

Application # _____	Date Application Rec'd ____/____/____ (for office use only)	Fee Collected \$ _____
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**CORINNA TOWNSHIP
VARIANCE APPLICATION**

Name of Applicant Scott & Elizabeth Perry Phone 612-655-8080

Property Address (E911#) 11579 Kramer Ave. NW

Mailing Address 19138 Grass Lake trail Local Phone _____
(if different than above) (if different than above)

City, State, Zip Rogers MN 55374

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

Legal Owner _____
 Contract Buyer _____ (Name)
 Option Holder _____
 Agent _____ (Address)
 Other _____ (City, State, Zip)

Signature of Legal Owner(s), authorizing application (required) [Signature] 3-8-24 E.C. Perry
 (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) 206-000-061402
206-000-052302

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

See Attached Survey and Paragraph Description

Zoning District R-1 & S-2, Lake Name (if applicable) Clearwater

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 checked="" type="checkbox"/> Building/Impervious Coverage |
| <input type="checkbox"/> Lot Line Adjustment | <input checked="" type="checkbox"/> Lake or River Setback | <input type="checkbox"/> Height of Structure |
| <input checked="" 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 _____ |

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

Complete Demolition of existing house to foundation (due to Fire Damage)
Construct new house w/ full 2nd story(existing was loft w kneewalls/vault)
include Addition on rear-2-story w/ unihabitable crawl space approx 24'x10'
~~Remove and install new septic system~~
Drill new deep well to be located at different location on lot.

SAP
3-8-24

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.

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).
The existing house was fire damaged. The new dwelling will be more functional
The materials used will better protect the public health. Aesthetically it will enhance the natural beauty and attractiveness of the lake community. It will be more compatible for the land use

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).
~~The proposed changes will enhance and protect the rural characteristics and environmental aspects that are key elements to the community character and natural landscapes~~

3. Describe why you feel that your proposal is a reasonable use of the property.
It will allow for year round use of the property. The new Deep well and sceptic systems will be an improvement, having a positive effect on the environment.

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.
The Need for additional bedrooms for growing family considerations requires a new sceptic system. This in turn requires relocating and drilling a deep well to meet spacing requirements. The proposed redesign is the best, if not only layout that can work on this narrow width lot.

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.
The design and aesthetic visuals will enhance the the views thus adding value to adjacent properties. It will fit nicely into the rural character of the community

SdP
3-8-24

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?

The minimum requirements do not allow for even the rebuild to what is currently there now.
The distance and spacing requirements for Well to Sceptic to Structures are very limited due to the size of the lot.

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 new design and layout actually reduces the total area of hardcover even while slightly increasing the house size.

The regrading of the lot as part of the sceptic system upgrades will be a benefit to the Lake community

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

We value the neighborhood and want to build a new home similar to those in the neighborhood.

2. We love this area and intend to live and invest in this wonderful community.

3. Our neighbors are fully supportive of this tear-down and rebuilding effort.

4. We also acknowledge the long-term value of an improved property with an enhanced appeal for all concerned.

5. There is no question that the current property is non-conforming and should be brought back into reasonable compliance.

6. Allowing the proposed building plan and structure dimensions as set forward in this request to move ahead will allow Murphy

Bros. to create a beautiful new structure which will comply with all ~~city~~ codes concerning the building's interior.

7. We are using universal design principles to make the house sustainable for future years.

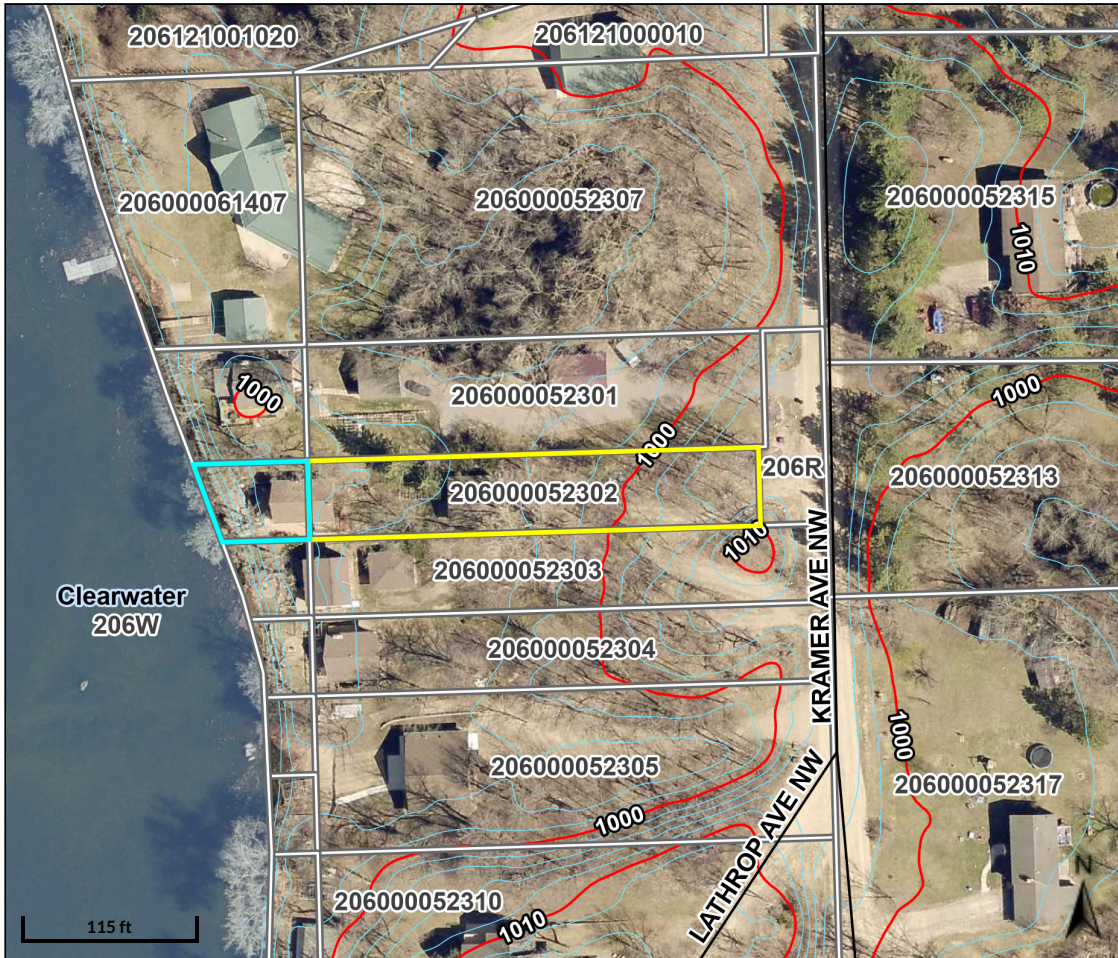
a. Hallway at 42" to have wheelchair accessible.

b. Code requirements for spacing in front of shower and toilet areas.

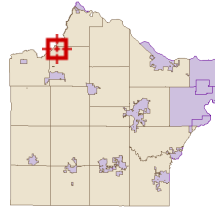
c. A staircase to inhabitable crawl space is moved into the dwelling for access to mechanicals.

d. Laundry on the main floor is a requirement for one level living.

8. The existing and new foundation will be insulated creating a more energy efficient structure



Overview



Parcel ID	206000061402	Alternate ID	n/a	Owner	SCOTT & ELIZABETH PERRY
Sec/Twp/Rng	06-121-027	ID		Address	19138 GRASS LAKE TRL
Property Address	11579 KRAMER AVE NW	Class	151 - 4C12 SEASONAL RESIDENTIAL RECREATION		ROGERS, MN 55374
	ANNANDALE	Acreage	0.07 Acres		

District (2202) TOWN OF CORINNA-0876
Brief Tax Description SECT-06 TWP-121 RANGE-027 UNPLATTED LAND CORINNA TWP TH PRT OF GOV LT2 DES COM SW COR OF GOV LT 4 SEC5 TH N0D0'0"E ALG W LN OF SD LT4 405.95FT TO POB TH N89D23'19"E286.92FT TH N01D 15'47"E 50.48FT TH S89D22'08"W350FT M/L TO SHR OF CLEARWATER LK TH SELY ALG SHR LN TO INT/SEC/W LN TH BRS S89D23'19"W FR POB TH N89D23'19"E42FT M/L TO POB
 (Note: Not to be used on legal documents)

Date created: 3/19/2024
 Last Data Uploaded: 3/19/2024 2:59:45 PM

2021 Air Photo - Perry



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PERRY'S NEW HOUSE (SLAB ON GRADE)

All 3D Rendering on the layout of the plans is **CONCEPT ONLY**.

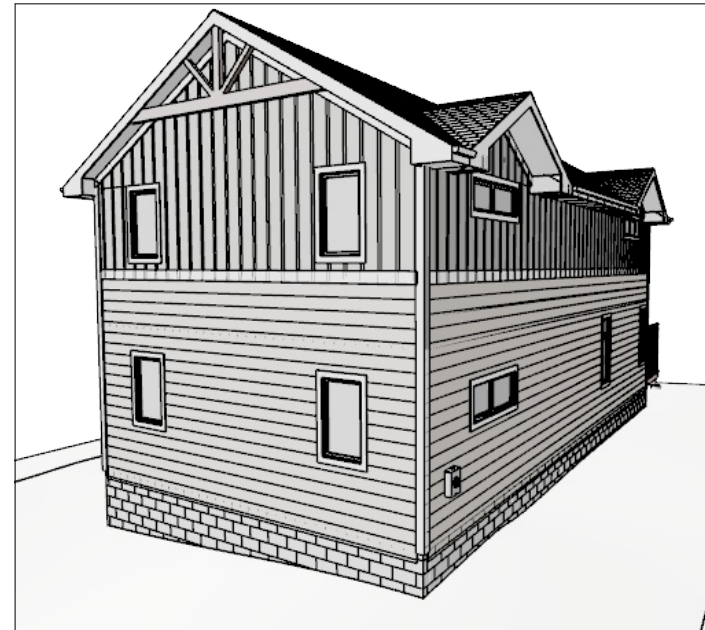


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DESIGN + BUILD + REMODEL
1613 93rd LANE BLAINE, MN 55449

COVER PAGE

PERRY

11579 KRAMER AVE. NW
ANNANDALE, MN 55302

DATE	DRAWING	BY
11/22/2024	EXISTING OFF PRINTS	MDJ
1/8/2024	REVIEW #1	
1/19/2024	REVIEW #2	
1/16 TO 1/17	REVISED PROPOSED	MDJ
1/19/2024	REDUCE HARDCOVER	MDJ
2/8/2024	REVISED LAYOUT	MDJ
2/19/2024	CABINETS	BJS
2/28/2024	REVISED LAYOUT	MDJ
3/4/2024	REVISED LAYOUT	MDJ
3/7/2024	REVISED ROOF	MDJ
3/18/2024	SLAB ON GRADE	MDJ
3/27/2024	CMU WALLS	MDJ

Home Owner's Signature :
Date:

Murphy Bro's Representative Signature :
Date:

NOTES:

- These plans and specifications are the property of Murphy Bros. Any reproduction of these plans and/or specifications is prohibited without written consent.
- All dimensions are to be site verified.
 - Exterior/Overall dimensions (if needed for the project) are to be off the exterior side of the framing on the exterior walls. On the Interior walls, the Exterior/Overall dimensions will be to interior wall centers and centers on wall openings.
 - Added interior dimensions would be off-the-wall finishes. Unless otherwise noted.
 - Dimensions on Cross-Sections & Wall Elevations would be off-the-wall finishes. Unless otherwise noted.
- The information, specifications, and plans on these pages result from job site measurements, sub-contractor recommendations, and client consultations. Any unforeseen pre-existing conditions may require change orders and the alteration of the proposed construction plans.
- Cabinets drawings are not final. Shop drawings will be presented for approval.
- Cabinets hardware: If shown or note added to plans/elevations. If cabinets hardware is NOT shown or noted review w/ the DBC on the project for locations
- All 3D Rendering on the layout of the plans is **CONCEPT ONLY**.

JOB #: 8972
DATE: 3/27/2024
SCALE: AS NOTED
OWNER INITIAL:

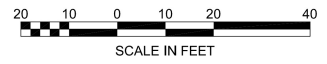
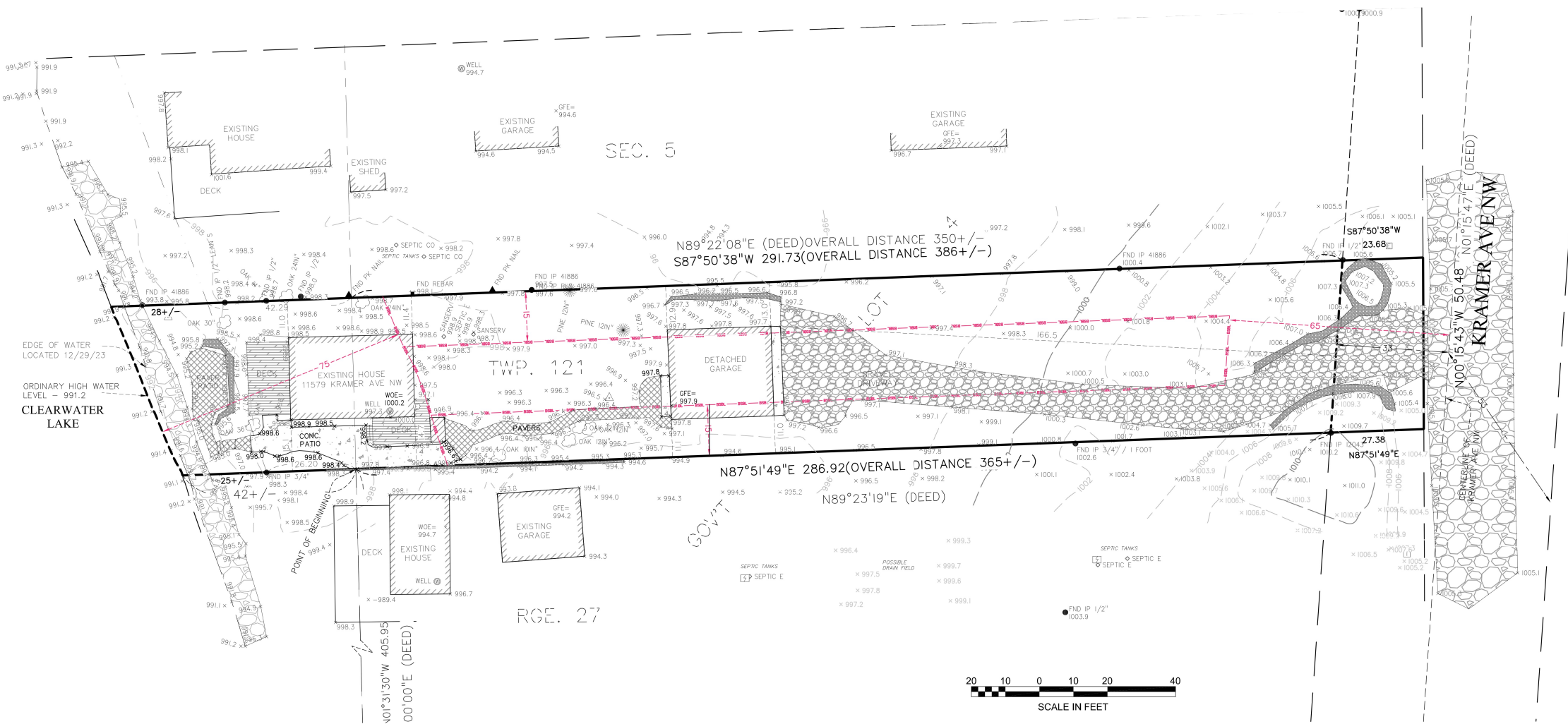
CHECK BOX - 1/4" X 1" ONLY @ SCALE

SHEET # 1 of 21

DATE	DRAWING	BY
11/22/2024	EXISTING OFF PRINTS	MDJ
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3/27/2024	CMU WALLS	MDJ

JOB #: 8972
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ONLY @ SCALE



PLAT PLAN
SCALE: UNKNOWN

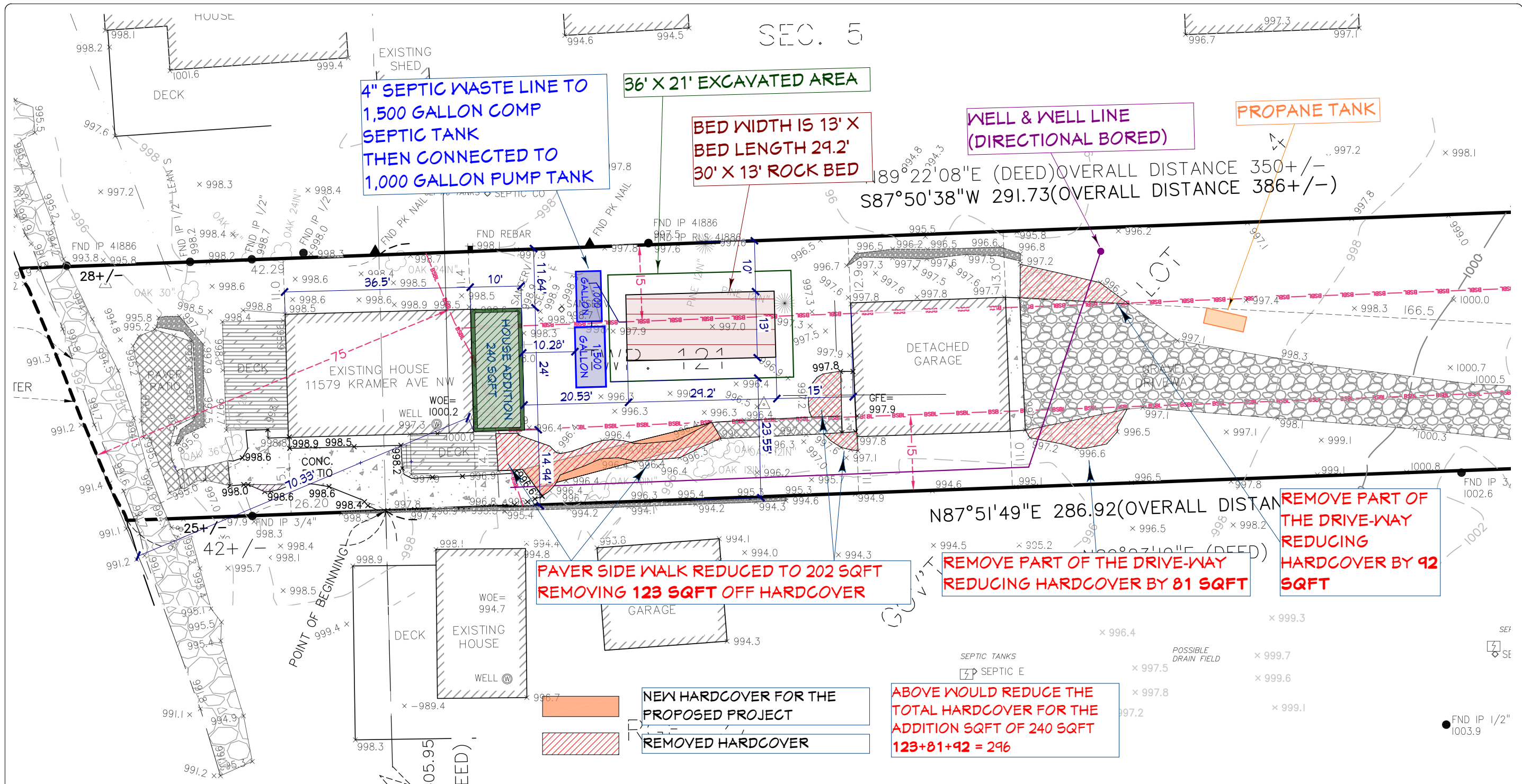
SURVEY LEGEND

● CAST IRON MONUMENT	⊕ PIEZOMETER	W/E WALKOUT ELEVATION
○ IRON PIPE MONUMENT SET	⊖ POWER POLE	FFE FIRST FLOOR ELEVATION
● IRON PIPE MONUMENT FOUND	⊖ GUY WIRE	GFE GARAGE FLOOR ELEVATION
● DRILL HOLE FOUND	⊖ ROOF DRAIN	TOF TOP OF FOUNDATION ELEV.
✕ CHISELED "X" MONUMENT SET	⊖ LIFT STATION	LOE LOWEST OPENING ELEV.
✕ CHISELED "X" MONUMENT FOUND	⊖ SANITARY MANHOLE	CONCRETE
⊖ REBAR MONUMENT FOUND	⊖ SANITARY CLEANOUT	BITUMINOUS
△ PK NAIL MONUMENT SET	⊖ STORM MANHOLE	--- BUILDING SETBACK LINE
▲ PK NAIL MONUMENT FOUND	⊖ STORM DRAIN	--- CABLE TV
○ PK NAIL W/ ALUMINUM DISC	⊖ CATCH BASIN	--- CONCRETE CURB
△ SURVEY CONTROL POINT	⊖ FLARED END SECTION	--- CONTOUR EXISTING
⊖ A/C UNIT	⊖ TREE CONIFEROUS	--- CONTOUR PROPOSED
⊖ CABLE TV PEDESTAL	⊖ TREE DECIDUOUS	--- GUARD RAIL
⊖ ELECTRIC TRANSFORMER	⊖ TREE CONIFEROUS REMOVED	--- DT DRAIN TILE
⊖ ELECTRIC MANHOLE	⊖ TREE DECIDUOUS REMOVED	--- ELC ELECTRIC UNDERGROUND
⊖ ELECTRIC METER	⊖ TELEPHONE MANHOLE	--- FENCE
⊖ ELECTRIC OUTLET	⊖ TELEPHONE PEDESTAL	--- FO FIBER OPTIC UNDERGROUND
⊖ YARD LIGHT	⊖ UTILITY MANHOLE	--- GAS GAS UNDERGROUND
⊖ LIGHT POLE	⊖ UTILITY PEDESTAL	--- OHU OVERHEAD UTILITY
⊖ FIBER OPTIC MANHOLE	⊖ UTILITY VAULT	--- TREE LINE
⊖ FIRE DEPT. HOOK UP	⊖ WATERMAIN MANHOLE	--- SANITARY SEWER
⊖ FLAG POLE	⊖ WATER METER	--- STORM SEWER
⊖ FUEL PUMP	⊖ WATER SPIGOT	--- TEL TELEPHONE UNDERGROUND
⊖ FUEL TANK	⊖ WELL	--- RETAINING WALL
⊖ PROPANE TANK	⊖ MONITORING WELL	--- UTL UTILITY UNDERGROUND
⊖ GAS METER	⊖ CURB STOP	--- WATERMAIN
⊖ GAS VALVE	⊖ GATE VALVE	--- TRAFFIC SIGNAL
⊖ GAS MANHOLE	⊖ HYDRANT	--- RAILROAD TRACKS
⊖ GENERATOR	⊖ IRRIGATION VALVE	--- RAILROAD SIGNAL
⊖ GUARD POST	⊖ POST INDICATOR VALVE	--- RAILROAD SWITCH
⊖ HAND HOLE	⊖ SIGN	--- SATELLITE DISH
⊖ MAIL BOX	⊖ SOIL BORING	--- WETLAND BUFFER SIGN

- All set offset irons are measured to hundredths of a foot and can be used as benchmarks for construction.
- The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- Proposed grades shown adjacent to building foundation refers to top of black dirt.
- Verify sanitary service invert prior to any concrete work.
- Features on the site were located to the best of our ability. Due to seasonal conditions at the time of this certification additional features may not have been visible and therefore not shown hereon.

Existing Hardcover

Gross Lot Area	= 18,942 S.F.
House Area	= 915 S.F.
Detached Garage Area	= 800 S.F.
Paver Walk Area	= 325 S.F.
Paver Patio Area	= 267 S.F.
Gravel Driveway Area	= 2,976 S.F.
Conc. Area	= 592 S.F.
Deck Area	= 423 S.F.
Total Area	= 6,298 S.F.
Coverage =	33.2%



SEC. 5

4" SEPTIC WASTE LINE TO 1,500 GALLON COMP SEPTIC TANK THEN CONNECTED TO 1,000 GALLON PUMP TANK

36' X 21' EXCAVATED AREA

BED WIDTH IS 13' X BED LENGTH 29.2' 30' X 13' ROCK BED

WELL & WELL LINE (DIRECTIONAL BORED)

PROPANE TANK

S87°50'38"W 291.73(OVERALL DISTANCE 386+/-)

N87°51'49"E 286.92(OVERALL DISTANCE 350+/-)

PAVER SIDE WALK REDUCED TO 202 SQFT REMOVING 123 SQFT OFF HARDCOVER

REMOVE PART OF THE DRIVE-WAY REDUCING HARDCOVER BY 81 SQFT

REMOVE PART OF THE DRIVE-WAY REDUCING HARDCOVER BY 92 SQFT

ABOVE WOULD REDUCE THE TOTAL HARDCOVER FOR THE ADDITION SQFT OF 240 SQFT 123+81+92 = 296

NEW HARDCOVER FOR THE PROPOSED PROJECT
REMOVED HARDCOVER

Existing Hardcover		
Gross Lot Area	= 18,942	S.F.
House Area	= 915	S.F.
Detached Garage Area	= 800	S.F.
Paver Walk Area	= 325	S.F.
Paver Patio Area	= 267	S.F.
Gravel Driveway Area	= 2,976	S.F.
Conc. Area	= 592	S.F.
Deck Area	= 423	S.F.
Total Area	= 6,298	S.F.
Coverage	= 33.2%	

Gross Lot Area	= 18,942	S.F.
House Area	= 915	S.F.
Addition to House	= 240	S.F.
Detached Garage Area	= 800	S.F.
Paver Walk Area	= 202	S.F.
Paver Patio Area	= 267	S.F.
Gravel Driveway Area	= 2,803	S.F.
Conc. Area	= 596	S.F.
Deck Area	= 423	S.F.
Total Area	= 6,246	S.F.
Coverage	= 33.0 %	

PROPOSED HARDCOVER & SEPTIC / WELL PLAN
SCALE: 1" = 20'-0"

MURPHY BROS.
DESIGN • BUILD • REMODEL

1613 93rd LANE BLAINE, MN 55449

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SHEET # 3 of 21



April 03, 2024



April 05, 2024



April 03, 2024



April 03, 2024





April 03, 2024



April 03, 2024