

Dan & Jodi Hogan

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Dennis Fields, Planner
City of Bloomington
1800 West Old Shakopee Road
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RE: **Hogan Residence Variance**

We are requesting a 5' variance for the addition of an attached garage to our home.

We would like to add a 12' 6" by 34' 6" garage to the southeast side of our home.

The side of our house is adjacent to a cul-de-sac and requires a 30' set-back. The variance is needed to allow us the ability to build a garage that is wide enough to have a single garage door. Without the variance, the garage would not be wide enough to park a car in the new garage addition.

Article IV District Regulations Section 19.41(a) Minimum District Requirements for Single Family Residences requires a 30' setback for a "side adjoining" a street. Our side yard is a cul-de-sac.

The proposed location is the only possible site for an addition to our garage.

The addition will be made of a 2" by 6" framed lumber and sided using James Hardie cement fiber lapboard siding. The color will match our existing house color of dark tan with dark red trim. The height will also match our existing house at the eaves and roof line. The addition will be 40' from the neighbor's property line and over 50' from the neighbor's house. Due to the flat nature of our property, there should not be any impact on storm water drainage.

Impervious Surface Coverage: Per the attached As Built Survey, the site area has 14,194 square feet. As noted on the site survey, our current house has a foundation foot print of 2,394 square feet plus an additional 696 square feet of driveway, sidewalk and front steps. The garage would add an additional 431 square feet plus an additional 324 square feet for the driveway. This gives us a total of 3,845 square feet in use. The 3,845 square feet is well below the 35% (4,967.9 square feet) allowable by the city ordinance.