

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

July 23, 2021

9:00 A.M.

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

PUBLIC HEARING NOTICE

Applicant: Stephen Priem Rev Trust (& Rhonda)

Authorized Agent: Larry Hanson

Site Location: 15445 Daggett Pine Rd, Crosslake, MN 56442 on Daggett Lake-GD

Variance for:

- Lake setback of 45 feet where 75 feet is required to proposed dwelling

To construct:

- 2,386 Square foot structure consisting of: 1,664 square foot dwelling; 532 square foot deck; (190 open porch not needing a variance)

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).



STAFF REPORT

Property Owner/Applicant: Stephen Priem Rev Trust (& Rhonda)

Parcel Number(s): 14100649

Application Submitted: June 7, 2021

Action Deadline: August 6, 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: Larry Hanson

Variance for:

- Lake setback of 45 feet where 75 feet is required to proposed dwelling

To construct:

- 2,386 Square foot structure consisting of: 1,664 square foot dwelling; 532 square foot deck; (190 open porch not needing a variance)

Current Zoning: Shoreland District

Existing Impervious Coverage:

20.7%

- A stormwater management plan was submitted with the variance application
- Septic compliance inspection is on file dated 9-12-2018
- Septic design was submitted to Crow Wing County and approved on 6-7-2021

Proposed Impervious Coverage:

24.3%

Development Review Team Minutes held on 5-11-2021:

- Property is located on Daggett Lake at 15445 Daggett Pine Road with a lake setback of 75 feet
- The proposed demo rebuild of walkout home/deck/attached garage is to be approximately 48 feet from OHW of Daggett Lake, with no living above the garage proposed
- Possible conditions: no lakeside dirt storage or dirt storage on the septic system area; double silt fence; remove all items as listed as such on the final survey
- Staff suggested to move the structure back from the lake and side yard to show that the project/owner is considering the effects to the lake
- Survey needs amending: existing deck lake setback; existing cabin side yard setback; proposed septic system setback from dwelling
- All setbacks shall be measured to the vertical side of the structure. No part of the structure, such as eaves, can overhang or reduce such setback by more than three feet (Sec. 26-308)
- 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)
- 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 (gutters with French drains) or update any existing plan, which is required with all variance applications per Article 8, section 26-222, (2), 1).
- A septic design is needed according to the survey submitted and a compliant septic compliance inspection is on file dated 9-12-18
- Wetland Delineation is a requirement for a variance or a no wetland statement/letter
- 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; payment policy; notification methods; variances are limited to 2 years with substantial completion
- 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:

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

Parcel History:

- Burt Cove established in 1955
- August 1981 – Deck 12' x 30'
- September 1995 – Septic
- September 2018 – Shoreland/Land Alteration: Stairway and dirt moving
- September 12, 2018 - Compliance Inspection on file

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comments were received as of 7-9-2021

City Engineer: N/A

Lake Association: No comments were received as of 7-9-2021

Township: N/A

Crosslake Public Works: No comments were received as of 7-9-2021

Crosslake Park, Recreation & Library: N/A

Concerned Parties: No comments were received as of 7-9-2021

POSSIBLE MOTION:

To approve/table/deny the variance to allow:

- Lake setback of 45 feet where 75 feet is required to proposed dwelling

To construct:

- 2,386 Square foot structure consisting of: 1,664 square foot dwelling; 532 square foot deck; (190 open porch not needing a variance)

As shown on the certificate of survey dated 6-1-2021



LEGAL DESCRIPTION PER DOC. NO. A-916236

AND

IMPERVIOUS CALCULATIONS

Material	EXISTING		Percent Improvement (eq 1)
	INTERVIEWS AREA (sq ft)	Net Area (sq ft)	
House	87.3	21,380	4.1%
Garage	655	21,380	3.1%
Shed	50	21,380	0.2%
Well House	30	21,380	0.1%
Concrete	258	21,380	1.2%
Blumhaus	2,448	21,380	11.9%
Total	4,415	21,380	20.7%

Total

IMPERVIOUS CALCULATIONS

PROPOSED	MATERIALS AREA (sq ft)	Net Area Imperious (sq ft)	Percent Imperious (%)	TOTAL
Cabin	1,664	21,390	7.8%	
Open Porch	190	21,390	0.9%	
Garage	1,066	21,390	5.1%	
Driveway	2,101	21,390	9.8%	
Concrete Patio	144	21,390	0.7%	
	5,185	21,390	24.3%	

Total

CALCULATIONS

RUN OFF CALCULATIONS			
Total Impervious Surface Area (from table above)	5,185 sq ft	X 0.0833 ft	= 432 cu ft

(From table above)				
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PROPOSED RUN OFF AREA #1

BOTTOM SURFACE AREA = 229 SQ. FT.

RUN OFF STORAGE PROPOSED = 365 CU.

PROPOSED PRINT OFF AREA #2

TOP SURFACE AREA = 148 SQ. FT.

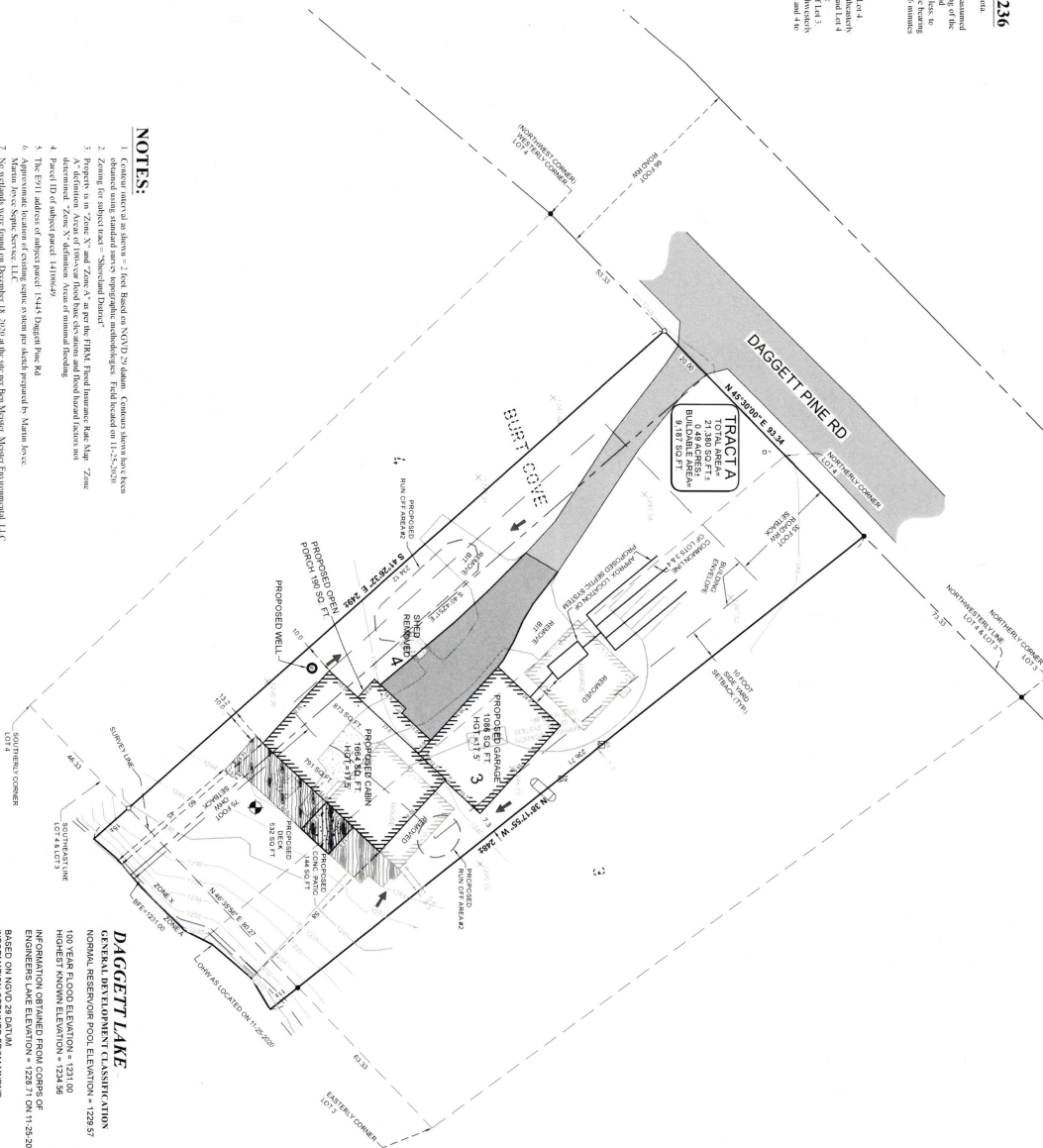
1' DEEP WITH 3:1 SIDE SLOPES

RUN OFF STORAGE PROPOSED = 97 CU.F.

TOTAL RUN OFF STORAGE PROPOSED = .

NOTES:

1. Cottenier, H. *et al.* A shallow γ -rest. Based on XGBoost data. *Gamma rays have been estimated using shallow gamma-ray spectrometers*. *Frontiers in Earth Science* 11:2620 (2023).
2. Cottenier, H. *et al.* A shallow γ -rest. Based on XGBoost data. *Gamma rays have been estimated using shallow gamma-ray spectrometers*. *Frontiers in Earth Science* 11:2620 (2023).
3. Probst, J. *et al.* "Zone X" and "Zone Y" in the FPM. *Frontiers in Earth Science* 11:2620 (2023).
4. Definition, Area of Interest, and Location of the stations and flood hazard not determined. "Zone X" definition. *Area of Interest*. *Frontiers in Earth Science* 11:2620 (2023).
5. Probst, J. *et al.* "Zone X" and "Zone Y" in the FPM. *Frontiers in Earth Science* 11:2620 (2023).
6. Probst, J. *et al.* "Zone X" and "Zone Y" in the FPM. *Frontiers in Earth Science* 11:2620 (2023).
7. No variables were used on December 18, 2020 at the site per First Movers. *Master Environmental LLC*.

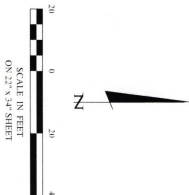


DAGGETT LAKE

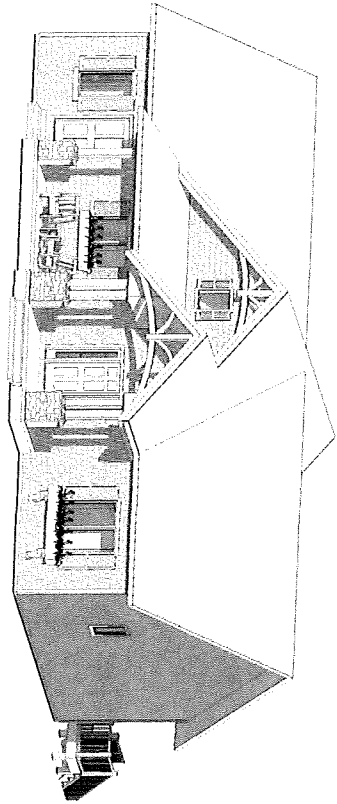
GENERAL DEVELOPMENT ELEVATION = 1229.57
NORMAL RESERVOIR POOL ELEVATION = 1231.00
100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.56
INFORMATION OBTAINED FROM CORPS OF
ENGINEERS LAKE ELEVATION = 1228.71 ON 11/25/2020
BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR

LEGEND

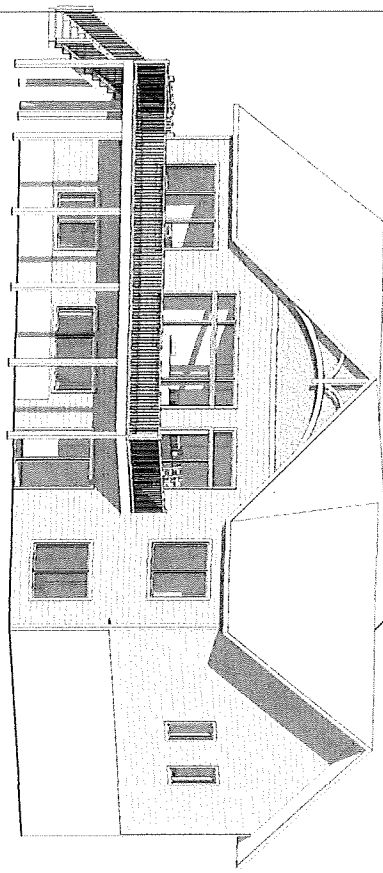
1. **INTRODUCTION**
 2. **STATEMENT OF THE PROBLEM**
 3. **REVIEW OF LITERATURE**
 4. **MATERIALS AND METHODS**
 5. **RESULTS AND DISCUSSION**
 6. **CONCLUSION**
 7. **REFERENCES**
 8. **APPENDICES**
 9. **ACKNOWLEDGEMENTS**
 10. **BIBLIOGRAPHY**
 11. **LIST OF FIGURES**
 12. **LIST OF TABLES**
 13. **ABSTRACT**
 14. **KEYWORDS**
 15. **DECLARATION**
 16. **CERTIFICATE**
 17. **DECLARATION OF ORIGINALITY**
 18. **DECLARATION OF NON-COPYRIGHT**
 19. **DECLARATION OF NON-PLAGIARISM**
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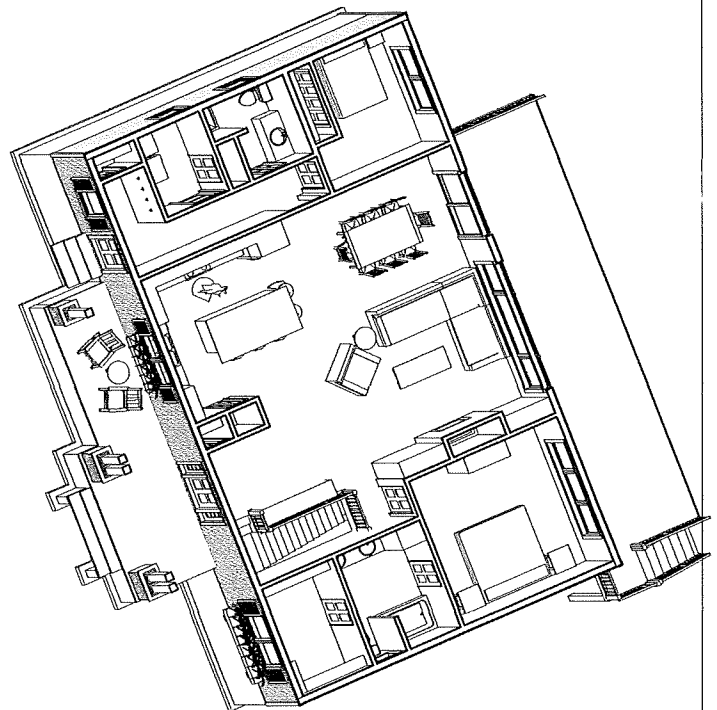
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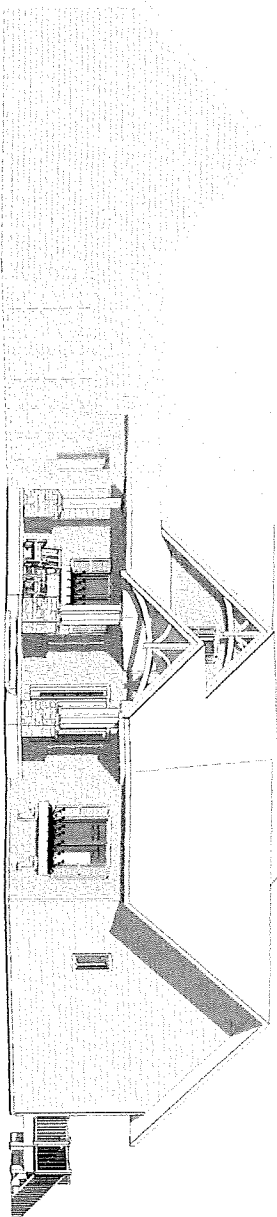
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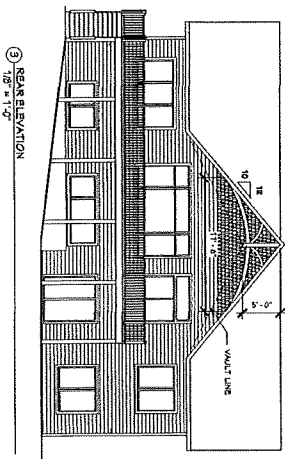
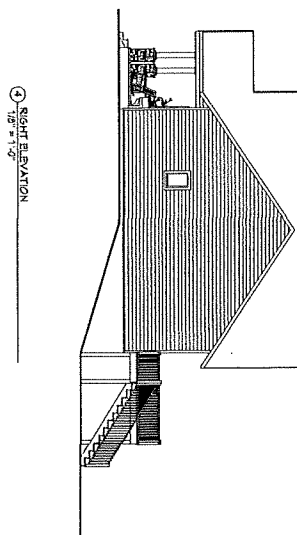
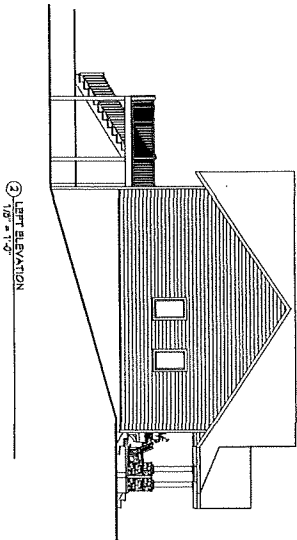
① 3D PLAN



⑤ 3D FRONT W/ GARAGE



PRIEM LAKE CABIN

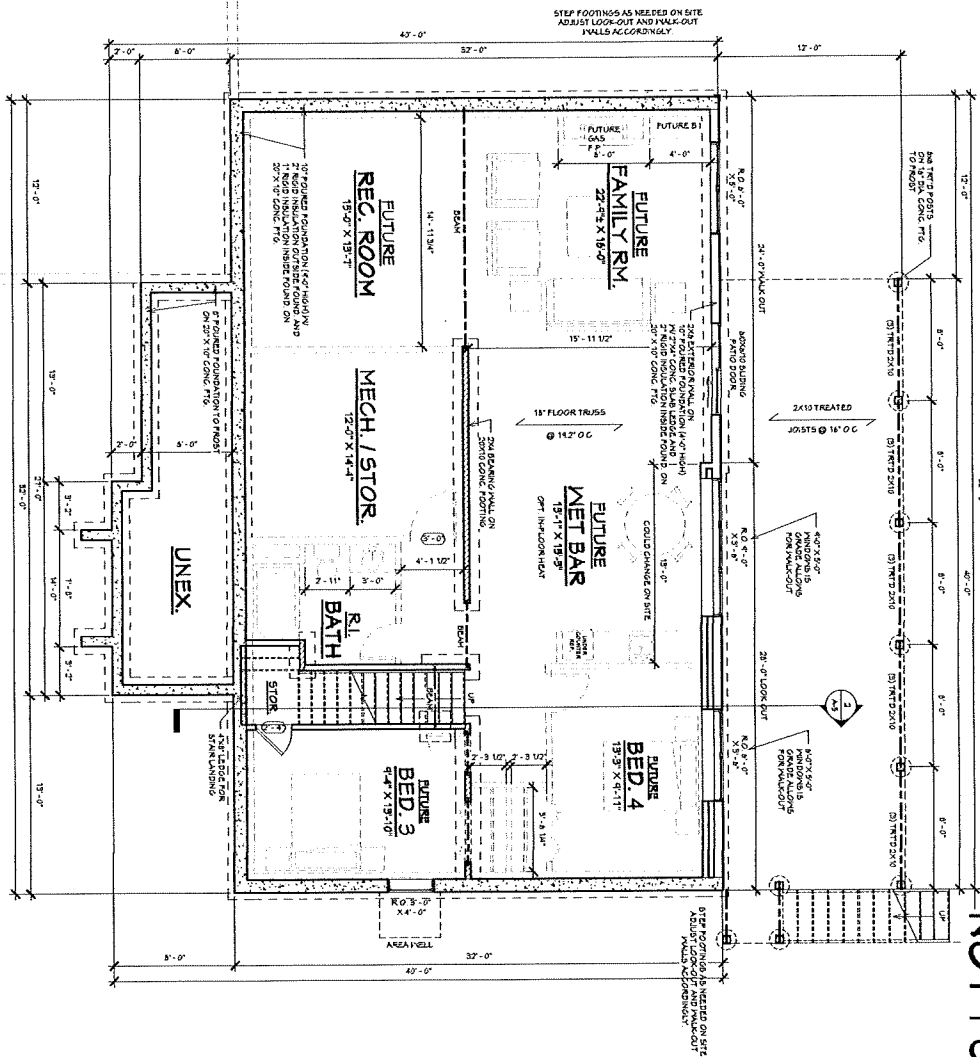
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ELEVATIONS

2425 12th Street SE, Cloud LN 58304
Pharmic (202) 252-4517 252-1518

DISCLAIMER OF WARRANTIES

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION



**FUTURE GARAGE
FOUNDATION**

① BASEMENT FLOOR
1/4" = 1'-0"

--- MATCH INDICATES BEARING WALL
ON 24" X 12" CONTINUOUS CONC. FOOTING

NOTE: DRAWINGS ARE PRINTED HALF NOTED SCALE

NO.	DATE	DESCRIPTION
1	6/21/2021	FOUNDATION PLAN
2	4/12/2021	FOUNDATION PLAN
3	4/20/21	FOUNDATION PLAN
4	11/23/2021	FOUNDATION PLAN

FOUNDATION PLAN

PREM, STEVE & RHONDA
PREM LAKE CABIN

THE DESIGN TEAM
Home Design Specialists

2425 15th Street NW, Suite 100, Atlanta, GA 30329
Phone: (404) 525-1177 Fax: (404) 525-1178

DISCLAIMER OF WARRANTIES
The Design Team, Inc. warrants that the drawings were prepared by a professional engineer or architect licensed in the State of Georgia. The Design Team, Inc. does not warrant that the drawings were prepared by a professional engineer or architect licensed in the State of Georgia. The Design Team, Inc. does not warrant that the drawings were prepared by a professional engineer or architect licensed in the State of Georgia.

THE DESIGN TEAM
Home Design Specialists

2435 12th Blvd SE, Apt. 102 5800
 SE, Grand Rapids, MI 49506-1020
 616/963-1100

FIRST FLOOR PLAN

DATE	START	END
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4/21/18	9:50	
4/20/17	9:50	
11/20/18	AD	

FLIGHT FLOOR PLAN

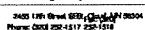
A-3

COMBAT TRAINING

A-3
Continued (18b-20)

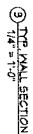
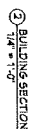
**DISCLAIMER
OF
WARRANTIES**

to put someone under the microscope subject to editorial review and editorial comment or presentation of the case as an advertisement. The company's marketing manager, William J. Hines, says that the company is not planning to do anything like that. He says that the company is not planning to do anything like that. He says that the company is not planning to do anything like that.



SECTIONS / ROOF PLAN

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4/03/17		5C	
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NOTE: DRAWINGS ARE PRINTED HALF NOTED SCALE

June 1, 2021

Re: Proposed Priem Cabin

The cut and fill calculation for the proposed Priem cabin equals 393 yards.

Larry Hanson

May 19, 2021

Dear City of Crosslake Planning and Zoning Commission,

This letter is to affirm support for Steve and Rhonda Priem's variance request to maintain their current setback from Daggett Lake despite it not meeting the City's current setback requirement. As the Priem's neighbor for over 20 years, my family and I are invested in seeing improvements to surrounding properties that beautify our city and neighborhood.

We have no problems or issues with the Priem's proposed cabin and garage location as their neighbor on a directly adjacent lake shore lot.

Steve and Rhonda are responsible property owners and wonderful neighbors.

Thank you,



Katie Peterson / Schreiber Properties, LLC
15475 Daggett Pine Road
Crosslake, MN 56442

Mailing Address:

Katie Peterson
2745 W. Cypress Creek Road
Suite B
Ft. Lauderdale, FL 33309
(954) 972-7102

May 27, 2021

Dear City of Crosslake Planning and Zoning Commission,

This letter is to affirm support for Steve and Rhonda Priem's variance request to maintain their current setback from Daggett Lake despite it not meeting the City's current setback requirement. As the Priem's neighbor for over 20 years, my family and I are invested in seeing improvements to surrounding properties that beautify our city and neighborhood.

We have no problems or issues with the Priem's proposed cabin and garage location as their neighbor on a directly adjacent lake shore lot.

Steve and Rhonda are responsible property owners and wonderful neighbors.

Thank you,

A handwritten signature in black ink, appearing to read "Frank Cserpes", with a long, sweeping flourish extending to the right.

Frank Cserpes
15415 Daggett Pine Road
Crosslake, MN 56442



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:

968740

Permit Number:

210118 ✓

Property Owner(s): Stephen Priem Rev Trust (Rhonda Priem)

Mailing Address: 8647 Flamingo Dr., Chanhassen, MN 55317

Site Address: 15445 Daggett Pkwy Rd, Crosslake, MN Steve Rhonda 56442

Phone Number: 612-704-4397, 612-760-2064

E-Mail Address: stephen.priem@gmail.com

Parcel Number(s): 14100649

Legal Description: Parts of Lot 3 & Lot 4, Burt Cove

Sec 10 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Daggett Lake

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

If yes list Parcel Number(s)

Authorized Agent: Larry Hanson

Agent Address: 37922 Dream Island Rd, Crosslake, MN 56442

Agent Phone Number: 218-838-6773

Variances

(Check applicable requests)

☒ Lake/River Setback 75' required 45' to dwelling/deck

☐ Road Right-of-Way Setback

☐ Bluff Setback

☒ Side Yard Setback Not needed using old garage demo sf

☐ Wetland Setback

☐ Septic Tank Setback

☐ Septic Drainfield Setback

☐ Impervious Coverage

☐ Accessory Structure

☐ Building Height

☐ Patio Size

☐

☐

Signature of Property Owner(s) Stephen Priem Rhonda Priem

Date 5/31/21

Signature of Authorized Agent(s) [Signature]

Date 5/29/21

- 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 [Signature]

Date 6/7/21

Land Use District SD

Lake Class GD Septic: Compliance SSTS Design 6/1/21 Installation



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: Yes, the property is a lake lot with an existing cabin and garage. The current cabin does not meet existing lake and side yard setbacks. Although proposed cabin will maintain the current lake setback, it will be within current side yard setback requirements. In addition, two runoff basins on the sides of proposed cabin and a 20 ft nature barrier between proposed cabin and lake will be added to prevent water runoff to the lake.

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

Yes ☒ No ☐

Why: Yes, building the new cabin and garage will allow for the removal of two existing buildings (shed and well house) and add new buildings that will enhance the property and character of the local neighborhood.

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

Yes ☒ No ☐

Why: Yes, the existing cabin and neighboring cabin were built in the 1950's before current lake setbacks existed. As a result, the neighbor's cabin is approximately five feet closer to the lake than our current cabin. If the new proposed cabin is required to move back the current setback distance, our lake sightlines will be obstructed by the neighbor's cabin.

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

Yes ☒ No ☐

Why: Yes, proposed new cabin and deck will be located within side yard setbacks. This will allow for the removal of existing cabin and deck which are currently located within the side yard setbacks.



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: