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**CITY OF CROSSLAKE**

**PLANNING COMMISSION/BOARD OF ADJUSTMENT**

**February 26, 2021**

**9:00 A.M.**

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

**PUBLIC HEARING NOTICE**

**Applicant:** Anthony W & Mary E Bonfe

**Authorized Agent:** Channing VanLith

**Site Location:** 15410 Birch Narrows Rd, Crosslake, MN 56442 on Daggett Lake-GD

**Variance for:**

- Lake setback of 38 feet where 75 feet is required to proposed screen porch
- Lake setback of 57 feet where 75 feet is required to proposed addition
- Side yard setback of 8.7 feet where 10 feet is required to proposed addition
- Impervious of 28.6% where the existing 25.9% impervious is allowed

**To construct:**

- 560 square foot screen porch and to amend the Board of Adjustment–Hearing Dated 6-19-92 provisions
- 392 square foot addition (1.75% impervious)
- The impervious increase of 2.7% with a total impervious of 28.6% requested

**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](mailto:crosslakepz@crosslake.net)).



## STAFF REPORT

Property Owner/Applicant: Anthony W & Mary E Bonfe

Parcel Number(s): 14100665

Application Submitted: January 1, 2021

Action Deadline: March 12, 2021

City 60 Day Extension Letter sent / Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: N/A

**Authorized Agent:** Channing VanLith

**Variance for:**

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**Current Zoning:** Shoreland District

**Existing Impervious Coverage:**

25.9%

**Proposed Impervious Coverage:**

28.6%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 8-21-18

**Development Review Team Minutes held on 12-8-2020:**

- Property is located on Daggett Lake at 15410 Birch Narrows Rd with a lake setback of 75 feet
- The proposed full basement under new addition to be approximately 54 feet and the porch (on posts) 40 feet from the OHW of Daggett Lake, with a note that the septic will be updated (1250 tank currently)
- Staff suggested looking at the SW side for the porch (variance in 1992 conditions were discussed)
- Elevation to be met of 1232.5 – appears that grade elevation is 1240 +/-
- **Condition:** Item stated on the survey to be removed, shall be removed as part of this approval (builder stated the smaller driveway is to be removed)

- If the eaves exceed 36" the setback and the impervious coverage shall be measured from the dripline
- Impervious maximum of 25% and if impervious exceeds 20% a Shoreline Rapid Assessment Model form will be completed (Sec. 26-518) – GIS shows approximately 31% - /+ currently
- The parcel is located within a plat and/or an organization that may have restrictions, you would need to verify those restrictions and clarify that your request is approved by the organization or allowed in the plat
- Design and implement a stormwater management plan to update any existing plan, which is required with all variance applications per Article 8, section 26-222, (2), 1); staff suggested exhibit showing a method that would direct the runoff being directed from going into the lake as required
- **Condition:** An updated septic design to meet county/city current requirement size and applicant can sign a septic winter window agreement
- A compliant septic compliance inspection is on file dated 8-21-18
- Wetland Delineation is a requirement for a variance or a no wetland statement/letter; a wetland delineation winter window agreement form is available if needed
- A grade and elevation illustration along with a cut and fill calculation is required for a complete variance application
- Discussion on application requirements, procedure, schedule, fee and the requirements/need for a complete application packet by the deadline date; variances are limited to 2 years
- A Land Use Permit will be required prior to construction

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

- A certificate of survey meeting the requirements outlined in Article 8, Sec. 26-222 of the City Land Use Ordinance
- Grade and Elevation illustration, along with the Cut and fill calculations
- Wetland delineation, a no wetland statement/letter, or a wetland winter window agreement
- A septic design if project requires; compliance is on file
- A complete Variance application with the \$500.00 public hearing fee

#### **Parcel History:**

- Birch Narrows established in 1957
- July 1973 – 8x20 addition to the home
- July 1979 – 16x22 garage
- July 1980 – 8x16 addition to the home
- May 1984 – 8x10 shed
- May 1988 – septic
- May 1992 – variance: walkout basement 8x20 addition to front of house, 14x36 deck across front of house (40' from Daggett Lake), landscaping to accommodate the walkout and re-siding house (see recorded document for notes/conditions)
- August 1992 – 8x20 Addition & 14x36 deck
- June 1997 – 30x40 garage
- May 2020 – Land alteration – patio/WOAS/retaining wall/dirt/walkway
- August 21, 2018 – Compliance Inspection, install date of 6-8-1988 with a 1250 tank

#### **Agencies Notified and Responses Received:**

**County Highway Dept:** N/A

**DNR:** No comments were received as of 2-12-2021

**City Engineer:** N/A

**Lake Association:** No comments were received as of 2-12-2021

**City Engineer:** N/A

**Lake Association:** No comments were received as of 2-12-2021

**Township:** N/A

**Crosslake Public Works:** No comments were received as of 2-12-2021

**Crosslake Park, Recreation & Library:** N/A

**Concerned Parties:** No comments were received as of 2-12-2021

**POSSIBLE MOTION:**

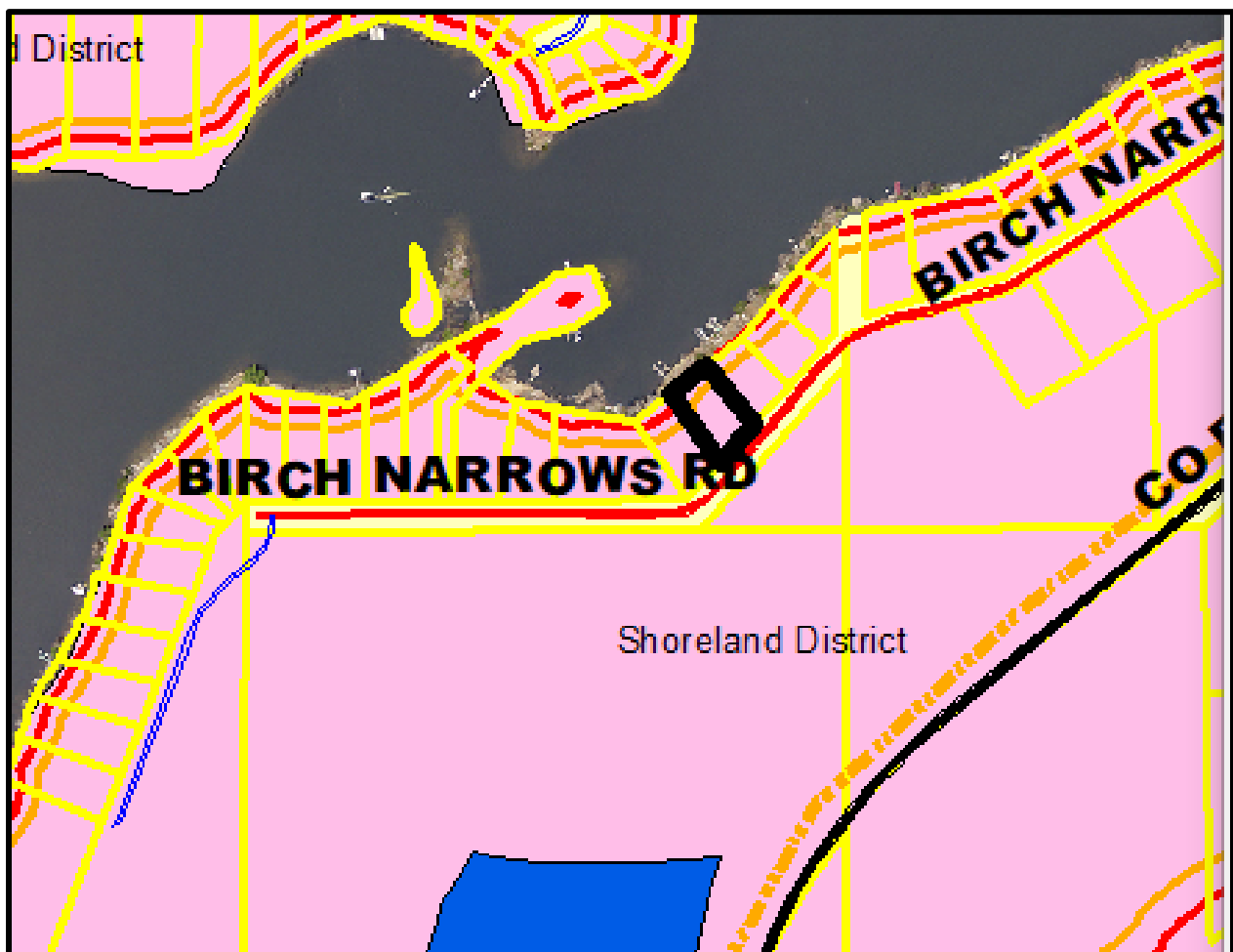
To approve/table/deny the variance to allow:

- Lake setback of 38 feet where 75 feet is required to proposed screen porch
- Lake setback of 57 feet where 75 feet is required to proposed addition
- Side yard setback of 8.7 feet where 10 feet is required to proposed addition
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As shown on the revised certificate of survey dated 1-15-2021

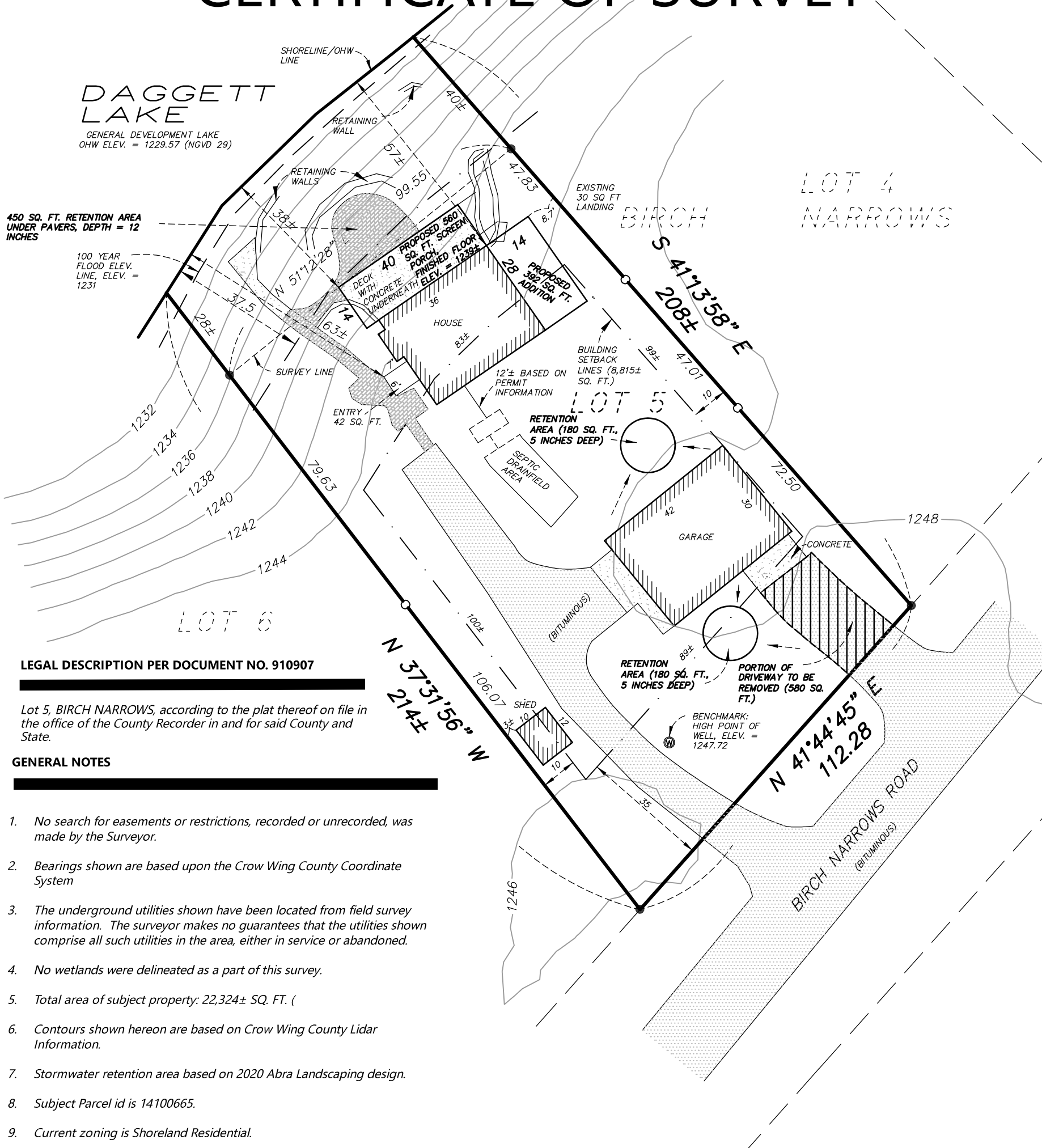








# CERTIFICATE OF SURVEY

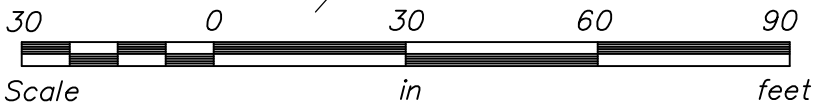


LEGAL DESCRIPTION PER DOCUMENT NO. 910907

Lot 5, BIRCH NARROWS, according to the plat thereof on file in the office of the County Recorder in and for said County and State.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Crow Wing County Coordinate System
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- No wetlands were delineated as a part of this survey.
- Total area of subject property: 22,324± SQ. FT. (
- Contours shown hereon are based on Crow Wing County Lidar Information.
- Stormwater retention area based on 2020 Abra Landscaping design.
- Subject Parcel id is 14100665.
- Current zoning is Shoreland Residential.



IMPERVIOUS CALCULATIONS (PROPOSED)			
	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
CONCRETE	913	22,324	4.09%
EXISTING BUILDINGS	2,430	22,324	10.88%
BITUMINOUS	1,948	22,324	8.72%
PAVERS WITHIN SIZ 1	316	22,324	1.41%
PROPOSED ADDITION	392	22,324	1.75%
PAVERS WITHIN SIZ 2	353	22,324	1.58%
PAVERS WITHIN RLZ	40	22,324	0.17%
TOTAL	6,392	22,324	28.60%

IMPERVIOUS CALCULATIONS (EXISTING)			
	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
CONCRETE	913	22,324	4.09%
EXISTING BUILDINGS	2,430	22,324	10.88%
BITUMINOUS	2,528	22,324	11.32%
PAVERS WITHIN SIZ 1	316	22,324	1.41%
PAVERS WITHIN SIZ 2	353	22,324	1.58%
PAVERS WITHIN RLZ	40	22,324	0.17%
TOTAL	6,580	22,324	29.47%

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 45875

I hereby certify that this survey 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

1-14-21

Paul Herkenhoff, R.L.S.  
License No. 45875

Date

REVISED 1-15-21

REQUESTED BY:

BONFE

Lakes Area  
SURVEYING  
LLC.

24314 SMILEY ROAD, SUITE C  
NISSWA, MN 56468  
OFFICE (218) 961-0090



Drawn by:

PDH

Date:

11/30/20

Job No:

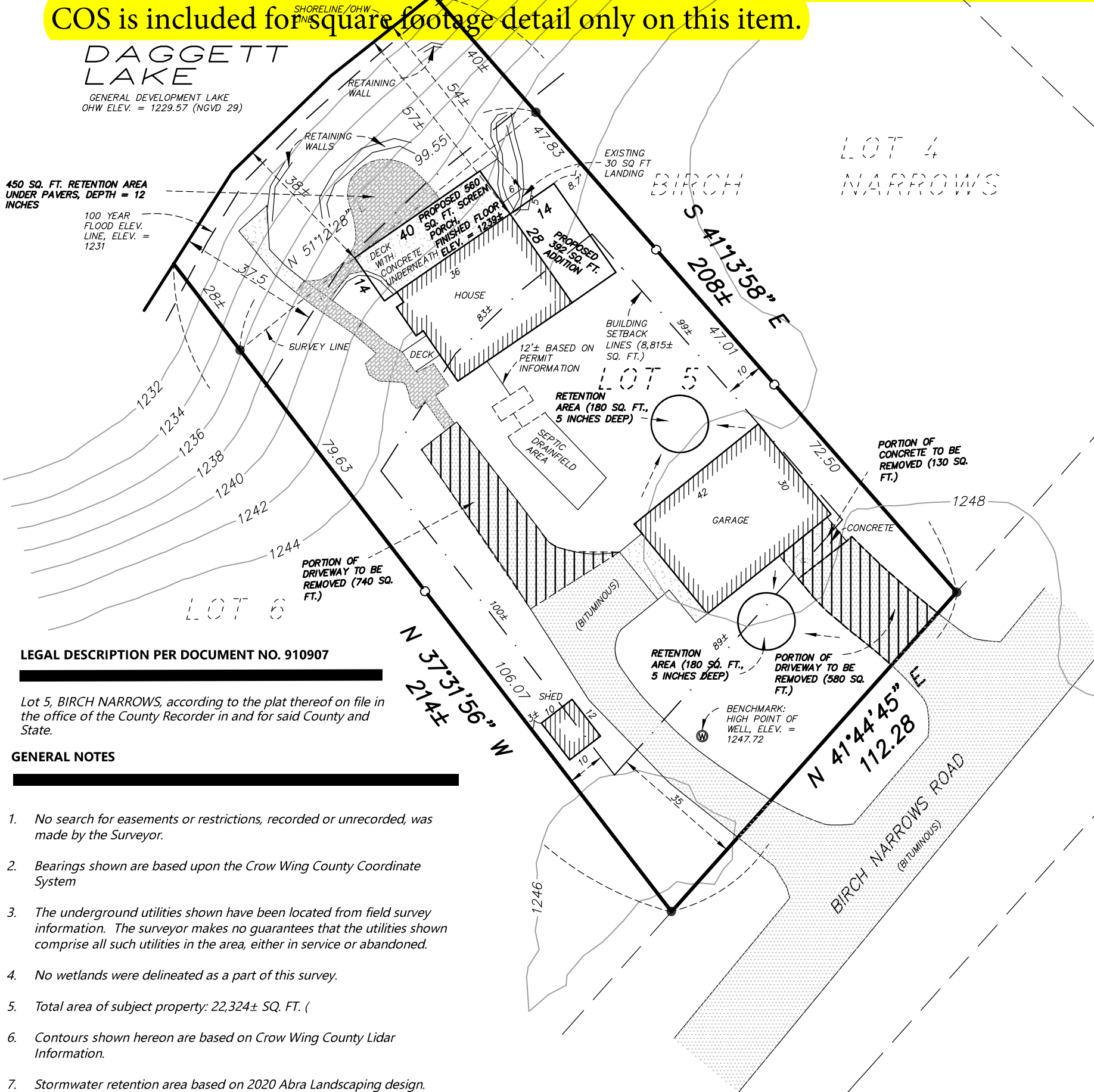
20-308

See the proposed removal areas for square footage of each labled with slash lines.

© 2020 Lakes Area Surveying, LLC.

# CERTIFICATE OF SURVEY

Driveway between house and garage is not proposed to be removed at this time, this COS is included for square footage detail only on this item.



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- Stormwater retention area based on 2020 Abra Landscaping design.
- Subject Parcel id is 14100665.
- Current zoning is Shoreland Residential.

IMPERVIOUS CALCULATIONS (PROPOSED)			
	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
CONCRETE	783	22,324	3.50%
EXISTING BUILDINGS	2,430	22,324	10.88%
BITUMINOUS	1,208	22,324	5.41%
PAVERS WITHIN SIZ 1	316	22,324	1.41%
PROPOSED ADDITION	392	22,324	1.75%
PAVERS WITHIN SIZ 2	353	22,324	1.58%
PAVERS WITHIN RLZ	40	22,324	0.17%
TOTAL	5,522	22,324	24.73%

IMPERVIOUS CALCULATIONS (EXISTING)			
	IMPERVIOUS AREA (SQ. FT.)	GROSS AREA (SQ. FT.)	PERCENT IMPERVIOUS
CONCRETE	913	22,324	4.09%
EXISTING BUILDINGS	2,430	22,324	10.88%
BITUMINOUS	2,528	22,324	11.32%
PAVERS WITHIN SIZ 1	316	22,324	1.41%
PAVERS WITHIN SIZ 2	353	22,324	1.58%
PAVERS WITHIN RLZ	40	22,324	0.17%
TOTAL	6,580	22,324	29.47%

## LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 45875

I hereby certify that this survey 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

1-14-21

Paul Herkenhoff, R.L.S.  
License No. 45875

Date

REQUESTED BY:

BONFE

Lakes Area  
SURVEYING  
LLC.

24314 SMILEY ROAD, SUITE C  
NISSWA, MN 56468  
OFFICE (218) 961-0090



Drawn by:

PDH

Date:

11/30/20

Job No:

20-308

I hereby certify that the within instrument was filed  
in this office for record on the 11 day of Feb.  
A.D. 1994 at 9:11 o'clock A.M.  
and was duly recorded as Doc. No.

463324

*Kathy Luderia*  
County Recorder  
by *Vicki Lange*  
Deputy

VARIANCE NUMBER V-92-17

APPLICANT William & Elaine Hooper

BOARD OF ADJUSTMENT-HEARING DATE 6-19-92

APPROVED X

REJECTED \_\_\_\_\_

BOARD OF ADJUSTMENT FINDINGS The addition to the lakeside of the cabin would  
square off the existing structure and not encroach any further toward  
the lake. There is currently no deck or patio on the property. The best  
location for a deck would be on the front due to the sliding glass doors  
and the drop from them. A deck would prevent injury from going out the  
glass doors. The land is ideal for a walkout basement and will not  
pose any problems.

PROVISIONS \_\_\_\_\_

There will not be any enclosure to the deck. The walkout basement  
will be dug out only 5 feet down and 14-16 feet outward from the  
the house. Methods will be utilized during construction and excavation  
to prevent erosion etc. The zoning administrator should be notified  
of the excavation process. There will not be any future construction  
to the lakeside of the cabin.

*Joseph L. New*  
Planning & Zoning Chairperson

*Leri Daehn*  
Zoning Administrator

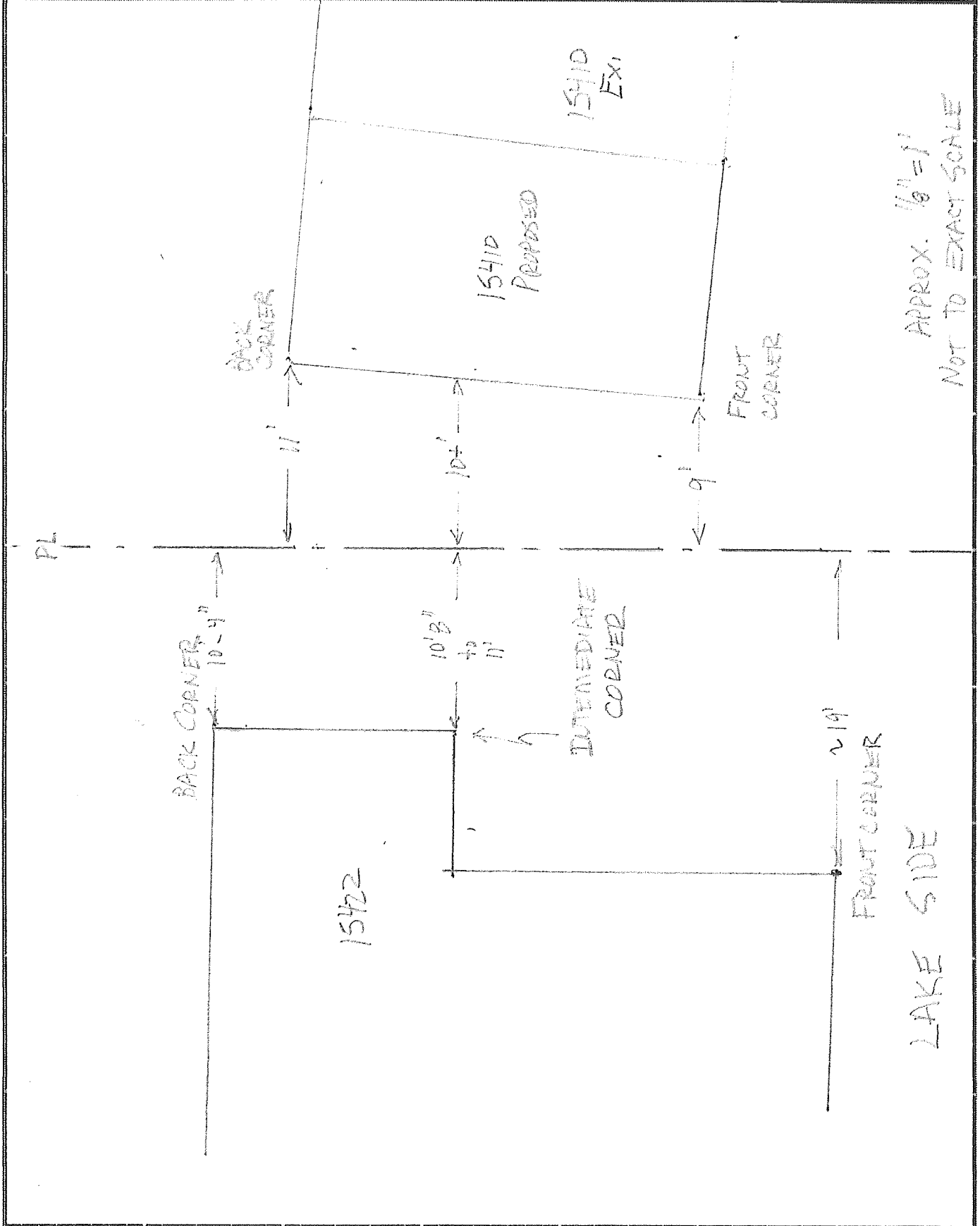
*Arlene A. Buchite*  
City Clerk/Treasurer

City Seal

*city of Crosslake*



			DATE	SHEET NO.
			PROJECT NAME	
COMPUTED	CHECKED	SUBMITTED	PROJECT NUMBER	
BY	BY	TO	SUBJECT	
DATE	DATE	DATE		



## ARTICLE 20 STORMWATER MANAGEMENT

### Sec. 26-549 General Standards

**(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.

\_\_\_\_\_  
OWNER SIGNATURE

\_\_\_\_\_  
AUTHORIZED AGENT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

5-13-20

## 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.

Existing Structures	Length (ft)		Width (ft)		Total (in sq. feet)
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	40 (ft)	X	30 (ft)	=	1,200 (sq ft)
	36 (ft)	X	28 (ft)	=	1,008 (sq ft)
	12 (ft)	X	10 (ft)	=	120 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<b>Driveways* &amp; Landscaping:</b>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones, Landscaping (incl. plastic), Other	42 (ft)	X	18 (ft)	=	756 (sq ft)
	1,974 (ft)	X	1 (ft)	=	1,974 (sq ft)
	336 (ft)	X	1 (ft)	=	336 (sq ft)
	504 (ft)	X	1 (ft)	=	504 (sq ft)
<b>Total Existing Impervious</b>					<b>5,898 (sq ft)</b>
<b>Proposed Structures</b>					
House, garage, shed Boathouse Greenhouse Other (Dog Kennel, etc.)	-42 (ft)	X	18 (ft)	=	-756 (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)
<b>Driveways* &amp; Landscaping:</b>					
Driveway*, Parking Area, Apron, Boat Ramp, Sidewalk, Patio, Paving Stones Landscaping (incl. plastic), Other	268 (ft)	X	1 (ft)	=	268 (sq ft)
	132 (ft)	X	1 (ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
	(ft)	X	(ft)	=	0 (sq ft)
<b>Total Proposed Impervious</b>					<b>-488 (sq ft)</b>
<b>Total Lot Area (sq. ft.) = 22,786</b>	<b>Total existing Impervious</b>				<b>= 5,898 (sq ft)</b>
	<b>Total w/new Impervious</b>				<b>= 5,410 (sq ft)</b>
	<b>% existing impervious</b>				<b>= 25.9 %</b>
	<b>% w/new impervious</b>				<b>= 23.7 %</b>

### 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"
5,410	x	0.623 / 0.083 Gal / Cu ft	=	3,370 Gal 449 Cu ft	1,796 cu ft x 4	898 cu ft x 2	597 cu ft x 1.33	449 cu ft x 1	359 cu ft x 0.8	301 cu ft x 0.67
<b>Total exst imp</b>	<b>=</b>	<b>5,898</b>	<b>x</b>	<b>0.0000366</b>	<b>=</b>	<b>Existing phosphorous loading (lbs/yr)</b>				
<b>Tot w/new imp</b>	<b>=</b>	<b>5,410</b>	<b>x</b>	<b>0.0000366</b>	<b>=</b>	<b>Phosphorous reduction w/ stormwater mgmt</b>				
<b>For rain barrels, use this formula to determine size/amount needed:</b>				<b>Roof area (sq ft)</b>	<b>x</b>	<b>0.5625</b>	<b>=</b>	<b>0</b>	<b>Gallons generated from a 4" rain event</b>	



# 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:

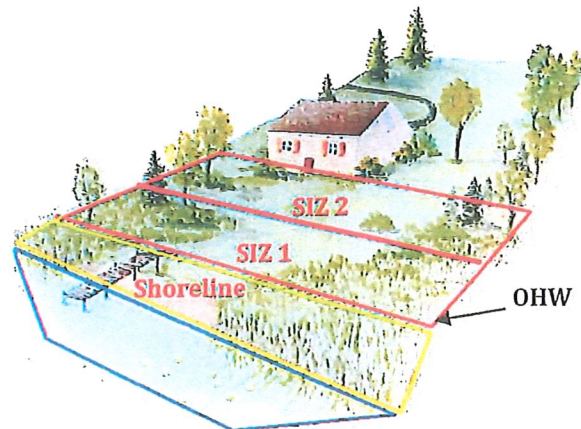
% Naturally Vegetated Cover in SIZ 1	Points:
< 25% natural ground cover	1
25-50% natural vegetative cover	3
50-75% natural vegetated cover	5
> 75% natural vegetated cover	7

% 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 Bonte Permit or Parcel Number 14100625  
 Score 7 (Max Score = 22)  
 Crosslake Planning & Zoning Department Staff [Signature]

January 2, 2021

Tony Bonfe  
15410 Birch Narrows Road  
Crosslake, MN 56442

This letter is confirmation of our phone conversation on January 2, 2021. We discussed the proposed addition to your cabin. The particular issue is that the front (lake side) corner of your proposed addition is only 9 feet from the property line. The rear corner is about 11 feet from the property line.

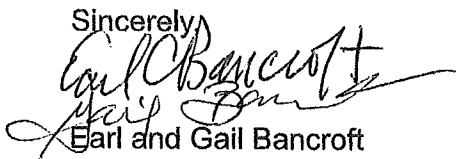
Our cabin is 10 feet 4 inches from the property line at the back most corner (road side), is between 10 feet 8 inches and 11 feet at the intermediate corner, and about 19 feet at the front corner (lake side). Therefore, the minimum distance between your proposed addition and our cabin is about 21 feet (at the intermediate corner of our cabin).

Since the minimum distance between the two cabin exceeds 20 feet, we are comfortable with your proposed addition. That is, we do not object to the front corner setback of only 9 feet.

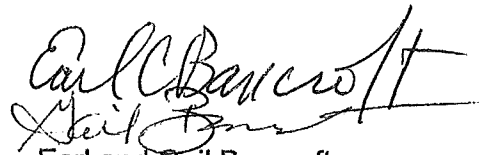
We have attached a sketch to help clarify our understanding of the geometry between our cabin and your proposed addition.

Let us know if you need any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Earl and Gail Bancroft".

Earl and Gail Bancroft  
15422 Birch Narrows Road  
Crosslake, MN 56442  
Winter Address:  
6479 Hamlet Dr Unit A  
Englewood, FL 34224

A handwritten signature in cursive script, appearing to read "Earl and Gail Bancroft".

Earl and Gail Bancroft  
Trustees for the Bancroft Family Trust





Variance Application  
Planning and Zoning Department  
37028 County Rd 66, Crosslake, MN 56442  
218.692.2689 (Phone) 218.692.2687 (Fax) [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Receipt Number: 91912

Permit Number: 210005V

Property Owner(s): Tony & Mary Bonfe Anthony W & Mary E Bonfe

Mailing Address: 380 W. 7th Street St. Paul, MN 55102

Site Address: 15410 Birch Narrows Rd Crosslake, MN 56442

Phone Number: 651-295-9685

E-Mail Address: aubonfe@gmail.com

Parcel Number(s): 14100665

Legal Description: City of Crosslake Birch Narrows Lot 5

Sec 10 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Daggett

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

If yes list Parcel Number(s) \_\_\_\_\_

Authorized Agent: Channing VanLith

Agent Address: 9600 Ossawinamakee Rd Pequot Lakes, MN 56472

Agent Phone Number: 218-316-9724

**Variances**

(Check applicable requests)

- ☒ Lake/River Setback
- ☐ Road Right-of-Way Setback
- ☐ Bluff Setback
- ☒ Side Yard Setback
- ☐ Wetland Setback
- ☐ Septic Tank Setback
- ☐ Septic Drainfield Setback
- ☐ Impervious Coverage
- ☐ Accessory Structure
- ☐ Building Height
- ☐ Patio Size
- ☒ impervious increase
- ☒ Amend 1992 variance

Signature of Property Owner(s) Anthony W Bonfe

Date 12-18-20

Signature of Authorized Agent(s) \_\_\_\_\_

Date \_\_\_\_\_

- 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 JW

Date 1/11/2021

Land Use District SD

Lake Class 6D

Septic: Compliance 8/21/2018

SSTS Design \_\_\_\_\_

Installation \_\_\_\_\_



## Practical Difficulty Statement

#3) Yes. Because of how the cabin was positioned on the lot originally, our addition will not meet the current 10 foot side setback. We are asking for a variance in the northeast corner(lakeside) of the proposed addition. We are adding a bedroom and a bathroom to meet the needs of our family. We are also asking for a variance to allow us to screen in our existing deck. The area to be screened will not change our impervious percentage. We want to be able to use and enjoy our deck and view of the lake without being bothered by bugs, mosquitos and flies.

#4) Yes. The proposed addition will match existing rooflines and siding and will also aesthetically compliment many cabins on the same road and on the lake that also have screened decks and expansions to their original structures.

#5) Yes. A previous owner built the cabin prior to the new zoning codes and setbacks. As a result the cabin is located and situated in such a way that we cannot add the bedroom and the bathroom without locating it closer to the side setback. The structure of the screened deck will not be any closer to the lake as we are using the existing deck.

#6) Yes. To create the best flow of the cabin which will position all the bedrooms on the same side and to remove as few trees as possible as well as to not encroach on the drain field, it is deemed the optimal location for the addition.



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: