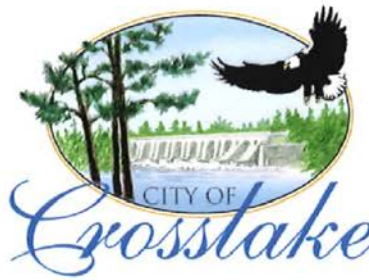


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

**CITY OF CROSSLAKE
PLANNING COMMISSION/BOARD OF ADJUSTMENT**

May 26, 2023

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Underwood Real Estate LLC

Authorized Agent: Paul Skogen of Hy Tech Construction

Site Location: 12292 Manhattan Pt Blvd, Crosslake, MN 56442 on Big Trout - GD

Variance for:

- Bluff setback of 0 feet (ft) where 30 ft is required to proposed dwelling
- Bluff setback of 0 f where 30 ft is required to proposed patio
- Bluff impact zone encroachment of 12 feet +/- where none is allowed for a proposed patio
- Dirt moving in the bluff impact zone, where Chapter 26 states dirt moving in a bluff impact zone is prohibited, except for the placement of stairways, lifts, or landings permitted under Section 26-313, for a proposed patio
- Dirt moving in the bluff setback zone, where Chapter 26 states dirt moving in a bluff impact zone is prohibited, except for the placement of stairways, lifts, or landings permitted under Section 26-313, for a proposed dwelling and patio

To construct and allow:

- 2,451 sf dwelling where 1,299 sf are within the bluff setback
- 1,726 sf patio where 748 sf are within the bluff impact zone & 978 sf are within the bluff setback
- Dirt moving of 425 cy consisting of 100 cy in the bluff impact zone & 325 cy in the bluff setback for a proposed dwelling & patio

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@crosslake.net).



STAFF REPORT

Property Owner/Applicant: Underwood Real Estate LLC

Parcel Number(s): 14060874, 14060875

Application Submitted: April 10, 2023

Action Deadline: June 8, 2023

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Paul Skogen of Hy Tech Construction

Variance for:

- Bluff setback of 0 feet (ft) where 30 ft is required to proposed dwelling
- Bluff setback of 0 f where 30 ft is required to proposed patio
- Bluff impact zone encroachment of 12 feet +/- where none is allowed for proposed patio
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- Dirt moving of 425 cy consisting of 100 cy in the bluff impact zone & 325 cy in the bluff setback for a proposed dwelling & patio

Current Zoning: Shoreland District

Existing Impervious Coverage:

13.2%

Proposed Impervious Coverage:

24.8%

- A stormwater management plan was submitted with the variance application
- Certificate of Installation is in our file dated 10-14-2022

Parcel History:

- May 1991 – Deck and septic system,
- May 2016 – After the Fact Variance for water-oriented accessory structure with a zero bluff setback
- July 2016 – Land Alteration – stairway, walkway, water-oriented accessory structure, retaining wall(s), dirt moving

- December 2021 – Land Alteration – lift, landing, vegetation removal
- June 2022 – 30x36 accessory structure with 690 square foot auxiliary living, upgrade septic system
- October 14, 2022 – Certificate of Installation

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: Comment(s) received

City Engineer: N/A

Lake Association: No comment received before packet cutoff date

Crosslake Public Works: N/A

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

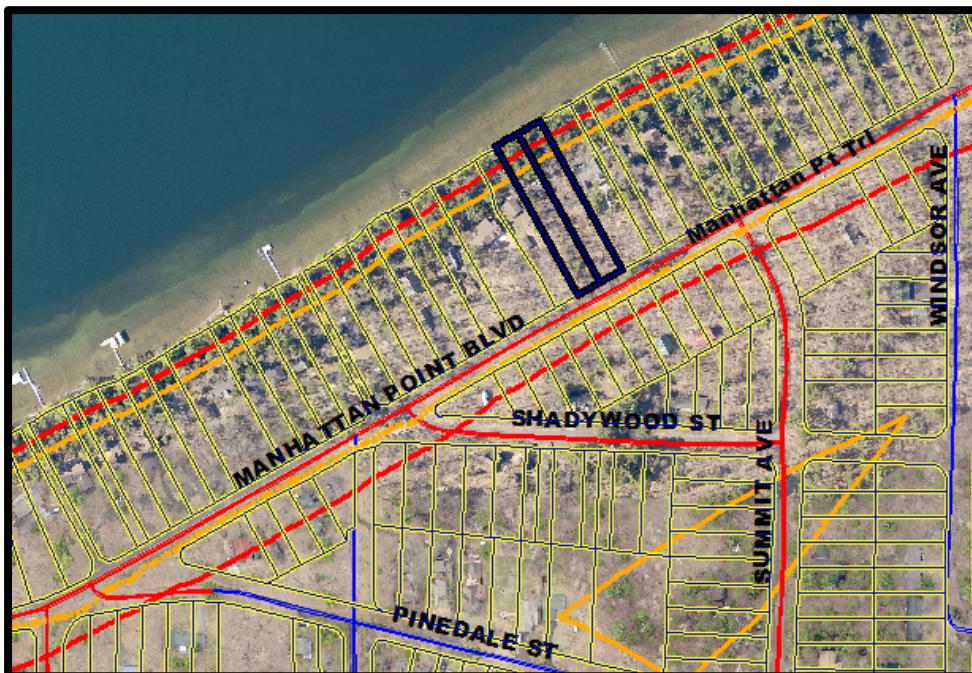
To approve/table/deny the variance to allow:

- Bluff setback of 0 feet (ft) where 30 ft is required to proposed dwelling
- Bluff setback of 0 f where 30 ft is required to proposed patio
- Bluff impact zone encroachment of 12 feet +/- where none is allowed for proposed patio
- Dirt moving in the bluff impact zone, where Chapter 26 states dirt moving in a bluff impact zone is prohibited, except for the placement of stairways, lifts, or landings permitted under Section 26-313, for a proposed patio
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- Dirt moving of 425 cy consisting of 100 cy in the bluff impact zone & 325 cy in the bluff setback for a proposed dwelling & patio

As shown on the certificate of survey dated 4-13-2023



CERTIFICATE OF SURVEY

LOTS 5 AND 6, BLOCK 4,
MANHATTAN BEACH (A REPLAT OF TWIN BEACH)
SECTION 6, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA

BIG TROUT 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 = 1228.82 ON 3-14-2016

BASED ON NGVD 29 DATUM

IMPERVIOUS CALCULATIONS			
EXISTING	AREA	Net Area	Percent
House	741	47,176	1.6%
Garage	643	47,176	1.4%
Water Accessory Structure	120	47,176	0.3%
Concrete & Pavers	650	47,176	1.4%
Bituminous	4,056	47,176	8.6%
Total	6,210	47,176	13.2%

IMPERVIOUS CALCULATIONS			
PROPOSED	AREA	Net Area	Percent
Water Accessory Structure	120	47,176	0.3%
Garage	1,056	47,176	2.2%
Proposed Patios & Concrete	2,086	47,176	4.4%
Exist. & Proposed Bituminous	4,818	47,176	10.2%
Proposed House	2,451	47,176	5.2%
Proposed Attached Garage	1,174	47,176	2.5%
Total	11,705	47,176	24.8%

RUN OFF CALCULATIONS
Total Impervious Surface Area 11,705 sq. ft. x 0.0833 ft. = 975 cu. ft.
(from table above)

PROPOSED RUN OFF AREAS
AREA 1
TOP SURFACE AREA = 591 SQ. FT.
BOTTOM SURFACE AREA = 272 SQ. FT.
1' DEEP WITH 3:1 SIDE SLOPES
TOTAL RUN OFF STORAGE PROPOSED = 432 CU. FT.
AREAS 2 & 3
TOP SURFACE AREA = 448 SQ. FT.
BOTTOM SURFACE AREA = 251 SQ. FT.
1' DEEP WITH 3:1 SIDE SLOPES
TOTAL RUN OFF STORAGE PROPOSED = 350 CU. FT.
TOTAL AREA = 1,132 CU. FT.

LOTS 5 & 6
47,176 SQ. FT.±
1.1 ACRES±
BUILDABLE AREA =
19,315 SQ. FT.
AREA LESS BLUFF =
30,990 SQ. FT.

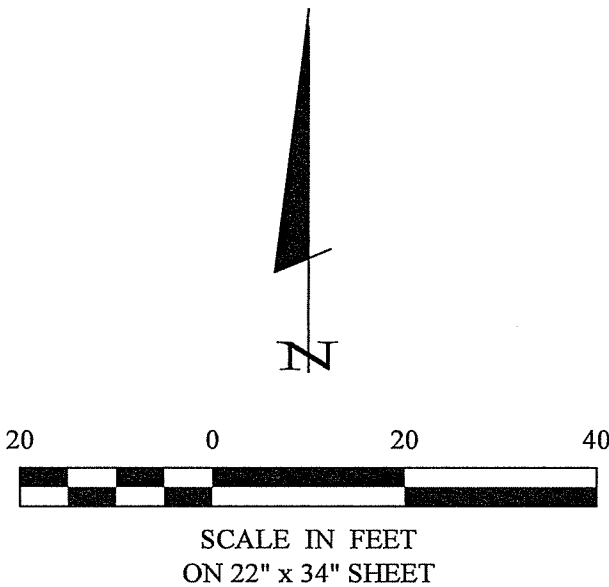
LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES PROPOSED PATIOS
- DENOTES EDGE OF EXISTING WOODEN DECKING
- BLUFF — DENOTES BLUFF AREA
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS
- X1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES PROPOSED STORM SEWER CATCH BASIN
- (TBR) TO BE REMOVED
- BENCHMARK — HIGH POINT OF WELL
ELEV. = 1292.54
BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE COMMON LINE OF LOTS 6 & 7 TO
HAVE AN ASSUMED BEARING OF N 30°06'08" W.

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 3-14-2016.
- Zoning for subject tract = "Shoreland District".
- No wetlands were found on November 16, 2022 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Property is in "Zone X" and "Zone A" as per the FIRM, 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.
- Parcel IDs of subject parcel: 14060875 & 14060874.
- The E911 address of subject parcel: 12292 Manhattan Point Blvd..
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Approximate location of proposed septic system per sketch prepared by Amy Wannebo.
- Adjoining properties are zoned Shoreland District.



CERTIFICATE OF SURVEY		PROJECT MANAGER:	PROJECT No.:	DATE:	REVISIONS		I 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.		STONEMARK LAND SURVEYING, INC.	30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
1 OF 1	Jeff Hanson Hy-Tec Construction P.O. Box 621 Brainerd, MN 56401	CMH	22108-1	11-18-2022	DATE	DESCRIPTION	BY	DATE		
		CHECKED	FILE NAME:	SCALE:	11-29-2022	Added lift and platforms	RJF			
		BY: CMH	Calc22108.dwg	HORZ. 1"=20'	3-29-2023	Add Sq.Ft. of pavers & drainage catch basins	CMH			
		DRAWN BY:	FIELD BOOK:		4-7-2023	Add more detail for stormwater	CMH			
		RJF	BOOK PG.	VERT. NONE	4-13-2023	Revised note	CMH			
								DATE 4/13/2023	LIC. NO. 44881	

CERTIFICATE OF SURVEY

LOTS 5 AND 6, BLOCK 4,
MANHATTAN BEACH (A REPLAT OF TWIN BEACH)
SECTION 6, TOWNSHIP 137 NORTH, RANGE 27 WEST,
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BIG TROUT LAKE

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INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1228.82 ON 3-14-2016

BASED ON NGVD 29 DATUM

LOTS 5 & 6

47,176 SQ. FT. ±

1.1 ACRES ±

BUILDABLE AREA =

19,315 SQ. FT.

AREA LESS BLUFF =

30,990 SQ. FT.

LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES PROPOSED PATIOS
- DENOTES EDGE OF EXISTING WOODEN DECKING
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- DE DENOTES EXISTING ELECTRIC METER
- PT DENOTES EXISTING GROUND TRANSFORMER
- P DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- W DENOTES EXISTING WELL
- VC DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- SB DENOTES PROPOSED STORM SEWER CATCH BASIN
- (TBR) TO BE REMOVED
- BENCHMARK: —
HIGH POINT OF WELL
ELEV. = 1292.54
BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND

Existing Deck

Existing Structures

Proposed Improvements

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE COMMON LINE OF LOTS 6 & 7 TO
HAVE AN ASSUMED BEARING OF N 30°06'08" W.

IMPER

EXISTING
Water Accessory Str
Concrete & F
Bitum

Total

IMPER

PROPOSED
Water Accessory Str

Proposed Patios & Con

Exist. & Proposed Bitum

Proposed H

Proposed Attached G

Total

RUN OFF CALCULATI

Total Impervious Surface Area

(from table above)

PROPOSED RUN OFF AR

AREA 1

TOP SURFACE AREA = 591 SQ. FT.

BOTTOM SURFACE AREA = 272 SQ. FT.

1' DEEP WITH 3:1 SIDE SLOPES

TOTAL RUN OFF STORAGE PROP

AREAS 2 & 3

TOP SURFACE AREA = 448 SQ. FT.

BOTTOM SURFACE AREA = 251 SQ. FT.

1' DEEP WITH 3:1 SIDE SLOPES

TOTAL RUN OFF STORAGE PROP

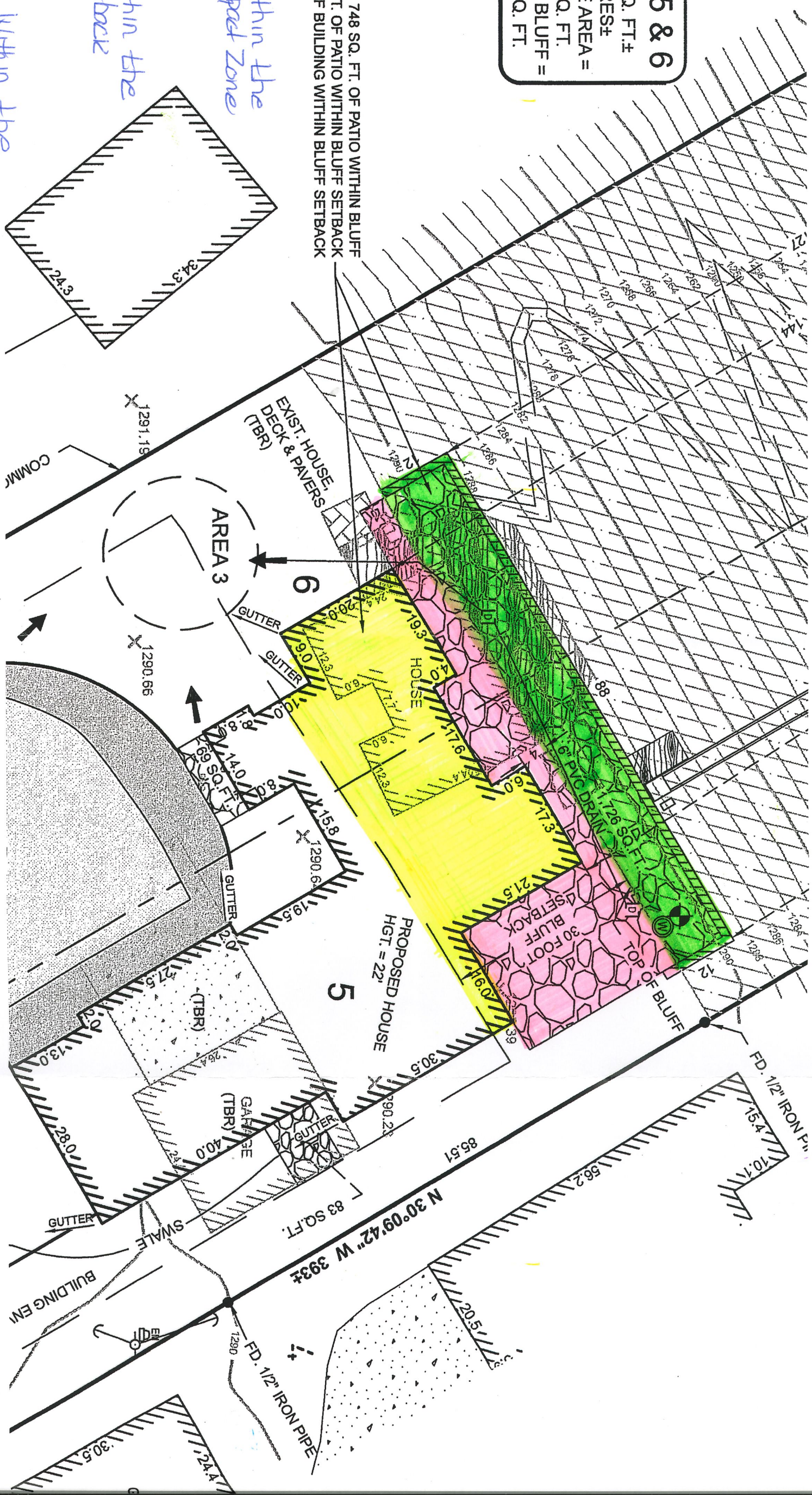
TOTAL AREA = 1,132 CU. FT.

LOTS 5 & 6
 47,176 SQ. FT.±
 1.1 ACRES±
 BUILDABLE AREA =
 19,315 SQ. FT.
 AREA LESS BLUFF =
 30,990 SQ. FT.

Patio within the
Bluff Impact Zone

Patio within the
Bluff Setback

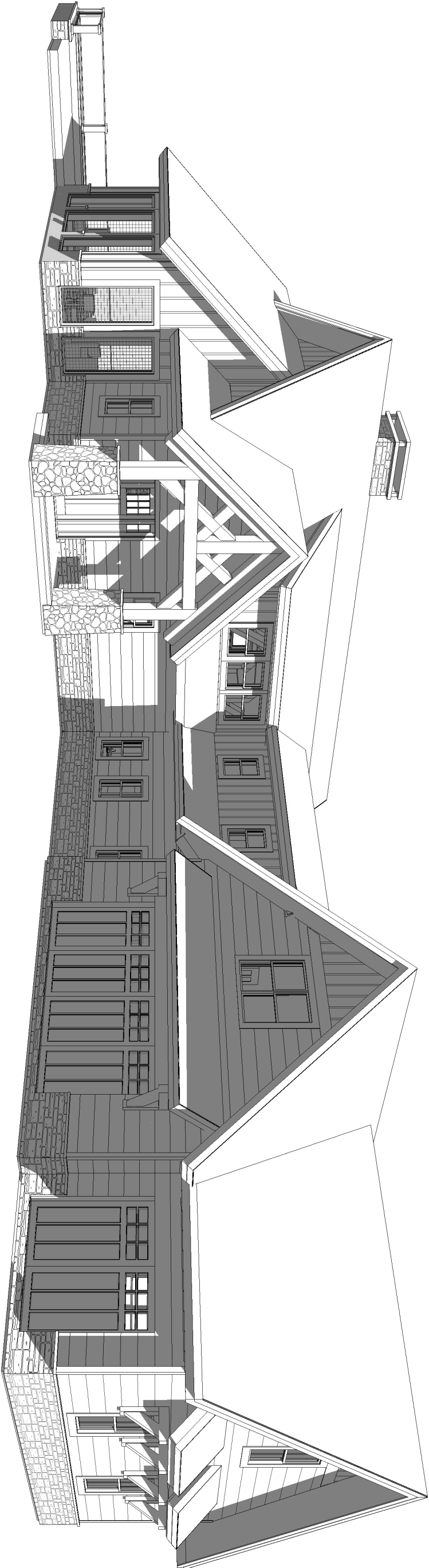
Building within the
Bluff Setback





TIMBERS PROVIDED BY BLUE OX TIMBER FRAMES
RAISING/ INSTALLATION OF TIMBERS AS SPECIFIED IN BLUE OX TIMBER FRAMES CONTRACT, DOES NOT
INCLUDE BRACKETS, CORBELS, AND EXTERIOR DECORATIVE TRUSSES, THOSE ARE INSTALLED BY OTHERS
INSTALLATION OF THE T&G FOR VAULTED TIMBER FRAME CEILINGS (**INTERIOR ONLY**) IF ABLE TO INSTALL
PRIOR TO SETTING SIPs, T&G INSTALLED DIRECTLY TO SIPs WILL BE INSTALLED BY OTHERS

ALLAN & DIANE CRONEN



WINDOW SCHEDULE - ANDERSEN 400 SERIES, BLACK, SMARTSUN GLASS, BLACK HARDWARE

MARK	ROOM	MODEL	ROUGH WIDTH	ROUGH HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS
1	FOYER	TW210310	3'-0 1/8"	4'-0 7/8"	8'-0"	DOUBLE HUNG	
2	STAIRS	TW21036	3'-0 1/8"	3'-8 7/8"	8'-0"	DOUBLE HUNG	TEMPERED GLASS
3	HALL	TW24310	2'-6 1/8"	4'-0 7/8"	7'-0"	DOUBLE HUNG	
4	HALL	TW24310	2'-6 1/8"	4'-0 7/8"	7'-0"	DOUBLE HUNG	
5	MUD RM	TW24310	2'-6 1/8"	4'-0 7/8"	7'-0"	DOUBLE HUNG	
6	GARAGE	TW210410	3'-0 1/8"	5'-0 7/8"	8'-0"	DOUBLE HUNG	
7	GARAGE	TW210410 - 2W	3'-0 1/8"	5'-0 7/8"	8'-0"	DOUBLE HUNG	
8	GARAGE	TW210310 - 2W	5'-11 7/8"	4'-0 7/8"	8'-0"	DOUBLE HUNG	
9	MASTER STOOL	AW251	2'-4 7/8"	2'-4 7/8"	7'-0"	AWNING	
10	MASTER BATH	DHP310310	3'-11 7/8"	4'-0 7/8"	7'-0"	FIXED	TEMPERED GLASS
11	MASTER	AX3251	7'-1 1/8"	2'-8"	7'-0"	AWNING	
12	MASTER	P3050 / AR31	3'-0 1/2"	6'-5 1/2"	7'-0"	FIXED / AWNING	
13	MASTER	P4550 / AR451	4'-5 3/8"	6'-5 1/2"	7'-0"	FIXED / AWNING	
14	KITCHEN	TW210310	3'-0 1/8"	4'-0 7/8"	7'-6"	DOUBLE HUNG	
15	DINING	TW210310	3'-0 1/8"	4'-0 7/8"	7'-6"	DOUBLE HUNG	
16	DINING	P3055 / AR31	3'-0 1/2"	6'-10 1/2"	7'-4 1/2"	FIXED / AWNING	
17	DINING	P4555 / AR451	4'-5 3/8"	6'-10 1/2"	7'-4 1/2"	FIXED / AWNING	
18	DINING	P3055 / AR31	3'-0 1/2"	6'-10 1/2"	7'-4 1/2"	FIXED / AWNING	
19	GREAT RM	AX31/P3060 /AR31	3'-0 1/2"	10'-1 1/8"	8'-0"	FIXED / FIXED / AWNING	
20	GREAT RM	AX61 / P6060 / AR61	6'-0 3/8"	10'-1 1/8"	8'-0"	FIXED / FIXED / AWNING	
21	GREAT RM	AX31/P3060 /AR31	3'-0 1/2"	10'-1 1/8"	8'-0"	FIXED / FIXED / AWNING	
22	GREAT RM UPPER	P6050	6'-0 3/8"	5'-0 3/8"	17'-10 3/8"	FIXED	
23	UPPER STAIRS	TW21036	3'-0 1/8"	3'-8 7/8"	17'-10"	DOUBLE HUNG	HEADER HGT OFF OF FIRST FLOOR
24	UPPER STAIRS	TW21036	3'-0 1/8"	3'-8 7/8"	17'-10"	DOUBLE HUNG	HEADER HGT OFF OF FIRST FLOOR
25	UPPER STAIRS	TW21036	3'-0 1/8"	3'-8 7/8"	17'-10"	DOUBLE HUNG	HEADER HGT OFF OF FIRST FLOOR
26	HALL TO BONUS	TW2432	2'-6 1/8"	3'-4 7/8"	8'-2"	DOUBLE HUNG	TEMPERED GLASS
27	HALL TO BONUS	TW2432	2'-6 1/8"	3'-4 7/8"	8'-2"	DOUBLE HUNG	
28	BED 2	TW210410 - 2W	5'-11 7/8"	5'-0 7/8"	8'-0"	DOUBLE HUNG	EGRESS
29	BED 3	TW210410	3'-0 1/8"	5'-0 7/8"	8'-0"	DOUBLE HUNG	EGRESS
30	FLEX RM	TW210410 - 2W	5'-11 7/8"	5'-0 7/8"	8'-0"	DOUBLE HUNG	EGRESS
31	UPPER HALL	AR41	4'-0 1/2"	1'-5 1/2"	8'-0"	AWNING	
32	UPPER HALL	AR41	4'-0 1/2"	1'-5 1/2"	8'-0"	AWNING	
33	MASTER SUITE	TW210410 - 2W	5'-11 7/8"	5'-0 7/8"	8'-6"	DOUBLE HUNG	
34	OFFICE	FLEXFRAME / TW210410 - 2W	5'-11 7/8"	7'-1 1/8"	7'-10"	FIXED / DOUBLE HUNG	EGRESS, 24" TRANSOM
35	SCREEN PORCH	AS1 - FIXED	5'-0 3/8"	2'-0 5/8"	8'-0"	FIXED	

EXTERIOR DOOR SCHEDULE - BRAND AND R.O.S TO BE VERIFIED PRIOR TO CONST.

MARK	ROOM	WIDTH	HEIGHT	COMMENTS
1	FOYER	3'-0"	8'-0"	16" SIDELIGHTS
2	MUD ROOM	3'-0"	6'-8"	20" MIN. FIRE DOOR
3	MASTER	3'-0"	7'-0"	FULL GLASS
4	DINING	3'-0"	7'-0"	FULL GLASS
5	DINING	3'-0"	7'-0"	FULL GLASS
6	GREAT RM TO DECK	3'-0"	8'-0"	FULL GLASS
7	SCREEN PORCH	3'-0"	8'-0"	SCREEN DOOR
8	GARAGE	18'-0"	8'-0"	OVERHEAD DOOR
9	GARAGE	9'-0"	8'-0"	OVERHEAD DOOR
10	GARAGE	3'-0"	6'-8"	HALF GLASS



PO Box 847,
Alexandria, MN
320-815-3143

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Warranties

The plans furnished herein were prepared by registered architects or professional engineers and are for information purposes only. They are not to be used for construction without the express written consent of the architect or engineer. The architect or engineer does not warrant the accuracy or completeness of the information provided herein. The architect or engineer is not responsible for the selection of materials or the construction of the building. The owner of the building is responsible for the selection of materials and the construction of the building.



BLUE OX
TIMBER FRAMES

TIMBER FRAME SUPPLIED BY
BLUE OX TIMBER FRAMES
DRAWINGS ARE PROPERTY OF
BLUE OX TIMBER FRAMES

ALLAN & DIANE CRONEN
BLUE OX TIMBER FRAME
Enter address here

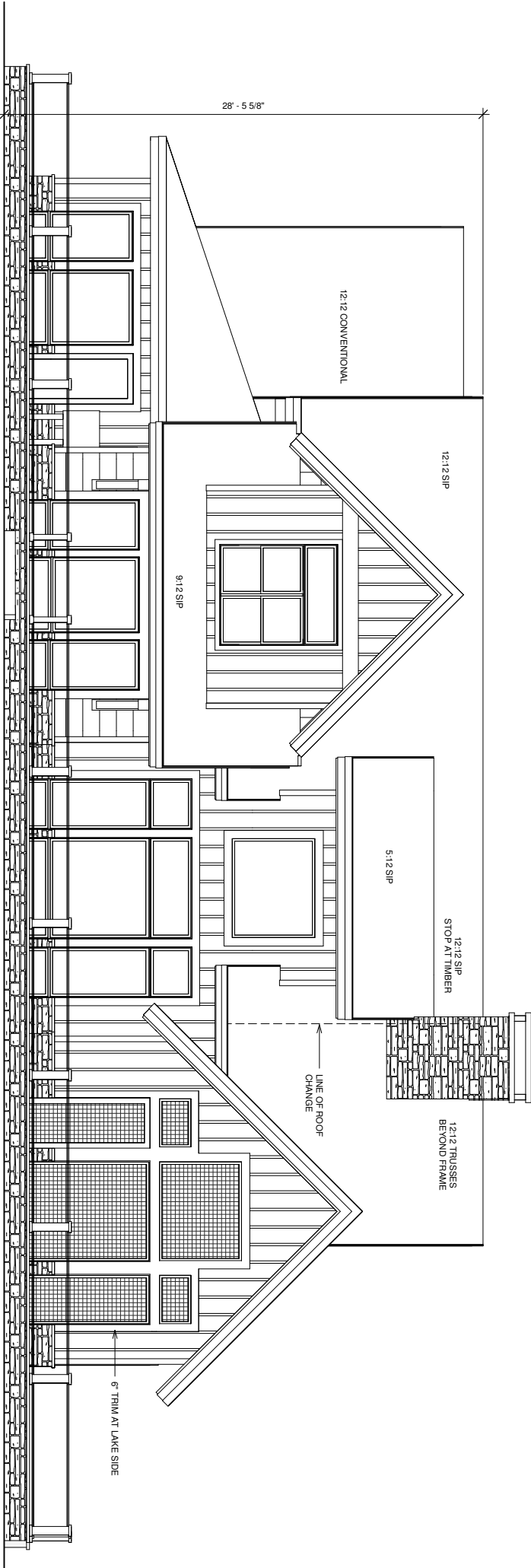
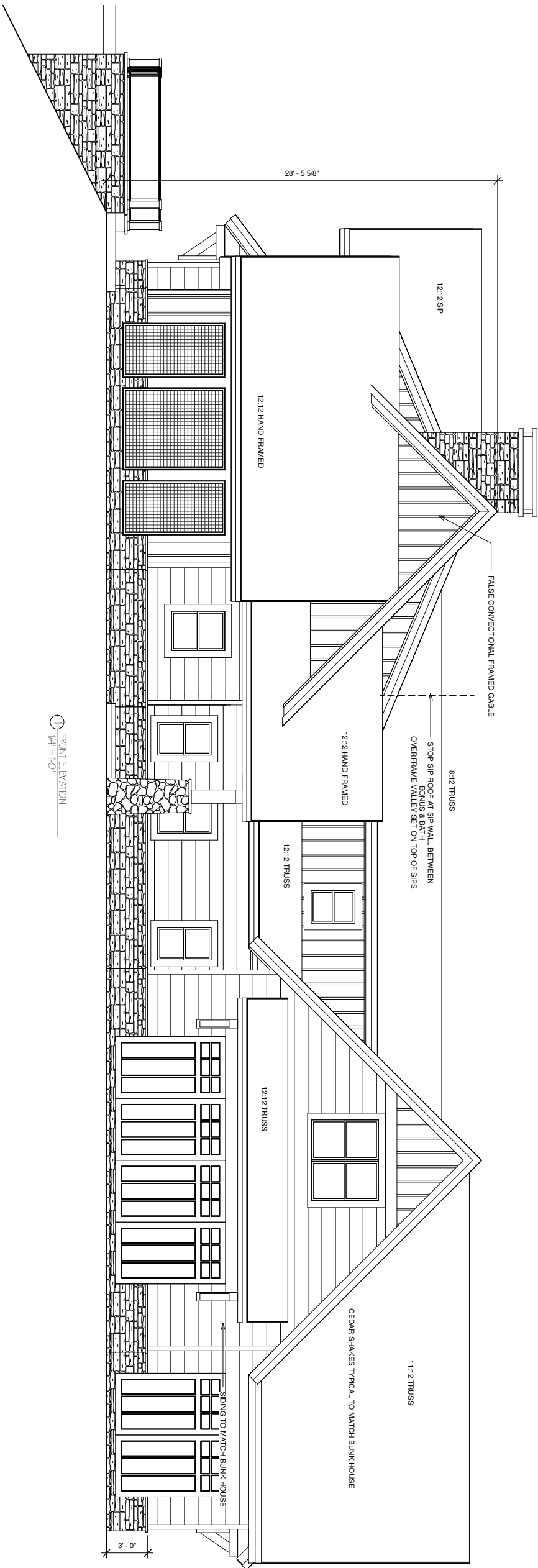
DRAWN BY KG
WOODLAND
HOME DESIGN

DATE	COMMENTS
8/7/18	
REVISED 8/23/18	
REVISED 7/31/20	
REVISED 1/5/22	
REVISED 3/3/22	
REVISED 9/19/22	
REVISED 2/8/23	

ELEVATIONS

A-1.1

SCALE 1/4" = 1'-0"



SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE



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320-815-3143

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TIMBER FRAMES

TIMBER FRAME SUPPLIED BY
BLUE OX TIMBER FRAMES
DRAWINGS ARE PROPERTY OF
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ALLAN & DIANE CRONEN
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Enter address here

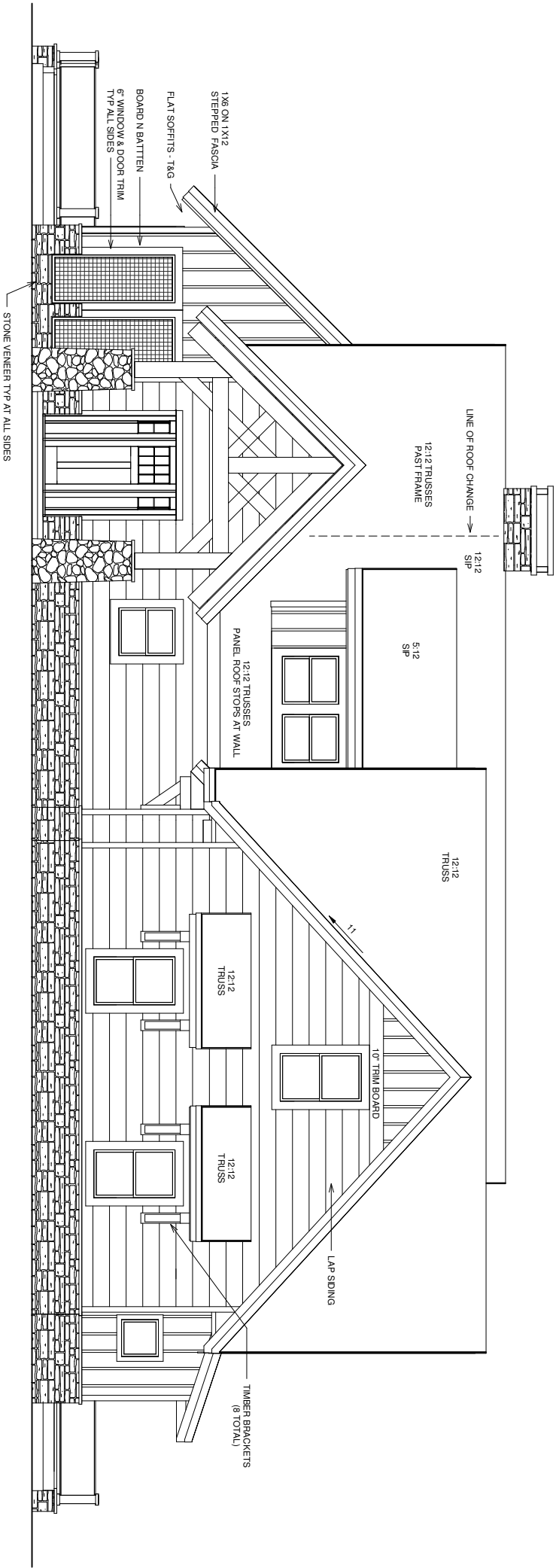
DRAWN BY KG
WOODLAND
HOME DESIGN

DATE	COMMENTS
8/7/18	
REVISION 8/23/18	
REVISION 7/31/20	
REVISION 1/5/22	
REVISION 3/3/22	
REVISION 9/19/22	
REVISION 2/8/23	

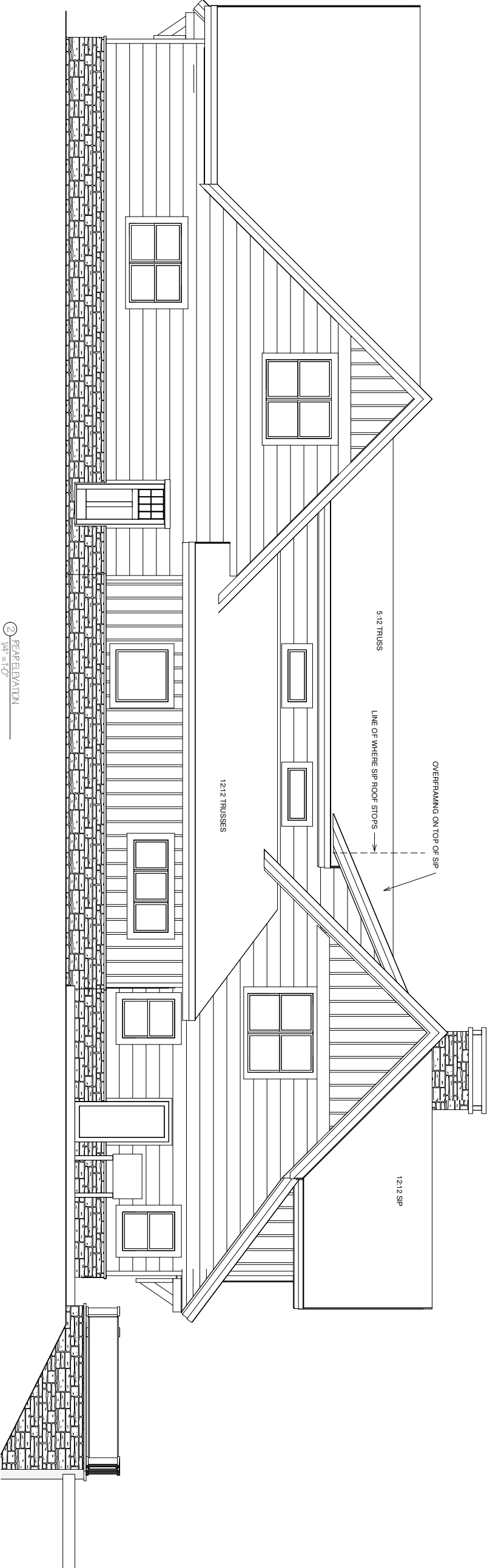
ELEVATIONS

A-1.2

SCALE 1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

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Alexandria, MN
320-815-3143

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BLUE OX
TIMBER FRAMES

TIMBER FRAME SUPPLIED BY
BLUE OX TIMBER FRAMES
DRAWINGS ARE PROPERTY OF
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ALLAN & DIANE CRONEN
BLUE OX TIMBER FRAME
Enter address here

DRAWN BY KG
WOODLAND
HOME DESIGN

DATE	COMMENTS
8/7/18	
REVISION	8/23/18
REVISION	7/31/20
REVISION	1/5/22
REVISION	3/3/22
REVISION	9/19/22
REVISION	2/8/23

PERSPECTIVE
ELEVATIONS

A-1.3

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE



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HOME DESIGN

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320-815-3143
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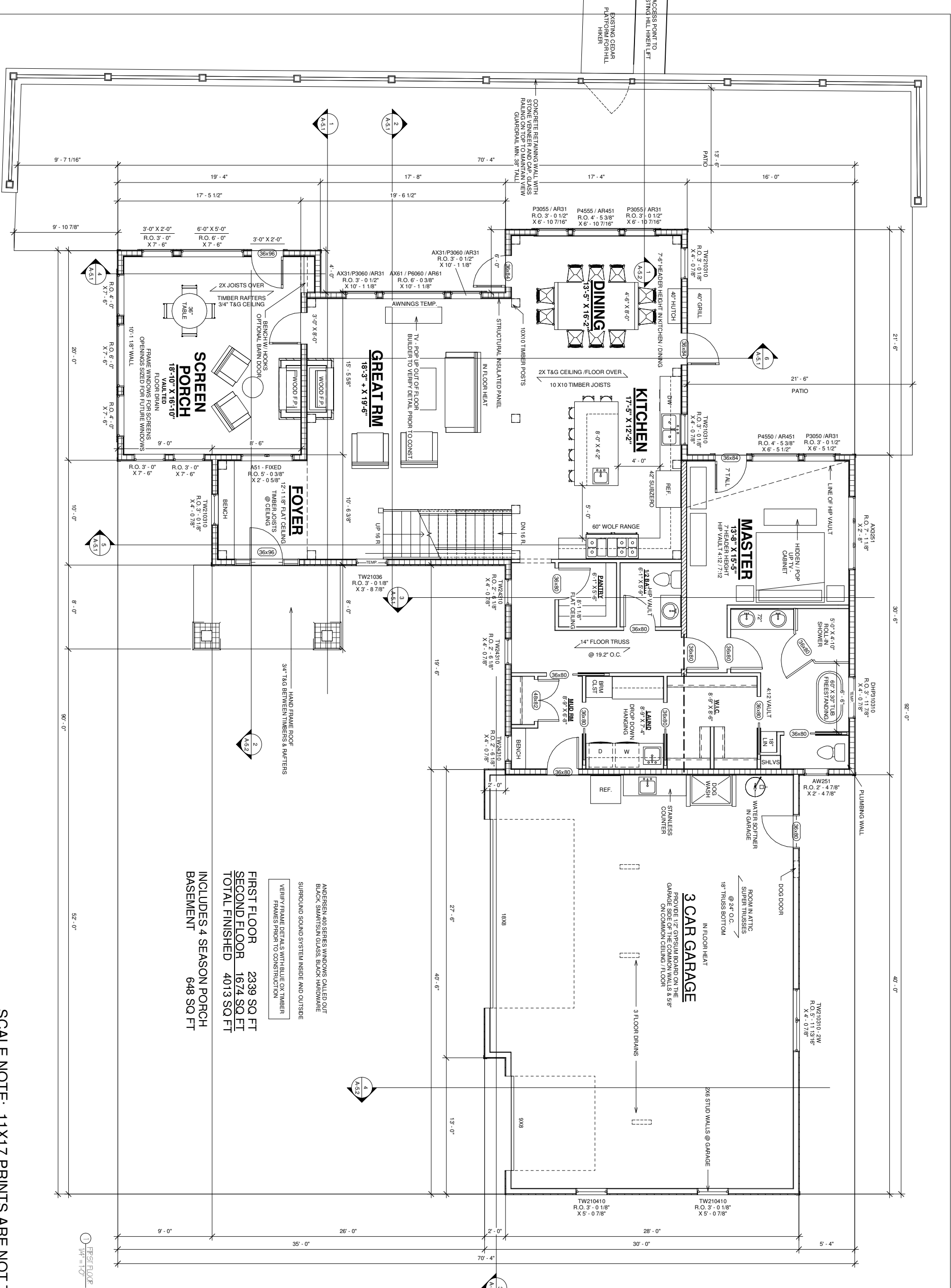
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WOODLAND
HOME DESIGN

DATE	COMMENTS
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8/23/18	REMOVED
7/31/20	REMOVED
1/5/22	REMOVED
3/3/22	REMOVED
9/19/22	REMOVED
2/8/23	REMOVED

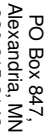
FIRST
FLOOR PLAN

A-3

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE



FIRST FLOOR 2339 SQ FT
SECOND FLOOR 1674 SQ FT
TOTAL FINISHED 4013 SQ FT
INCLUDES 4 SEASON PORCH
BASEMENT 648 SQ FT



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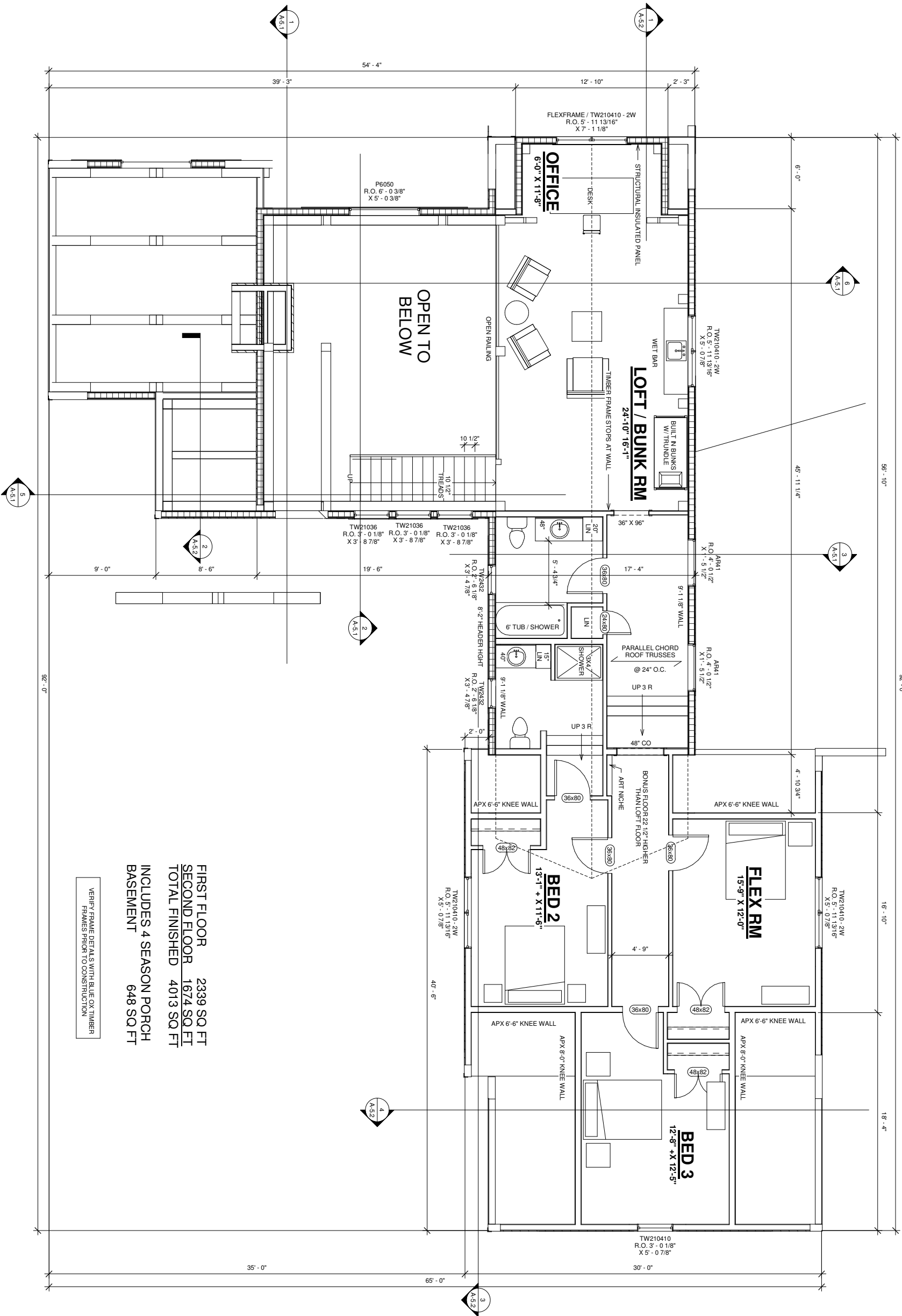
ALLAN & DIANE CRONEN
BLUE OX TIMBER FRAME
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DRAWN BY KG WOODLAND HOME DESIGN	
DATE	COMMENTS
REVISED 8/7/18	
REVISED 8/23/18	
REVISED 7/31/20	
REVISED 1/5/22	
REVISED 3/3/22	
REVISED 8/19/22	
REVISED 2/8/23	

SECOND FLOOR PLAN

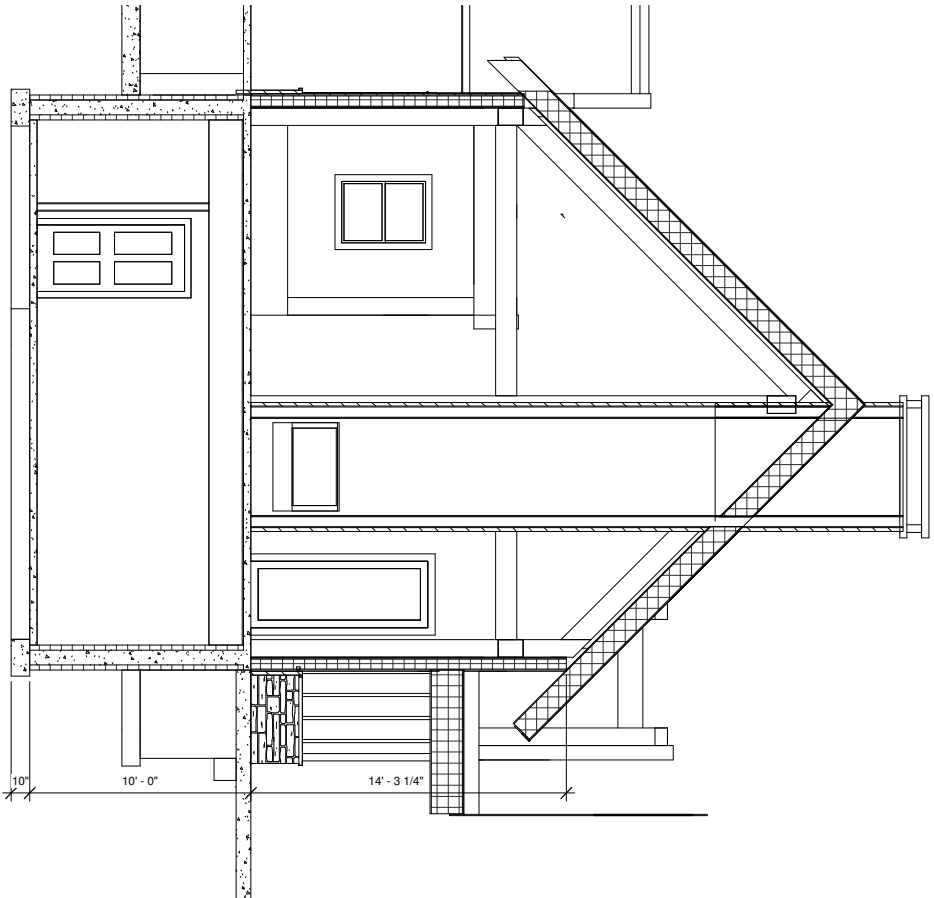
A-4

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE

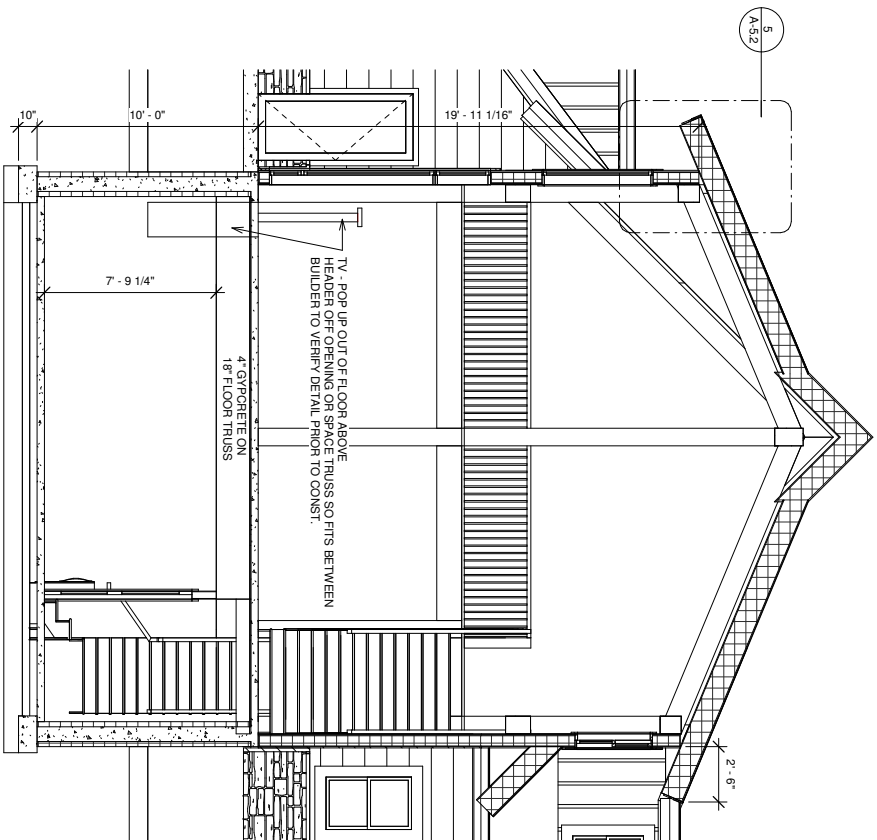


FIRST FLOOR	2339 SQ FT
SECOND FLOOR	1674 SQ FT
TOTAL FINISHED	4013 SQ FT
INCLUDES 4 SEASON PORCH BASEMENT	648 SQ FT

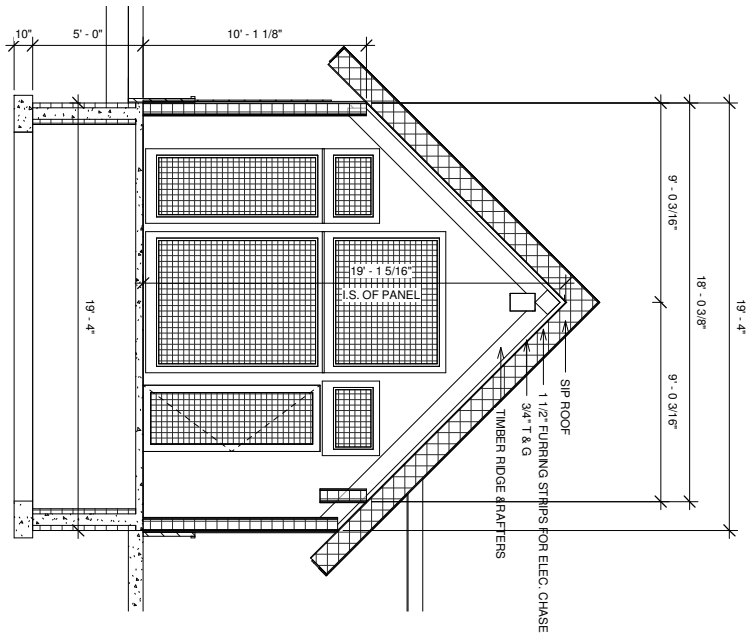
IFY FRAME DETAILS WITH BLUE OX TIMBER
FRAMES PRIOR TO CONSTRUCTION



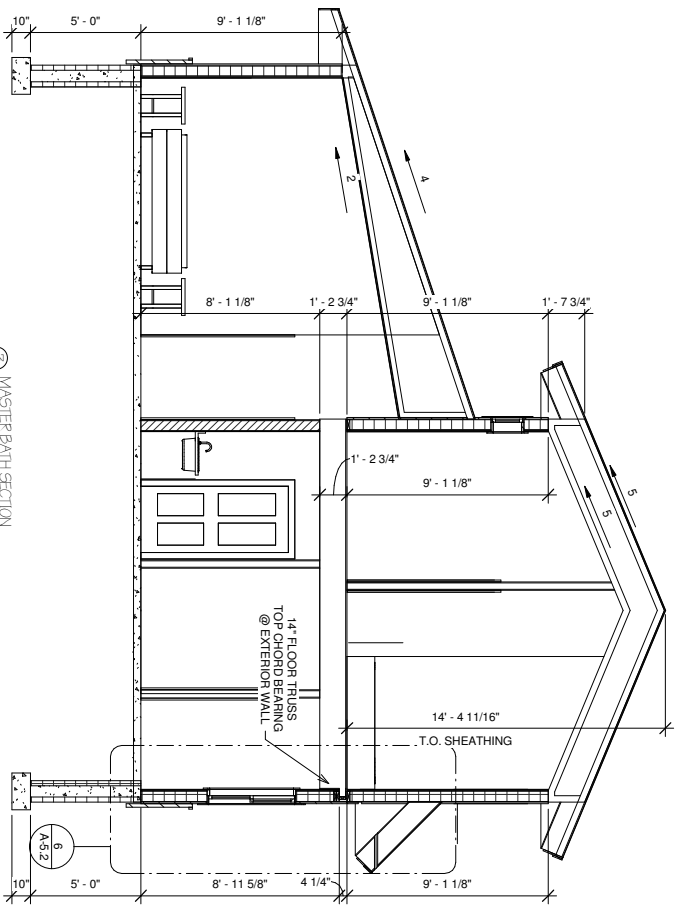
① GREAT RM/FOYER SECTION
1/4\"/>



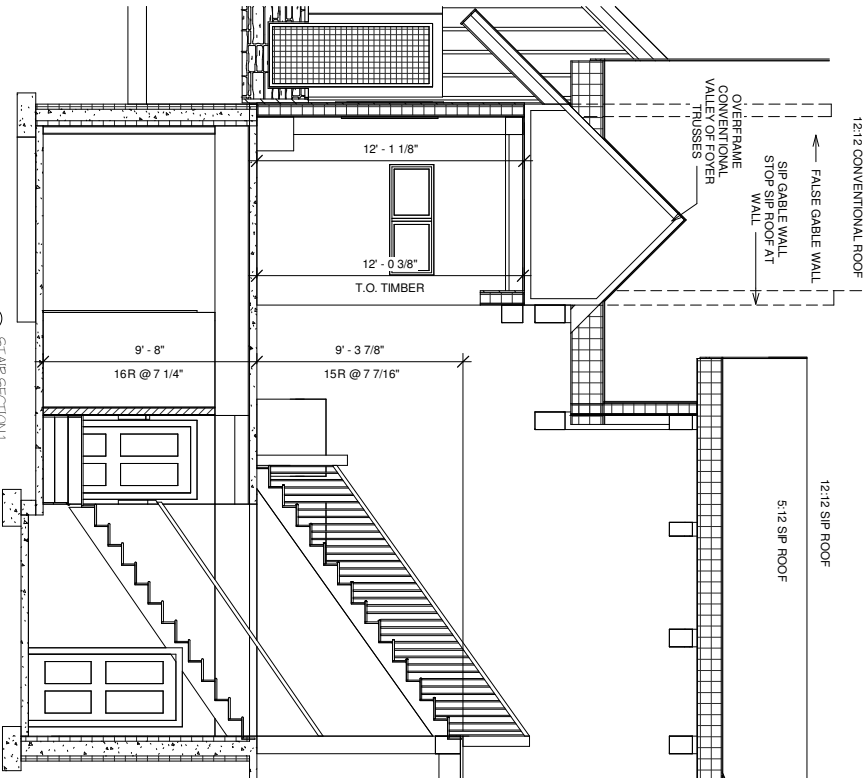
② GREAT RM/DORMER SECTION
1/4\"/>



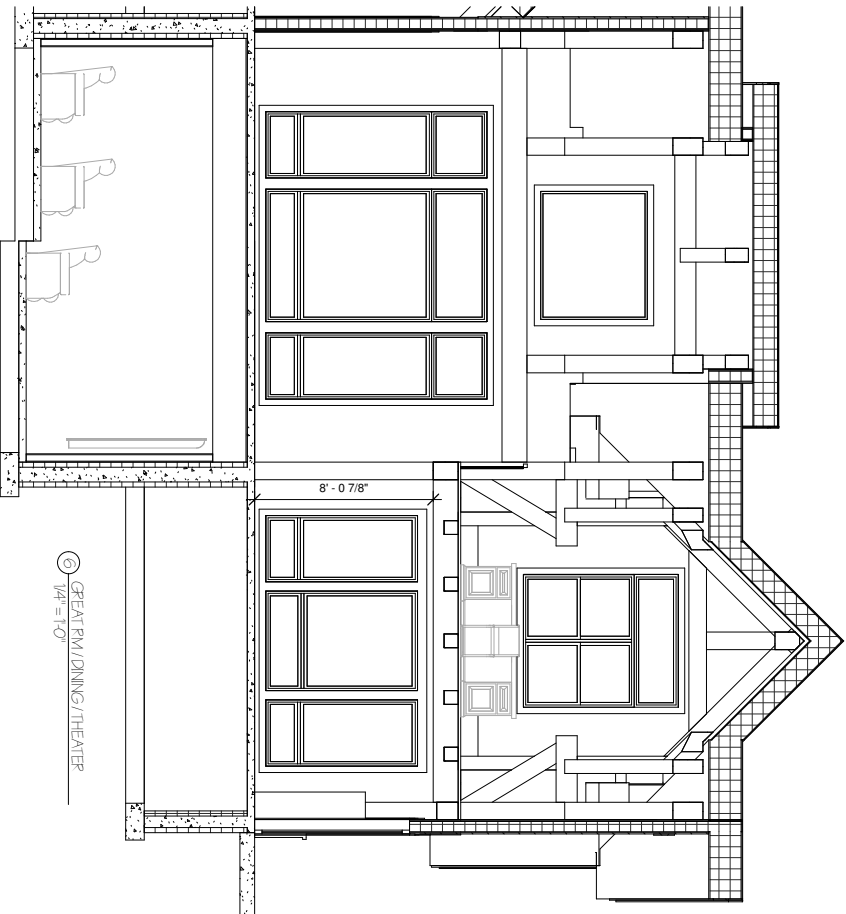
④ PORCH SECTION
1/4\"/>



③ MASTER BATH SECTION
1/4\"/>



⑤ STAIR SECTION
1/4\"/>



⑥ GREAT RM/DINING/THEATER
1/4\"/>



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REUSED 8/23/18	
REUSED 7/31/20	
REUSED 1/5/22	
REUSED 3/3/22	
REUSED 9/19/22	
REUSED 2/8/23	

SECTIONS

A-5.1

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE

SCALE 1/4" = 1'-0"



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8/23/18	REMOVED
7/31/20	REMOVED
1/5/22	REMOVED
3/3/22	REMOVED
9/19/22	REMOVED
2/8/23	REMOVED

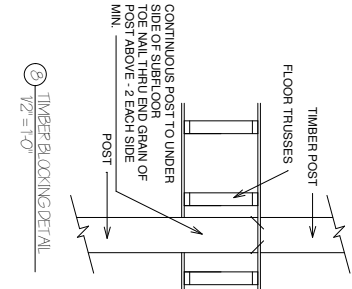
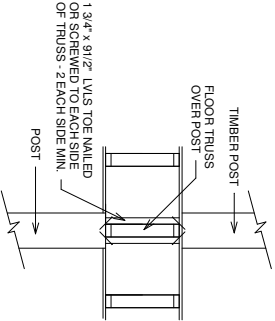
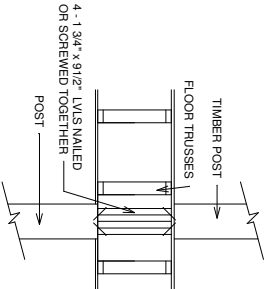
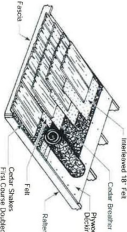
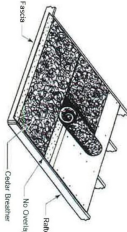
SECTIONS

A-5.2

SCALE As indicated

WHERE SIP ROOF & WALL PANELS ARE USED, THE FOLLOWING REQUIREMENTS APPLY:
NO TOP PLATES, EPS WEDGE OR SUPPORT WEDGE REQUIRED
PLUMB CUT TOP LEAVING 1/2" GAP FROM ROOF PANEL SHEATHING
SPRAY FOAM TO SEAL

HEAVY DUTY CEILING SHAKES WILL BE USED TO MATCH BLANK HOUSE TRACUT HOUSE ROOF AT SIP JOINTS
36" FELT LEAF PROTECTION EXTENDING 1/4" BEYOND ROOF DECK
TACK CEILING BREAKER, DUMPLES DOWN, 1 TACK APX. EVERY 3 SQ. FT.
16" WIDE STRIP OF 3/8" FELT OVER TOP PORTION OF SHAKES AND EXTEND ONTO THE BREAKER
SEE DETAIL BELOW FOR BENJAMIN OBOYKE BREAKER INSTALLATION



STRUCTURAL INSULATED PANEL

7/16" OSB

11/16" INSULATION

7/16" OSB

1 1/2" FURRING STRIPS FOR ELEC CHASE

RUN 2X6 ALONG TIMBERS

2X10 SUB FASCIA - FIELD INSTALLED
1X6 FASCIA BOARD
1X6 SHADOW BOARD
VERIFY FASCIA MATERIAL
VERIFY SOFFIT MATERIAL

STRUCTURAL INSULATED PANEL

5 1/2" INSULATION

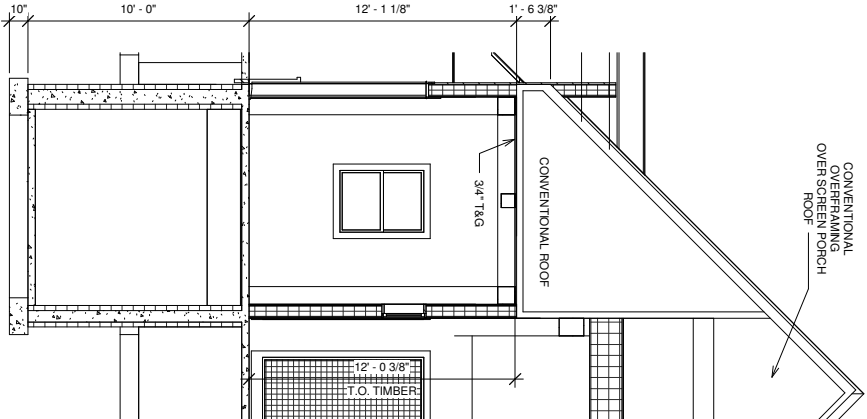
7/16" OSB

DRAWNALL BETWEEN POST - SIP

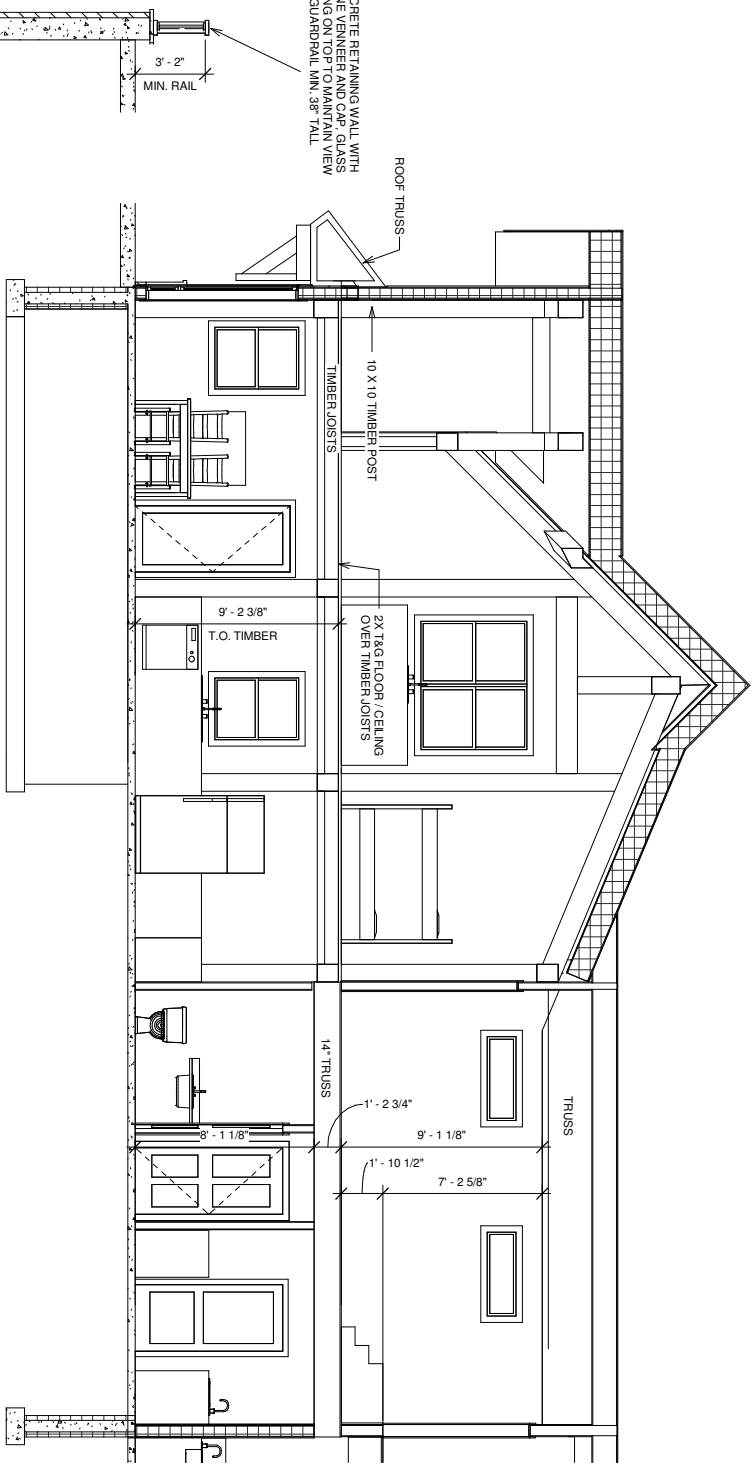
PANEL STANDARD NOTES: PROVIDE 1/2" GAP BETWEEN WALL PANELS AND ROOF PANEL ON THE GABLE ENDS OF THE TIMBER FRAMED AREAS. PROVIDE 1/4" GAP ON EACH SIDE OF ROOF PANELS WHERE RIDGE, VALLEY & HIP BEAMS COME TOGETHER - SPRAY FOAM GAP ON SITE

5 EAVE DETAIL
1/2" = 1'-0"

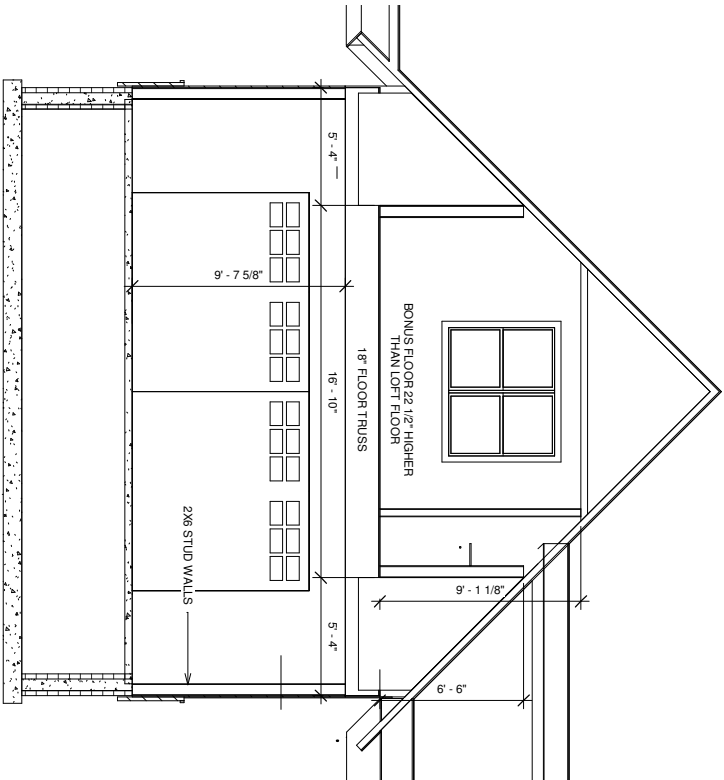
2 FOWER SECTION
1/4" = 1'-0"



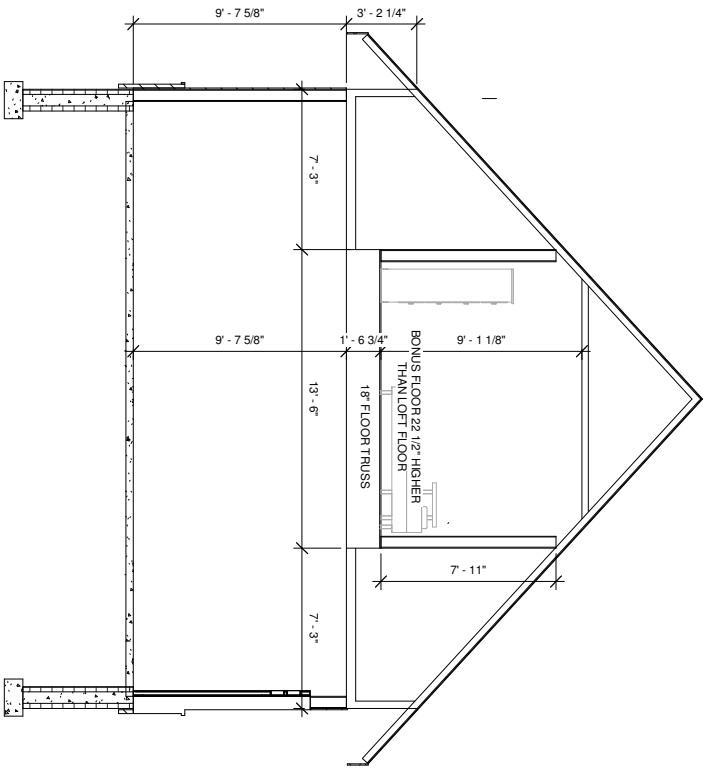
1 DINING SECTION
1/4" = 1'-0"



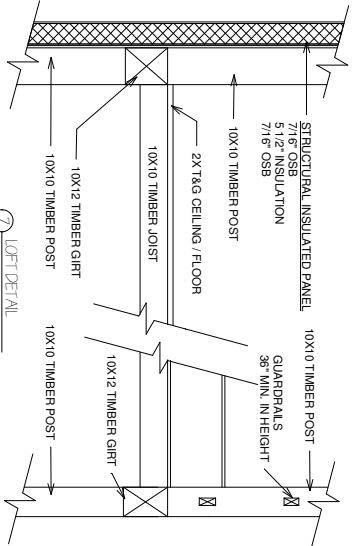
3 GARAGE / BED 2&3 SECTION
1/4" = 1'-0"



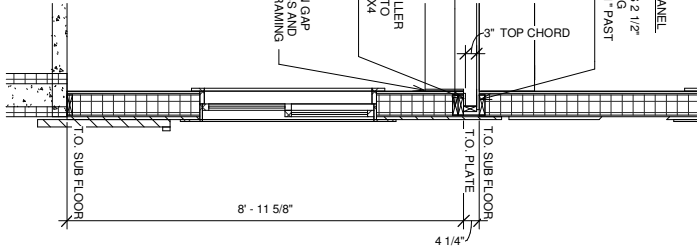
4 GARAGE / BED 4 SECTION
1/4" = 1'-0"



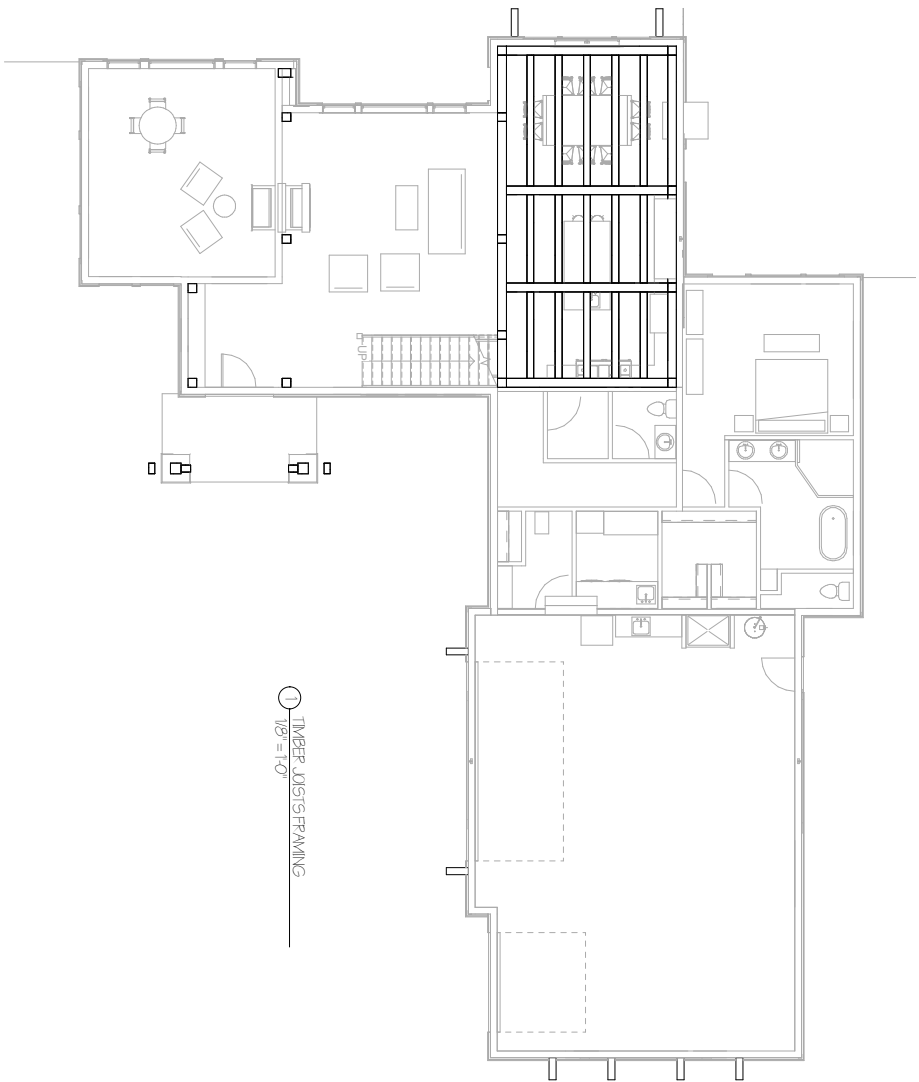
7 LOFT DETAIL
1/2" = 1'-0"



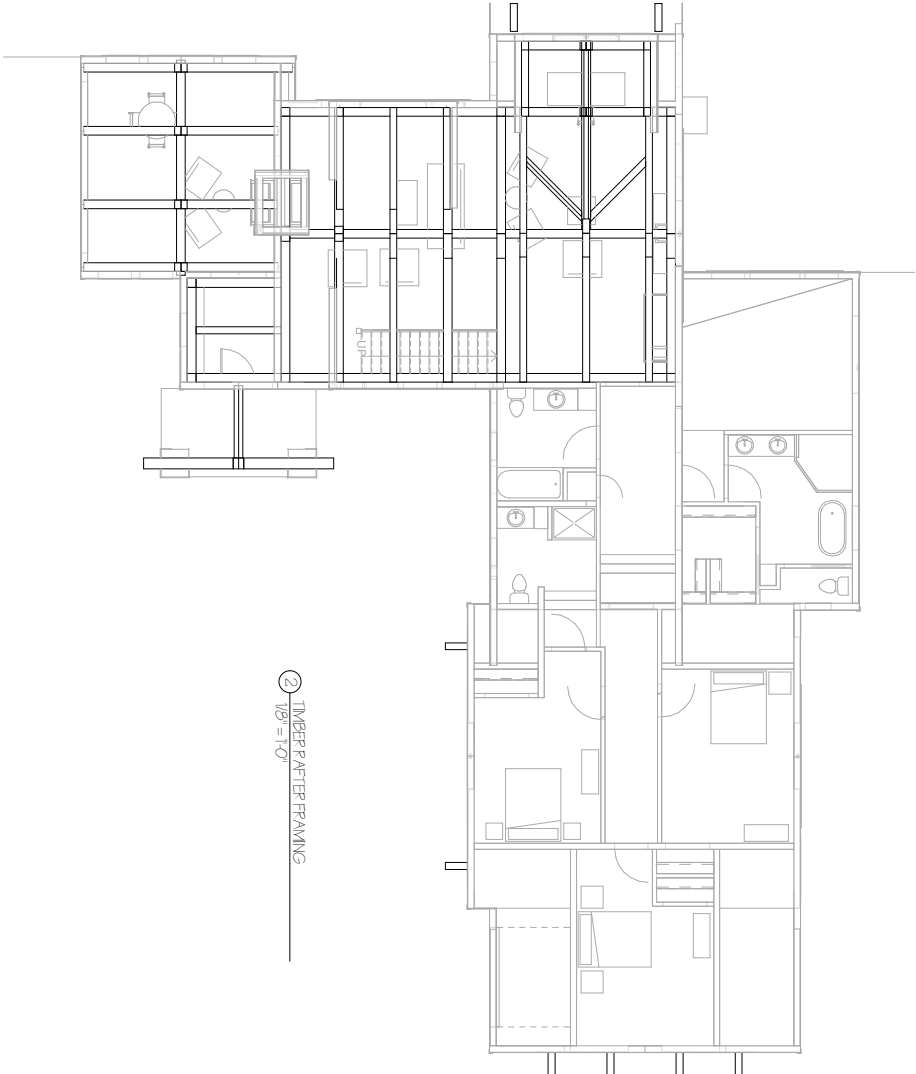
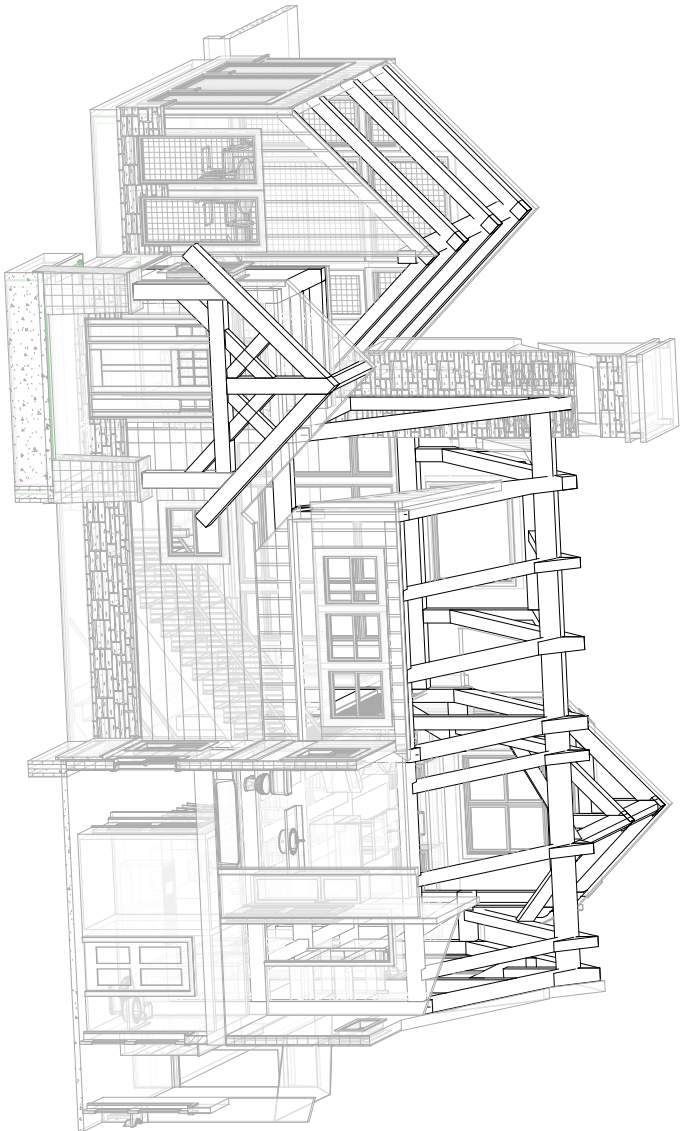
6 SIP / FLOOR TRUSS CONNECTION
1/2" = 1'-0"



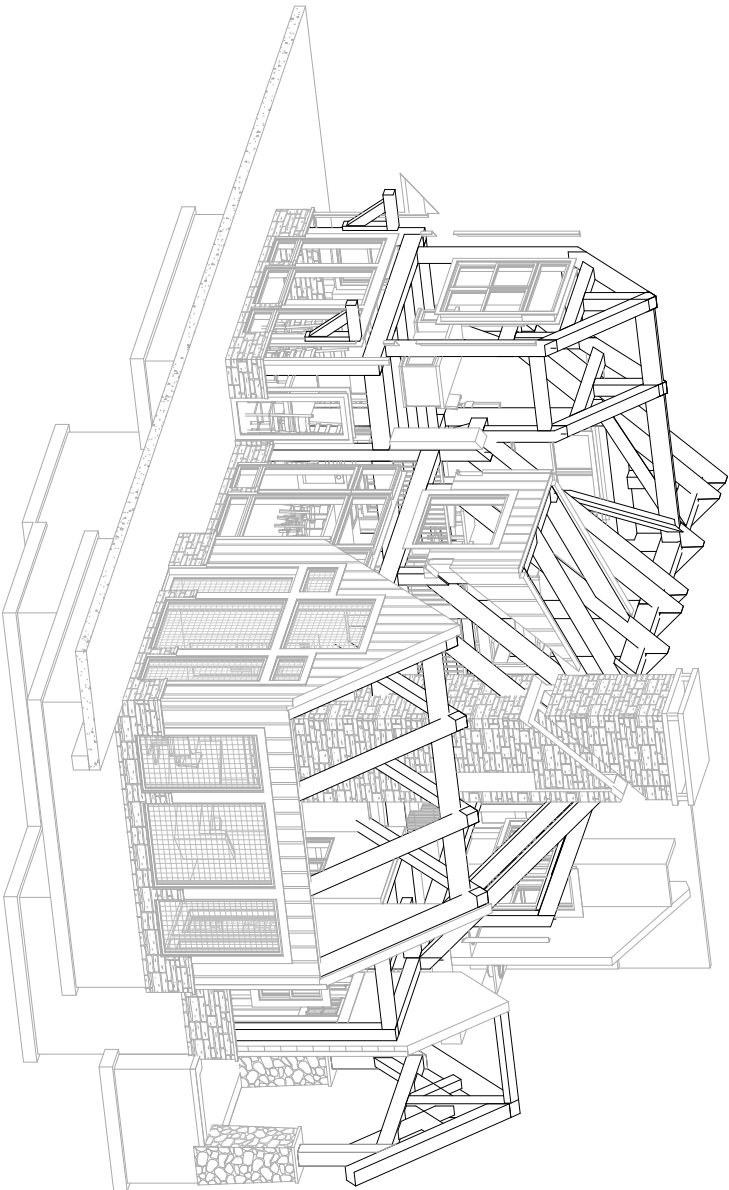
SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE



① TIMBER JOIST FRAMING
1/8" = 1'-0"



② TIMBER POST AND BEAM FRAMING
1/8" = 1'-0"



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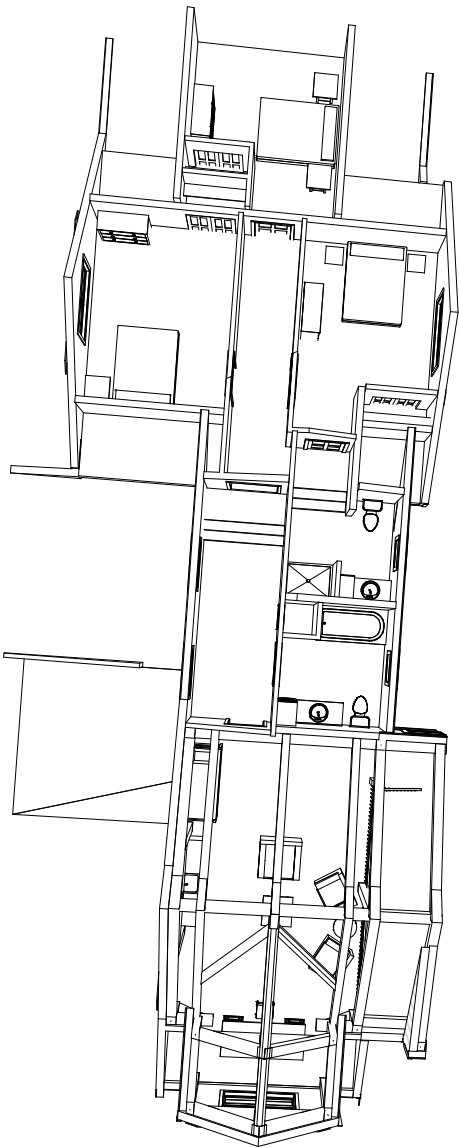
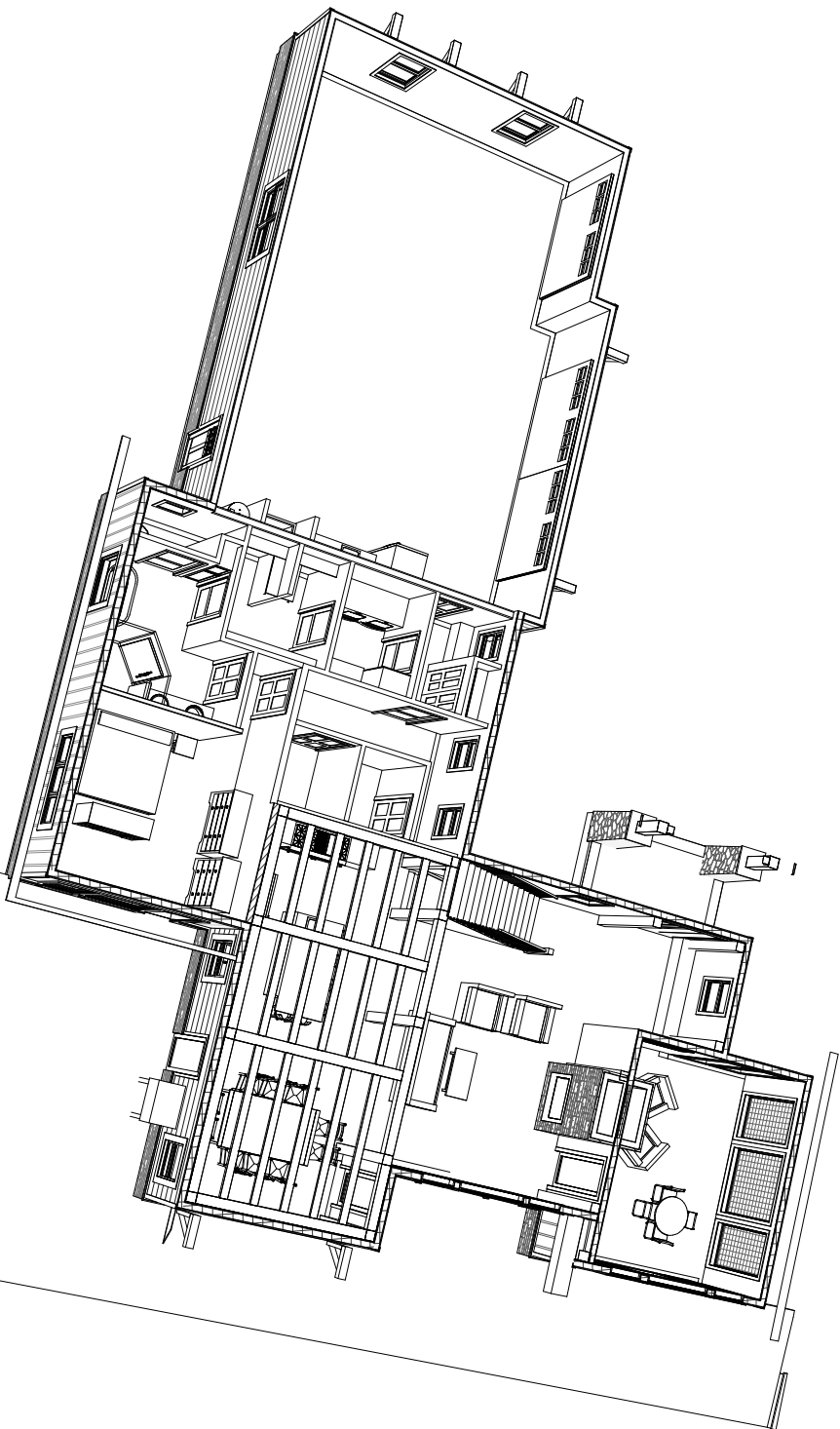
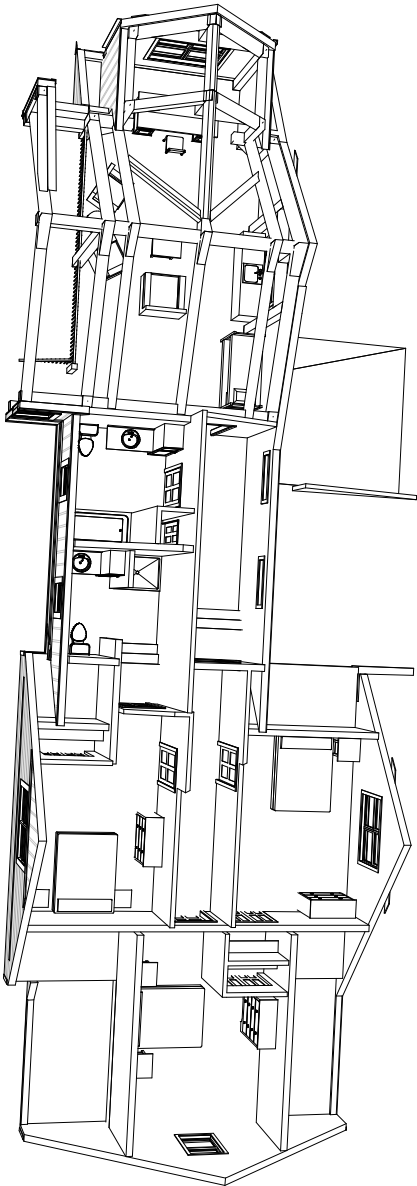
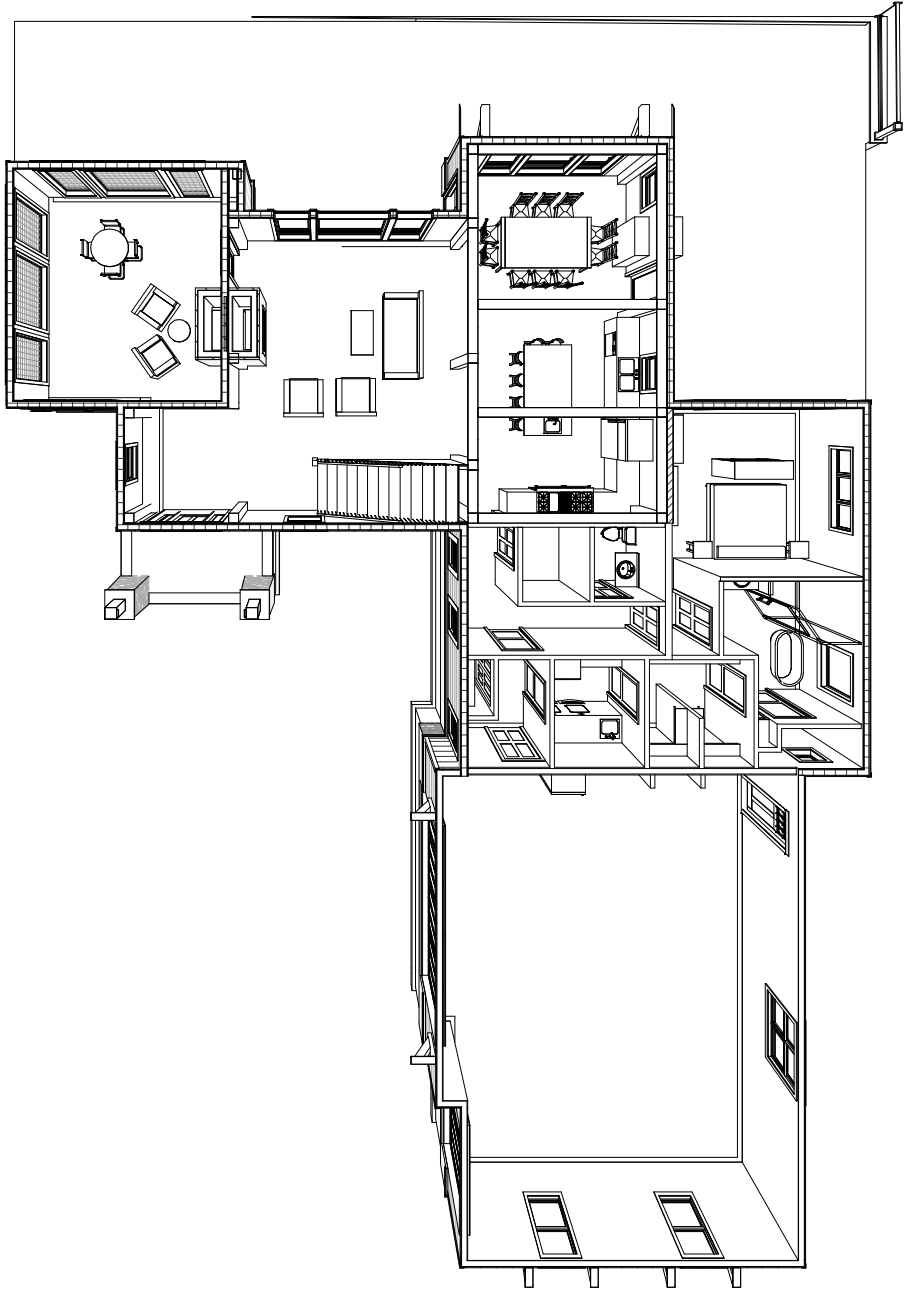
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DATE	COMMENTS
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REVISION 8/23/18	
REVISION 7/31/20	
REVISION 1/5/22	
REVISION 3/3/22	
REVISION 9/19/22	
REVISION 2/8/23	

TIMBER
FRAMING

A-6

SCALE 1/8" = 1'-0"



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REVISION 7/31/20	
REVISION 1/5/22	
REVISION 3/3/22	
REVISION 9/19/22	
REVISION 2/8/23	

INTERIOR
VIEWS

A-7

SCALE NOTE: 11X17 PRINTS ARE NOT TO SCALE

WANNEBO EXCAVATING, INC.

12015 COUNTY ROAD #1
MANHATTEN BEACH, MN 56442

PHONE: 218-543-4544

Wannebo@tds.net

HYTEC CONSTRUCTION
11360 BUSINESS 371
BRainerd, MN 56401

APRIL 10th, 2023
218-829-8529

PAULS@HYTECONSTRUCTION.COM

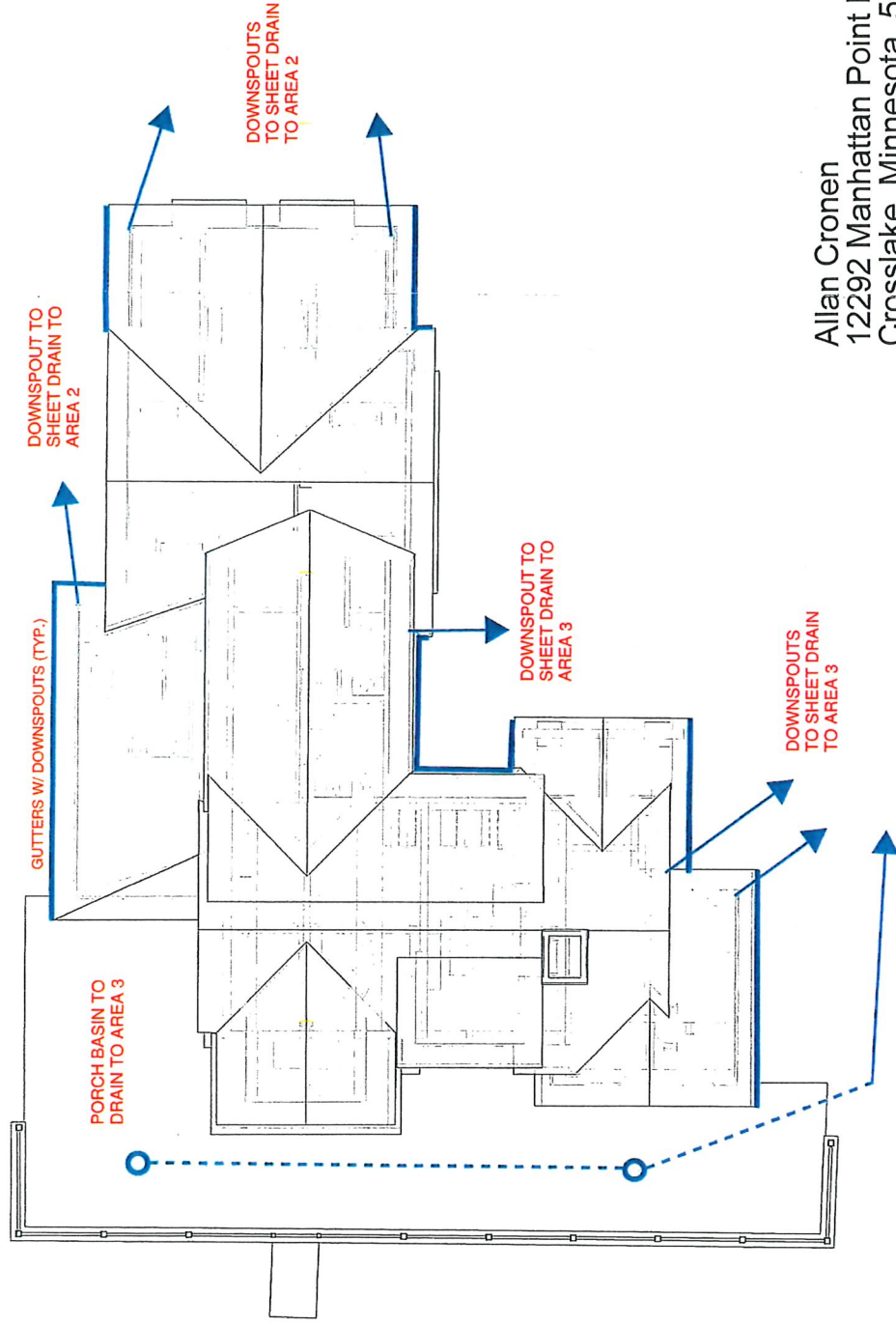
RE: ALLAN Cronen – New Home Construction
12292 MANHATTAN POINT BLVD.
CROSSLAKE, MN 56442

- ** PATIO FILL WITHIN THE BLUFF IMPACT ZONE: APPROXIMATELY 100 YARDS OF CLEAN FILL
- ** PATIO FILL WITHIN THE BLUFF SET BACK ZONE: APPROXIMATELY 25 YARDS OF CLEAN FILL
- ** BASEMENT EXCAVATION WITHIN THE BLUFF SET BACK ZONE : APPROXIMATELY 300 YARDS OF MATERIAL.

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS.

THANK YOU,

ISSAC WANNEBO
OWNER/ESTIMATOR



Allan Cronen
12292 Manhattan Point Blvd.
Crosslake, Minnesota 56442

Home Drainage Plan

CERTIFICATE OF SURVEY

**LOTS 5 AND 6, BLOCK 4,
MANHATTAN BEACH (A REPLAT OF TWIN BEACH)
SECTION 6, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA**

BIG TROUT LAKE

GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.60
HIGHEST KNOWN ELEVATION = 1234.56

INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1228.82 ON 3-14-2016
BASED ON NGVD 29 DATUM

EXISTING	AREA	Net Area	Percent
House	741	47,176	1.6%
Garage	643	47,176	1.4%
Water Accessory Structure	120	47,176	0.3%
Concrete & Pavers	650	47,176	1.4%
Bituminous	4,066	47,176	8.6%
Total	6,210	47,176	13.2%

PROPOSED	AREA	Net Area	Percent
Water Accessory Structure	120	47,176	0.3%
Garage	1,666	47,176	2.2%
Proposed Patios & Concrete	2,066	47,176	4.4%
Exist. & Proposed Bituminous	4,818	47,176	10.2%
Proposed House	2,451	47,176	5.2%
Proposed Attached Garage	1,174	47,176	2.5%
Total	11,705	47,176	24.8%

RUN OFF CALCULATIONS

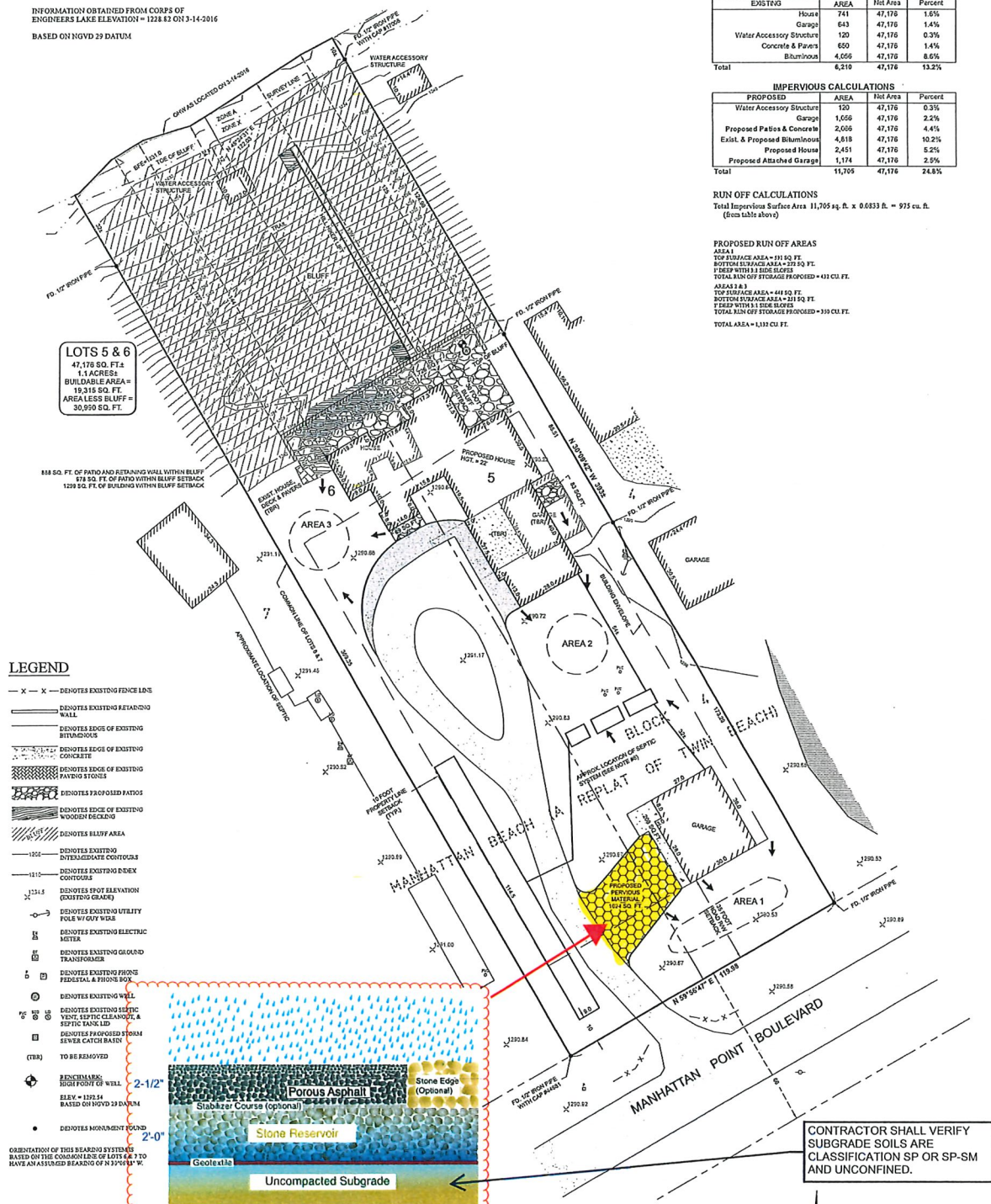
Total Impervious Surface Area 11,705 sq. ft. x 0.0333 ft. = 975 cu. ft.
(from table above)

PROPOSED RUN OFF AREAS

AREA 1
TOP SURFACE AREA = 591 SQ. FT.
BOTTOM SURFACE AREA = 272 SQ. FT.
1' DEEP WITH 3:1 SIDE SLOPES
TOTAL RUN OFF STORAGE PROPOSED = 432 CU. FT.

AREAS 2 & 3
TOP SURFACE AREA = 441 SQ. FT.
BOTTOM SURFACE AREA = 231 SQ. FT.
1' DEEP WITH 3:1 SIDE SLOPES
TOTAL RUN OFF STORAGE PROPOSED = 350 CU. FT.

TOTAL AREA = 1,132 CU. FT.



CONTRACTOR SHALL VERIFY
SUBGRADE SOILS ARE
CLASSIFICATION SP OR SP-SM
AND UNCONFINED.

NOTES:


1. Contour interval as shown = 2 feet. Based on NHDV 2010 data. Contours show where data obtained using standard survey topographic methodologies. Field collected on 13-14-2016.
2. Zoning for subject tract = "Shortleaf District".
3. No wetlands found on November 16, 2002 at the site per Ben Metzler, Metrol Environmental Consultants, LLC.
4. Property is in the "Zone X" and "Zone A" as per the FRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevation and flood hazard features not determined. "Zone X" definition: Areas of 100-year flood base elevation.
5. Parcel IDs of subject parcel: 140500185 and 140500184.
6. The EPHI address of subject parcel: 1229594 Meacham Point Blvd.
7. Subjects are not subject to environmental notification. Verification of setbacks by the governing body is advised by prior site inspection.
8. Appropriate location of proposed septic system per plan prepared by Anya Wancoba.
9. No wetlands found on November 16, 2002 at the site per Ben Metzler, Metrol Environmental, LLC.
10. AGriling properties are record Shortleaf District.
11. No wetlands found on November 16, 2002 at the site per Ben Metzler, Metrol Environmental, LLC.
12. NCE Certified Wetland Delimited #1031.

THIS PLAN, PREPARED BY ANDERSON BROTHERS CONSTRUCTION OF BRAINER, MN, HAS BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH GENERALLY ACCEPTABLE DESIGN AND CONSTRUCTION PRACTICES FOR PERMEABLE ASPHALT PAVEMENTS. THIS REVIEW DOES NOT IMPLY ANY GUARANTEE OR WARRANTY OF PERFORMANCE WHICH IS SUBJECT TO CONSTRUCTION AND MAINTENANCE DUE DILIGENCE BY THE CONTRACTOR AND THE OWNER.

DAVID REESE, PE

04-10-2023

20 0 20 40
SCALE IN FEET
ON 22" x 34" SHEET

1	PROJECT	CERTIFICATE OF SURVEY	PROJECT MANAGER:	PROJECT No:	DATE:	REVISIONS			I 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 IN THE STATE OF MINNESOTA.	 32106 RAINES Road Suite 1 P.O. Box 431 Dayton, MN 55472 218-545-4940 www.liontrak.com
			CMH	2108-18	11-10-2022	DATE	DESCRIPTION	BY		
			DESIGNED BY:	FILE NAME:	SCALE:	04-10-2023	Added 1st of 2nd of 3rd of 4th of 5th of 6th of 7th of 8th of 9th of 10th of 11th of 12th of 13th of 14th of 15th of 16th of 17th of 18th of 19th of 20th of 21st of 22nd of 23rd of 24th of 25th of 26th of 27th of 28th of 29th of 30th of 31st of 32nd of 33rd of 34th of 35th of 36th of 37th of 38th of 39th of 40th of 41st of 42nd of 43rd of 44th of 45th of 46th of 47th of 48th of 49th of 50th of 51st of 52nd of 53rd of 54th of 55th of 56th of 57th of 58th of 59th of 60th of 61st of 62nd of 63rd of 64th of 65th of 66th of 67th of 68th of 69th of 70th of 71st of 72nd of 73rd of 74th of 75th of 76th of 77th of 78th of 79th of 80th of 81st of 82nd of 83rd of 84th of 85th of 86th of 87th of 88th of 89th of 90th of 91st of 92nd of 93rd of 94th of 95th of 96th of 97th of 98th of 99th of 100th of 101st of 102nd of 103rd of 104th of 105th of 106th of 107th of 108th of 109th of 110th of 111th of 112th of 113th of 114th of 115th of 116th of 117th of 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Anderson Brothers Construction Company
11325 State Highway 210
Brainerd, Minnesota 56401
218.829.1768

Regular Inspection and Maintenance Guidance for Porous Pavements

Regular inspection and maintenance is critical to the effective operation of porous pavement. It is the responsibility of the owner to maintain the pavement in accordance with the minimum design standards. This page provides guidance on maintenance activities that are typically required for these systems, along with the suggested frequency for each activity. Individual systems may have more, or less, frequent maintenance needs, depending on a variety of factors including the occurrence of large storm events, seasonal changes, and traffic conditions.

Inspection Activities

Visual inspections are an integral part of system maintenance. This includes monitoring pavement to ensure water drainage, debris accumulation, and surface deterioration.

ACTIVITY	FREQUENCY
Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.	2 to 4 times per year, more frequently for high use sites or sites with higher potential for run-on
Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.	
Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at minimum.	
Pavement vacuuming should occur during fall cleanup to remove dead leaves, at minimum.	
Power washing can be an effective tool for cleaning clogged areas. This should occur at mid pressure typically less than 500 psi and at an angle of 30 degrees or less.	
Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.	
Check for damage to porous pavements from non-design loads. Damaged areas may be repaired by use of infrared heating and rerolling of pavement. Typical costs may be 2,000/ day for approximately 500 ft of trench.	

Maintenance Activities

Routine preventative cleaning is more effective than corrective cleaning.

Activity	Frequency
Controlling run-on and debris tracking is key to extending the life of porous surfaces. Erosion and sedimentation control of adjacent areas is crucial. Vacuuming adjacent non porous asphalt can be effective at minimizing run-on.	Whenever vacuuming adjacent porous pavements
Repairs may be needed from cuts of utilities. Repairs can be made using standard (non-porous) asphalt for most damages. Repairs using standard asphalt should not exceed 15% of total area.	As needed
Do not store materials such as sand/salt, mulch, soil, yard waste, and other stock piles on porous surfaces.	
Stockpiled snow areas on porous pavements will require additional maintenance and vacuuming. Stockpiling on snow on porous pavements is not recommended and will lead to premature clogging.	
Damage can occur to porous pavement from non-design loads. Precautions such as clearance bars, signage, tight turning radius, high curbs, and video surveillance may be required where there is a risk off non-design loads.	
Posting of signage is recommended indicating presence of porous pavement. Signage should display limitation of design load (i.e. passenger vehicles only, light truck traffic, etc. as per pavement durability rating.)	

CHECKLIST FOR INSPECTION OF POROUS PAVEMENTS

Location: **Allan Cronen**
12292 Manhattan Point Blvd.
Crosslake, Minnesota 56442

Inspection Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action
1. Salt / Deicing *Note complete winter maintenance guidance is available at UNHSC		
Use salt only for ice management	S U	
Piles of accumulated salt removed in spring	S U	
2. Debris Cleanup (2-4 times a year minimum, Spring & Fall)		
Clean porous pavement to remove sediment and organic debris on the pavement surface via vacuum street sweeper.	S U	
Adjacent non porous pavement vacuumed	S U	
Clean catch basins (if available)	S U	
3. Controlling Run-On (2-4 times a year)		
Adjacent vegetated areas show no signs of erosion and run-on to porous pavement	S U	
4. Outlet / Catch Basin Inspection (if available) (2 times a year, After large storm events)		
No evidence of blockage	S U	
Good condition, no need for cleaning/repair	S U	
5. Poorly Drained Pavement (2-4 times a year)		
Pavement has been pressure washed and vacuumed	S U	
6. Pavement Condition (2-4 times a year minimum, Spring & Fall)		
No evidence of deterioration	S U	
No cuts from utilities visible	S U	
No evidence of improper design load applied	S U	
7. Signage / Stockpiling (As Needed)		
Proper signage posted indicating usage for traffic load	S U	
No stockpiling of materials and no seal coating	S U	

Corrective Action Needed	Due Date
1.	
2.	
3.	

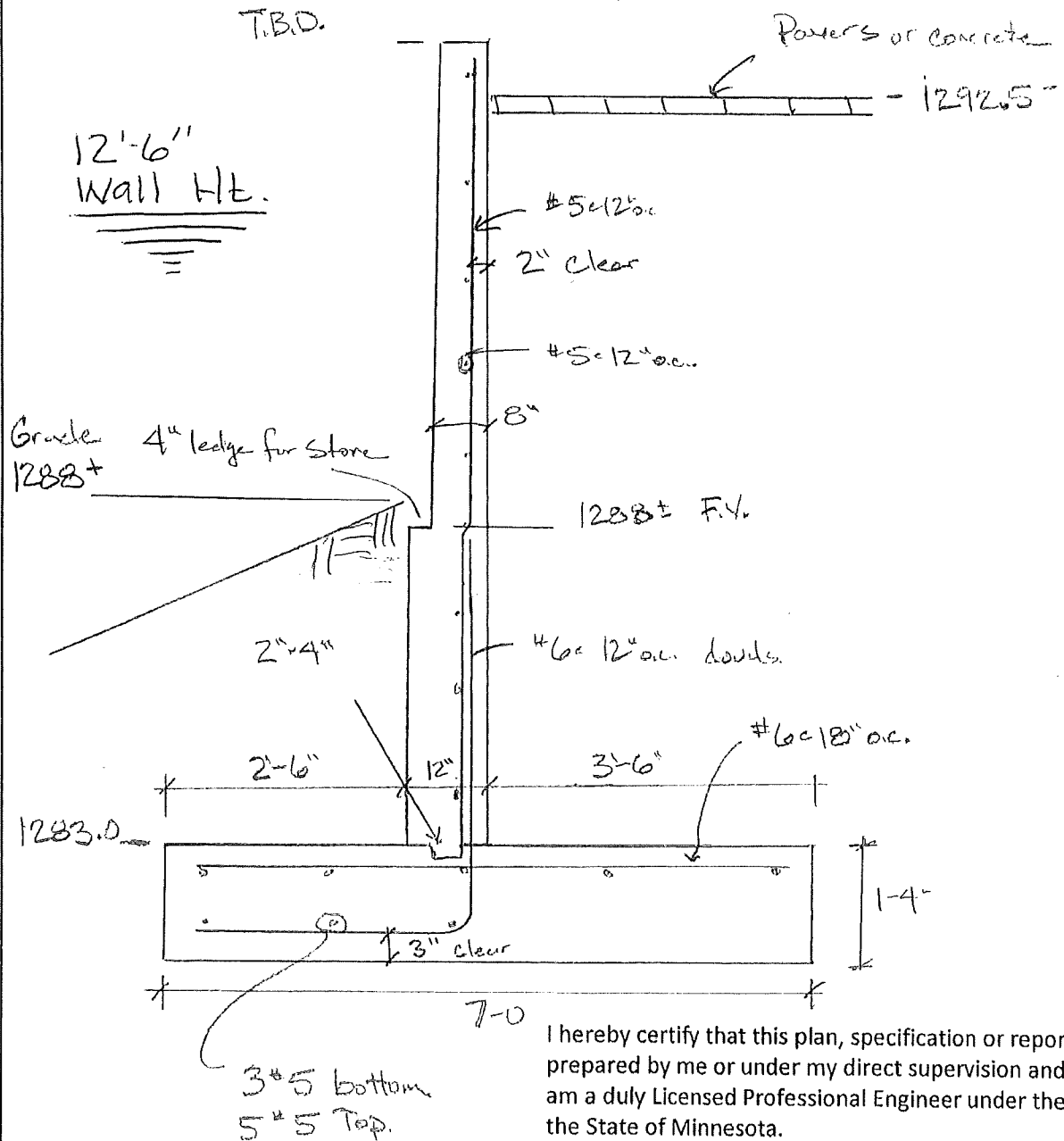


JOB Crown Refractory Wall
JOB NO. 2023-10323

CALCULATED BY 12A.R. DATE 3-13-23

CHECKED BY _____ DATE _____

See Architectural and Site plans for layout.



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Printed Name: Kent A. Rohr

Signature:

Date: 4-5-2023 Lic. No. 21179

From: [Frie, Jacob \(DNR\)](#)
To: [Cheryl](#)
Cc: ["Pete Gansen"](#); ["pat wehner"](#); [MN Ordinance Review \(DNR\)](#)
Subject: RE: 5.26.2023 PC/BOA
Date: Thursday, April 20, 2023 9:18:10 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Agency Underwood Real.pdf](#)

Good afternoon Cheryl:

Concerning the Underwood Real Estate, LLC variance(s) application, the MN DNR offers the following comments:

The COS shows a significant existing bluff within the northern 1/3 of the property. The requests represent severe deviations to the Ordinance standard of 30 feet from the top of a bluff of mostly new construction. Physically, development that encroaches on bluff tops can accelerate soil erosion, loading, and slope failure. Aesthetically, development that encroaches on bluff tops can compromise or eliminate the natural appearance of this topographic feature in shoreland areas. Therefore, they are important areas to avoid new or expansion of existing infrastructure where feasible and practicable.

As this is a new construction (i.e., scrape and re-build) project on 2 parcels of record with substantial buildable area (likely more than 18,000 sq. ft), there appears to be available buildable area on the parcels for the entire project to move backwards, away from the bluff impact zones. The rear lot area is topographically flat, with the septic tanks being located apx. 54 feet from the proposed rear of the attached garage. Therefore, with a re-design of the parking areas and stormwater management plan, the projects could be moved perhaps up to 40 feet to the rear of the lot to still meet minimum septic tank setbacks (10 feet) and drainfield setbacks (20 feet).

The DNR strongly suggests a revised alternative to this proposal in order to better comply with the variance acceptance criteria parts 26-225 (3) a, c, and d of the Crosslake Land Use Ordinance – and therefore does not recommend approval of the current proposal.

Thank you for your time.

Jacob Frie

Area Hydrologist | Division of Ecological and Water Resources

Minnesota Department of Natural Resources

1601 Minnesota Drive

Brainerd, MN, 56401

Phone: 218-203-4367

Email: Jacob.frie@state.mn.us

mndnr.gov



Variance Application

Planning and Zoning Department

13888 Daggett Bay Road, Crosslake, MN 56442

218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

on line

Receipt Number: 38236711

Permit Number:

230036V

Property Owner(s): Allan Cronen - Underwood Real Estate LLC

Mailing Address: 7388 Point Lake Drive, Willmar, MN 56201

Site Address: 12292 Manhattan Point Blvd.

Phone Number: 320.221.3381

E-Mail Address: acronen@gvlpoly.com

Parcel Number(s): 14060875 and 14060874

Legal Description: Lots 5 and 6, Block 4 - Manhattan Beach

Sec 6 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Trout Lake

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

If yes list Parcel Number(s) _____

Authorized Agent: Paul Skogen - Hy Tec Construction

Agent Address: 11360 Business 371 - Brainerd, MN 56401

Agent Phone Number: 218.829.8529

Variances

(Check applicable requests)

☐ Lake/River Setback

☐ Road Right-of-Way Setback

☒ Bluff Setback

☐ Side Yard Setback

☐ Wetland Setback

☐ Septic Tank Setback

☐ Septic Drainfield Setback

☐ Impervious Coverage

☐ Accessory Structure

☐ Building Height

☐ Patio Size

☒ Excavation within the Bluff Impact Zone

Dirt ☐ Bluff Impact 106 cy
Bluff Setback 325 cy

Signature of Property Owner(s) _____

Date January 26, 2023

Signature of Authorized Agent(s) _____

Date February 2, 2023

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 for Residential and Commercial Payable to "City of Crosslake" + 36 copies = \$36.00
- 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 4-10-2023

Land Use District SD

Lake Class B/D Septic: Compliance na SSTS Design existing Installation 10-14-22



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:

Construct a New Home and Patio Area in the Same Place as the Existing Cabin and Deck. Front of new home and patio will not exceed location of existing patio and cabin. There are similar homes in the neighborhood with similar bluff setbacks. The impervious surface coverage is below the 25% Maximum allowed by the Land Use Ordinance. Implementation of the storm water management plan will help protect water quality of Trout Lake

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

Yes ☒ No ☐

Why:

There are similar structures in the area with similar setbacks and land use patterns. North Side of the New Patio Area and Home will not exceed the bluff limits of the existing deck and home. North wall of the new home will be in alignment with adjacent properties. Implementation of Storm Water Management Plan will help protect water quality of Trout Lake. Minimal Visibility from Trout Lake.

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

Yes ☒ No ☐

Why:

The lot was created prior to any zoning regulations established in 1979. This is an existing lot of record in the plat of Manhattan Beach (A Replat of Twin Beach) established in 1926. New Home and Patio will be constructed in the same area as the existing cabin and deck.

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

Yes ☒ No ☐

Why:

Implementation of the Storm Water Management Plan will help protect the Water Quality of Trout Lake. New Home and Patio Area will in similar location as neighbors homes to the East and West.



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: