



3/4/2015

Attention: Londell Pease
Senior Planner
City of Bloomington
1800 W. Old Shakopee Rd
Bloomington, Minnesota

Regarding: 9040 West Bush Lake Road, 55438

Dear Londell:

Attached is a drawing proposal to make changes to the currently abandoned property at the aforementioned address. My wife, Michelle Krause, and I have an approved purchase agreement and a closing at Old Republic Title Scheduled for March 10th. There are two items I wish to request a variance on. I see them as technicalities.

1. I have had the property surveyed by Rehder & Associates (Attached) and it shows the home, built in the late 40's, located 9'-2" from the west property line. 10'-0" is the current regulation.

It is our intent to add a second story to the current 1 story walk out basement home: Increasing the height nearest the west property line to (appropriately zoned) 24'-0". I have approached the adjacent property owners to the west to discuss this matter, but their house is empty and there is a for sale sign at the curb.

I am requesting a variance on the required 10 additional inches of setback for a number of reasons.

- a) The retaining wall to our west which (the assumed property line) is an additional 18" west of the home.
 - b) Until recently the zoning code allowed us to build a home at 23'-2" high at this location and meet the intent of the ordinance.
 - c) Seeing that we are purchasing the property regardless we could chamfer the corner of the front Northwest corner of the wood framed first and second floor, thus, setting the building back 10'-0": Meeting the intent of the code, but reducing the high quality appearance of the street facing design.
 - d) As the attached drawings show. We are making a tremendous upgrade to the currently abandoned property with all other aspects of the zoning code and city design guidelines with an architect designed home.
2. In relation to request number 1 above I wanted to give the future neighbor to our west the best advantage of a view corridor to the North, thus designing a home with a flat roof. What I have found is that in your code a flat roofed home seems to fall into a gray area. We have worked with the grade as much as possible to keep the home less than 30 feet in height. However at the garage entry we are 31-13/8" High. The code only specifies at the side elevation a max height for a pitched roof.

Additionally at the Main Entrance we have a raised stone façade with a high quality metal canopy, that height from grade needs clarification by planning staff. My computer program measures this at 25-2 1/4" from grade, but an overall height from the lowest point on the building of 32-0 1/8".

These are highly technical components of a home proposal, that is obviously of high quality and one we believe will increase property values of both adjacent properties.

It is our intent, if these requests for an administrative approval are granted, is to pull a permit for construction and begin excavation when road restrictions are removed this spring, completing the house before inclement weather returns late this fall.

Best Regards,

A handwritten signature in black ink, appearing to read 'Link Wilson', with a large, stylized flourish extending to the left.

Link Wilson
Kaas Wilson Architects
cc: Brian Johnson Kaas Wilson Architects.