

11 June 2020
City of Tonka Bay
Regarding 75 Clay Cliffe
Tonka Bay, MN 55331

The property owner is removing the existing home due to very concerning, unsafe environmental issues present within the home. This proposed design is to replace the existing home while providing a more centralized design with fewer steps inside and outside with a less steep driveway to have a safer home and property that ages in place. A combination of factors are present that make building on this property difficult, compounded by the ordinance when generally applied to a lot with this low of an elevation.

Chapter 1070.11

Impervious Surface Coverage. The proposed home reduces the current impervious surface coverage from 32.56% to 31.27%. The applicant is proposing a mitigation area to collect storm water and reduce the impact of drainage even though this design already reduces impervious surface coverage. Engineering of the mitigation area is underway.

Chapter 1011.02 Sub 4, Par d.

Change in elevation from natural grade.

This ordinance paragraph is subjective, requiring generally that grade alterations of more than 2' be reviewed by the city engineer and city council. This property elevation is very low where areas of the lakeside of the property are very close to the lowest allowable floor. The current rise from the lakeshore side of the home to the entry side of the home is 9' so it is currently a walk-out design but requires a lot of steps to enter the main level and at the lakeside of the home it appears very tall with a lot of mass to the shape of the home design. This proposal has a lower massing appearance which was accomplished by increasing grade at the lakeside of the home from the current 934.5' to 936.7'- 938' and also by reducing the proposed grade at the entry side of the house from 943.6' to 943'. The current driveway is nearly 10% pitch. This proposal will decrease the driveway pitch to 8% to provide a safer solution for the owners.

The low elevation of the property combined with the steep approach create safety concerns for the owner. The proposed design complies with all aspects of the zoning ordinance including building height which was very challenging to accomplish. This design will have fewer steps providing much more safe and functional use aging in place. This design appears less abrupt with more gradual massing to provide a reasonable and harmonious use of the property.

This proposal is in harmony with the intent of the zoning ordinance and will benefit the neighborhood in which it sits. When applied specifically to this property, the zoning ordinance creates practical difficulties of safety, height and drainage. This proposal varies from the zoning code in order to provide the homeowner and the welfare of the neighborhood with a functional, attractive, safe and harmonious solution. Great efforts were made since the beginning of the design process with the owner to comply where possible with the zoning ordinance including several meetings with the city and it's consulting firm WSB Engineering over the past month.

Sincerely,



Peter Eskuche
President, Eskuche Design Group, LLC