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ADMINISTRATIVE DECISION

APPLICANT NAME: Donald H Pegler Jr Irrevocable Gst Trust

PROPERTY LOCATION: 13504 East Shore Road  
Crosslake, MN 56442  
PID: 14290671

APPLICANT REQUEST: Waiver of the survey and wetland delineation requirements for a variance application to construct auxiliary living quarters in an existing structure that may exceed the 700 square feet limit in a shoreland district.

ISSUE: The owner of the property built a garage in 2015 with storage on the second floor. A variance will be needed to remodel the second floor area into living space that may exceed the 700 square foot limit. It was determined that the requirement for a survey of the property and wetland delineation are not needed as they are not asking to add onto the structure, just remodel the interior.

FACTS: The existing accessory structure was built in 2015. At the time of construction the property owner was going to utilize the second floor as storage. They are now asking for additional living space to accommodate a growing extended family. The structure will not be expanded and meets all applicable setbacks. The current Land Use Ordinance limits auxiliary living quarter to 700 square feet for parcels in a Shoreland District.

ANALYSIS: A survey of the property and wetland delineation are not required as the variance request is only addressing the proposed size of the living space in an existing accessory structure. The requirement of providing a survey or wetland delineation for this application will not give the Planning Commission/Board of Adjustment any additional information that could change the outcome of the decision to be made.

DECISION: The property owner will not be required to submit a certificate of survey or a wetland delineation for this variance application.

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

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Name Signature of Zoning Administrator or Designee

12/17/2019

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Date