



**NOTICE OF PUBLIC HEARING  
CITY OF LAKEVILLE**

**REQUEST:** Conditional use permit to allow an attached accessory building greater than 1,250 square feet in floor area for a single-family home in the RS-1, Single Family Residential District.

**APPLICANT:** Kurtis Scholz

**LOCATION AND LEGAL DESCRIPTION:** The property is located at 16445 Kingswood Court in the City of Lakeville, Dakota County, Minnesota and is legally described as follows:

**Lot 5, Block 2, KINGSWOOD ESTATES**

**WHEN:** Thursday, August 5, 2021 at 6:00 p.m. or as soon thereafter as the parties may be heard.

**WHERE:** Planning Commission meeting at the City Hall Council Chambers, 20195 Holyoke Avenue, Lakeville, Minnesota. The public can also join the meeting via Zoom by calling 1-312-626-6799, Meeting ID: 838 2988 2256, Passcode: 786220.

**QUESTIONS:** Contact Ryan Tessman, Planning and Zoning Specialist at (952) 985-4426 or by e-mail at [rtessman@lakevillemn.gov](mailto:rtessman@lakevillemn.gov)

**DATED** this 20<sup>th</sup> day of July 2021

CITY OF LAKEVILLE

Daryl Morey, Planning Director

### 16445 Kingswood Court Conditional Use Permit



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

Map Scale  
**1 inch = 242 feet**  
 7/6/2021

S 0°20'45" W 120.79

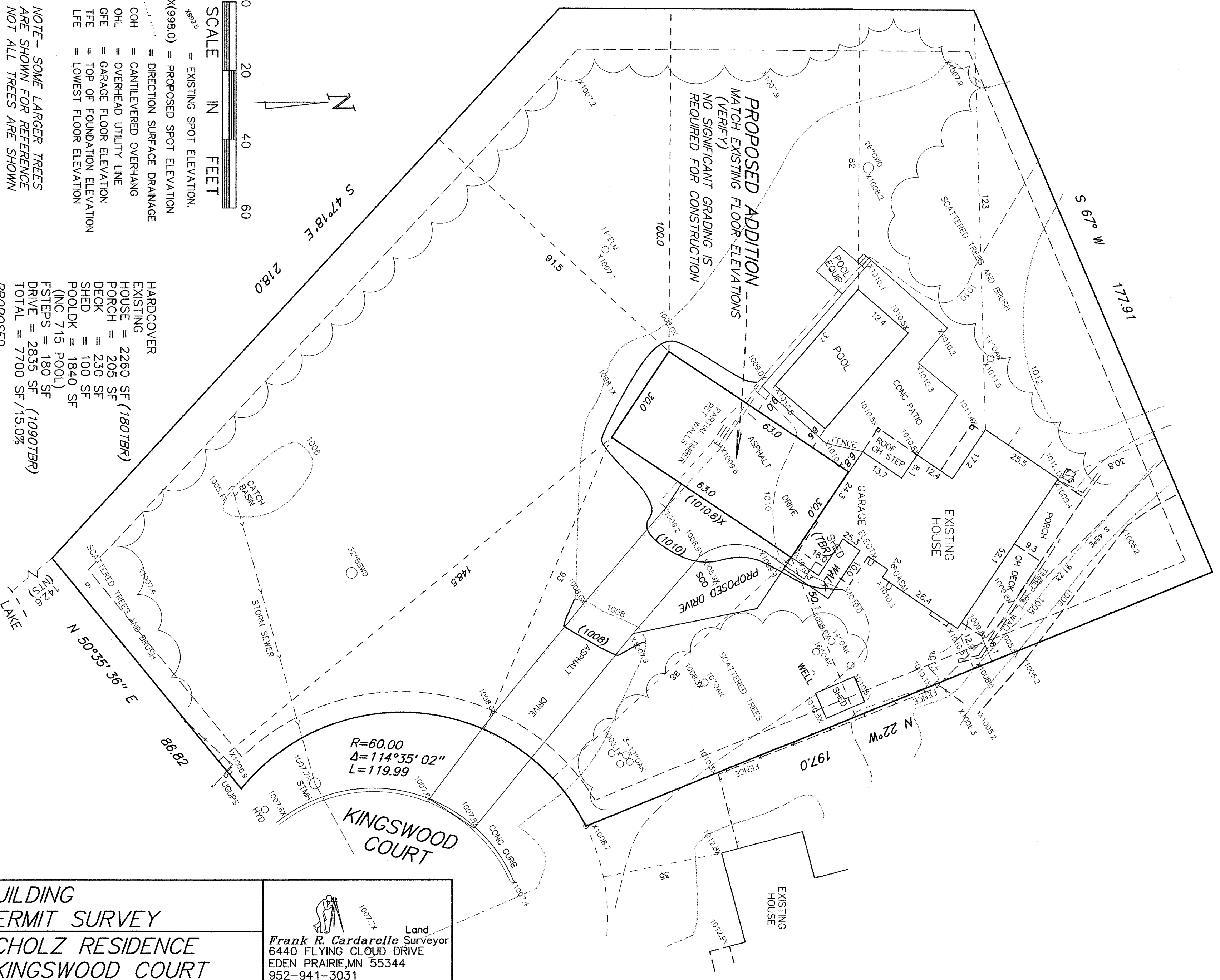
SCALE  
 0 20 40 60  
 IN FEET

NOTE - SOME LARGER TREES ARE SHOWN FOR REFERENCE NOT ALL TREES ARE SHOWN

X(998.0) = PROPOSED SPOT ELEVATION.  
 = EXISTING SPOT ELEVATION.  
 = DIRECTION SURFACE DRAINAGE  
 COH = CANTILEVERED OVERHANG  
 OHL = OVERHEAD UTILITY LINE  
 GFE = GARAGE FLOOR ELEVATION  
 TFE = TOP OF FOUNDATION ELEVATION  
 LFE = LOWEST FLOOR ELEVATION

HARDCOVER  
 EXISTING HOUSE = 2260 SF (1807BR)  
 PORCH = 205 SF  
 DECK = 230 SF  
 SHED = 100 SF  
 POOLDK = 1840 SF  
 (INC 715 POOL)  
 FSTEPS = 180 SF (1090TBR)  
 DRIVE = 2835 SF (1090TBR)  
 TOTAL = 7700 SF / 15.0%  
 PROPOSED  
 ADDITION = 1890 SF  
 DRIVE = 600 SF  
 WALK = 140 SF  
 TOTAL = 2630 SF / 5.1%  
 TOTAL EXISTING TO REMAIN AND PROPOSED = 9140 SF / 17.8%

LEGAL DESCRIPTION:  
 LOT 5, BLOCK 2, KINGSWOOD ESTATES  
 DAKOTA COUNTY, MN.  
 ADDRESS  
 16445 KINGWOOD COURT  
 LAKEVILLE, MN. 55044  
 LOT AREA = 51237 SF / 1.18 AC  
 SURVEY IS SUBJECT TO CHANGE PER TITLE OR EASEMENT INFORMATION  
 VERIFY ALL DIMENSIONS AND ELEVATIONS WITH PROPOSED PLANS  
 VERIFY ALL SETBACKS WITH CITY



|   |      |
|---|------|
| PROJECT NO.   | BOOK |
| DATE JUNE 24, 2021  | PAGE |
| REVISIONS 6/28/21 PROPOSED, HC  |      |
| I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. |      |
| FRANK R. CARDARELLE REG. NO. 6508   |      |

**BUILDING PERMIT SURVEY**  
 for **SCHOLZ RESIDENCE**  
**KINGSWOOD COURT**

Land  
 Frank R. Cardarelle Surveyor  
 6440 FLYING CLOUD DRIVE  
 EDEN PRAIRIE, MN 55344  
 952-941-3031