



ADMINISTRATIVE DECISION

APPLICANT NAME: Michael & Jennifer Brendon

PROPERTY LOCATION: 12408 Ivy Ln
Crosslake, MN 56442
PID: 14130000025B009, 141300000260009 & 141300000270009

APPLICANT REQUEST: Waiver of the survey requirement for request for a variance on a septic drainfield from living quarters of 2 feet where 20 feet is required.

ISSUE: The previous owner of the property built a garage 2 feet from the septic drainfield. When living quarters were added above the garage space, no permit was issued (Allowed Use). During the sale of the property and the upgrading of the septic system from a 3 bedroom system to a 4 bedroom system, it was determined that the drainfield was too close to the living quarters.

FACTS: The existing septic system was installed prior to the building of the garage. During the CUP hearing for the garage, a condition stating that no living quarters be in the garage building until the Land Use Ordinance was changed to allow for such a use. In April 2014, the ordinance changed allowing 700 sq ft auxiliary living quarters on all shoreland parcels. The previous owner added the auxiliary living quarters above the garage. When the system was to be expanded because of the addition of the bedroom, it was discovered that the drainfield for the SSTS was only 2 feet from the wall of the garage/auxiliary living quarters where 20 feet is required by state law and the Crosslake Land Use Ordinance.

ANALYSIS: A survey of the entire property is not required as the variance request is only needed to address the septic system. We know from excavation of the area along the wall of the Garage/Auxiliary Quarters that the existing drainfield is in fact 2 feet. The proposed addition to the drainfield will also be 2 feet from the wall. The requirement of a survey for this application will not give us any additional information that could change the outcome of the decision to be made.

DECISION: The Brendons will not be required to submit a survey with the application for a variance at this time.

This administrative decision is limited to the facts of this particular property.


Name Signature of Zoning Administrator or Designee

10-30-17
Date