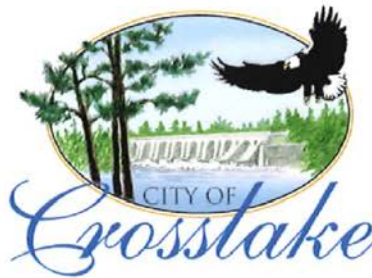


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

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

May 24, 2024

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Thomas & Anne Clausing

Authorized Agent: Kevin McCormick

Site Location: 38029 County Rd 3, Crosslake, MN 56442 on Little Pine Lake - GD

Variance for:

- Lake setback of 29.87 feet where 75 feet is required to proposed dwelling addition
- Road right-of-way (ROW) setback of 15 feet where 35 feet is required to proposed dwelling addition
- Lake setback of 39 feet where 75 feet is required to proposed driveway add on
- Lake setback of 38 feet where 75 feet is required to proposed garage relocate
- Road right-of-way (ROW) 10 feet where 35 feet is required to proposed garage relocate

To construct/allow/remove:

- 1,396 square foot dwelling addition
- 628 square foot garage relocate within the property
- 47 square foot bituminous add on and 144 square foot bituminous to be relocated in the SIZ2 where none is allowed
- 209 square foot existing shed to be removed off of the property

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

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



STAFF REPORT

Property Owner/Applicant: Thomas & Anne Clausing

Parcel Number(s): 14020521

Application Submitted: April 8, 2024

Action Deadline: June 6, 2024

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Kevin McCormick

Variance for:

- Lake setback of 29.87 feet where 75 feet is required to proposed dwelling addition
- Road right-of-way (ROW) setback of 15 feet where 35 feet is required to proposed dwelling addition
- Lake setback of 39 feet where 75 feet is required to proposed driveway add on
- Lake setback of 38 feet where 75 feet is required to proposed garage relocate
- Road right-of-way (ROW) 10 feet where 35 feet is required to proposed garage relocate

To construct/allow/remove:

- 1,396 square foot dwelling addition
- 628 square foot garage relocate within the property
- 47 square foot bituminous add on and 144 square foot bituminous to be relocated in the SIZ2 where none is allowed
- 209 square foot existing shed to be removed off of the property

Current Zoning: Shoreland District

Existing Impervious Coverage:

17%

Proposed Impervious Coverage:

20%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 4-8-2024

Parcel History:

- Birchcrest Plat established in 1974
- April 1988 – Conforming septic
- June 1988 – variance approved for setbacks to construct septic, deck, bathroom, loft
- June 1988 – bath, deck, loft additions, septic per variance
- September 1988 – demo old cabin and build 24'x24' new cabin
- April 1992 – 12'x12' shed/permission for shed granted by the P&Z Commission & city Council

- December 1996 – 24'x26' garage per 12-20-1996 variance
- September 1998 – approved variance for a 24'x26' garage at 37 1/2' from lake & 17' from ROW
- May 2001 – porch / deck enclosure

Agencies Notified and Responses Received:

County Highway Dept: Comment(s) received

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:

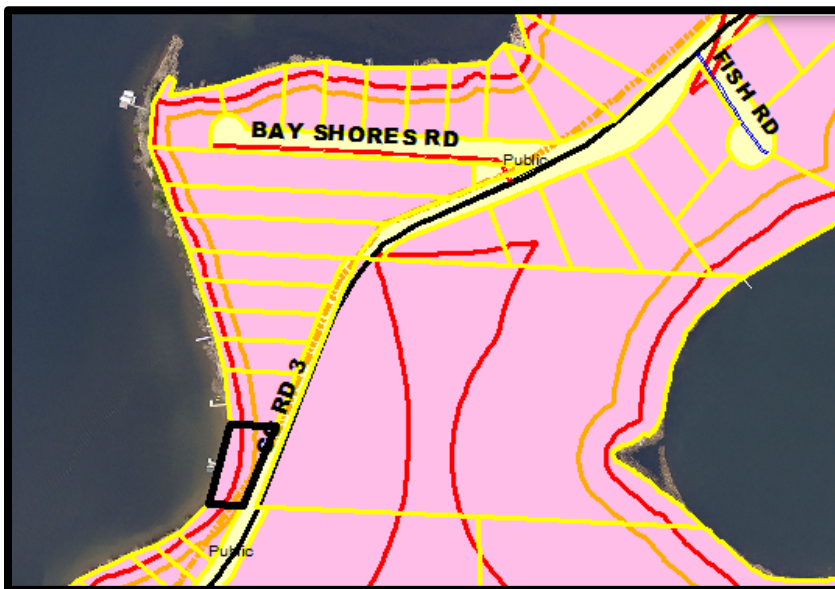
To approve/table/deny the variance to allow:

- Lake setback of 29.87 feet where 75 feet is required to proposed dwelling addition
- Road right-of-way (ROW) setback of 15 feet where 35 feet is required to proposed dwelling addition
- Lake setback of 39 feet where 75 feet is required to proposed driveway add on
- Lake setback of 38 feet where 75 feet is required to proposed garage relocate
- Road right-of-way (ROW) 10 feet where 35 feet is required to proposed garage relocate

To construct/allow/remove:

- 1,396 square foot dwelling addition
- 628 square foot garage relocate within the property
- 47 square foot bituminous add on and 144 square foot bituminous to be relocated in the SIZ2 where none is allowed
- 209 square foot existing shed to be removed off of the property

As shown on the certificate of survey dated 4-30-2024



Limited Commercial with stormwater plans per the standards in this Article	50%	Total lot area
Downtown Commercial with stormwater plans per the standards in this Article	80%	Total lot area
Commercial/Light Industrial with stormwater plans the standards in this Article	50%	Total lot area

Sec. 26-549 General Standards

- (1) All Stormwater plans shall be designed for permanent on-site treatment of one inch of stormwater runoff on all impervious surface coverage on the lot. This means that a volume of water equal to one inch multiplied by the area of impervious surface must be treated. Preference should be given to volume reduction techniques that include infiltration basins, rain gardens, enhanced infiltration swales, filter strips, disconnected impervious areas, soil amendments, bioretention, and other approved volume reduction techniques. The plan shall be approved by the Department and effectively implemented.
- (2) For approved permits that create over 10,000 square feet of new impervious surface on a lot in the Shoreland District and for all plats, the Department shall require the applicant to submit a plan for permanent on-site treatment of one inch of stormwater runoff designed by a Minnesota-licensed professional engineer.
- (3) All stormwater management systems shall be capable of safely passing a 100 year-24 hour storm event, including grassed swales, grit chambers, vegetated filter strips, bioretention areas, off-line retention areas, and natural depressions for infiltration, is required before the runoff leaves the project site or enters surface waters. Constructed storm water outfalls to public waters must provide for filtering or settling of suspended solids and skimming of surface debris before discharge.
- (4) All management technologies must be consistent with the most current version of the Minnesota Stormwater Manual, which is incorporated herein by reference.
- (5) Performance security as specified in Sec 26-72 may be required to assure implementation of stormwater plan recommendations or designs. For engineered designs, certification that installation meets the design standards must be received from the design engineer before the performance security will be released.
- (6) A minimum 12-foot wide driveway from the nearest road right-of-way to the principal structure must be included in the impervious surface coverage calculation unless the driveway is constructed with approved pervious materials. The Department shall use actual on-site driveway dimensions if such data is provided by the applicant.
- (7) The Department may give credit for up to 100% of the area covered by a permeable surfacing system as pervious surface if it is designed and inspected by a Minnesota-licensed professional engineer and is certified annually to the Department that it is functioning as a pervious surface. Best management practices shall be followed in design, installation, and maintenance as found in the latest Minnesota Stormwater Manual, subject to the following standards:
 - a) No credit may be given for a permeable pavement system in shore impact Zone 1 (SIZ1) or bluff impact zone, except as otherwise allowed for watercraft access ramps;
 - b) The base of the installed permeable pavement system must have a minimum of three feet separation from the seasonally saturated soils or from the bedrock unless there is an outlet to another stormwater treatment area; and
 - c) The design of a permeable pavement system must allow the infiltration of one inch of stormwater on the pavement surface.
 - d) Permeable surfacing systems for projects 400 square feet in size or smaller shall not require an engineered design provided that the manufacturer's specifications, industry standards, the Minnesota Stormwater Manual and all other aspects of this ordinance are followed.

Certificate of Survey

Outlot A Birch Crest

Section 2 Township 137 North Range 27 West
Crow Wing County, Minnesota

Legal Description of Record

Warranty Deed Document Number A-854181

OUTLOT A, BIRCHCREST

Together with all hereditaments and appurtenances belonging thereto, exceptions:

Subject to reservations, restrictions and easements of record, if any

Surveyors / Engineers Note:

Rain gutters from all Structures existing, proposed and relocated are to be directed into the proposed rain garden treatment areas.

Pervious Paver to meet the requirements of Section 26-312, Patios, Paragraph 1 - Articles A through G and Sec 26-549 General Standards, Paragraph 7 - Article D

Planning & Zoning Information

Current Zoning is Shoreland Structure setbacks:

- a) Lake Setback 75'
- b) Side yard Setback 10'
- d) County Highway ROW 35' (With Full R.O.W.)

Existing Impervious Surface Area

Existing House 841 sq. ft. +/-
 Existing Garage 628 sq. ft. +/-
 Existing Shed 209 sq. ft. +/-
 Existing Concrete 597 sq. ft. +/-
 Existing Retaining Wall 25 sq. ft. +/-
 Existing Bituminous Drive 990 sq. ft. +/-
 Total Existing Impervious Surface Area 3,290 sq. ft. +/-

Total Existing Impervious Area = 3,290 sq. ft. = 17%
 Total Existing Lot Area = 19,547 sq. ft.

Proposed Impervious Surface Area

Existing House 841 sq. ft. +/-
 Relocated Existing Garage 628 sq. ft. +/-
 Existing Retaining Wall 25 sq. ft. +/-
 Existing Bituminous 990 sq. ft. +/-
 Proposed Addition 1396 sq. ft. +/-
 Additional Bituminous Drive 47 sq. ft. +/-
 Total Proposed Impervious Surface Area 3,987 sq. ft. +/-

Total Existing Impervious Area = 3,987 sq. ft. = 20%
 Total Existing Lot Area = 19,547 sq. ft.

Surveyors Notes:

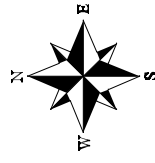
- a) Wetlands Delineated by Meister Environmental Services
- b) No Bluffs are contained within the property boundaries
- c) No underground utilities have been located or identified for purposes of this survey. (Call 48 hours before digging or call 811.com)
- d) Structure measurements were made to the existing exterior wood siding
- e) Existing wood deck meets the requirements for non-pervious construction outlined in Sec. 26-311 "DECKS"
- f) Outlot A has no existing building envelope

Sheet 1 of 2



Signature: John J. Hoffmann Jr., Registration No. R594
 I hereby certify that this survey was completed by me, or under my direct supervision and that I am a duly Licensed Land Surveyor of the State of Minnesota.

Certificate of Survey
 Prepared For: Thomas & Anne Clausung
 DATE: 04/05/2024 SCALE: 1" = 30'
 PROJECT NO. 23-037



Legend

- Found Survey Monument
- Set 5/8" Rebar Surveyors Cap. No. 1529

Existing Shoreland Vegetation Buffer To Remain

OHW Located 11/29/2023

Little Pine Lake
(Cross Lake Reservoir)

GENERAL DEVELOPMENT CLASSIFICATION
 Normal Reservoir Elevation = 1229.57
 B.F.E. (Base Flood Elevation) = 1231.00
 Highest Known Elevation = 1234.56

Existing Shoreland Vegetation Buffer To Remain

Survey Line

Wetlands Delineated by Meister Environmental Services on 11/21/23



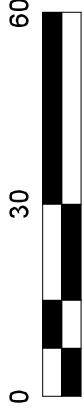
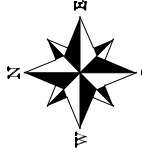
4/30/24 Revised Per City of Crosslake comments
 4/25/24 Revised Proposed Impervious surface / drive /concrete

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT A TO HAVE AN ASSUMED BEARING OF S 90° 00' 00" E

Storm Water Treatment Plan

Outlot A Birch Crest

Section 2 Township 137 North Range 27 West
Crow Wing County, Minnesota



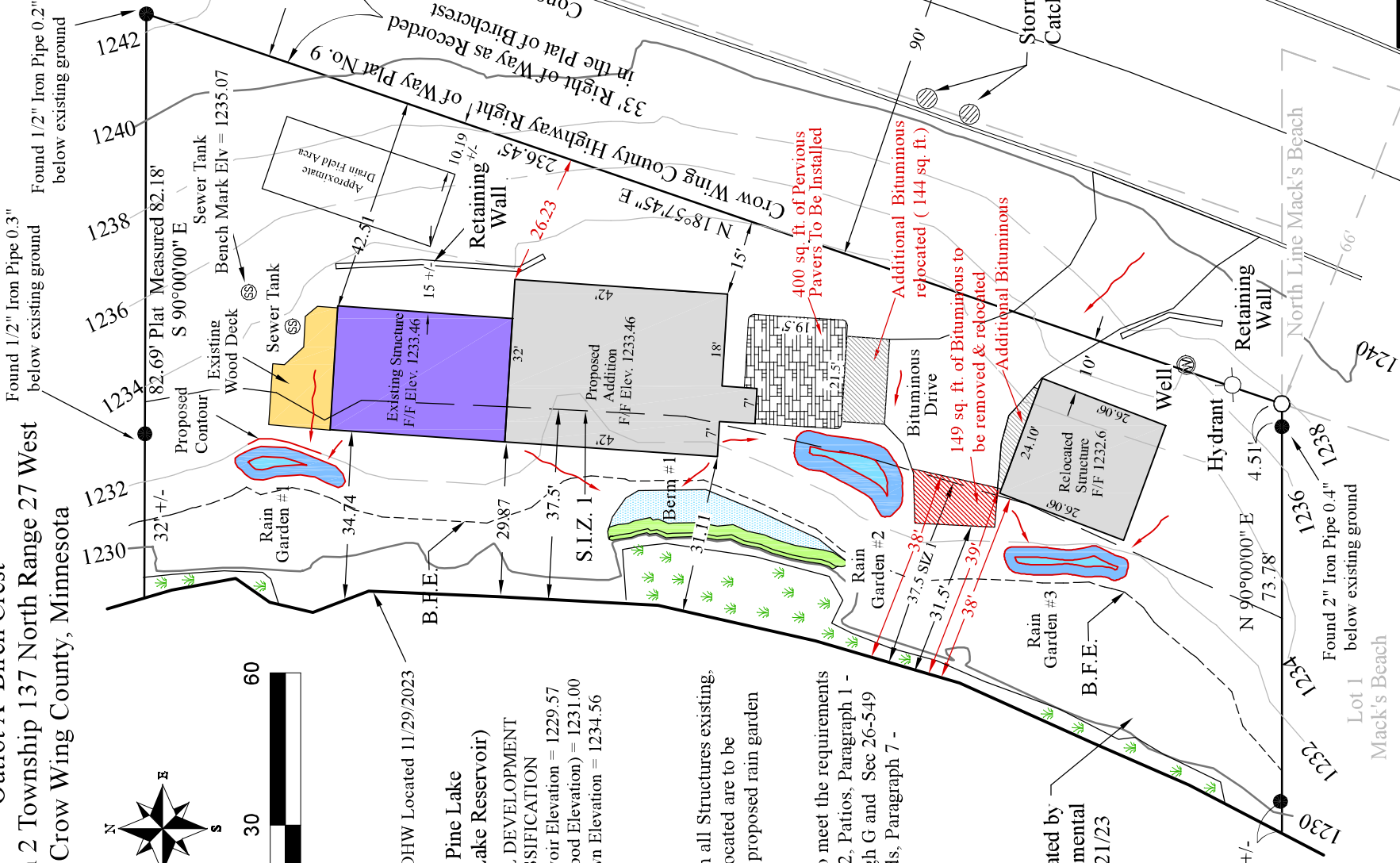
OHW Located 11/29/2023
Little Pine Lake
(Cross Lake Reservoir)
GENERAL DEVELOPMENT
CLASSIFICATION
Normal Reservoir Elevation = 1229.57
B.F.E. (Base Flood Elevation) = 1231.00
Highest Known Elevation = 1234.56

Engineers Note:

Rain gutters from all Structures existing, proposed and relocated are to be directed into the proposed rain garden treatment areas.

Pervious Paver to meet the requirements of Section 26-312, Patios, Paragraph 1 - Articles A through G and Sec 26-549 General Standards, Paragraph 7 - Article D

Wetlands Delineated by
Miestter Environmental
Services on 11/21/23



(Surface Area) $3,646 \times 0.623$ (coefficient) = 304 Cubic Ft. Storage Required

Total Storm Water Treatment Area Provided 322.75 Cubic Ft.

Rain Garden #1

Top Elevation 1232 Total Surface Area = 115 sq. ft.
Bottom Elevation 1231.5 Total Surface Area = 34 sq. ft.
Total volume capacity 37.25 cubic ft. provided

Rain Garden #2

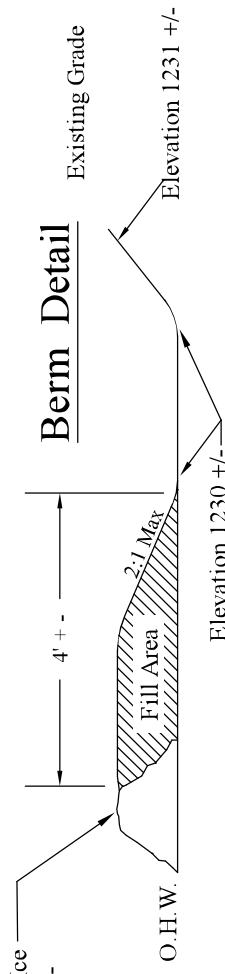
Top Elevation 1232 Total Surface Area = 169 sq. ft.
Bottom Elevation 1231 Total Surface Area = 45 sq. ft.
Total volume capacity 107 cubic ft. provided

Rain Garden #3

Top Elevation 1231.5 Total Surface Area = 132 sq. ft.
Bottom Elevation 1230.5 Total Surface Area = 38 sq. ft.
Total volume capacity 85 cubic ft. provided

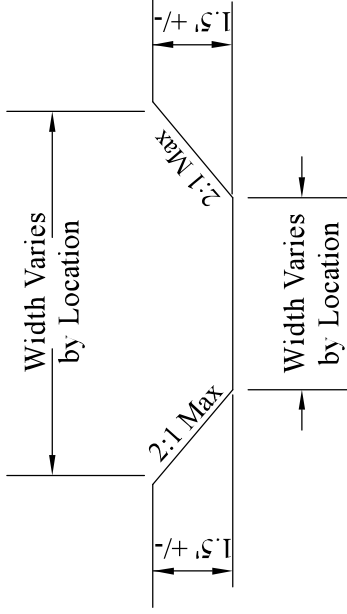
Berm #1

Top of Berm Elevation 1231 Total Surface Area = 147 sq. ft.
Berm Retention Area Elevation 1230 Total Surface Area = 40 sq. ft.
Total volume capacity 93.5 cubic ft. provided

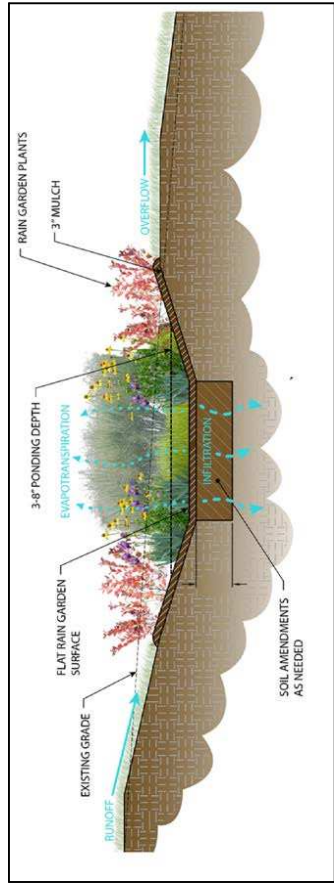


Construction of berm areas are to be completed with minimal disturbance. Completed construction shall be covered with sod, or seed until turf establishment has been obtained. A maximum slope of 2:1 with a maximum height of 1' in the center of the berm area.

Storm Treatment Construction Detail



Final Rain Garden Detail



Proposed Impervious Surface Area

- Existing House 841 sq. ft. +/-
- Relocated Existing Garage 628 sq. ft. +/-
- Existing Retaining Wall 25 sq. ft. +/-
- Existing Bituminous 990 sq. ft. +/-
- Proposed Addition 1396 sq. ft. +/-
- Additional Bituminous Drive 47 sq. ft. +/-
- Total Proposed Impervious Surface Area 3,987 sq. ft. +/-

Total Existing Impervious Area = 3,987 sq. ft. = 20%
Total Existing Lot Area = 19,547 sq. ft.

Topographic Contours 2' Intervals
Bench Mark Top of Sewer Tank Lid
Elevation 1237.42 (NGVD 1929 Datum)

Sheet 2 of 2

Parcel Identification Number: 14020521

4/30/24 Revised Per City of Crosslake comments

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF

OUTLOT A TO HAVE AN ASSUMED BEARING OF S 90° 00' 00" E

Land Design Solutions
Complete Land Construction Services
11801 Lake Trail, Crosslake, Minnesota 56442
218-820-0854
landdesignsolutions.com

Signature: *John J. Blizmann Jr.*
John J. Blizmann Jr., Registration No. 5294
I hereby certify that this survey was completed by me, or under my direct supervision and that I am a duly Licensed Civil Engineer of the State of Minnesota.

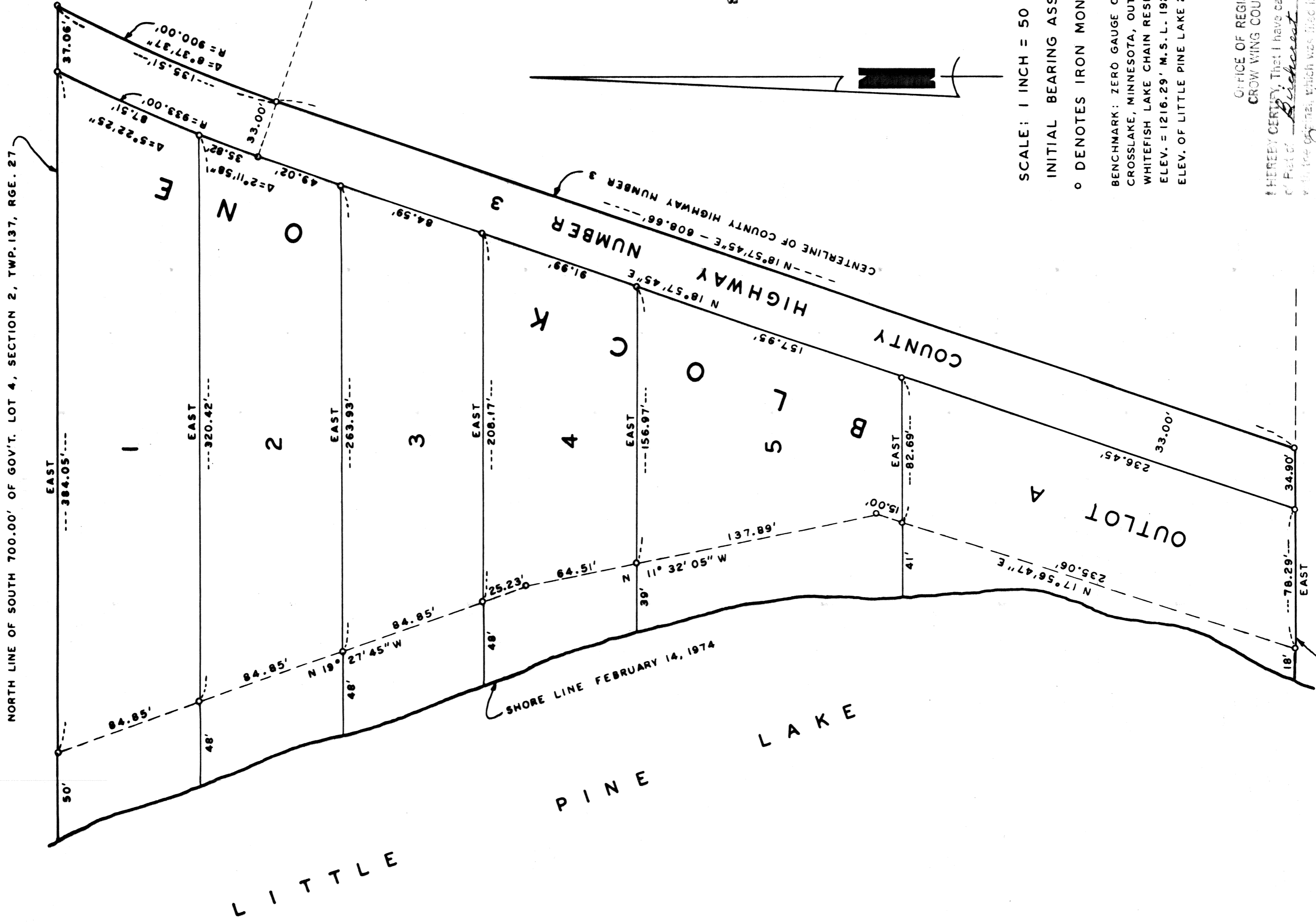
Storm Water Treatment Plan

Prepared For: Thomas & Anne Clausing

DATE 04/05/2024 SCALE 1" = 30'

PROJECT NO. 23-037

BIRCHCREST



NORTH LINE OF SOUTH 700.00' OF GOV'T. LOT 4, SECTION 2, TWP. 137, RGE. 27

SOUTH LINE OF GOV'T. LOT 4, SECTION 2, TWP. 137, RGE. 27

SCALE: 1 INCH = 50 FEET
 INITIAL BEARING ASSUMED
 ○ DENOTES IRON MONUMENT

BENCHMARK: ZERO GAUGE OF DAM AT
 CROWSLAKE, MINNESOTA, OUTLET FOR
 WHITEFISH LAKE CHAIN RESERVOIR,
 ELEV. = 1216.29' M.S.L. 1929 ADJ.
 ELEV. OF LITTLE PINE LAKE 2-14-74 = 1228.32'

OFFICE OF REGISTER OF DEEDS
 CROW WING COUNTY, MINNESOTA

I HEREBY CERTIFY that I have carefully compared the within copy of Page of 265 of the Register of Deeds with the original which was filed in this office for record this 12th day of May, 1974, at 10:22 o'clock A.M. and find the same to be a true and correct copy thereof.

Mabel E. Roman
 REGISTER OF DEEDS
 Deputy

265
 STATE OF MINNESOTA)
 COUNTY OF CROW WING)
 I hereby certify that the within instrument was duly recorded in the office of the Register of Deeds for Crow Wing County, Minnesota, on this 12th day of May, 1974, at 10:22 o'clock A.M. and find the same to be a true and correct copy thereof.
Mabel E. Roman
 REGISTER OF DEEDS
 Deputy

KNOW ALL MEN BY THESE PRESENTS: That Virgil J. Harrington and Marie G. Harrington, husband and wife, owners and proprietors, and Gerald R. Mosher and Irma R. Mosher, husband and wife, and Harold R. Johnson and Bernice M. Johnson, husband and wife, contract purchasers of the following described property situated in the County of Crow Wing, State of Minnesota, to wit: That part of the South 700.00 feet of Government Lot 4, Section 2, Township 137, Range 27, lying West of County Highway Number 3, subject to restrictions, reservations and easements of record, if any.

Have caused the same to be surveyed and platted as BIRCHCREST, and do hereby dedicate to the public the County Highway as shown on said plat. Outlot A is hereby dedicated for the use of the owners of the Lots in said plat. All of the Lots and Outlot A extend to the waters edge of Little Pine Lake.

In witness whereof said Virgil J. Harrington and Marie G. Harrington, husband and wife, have hereunto set their hands and set their hands this 21 day of May, 1974, and said Gerald R. Mosher and Irma R. Mosher, husband and wife, have hereunto and wife, have hereunto set their hands this 21 day of May, 1974, and said Harold R. Johnson and Bernice M. Johnson, husband

Virgil J. Harrington
 Virgil J. Harrington
Marie G. Harrington
 Marie G. Harrington
Gerald R. Mosher
 Gerald R. Mosher
Irma R. Mosher
 Irma R. Mosher
Harold R. Johnson
 Harold R. Johnson
Bernice M. Johnson
 Bernice M. Johnson

State of Iowa
 County of Marshall

On this 21 day of May, 1974, before me, a Notary Public within and for said County and State, personally appeared Virgil J. Harrington and Marie G. Harrington, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument, and they each acknowledged that they executed the same as their own free act and deed.

Wanda M. Mendenhall
 Notary Public, Marshall County,
 My Commission Expires 9-30-75

State of Iowa
 County of Stacy

On this 21 day of May, 1974, before me, a Notary Public within and for said County and State, personally appeared Gerald R. Mosher and Irma R. Mosher, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument, and they each acknowledged that they executed the same as their own free act and deed.

Shirley Cymrin
 Notary Public, Stacy County,
 My Commission Expires Sept 30, 1977

State of Minnesota
 County of Crow Wing

On this 21 day of May, 1974, before me, a Notary Public within and for said County and State, personally appeared Harold R. Johnson and Bernice M. Johnson, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument, and they each acknowledged that they executed the same as their own free act and deed.

Lois Lorentz
 Notary Public, Crow Wing County,
 My Commission Expires April 10, 1978

I hereby certify that I have surveyed and platted the land described in the foregoing instrument as BIRCHCREST; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that the monuments for the guidance of future surveys have been placed in the ground as shown on said plat; that the outside boundary lines of the land are correctly designated on said plat, and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Donald Coultter

Donald Coultter, Registered Land Surveyor
 Minnesota Registration Number 5852

State of Minnesota
 County of Crow Wing

The above certificate was subscribed and sworn to before me this 20th day of May, 1974

Carol J. Coultter
 Carol J. Coultter, Notary Public, Crow Wing County, Minnesota
 My Commission Expires May 6, 1976

This plat of BIRCHCREST was approved by the City Council of the City of Crosslake, Minnesota this 10th day of May, 1974.

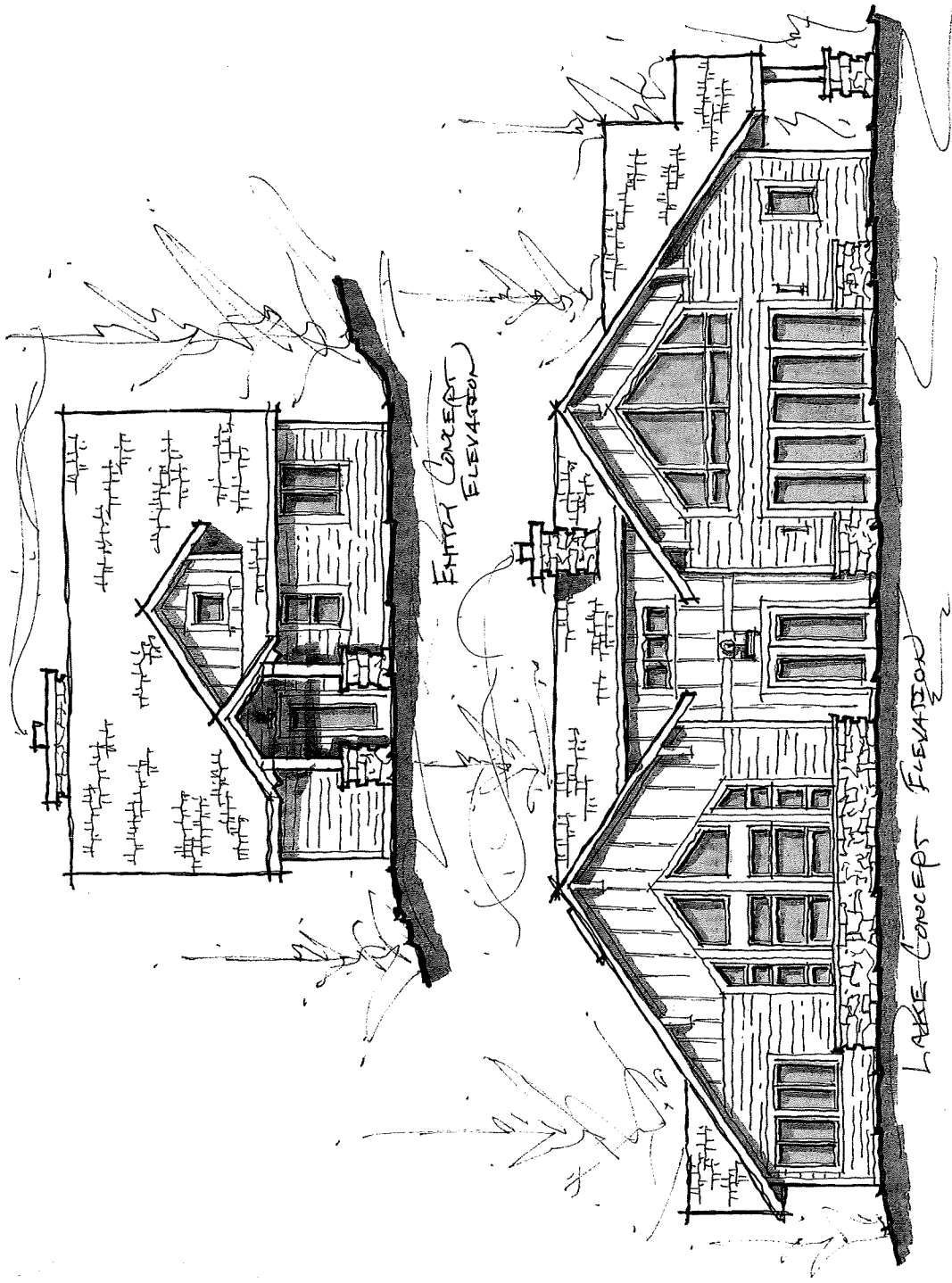
By: R. E. Schuler

Attest: R. E. Schuler Clerk

I, Einer R. Anderson, Auditor for Crow Wing County, Minnesota, do hereby certify that the taxes on the lands described hereon have been paid for the years prior to 1974.

Einer R. Anderson
 Auditor, Crow Wing County, Minnesota

DONALD COULTER
 REGISTERED LAND SURVEYOR, INC.
 CROSSLAKE, MINNESOTA 56442



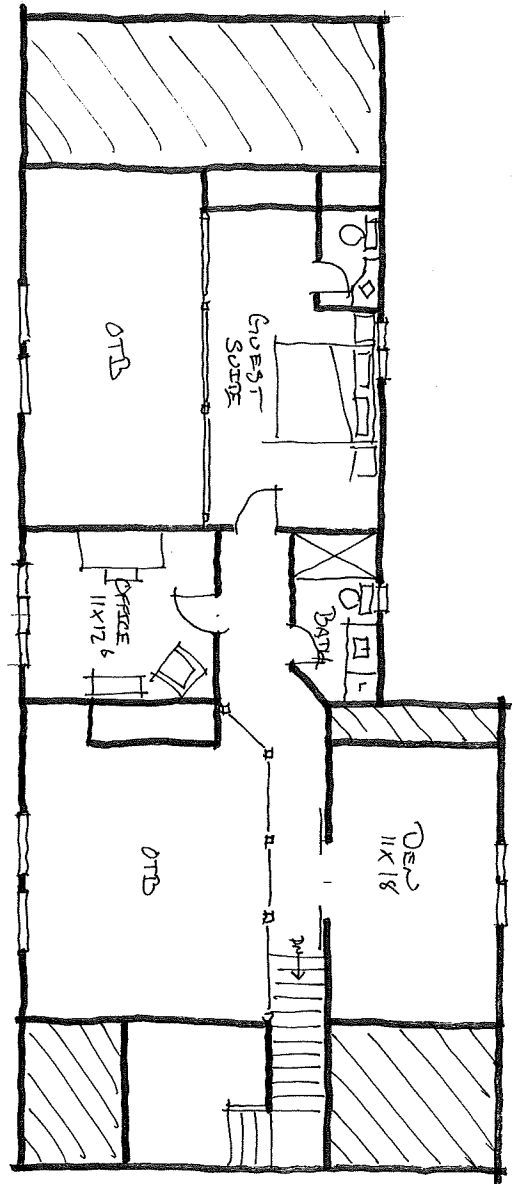
PROJECT Clausling Cabin - Addition & Remodel

DATE 03.01.24

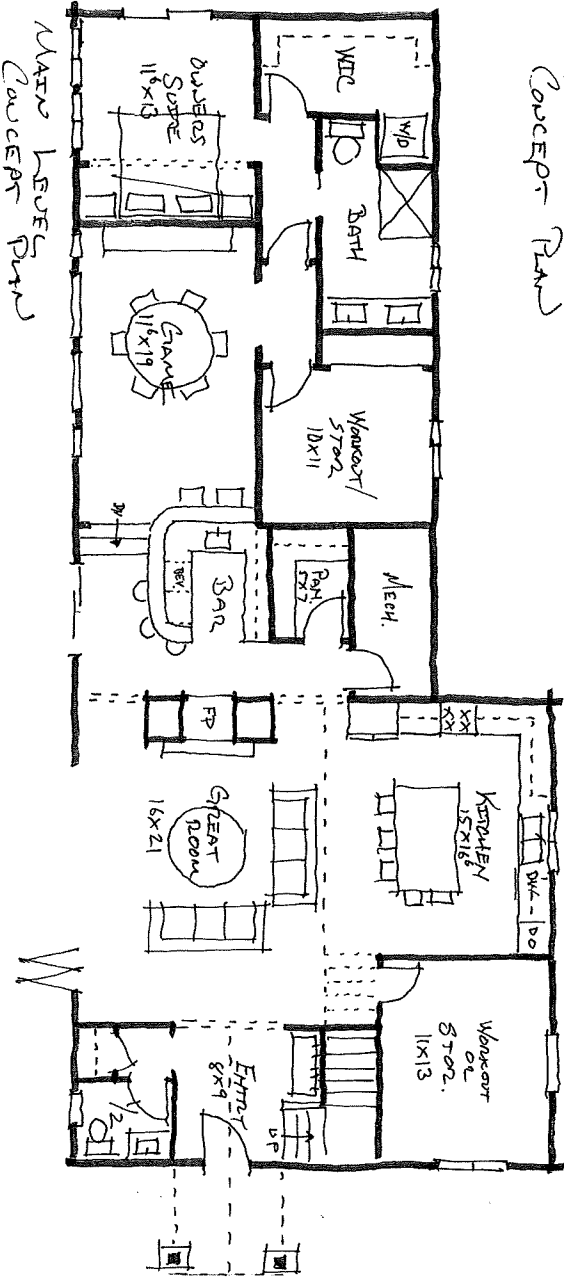
marka.design
218-821-7349

*NO CUT & FILL REQUIRED
FOR ADDITIONAL CONSTRUCTION*

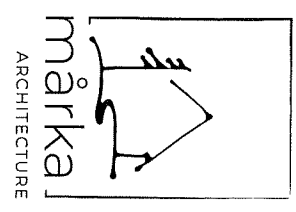
PROJECT Clausung Cabin - Addition & Remodel
 DATE 03.01.24



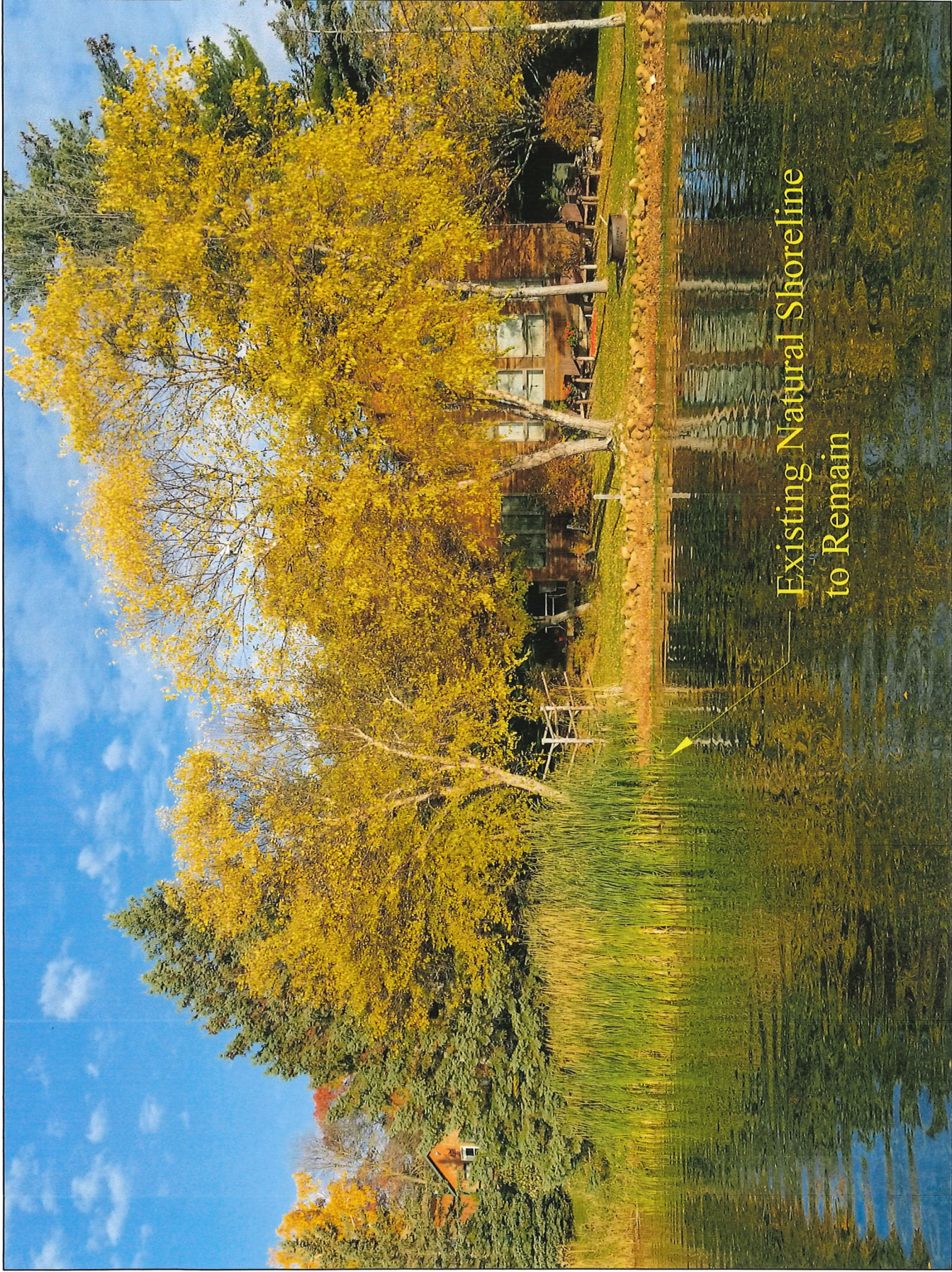
UPPER LEVEL
 CONCEPT PLAN



MAIN LEVEL
 CONCEPT PLAN



märka design
 218-821-7349



Existing Natural Shoreline
to Remain

Land Design Solutions

Complete Land & Construction Services

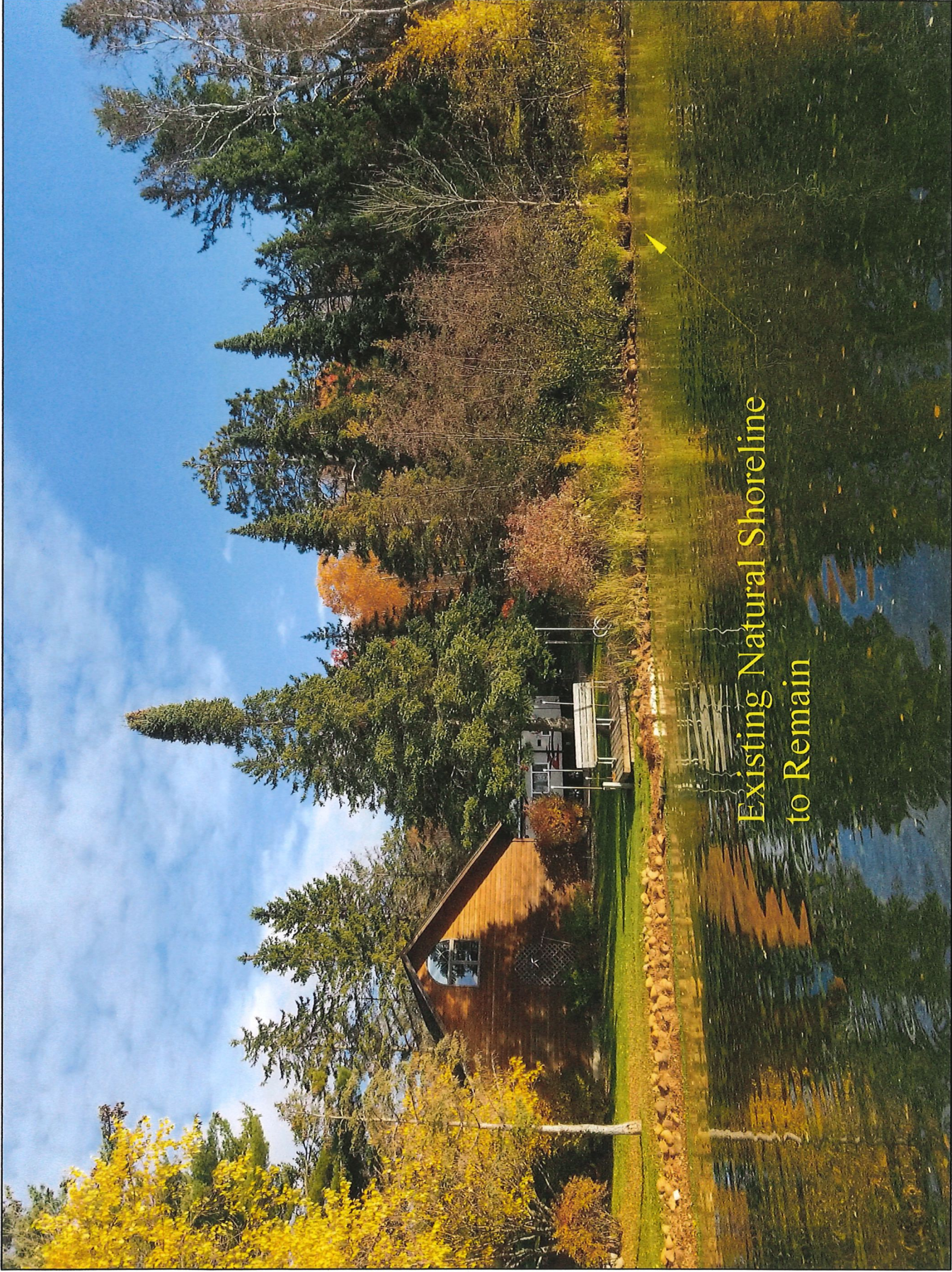
11821 Lake Trail Crosslake Minnesota 56442
218-820-0854
landdesignsolutions.co

Site Photo 1

Prepared For: Tom & Anne Clausing

Date 10/30/23

Project No. 23 - 037



Existing Natural Shoreline
to Remain

Land Design Solutions

Complete Land & Consulting Services

11821 Lake Trail Crosslake Minnesota 56442
218-920-0854
landdesignsolutions.co

Site Photo 2

Prepared For: Tom & Anne Clausing

Date 10 30 23

Project No. 23 - 037

Cheryl

From: Matt Kallroos <Matt.Kallroos@crowwing.us>
Sent: Thursday, November 9, 2023 11:58 AM
To: Cheryl
Subject: RE: DRT 11.14.2023

Hi Cheryl,

Please find the Crow Wing County Highway Departments comments below:

Crosslake Trio LLC: - The Crow Wing County Highway comments include concern over overflow parking and ensuring parking is adequate. Any on street parking on CSAH 3 may cause traffic and safety issues. The Highway Department will also require consolidation of the 2 western accesses to only 1 access (could increase parking options and reduce conflict points). As of now, no right turn lane will be required as of now, a right turn lane may be part of the future CSAH 3 and 66 project but has yet to be determined. Lastly, the Highway Department would like to know the future plans of the remaining space in the building and if any other businesses are expected to go in there that could generate an increase in traffic.

Clousing: The Highway Department does not support the variance for road right of way setback and no new/additional access on CSAH 3 will be allowed.

I plan to be present for the Crosslake Trio LLC DRT meeting, thanks!

Matt Kallroos
Transportation Planner

Office: (218)824-1110
Direct: (218)822-2694
www.crowwing.us

Crow Wing County Highway Department
16589 County Road 142
Brainerd, MN 56401

We value your opinion, please let us know how we are doing by taking our [Customer Service Survey](#).



Our Vision: Being Minnesota's favorite place.
Our Mission: Serve well. Deliver value. Drive results.
Our Values: Be responsible. Treat people right. Build a better future.

This e-mail and any attachment is intended to be read only by the intended recipient. This e-mail may be legally privileged or protected from disclosure by law. If you are not the intended recipient, any dissemination of this e-mail or any attachments is strictly prohibited, and you should refrain from reading this e-mail or examining any attachments. If you received this e-mail in error, please notify the sender immediately and delete this e-mail and any attachments. Thank you.

From: Cheryl <cstuckmayer@crosslake.net>
Sent: Wednesday, November 1, 2023 8:33 AM
To: Matt Kallroos <Matt.Kallroos@crowwing.us>
Subject: DRT 11.14.2023

This message was sent from outside your organization. Please proceed with caution.



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: 244123

Permit Number: 240036 V

Property Owner(s): Tom & Ann Clausing

Mailing Address: 8836 Telford Crossing North

Site Address: 38029 County Road 3

Phone Number: 763 234-0700

E-Mail Address: Thomas.Clausing@synopsys.com

Parcel Number(s): 14020521

Legal Description: OUTLOT A Birchcrest

Sec 2 Twp 137 Rge 26 27 28

Lake/River Name: Little Pine Lake

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

If yes list Parcel Number(s) N/A

Authorized Agent: Kevin McCormick - Land Design Solutions

Agent Address: 11821 Lake Trail Crosslake MN 56442

Agent Phone Number: 218-820-0854

Variations	
(Check applicable requests)	
<input checked="" type="checkbox"/>	Lake/River Setback
<input checked="" 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) *Tom & Ann Clausing*

Date 3/22/2024

Signature of Authorized Agent(s) *Kevin T McCormick, PM PLS*

Date 03/21/2024

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$750 for Residential and Commercial Payable to "City of Crosslake" *P&Q*
- 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 4-8-2024 Land Use District SD

Lake Class GD Septic: Compliance WWA SSTS Design na Installation Done



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 proposed addition is consistent with houses in the area. The proposed project can meet the current impervious surface calculations. The existing home was constructed prior to the current shore land and zoning district and cannot presently comply with the current regulation, creating the practical difficulty on the property

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

Yes No

Why: Many of the neighboring structures in the Plat of Mack's Beach and Birchcrest have trouble meeting the lake shore and roadway setbacks of the current ordinance

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 existing home was constructed prior to the current shore land and zoning district and cannot presently comply with the current regulation, creating the practical difficulty on the property

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

Yes No

Why: The applicants plan on becoming full time residents and would like the additional living quarters for year round use.



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: