

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**Tuesday, July 7, 2009 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
  
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR June 16, 2009**
  
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**
  - 3.01 HERDTLE – CASE NO. 09-18V**

Consider a **Variance** to encroach within the front yard setback for a porch addition; this request is for property located at 7710 Banks Court.

Planning Commission Action \_\_\_\_\_
  
- 4. OTHER BUSINESS**
  
- 5. ADJOURN**

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 16, 2009 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

Chair Bartholomew called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tom Bartholomew  
Paul Hark  
Christine Koch  
Damon Roth  
Pat Simon  
Dennis Wippermann  
Tony Scales

Commissioners Absent: Mike Schaeffer  
Harold Gooch

Others Present: Allan Hunting, City Planner  
Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the June 2, 2009 meeting were approved as submitted.

### **JUDY & DAN LISSON – CASE NO. 09-12V**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to construct a home addition that would exceed the 25% allowed maximum impervious coverage, a variance to construct a home addition that would exceed the 30% allowed maximum impervious coverage, and a variance to construct a gazebo that would encroach within the front yard setback, for the property located at 7140 Bovey Avenue. 22 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a variance to construct a home and porch addition to the front of their house which would exceed the allowed 30% impervious surface standards in the R-1C zoning district. Additionally, the applicants would like to construct a gazebo 4.5 feet from the property line whereas 30 feet is required. The request is also for a conditional use permit to allow for impervious coverage on a lot to exceed 25% in the R-1C zoning district. Ms. Botten advised that the property is located on the corner of Blake and Bovey Avenues and currently features the applicant's home, attached garage, and patios which total approximately 35% of impervious surface. Ms. Botten advised that the requested house and porch addition would add another 2% of impervious coverage, bringing the total to 37%. Ms. Botten advised that the proposed location for the gazebo is within a City drainage and utility easement. Staff recommends denial of the variance requests due to lack of hardship. Staff would be in support of the conditional use permit provided the property maintains the existing impervious surface percentage of 35%, meaning existing impervious surface must be removed to accommodate the proposed porch addition. Ms. Botten advised that staff heard from a couple neighbors who were in support of the request.

Chair Bartholomew asked staff to indicate on the map where the gazebo would need to be located to be in compliance with the setbacks, to which Ms. Botten advised it would need to be in line with the existing home which was 30 feet from the property line.

### **Opening of Public Hearing**

The applicant, Dan Lisson, 7140 Bovey Avenue, advised he was not aware they exceeded the maximum impervious surface coverage until he applied for a building permit for the proposed changes to his home. He advised he would prefer to remove portions of the existing hard surface area rather than installing a rain garden in order to lower the impervious surface coverage in return for the proposed house and porch addition to the front of their home. Mr. Lisson advised that the existing footings and foundation for the gazebo were poured years ago and was placed in that location as a means of blocking the light from automobile headlights. Mr. Lisson stated he was unaware there was a boulevard setback, and he suggested the hardship be that he had already purchased building materials for the gazebo.

Chair Bartholomew stated he appreciated the fact that Mr. Lisson was willing to compromise, and he recommended that the applicant move the gazebo to be in line with the house.

Mr. Lisson advised he would prefer not to move the gazebo to that location, stating there were geographic limitations to his property, he would lose the flow to his yard, and the new location would not block the headlight intrusion.

Chair Bartholomew advised it would be difficult for the Planning Commission to approve a variance without a hardship, stating it would be easier to obtain a conditional use permit. He asked staff if a conditional use permit would be required to bring the impervious surface total from 25% to 30%.

Ms. Botten replied in the affirmative, stating in this situation, however, staff acknowledged there was 35% of existing impervious coverage.

Mr. Lisson stated that although he had no viable hardship he would like to move forward with the proposed house and porch addition.

Chair Bartholomew asked the applicant if he was in agreement with the conditions listed in the report, to which Mr. Lisson replied in the affirmative.

Commissioner Simon asked if the proposed house addition would extend closer to Blake Avenue, to which Mr. Lisson replied it would not.

Commissioner Hark asked if the gazebo footings were made of cement, to which Mr. Lisson replied in the affirmative.

Commissioner Hark asked if the applicant had discussions with City staff regarding specific hard surface areas he would be willing to remove, to which Mr. Lisson replied they only spoke of it general terms.

Commissioner Hark asked what the applicant's plans would be for the cement gazebo area if this request was not approved.

Mr. Lisson replied if he was directed to remove the cement foundation he would likely plant a pine tree in that location, however, if he was allowed to keep the foundation he would create a gazebo without a permanent roof structure.

### **Planning Commission Discussion**

Chair Bartholomew stated that if the applicant could get the impervious surface on his lot down to 30% a variance would not be needed.

Commissioner Wippermann stated he had no issues with the proposed porch addition if the applicant would eliminate some of the existing impervious area, however he was opposed to the gazebo being in the easement area.

Chair Bartholomew suggested the requests be dealt with individually.

Commissioner Koch suggested the hardship be that the property was on a corner lot.

Commissioner Simon stated she was concerned that would set a precedent for all corner lots in the city.

Chair Bartholomew noted that a setback variance for a corner lot was approved a few years ago, however, there was no easement encroachment involved.

**Planning Commission Recommendation**

Motion by Commissioner Simon, second by Commissioner Hark, to deny the request for a variance to construct a gazebo that would encroach within the front yard setback for the property located at 7140 Bovey Avenue.

Commissioner Roth asked if the setback requirements had changed over the years, to which Mr. Hunting replied they had not changed since 1965.

Commissioner Koch suggested the applicant move the gazebo forward.

Mr. Lisson advised he would prefer to remove the hard surface and walkway leading up to it rather than move it.

Motion carried (7/0).

Chair Bartholomew stated he would support a conditional use permit to allow up to 30% impervious surface.

Motion by Commissioner Simon, second by Commissioner Koch, to approve the request for a conditional use permit to allow for impervious coverage on a lot up to 30% in the R-1C zoning district and to deny the request for a variance to construct a home addition that would exceed the 30% allowed maximum impervious coverage on a lot located at 7140 Bovey Avenue.

Commissioner Wippermann asked if the motion included the conditions listed in the report that applied to the conditional use permit.

Mr. Hunting recommended that the conditions remain in place.

The motioners agreed to add the conditions listed in the report to their motion.

Motion carried (7/0). This matter goes to City Council on June 22, 2009.

Mr. Lisson requested that City staff work with him to identify which impervious areas they would like removed, and asked if the gazebo foundation needed to be removed.

Chair Bartholomew replied that the applicant should discuss the gazebo area with staff.

## **TOTAL HOMES PLUS – CASE NO. 09-15C**

### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to exceed the allowed maximum impervious coverage on a lot that does not meet the minimum lot size requirement in the R-1C, Single Family Residential District, for property located at 3820 – 74<sup>th</sup> Street East. 44 notices were mailed.

### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to construct a 22' x 22' two-car garage on the property with a driveway leading up to it. The lot is 9,855 square feet in size which is about 20% smaller than what the zoning code requires today for minimum lot size in the R-1C district. The property currently does not have an attached or detached garage; therefore the property owner would like to construct a detached garage but they would be exceeding the impervious surface maximum on the property. Ms. Botten advised that for lots that do not meet minimum lot size requirement a conditional use permit may be obtained to exceed the allowed 25% maximum impervious surface provided that the criteria listed in the report are met. Staff recommends approval of the request with the conditions listed in Alternative A. Ms. Botten noted that staff received inquiries from some of the neighbors with general questions about what was being proposed; no one stated any concerns.

Chair Bartholomew asked for clarification of why this request for 31% impervious surface did not require a variance.

Ms. Botten advised that a variance is not needed for lots that do not meet the minimum lot size requirement; just a conditional use permit.

Commissioner Simon asked if the existing wood deck was factored in to the impervious coverage calculations, to which Ms. Botten replied it was not.

### **Opening of Public Hearing**

Nick Funke of Total Homes Plus, 2676 – 15<sup>th</sup> Avenue, North St. Paul, advised he worked for the contractor working on the home. Mr. Funke stated that because of drainage issues the homeowners converted the tuck-under garage into living space; therefore, the homeowners were now looking to construct a detached garage. Mr. Funke stated the existing concrete patio would be removed and the homeowners were agreeable to moving the garage more towards the house to gain separation from the fence.

Chair Bartholomew asked if the applicants were aware of the conditions listed in the report, to which Mr. Funke replied in the affirmative.

Chair Bartholomew asked staff if there were setback issues with the proposed location for the garage in relation to the fence.

Ms. Botten replied that the proposed location for the garage does meet setbacks; however, staff recommends there be some separation from the fence to the garage to allow for maintenance.

Commissioner Simon asked if there was a reason the applicants requested a detached garage versus an attached garage.

Mr. Funke replied that building a detached garage was simpler and less costly.

Sheila Tatone, 3764 – 74<sup>th</sup> Street, asked what the setbacks were for the proposed structure.

Ms. Botten replied the accessory building setbacks in this district is five feet from the side property line and an eight feet rear yard setback.

Ms. Tatone advised she supported the request.

**Planning Commission Recommendation**

Motion by Commissioner Roth, second by Commissioner Koch, to approve the request for a conditional use permit to exceed the allowed maximum impervious coverage on a lot that does not meet the minimum lot size requirement in the R-1C, Single Family Residential District, for the property located at 3820 – 74<sup>th</sup> Street with the conditions listed in the report.

Motion carried (7/0). This matter goes to the City Council on July 13, 2009.

**DAHN, JEFF – CASE NO. 09-14VS**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat for a three-lot subdivision in the R-1C zoning district, a variance to allow an accessory building on a lot without a principle structure for Lot 1, a variance to allow impervious surface coverage to exceed the maximum allowed for Lot 3, a variance to allow accessory buildings on a lot without a principle structure for Lot 3, and a conditional use permit to exceed 25% impervious surface coverage in the Shoreland Overlay District for Lot 3, for the property located at 5645 Annette Avenue. 16 notices were mailed.

**Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property owner would like to subdivide the 2.5 acre parcel into three buildable single-family lots, with the existing home remaining on the proposed Lot 2. Additionally, there are three detached accessory buildings; one on Lot 1 and two on Lot 3. To subdivide the request as proposed the aforementioned applications are being requested. The proposed plat would separate the accessory buildings from the parcel with the home. Lot 1 would require a variance to allow an accessory building on a lot without a principle structure. Ms. Botten advised that the intent of this section of the code is to prevent commercial activities from occurring on a residential lot. Ms. Botten stated that in this case, however, the existing accessory building on Lot 1 was only 10' x 16' in size which would make it difficult to store trailers or other business use equipment in the structure. She advised that Lot 3 would require two variances; a variance to allow impervious coverage to exceed the impervious surface coverage maximum in the R-1 district, and a variance to allow two detached accessory buildings on a lot without a principle structure. Ms. Botten advised that the structures on this lot were quite large and staff feels that approving a lot without a principle structure would open the door for businesses to be located on this site. In regards to the impervious surface variance being requested for Lot 3, Ms. Botten advised that the City currently allows up to 25% impervious surface in the R districts and a conditional use permit could increase that limit to 30%. Staff feels that approval of a conditional use permit for more than 30% would set a precedent, there is no physical or property-related hardship for the request, and there are alternatives for the site, such as leaving Lots 2 and 3 combined at this time until the property is able to come into conformance. Staff supports impervious surface on a lot in the R-1C district up to 30% but not exceeding that, which would mean they would be in support of the conditional use permit for Lot 3 if Lot 3 would come into conformance with the 30% by removing a portion of the existing impervious surface. Staff recommends denial of the request as presented as the design of the plat creates a non-conforming lot in relation to impervious surface and accessory buildings on a property prior to a principle structure, but would be in support of a modified proposal which would

combine Lots 2 and 3 until the property owner could bring Lot 3 into conformance. Ms. Botten noted that staff received some inquiries from the neighboring residents whose main concern was the potential for a business being operated out of the accessory buildings.

Chair Bartholomew asked what the impervious surface percentages would be for the proposed Lots 2 and 3, to which Ms. Botten replied Lot 2 would be 10% and Lot 3 would be 39%.

Commissioner Hark asked what the City could do to prevent a business from moving into the existing accessory buildings on Lot 3, to which Ms. Botten replied that the conditions of approval prohibited commercial uses and outdoor storage.

Commissioner Hark questioned the City's ability to enforce such a condition.

### **Opening of Public Hearing**

Jeff Dahn, 8341 Delaney Circle, stated he purchased the subject property after his parents passed away. He planned to sell Lot 2 to his son but did not anticipate building on the other two lots until a later date. He stated the variance for impervious surface would no longer be needed because he planned to remove portions of the existing impervious surface to get it below the maximum allowed.

Chair Bartholomew asked the applicant to state the hardship for the variance requested for Lot 3.

Mr. Dahn stated the larger building on Lot 3 was solidly built and was an amenity to the property. He advised he would be willing to remove the building in the southwest corner of Lot 3 at such time as a home was built on the property. He stated he was opposed to combining Lots 2 and 3 as he did not want to put the burden of owning two lots on his son.

Chair Bartholomew agreed that it seemed unreasonable to tear down the larger building on Lot 3 as it appeared to be functional and well-built. He then asked the applicant to address the accessory building on Lot 1.

Mr. Dahn replied it was a small building that his in-laws used as a garden shed. He stated he would be willing to remove it if necessary but would like to allow his in-laws to use it for the remainder of the year.

Chair Bartholomew suggested that a sunset date for removal of the building be set for sometime after completion of the growing season.

Mr. Dahn asked if perhaps a sunset date could be applied to the smaller building in the southwest corner of Lot 3 as well. He advised that the proposed plat had been planned for many years, and that his father already had sewer and water stubbed into Lots 1 and 3. He added that he has been working with Rehder and Associates to identify 6,500 square feet of impervious surface that will be removed.

Chair Bartholomew stated a conditional use permit would not be necessary if they could get the impervious surface down to 25%.

Mr. Dahn stated that perhaps the rain garden would no longer be necessary as well.

Chair Bartholomew advised that would have to be determined by the Engineering Department, and he noted there were many other stormwater management techniques other than rain gardens.

Mr. Dahn stated he had spoken with the City's Engineering staff and was considering a berm which

would preserve the existing trees.

Dave Geffre, 1455 - 56<sup>th</sup> Street, stated he was in favor of two homes being built on the property but was concerned about large variance requests. Mr. Geffre stated he hoped Mr. Dahn would abide by the covenants which his father put in place for that area.

**Planning Commission Discussion**

Chair Bartholomew asked staff to address Mr. Dahn's statement that the variance for impervious surface was no longer necessary.

Mr. Hunting stated that without seeing the actual numbers he would not be able to determine whether a variance was necessary or not.

Ms. Botten noted that once a future home was built, the square footage of the house would be added into the total impervious surface coverage.

Mr. Dahn stated that when a home was constructed he would remove enough impervious surface to be in compliance with whatever percentage was approved.

Chair Bartholomew stated it would perhaps be in the applicant's best interest to proceed with the conditional use permit to allow up to 30% impervious surface.

Ms. Botten advised that the conditional use permit would allow impervious surface up to 30%, and anything above that would require a variance.

Chair Bartholomew stated at such time as a home was built, the property owner would have to remove as much existing impervious surface as necessary in order to get the lot in conformance with the approved maximum impervious coverage percentage.

Mr. Hunting suggested that verbiage be added as a condition of approval in order to clarify that the intent was to lock the lot in at a specific percentage.

Chair Bartholomew stated he was in favor of setting a sunset date for the removal of the garden shed on Lot 1, allowing the larger building on Lot 3 to remain, and approving a conditional use permit to allow up to 30% impervious surface on Lot 3.

Commissioner Koch stated she agreed with Chair Bartholomew.

Commissioner Hark asked when the large building on Lot 3 was built, to which Mr. Dahn replied approximately 1964.

Commissioner Hark stated he had no issue with allowing the larger building to remain but could not find a viable hardship.

Chair Bartholomew stated he felt the hardship was that removing the larger building was an unreasonable requirement.

Mr. Dahn stated removal of the building would be costly and it would function well as a garage for a future home.

Commissioner Hark questioned whether the cost of removal was what made it unreasonable.

Chair Bartholomew stated he felt it was unreasonable not because of the cost but rather because

the intent of the zoning code prohibiting accessory buildings on lots without a principle structure was to prohibit businesses from being operated on residential lots. He stated he felt confident that would not happen since a condition has been added prohibiting a business use and the applicant has stated he would not operate a business on the property.

Commissioner Roth stated he agreed with Chair Bartholomew.

**Planning Commission Recommendation**

Commissioner Hark stated perhaps they could keep the smaller building as well if they could come up with a hardship.

Chair Bartholomew stated he didn't think the proposed hardship for the larger building would apply to the garden shed.

Mr. Dahn stated he would be agreeable to removing the garden shed at the end of the growing season.

Mr. Hunting recommended that any condition regarding the removal of the garden shed be added as a condition to the plat rather than the variance and that a specific sunset date be established for the removal of that building.

Motion by Commissioner Koch, second by Commissioner Simon, to deny the variance to allow an accessory building on a lot without a principle structure for Lot 1.

Motion carried (7/0).

Motion by Chair Bartholomew, second by Commissioner Scales, to approve the variance to allow accessory buildings on a lot without a principle structure for Lot 3, with the hardship being it is unreasonable to require the buildings be removed since the intent of the zoning code was to prohibit businesses from being operated on residential lots and in this case the applicant has stated no business will be operated out of these buildings. This approval includes the following conditions: 1) the accessory building in the southwest corner of Lot 3 be removed at the time a home is constructed, and 2) no business shall be run out of the existing accessory buildings.

Commissioner Simon stated she did not support allowing a large building on a residential lot with no principle structure and she felt it would produce more work for staff.

Ms. Botten advised that with the recommendation of approval staff would recommend carrying over the condition prohibiting outdoor storage on the property prior to a house being constructed.

Chair Bartholomew and Commissioner Scales agreed to add the third condition prohibiting outdoor storage to their motion.

Motion carried (6/1 – Simon).

Motion by Commissioner Koch, second by Commissioner Roth, to deny the request for a variance to allow impervious surface coverage to exceed the 30% maximum allowed for Lot 3.

Motion carried (7/0).

Motion by Commissioner Koch, second by Commissioner Roth, to approve the request for a conditional use permit to allow up to 30% impervious surface coverage on Lot 3, which is located in the R-1C district and the Shoreland Overlay District, with the six conditions listed in the report as

well as an added condition that prior to the issuance of a building permit for Lot 3, the accessory structure in the southwest corner of the lot shall be removed along with any additional existing impervious surface so the total impervious surface, including a new home and driveway, does not exceed 30%.

Motion carried (7/0).

Motion by Commissioner Koch, second by Commissioner Scales, to approve the request for a preliminary and final plat for a three-lot subdivision in the R-1C zoning district for the property located at 5645 Annette Avenue, with the conditions listed in the report as well as two added conditions that 1) the accessory building on Lot 1 be removed by December 21, 2009, and 2) prior to the issuance of a building permit for Lot 3, the accessory structure in the southwest corner of the lot shall be removed along with any additional existing impervious surface so the total impervious surface, including a new home and driveway, does not exceed 30%.

Motion carried (7/0). This matter goes to the City Council on July 13, 2009.

**ADJOURNMENT**

Chair Bartholomew adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary



Council may grant variances in instances where practical difficulties exist or where a hardship would be imposed upon the property owner if the code were strictly enforced. In order to grant the requested variances, the City Code identifies several criteria which are to be considered. The applicant's request is reviewed below against those criteria.

- a. *Special conditions apply to the structure or land in question which are peculiar to such property or immediately adjoining property, and do not apply generally to other land or structures in the district in which said land is located.*

The general intent of this standard is to limit the precedent that could be set if the variance was granted. The property does not have any special conditions that make it unique. The applicants are not being denied reasonable use of their property as they have a single family residential home on the lot. The applicant has stated that the primary reason for the front porch is to protect the front door from the elements. Staff agrees that a front porch would achieve this, but would rather see him construct a narrower porch that doesn't require such a large variance.

- b. *The granting of the application will not be contrary to the intent of the Zoning Code or the Comprehensive Plan.*

The application is not contrary to the Comprehensive Plan as the future land use is Low Density Residential.

- c. *The granting of such variance is necessary as a result of a demonstrated undue hardship or difficulty, and will not merely serve as a convenience to the applicant.*

There is no hardship relating to the porch addition request as the property owners are not being prevented from reasonable residential use of their property. Additionally, the applicant's home is currently constructed 32' from the property line. Therefore he could construct a small porch without a variance.

- d. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

## **ALTERNATIVES**

The Planning Commission has the following alternatives available for the requested action:

- A. **Approval.** If the Planning Commission favors the requested Variance, the Commission should recommend approval of the request with at least the following condition:

1. The site shall be developed in substantial conformance with the site plan dated June 4, 2009 on file with the Planning Department.

- B.**     **Denial.** If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

**RECOMMENDATION**

Staff believes that the variance criterion has not been met and therefore Staff recommends denial of the variance as presented.

Attachments: Exhibit A - Location/Zoning Map  
Exhibit B - Applicant Narrative  
Exhibit C - Site Plan  
Exhibit D - Photos of the applicant's home



# Herdle Variance Request Case No. 09-18V

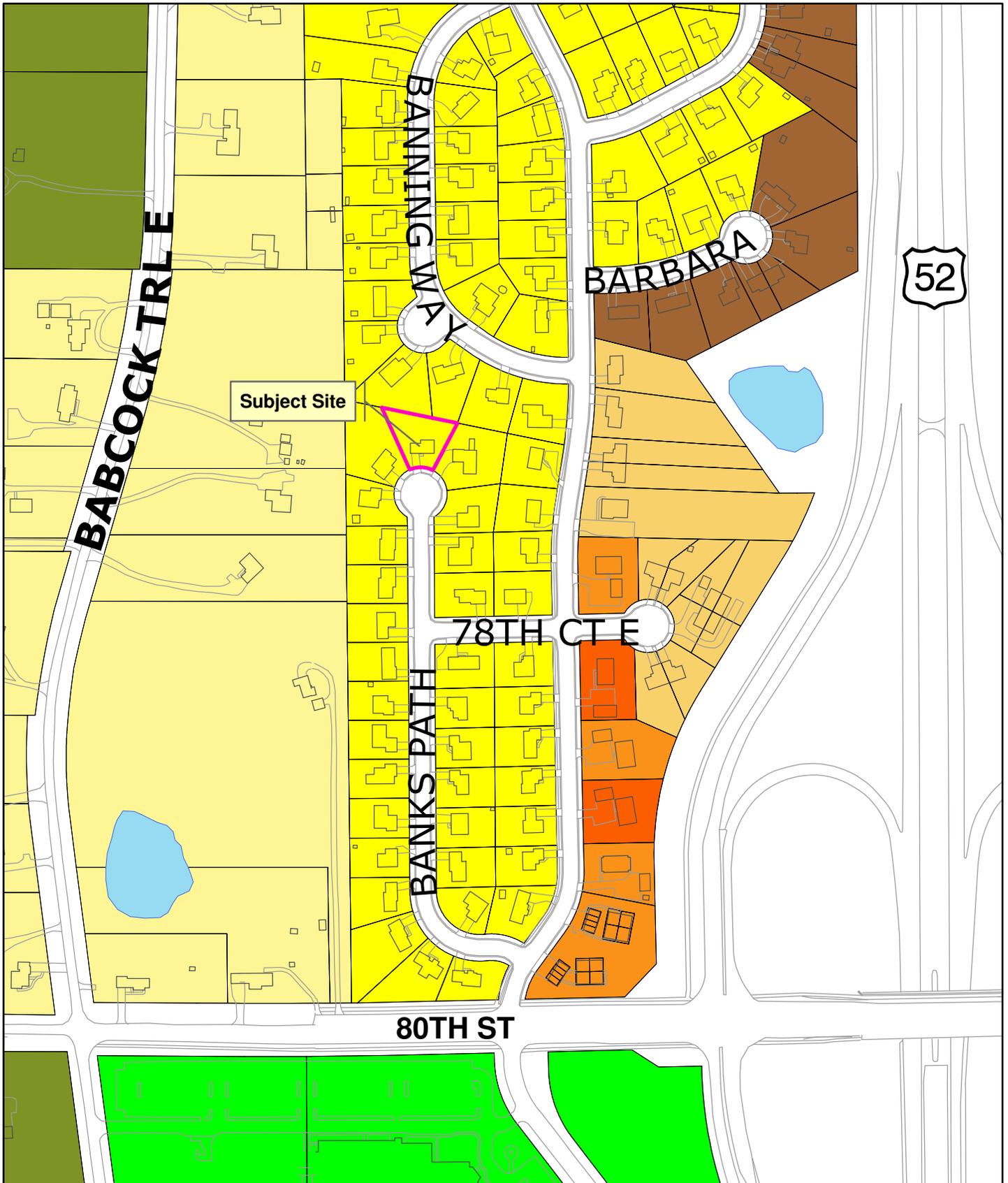


Exhibit A  
Zoning Map

**Variance Request** for:

Thomas Herdtle & Diane North (*Herdtle/North Living Trust dated 4/24/2001*)  
7710 Banks Court  
Inver Grove Heights, MN 55077  
(651) 736-8249 (*daytime*)  
(651) 455-4799 (*evening*)  
Prop. #20-3600-250-01; Lot 25, Block 1, Inver Grove Estates

We would like to request a variance under City Code Section 515.40, Subd. 3. A. In particular we would like to add a covered porch to the front of our house, which faces the street. We have recently replaced our front door and sill, and it became evident that this south-facing entry is accelerating the deterioration of the sill under the door (see included images). We believe that the rain, sleet, and snow hitting directly on the front of the house is responsible. A covered porch would provide much more protection to this vulnerable part of the house.

Our house is unique in the neighborhood since the eaves only have an overhang of 4", thus letting the elements, like rain and snow, directly impinge on our front door.

The current stoop has a concrete pad that's essentially 9 feet wide and 7½ feet in the direction away from the house. We'd like to replace this stoop with a covered porch 12 feet wide and 8 feet deep, plus any required steps toward the front. Since our house is about 32 feet from the property boundary, and structure needs to be more than 30 feet from this line, our new covered porch would ingress into the setback by about 6 feet. Therefore we need to ask for this variance.

We are unique in the neighborhood, not having a covered porch, and particularly having a south-facing front door. This request comes from the intension of improved maintenance of our house, which is why we're trying to add this porch now, just as we've replaced our previous siding (loved by woodpeckers and chewed by squirrels) with much longer lasting HardieBoard.

This variance does not appear to be detrimental in any way to the public, neighborhood, or neighbors. The only reason we need the variance is that the edge of our house appears to be about 32 ft from the edge of our property line, so our intended porch awning will encroach into the 30 ft setback by about 6 feet. However, looking at the houses along our street, many of them are clearly much closer to the edge of their property than we will be.

Since we're at the end of a cul-de-sac, this variance would not adversely affect any traffic, increase fire hazards, endanger public safety, or hurt any property values. Since our and the neighboring properties are all wedge-shaped, there will be no affect on the supply of light or air to any nearby properties.

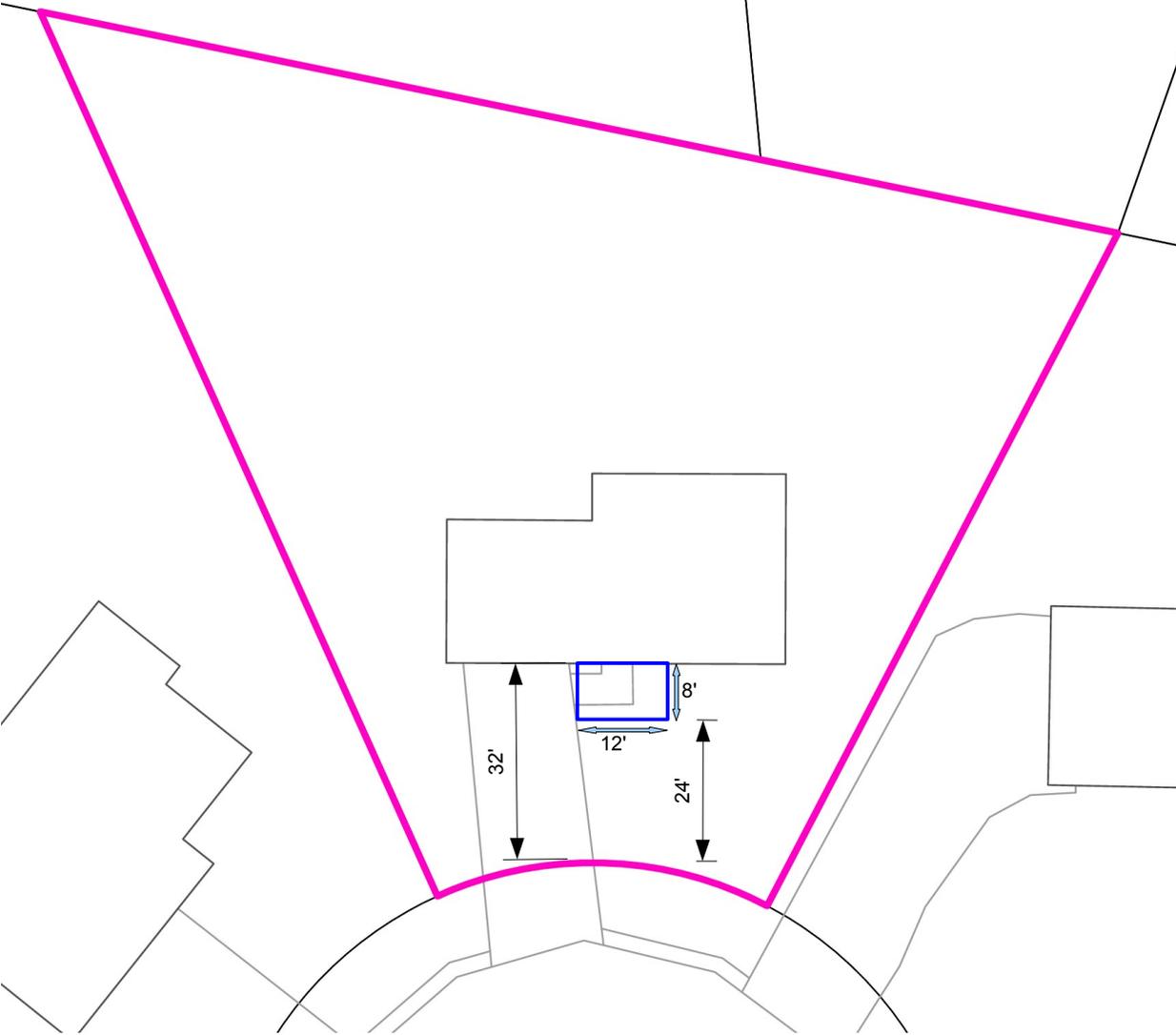
Thank you for your consideration.

Sincerely,



Thomas Herdtle

**Variance Request for Thomas Herdtle & Diane North**



**Variance Request** for Thomas Herdtle & Diane North:

Original entry showing weathered door & frame.



Left and right side of sill showing water ingress.



Another view of the left and right side of sill showing water ingress.

