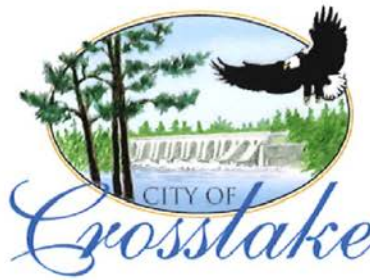


City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



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

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

December 19, 2025

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Slayton Family Cabin LLC (Bob & Diane)

Authorized Agent: Emily Stelck, Northland Construction Inc.

Site Location: 36117 Echo Dr, Crosslake, MN 56442 on Crosslake - GD

Variance for:

- Lake setback of 73 feet where 75 feet is required to proposed dwelling addition
- Side yard setback of 3 feet where 10 feet is required to proposed dwelling addition

To construct:

- (28x36) 1,008 square foot second story addition to the existing dwelling

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: Slayton Family Cabin LLC (Bob & Diane)

Parcel Number(s): 14160787

Application Submitted: October 24, 2025

Action Deadline: December 23, 2025

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

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Emily Stelck, Northland Construction Inc.

Variance for:

- Lake setback of 73 feet where 75 feet is required to proposed dwelling addition
- Side yard setback of 3 feet where 10 feet is required to proposed dwelling addition

To construct:

- (28x36) 1,008 square foot second story addition to the existing dwelling

Current Zoning: Shoreland District

Existing Impervious Coverage:

23.9%

Proposed Impervious Coverage:

23.9%

- A stormwater management plan was submitted with the variance application
- City sewer connection

Parcel History:

- November 1972 – Construct 12’x36’ addition by a variance
- September 1984 – 12’x22’ deck
- July 1998 – 30’x40’ garage; remove two outbuildings, update septic
- June 1999 – Variance for the purpose of roofing and screening an existing 14’x12’4” deck and to enclose an existing 14’x6’ screen porch
- May 2005 – Municipal sewer hookup
- September 2005 – Construction 14’x30’ addition to the rear of the house
- August 2022 – Shoreland Alteration permit
- May 2024 – Shoreland Alteration permit
- May 19, 2005 - Municipal sewer hooked up

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:

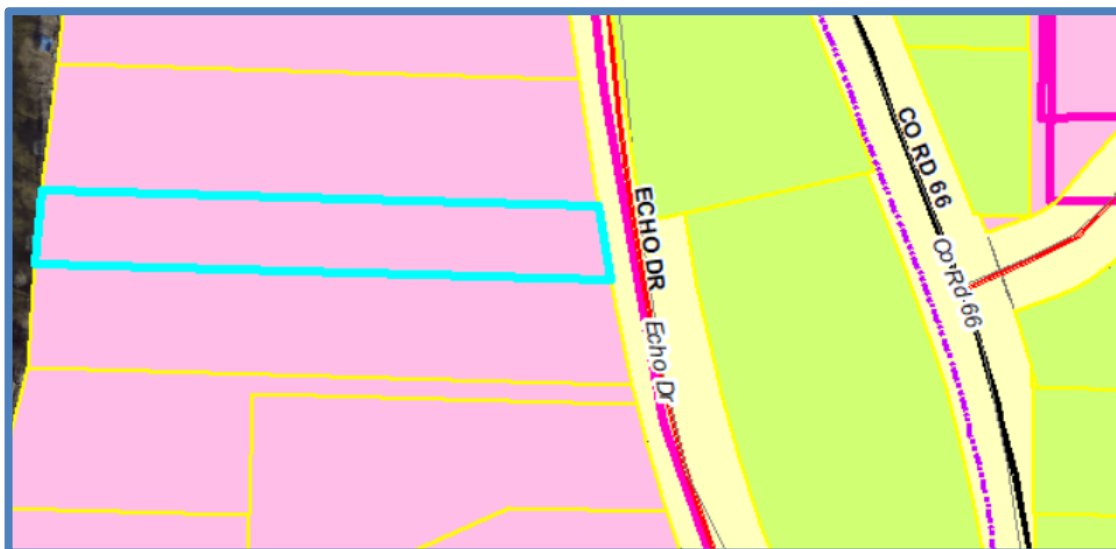
To approve/table/deny the variance to allow:

- Lake setback of 73 feet where 75 feet is required to proposed dwelling addition
- Side yard setback of 3 feet where 10 feet is required to proposed dwelling addition

To construct:

- (28x36) 1,008 square foot second story addition to the existing dwelling

As shown on the certificate of survey dated 10-28-2025



Appendix C: SHORELINE RAPID ASSESSMENT MODEL



The City of Crosslake's Shoreline Rapid Assessment Model (SRAM) is a tool for quickly and objectively determining the degree of natural vegetation along a shoreline and the amount of natural buffer required to meet Ordinance requirements. With this model, the Shore Impact Zones (SIZ-1 & SIZ-2) are evaluated for natural vegetative cover and a cumulative score is tallied. Vegetative restoration that may be necessary must be performed according to Article 19.

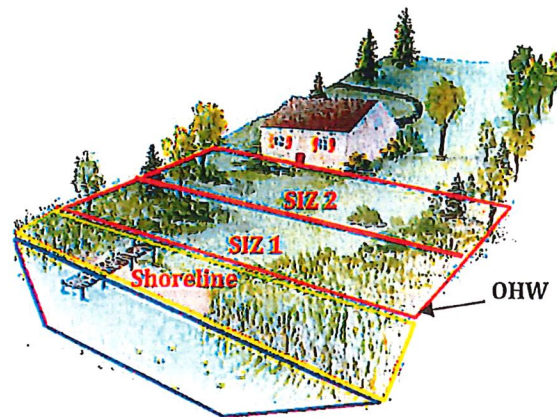
Shoreline:

Condition of Shoreline	Score:
Stable shoreline	0
< 25% of shoreline is eroding or unstable	-1
25-50% of shoreline is eroding or unstable	-2
50-75% of shoreline is eroding or unstable	-3
> 75% of shoreline is eroding or unstable	-4

Ground cover:

% Naturally Vegetated Cover in SIZ 1	Points:
< 25% natural ground cover	1
25-50% natural vegetative cover	3
50-75% natural vegetated cover	5
> 75% natural vegetated cover	7

% Naturally Vegetated Cover in SIZ 2	Points:
< 25% natural ground cover	1
25-50% natural vegetative cover	2
50-75% natural vegetative cover	3
> 75% natural vegetated cover	4



Trees / shrubs:

% Naturally Vegetated Cover in SIZ 1	Points:
< 25% of surface is covered by shrubs and trees	1
25-50% of surface is covered by shrubs and trees	3
50-75 % of surface is covered by shrubs and trees	5
> 75% of surface is covered by shrubs and trees	7

% Naturally Vegetated Cover in SIZ 2	Points:
< 25% of surface is covered by shrubs and trees	1
25-50% of surface is covered by shrubs and trees	2
50-75 % of surface is covered by shrubs and trees	3
> 75% of surface is covered by shrubs and trees	4

If score is 0-5:

- Leave a 20' No Mow Buffer & possible other mitigation efforts

If score is 6-10:

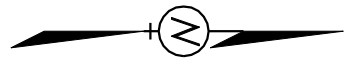
- Leave a 15' No Mow Buffer

If score is 11-15:

- Leave a 10' No Mow Buffer

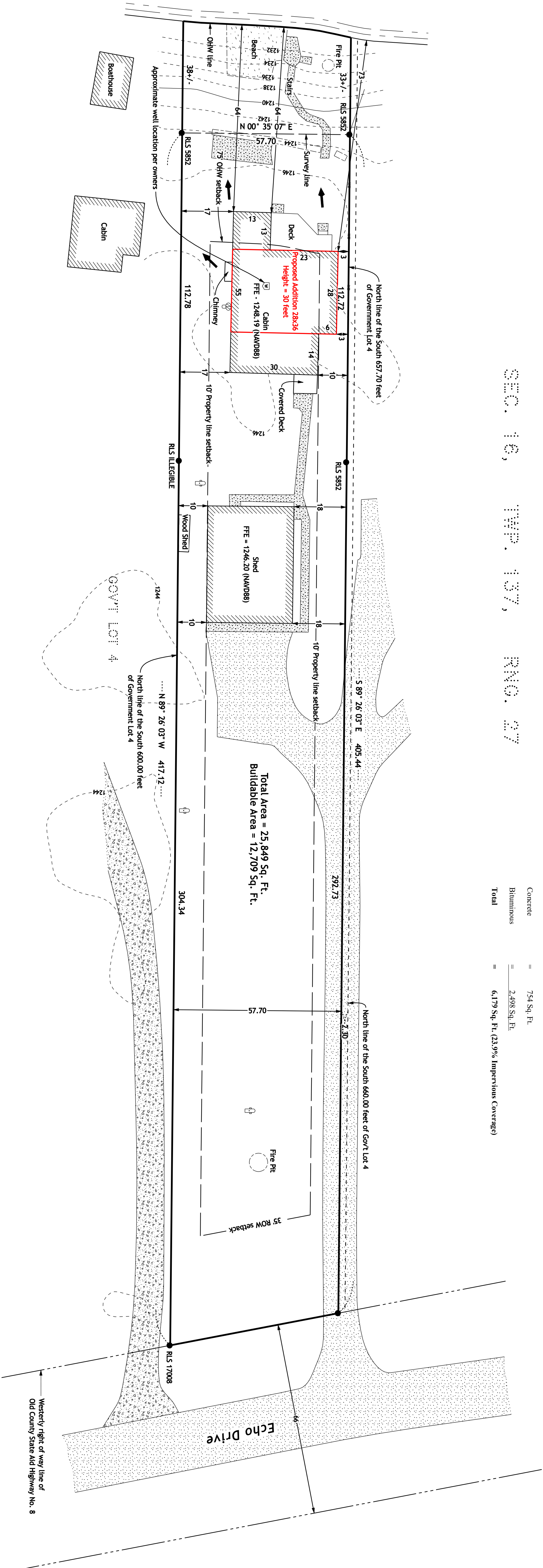
Above buffers shall allow for an access area to lake, per Ordinance requirements

Landowner Slayton Family LLC Permit or Parcel Number #14166787
 Score 14 (Max Score = 22)
 Crosslake Planning & Zoning Department Staff Pete Gansen



ORIENTATION OF THIS BEARING
SYSTEM BASED ON THE MINNESOTA
COUNTY COORDINATE SYSTEM
NAD 83 (1988 AD.)

Cross Lake
General Development Classification
OHW - 1230.3 (NAD08)
BFE - 1231.7(NAD08)
RFFE - 1232.7 (NAD08)



SEC. 16, TWP. 137, RNO. 27

Impervious Calculation	
Total Area	= 25,849 Sq. Ft.
Existing Impervious Coverage	
Buildings	= 2,927 Sq. Ft.
Concrete	= 754 Sq. Ft.
Bituminous	= 2,498 Sq. Ft.
Total	= 6,179 Sq. Ft. (23.9% Impervious Coverage)
Proposed Impervious Coverage	
Buildings	= 2,927 Sq. Ft.
Concrete	= 754 Sq. Ft.
Bituminous	= 2,498 Sq. Ft.
Total	= 6,179 Sq. Ft. (23.9% Impervious Coverage)

STATEMENT OF PROJECT SURVEY CONTROL

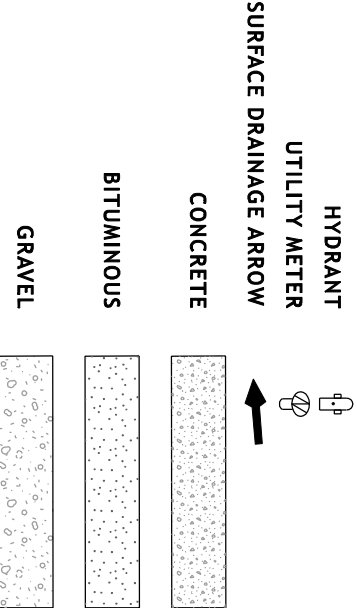
Survey Datum is based on NGS Control Station "MOON LITE MN035"
Northing - 298182.484
Easting - 587639.304
Elevation - 1255.726
HORIZONTAL DATUM: Crow Wing County Coordinates (MAD83, 1986 Adjustment)
VERTICAL DATUM: NAD 88

Legal Description per Document Number 944814


The North 60 feet of the South 660 feet of Government Lot 4, Section 16, Township 137, Range 27 lying west of Old CSAH No. 8, EXCEPT the North 2.3 feet thereof.

- PROPERTY BOUNDARY MONUMENT LEGEND**
- SET IRON PIPE WITH CAP STAMPED RLS 57077
 - FOUND IRON MONUMENT

MAPPING LEGEND



NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Added Proposed Improvements	10-15-2025
2	Added drainage arrows and approximate well location	10-28-2025



1120 Broadway Park Road
Duluth, MN 55807
52 West 17th Avenue
St. Cloud, MN 56303
507-329-4000

KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
SKAISTEN • ST. CLOUD

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

Signature: *Jack Slayton* 10/14/2025
Jordan Christopherson, MN License No. 57077 Date

PROJECT NO. SLAYJ2501

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey
Jack Slayton
Section 16, Township 137 North, Range 27 West
Crow Wing County, Minnesota

Landowner / Parcel #:

14160787

Date:

11-4-2025

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>
	1 (ft)	X	6,179 (ft)	=	6,179 (sq ft)
House, garage, shed	(ft)	X	(ft)	=	0 (sq ft)
Boathouse	(ft)	X	(ft)	=	0 (sq ft)
Greenhouse	(ft)	X	(ft)	=	0 (sq ft)
Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Driveways* & Landscaping:					
Driveway*, Parking Area, Apron,	(ft)	X	(ft)	=	0 (sq ft)
Boat Ramp, Sidewalk,	(ft)	X	(ft)	=	0 (sq ft)
Patio, Paving Stones,	(ft)	X	(ft)	=	0 (sq ft)
Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
Total Existing Impervious					6,179 (sq ft)
Proposed Structures					
	(ft)	X	(ft)	=	0 (sq ft)
House, garage, shed	(ft)	X	(ft)	=	0 (sq ft)
Boathouse	(ft)	X	(ft)	=	0 (sq ft)
Greenhouse	(ft)	X	(ft)	=	0 (sq ft)
Other (Dog Kennel, etc.)	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
Driveways* & Landscaping:	<i>*Assumes a 12' wide driveway unless evidence to the contrary</i>				
Driveway*, Parking Area, Apron,	(ft)	X	(ft)	=	0 (sq ft)
Boat Ramp, Sidewalk,	(ft)	X	(ft)	=	0 (sq ft)
Patio, Paving Stones	(ft)	X	(ft)	=	0 (sq ft)
Landscaping (incl. plastic), Other	(ft)	X	(ft)	=	0 (sq ft)
Total Proposed Impervious					0 (sq ft)
Total Lot Area (sq. ft.) = 25,849		Total existing Impervious			= 6,179 (sq ft)
		Total w/new Impervious			= 6,179 (sq ft)
		% existing impervious			= 23.9 %
		% w/new impervious			= 23.9 %

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"	
6,179	x	0.623 / 0.083 Gal / Cu ft	=	3,850 Gal	513 Cu ft	2,051 cu ft x 4	1,026 cu ft x 2	682 cu ft x 1.33	513 cu ft x 1	410 cu ft x 0.8	344 cu ft x 0.67	
Total exst imp	=	6,179	x	0.0000366	=	0.23	Existing phosphorous loading (lbs/yr)					
Tot w/new imp	=	6,179	x	0.0000366	=	0.23	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 #: 14160787Date: 10/31/05**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.)	33	(ft)	X	42	(ft) = 1386 0 (sq ft)
	40	(ft)	X	38	(ft) = 1520 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	10	(ft)	X	250	(ft) = 2500 0 (sq ft)
	10	(ft)	X	75	(ft) = 750 0 (sq ft)
		(ft)	X		(ft) = 0 (sq ft)
		(ft)	X		(ft) = 0 (sq ft)
Total Existing Impervious					6156 0 (sq ft)
<u>Proposed Structures</u> *No add to impervious calcs as going above*					
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			=	6156 0 (sq ft)
	Total w/new Impervious			=	6156 0 (sq ft)
	% existing impervious			=	23.9 %
	% w/new impervious			=	23.9 %

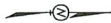
Simple Calculator for Approximating Size of Stormwater Practice & Amount of Phosphorus Reduction:

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"	
0 6156	x	0.623 / 0.083 Gal / Cu ft	= 0 3835 Gal	0 511 Cu ft	2044 cu ft x 4	1022 cu ft x 2	680 0 cu ft x 1.33	511 0 cu ft x 1	409 0 cu ft x 0.8	342 0 cu ft x 0.67
Total exst imp	=	0 6156	x	0.0000366	=	0.00 0.23	Existing phosphorous loading (lbs/yr)			
Tot w/new imp	=	0 6156	x	0.0000366	=	0.00 0.23	Phosphorous reduction w/ stormwater mgmt			
For rain barrels, use this formula to determine size/amount needed:			9.22 Roof area (sq ft)	x	0.5625	=	519 0	Gallons generated from a 1" rain event		

ke

cutters
Storm water Retention
No Mass Zone

ORGANIZATION OF THE BOUNDARY
AND PROPERTY COORDINATE SYSTEM
AND IS (1984 ADJ.)



Crow Lake
Control Point
GPR - 123.1 (Bureau)
GPR - 123.2 (Bureau)
GPR - 123.3 (Bureau)
GPR - 123.4 (Bureau)

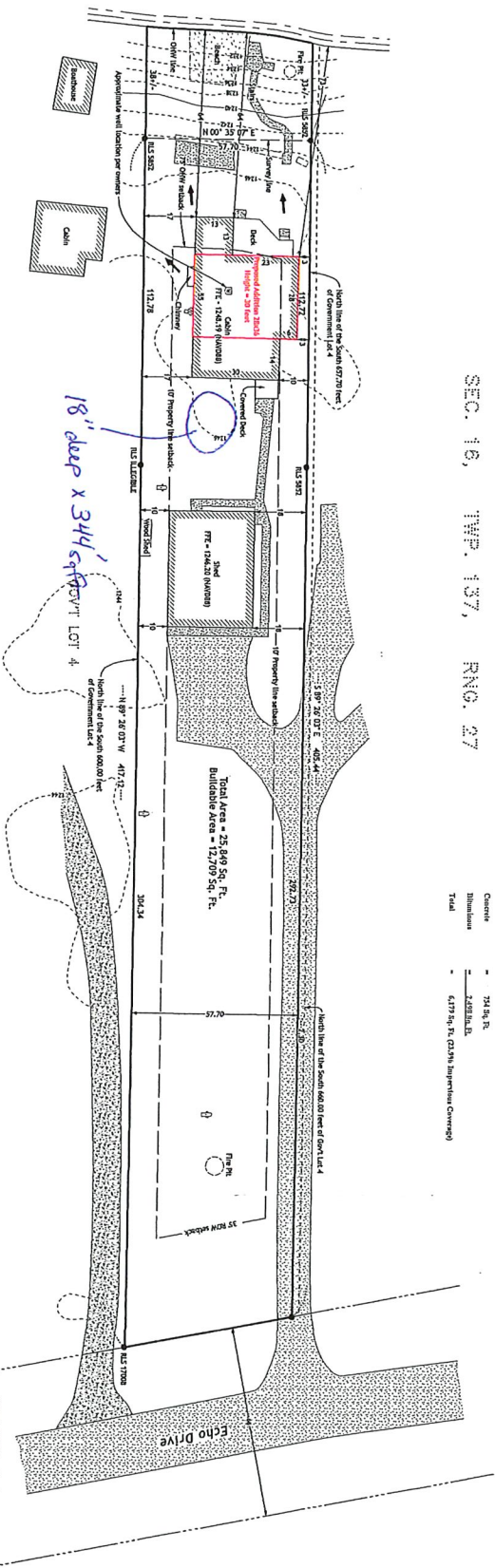
PROPERTY BOUNDARY ADJUSTMENT LEGEND
O SET NEW PER WITH CAP STAKES THIS SURVEY
● FOUND WITH ADJUSTMENT

ADJUSTING LEGEND

- UTILITY MARK
- CONCRETE
- BITUMINOUS
- GRAVEL

0 20 40
SCALE IN FEET

SEC. 16, TWP. 137, RNO. 27



Adjusted Area Calculations	
Total Area	25,449 Sq. Ft.
Adjusted Area Calculations	
Buildings	2,937 Sq. Ft.
Concrete	754 Sq. Ft.
Bitumens	3,488 Sq. Ft.
Total	6,179 Sq. Ft. (24.3% Improvement Coverage)
Adjusted Area Calculations	
Buildings	2,937 Sq. Ft.
Concrete	754 Sq. Ft.
Bitumens	3,488 Sq. Ft.
Total	6,179 Sq. Ft. (24.3% Improvement Coverage)

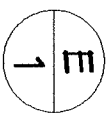
STATEMENT OF PROJECT SURVEY CONTROL

Survey Datum is based on NAD 83 Control Station "WOOD LITE ANCHOR"
Northings - 299782.444
Easting - 1231.278
Elevation - 1231.278
HORIZONTAL DATUM: Crow Wing County Coordinates (NAD83, 1984 Adjustments)
VERTICAL DATUM: MDS 88

NO.	REVISIONS SINCE PREVIOUS DATE OF	DATE
1	Added Proposed Improvements	10-23-2023
2	Added Building Areas and Approximate Area Location	10-23-2023

KLD
KLD & ASSOCIATES, P.A.
1000 CENTURY DRIVE, SUITE 200, DULUTH, MN 55812
TEL: 218.825.1234 FAX: 218.825.1235
PROJECT NO. SLAY2501
DATE: 10/14/2023

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey
Section 16, Township 137 North, Range 27 West
Crow Wing County, Minnesota
Jack Skayon
10/14/2023



ROAD SIDE ELEVATION

 $1/4"=1'-0"$

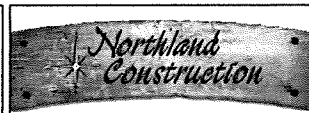
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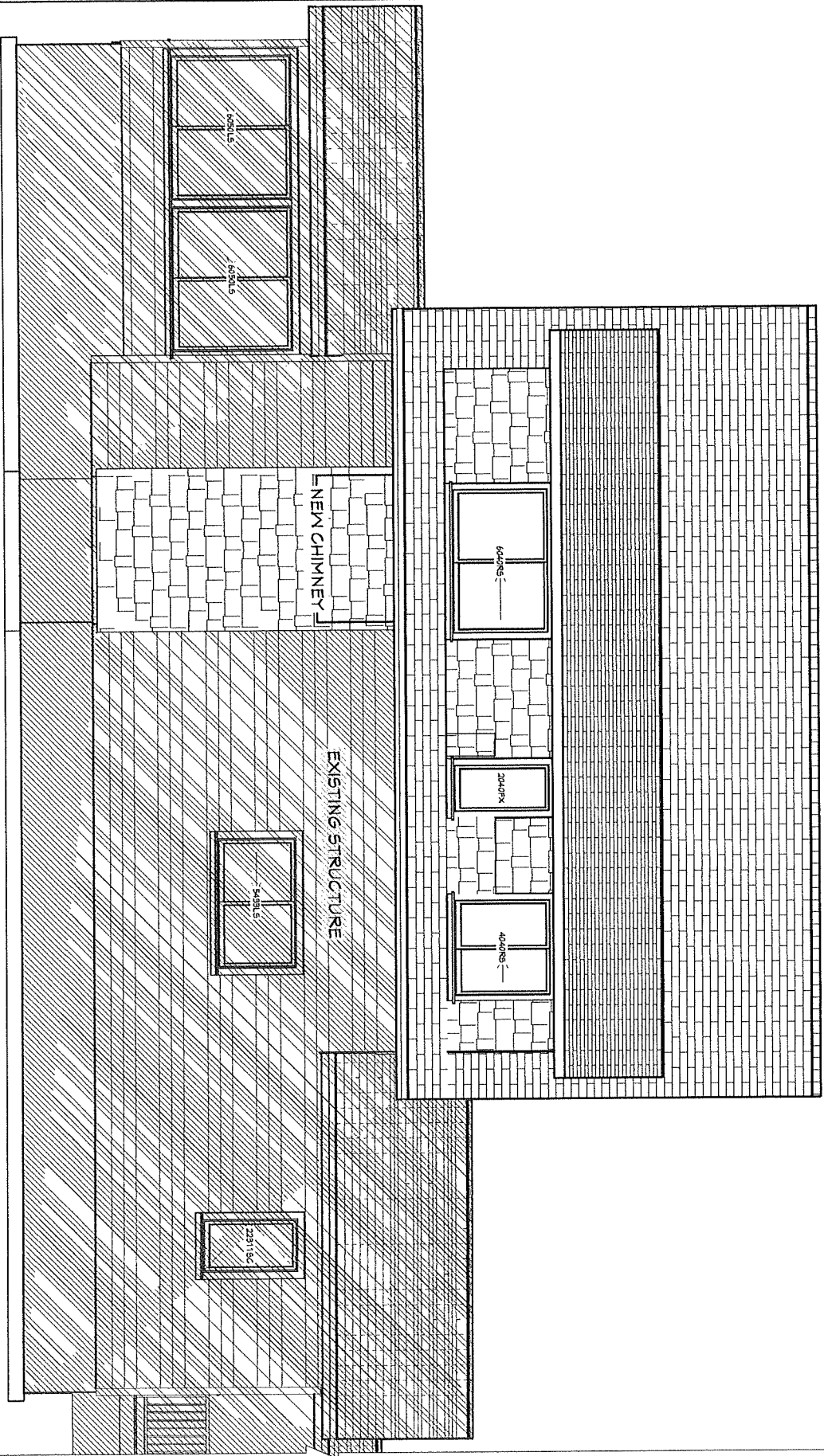
SCALE:
1/2" = 1'-0"

DATE: 7/29/2025

NORTHLAND CONSTRUCTION
21978 COUNTY ROAD 3
MERRIFIELD, MN 56465

SLAYTON FAMILY
BOB, DIANE, JACK & KEVIN





E-2
SIDE ELEVATION
1/4"=1'-0"

E-2

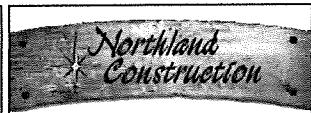
SHEET:

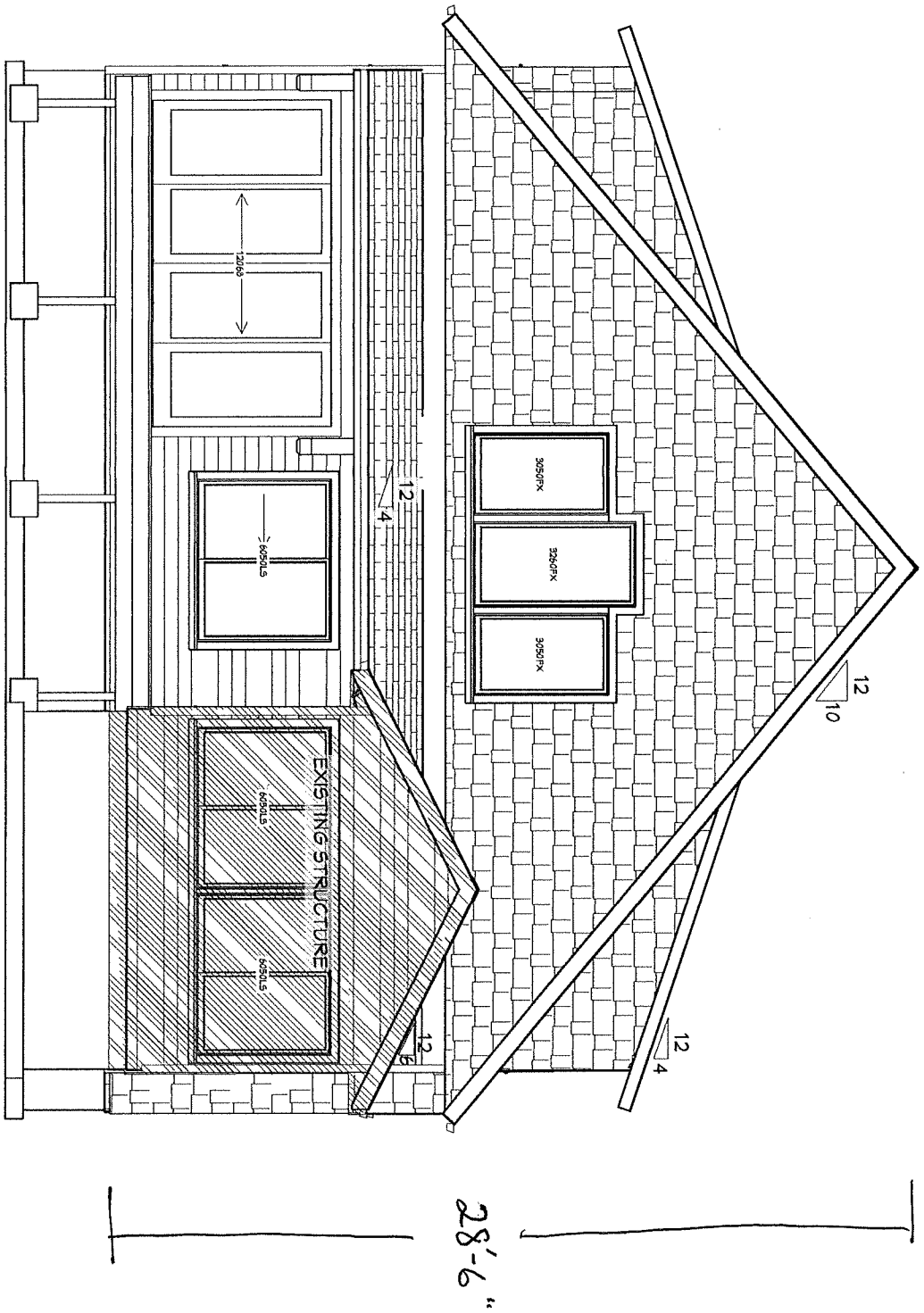
SCALE:
1/2" = 1'-0"

DATE:
7/29/2025

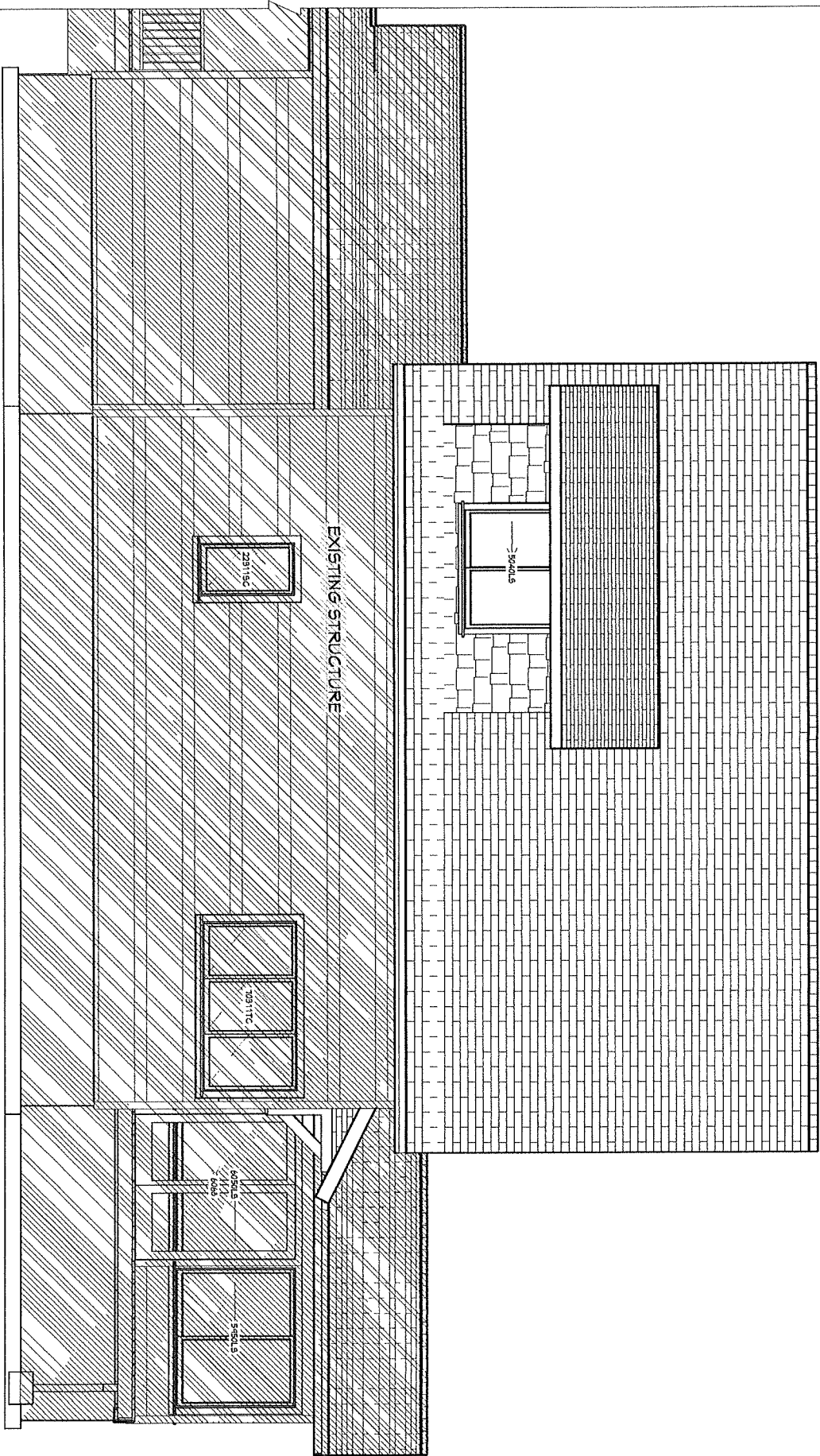
DRAWINGS PROVIDED BY:
NORTHLAND CONSTRUCTION
21978 COUNTY ROAD 3
MERRIFIELD, MN 56465

CLIENT INFO:
SLAYTON FAMILY
BOB, DIANE, JACK & KEVIN





E
 3
 LAKE SIDE ELEVATION
 1/4" = 1'-0"



E
4
SIDE ELEVATION
1/4" = 1'-0"

E-4

SHEET:

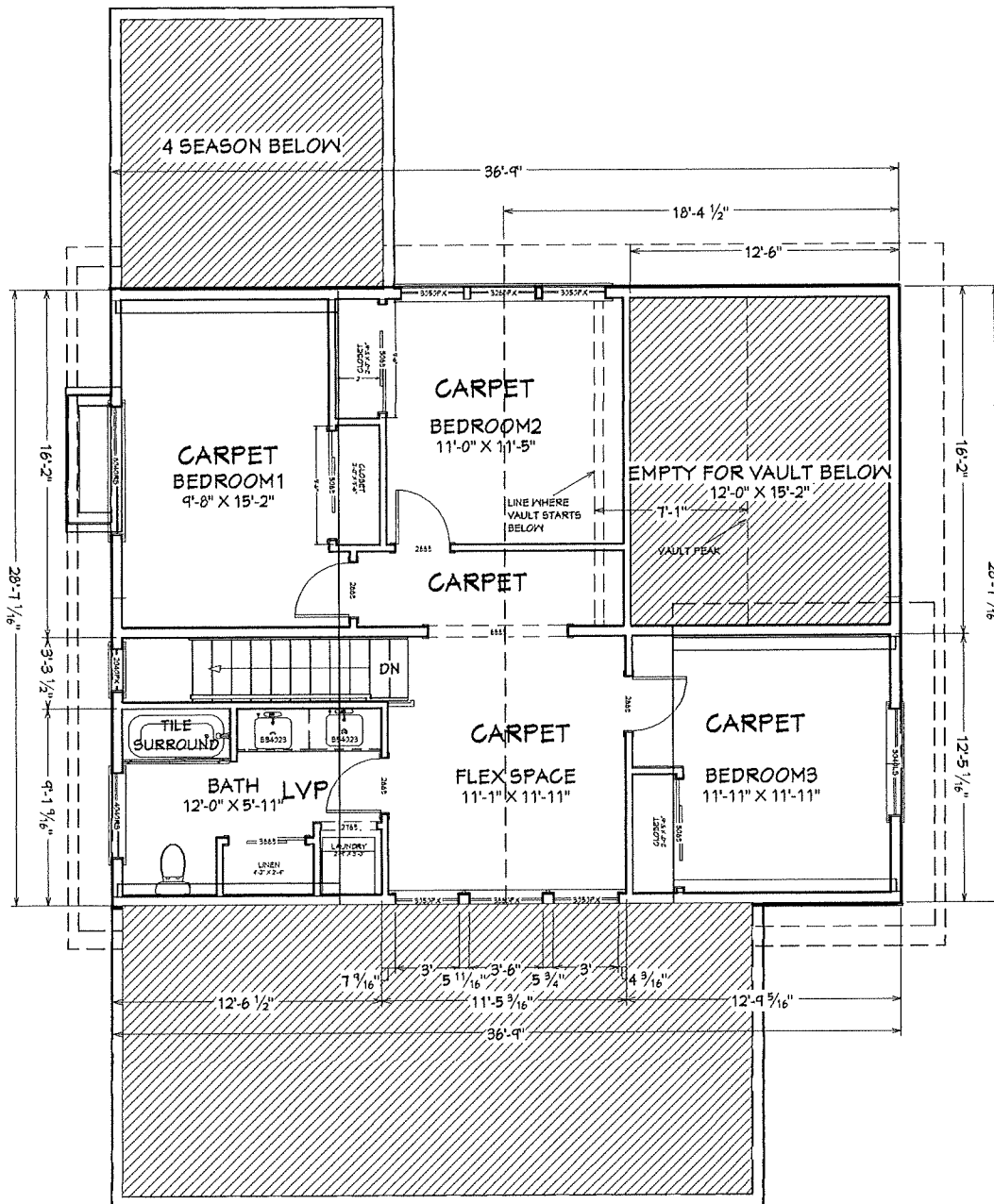
SCALE:
1/2" = 1'-0"

DATE:
7/29/2025

DRAWINGS PROVIDED BY:
NORTHLAND CONSTRUCTION
21978 COUNTY ROAD 3
MERRIFIELD, MN 56465

CLIENT INFO:
SLAYTON FAMILY
BOB, DIANE, JACK & KEVIN





2ND FLOOR
3/16 IN = 1 FT

P-2

SHEET:

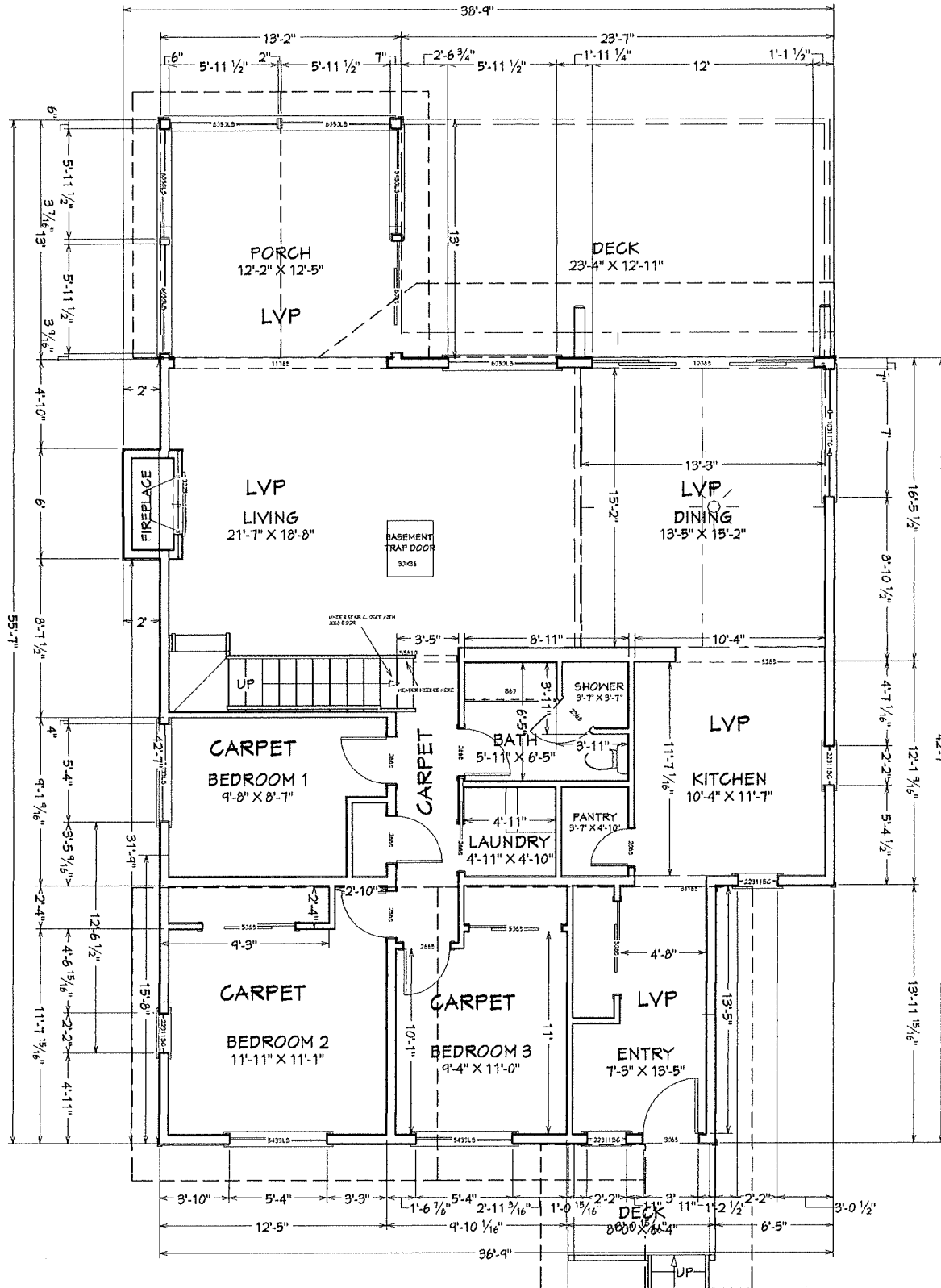
SCALE:
3/16" = 1'-0"

DATE:
7/22/2025

DRAWINGS PROVIDED BY:
NORTHLAND CONSTRUCTION
21978 COUNTY ROAD 3
MERRIFIELD, MN 56465

CLIENT INFO:
SLAYTON FAMILY
BOB, DIANE, JACK & KEVIN





1ST FLOOR
3/16 IN = 1 FT



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: 486765

Permit Number: 250220V

Property Owner(s): Diane + Bob Slayton Slayton Family Cabin LLC

Mailing Address: 4568 Tovero Trail Medina MN 55340

Site Address: 36117 Echo Drive Crosslake MN 56442

Phone Number: 612 802 3833

E-Mail Address: dslayton1184@gmail.com

Parcel Number(s): 14160787

All that Part of N. 660 ft of the S. 660 ft of Tract 4

Legal Description: lying between Crosslake and Old Hwy 8

Sec 16 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Cross Lake

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

If yes list Parcel Number(s) _____

Authorized Agent: Emily Stelck

Agent Address: 21978 County Road 3 Merrifield MN

Agent Phone Number: 952 807 2839

Variances

(Check applicable requests)

- ☒ Lake/River Setback
73' where 75' is required
- ☐ Road Right-of-Way Setback
- ☐ Bluff Setback
- ☒ Side Yard Setback
3' where 10' is required
- ☐ Wetland Setback
- ☐ Septic Tank Setback
- ☐ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size
- ☐ _____
- ☐ _____

Signature of Property Owner(s): Diane E Slayton
(Sep 12, 2025 15:40:06 CDT)

Date: 09-12-2025

Signature of Authorized Agent(s): Emily Stelck

Date: 9/12/25

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

For Office Use:

Application accepted by C. Torgerson Date 10-24-2025 Land Use District SD

Lake Class GB Septic: Compliance na SSTS Design na Installation na
City Sewer



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: Homeowner is making a reasonable request with minor alterations to the existing structure

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

Yes ☒ No ☐

Why: Structure remains residential building with little to no impact to lake or surrounding area

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

Yes ☒ No ☐

Why: Existing building is not conforming and not created by current home owner

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

Yes ☒ No ☐

Why: Considerations involve more than economic reasons



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: