

1186 Lincoln Avenue – Property Complaint Appeal



1186 Lincoln Avenue
- the white house on left.
Image taken from
Google maps

3 Issues from Complaint

- 1. Shared Driveway (no easement)**
- 2. Property line dispute**
- 3. Communication regarding issue**

Issue #1 – Shared Driveway?

- 1186 Lincoln was built in 1907, the garage/barn was original to the house and likely built around the same time. 1188/1190 Lincoln was built in 1909
- Driveway at 1186 Lincoln has been visibly present from aerial photo since 1985 and most likely long before then. Current owners of 1188/1190 Lincoln purchased their home in 1995.
- 1188/1190 Lincoln has access to their garage only through the alley. 1186 Lincoln driveway only accesses the garage at 1186 Lincoln.
- At no time have occupants of 1188 Lincoln ever used our driveway, there's no access to their property via our driveway

Issue #1 – Shared Driveway?



1186 Lincoln Avenue

Another view of our driveway from the street. This driveway only accesses the garage of 1186 Lincoln. Note the concrete retaining wall and curb. Also note how the driveway goes straight back to the original barn/Garage doors – the driveway leads straight up to the garage doors. The garage/barn was most likely built around the same time as the house in 1907.

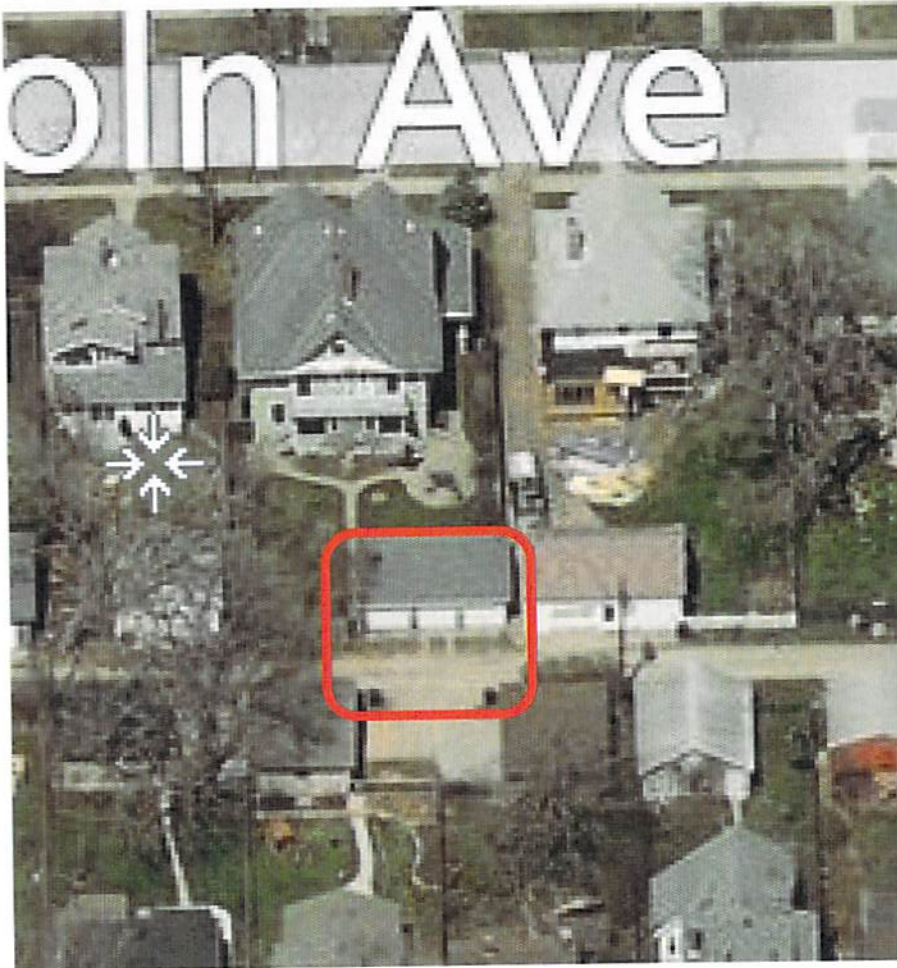
Issue #1 – Shared Driveway?



1186 Lincoln Avenue - Backyard photo of driveway and neighbor's fence (1188 Lincoln Ave). Note the curb that runs alongside the driveway as well as how the driveway directly enters the original garage built around same time as house (1907).



Issue #1 – Shared Driveway?



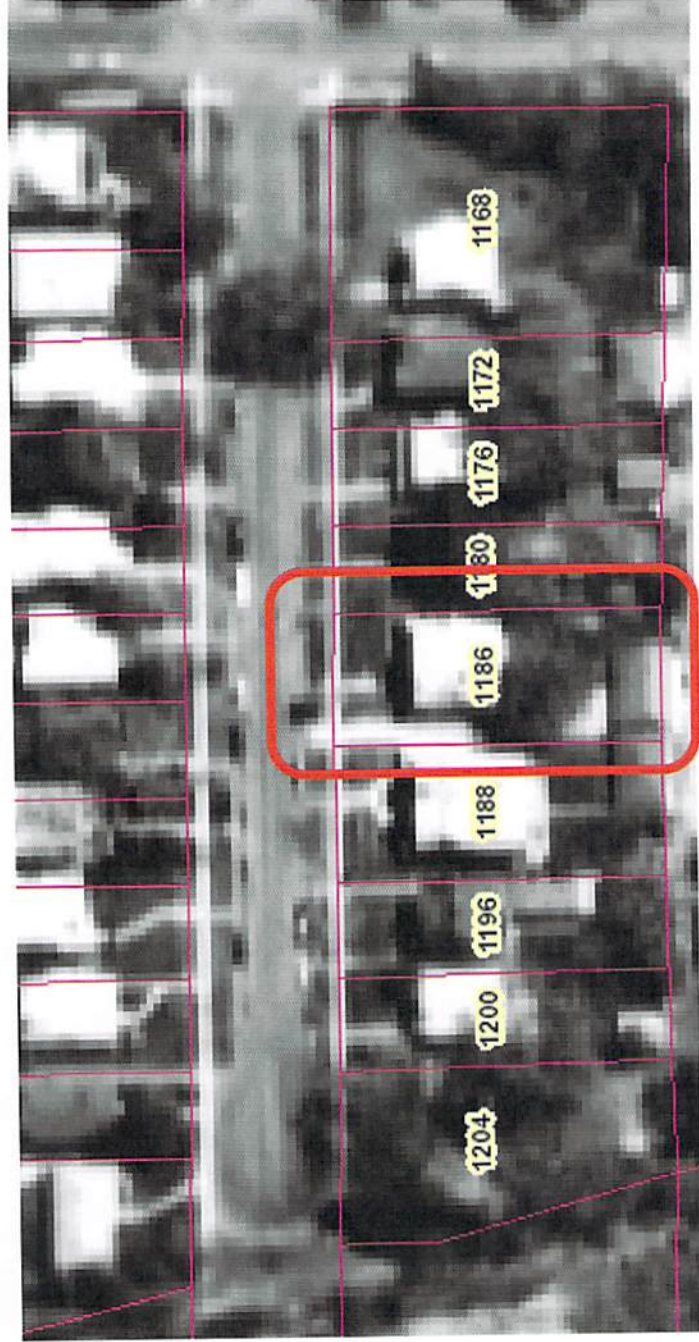
1186 Lincoln Avenue – taken from Google Maps satellite photos. Property is on the right side. Note the driveway, as well as the fence line, which the n’bor at 1188 Lincoln owns/ maintains.

Note the garage at 1188/1190 Lincoln – the only access to the property’s garage is through the alley. Our driveway provides no access to their property

Issue #2 – Property Line Dispute

- These next slides are all taken from the Ramsey County Surveyor website and show the current property lines of homes on our block, as well as our property that is in dispute.
- There is a trend showing all the property lines on our block have shifted to the east by a few feet.

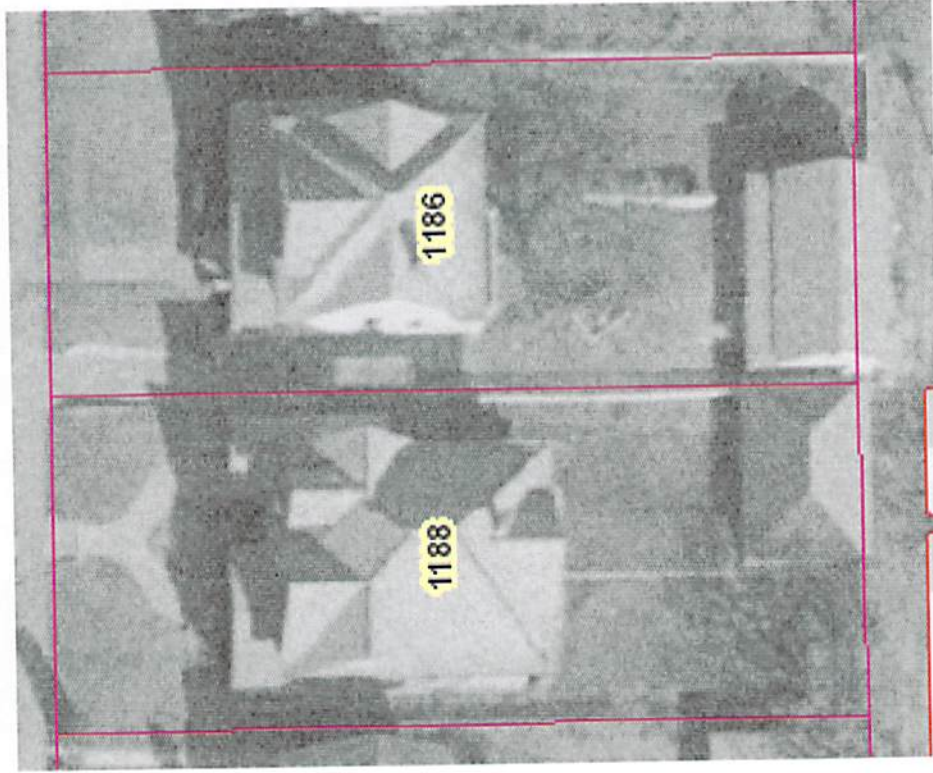
Issue #2 – Property Line Dispute



Ramsey County Surveyor
Website, property look
up for 1186 Lincoln –
1985 Aerial View
(driveway is clearly
visible).

NOTE – western property
line runs at western edge
of driveway.

Issue #2 – Property Line Dispute



1991 Aerial shot of 1186 Lincoln property lines. Note property line for western edge runs alongside the driveway.

Issue #2 – Property Line Dispute



2003 Aerial shot of 1186 Lincoln property lines. Property lines are starting to shift to the east.

Issue #2 – Property Line Dispute



2006 Aerial View. Property line is shifting slightly to the east.

Issue #2 – Property Line Dispute



2008 Aerial View – property lines continue to shift to the east.

Issue #2 – Property Line Dispute



2009 Aerial view – lines have shifted to the east.

Issue #2 – Property Line Dispute



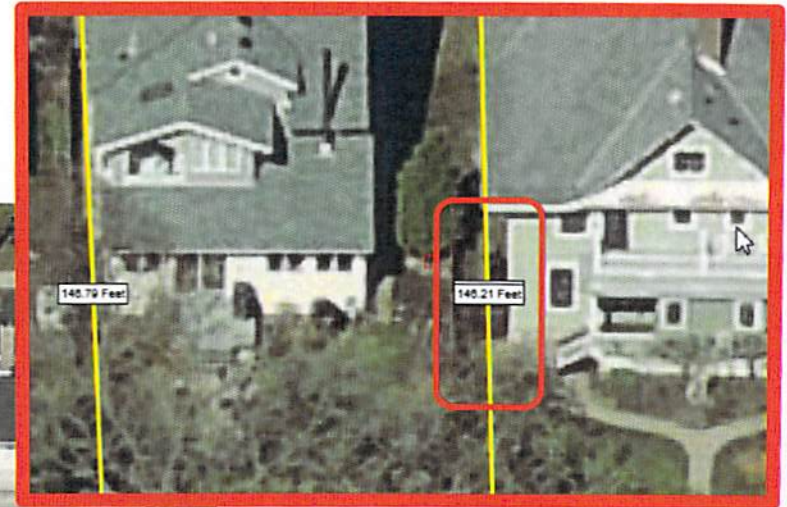
2011 Aerial View – property lines appear to be 3' over into our driveway.

Issue #2 – Property Line Dispute



1200 Lincoln - red outline shows where the property line on the west side goes through the back deck of 1200 Lincoln and is technically on the property of the n'bor to the west.

Issue #2 – Property Line Dispute



1196 Lincoln - enlarged image on the right: red rectangle shows where the fence of 1190/1188 Lincoln is on the property of 1196 Lincoln

Issue #2 – Property Line Dispute



1188 Lincoln - according to east property line it's in the middle of our driveway and cutting through the western edge of our garage.

Issue #2 – Property Line Dispute



1186 Lincoln

Issue #2 – Property Line Dispute



1180 Lincoln

Issue #2 – Property Line Dispute



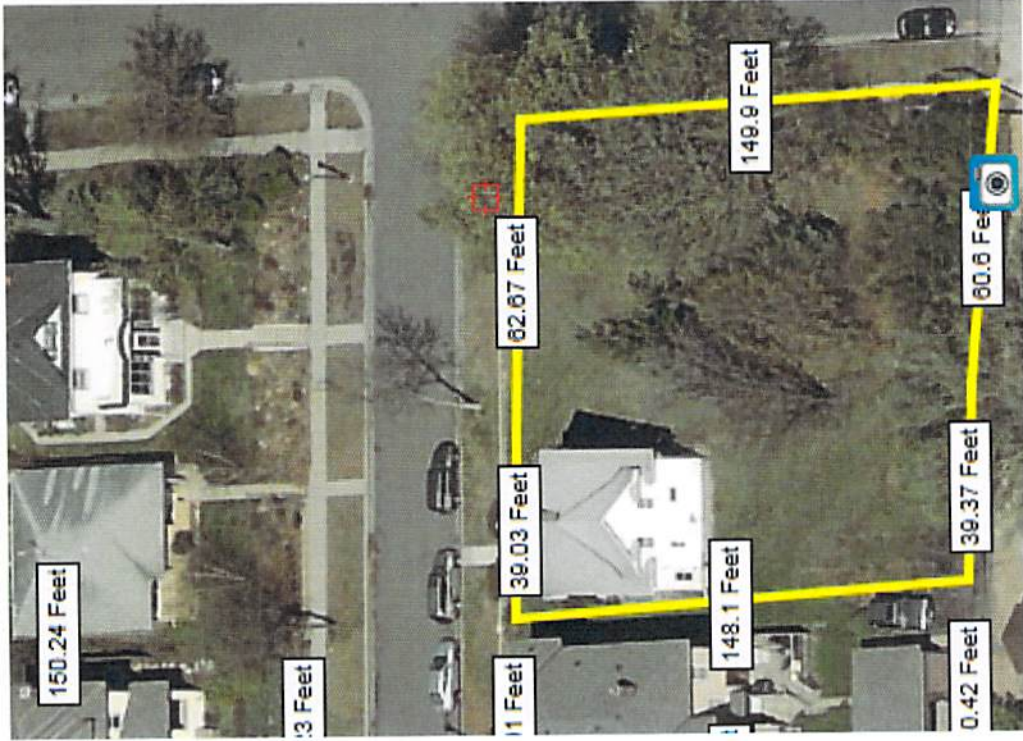
1165 Lincoln

Note the east most property line is into the sidewalk.

Issue #3 – Communication re: issue

- We were never contacted by occupants of 1188 Lincoln Avenue re: this complaint.
- First we heard of it was when the dumpster company contacted us stating occupants of 1188 Lincoln called them & instructed them to remove the dumpster immediately or they would call the police. Dumpster company then contacted us re: matter. We told the company if she were to call back to have her contact us directly – we never heard anything directly from 1188 Lincoln Avenue.

Addendum:
Additional n'hood property line photos



1168 Lincoln

Note the east property line is into the sidewalk

1157 Lincoln



1171 Lincoln Avenue

The property lines on this home are cutting through the garage, and several feet away from the fence on the west side and several feet over the fence on the east.

