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Bosek Property, #21-0738-000	
1:752	Date: 12/5/2022
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	





Planning Request Application

PO Box 254; 100 17th Avenue NW,

Glenwood, MN 56334

Phone: 320-634-5433

Building Inspector: Michael Friedrichs 320-377-9029

Street address of property: 180 4th Ave SE Zoning Dist. _____

Legal Description: Sunnyside Addition, 5th Addition Glenwood 205
PID# _____

Property Owner Name: Cody & Kori Bazel Phone: 320 761 1102

Address: 180 4th Ave SE City: Glenwood State: MN Zip: 56334

Type of Request:

Variance () Rezoning () Conditional Use Permit () Plan Review () Preliminary Plat () Final Plat () Other

Description of request see Attached variance Request sheet

If this request is for the construction of a structure, a building permit and drawing must also be submitted.

Existing use _____

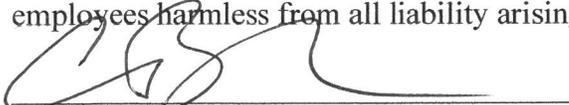
Is this a permitted use under the current zoning ordinance Yes ___ No

Has a variance, conditional use permit, or rezoning been applied for previously ___ Yes No When _____

If Yes, attach a copy of the conditional use permit, variance, or other document permitting use, or attach an explanation of why the use is permitted.

If and/or when the City is subject to get outside review such as legal, engineering, etc., or there are direct costs for processing the application such as publishing required notices, the costs are billed to the applicant and the applicant, by signing this request agrees to pay such fees.

The undersigned further agrees the City of Glenwood and its administrative staff relied on the accurateness of this application, plans, and specifications relative to this project and holds the City of Glenwood and its employees harmless from all liability arising from the granting of this permit.


 Applicant Signature

11/22/22
 Date

FOR OFFICE USE ONLY.			
Permit Fee Schedule:			
Permit Fee:	\$ _____	Date Paid:	_____
Variance Fee:	\$ _____	Request:	
Penalty	\$ _____	___ Approved	Date: _____
Other	\$ _____	___ Denied	
Total Permit Fee:	\$ _____	Authorized By: _____	

Planning Commission	City Commission
Action _____	Action _____
_____	_____
Signature _____	Signature _____
Date _____	Date _____

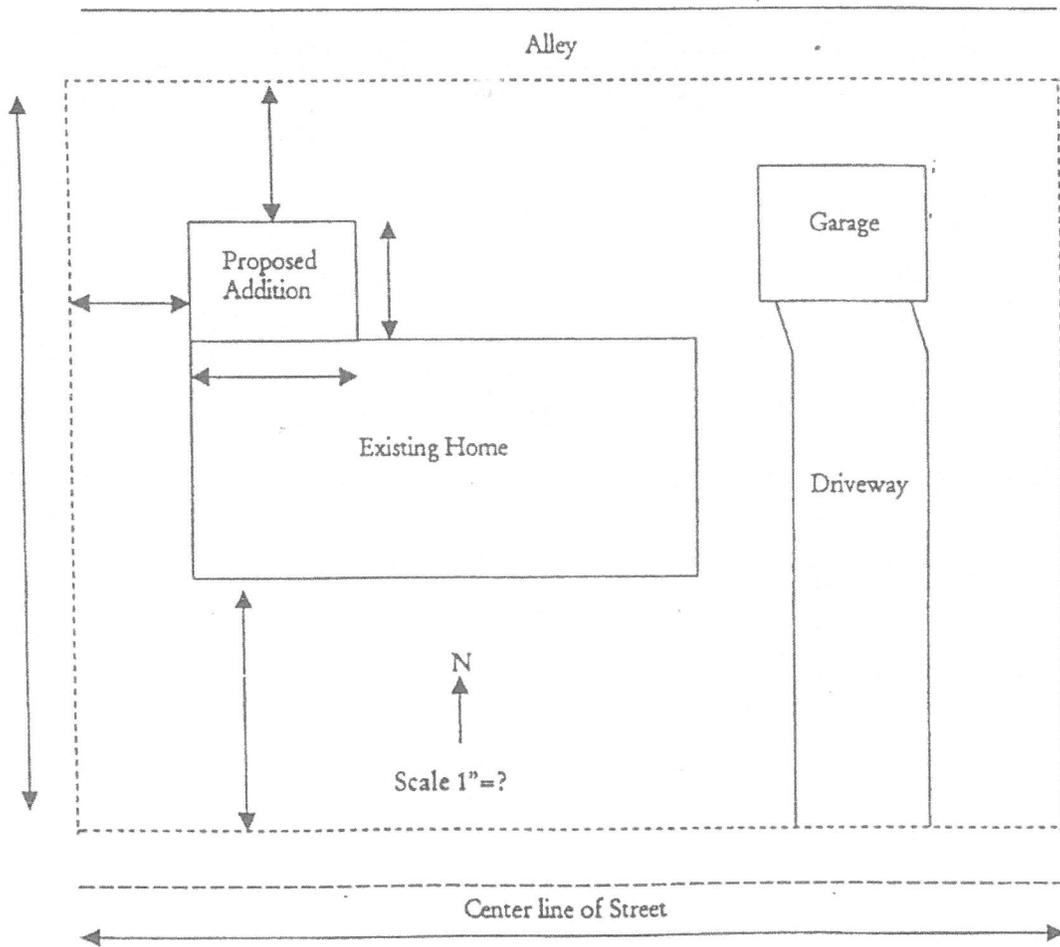
Notice To All Applicants

A site plan is required with all applications. The site plan should include at minimum:

- Lot Dimensions
- All existing uses and structures within 100 feet of the subject property
- All adjacent streets and alleys
- The dimensions of the proposed footprint of the building with ALL setbacks noted (setbacks include; distance from the property lines, streets and alleys, adjacent structures, ordinary high-water mark, etc. and the structure.)
- All setback requirements are measured to the overhang or outer edge of gutters, not the foundation or sidewall of the building
- Height of side wall, measured from the finished floor elevation to the point at which the sidewall top plate adjoins the rafter
- Height of peak, measured from the finished floor elevation to the top of the peak
- Proposed drainage of storm water run-off away from the proposed structure
- Proposed finished floor elevation of structure

Plans do not need to be professionally drawn but should include all of the information requested. The following sample site plan shows the minimum detail expected so the permit process can proceed smoothly.

****SETBACK REQUIREMENTS ARE LISTED ON THE NEXT PAGE****



Lot, Yard and Density Requirements

			Minimum Lot Sizes		Minimum (in Feet)			
			Area (Sq. Ft)	Width	Yard Front	Rear	Side	Site Area (Sq. Ft)
R-1	Suburban Residential							
		*Single Family Dwellings	10,000	75	30	20	6	10,000
		*Two Family Dwellings	15,000	80	30	25	10	7,500
		*Other Uses	15,000	80	30	30	15	7,500
R-2	Urban Residential							
		*Single Family Dwellings	8,000	75	30	20	6	8,000
		*Two Family Dwellings	12,000	80	30	25	10	6,000
		*Townhouses	1,000/unit	25/unit	30	30	15	5,000
		*Multi-Family Dwellings	15,000	100	30	30	15	3,500
		*Other Uses	10,000	100	30	30	15	N/A
R-3	Multiple Residential							
		*Single Family Dwellings	8,000	75	30	20	10	8,000
		*Two Family Dwellings	12,000	80	30	25	15	6,000
		*Townhouses	5,000/unit	25/unit	30	30	15	4,000
		*Multi-Family Dwellings	25,000	100	30	30	15	2,600
		*Other Uses	5,000	50	30	30	15	N/A
B-1	Community Business							
		*Multi-Family Dwellings	5,000	50	0	15	0	2,500
		*Other Uses	5,000	50	0	15	0	N/A
I-1	Industrial							
		All Uses	20,000	100	25	20	10	N/A
C-1	Conservation							
		All Uses	2 acres	300	50	30	30	N/A
A-1	Agricultural							
		All Uses	5 acres	500	50	50	50	N/A
MH-1	Mobile Home Rental Park							
		*Mobile home, Single Family	5,500	55	15	6	6	5,500
		*All Other Uses	10,000	100	30	15	15	10,000

*With City Water & Sewer

Description of request.

I am requesting multiple variances.

First Variance will be to take the side setback requirement from 6' down to 0'. It is my intent to tear down the old existing 1 stall garage, and put up a new 2 stall garage. Because the garage is already attached to the house, it is the only place that will work to put an attached garage to this house. Because of the location the only way to fit a 2 stall garage into that area will be to go to the property line. When the house was built 1 stall was more than enough for the times. However in this day it is unreasonable to have 1 stall as we have a family of 7, and many are reaching driving age, and we have need to store multiple vehicles, which is why the garage is larger than normal. We chose this house because there are not a lot of 5+ bedroom homes in Glenwood, and we just need to match the garage with the needs of the house. I have attached examples of many houses/garages in the same block that run right up to the property line. Looking at other properties in Glenwood, this doesn't not seem uncommon. I have already approached my neighbor about it, and they have no issue with it.

The second Variance I am applying for will be a reduction from the 30' front setback down to 27'. The house has a porch that sits 27' from the property line. Because the porch is previously existing it will be used to tie into the garage structure, and have an access door to the garage. This is why there is a need for this variance.

The Third Variance I am applying for will be for 16' sidewalls. The Mud room addition to the house is the reason why we need the variance. The mud room is approximately 5' higher than the ground. The mud room needs to be elevated post and pier structure, because of existing utilities that run under the proposed location of the mud room, as well as the houses furnace/laundry exhaust that will run under the P&P mudroom. To move all of these utilities would be substantially more expensive than working around them. In order to have an entry door into the garage from the mud room, this requires higher than normal sidewalls. This will also allow the roof line of the house and garage to match up making construction easier and a more affordable option. I have attached examples of other recently approved structures with heightened sidewalls.

The Fourth Variance I am applying for will be for a 14' Garage door Height. Since the sidewalls need to be 16' to accommodate the Garage access tying into the mud room. I am requesting a 14' Garage door height for 2 reasons. Primarily since I have equipment, and vehicles that I will be putting in the Garage that are 12' in height, this leaves a clearance tolerance. Secondly The enlarged Garage door will also function to make the look of the garage proportionate with the size of the garage. I have attached examples of other approved structures in the neighborhood with heightened garage doors.

A Fifth Variance is a potential impervious coverage. I am not 100% sure on impervious coverage limits I think I am within 1000' of shoreline so it needs to be less than 25% coverage of lot. If I calculated the lot correctly I think it came in at about 20,000 sq feet. The new additions plus the old existing structure/sidewalks ect come in at about 4900 sq feet. This yields 24.5% impervious coverage. However, this needs to be fact checked, and since it is so close to the 25% I am requesting a variance pre-emptively in case my calculations were incorrect.

Notes for Site Plan

Lot sq footage is apx 23,000 sq'

Lot is 154' x 150' with a 10' x 10' additional piece.

Due to the mud room addition, height of side walls for garage need to be 16'

There is a creek that runs through the back yard. The natural slope of the property drains into the creek. Thus the creek is my storm water runoff.



ORIGINAL PLAT

DEDICATED ROW

NE SE

New Driveway

Garage

Minnewaska

Mud Room

21-0738-000

Deck

21-0737-000

21-0736-000

SUNNYSIDE 5TH ADDITION

GOVT LOT 4

21-0739-000

ROW
NW SW

7

Glenwood

SW SW

SUNNYSIDE 4TH ADDITION

21-0733-000

21-0733-000

21-0733-000



Find address or place

21-0740-000

21-0741-000

21-0742-000

DEDICATED ROW

DEDICATED ROW

1st St SE

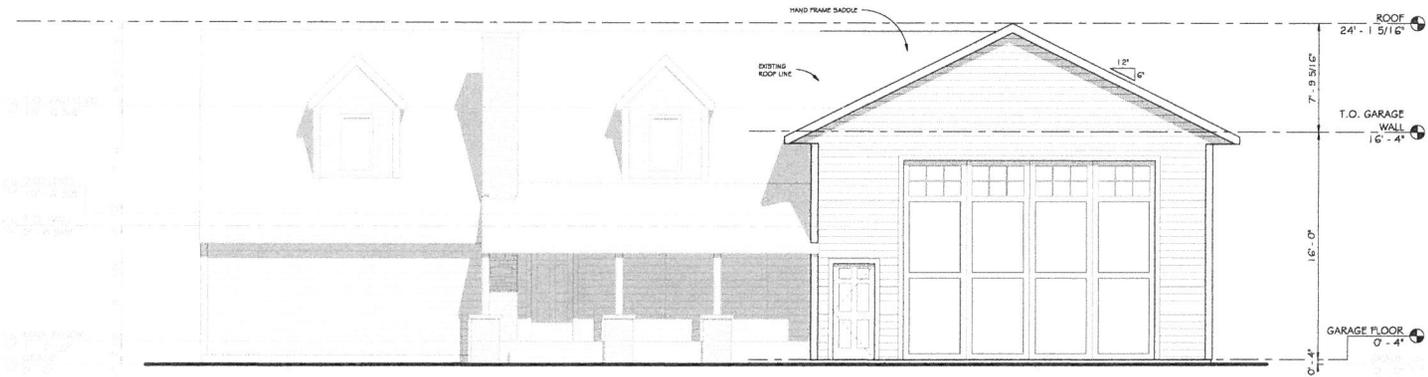
2nd St SE

2nd St SE

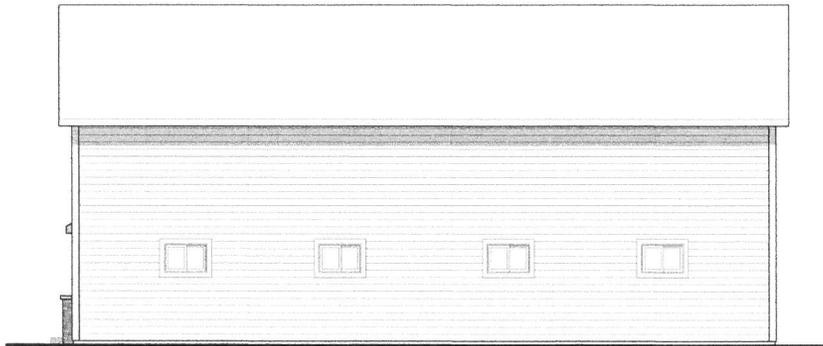
The Garage and the house on these lots run right up to the property lines

88-000

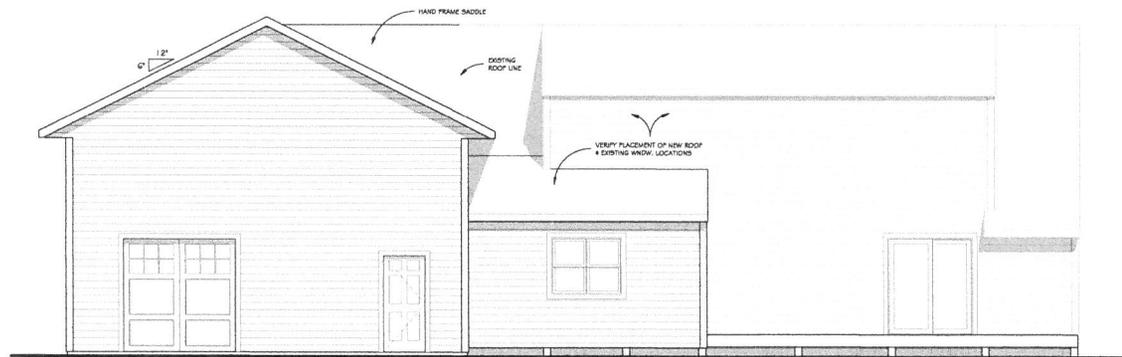
30ft



1 FRONT
A1 1/8" = 1'-0"



2 RIGHT
A1 1/8" = 1'-0"



3 REAR
A1 1/8" = 1'-0"

*ALL CONDITIONS & MEASUREMENTS
TO BE VERIFIED ON SITE PRIOR TO START
BY G.C. & OWNER

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ALEXANDRIA, MN 56308
OFFICE: 320-763-9663
WWW.HILLOPLBR.COM

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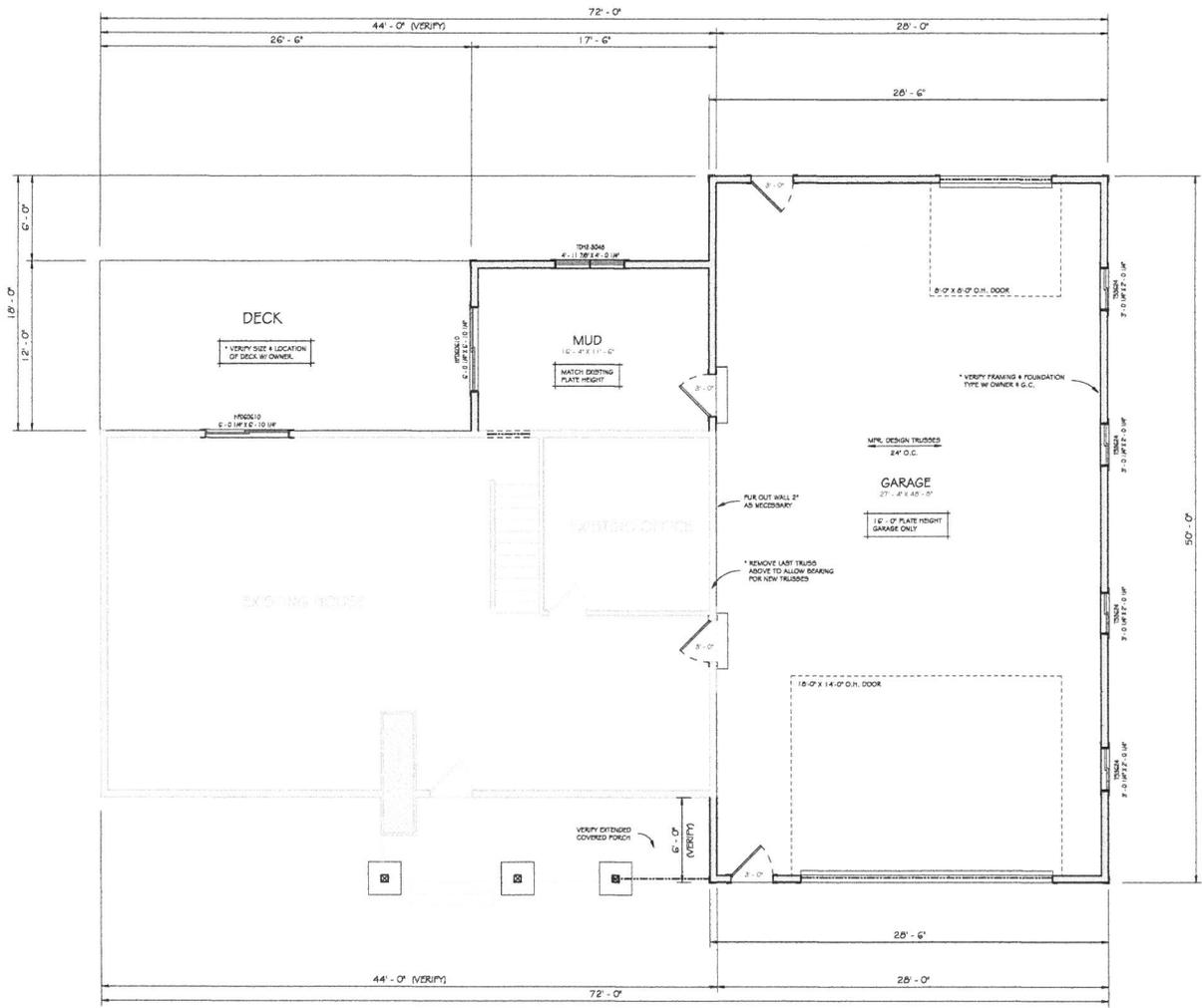
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CODY BOSEK
ADDITION

Designer: JEFF
Date: 11-23-2022
Status: PRELIMINARY
Number: 22-332

ELEVATIONS

A1



1 MAIN LEVEL
A3 1/8" = 1'-0"

*ALL CONDITIONS & MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO START BY G.C. & OWNER

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CODY BOSEK
ADDITION

Designer: JEFF
Date: 11-23-2022
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MAIN LEVEL

A3



Estmo



HSR 740

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