

To: The Mayor and Council Members , City of Coon Rapids

Re: Planning Commission Action
Planning Case 15-23
Subdivision Exception

On July 16, 2015 the Planning Commission approved my request for a Subdivision Exception for a lot line adjustment with the following conditions:

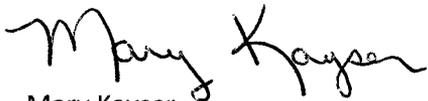
1. The existing drainage and utility easements along the current lot line be vacated and new five foot easements be granted on either side of the new line.
2. The storage shed on Lot 9 be moved or the width reduced so that it complies with the five foot setback requirement.

I am appealing condition 2 for these reasons:

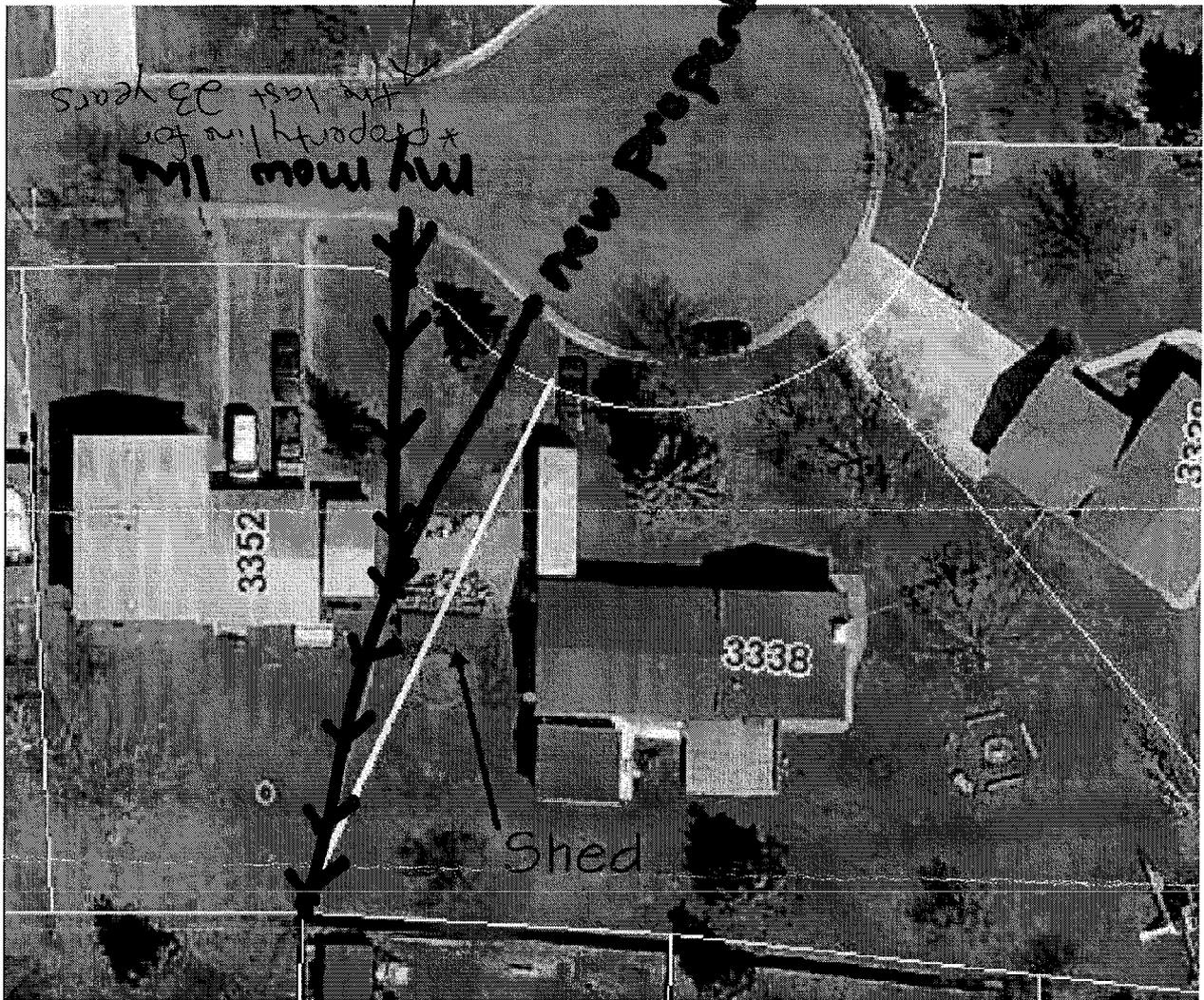
1. The wood storage shed is setback five feet from the new lot line on the side by the fence. Because of the angle of the new front yard lot line it is at one small portion for a very short distance is 3 feet 8 inches from the lot line for a total of 16 inches out of compliance with the 5 foot setback.
2. The perceived lot line for the past 23 years is the full 5 foot setback.
3. Wells Fargo Mortgage will not agree to move the front lot line over six inches at the fence post so the angle will keep the shed 5 feet from the line for that short distance. I have been working with them on this for 2 and a half years and this is the best agreement I have been able to get barring continuing with the law suit rather than settle to put closure to this.
4. While my request to allow the wood storage shed to remain in the current position does not meet the five foot setback at every point, it is a great improvement from the situation prior to working the agreement with Wells Fargo to move the lot line.

Please see the enclosed satellite view showing the old lot line, lot line used for the past 23 years by both 3338 and 3352 and the new approved lot line (which is not to scale) as well as the updated survey for Mary Kayser dated 3/26/2015.

Feel free to contact me : Home 763-427-4134 or Cell 763-300-2554


Mary Kayser

* as both 3338 + 3352
+1.005
Saw it



Shed shown with current property line in yellow.

COPY

* not to scale

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