



September 23, 2015

Londell Pease  
Senior Planner  
City of Bloomington Community Development  
1800 West Old Shakopee Road  
Bloomington, MN 55431

Dear Mr. Pease,

We are the Managing Agent for the Decatur Homeowners Association. The Association is installing an irrigation system to improve the appearance of the entire 116-unit property. As part of this project, a small 8x10 accessory building is required at 9713 Cavell Ave. S. This building will house the pumps and controllers necessary to operate the irrigation system. The Association is asking for a variance to allow this building between the primary building, ¼ of a quad-style townhome in the southwest corner of the lot, and the public right-of way to the east. The proposed shed location was selected due to its proximity to water and power sources and is rather inconspicuous due to the surrounding foliage.

The Association believes the variance request is in harmony with the general purposed and intent of the ordinance and is consistent with the comprehensive plan. The equipment necessary to operate the irrigation system requires an auxiliary building to house this equipment, which makes it difficult to comply with the zoning ordinance. The property owner and the Association (who is legally responsible for maintaining the exterior of the property) proposed to use the property in a reasonable manner that is not currently permitted by the zoning ordinance. Also, since the property is part of a Homeowner's Association, the plight of the individual landowner is due to circumstances that are unique to the property and not created by the landowner.

We believe that the variance, if granted, will not alter the essential character of the locality and in fact will help the Association improve the appearance of the property, which will help maintain property values and a stable tax base.

Enclosed you will find the application paperwork, the application fees, and a survey of the property showing the location of the auxiliary building.

On behalf of the Board and owners of the Decatur Homeowners Association, thank you in advance for your cooperation so that this much-needed irrigation project can proceed smoothly and with a good end result. If you have any questions please do not hesitate to contact me directly at [jrosvold@omega-mgt.com](mailto:jrosvold@omega-mgt.com) or give me a call.

Very truly yours,

A handwritten signature in black ink, appearing to be "J. Rosvold", written over a white background.

Jim Rosvold, CMCA®, AMS®  
Association Manager

JGR/clc

cc: Board of Directors

OMEGA MANAGEMENT, INC.  
*Managing to Make a Difference*  
6901 E FISH LAKE RD, SUITE 100  
MAPLE GROVE, MN 55369  
(763) 449-9100  
(763) 449-9110 FAX