

CORINNA TOWNSHIP
AGENDA
BOARD OF ADJUSTMENT / PLANNING AND ZONING COMMISSION
October 11, 2011

7:00 PM

1. Call to Order
2. Roll Call
3. Additions or Deletions to the Agenda
4. Public Hearings
 - a. (Tabled from June 2 meeting) Variance to construct a second story above an existing dwelling approximately 22.5 feet, a 2'6" x 14' second story open deck approximately 20.3 feet, a 6' x 10' second story open deck approximately 33 feet, and a two story dwelling/garage addition approximately 39 feet from Sugar Lake (75 feet required in all cases) and 18.5 feet from the edge of a public road (20 feet required) on an undersized lot. Variance to construct a septic drainfield 5 feet from a side and right-of-way property line (min. 10 feet required).
 - i. Applicant(s): Kevin Blohm and Veda Vargo
 - ii. Property Address: 11708 Hollister Ave NW, Maple Lake
 - iii. Sec/Twp/Range: 2-121-27
 - iv. Parcel Number(s): 206011002070 and 206011000032
 - b. Variance to construct a full 30' x39' basement underneath an existing 30' x 39' home approximately 60 feet from Pleasant Lake (75 feet required) and approximately 12 feet from the side lot line (15 feet required) on an undersized lot.
 - i. Applicant(s): Steve Anderson
 - ii. Property Address: 11649 – 89th Street NW, Annandale
 - iii. Sec/Twp/Range: 19-121-27
 - iv. Parcel Number(s): 206062000080
 - c. Variance to construct a 22' x 24' attached garage approximately 12.6 feet from a side lot line (min. 15 ft required) and reducing total impervious surface coverage from 26.3 to 25.9 percent (max. 25 percent allowed).
 - i. Applicant(s): Dean Flygare
 - ii. Property Address: 9850 – 91st Street NW, Annandale
 - iii. Sec/Twp/Range: 16-121-27
 - iv. Parcel Number(s): 206063001070
 - d. Request to amend Comprehensive Plan Future Land Use Map designation from Rural Preservation to Shoreline Residential and to rezone lakeshore portion of property from AG to R-1.
 - i. Applicant(s): John Bishop
 - ii. Property Address: None (70 acres north of 110th St NW and east of Hart Avenue, Maple Lake)
 - iii. Sec/Twp/Range: 1-121-27
 - iv. Parcel Number(s): 206000013200

- e. Create an entitlement split of 12.61 acres (max. 10 acres allowed).
 - i. Applicant(s): James Wurm
 - ii. Property Address: None (north of north end of Highland Ave NW, Maple Lake)
 - iii. Sec/Twp/Range: 35-121-27
 - iv. Parcel Number(s): 206000351200
- 5. Approve Previous Meeting Minutes
 - a. September 13, 2011
- 6. Zoning Administrator's Report
 - a. Permits
 - b. Correspondence
 - c. Enforcement Actions
- 7. New Business
- 8. Old Business
 - a. Discuss interpretation of "expansion" when applying MN Statutes 394.36, Subd. 4 and 462.357, Subd. 1e (Nonconformity statutes)
- 9. Adjournment

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



STAFF REPORT

Application: Variance to construct full walkout basement (30' x 39') underneath existing house approximately 60 feet from Pleasant Lake (75 feet required) ~~and approximately 12 feet from the side lot line (15 feet required)~~ on an undersized lot.

Applicant: Steve Anderson

Agenda Item: 4(b)

Background Information:

Location:

- Property Address: 11649 – 89th Street NW, Annandale
- Sec/Twp/Range: 19-121-27
- Parcel Number: 206062000080

Zoning: Urban/Rural Transition (R1) /Residential Recreation Shorelands (S-2) Overlay District, Pleasant Lake (General Development lake).

Lot size: Approximately 17,804.69 sq ft (0.41 acres) according to the submitted property survey

Existing Impervious Coverage:

- Buildings: Approx. 1,700 sq ft (9.5%)
- Total: Approx. 3,953 sq ft (22.2%)

Proposed Impervious Coverage:

- Buildings: Approx. 1,700 sq ft (9.5%)
- Total: Approx. 3,953 sq ft (22.2%)

Septic System Status: The existing sewer system was installed in 1993. A compliance inspection was completed in 2009 that found the system complaint. Those inspections indicate that the system was designed for 2 bedrooms. The proposed home would apparently remain a 2 bedroom home, as the applicant has provided drawings showing that the basement would be one open room with no closets or separate bedrooms, although Staff is awaiting a floor plan for the proposed basement to indicate whether any additional bedrooms are possible/anticipated. The basement would be a walkout basement.

Natural Features:

Floodplain: The property is not within an identified floodplain. The property has a steep bank rising well above the lake.

Bluff/Steep Slopes: The property contains a steep slope along the entire shoreline, but it does not rise high enough to be considered a bluff (25 ft rise and 30% slope required for bluff). The slope on this property rises about 21-22 feet between the house and the lake and averages about 33 percent. This information is based on 2-ft contour maps provided by the Wright County Surveyor's office.

Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

- **Proposal:** The applicant is proposing to raise the existing dwelling in-place and install a full walkout basement underneath. The existing single story house was damaged by a water leak and apparently has mold-infested soil underneath. The open decks on the south (lakeside) and east of the existing home would either be re-attached to the dwelling or rebuilt, but not expanded.

- **Requested Variance(s):**

- Lake setback: New dwelling/deck to be about 60 feet from the lake (min. required 75 feet). The proposed 6 ft deck would reduce this setback to about 54 feet.
- ~~Side yard setback: New basement to be 12 feet from the east side yard line (min. 15 feet required)~~ AFTER FURTHER REVIEW, STAFF HAS DETERMINED THAT A SIDEYARD SETBACK IS NOT REQUIRED SO LONG AS THE DECK ON THE EAST SIDE IS NOT INCREASED IN SIZE. THE BASEMENT ITSELF WILL MEET ALL REQUIRED SIDE YARD SETBACKS.

Applicable Statutes/Ordinances/Court Decisions:

1.1A bill for an act

1.2relating to local government; providing for variances from city, county, and town

1.3zoning controls and ordinances;amending Minnesota Statutes 2010, sections

1.4394.27, subdivision 7; 462.357, subdivision 6.

1.5BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. Minnesota Statutes 2010, section 394.27, subdivision 7, is amended to read:

1.7 Subd. 7. **Variances; hardship practical difficulties.** The board of adjustment shall

1.8have the exclusive power to order the issuance of variances from the ~~terms requirements~~

1.9of any official control including restrictions placed on nonconformities. Variances shall

1.10only be permitted when they are in harmony with the general purposes and intent of the

1.11official control ~~in cases when there are practical difficulties or particular hardship in~~

1.12~~the way of carrying out the strict letter of any official control, and when the terms of~~

1.13~~the variance variances~~ are consistent with the comprehensive plan. "~~Hardship~~" as used

1.14~~in connection with the granting of a variance means the property in question cannot be~~

1.15~~put to a reasonable use if used under the conditions allowed by the official controls; the~~

1.16~~plight of the landowner is due to circumstances unique to the property not created by the~~

1.17~~landowner; and the variance, if granted, will not alter the essential character of the locality.~~

1.18Variances may be granted when the applicant for the variance establishes that there

1.19are practical difficulties in complying with the official control. "Practical difficulties,"

1.20as used in connection with the granting of a variance, means that the property owner

1.21proposes to use the property in a reasonable manner not permitted by an official control;

1.22the plight of the landowner is due to circumstances unique to the property not created by

1.23the landowner; and the variance, if granted, will not alter the essential character of the

1.24locality. Economic considerations alone shall do not constitute a hardship if a reasonable

~~2.1 use for the property exists under the terms of the ordinance~~ practical difficulties. Practical
~~2.2 difficulties include, but are not limited to, inadequate access to direct sunlight for solar~~
~~2.3 energy systems.~~ Variances shall be granted for earth sheltered construction as defined in
~~2.4~~ section 216C.06, subdivision 14, when in harmony with the official controls. No variance
~~2.5~~ may be granted that would allow any use that is ~~prohibited~~ not allowed in the zoning
~~2.6~~ district in which the subject property is located. The board of adjustment may impose
~~2.7~~ conditions in the granting of variances ~~to~~. A condition must be directly related to and must
~~2.8~~ bear a rough proportionality to the impact created by the variance ~~insure compliance~~
~~2.9~~ and to protect adjacent properties and the public interest. The board of adjustment may
~~2.10~~ consider the inability to use solar energy systems a "hardship" in the granting of variances.
~~2.11~~ **EFFECTIVE DATE.** This section is effective the day following final enactment.

2.12 Sec. 2. Minnesota Statutes 2010, section 462.357, subdivision 6, is amended to read:

2.13 Subd. 6. **Appeals and adjustments.** Appeals to the board of appeals and
2.14 adjustments may be taken by any affected person upon compliance with any reasonable
2.15 conditions imposed by the zoning ordinance. The board of appeals and adjustments has
2.16 the following powers with respect to the zoning ordinance:
2.17 (1) To hear and decide appeals where it is alleged that there is an error in any
2.18 order, requirement, decision, or determination made by an administrative officer in the
2.19 enforcement of the zoning ordinance.
2.20 (2) To hear requests for variances from the ~~literal provisions of the ordinance~~
2.21 ~~in instances where their strict enforcement would cause undue hardship because of~~
2.22 ~~circumstances unique to the individual property under consideration, and to grant such~~
2.23 ~~variances only when it is demonstrated that such actions will be in keeping with the spirit~~
2.24 ~~and intent of the ordinance. "Undue hardship" as used in connection with the granting of a~~
2.25 ~~variance means the property in question cannot be put to a reasonable use if used under~~
2.26 ~~conditions allowed by the official controls, requirements of the zoning ordinance including~~
2.27 ~~restrictions placed on nonconformities. Variances shall only be permitted when they are in~~
2.28 ~~harmony with the general purposes and intent of the ordinance and when the variances are~~
2.29 ~~consistent with the comprehensive plan. Variances may be granted when the applicant for~~
2.30 ~~the variance establishes that there are practical difficulties in complying with the zoning~~
2.31 ~~ordinance. "Practical difficulties," as used in connection with the granting of a variance,~~
2.32 ~~means that the property owner proposes to use the property in a reasonable manner not~~
2.33 ~~permitted by the zoning ordinance; the plight of the landowner is due to circumstances~~
2.34 ~~unique to the property not created by the landowner; and the variance, if granted, will not~~
2.35 ~~alter the essential character of the locality. Economic considerations alone shall do not~~
3.1 ~~constitute an undue hardship if reasonable use for the property exists under the terms of~~
3.2 ~~the ordinance. Undue hardship also includes practical difficulties. Practical difficulties~~

3.3 ~~include~~, but ~~is~~ are not limited to, inadequate access to direct sunlight for solar energy
3.4 systems. Variances shall be granted for earth sheltered construction as defined in section
3.5 216C.06, subdivision 14 , when in harmony with the ordinance. The board of appeals and
3.6 adjustments or the governing body as the case may be, may not permit as a variance any
3.7 use that is not ~~permitted~~ allowed under the zoning ordinance for property in the zone
3.8 where the affected person's land is located. The board or governing body as the case
3.9 may be, may permit as a variance the temporary use of a one family dwelling as a two
3.10 family dwelling. The board or governing body as the case may be may impose conditions
3.11 in the granting of variances ~~to insure compliance and to protect adjacent properties.~~ A
3.12 condition must be directly related to and must bear a rough proportionality to the impact
3.13 created by the variance.
3.14 **EFFECTIVE DATE.** This section is effective the day following final enactment.

MN Rules 6120.3900, Subp 3 (Variances)

Variances may only be granted in accordance with Minnesota Statutes, chapters 394 or 462, as applicable. They may not circumvent the general purposes and intent of the official controls. No variance may be granted that would allow any use that is prohibited in the zoning district in which the subject property is located. Conditions may be imposed in the granting of variances to ensure compliance and to protect adjacent properties and the public interest. In considering variance requests, boards of adjustment must also consider whether property owners have reasonable use of the lands without the variances, whether existing sewage treatment systems on the properties need upgrading before additional development is approved, whether the properties are used seasonally or year-round, whether variances are being requested solely on the basis of economic considerations, and the characteristics of development on adjacent properties.

502.3 Findings

The Board of Adjustment shall not grant a Variance unless it finds the following facts at the hearing where the applicant shall present a statement of evidence proving the following:

- (1) The granting of the Variance will not be in conflict with the Comprehensive Plan;
- (2) The property will not yield a reasonable return if used in compliance with this Ordinance;
- (3) The conditions causing the hardship are unique and are not shared by neighboring property in the same zone;
- (4) The granting of the Variance will not essentially alter the character of the neighborhood; and,
- (5) The granting of the Variance will not adversely affect the environmental quality of the area.

If the appellant fails to prove only one of the conditions, the Board of Adjustment cannot legally grant the Variance. The burden of proof of these matters rests on the applicant. He is requesting a special privilege, and it is incumbent upon him to prove that the conditions necessary for granting of the privilege are satisfied.

MN Statutes 394.36 NONCONFORMITIES.

Subd. 5. Existing nonconforming lots in shoreland areas.

(a) This subdivision applies to shoreland lots of record in the office of the county recorder on the date of adoption of local shoreland controls that do not meet the requirements for lot size or lot width. A county shall regulate the use of nonconforming lots of record and the repair, replacement, maintenance, improvement, or expansion of nonconforming uses and structures in shoreland areas according to this subdivision.

(b) A nonconforming single lot of record located within a shoreland area may be allowed as a building site without variances from lot size requirements, provided that:

(1) all structure and septic system setback distance requirements can be met;

(2) a Type 1 sewage treatment system consistent with Minnesota Rules, chapter 7080, can be installed or the lot is connected to a public sewer; and

(3) the impervious surface coverage does not exceed 25 percent of the lot.

(f) In evaluating all variances, zoning and building permit applications, or conditional use requests, the zoning authority shall require the property owner to address, when appropriate, storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.

403. LOT COVERAGE

Not more than fifteen (15) percent of a lot may be covered by buildings and not more than twenty-five (25) percent of lot may be covered by impervious surfaces, including all structures, decks and pavement areas except as provided in Section 608, 609, and 610.

605. URBAN/RURAL TRANSITIONAL R-1

(3) Side Yard Regulations:

There shall be a minimum side yard of fifteen (15) feet for principal uses and ten (10) feet for accessory uses unless the building is housing livestock, then the setback is 100 feet for livestock buildings.

612.5 Shoreland Performance Standards

612.5 (1) General Performance Standard for Lakes

Performance standards in shoreland areas are additional to standards of the primary zoning district. In case of a conflict, the stricter standard shall apply as well as any additional requirements if flood plain elevations have been established.

(a) General Development Minimum Standards:

Structure setback from NOHW	75 ft.
Structure setback from Bluff	30 ft.
Height	2 1/2 stories (35 ft.)
Elevation of lowest floor above highest known water level	4 ft.
Water Oriented Accessory Structure setback from NOHW	10 ft.

Staff Findings: 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?

- a) **Needs discussion.** The spirit and intent of the ordinance (lake setback), according to the DNRs SONAR statement in 1989, is:

“In general, structure setbacks are needed to provide an adequate distance between the development of a shoreland area and the adjacent waterbody or near bluffs to control the resource damaging effects of non-point source pollution. Soil erosion and subsequent sedimentation in water bodies and the loading of nutrients, toxics and other pollutants to the water body from shoreland area surface water runoff are examples of non-point source pollution.”

The applicant is requesting to be about 60 feet from the lake with the new basement/dwelling (min. required is 75 feet). As this is no closer to the lake than the existing dwelling, and because the basement addition would result in only a minimal height increase to the building, it will not result in any substantial change to the existing condition of the property. However, it does appear that there is room to move the house and basement further back in the lot so that it more closely meets the required lake setback.

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

The Comprehensive Plan states the following as strategies to “protect, preserve, and enhance lake water quality”:

- Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites, to ensure that storm water runoff is properly managed and treated before entering surface waters.
 - **Staff Comment:** No specific storm water retention or erosion-control plan has been submitted as part of the variance proposal. The proposal however, would not result in any increase in impervious surface coverage beyond what already exists and the site is currently under the maximum allowed coverage. Some areas

of exposed soil will exist that will need proper management to prevent soil erosion or sedimentation during construction.

- Seek ways to ensure that new development, landscaping, or other alterations on lakeshore properties preserve and/or provide for the planting of native trees and shoreline vegetation.
 - **Staff Comment:** No specific landscaping plans have been presented to plant native trees or preserve shoreline vegetation. One tree may need to be removed as a result of the construction. Moving the home to the west to meet the required side yard setback may damage up to three existing trees near that property line. The applicant is attempting to preserve these trees along the west line and is a primary reason for requesting the side yard setback variance.
- Require the use of best management practices as outlined by the Minnesota DNR, University of Minnesota Extension, or other appropriate agencies during the development and re-development of all property in the Township to prevent erosion and sedimentation that eventually reaches area lakes and wetlands through ditches, direct runoff, or other means.
 - **Staff Comment:** No specific storm water retention or erosion-control plan has been submitted as part of the variance proposal. The Board could consider requiring this as a condition of any variance approval given the proposed house would be closer to the lake than is normally required and is located on a steep slope (approx. 33%).
- Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.
 - **Staff Comment:** The applicant is proposing to excavate out existing soil to allow for a walkout basement. This may require a conditional use/land alteration permit if the amount of soil to be moved/excavated beyond that needed for the basement footprint exceeds 50 cubic yards.

3) Is the proposed use of the property reasonable?

Yes. The applicant is requesting the ability to install a basement under the existing dwelling, where one does not exist now. Staff considers a basement for a seasonal or year-round dwelling a reasonable use as it provides space for a storm shelter, utilities and general residential use common to the area.

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

Needs discussion. The need for the variance is created primarily by the desire to maintain the location and use of the existing dwelling site. There is also a septic tank behind the house that would prevent moving the house back to the full 75-foot required setback, although it is far enough back that an approximate 65-70 foot setback could be met.

The lot dimensions and septic tank location were not the result of actions by the applicant as these were in place when the property was purchased recently.

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

No. The neighborhood where the property is located is a mix of mostly small, seasonal, single-story cabins and a few larger 1.5-2 story dwellings. As with other areas of the Township's shoreland areas, the neighborhood is likely to experience some pressure for the conversion of seasonal cabins to year-round dwellings.

Overall, Staff does not feel that the character of the neighborhood will be changed as the great majority of the construction will be underground and a basement is a customary use for a residential dwelling where soil and groundwater conditions permit. The variance would not result in a substantial detriment to neighboring properties as it will be of sound construction and of customary design for a residential dwelling.

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

No. There are other considerations than simply economic. These include the desire to prevent views of the lake from being blocked with a greater setback (the neighboring house to the east is located about 35-40 feet from the lake) and to minimize the changes to the lot.

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

Needs discussion. To avoid the need for the requested lake setback variance, the home would either 1) need to be reconstructed to exactly the same footprint and height (minor roof pitch changes or limited basement construction to allow for storm shelter/utilities is allowed without a variance), or 2) be moved to an alternate location that would more closely meet the required 75 foot lake setback.

The applicant has stated that the practical difficulty associated with meeting the lake setback is primarily that it would require a complete removal and replacement of the existing septic tank elsewhere on the lot (to meet the full 75-foot setback). According to the information submitted, the basement/home could be moved up to 10 feet further back and still meet the required 10-foot setback from the existing septic tank.

The applicant also indicates that the house should be able to remain at the requested setback because moving it further back (even if not to the full 75 feet) would require removal of a tree on the backside of the cabin. He also indicates that the majority of nearby homes have walkout basements, some of which are closer to the lake; moving the home back would make a walkout basement less feasible.

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

No. The most likely impact on the environment would come from an increase in impervious surfaces and/or an increase in the use of the shoreland areas. The impervious surface coverage will not change as a result of this proposal and will remain below the maximums allowed of 15% (buildings) and 25% (total). The number of bedrooms is apparently not changing from what exists now, as the applicant has stated that the basement would be one large open room used for utilities and storage. He does anticipate putting in an egress window or possibly making a walkout basement.

The impacts associated with existing/additional impervious surfaces could be addressed via a stormwater management plan, although as stated previously the property appears that it will remain well within the ordinance requirements. Recreational use of the lake, even if it is at a higher level than previously, would not be significantly greater than what is typical of other homes around the lake and the near-shore area is not identified as having unique habitat or stands of aquatic vegetation.

Board of Adjustment Direction: The Board of Adjustment may approve the variance request, deny the request, or table the request 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 listed above, Staff would recommend approval of a lake setback variance, but with a lesser variance than requested. Staff recommends a variance allowing the proposed basement to be no closer than 66 feet from the lake (allowing for the existing lakeside deck to have a setback of 60 feet). Given that the house is being lifted anyways, this would seem a reasonable time to more closely conform to the required setback. While the neighboring house to the east is much closer to the lake, the nearest 4-5 homes to the west all have greater setbacks from the lake than is proposed for this dwelling. As properties to the east are redeveloped, it is likely that these homes will need to move further from the lake as well.

Given the steep slopes (even though it doesn't quite meet the definition of a bluff that would require building setbacks), Staff would recommend that any approval of a variance include at least the two following conditions:

1. The applicant should submit a permanent stormwater management plan designed to minimize the potential for ongoing erosion or sedimentation. These may include directing rain gutters to appropriate areas, rain barrels, or other acceptable best management practices. Once approved, the plan should be implemented at the time of construction or within a reasonable time period after construction is completed.
2. 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 on downslope areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with mulch, erosion control blankets or other forms of temporary cover until vegetation is re-established.

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

W 763-592-2060
C 612-860-2024
H- 952-944-344

Name of Applicant STEVEN ANDERSON Phone _____

Property Address (E911#) 11449 89th AVE North, ANNADALE, MINN

Mailing Address 6720 WEST TRAIL Local Phone _____
(if different than above) (if different than above)

City, State, Zip EDINA, MINN 55439

Applicant is:

Title Holder of Property (if other than applicant)

Legal Owner
Contract Buyer
Option Holder
Agent
Other _____

STEVEN & LYNNAE ANDERSON
(Name)
6720 West Trail
(Address)
EDINA, MINN 55439
(City, State, Zip)

Signature of Legal Owner, authorizing application (required) Steven Anderson
(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) R206-062-000080

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

sect-19 TWP121 RANGE-027 PLEASANT
LAKE Beach Lot-008

Zoning District CORINNA, Lake Name (if applicable) Pleasant

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

- Undersized Lot Setback Variance Lot Line Adjustment
 1 per 40 Division Appeal of Staff Interpretation Other Basement present cabin

What are you proposing for the property? State nature of request in detail: We want to put proper Basement under Present Cabin

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.corinnaplanning.info.

Please complete all of the following questions:

1. The granting of the Variance will not be in conflict with the Comprehensive Plan;
2. The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.
3. The plight of the landowner is due to circumstances unique to the property and not created by the landowner.
4. The variance is proved necessary in order to secure for the applicant a right or rights that are enjoyed by other owners in the same area.
5. The variance, if granted, will not alter the essential character of the locality.
6. The variance will not allow any use that is prohibited in the zoning-district in which the subject property is located.
7. The granting of the variance will not adversely affect the environmental quality of the area.
8. Economic considerations alone shall not constitute a hardship if a reasonable use for the property exists under the terms of this Ordinance.

1. Describe why the granting of the variance request would not conflict with the goals and policies in the Corinna Township Comprehensive Plan (Plan available at www.corinnaplanning.info).

These are narrow lots. The PRESENT CABIN IS ALREADY SET BACK FARTHER THEN BOTH CABINS ON EACH SIDE.

2. How will reasonable use of the parcel be taken from you if the variance is not granted? If the variance request were denied, how would you be able to use your property?

We need to put proper foundation to support cabin

3. What are the unique circumstances of the parcel size, shape, topography or other characteristics that make meeting the Ordinance requirements impractical?

I have two Black Walnut trees on west side and septic system TANK between cabin and

4. Discuss whether you would be denied a right enjoyed by other landowners in the area if your variance request were denied. What right or rights would be lost?

This has been added on twice and proper foundation was not put in place to support structure, Also the mold from soil under cabin

5. Describe the character of the area and whether the variance, if granted, would change the character of the area.

I see no change, I would not affect either land owner on either side, AS they have CABIN'S Closer to LAKE. I would still have a CABIN/Home farther set Back THAN a house to Both sides.

6. Discuss whether the variance, if granted, would allow for a use that is prohibited in the zoning district in which the subject property is located (see Appendix A, Section 6 of the Corinna Township Zoning Ordinance for uses allowed and prohibited in your Zoning District).

This would Be Cabin/Home allowing A variance We would not Challenging The Prohibited use provision of ZONING district.

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?

I see no environmental impact or change in granting the variance.

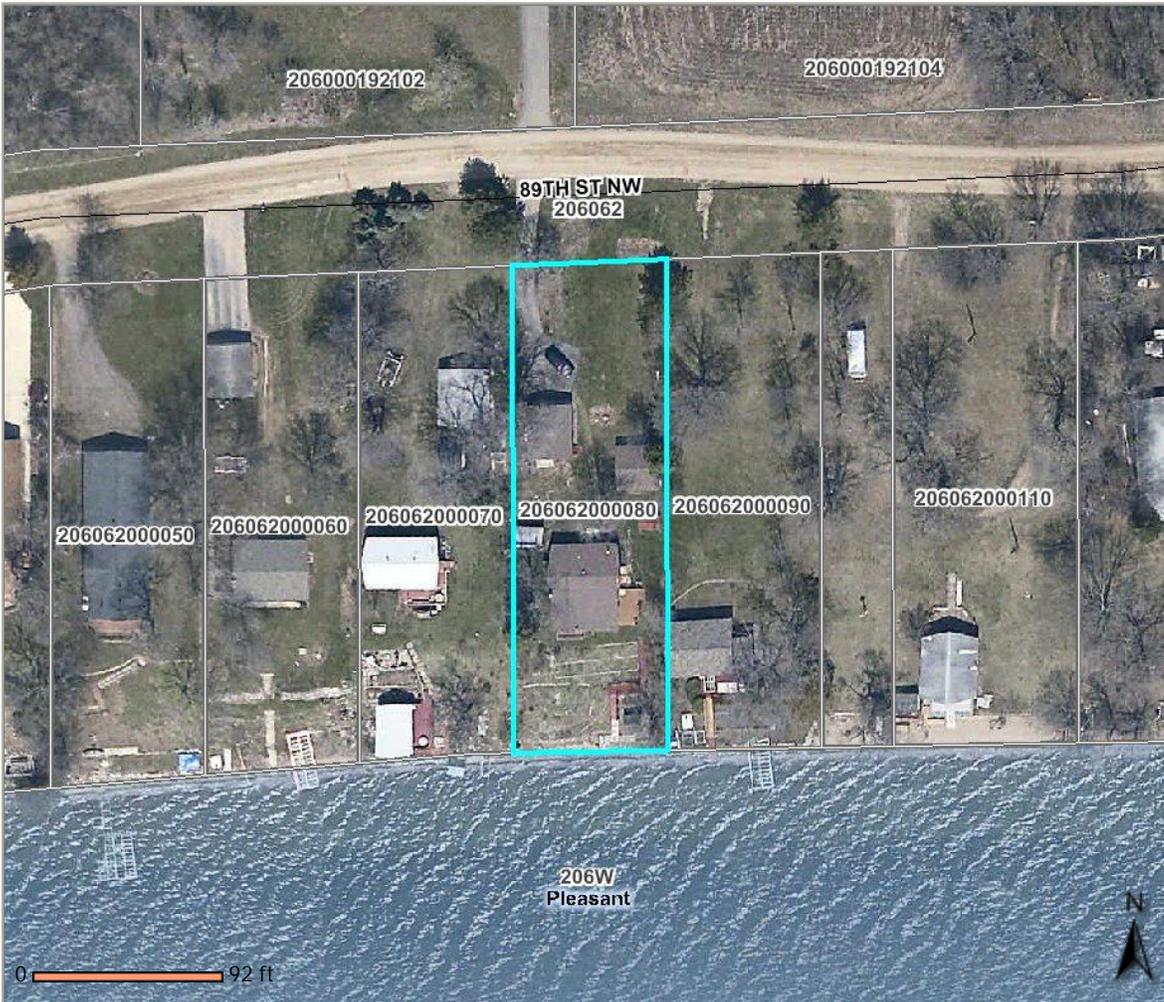
8. What considerations other than financial cost make this variance necessary? What other options have been considered and why were those options not chosen?

- 1. Proper foundation to support.
- 2. Mat in soil under Cabin
- 3. Safe place from weather.
- 4 - maintenance of plumbing & services.

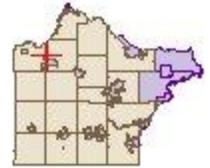
9. Please include any other comments pertinent to this request.

Present location of the cabin approx - 62ft. We had on landown to edit that is 30 plus ft closer

Date Created: 3/19/2011
Map Scale: 1 in = 92 ft



Overview



Legend

- Water
- Parcels
- City/Township Limits
- Roads
 - t
 - c
- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCCL
- Interstate
- State Hwy
- US Hwy

Parcel ID	206062000080	Alternate ID	N/A	Owner Address	STEVEN R & LYNNAE M ANDERSON
Sec/Twp/Rng	19-121-27	Class	151 - SEASONAL RES REC		6720 WEST TRL
Property Address	11649 89TH ST NW	Acreage	0.00		EDINA, MN 55439
	ANNANDALE				

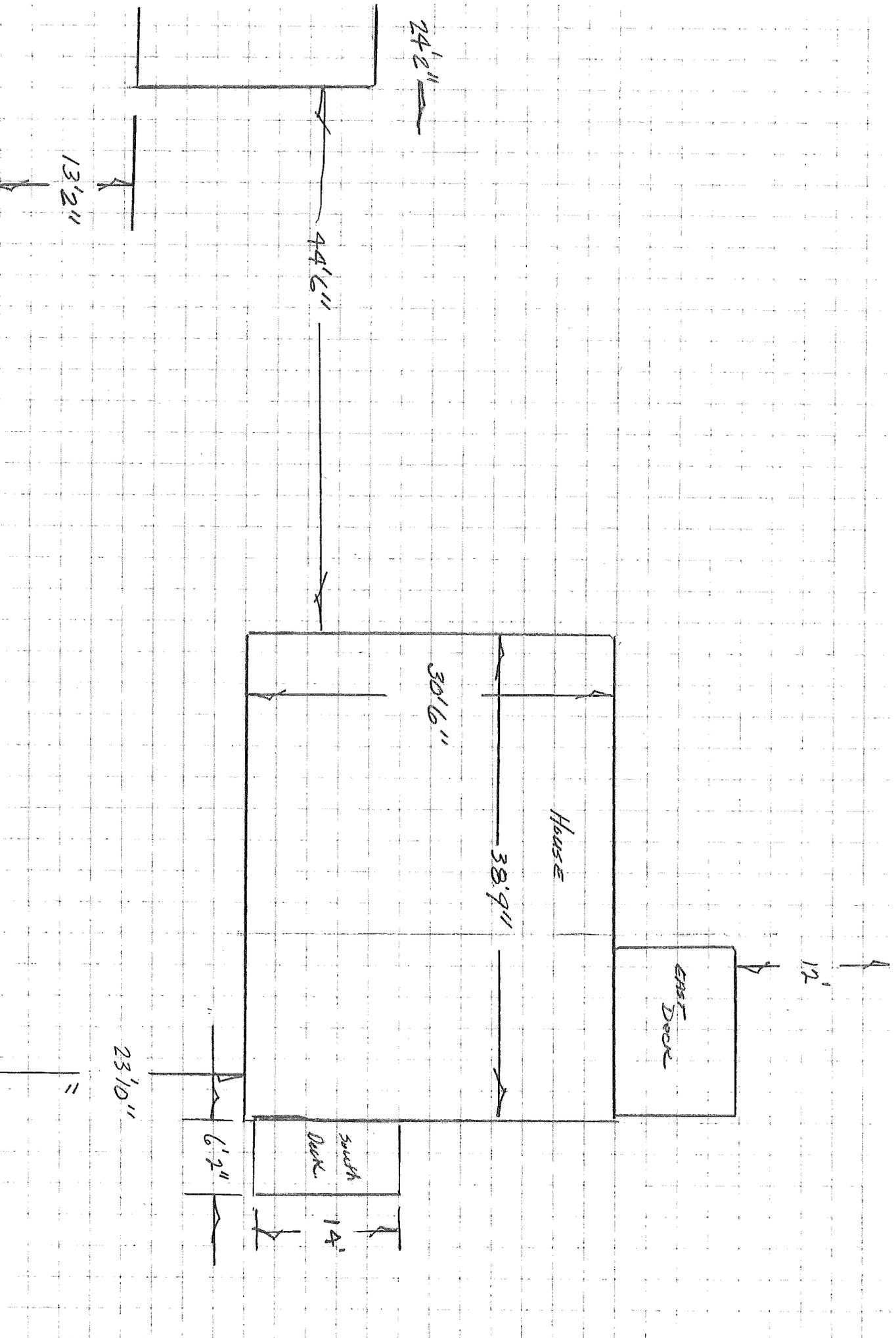
District

Brief Tax Description Sect-19 Twp-121 Range-027 PLEASANT LAKE BEACH Lot-008

(Note: Not to be used on legal documents)

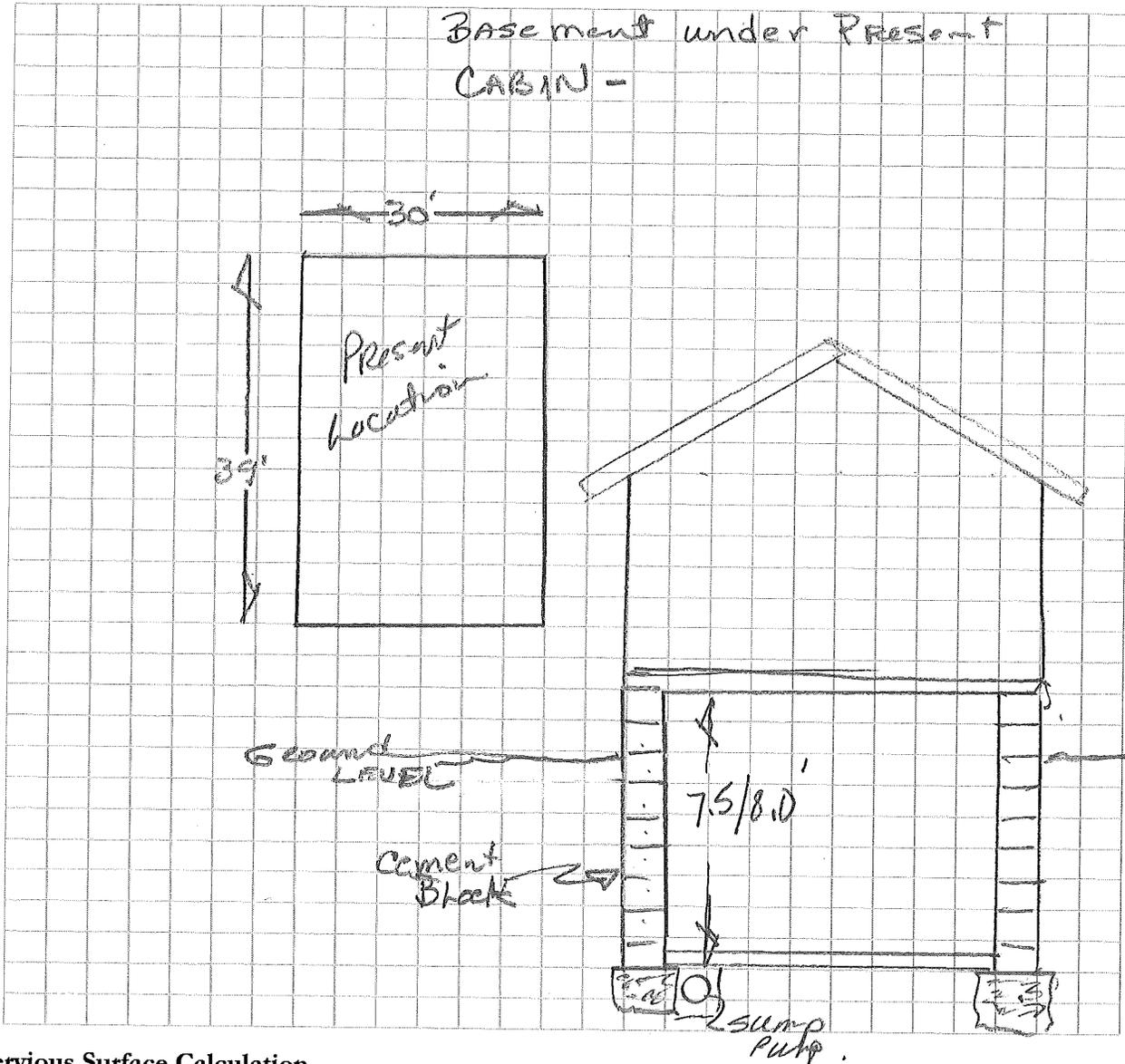
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AST Corporation		Project:		Description:		WEST LINE	
Minneapolis, MN		Drawn By:		Material:		Sketch/Dwg #:	
Decimal ± .005		Date:		Finish:		Sheet ___ of ___	
Fractional ± 1/64		Serial #:		Material:		Sketch/Dwg #:	



SKETCH DRAWING

Basement under Present CABIN -



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. BASEMENT	30' x 39'		
2.	Cabin in present location		
3.			
4.			
5.			
Total		Total	

*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 = _____ sq ft or acres

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

Steve Anderson
Variance

March 21, 2011







STAFF REPORT

Application: Variance to construct a 22' x 24' attached garage approximately 12.6 feet from a side lot line (min. 15 ft required) and reducing total impervious surface coverage from 26.3 to 25.9 percent (max. 25 percent allowed).

Applicant: Dean Flygare

Agenda Item: 4(c)

Background Information:

Location:

- Property Address: 9850 – 91st Street NW, Annandale
- Sec/Twp/Range: 16-121-27
- Parcel Number(s): 206063001070

Zoning: Urban/Rural Transition (R1) /Residential Recreation Shorelands (S-2) Overlay District, Clearwater Lake (General Development lake).

Lot size: Approximately 25,873 sq ft (0.59 acres) according to the submitted property survey

Existing Impervious Coverage:

- Buildings: Approx. 3,064 sq ft (11.8%)
- Total: Approx. 6,805 sq ft (26.3%)

Proposed Impervious Coverage:

- Buildings: Approx. 3,770 sq ft (14.6%)
- Total: Approx. 6,702 sq ft (25.9%)

Septic System Status: The existing sewer system was installed in 2007 and is a performance system, meaning it is required to be monitored regularly. Monitoring records have been submitted and no compliance inspection is required at this time. The system is designed for three (3) bedrooms.

Natural Features:

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: The property contains a bluff along the entire shoreline. The proposed garage addition is located well outside of the required bluff setback.

Wetlands: There do not appear to be any wetlands on the property that would impact the proposal.

Proposal: The applicant is proposing to convert the existing attached garage to living space (office, bathroom, closet) and add on a new attached garage over what is now paved driveway.

Requested Variance(s):

- Side yard setback: New 22' x 24' attached garage approximately 12.6 feet from a side lot line (min. 15 ft required). To the west of the garage would be a covered walkway leading into the existing entrance to the home.

- Impervious surface: Reducing total impervious surface coverage from 26.3 to 25.9 percent (max. 25 percent allowed).

Applicable Statutes/Ordinances/Court Decisions:

1.1 A bill for an act

1.2 relating to local government; providing for variances from city, county, and town

1.3 zoning controls and ordinances; amending Minnesota Statutes 2010, sections

1.4 394.27, subdivision 7; 462.357, subdivision 6.

1.5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.6 Section 1. Minnesota Statutes 2010, section 394.27, subdivision 7, is amended to read:

1.7 Subd. 7. **Variances; hardship practical difficulties**. The board of adjustment shall

1.8 have the exclusive power to order the issuance of variances from the ~~terms~~ requirements

1.9 of any official control including restrictions placed on nonconformities. Variances shall

1.10 only be permitted when they are in harmony with the general purposes and intent of the

1.11 official control ~~in cases when there are practical difficulties or particular hardship in~~

1.12 ~~the way of carrying out the strict letter of any official control, and when the terms of~~

1.13 ~~the variance~~ variances are consistent with the comprehensive plan. "Hardship" as used

1.14 ~~in connection with the granting of a variance means the property in question cannot be~~

1.15 ~~put to a reasonable use if used under the conditions allowed by the official controls; the~~

1.16 ~~plight of the landowner is due to circumstances unique to the property not created by the~~

1.17 ~~landowner; and the variance, if granted, will not alter the essential character of the locality.~~

1.18 Variances may be granted when the applicant for the variance establishes that there

1.19 are practical difficulties in complying with the official control. "Practical difficulties,"

1.20 as used in connection with the granting of a variance, means that the property owner

1.21 proposes to use the property in a reasonable manner not permitted by an official control;

1.22 the plight of the landowner is due to circumstances unique to the property not created by

1.23 the landowner; and the variance, if granted, will not alter the essential character of the

1.24 locality. Economic considerations alone shall do not constitute a hardship if a reasonable

2.1 use for the property exists under the terms of the ordinance practical difficulties. Practical

2.2 difficulties include, but are not limited to, inadequate access to direct sunlight for solar

2.3 energy systems. Variances shall be granted for earth sheltered construction as defined in

2.4 section 216C.06, subdivision 14, when in harmony with the official controls. No variance

2.5 may be granted that would allow any use that is ~~prohibited~~ not allowed in the zoning

2.6 district in which the subject property is located. The board of adjustment may impose

2.7 conditions in the granting of variances to. A condition must be directly related to and must

2.8 bear a rough proportionality to the impact created by the variance ~~insure compliance~~

2.9 ~~and to protect adjacent properties and the public interest. The board of adjustment may~~

2.10 ~~consider the inability to use solar energy systems a "hardship" in the granting of variances.~~

2.11 **EFFECTIVE DATE.** This section is effective the day following final enactment.

2.12 Sec. 2. Minnesota Statutes 2010, section 462.357, subdivision 6, is amended to read:

2.13 Subd. 6. **Appeals and adjustments.** Appeals to the board of appeals and

2.14 adjustments may be taken by any affected person upon compliance with any reasonable

2.15 conditions imposed by the zoning ordinance. The board of appeals and adjustments has

2.16 the following powers with respect to the zoning ordinance:

2.17 (1) To hear and decide appeals where it is alleged that there is an error in any

2.18 order, requirement, decision, or determination made by an administrative officer in the

2.19 enforcement of the zoning ordinance.

2.20 (2) To hear requests for variances from the ~~literal provisions of the ordinance~~

2.21 ~~in instances where their strict enforcement would cause undue hardship because of~~

2.22 ~~circumstances unique to the individual property under consideration, and to grant such~~

2.23 ~~variances only when it is demonstrated that such actions will be in keeping with the spirit~~

2.24 ~~and intent of the ordinance. "Undue hardship" as used in connection with the granting of a~~

2.25 ~~variance means the property in question cannot be put to a reasonable use if used under~~

2.26 ~~conditions allowed by the official controls, requirements of the zoning ordinance including~~

2.27 ~~restrictions placed on nonconformities. Variances shall only be permitted when they are in~~

2.28 ~~harmony with the general purposes and intent of the ordinance and when the variances are~~

2.29 ~~consistent with the comprehensive plan. Variances may be granted when the applicant for~~

2.30 ~~the variance establishes that there are practical difficulties in complying with the zoning~~

2.31 ~~ordinance. "Practical difficulties," as used in connection with the granting of a variance,~~

2.32 ~~means that the property owner proposes to use the property in a reasonable manner not~~

2.33 ~~permitted by the zoning ordinance; the plight of the landowner is due to circumstances~~

2.34 ~~unique to the property not created by the landowner; and the variance, if granted, will not~~

2.35 ~~alter the essential character of the locality. Economic considerations alone shall do not~~

3.1 ~~constitute an undue hardship if reasonable use for the property exists under the terms of~~

3.2 ~~the ordinance. Undue hardship also includes practical difficulties. Practical difficulties~~

3.3 ~~include, but is are not limited to, inadequate access to direct sunlight for solar energy~~

3.4 ~~systems. Variances shall be granted for earth sheltered construction as defined in section~~

3.5 ~~216C.06, subdivision 14 , when in harmony with the ordinance. The board of appeals and~~

3.6 ~~adjustments or the governing body as the case may be, may not permit as a variance any~~

3.7 ~~use that is not permitted allowed under the zoning ordinance for property in the zone~~

3.8 ~~where the affected person's land is located. The board or governing body as the case~~

3.9 ~~may be, may permit as a variance the temporary use of a one family dwelling as a two~~

3.10 ~~family dwelling. The board or governing body as the case may be may impose conditions~~

3.11 ~~in the granting of variances to insure compliance and to protect adjacent properties. A~~

- 3.12 condition must be directly related to and must bear a rough proportionality to the impact
3.13 created by the variance.
3.14 **EFFECTIVE DATE.** This section is effective the day following final enactment.

MN Rules 6120.3900, Subp 3 (Variances)

Variances may only be granted in accordance with Minnesota Statutes, chapters 394 or 462, as applicable. They may not circumvent the general purposes and intent of the official controls. No variance may be granted that would allow any use that is prohibited in the zoning district in which the subject property is located. Conditions may be imposed in the granting of variances to ensure compliance and to protect adjacent properties and the public interest. In considering variance requests, boards of adjustment must also consider whether property owners have reasonable use of the lands without the variances, whether existing sewage treatment systems on the properties need upgrading before additional development is approved, whether the properties are used seasonally or year-round, whether variances are being requested solely on the basis of economic considerations, and the characteristics of development on adjacent properties.

502.3 Findings

The Board of Adjustment shall not grant a Variance unless it finds the following facts at the hearing where the applicant shall present a statement of evidence proving the following:

- (1) The granting of the Variance will not be in conflict with the Comprehensive Plan;
- (2) The property will not yield a reasonable return if used in compliance with this Ordinance;
- (3) The conditions causing the hardship are unique and are not shared by neighboring property in the same zone;
- (4) The granting of the Variance will not essentially alter the character of the neighborhood; and,
- (5) The granting of the Variance will not adversely affect the environmental quality of the area.

If the appellant fails to prove only one of the conditions, the Board of Adjustment cannot legally grant the Variance. The burden of proof of these matters rests on the applicant. He is requesting a special privilege, and it is incumbent upon him to prove that the conditions necessary for granting of the privilege are satisfied.

403. LOT COVERAGE

Not more than fifteen (15) percent of a lot may be covered by buildings and not more than twenty-five (25) percent of lot may be covered by impervious surfaces, including all structures, decks and pavement areas except as provided in Section 608, 609, and 610.

605. URBAN/RURAL TRANSITIONAL R-1

(3) Side Yard Regulations:

There shall be a minimum side yard of fifteen (15) feet for principal uses and ten (10) feet for accessory uses unless the building is housing livestock, then the setback is 100 feet for livestock buildings.

612.5 Shoreland Performance Standards

612.5 (1) General Performance Standard for Lakes

Performance standards in shoreland areas are additional to standards of the primary zoning district. In case of a conflict, the stricter standard shall apply as well as any additional requirements if flood plain elevations have been established.

(a) General Development Minimum Standards:

Structure setback from NOHW	75 ft.
Structure setback from Bluff	30 ft.
Height	2 1/2 stories (35 ft.)
Elevation of lowest floor above highest known water level	4 ft.
Water Oriented Accessory Structure setback from NOHW	10 ft.

Staff Findings: 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?

a) **Needs discussion.** The spirit and intent of the ordinance (side yard setback) is to require some space between buildings and other improvements and the adjacent lot and to maintain space between structures. Its' intent is also to maintain consistency from one property to the next in this setback.

The applicant is requesting to be about 12.6 feet from the side yard (east) (min. required is 15 feet). The closest point of the existing dwelling is currently 11.8 feet from the same side lot line, although where the garage is to be located the house is about 16-17 feet from the side lot line. The furthest point of the proposed garage would be 16.1 feet from the side lot line.

As the proposed garage will not be any closer to the side lot line than the closest point of the existing house, it will arguably not have any additional impact. However, it will be an additional infringement where one did not exist before.

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

Yes. The Comprehensive Plan states the following as strategies to “protect, preserve, and enhance lake water quality”:

- o Require on-site storm water retention and erosion-control plans for all new lakeshore development and redevelopment of existing sites, to ensure that storm water runoff is properly managed and treated before entering surface waters.

- **Staff Comment:** The applicant has submitted a stormwater management plan that would direct water from the roof of the new garage to via gutters to drain tiles to an existing infiltration area in the yard near the road.
 - Seek ways to ensure that new development, landscaping, or other alterations on lakeshore properties preserve and/or provide for the planting of native trees and shoreline vegetation.
 - **Staff Comment:** It does not appear that any trees would be removed as a result of the new garage. The garage is primarily to be constructed over the existing driveway.
 - Require the use of best management practices as outlined by the Minnesota DNR, University of Minnesota Extension, or other appropriate agencies during the development and re-development of all property in the Township to prevent erosion and sedimentation that eventually reaches area lakes and wetlands through ditches, direct runoff, or other means.
 - **Staff Comment:** The applicants stormwater management plan includes temporary silt fence installed downslope of the proposed garage.
 - Limit the amount of grading and filling in the shoreland area so as to minimize the disturbance of soil and prevent erosion.
 - **Staff Comment:** The amount of excavation and soil disturbance will be limited to just that necessary to put in the garage and is not expected to be extensive.

3) Is the proposed use of the property reasonable?

Yes. The applicant is requesting the ability to construct a new garage so they can also add additional living space to the main floor of the dwelling. The resulting living space (total – main floor) would be about 1,600 sq ft. The main floor of other homes in the neighborhood ranges from a low of about 860 sq ft to a high of about 1,900 sq ft – many of which are in the 1,500-1,700 range. Given that the resulting size of the home is similar to the neighborhood and the proposed garage is typical of a 2-stall garage, Staff considers the proposed use reasonable.

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

Needs discussion. The need for the variance is created primarily by the desire to maintain the existing entrance into the home and provide for a reasonably sized 2-stall garage. The existing home was built in 1977. A 1990 variance allowed for the construction of a lower-level addition and deck within the side yard setback. The applicant purchased the property in 1995. The applicant is requesting a 22-foot wide garage, which is about the minimal width necessary for a two-stall garage.

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

No. The neighborhood where the property is located is primarily made up of year-round homes, most or all of which have attached garages. Staff does not feel that the character of the neighborhood will be changed significantly as attached

garages are common and the resulting size of the home/garage will be very similar to the rest of the neighborhood.

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

No. There are other considerations than simply economic. These include the desire to preserve the existing entrance into the home and to minimize the impervious surface coverage on the lot, which is already over the maximum allowed.

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

Needs discussion. To avoid the need for the requested side yard setback, the proposed garage would need to be reduced in width by about 2.5 feet. This would make it a 19.5 foot wide garage. Alternatively, the garage could be moved further into the center of the lot, which would require reconfiguration of the existing entrance to the home and possibly additional impervious surface coverage.

The applicant has stated that the practical difficulty associated with meeting the side yard setback is primarily that it would prevent entrance into the home from the road side of the home because the existing entrance would be blocked by the new garage.

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

No. The most likely impact on the environment would come from an increase in impervious surfaces. The impervious surface coverage will actually be reduced as a result of the project (due primarily to a narrowing of the driveway at the road) and the stormwater from the roof of the new garage would be directed to the road-side of the property and allowed to infiltrate.

Board of Adjustment Direction: The Board of Adjustment may approve the variance request, deny the request, or table the request 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 listed above, Staff would recommend approval of the requested side yard setback variance as the proposed garage is about as small as it could be and still allow for 2-stalls and the location of the existing entrance does represent a practical difficulty. Staff recommends approval of the variance to exceed 25% impervious surface coverage as it will represent an improvement over the existing coverage.

Staff would recommend that any approval of a variance include at least the two following conditions:

1. The applicant shall implement the permanent stormwater management plan as submitted at the time that the garage is constructed.
2. 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 on downslope areas. Once disturbed areas are no longer being used for construction purposes, these shall be covered with mulch, erosion control blankets or other forms of temporary cover until vegetation is re-established.

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

Name of Applicant Dean + Deborah Flynn Phone 320-274-5437

Property Address (E911#) 9850 91ST NW Annandale

Mailing Address _____ Local Phone _____
(if different than above) *(if different than above)*

City, State, Zip Annandale, Md. 55302

Applicant is:

Legal Owner
 Contract Buyer
 Option Holder
 Agent
 Other _____

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

Dean + Deborah Flynn
 (Name) Same
 (Address) _____
 (City, State, Zip) _____

Signature of Legal Owner(s), authorizing application *(required)* [Signature]
 (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) 206-063-001070

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

Lot 7, Block 1 - Ransom Ridge

Zoning District R-1, Lake Name (if applicable) Cleanwater

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/ <u>Impervious Coverage</u> |
| <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 checked="" 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: Construct 22'x24' Garage and 8'x22' Covered walkway.

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.corinnaplanning.info.

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 (if you are outside a shoreland zone, do not complete these questions. Instead complete the next set of questions below):

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.corinnaplanning.info).

Building Coverage will be Less Than 15%. Imperious Coverage will be Less Than Existing.

2. Describe why you believe the granting of the variance would be consistent with the Corinna Township Comprehensive Plan (Plan available at www.corinnaplanning.info).

The nature of the request does not change zoning and is consistent with the Comprehensive Plan.

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

Property is our year around residence. Living space is small and use of Existing garage Area allows for more living space without building a second level. need Attached garage.

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.

House was built on the east side of Lot. Septic System prevents anything to the west and north.

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.

Proposed Project would be consistent with neighboring properties.

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?

Garage would block entry to house from street side if it met the sideyard setback. Two car attached garage needed. Second story addition was too costly.

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?

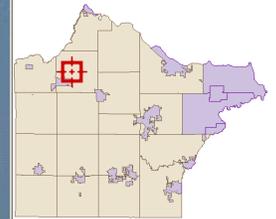
Proposed garage addition would be 8" higher than existing allowing for more control of water runoff. ImperVIOUS Area will be reduced. We have done other landscaping to prevent erosion.

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

Date Created: 9/22/2011



Overview



Legend

Roads

- CSAHCL
- CTYCL
- MUNICL
- PRIVATECL
- TWPCL

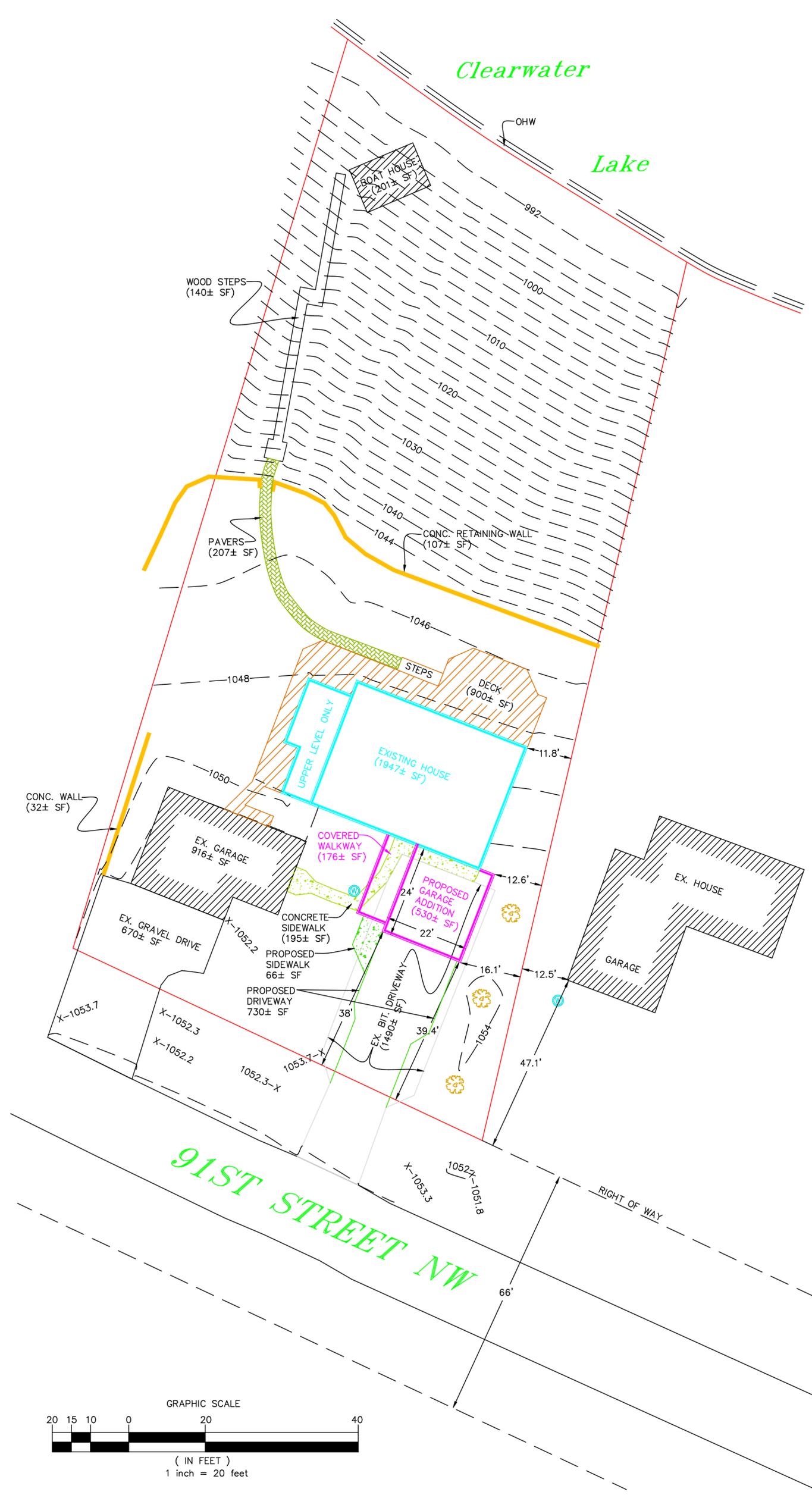
City/Township Limits

- c
- t
- Parcels
- Water

Parcel ID	206063001070	Alternate ID	n/a	Owner Address	DEAN C & DEBORAH A FLYGARE
Sec/Twp/Rng	16-121-27	Class	201 - RESIDENTIAL		9850 91ST ST NW
Property Address	9850 91ST ST NW	Acreage	n/a		ANNANDALE, MN 55302
	ANNANDALE				

District n/a
 Brief Tax Description Sect-16 Twp-121 Range-027 RANSOM RIDGE Lot-007 Block-001
 (Note: Not to be used on legal documents)

Last Data Upload: 9/20/2011 8:12:19 AM



EXISTING AREAS

TOTAL LOT (ABOVE OHW) = 25,873± SF
 EX. HOUSE = 1947± SF
 EX. GARAGE = 916± SF
 EX. BOAT HOUSE = 201± SF
 TOTAL EX. BUILDINGS = 3064± SF (11.8%)

EX. DRIVEWAY = 2160± SF
 EX. DECK = 900± SF
 EX. RET. WALLS = 139± SF
 EX. SIDEWALK = 195± SF
 EX. PAVERS = 207± SF
 EX. STEPS TO LAKE = 140± SF

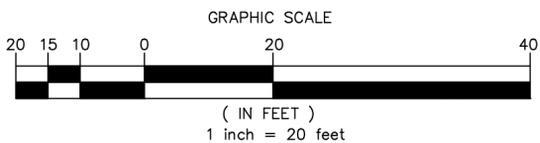
TOTAL EX. HARD SURFACE = 6805± SF (26.3%)

PROPOSED AREAS

TOTAL LOT (ABOVE OHW) = 25,873± SF
 EX. HOUSE = 1947± SF
 EX. GARAGE = 916± SF
 EX. BOAT HOUSE = 201± SF
 PROP. GARAGE ADDN = 706± SF
 TOTAL PROP. BUILDINGS = 3770± SF (14.6%)

PROP. DRIVEWAY = 1400± SF
 EX. DECK = 900± SF
 EX. RET. WALLS = 139± SF
 REMAINING SIDEWALK = 80± SF
 EX. PAVERS = 207± SF
 EX. STEPS TO LAKE = 140± SF
 PROP. SIDEWALK = 66± SF

TOTAL PROP. IMPERVIOUS SURFACE = 6702± SF (25.9%)



MILLER'S SEWAGE TREATMENT SOLUTIONS
 A division of WRM Services Inc.
 PO BOX 458 Kimball, MN 55353
 (320) 398-2705 cell (320) 980-1737

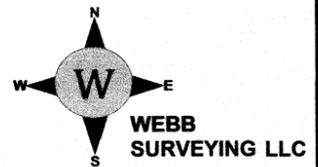
PROPERTY LOCATION
 Lot 7, Block 1, Ransom Ridge, Wright
 County, Minnesota.
 pid#206-063-001070

Septic System Site Plan		
DATE	JOB NO.	SCALE
9/14/11	2011-214	1=20

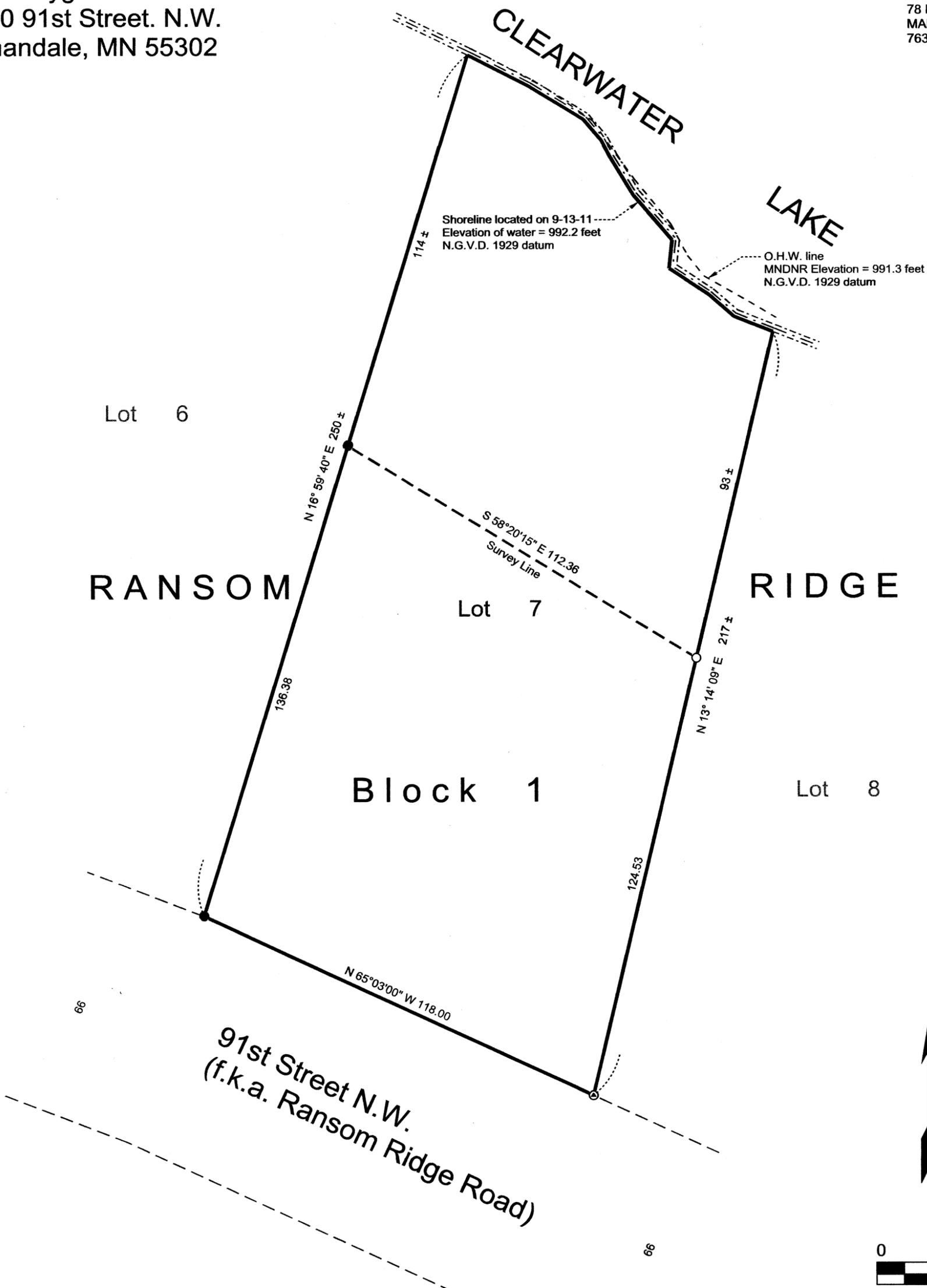
PREPARED FOR:
Dean and Deb Flygare

CERTIFICATE OF SURVEY

CLIENT:
 Dean Flygare
 9850 91st Street. N.W.
 Annandale, MN 55302



WEBB SURVEYING LLC
 78 ROSE AVE. S.
 MAPLE LAKE, MN 55358
 763-898-9999



LEGAL DESCRIPTION OF PROPERTY SURVEYED:

Lot 7, Block 1, Ransom Ridge, Wright County, Minnesota.

NOTES:

1) The purpose of this survey was to delineate the boundary lines and provide an area from O.H.W. line. The locations of existing structures, encroachments or improvements on the subject property were not within the scope of this survey. The legal description as shown hereon was obtained from the Wright County Tax Statement.

2) Benchmark:

Spike in south face of power pole located on the north side of 91st Street N.W. at the southeast corner of property located at House Number 9800.
 Elevation= 1053.25 feet (NGVD 1929 datum)

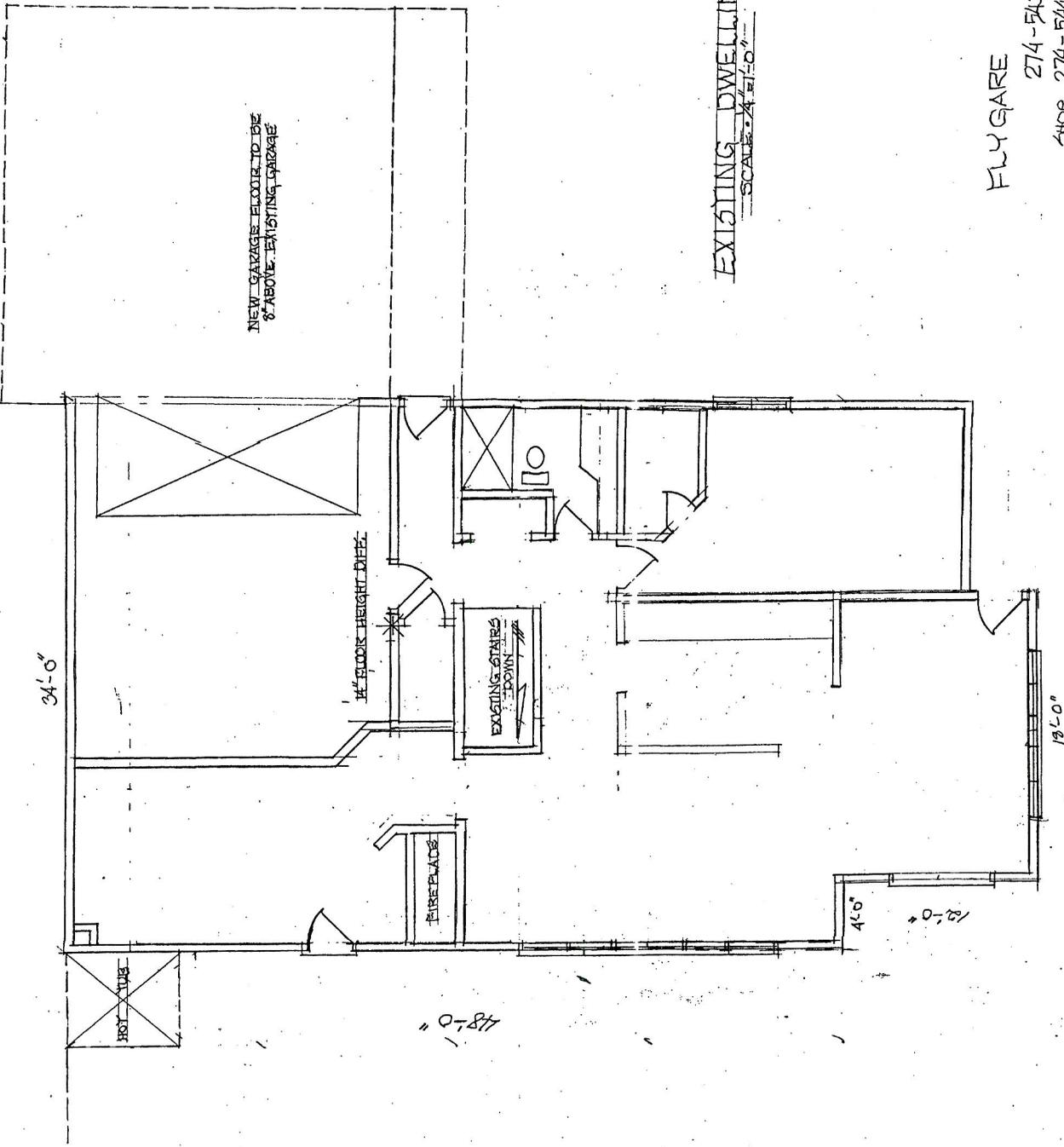
3) Area from O.H.W. : 25873.01SqFt 0.59 Acres

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Surveyor under the laws of the State of Minnesota.

Charles E. Webb, Jr. Date: 9/13/11
 Charles E. Webb, Jr.
 License No. 41226

LEGEND	
○	Set Iron Monument L.S. No. 41226
●	Iron Monument Found
⊙	Set Nail and Washer

FILE NAME		
11027-FLYGARE.TRV		
SCALE	DATE	DRAWN BY
30 Ft/In	9-14-2011	C.E.W. Jr.
JOB	REVISION	SHEET
11027		1/1



EXISTING DWELLING
SCALE: 1/4" = 1'-0"

FLY GARE

274-5437

SHOP 274-5444

34'-0"

1/2" FLOOR HEIGHT DIMS

EXISTING STAIRS
DOWN

FIREPLACE

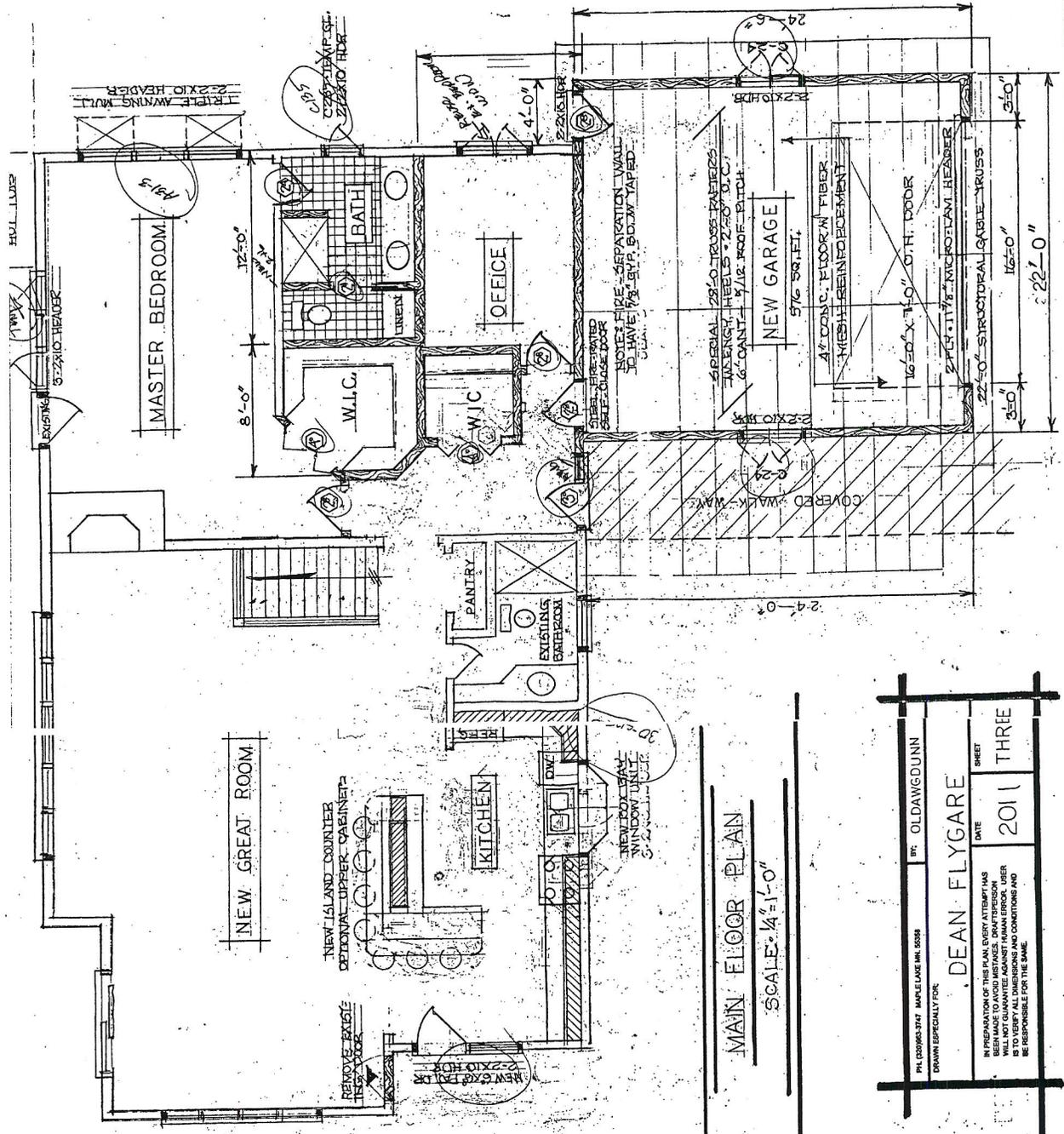
HOT TUB

4'-0"

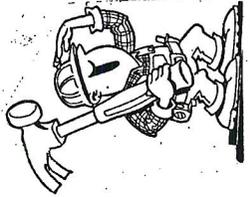
12'-0"

13'-0"

11-0-877



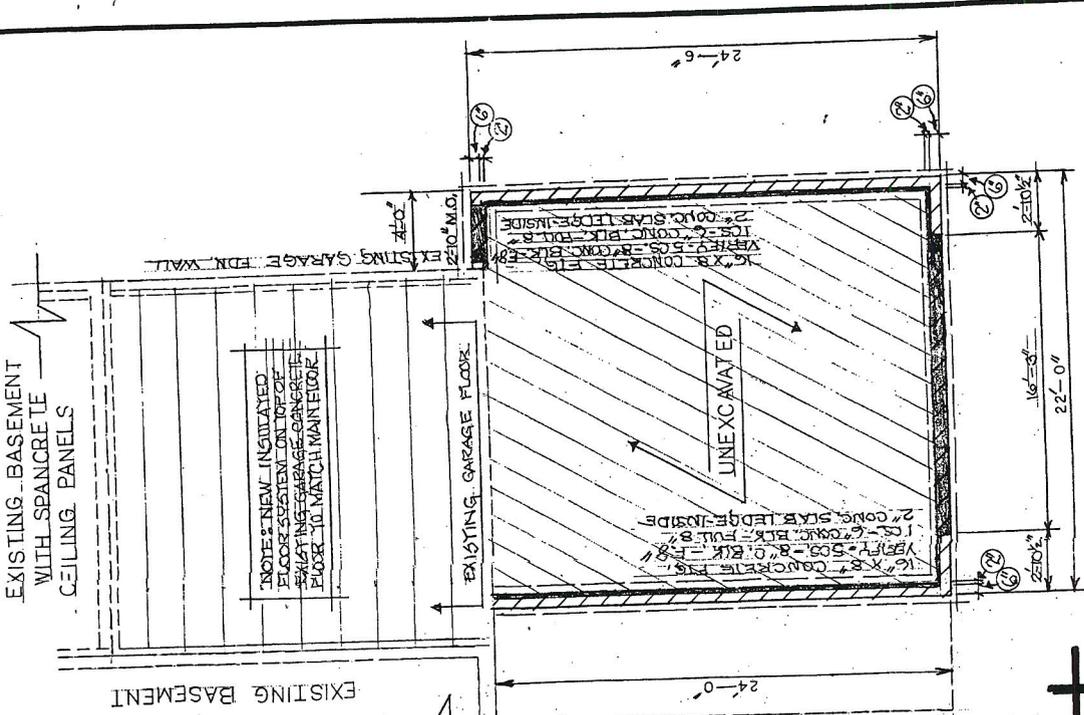
MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PH: (208) 337-3747 MAPLE LAKE, MN 55859	BY: OLDAWGUNN
DRAWN SPECIALLY FOR:	
DEAN FLYGARE	
DATE	SHEET
2011	THREE

IN PREPARATION OF THIS PLAN, EVERY ATTEMPT HAS BEEN MADE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT WILL NOT GUARANTEE AGAINST HUMAN ERROR. USER IS TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME.

EXISTING BASEMENT
WITH SPANCRETE
CEILING PANELS

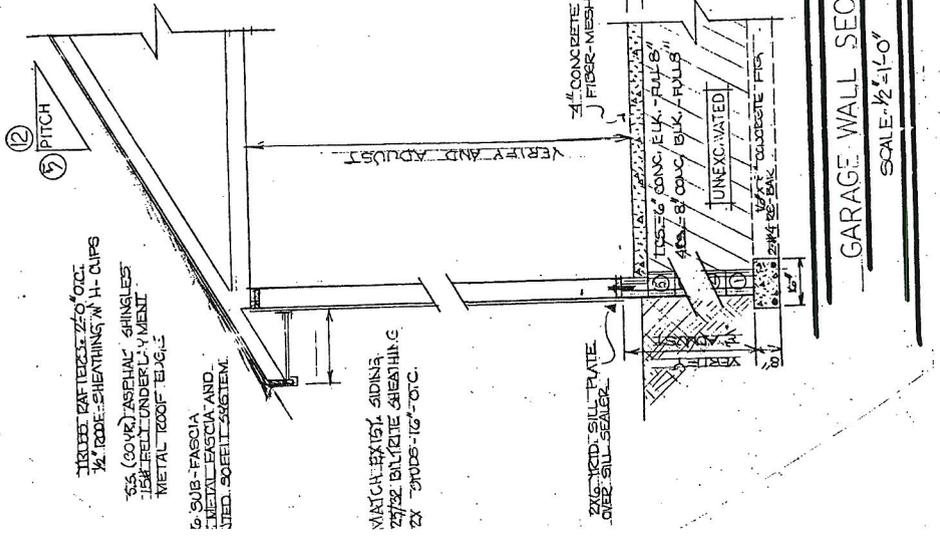


NOTE: NEW INGRATED
FLOOR SYSTEM ON TOP OF
EXISTING GARAGE CONCRETE
FLOOR TO MATCH MAIN FLOOR.

FIG. AND FDN. PLAN

SCALE: 1/4" = 1'-0"

EXISTING BASEMENT



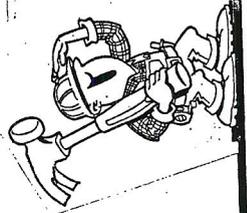
ROOF PARTIAL 25° O.C.
1/2" ROOF SHEATHING w/ H-CIPS
3/4" (COVER) ASPHALT SHINGLES
1/2" FELT UNDERLYMENT
METAL ROOF FLASHING

6" SUB-FASCIA
1" MET. FASCIA AND
1" MET. SOFFIT SYSTEM

MATCH EXIST. SIDING
2x4 GUTTER SHEATHING
2x STUDS - 16" O.C.

2x15 WOOD SILL PLATE
OVER SILL SEALER

GARAGE WALL SECTION
SCALE: 1/2" = 1'-0"



BT OLDAWSUNN

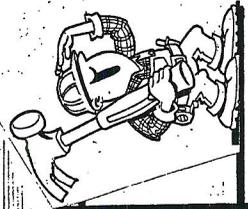
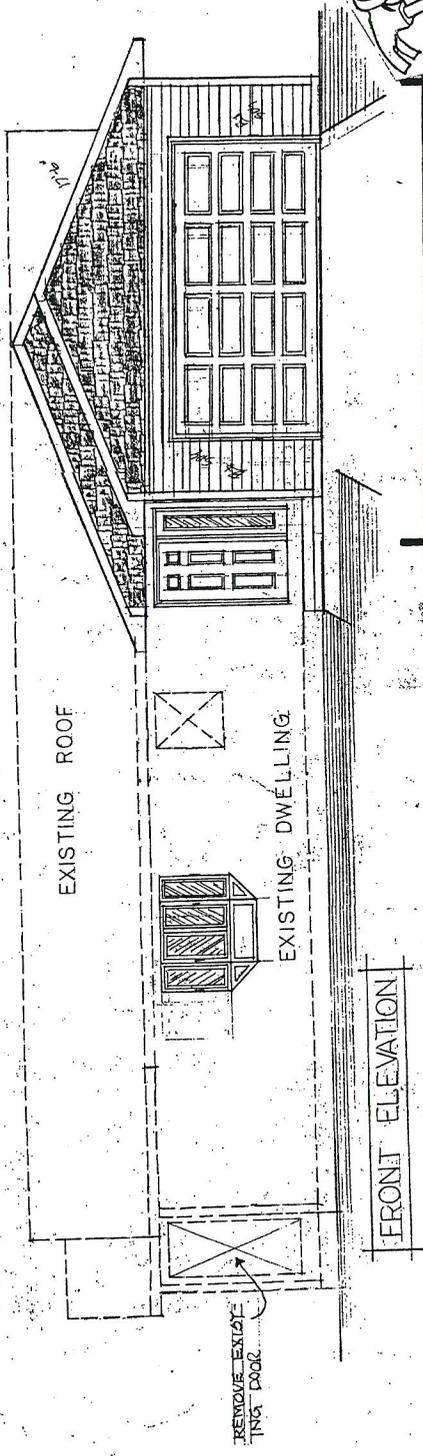
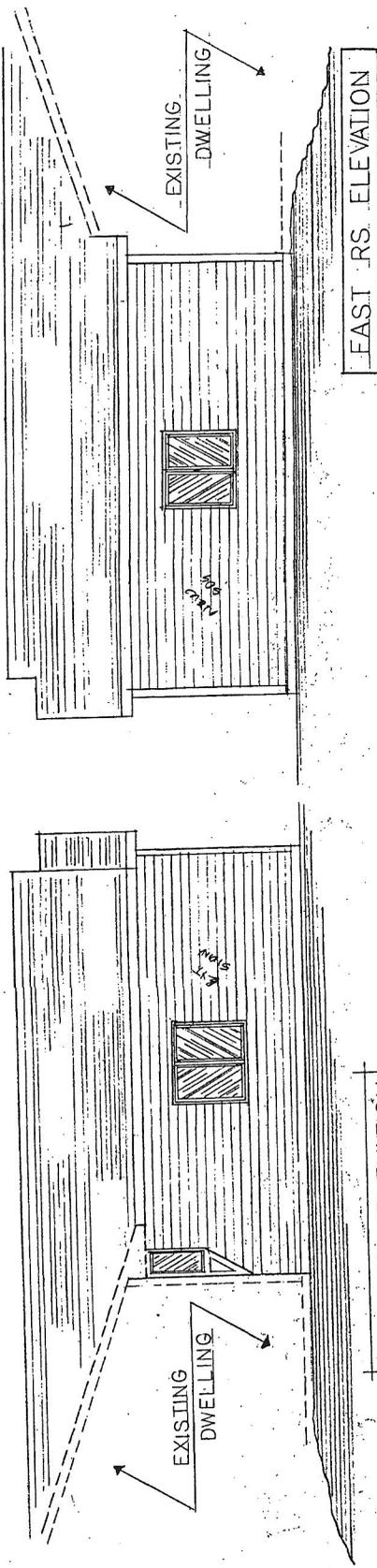
PH. (208) 337-3441 MAPLE LAKE, MN. 55358
DRAWN SPECIALLY FOR

DEAN FLYGARE

SHEET TWO

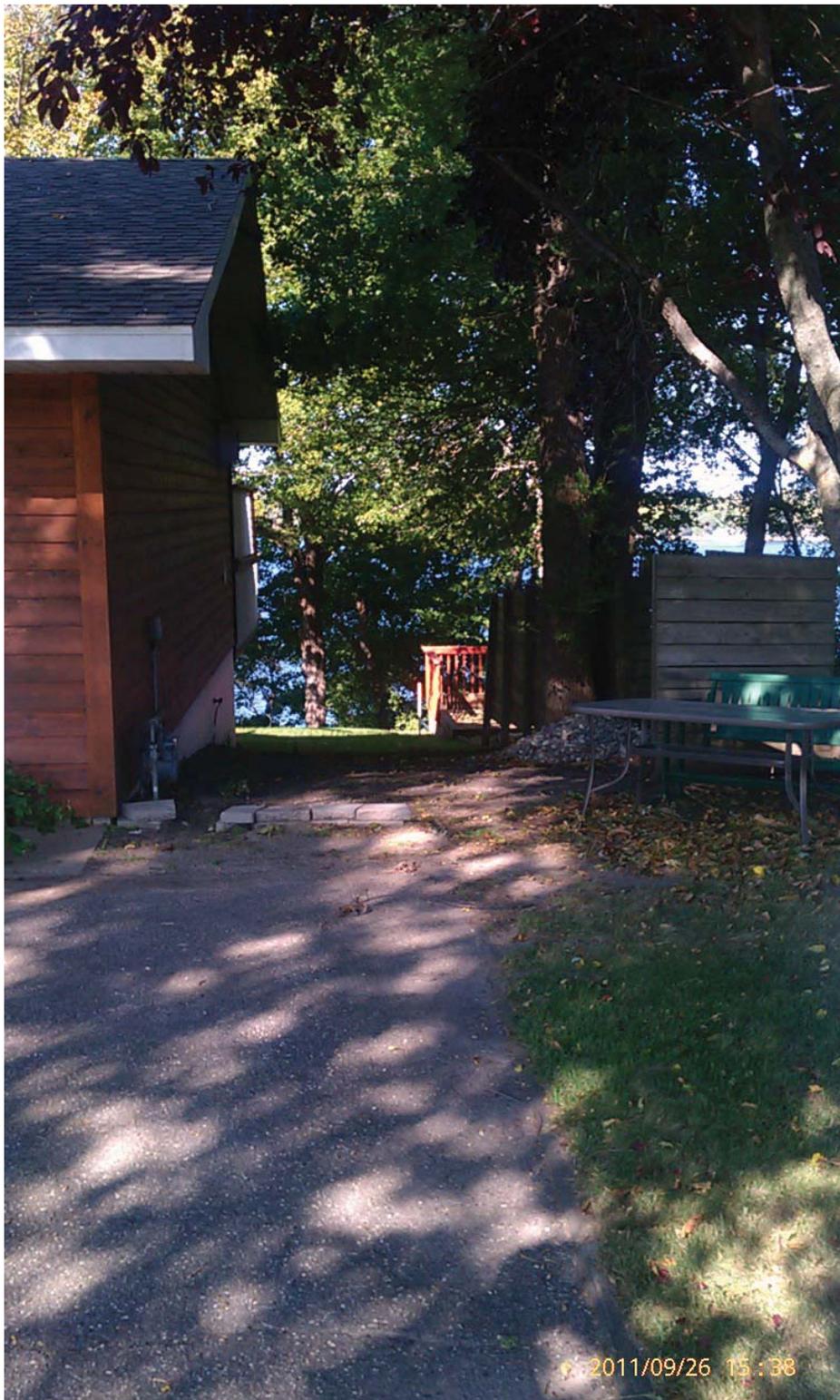
DATE 2011

IN PREPARATION OF THIS PLAN, EVERY ATTEMPT HAS
BEEN MADE TO AVOID MISTAKES. DRAWN FOR USER
WILL NOT BE RESPONSIBLE FOR ANY OMISSIONS AND
CONDITIONS AND BE RESPONSIBLE FOR THE SAME.

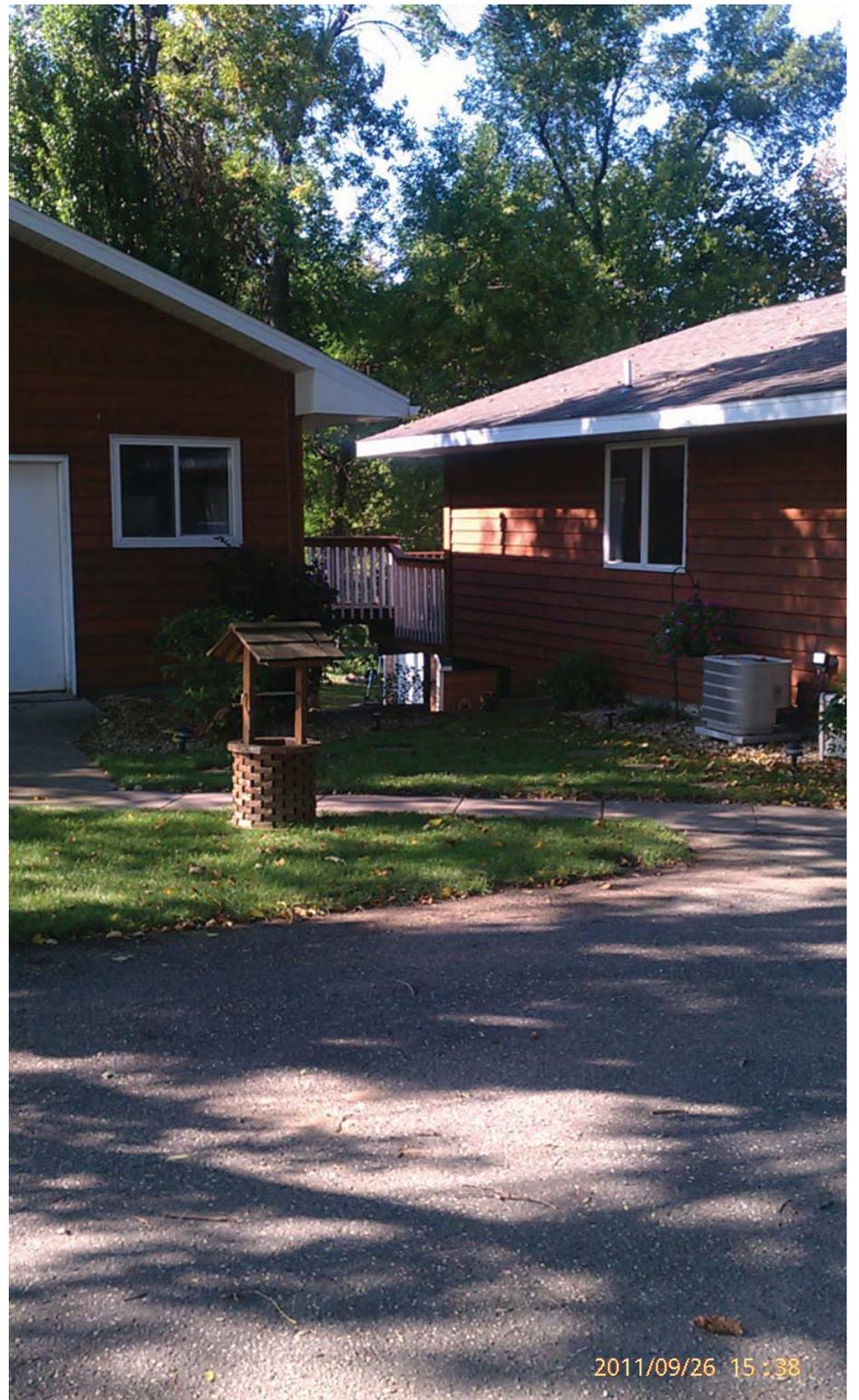


P.L. (2008) 3727 MAPLE LAKE, INL 5338 DRAWN ESPECIALLY FOR		BY: OLDWAGDUNNY
DEAN FLYGARE		SHEET
DATE		ONE
IN PREPARATION OF THIS PLAN, THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND WILL NOT GUARANTEE AGAINST HUMAN ERROR. USER IS TO VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THE SAME.		





2011/09/26 15:38



2011/09/26 15:38

