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# CORINNA TOWNSHIP

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## BOARD OF ADJUSTMENT/ PLANNING COMMISSION

MEETING PACKET FOR  
July 8, 2014



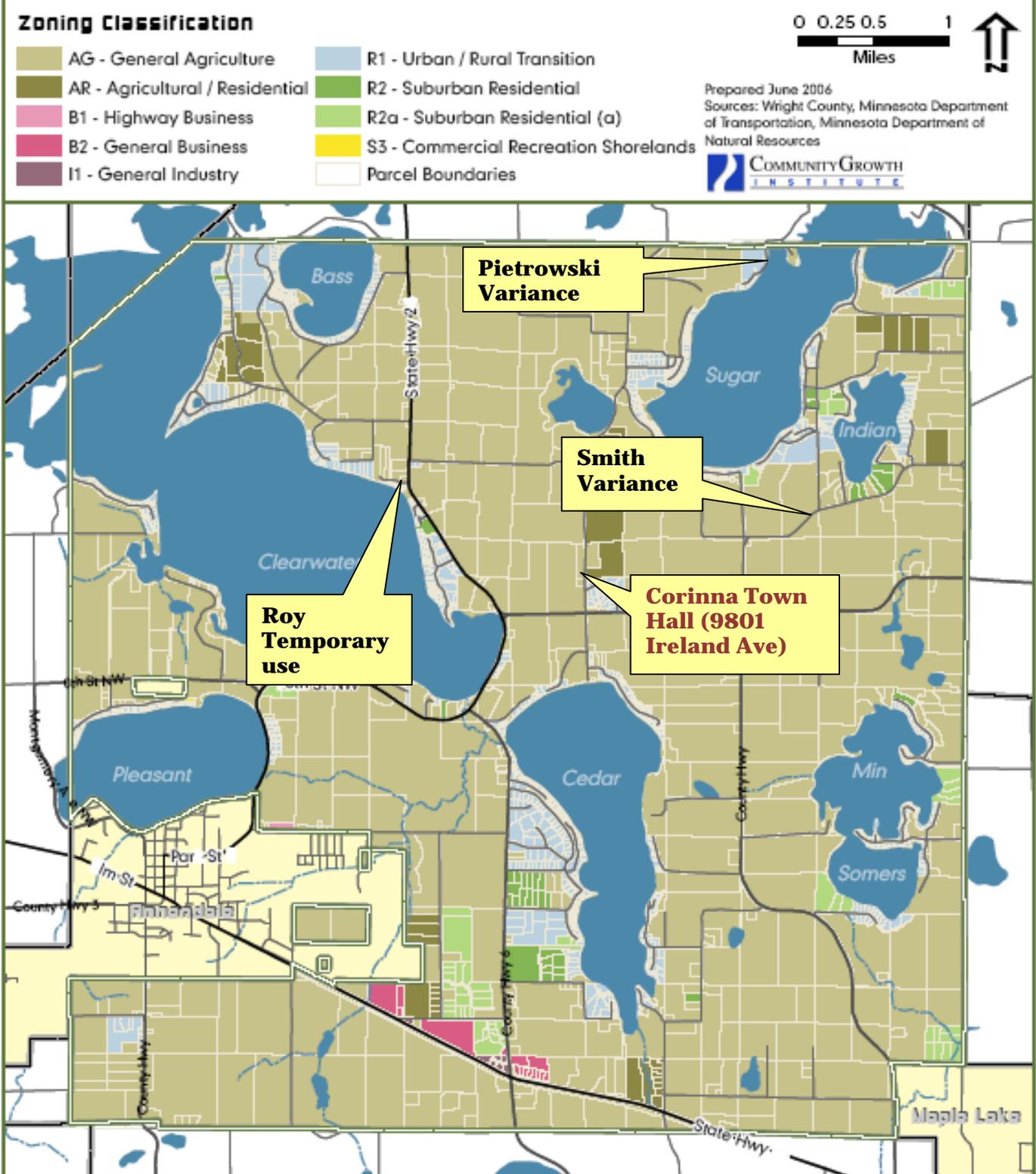
CORINNA TOWNSHIP  
AGENDA  
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION  
July 8, 2014  
7:00 PM

1. Call to Order
2. Roll Call
3. Additions or Deletions to the Agenda
4. Public Hearings
  - a. Variance to construct two additions to an existing attached garage approx. 95 ft and 90 ft from the centerline of a County Road (min. 120 ft required). Additions to be an approx. 26'4" x 2'6" dormer, supported by posts, and a 1' x 10' "bump out".
    - i. Applicant: Brady and Andrea Smith
    - ii. Property address: 7051 - 102<sup>nd</sup> Street NW
    - iii. Sec/Twp/Range: 11-121-027
    - iv. Parcel number(s): 206000114400
  - b. Variance to replace an existing above-ground holding tank with a new above-ground holding tank to be located approx. 1-3 feet from a dwelling (min. 10 ft required), under a deck and with alternate cover/insulation methods.
    - i. Applicant: Craig & Stacy Pietrowski
    - ii. Property address: 11932 Hollister Ave NW, Annandale.
    - iii. Sec/Twp/Range: 02-121-27
    - iv. Parcel number(s): 206011000025, 206011000027
  - c. Temporary use permit to allow for use of an accessory building as a dwelling while the primary dwelling is rebuilt.
    - i. Applicant: Lesa Roy
    - ii. Property address: 10389 State Highway 24 NW, Annandale.
    - iii. Sec/Twp/Range: 09-121-27
    - iv. Parcel number(s): 206000092304
5. Approve Previous Meeting Minutes
  - a. June 10, 2014
6. Zoning Administrator's Report
  - a. Permits
  - b. Correspondence
  - c. Enforcement Actions
  - d. Findings of Fact - Previous PC/BOA Decisions
7. Other Business
  - a. Planning Commission/Board of Adjustment Training Session (if time allows)
  - b. Comprehensive Plan Update (if time allows)

## 8. Adjournment

This agenda is not exclusive. Other business may be discussed as deemed necessary.

# Corinna Township Location Map for July 8, 2014 Public Hearings



**The parcels identified on this map are subject to public hearing.  
The public hearing will be held at Corinna Town Hall  
at 7:00 pm.**

## STAFF REPORT

**Application:** Variance to construct two additions to an existing attached garage approx. 95 ft and 90 ft from the centerline of a County Road (min. ~~120~~130 ft required). Additions to be an approx. 26'4" x 2'6" dormer, supported by posts, and a 1' x 10' "bump out".

**Applicant:** Brady and Andrea Smith

**Agenda Item:** 4(a)

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### Background Information:

- Proposal:** The applicants, as part of a larger remodeling of the existing home on this property, are reconfiguring the roof over the house and attached garage. A portion of these changes to the buildings - on the attached garage - will be within the 130 ft required setback to the centerline of County Road 120. The changes within this setback would be 1) extending a portion of the roof over the garage door entrance by 2.5 feet and supporting this with posts (a 2 ft overhang is allowed without needing to meet setback requirements but when larger and/or when supported by posts, it is considered an expansion to the structure) and 2) creating a 1' x 10' "bump out" window that would have a foundation on the side of the garage toward the road. The home/garage on which these additions are being made appears to have been constructed in 1980.
- Location:**
  - o Property address: 7051 - 102<sup>nd</sup> Street NW
  - o Sec/Twp/Range: 11-121-027
  - o Parcel number(s): 206000114400
- Zoning:** General Agriculture (AG)
- Lot size:** Approx. 5 acres in a triangular shape.
  - Existing and Proposed Impervious Coverage:
    - Buildings: Well under 15% coverage.
    - Total: Well under 25% coverage.
- Septic System Status:** The property is served by a septic system that was installed in 1980 that was found failing at property transfer in 2013. A design for a new system has been submitted.
- Natural Features:**
  - o Floodplain: The property is not within an identified floodplain.
  - o Bluff/Steep Slopes: The property does not contain steep slopes or a bluff.
  - o Wetlands: There do not appear to be any wetlands that would impact this proposal.
- Permit History:**

- 1980 - New house/garage
- 1980 - Septic system
- 1992 - Dwelling addition
- 2013 - Septic inspection (drainfield found failing)
- 2013 - Septic inspection (tank found compliant - to be used in new septic)

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**Applicable Statutes/Ordinances:**

**Minnesota Statutes**

**462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.**

**Subd. 6. Appeals and adjustments.**

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section [216C.06, subdivision 14](#), when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

**Corinna Township/Wright County Regulations**

**502. APPEALS AND BOARD OF ADJUSTMENT**

**502.4 Findings**

- (1) The Board of Adjustment must review variance petitions and consider the following factors prior to finding that a practical difficulty has been presented. The applicant must provide a statement of evidence addressing the following elements to the extent they are relevant to the applicant’s situation.
  - (a) The granting of the variance will be in harmony with the County Land Use Plan.
  - (b) The property owner proposes to use the property in a reasonable manner not permitted by an official control.
  - (c) The plight of the owner is due to circumstances unique to the property not created by the owner.
  - (d) The proposal does not alter the essential character of the locality.
  - (e) The practical difficulty cannot be alleviated by a method other than a variance; and.
  - (f) The granting of the variance will not adversely affect the environmental quality of the area.

The Board of Adjustment may grant a variance if it finds that all of the above factors have been established. The Board of Adjustment must not approve a variance request unless the applicant proves all of the above factors and established that there are practical difficulties in complying with official controls. The burden of proof of these matters rests completely on the applicant.

**604. GENERAL AGRICULTURE AG**

**604.5 Performance Standards**

(2) Front Yard Regulations:

(a) Required Setback Distance

<u>Required Setback Distance From</u> <u>Road Centerline</u>	<u>Road Class</u>
130	State Highway
130	County Road State Aid
65	Local Street (Twp. Rd.)
25	From right of way of cul-de-sac or approved “T”

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**Findings of Fact:** The following findings of fact are presented by Staff for consideration by the Board of Adjustment:

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1. **Will the granting of the variance be in harmony with the general purposes and intent of the Corinna Township Land Use (Zoning) and/or Subdivision Ordinance?**

**Yes:** The spirit and intent of the ordinance (road setback) for buildings is to help ensure adequate space for road maintenance activities (i.e. snowplowing, road grading, ditch spraying, etc...), to prevent damage to property and promote public safety should a vehicle drive off the road and to allow adequate space for parking of vehicles on driveways without endangering public safety. On County Roads, the intent is also to allow for potential expansion of roads in the future.

The proposed expansions to the garage are minor in size and would not be expected to significantly alter any of the above activities or safety concerns from what has existed on this site since the home/garage was built in 1980.

2. **Will the granting of the variance be consistent with the Corinna Township Comprehensive Plan?**

**N/A:** The Comprehensive Plan does not directly address additions of this kind in areas zoned General Agriculture.

3. **Is the proposed use of the property reasonable?**

**Yes.** The proposed additions are minor in size and reasonable improvements that appear to be primarily intended to improve the appearance of the building.

4. **Is the plight of the landowner due to circumstances unique to the property not created by the landowner?**

**Yes.** The need for the variance is due largely to factors out of the applicants control - the proximity of the garage to County Road 120. The home was permitted by Wright County in 1980.

5. **Will the variance, if granted, alter the essential character of the locality?**

**No.** The proposed expansions to the garage are minor in size and will have no significant impact on the essential agricultural character of the locality.

6. **Are economic considerations the only reason the applicant cannot meet the strict requirements of the ordinance?**

**No.** The need for the variance is due to other factors mentioned in #4 above.

7. **Could the practical difficulty be alleviated by a feasible method other than a variance (taking into account economic considerations)?**

**Needs discussion.** It appears that the proposed alterations could be made without the need for a variance if designed differently (i.e. creating a dormer without the need for post support and creating a bay window on the garage without the need for a foundation). However, making these changes would likely have very little, if any, impact on the safety and road maintenance concerns that are the spirit and intent of the required road setback.

8. **Will the granting of the variance adversely affect the environmental quality of the area?**

No. The proposed alterations are minor in size and will have very little, if any, impact on the environmental quality of the area.

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**Board of Adjustment Direction:** The Board of Adjustment may approve the variance request, deny the request(s), or table the request(s) if the Board should need additional information from the applicant. If the Board should approve or deny the request, the Board should state the findings which support either of these actions.

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**Staff Recommendation:** Based on the findings of fact and discussion above, Staff recommends that the Board approve the requested variances as presented.

If the variance is approved, Staff recommends consideration of the following conditions of that approval:

1. Erosion and sedimentation control measures must be installed and maintained until the construction areas have been stabilized. These shall include at a minimum silt fences between the area of disturbance and the lake as well as to any neighboring properties which are downslope of the disturbed areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with mulch, erosion control blankets, hydroseed or other forms of temporary cover until vegetation is re-established.



Application # <u>V 14-005</u>	Date Application Rec'd <u>6/16/2014</u> (for office use only)	Fee Collected \$ <u>400.00</u>
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**CORINNA TOWNSHIP  
VARIANCE APPLICATION**

Name of Applicant: Brady & Andrea Smith / Contractor Matt Bronder

Property Address: 7051 102nd St. NW

Mailing Address (if different): \_\_\_\_\_

City: Mable Lake State: MN Zip: 55358

Phone (home/work): \_\_\_\_\_ Phone (cell/other): 320-282-3042

E-mail (optional): BronderConstruction@gmail.com

<b>Applicant is:</b>	<b>Title Holder of Property (if other than applicant)</b>
Legal Owner <input checked="" type="checkbox"/>	Name: _____
Contract Buyer <input type="checkbox"/>	Address: _____
Option Holder <input type="checkbox"/>	City, State, Zip: _____
Agent <input type="checkbox"/>	
Other <input type="checkbox"/>	Please specify: _____

Property ID #: \_\_\_\_\_ Lake Name \_\_\_\_\_  
(12 digit # on tax statement) 206- 000-114400 (if applicable)

Legal Description: \_\_\_\_\_  
(attach if necessary)

Signature of Legal Owner, authorizing application (required): Brady Smith  
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): [Signature]  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

What type of variance are you requesting (check as many as apply)?

<input type="checkbox"/> 1 per 40 Division	<input checked="" type="checkbox"/> Road Setback	<input type="checkbox"/> Building/Impervious Coverage
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Lake or River Setback	<input type="checkbox"/> Height of Structure
<input type="checkbox"/> Undersized Lot	<input type="checkbox"/> Side or Rear Line Setback	<input type="checkbox"/> Septic System Setback
<input type="checkbox"/> Appeal of Staff Interpretation	<input type="checkbox"/> Bluff Setback	<input type="checkbox"/> Other _____

Please read the variance application in its entirety before submitting the application. See the attached schedule of public hearings for relevant application deadlines. The full land use ordinance is available at the Town Hall and online at [www.hometownplanning.com/corinna-township.html](http://www.hometownplanning.com/corinna-township.html).

**NOTE: Incomplete applications, as determined by the Zoning Administrator, will not be accepted or scheduled for a hearing. It is recommended that you work with the Zoning Administrator well before the application deadline to ensure that you have all required information so as to avoid delays in the hearing of your application.**

**Please complete all of the following questions:**

1. What are you proposing for the property? State nature of request in detail:

\* See attached documents

2. Describe why you believe the granting of the variance request would be in harmony with the general purposes and intent of the Corinna Township Land Use and/or Subdivision Ordinance (available at [www.hometownplanning.com/corinna-township.html](http://www.hometownplanning.com/corinna-township.html)).

3. Describe why you believe the granting of the variance would be consistent with the Corinna Township Comprehensive Plan (Plan available at [www.hometownplanning.com/corinna-township.html](http://www.hometownplanning.com/corinna-township.html)).

4. Describe why you feel that your proposal is a reasonable use of the property.

## Smith Addition-Variance Application

1. On the garage wall facing NE with the overhead door we would like to extend the new dormer 2 feet, 6 inches into the driveway to be supported by structural posts. We would like to configure the garage this way to better protect the garage from extra water draining inside the dwelling while making our home look aesthetically pleasing as well.  
The construction of a " bump out" on the northwest side of the attached garage described in the permit application will actually be a bay window without the addition of a foundation below.
2. Based off of the Corinna Township subdivision Controls ordinance rules of July 6<sup>th</sup>, 2010, we believe that granting of this variance will be a minor infraction of the stated rule in which no overhang expansion may extend more than 24 inches past the wall line of the garage if it is within 120 feet of the center line set back of a township road. In our proposed variance we are asking to be able to extend an extra 6 inches past the required maximum over hang while the end of the garage is set back 93 feet from the center of the roadway.
3. We believe that the granting of this variance would be consistent with the Corinna Township Comprehensive plan because in our proposed variance we are asking to be able to extend only extra 6 inches past the required maximum over hang while the end of the garage is set back 93 feet from the center of the roadway
4. We feel that this proposal is reasonable for proper appearance of the home to keep a similar look/style across the same elevation of the home as well as providing an extension of water drainage away from the dwelling to an area that will keep the home safe, and water erosion controlled.
5. The factors contributing to the variance that were out of our control is the location of the road way from the garage, required setbacks in this situation is 120 feet while the garage is located 90 feet from the road center line.
6. The address of the area where our project is to take place is located at 7051 102<sup>nd</sup> St. NW, Maple Lake, MN 55358 is surrounded by family owned property. And will not substantially look different from any other nearby properties.
7. The options that were explored to meet the same look of the proposed extension while meeting the require ordinance guidelines would have involved extensive engineering that would have led to far more in depth alternations of the dwelling to match with the same final results.
8. Our proposed variance will not have any environmental alteration to the homes location. The elevation of the land will not be effected and the extra area that will have storm water run off will be controlled by gutters to a proper location as to have minimal if any erosion, water drainage, sediment or wetland contamination located near the property now or in the future.
9. Not a flood area variance
10. We are presenting this variance application to be able to add 6 inches extra on to our garages over hand within 120 feet of the roads centerline.

Ben Oleson

Jun 5 (10 days ago)

to me

Matthew-

The kind of expansion you show here would be considered an expansion because the overhang is more than 24" from the existing wall of the garage and because it is supported by posts. If you were to be able to shorten it up so there was no need for support posts and if the overhangs on the garage were not more than 2 ft, it could be allowed without a variance.

As it is now, the ordinance language means this is considered an expansion of the garage and because it is within the 120 ft setback from road centerline (at least from my estimated measurements based on the aerial photos), it would need a variance.

If you can show that it would be more than 120 ft from the centerline of the road (as measured to the closest point and at the shortest angle) then it wouldn't need the variance.

Everything else on the permit can be approved.

Let me know if you have questions and what you would like to do, if anything, to make that part of the project work without a variance. Otherwise, I'm attaching the variance application form. The non-refundable fee is \$400 and we would need the application in by June 18 if they wanted to be on the July 14 agenda, which is the next available meeting.

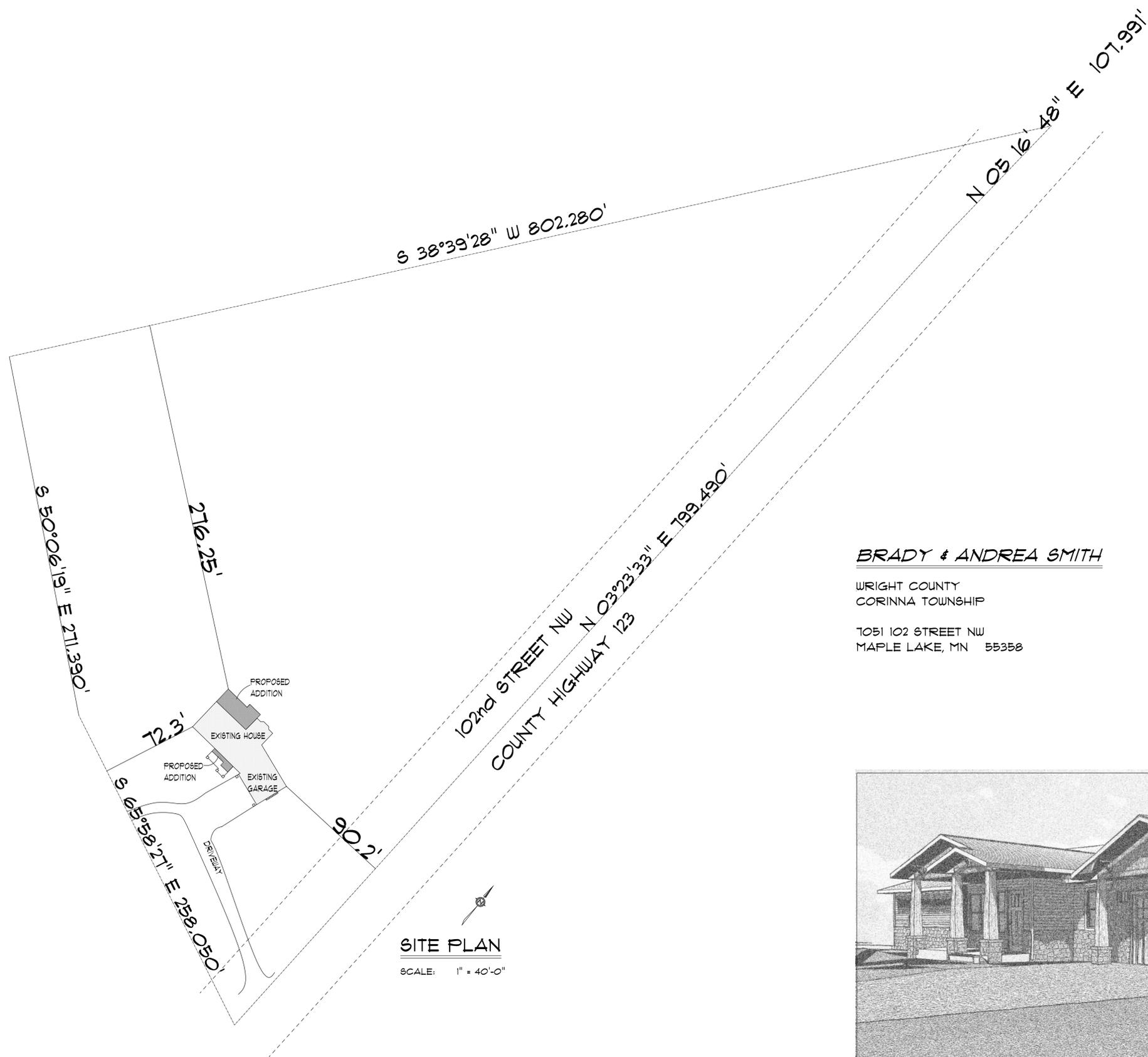
Ben Oleson

Hometown Planning

Corinna Township Zoning Administrator

Toll Free Phone/Fax: 888-439-9793

Local Phone: 320-759-1560



**SITE PLAN**  
SCALE: 1" = 40'-0"

**BRADY & ANDREA SMITH**  
 WRIGHT COUNTY  
 CORINNA TOWNSHIP  
 7051 102 STREET NW  
 MAPLE LAKE, MN 55358

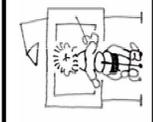


**BRADY & ANDREA SMITH REMODEL**

INDEX	
PAGE	DESCRIPTION
1	TITLE PAGE
1	SITE PLAN
2	ELEVATIONS FRONT & REAR
3	ELEVATIONS LEFT & RIGHT
4	NOTES
5	AS-BUILT
5	DEMOLITION PLAN
6	FOUNDATION PLAN
7	BASEMENT PLAN
8	MAIN FLOOR PLAN
9	ROOF LAYOUT
10	CROSS SECTIONS
10	WINDOW SCHEDULE

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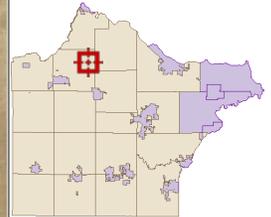
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 DRAWN BY: SWK  
 DATE: 3/6/2014

**Brady & Andrea Smith**  
 Title Page

PAGE:  
 1



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

City/Township Limits

- c
- t
- Parcels

Parcel ID	206000114400	Alternate ID	n/a	Owner Address	SMITH, BRADY J & ANDREA L
Sec/Twp/Rng	11-121-27	Class	201 - RESIDENTIAL		7051 102ND ST NW
Property Address	7051 102ND ST NW	Acreage	n/a		MAPLE LAKE, MN 55358
	MAPLE LAKE				

District n/a

Brief Tax Description Sect-11 Twp-121 Range-027 UNPLATTED LAND CORINNA TWP THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 121, RANGE 27, WRIGHT COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 1 DEGREE 47 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 293.85 FEET; THENCE SOUTH 77 DEGREES 39 MINUTES 08 SECONDS WEST, A DISTANCE OF 76.27 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE SOUTH 77 DEGREES 39 MINUTES 08 SECONDS WEST, A DISTANCE OF 802.28 FEET; THENCE NORTH 45 DEGREES 12 MINUTES 00 SECONDS EAST, A DISTANCE OF 54.23 FEET; THENCE NORTH 42 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF 799.49 FEET; THENCE NORTH 43 DEGREES 17 MINUTES 11 SECONDS EAST, A DISTANCE OF 53.82 FEET; THENCE SOUTH 26 DEGREES 58 MINUTES 27 SECONDS EAST, A DISTANCE OF 258.05 FEET; THENCE SOUTH 11 DEGREES 06 M  
 (Note: Not to be used on legal documents)



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

CERTANTEED LANDMARK SHINGLES

EMCO STEEL DBL 4 SIDING

BORAL CULTURED STONE 'COBBLEFIELD'

TOP OF PLATE

8'-0"

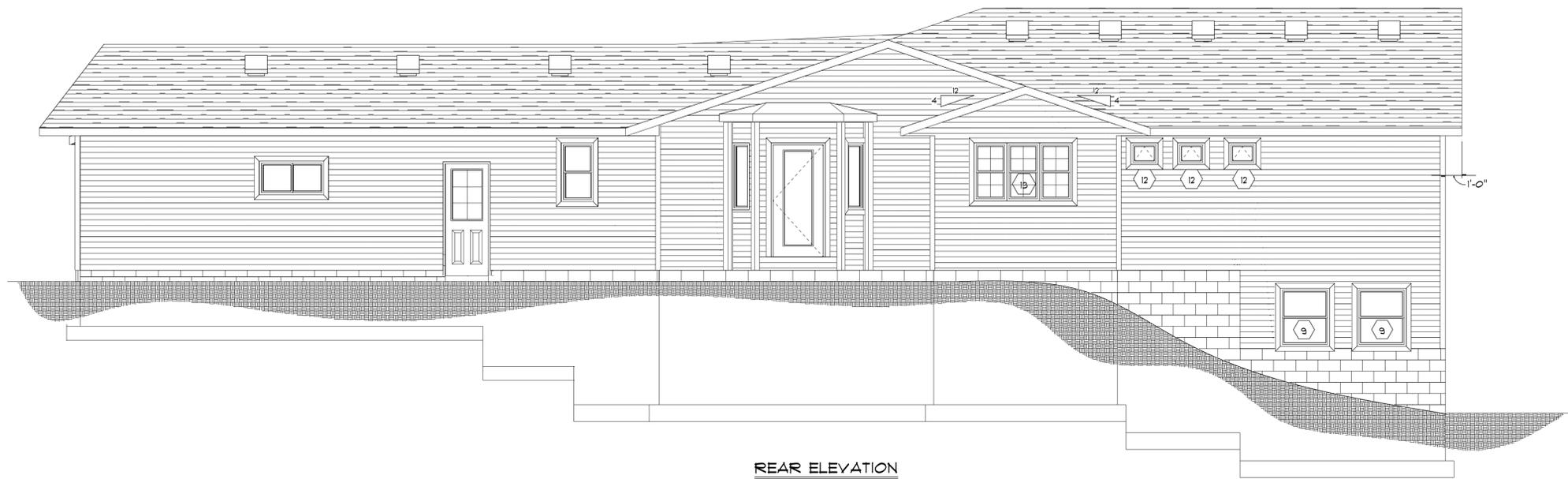
TOP OF SUB-FLOOR

3/4"

TOP OF FOUNDATION

8'-0"

TOP OF FOOTING



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

TOP OF PLATE

8'-0"

TOP OF SUB-FLOOR

3/4"

TOP OF PLATE

4'-6"

TOP OF FOUNDATION

6'-8"

TOP OF FOOTING

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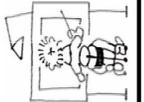
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skirchoff@gmail.com



JOB #: 2012913

DRAWN BY: SWK

DATE: 3/6/2014

**Brady & Andrea Smith**

ELEVATIONS - FRONT & REAR

PAGE:

2



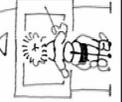
**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

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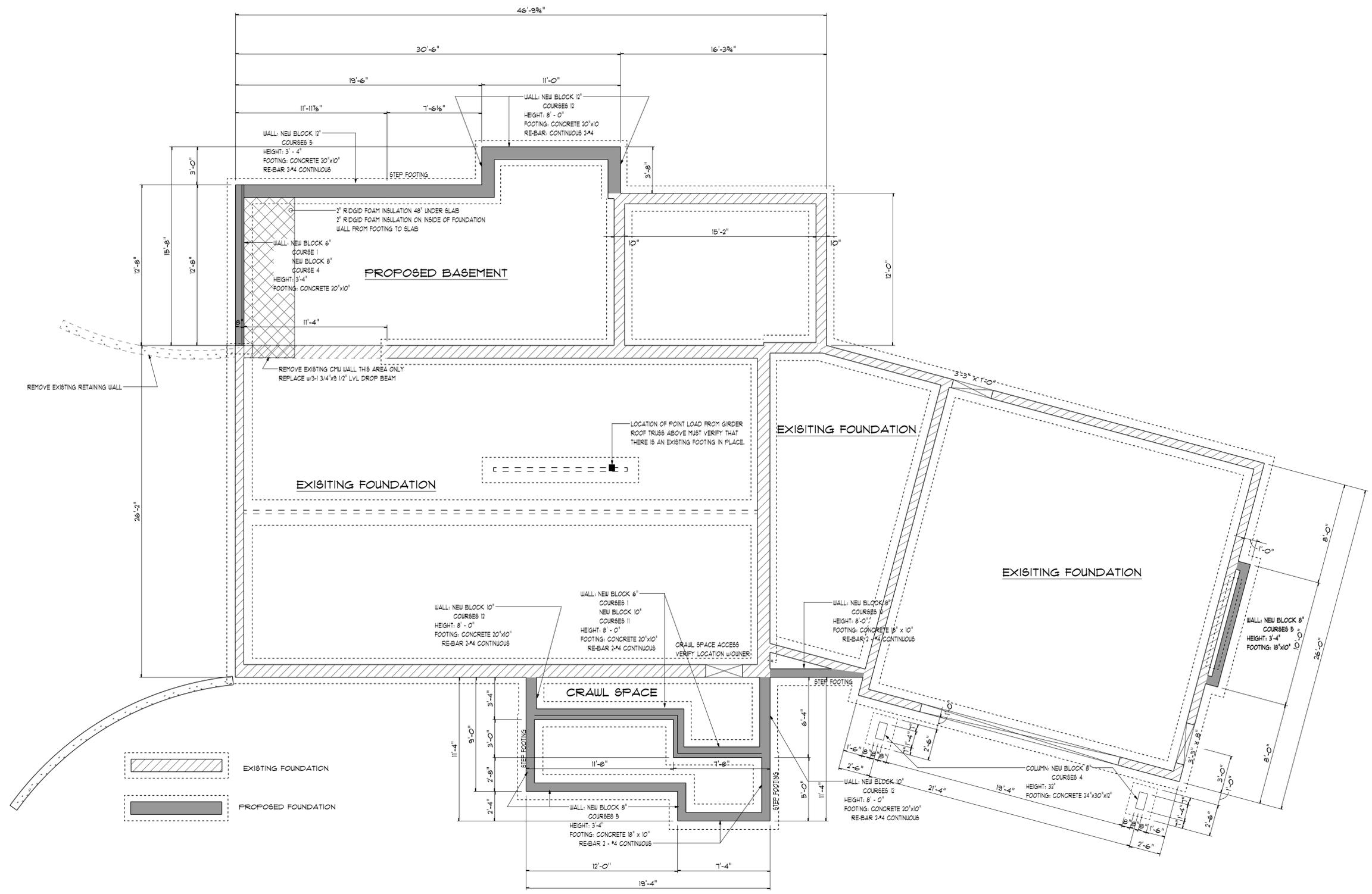
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JOB #: 201313  
 DRAWN BY: SWK  
 DATE: 3/6/2014

**Brady & Andrea Smith**  
 ELEVATIONS - LEFT & RIGHT

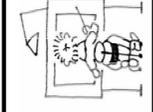
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**3**



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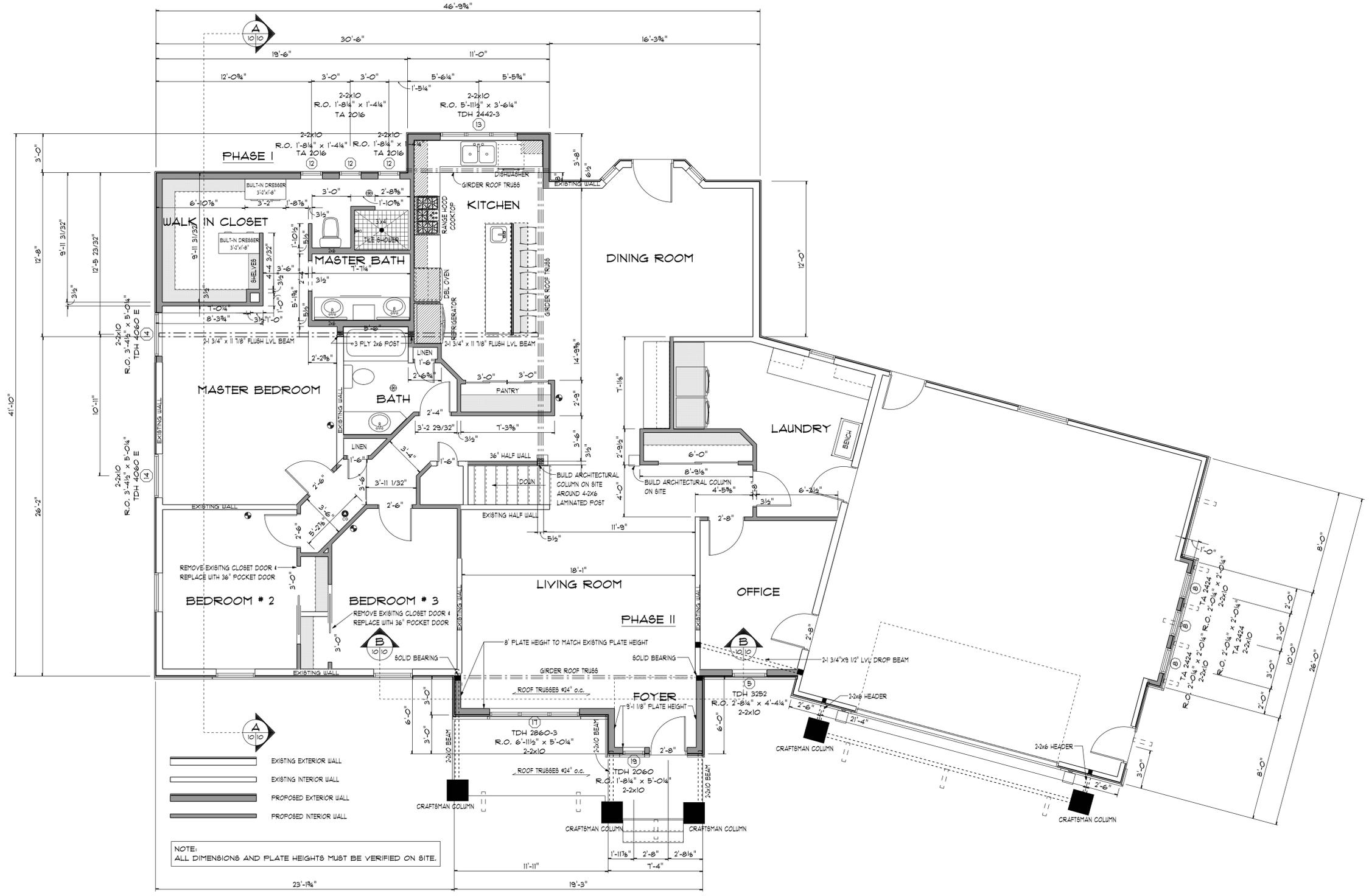


JOB #: 2012313  
DRAWN BY: SWK  
DATE: 3/6/2014

**Brady & Andrea Smith**  
FOUNDATION LAYOUT

PAGE:  
6



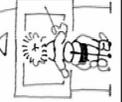


**MAIN FLOOR LAYOUT**  
SCALE: 1/4" = 1'-0"

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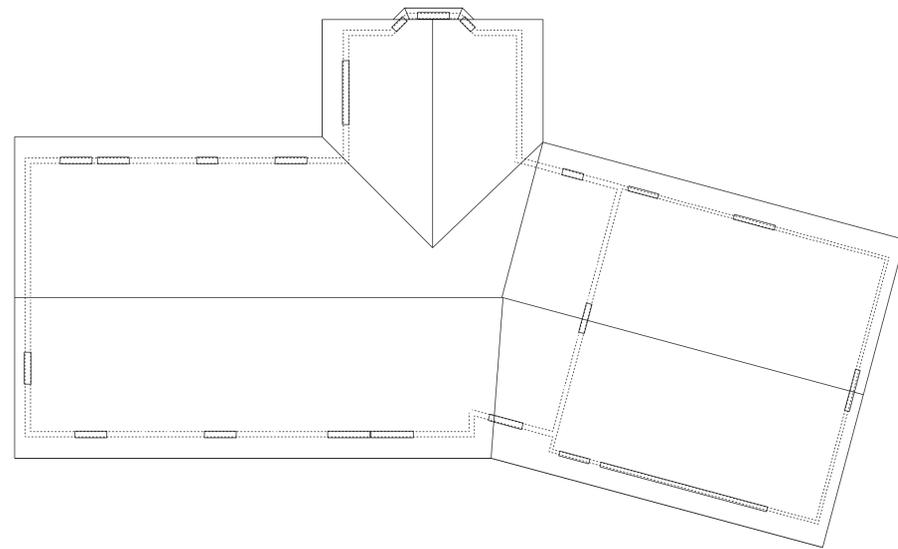
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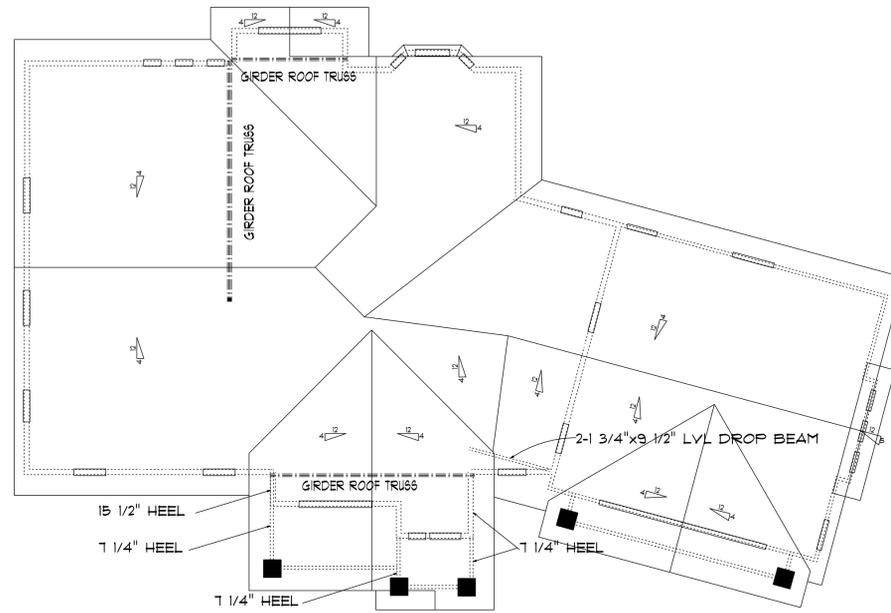
**Brady & Andrea Smith**  
MAIN FLOOR LAYOUT

PAGE:  
8



**EXISTING AS-BUILT ROOF PLAN**

SCALE: 1/8" = 1'-0"



**PROPOSED ROOF PLAN**

SCALE: 1/8" = 1'-0"

**ROOF PLAN NOTES**

4:12 ROOF PITCH OR AS NOTED ON PLAN

1 1/4" ENERGY HEEL OR AS NOTED ON PROPOSED ROOF PLAN

24" OVERHANG  
12" RAKE

-ROOF TRUSS: 35-10-10 P&F

-TYPICAL ROOF CONSTRUCTION: ARCHITECTURAL SHINGLES OVER 15# ORGANIC FELT, 15/32" OSB ROOF SHEATHING.

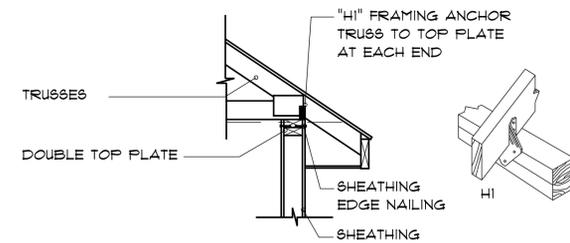
-ICE & WATER BARRIER FROM EDGE OF EAVE TO 2'-0" INSIDE OF EXTERIOR WALL LINE AND IN VALLEYS

-PROVIDE A MINIMUM OF NET FREE VENTILATING AREA OF 1/300 OF THE AREA OF THE SPACE BEING VENTILATED

NOTE:  
ROOF TRUSS LAYOUT IS SUBJECT TO CHANGE PER TRUSS MANUFACTURER DESIGN.

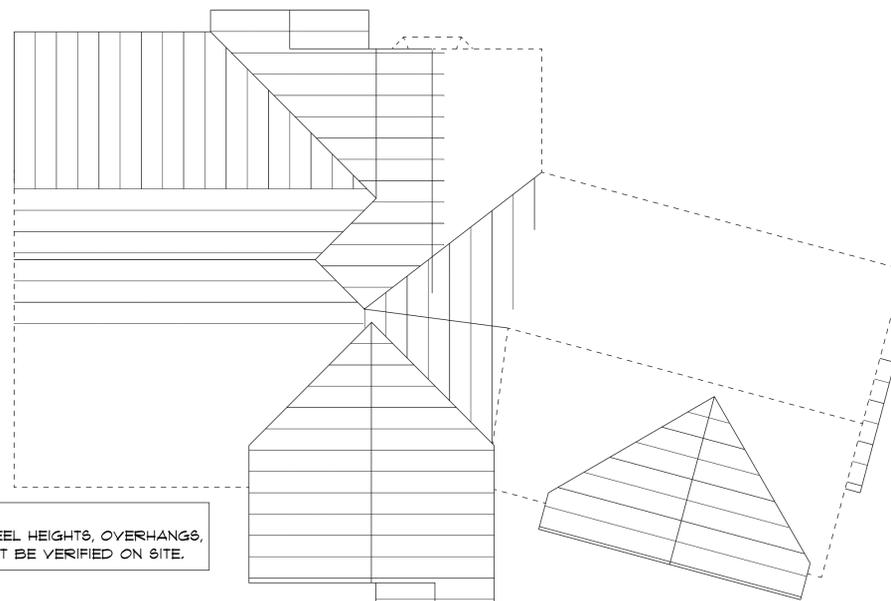
NOTE:  
AS IN ANY REMODELING PROJECT IT IS IMPERATIVE THAT ALL EXISTING DIMENSIONS, PLATE HEIGHTS, HEEL HEIGHTS, ROOF PITCHES, AND OVERHANGS BE VERIFIED ON SITE.

NOTE:  
ROOF PITCH, HEEL HEIGHTS, OVERHANGS, AND RAKE MUST BE VERIFIED ON SITE.



TRUSS MANUFACTURER TO VERIFY DETAILS

**SHEAR TRANSFER**

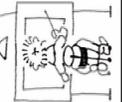


**PROPOSED ROOF TRUSS LAYOUT**

SCALE: 1/8" = 1'-0"

DISCLAIMER OF WARRANTIES  
Plans furnished by Steven W. Kirchoff are provided for informational purposes only. They are not intended to be used for construction. No liability is assumed for errors, omissions, or statutory requirements. The user of these plans is responsible for obtaining all necessary permits and for verifying the accuracy and fitness of the plans for their intended use. The user of these plans is responsible for obtaining all necessary permits and for verifying the accuracy and fitness of the plans for their intended use. The user of these plans is responsible for obtaining all necessary permits and for verifying the accuracy and fitness of the plans for their intended use.

Steven W. Kirchoff  
RESIDENTIAL DESIGN  
320-310-1158  
www.stevenwkirchoff.com  
skirchoff@gmail.com



JOB #: 201313  
DRAWN BY: SWK  
DATE: 3/6/2014

Brady & Andrea Smith  
ROOF LAYOUT

PAGE:  
9

## STAFF REPORT

**Application:** Variance to replace an existing above-ground holding tank with a new above-ground holding tank to be located approx. 1-3 feet from a dwelling (min. 10 ft required), under a deck and with alternate cover/insulation methods.

**Applicant:** Craig & Stacy Pietrowski

**Agenda Item:** 4(b)

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### Background Information:

- **Proposal:** The applicants have a year-round home which is currently served by an above-ground holding tank located under the open deck adjacent to their roadside entry door. This tank appears to have been constructed in 1971 and has a pipe leading from the house to the tank with a 90 degree bend. In the winter months, the homeowners have had problems with the pipe freezing and needing to be repeatedly thawed. They would like to replace the tank in the same location with a new larger tank, use a pipe without a 90 degree bend and provide greater insulation of the tank and pipe to prevent freezing.

The project requires a variance as the tank would be located under a structure (the deck). It also appears that it may need a variance from the MN Department of Health as the tank is about 26-27 feet from the well on the property (min. 50 ft required). The homeowner has a meeting set up with her septic contractor and a representative from the MN Department of Health prior to the public hearing to discuss this and determine whether a variance is necessary.

If the tank were to be moved elsewhere on the property, the only place that it appears it could meet the 50 ft setback from the well is on the far northern portion of the property. Due to a high water table, this would likely require that the tank be installed at least partially - if not completely - above-ground and that pumps be used to allow for the pipe leading from the house to the tank to be installed below ground. The only other option would be for the applicant's to drill a new well - although there doesn't appear to be a location on the lot that could meet a 50 ft setback from both the applicant's septic tank and those on the neighboring property to the south.

This property has lake on both sides (Staff was not aware that the pond on the west side of the road was considered part of Sugar Lake at the time this variance was noticed, but has confirmed it with DNR staff). It appears that they could install a tank (either in its current location or along the northern boundary) that would meet the required 50 ft setback to both portions of the lake, although this would need to be confirmed with on-site measurements at the time of its design.

- **Location:**
  - Property address: 11932 Hollister Ave NW, Annandale.
  - Sec/Twp/Range: 02-121-27
  - Parcel number(s): 206011000025, 206011000027

- **Zoning:** Urban/Rural Transition (R1) /Residential Recreation Shorelands (S-2) Overlay District, Sugar Lake (General Development lake)
- **Lot size:** Approx. 9,786 sq ft (0.22 acres) according to Beacon GIS estimate.
  - Existing and Proposed Impervious Coverage:
    - Buildings: 1,076 sq ft (~11%)
    - Total: 2,490 sq ft (~25.4%)
- **Septic System Status:** There are no records of the install date for the existing holding tank, although the house permit was issued in 1971. The replacement of this tank with a new holding tank is the subject of this variance request.
- **Natural Features:**
  - Floodplain: The property is not within an identified floodplain.
  - Bluff/Steep Slopes: The property does not contain steep slopes or a bluff.
  - Wetlands: There do not appear to be any wetlands that would impact this proposal, although the water table is high in this area. There are wetlands to the west of the road.
- **Permit History:**
  - 1971 - New house (conversion from an existing quonset)
  - 1985 - Lot Line Adjustment to add land from the north
  - 2005 - Septic inspection (complaint holding tank)
  - 2012 - Septic inspection (compliant holding tank)

---

**Applicable Statutes/Ordinances:**

**Minnesota Statutes**

**462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.**

**Subd. 6. Appeals and adjustments.**

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan.

Variations may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variations shall be granted for earth sheltered construction as defined in section [216C.06, subdivision 14](#), when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variations. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

### **Corinna Township/Wright County Regulations**

#### **502. APPEALS AND BOARD OF ADJUSTMENT**

##### **502.4 Findings**

- (1) The Board of Adjustment must review variance petitions and consider the following factors prior to finding that a practical difficulty has been presented. The applicant must provide a statement of evidence addressing the following elements to the extent they are relevant to the applicant's situation.
  - (a) The granting of the variance will be in harmony with the County Land Use Plan.
  - (b) The property owner proposes to use the property in a reasonable manner not permitted by an official control.
  - (c) The plight of the owner is due to circumstances unique to the property not created by the owner.
  - (d) The proposal does not alter the essential character of the locality.
  - (e) The practical difficulty cannot be alleviated by a method other than a variance; and.
  - (f) The granting of the variance will not adversely affect the environmental quality of the area.

The Board of Adjustment may grant a variance if it finds that all of the above factors have been established. The Board of Adjustment must not approve a variance request unless the applicant proves all of the above factors and established that there are

practical difficulties in complying with official controls. The burden of proof of these matters rests completely on the applicant.

716. SEWAGE AND WASTEWATER TREATMENT AND DISPOSAL STANDARDS

716.3 Site Evaluation and Design Requirements

**Table 3  
Minimum Setback Distances (Feet)**

	<b>Sewage or Holding Tank</b>	<b>Soil Treatment or Absorption Area</b>	<b>Building Sewer or Supply Pipes</b>
Water Supply Wells* (50 feet of continuous casing or encountering 10 feet of impervious material)	50	50	50**
Water Supply Wells* (less than 50 feet of continuous casing)	50	100	50**
Buried water suction pipe*	50	50	50**
Buried pipe distributing water under pressure*	10	10	10
Buildings***	10	20	-
Property Lines****	10	10	-
Subsurface drainage systems such as field tile lines	50	50	-
Surface drainage systems such as open ditches	30	30	-
The ordinary high water mark of the following types of lakes:			
Natural Environmental Lakes and Transitional River Segments (North Fork of the Crow)	150	150	-
Recreational Development Lakes, Mississippi River, Agricultural Rivers and Tributaries as defined in Section 612.4	75	75	-
General Development Lakes	50	50	-
All public water wetlands as defined by Minnesota Statutes, Section 103G.005, Subd. 15a or successor statute	50	50	-

- \* Setbacks from buried water pipes and water supply well as governed by Minnesota Rules, Chapters 4715 and 4725, respectively.
- \*\* The setback can be reduced from 50 to 20 feet if the building sewer or supply pipe is air tested by holding 5 pounds of air pressure for 15 minutes.
- \*\*\* For structures other than buildings these setbacks may be reduced if necessary due to site conditions, but in no case shall any part of the individual sewage treatment system be located under or within the structure. For this provision to be employed there shall not be interior space below the structure. For the new construction of a structure without interior space below the structure no part of the absorption area shall encroach closer than 10 feet.
- \*\*\*\* The setback from the treatment area to the platted road may be reduced with written approval from the road authority. The Board of Adjustment shall review variance requests, including those from common property lines, per 502 Appeals and Board of Adjustment in the Wright County Zoning Ordinance.

**Findings of Fact:** The following findings of fact are presented by Staff for consideration by the Board of Adjustment:

1. **Will the granting of the variance be in harmony with the general purposes and intent of the Corinna Township Land Use (Zoning) and/or Subdivision Ordinance?**

**Yes:** The spirit and intent of the ordinance is that all homes have some kind of septic treatment. For newly developed lots, service by a holding tank only is not allowed without Board of Adjustment review (and restrictions such as seasonal use only), but for existing dwellings there is a need to allow for whatever septic system can be reasonable installed.

The ordinance generally requires below-ground construction of septic tanks. However, in this situation, it appears that would be impossible or not advised due to the high water table, which creates a potential for the tank to float out of the ground, for pipes to freeze and for potential pollution of the groundwater/lake if the tank were to leak.

**2. Will the granting of the variance be consistent with the Corinna Township Comprehensive Plan?**

**Needs discussion:** The Comprehensive Plan does not directly address this situation, except to make general statements about adhering to septic requirements.

**3. Is the proposed use of the property reasonable?**

**Yes.** The replacement of a holding tank which is poorly designed and has experienced repeated problems with freezing is a reasonable request.

**4. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?**

**Yes.** The need for the variance is due largely to the high water table, the location of the well on the property and on adjacent properties, the lake on both sides of the property, and the small dimensions of the lot.

**5. Will the variance, if granted, alter the essential character of the locality?**

**No.** Several properties in the area have above-ground holding tanks and the proposal will not change the dimensions of the structures on the lot in any way.

**6. Are economic considerations the only reason the applicant cannot meet the strict requirements of the ordinance?**

**No.** The need for the variance is due to other factors mentioned in #4 above.

**7. Could the practical difficulty be alleviated by a feasible method other than a variance (taking into account economic considerations)?**

**Needs discussion.** It appears that the tank could be moved to the north so as to be further from the home, not under a structure (deck) and meeting the required well setback. However, this may create the potential for problems in that it would require pumping of sewage from the home to the tank in an area with high water table (subject to freezing) and under an existing driving/parking area (additional potential for freezing). It may be possible to avoid the problems with the driving surface by blocking this area off to vehicles or by having materials installed to prevent compacting of the soil where the pipe is located – although this would need review by qualified professionals.

**8. Will the granting of the variance adversely affect the environmental quality of the area?**

**No.** The installation of a new holding tank would help to properly manage the sewage generated on-site and prevent pollution of the groundwater or lake.

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**Board of Adjustment Direction:** The Board of Adjustment may approve the variance request, deny the request(s), or table the request(s) if the Board should need additional information from the applicant. If the Board should approve or deny the request, the Board should state the findings which support either of these actions.

---

**Staff Recommendation:** Based on the findings of fact and discussion above, and depending largely on whether the MN Department of Health requires a variance (and whether it would grant such a variance), Staff recommends that the Board act on this application in one of three ways:

1. If a MN Department of Health variance is necessary and ultimately granted, approve the requested variance to replace the existing holding tank in its current location (under an open deck).
2. If the MN Department of Health does not grant a variance and requires a 50 ft setback between the well and the septic tank, the tank would need to be moved to a location that may be within 10 ft of the side yard setback and/or within 50 ft of Sugar Lake. If either of these is the case, the Board could either:
  - a) Approve a variance that would allow for these variances, if necessary; OR
  - b) Require that the applicant submit a new variance application showing exact measurements; OR
  - c) If the applicant could meet all required setbacks, no variance would be necessary.
3. Table the application until the applicant knows what is required by the MN Department of Health and can provide a site plan and accurate measurements consistent with those requirements (which may result in no need for a variance from the Township).

Application # <u>V14-006</u>	Date Application Rec'd <u>6/30/14</u>	Fee Collected \$ <u>400.00</u>
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(for office use only)

**CORINNA TOWNSHIP  
VARIANCE APPLICATION**

Name of Applicant: Craig and Stacy Pietrowski

Property Address: 11932 Hollister Ave NW, Annandale, MN 55302

Mailing Address (if different): 1880 Evergreen Lane

City: Shakopee State: MN Zip: 55379

Phone (home/work): 952.233.4021 Phone (cell/other): 651.261.4416

E-mail (optional): stacy.pietrowski@wellsfargo.com; stacy\_quazie@msn.com

**Applicant is:** Title Holder of Property (if other than applicant)

Legal Owner  Name: \_\_\_\_\_

Contract Buyer  Address: \_\_\_\_\_

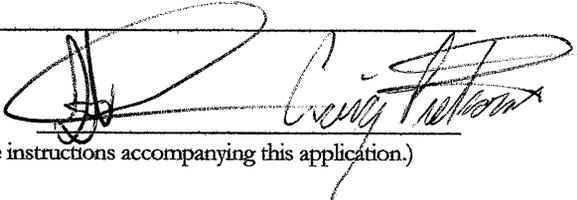
Option Holder  City, State, Zip: \_\_\_\_\_

Agent

Other  Please specify: \_\_\_\_\_

Property ID #: 206-011-000025 Lake Name Sugar  
(12 digit # on tax statement) (if applicable)

Legal Description: attached  
(attach if necessary)

Signature of Legal Owner, authorizing application (required):   
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

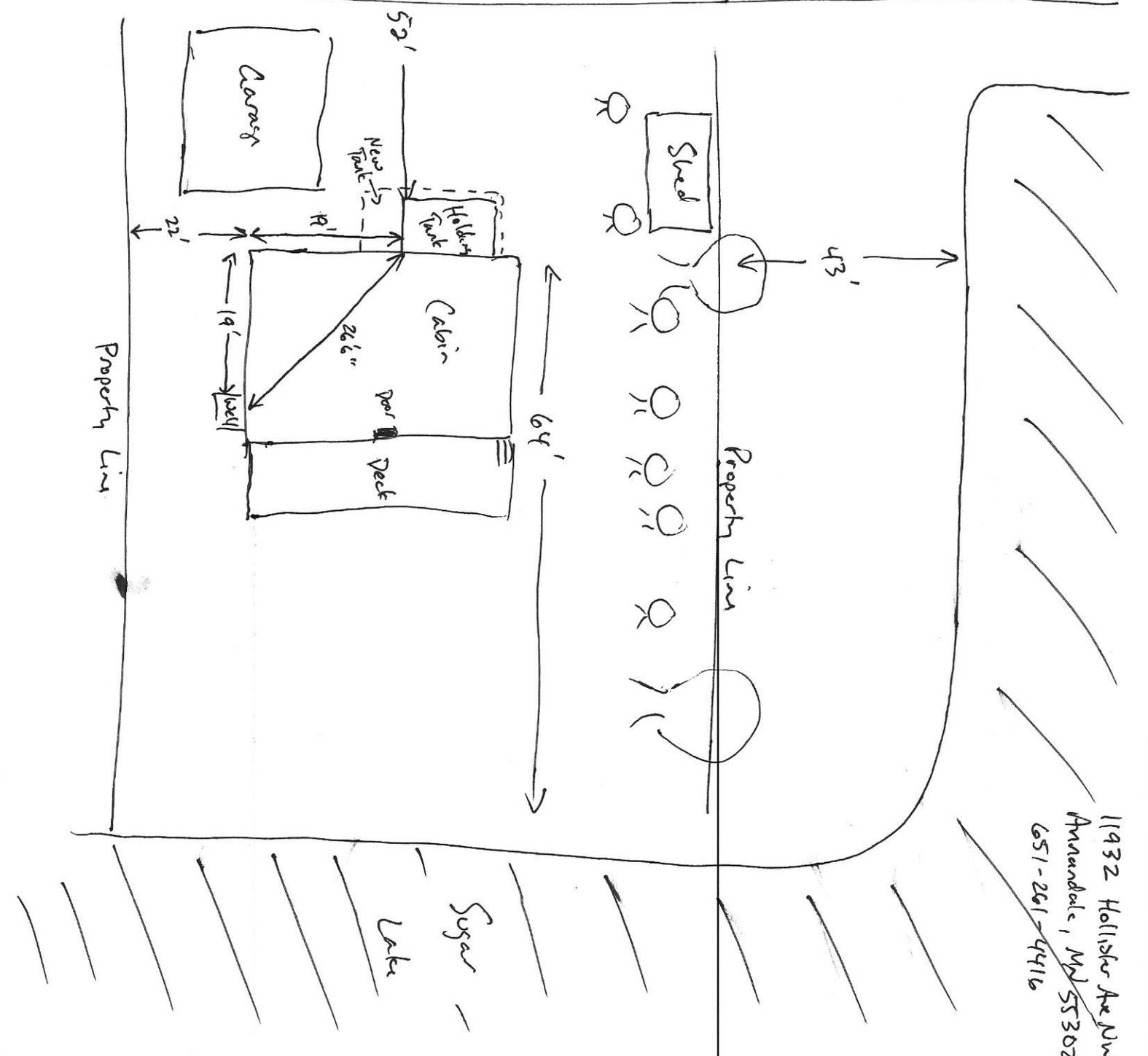
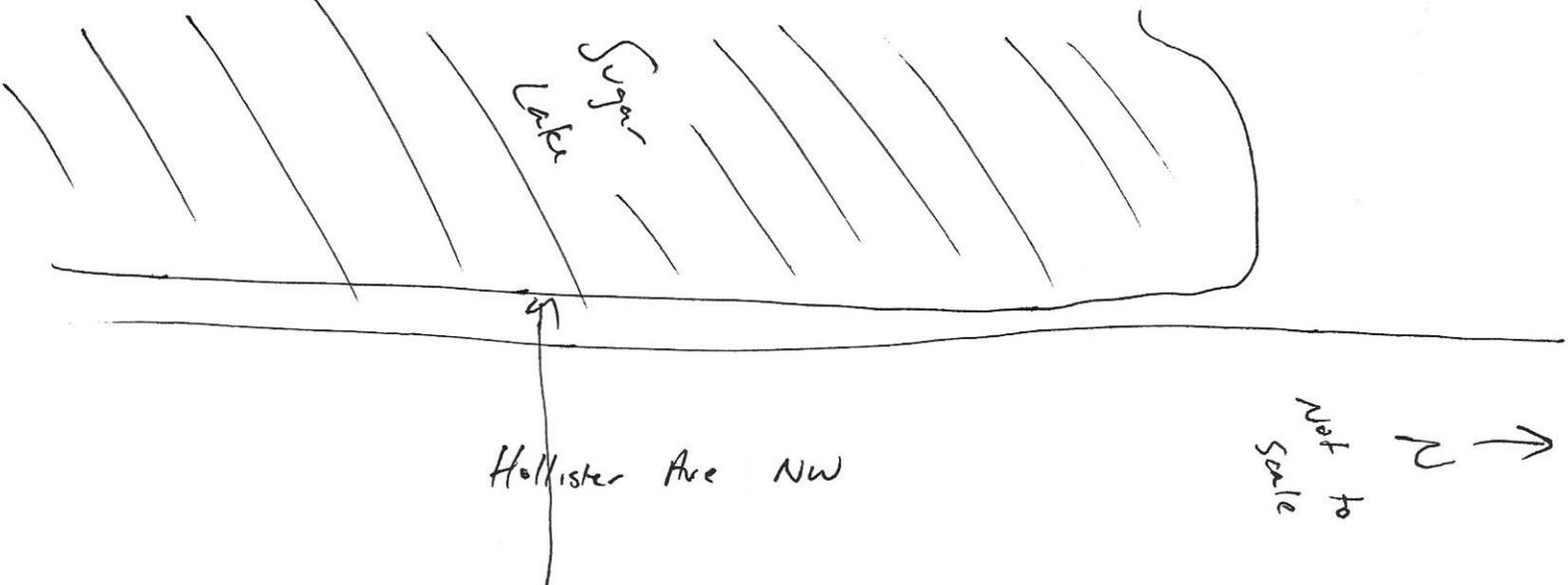
What type of variance are you requesting (check as many as apply)?

1 per 40 Division       Road Setback       Building/Impervious Coverage

Lot Line Adjustment       Lake or River Setback       Height of Structure

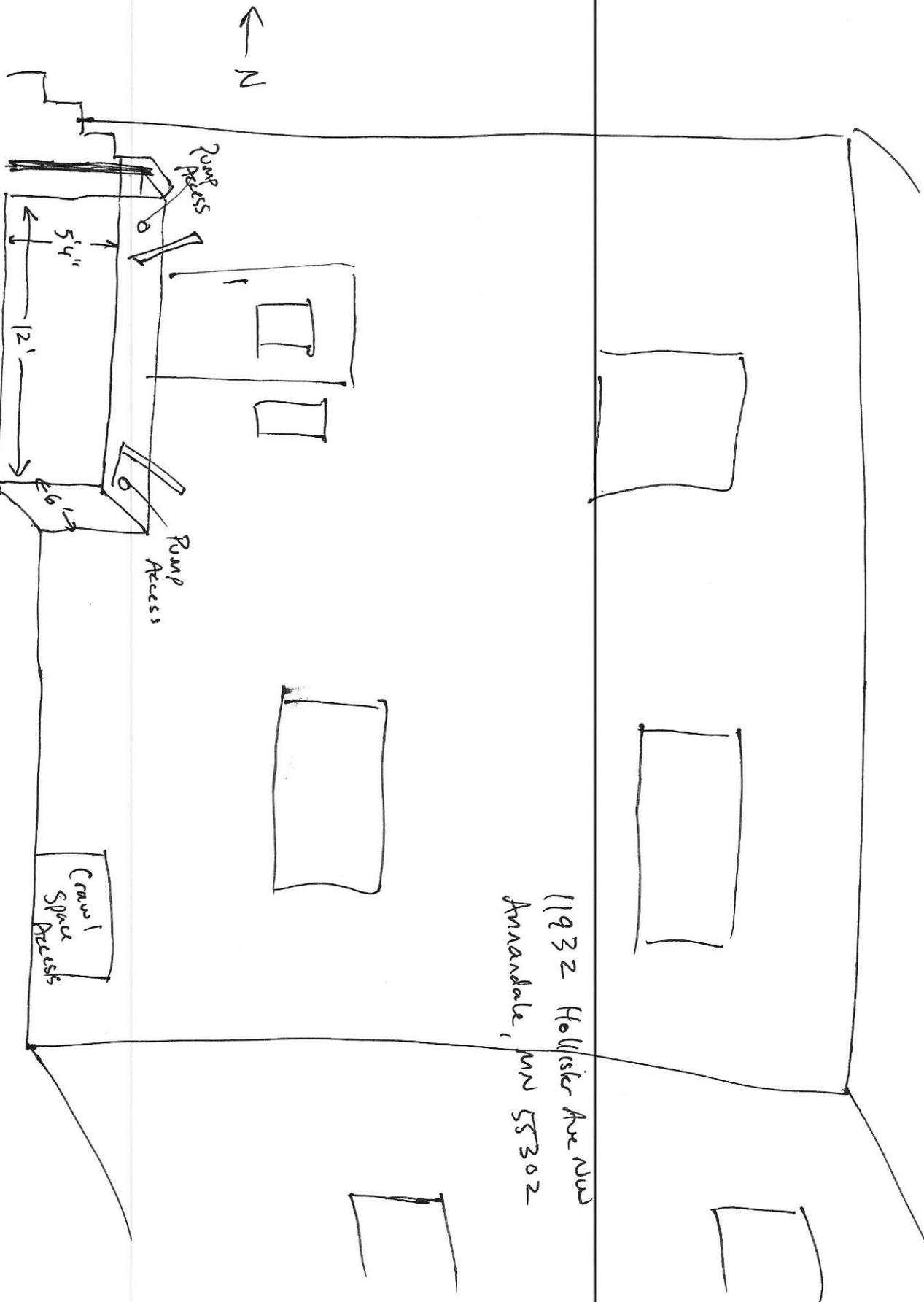
Undersized Lot       Side or Rear Line Setback       Septic System Setback

Appeal of Staff Interpretation       Bluff Setback       Other Holding Tank Setback



11932 Hollister Ave NW  
 Annandale, MD 55302  
 651-261-4416

11932 Hollister Ave NW  
Annandale, VA 22002



N

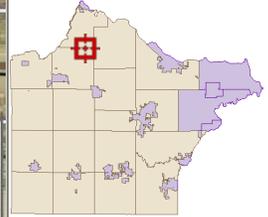
Ramp Access  
5'4"  
12'  
Ramp Access

Crawl Space Access

Deck over by  
2 layers 2" foam insulation (4")  
insulated pipe  
access doors on top to pump (same as current)



Overview



Legend

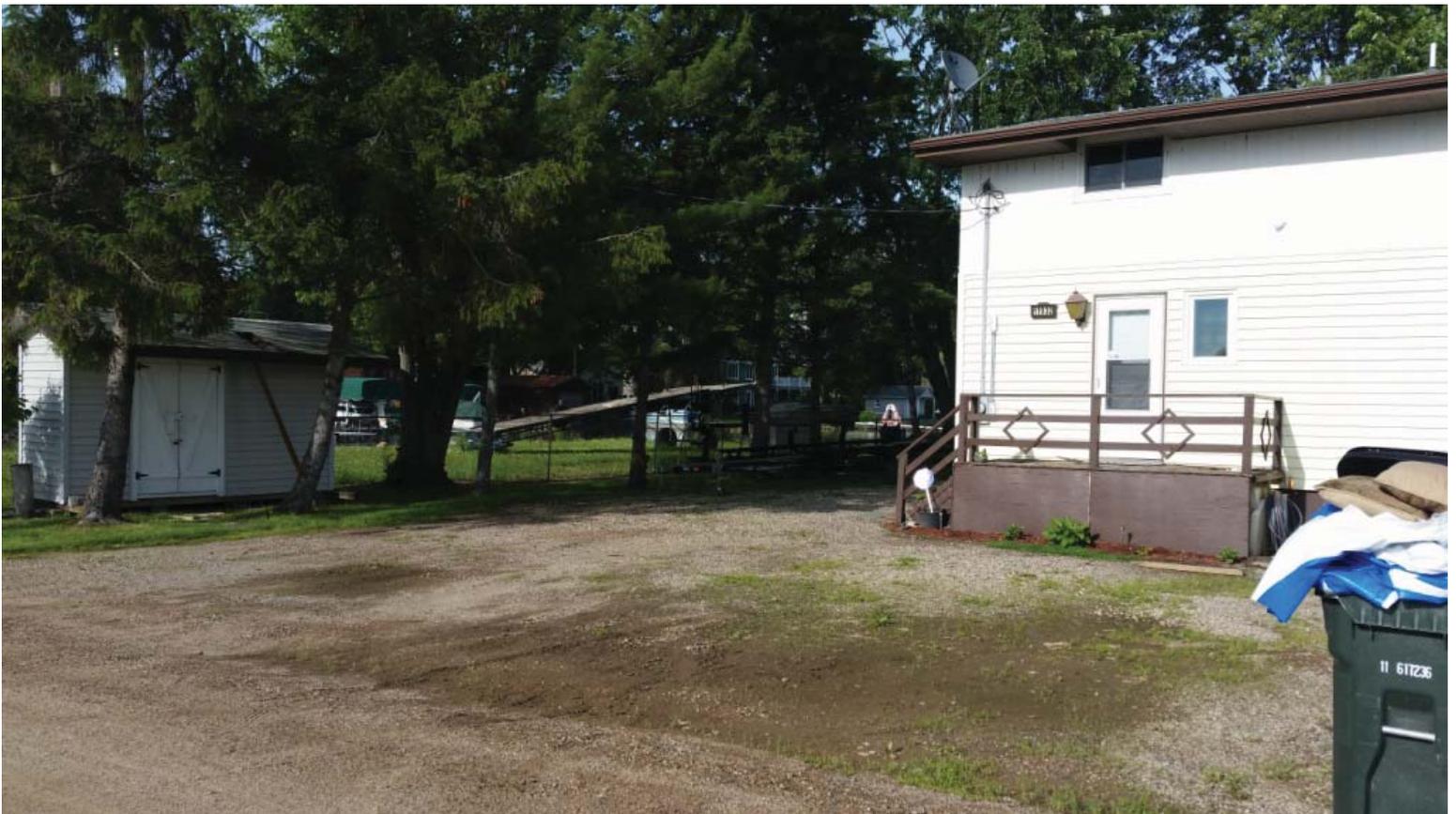
Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL

City/Township Limits

- c
- t
- Parcels
- Water

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Pietrowski holding tank



Pietrowski holding tank





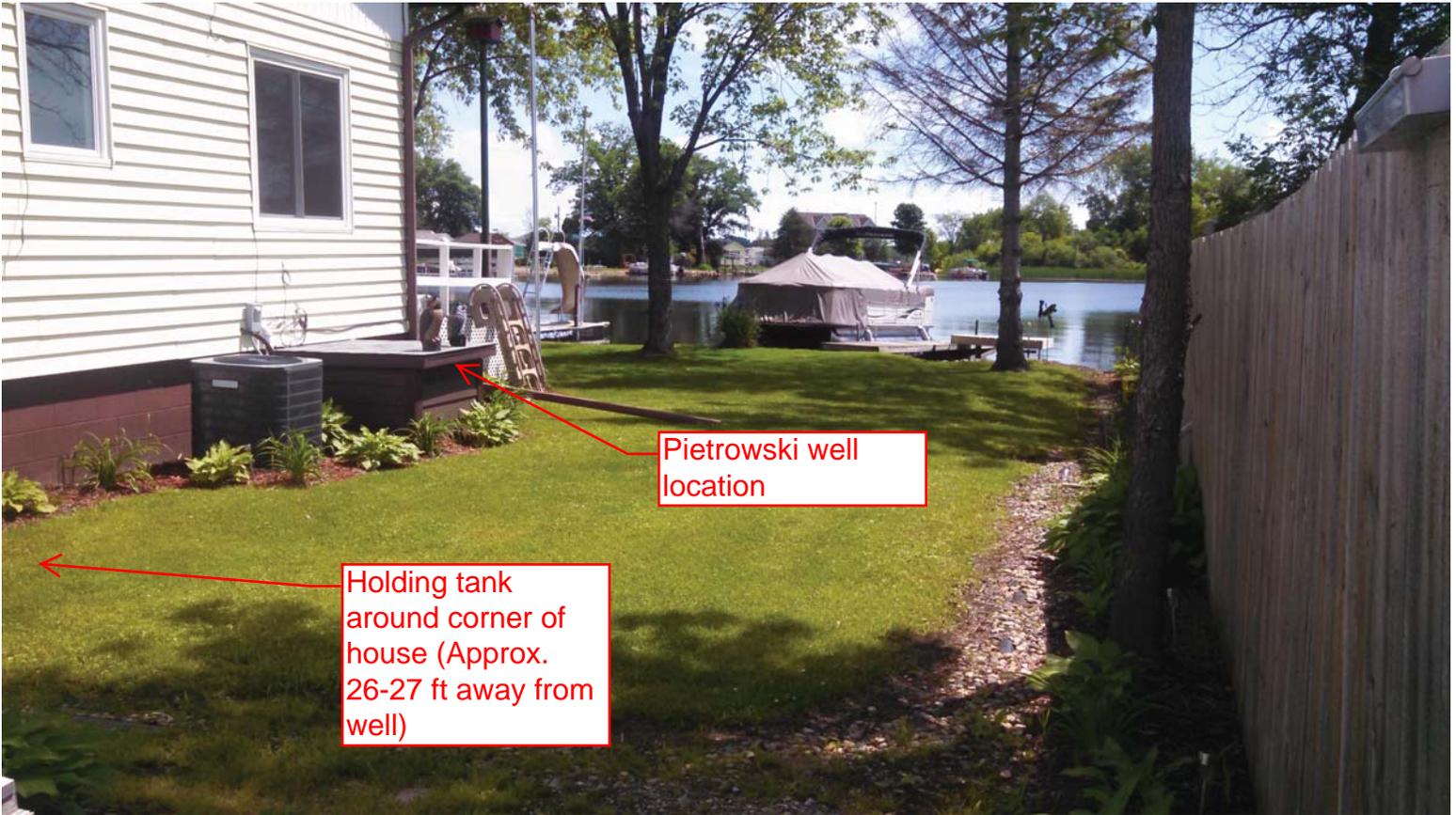
Neighboring  
Property #1 -  
Above Ground  
Holding Tank



Neighboring  
Property #2- Above  
Ground Holding  
Tank



Neighboring  
Property #3 -  
Above Ground  
Holding Tank



Pietrowski well  
location

Holding tank  
around corner of  
house (Approx.  
26-27 ft away from  
well)

## STAFF REPORT

**Application:** Temporary use permit to allow for use of an accessory building as a dwelling while the primary dwelling is rebuilt.

**Applicant:** Lesa Roy

**Agenda Item:** 4(c)

---

### Background Information:

- **Proposal:** The applicants have are seeking to use an existing 1,296 sq ft shed on their property (identified as "Pole Bldg." in the attached site plan - the northernmost building on the property) as a temporary dwelling while they rebuild their home that was recently destroyed by fire. They expect the new home to be completed by October 2014.

The applicant would install several interior walls in the existing shed, plumbing, sewer and other improvements. When the new home is completed, they would be removing the kitchen and bedroom areas and looking to use the shed as a partial garage (two stalls) and a hobby/craft/workshop area with a bathroom.

- **Location:**
  - Property address: 10389 State Highway 24 NW, Annandale.
  - Sec/Twp/Range: 09-121-27
  - Parcel number(s): 206000092304
- **Zoning:** General Agriculture (AG)/Residential Recreation Shorelands (S-2) Overlay District, Clearwater Lake (General Development lake)
- **Lot size:** Approx. 55,873 sq ft (1.24 acres) according to Beacon GIS estimate.

Existing and Proposed Impervious Coverage:

- Buildings: 3,600-3,800 sq ft (~7%)
- Total: 8,500-8,700 sq ft (~16%)
- **Septic System Status:** There is an existing septic system on the property that served the house that burned down. The applicant indicates they would connect the temporary dwelling up to that existing sewer system and leave it connected to allow for a bathroom in the shed permanently. This will need to be reviewed by the Township's septic inspector to ensure it is adequately sized and designed.
- **Natural Features:**
  - Floodplain: The property is not within an identified floodplain.
  - Bluff/Steep Slopes: The property does not contain steep slopes or a bluff.
  - Wetlands: There do not appear to be any wetlands that would impact this proposal.
- **Permit History:**

- 1990 – Side yard setback variance (28' x 48' pole shed) no closer than 15 feet from north property line.
- 1990 – Pole shed
- 1990 – Septic system upgrade

---

**Applicable Statutes/Ordinances:**

**Minnesota Statutes**

**462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.**

**Subd. 6. Appeals and adjustments.**

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section [216C.06, subdivision 14](#), when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

**Corinna Township/Wright County Regulations**

502. APPEALS AND BOARD OF ADJUSTMENT

502.5 Other Duties of the Board of Adjustment

(5) Temporary Use Permits

In instances of particular hardship, the Board of Adjustment may issue a Temporary Use Permit. Such permits must be renewed at a frequency determined by the Board of Adjustment and administered by the Zoning Administrator. Temporary Use Permits are valid for six (6) months or such other time period as the Board of Adjustment may deem appropriate. Written agreement from the applicant concerning the understanding between the applicant and the Board of Adjustment is to be filed with the Zoning Administrator before a Temporary Use Permit is issued.

The Zoning Administrator may grant a Temporary Use Permit for no more than forty-five (45) days in an emergency when the requirement to wait for the Board of Adjustment to meet will cause undue hardship. This permit will only be valid if the applicant petitions for a Temporary Use Permit from the Board of Adjustment, and will expire when the Board acts on the petition.

712. GUEST HOUSES AND COTTAGES

712.2 Shoreland Areas

In shoreland areas, one guest cottage may be allowed on lots meeting the minimum size requirements identified below and subject to the other requirements of this section.

	General Development	Recreational Development	Natural Environment	Tributary River/Stream
Riparian Lots				
Min. Lot Size	40,000 sq ft	80,000 sq ft	120,000 sq ft	20,000 sq ft
Min. Lot Width	180 ft	225 ft	300 ft	150 ft
Non-Riparian Lots				
Min. Lot Size	80,000 sq ft	80,000 sq ft	160,000 sq ft	20,000 sq ft
Min. Lot Width	265 ft	265 ft	400 ft	150 ft

302. DEFINITIONS

(68) Guest cottage (for shoreland purposes) - A structure used as a dwelling unit that may contain sleeping spaces and bathroom facilities in addition to those provided in the primary dwelling unit on a lot, but no kitchen facility provision is made.

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**Findings of Fact:** There are no specific criteria in the ordinance specifying the criteria by which a Temporary Use Permit application is reviewed. Staff would suggest the following as considerations/factors:

1. **Will the septic system be adequately sized to accommodate both the temporary and long-term proposed use of the building?**

**Needs additional information.** There is an existing sewer system serving the house that was burned down. The applicant intends to connect the temporary dwelling/permanent garage and hobby/craft area into this sewer system. The system design will need to be reviewed by the Township's septic inspector.

2. **What actions will be taken to ensure that the temporary dwelling does not become permanent living space or a guest cottage?**

Because this property is located within shoreland, DNR minimum regulations require that a lot be at least 80,000 sq ft and 265 in width to allow for a "guest cottage". This property does not meet those requirements (about 55,000 sq ft and about 200 ft width). As such, it will be important to assure that the temporary dwelling has at least kitchen facilities removed and any other features that would tend to make it a guest cottage. The applicant has indicated to Staff that they intend to remove the kitchen and bedroom and convert the building "back into a 2 car garage with the middle stall remaining with a bathroom and workshop area."

The minutes from the 1990 variance granted for this shed list a 12' x 14' structure on the property that a previous owner indicated was used for a guest house before he purchased the property and that he used it for a den/library.

3. **For how long will the temporary use be allowed, if granted?**

The ordinance allows for the Board of Adjustment to set whatever time frame it feels is appropriate. If no time period is set, the ordinance indicates a maximum 6 month time frame. In discussions with Wright County, it is Staff's understanding that they generally do not allow for temporary uses longer than 12 months.

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**Board of Adjustment Direction:** The Board of Adjustment may approve the temporary use request, deny the request(s), or table the request(s) if the Board should need additional information from the applicant. If the Board should approve or deny the request, the Board should state the findings which support either of these actions.

---

**Staff Recommendation:** Based on the findings of fact and discussion above, Staff recommends approval of the temporary use for a period of up to 6 months, or until a certificate of occupancy is issued for the new home.

Staff recommends consideration for the following conditions of any approval:

1. Any extension of the initial 6 month timeframe will require a new application.

2. Any kitchen facilities (kitchen sink, stove top, oven) must be removed at the time the applicant's move into the newly built dwelling or within 6 months, whichever comes first.
3. The sewer system must be reviewed by the Township's inspector to ensure that it is adequate to accommodate any additional bedrooms in the new home plus any bathrooms or other wastewater generating facilities in the shed that are to remain after the temporary use as a dwelling ends.
4. The applicant must meet building code requirements for all improvements made to the shed, and once the temporary use as a dwelling ends, removal of any improvements that would constitute a dwelling as per the building code.

If the applicant were to want to keep kitchen facilities or other improvements that constitute a dwelling after the temporary use permit would expire, Staff would need to recommend denial of the request.

Application # _____	Date Application Rec'd ___/___/___	Fee Collected \$ _____
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(for office use only)

**CORINNA TOWNSHIP  
VARIANCE APPLICATION**

Name of Applicant: \_\_\_\_\_

Property Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone (home/work): \_\_\_\_\_ Phone (cell/other): \_\_\_\_\_

E-mail (optional): \_\_\_\_\_

**Applicant is:**

**Title Holder of Property (if other than applicant)**

Legal Owner  Name: \_\_\_\_\_

Contract Buyer  Address: \_\_\_\_\_

Option Holder  City, State, Zip: \_\_\_\_\_

Agent

Other  Please specify: \_\_\_\_\_

Property ID #: \_\_\_\_\_ Lake Name \_\_\_\_\_  
(12 digit # on tax statement) 206-\_\_\_\_\_ (if applicable)

Legal Description: \_\_\_\_\_  
(attach if necessary)

Signature of Legal Owner, authorizing application (required): \_\_\_\_\_  
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): \_\_\_\_\_  
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

What type of variance are you requesting (check as many as apply)?

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> 1 per 40 Division              | <input type="checkbox"/> Road Setback              | <input type="checkbox"/> Building/Impervious Coverage |
| <input type="checkbox"/> Lot Line Adjustment            | <input type="checkbox"/> Lake or River Setback     | <input type="checkbox"/> Height of Structure          |
| <input type="checkbox"/> Undersized Lot                 | <input type="checkbox"/> Side or Rear Line Setback | <input type="checkbox"/> Septic System Setback        |
| <input type="checkbox"/> Appeal of Staff Interpretation | <input type="checkbox"/> Bluff Setback             | <input type="checkbox"/> Other _____                  |



5. Describe what factors contributing to the need for a variance were not in your control. Address factors such as the lot size or shape, topography, location of existing buildings, sewer systems and wells, and any other factors you feel are relevant.

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6. Describe the character of the area and why your project will not substantially change the character of the neighborhood or be a detriment to nearby properties.

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7. Describe why it is not feasible for your project to meet the minimum requirements of the ordinance. What options did you explore that would minimize the variance necessary and why did you determine these were not feasible alternatives?

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8. Discuss what impacts, if any, the requested variance may have on the environmental quality of the area. For any potential impacts, how do you intend to eliminate or minimize their effect?

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9. **Flood Insurance Notice:** If your variance request involves a request to construct a structure below the base flood level, you are hereby notified that this will result in an increased premium rate for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage. Such construction below the base or regional flood level increases risks to life and property.

***\*If you are requesting to construct a structure below the base flood level, please initial here that you have read and understand the above notice:*** \_\_\_\_\_

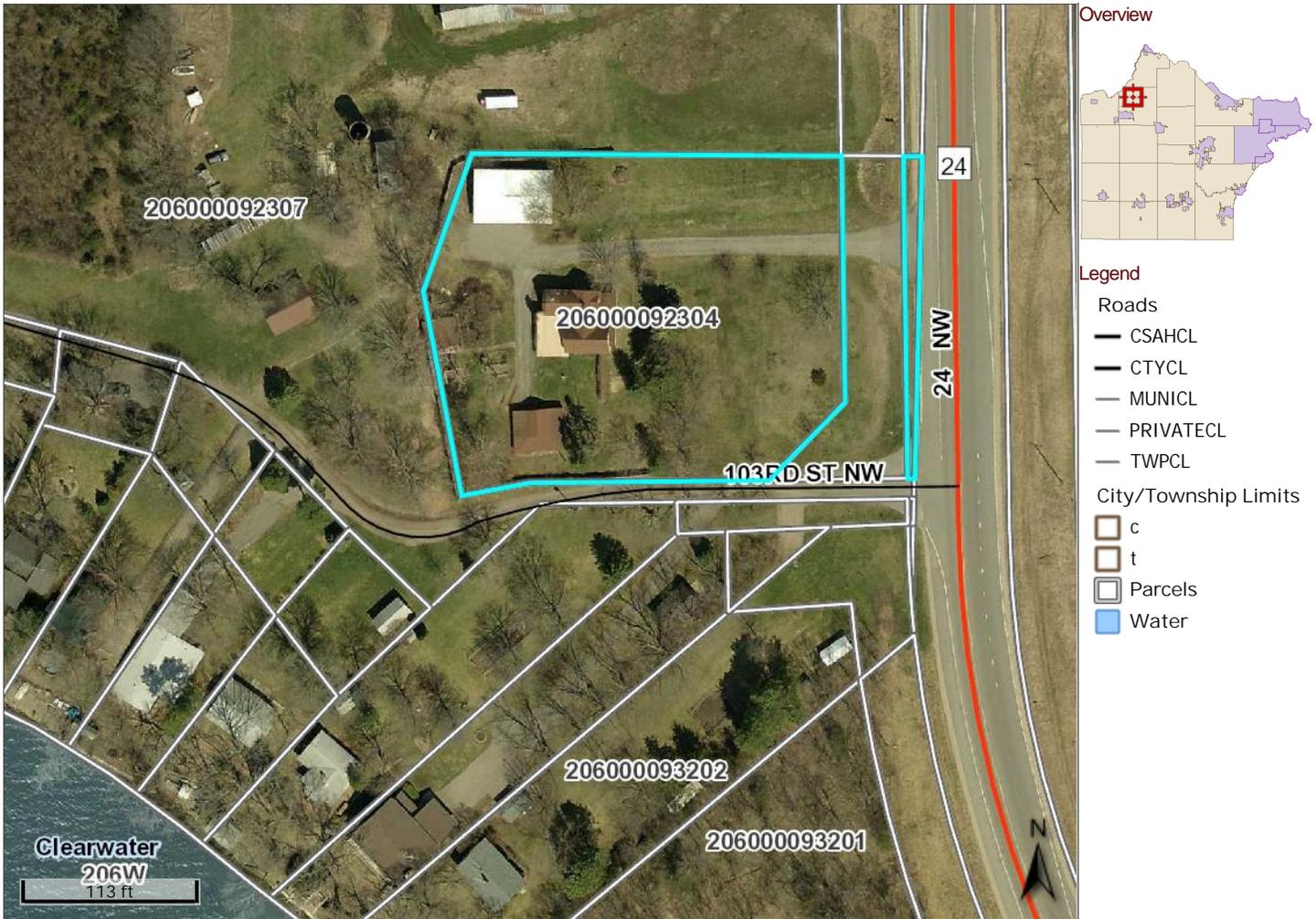
10. Please include any other comments pertinent to this request.

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Parcel ID	206000092304	Alternate ID	n/a	Owner Address	ROY,LESA
Sec/Twp/Rng	9-121-27	Class	201 - RESIDENTIAL		10389 STATE HWY 24 NW
Property Address	10389 STATE HWY 24 NW ANNANDALE	Acreage	n/a		ANNANDALE, MN 55302

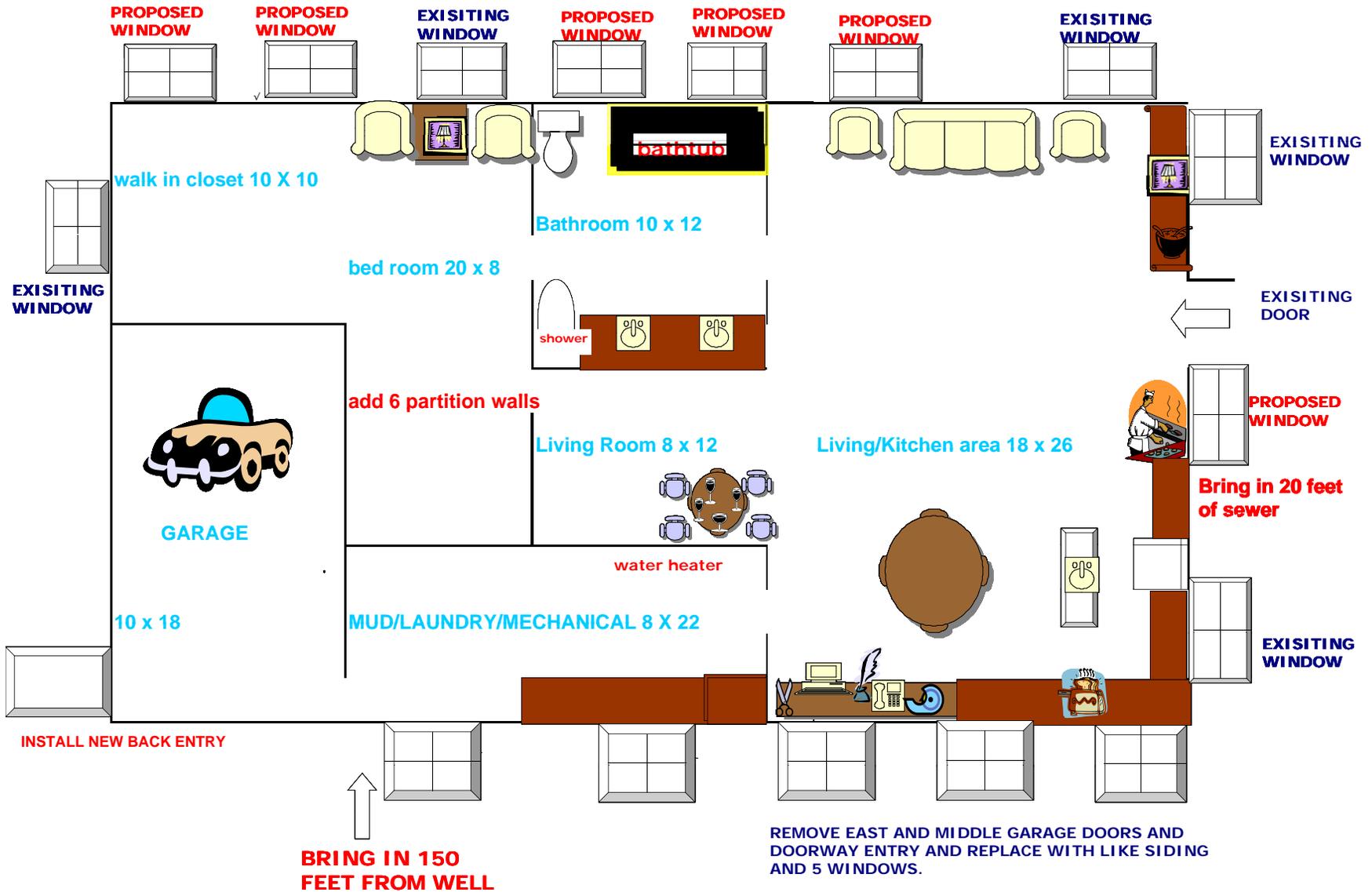
District n/a

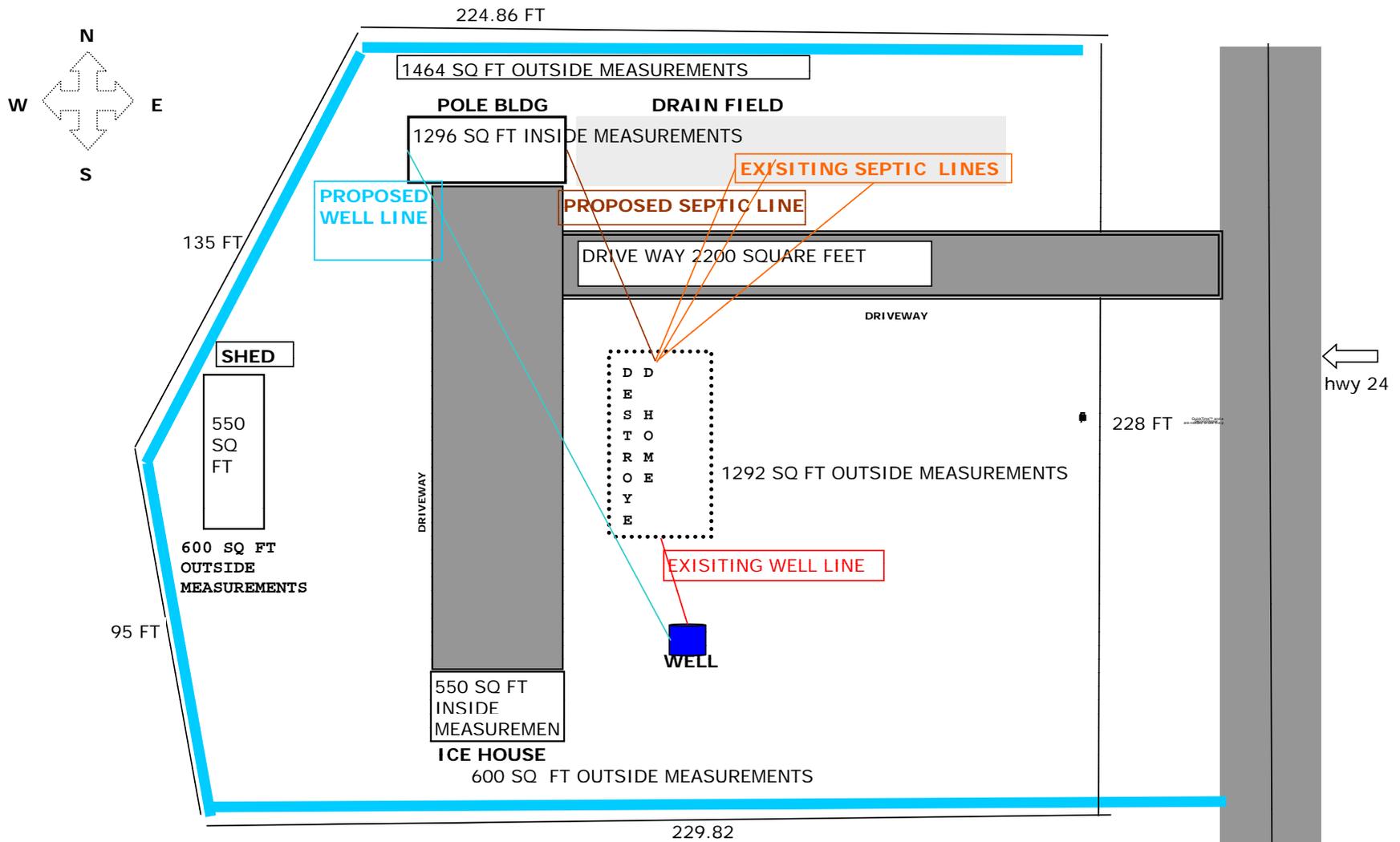
Brief Tax Description Sect-09 Twp-121 Range-027 UNPLATTED LAND CORINNA TWP PT OF GOV LT1 & NE1/4 OF SW1/4 DES COM AT MST ELY COR OF LT 1 AHSENMACHER'S ADD TH ALG NELY EXT OF SE LN OF SD LT1 ON ASM BRG N47D09'0"E 182.78FT TO POB TH S86D00'00"W 25.16FT TH S 76D00'00"W 45FT TH N14D0'0"W 135FT TH N16D0'0"E 95FT TH N87D00'00"E292.82FT TO WLY R/W LN OF MN HWY24 TH S1D56' 43"E 209.43FT TH S86D0'0"W 224.84FT TO POB EX PARCEL 3 ON MNDOT R/W PLAT NO.86-89 (206133-000030)

(Note: Not to be used on legal documents)

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**PROPOSED INSIDE FLOOR PLAN**





**SETBACK MEASUREMENTS**

POLE BUILDING: NORTH 23 FT, WEST 23 FT, SOUTH 180 FT, EAST 210 FT; ICE HOUSE SOUTH 23 FT, WEST 44 FT, SHED WEST 15 FT, SOUTH 70 FT; DESTROYED HOME EAST 200FT, SOUTH 85FT