

Printed By: Wendy Biel

Date: Mon, Apr 6 2009 02:53 PM

From: "Vince T. Vander Top" <vvandertop@wenck.com> **To:** Annie Rexine <arexine@nacplanning.com>, Phil Kern <pkern@delano.mn.us>

Subject: RE: Delano: Graunke Garage Variance - REVISED **Cc:** Marlene Kittock <mkittock@delano.mn.us>, Wendy Biel <wbiel@delano.mn.us>, "Mark J. Johr

I reviewed the property and the proposed application this afternoon. I agree with the findings and recommendation in Ann's report. A variance could be justified based on the topography of the property and the location of the house and driveway.

I will not issue a memo for this application or the PC packet. The following comments could be shared verbally by Al with the commission if required.

I agree with the proposed conditions in Ann's report. Drainage from the south side of the proposed garage should be directed via gutter and downspout to the rear (west side) of the proposed garage. Grading between the garages should be coordinated between the two property owners. It may be beneficial for fill to be placed between the two garage foundations.

We would not anticipate damage to the neighbor's garage, but given the proximity we recommend that the applicant document the condition of the garage and foundation prior to construction. Any damage caused to the adjacent garage during construction would be the responsibility of the applicant.

We are not aware of any easements along the property line. The requested variance would not impact any easements based on this understanding.

Vince

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From: Annie Rexine [mailto:arexine@nacplanning.com]
Sent: Thursday, April 02, 2009 10:01 AM
To: 'Phil Kern'
Cc: 'Marlene Kittock'; 'Wendy Biel'; Vince T. Vander Top; 'Mark J. Johnson'; 'Alan R. Brixius'
Subject: RE: Delano: Graunke Garage Variance - REVISED

Revised, per Marlene's comments regarding revised variance hardship criteria citations. Good catch Marlene, thanks!

Annie Rexine

Northwest Associated Consultants, Inc.