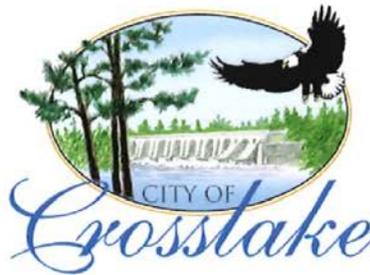


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

February 27, 2026

9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Allen & Marilyn Larson Trust

Authorized Agent: N/A

Site Location: 36412 Fishermans Point Rd, Crosslake, MN 56442 on Crosslake - GD

Variance for:

- Increase in size to 1,920 square feet where 1,200 square feet is allowed for an accessory structure
- Increase wall height of 14 feet where 12 feet is allowed for an accessory structure

To construct:

- 1,920 square foot accessory structure with wall height of 14 feet

Notification: Pursuant to Minnesota Statutes Chapter 462, and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@cityofcrosslake.org).



STAFF REPORT

Property Owner/Applicant: Allen J & Marilyn Ann Larson Trust

Parcel Number(s): 14170641

Application Submitted: January 26, 2026

Action Deadline: March 27, 2026

City 60 Day Extension Letter sent / Deadline: NA / NA

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: N/A

Variance for:

- Wall height of 14 feet where 12 feet is allowed for residential accessory structures
- Structure size of 1,920 square feet where 1,200 square feet is allowed for residential accessory structures

To construct:

- 1,920 square foot residential accessory structure

Current Zoning: Shoreland District

Existing Impervious Coverage:

12.6%

Proposed Impervious Coverage:

21.3%

- A stormwater management plan was submitted on the survey
- Compliant septic compliance inspection on file dated 10-27-2025

Parcel History:

- July 1998 or January 1999 – Variance approved to construct 14’x16’ addition & 20’x9’ deck
- September 1998 14x16 addition
- February 2001 – After the fact variance approved for a deck addition
- April 2013 – Construction with a basement
- October 27, 2025 Compliant septic compliance inspection on file

Agencies Notified and Responses Received:

County Highway Dept: No comment received before packet cutoff date

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

Concerned Parties: Comment(s) received

POSSIBLE MOTION:

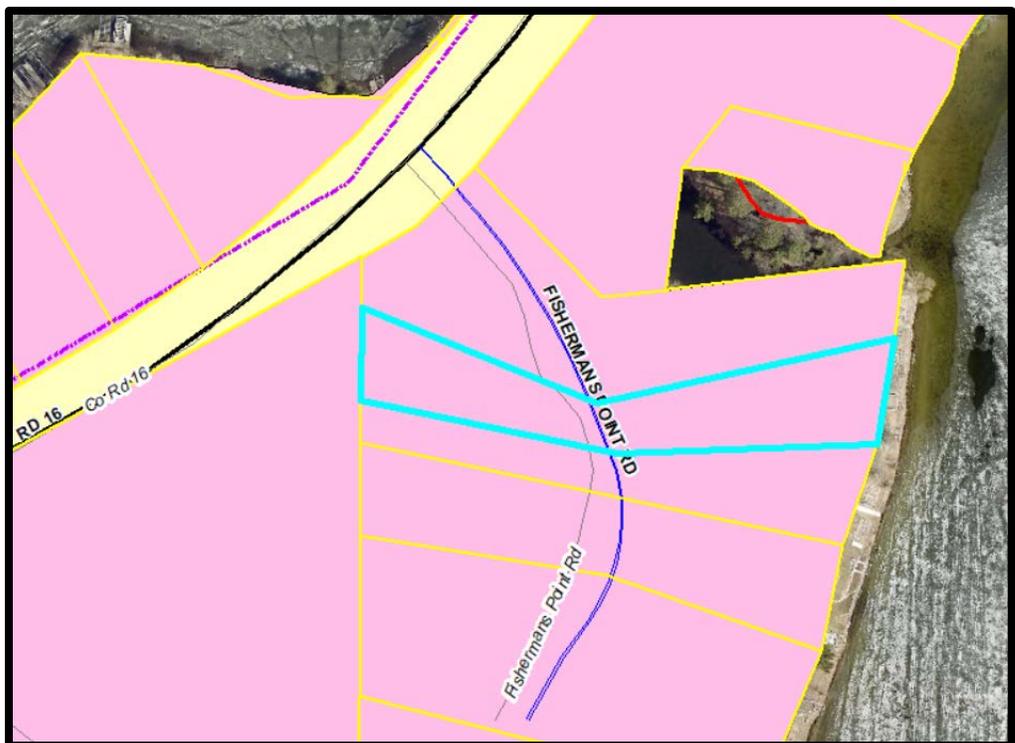
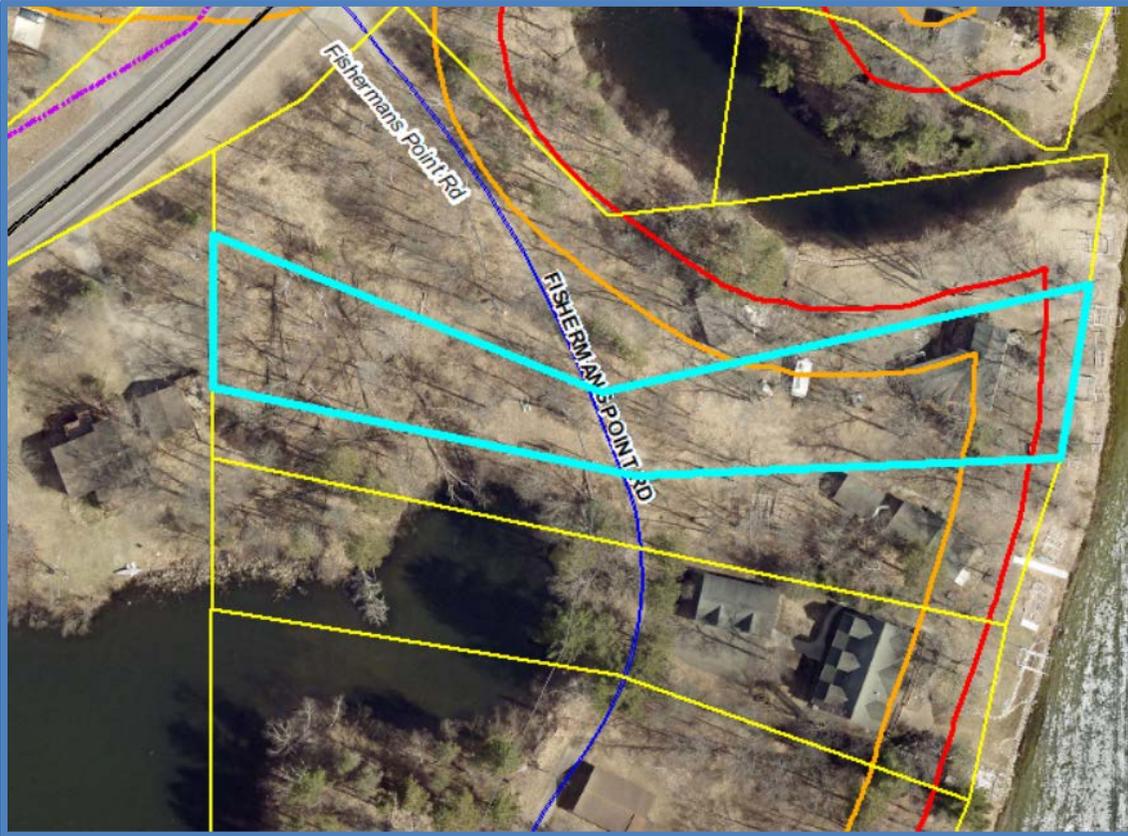
To approve/table/deny the variance to allow:

- Wall height of 14 feet where 12 feet is allowed for residential accessory structures
- Structure size of 1,920 square feet where 1,200 square feet is allowed for residential accessory structures

To construct:

- 1,920 square foot residential accessory structure

As shown on the certificate of survey dated 12-15-2025



ARTICLE 36 - Accessory Structure Standards

Sec 26-960 Accessory Structures—Residential Districts

- (1) On lots 2 acres in size or less, each residential accessory structures must meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 1200 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (2) On Lots greater than 2 acres and less than 4 acres in size, residential accessory structures shall meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Up to 2500 square feet in size	35	10	75	100	100	150	150	30	15	24	12

- (3) On Lots greater than 4 acres in size, each residential accessory structure must meet the following requirements:

STRUCTURE SIZE	Road right of way	Side yard	GD Lake	GD River	RD Lake	NE Lake	NE River	Bluff	Wetland	Building Height	Wall Height
Maximum impervious limit of 25% for the lot shall not be exceeded	35	10	75	100	100	150	150	30	15	24	16

- (4) A permit shall not be required for up to two accessory structures totaling no more than 160 square feet.
- (5) No accessory structure shall be used for human habitation except to allow for a permitted auxiliary quarter as listed in Section 26-314.
- (6) All setback and building height requirements shall be met.
- (7) Construction complies with all provisions of Articles 20 and 21 of this Chapter.
- (8) Semi-trailers, railroad cars, manufactured houses, or similar structures shall not be used for storage.
- (9) Accessory Structures with a footprint greater than 1200 sq ft shall require a Conditional Use Permit

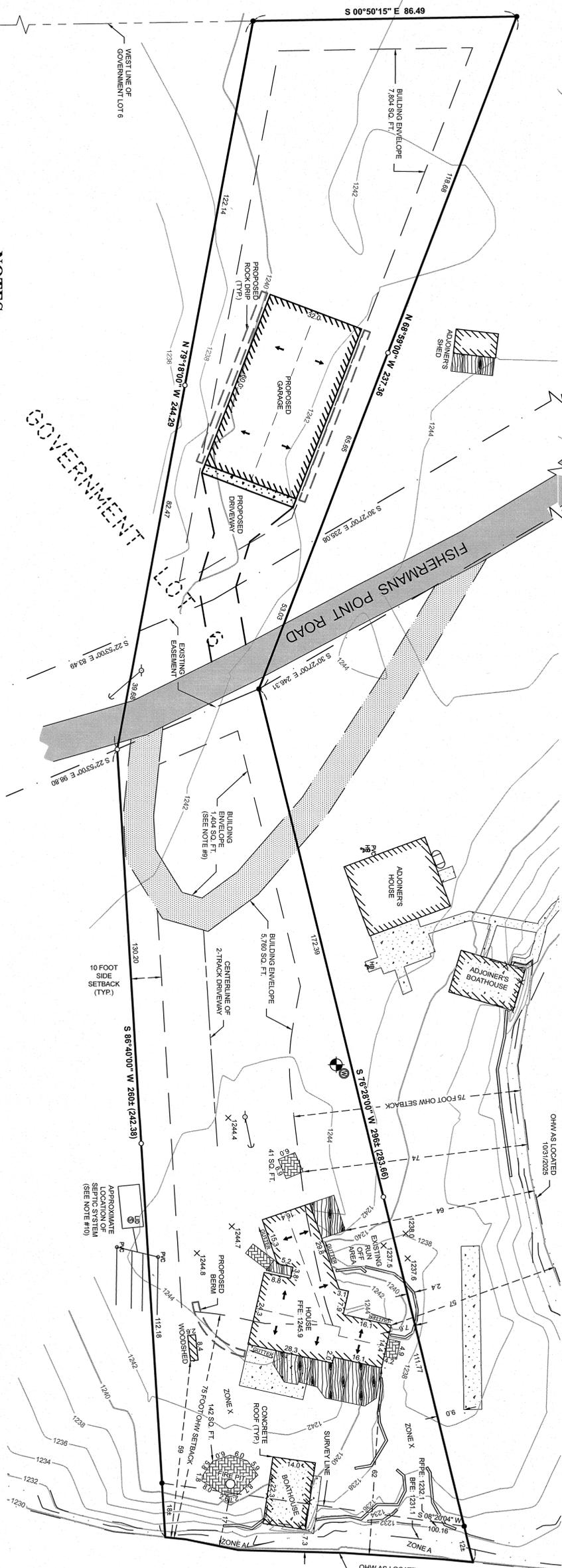
Secs 26-961—26-994 Reserved

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,
SECTION 17, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CITY OF CROSSLAKE, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 35,218 SQ. FT. ± / 0.8 ACRES ±

LEGAL DESCRIPTIONS PER DOC. NO. A-864783

The part of Government Lot 6, Section 17, Township 137 North, Range 27 West, described as follows: Beginning at the point on the West line of said Lot 6 which is 980.76 feet North 0 Degrees 50/100 minutes West from the Southwest corner of said Lot 6; thence North 0 Degrees 50/100 minutes West 86.49 feet along said West line of said Lot 6; thence South 88 Degrees 59 Minutes East 237.36 feet; thence North 76 Degrees 28 Minutes East 283.66 feet to the shore of Cross Lake; thence South 8 Degrees 06 Minutes West 100 feet along said shore; thence South 86 Degrees 40 Minutes West 242.38 feet; thence North 79 Degrees 18 Minutes West 244.29 feet to the point of beginning, together with and subject to an easement for roadway purposes described as follows: Commencing at the point on the West line of said Lot 6 which is 1115.15 feet North 0 Degrees 50/100 minutes West from the South-west corner of said Lot 6; thence North 58 Degrees 31 Minutes East 88.6 feet; thence North 44 Degrees 13 Minutes East 33.78 feet to the point of beginning; thence South 30 Degrees 27 Minutes East 235.08 feet; thence South 22 Degrees 53 Minutes East 83.49 feet; thence North 20 Degrees 31 Minutes East 241.9 feet; thence South 76 Degrees 43 Minutes East 33.26 feet; thence North 30 Degrees 27 Minutes East 246.31 feet; thence South 44 Degrees 13 Minutes West 34.22 feet to the point of beginning, and subject to flowage rights of the United States of America, and subject to other restrictions or reservations of record, if any.



CROSS LAKE
GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1229.57
100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56
INFORMATION OBTAINED FROM CORPS OF ENGINEERS LAKE ELEVATION = 1228.98 ON 10/31/2025 BASED ON NGVD 29 DATUM

NOTES:

- Contour interval as shown = 2 feet. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 10/31/2025 & 11/3/2025.
- Zoning for subject tract = Shoreland District
- Parcel ID of subject parcel: 14170641
- The E911 address of subject parcel: 36412 Fishermans Point Road
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Property is in "Zone X" and "Zone A" as per the HRM Flood Insurance Rate Map "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- No wetlands were found on 10/18/2025 at the site per Ben Meister, Meister Environmental, LLC.
- NN Certified Wetland Determination #1031
- There are no bluffs within the surveyed property.
- No record of easement was found for the staked driveway on the subject property. The building envelope as shown does not overlap the driveway, to keep future access available.
- Approximate location of septic system per sketch prepared by Amy Wambeck, Lakes Area Septic Design and Inspection, License No. 1840. System is staked with subject property and 36408 Fishermans Point Road.
- Stonemark Land Surveying, Inc. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

SURVEYORS NOTE:

The existing legal description (Doc. No. A-864783) for the subject property and the southerly right-of-way line of County State Aid Highway No. 16 causes a gap. This may cause ingress and egress issues for the subject property and all other properties on Fishermans Point Road. Legal counsel is recommended.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent ImperVIOUS (sq. ft.)
House	1,311	33,285	3.9%
Bathroom	311	33,285	0.9%
Woodshed	601	33,285	1.8%
Concrete & Pavers	1,104	33,285	3.3%
Gravel	857	33,285	2.6%
Total	4,206	33,285	12.6%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent ImperVIOUS (sq. ft.)
House	1,311	33,285	3.9%
Bathroom	311	33,285	0.9%
Woodshed	601	33,285	1.8%
Concrete & Pavers	1,104	33,285	3.3%
Gravel	857	33,285	2.6%
2-Track Driveway (12' Wide)	601	33,285	1.8%
Proposed Concrete	601	33,285	1.8%
Proposed Garage	1,920	33,285	5.8%
Total	7,087	33,285	21.3%

RUN OFF CALCULATIONS

Proposed ImperVIOUS Surface Area 7,087 sq. ft. x 0.0853 ft. = 590 cu. ft.

PROPOSED ROCK DRAIPS

- 1' DEEP WITH 2:1 SIDE SLOPES RUN OFF STORAGE PROPOSED = 120 CU. FT.
- TOTAL AREA = 240 CU. FT.
- PROPOSED BERM
- 2' DEEP WITH 2:1 SIDE SLOPES RUN OFF STORAGE PROPOSED = 188 CU. FT.
- EXISTING RUN OFF AREA
- 1' DEEP WITH 1:1 SIDE SLOPES RUN OFF STORAGE = 316 CU. FT.
- TOTAL PROPOSED AREA = 744 CU. FT.

LEGEND

— X — X — LINE	DENOTES EXISTING FENCE	⊗	DENOTES EXISTING WELL
— WALL	DENOTES EXISTING RETAINING WALL	⊕	DENOTES EXISTING HOSE BIB
— BRICKMANSION	DENOTES EDGE OF EXISTING BRICKMANSION	⊕	DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
— GRAVEL	DENOTES EDGE OF EXISTING GRAVEL	X	DENOTES CALCULATED POSITION
— CONCRETE	DENOTES EDGE OF EXISTING CONCRETE	(123.45)	DENOTES PLAT AND/OR DEEDED MEASURE
— PAVING STONES	DENOTES EDGE OF EXISTING PAVING STONES	— FFE	DENOTES FIRST FLOOR ELEVATION
— WOODEN DECKING	DENOTES EDGE OF EXISTING WOODEN DECKING	— BFE	DENOTES BASE FLOOD ELEVATION
— INTERMEDIATE CONTOURS	DENOTES EXISTING INTERMEDIATE CONTOURS	— RFFE	DENOTES REGULATORY FLOOD PLAIN ELEVATION
— CONTOURS	DENOTES EXISTING INDEX CONTOURS	—	DENOTES MONUMENT FOUND
—	DENOTES SPOT ELEVATION (EXISTING GRADE)	—	DENOTES IRON MONUMENT
—	DENOTES EXISTING UTILITY POLE W/ CITY WIRE	—	DENOTES PROPOSED SURFACE DRAINAGE AREA BOUNDARY
—	DENOTES EXISTING LPT TANK	—	DENOTES PROPOSED SURFACE DRAINAGE TOW
—	DENOTES EXISTING SIGNS	—	DENOTES PROPOSED SURFACE DRAINAGE TOW

PROJECT MANAGER: CMH		PROJECT No.:	25265	DATE:	12/8/2025
CHECKED BY: CMH/RJF		FILE NAME:	C25265.DWG	SCALE:	HORZ. 1" = 20'
DRAWN BY: ICL		FIELD BOOK:	BOOK PG.	VERT.	NONE

REVISIONS	DESCRIPTION	DATE	BY
1	ADJUSTED SET MONUMENTS	12/15/2025	ICL

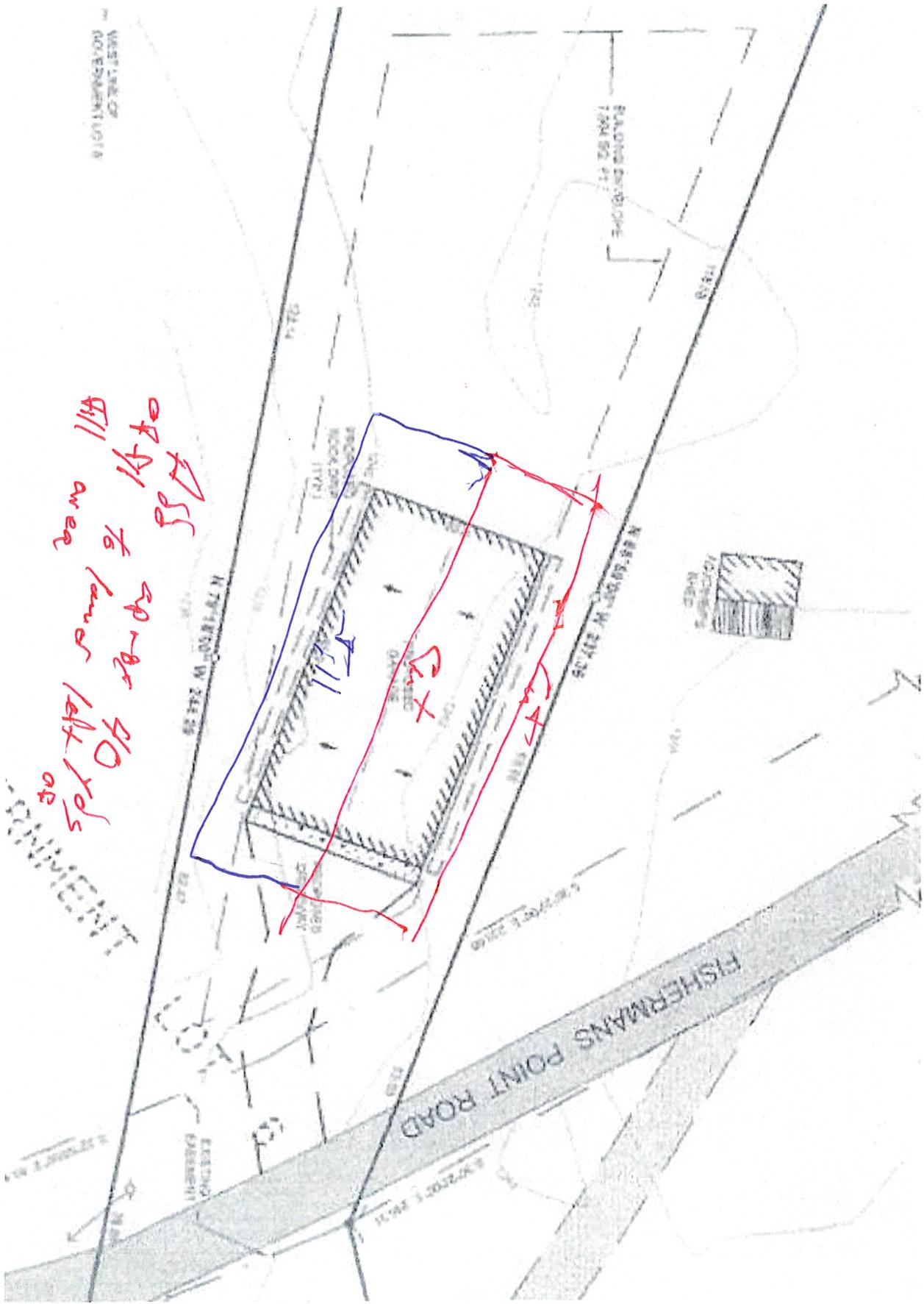
HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Cynthia M. Hidde
CYNTHIA M. HIDDE PLS#44881
DATE 12/15/2025 LIC. NO. 47881

STONEMARK LAND SURVEYING, INC.

30206 Rasmussen Road
Suite 1
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

CERTIFICATE OF SURVEY	SHEET 1 OF 1
Allen Larson 16445 Morgan Avenue North Marine on Saint Croix, MN 55047	



off by 10 to
 fill area
 90 yds
 to lower left
 of

Cut - Fill Diagram

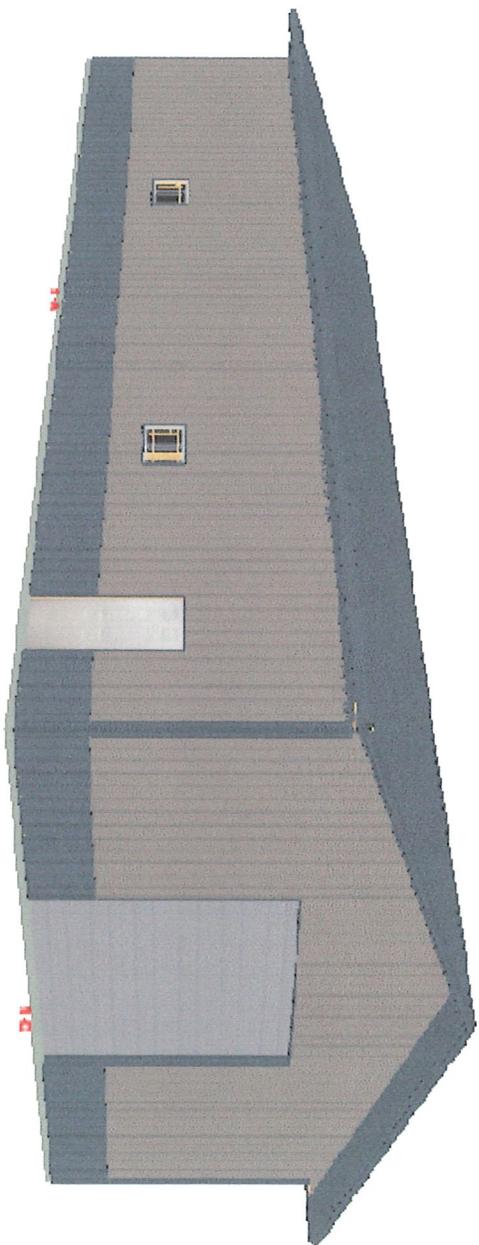
Design #: 316352692897
Store: BAXTER



Post Frame Building Estimate
Date: Jan 8, 2026, 11:20:47 PM

REVIEWED
Date 1-26-26
By JFaid

Elevation Views



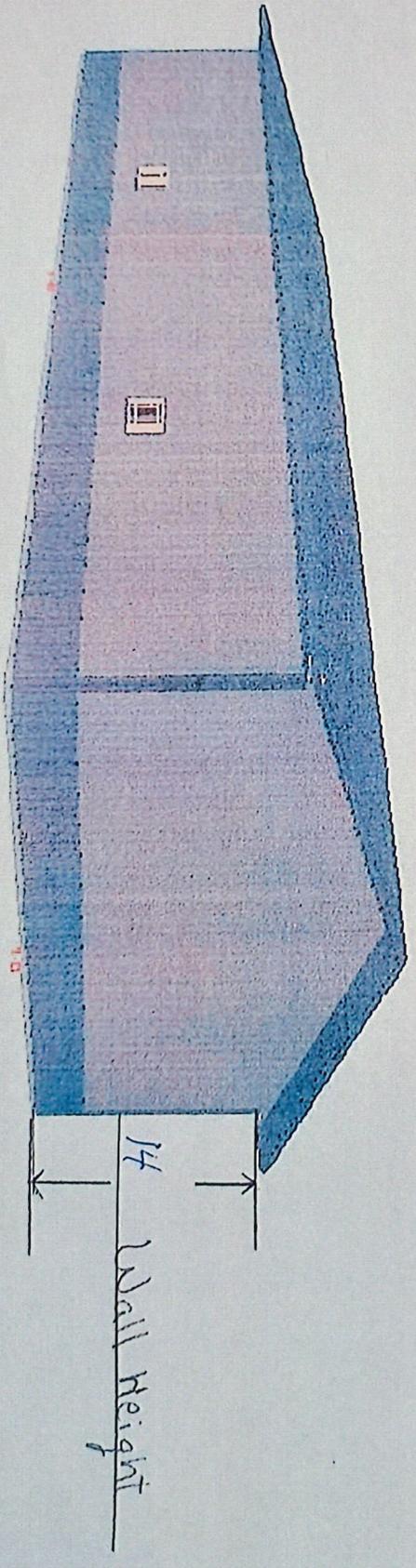
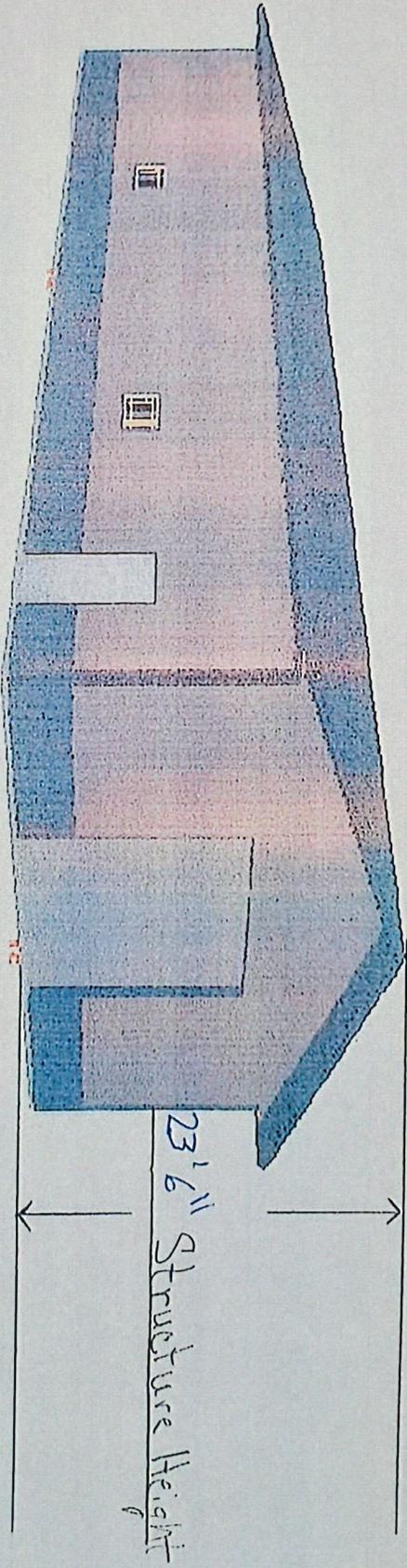
Design #: 316352692897
Store: BAXTER



Post Frame Building Estimate
Date: Jan 8, 2026, 11:20:47 PM

REVIEWED
Date: 1-26-26
By: J. J. J.

Elevation Views



Date: 01/08/2026 - 11:20 PM

Design Name: Post Frame Design

Design ID: 316352692897

Estimated price: \$31,517.41*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.



How to recall and purchase a saved design at home



- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Buildings Designer
 3. Recall your design by entering Design ID: 316352692897
 4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 316352692897 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

Design #: 316352692897
Store: BAXTER



Post Frame Building Estimate
Date: Jan 8, 2026, 11:20:47 PM

REVIEWED
Date 1-26-26
By MP

Building Information

1. Building Use:
2. Width:
3. Length:
4. Inside Clear Height:
5. Framing Type:
6. Floor Finish:
7. Floor Thickness:
8. Curb Height:

Code Exempt
32 ft
60 ft
14 ft
Ladder Framing
Concrete
5 in
0 in

Roof Information

1. Pitch:
2. Truss Spacing:
3. Roof Type:
4. Roof Color:
5. Ridge Options:
6. Roof Fastener Location:
7. Endwall Overhangs:
8. Sidewall Overhangs:
9. Fascia Size:
10. Soffit Color:
11. Skylight Size:
12. Ridge Vent Quantity:
13. Ceiling Liner Type:
14. Purlin Placement:
15. Ceiling Insulation Type:

4/12
4 ft
Premium Pro-Rib
Charcoal Gray
Universal Ridge Cap
In the Flat
2 ft
2 ft
6 in Fascia
Charcoal Gray
None
None
None
Flat
None

Wall Information

1. Post Spacing:
2. Post Type:
3. Exterior Wall Panel:
4. Exterior Wall Color:
5. Trim Color:
6. Mainscot Size:
7. Mainscot Color:
8. Sidewall A Mainscot:
9. Sidewall B Mainscot:
10. Endwall D Mainscot:
11. Endwall C Mainscot:
12. Gable Accent:
13. Sidewall A Eave Light:
14. Sidewall B Eave Light:
15. Wall Fastener Location:
16. Anchor Bolt Size:

4 ft
3-Ply Studs
Premium Pro-Rib
Smoky Sable
Charcoal Gray
36 in
Charcoal Gray
Yes
Yes
Yes
Yes
No
None
None
None
In the Flat
1/2"x12"

Accessories

1. Outside Closure Strip:
2. Inside Closure Strip:
3. Gable Vent Type:
4. Cupola Size:
5. Gutters:
6. Gutters Color:
7. End Cap:
8. Mini Print:

Premium Vented
Standard
None
None
Yes
Charcoal Gray
No
Email Only

Interior Finish

- 1. Wall Insulation Type: None
- 2. Wall Liner Type: None
- 3. Roof Condensation Control:
Pro-Therm Condensation Blanket

For other design systems search "Design & Buy" on Menards.com

VIEWED
Date 1-26-26
By MP/10

Design #: 316362692897
Store: BAXTER



Post Frame Building Estimate
Date: Jan 8, 2026, 11:20:47 PM

REVIEWED
Date: 1-26-26
By: Myra

Doors & Windows

Name	Size	Wall
Window	36"x24"	1-A
Window	36"x24"	1-A
Service Door	36"x80"	1-A
Window	36"x24"	1-B
Window	36"x24"	1-B
Overhead Door	12' x 12'	1-C

REVIEWED
Date 1-26-26
By Maid

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST, BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

February 9, 2026

Crosslake City Hall
13888 Daggett Bay Rd.
Crosslake MN 56442

Attention Jody, Planning and Zoning

RE:Concern about variance for 36412 Fisherman's Point Rd. Crosslake MN 56442
Allen and Marilyn Larson Trust

Dear Jody,
We live at 12897 CR 16, Crosslake MN 56442.

We got a notification that our neighbor is requesting a variance for an enlarged pole barn a few feet away from our driveway/parking area/home entry.

We are concerned about the negative impact this will have on the aesthetics of the neighborhood. We are disturbed by the proliferation of pole barn structures that seem to be springing up everywhere in our beautiful city. The commercial appearance and light pollution do not enhance the upnorth beauty of our area.

2 years ago a tree hit our garage. At that time we considered erecting a pole barn. We opted instead to put a modest addition onto our existing garage, which is more in keeping with the rest of the immediate neighborhood. We sided it with the same wood that is on the house.

The party that is proposing the new building cannot see it from their house, which is quite far away from this new proposed pole barn, but we will have a clear view of it.

We also question how this proposed building will impact the pond/wetlands to the south. The property is also on a wildlife corridor. Deer cross it to get to the lake daily. Owls and eagles need the trees. Bright security lights will deter them from using the dwindling natural habitat they have left.

Thank you for your consideration in this matter.

Rosalind and David Anderson
Mailing address: 7911 Ithaca Lane N., Maple Grove MN 55311
Email: roz@rozanderson.com
Cell: 612-805-5859



RECEIVED
1-26-26
By Mail

Variance Application

Planning and Zoning Department
13888 Daggett Bay Road, Crosslake, MN 56442
218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 486806

Permit Number:

260008V

Property Owner(s): Allen & Marilyn Larson Trust

Mailing Address: 16445 Morgan Ave N.
Marina on St. Croix, MN 55647

Site Address: 3412 Fishermans Pt. Rd. Crosslake
32412

Phone Number: 651-235-1662

E-Mail Address: [REDACTED]

Parcel Number(s): 14170641

Legal Description: Part of gov. Lot 6

Sec 17 Twp 137 Rge 26 27 28

Lake/River Name: Crosslake

Do you own land adjacent to this parcel(s)? ___ Yes ___ No

If yes list Parcel Number(s) _____

Authorized Agent: _____

Agent Address: _____

Agent Phone Number: _____

Variances	
(Check applicable requests)	
<input type="checkbox"/>	Lake/River Setback
<input type="checkbox"/>	Road Right-of-Way Setback
<input type="checkbox"/>	Bluff Setback
<input type="checkbox"/>	Side Yard Setback
<input type="checkbox"/>	Wetland Setback
<input type="checkbox"/>	Septic Tank Setback
<input type="checkbox"/>	Septic Drainfield Setback
<input type="checkbox"/>	Impervious Coverage
<input checked="" type="checkbox"/>	Accessory Structure Size & wall height
<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Patio Size
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Signature of Property Owner(s) [Signature] Marilyn Larson Date 1/19/26

Signature of Authorized Agent(s) _____ Date _____

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$750 for Residential and Commercial Payable to "City of Crosslake"
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:
Application accepted by CS Date 1-26-2026 Land Use District SD

Lake Class CA Septic: Compliance 10-27-25 SSTS Design N/A Installation existing



Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?

Yes No

Why: It is similar to ordinance size but increase for modern lake toys.
Defer to the Planning Commission/Board of Adjustment

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why: we will improve the look of the property by storing boats, trailers ect, indoors not the yard
Defer to the Planning Commission/Board of Adjustment

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why: The structure is larger than ordinance permitted to allow storage of a camper trailer, pontoon boat & jet skis and trailers. Thus the need of a 12'x12' door & 14' clear story.

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why: There are several similar structures in the area in a variety of sizes.

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why: We assume many of the similar structures in our area were built for similar reasons.

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: We want to preserve our equipment and get it out of our yard and neighbors view.



REVIEWED
Date 1-20-26
By MJL

Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?

Yes No

Why:

Defer to the Planning Commission/Board of Adjustment

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

Defer to the Planning Commission/Board of Adjustment

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why: We are proposing to build a garage to store our large equipment and the limitations of the permitted area is not of sufficient size to store our equipment

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why: We plan to use natural Taxes to help blend into environment. Other neighbors already have 3+ car garages.

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

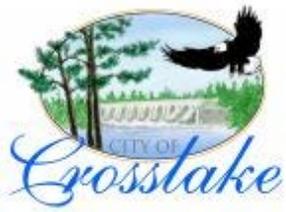
Yes No

Why: Several property owners already have storage garages of similar size.

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: This is the most practical way to store multiple lake toys, inside out of the weather



City of Crosslake Planning Commission/Board of Adjustment

FINDINGS OF FACT

SUPPORTING / DENYING A VARIANCE REQUEST

A Variance may be granted by the Planning Commission/Board of Adjustment when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty” according to Minnesota Statute Chapter 462. The Planning Commission/Board of Adjustment should weigh each of the following questions to determine if the applicant has established that there are “practical difficulties” in complying with regulations and standards set forth in the Land Use Ordinance.

1. Is the Variance request in harmony with the purposes and intent of the Ordinance?

Yes No

Why:

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why:

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why:

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why?

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: