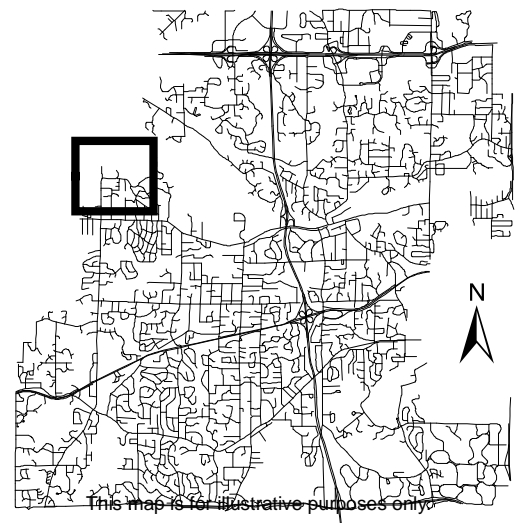




**Location Map**

Project: Johnson Residence  
Address: 17310 Co Rd 101



## STATEMENT

The requested variance encompasses the following:

The existing garage does not meet the present City code and does not have a back out garage turn area to allow the vehicle to enter the street forward. Therefore, we are moving the garage back and making it 24' wide to comply with current City Code.

A second story bedroom will be part of the expansion. The interior of the existing house will be remodeled by eliminating the existing stairway. This elimination of the existing stairway is the reason to add a new stairway to the upstairs bedrooms.

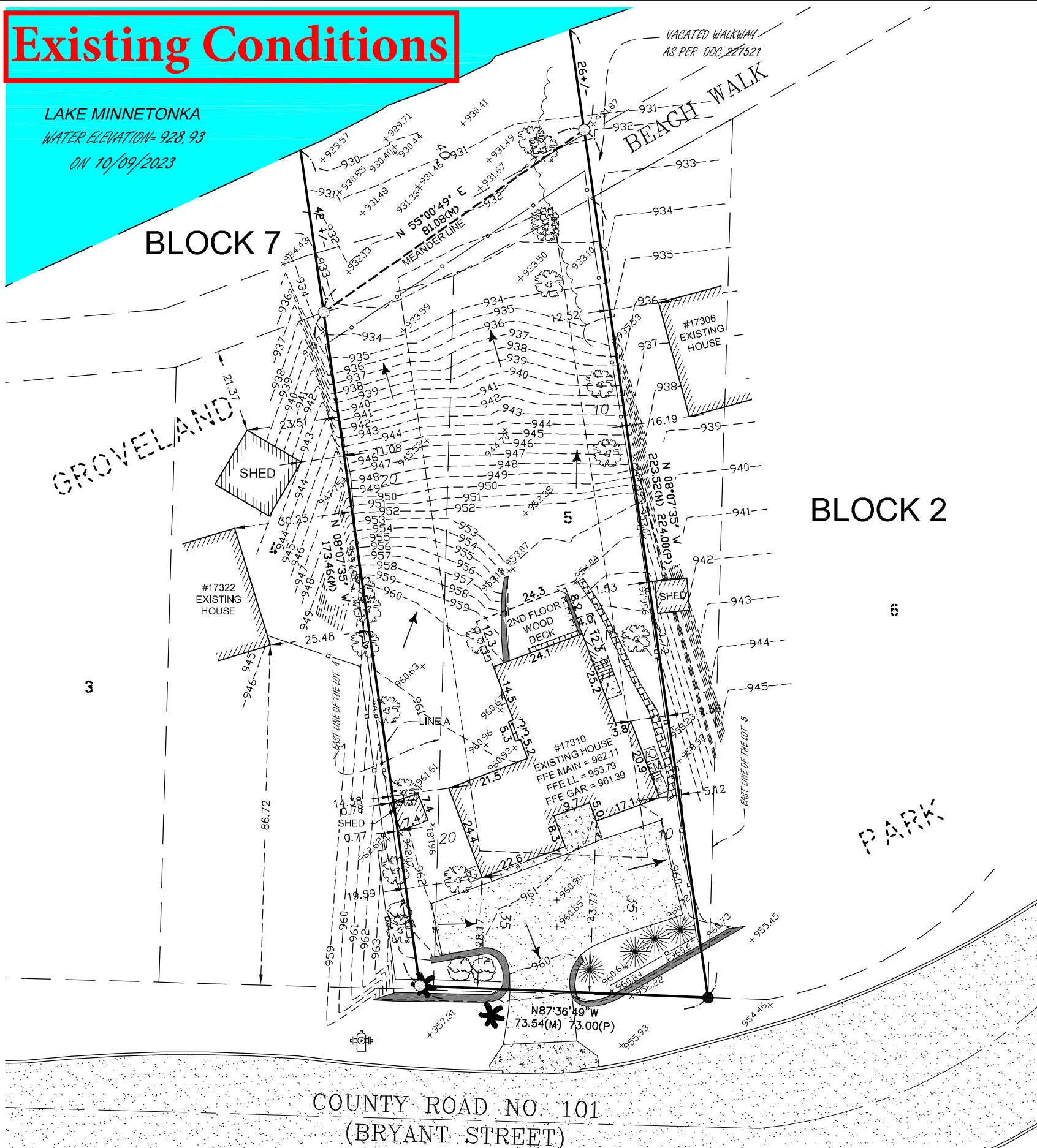
The following is a list of items regarding this expansion.

1. The existing garage has a west corner that is 14.3' side setback. To meet the City Code for 24' wide garage, the requested setback is 10'. The reasoning for the garage to be set back on the property is to allow an adequate turn around out of the garage when cars are parked on the east side. This turn around allows exiting the property in a safer manner.
2. The 16' living room addition is in line with the existing wall of the residence and does not pose any problems with existing slope. In fact, the west corner is 24' from the edge of the slope. The addition is 16' to coincide with the 14.3' side setback at the existing garage corner. Also note, the setbacks are to corners, not the entire wall.
3. There are no elevation changes to any of the existing property, including the existing bluffs.
4. The tree count is near 40 trees, with the removal of 8 trees. Removal of 4 of those trees is to provide a safer visual exit from the property.
5. The small addition on the east side is well within the 10' side setback. It is just for a stairway.
6. The total addition to the property is 476 square feet: 96 sq. ft. stairs, 140 sq. ft. garage and 240 sq. ft. living room.

Architect Steve Erban

# Existing Conditions

LAKE MINNETONKA  
WATER ELEVATION= 928.93  
ON 10/09/2023

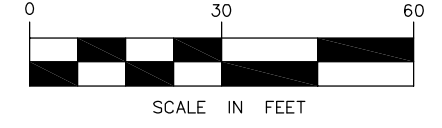
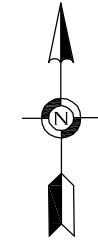


# CERTIFICATE OF SURVEY

-for-

## CHRISTINE JOHNSON

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
Twin Cities Area 651-454-0002  
MN. Toll Free 1-800-252-1166



### LEGAL DESCRIPTION

That part of Lot 4, Block 2 and of Lot 4, Block 7 lying Easterly of the following line and its extension; commencing at a point in south line of Lot 4, Block 2 distance 3.00 feet westerly from southeast corner thereof; thence northerly to a point in northerly line of said Lot 4, Block 2 distance 35.00 feet southwesterly from northeasterly corner thereof; said line being hereinafter referred to as line A.  
Also that part of Lot 5, Block 2 and of Lot 5, Block 7 lying Westerly of a line commencing at southeasterly corner of Lot 5, Block 2 and running parallel with a foresaid line A and its extension thereof to the northerly line of Lot 5, Block 7, GROVELAND PARK, Hennepin County, Minnesota, according to the recorded plat thereof.

### BUILDING SETBACKS

ZONING: R1 = SINGLE-FAMILY DISTRICT  
HOUSE: FRONT = 35 FT  
SIDE = AGGREGATE 30 FT MINIMUM  
10 FT ON ANY ONE SIDE  
REAR = 20% OF LOT DEPTH OR  
40 FT, WHICHEVER IS LESS

### REFERENCE BENCHMARK

ELEVATION = 993.70 (NGVD 29) MNDOT  
DISK "ROGER".

### EXISTING HARDCOVER

EXISTING HOUSE	1,679 SQ. FT.
EXISTING SHED	53 SQ. FT.
EXISTING BRICK PAVER	246 SQ. FT.
EXISTING CONC. SURFACE	292 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,485 SQ. FT.
TOTAL IMPERVIOUS AREA	3,755 SQ. FT.
TOTAL LOT AREA	16,844 SQ. FT.
EXISTING HARDCOVER	22.3%

### NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND DIMENSIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

### LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- - - DENOTES WATER LINE
- - - DENOTES MEANDER LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- 999 - DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES WATER SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES BRICK PAVER SURFACE
- DENOTES TREE LINE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES BUSH
- ★ DENOTES SHRUB
- DENOTES WOOD FENCE
- DENOTES CHAINLINK FENCE
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- G DENOTES GAS METER
- EM DENOTES ELECTRIC METER
- AC DENOTES AIR CONDITIONER
- ⊕ DENOTES FIRE HYDRANT
- ← DENOTES DRAINAGE FLOW

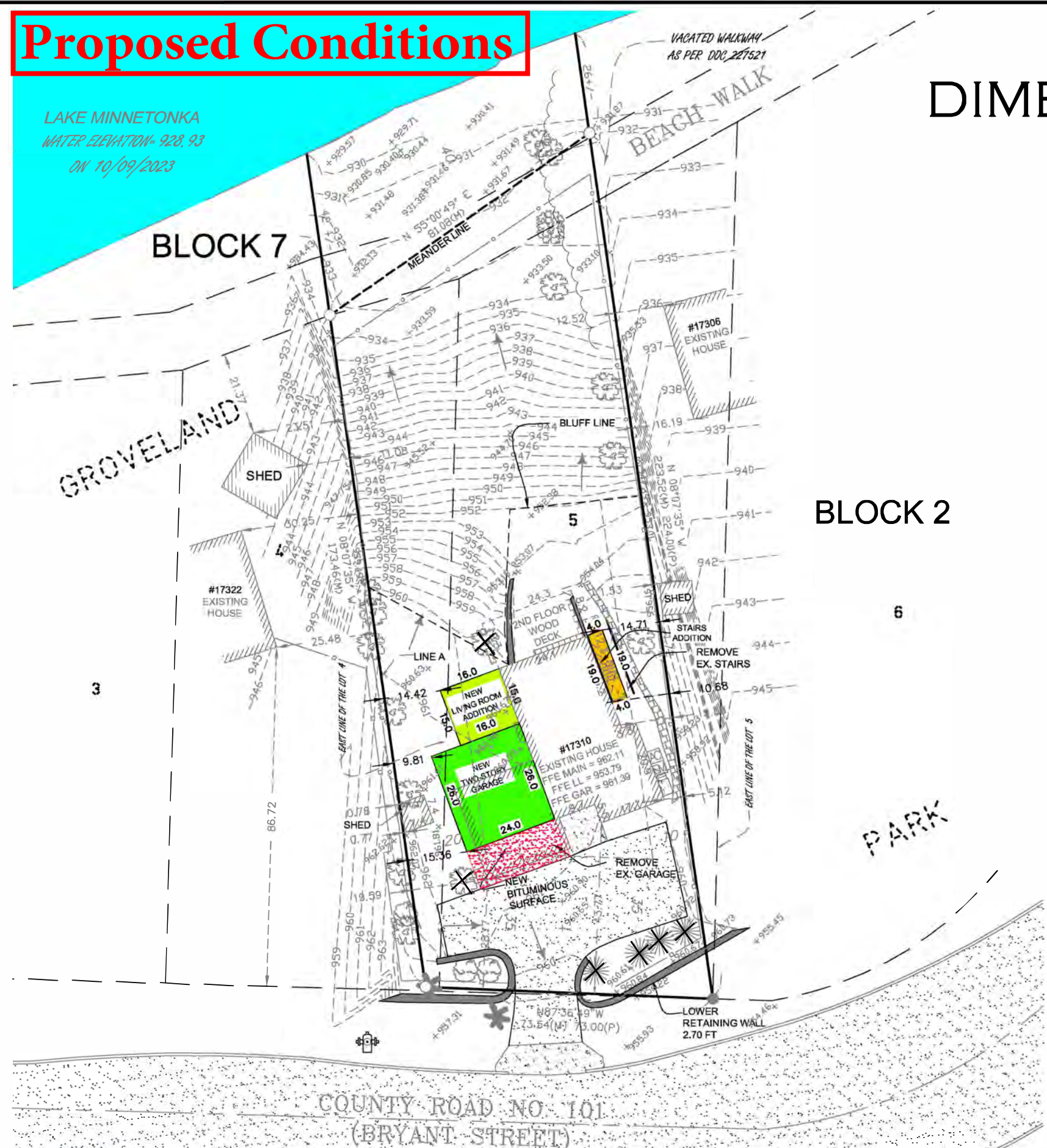
NO.	DATE	DESCRIPTION	BY

# Proposed Conditions

# SITE AND DIMENSION PLAN

Call 48 Hours before digging  
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 MN. Toll Free 1-800-252-1166

LAKE MINNETONKA  
 WATER ELEVATION- 928.93  
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**REFERENCE BENCHMARK**  
 ELEVATION = 993.70 (NGVD 29) MNDOT  
 DISK "ROGER".

**HARDCOVER**

EXISTING HOUSE	1,103 SQ. FT.
NEW LIVING ROOM ADDITION	240 SQ. FT.
NEW TWO STORY GARAGE	624 SQ. FT.
NEW STAIRS ADDITION	76 SQ. FT.
NEW BITUMINOUS SURFACE	244 SQ. FT.
EXISTING SHED	53 SQ. FT.
EXISTING BRICK PAVER	216 SQ. FT.
EXISTING CONC. SURFACE	252 SQ. FT.
EXISTING BITUMINOUS SURFACE	1,485 SQ. FT.
TOTAL IMPERVIOUS AREA	4,293 SQ. FT.
TOTAL LOT AREA	16,844 SQ. FT.
HARDCOVER	25.5%

**PROPOSED LEGEND**

	DENOTES LIVING ROOM ADDITION
	DENOTES NEW TWO STORY GARAGE
	DENOTES STAIRS ADDITION
	DENOTES BITUMINOUS SURFACE
	DENOTES CONIFEROUS TREE TO BE REMOVED
	DENOTES DECIDUOUS TREE TO BE REMOVED

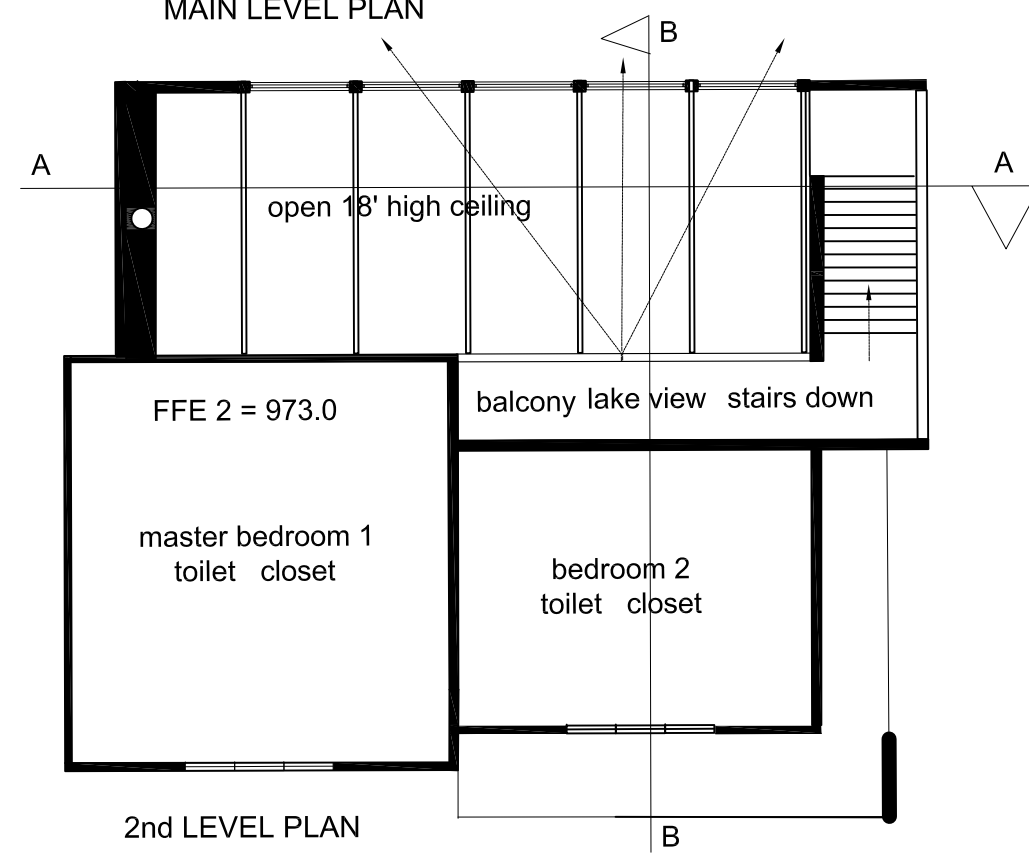
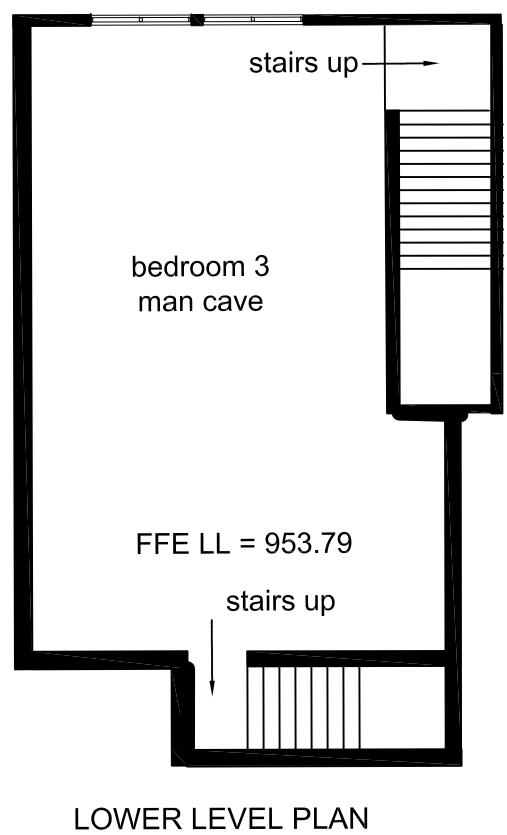
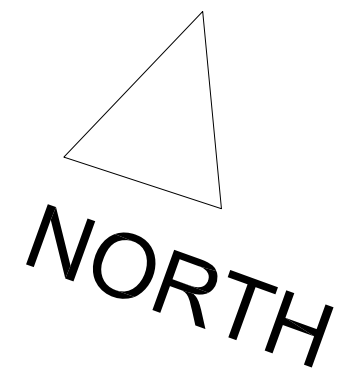
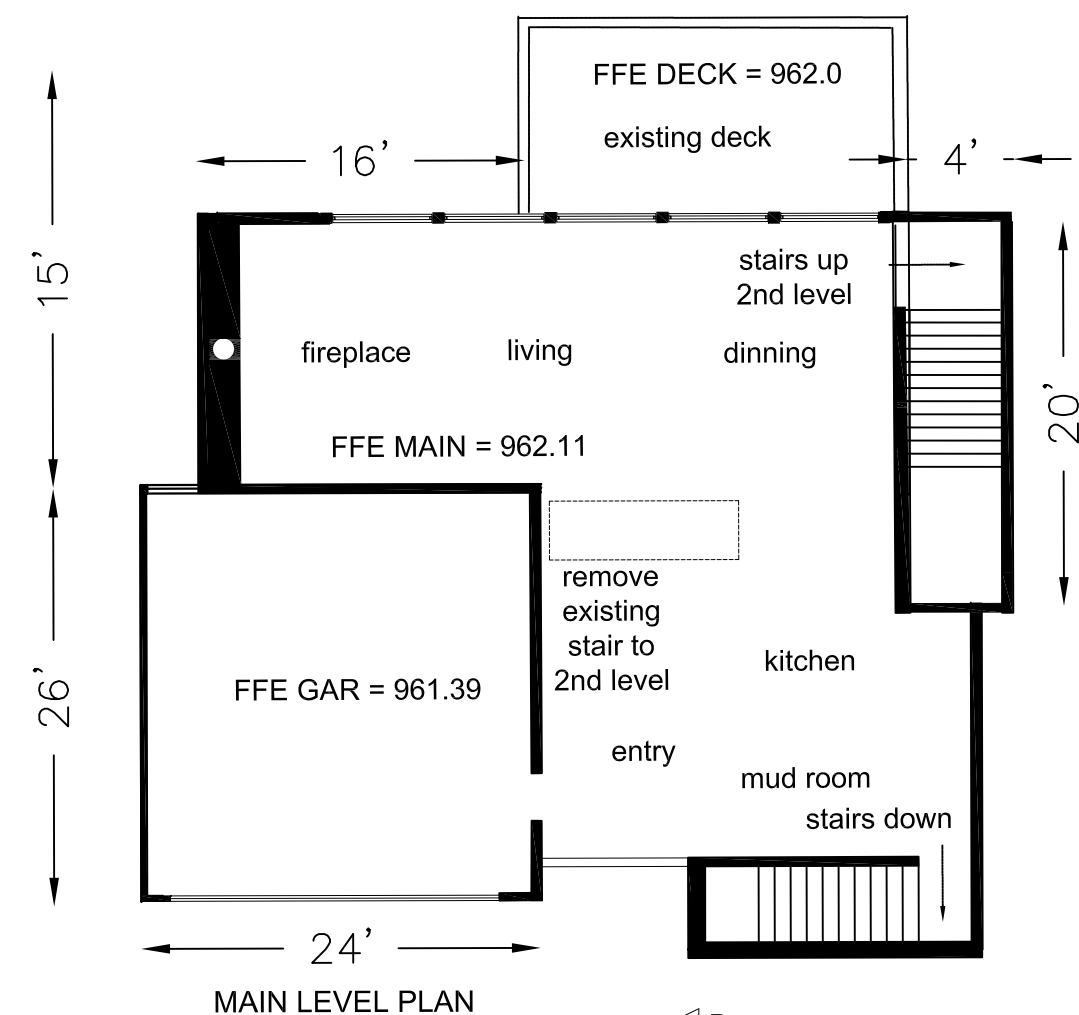
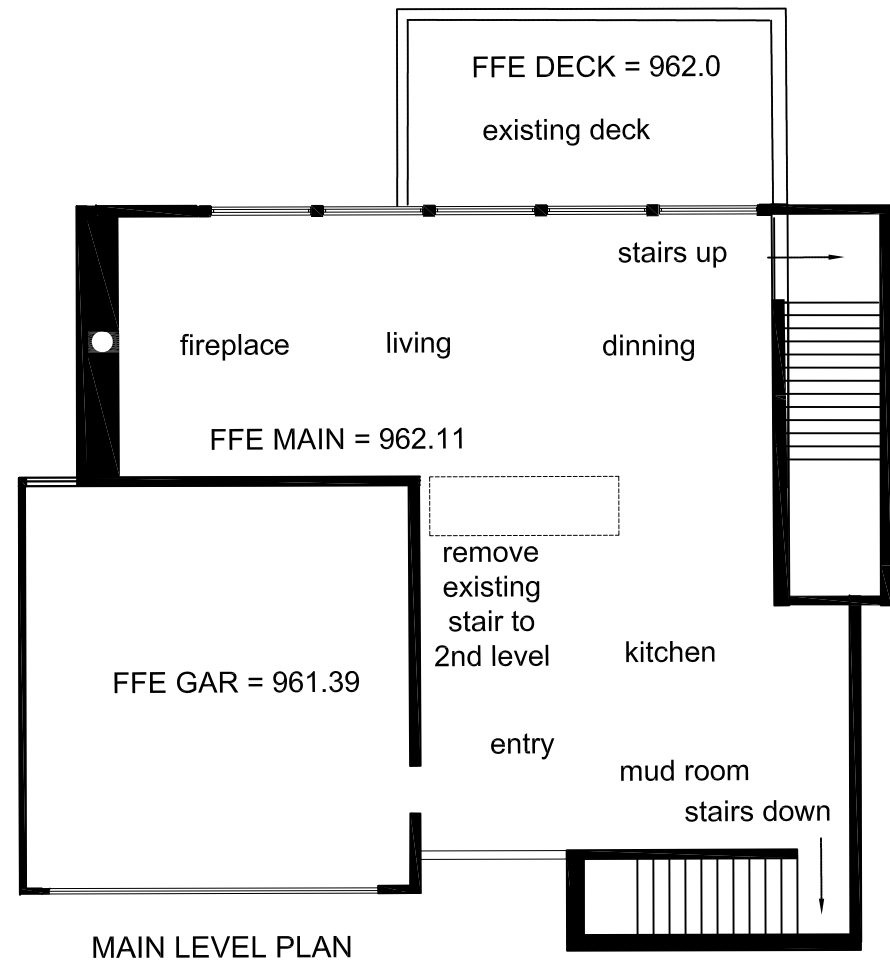
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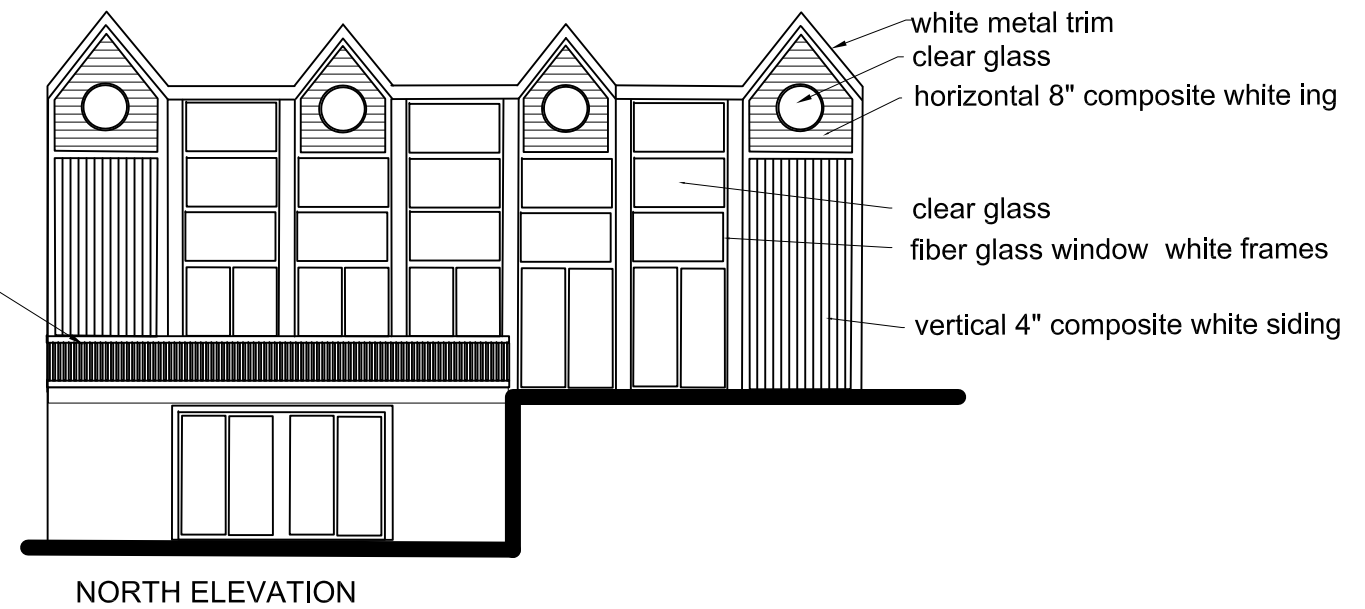
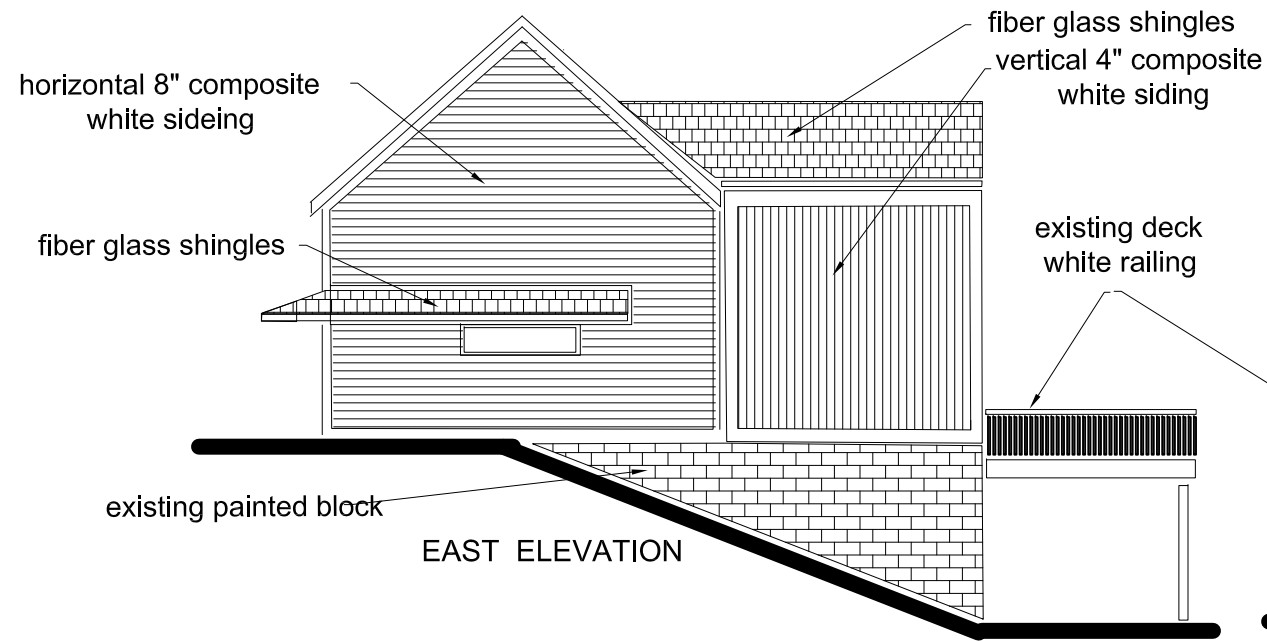
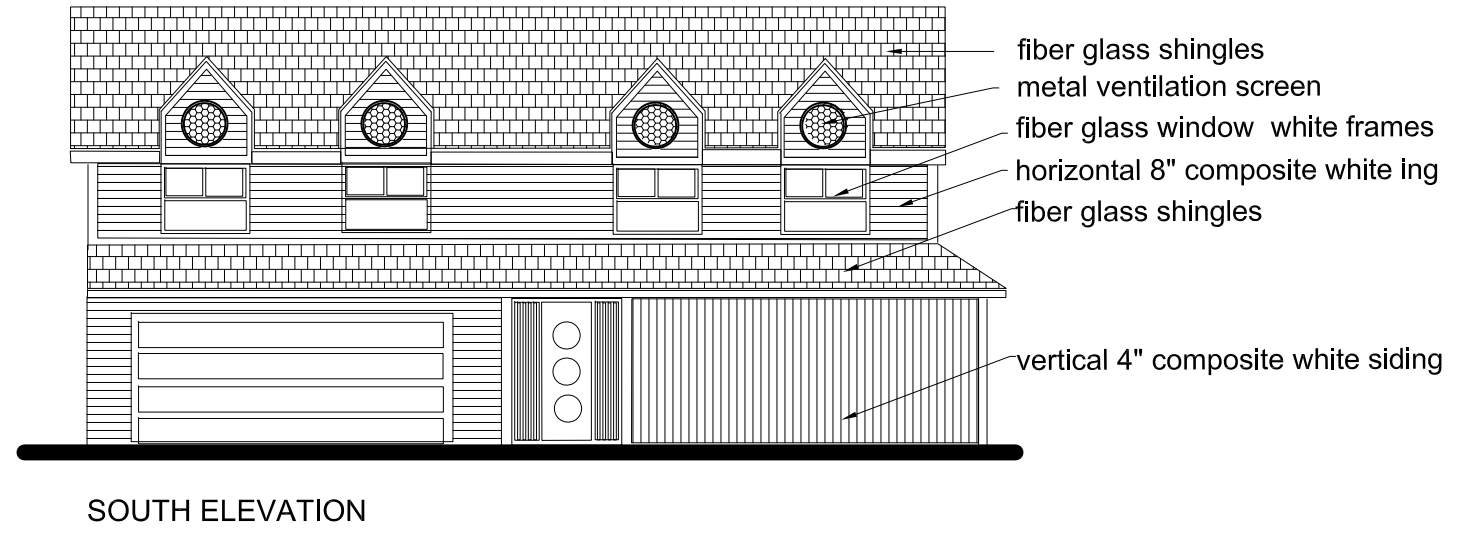
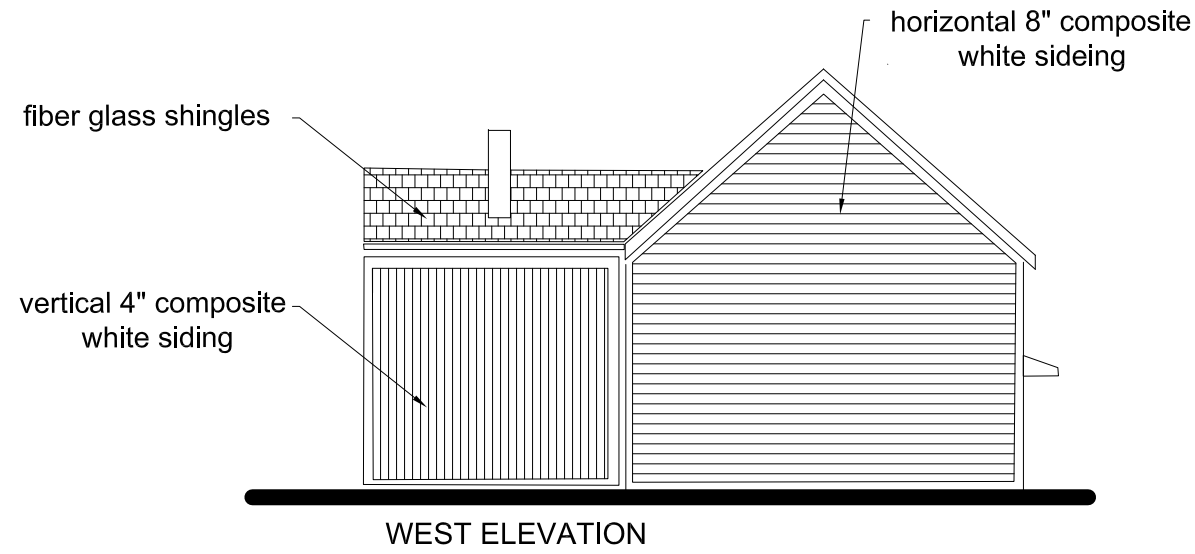
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	DENOTES FIRE HYDRANT
	DENOTES DRAINAGE FLOW

NO.	DATE	DESCRIPTION	BY



17310 COUNTY ROAD 101 MINNETONKA, MINNESOTA  
 OUT OF THE BOX ARCHITECTURE STILLWATER, MINNESOTA 612 801 7141



17310 COUNTY ROAD 101 MINNETONKA, MINNESOTA  
 OUT OF THE BOX ARCHITECTURE STILLWATER, MINNESOTA 612 801 7141





ADD ONE MORE TREE  
WITH WATER BOTH SIDES



