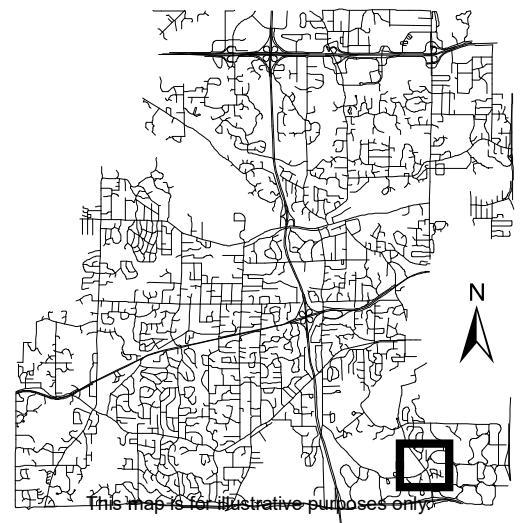




Location Map

Project: Scoreboard
Address: 5765 Sanibel Dr



DESCRIPTION STATEMENT

The pergola being installed is a free-standing/wall mounted or post-mounted custom design louvered roof pergola structure with integrated RGBW LED recessed light strips with fans and heaters. The manufacturer is Azenco. The structure is made of aluminum without contaminants for enhanced strength and eco-friendliness.

It will have a motorized adjustable louver giving us the ability to have precise control over sunlight on the patio as it gets very hot in the summer months and renders the patio too hot for most customers. This also ensures that weather-related disruptions such as rain or wind allow our customers to enjoy an uninterrupted dining experience. The heaters will allow us to extend our outdoor dining into the fall months. The louvers are controlled by a remote app. It will have wind and rain sensors with a built-in gutter system. The wind load capacity is up to 190 mph and snow capacity up to 100 lbs. per square foot.

PRACTICAL DIFFICULTIES

Describe why the proposed use is reasonable.

On February 4, 2010, The Planning Commission approved a resolution amending and replacing an existing conditional use permit (resolution 99-125) for outdoor seating areas at the Scoreboard restaurant at 5765 Sanibel Drive (see attached Resolution No. 2010-015). Since that time, the setbacks have been amended in 2018 and now this patio is non-forming to wetland requirements. The patio receives direct sunlight and while we have placed large umbrellas on the patio, we are not able to fully protect our guests from the heat and when it rains or becomes too windy, this requires us to move patrons inside mid-meal and sometimes when we do not have adequate space to accommodate those patrons inside. In recent years, patio coverings at restaurants have become more and more standard.

It is our desire to cover the patio to overcome these obstacles and to enhance the guests' experiences. We cannot use the existing posts as they are old, and we need to ensure all posts and footings are able to handle the load required to meet the above wind and snow loads.

Describe circumstances unique to the property, why the need for variance was not caused by the property owner, and why the need is not solely based on economic considerations.

The Scoreboard is located in a small strip center and was part of a larger development that was built in the 1980's I believe by Al Fazedin. My father purchased the restaurant in the early 90's. My father passed away in June 2019 and I came out of retirement to manage the operations and to provide for the restaurant's long-time employees. All of these circumstances were not created by me.

Describe why the variance would not alter the essential character of the neighborhood.

The use is consistent with the intent of the ordinance, City Code section 300.2, Subdivision 2. The use is consistent with the goals, policies and objectives of the comprehensive plan.

The use does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposes improvements that I know about.

The use is in compliance with the performance standards specified in Section 300.28 of this ordinance and will not have an undue impact on the public health or safety or welfare.

The patio is cordoned off by a fence that controls egress and ingress to the area per code.

The patio pergola will not have walls and will be constructed of modern, aesthetically pleasing, eco-friendly black aluminum posts and white, adjustable louvers.

As the site plan shows, the patio runs parallel with Shady Oak road and to the West of Shady Oak Road, there is a wooded hill area that buffers any residential area, except for the new townhome development located further North on Shady Oak Road.

**BUILDING PERMIT SURVEY
SCOREBOARD BAR AND GRILL**

PROPERTY ADDRESS:

5765 Sanibel Drive, Minnetonka, Minnesota, 55343.

LEGAL DESCRIPTION:

Lot 2, Block 1, BEACHSIDE TWO 4TH ADDITION, Hennepin County, Minnesota.
Subject to Highway

CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated: January 16, 2024
Revised: May 14, 2024

Anderson Engineering of Minnesota, LLC

by: Nicholas Hillmer
Nicholas Hillmer
Minnesota License No. 45774

SURVEY NOTES:

- The purpose of the revised survey is to show the proposed location of the patio pergola.
- The horizontal datum and bearings are based on the Hennepin County Coordinate System NAD83(2011).
- The vertical datum is NAVD 88. The site benchmark is the top nut hydrant located along the southerly portion of survey area (depicted hereon). Elevation = 958.88 feet.
- The area of the property described hereon is 92,613 square feet or 2.1261 acres.
- The location and extent of underground utilities, if shown, are based upon above ground evidence and Gopher State One Call markings per ticket number 232962329. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.
- The field work was completed in December, 2023.
- This survey does not purport to depict the entire boundary or all site improvements.
- According to the City of Minnetonka, the subject property is zoned R-3 PURD (Low or Medium Density Residential District) and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

BUILDING SETBACKS:

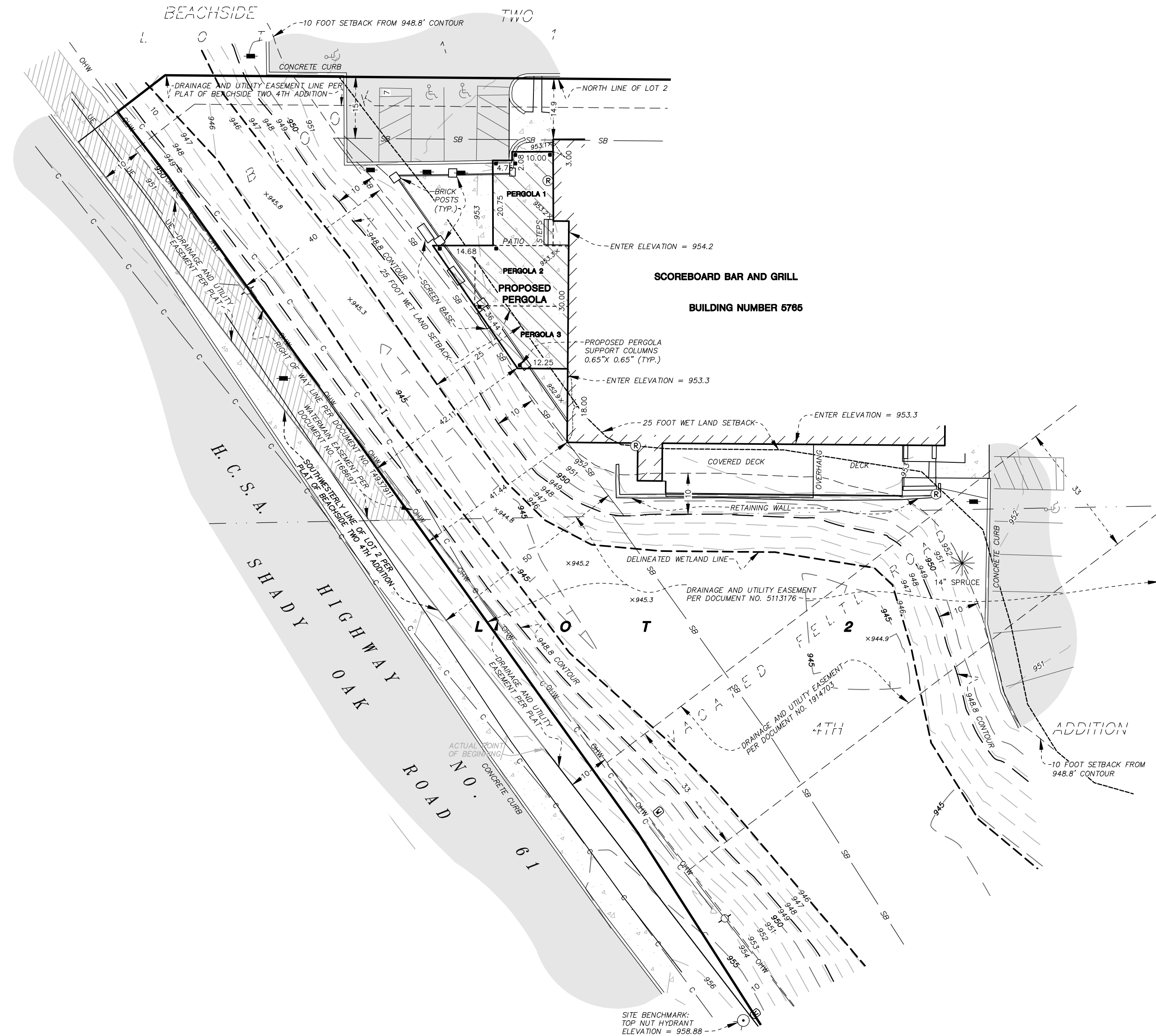
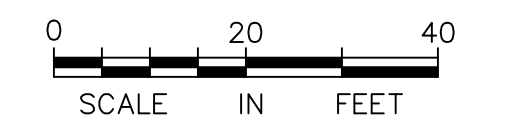
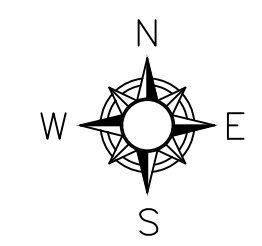
Front = 35 feet
Side = 15 feet
Rear = 40 feet
948.8 Contour = 10 feet

Per R-3 PURD dated 1979

25' East
50' West (Shady Oak Road)
37' North (Eleventh Street)
25' Internal Public Roads
20' V Internal Townhouse Roadways

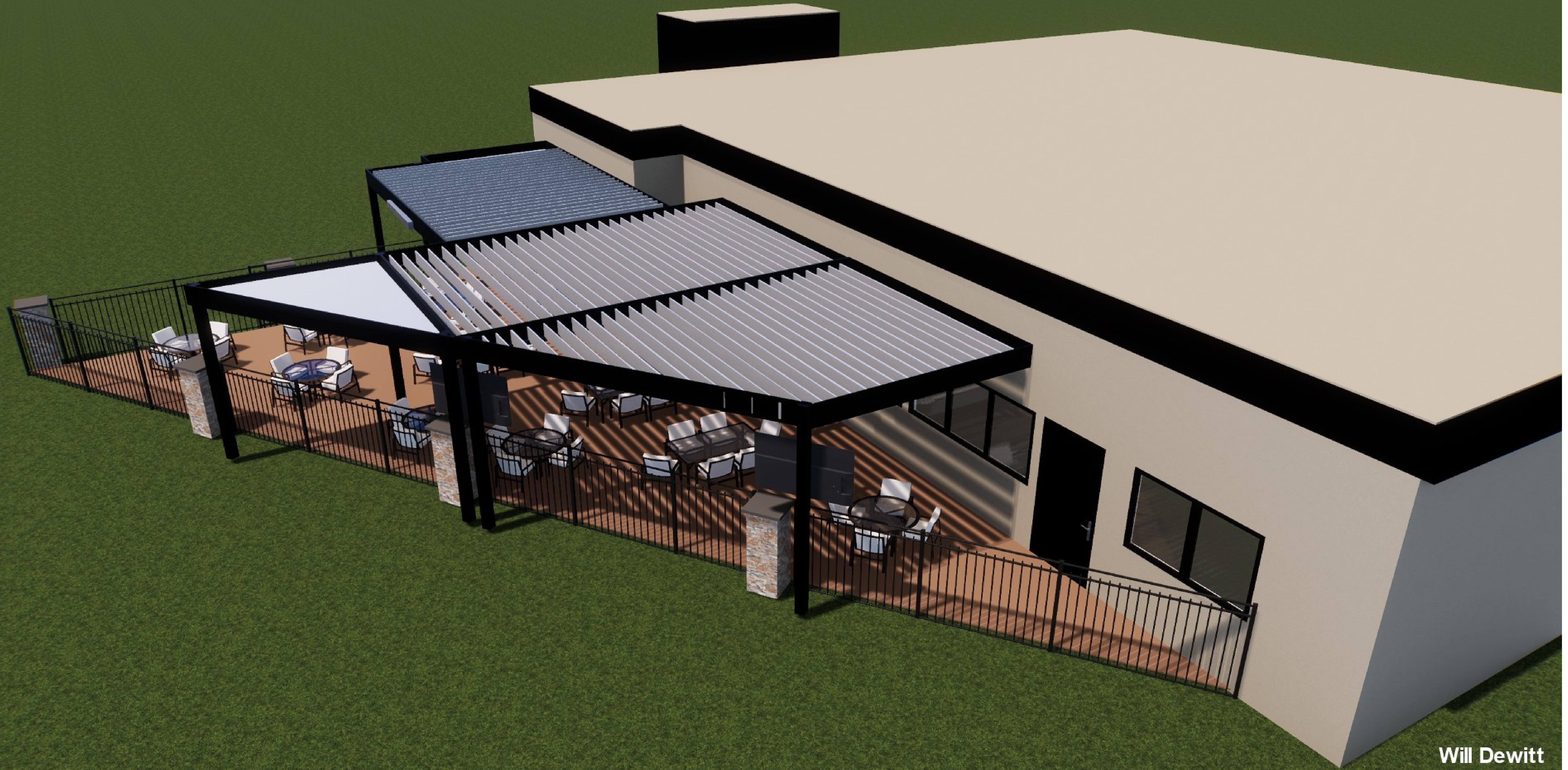
LEGEND

- HYDRANT
- IRRIGATION CONTROL VALVE
- POWER POLE
- POWER POLE ANCHOR
- ROOF DRAIN
- WATER VALVE
- FENCE
- OVERHEAD WIRES
- BUILDING SETBACK LINE
- TELEPHONE
- UNDERGROUND ELECTRIC
- BITUMINOUS SURFACE
- CONCRETE SURFACE



Rendering No. 1

artistic conception

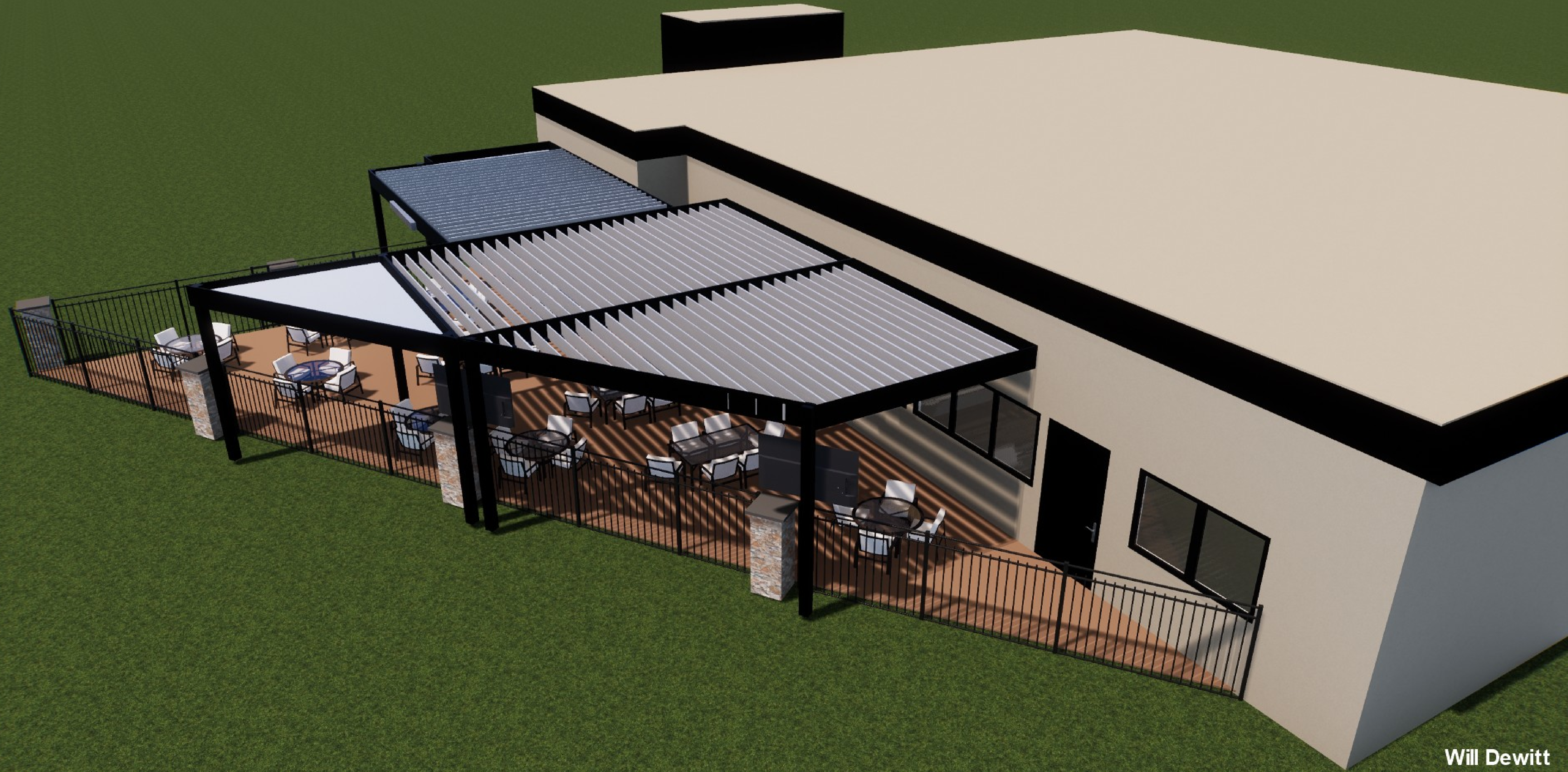


Will Dewitt

Ann Kennings

Rendering No. 2

artistic conception



Will Dewitt

Ann Kennings

Rendering No. 3

artistic conception

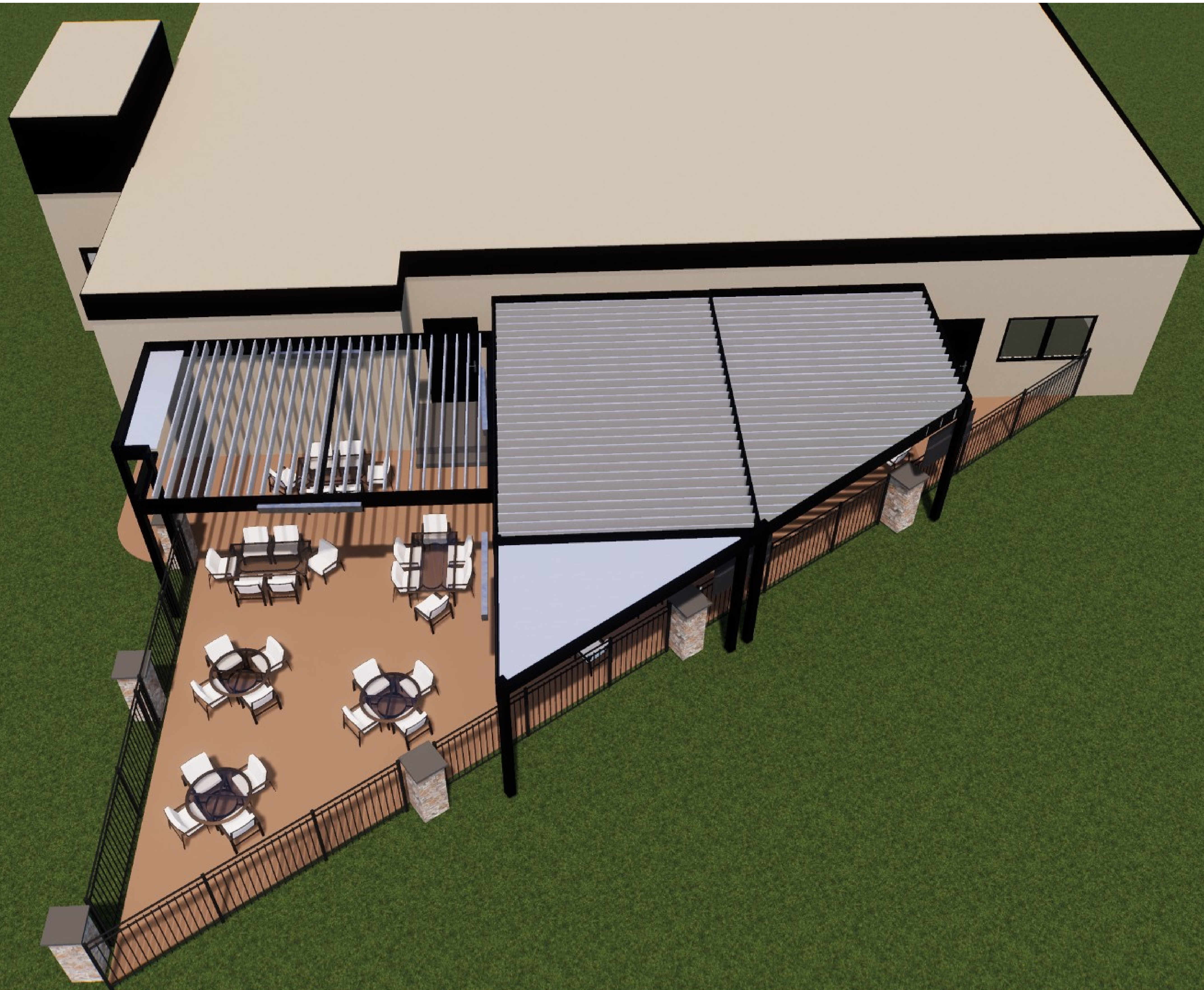


Will Dewitt

Ann Kennings

Rendering No. 4

artistic conception



Will Dewitt

Ann Kennings