

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



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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## **CITY OF CROSSLAKE**

### **PLANNING COMMISSION/BOARD OF ADJUSTMENT**

**July 22, 2022  
9:00 A.M.**

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

### **PUBLIC HEARING NOTICE**

**Applicant:** Robert Herje

**Authorized Agent:** Kevin McCormick

**Site Location:** 34448 Duck Lane, Crosslake, MN 56442

**Variance for:**

- Accessory structure size of 3,352.5 square feet where 1,200 square feet is allowed

**To construct:**

- 3,352.5 square foot accessory structure including 2 covered entries

**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: Robert Herje

Parcel Number(s): 14300737

Application Submitted: June 13, 2022

Action Deadline: August 11, 2022

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:** Kevin McCormick

**Variance for:**

- Accessory structure size of 3,352.5 square feet where 1,200 square feet is allowed

**To construct:**

- 3,352.5 square foot accessory structure including 2 covered entries

**Current Zoning:** Shoreland District

**Existing Impervious Coverage:**

8.4%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated 6-1-2022

**Proposed Impervious Coverage:**

12.6%

**Parcel History:**

- October 1997 – Dwelling with an attached garage and decks
- April 1998 – Septic Certificate of Installation

**Agencies Notified and Responses Received:**

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: ...

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:**

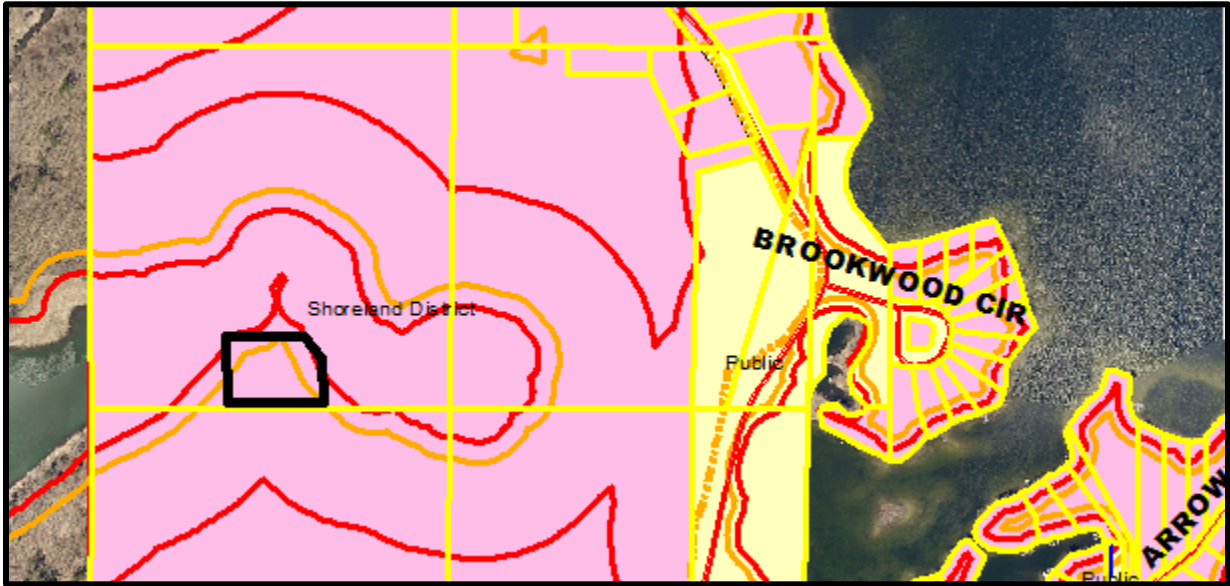
To approve/table/deny the variance to allow:

- Accessory structure size of 3,352.5 square feet where 1,200 square feet is allowed

To construct:

- 3,352.5 square foot accessory structure including 2 covered entries

As shown on the certificate of survey dated 6-12-2022



# Certificate of Survey

# Crow Wing County, Minnesota

## Storm Water Calculations

(Impervious Surface Area)  $6,875 \times 0.80$  (coefficient)  $\times 0.523$  (6.28" 24 hr 100 yr event) = 2,876.5 Cubic Ft. Storage Required

### Surveyors Notes:

- a) The poetry contains bluffs as indicated on the survey.
- b) Natural Environment setback of 150' is more restrictive than the 30' top of bluff setback.
- c) No OHW has been established by the MN DNR. For purposes of this survey an elevation of 121.6 has been used to determine the structure setback from Henry Lake.
- d) FEMA Flood Elevation is "Zone X areas of minimal flooding
- e) Two foot contours provided by Crow Wing County Lidar
- f) Topographic contours adjusted to 1929 Datum  
Site Benchmark top of 5/8" rebar northeasterly boundary corner elevation 125.64 NGVD 1929 datum

Project boundary and surrounding properties are icurrently zoned "Shoreland District"

Sideline structure setbacks 10'

Lakeshore setback 150' from Natuarl Environmental Lake 150'

### Impervious Surface Calculations

Existing Lot Area 81,173 Sq. Ft. +/- 1.86 Acres +/-  
Existing Buildable Area 81,173 Sq. Ft. +/-

Existing Home	2,529	Sq. Ft. +/-
Shed	97	Sq. Ft. +/-
Existing Concrete	1,039	Sq. Ft. +/-
Existing Deck	348	Sq. Ft. +/-
Existing Gravel Drive	2,882	Sq. Ft. +/-
Total Impervious Surface	6,875	Sq. Ft. +/-

Total Impervious Surface	6,875 Sq. Ft. +/-	= 8.4%
Existing Lot Area	81,173 Sq. Ft. +/-	

### Proposed Impervious Surface Calculations

Existing Lot Area 81,173 Sq. Ft. +/-

Existing Home	2,529 Sq. Ft. +/-
Shed	97 Sq. Ft. +/-
Existing Concrete	1,039 Sq. Ft. +/-
Existing Deck	348 Sq. Ft. +/-
Existing Gravel Drive	2,862 Sq. Ft. +/-
Proposed Structure	3,525 Sq. Ft. +/-
Proposed Deck	144 Sq. Ft. +/-
Total Impervious Surface	10,283 Sq. Ft. +/-

Total Impervious Surface	10,371.5 Sq. Ft. +/- = 12.7%
Existing Lot Area	81,173 Sq. Ft. +/-

## House Details

Not to Scale

Site plan showing the layout of the Proposed Structure, Proposed Deck, Covered Entry, and Shed. The Proposed Structure is 48.0' wide and 68.0' deep. The Proposed Deck is 12' wide and 12' deep. The Covered Entry is 9' wide and 4.5' deep. The Shed is 12' wide and 12' deep. The plan is oriented with North at the top.

That part of the Northwest Quarter of the Northwest Quarter, Section 30, Township 137 North, Range 27 West, Crow Wing County, Minnesota, described as follows:

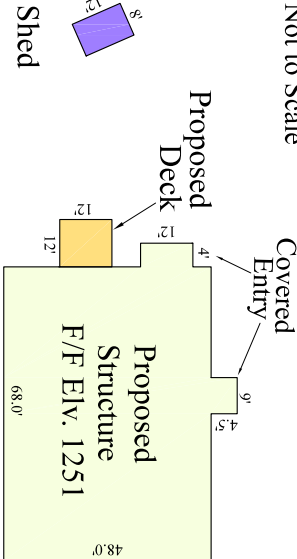
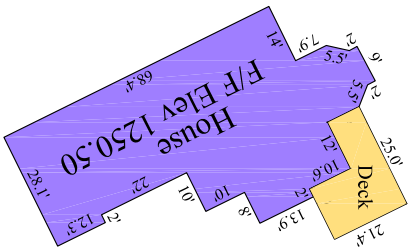
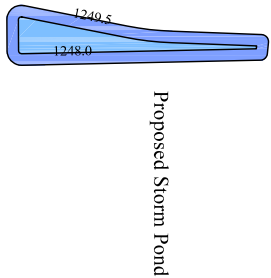
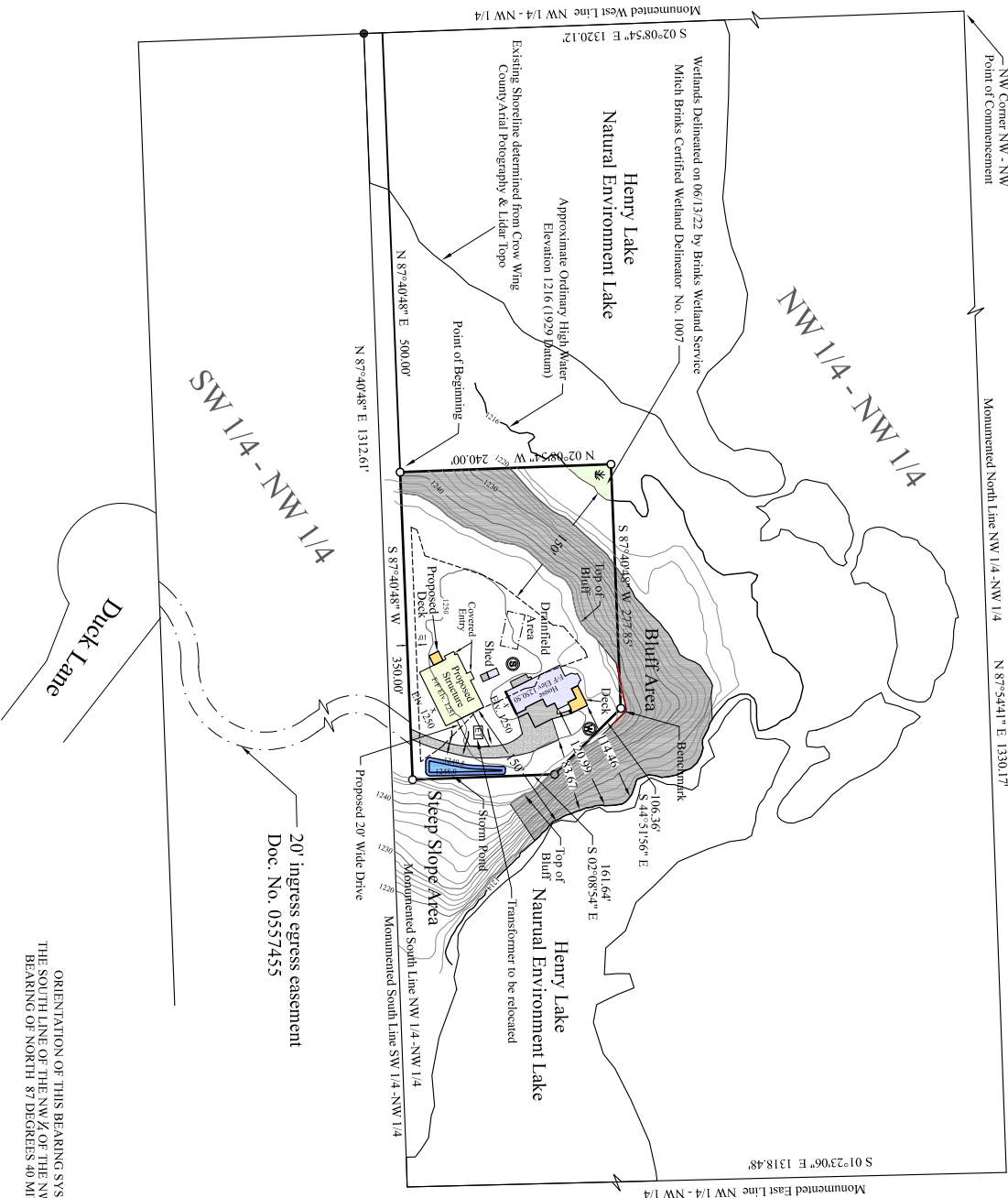
Commencing at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence South 02 degrees 08 minutes 54 seconds East, assumed bearing, along the West line of said Northwest Quarter of the Northwest Quarter a distance of 1299.02 feet; thence North 87 degrees 40 minutes 48 seconds East 500.00 feet to the point of beginning of the tract to be herein described; thence North 87 degrees 40 minutes 48 seconds East 350.00 feet; thence North 02 degrees 08 minutes 54 seconds West 161.64 feet; thence North 44 degrees 51 minutes 56 seconds West 106.36 feet; thence South 87 degrees 40 minutes 48 seconds West 277.85 feet, more or less, to the intersection with a line bearing North 02 degrees 08 minutes 54 seconds West from the point of beginning; thence South 02 degrees 08 minutes 54 seconds East 240.00 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

## Easement of Record

A 20.0 foot wide easement for ingress, egress and utility purposes over, under and across that part of the Southwest Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northwest Quarter, Section 30, Township 137 North, Range 27 West, Crow Wing County, Minnesota, the centerline the center line described as follows:

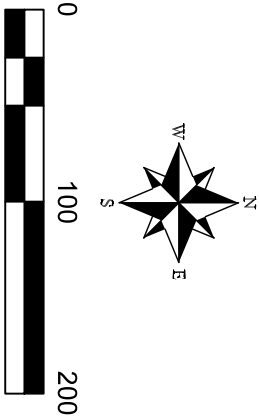
Commencing at the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence South 87 degrees 40 minutes 48 seconds West 466.29 feet to the point of beginning of the centerline to be herein described; thence Northeastly 93.24 feet along a non-tangential curve concave to the Southeast having a radius 103.23 feet; a central angle of 51 degrees 45 minutes 17 seconds; a chord bearing of North 67 degrees 44 minutes 30 seconds East for a chord distance of 90.11 feet; thence South 86 degrees 22 minutes 52 seconds East tangent to said last described curve 31.15 feet; thence Northeastly and Northerly 191.39 feet along a tangential curve concave to the Northwest having a radius of 85.85 feet and a central angle 127 degrees 44 minutes 21 seconds; thence North 34 degrees 07 minutes 13 seconds West tangent to said last described curve 62.15 feet; thence Northerly 154.32 feet along a tangential curve concave to the Northeast having a radius of 1237.23 feet and a central angle of 137 degrees 16 minutes 16 seconds; thence North 03 degrees 09 minutes 04 seconds East tangent to last described curve 35.33 feet; thence Northwestly 69.26 feet along a tangential curve concave to the Southwest having a radius of 70.52 feet and a central angle of 56 degrees 16 minutes 18 seconds; thence North 53 degrees 07 minutes 14 seconds West tangent to said last described curve 32.75 feet; thence Northerly 190.68 feet along a tangential curve concave to the East having a radius of 100.60 feet and a central angle of 108 degrees 36 minutes 01 seconds; thence North 55 degrees 28 minutes 47 seconds East tangent to last described curve 5.00 feet; thence Northeastly 68.24 feet along a tangential curve concave to the Northwest having a radius 78.89 feet and a central angle of 49 degrees 33 minutes 33 seconds; thence North 05 degrees 55 minutes 14 seconds East tangent to said last described curve 98.57 feet; thence Northwestly 72.50 feet along a curve concave to the Southwest having a radius 68.97 feet and a central angle of 60 degrees 13 minutes 15 seconds; thence North 54 degrees 18 minutes 01 seconds West tangent to said last described curve 102.34 feet; thence North 48 degrees 23 minutes 00 seconds West 100.96 feet; thence North 43 degrees 34 minutes 18 seconds West 49.73 feet; thence Northeastly 161.78 feet along a tangential curve concave to the East having a radius 94.11 feet and a central angle of 98 degrees 29 minutes 25 seconds; thence North 54 degrees 55 minutes 08 seconds East tangent to last described curve 80.74 feet; thence North 13 degrees East tangent to last described curve 80.74 feet and said centerline there terminating.



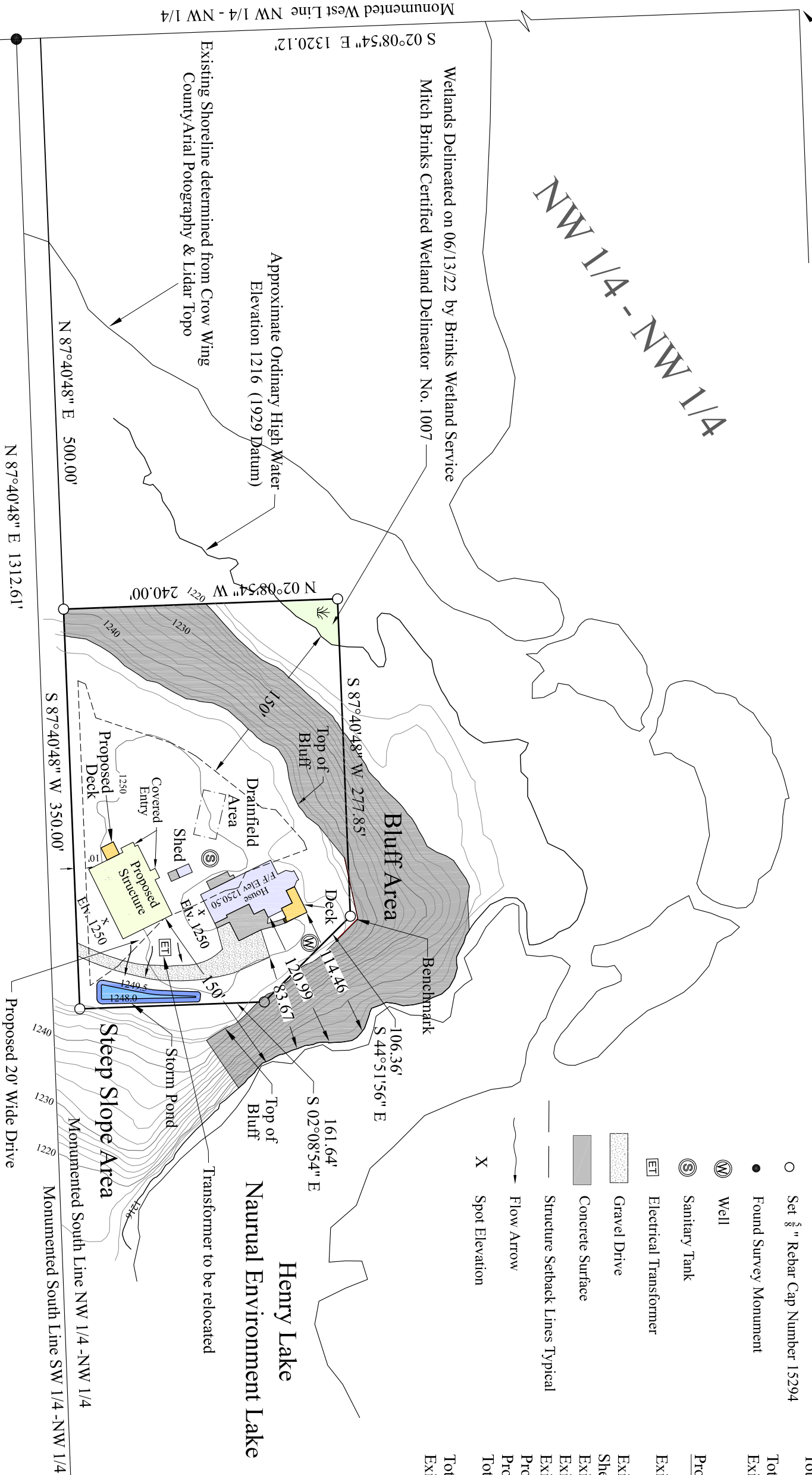


# Site Exhibit Detail

Part of the NW 1/4 - NW 1/4  
Part of Section 30 Township 137 Range 27  
Crow Wing County, Minnesota



NW Corner NW - NW  
Point of Commencement



Impervious Surface Calculations	
Existing Lot Area 81,173 Sq. Ft. +/-	1.86 Acres +/-
Existing Buildable Area 81,173 Sq. Ft. +/-	

Existing Home	2,529 Sq. Ft. +/-
Shed	97 Sq. Ft. +/-
Existing Concrete	1,039 Sq. Ft. +/-
Existing Deck	348 Sq. Ft. +/-
Existing Gravel Drive	2,862 Sq. Ft. +/-
Total Impervious Surface	6,875 Sq. Ft. +/-

Total Impervious Surface	6,875 Sq. Ft. +/-
Existing Lot Area	81,173 Sq. Ft. +/-
= 8.4%	

### Proposed Impervious Surface Calculations


Existing Lot Area 81,173 Sq. Ft. +/-	
Existing Home	2,529 Sq. Ft. +/-
Shed	97 Sq. Ft. +/-
Existing Concrete	1,039 Sq. Ft. +/-
Existing Deck	348 Sq. Ft. +/-
Existing Gravel Drive	2,862 Sq. Ft. +/-
Proposed Structure	3,352.5 Sq. Ft. +/-
Proposed Deck	144 Sq. Ft. +/-
Total Impervious Surface	10,283 Sq. Ft. +/-

Total Impervious Surface	10,371.5 Sq. Ft. +/-
Existing Lot Area	81,173 Sq. Ft. +/-
= 12.7 %	

Property Owners: Robert & Laurie Herje  
Property Address: 34448 Duck Lane  
Property ID No. 14300737

Revised 06/27/2022    Revise proposed structure & impervious surface calculations

**Land Design Solutions**  
Complete Land Survey & Construction Services  
11821 Lake Trail, Crookston, Minnesota 56442  
218.820.0854  
landdesignsolutions.co

Signature: 

I hereby certify that this survey was completed by me, or under my direct supervision and that I am a duly licensed Land Surveyor of the State of Minnesota.

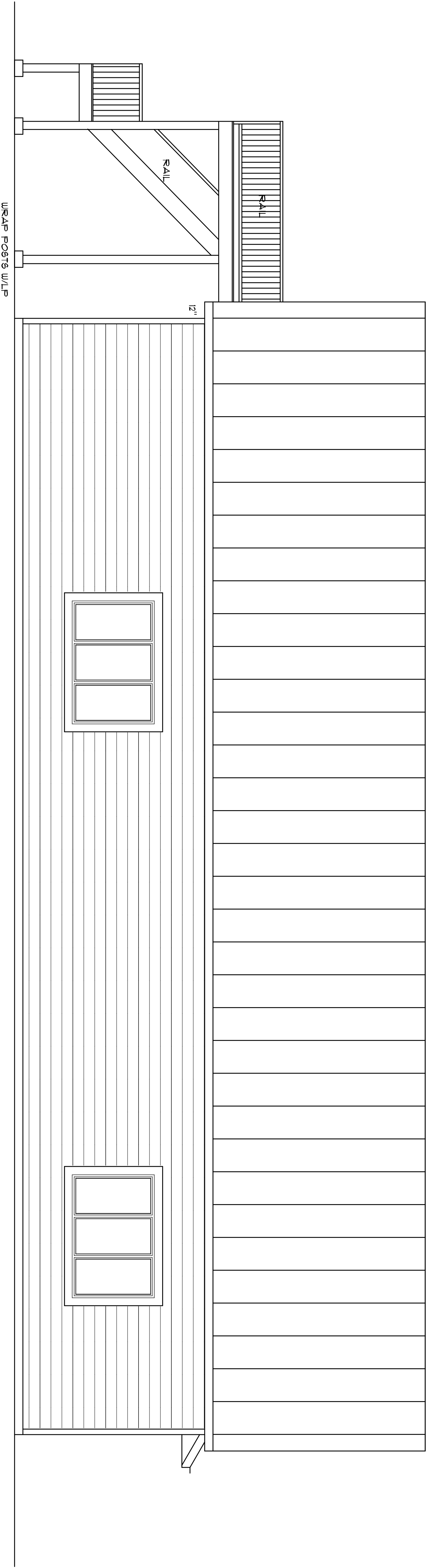
Certificate of Survey

Survey Prepared for: Robert & Laurie Herje

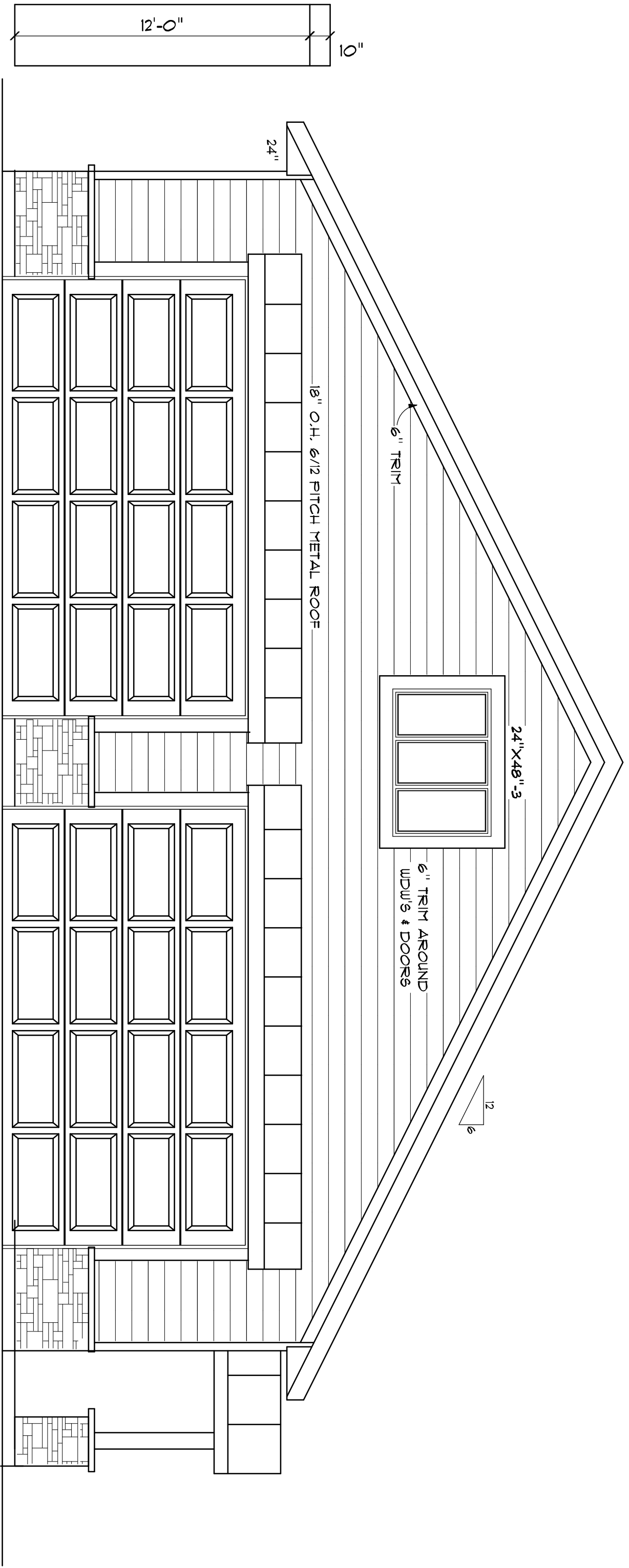
DATE: 06/12/2022    SCALE: 1" = 200'    PROJECT NO. 22-020

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE  
THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4, TO HAVE AN ASSUMED  
BEARING OF NORTH 87 DEGREES 40 MINUTES 48 SECONDS EAST

Sheet 2 of 2



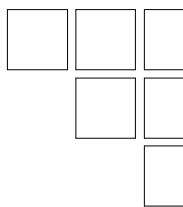
LEFT 1/4" = 1'-0"



FRONT 1/4" = 1'-0"

OUTSIDE CORNER 6, 4" x 4" CEDAR CUT AND INSTALLED IN A SIMILAR WAY AS THE EXISTING HOME.

ISSUED 3.16.2022



HALLQUIST  
DESIGN  
INC.

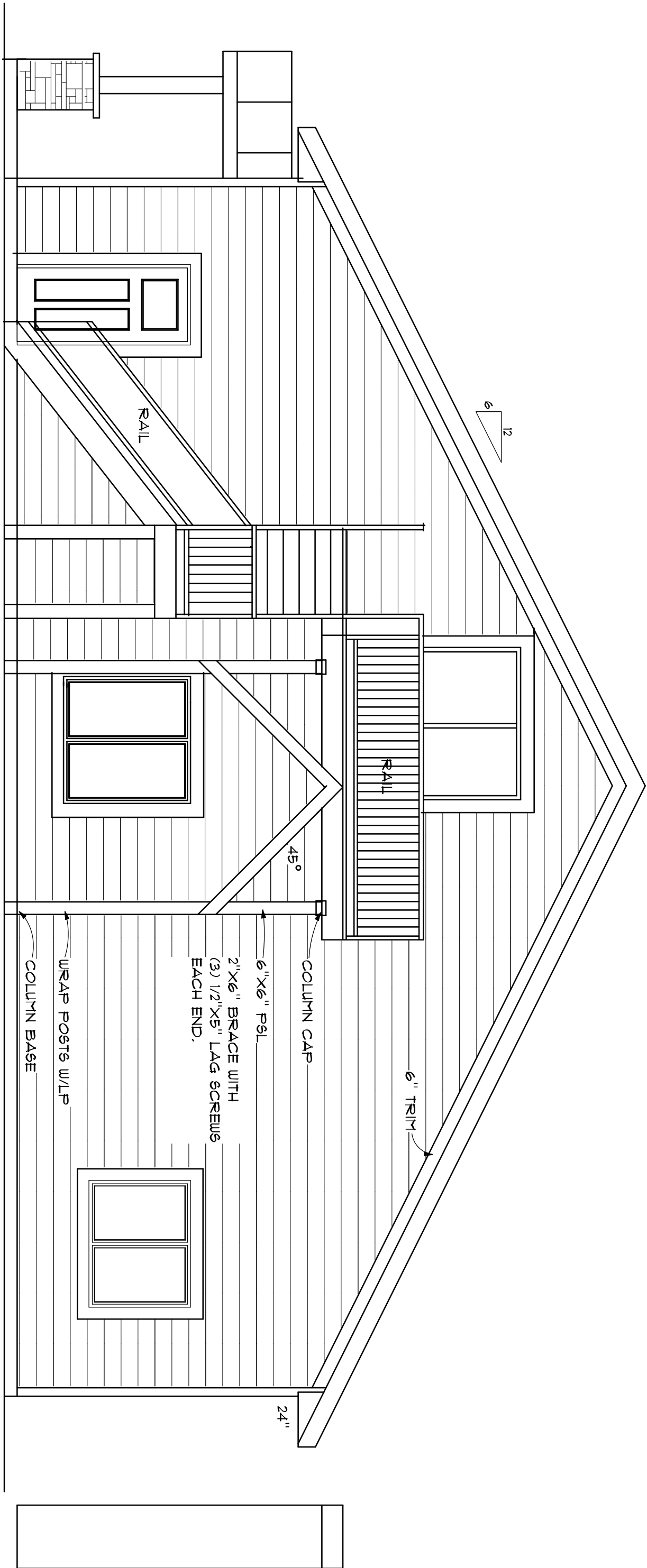
www.hallquistdesign.com phone: 952.890.1238  
e-mail brian@hallquistdesign.com

ROBB HERJE

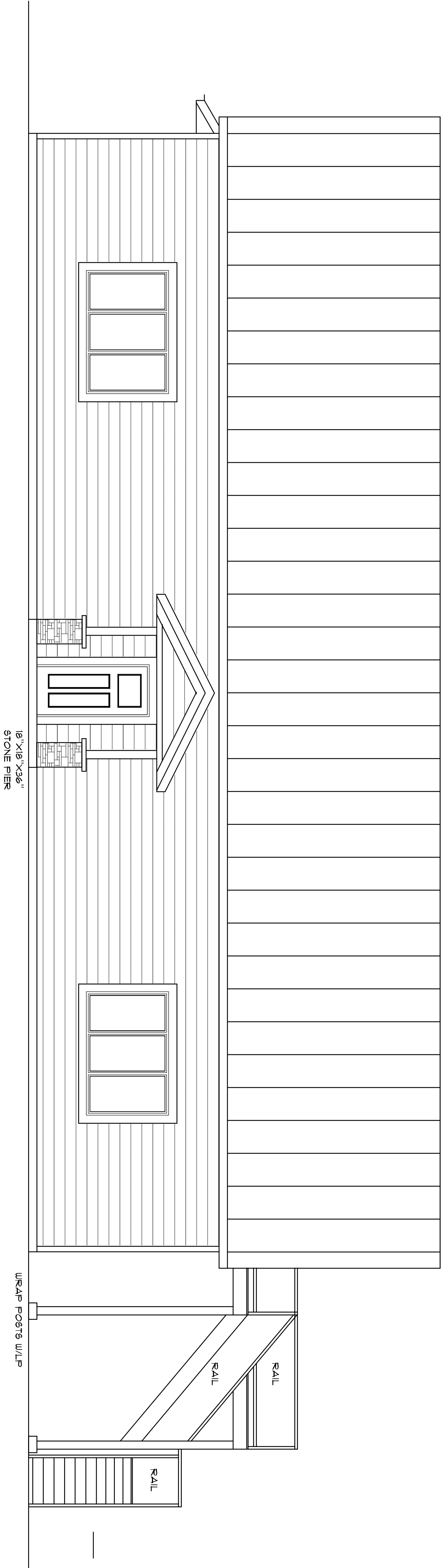
2397.22

1/5

HALLQUIST DESIGN INC. OR ITS EMPLOYEES ASSUME NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. THE BUILDER, OWNER OR PERSON(S) USING THIS PLAN MUST VERIFY AND CHECK THE ENTIRE PLAN PRIOR TO PART OF CONSTRUCTION AND BE RESPONSIBLE FOR CAME NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE BUILDER SHALL VERIFY WITH APPLICABLE CODES. IN NO EVENT SHALL HALLQUIST DESIGN INC. OR ITS EMPLOYEES BE RESPONSIBLE FOR ANY DAMAGES WHATSOEVER. THESE PLANS EXPIRE THREE YEARS FROM THE ISSUE DATE UNLESS, HOWEVER, THE BUILDER OR OWNER REQUESTS A REVISION. THE BUILDER'S FINAL SELECTIONS OF PRODUCT/MATERIALS SHALL BE BY THE BUILDER/OWNER. BUILDER/OWNER SHALL VERIFY THE BUILDING SITES SOIL PROPERTIES.

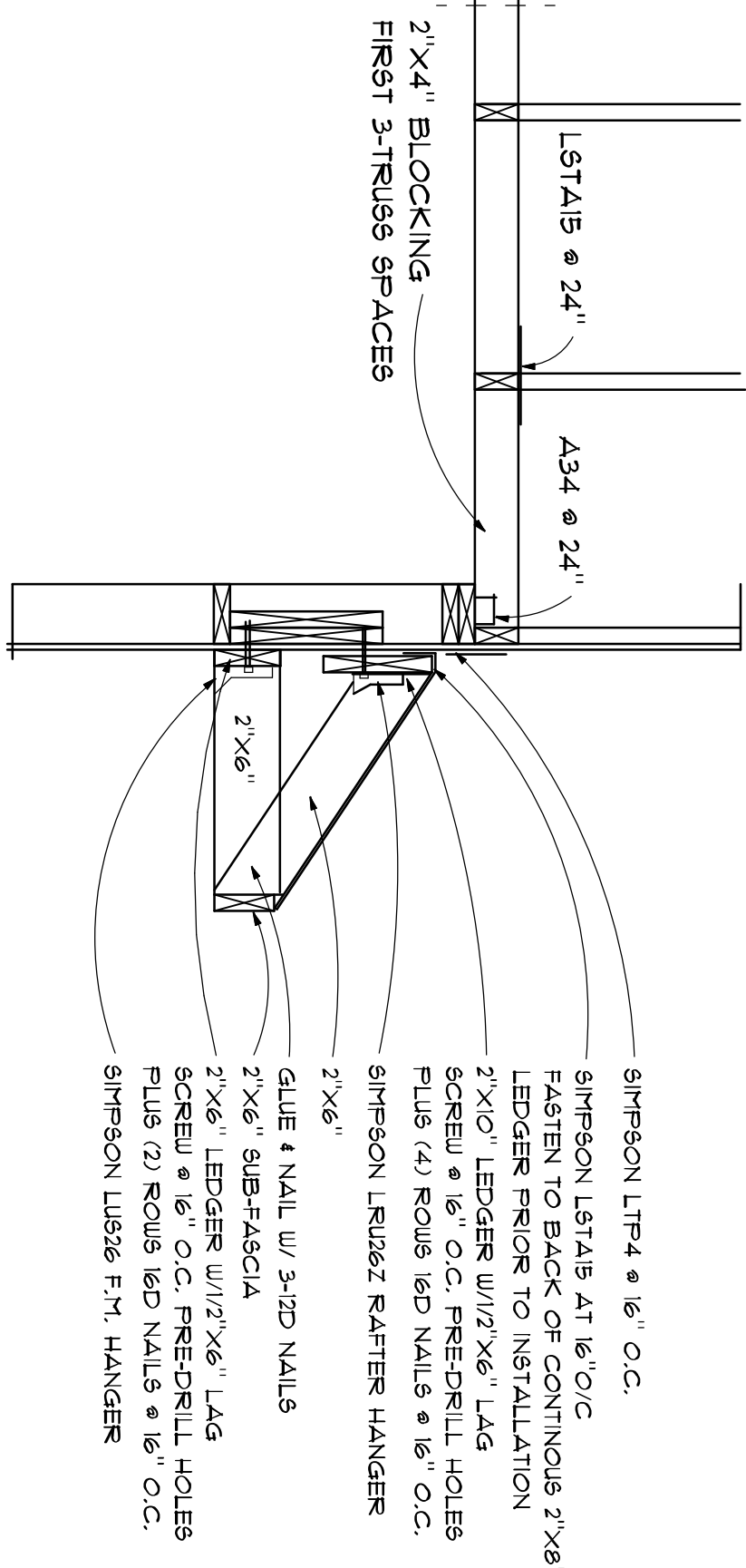


REAR 1/4" = 1'-0"

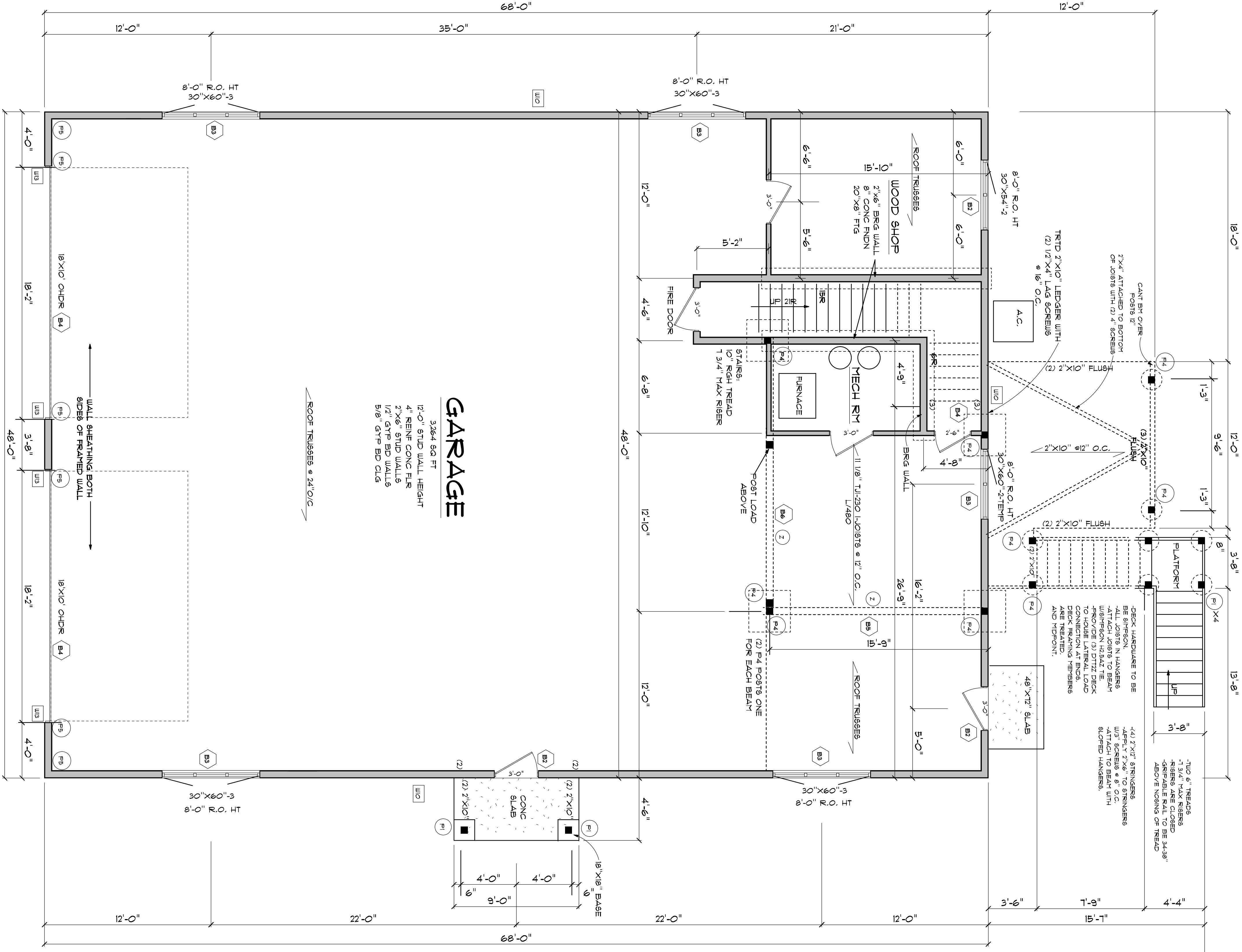


RIGHT 1/4" = 1'-0"

ROBB HERJE

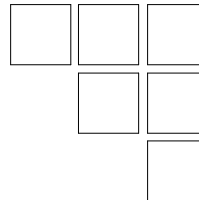


OVERHANG DETAIL AT GARAGE DOORS 3/4" = 1'0"



UNO - UNLESS NOTED OTHERWISE: UN = UNIFORM EQ = EQUAL EX = EXISTING CON = CONCRETE TYP = TYPICAL FNDN = FOUNDATION BRG = BEARING FRTG = FOOTING	
NOTES: - ALL WORK PERFORMED ON THIS STRUCTURE SHALL COMPLY WITH THE 2015 IBC AND 2018 IRC. - UNDO AND DOOR SIZES INCLUDING ALL DETAILS SHALL BE VERIFIED BY THE SUPPLIER. - BEAVE OPENINGS TO ALLOW FOR WIDE TRIM. - (2) 2"x10" HEADERS OVER LOAD-BEARING OPENINGS UNLESS NOTED OTHERWISE. - HEADERS TO BE 1/2" MIN. LVL 8 TO BE 1 3/4" WIDE 1/8" SOLID BRG. UNDER ALL MULTIPLE MEMBER AND FBL POSTS TO BE 1/2" MIN. LVL 8 TO BE 1 3/4" WIDE 1/8" SOLID BRG. UNDER ALL MULTIPLE MEMBER AND FBL POSTS TO THE FOUNDATION. ALL POSTS SHALL BE CONTINUOUS. - INSTALL TRIMMER/KING/POSTS ON EACH SIDE OF THE HEADER. BATTEN OR GIRDERS OVER TRUSS POINT LOAD/REACTION TO EXCEED 10000 POUNDS. - CARPENTERS TO REFER TO THE TRUSS LAY-OUTS FOR LOAD/REACTIONS AT GIRDER TRUSS BEARING POINTS.	
B1	(2) 2"x10" HEADERS WITH (2) TRIMMERS AND (1) KING STUD
B3	(2) 9 1/4" LVL 8 WITH (3) TRIMMERS AND (1) KING STUDS
B4	(2) 12" LVL 8
B5	(3) 14" LVL 8
B6	(3) 16" LVL 8
P1	• 6"x6" TRTD POST W/100% POST CAP + 1/4" FBL POST BASE
P2	• (2) 2"x6" POST
P3	• (3) 2"x6" POST
P4	• 5 1/4" X 5 1/4" TRTD FBL POST W/100% POST CAP + 1/4" FBL POST BASE
P5	• 5 1/4" X 5 1/4" FBL POST
W10	2"x6" STUDS @ 16" O.C. UNTIL WALL SHEATHING FASTENED TO WALL @ 4" O.C. UNTIL 8' O.C. AT INT. SUPPORTS. MIN. (UNO.)
W11	2"x6" STUDS @ 8" O.C. UNTIL WALL SHEATHING FASTENED W/80 NAILS @ 4" O.C. ALONG EDGES AND 8" O.C. AT INT. SUPPORTS. MIN. (UNO.)
W12	SEE GARAGE PORTAL FRAME WALL DETAIL.
W13	2"x6" STUDS @ 16" O.C. UNTIL WALL SHEATHING FASTENED TO STUDS @ 4" O.C. UNTIL 8' O.C. AT INT. SUPPORTS. BLOCK ALL PANEL EDGES.

GENERIC WINDOWS SHOWN ARE INDICATED BY UNIT/FRAME SIZE IN INCHES. WINDOW SUPPLIER TO PROVIDE THE CLOSEST SIZE POSSIBLE.



www.hallquistdesign.com phone: 952.890.7238 e-mail: brian@hallquistdesign.com

ROBB HERJE

2397.22







**From:** [Robb Herje](#)  
**To:** ["crosslakepz@crosslake.net"](mailto:crosslakepz@crosslake.net)  
**Subject:** Cut & Fill Herje Project  
**Date:** Tuesday, June 28, 2022 10:46:44 AM

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Cheryl,

Per your request, I contacted Isaac Wannebo of Wannebo Excavating. He indicated that other than stumps, he will not be taking any material out. In terms of fill, he indicated that he will be hauling in less than 50 yards.

Please let me know what else you need.

Thank you for bringing this to my attention and for letting me know that we needed to do this for the variance application.

Please let me know that you have received this email.

## **Robb Herje**

Senior Vice President, Investments



Direct (612) 851-5993 | TF (800) 851-2920 | Cell (612) 532-0703 | Fax (612) 851-5987

Mail 150 South Fifth Street, Suite 3300 | Minneapolis, MN 55402

Email [rherje@northlandsecurities.com](mailto:rherje@northlandsecurities.com)

Web [NorthlandSecurities.com](http://NorthlandSecurities.com)

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Brinks Wetlands Services LLC  
Mitch Brinks  
*Certified Wetland Delineator #1007*  
11914 Joneswood Cir  
Baxter, MN 56425  
218-820-9502



June 13, 2022

Crosslake Planning & Zoning  
13888 Daggett Bay Rd  
Crosslake, MN 56442

*Re: Wetland Delineation for Herje Site, PID 14300737*

On Monday, June 13, 2022, I visited the 2+/- acre Herje site located at 34448 Duck Lane in the City of Crosslake (PIN: 14300737). A wetland determination was conducted by examining the vegetation, soils, and hydrologic indicators of the site. All three of these criteria must be met in order for wetlands to exist. One large wetland complex was observed in the far NW part of the site (most of which was located offsite).

The wetland delineation was conducted pursuant to the 1987 *Army Corps of Engineers Wetlands Delineation Manual* with subsequent clarification memoranda and supplements and pursuant to confirmation by the Army Corps of Engineers and / or the Local Government Unit. The wetland determination was conducted at a level of care and skill generally accepted by professionals performing this type of work under the usual constraints of time and resources.

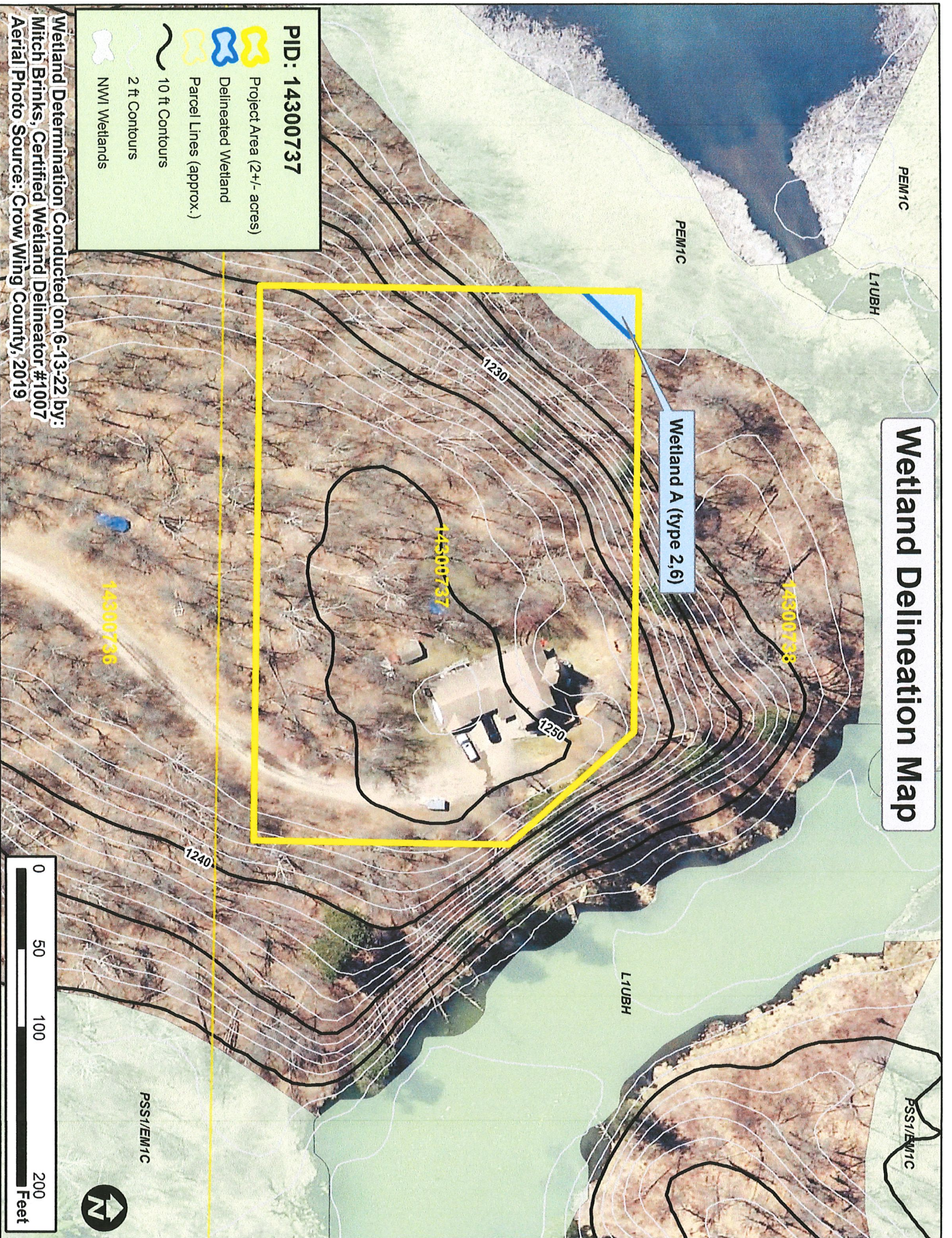
Sincerely,

A handwritten signature in black ink that reads "Mitch Brinks".

Mitch Brinks  
Minnesota Certified Delineator #1007  
218-820-9502  
[mapsbymitch@gmail.com](mailto:mapsbymitch@gmail.com)



# Wetland Delineation Map



Wetland Determination Conducted on 6-13-22 by:  
Mitch Brinks, Certified Wetland Delineator #1007  
Aerial Photo Source: Crow Wing County, 2019





## Variance Application

Planning and Zoning Department  
13888 Daggett Bay Road, Crosslake, MN 56442  
218.692.2689 (Phone) 218.692.2687 (Fax) [www.cityofcrosslake.org](http://www.cityofcrosslake.org)

Receipt Number: 781610

Permit Number:

220090V

Property Owner(s): Robert Herje

\$500.00

Mailing Address: 3345 Zircon Lane N Plymouth MN 55447

Site Address: 34448 Duck Lane Crosslake, MN 56442

Phone Number: 612 532-0703

E-Mail Address: rherje@northlandsecurities.com

Parcel Number(s): 14300737

Legal Description: NW 1/4 of NW 1/4

Sec 30 Twp 137 Rge 26 ☐ 27 ☒ 28 ☐

Lake/River Name: Lake Henry = NE lake

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

If yes list Parcel Number(s) 14300738, 14300736

Authorized Agent: Kevin McCormick

Agent Address: 11821 Lake Trail Crosslake

Agent Phone Number: (218) 820-0854

### 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
- ☒ Accy (Size) Structure
- ☐

Signature of Property Owner(s) [Signature]

Date 6-9-2022

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 PA

Date 6/13/22

Land Use District SL

Lake Class NE

Septic: Compliance 6/1/22

SSTS Design -

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: need more storage and need a larger garage  
for my Boats; wood working etc

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

Yes ☒ No ☐

Why: Absolutely because I built in the middle of  
140 acres. Building will be aesthetically pleasing

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

Yes ☒ No ☐

Why: I am able to exceed All setback requirements and  
just need a larger garage because of my needs

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

Yes ☒ No ☐

Why: It is critical that I am able to have places for  
my Boats trailers & wood shop and also will  
finally be able to park in my Attached Garage  
currently which is full



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: