



# 2023 Development Review Application

City staff contact: Dan Olson  
763-531-1142  
[dan.olson@crystalmn.gov](mailto:dan.olson@crystalmn.gov)  
4141 Douglas Dr N Crystal MN 55422  
[www.crystalmn.gov](http://www.crystalmn.gov)

1. Property Address for this application:

5020 WELCOME AVE N

2. Property Identification Number (PID):

09-118-21-24-0008

3. Applicant:

Name:	Michael Reimann			
Street:	1907 Charles Ave	City:	St. Paul	State: MN Zip: 55104
Telephone:	612-444-5865			
Email:	Beth@junkgeniumn.com, Info@junkgeniusmn.com			

4. Property Owner:

- Same as the Applicant (if so, you don't need to complete this section)  
 Different from the Applicant (complete this section)

Name:	Genius Plowing LLC			
Street:	1907 Charles Ave	City:	St. Paul	State: MN Zip: 55104
Telephone:	612-444-5865			
Email:	Beth@junkgeniumn.com, Info@junkgeniusmn.com			

5. Project name and description:

5020 Welcome Duplex Conversion

6. Project contact (the applicant shall designate one contact person for the application):

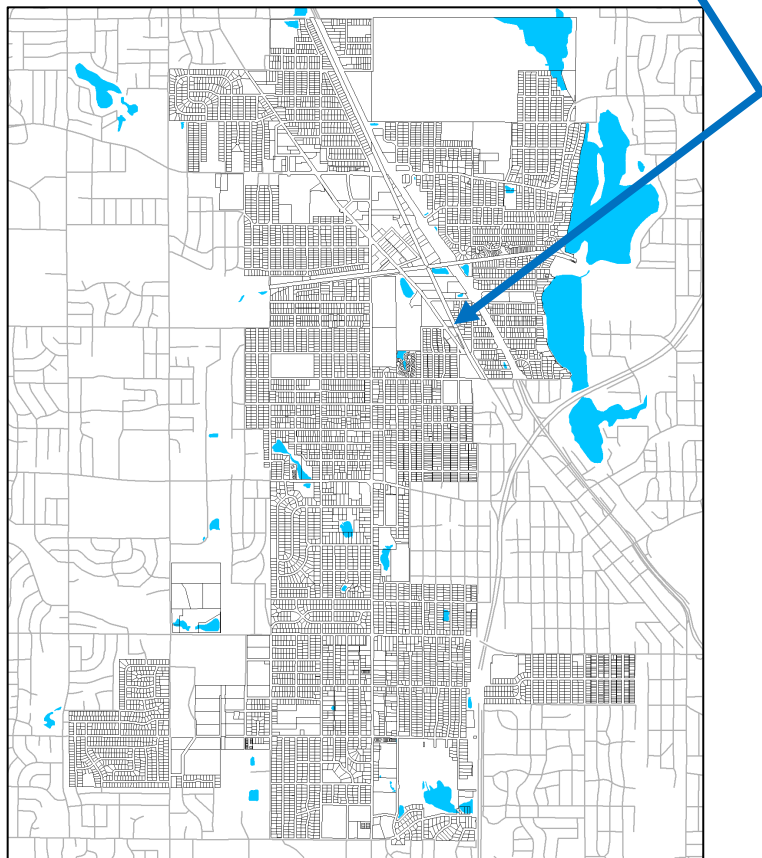
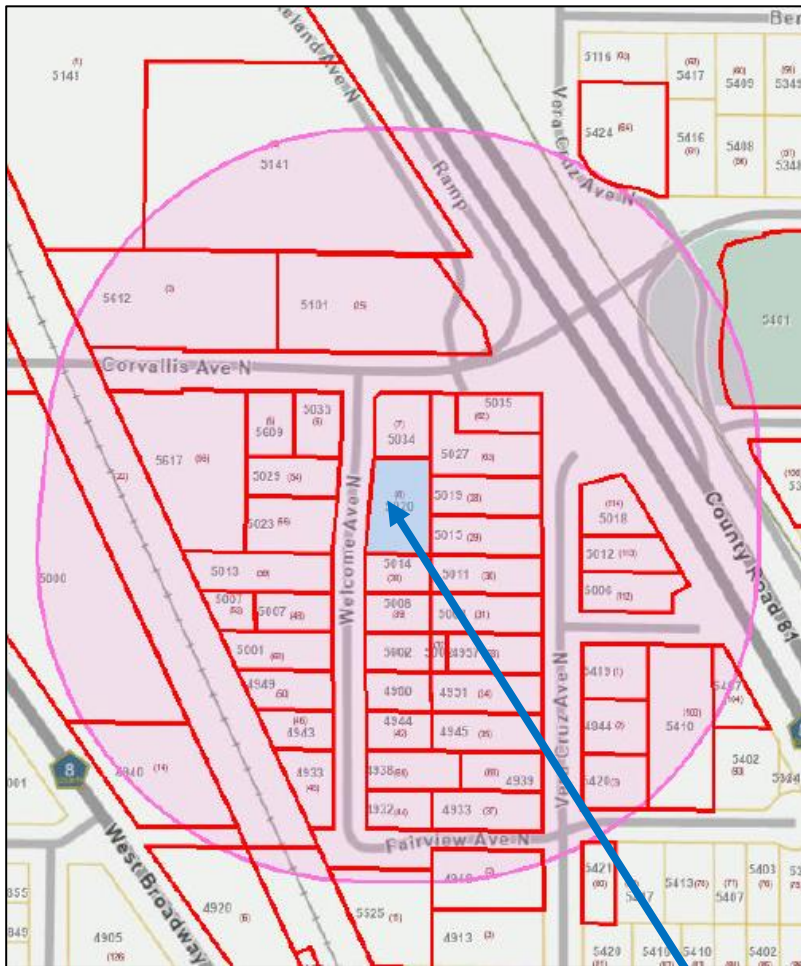
Name:	Brent Peterson	Role in Project:	Main Contact/Project Manager	
Company:	REMAX Results			
Street:	7373 Kirkwood Ct # 300	City:	Maple Grove	State: MN Zip: 55369
Business Telephone:	612-685-7882			
Email:	brent@buysellhometeam.com			

7. Additional design/engineering professional (if applicable):

Name:	Role in Project:			
Company:				
Street:	City:	State:	Zip:	
Business Telephone:				
Email:				



# Site Location and Public Hearing Notice Mailing Map



5020 Welcome Ave N



**CITY of CRYSTAL**

**4141 Douglas Dr. N.  
Crystal MN 55422**

**CITY OF CRYSTAL**

**VARIANCE APPLICATION  
5020 WELCOME AVENUE NORTH**

**PUBLIC HEARING NOTICE  
7:00 P.M. ON MONDAY, JANUARY 9, 2023  
CRYSTAL CITY HALL (4141 DOUGLAS DR N) AND ZOOM VIDEO CONFERENCE**

**The Crystal Planning Commission will consider a variance application from Michael Reimann, owner of 5020 Welcome Ave N, to reduce the required minimum lot depth to allow for the existing building on the property to be used as a two-family dwelling and reduce the required minimum rear yard setback from 30' to 15' to reflect the location of the existing building.**

**Key elements of the proposal:**

The building at 5020 Welcome was built by 1937 and has been used since 2005 as a single-family home. However the layout of the building suggests that it was used in the past as a two-family dwelling, although it was never legally approved by the city for that use.

- The lot is irregularly shaped due to it being created after the existing building was constructed.
- With the exception of the minimum lot depth requirement of 100', the property meets the zoning requirements for a two-family dwelling. The applicant is requesting a variance to reduce the minimum lot depth to 84' so that the building can legally be used as a two-family home.
- An additional variance would reduce the required 30' minimum rear yard setback to 15', which is consistent with the location of the existing building.

**The Planning Commission will hold a public hearing on the variance application at 7:00 PM on January 9, 2023 in the Council Chambers at Crystal City Hall, 4141 Douglas Dr. N.**

**To view the application:**

- Visit City Hall during normal business hours, or
- Visit the 2023 Land Use Applications page on the city website, [www.crystalmn.gov](http://www.crystalmn.gov) (the staff report to the Planning Commission will be available by January 6 on the same page of the website).

**To speak directly to the Planning Commission on the proposal, you may:**

- Attend the meeting via Zoom: <https://go.crystalmn.gov/Jan09> (meeting ID is 852 2814 4709 and password is 414141) or call-in toll free at 888-475-4499, or
- Attend the public hearing in-person on Monday, January 9, 2023 at 7 p.m. at City Hall.

**LEGAL NOTICE:** Notice is hereby given that the Planning Commission of the City of Crystal will meet on January 9, 2023 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a variance application from Michael Reimann for his single-family home at 5020 Welcome Avenue North. The variance is to reduce the minimum required lot depth requirement from 100 to 84 feet so that the existing building can be used as a two-family dwelling and reduce the required rear yard setback from 30' to 15' to reflect the location of the existing building. After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, January 17, 2023 at Crystal City Hall. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available upon request to individuals with disabilities by calling the city clerk at 763-531-1145 at least 96 hours in advance. TTY users may call Minnesota Relay at 711 or 1-800-627-3529.

# Variance Narrative 5020 Welcome Ave N

1. Variance Narrative Submit a separate narrative document which answers or addresses the following questions about the proposed variance.

a) What is the zoning district for the property?

Low Density (R1)

b) What is the existing use for the property?

Vacant Property

c) What is the proposed use for the property?

Duplex

d) What requirement of the unified development code (City code chapter 5) are you requesting a variance from?

Lot Depth and reduce rear yard setback as required in city code section 520.03

e) Describe how the variance request is in harmony with the general purposes of the unified development code (City code section 500.03).

The R1 allows for a duplex. The property will be a duplex.

f) Describe how the proposed variance is consistent with the Comprehensive Plan, such as the planned use map.

The property is guided LDR. The duplex will be in conformity with the designation.

g) Describe the unique circumstances of the property that create a need for a variance.

The building was constructed as a duplex, not as a single-family home.

h) Describe how granting the variance will not change the essential character of the surrounding area.

The street will still be considered an LDR.

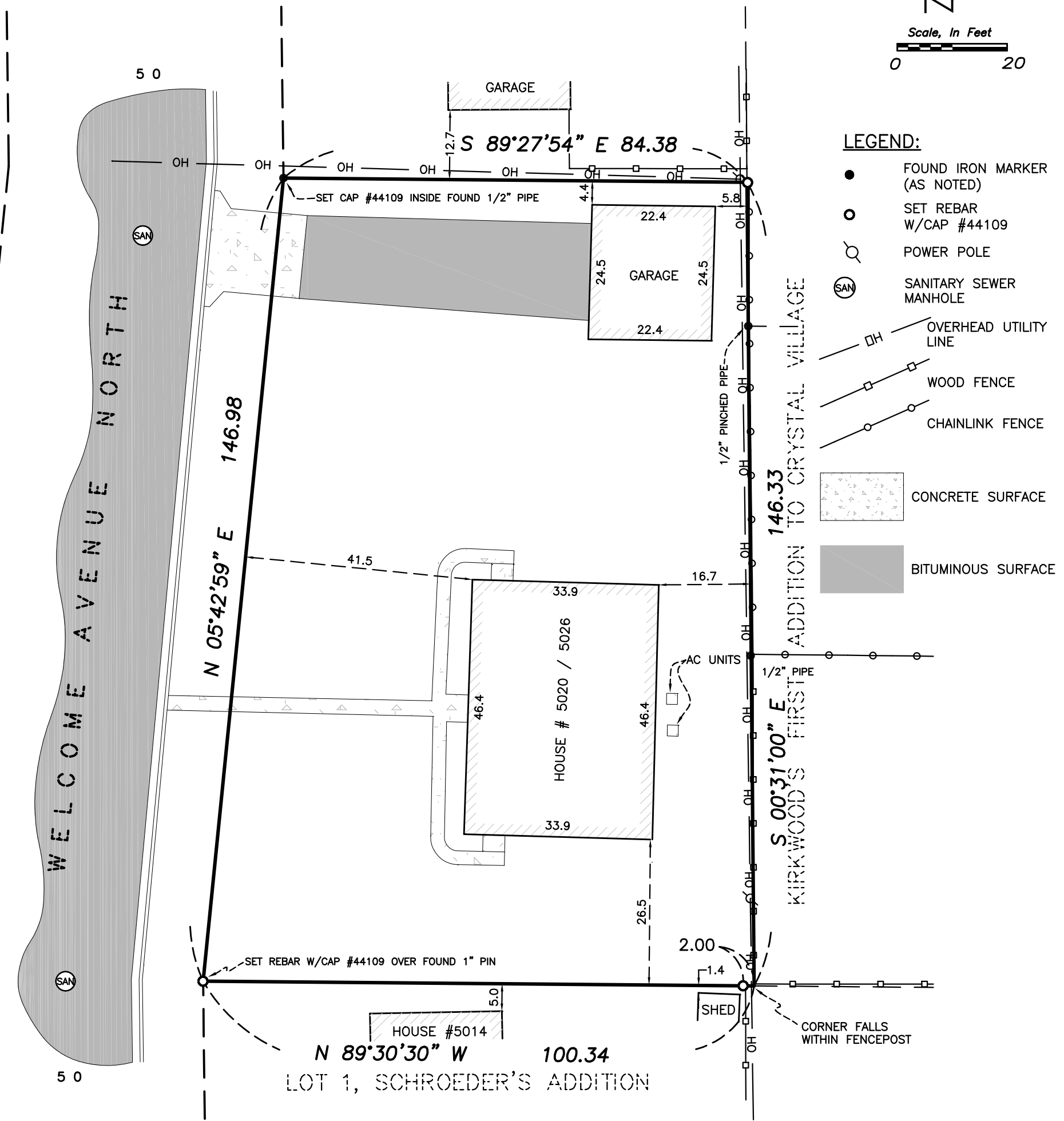
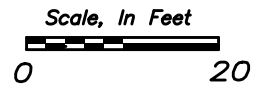
# CERTIFICATE OF SURVEY

**LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 118, RANGE 21, WHICH LIES EAST OF WELCOME AVENUE NORTH, AS SHOWN ON THE PLAT OF SCHROEDER'S ADDITION, NORTH OF THE NORTH LINE OF LOT 1 OF SAID ADDITION, WEST OF THE WEST LINE OF "KIRKWOOD'S FIRST ADDITION TO CRYSTAL VILLAGE", AND SOUTH OF A LINE DRAWN PARALLEL WITH THE EXTENSION WEST OF THE NORTH LINE OF LOT 1, OF SAID "KIRKWOOD'S FIRST ADDITION TO CRYSTAL VILLAGE" FROM A POINT IN THE WEST LINE OF SAID LOT 1 DISTANT 40 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, ALL IN HENNEPIN COUNTY, MINNESOTA.

**PREPARED FOR:**

BETH HUMPHREYS  
JUNK GENIUS  
1907 CHARLES AVE.  
ST. PAUL, MN 55104.



**LEGEND:**

- FOUND IRON MARKER (AS NOTED)
- SET REBAR W/CAP #44109
- POWER POLE
- SAN SANITARY SEWER MANHOLE
- OH OVERHEAD UTILITY LINE
- WOOD FENCE
- CHAINLINK FENCE
- CONCRETE SURFACE
- BITUMINOUS SURFACE

**CERTIFICATION :**

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

SIGNED : *Travis W Van Neste*

Travis W. Van Neste, Minnesota Professional Surveyor #44109  
Michigan Professional Surveyor #46695

**NOTES:**

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) ADDRESS OF THE SUBJECT PROPERTY: 5020 WELCOME AVENUE NORTH, CRYSTAL, MN 55428  
P.I.D.: 09-118-21-24-0008
- 3) PARCEL AREA: 13,516 SQ. FT.
- 4) BEARING BASIS IS ASSUMED.
- 5) DATE OF FIELDWORK: 12-10-2022

JOB # 2022047	ISSUED: 12-12-2022
DRAWN BY: TWVN	REV:
SCALE: 1"=20 FEET	

**VAN NESTE SURVEYING**  
PROFESSIONAL SURVEYING SERVICES

4612 HAMPSHIRE AVE. NORTH, MINNEAPOLIS MN 55428  
(952) 686-3055 VANNESTESURVEYING.COM

