and provides the following analysis and information:

#### Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Estate Single Family. The Comprehensive Plan includes the following discussion for the Estate Single Family: Estate residential neighborhoods are generally older neighborhoods removed from the historic community core. Lot sizes should be a two (2) acre minimum. Some lots have additional living quarters that were originally built for property caretakers.



Zoning

The property is zoned R-1A and is located within the Shoreland Overlay District. The following table outlines the standards compared with the proposal:

| Regulation               | R-1A District                                    | Shoreland Overlay District                                                                                                                         | Proposed                                                                                                                                    |
|--------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Height (max)             | 3 stories and 40 feet, whichever is lesser       | 35 feet                                                                                                                                            | 3 stories<br>30 ft 6 in (measured to average height of highest gabled roof)                                                                 |
| Lot Coverage             | 10 %                                             | N/A                                                                                                                                                | 9.2 %                                                                                                                                       |
| Impervious Surface (max) | 20 %                                             | 25 % or 75 % with stormwater management                                                                                                            | 28.56 %                                                                                                                                     |
| Setbacks (min)           | Front: 50 feet<br>Rear: 10 feet<br>Side: 10 feet | Lake Shore (~150-160 feet): A line which is drawn between the two closest riparian principal structures on either side of a proposed building site | Northwest (front): ~80 ft.<br>Southeast (rear, lakeshore): ~120 ft.<br>Southwest (side, lakeshore): 77'10" ft.<br>Northeast (side): ~40 ft. |
| Lot Area (min)           | 80,000 sq. ft.                                   | 20,000 sq. ft.                                                                                                                                     | 73,719 sq. ft.                                                                                                                              |
| Lot Width (min)          | 200 Feet                                         | 75 feet                                                                                                                                            | ~297 feet                                                                                                                                   |
| Lot Depth (min)          | 200 Feet                                         | N/A                                                                                                                                                | ~242 feet                                                                                                                                   |

Setbacks

The proposed location of the home meets the minimum setback requirements for the R-1A Zoning District.

The lakeshore setback is required to be the greatest of three different setback measurements. For this property, which is on a property that extends on a point into the lake, the greatest setback would be a line drawn between the two closest riparian principal structures which would require a setback of approximately 150-160 feet.

The applicant is requesting a variance to allow a lakeshore setback of 77'10" from the southwest property line. The location of the home adheres to the 75' lakeshore setback which is the least of the three possibilities in this case. The applicant states that the practical difficulty is due to the existing easement that requires access to 570 Harrington Road in the form of a shared driveway through the north end of the lot. The proposed house will be approximately set back an additional 12'10" than where the current house is located.

This lakeshore setback is a requirement of the Shoreland Overlay District and therefore must be evaluated as a part of the variance standards of the Shoreland Overlay District § 911.20.

#### Impervious Surface

The site plan proposes a total of 28.56% impervious surface, which would be a reduction from the current hardcover which is 29.2%. This is a reduction of .64%. The proposed lot coverage (calculated using only the building footprint, not any other surfaces) is proposed at 9.2% which is below the maximum 10% allowed.

Again, the applicant has described the shared drives as the practical difficulty for this variance request. On the site plan, the applicant has shown that the impervious surface before the shared drives is 24.5% which is below the Shoreland Overlay District requirements, but still over the R-1A zoning requirements. The proposed site utilizes pervious pavers and reinforced turf plus the applicant makes use of the topography to put the garage servicing the guest house underneath the proposed driveway and autocourt.

Since the overall impervious surface is over 20%, which is the maximum under the R-1A zoning district, a variance is needed. The Shoreland Overlay District has a maximum of 25%, but the site can go over that 25% if the City Engineer/Public Works Director finds the site has satisfactory stormwater management requirements.

The City Engineer/Public Works Director has reviewed the stormwater management plan and determined that the proposal shows adequate stormwater management for the amount of impervious surface based on the following reasons:

1. They are effectively reducing hardcover on the site by a little more than 6%, through the use of pervious pavers (autocourts) and pervious/grass pave on the service drive.
2. The two autocourts are sized to treat the first one-inch (1") of each rainfall for all the hardcover on the site (22,500 SF), which meets the MCWD standards for treatment.
3. The proposed service drive (which services the guest house and 559 Harrington Road) is intended to be reinforced turf, which does not count as hardcover at all.

This R-1A impervious surface requirement is a part of the overall Zoning Ordinance and therefore must be evaluated as a part of the general variance standards of the City Code Chapter 905.

#### Conditional Use Permit for Chimney Height

A Conditional Use Permit is required for a structural element that exceeds the maximum height of the building by five feet. The proposed house includes a parapet wall and chimneys which are included in the list of allowable structural elements that can exceed the maximum building height by five feet.



The proposed chimneys are 7'10" over the 35' maximum building height. Therefore, the CUP is required for the 2'10" that is over the five foot allowed extension. The parapet wall is under the five foot allowed extension so the element does not require a CUP.

The structural elements listed in (section number) are elements that are not intended for human occupancy. They are elements that are generally decorative or necessary for operations. The list also includes monuments, flues, cupolas, etc. The proposed railing on the proposed home meets the definition of a parapet wall. Parapet wall is not defined in the Code. Section 902.01 H notes that terminology not defined in the Ordinance shall be defined by the most current Webster's dictionary. The Dictionary defines a parapet as a low wall or railing to protect the edge of a platform, roof, or bridge. It is noted that parapet is also called parapet wall.

This access is only intended to be used for maintenance of the roof, mainly during the winter months for snow removal. This property is also not located in a design district which has more requirements on what can be allowed on the roofs. The roof would be accessed by a ships ladder from the interior of the third floor of the home.

Since there is maintenance access to the roof, a three-foot tall parapet wall is required by Building Code. The proposed parapet wall is four feet tall. In turn, the top of the chimney must also be two feet above the maximum height of the parapet wall which is stated in the Building Code below:

§ R1003.9 Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.

The Conditional Use Permit should be evaluated under the standards that are listed below to allow the additional height for the chimneys.

### **Standards of Planning Commission Review of Application Requests**

The two variance requests are a quasi-judicial review and decision, meaning that the Planning Commission acts similar to a judge in a courtroom and applies the relevant rules of the Zoning Ordinance to this particular property and proposed development.

The Planning Commission should recommend approval of the impervious surface request by the applicant if the Commission determines that they meet all of the Zoning Ordinance requirements in City Code § 905.01 C (see following page).

The Planning Commission should recommend approval of the lake shore setback request by the applicant if the Commission determines that it meets all of the Shoreland Overlay District variance requirements in City Code § 991.20 (see following page).

The Planning Commission should recommend approval of the chimney CUP request by the applicant if the Commission determines that it meets all the factors in City Code § 904.02.F (see following page).



**Action Steps**

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application, for review and adoption at the next Planning Commission meeting.

**Attachments**

Survey  
Narrative  
Site Plans  
Elevations  
Railing Examples  
Stormwater Management Plans

### Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, **staff has highlighted in bold** the criteria that may require additional discussion with the Planning Commission.

#### Zoning Ordinance Variances (§ 905.01 C.) (Applicable to impervious surface over 20%)

The criteria for granting a variance includes the following conditions governing considerations of variance requests.

1. Variances shall only be permitted when they are:
  - a) In harmony with the general purposes and intent of this Ordinance; and
  - b) Consistent with the Comprehensive Plan.
2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
3. **"Practical difficulties," as used in connection with the granting of a variance, means that:**
  - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
  - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
  - c) **The variance, if granted, will not alter the essential character of the locality.**
4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
8. **An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.**

#### Shoreland Overlay District Variances (§ 991.20) (Applicable to lakeshore setback)

Variances may be granted by the City Council in accordance with Chapter 905 of this Ordinance in extraordinary cases, but only when the proposed use is determined to be in the public interest. The following additional criteria shall apply within shoreland areas:

- A. Result in the placement of an artificial obstruction which shall restrict the passage of storm and flood water in such a manner as to increase the height of flooding,

- except obstructions approved by the U.S. Army Corps of Engineers in conjunction with sound floodplain management.
- B. Result in incompatible land uses or which shall be detrimental to the protection of surface and ground water supplies.
  - C. Be not in keeping with land use plans and planning objectives for the City of Wayzata or which shall increase or cause danger to life or property.
  - D. Be inconsistent with the objectives of encouraging land uses compatible with the preservation of the natural land forms, vegetation and the marshes and wetlands within the City of Wayzata.
  - E. **Shall constitute a hardship as defined in Chapter 905 of this Ordinance. Note: This section of Code was not updated to change the “hardship” criteria to the new “practical difficulty” criteria:**
    - “Practical difficulties,” as used in connection with the granting of a variance, means that:**
      - a) **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
      - b) **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
      - c) **The variance, if granted, will not alter the essential character of the locality.**
  - F. No permit or variance shall be issued unless the applicant has submitted a Shoreland Impact Plan as required and set forth in this Ordinance. In granting any variance, the City Council may attach such conditions as they deem necessary to ensure compliance with the purpose and intent of this Section.

Conditional Use Permits (§904.02.F) (Applicable for additional chimney height)

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. **The proposed use's effect on the area in which it is proposed.**
5. **The proposed use's impact upon property values in the area in which it is developed.**
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.



Date: October 21, 2019  
Project: Lookout Point  
Project Address: 578 Harrington Road, Wayzata MN  
Re: City of Wayzata Land Use Development Application

## VARIANCE / CONDITIONAL USE PERMIT REQUESTS

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### *Property Zoning District(s)*

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

### *Variance Request 1:*

**Request for a variance to the Shoreland Overlay minimum setback requirement as related to average setback of the two adjacent principal structures.**

Per Wayzata's Code of Ordinances, Chapter 991.09 {Shoreland Overlay, Minimum Setback Requirements}, Sub-Section D-2, Lake Shore Setbacks, *no principal structure or building addition other than a water-oriented accessory structure as specified above shall be located closer to the ordinary high-water mark than the greater of:*

- a) *Seventy-five feet;*
- b) *A line which is drawn between the two closest riparian principal structures on either side of a building site;*
- c) *The average setback of the two closest riparian principal structures on either side of a proposed building site; or*
- d) *The average setback line shall be measured parallel to the ordinary high-water level. In all circumstances, the setback shall be established by measuring the distance from the ordinary high-water level to that part of the said principal structure that is closest to the lake.*

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

The proposed location of the new principal structure keeps in harmony with the general purpose and intent of this ordinance by maintaining a consistent setback from the OHWL as compared to those of the adjacent neighboring properties and principal dwelling. The adjacent property to the northwest (559 Harrington Road) has an approximate setback of 105'-0", and the adjacent property to the east (570 Harrington Road) has an approximate setback of 70'-0". The requested setback for the new principal structure falls within those setbacks, at 77'-10". The current setback of the existing principal structure is set closer to the OHWL, at 60'-0".

The placement of the new principal dwelling unit conforms to both the 75'-0" OHWL setback as well as the 30'-0" top of bluff setback requirements, which the current dwelling does not. Given the unique contours and placement of this lot in respect to the adjacent parcels, all water views for the neighboring two parcels will be maintained as well, as the two adjacent principal dwellings are oriented away from 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 R1-A district and the Harrington Road neighborhood. The new structure and proposed placement also correct a currently non-conforming setback infringement into the OHWL and top of bluff setback that currently exists on the site.

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

This proposed project is a reasonable use of the property as it replaces an existing single-family home and the placement works with the unique character and topography of the existing site.

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

The practical difficulty in complying with the average setback regulations is due to the unique shape of the lot, as well as its proximity and orientation as compared to the adjacent parcels. This lot extends beyond both of the neighboring properties into the Browns Bay and Wayzata Bay shorelines. Practical difficulties also exist with the existing topography of the site in respect to the easement and driveway access needed for the neighboring property at 570 Harrington Road, which creates an unnatural boundary on the north side of the lot.

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

Per the Shoreland Overlay zoning ordinance, the required setback distance may be reduced by a variance if the following conditions are met: a) the minimum setback from the ordinary high water mark is at least 75 feet; b) the setback shall not adversely impact views of the shoreline or lake for adjacent neighboring principal structure; c) the reduction of setback requirements is based upon a specific need or circumstance which is unique to the property in question and which, if approved, will not set a precedent which is contrary to the intent of this Ordinance. Both of the conditions a) and b) as noted above are met with the proposed placement of the new principal dwelling. Item c) and the uniqueness of this lot are addressed in a previous response.

**Variance Request 2:**

**Request for a variance to increase to the allowable impervious surface coverage for a lot in the R-1A district to exceed 20% of the lot area.**

Per Wayzata's Code of Ordinances, Chapter 951.07 {R-1A Low-Density Single-Family Estate District, Lot Coverage}, *impervious surfaces on a lot shall not exceed 20 percent of the lot area.*

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

The proposed site plan and impervious surface coverage, while above the 20 percent allowed in the R-1A district, improves upon the existing conditions of the property and reduces the impervious surface area by approximately 1.34%, or 1,002 square feet.

**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 R1-A district and the Harrington Road neighborhood.

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

This proposed project is a reasonable use of the property as it sites a new single-family dwelling unit, creates a proper front entry approach and turnaround space for visiting guests, provides a side load 3-car garage and the necessary circulation for entry and backing out, and also provides outdoor living and entertaining spaces that capitalize on the views offered from the elevated site.

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

The practical difficulty in complying with the impervious coverage allowance for the R-1a district is partially created by the existing topography and grade of the site which is somewhat unchangeable due to the existing bluff line on the southwest side of the property as well as the driveway access point to the north of the property. The property is also unique in that an easement exists to provide driveway / vehicular access to the adjacent property at 570 Harrington Road. This easement requires a 14-foot-wide driveway be maintained on the 578 Harrington Road property, and all grading be maintained to allow access from the 936 elevation at the northern side of the property to the 955 elevation at the motor court elevation of the adjacent principal dwelling. This 19-foot elevation change requires a driveway long enough to maintain proper slope for ease of use. While the driveway is shared by the proposed home at 578 Harrington Road, the easement eliminates any potential for relocation and regrading of the primary access point, which could potentially eliminate additional impervious surface area.

Additional impervious surface area has been considered and calculated in the form of grass pave to allow access to a non-conforming service driveway at the adjacent neighboring property to the west, 559 Harrington Road.

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

The character of the locality will be unchanged with the additional impervious surface coverage, as it is a reduction from existing hardcover.

**Conditional Use Permit Request 1:**

**Request for an increase in height to the chimney structures within the Shoreland Overlay to exceed the five-foot maximum allowance over the building height.**

Per Wayzata's Code of Ordinances, Chapter 919 {General Yard, Lot Area, and Building Requirements}, Sub-Section 919.02, Height Requirements, B *The building height limits established in each zoning district shall not apply to the following list of items, except that no such structural element may exceed 40 feet in total height or exceed the maximum height of the building by more than five feet, whichever is greater, except by conditional use permit: 2. Chimneys or flues*

Additional height is requested for the four primary chimney structures attached to the principal dwelling. The zoning ordinance for the R-1a district allows chimney heights up to 40 feet {5 feet above the maximum building height of 35 feet}. We are requesting an increase of 2'-10", to a total height of 42'-10", for two reasons: create a chimney height and hierarchy that is more proportional and accurate to traditional architecture in giving the chimney structures more

prominence; bring the top of the chimneys a minimum of 3 feet above the roof railing, which is required by code.



SURVEY FOR: **MATTHEW HEMSLEY**

PROPERTY ADDRESS:

578 Harrington Road, Wayzata, Minnesota

LEGAL DESCRIPTION (Per Certificate Number 1434224):

Par 1: Lot 4, Auditor's Subdivision No. 99, Hennepin County, Minn.  
Lot 3, Auditor's Subdivision No. 99, Hennepin County, Minnesota excepting therefrom that part of said Lot 3 described as follows: Beginning at a point in the Northeastly line of said Lot 3 distant 70.75 feet Southeastly from the most Northerly corner of said Lot 3; thence Southwestly parallel to the Northwestly line of said Lot 3 a distance of 58.7 feet; thence Southerly to a point in the Southwestly line of said Lot 3 distant 242.65 feet Southeastly from the Southwestly corner thereof; thence Southeastly along the Southwestly line of said Lot 3 to the Southeast corner thereof; thence Northeastly along the shore of Lake Minnetonka to the Northeast corner of said Lot 3; thence Northwestly along the Northeastly line of said Lot 3 to the point of beginning, according to the plat thereof on file or of record in the office of the Register of Deeds in and for said County.

Together with a non-exclusive easement for road & utility purposes over other land for the benefit of above land (Harrington Road)

Subject to an easement for subterranean water pipes through and across said Lots 3 and 4, Auditor's Subdivision #99 reserved by that certain deed of record in Book 505 of Deeds, page 374 in the office of the Register of Deeds in and for Hennepin County, Minnesota;

Subject to an easement in favor of that part of Lot 3, Auditor's Subdivision #99 described in the above exception, said easement being for a right of way for driveway purposes over a strip of land 14 feet in width extending in a general Southerly, Easterly and Northeastly direction in Lots 3 and 4, Auditor's Subdivision #99 from the Northwestly line of said Lot 3 to the Westerly line of the premises contained in the hereinabove described exception to the said Lot 3, the center line of said 14 foot strip being described as follows: Beginning at a point in the Northwestly line of said Lot 3 distant 8.2 feet Northeastly from the most Westerly corner of said Lot; thence Southerly to a point in the Southwestly line of said Lot 3 distant 14.55 feet from said most Westerly corner of said Lot; thence Easterly on a curve, convex to the Southwest with a radius of 71.97 feet a distance of 90.8 feet to a point in the Southwestly line of said Lot 3 distant 100.05 feet Southeastly from the most Westerly corner of said Lot; thence Northeastly on a continuation of the last described curved line a distance of 9.2 feet; thence Northeastly on a tangential curve to the left with a radius of 223.17 feet a distance of 40 feet; thence Northerly on a tangential curve to the left with a radius of 57.0 feet a distance of 35.5 feet to a point in the Westerly line of the premises contained in the hereinabove described exception to said Lot 3 which point is 76 feet Southerly from the most Westerly corner of said premises contained in the exception hereinabove described as shown in Book 1691 of Deeds, page 224.

**CERTIFICATION:**

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated: April 10, 2019

Revised: November 14, 2019

Anderson Engineering of Minnesota, LLC

by:

*Jack Bolke*  
Jack Bolke  
Minnesota License No. 20281

**NOTES:**

1. The horizontal datum and bearings are based on the Hennepin Coordinate System NAD83 (2011).
2. The vertical datum is NAVD 88. The site bench mark is the top nut of hydrant located north of Harrington Road (Lot 13). Elevation = 940.19 feet.
3. The area of the property described hereon is 77,397 square feet or 1.7768 acres.
4. The location and extent of underground utilities, if shown, are based upon above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
5. This survey is based on certificate of Title No. 1434224. Additional properties, lots 5, 6 and 13 of Auditor's Subdivision No. 99 may be associated with the property described on said certificate. No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
6. According to the City of Wayzata, the subject property is zoned R-1A and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

Principal Structure:  
Front = 45 ft.  
Rear = 50 ft.  
Side = 20 ft.

Lakeshore:  
OHW (929.4) = 75 ft.  
Top of bluff = 30 ft.

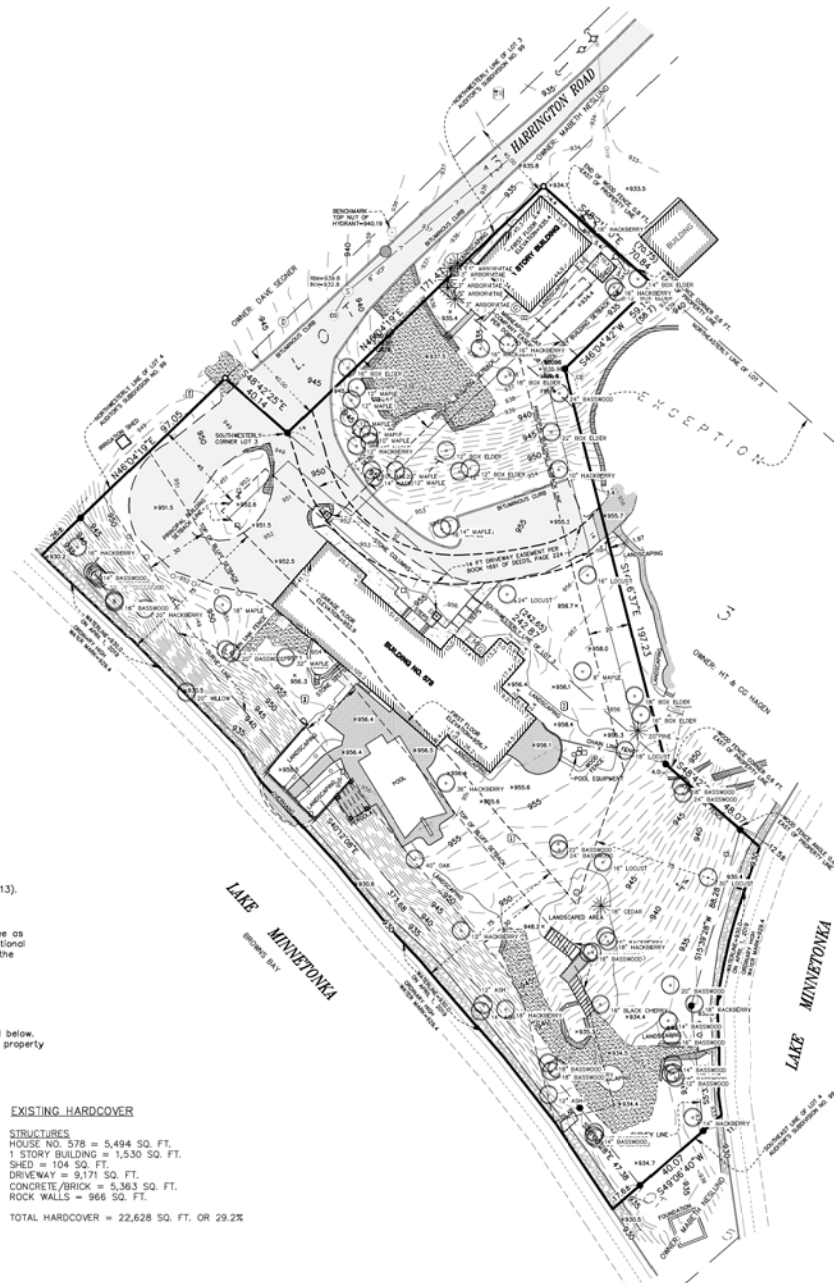
Accessory Structure:  
Front = 50 ft.  
Rear = 10 ft.  
Side = 10 ft.

Water oriented structure = 10 ft.

**EXISTING HARDCOVER**

STRUCTURES  
HOUSE NO. 578 = 5,494 SQ. FT.  
1 STORY BUILDING = 1,530 SQ. FT.  
SHED = 104 SQ. FT.  
DRIVEWAY = 9,171 SQ. FT.  
CONCRETE/BRICK = 5,363 SQ. FT.  
ROCK WALLS = 966 SQ. FT.

TOTAL HARDCOVER = 22,628 SQ. FT. OR 29.2%



**ANDERSON ENGINEERING**  
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ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE  
Anderson Engineering of Minnesota, LLC  
13005 1st Avenue North  
Suite 103  
Plymouth, MN 55441  
763-412-4000 (o) 763-412-4090 (f)  
www.ae-mn.com







creation date: 10/14/2019  
author: Travis Van Liere  
revision: 1  
description: EXISTING CONDITIONS AND REMOVALS PLAN



# EXISTING CONDITIONS AND REMOVALS PLAN

## GENERAL NOTES

1. SEE SHEET L010 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
3. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE, AND WALL CONTRACTORS. ON-SITE ELEVATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
4. REFER TO SHEET L010 FOR EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
5. DO NOT SCALE THE DRAWING. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
7. ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

## LEGEND:

- EXISTING FEATURE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE SAVED
- EXISTING CONTOUR
- EXISTING TREE TO BE SAVED
- TREE PROTECT/ EROSION CTRL. FENCING
- EXISTING SPOT ELEVATION

## KEYNOTES

1. EXISTING NEIGHBORING PROPERTY SITE FEATURE - SAVE AND PROTECT
2. EXISTING CITY STREET ALLEY - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS
3. EXISTING OVERHANG - SAVE AND PROTECT
4. EXISTING DRIVEWAY ENTRANCE TO NEIGHBORING PROPERTY - SAVE AND PROTECT
5. EXISTING SIGNIFICANT TREE, TYPICAL - SAVE AND PROTECT

## SHEET NOTES

1. EROSION CONTROL/TREE PROTECTION FENCING, TYPICAL

## REMOVALS KEY

- R1 EXISTING HOUSE TO BE DEMOLISHED AND REMOVED
- R2 EXISTING BITUMINOUS ROAD AND CURB TO BE REMOVED
- R3 EXISTING GRAVEL PARKING AREA TO BE REMOVED
- R4 EXISTING BITUMINOUS DRIVE ORCHARD TO BE REMOVED
- R5 EXISTING BITUMINOUS PARKING AREA AND CURB TO BE REMOVED
- R6 EXISTING PAVING TO BE REMOVED
- R7 EXISTING POOL AND TERRACE TO BE REMOVED
- R8 EXISTING GRAVEL TO BE REMOVED
- R9 EXISTING POOL AND TERRACE TO BE REMOVED
- R10 EXISTING SITE WALL TO BE REMOVED
- R11 EXISTING LANDSCAPING
- R12 EXISTING PERGOLA TO BE REMOVED
- R13 EXISTING POOL EQUIPMENT TO BE REMOVED
- R14 EXISTING SIGNIFICANT TREE TO BE REMOVED, TYPICAL
- R15 EXISTING SHED TO BE REMOVED

## TRAVIS VAN LIERE STUDIO LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 300  
MINNEAPOLIS, MN 55401  
P 612 248 4275

## LOOKOUT POINT

578 HARRINGTON ROAD, WAYZATA

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

Travis Van Liere  
Travis Van Liere  
License No. 43738  
Date: 1/23/2019

NOTE:

| Rev # | Description                           | Date       |
|-------|---------------------------------------|------------|
| 1     | ISSUED FOR VARIANCE APPLICATION       | 08.15.2019 |
| 2     | ISSUED FOR VARIANCE PRE-CITY COMMENTS | 09.23.2019 |
| 3     | ISSUED FOR VARIANCE APPLICATION       | 10.15.2019 |

## EXISTING CONDITIONS AND REMOVALS PLAN

Drawn By: LVL  
Date: 10/14/2019  
Scale: 1"=20'

Sheet:

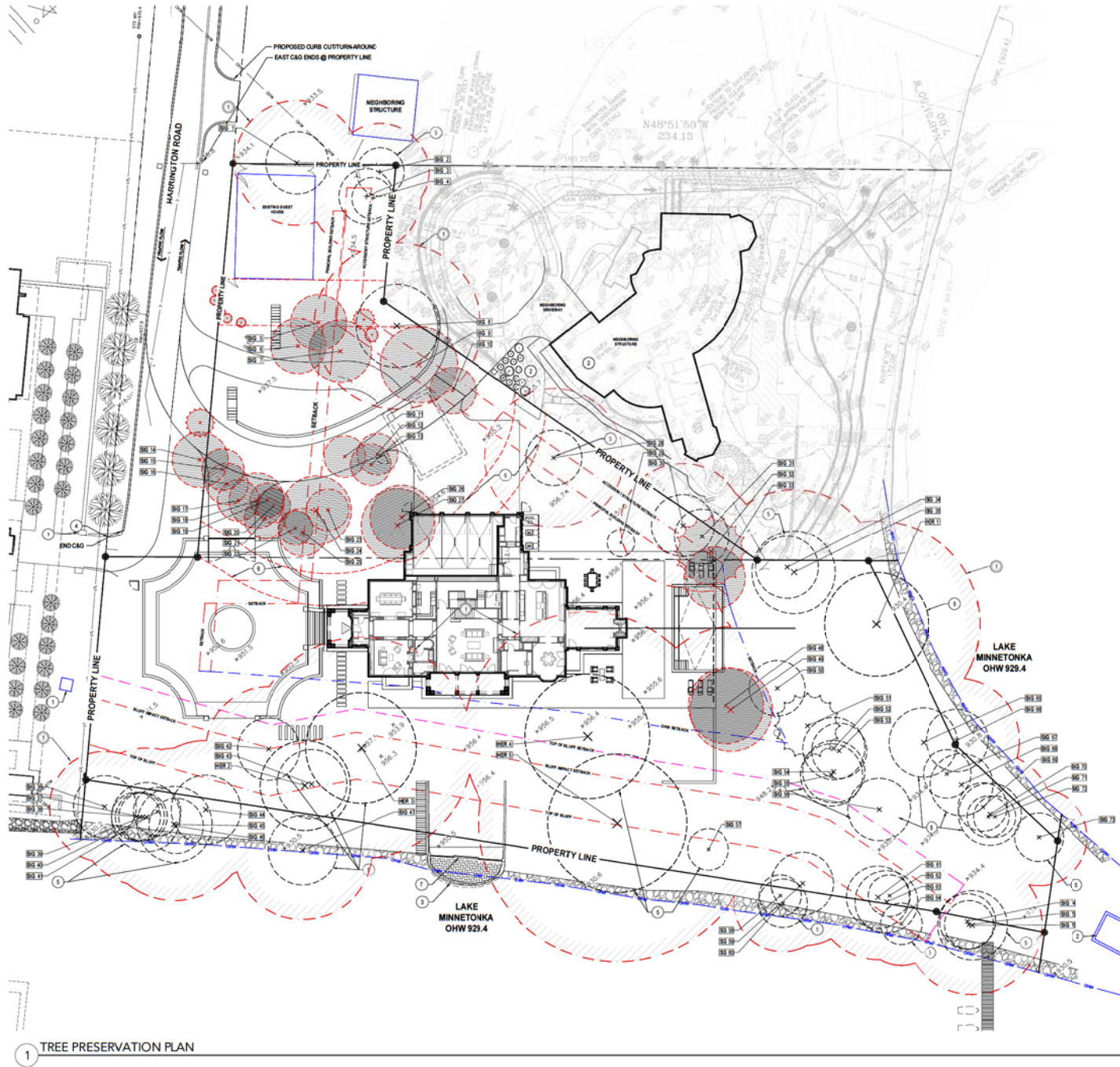
L010







creation date: 10/14/2019  
revision: 1  
author: TRAVIS VAN LIERE  
title: TREE PRESERVATION PLAN



# TREE PRESERVATION PLAN

## GENERAL NOTES

1. SEE SHEET L401 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
3. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE, AND WALL CONTRACTORS. ON-SITE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
4. REFER TO SHEET L401 FOR EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
5. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
7. ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

## LEGEND

|  |                           |  |                         |
|--|---------------------------|--|-------------------------|
|  | EXISTING TREE TO BE SAVED |  | PROPOSED NEW TREE       |
|  | PROPOSED NEW SHRUB        |  | PROPOSED NEW PERENNIAL  |
|  | EXISTING CONTOUR          |  | PROPOSED CONTOUR        |
|  | EXISTING SPOT ELEVATION   |  | PROPOSED SPOT ELEVATION |
|  | DRAINAGE FLOW             |  | PROPOSED CATCH BASIN    |
|  | PROPOSED DRAIN TILE       |  | PROPOSED POP-UP EMITTER |
|  | PROPOSED LIGHT FIXTURE    |  | PROPOSED BUILDING ENTRY |

## KEYNOTES

1. EXISTING NEIGHBORING PROPERTY SITE FEATURE - SAVE AND PROTECT
2. EXISTING CITY STREET/ALLEY - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS
3. EXISTING OVERHANGING - SAVE AND PROTECT
4. EXISTING DRIVEWAY ENTRANCE TO NEIGHBORING PROPERTY - SAVE AND PROTECT
5. EXISTING SIGNIFICANT TREE, TYPICAL - SAVE AND PROTECT

## SHEET NOTES

1. CRITICAL ROOT ZONE, TYPICAL

## SIGNIFICANT & HERITAGE TREE INVENTORY

| SIGNIFICANT TREES |          |     | DBH | STATUS |
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| HERITAGE TREES |          |     | DBH | STATUS |
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| 83             | FRAXINUS | ... | ... | ...    |
| 84             | FRAXINUS | ... | ... | ...    |
| 85             | FRAXINUS | ... | ... | ...    |
| 86             | FRAXINUS | ... | ... | ...    |
| 87             | FRAXINUS | ... | ... | ...    |
| 88             | FRAXINUS | ... | ... | ...    |
| 89             | FRAXINUS | ... | ... | ...    |
| 90             | FRAXINUS | ... | ... | ...    |
| 91             | FRAXINUS | ... | ... | ...    |
| 92             | FRAXINUS | ... | ... | ...    |
| 93             | FRAXINUS | ... | ... | ...    |
| 94             | FRAXINUS | ... | ... | ...    |
| 95             | FRAXINUS | ... | ... | ...    |
| 96             | FRAXINUS | ... | ... | ...    |
| 97             | FRAXINUS | ... | ... | ...    |
| 98             | FRAXINUS | ... | ... | ...    |
| 99             | FRAXINUS | ... | ... | ...    |
| 100            | FRAXINUS | ... | ... | ...    |

REQUIRED TREE REPLACEMENT: SEE L401 FOR TREE REPLACEMENT SCHEDULE

TRAVIS VAN LIERE STUDIO  
LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 300  
MINNEAPOLIS, MN 55401  
1 612 248 4275

## LOOKOUT POINT

578 HARRINGTON ROAD, WAYZATA

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TRAVIS VAN LIERE  
License No. 43738  
Date: 1/23/2018

NOTE:

| Rev # | Description                             | Date       |
|-------|-----------------------------------------|------------|
| 1     | ISSUED FOR VARIANCE APPLICATION         | 08.15.2018 |
| 2     | REISSUED FOR VARIANCE PRE-CITY COMMENTS | 09.23.2018 |
| 3     | REISSUED FOR VARIANCE APPLICATION       | 10.15.2018 |

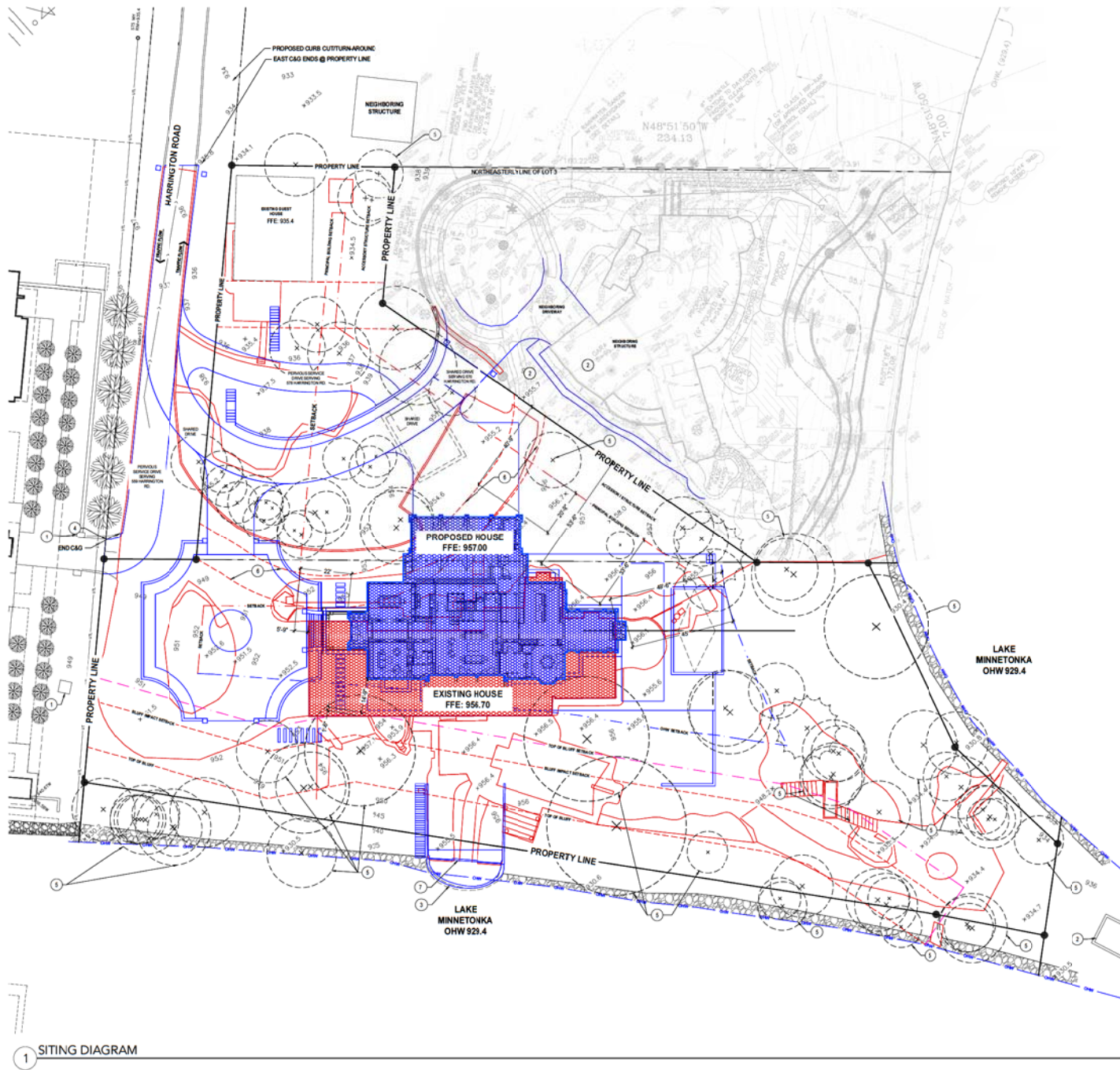
Drawing:  
TREE PRESERVATION PLAN

Drawn By:  
Date:  
Scale:  
Sheet:

L4  
10/14/2019  
1"=20'

L011

creation date: 10/14/2019  
author: Travis Van Liere  
revision: 1  
description: Siting Diagram  
sheet: 1 of 1



1 SITING DIAGRAM

#### GENERAL NOTES

1. SEE SHEET L601 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
3. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE, AND WALL CONTRACTORS. ON-SITE ELEVATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
4. REFER TO SHEET L601 FOR EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
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6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
7. ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

#### LEGEND:

|  |                           |  |                         |
|--|---------------------------|--|-------------------------|
|  | EXISTING TREE TO BE SAVED |  | PROPOSED NEW TREE       |
|  | PROPOSED NEW SHRUB        |  | PROPOSED NEW PERENNIAL  |
|  | EXISTING CONTOUR          |  | PROPOSED CONTOUR        |
|  | EXISTING SPOT ELEVATION   |  | PROPOSED SPOT ELEVATION |
|  | DRAINAGE FLOW             |  | PROPOSED CATCH BASIN    |
|  | PROPOSED DRAIN TILE       |  | PROPOSED POP-UP EMITTER |
|  | PROPOSED LIGHT FIXTURE    |  | PROPOSED BUILDING ENTRY |

#### KEYNOTES

1. EXISTING NEIGHBORING PROPERTY SITE FEATURE - SAVE AND PROTECT
2. EXISTING CITY STREET ALLEY - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS
3. EXISTING DRIVEWAY - SAVE AND PROTECT
4. EXISTING DRIVEWAY ENTRANCE TO NEIGHBORING PROPERTY - SAVE AND PROTECT
5. EXISTING SIGNIFICANT TREE, TYPICAL - SAVE AND PROTECT

#### TOTAL HARDCOVER

|                                                                                        |             |
|----------------------------------------------------------------------------------------|-------------|
| AREA OF PROPERTY                                                                       | 77,397 s.f. |
| EXISTING HARDCOVER                                                                     |             |
| EXISTING HOUSE                                                                         | 5,648 s.f.  |
| EXISTING GUEST HOUSE                                                                   | 1,530 s.f.  |
| EXISTING DRIVEWAY                                                                      | 104 s.f.    |
| EXISTING PAVING AND WALLS                                                              | 6,520 s.f.  |
| TOTAL EXISTING HARDCOVER                                                               | 22,822 s.f. |
| EXISTING HARDCOVER / PROPERTY AREA RATIO                                               | 29.5%       |
| EXISTING LOT COVERAGE RATIO                                                            | 82%         |
| PROPOSED HARDCOVER                                                                     |             |
| PROPOSED HOUSE                                                                         | 5,648 s.f.  |
| PROPOSED GUEST HOUSE                                                                   | 1,530 s.f.  |
| PROPOSED DRIVEWAY                                                                      | 104 s.f.    |
| PROPOSED PAVING AND WALLS                                                              | 6,520 s.f.  |
| AREA OF PROPOSED HARDCOVER                                                             | 13,802 s.f. |
| PROPOSED HARDCOVER / PROPERTY AREA RATIO                                               | 24.5%       |
| PROPOSED SHARED HARDCOVER                                                              |             |
| PROPOSED SHARED DRIVEWAY                                                               | 2,140 s.f.  |
| PROPOSED PERVIOUS SERVICE DRIVE SERVING DRIVEWAY                                       | 79 s.f.     |
| PROPOSED PERVIOUS SERVICE DRIVE SERVING DRIVEWAY THAT ADJACENCES ON THE OTHER PROPERTY | 79 s.f.     |
| TOTAL SHARED HARDCOVER                                                                 | 2,478 s.f.  |
| PROPOSED HARDCOVER + PROPOSED SHARED DRIVEWAY                                          | 21,476 s.f. |
| " / PROPERTY AREA RATIO                                                                | 27.7%       |
| PROPOSED PERVIOUS SERVICE DRIVE SERVING DRIVEWAY - 30'                                 | 827 s.f.    |
| PROPOSED HARDCOVER + PROPOSED SHARED DRIVEWAY + PERVIOUS DRIVE PAVING                  | 22,103 s.f. |
| " / PROPERTY AREA RATIO                                                                | 28.56%      |
| PROPOSED LOT COVERAGE                                                                  |             |
| EXISTING LOT COVERAGE                                                                  | 1,530 s.f.  |
| PROPOSED LOT COVERAGE                                                                  | 1,530 s.f.  |
| PROPOSED LOT COVERAGE RATIO                                                            | 82%         |

#### TRAVIS VAN LIERE STUDIO LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 300  
MINNEAPOLIS, MN 55401  
1 612 248 4275

#### LOOKOUT POINT

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TRAVIS VAN LIERE  
License No. 43728  
Date: 10/23/2019

NOTE:

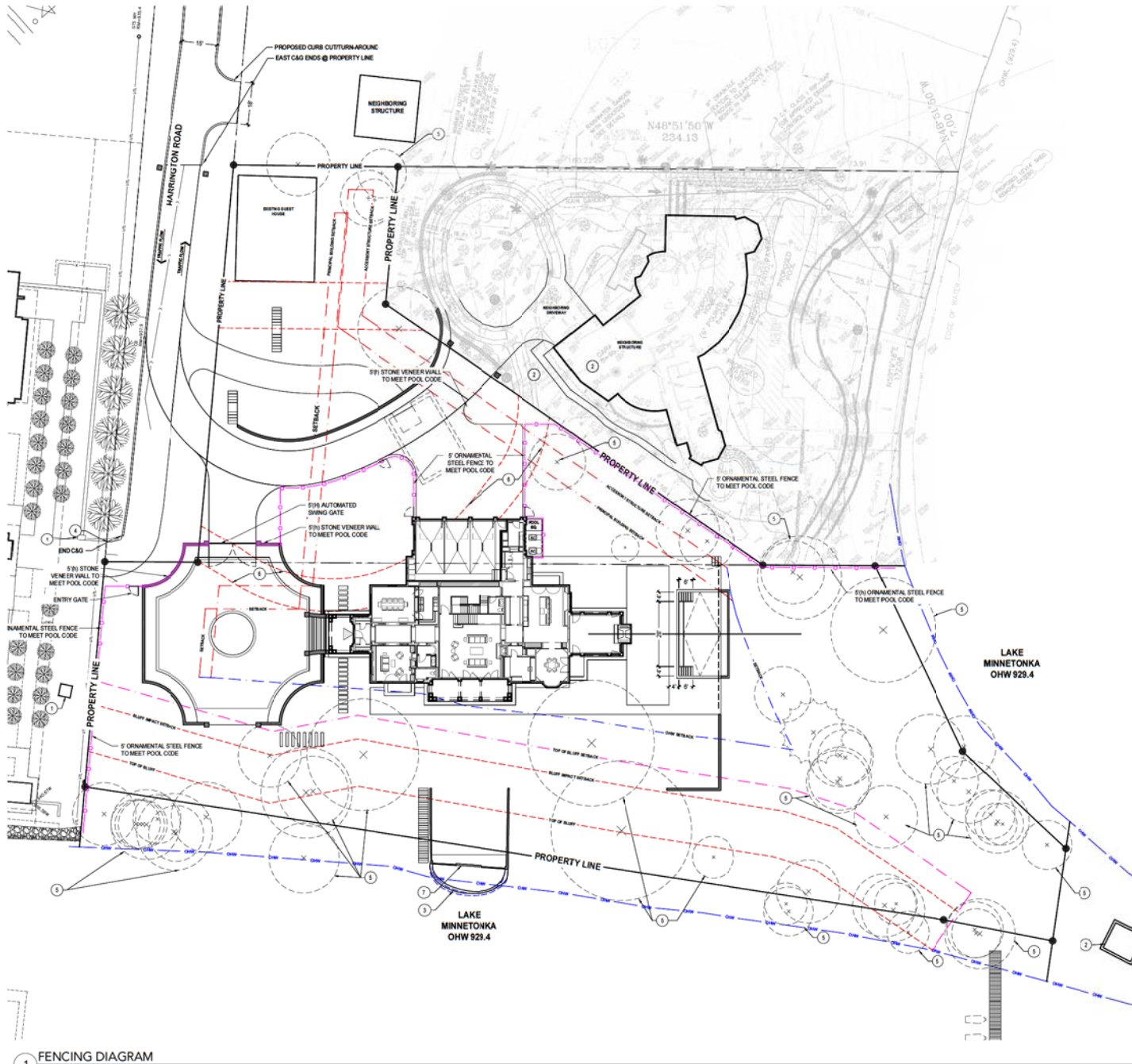
| Rev # | Description                             | Date       |
|-------|-----------------------------------------|------------|
| 1     | ISSUED FOR VARIANCE APPLICATION         | 08.15.2019 |
| 2     | REISSUED FOR VARIANCE PER CITY COMMENTS | 09.23.2019 |
| 3     | REISSUED FOR VARIANCE APPLICATION       | 10.15.2019 |

Drawing:  
SITING DIAGRAM

Drawn By: LVL  
Date: 10/14/2019  
Scale: 1" = 20'  
Sheet: L102



creation date: 10/14/2019  
author: Travis Van Liere  
revision: 1  
description: Fencing Diagram  
drawing: FENCING DIAGRAM  
sheet: 1 of 1



1 FENCING DIAGRAM

#### GENERAL NOTES

1. SEE SHEET L601 FOR GENERAL NOTES.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
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8. AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

#### LEGEND:

|  |                           |  |                         |
|--|---------------------------|--|-------------------------|
|  | EXISTING TREE TO BE SAVED |  | PROPOSED NEW TREE       |
|  | PROPOSED NEW SHRUB        |  | PROPOSED NEW PERENNIAL  |
|  | EXISTING CONTOUR          |  | PROPOSED CONTOUR        |
|  | EXISTING SPOT ELEVATION   |  | PROPOSED SPOT ELEVATION |
|  | DRAINAGE FLOW             |  | PROPOSED CATCH BASIN    |
|  | PROPOSED DRAIN TILE       |  | PROPOSED POP-UP EMITTER |
|  | PROPOSED LIGHT FIXTURE    |  | PROPOSED BUILDING ENTRY |

#### KEYNOTES

1. EXISTING NEIGHBORING PROPERTY SITE FEATURE - SAVE AND PROTECT
2. EXISTING CITY STREET ALLEY - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS
3. EXISTING OVERHANG - SAVE AND PROTECT
4. EXISTING DRIVEWAY ENTRANCE TO NEIGHBORING PROPERTY - SAVE AND PROTECT
5. EXISTING SIGNIFICANT TREE, TYPICAL - SAVE AND PROTECT

#### TRAVIS VAN LIERE STUDIO LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 380  
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TRAVIS VAN LIERE  
License No. 43738  
date: 1/23/2019

NOTE:

| Rev # | Description                             | Date       |
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| 3     | REISSUED FOR VARIANCE APPLICATION       | 10.15.2019 |

Drawing:  
FENCING DIAGRAM

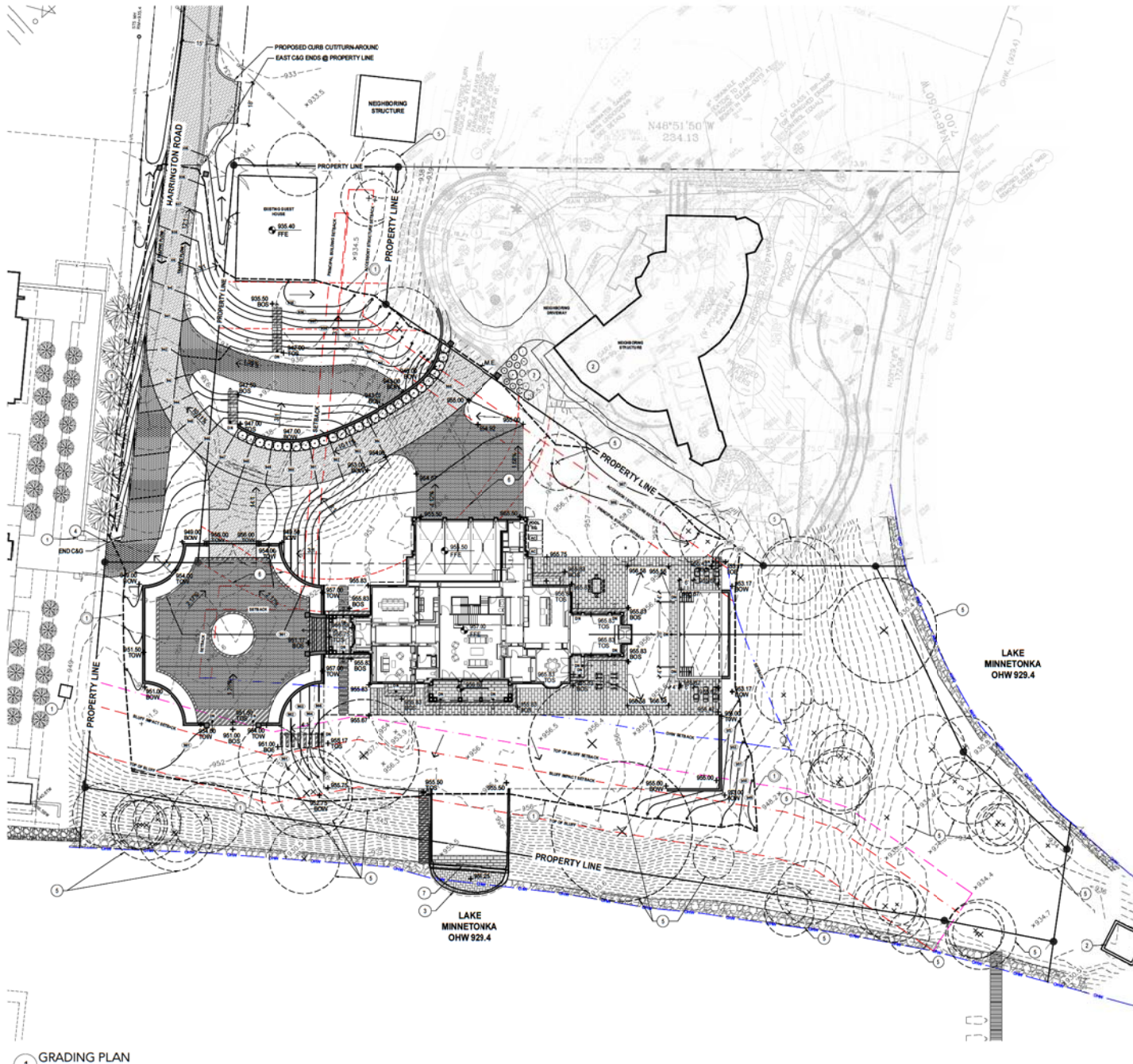
Drawn By: LVL  
Date: 10/14/2019  
Scale: 1"=20'  
Sheet: L103

0 10' 20' 40'  
SCALE: 1 inch = 20 feet





creation date: 10/14/2019  
author: Travis Van Liere  
revision: 1  
description: GRADING PLAN  
drawing: GRADING PLAN  
sheet: 1



1 GRADING PLAN

#### GENERAL NOTES

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#### LEGEND:

|  |                           |  |                         |
|--|---------------------------|--|-------------------------|
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|  | PROPOSED NEW SHRUB        |  | PROPOSED NEW PERENNIAL  |
|  | EXISTING CONTOUR          |  | PROPOSED CONTOUR        |
|  | EXISTING SPOT ELEVATION   |  | PROPOSED SPOT ELEVATION |
|  | DRAINAGE FLOW             |  | PROPOSED CATCH BASIN    |
|  | PROPOSED DRAIN TILE       |  | PROPOSED POP-UP EMITTER |
|  | PROPOSED LIGHT FIXTURE    |  | PROPOSED BUILDING ENTRY |

#### KEYNOTES

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4. EXISTING DRIVEWAY ENTRANCE TO NEIGHBORING PROPERTY - SAVE AND PROTECT
5. EXISTING SIGNIFICANT TREE, TYPICAL - SAVE AND PROTECT

#### SHEET NOTES

1. LIMITS OF DISTURBANCE, TYPICAL

#### TRAVIS VAN LIERE STUDIO LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 300  
MINNEAPOLIS, MN 55401  
1 612 248 4275

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TRAVIS VAN LIERE  
license no: 43738  
date: 1/23/2019

NOTE:

| Rev # | Description                             | Date       |
|-------|-----------------------------------------|------------|
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| 3     | REISSUED FOR VARIANCE APPLICATION       | 10.15.2019 |

Drawing:  
GRADING PLAN

Drawn By: LVL  
Date: 10/14/2019  
Scale: 1"=20'  
Sheet: L201

0 10' 20' 40'  
SCALE: 1 inch = 20 feet





creation date: 10/14/2019  
author: Travis Van Liere  
revision: 1  
description: LANDSCAPE PLAN



#### GENERAL NOTES

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|  |                           |  |                         |
|--|---------------------------|--|-------------------------|
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|  | PROPOSED NEW SHRUB        |  | PROPOSED NEW PERENNIAL  |
|  | EXISTING CONTOUR          |  | PROPOSED CONTOUR        |
|  | EXISTING SPOT ELEVATION   |  | PROPOSED SPOT ELEVATION |
|  | DRAINAGE FLOW             |  | PROPOSED CATCH BASIN    |
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|  | PROPOSED LIGHT FIXTURE    |  | PROPOSED BUILDING ENTRY |

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3. EXISTING OVERHANG - SAVE AND PROTECT
4. EXISTING DRIVEWAY ENTRANCE TO NEIGHBORING PROPERTY - SAVE AND PROTECT
5. EXISTING SIGNIFICANT TREE, TYPICAL - SAVE AND PROTECT

| PROPOSED DECIDUOUS TREE REPLACEMENT |                    |        |                   |
|-------------------------------------|--------------------|--------|-------------------|
| KEY                                 | NAME               | QTY    | SIZE              |
| A0                                  | American ginkgo    | 4      | 2" GAL 88         |
| A1                                  | Acer glabrum       | 14     | 2" GAL 88         |
| A2                                  | Quercus macrocarpa | 11     | 2" GAL 88         |
| REQUIRED TREE REPLACEMENT           |                    | 66     | 50 CALIPER INCHES |
| CALIPER INCHES REPLACED             |                    | 87.00' |                   |

| PROPOSED TREES BEYOND REPLACEMENT |                      |     |           |
|-----------------------------------|----------------------|-----|-----------|
| KEY                               | NAME                 | QTY | SIZE      |
| T0                                | Thornless blackberry | 18  | 400 COUNT |
| T1                                | Thornless blackberry | 27  | 400 COUNT |

#### TRAVIS VAN LIERE STUDIO LANDSCAPE ARCHITECTURE

211 1ST STREET NORTH, SUITE 300  
MINNEAPOLIS, MN 55401  
P 612.248.4275

#### LOOKOUT POINT

578 HARRINGTON ROAD, WAYZATA

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TRAVIS VAN LIERE  
License No. 43728  
Date: 10/23/2019

NOTE:

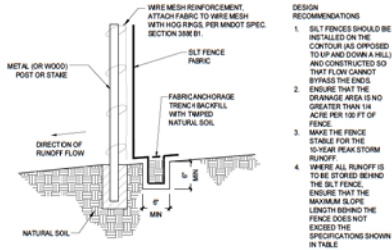
| Rev # | Description                           | Date       |
|-------|---------------------------------------|------------|
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| 3     | ISSUED FOR VARIANCE APPLICATION       | 10.15.2019 |

Drawing:  
LANDSCAPE PLAN

Drawn By: JLH  
Date: 10/14/2019  
Scale: 1"=20'

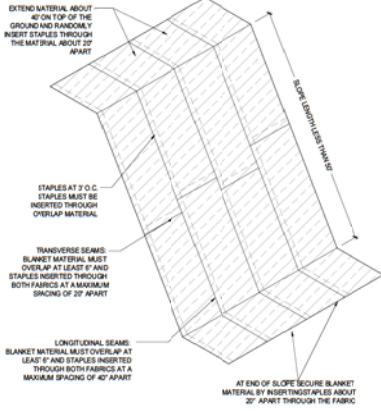
Sheet:

L401

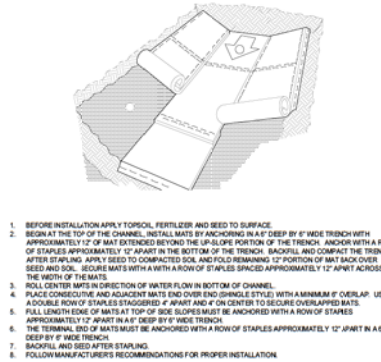


NOTE: SILT FENCE SHALL FOLLOW  
MINOT SPEC. SECTION 308.  
FIGURE 1: TYPICAL INSTALLATION FOR SILT FENCE

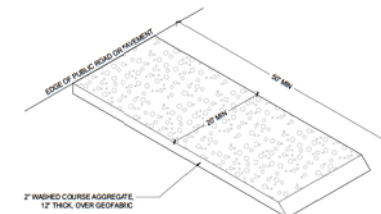
| SLOPE (H): (V) | BY CALCULATION                                      |                                                                                  | BY ACCEPTED DESIGN PRACTICES |                      |
|----------------|-----------------------------------------------------|----------------------------------------------------------------------------------|------------------------------|----------------------|
|                | SILT FENCE STORAGE EQUALS 2 FT FOR A 100-YEAR EVENT | SILT FENCE STORAGE EQUALS 2 FT FOR A 100-YEAR EVENT OR 3 FT FOR A 100-YEAR EVENT | MAXIMUM SLOPE LENGTH         | MAXIMUM SLOPE LENGTH |
| 0.01           | 1%                                                  | 400 FT                                                                           | 90 FT                        | 100 FT               |
| 0.1            | 2%                                                  | 200 FT                                                                           | 40 FT                        | 75 FT                |
| 0.5            | 4%                                                  | 100 FT                                                                           | 20 FT                        | 75 FT                |
| 1.0            | 5%                                                  | 80 FT                                                                            | 18 FT                        | 75 FT                |
| 1.5            | 6%                                                  | 67 FT                                                                            | 15 FT                        | 50 FT                |
| 2.0            | 8%                                                  | 50 FT                                                                            | 12 FT                        | 50 FT                |
| 2.5            | 10%                                                 | 40 FT                                                                            | 10 FT                        | 50 FT                |
| 3.0            | 12%                                                 | 30 FT                                                                            | 8 FT                         | 50 FT                |
| 4.0            | 15%                                                 | 20 FT                                                                            | 6 FT                         | 50 FT                |
| 5.0            | 18%                                                 | 15 FT                                                                            | 5 FT                         | 50 FT                |
| 6.0            | 20%                                                 | 12 FT                                                                            | 4 FT                         | 50 FT                |
| 7.0            | 22%                                                 | 10 FT                                                                            | 3 FT                         | 50 FT                |
| 8.0            | 25%                                                 | 8 FT                                                                             | 2 FT                         | 50 FT                |
| 9.0            | 28%                                                 | 7 FT                                                                             | 2 FT                         | 50 FT                |
| 10.0           | 30%                                                 | 6 FT                                                                             | 2 FT                         | 50 FT                |



NOTES:  
1. EROSION CONTROL BLANKET TO BE CATEGORY 4 COCOMAT 2S FOR SLOPES GREATER THAN 1:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2 STRAW 2S FOR ALL SLOPES LESS THAN 1:1 PER MINOT SPEC. SECTION 257.  
2. INSTALL PER MINOT SPEC. SECTION 257.



NOTES:  
1. BEFORE INSTALLATION APPLY TOPSOIL, FERTILIZER AND SEED TO SURFACE.  
2. BEGIN AT THE TOP OF THE CHANNEL. INSTALL MATS BY ANCHORING IN A 4" DEEP BY 6" WIDE TRENCH WITH BEAMS AT APPROXIMATELY 12" OF MAT EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MAT BACK OVER SEED AND SOIL. SECURE MATS WITH A ROW OF STAPLES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATS.  
3. ROLL CENTER MATS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL.  
4. PLACE CONSECUTIVE AND ADJACENT MATS END OVER END (SHINGLE STYLE) WITH A MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE OVERLAPPED MATS.  
5. FULL LENGTH ENDS OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 4" DEEP BY 6" WIDE TRENCH.  
6. BACKFILL AND SEED AFTER STAPLING.  
7. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.



NOTES:  
1. BEFORE INSTALLATION APPLY TOPSOIL, FERTILIZER AND SEED TO SURFACE.  
2. BEGIN AT THE TOP OF THE CHANNEL. INSTALL MATS BY ANCHORING IN A 4" DEEP BY 6" WIDE TRENCH WITH BEAMS AT APPROXIMATELY 12" OF MAT EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF MAT BACK OVER SEED AND SOIL. SECURE MATS WITH A ROW OF STAPLES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE MATS.  
3. ROLL CENTER MATS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL.  
4. PLACE CONSECUTIVE AND ADJACENT MATS END OVER END (SHINGLE STYLE) WITH A MINIMUM 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE OVERLAPPED MATS.  
5. FULL LENGTH ENDS OF MATS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES APPROXIMATELY 12" APART IN A 4" DEEP BY 6" WIDE TRENCH.  
6. BACKFILL AND SEED AFTER STAPLING.  
7. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PROPER INSTALLATION.

1 HEAVY DUTY SILT FENCE DETAIL  
SCALE: NTS

2 EROSION CONTROL BLANKET DETAIL  
SCALE: NTS

3 EROSION STABILIZATION MAT DETAIL  
SCALE: NTS

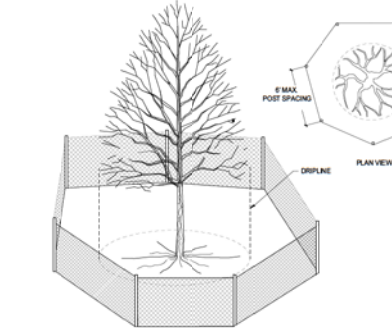
4 GRAVEL CONSTRUCTION ENTRANCE DETAIL  
SCALE: NTS

## LOOKOUT POINT

578 HARRINGTON ROAD, WAYZATA

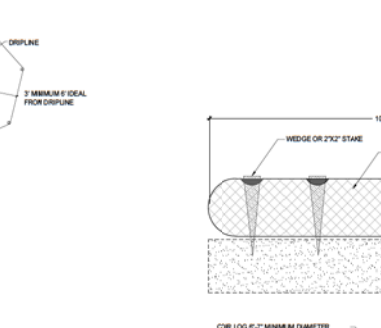
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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
TRAVIS VAN LIERE  
License No. 43728  
Date: 1/23/2019



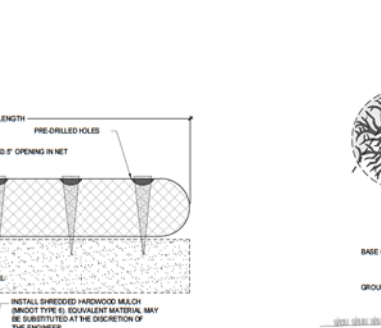
NOTES:  
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION, AFTER DEMOLITION OR AS NECESSARY. TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.  
2. TREE PROTECTION FENCING SHALL CONSIST OF TEMPORARY METAL WIRE CHAIN LINK MESH FENCING OR APPROVED EQUAL.  
3. CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.  
4. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.  
5. THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

5 TREE PROTECTION DETAIL  
SCALE: NTS



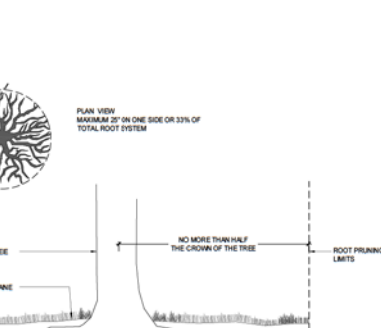
NOTES:  
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION, AFTER DEMOLITION OR AS NECESSARY. TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.  
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6 BIO-LOG DETAIL  
SCALE: NTS



NOTES:  
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5. THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

7 ROOT PRUNING DETAIL  
SCALE: NTS



NOTES:  
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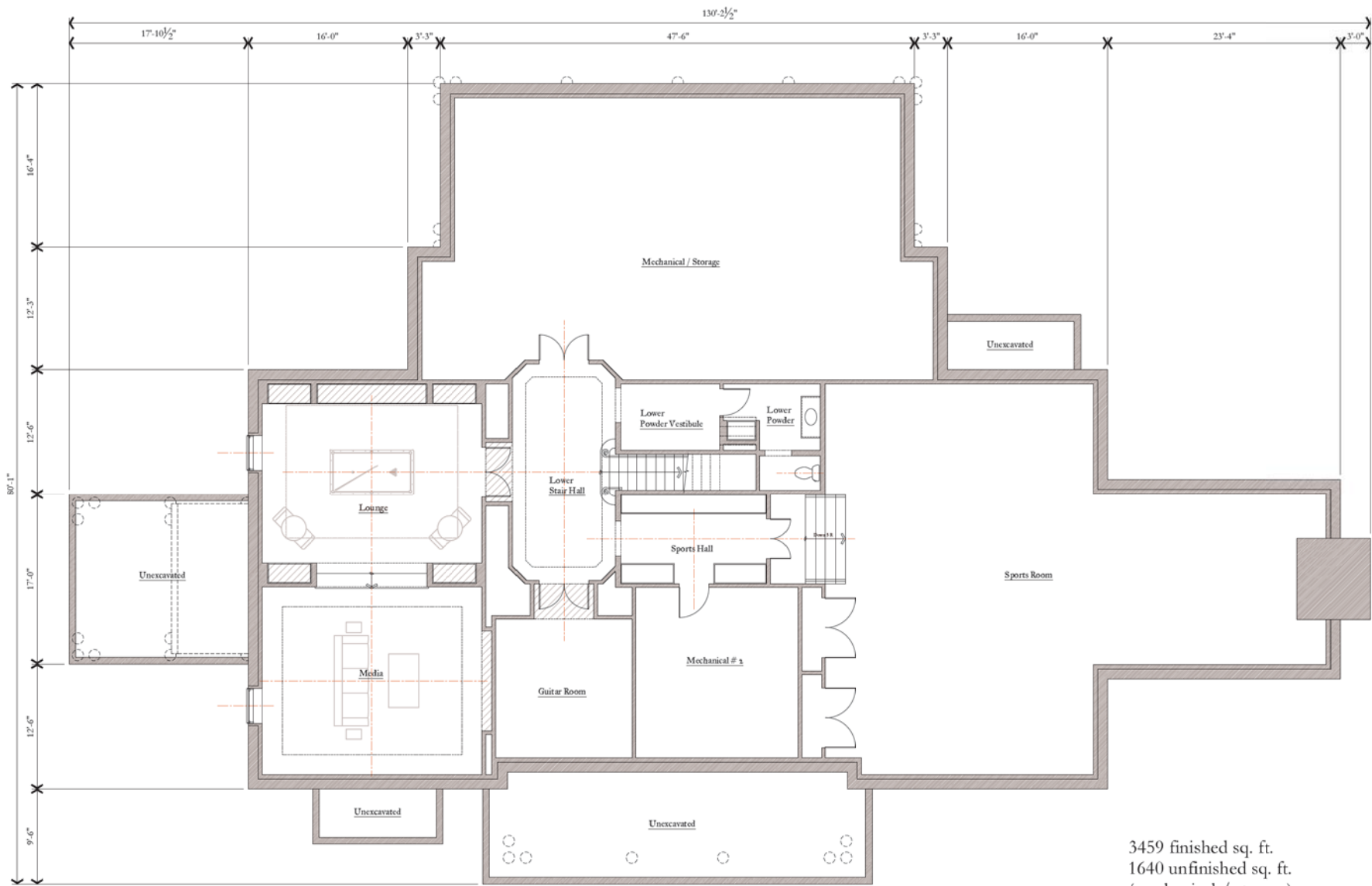
8 ROOT PRUNING DETAIL  
SCALE: NTS

## EROSION CONTROL AND TREE PROTECTION DETAILS

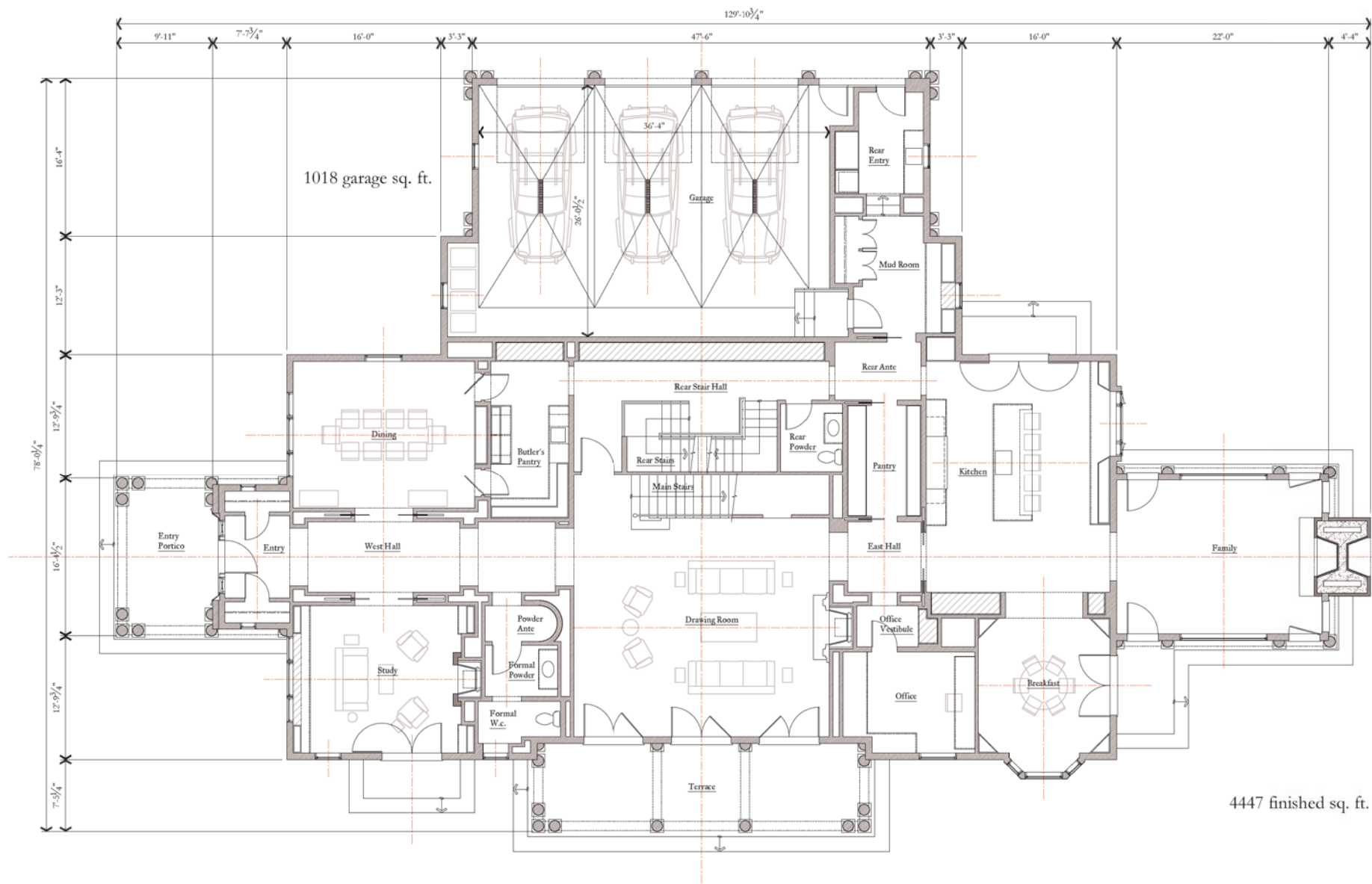
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Date: 8/23/2019  
Scale: N/A

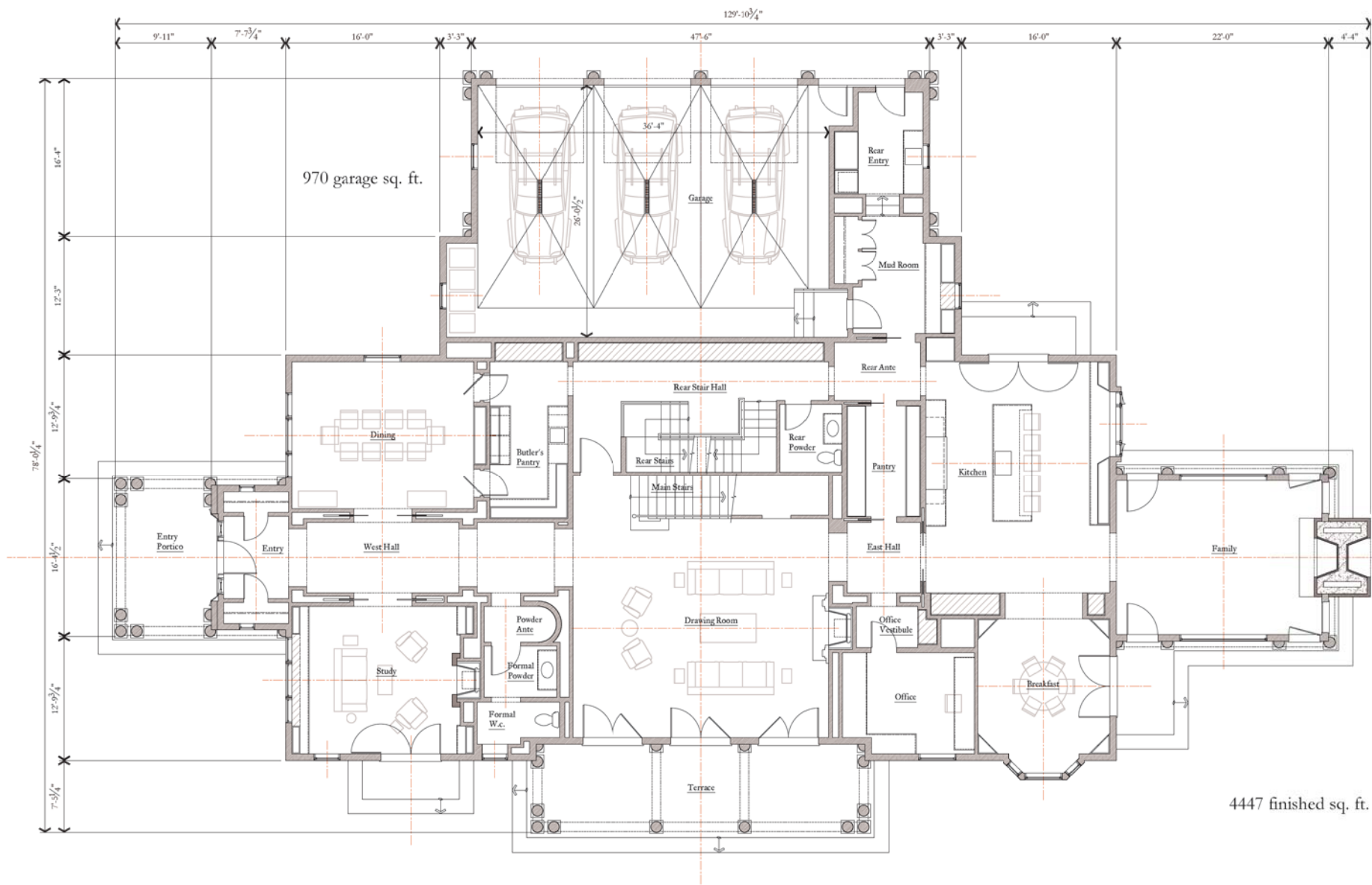
Sheet: L601



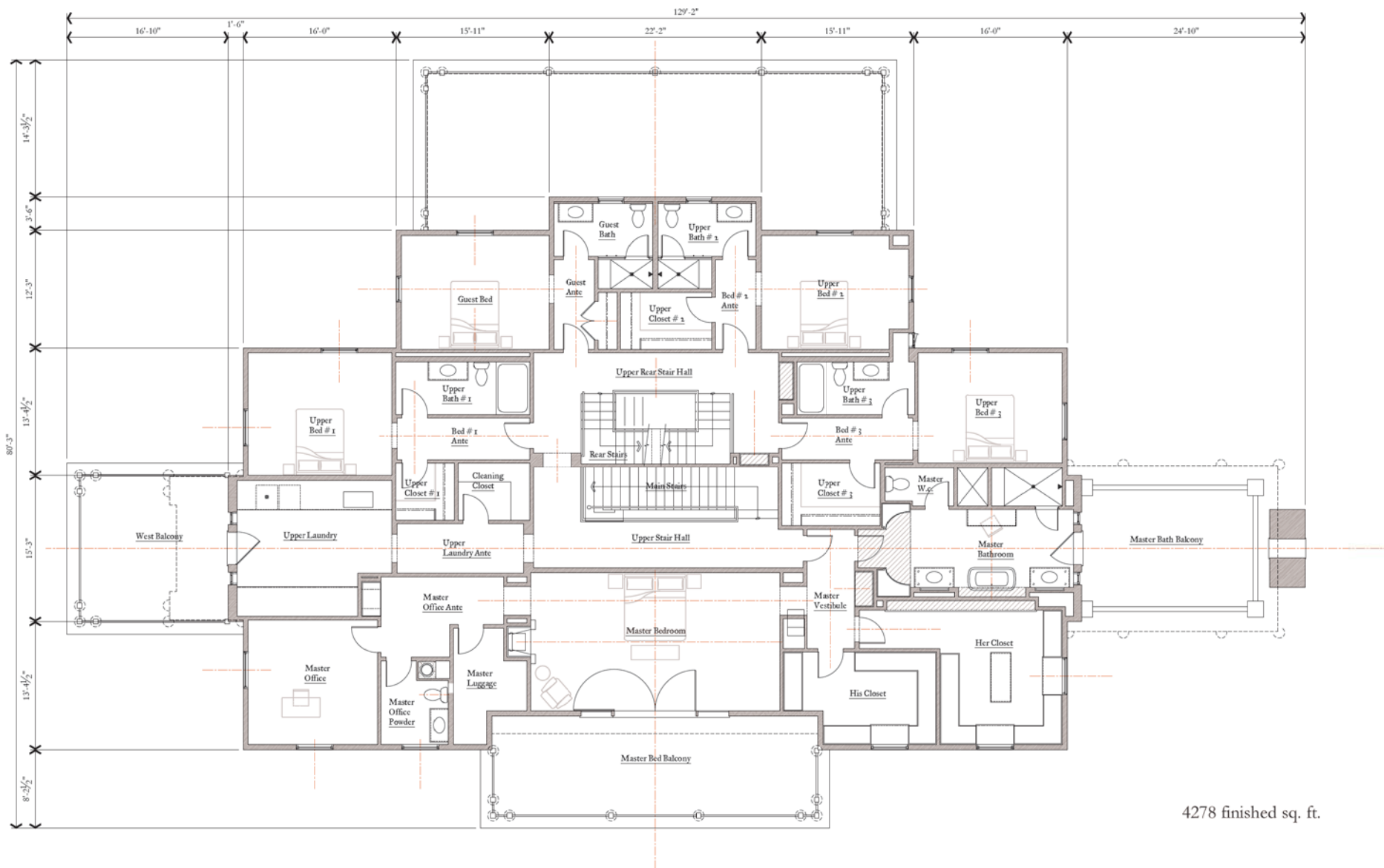


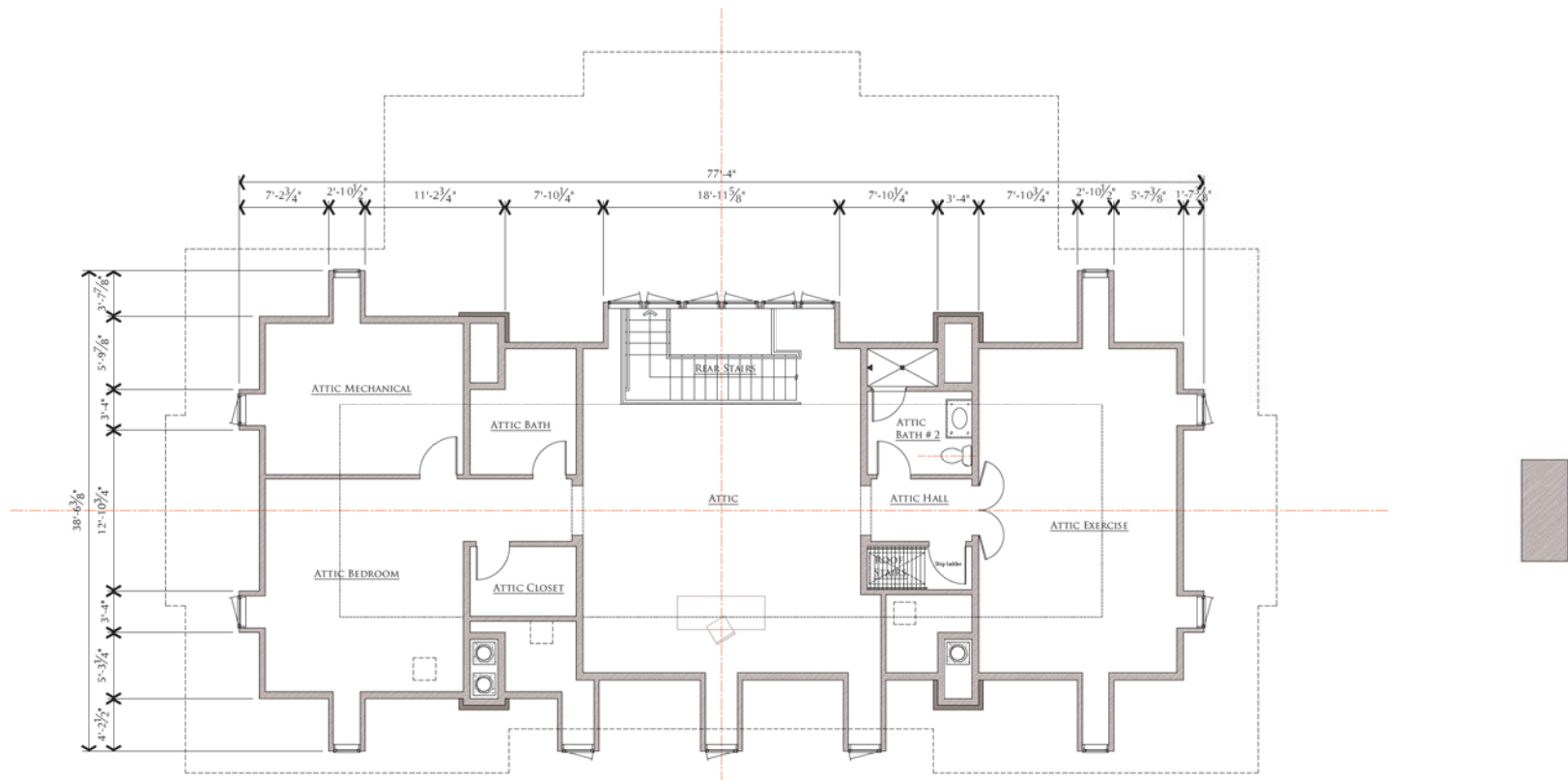
3459 finished sq. ft.  
1640 unfinished sq. ft.  
(mechanical / storage)











2143 finished sq. ft.















MURPHY & CO  
— DISTINCTIVE RESIDENTIAL ARCHITECTURE —

578 HARRINGTON ROAD  
WAYZATA, MINNESOTA

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STORMWATER MANAGEMENT AND DRIVEWAY RELOCATION PLANS

9298 CENTRAL AVENUE NE  
SUITE 312  
BLAINE, MN 55434  
TEL 763-537-1311

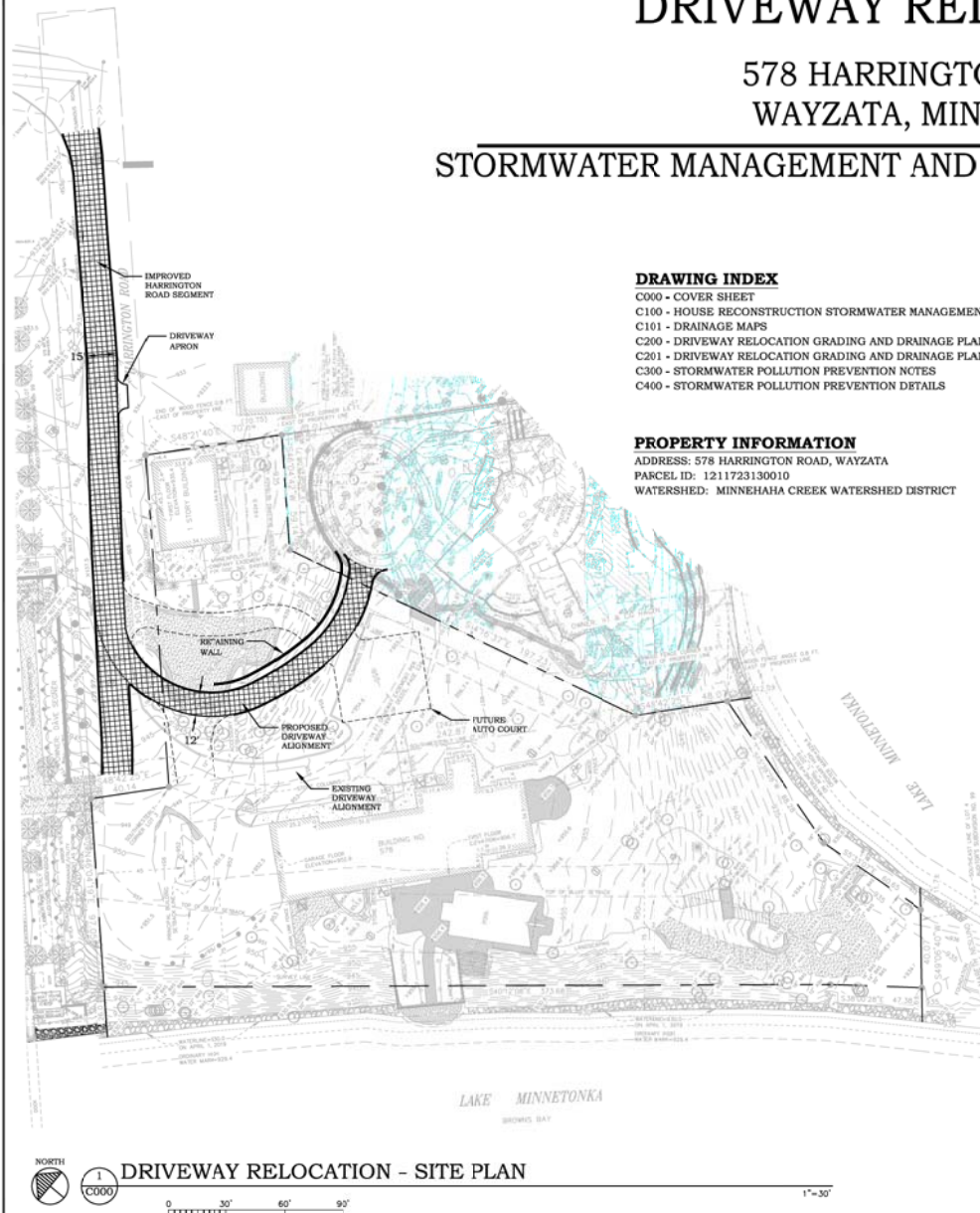
578 HARRINGTON ROAD  
WAYZATA, MINNESOTA



1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY ANDERSON ENGINEERING, DATED APRIL 10, 2019.
2. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM BEING TRACKED OFF SITE. ALL EXCESS DIRT AND/OR DEBRIS DISCOVERED SHALL BE REMOVED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY.
4. WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF WYATON AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
5. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES. UTILITIES MAY INCLUDE BUT NOT BE LIMITED TO: TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, CENTRAL SEWER, STORM SEWER AND WATER MAIN. CONTRACTOR TO NOTIFY THE CONTRACTOR OF ANY UTILITIES BEING EXCAVATED.
6. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE NOT BEING EXCAVATED. CONTRACTOR TO PROTECT EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED. CONTRACTOR TO PREVENT THEFT OR THEFT OF THESE ITEMS AND TO REPAIR AND REPLACE AT OWNERS EXPENSE.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OHSA 29 CFR PART 1926, SUBPART F "EXCAVATIONS AND TRENCHES". CONTRACTOR TO MAINTAIN EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS THAT WILL BE USED TO PROTECT EXISTING UTILITIES AND STRUCTURES. THIS INCLUDES BUT NOT BE LIMITED TO: SHIELDING, BRACING, JACKING, SOIL STABILIZATION, AND OTHER METHODS OF PROTECTING EXISTING SUPPORT SYSTEMS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
9. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
10. ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE KEPT OFF SITE PRODUCTS TRUCKS FROM THE FACTORY AND FREE FROM DEBRIS.
11. WHEN WORKING AROUND EXISTING UTILITIES, LIGHT POLES, TRAFFIC SIGNALS, TELEPHONE OR POWER Poles, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THEM FROM DAMAGE. EXCESSIVE STRESS ON THE PIPING, THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY NOT PROTECTING THEM EXACTLY LOCATED AND PRESERVE THESE UNDERGROUND FACILITIES.
12. CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY BOUNDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY NEGLIGENCE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
13. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT INTO ANY DRAINAGE STRUCTURE.
14. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF WYATON.

COVER SHEET

C000









HARRINGTON ROAD RESIDENCE  
DRIVEWAY RELOCATION  
578 HARRINGTON ROAD  
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed: *Kevin Gardner*

Name: Kevin Gardner

Date: 10/14/2019 Reg. No: 45815

Issued for \_\_\_\_\_ Date \_\_\_\_\_

Permit Set \_\_\_\_\_ 10/14/2019

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Comm. No. 19-021

Drawn JH

Checked KO

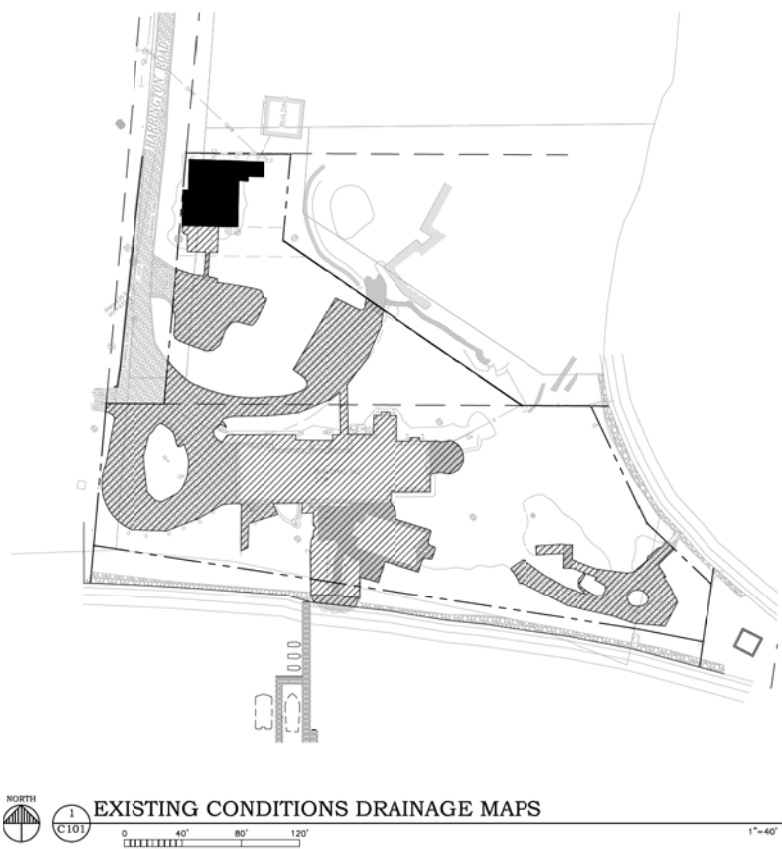
Date 10/14/2019

Permit Set

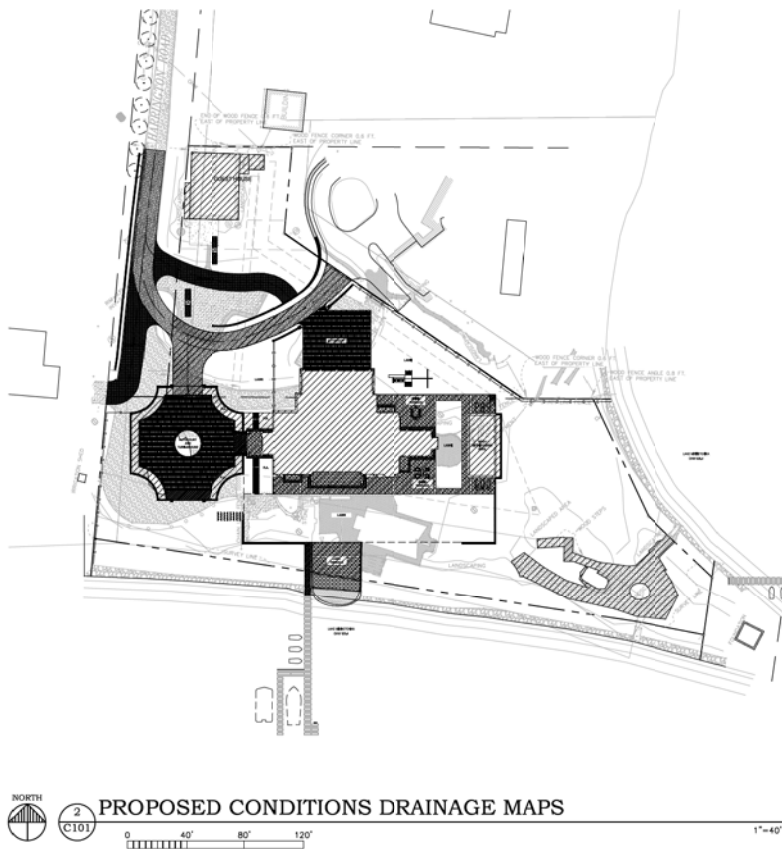
Drawing Title

DRAINAGE MAPS

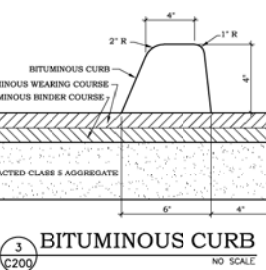
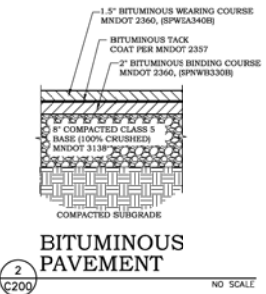
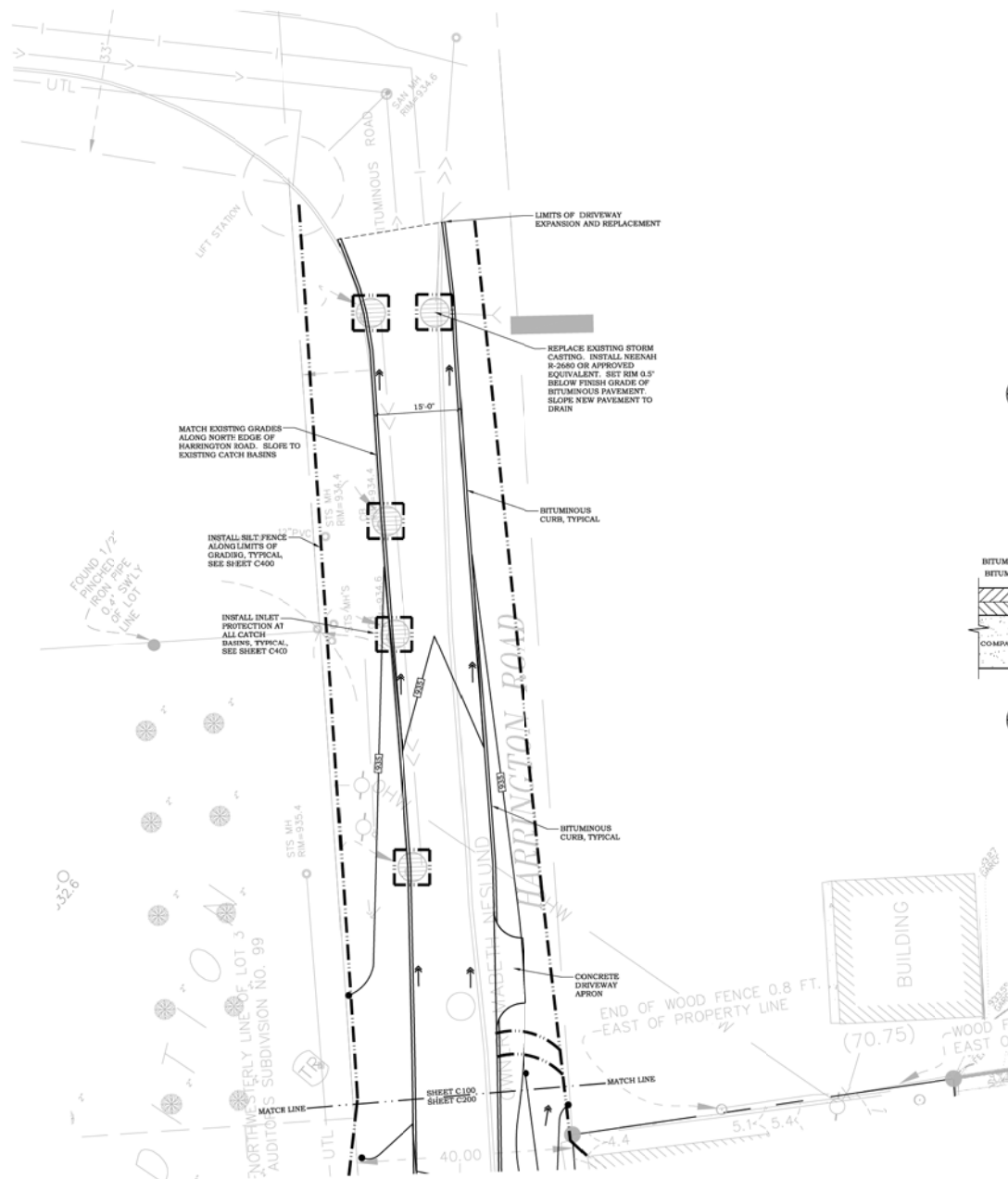
C101



| ACREAGE SUMMARY |                |
|-----------------|----------------|
| IMPERVIOUS AREA | 23,492 SQ. FT. |
| PERVIOUS AREA   | 53,905 SQ. FT. |
| TOTAL AREA      | 77,397 SQ. FT. |



| ACREAGE SUMMARY |                |
|-----------------|----------------|
| IMPERVIOUS AREA | 23,498 SQ. FT. |
| PERVIOUS AREA   | 54,899 SQ. FT. |
| TOTAL AREA      | 77,397 SQ. FT. |



PIERCE PINI &  
ASSOCIATES, INC.  
Consulting Civil Engineers

9298 CENTRAL AVENUE NE  
SUITE 312  
BLAINE, MN 55434  
TEL 763-537-1311

# HARRINGTON ROAD RESIDENCE DRIVEWAY RELOCATION

578 HARRINGTON ROAD  
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed: *Kevin Gardner*

Name: Kevin Gardner

Date: 10/14/2019 Reg. No: 45815

Issued for: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Set: \_\_\_\_\_ 10/14/2019

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Checked: KO

Date: 10/14/2019

## Permit Set

Drawing Title

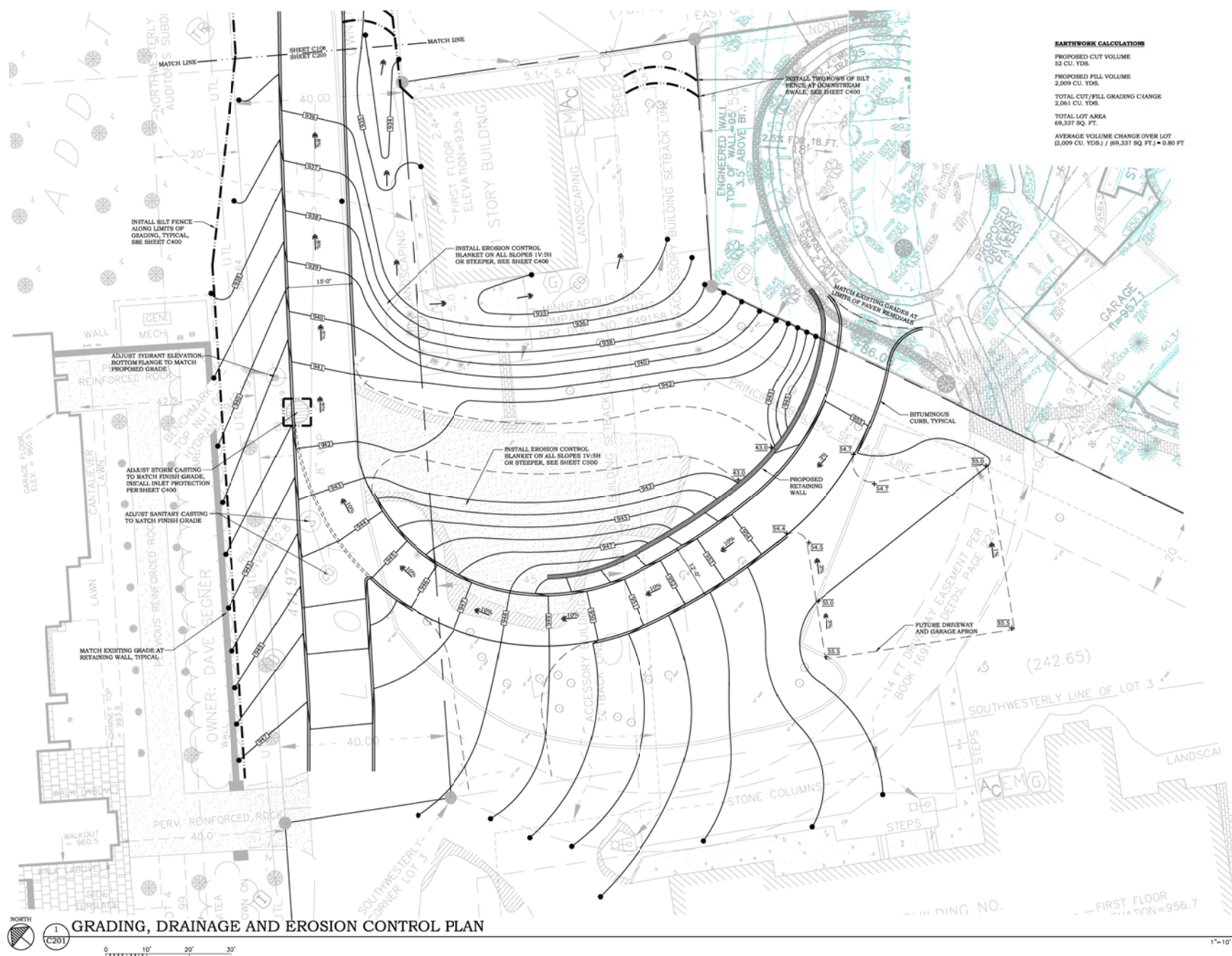
DRIVEWAY RELOCATION  
GRADING, DRAINAGE  
AND EROSION  
CONTROL PLAN

C200

## GRADING, DRAINAGE AND EROSION CONTROL PLAN



1"=10'



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Consulting Civil Engineers

9298 CENTRAL AVENUE NE  
SUITE 312  
BLAINE, MN 55434  
TEL 763-537-1311

HARRINGTON ROAD RESIDENCE  
DRIVEWAY RELOCATION

578 HARRINGTON ROAD  
WAYZATA, MINNESOTA

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PENI & ASSOCIATES

Signed: Keri Darden

Name: Kevin Gardner

Date: 10/14/2019 Reg. No: 45815

|            |      |
|------------|------|
| Issued for | Date |
|------------|------|

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| Permit Set | 10/14/2019 |
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| PERIOD | 10/14/2019 |
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Comm. No. 19-021

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| Drawn | JH |
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| Checked | KO |
|---------|----|

1000

Date 10/14/2019

Permit Set

Drawing Title

DRIVEWAY RELOCATION  
GRADING, DRAINAGE  
AND EROSION  
CONTROL PLAN

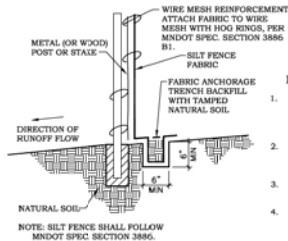
C201





# HARRINGTON ROAD RESIDENCE DRIVEWAY RELOCATION

578 HARRINGTON ROAD  
WAYZATA, MINNESOTA



## DESIGN RECOMMENDATIONS

1. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
2. ENSURE THAT THE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
3. MAKE THE FENCE STABLE FOR THE 10-YEAR PEAKSTORM RUNOFF.
4. WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, ENSURE THAT THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE DOES NOT EXCEED THE SPECIFICATIONS SHOWN IN TABLE 1.

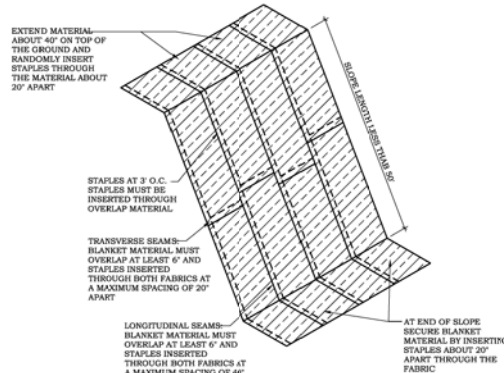
FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

TABLE 1 MAXIMUM SLOPE LENGTH AND SLOPE FOR WHICH SILT FENCE IS APPLICABLE

| SLOPE<br>H:V | PERCENT | BY CALCULATION                                            |                                                                                         | BY ACCEPTED<br>DESIGN PRACTICES |
|--------------|---------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------|
|              |         | SILT FENCE STORAGE<br>EQUALS 2 FT FOR A<br>100-YEAR EVENT | SILT FENCE STORAGE<br>EQUALS 2 FT FOR A<br>2-YEAR EVENT OR 3 FT FOR<br>A 100-YEAR EVENT | MAXIMUM SLOPE<br>LENGTH         |
| 100:1        | 1%      | 400 FT                                                    | 900 FT                                                                                  | 100 FT                          |
| 50:1         | 2%      | 200 FT                                                    | 450 FT                                                                                  | 75 FT                           |
| 25:1         | 4%      | 100 FT                                                    | 225 FT                                                                                  | 75 FT                           |
| 20:1         | 5%      | 80 FT                                                     | 180 FT                                                                                  | 75-50 FT                        |
| 17:1         | 6%      | 67 FT                                                     | 150 FT                                                                                  | 50 FT                           |
| 12.5:1       | 8%      | 50 FT                                                     | 112 FT                                                                                  | 50 FT                           |
| 10:1         | 10%     | 40 FT                                                     | 90 FT                                                                                   | 50-25 FT                        |
| 5:1          | 20%     | 20 FT                                                     | 45 FT                                                                                   | 25-15 FT                        |
| 4:1          | 25%     | 16 FT                                                     | 36 FT                                                                                   | 15 FT                           |
| 3:1          | 33%     | 12 FT                                                     | 27 FT                                                                                   | 15 FT                           |
| 2:1          | 50%     | 8 FT                                                      | 18 FT                                                                                   | 15 FT                           |

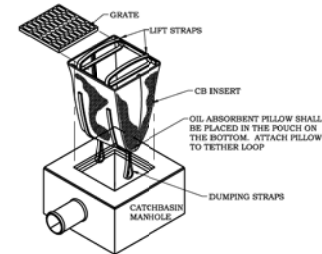
## 1 HEAVY DUTY SILT FENCE

NO SCALE



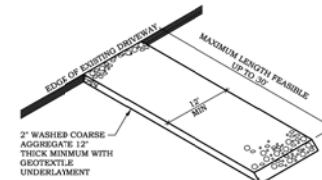
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NO SCALE



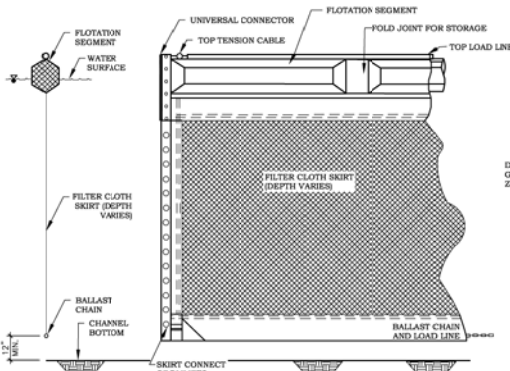
## 3 CATCH BASIN INSERT

NO SCALE



## 4 GRAVEL CONSTRUCTION ENTRANCE

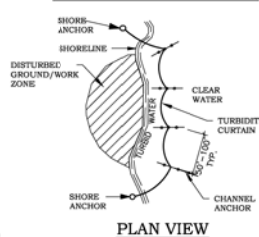
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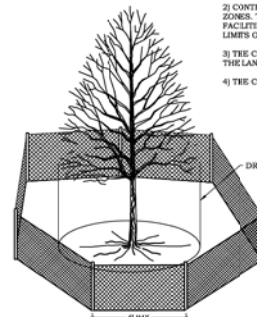
## 5 FLOATING SILT CURTAIN

NO SCALE

## SHORELINE ANCHORING

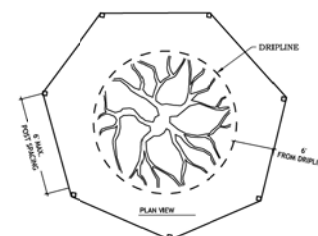


## PLAN VIEW



## 6 TREE PROTECTION FENCING

NO SCALE



I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed: Kevin Gardner

Name: Kevin Gardner

Date: 10/14/2019 Reg. No: 45815

Issued for: Date:

Permit Set: 10/14/2019

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Drawn: JH

Checked: KO

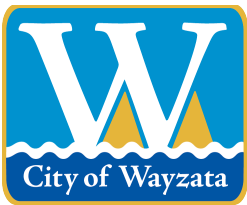
Date: 10/14/2019

## Permit Set

Drawing Title

STORMWATER  
POLLUTION  
PREVENTION DETAILS

C400



## City of Wayzata Planning Commission Agenda Report

|                                                                                                                                       |                          |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> December 2, 2019                                                                                                 | <b>AGENDA ITEM:</b> 5.b. |
| <b>TITLE:</b> Consider Development Application for a Variance and Conditional Use Permit for a Detached Garage at 908 Shady Lane East |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                                                                    |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                                                                    |                          |
| <b>60 DAY DEADLINE:</b> December 27, 2019                                                                                             |                          |

### **BACKGROUND:**

The applicant and property owner, Clifford Otten, is requesting approval of a front yard setback variance and a Conditional Use Permit for a detached garage in the front yard. The proposed garage will be two stories, with the second story dedicated to storage, and will be 30' x 30' or 900 square feet.

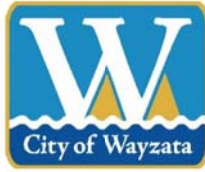
### **ACTION REQUESTED:**

After considering the items outlined in this report, the Planning Commission should direct staff to prepare a Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

### **ATTACHMENTS:**

1. Staff Report and Attachments - 908 Shady Lane





**Staff Report  
December 2, 2019**

**Project Name:** Otten Garagae  
**Requests:** Front Yard Setback Variance  
Conditional Use Permit  
**Address of Request:** 908 Shady Lane East  
**Applicant:** Clifford Otten  
**Prepared By:** Nick Kieser, Assistant Planner  
**“60 Day” Deadline:** December 27, 2019

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**Development Application**

Introduction

The applicant and property owner, Clifford Otten, is requesting approval of a front yard setback variance and a Conditional Use Permit (CUP) for a detached garage in the front yard. The proposed garage will be two stories, with the second story dedicated to storage, and will be 30' x 30' or 900 square feet.

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

1. Conditional Use Permit: City Code § 917.01.E states that, except in the R-1A and R-1 Zoning Districts, no building permit shall be issued for more than one detached or attached private garage for each single family dwelling, except by conditional use permit.

The property, 908 Shady Lane East, has an existing attached garage, therefore a CUP is required to construct a new garage on this lot.

2. Front Yard Setback Variance: City Code § 953.06.B.2 states that the front yard setback for an accessory structure is 35 feet.

The front yard setback variance request is for 33.4' less than the required 35' setback to a distance of 1.6' from the front property line.

### Property Information

The property identification number and owner of the property are as follows:

| Address             | PID               | Owner                  |
|---------------------|-------------------|------------------------|
| 908 Shady Lane East | 06-117-22-43-0001 | C L Otten & M L Scheid |

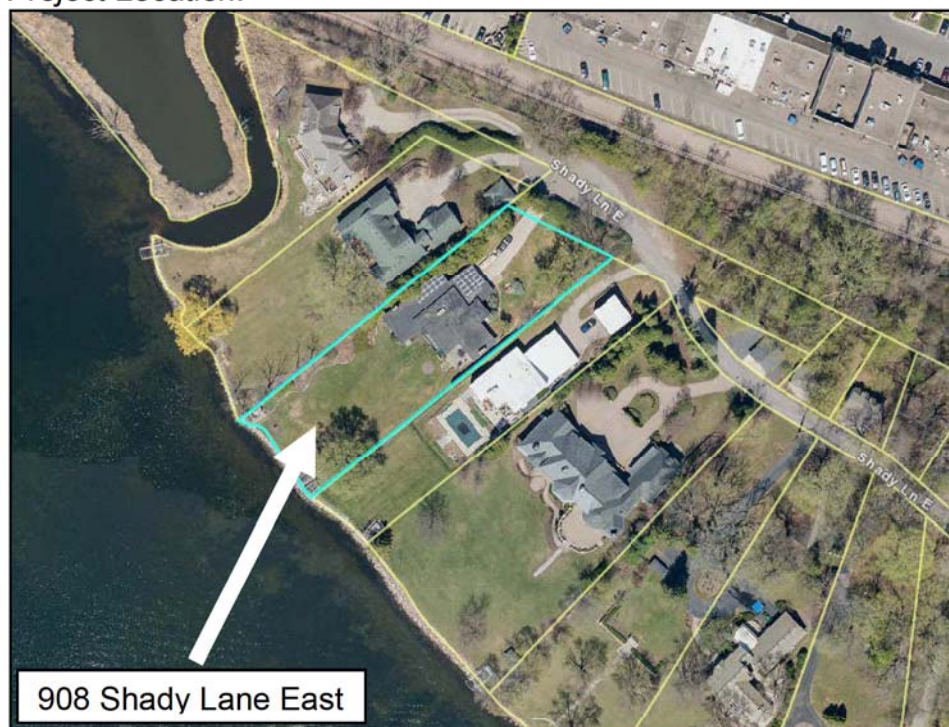
The current zoning and comprehensive plan land use designation for the property are as follows:

|                            | 908 Shady Lane East                     |
|----------------------------|-----------------------------------------|
| Zoning                     | R-2A Single Family Residential District |
| 2030 Comp Plan designation | Low Density Single Family Residential   |
| 2040 Comp Plan Designation | Low Density Residential                 |
| Overlay districts          | Shoreland Overlay District              |

### Project Location

The property is the third to last lot along Shady Lane East, just south of the railroad tracks and just north of Lake Minnetonka.

*Project Location:*



Source: Hennepin County



### Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly* on November 22, 2019. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on November 20, 2019.

### **Description of Site**

The site has an existing 4,333 sq. ft. house with an attached garage that is able to fit one car. A side yard setback variance was approved in early 2018 for a porch addition.

The proposed garage will be two stories with dimensions of 30' x 30' or 900 sq. ft. The garage will be located in the front yard, 1.6' front property line, and will connect to the current driveway. The exterior materials used will be stone and cedar. The garage will be constructed with a flat roof and will stay under the allowed 20' height maximum. The applicant has stated that the garage will fit three cars during the winter months and two cars the remaining months. The second story will be used for storage only. A guest house is not an allowed use in this district so the applicant will not be able to transform this garage into a living space. The applicant has stated that the purpose of the proposed deck is to make the façade more aesthetically appealing when entering the property.

There is an existing landscaping/buffering that the applicant maintains in between where the proposed garage would be located and the road. No trees will be removed with this project, the location of the garage is on a grassy area.

### **Analysis of Application**

#### Conditional Use Permit

The Conditional Use Permit has two sections of City Code (§ 917.08 and § 904.02.F) when reviewing this request. These sections are listed under the applicable code provisions for review.

Criteria for approval state that the accessory building needs to be compatible with the adjacent properties. In the Shady Lane neighborhood, there are at least eight detached garages. Three of these garages are in the front yard of the homes and the remaining five are located across Shady Lane from where the principal structure is located. The two neighboring properties to 908 Shady have detached garages in the front yard. The garage to the north (902 Shady) encroaches on the accessory structure setback, but this garage was built on the site before 1977. The detached garage to the south (912 Shady) was built in 2007 and conforms to the 35' setback requirement.

#### Front Yard Setback Variance

The front yard setback variance request is for 33.4' less than the required 35' accessory structure setback to a distance of 1.6' from the front property line. The practical difficulty the applicant states is mainly in part due to the layout of the property lines on the lot. At the end of Shady Lane, the right-of-way for the road encroaches further into the lot compared to the other parcels on Shady. The picture below illustrates this layout.





Source: Hennepin County

The survey that was provided shows that if the property line for 908 Shady was along the edge of the road, the structure would be setback 20' which would still require a front yard setback variance. Again, the property to the south has a detached garage that meets the front yard setback and the property to the north has a detached garage that does not meet the front yard setback.

The additional practical difficulty that the applicant has described is the location of mature trees on this site. Locating the garage near the driveway will allow the preservation of the trees in the front yard.

### Discussion Items

1. Is the addition of a detached garage compatible with the neighborhood?
2. Is there a practical difficulty on this parcel to locate the proposed garage in this location?
3. Is the size and use of this garage compatible with the present and future uses in the area?

### Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

**Attachments**

Narrative

Proposed Survey

Rendering

Floor Plans

Site Pictures

### Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, **staff has highlighted in bold** the criteria that may require additional discussion with the Planning Commission.

Conditional Use Permits: City Code § 917.08 states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon the following factors as well as City Code § 904.02.F:

- A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.
- B. In the case of residential uses, no commercial or home occupation activities are conducted on the property.
- C. The building has an evident re-use or function related to the principal use.
- D. Accessory building shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.**
- E. The provisions of Section 904.02.F of this Ordinance shall be considered and a determination made that the proposed activity is in compliance with such criteria.**

Conditional Use Permits: City Code § 904.02.F states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.**
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.**
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.



- F. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Variance: City Code § 905.01 states that the Planning Commission and City Council shall consider possible adverse effects of the proposed variance. Their judgment shall be based upon the following factors:

1. Variances shall only be permitted when they are:
  - a. In harmony with the general purposes and intent of this Ordinance; and
  - b. Consistent with the Comprehensive Plan.
2. **Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.**
3. **"Practical difficulties," as used in connection with the granting of a variance, means that:**
  - a. **The property owner's proposal for the property is reasonable but not permitted by this Ordinance;**
  - b. **The plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and**
  - c. **The variance, if granted, will not alter the essential character of the locality.**
4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minn. Stats. § 216C.06, Subd. 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Our request is twofold:

FIRST, we are requesting conditional use to build a second (detached) garage:

- 1) Existing attached garage (home built in the 1950s) is only 20'.
- 2) A modern home in a thriving community needs to have space for a minimum of two vehicles, plus myriad maintenance equipment for 4 seasons. This additional freestanding garage will essentially follow the same placement and use concept, mirroring similar dry storage structures already in existence at our immediate neighbors.

SECOND, we request a variance for the required setback from the lotline:

- Our proposed project clearly is in keeping with the character of the street: There are 6 out of 13 homes on Shady Lane (on both sides of the road) with freestanding garage structures at zero to negative setback from the road (including notably our immediate neighbor to the West, 902 Shady Lane).
- There is a nuanced issue regarding the way our lotline is drawn (in comparison to the neighbors, which you will see on the attached map.) Most of our neighbors to the East have lotlines drawn effectively at zero distance from the road, whereas our drawn lotline already has a significant (estimated 25') setback from the road – a setback which is currently occupied by a thriving and mature 20' tall arborvitae hedge, which we actively invest in maintaining.
- As you can see on the attached map, the neighbors to our immediate East and West (912 and 902, respectively) both have freestanding garage buildings that sit at the front of their lots. 902 has not only a zero setback from the front of the lotline, but also encroaches directly (or overlays) on the property line between our two properties.
- Drawing a line from the corner of 902 garage to the corner of the 912 garage, approving a variance for a zero lotline setback on the EAST side of our existing driveway would be completely consistent with the two garage properties on this side of the road.
- Approving a zero lotline setback for this garage would allow us to site locate the garage such that we can readily preserve two mature trees on the front, East side of this (908) lot – preserving an important mature tree canopy in this historic neighborhood.
- With 162' existing setback from the lake, a much larger alternate location for a freestanding garage location on this property COULD be on the lake side of the home – which is clearly not an ideal location to access from the driveway (nor preferred by the city to preserve the unimpeded visibility lake character of the community.)

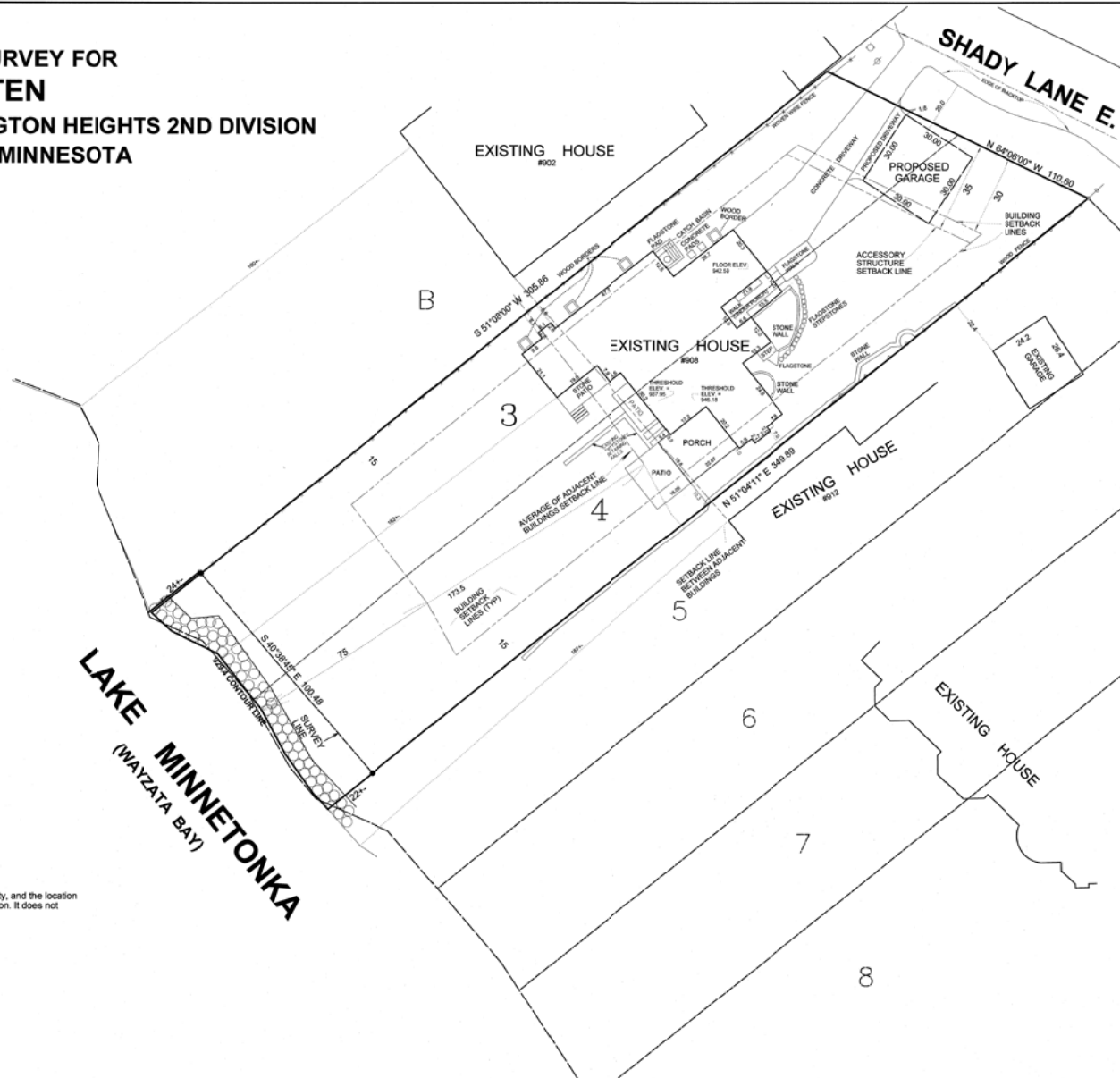


- Because of our existing 20' tall arborvitae hedge across the front of the lot (which we commit to maintaining), the new structure will not be visible from the road.

We very much appreciate the city's consideration of this project.

0 20 40 60 80

SCALE IN FEET

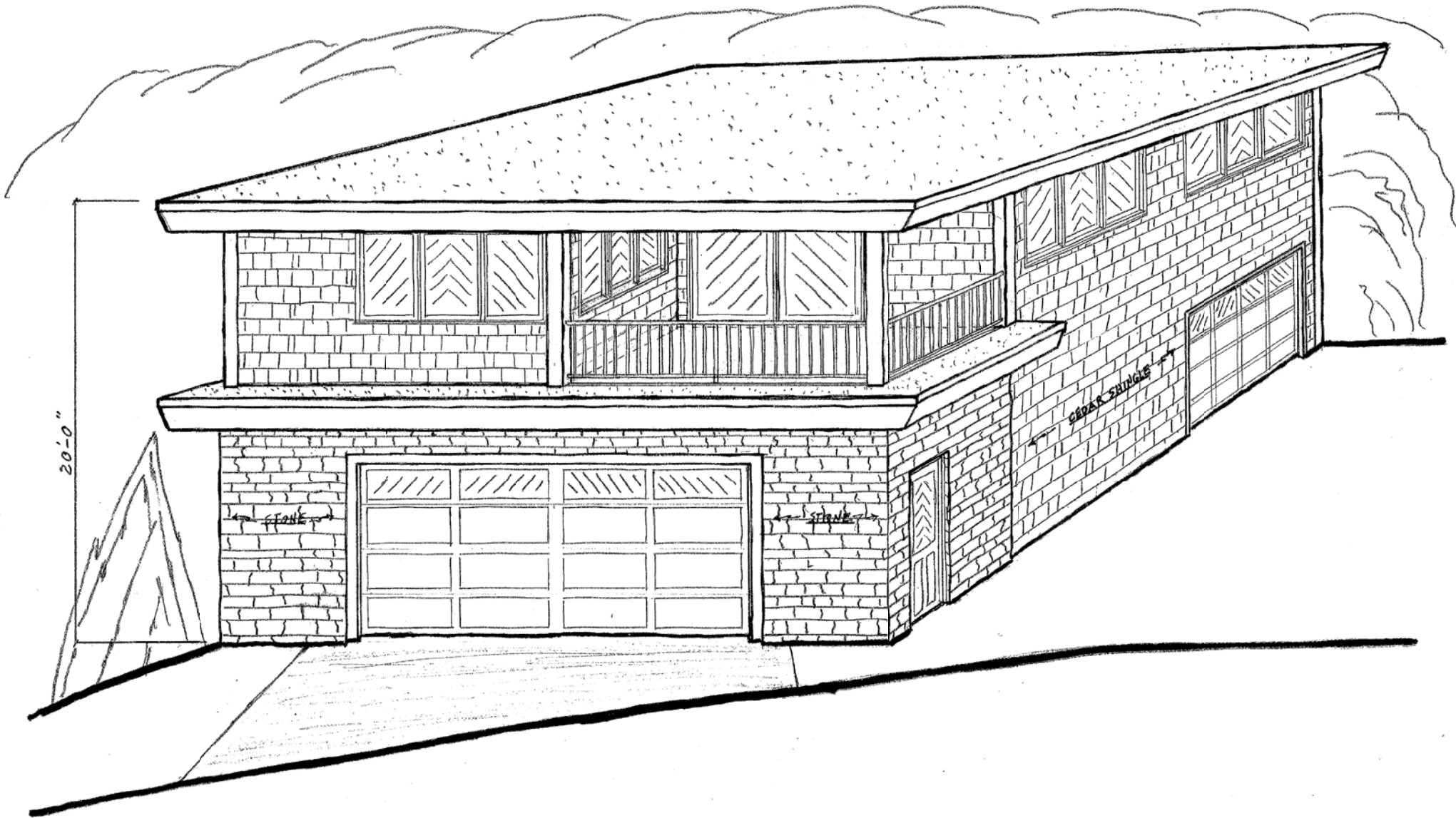


I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT  
 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION,  
 AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER  
 AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF  
 ILLINOIS.

*Wm. L. J. Thompson*

DATE 11-20-19 MINN. LICENSE NUMBER 12755

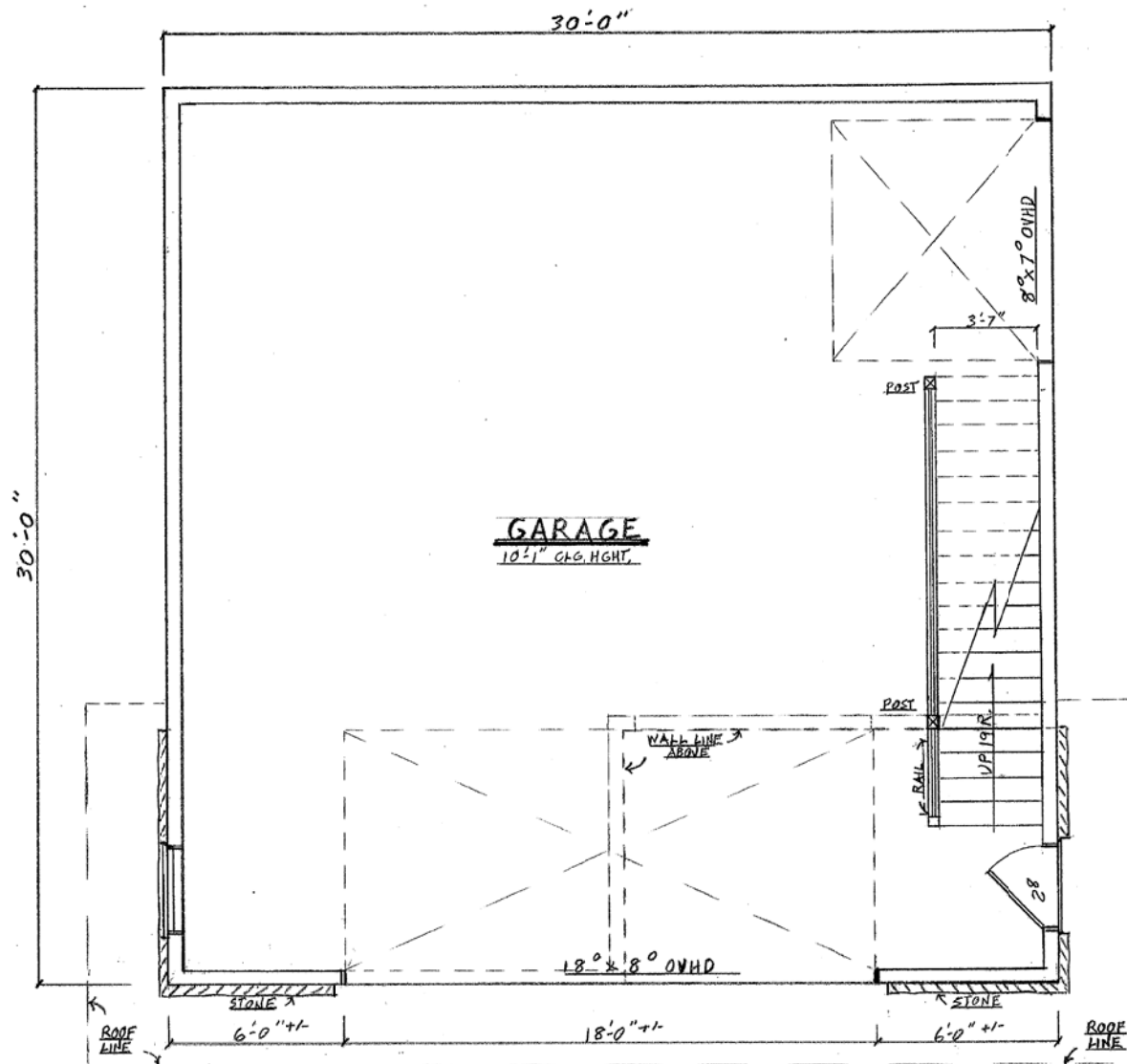
| REVISIONS |                                          |
|-----------|------------------------------------------|
| DATE      | REMARKS                                  |
| 10-31-17  | HARDCOVER UPDATED PORCH AND PATIO ADDED  |
| 1-4-19    | ADD GARAGE, EDGE OF BACKTOP, REIV. PATIO |
| 9-24-19   | PROPOSED GARAGE ADDED                    |
| 10-8-19   | REVISED HARDCOVER                        |
| 11-22-19  | ACCESSORY STRUCTURE BULKHEAD LINE ADDED  |
|           |                                          |
|           |                                          |



# **GARAGE ELEVATION**

|                                      |                  |
|--------------------------------------|------------------|
| OTTEN RESIDENCE                      | DATE: 11/15/2019 |
| 908 SHADY LN E, WAYZATA, MN 55391    |                  |
| TURNING LEAF DESIGN CO. 763-464-0994 | PAGE: 1 OF 3     |





**MAIN FLOOR PLAN**  
SCALE, 1/4" = 1' - 0"

|                                      |                  |
|--------------------------------------|------------------|
| ÖTTEN RESIDENCE                      | DATE: 11/15/2019 |
| 908 SHADY LN E, WAYZATA, MN 55391    |                  |
| TURNING LEAF DESIGN CO. 763-464-0994 | PAGE: 2 OF 3     |

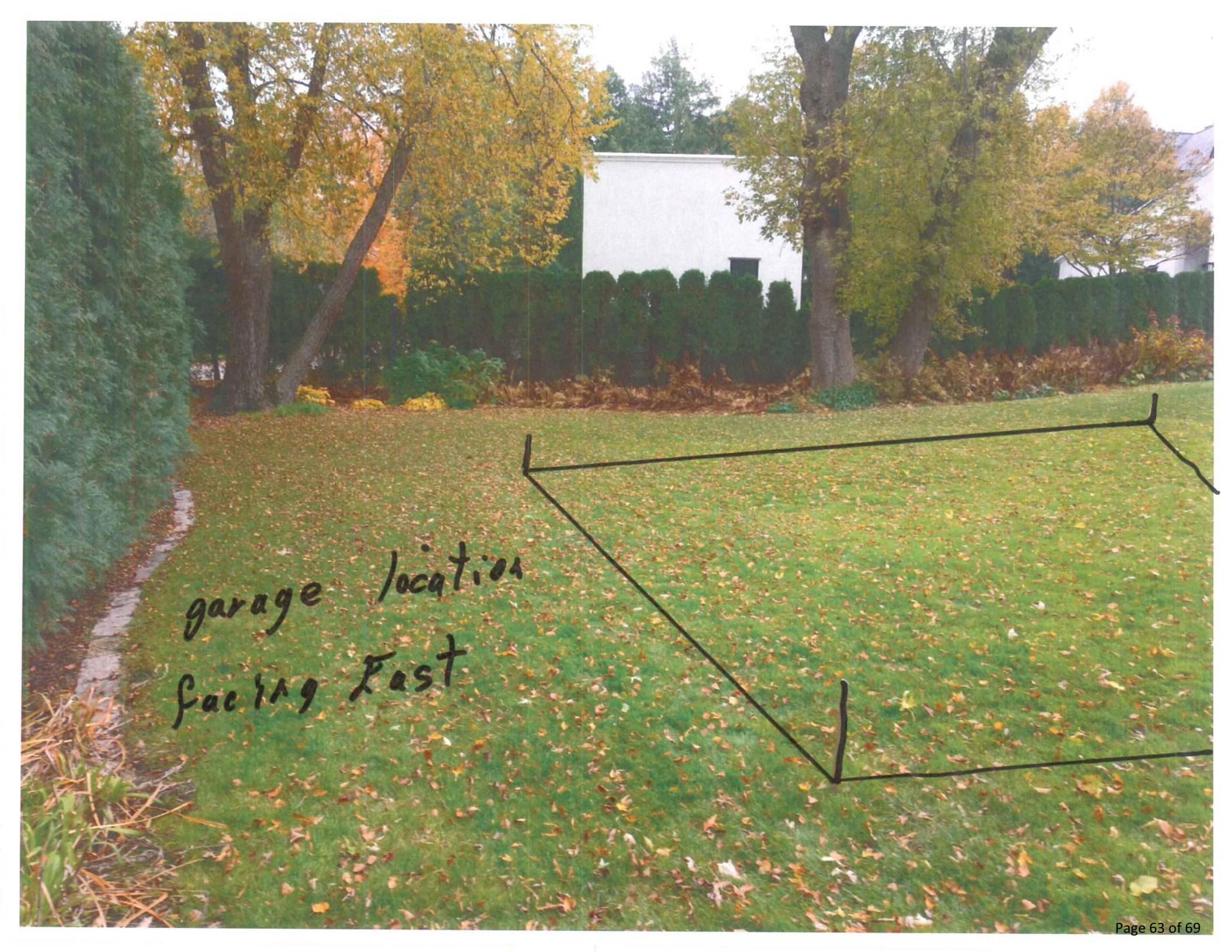
Page 61 of 69





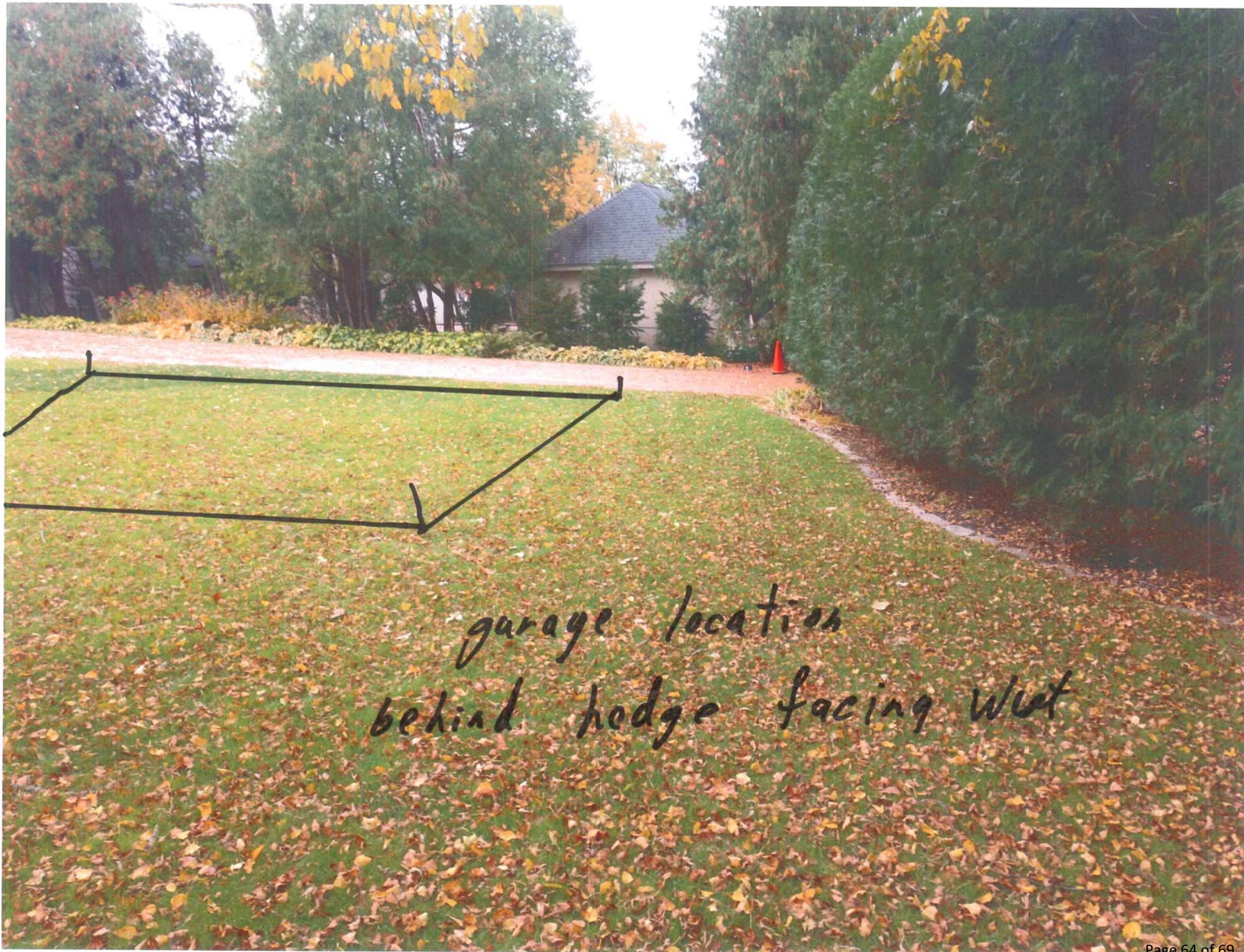
Garage on left  
after you go through  
the Hedge





garage location  
facing East





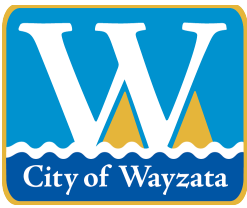
garage location  
behind hedge facing West





The angles look all  
WRONG but the stake  
are in the same places.  
Looking from house





## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> December 2, 2019                              | <b>AGENDA ITEM:</b> 6.a. |
| <b>TITLE:</b> Review of Development Activities                     |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

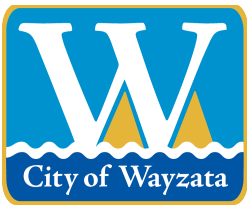
Staff will be providing an update at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                                    |                          |
|--------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> December 2, 2019                              | <b>AGENDA ITEM:</b> 6.b. |
| <b>TITLE:</b> November 19 City Council Report                      |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                 |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director |                          |
| <b>60 DAY DEADLINE:</b> N/A                                        |                          |

**BACKGROUND:**

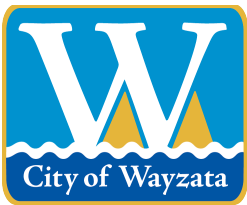
A verbal update will be given at the meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

None



## City of Wayzata Planning Commission Agenda Report

|                                                                                     |                          |
|-------------------------------------------------------------------------------------|--------------------------|
| <b>MEETING DATE:</b> December 2, 2019                                               | <b>AGENDA ITEM:</b> 6.c. |
| <b>TITLE:</b> Planning Commissioner Liaison for the December 3 City Council Meeting |                          |
| <b>PREPARED BY:</b> Nick Kieser, Assistant Planner                                  |                          |
| <b>REVIEWED BY:</b> Emily Goellner, Community Development Director                  |                          |
| <b>60 DAY DEADLINE:</b> N/A                                                         |                          |

**BACKGROUND:**

Commissioner Merriam is assigned as the liaison for the Tuesday, December 3 City Council Meeting.

**ACTION REQUESTED:**

N/A

**ATTACHMENTS:**

1. 2019 PC Representatives at Council



**2019**  
**Planning Commission assignments at Council meetings**

| <b><u>Meeting Date</u></b> |                    | <b><u>Commission Representative</u></b> |
|----------------------------|--------------------|-----------------------------------------|
| Tuesday                    | January 8, 2019    | Lindsay Bashioum                        |
| Tuesday                    | January 22, 2019   | Laura Merriam                           |
| Tuesday                    | February 5, 2019   | Peggy Douglas                           |
| Tuesday                    | February 19, 2019  | Gregory Flannigan                       |
| Tuesday                    | March 5, 2019      | Cathy Iverson                           |
| Tuesday                    | March 19, 2019     | Jeff Parkhill                           |
| Tuesday                    | April 2, 2019      | Christine Plantan                       |
| Tuesday                    | April 16, 2019     | Lindsay Bashioum                        |
| Tuesday                    | May 7, 2019        | Laura Merriam                           |
| Tuesday                    | May 21, 2019       | Peggy Douglas                           |
| Tuesday                    | June 4, 2019       | Gregory Flannigan                       |
| Tuesday                    | June 18, 2019      | Cathy Iverson                           |
| Tuesday                    | July 2, 2019       | Jeff Parkhill                           |
| Tuesday                    | July 16, 2019      | Christine Plantan                       |
| <b>WEDNESDAY</b>           | August 7, 2019     | Lindsay Bashioum                        |
| Tuesday                    | August 20, 2019    | Laura Merriam                           |
| Tuesday                    | September 3, 2019  | Peggy Douglas                           |
| Tuesday                    | September 17, 2019 | Gregory Flannigan                       |
| Tuesday                    | October 1, 2019    | Cathy Iverson                           |
| Tuesday                    | October 15, 2019   | Jeff Parkhill                           |
| <b>WEDNESDAY</b>           | November 6, 2019   | Christine Plantan                       |
| Tuesday                    | November 19, 2019  | Lindsay Bashioum                        |
| Tuesday                    | December 3, 2019   | Laura Merriam                           |
| Tuesday                    | December 17, 2019  | Peggy Douglas                           |