

Application # <u>V17-015</u>	Date Application Rec'd <u>8/17/11</u>	Fee Collected \$ <u>400</u>
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(for office use only)

**CORINNA TOWNSHIP  
VARIANCE APPLICATION**

Name of Applicant Wayne & Paula Hoistad Phone 612-221-7978

Property Address (E911#) 7330 Isaak Ave. NW Annandale

Mailing Address 4480-85th Str. NW Local Phone 320-963-5359  
(if different than above) (if different than above)

City, State, Zip Maple Lake, MN 55358

Applicant is:

Title Holder of Property (if other than applicant)

- Legal Owner    
 Contract Buyer    
 Option Holder    
 Agent    
 Other \_\_\_\_\_

same   
 (Name) \_\_\_\_\_   
 (Address) \_\_\_\_\_   
 (City, State, Zip) \_\_\_\_\_

Signature of Legal Owner(s), authorizing application (required) Wayne Hoistad   
(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.)

Property ID # (12 digit # beginning with 206-XXX-XXXXXX) 206-068-000050

Full legal description of property involved in this request, including total acreage or square footage (required – attach separate sheet if necessary):

Sect-27 Twp-121 Range-027   
Scotts Cedar Lake Shore LTS Lot-005

Zoning District \_\_\_\_\_, Lake Name (if applicable) Cedar

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 checked="" type="checkbox"/> Other <u>Basement</u> |

What are you proposing for the property? State nature of request in detail: \_\_\_\_\_

We are putting a basement under our cabin and   
want to use the excavated material on the back   
of the lot   
- See Building permit application and conditional use application

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. 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)).

*It will improve the property and neighborhood.  
It will conform to the plan.*

2. 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)).

*Just adding a basement to the existing structure.*

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

*Just adding a basement under the existing structure.*

4. 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.

*We did not build the existing cabin. We purchased it in January 2013.*

5. 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.

*Putting a basement under the cabin will not change the neighborhood. It will be similar to other homes around us.*

6. 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?

*Setback from the lake. This is the best option*

7. 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?

*The basement project should not have any negative environmental issues to the neighborhood or the Lake itself.*

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

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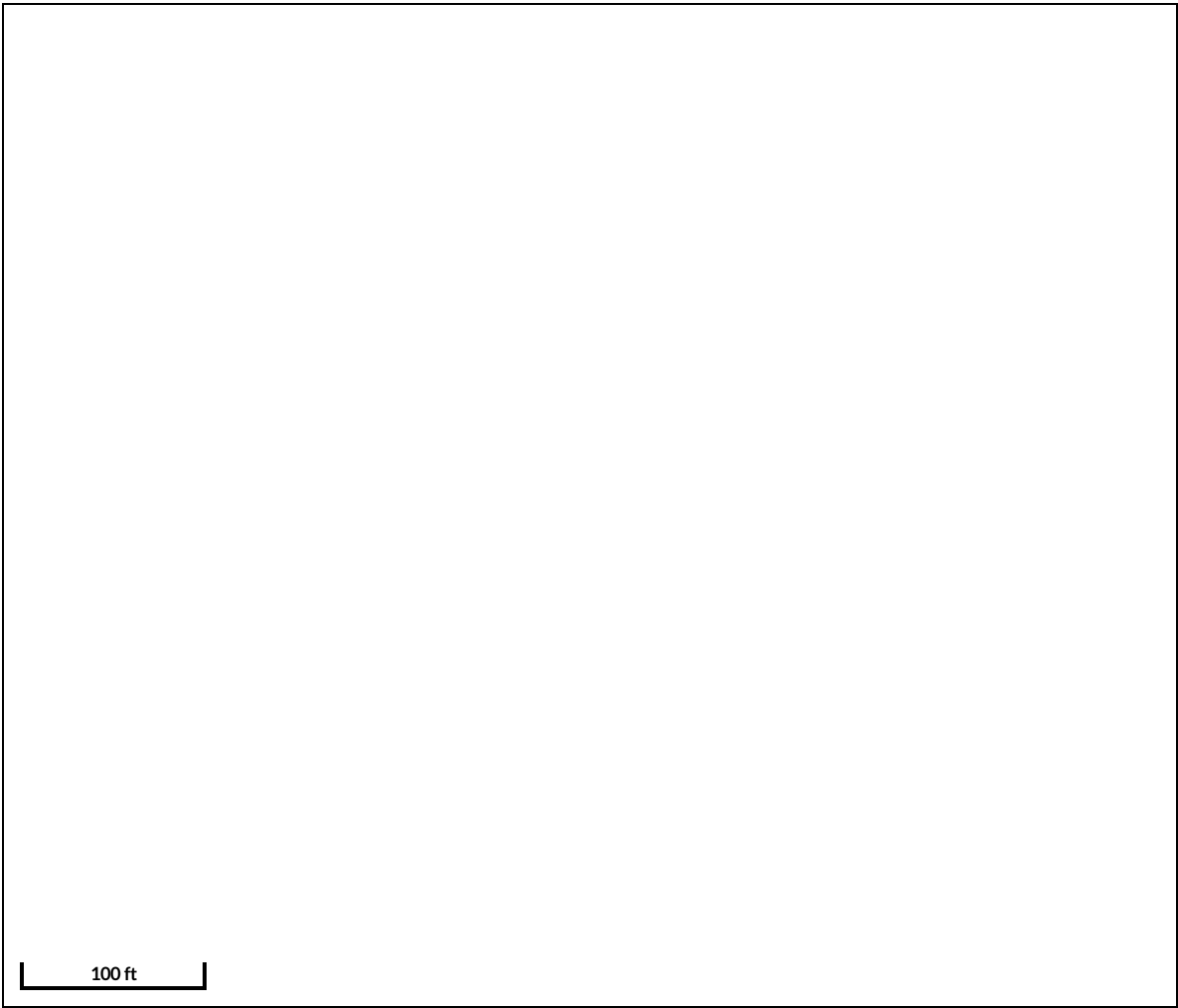
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**Overview**
**Legend**
**Roads**

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

**Highways**

- Interstate
- State Hwy
- US Hwy

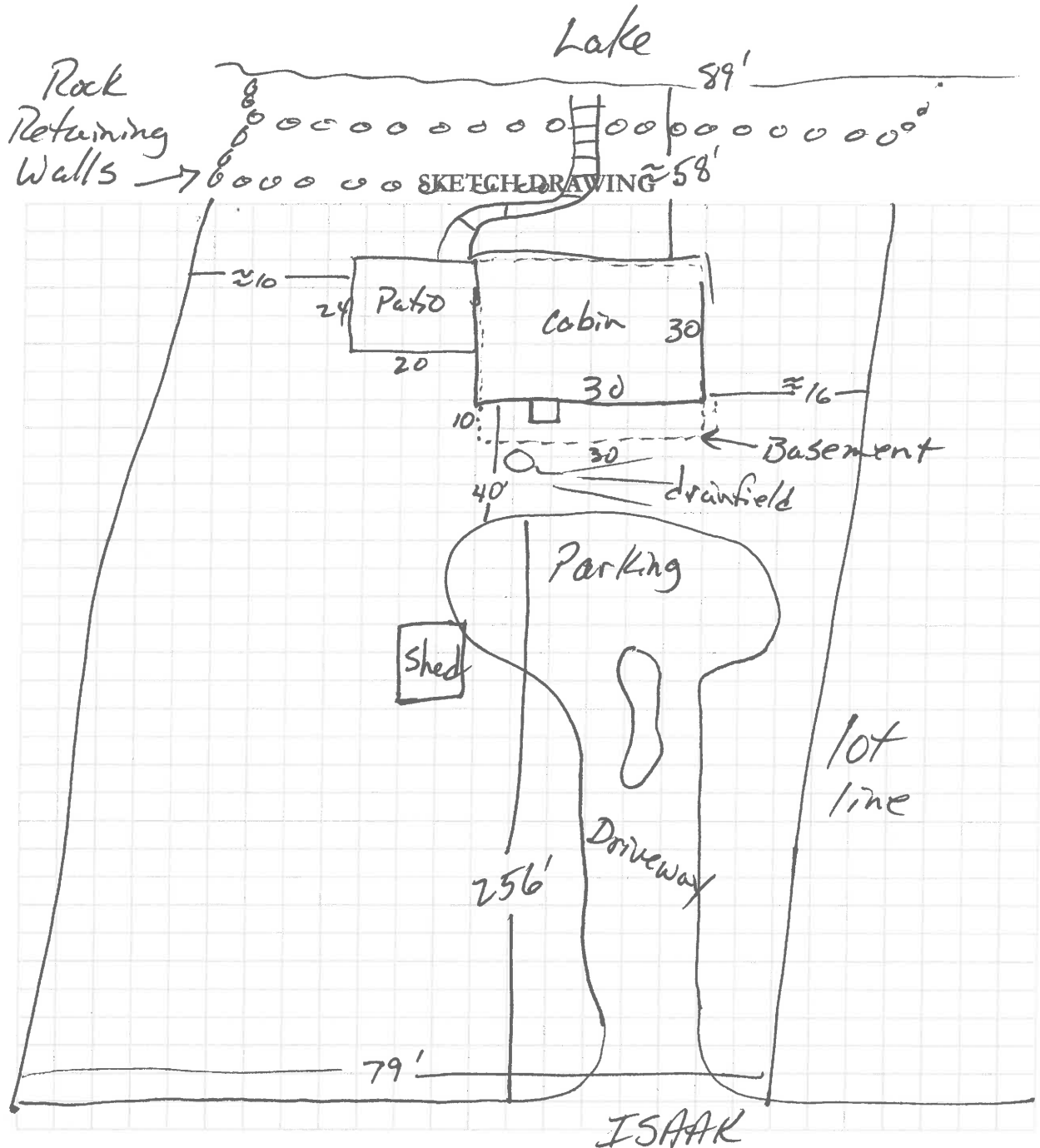
**City/Township Limits**

- c
- t

**Parcels**

<b>Parcel ID</b>	206068000050	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	HOISTAD,WAYNE H & PAULA B
<b>Sec/Twp/Rng</b>	27-121-027	<b>Class</b>	151 - SEASONAL RES REC		4480 85TH ST NW
<b>Property Address</b>	7330 ISAAK AVE NW ANNANDALE	<b>Acreage</b>	n/a		MAPLE LAKE, MN 55358
<b>District</b>	2202 TOWN OF CORINNA 876 W				
<b>Brief Tax Description</b>	Sect-27 Twp-121 Range-027 SCOTT'S CEDAR LAKE SHORE LTS Lot-005				
	(Note: Not to be used on legal documents)				

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**Impervious Surface Calculation**

List all existing structures* or other improvements on the property and their outside dimensions		List all proposed structures* or other improvements on the property and their outside dimensions:	
Type of Structure or Improvement	Footprint - incl. eaves (sq ft)	Type of Structure or Improvement	Footprint - incl. eaves (sq ft)
1. Cabin	32x32 = 1024	Basement	1200
2. Shed	96 sq ft	Net additional coverage	10x30 = 300
3. Patio	440		
4. Parking	48x40 = 1920		
5. Driveway	257x12 = 3048		
<b>Total</b>	<del>720</del>	<b>Total</b>	<b>300</b>

\*Note: Include all roofed structures (including eaves), patios, decks, driveways, parking areas, retaining walls, stairways, sidewalks, propane tanks, landscaping underlain with fabric/plastic, etc...

Total Lot Size  $\approx 29,600$  sq ft or acres

6. Retaining walls - 240

7. Steps/sidewalk - 265

Total Impervious Coverage (Total Impervious / Total Lot Size) \* 100 = 24.8 %

7333 / 29600

Total = 7033