

**CITY OF ST. PAUL PARK
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

RESOLUTION NO. 1637

**RESOLUTION APPROVING A VARIANCE & CONDITIONAL USE PERMIT FOR
GORDON NESVIG AT 8590 GREY CLOUD ISLAND DRIVE TO**

WHEREAS, Gordon Nesvig (the “Applicant”) has made a request to the City of St. Paul Park (the “City”) to divide property with variances and a conditional use permit at 8590 Grey Cloud Island Drive (the “Property”); and

WHEREAS, the Applicant was granted approval in Resolution No. 1636 to divide a 20 acre parcel into lots approximately 15 and 5 acres in size to create a second buildable parcel on septic and well for an additional single family residence; and

WHEREAS, the Applicant is seeking to place a single family house on the northern parcel that requires approval of a conditional use permit and variance as stated below; and

WHEREAS, the Applicant is seeking a variance from Section 74-219 (c) (2) regarding the maximum allowable garage size as the Applicant is seeking to have garage space approximately 2,800 square feet in area when the maximum allowed is 1,024 square feet; and

WHEREAS, the Applicant is seeking a conditional use permit pursuant to Section 74-219 (c) (1) regarding having two garages; and

WHEREAS, the Property is legally described on Exhibit A; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on October 12, 2020 which was continued to November 9, 2020 and February 8, 2021; and

WHEREAS, the City Council has considered the requests and makes the following findings of fact:

1. The proposed variance meets the City’s variance review criteria.
2. The proposed conditional use is consistent with the City’s conditional use permit review criteria.
3. The property is rural in nature and therefore this use is reasonable and will not negatively impact neighboring properties.
4. As currently situated, the proposed construction will not be out of character with the vicinity.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Paul Park approves the variance and conditional use permit to allow two garages totaling approximately 2,800 square feet in area with the following conditions:

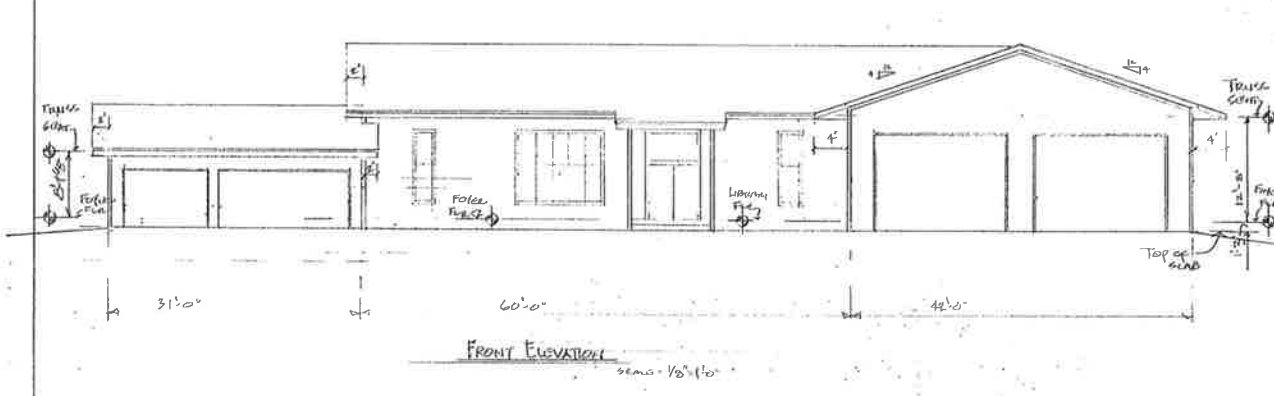
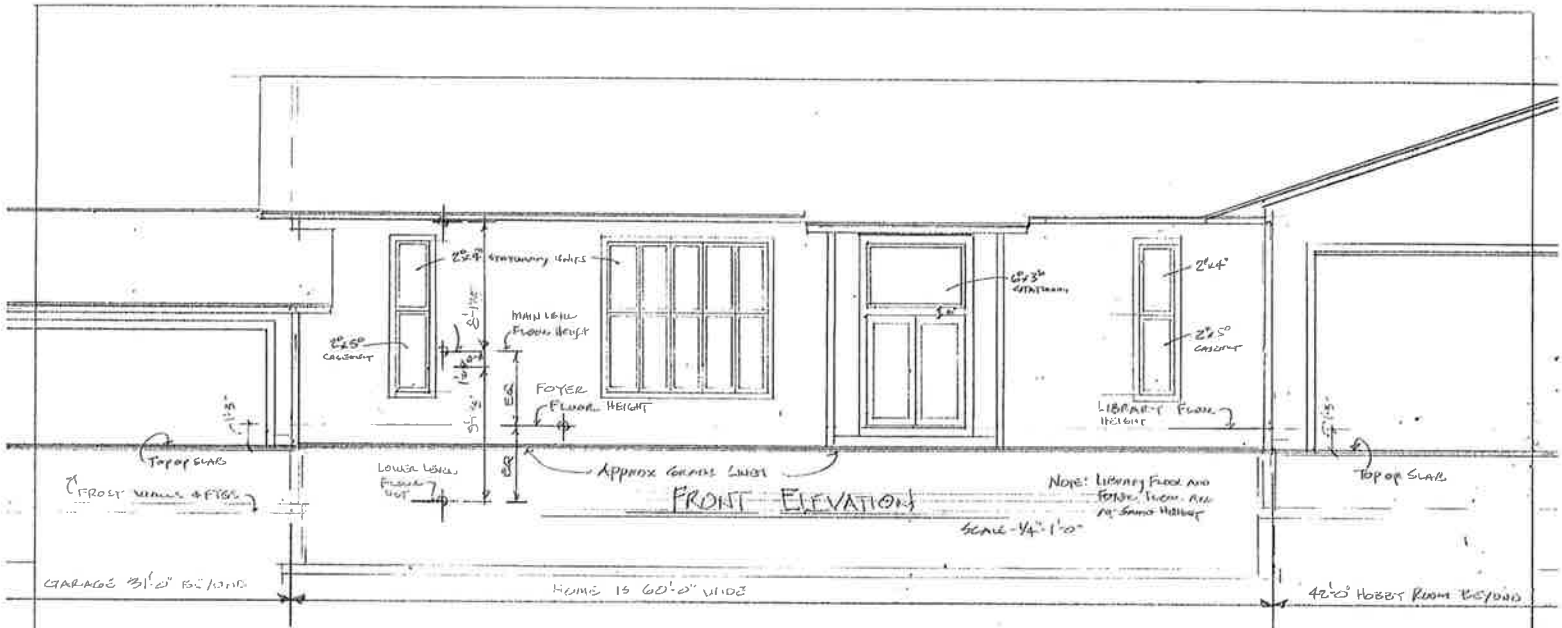
EXHIBIT A – LEGAL DESCRIPTION

All that part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 27 North, Range 22 West, Washington County, Minnesota lying northerly, northwesterly and westerly of the following described LINE A.

LINE A:

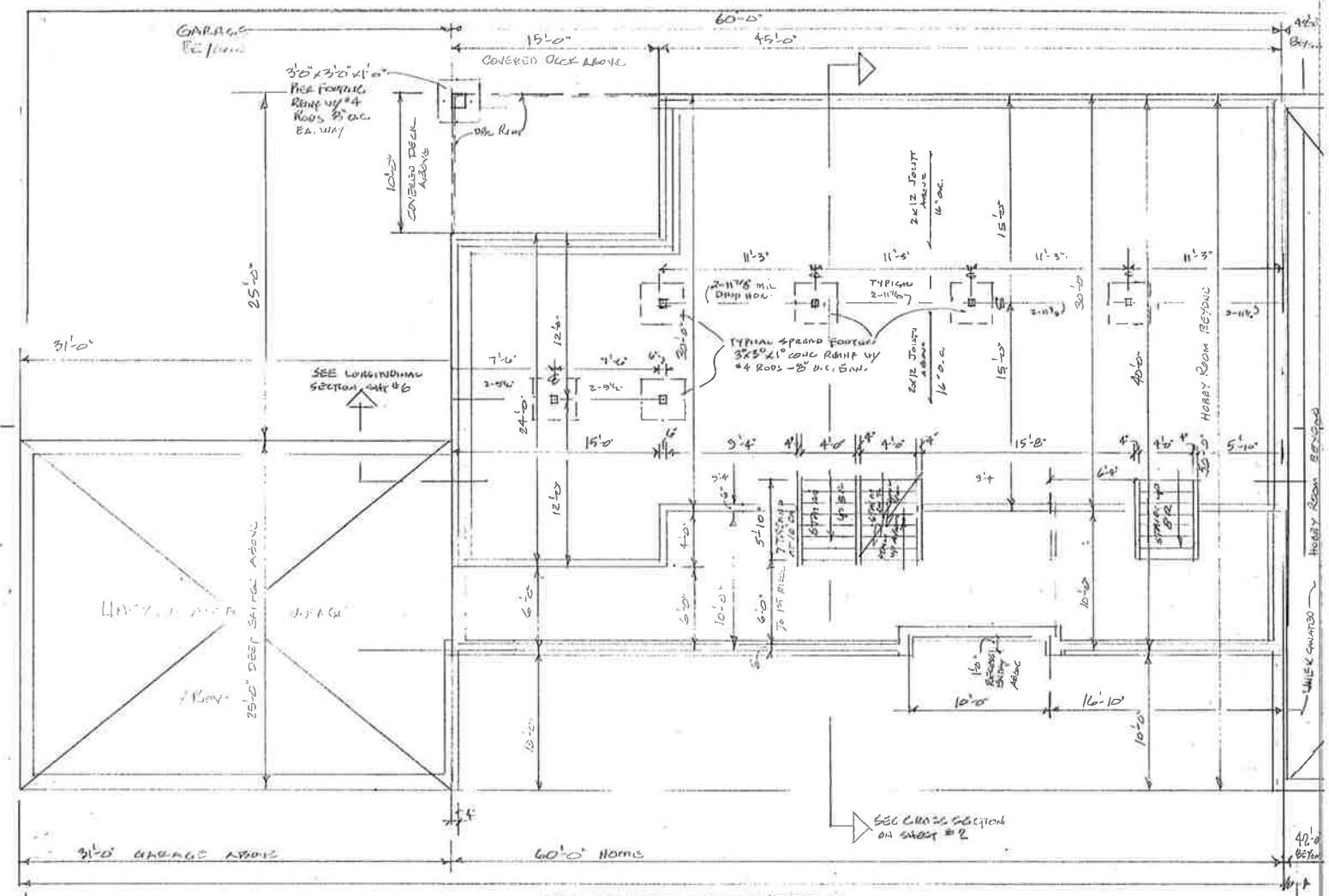
Commencing at the northwest corner of said Section 24; thence South 00 degrees 20 minutes 18 seconds East, bearings are based on the Washington County Coordinate System, NAD 83 1986 adjustment, along the west line of said Northwest Quarter of the Northwest Quarter a distance of 340.00 feet to the point of beginning of said LINE A; thence South 89 degrees 29 minutes 12 seconds East a distance of 500.00 feet; thence North 50 degrees 07 minutes 49 seconds East a distance of 447.54 feet; thence North 00 degrees 30 minutes 48 seconds East a distance of 50.00 feet, more or less, to its intersection with the north line of said Northwest Quarter of the Northwest Quarter and said LINE A there terminating.

This parcel contains 5.448 acres, more or less, and is subject to all easements, restrictions and covenants of record.



- SHEET INDEX**
- 1) FRONT ELEVATION 1/8" scale
FRONT ELEVATION = 1/8" scale
SHEET INDEX
 - 2) BUILDING CROSS SECTION 1/8" scale
WALL SECTION - TYPICAL
HOBBIT ROOM FLOOR PLAN 1/8" scale
NOTES
 - 3) LOWER LEVEL FLOOR PLAN 1/8" scale
NOTES
 - 4) MAIN LEVEL FLOOR PLAN 1/8" scale
NOTES
 - 5) MAIN LEVEL FLOOR PLAN 1/8" scale
NOTES
 - 6) LONGITUDINAL SECTION 1/8" scale
NOTES

HOME FOR: R. GORDON NESVIG, 8590 GREY CLOUD ISLAND DRIVE, ST. PAUL PARK, MINNESOTA	DESIGN BY: GORDON NESVIG, 631-952-1000 DRAWN BY: KEN THIBER, DESIGN GROUP, INC. 651-559-7845	DATE: JULY 28, 2020 REV: AUGUST 4, 2020	SHEET NO. 1 of 6
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LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

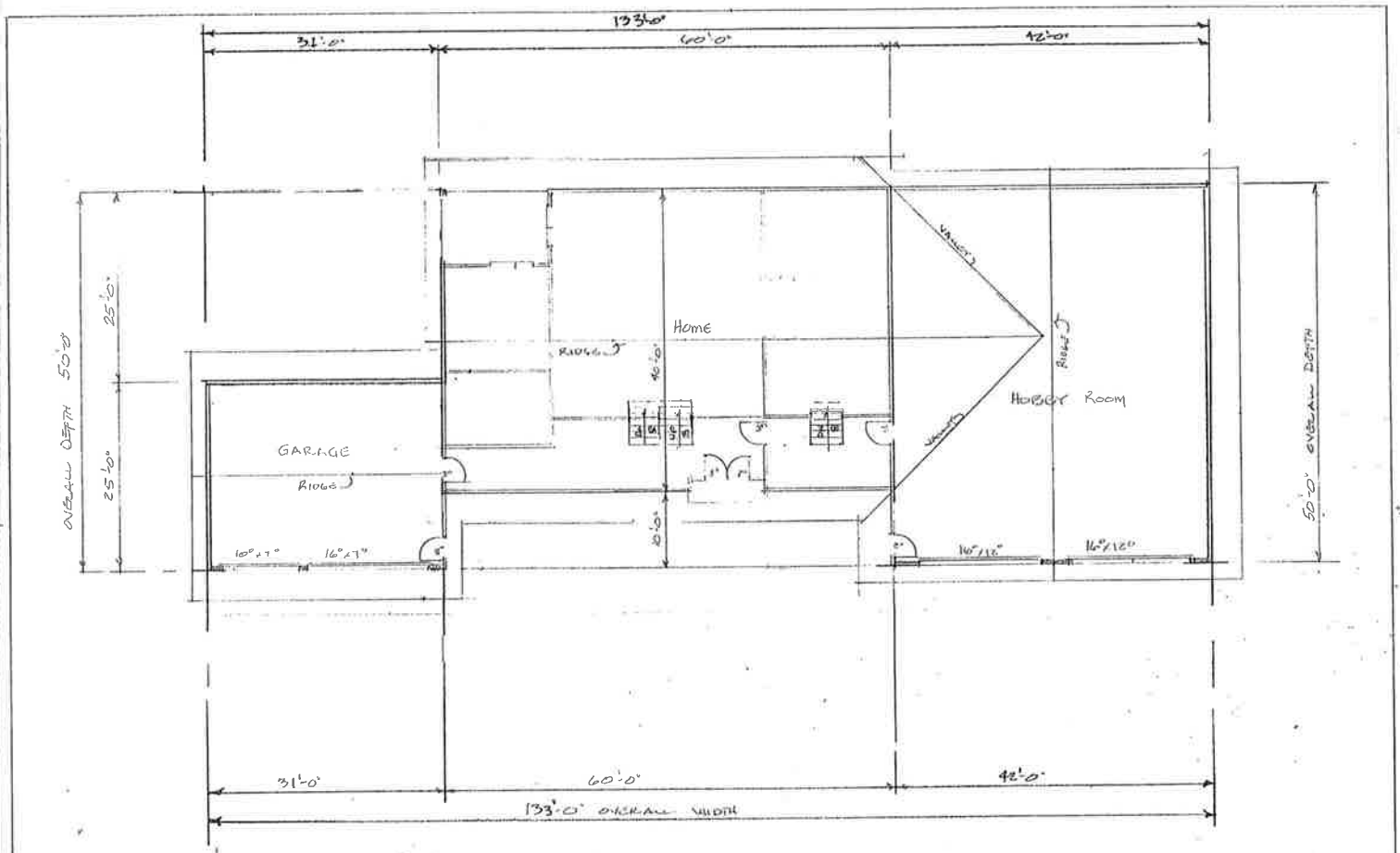
HOME FOR: R. GORDON NESWIG

8590 GREY CLOUD ISLAND DRIVE
ST. PAUL, MINN., 55120

DESIGN BY: GORDON NESWIG - 651-459-7000
DRAWN BY: KEIL HUBER DESIGN GROUP INC. 651-459-7545

DATE: JULY 28, 2020
REV. AUG. 6, 2020

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MAIN LEVEL PLAN

SCALE = 1/8" = 1'-0"

HOME FOR: R. GORDON NESVIG

8550 GREY CLOUD ISLAND DRIVE,
ST. PAUL, PAUL, MINN. 55124

DESIGN BY: EBBERDENT DESIGN - 651-459-7000
DRAWN BY: BEN HUBBARD DESIGN GROUP INC 651-459-7545

DATE: JULY, 28, 2020
REV. AUG 6, 2020

SHEET NO
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