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April 2, 2019

Mr. Ben Thone  
1136 Sunset Bay  
Woodbury, MN 55125

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING.

  
SHANN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD"

### **LOT DIVISION APPROVAL FOR 2657 GERANIUM AVENUE**

The city has approved your lot division request to subdivide the 1.61 acre lot at 2657 Geranium Avenue in Maplewood, MN. The subdivision will create three single family lots with access onto Geranium Avenue. Parcel A will contain the existing single family home, and Parcels B and C will be developed with new single family homes (approved survey dated November 16, 2018 enclosed). The lots will have the following dimensions:

- Parcel A (Existing Home): 75 feet in width at the building setback and 18,918 square feet in area. Existing home will meet the minimum setback requirements to the lot lines.
- Parcel B (Vacant Lot): 75 feet in width at the building setback and 17,625 square feet in area.
- Parcel C (Vacant Lot): 143.66 feet in width and 31,551 square feet in area.

There is a Manage C wetland located on the northeast corner of 2657 Geranium Avenue. City Code requires a 50 foot buffer be maintained around a Manage C wetland. No mowing, cutting, grading, or building is allowed within the buffer.

Grading for the new single family home on Parcel C will come to within 30 feet of the Manage C wetland, which requires a 30-foot wetland buffer variance. The Maplewood City Council approved the wetland buffer variance on March 25, 2019 (resolution of approval enclosed).

The new single family home on Parcel C will be constructed 10 feet closer to the road than City code allows. City staff approved the reduced front yard setback authorization as part of the lot division, allowing the home on Parcel C to come within 20 feet of the front property line.

Approval of this lot division is subject to the following conditions:

1. Comply with all conditions outlined in the enclosed March 25, 2019, Resolution of Approval of a Wetland Buffer Variance.
2. Comply with all conditions outlined in the enclosed April 1, 2019, Engineering Plan Review.

City of Maplewood  
Community Development Department  
1902 County Road B East  
Maplewood, MN 55109

Office 651-249-2300  
Fax 651-249-2309  
[www.maplewoodmn.gov](http://www.maplewoodmn.gov)

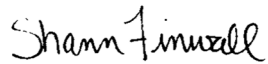


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This lot division approval is valid for one year according to city ordinance. After one year, the lot division application process must be repeated. You may appeal any of these conditions to the city council by writing me within ten days of the date of this letter. Your letter should state what you are appealing and why.

Please call me at 651-249-2304 if you have any questions. You may also email me at [shann.finwall@maplewoodmn.gov](mailto:shann.finwall@maplewoodmn.gov).

Sincerely,



**Shann Finwall, AICP, Environmental Planner**

Enclosures:

1. Location Map
2. November 16, 2018, Survey
3. March 25, 2019, Resolution of Approval of a Wetland Buffer Variance
4. April 1, 2019, Engineering Plan Review

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## VARIANCE RESOLUTION

WHEREAS, Ben Thone applied for a variance from the wetland ordinance.

WHEREAS, this variance applies to the property located at 2657 Geranium Avenue, Maplewood, MN. The property identification number prior to subdivision is 25-29-22-11-0018. The legal description prior to subdivision is Lots 17 through Lot 19, Block 6, Midvale Acres No. 2. The legal description after subdivision is that part of Lots 17, 18 and 19, Block 6, Midvale Acres No. 2, Ramsey County, Minnesota lying East of the West 150.00 feet thereof.

WHEREAS, Section 12-310 of the City's ordinances (Wetlands and Streams) requires a 50 foot wetland buffer adjacent to a Manage C wetland.

WHEREAS, the applicant is proposing to construct a new single family home on the new lot. Grading for the new home will come within 30 feet of the Manage C wetland, requiring a 20 foot wetland buffer variance.

WHEREAS, the history of this variance is as follows:

1. On January 23, 2019, the Environmental and Natural Resources Commission reviewed the wetland buffer variance and mitigation strategies and recommended approval of the wetland buffer variance to the City Council.
2. On March 19, 2019, the Planning Commission held a public hearing to review this proposal. City staff published a notice in the paper and sent notices to the surrounding property owners as required by law. The Planning Commission gave everyone at the hearing a chance to speak and present written statements. The Planning Commission recommended approval of the wetland buffer variance to the City Council.
3. The City Council held a public meeting on March 25, 2019, to review this proposal. The City Council considered the report and recommendations of the city staff, the Planning Commission, and the Environmental and Natural Resources Commission.

NOW, THEREFORE, BE IT RESOLVED that the City Council approved the above-described variance based on the following reasons:

1. Strict enforcement of the ordinance would cause the applicant practical difficulties because complying with the wetland buffer would not allow for a family-friendly back yard for the new single family home. The single family home will not alter the character of the neighborhood.
2. Approval of the wetland buffer variance will include mitigation strategies to reduce the impacts to the wetland. This includes the planting of native plants along the edge of the wetland.
3. Approval would meet the spirit and intent of the ordinance with the construction of a single family home on a lot that is zoned residential and designated residential in the City's comprehensive plan.

Approval of the wetland buffer variance shall be subject to the following:

1. Wetland Buffer Sign Plan:
  - a. Prior to issuance of a grading permit the applicant must submit a wetland buffer sign plan that shows the location of at least four signs installed along the buffer on Parcel B and C.
  - b. Wetland buffer signs will indicate no mowing, cutting, grading, or building is allowed in the buffer.
  - c. Applicant will survey sign locations along wetland buffer prior to installation.
2. Wetland Restoration:
  - a. Prior to issuance of a grading permit the applicant must submit a wetland buffer restoration plan as follows:
    - 1) Buffer restoration area to be a minimum 1,622 square feet in area, located on the north side of the grading limits on Parcel C.
    - 2) Buffer restoration area must be planted with Minnesota native plants (not seed) in a mulch bed.
3. Tree Preservation Plan:
  - a. The applicant will submit a tree preservation plan as follows:
    - 1) Location, size, species of all significant trees on Parcels B and C.
    - 2) Grading limits and tree removal for Parcels B and C.
    - 3) Landscape plan showing all required replacement trees per City code.
4. Grading and Drainage
  - a. Prior to issuance of a lot split for 2657 the applicant submit a survey which shows the location of the wetland outlet and easements for that outlet.
  - b. Prior to issuance of a grading permit the applicant must submit a grading and drainage plan that reflects no flooding will occur on the new lots and surrounding properties.
5. A cash escrow or letter of credit to cover 150 percent of estimated cost of the wetland buffer signs, native wetland buffer plantings, and any tree required tree replacement. Prior to release of the escrow, the wetland buffer signs must be installed, native plantings must be planted and established, and all required replacement trees planted with at least a one-year warranty on tree replacement.



**Engineering Plan Review**

**PROJECT: 2657 Geranium Avenue Lot Division**  
**PROJECT NO: 19-07**

**COMMENTS BY: Jon Jarosch, P.E. – Assistant City Engineer**

**DATE: 4-1-2019**

The applicant is proposing to divide the existing lot at 2657 Geranium Avenue into three residential lots.

The following are engineering review comments on the lot division only. Any future development of the lots will require a separate review at that time.

- 1) According to the submitted survey, the existing pipe draining the wetland area is collapsed. In order to ensure that drainage patterns are maintained, and to protect future structures on the proposed lots, the applicant shall ensure overflow drainage from the wetland area can reach the public drainage system to the northwest. This may require replacement of the existing storm sewer piping on the property. It should be noted that low-floor elevations of new structures must be at least 2-feet above the emergency overflow elevation for wetlands/ponds.
- 2) Should the lot division be approved, the applicant shall provide signed easement documents to the City for recording prior to receiving a final stamped copy of the lot division. The City will assist in preparing the recordable easement documents.

- END COMMENTS -