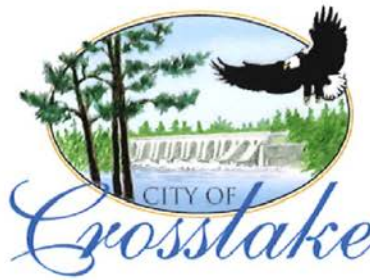


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

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

August 25, 2023

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Theresa J Lydon

Authorized Agent: Dan Whirley – Liv4

Site Location: 12787 Cool Haven Lane, Crosslake, MN 56442 on Island Lake - GD

Variance for:

- Bluff setback of 11 feet where 30 feet is required to proposed dwelling addition
- Bluff setback of 19 feet where 30 feet is required to proposed screen porch
- Bluff setback of 22 feet where 30 feet is required to proposed deck

To construct:

- 857 square foot dwelling addition
- 240 square foot screen porch
- 412 square foot covered deck and entry
- 175 square foot (14'.6"x12') deck

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: Theresa J Lydon

Parcel Number(s): 14050726

Application Submitted: July 10, 2023

Action Deadline: September 4, 2023

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Dan Whirley – Liv4

Variance for:

- Bluff setback of 11 feet where 30 feet is required to proposed dwelling addition
- Bluff setback of 19 feet where 30 feet is required to proposed screen porch
- Bluff setback of 22 feet where 30 feet is required to proposed deck

To construct:

- 857 square foot dwelling addition
- 240 square foot screen porch
- 412 square foot covered deck and entry
- 175 square foot (14'.6"x12') deck

Current Zoning: Shoreland District

Existing Impervious Coverage:

7.6%

Proposed Impervious Coverage:

10.6%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 6-26-2023

Parcel History:

- October 1991 – Retaining wall 3 ½ feet high
- October 1991 – Conforming septic; garbage disposal
- May 1996 – Reroof cabin; convert existing deck to 12x20 screen porch; add 10x10 deck; reside cabin; replace sliding door
- May 1996 – 28x32 single story garage
- October 2014 – Deck; addition to other building; upgrade septic

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: N/A

Crosslake Public Works: No comment received before packet cutoff date

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comment received before packet cutoff date

POSSIBLE MOTION:

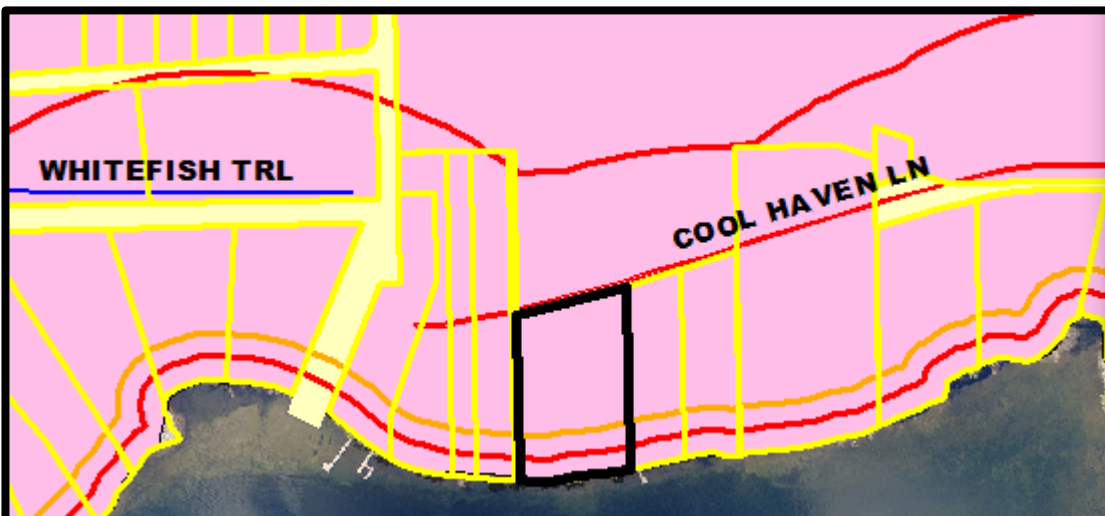
To approve/table/deny the variance to allow:

- Bluff setback of 11 feet where 30 feet is required to proposed dwelling addition
- Bluff setback of 19 feet where 30 feet is required to proposed screen porch
- Bluff setback of 22 feet where 30 feet is required to proposed deck

To construct:

- 857 square foot dwelling addition
- 240 square foot screen porch
- 412 square foot covered deck and entry
- 175 square foot (14'.6"x12') deck

As shown on the certificate of survey dated 8-1-2023



CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 3 AND 4,
SECTION 5, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOCUMENT NUMBER A895180

That part of Government Lots 3 and 4, Section 5, Township 137, Range 27, described as follows:
Commencing at the Southwest corner of said Government Lot 3, thence on a bearing of North along the West line of said Lot 3 a distance of 81.50 feet, thence on a bearing of East a distance of 190.0 feet to the actual point of beginning of the tract of land to be described, thence North 76 degrees 57 minutes 56 seconds East a distance of 184.76 feet, thence on a bearing of South a distance of 300.34 feet, more or less, to the shore of Island Lake, thence Westerly along said shore to its intersection with a line bearing clue South from the actual point of beginning, thence on a bearing of North a distance of 274.07 feet, more or less to the actual point of beginning, Crow Wing County, Minnesota.

together with all hereditaments and appurtenances belonging thereto, subject to easements, covenants, conditions and restrictions of record, if any.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF FLAGSTONE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF EXISTING RIP-RAP
- DENOTES BLUFF AREA
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES TO BE REMOVED
- DENOTES EXISTING HOSE BIB
- BENCHMARK:
HIGH POINT OF WELL
ELEV. = 1268.89
BASED NGVD 29 DATUM
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 3 TO HAVE AN ASSUMED BEARING OF N 00°00'00" E.

IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House & Porch	1,377	50,823	2.7%
Garage	936	50,823	1.8%
Wood Shed	80	50,823	0.2%
Concrete & Flagstone	215	50,823	0.4%
Driveway	1,245	50,823	2.4%
Total	3,853	50,823	7.6%

IMPERVIOUS CALCULATIONS			
PROPOSED	AREA	Net Area	Percent
House & Porch	1,377	50,823	2.7%
Addition	857	50,823	1.7%
Screen Porch	240	50,823	0.5%
Covered Deck and Entry	412	50,823	0.8%
Garage	936	50,823	1.8%
Wood Shed	80	50,823	0.2%
Concrete & Flagstone	215	50,823	0.4%
Driveway	1,245	50,823	2.4%
Total	5,362	50,823	10.6%

NET AREA = TOTAL AREA LESS ROAD R/W

TRACT A
52,850 SQ. FT.±
1.2 ACRES±
BUILDABLE AREA =
22,690 SQ. FT.

EAST DECK WITHIN BIZ = 93 SQ. FT.
SCREEN PORCH WITHIN BIZ = 204 SQ. FT.
EXISTING HOUSE & ADDITION
WITHIN BIZ = 347 SQ. FT.
WEST DECK WITHIN BIZ = 17 SQ. FT.

*BIZ = BLUFF IMPACT ZONE

ISLAND LAKE

GENERAL DEVELOPMENT CLASSIFICATION

NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56

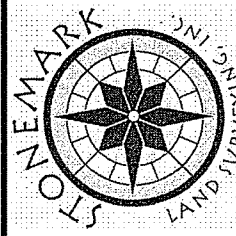
INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1228.00 ON 2-8-2022

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR

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 2-8-2022.
- Zoning for subject tract and adjoining parcels = "Shoreland District".
- 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 ID of subject parcel: 14050726.
- The E911 address of subject parcel: 12787 Cool Haven Lane.
- There was a snow depth of 1.5 feet when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
- Approximate location of septic system per sketch prepared by JoAn Wannebo, License Number: 4814
- For purposes of this survey a 33' right-of-way is shown off the existing centerline, based from previous survey completed by Westwood. Further research should be done if building near road.
- No wetlands were found on 4-18-2023 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.

30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com



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.
Patrick A. Trotter
PATRICK A. TROTTER TJS441002
DATE 8-01-2023

REVISIONS
DATE DESCRIPTION
BY RUP
8-1-2023 Revised per City comments

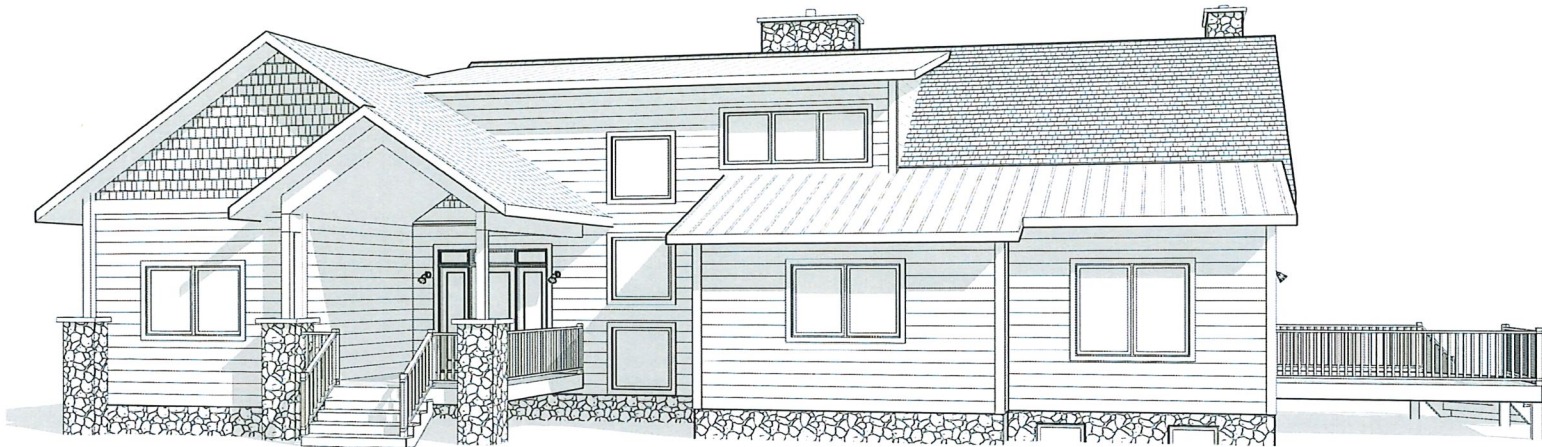
DATE: 4-26-2023
PROJECT No.: 22003-1
FILE NAME: C22003-1.dwg
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE

PROJECT MANAGER: CMH
CHECKED: RJP
DRAWN BY: CMH

CERTIFICATE OF SURVEY
Tom & Theresa Lydon
916 Cedarleaf Court
Mahtomedi, MN 55115

SHEET 1 OF 1

LYDON REMODEL



LOCATION MAP:



SHEET INDEX:

SHEET INDEX	
SHEET NUMBER	SHEET NAME
A0.0	EXISTING SITE PLAN
A0.2	ALLOWED OVER THE COUNTER
D2.0	EXTERIOR ELEVATIONS - DEMO
T0.0	TITLE SHEET
T0.1	3D VIEWS
A0.1	PROPOSED SITE PLAN
D1.0	LOWER LEVEL FLOOR PLAN - DEMO
D1.1	MAIN LEVEL FLOOR PLAN - DEMO
D1.2	UPPER LEVEL FLOOR PLAN & ROOF PLAN - DEMO
D2.1	EXTERIOR ELEVATIONS - DEMO
A1.0	LOWER LEVEL FLOOR PLAN - NEW
A1.1	MAIN LEVEL FLOOR PLAN - NEW
A1.2	UPPER LEVEL FLOOR PLAN - NEW
A1.3	ROOF PLAN - NEW
A2.0	EXTERIOR ELEVATIONS - NEW
A2.1	EXTERIOR ELEVATIONS - NEW
A3.0	BUILDING SECTION KEY PLANS
A7.0	SECTIONS & SCHEDULES
E1.0	LOWER LEVEL ELECTRICAL PLAN
E1.1	MAIN LEVEL ELECTRICAL PLAN
E1.2	UPPER LEVEL ELECTRICAL PLAN

SITE INFORMATION:

LEGAL DESCRIPTION:	PART OF GOVT LOTS 3&4 DESC AS FOL, COMM AT THE SWCORNER OF GOVT LOT 3 THEN ON A BEAR OF N ALONG THE W LINE OF LOT 3A DISTANCE OF
STREET ADDRESS:	12787 COOL HAVEN LN CROSSLAKE, MN 56442
PARCEL NUMBER:	14050726
APPRCL:	120052203F00009
TOWNSHIP:	137
RANGE:	27
SECTION:	5
LAKE NAME:	ISLAND LAKE

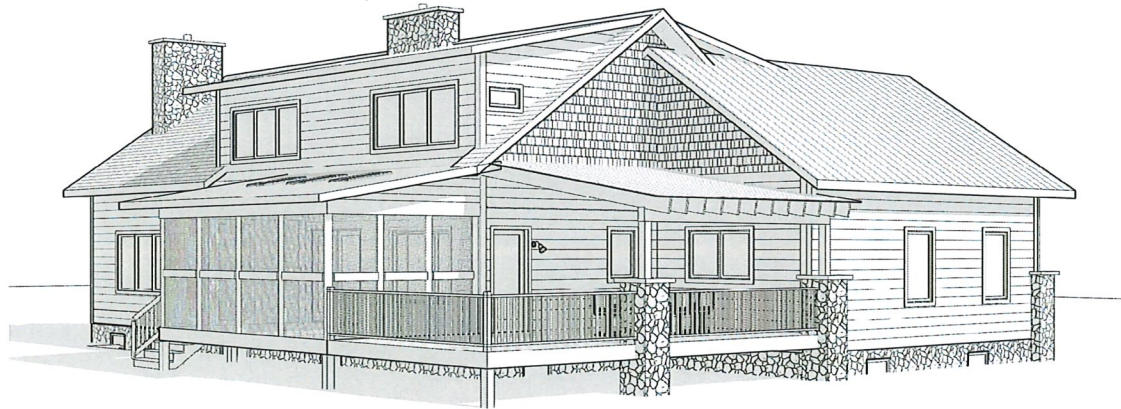
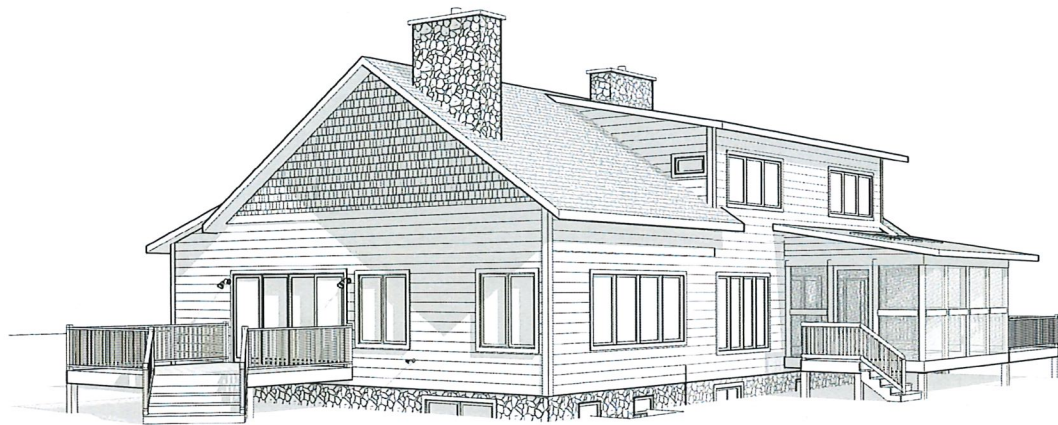
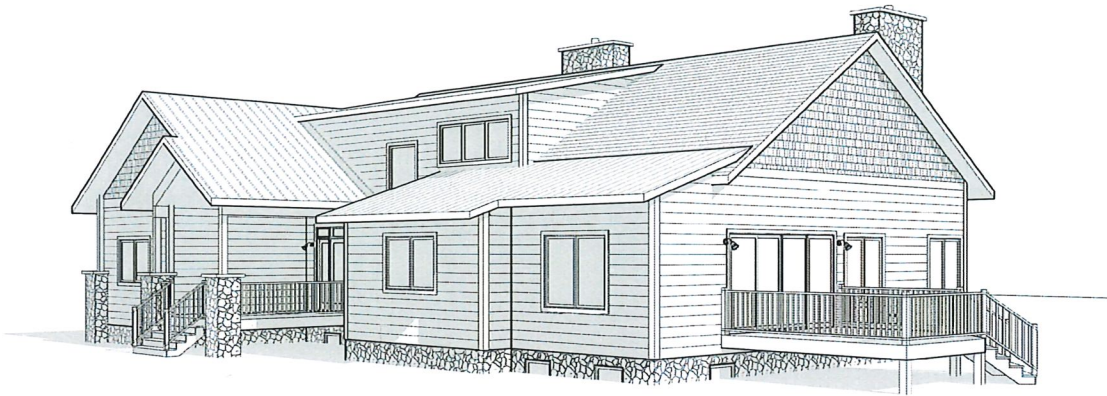
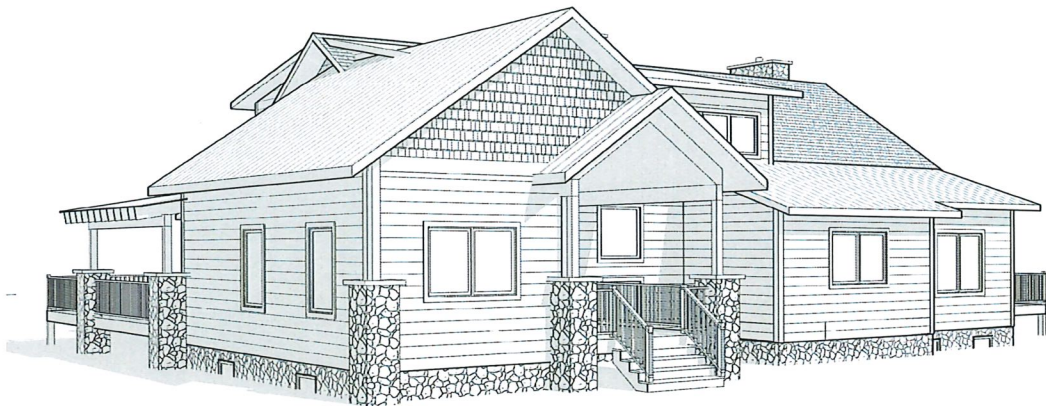
LYDON REMODEL

DRAWN BY: SJG

T0.0

TITLE SHEET

- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION



Use:

These drawings constitute a Design Development set of documents for the site address and client indicated above only. Any other use is prohibited by copyright law.

Design Development Approval:

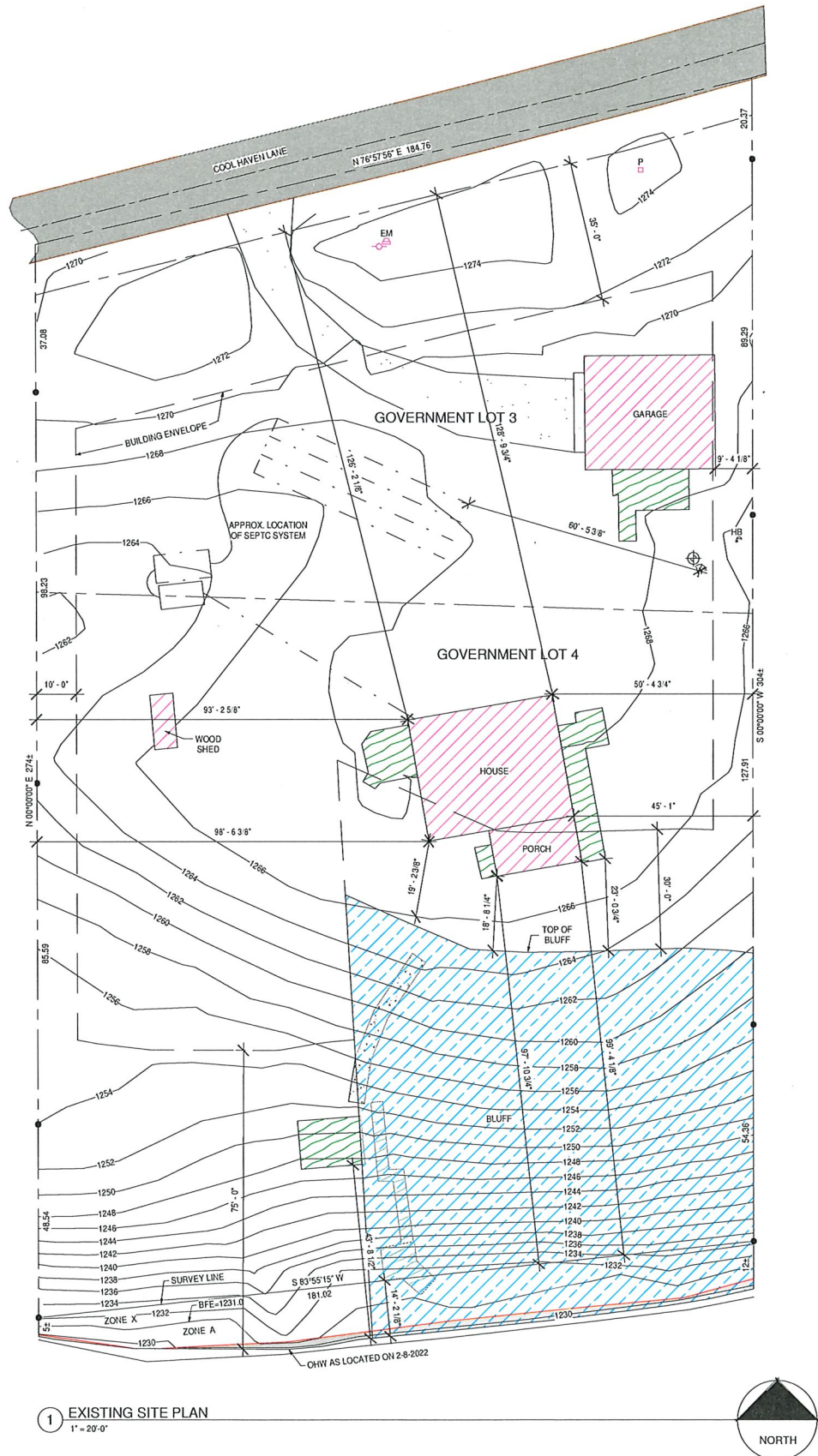
I have thoroughly reviewed these drawings and they are approved for completion of the Design Development Phase as represented in the attached plans. I understand that there may be alternative solutions to the methods proposed, and design modifications may be necessary during the Engineering process. Additional changes to these plans will require a change order. I understand that subsequent changes, additions, and revisions will result in changes beyond the original contract amount for both Builder and Architect. Use of these plans prior to signature signifies approval.

Client Signature:

Client:

Date:

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Client Signature:

Client:

Date:

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LIV4
ARCHITECTURE

218.692.6700

6.23.2023

REVISIONS

LYDON REMODEL

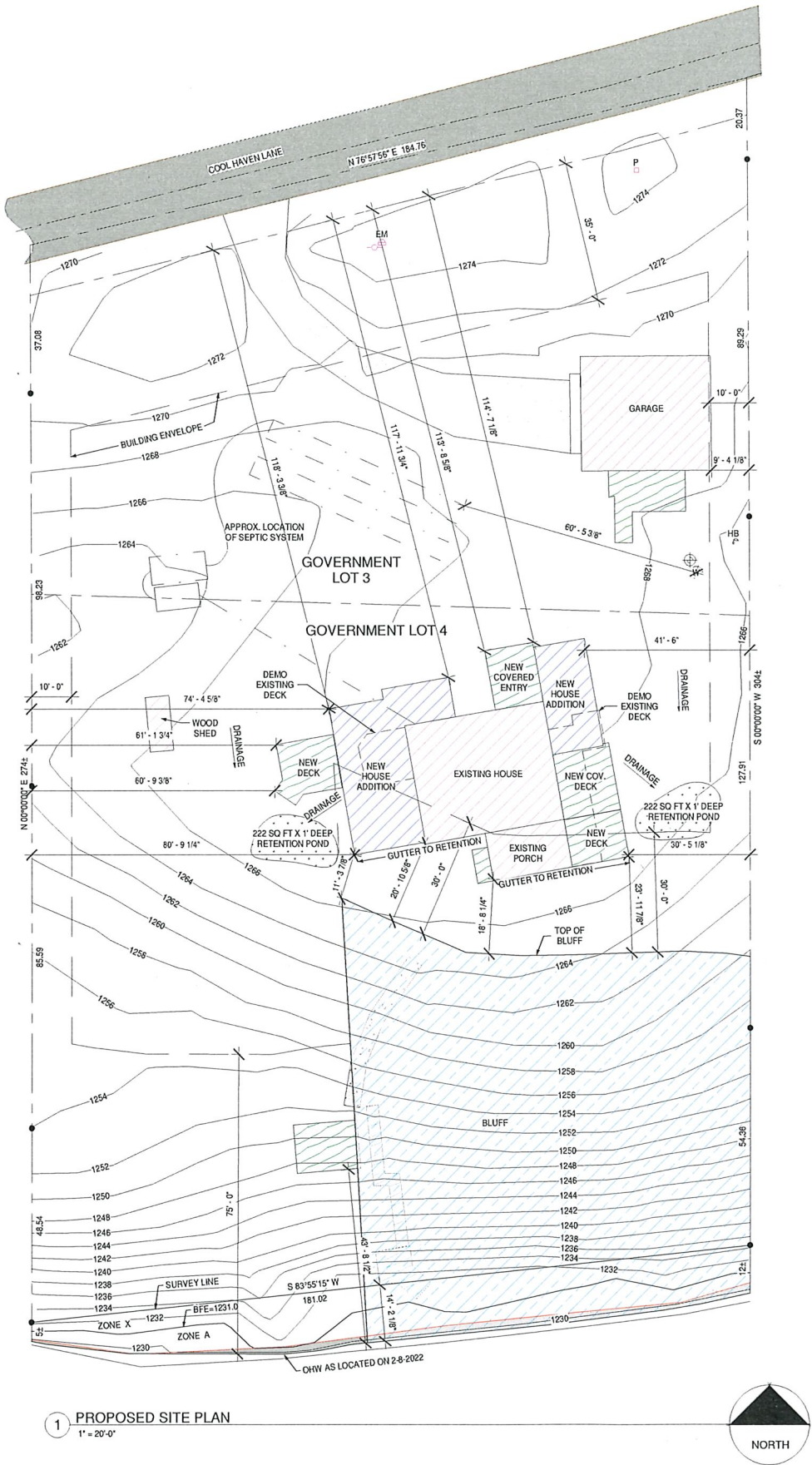
DRAWN BY: SJG

A0.0

EXISTING SITE PLAN

- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION

- GUTTERS TO 8" SOKED DRAIN TILE, PITCHED TO DRAIN TO RETENTION PONDS



1 PROPOSED SITE PLAN
1" = 20'-0"

IMPERVIOUS CALCULATIONS			
	IMPERVIOUS AREA (SQ. FT.)	NET AREA (SQ. FT.)	PERCENT IMPERVIOUS (SQ. FT.)
EXISTING			
HOUSE & PORCH	1377	50,823	2.7
GARAGE	936	50,823	1.8
WOOD SHED	80	50,823	0.2
CONCRETE & FLAGSTONE	215	50,823	0.4
DRIVEWAY	1245	50,823	2.4
TOTAL	3853	50,823	7.6
PROPOSED			
HOUSE & PORCH	1377	50,823	2.7
ADDITION	857	50,823	1.7
SCREEN PORCH	240	50,823	0.5
COVERED DECK & ENTRY	412	50,823	0.8
GARAGE	936	50,823	1.8
WOOD SHED	80	50,823	0.2
CONCRETE & FLAGSTONE	215	50,823	0.4
DRIVEWAY	1245	50,823	2.4
TOTAL	5362	50,823	10.6

SQ. FT. OF EXISTING STRUCTURES IN BLUFF SETBACK: 383 SQ. FT.
SQ. FT. OF PROPOSED STRUCTURES IN BLUFF SETBACK: 736 SQ. FT.
2086 CU. YDS. CUT - 0 CU. YDS. FILL

NOTES:
- ALL SERVICE TRENCHING AND INCOMING UTILITIES ARE RESPONSIBILITY OF GC AND SHOULD BE INCLUDED ACCURATELY IN HARD BID NUMBER
- GC IS RESPONSIBLE FOR CONSTRUCTION DRIVE, ANY INGRESS OR EGRESS NEEDED FOR CONSTRUCTION IS RESPONSIBILITY OF GC. GC TO REPAIR OR REPLACE ANY ITEMS DAMAGED BY INGRESS OR EGRESS ONTO PROPERTY

Use:

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Client Signature:

Client:

Date:

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Liv4
ARCHITECTURE

218.692.6700

8.2.2023

REVISIONS

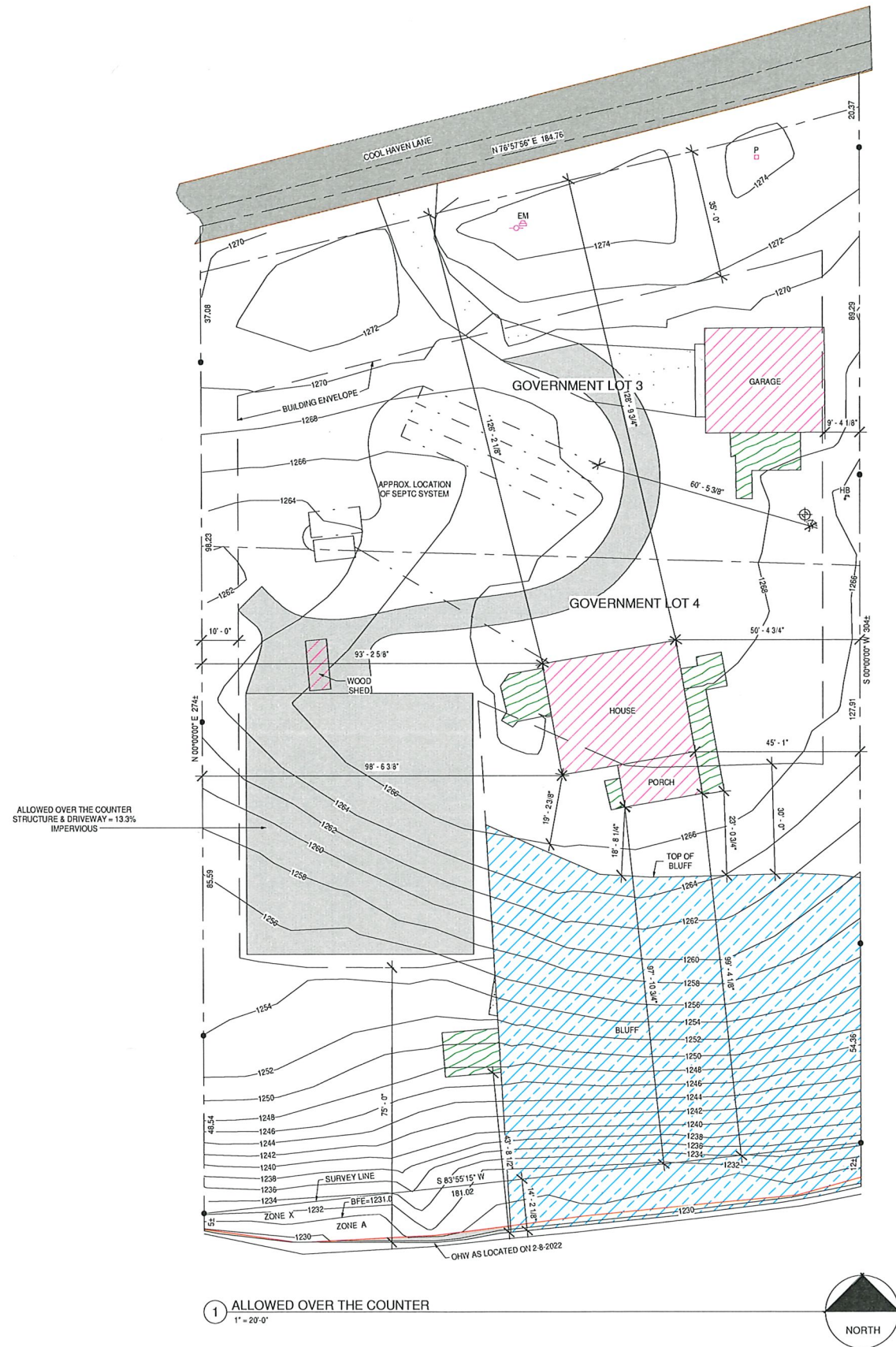
LYDON REMODEL

DRAWN BY: SJG

A0.1

PROPOSED SITE
PLAN

- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION



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Client Signature:

Client:

Date:

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REVISIONS

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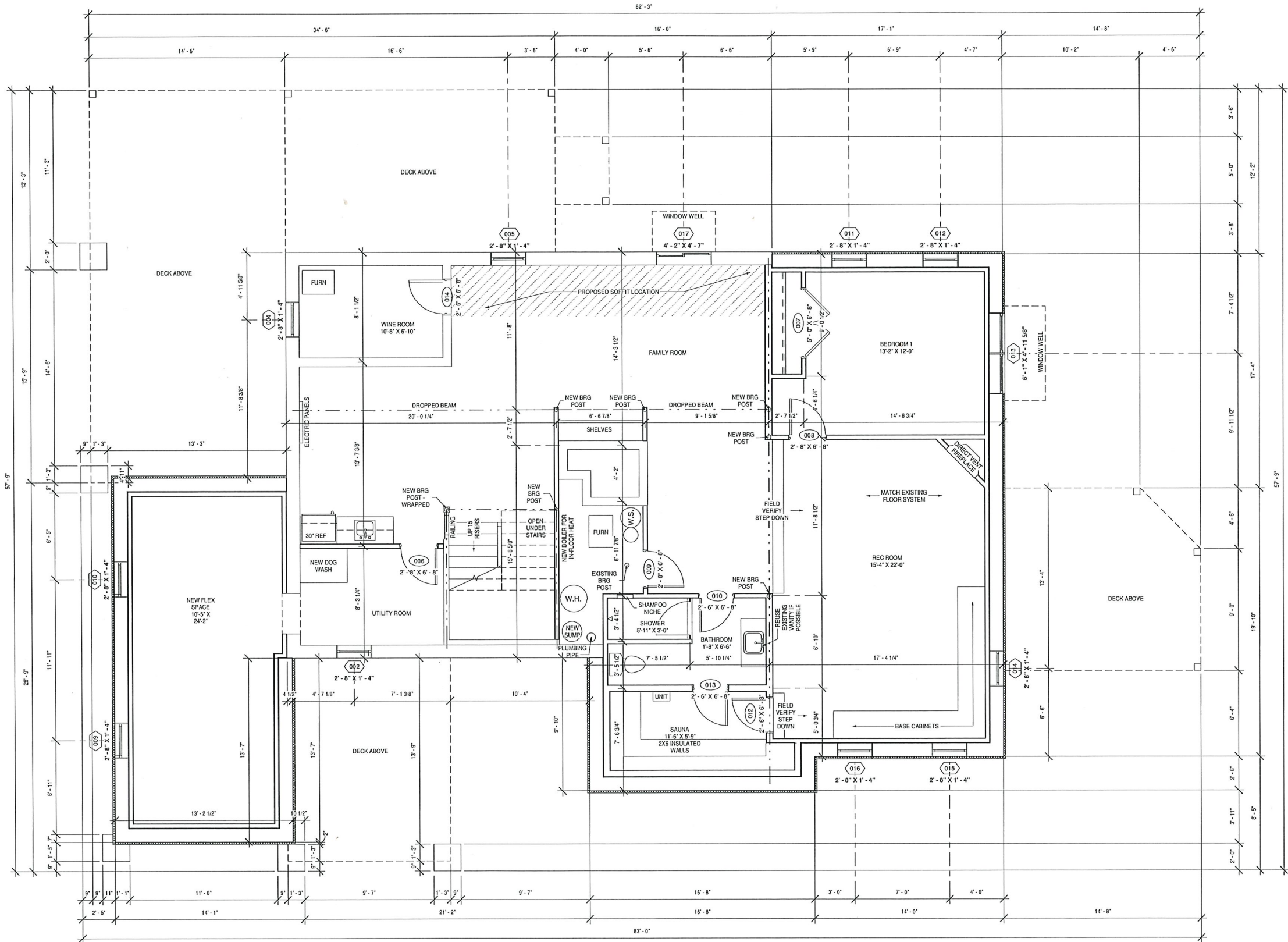
DRAWN BY: SJG

A0.2

ALLOWED OVER THE
COUNTER

- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION

NOTES:
- DEMO EXISTING LOWER LEVEL SLAB - RE-POUR SLAB @ SAME ELEVATION. NEW LOWER LEVEL BEDROOM AND REC ROOM SLAB TO HAVE LOWER ELEVATION - HEIGHT T.B.D.
- NEW LOWER LEVEL FINISH: GYPSUM WALLS, WOOD LIDS
- ALL BEAM, HEADER, AND FOUNDATION CALCULATIONS AND REINFORCING ARE THE RESPONSIBILITY OF THE GC
- DIMENSIONS ARE TO OUTSIDE OF FOUNDATION, NOT OUTSIDE OF FORM, ON NEW FOUNDATION WALLS



1 LOWER LEVEL FLOOR PLAN - NEW
1/4" = 1'-0"

Use:

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Client Signature:

Client:

Date:

LYDON REMODEL

DRAWN BY: S.J.G

A1.0

LOWER LEVEL
FLOOR PLAN - NEW

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ARCHITECTURE

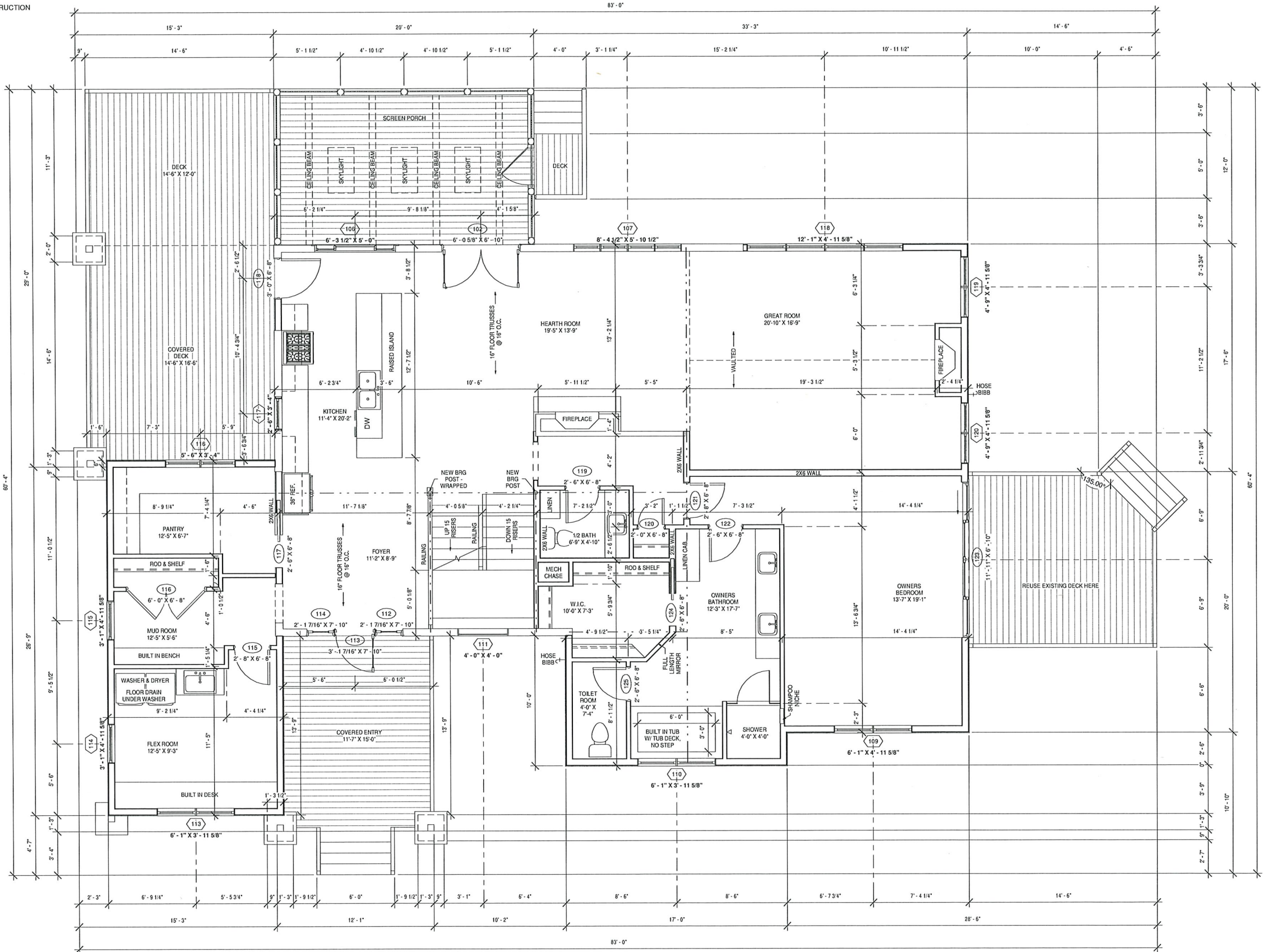
218.692.6700

6.23.2023

REVISIONS

- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION

- NOTES:
- PATCH FLOOR SYSTEM WHERE EXISTING STAIRS WERE REMOVED
 - ALL BEAM AND HEADER SIZE CALCULATIONS ARE THE RESPONSIBILITY OF THE GC
 - GC TO VERIFY FIREPLACE SPECS PRIOR TO FRAMING FIREPLACE
 - PLANS ARE DIMENSIONED TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS, AND TO CENTER OF INTERIOR WALLS
 - PROVIDE RADON VENTING PER CODE
 - ADD SOUND INSULATION IN WALL CEILINGS, AND IN ALL LAUNDRY ROOM, BEDROOM, AND BATHROOM WALLS
 - GC TO VERIFY LOCATION OF ANY NEW METERS WITH CLIENT PRIOR TO CONSTRUCTION



1 MAIN LEVEL FLOOR PLAN - NEW
1/4" = 1'-0"

Use:

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Design Development Approval:

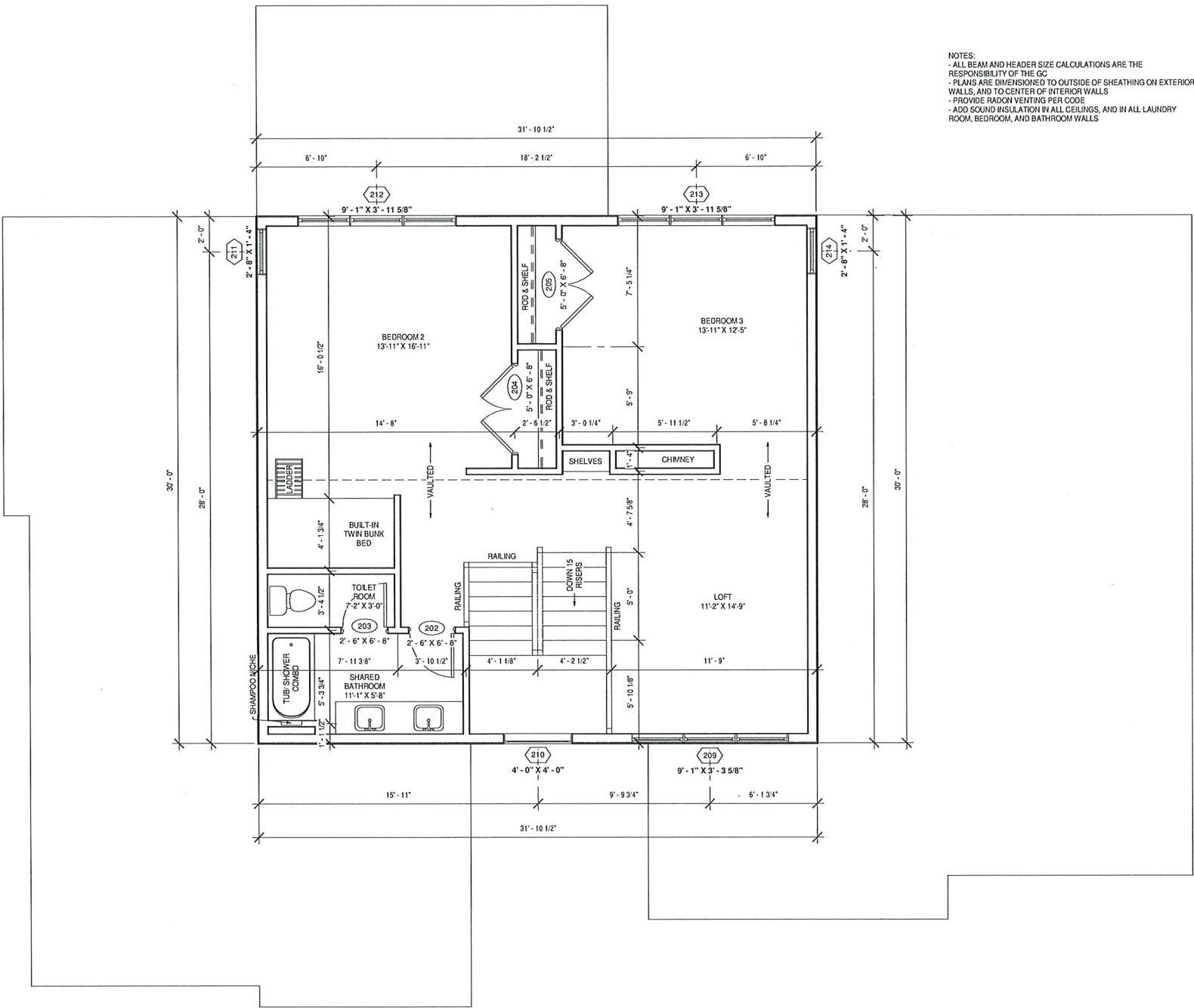
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Client Signature:

Client:

Date:

- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION



NOTES:
- ALL BEAM AND HEADER SIZE CALCULATIONS ARE THE RESPONSIBILITY OF THE GC
- PLANS ARE DIMENSIONED TO OUTSIDE OF SHEATHING ON EXTERIOR WALLS, AND TO CENTER OF INTERIOR WALLS
- PROVIDE RADON VENTING PER CODE
- ADD SOUND INSULATION IN ALL CEILINGS, AND IN ALL LAUNDRY ROOM, BEDROOM, AND BATHROOM WALLS

1 UPPER LEVEL FLOOR PLAN - NEW
1/4" = 1'-0"

Use:

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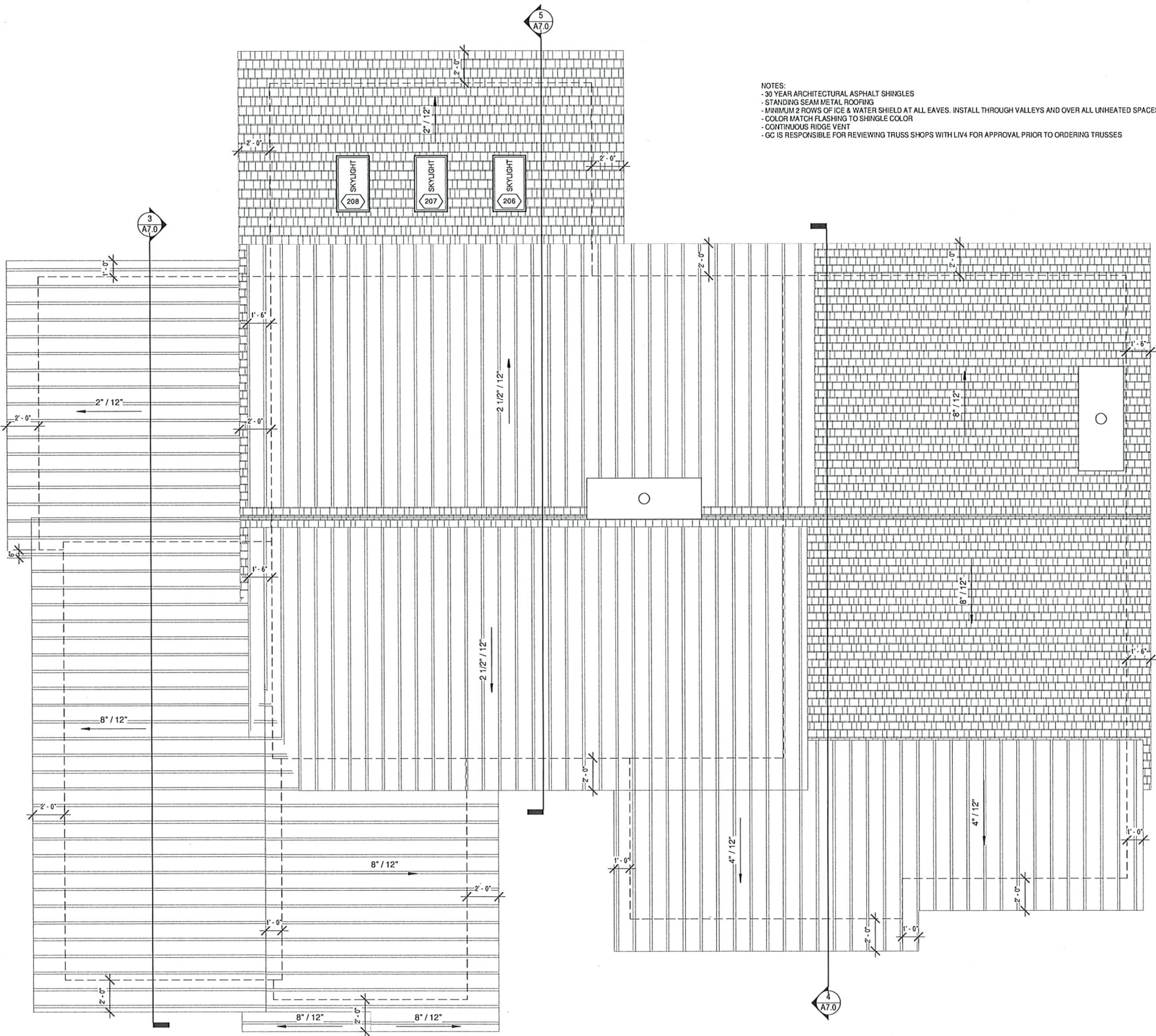
Client Signature:

Client:

Date:

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- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION



- NOTES:
- 30 YEAR ARCHITECTURAL ASPHALT SHINGLES
 - STANDING SEAM METAL ROOFING
 - MINIMUM 2 ROWS OF ICE & WATER SHIELD AT ALL EAVES. INSTALL THROUGH VALLEYS AND OVER ALL UNHEATED SPACES
 - COLOR MATCH FLASHING TO SHINGLE COLOR
 - CONTINUOUS RIDGE VENT
 - GC IS RESPONSIBLE FOR REVIEWING TRUSS SHOPS WITH LIV4 FOR APPROVAL PRIOR TO ORDERING TRUSSES

1 ROOF PLAN - NEW
1/4" = 1'-0"

Use:

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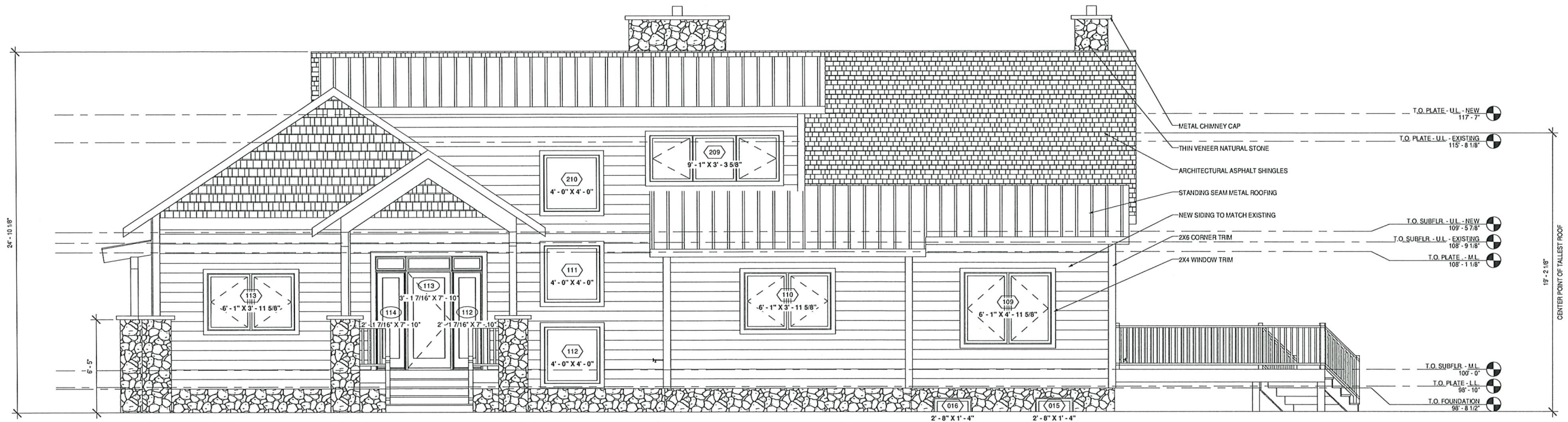
Client Signature:

Client:

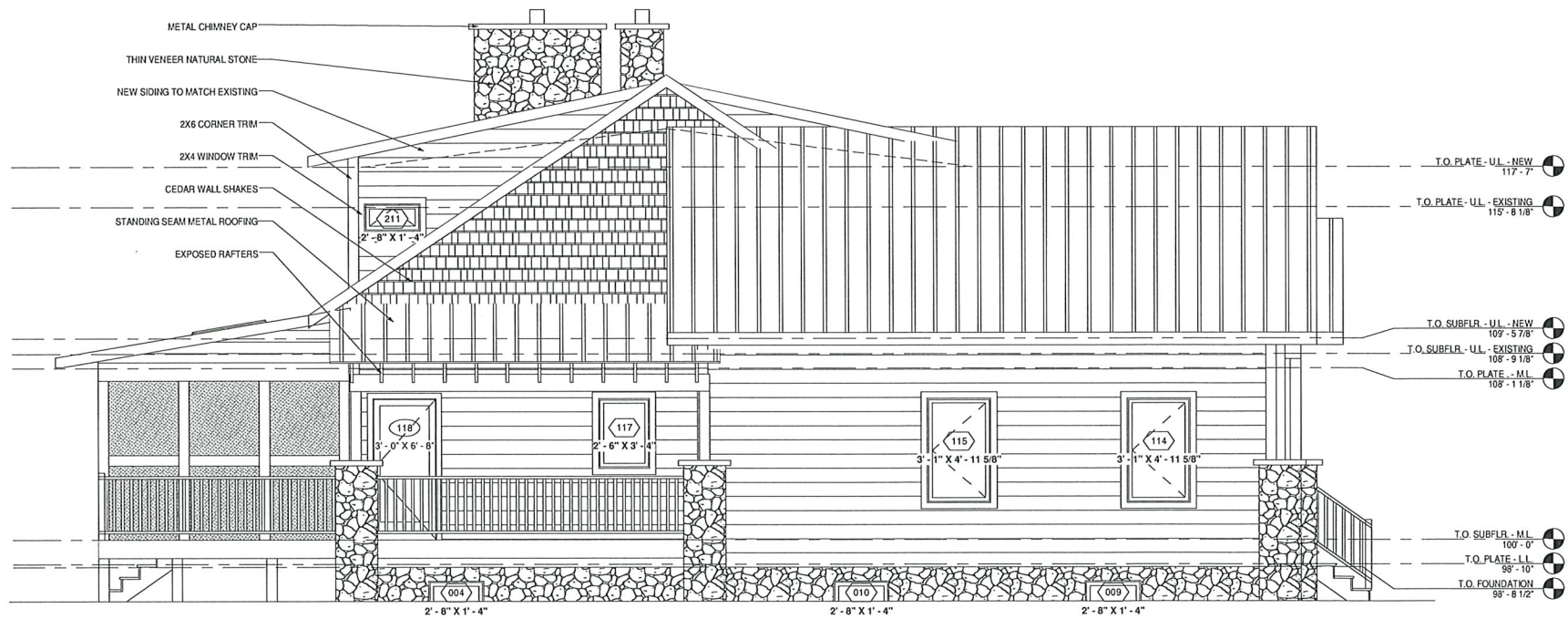
Date:

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- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION



1 FRONT ELEVATION - NEW
1/4" = 1'-0"



2 LEFT ELEVATION - NEW
1/4" = 1'-0"

Use:

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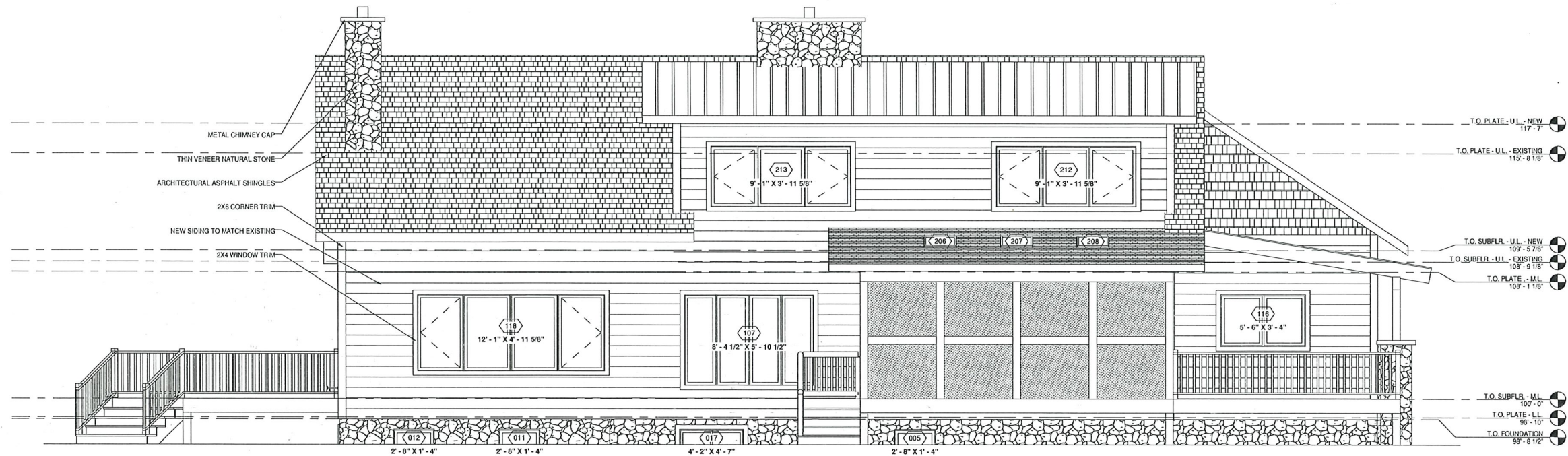
Client Signature:

Client:

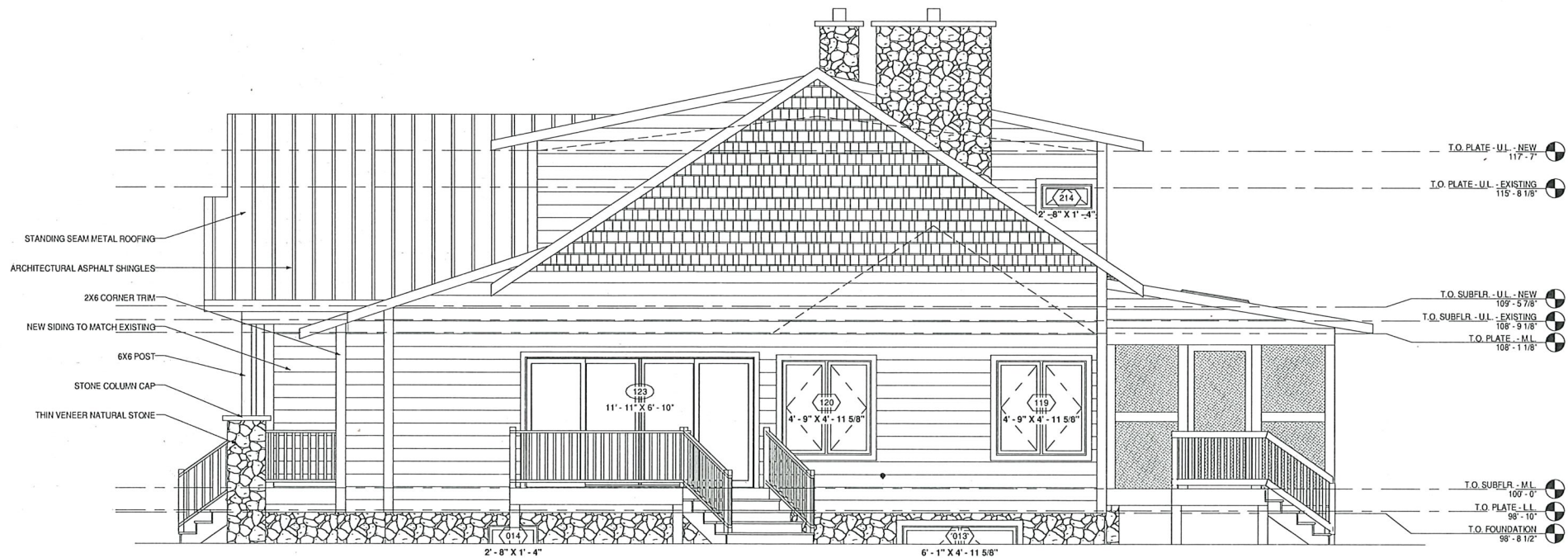
Date:

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- ALL EXISTING DIMENSIONS AND CONDITIONS TO BE VERIFIED BY GC PRIOR TO CONSTRUCTION



1 BACK ELEVATION - NEW
1/4" = 1'-0"



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

Use:

These drawings constitute a Design Development set of documents for the site address and client indicated above only. Any other use is prohibited by copyright law.

Design Development Approval:

I have thoroughly reviewed these drawings and they are approved for completion of the Design Development Phase as represented in the attached plans. I understand that there may be alternative solutions to the methods proposed, and design modifications may be necessary during the Engineering process. Additional changes to these plans will require a change order. I understand that subsequent changes, additions, and revisions will result in changes beyond the original contract amount for both Builder and Architect. Use of these plans prior to signature signifies approval.

Client Signature:

Client:

Date:

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LIV4
ARCHITECTURE

218.692.6700

6.23.2023

REVISIONS

LYDON REMODEL

DRAWN BY: SJG

A2.1

EXTERIOR
ELEVATIONS - NEW



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: 771757

Permit Number: 230151V

Property Owner(s): Theresa Lydon

Mailing Address: 916 Cedarleaf Ct, Mahtomedi, Mn 55115

Site Address: 12787 Cool Haven Ln, Crosslake, Mn 56442

Phone Number: 651-319-3636

E-Mail Address: tjlydon916@gmail.com

Parcel Number(s): 14050726

Legal Description: PART OF GOVT LOTS 3&4 DESC AS FOL. COMM AT THE SWCORNER OF GOVT LOT 3

Sec 5 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Island Lake

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

If yes list Parcel Number(s) 14050729

Authorized Agent: Dan Whirley - Liv4

Agent Address: 33853 Gendreau Rd, Crosslake, Mn 56442

Agent Phone Number: 218-831-0088

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
- ☐ _____
- ☐ _____

Signature of Property Owner(s) _____ Date _____

Signature of Authorized Agent(s) [Signature] Date 7-8-23

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$500 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 [Signature] Date 7/10/23 Land Use District SP

Lake Class GP Septic: Compliance 6/24/23 SSTS Design Installation



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:

The existing building currently rests near what is now considered the calculated bluff. A new much larger structure would be allowed to be built closer to the water right next to this structure but it is a better use of the land to allow the small expansion of the existing dwelling.

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

Yes ☒ No ☐

Why:

This Home blends in to the surrounding neighborhood

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

Yes ☒ No ☐

Why:

Home was built prior to bluff calculation rules

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

Yes ☒ No ☐

Why:

Best use of property and minimum clearing of trees and minimum disturbance to the land



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: