

2/22/2022

City of Maple Grove
Attn: Jesse Corrow
12800 Arbor Lakes Parkway
Maple Grove, MN 55369-7064

RE: **Variance Application Narrative**
7103 Birchview Rd N - Deck & Porch

A variance is being requested from city ordinances Section 36-695(b)(1) & (7)b.1-4 for the purpose of constructing a deck and porch on the lakeward side of the existing home built in 1963, prior the applicable ordinance divisions not yet adopted until 1975.

The deck and porch have been designed to be constructed on the only practical and logical side of the home (lakeward) given the layout of the home and space limited on either side of the home facing the neighboring lots. The new porch is designed to be built as an expansion on the existing deck footprint with new deck space then extending from it as shown on the survey and building plan set. As such it would remain no less than approximately 46 feet from the Ordinary High Water (OHW) level/line. If in their entirety the deck and porch were to be considered as impervious surface area, the design would remain less than 26% impervious, acceptable for this lot according to current ordinances. The design of the deck desires to use natural tone composite materials (i.e. Trex or TimberTech) as to be natural looking, more sustainable than wood, and avoid the need for any repeated chemical uses in the cleaning, treatment and preservation required with a deck constructed of wood.

The intended design has been created to enhance the character of the existing home while continuing to blend into the neighborhood. The new deck does not reduce air or light to the adjacent properties. Neither will it impair property values for the neighborhood.

Decks and porches of this sort are common for both Maple Grove and other properties on Cedar Island Lake. In fact, satellite imagery (shown here) provides evidence of the adjacent, neighboring lots' structures falling well inside of the setback ordinance, more so than our design.



Any questions or concerns may be directed to the Variance Applicant:

David Thompson
Home Building & Remodeling Experts (HBRE)
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