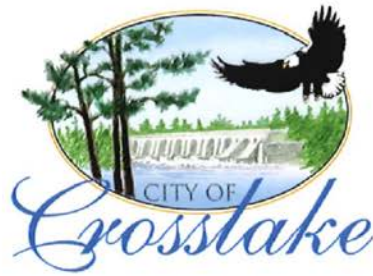


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

November 17, 2023

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: David & Krista Spizzo

Authorized Agent: David Landecker

Site Location: 35339 Riverwood Trail, Crosslake, MN 56442 on the Pine River - GD

Variance for:

- River setback of 56 feet where 100 feet is required to proposed dwelling additions

To construct:

- 1,900 & 280 square foot dwelling additions

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: David & Krista Spizzo

Parcel Number(s): 14210703

Application Submitted: October 10, 2023

Action Deadline: December 8, 2023

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: David Landecker

Variance for:

- River setback of 56 feet where 100 feet is required to proposed dwelling additions

To construct:

- 1,900 & 280 square foot dwelling additions

Current Zoning: Shoreland District

Existing Impervious Coverage:

9.84%

Proposed Impervious Coverage:

11.51%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 10-5-2023

Parcel History:

- Gendreau's Lots Plat established in 1955
- June 1969 – 14' x 20' structure
- July 1973 – Home, well & septic
- September 1975 – Sewer & 24' x 20' addition
- October 1979 – 8' x 8' shed
- April 1980 – 22' x 24' garage
- June 1982 – 10' x 12' deck
- August 1984 – Porch and entry 8' x 14' & 6' x 8'
- May 1988 – 10' x 16' workshop
- April 1999 – Approved variance for addition to home and an attached garage and addition to the detached garage including a 2nd story guest quarters and a deck enlargement
- May/June 1999 – per variance approved above and septic upgrade

Agencies Notified and Responses Received:

County Highway Dept: N/A

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: No comment received before packet cutoff date

POSSIBLE MOTION:

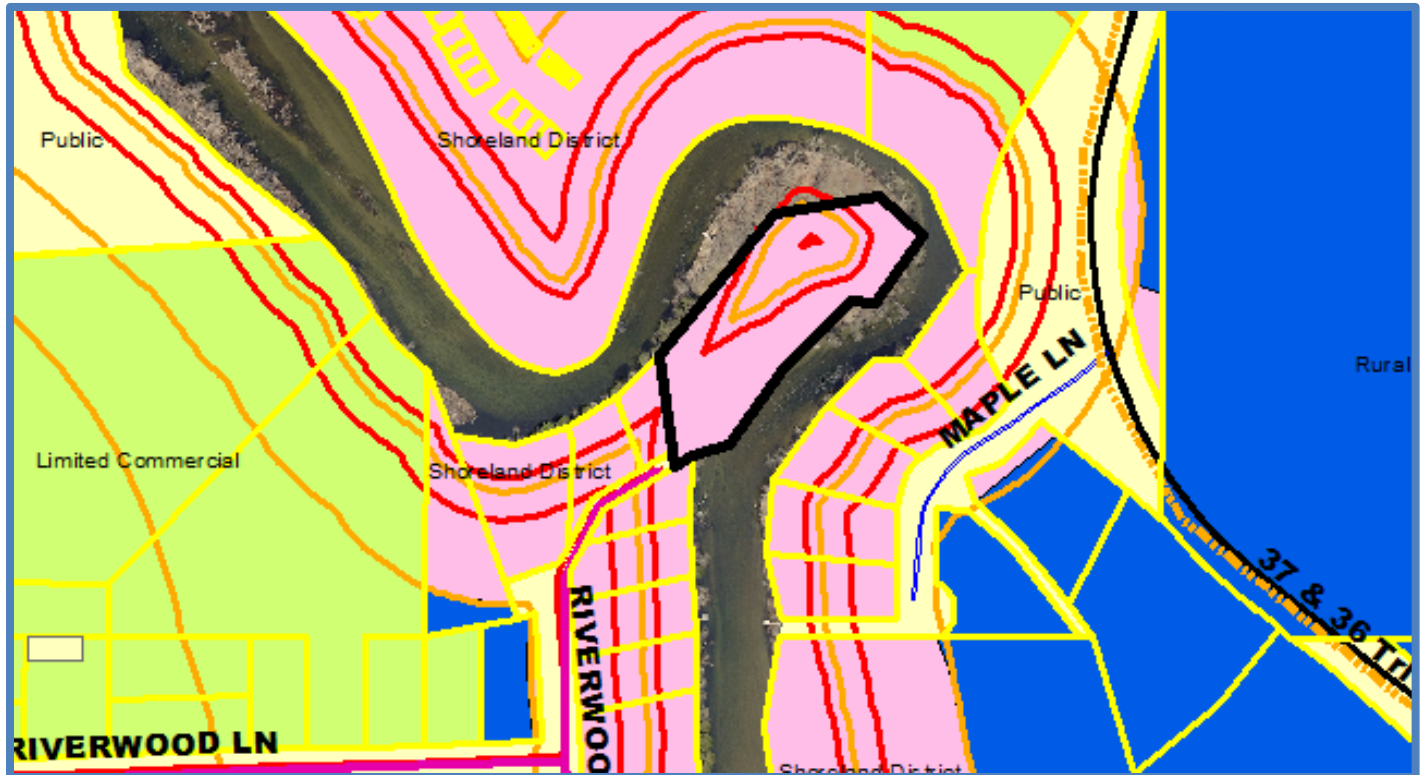
To approve/table/deny the variance to allow:

- River setback of 56 feet where 100 feet is required to proposed dwelling additions

To construct:

- 1,900 & 280 square foot dwelling additions

As shown on the certificate of survey dated 10-5-2023





GENERAL NOTES

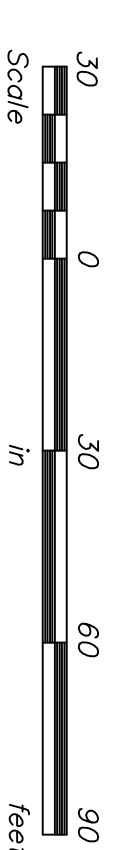
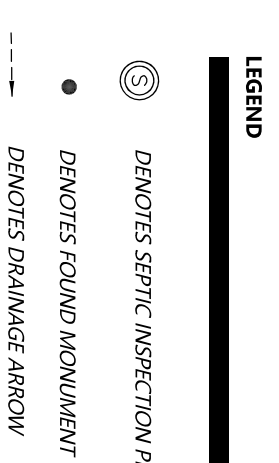
1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Crow Wing County Coordinate System. Elevation shown hereon based on Crow Wing County UTM information.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. Wetlands shown hereon are based on Delineation by Mitch Brink, Certified Delineator #1007, on September 6, 2023.
5. All setbacks should be verified with the City of Crosslake prior to construction.
6. 100 year flood elevation based on determination made by the MN DNR on July 26, 2023.
7. Subject plat is 14210703 and E911 address is 35339 Riverwood Trail, Crosslake, MN 56442.
8. Buildable Area = 16,371.49 sq. ft.

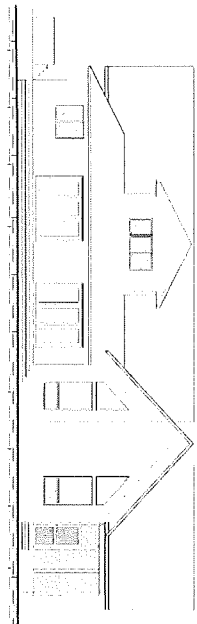
LEGAL DESCRIPTION PER DOCUMENT NUMBER A890068

Lot 10, Genereaux's Lots, according to the record plat thereof, Crow Wing County, Minnesota.

EXISTING IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
BUILDINGS	3,912	125,900	3.11%
BITUMINIOUS	6,628	125,900	5.26%
CONCRETE	1,846	125,900	1.47%
TOTAL	12,386	125,900	9.84%

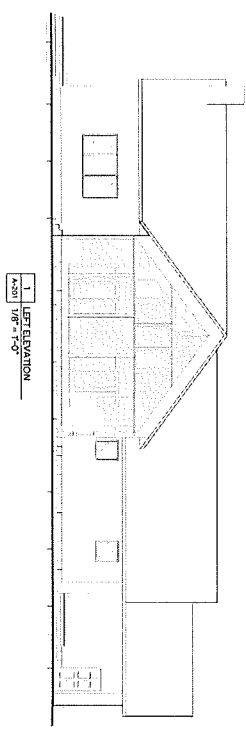
PROPOSED IMPERVIOUS CALCULATIONS			
EXISTING	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
BUILDINGS	3,847	125,900	3.06%
BITUMINIOUS	6,628	125,900	5.26%
PROPOSED ADDITION	2,180	125,900	1.72%
CONCRETE	1,846	125,900	1.47%
TOTAL	14,501	125,900	11.51%



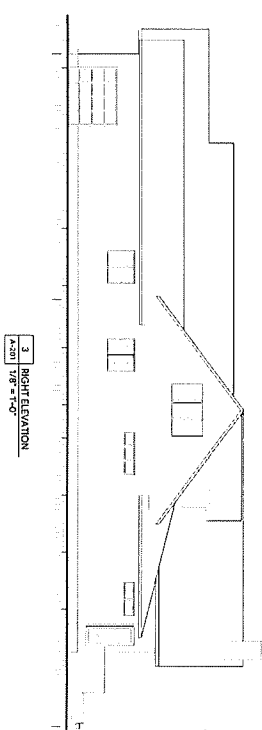


2 REAR ELEVATION
A-201 1/8" = 1'-0"

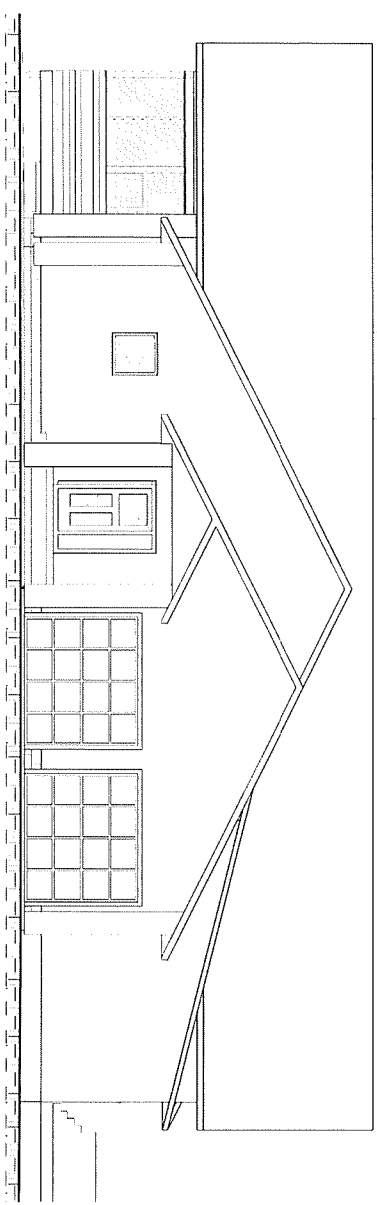
SHEET NO.	
SHEET NUMBER	SHEET TITLE
A-201	REAR ELEVATION
A-202	FRONT ELEVATION
A-203	LEFT ELEVATION
A-204	RIGHT ELEVATION
A-205	SECTION



1 LEFT ELEVATION
A-201 1/8" = 1'-0"



3 RIGHT ELEVATION
A-201 1/8" = 1'-0"



4 FRONT ELEVATION
A-201 1/8" = 1'-0"

7/8" MAX. STAIR TREAD DEPTH & 3/4" MAX STAIR RISE HEIGHT

ALL WINDOWS ARE 48 SQUARE UNLESS NOTED OTHERWISE

ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF SHEATHING, CONCRETE OR FOUNDATION INSULATION

PRELIMINARY - NOT FOR CONSTRUCTION

THE SPIZZO RESIDENCE
35339 RIVERWOOD TRAIL
CROSS LAKE, MN 56442

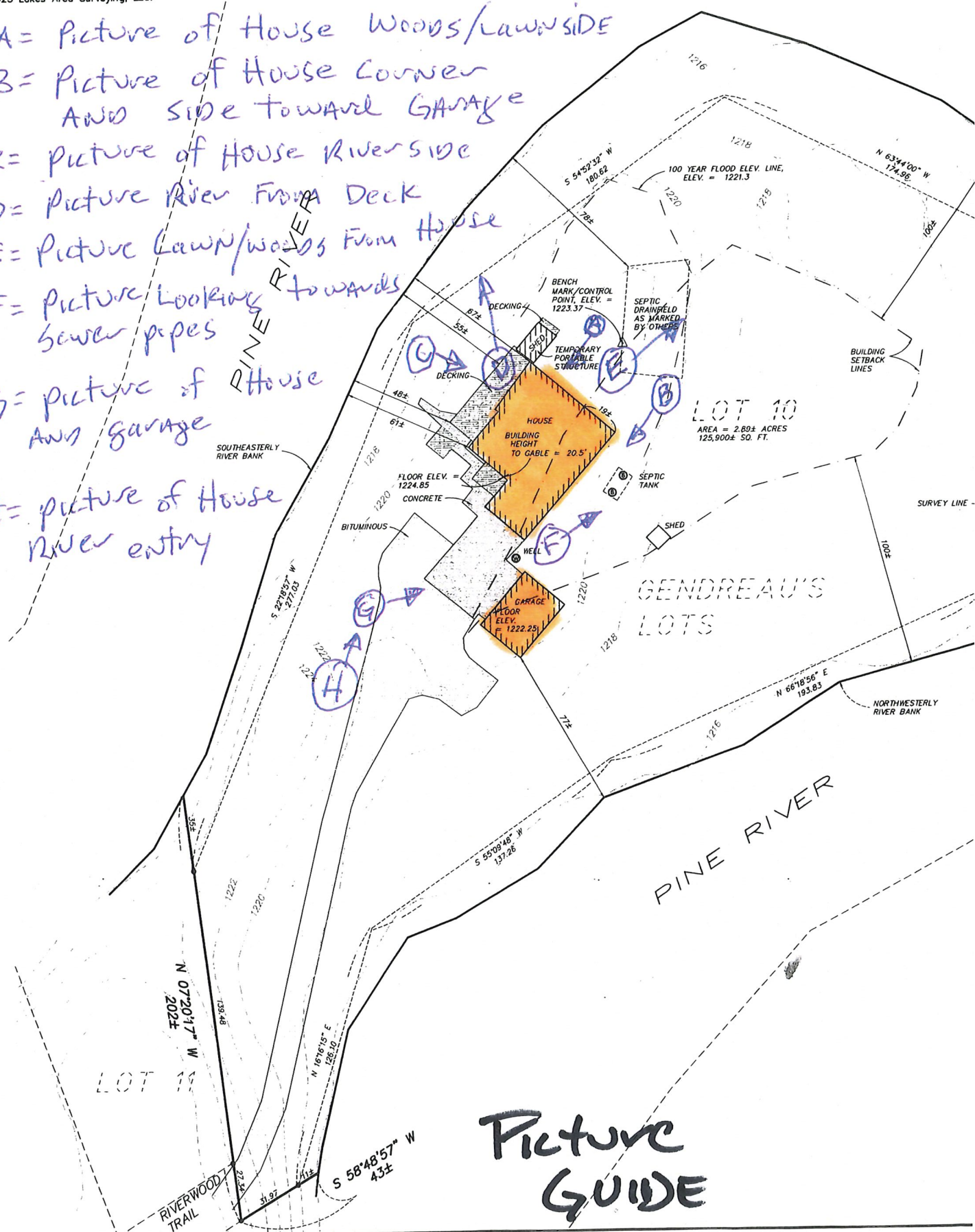
North House
ARCHITECTURAL SYSTEMS
1000 CITIES SQUARE DRIVE
P.O. BOX 591
5411 LAKERS LANE, SUITE 204
MISSWA, MN 56448
PH (620) 327-7822
WWW.NORTHHOUSE-IND.COM

DATE	RELEASED	BY
9/19/23 TP	REV.1	9/29/23 CB
9/29/23 CB	REV.2	
	REV.3	
	REV.4	
	REV.5	
	REV.6	

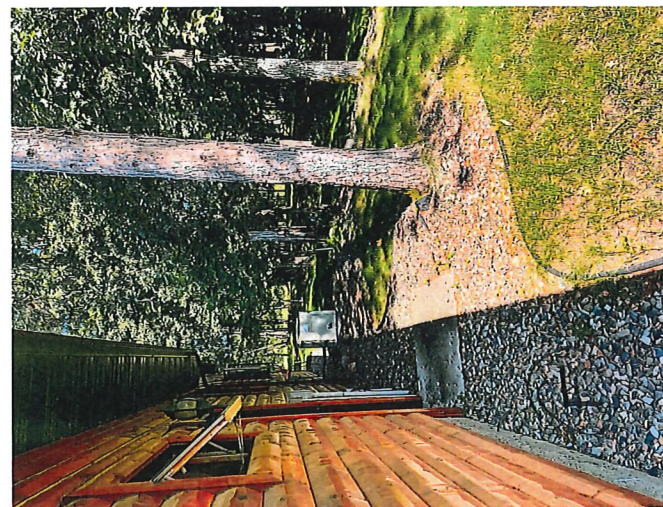
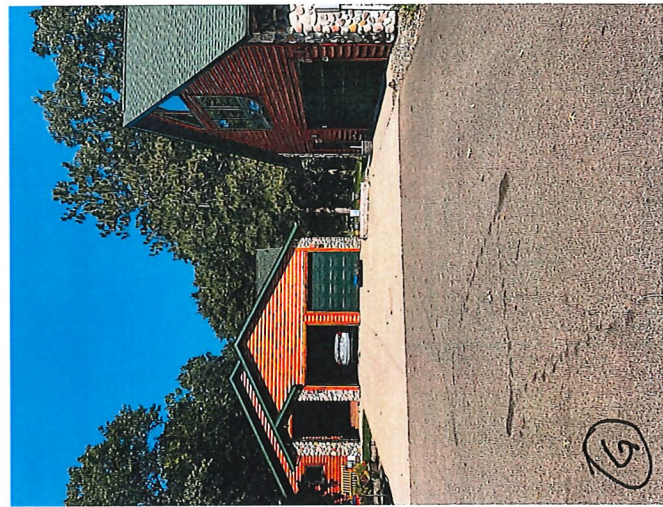
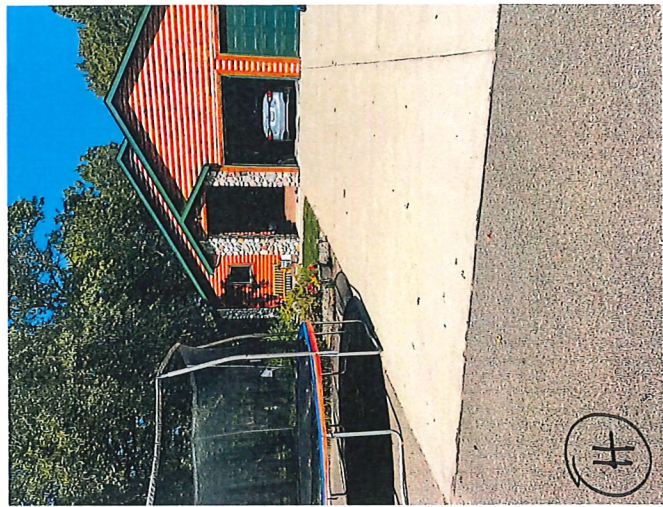
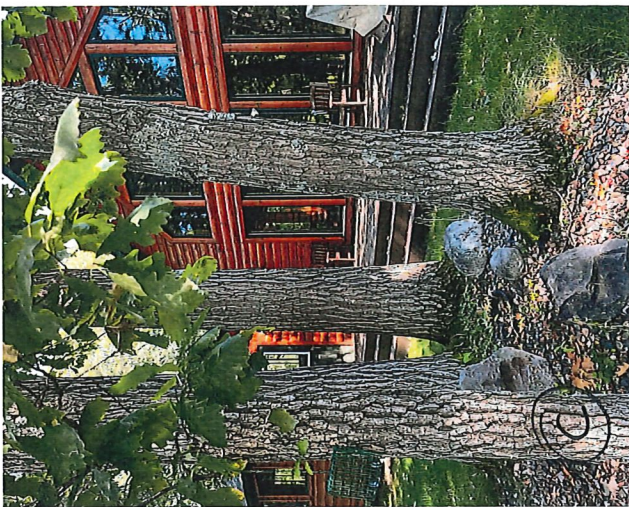
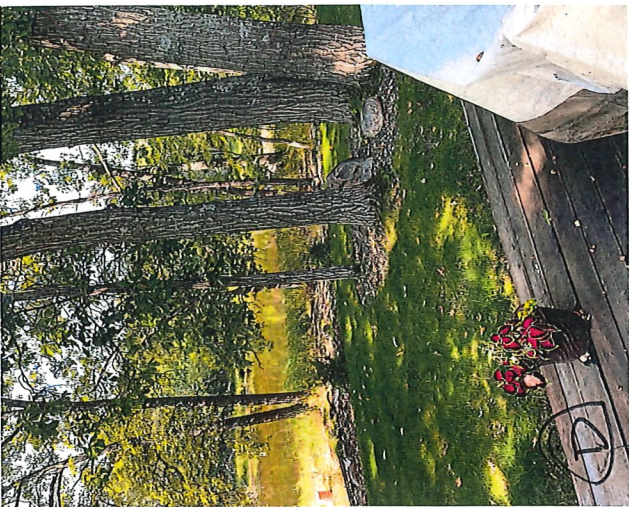
PLATE HEIGHTS	UPPER	EXISTING	PLANE	EXISTING	FOUR	EXISTING
SQUARE FEET	UPPER					
	MAIN					
	LOWER					
	BONUS					
	TOTAL					

PROJECT
MS608
SHEET
A-201

- A = Picture of House Woods/Lawnside
- B = Picture of House Corner AND Side toward GARAGE
- C = Picture of House Riverside
- D = Picture River From Deck
- E = Picture Lawn/Woods From House
- F = Picture Looking towards sewer pipes
- G = picture of House AND garage
- H = picture of House River entry



Picture GUIDE





Spizzo property

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

FLOOD ELEVATION DATA

David S. Landecker

From: paul@lakesareasurveying.com
Sent: Wednesday, July 26, 2023 2:56 PM
To: David S. Landecker
Subject: FW: BFE
Attachments: 35339RiverwoodTrlCrosslake-PID14210703-DNR-LFEOmap-2023-07-26.pdf

From: Strauss, Ceil C (DNR) <ceil.strauss@state.mn.us>
Sent: Wednesday, July 26, 2023 2:54 PM
To: paul@lakesareasurveying.com
Cc: jkolstad@crosslake.net; Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Subject: RE: BFE

Realized I lost Paul in my reply...

From: Strauss, Ceil C (DNR) <ceil.strauss@state.mn.us>
Sent: Wednesday, July 26, 2023 2:01 PM
To: Strauss, Ceil C (DNR) <ceil.strauss@state.mn.us>
Cc: jkolstad@crosslake.net; Frie, Jacob (DNR) <Jacob.Frie@state.mn.us>
Subject: RE: BFE

I got the map and your note that it's in Crosslake. And I'm realizing which Paul this is now!

The upstream XS is 1221.3' NAVD88, and that's our best available data BFE. I'm attaching a map done in our [Lake & Flood Elevations Online \(LFEO\) viewer](#).

Let me know if that isn't the correct area.

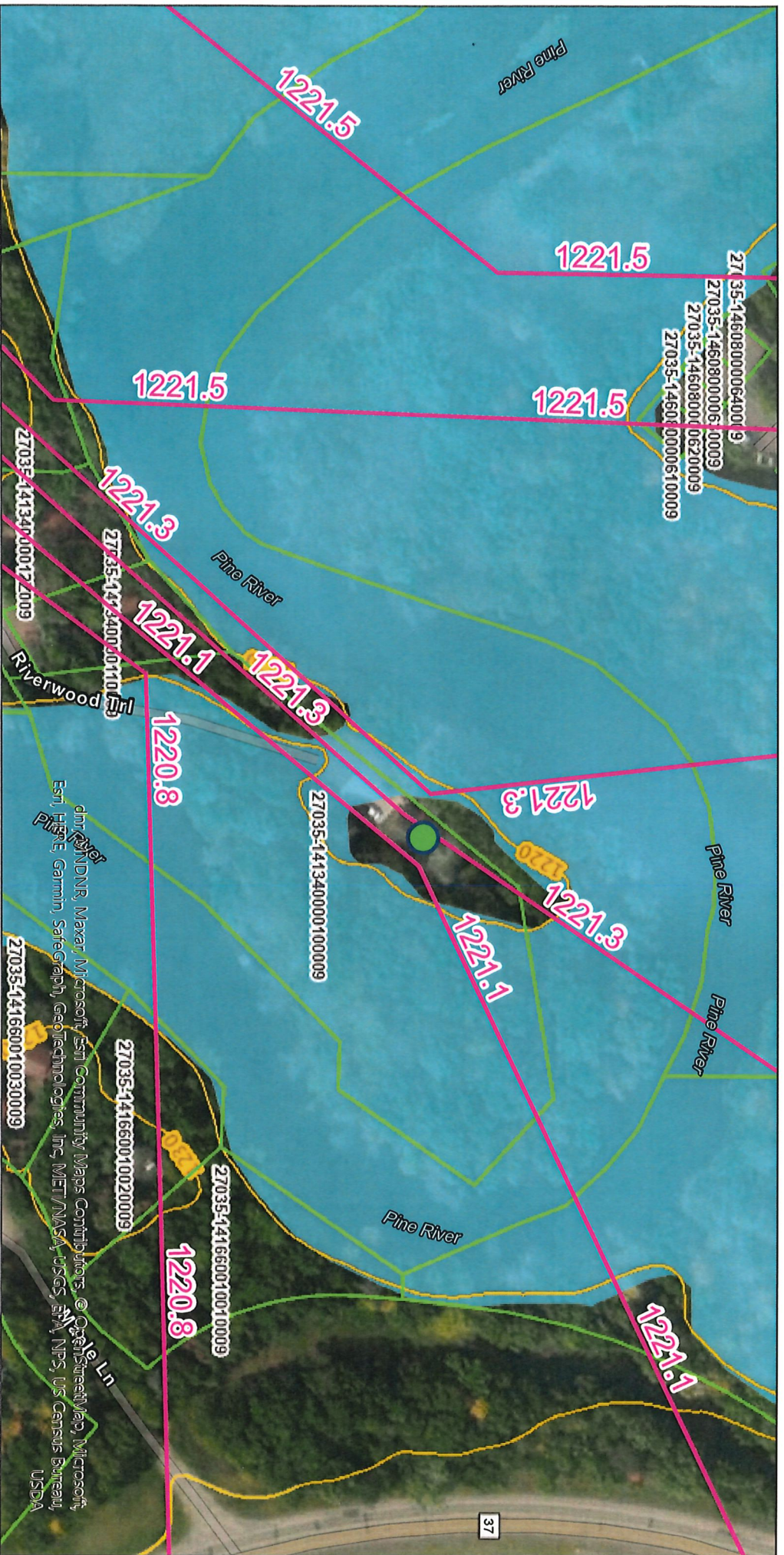
Ceil Strauss, CFM
State Floodplain (NFIP) Manager | Ecological and Water Resources Division

Minnesota Department of Natural Resources
500 Lafayette Road
St. Paul, MN 55155-4025
Phone: 651-259-5713
Email: ceil.strauss@state.mn.us
mndnr.gov

 **DEPARTMENT OF
NATURAL RESOURCES**



From: Strauss, Ceil C (DNR)
Sent: Wednesday, July 26, 2023 1:45 PM



- National Flood Hazard Layer (NFHL)
- 1% Annual Chance Flood Hazard (100 Year Floodplain)
 - Floodway
 - Zone D (Area of Undetermined Flood Hazard)
 - 0.2% Annual Chance Flood Hazard (500 Year Floodplain)
 - Area with Reduced Flood Risk Due to Levees
- Minnesota Public Waters Delineations
- Public Water Watercourse
 - Public Water Watercourse
 - Public Ditch/Altered Natural Watercourse
 - Public Waters Basins
- Estimated 1% Water Surface Elevations
- Estimated 1% Water Surface Elevations

Sources:

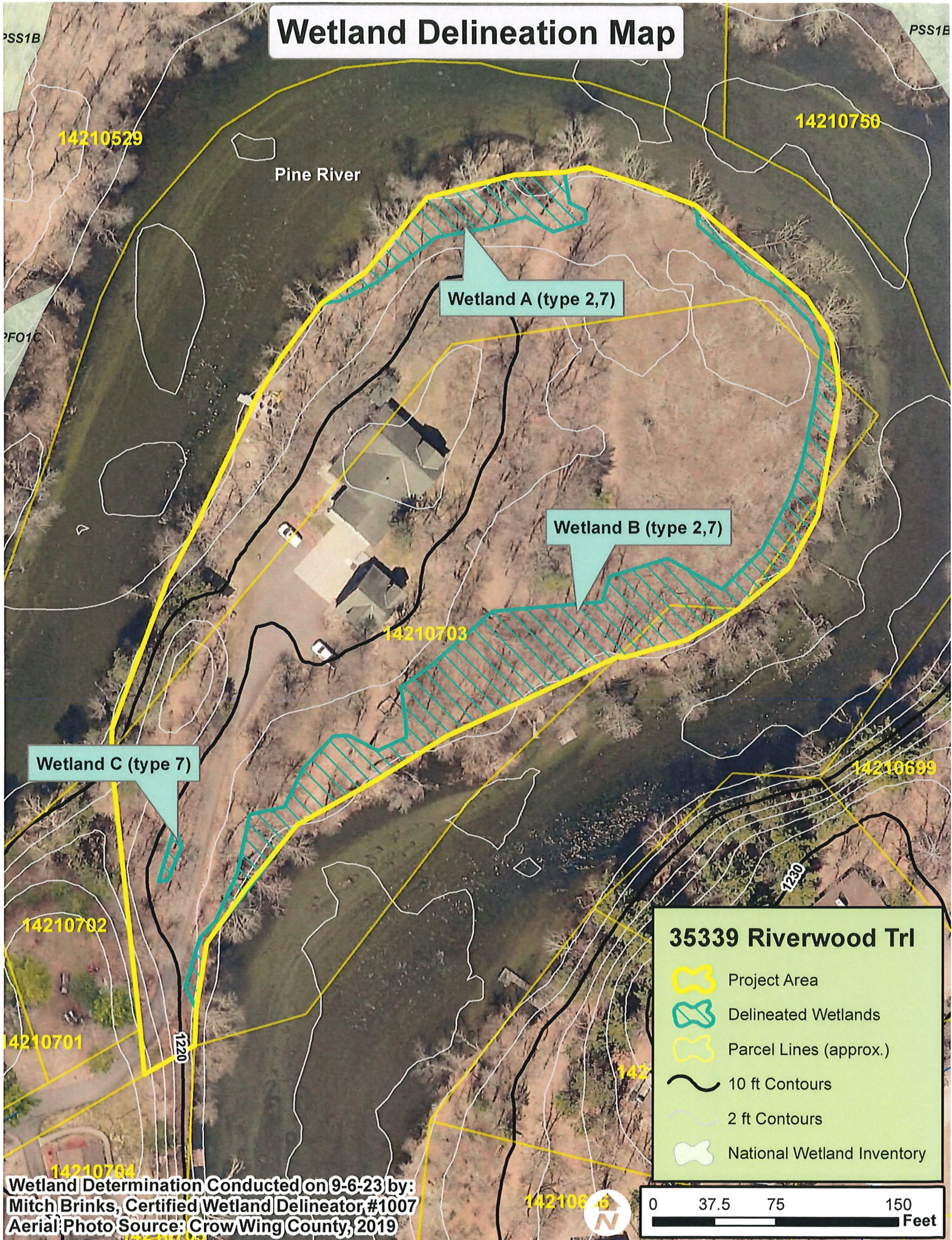
- MNDNR contours from MntPO
- FEMA National Flood Hazard Layer
- See LFE0 FAQ for data source details:
- http://files-intranet.dnr.state.mn.us/user_files/3687/lfeo-faq.pdf

Disclaimer: The State of Minnesota, Department of Natural Resources, Ecological and Water Resources Division assumes no responsibility for and disclaims all liability for any typographical or other errors on this site. The DNR may make changes to the lake floodplain elevations at any time and without notice.

Date: Wed Jul 26 2023 13:52:41

Comments: Site: PID 14210703; Address: 35339 RIVERWOOD TRL, Crosslake; BFE = 1221.3' NAVD88 based on upstream XS in supporting A zone model

Wetland Delineation Map



Wetland Determination Conducted on 9-6-23 by:
Mitch Brinks, Certified Wetland Delineator, #1007
Aerial Photo Source: Crow Wing County, 2019

Spizzo Existing Stormwater Summary

Note: The stormwater sub-drainage areas have been determined as identified on the attached exhibit. The City of Crosslake "Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet" was used to determine the infiltration needs of each area. Following describes both the infiltration area required and the area that is either planned or which exists. The calculated infiltration area shown is the most restrictive size with a 3-inch depth. Each area calculation sheet has been provided.

The existing landscaping/stormwater features adequately handle all the sub-drainage areas as identified. Stormwater was well planned by the previous land owners and maintained by the current owners.

There will be 110 cubic yards of dirt removed for the construction of the new building footings and floor spaces. That 110 cubic yards will be moved to another location on site to blend the mound drainfield area into the existing yard and grounds. The grand total for dirt moving on this site therefor being approximately 220 cubic yards for construction of the home additions.

1. **Area A/New additions** 2,126 sqft requires 709 sqft infiltration area. Planning/add area A1- 236 sqft 9" deep west side and area A2- 355 sqft 6" deep east side.
2. **Area B** existing unattached garage and parking 1,788 sqft requires 594 sqft 3" deep infiltration area. Existing infiltration area is 1030 sqft.
3. **Area C** existing attached garage drive and parking 1,408 sqft requires 467 sqft 3" deep infiltration area. Existing infiltration area is 462 sqft.
4. **Area D** existing house, deck, walk and entry 4,260 sqft requires 1,414 sqft 3" deep infiltration area. Existing infiltration area is 1,481 sqft.
5. **Area E** existing drive east and parking south of unattached garage 1,925 sqft requires 639 sqft 3" deep infiltration area. Existing infiltration area is 1364 sqft.
6. **Area F** existing drive west top of hill 1,050 sqft requires 349 sqft 3" deep infiltration area. Existing infiltration area is 542 sqft.
7. **Area G** existing main drive 10 feet wide 2,150 sqft requires 714 sqft 3" deep infiltration area. Existing infiltration area is 720 sqft.

10-03-2023



Driveway STW area C southwest side 260 sqft



Garage/drive STW area B southeast side 500 sqft

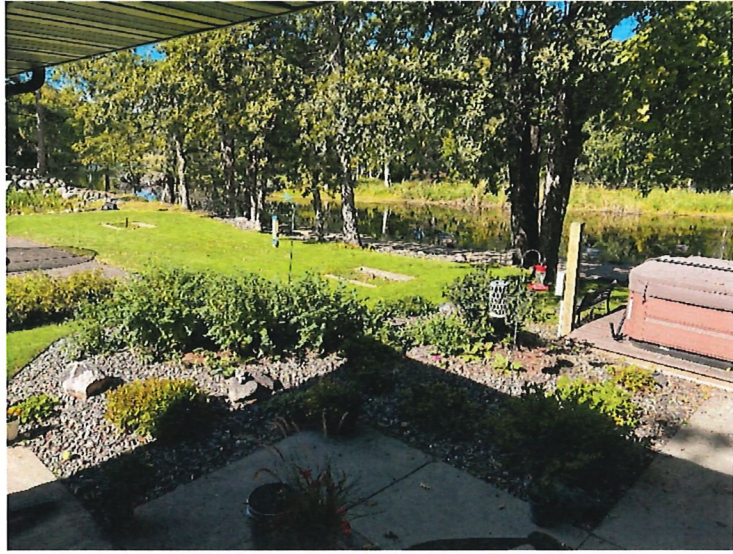


Garage/drive STW area B northeast side 530 sqft





House/west STW area D south side 260 sqft



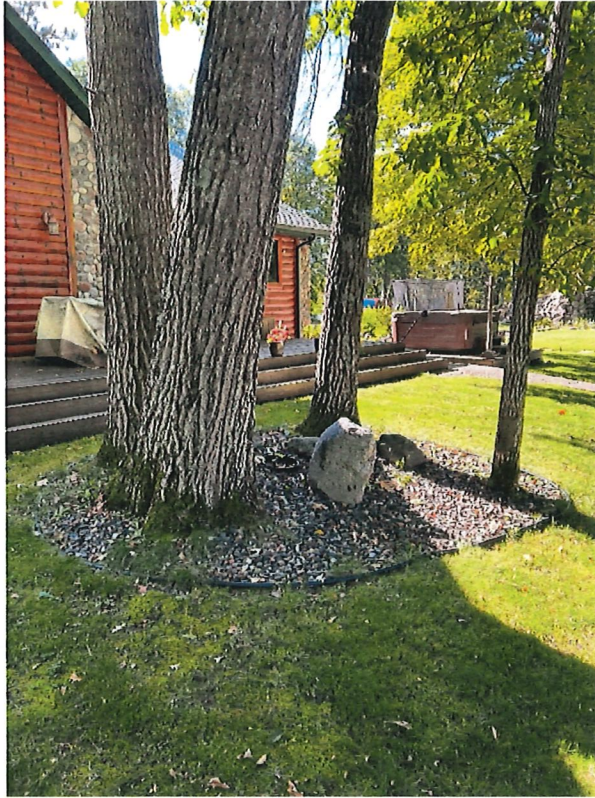
House/west STW area D south side 172 sqft



Driveway STW area C west side 212 sqft



House/west STW area D south side 246 sqft



House/west STW area D south side 205 sqft



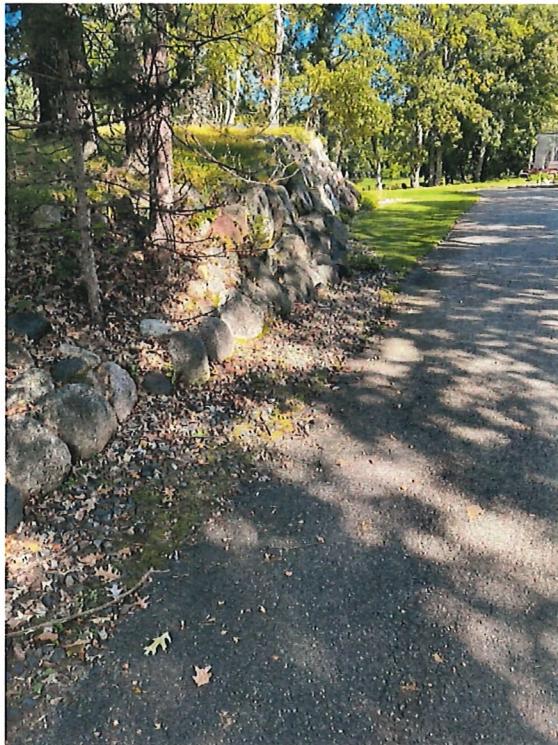
House/west STW area D south side 598 sqft



Driveway edging STW area G west side 370 sqft



Driveway edging STW area G east side 350 sqft



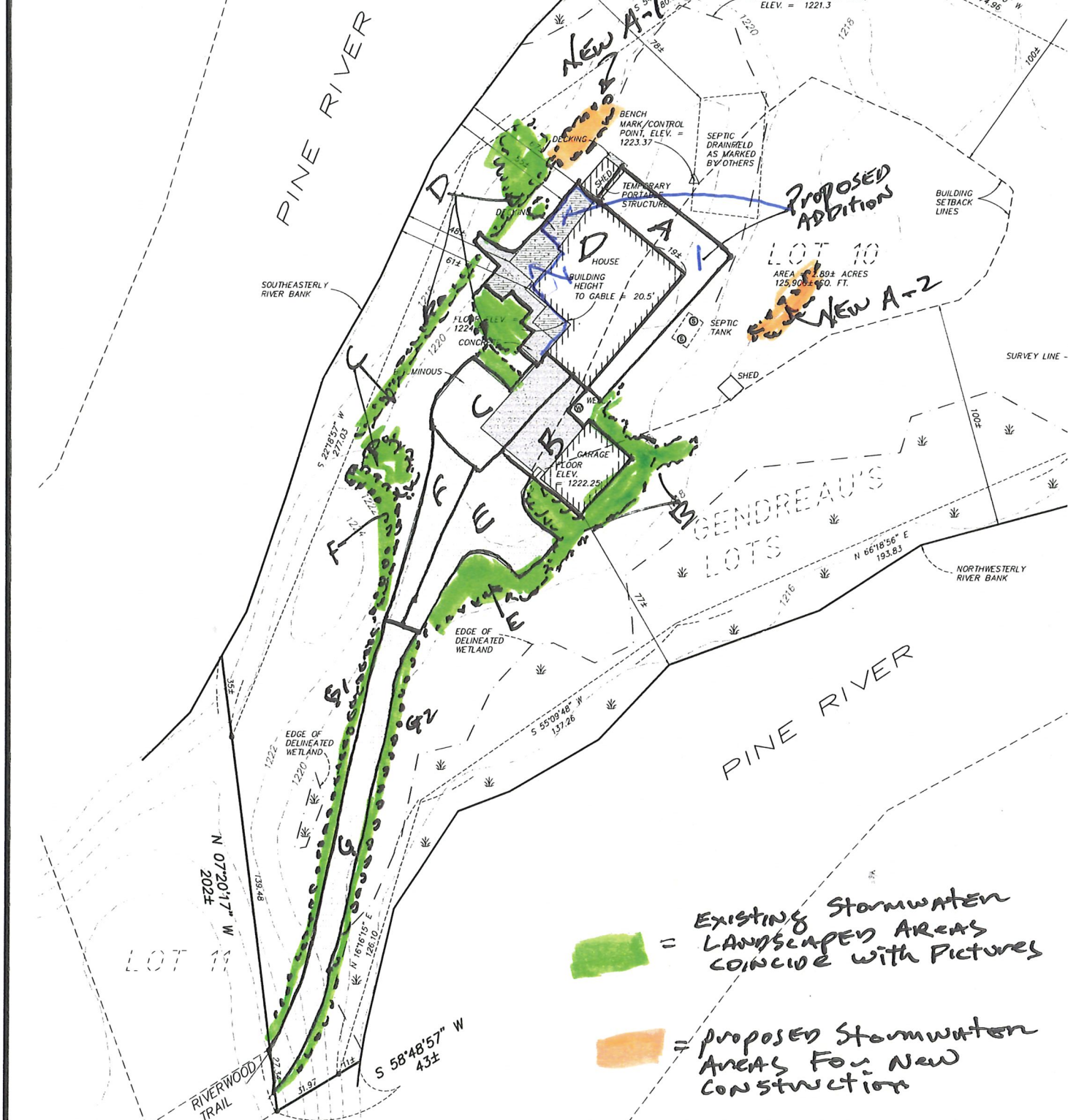
Driveway edging STW area F northwest side 542 sqft



Driveway landscape STW area E 1364 sqft

Storm Water AREA EXISTING + Proposed exhibit

(worksheets)



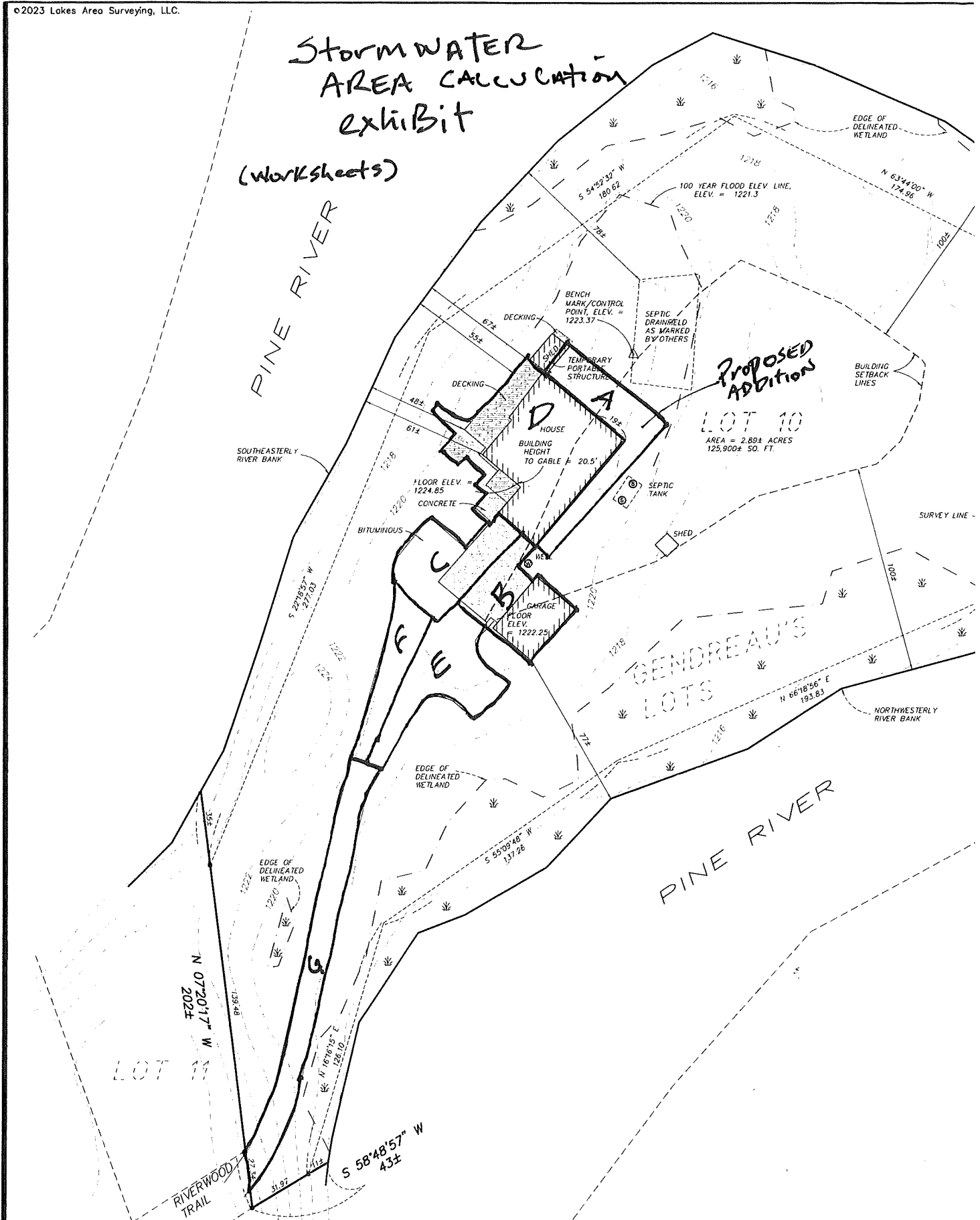
Existing Stormwater
LANDSCAPED AREAS
COINCIDE WITH PICTURES

Proposed Stormwater
AREAS FOR NEW
CONSTRUCTION



Stormwater AREA CALCULATION exhibit

(worksheets)



Lakes Area
SURVEYING
24314 SHILEY ROAD SUITE C
NISSWA, MN 56468
OFFICE (218) 961-0090

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.
Paul Herkenhoff
Paul Herkenhoff
Date: 8-1-23 License No. 45875

Revisions:	
8-15-23	
9-7-23	

Crew: _____ E
Checked: _____ T
Drawn: _____ P
Record Drawing by/date: _____

Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet

Please use the table below to calculate your impervious surface coverage. Impervious coverage is limited to 25% of the total lot area. Calculate out all that apply to your situation. If a structure has odd dimensions or if using to size stormwater basins, multiple rows / sheets may be needed. If total imp. of irregular structure or driveway is known, just multiply by 1.

<u>Existing Structures</u>	<u>Length (ft)</u>		<u>Width (ft)</u>		<u>Total (in sq. feet)</u>
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Existing Impervious					0 (sq ft)
<u>Proposed Structures</u>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	12 (ft)	X	80 (ft)	=	960 (sq ft)
	16 (ft)	X	28 (ft)	=	448 (sq ft)
	20 (ft)	X	22 (ft)	=	440 (sq ft)
	10 (ft)	X	28 (ft)	=	288 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i> *Assumes a 12' wide driveway unless evidence to the contrary					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					2,136 (sq ft)
Total Lot Area (sq. ft.) =				Total existing Impervious	= 0 (sq ft)
				Total w/new Impervious	= 2,136 (sq ft)
				% existing impervious	= %
				% w/new impervious	= %

Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

Total w/ new impervious:	x	0.623 / 0.083 Gal / Cu ft	=	Storage volume:		Bottom size (sq ft) of infiltration area by depth						
				Gal / Cu ft (= gal / 7.48)		3"	6"	9"	12"	15"	18"	
2,136	x		=	1,331 Gal	177 Cu ft	709 <small>cu ft x 4</small>	355 <small>cu ft x 2</small>	236 <small>cu ft x 1.33</small>	177 <small>cu ft x 1</small>	142 <small>cu ft x 0.8</small>	119 <small>cu ft x 0.67</small>	
Total ext imp	=	0	x	0.0000366	=	0.00	Existing phosphorous loading (lbs/yr)					
Tot w/new imp	=	2,136	x	0.0000366	=	0.08	Phosphorous reduction w/ stormwater mgmt					
For rain barrels, use this formula to determine size/amount needed:				Roof area (sq ft)		x	0.5625	=	0	Gallons generated from a 1" rain event		

Landowner / Parcel #: B' GARAGE/GUEST PARK

Date: _____

Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet

Please use the table below to calculate your impervious surface coverage. Impervious coverage is limited to 25% of the total lot area. Calculate out all that apply to your situation. If a structure has odd dimensions or if using to size stormwater basins, multiple rows / sheets may be needed. If total imp. of irregular structure or driveway is known, just multiply by 1.

<u>Existing Structures</u>	<u>Length (ft)</u>		<u>Width (ft)</u>		<u>Total (in sq. feet)</u>
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<u>Driveways* & Landscaping:</u>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	22 (ft)	X	42 (ft)	=	924 (sq ft)
	32 (ft)	X	24 (ft)	=	768 (sq ft)
	8 (ft)	X	12 (ft)	=	96 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Existing Impervious					1,788 (sq ft)
<u>Proposed Structures</u>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<u>Driveways* & Landscaping:</u> *Assumes a 12' wide driveway unless evidence to the contrary					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					0 (sq ft)
Total Lot Area (sq. ft.) =	Total existing Impervious				= 1,788 (sq ft)
	Total w/new Impervious				= 1,788 (sq ft)
	% existing impervious				= %
	% w/new impervious				= %

Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

Total w/ new impervious:	x	0.623 / 0.083 Gal / Cu ft	=	Storage volume:		Bottom size (sq ft) of infiltration area by depth					
				Gal / Cu ft (= gal / 7.48)		3"	6"	9"	12"	15"	18"
1,788	x	0.623 / 0.083 Gal / Cu ft	=	1,114 Gal	148 Cu ft	594 cu ft x 4	297 cu ft x 2	197 cu ft x 1.33	148 cu ft x 1	119 cu ft x 0.8	99 cu ft x 0.67
Total exst imp	=	1,788	x	0.0000366	=	0.07	Existing phosphorous loading (lbs/yr)				
Tot w/new imp	=	1,788	x	0.0000366	=	0.07	Phosphorous reduction w/ stormwater mgmt				
For rain barrels, use this formula to determine size/amount needed:				Roof area (sq ft)	x	0.5625	=	0	Gallons generated from a 1" rain event		

Landowner / Parcel #: C West Parking Drive Date: _____

Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet

Please use the table below to calculate your impervious surface coverage. Impervious coverage is limited to 25% of the total lot area. Calculate out all that apply to your situation. If a structure has odd dimensions or if using to size stormwater basins, multiple rows / sheets may be needed. If total imp. of irregular structure or driveway is known, just multiply by 1.

<u>Existing Structures</u>	<u>Length (ft)</u>		<u>Width (ft)</u>		<u>Total (in sq. feet)</u>
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	48 (ft)	X	12 (ft)	=	576 (sq ft)
	32 (ft)	X	26 (ft)	=	832 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Existing Impervious					1,408 (sq ft)
<u>Proposed Structures</u>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i> *Assumes a 12' wide driveway unless evidence to the contrary					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					0 (sq ft)
Total Lot Area (sq. ft.) =	Total existing Impervious				= 1,408 (sq ft)
	Total w/new Impervious				= 1,408 (sq ft)
	% existing impervious				= %
	% w/new impervious				= %

Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

Total w/ new impervious:			Storage volume:		Bottom size (sq ft) of infiltration area by depth						
			Gal / Cu ft (= gal / 7.48)		3"	6"	9"	12"	15"	18"	
1,408	x	0.623 / 0.083 Gal / Cu ft	=	877 Gal	117 Cu ft	467 <small>cu ft x 4</small>	234 <small>cu ft x 2</small>	155 <small>cu ft x 1.33</small>	117 <small>cu ft x 1</small>	93 <small>cu ft x 0.8</small>	78 <small>cu ft x 0.67</small>
Total exst imp	=	1,408	x	0.0000366	=	0.05	Existing phosphorous loading (lbs/yr)				
Tot w/new imp	=	1,408	x	0.0000366	=	0.05	Phosphorous reduction w/ stormwater mgmt				
For rain barrels, use this formula to determine size/amount needed:				Roof area (sq ft)	x	0.5625	=	0	Gallons generated from a 1" rain event		

Landowner / Parcel #: D

*Existing house/Garage
Stoops walkway patio
Deck*

Date: _____

Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet

Please use the table below to calculate your impervious surface coverage. Impervious coverage is limited to 25% of the total lot area. Calculate out all that apply to your situation. If a structure has odd dimensions or if using to size stormwater basins, multiple rows / sheets may be needed. If total imp. of irregular structure or driveway is known, just multiply by 1.

<u>Existing Structures</u>	<u>Length (ft)</u>		<u>Width (ft)</u>		<u>Total (in sq. feet)</u>
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	50 (ft)	X	54 (ft)	=	2,700 (sq ft)
	16 (ft)	X	36 (ft)	=	576 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<u>Driveways* & Landscaping:</u>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	10 (ft)	X	12 (ft)	=	120 (sq ft)
	40 (ft)	X	4 (ft)	=	160 (sq ft)
	12 (ft)	X	12 (ft)	=	144 (sq ft)
	40 (ft)	X	14 (ft)	=	560 (sq ft)
Total Existing Impervious					4,260 (sq ft)
<u>Proposed Structures</u>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<u>Driveways* & Landscaping:</u> <i>*Assumes a 12' wide driveway unless evidence to the contrary</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					0 (sq ft)
Total Lot Area (sq. ft.) =	Total existing Impervious			=	4,260 (sq ft)
	Total w/new Impervious			=	4,260 (sq ft)
	% existing impervious			=	%
	% w/new impervious			=	%

Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

Total w/ new impervious:			Storage volume:		Bottom size (sq ft) of infiltration area by depth						
			Gal / Cu ft (= gal / 7.48)		3"	6"	9"	12"	15"	18"	
4,260	x	0.623 / 0.083 Gal / Cu ft	=	2,654 Gal	354 Cu ft	1,414 cu ft x 4	707 cu ft x 2	470 cu ft x 1.33	354 cu ft x 1	283 cu ft x 0.8	237 cu ft x 0.67
Total exst imp	=	4,260	x	0.0000366	=	0.16	Existing phosphorous loading (lbs/yr)				
Tot w/new imp	=	4,260	x	0.0000366	=	0.16	Phosphorous reduction w/ stormwater mgmt				
For rain barrels, use this formula to determine size/amount needed:				Roof area (sq ft)	x	0.5625	=	0	Gallons generated from a 1" rain event		

Landowner / Parcel #: 'E' EAST PARKING DRIVE

Date: _____

Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet

Please use the table below to calculate your impervious surface coverage. Impervious coverage is limited to 25% of the total lot area. Calculate out all that apply to your situation. If a structure has odd dimensions or if using to size stormwater basins, multiple rows / sheets may be needed. If total imp. of irregular structure or driveway is known, just multiply by 1.

<u>Existing Structures</u>	<u>Length (ft)</u>		<u>Width (ft)</u>		<u>Total (in sq. feet)</u>
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	25 (ft)	X	20 (ft)	=	500 (sq ft)
	8 (ft)	X	75 (ft)	=	600 (sq ft)
	11 (ft)	X	75 (ft)	=	825 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Existing Impervious					1,925 (sq ft)
<u>Proposed Structures</u>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i> <i>*Assumes a 12' wide driveway unless evidence to the contrary</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					0 (sq ft)
Total Lot Area (sq. ft.) =	Total existing Impervious			=	1,925 (sq ft)
	Total w/new Impervious			=	1,925 (sq ft)
	% existing impervious			=	%
	% w/new impervious			=	%

Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

Total w/ new impervious:	x	0.623 / 0.083 Gal / Cu ft	=	Storage volume:		Bottom size (sq ft) of infiltration area by depth					
				Gal / Cu ft (= gal / 7.48)		3"	6"	9"	12"	15"	18"
1,925	x	0.623 / 0.083 Gal / Cu ft	=	1,199 Gal	160 Cu ft	639 cu ft x 4	320 cu ft x 2	213 cu ft x 1.33	160 cu ft x 1	128 cu ft x 0.8	107 cu ft x 0.67
Total exst imp	=	1,925	x	0.0000366	=	0.07	Existing phosphorous loading (lbs/yr)				
Tot w/new imp	=	1,925	x	0.0000366	=	0.07	Phosphorous reduction w/ stormwater mgmt				
For rain barrels, use this formula to determine size/amount needed:				Roof area (sq ft)	x	0.5625	=	0	Gallons generated from a 1" rain event		

Landowner / Parcel #: F' West Upper drive tract Date: _____

Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet

Please use the table below to calculate your impervious surface coverage. Impervious coverage is limited to 25% of the total lot area. Calculate out all that apply to your situation. If a structure has odd dimensions or if using to size stormwater basins, multiple rows / sheets may be needed. If total imp. of irregular structure or driveway is known, just multiply by 1.

<u>Existing Structures</u>	<u>Length (ft)</u>		<u>Width (ft)</u>		<u>Total (in sq. feet)</u>
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	14 (ft)	X	75 (ft)	=	1,050 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Existing Impervious					1,050 (sq ft)
<u>Proposed Structures</u>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i> <i>*Assumes a 12' wide driveway unless evidence to the contrary</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					0 (sq ft)
Total Lot Area (sq. ft.) =	Total existing Impervious			=	1,050 (sq ft)
	Total w/new Impervious			=	1,050 (sq ft)
	% existing impervious			=	%
	% w/new impervious			=	%

Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

Total w/ new impervious:	x	0.623 / 0.083 Gal / Cu ft	=	Storage volume:		Bottom size (sq ft) of infiltration area by depth						
				Gal / Cu ft (= gal / 7.48)		3"	6"	9"	12"	15"	18"	
1,050	x	0.623 / 0.083 Gal / Cu ft	=	654 Gal	87 Cu ft	349 cu ft x 4	174 cu ft x 2	116 cu ft x 1.33	87 cu ft x 1	70 cu ft x 0.8	58 cu ft x 0.67	
Total exst imp	=	1,050	x	0.0000366	=	0.04	Existing phosphorous loading (lbs/yr)					
Tot w/new imp	=	1,050	x	0.0000366	=	0.04	Phosphorous reduction w/ stormwater mgmt					
For rain barrels, use this formula to determine size/amount needed:				Roof area (sq ft)		x	0.5625	=	0	Gallons generated from a 1" rain event		

Landowner / Parcel #: _____

6' MAIN DRIVE SOUTH PORTION

Date: _____

Lot Impervious Surface Coverage & Landscaping for Stormwater Worksheet

Please use the table below to calculate your impervious surface coverage. Impervious coverage is limited to 25% of the total lot area. Calculate out all that apply to your situation. If a structure has odd dimensions or if using to size stormwater basins, multiple rows / sheets may be needed. If total imp. of irregular structure or driveway is known, just multiply by 1.

<u>Existing Structures</u>	<u>Length (ft)</u>		<u>Width (ft)</u>		<u>Total (in sq. feet)</u>
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	215 (ft)	X	10 (ft)	=	2,150 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Existing Impervious					2,150 (sq ft)
<u>Proposed Structures</u>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<i>Driveways* & Landscaping:</i> <i>*Assumes a 12' wide driveway unless evidence to the contrary</i>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					0 (sq ft)
Total Lot Area (sq. ft.) =	Total existing Impervious			=	2,150 (sq ft)
	Total w/new Impervious			=	2,150 (sq ft)
	% existing impervious			=	%
	% w/new impervious			=	%

Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

Total w/ new impervious:		Storage volume: Gal / Cu ft (= gal / 7.48)	Bottom size (sq ft) of infiltration area by depth								
			3"	6"	9"	12"	15"	18"			
2,150	x	0.623 / 0.083 Gal / Cu ft	=	1,339 Gal	178 Cu ft	714 cu ft x 4	357 cu ft x 2	237 cu ft x 1.33	178 cu ft x 1	143 cu ft x 0.8	120 cu ft x 0.67
Total exst imp	=	2,150	x	0.0000366	=	0.08	Existing phosphorous loading (lbs/yr)				
Tot w/new imp	=	2,150	x	0.0000366	=	0.08	Phosphorous reduction w/ stormwater mgmt				
For rain barrels, use this formula to determine size/amount needed:				Roof area (sq ft)	x	0.5625	=	0	Gallons generated from a 1" rain event		



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: 244028

Permit Number: 230259V

Property Owner(s): DAVIN + KRISTA SPIZZO

Mailing Address: 35339 Riverwood trail, Crosslake MN 56442

Site Address: 35339 Riverwood trail, Crosslake MN 56442

Phone Number: 218-831-9283

E-Mail Address: dspizzo@breezypointresort.com

Parcel Number(s): #14210703

Legal Description: LOT 10, Gendreau's LOTS

Sec 21 Twp 137 Rge 26 27 28

Lake/River Name: PINE RIVER

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

If yes list Parcel Number(s) NA

Authorized Agent: DAVID LUNDECKER

Agent Address: 8581 Wren drive, Breezy Point MN 56442

Agent Phone Number: 218-820-4038

<u>Variations</u>	
(Check applicable requests)	
<input checked="" type="checkbox"/>	Lake <u>River</u> Setback <small>56' to River when 100' is require 69' to River</small>
<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 type="checkbox"/>	Accessory Structure
<input type="checkbox"/>	Building Height
<input type="checkbox"/>	Patio Size
<input type="checkbox"/>	_____
<input type="checkbox"/>	_____

Signature of Property Owner(s) [Signature] Date 10/05/23

Signature of Authorized Agent(s) [Signature] Date 10/05/23

- 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 CS Date 10-10-23 Land Use District SD

River
 Lake Class GD Septic: Compliance 10-5-23 SSTS Design na Installation complete

Practical Difficulty Statement

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

Why?

Yes, the practical difficulty is that this is a unique property in many ways as it is a lot located on the Pine River, on a peninsula platted in 1955. The property has non-conforming structures consisting of existing home garage and guest quarters previously constructed and built from the 1970's up through the latest additions in 1999 which a variance was obtained from the City. As was found in the 1999 variance request the constraints of the existing non-conforming structures, topography, setback requirements/limitations, and 100-year flood elevation, make the lot challenging to build on without special considerations which were granted at that time. The current owners and family love Crosslake and the location of their homestead and would like to expand the existing house to include an additional screened porch, bedroom and study and expand the existing bedrooms to accommodate their growing family and its needs. The variance requested will not extend further into the river setback than what currently exists by the allowed non-conforming structure and decks previously granted. The additions if approved would allow for removal of an existing portable shed placed by the previous owners, hot tub and associated decking and update the sewer system and mound drainfield to a conforming location and current standards (the current system is nearly 25 years old).

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

Why?

Yes, the new design added to the non-conforming existing house will architecturally maintain the integrity of the current structure both in size, color and materials. The new construction and additions will not be visible from other residences and the roof lines will not be higher than what currently exists. That portion of the new additions directly situated in the 100-foot river setback area is approximately 866 square feet or 40% of the whole addition. The vegetation and trees between the structures and the river will be maintained. Additionally, there will be the removal of the existing portable shed (12 X 18) and hot tub deck placed too close to the river and (10 X 10) shed east side by the previous owners.

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

Why?

Yes, the previous owners built the non-conforming home and structures from 1970's to 1999 based on the approved variance granted at that time. As a result of the location of the existing non-conforming structure and floorplan makes it is difficult to attach and build onto the existing house without continuing the existing non-conforming structure setback from the river on the northwest side of the structure. No other setbacks or considerations would be required other requested.

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

Why?

Yes, to consider any addition to this existing non-conforming home requires maintaining the architectural and structural integrity of the existing structure which creates the need for the variance. The request does not encroach further toward the river than the existing structure and decks and fits all other setback and vertical flood elevation requirements. Additionally a new septic system will be completely redesigned and constructed conforming to all setbacks and design standards.



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: