Ruth and Stephen Clark
2365 Nelson Road
Delano, MN 55328

PID: 19-118-24 21 0008

Variance Request to City Code Section 510.05, Subd. 10

We would like to construct a pole barn having a height greater than the height of our personal residence and therefore request a variance to City Code Section 510.05, Subd. 10. Specifically, our desired barn (Exhibits 1 and 2) has a building height of 18'-0" and will be located as shown on Exhibits 3 and 4. Our rambler style house (Exhibits 5 and 6) has a building height of 14'-3½" (all heights as per City definition).

As shown in Exhibits 5 and 6, our residence is a rambler style home. The City ordinance limiting accessory structure height measures principle structure height *only from the front* of the structure and does not take into account the vertical height experienced on the backside of a rambler walkout, in our case 23'-5½".

Our 14'-3½" frontal height limitation proves to be prohibitively restrictive when desired is the opportunity to use the barn for RV storage. The 12' high overhead door necessitated for storage of an RV dictates a minimum sidewall height of 12' if used are scissor trusses and 14' if used are horizontal bottom chord trusses. When a 4:12 pitched roof is added to these sidewalls (4:12 being the very minimum recommended by our builder), the barn height becomes 15' or 17', respectively. Both of these heights exceed the 14'-3½" height of our home, and for this reason, we are asking for the above cited variance.

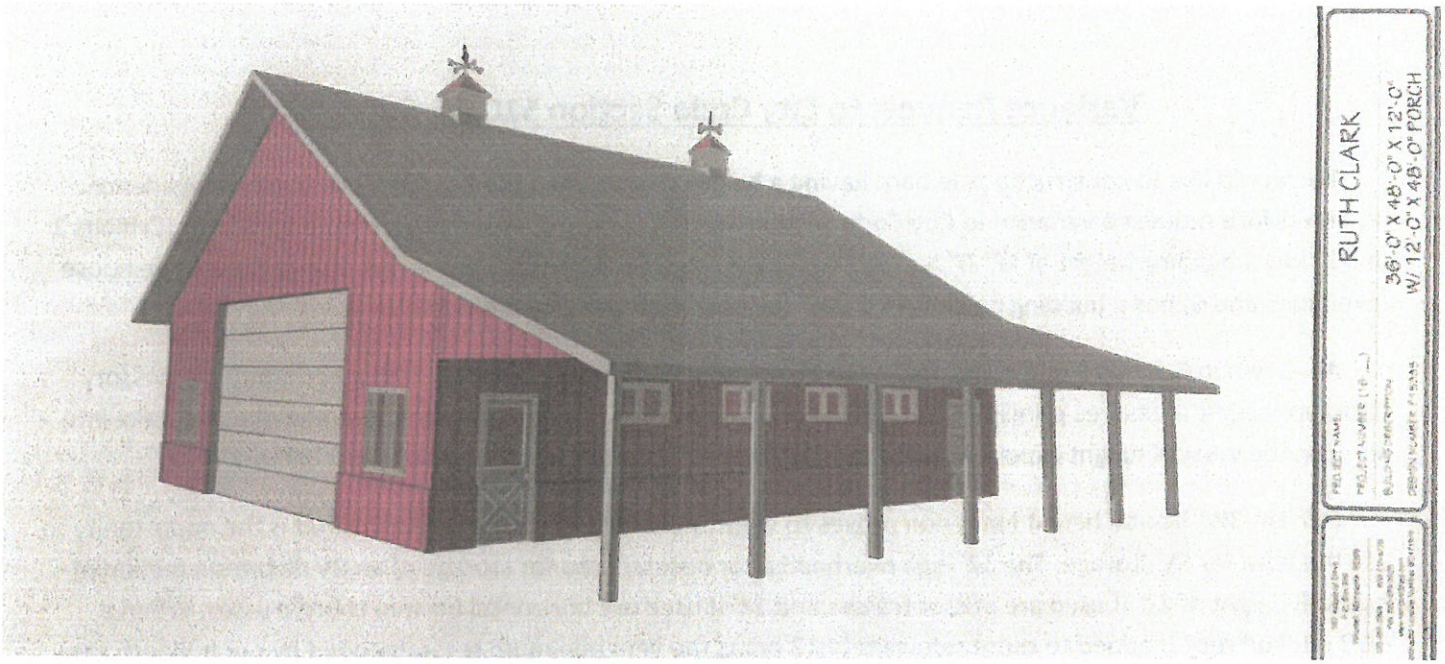
Please Note:

1. We have made every attempt to design a pole barn that is functional, flexible and aesthetically pleasing.
    a. We chose to use scissor trusses, thereby reducing the necessary sidewall height by 2'.
    b. We added 24" eaves on both the side and end walls to better "frame" the building.
    c. We opted for an 8:12 roof pitch, thereby providing greater interior hay storage and minimizing permanent snow pack. We also like the looks of the steeper pitched roof.
    d. We incorporated boxed attic trusses in the southern third of the barn, thereby providing an elevated area for storage of lighter items.
    e. We chose metal roofing and siding colors that complement our house: barn red siding that matches our front door and taupe roofing and trim that matches the trim on our house.
    f. We foresee using our barn as a garage for our third car, lawnmowers and snow-removal equipment, a shelter for a variety of 4-H animals, coverage for our cords of split firewood, and a garage for a future RV.

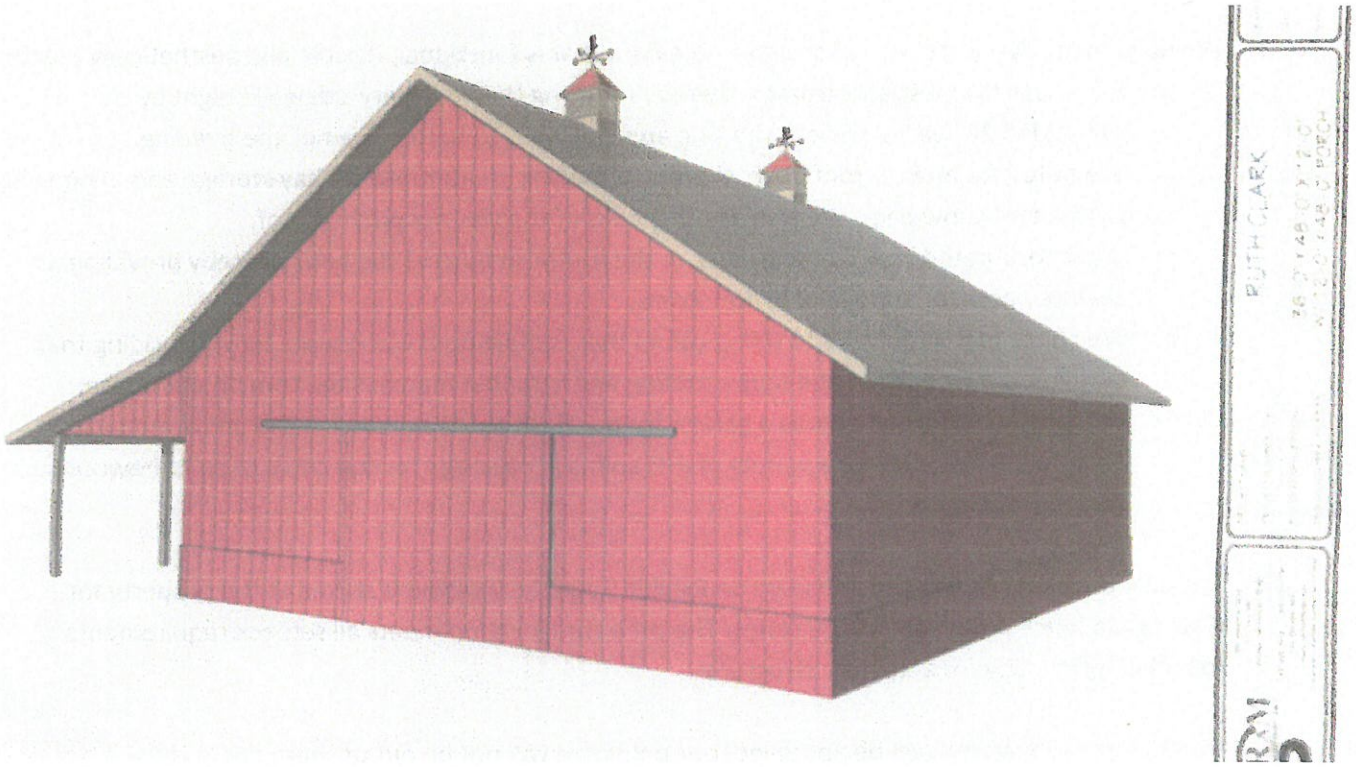
2. The pole barn is to be located as shown on Exhibit 3, and its location is staked at the property for viewing via fence posts and orange cones. The proposed location meets all setback requirements specified by the City for accessory structures.

3. Should our variance request be approved, our pole barn will not be out of character in the neighborhood. As shown in Exhibit 7, many rambler homes exist along Nelson Road and over half of these homes have accessory structures taller than the principal structure. Photos of the most recently built accessory structures are included in Exhibit 8.

If you have any questions as you consider our variance request, please do not hesitate to call us at 763-972-5880. Thank you.

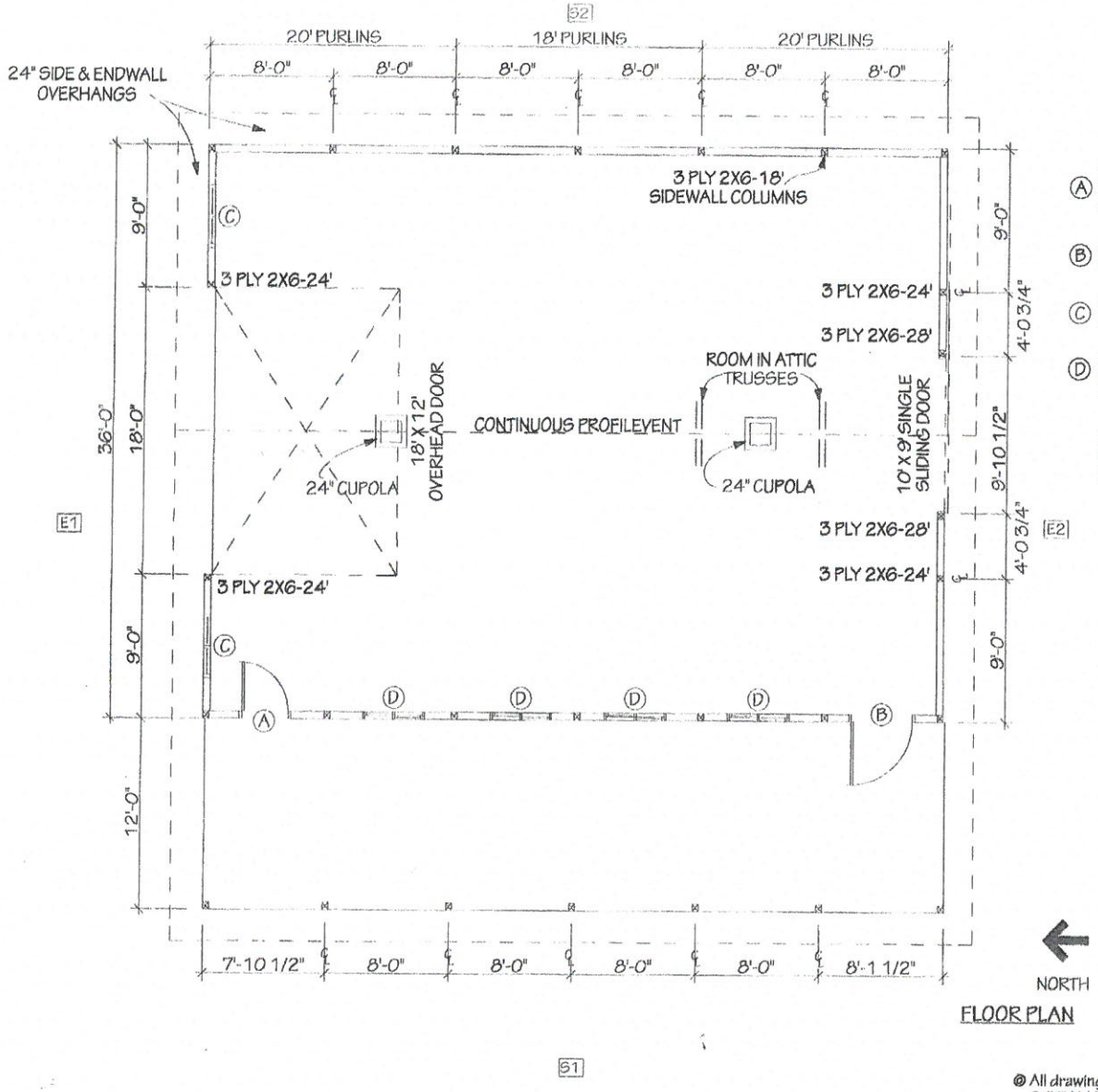


North and West Pole Barn Faces



South and East Pole Barn Faces

<u>Exhibit 1</u>: Proposed Pole Barn at 2365 Nelson Rd, Delano, Ht. 18'-0"



FLOOR PLAN

Ⓐ 3'0" X 6'8" 1- LITE WALKDOOR
R.O.= 40 5/16" X 81 1/8"
KNOB/KNOB KEYED LATCH

Ⓑ 4'0" X 7'0"" DUTCH DOOR
R.O.= 49 1/2" X 87 3/8"

Ⓒ 4040 VINYL DOUBLE CASEMENT WINDOW
R.O.= 48" X 48"

Ⓓ 4020 VINYL SLIDING WINDOW
R.O.= 48" X 24"
*TOP OF WINDOW AT 7'-6"

NOTE: TOP OF WINDOWS TO MATCH TOP OF WALKDOORS UNLESS OTHERWISE NOTED

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DRAWN BY: JEREMY B.
DATE: 3/8/2016
SHEET 2 OF 4

PROJECT NAME: RUTH CLARK
PROJECT NUMBER: (16-867)
BUILDING DESCRIPTION: 36'-0" X 48'-0" X 12'-0" W/ 12' X 48' PORCH
DESIGN NUMBER: P15335

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Exhibit 2: Plan View
Proposed Pole Barn