

City Hall: 218-692-2688
Planning & Zoning: 218-692-2689
Fax: 218-692-2687



13888 Daggett Bay Rd
Crosslake, Minnesota 56442
www.cityofcrosslake.org

CITY OF CROSSLAKE

PLANNING COMMISSION/BOARD OF ADJUSTMENT

June 28, 2024

9:00 A.M.

Crosslake City Hall
13888 Daggett Bay Rd, Crosslake MN 56442
(218) 692-2689

PUBLIC HEARING NOTICE

Applicant: Lisa D Parsons

Authorized Agent: Dan Miller/Paul Herkenhoff

Site Location: 14095 Norway Trail, Crosslake, MN 56442 on Daggett Lake - GD

Variance for:

- Road right-of-way setback of 20.3 feet where 35 feet is required to proposed dwelling
- Lake setback of 72.6 feet where 75 feet is required to proposed dwelling
- Septic drainfield setback of 15 feet where 20' is required to proposed dwelling

To construct:

- 3168 square foot dwelling

Notification: Pursuant to Minnesota Statutes Chapter 462, and the City of Crosslake Zoning Ordinance, you are hereby notified of a public hearing before the City of Crosslake Planning Commission/Board of Adjustment. Property owners have been notified according to MN State Statute 462 & published in the local newspaper. Please share this notice with any of your neighbors who may not have been notified by mail.

Information: Copies of the application and all maps, diagrams or documents are available at Crosslake City Hall or by contacting the Crosslake Planning & Zoning staff at 218-692-2689. Please submit your comments in writing including your name and mailing address to Crosslake City Hall or (crosslakepz@cityofcrosslake.org).



STAFF REPORT

Property Owner/Applicant: Lisa D Parsons

Parcel Number(s): 14160725

Application Submitted: June 4, 2024

Action Deadline: August 2, 2024

City 60 Day Extension Letter sent / Deadline: NA / NA

Applicant Extension Received / Request: NA / NA

City Council Date: NA

Authorized Agent: Dan Miller/Paul Herkenhoff

Variance for:

- Road right-of-way setback of 20.3 feet where 35 feet is required to proposed dwelling
- Lake setback of 72.6 feet where 75 feet is required to proposed dwelling
- Septic drainfield setback of 15 feet where 20' is required to proposed dwelling

To construct:

- 3168 square foot dwelling

Current Zoning: Shoreland District

Existing Impervious Coverage:

10.06

Proposed Impervious Coverage:

17.48

- A stormwater management plan was submitted upon request
- Compliant septic compliance inspection on file dated February 9, 2024
- Wetland Delineation submitted with the variance application

Parcel History:

- Daggett Bay established in 1946
- July 2010 – Installation of foundation on existing boat house 20'6" x 12'4"
- August 2012 – 254 sf deck, with stairs at conforming setback exceeding 75ft & minimum 20ft from mound absorption bed
- September 2019 – Road right-of-way vacating denied
- August 2021 – Road right-of-way vacating approved with conservation easement
- July 2022 – Lot line adjustment/consolidation
- February 9, 2024 – Compliant septic compliance inspection

Agencies Notified and Responses Received:

County Highway Dept: N/A

DNR: No comment received before packet cutoff date

City Engineer: N/A

Lake Association: No comment received before packet cutoff date
Crosslake Public Works: No comment received before packet cutoff date
Crosslake Park, Recreation & Library: N/A
Concerned Parties: Comment(s) received

POSSIBLE MOTION:

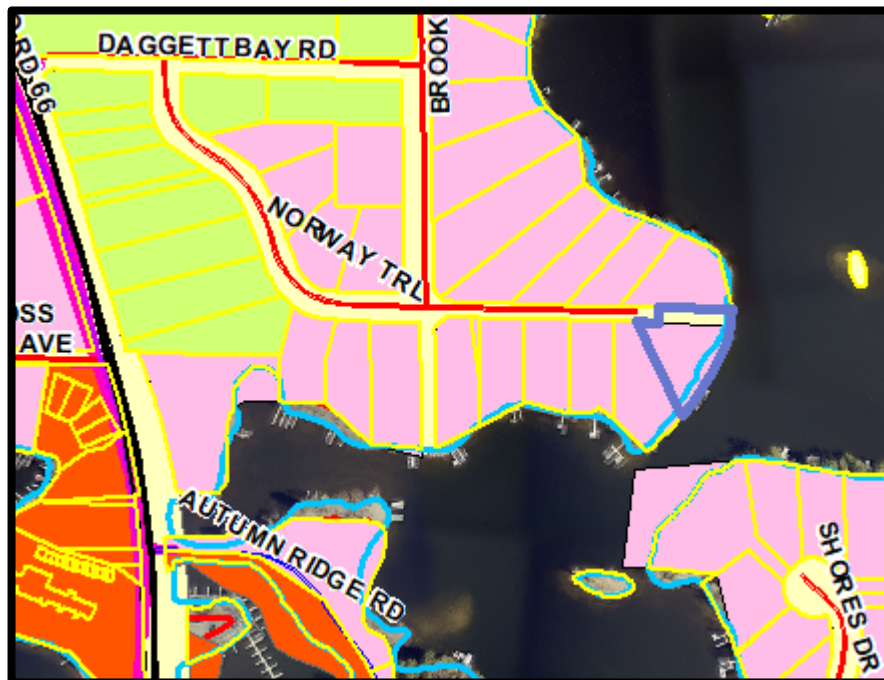
To approve/table/deny the variance to allow:

- Road right-of-way setback of 20.3 feet where 35 feet is required to proposed dwelling
- Lake setback of 72.6 feet where 75 feet is required to proposed dwelling
- Septic drainfield setback of 15 feet where 20' is required to proposed dwelling

To construct:

- 3168 square foot dwelling

As shown on the certificate of survey dated 5-9-2024



CITY OF CROSSLAKE
RESOLUTION NO. 21-23

RESOLUTION VACATING PROPERTY

WHEREAS, due and proper published and posted and mailed notice of public hearing has been given by the City as required by law; and

WHEREAS, after a public hearing held on this date, the City Council finds that it is in the public interest to vacate the property as hereinafter described.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City of Crosslake, Minnesota, as follows:

That certain property described as follows is hereby vacated:

That portion of Norway Trail, formerly Island Avenue, as depicted in the plat of Daggett Bay, lying easterly of the following described line: beginning at the northeast corner of Lot 22, Daggett Bay; thence North 00 degrees 31 minutes 51 seconds East 33.00 feet to the north line of said Norway Trail, and there terminating; bearings based on the north line of said Lot 22 having an assumed bearing of North 89 degrees 28 minutes 09 seconds West.


SUBJECT, however, to a conservation easement retained by the City that prohibits any private improvements or clearing over the Easterly 75 feet of that portion to be vacated. Removal of dead trees shall be allowed but the intent is to keep this area in its natural state.

Dated at Crosslake, Minnesota, this 9th day of August, 2021.

CITY OF CROSSLAKE, MINNESOTA

By 
Dave Nevin, Mayor

ATTEST:


Charlene Nelson, City Clerk

LEGAL DESCRIPTION: PER DOCUMENT # 11782758

All that part of Lots 21 and 22, Daggett Bay, which lies eastward of the following described line: Commencing at the Northeast corner of Lot 22, to the Northwest corner of Lot 21, a distance of 50.00 feet to the center of the line; thence South 26°26'27" West, a distance of 111.1 feet to the center of the line; thence South 28°03'32" East, a distance of 113.59 feet to the center of the line; thence South 26°26'27" East, a distance of 109 feet, more or less, to the shore of Daggett Brook and thence terminating, Crow Wing County, Minnesota.

| EXISTING IMPERVIOUS CALCULATIONS | | | |
|----------------------------------|---------------------------|----------------------|--------------------|
| EXISTING | IMPERVIOUS AREA (SQ. FT.) | GROSS AREA (SQ. FT.) | PERCENT IMPERVIOUS |
| BUILDINGS | 978 | 25,145 | 3.69% |
| CONCRETE | 685 | 25,145 | 2.72% |
| GRAVEL | 917 | 25,145 | 3.65% |
| TOTAL | 2,580 | 25,145 | 10.06% |

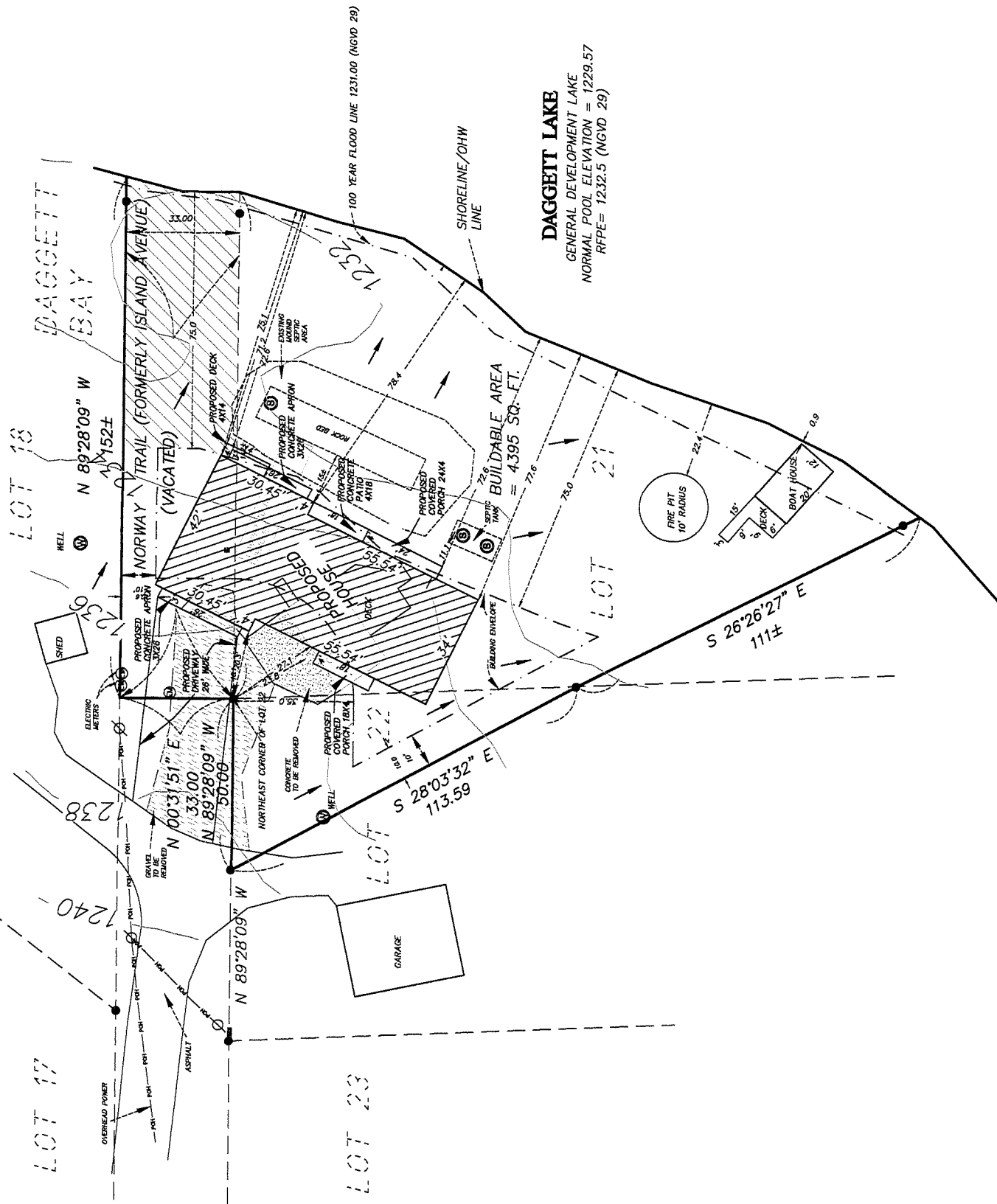
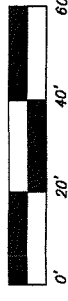
| PROPOSED IMPERVIOUS CALCULATIONS | | | |
|----------------------------------|---------------------------|----------------------|--------------------|
| PROPOSED | IMPERVIOUS AREA (SQ. FT.) | GROSS AREA (SQ. FT.) | PERCENT IMPERVIOUS |
| BUILDINGS | 3,416 | 25,145 | 13.59% |
| COVERED PORCHES | 168 | 25,145 | 0.67% |
| CONCRETE APRONS/PATIO | 228 | 25,145 | 0.91% |
| ASPHALT DRIVEWAY | 584 | 25,145 | 2.32% |
| TOTAL | 4,395 | 25,145 | 17.48% |

THE PROPOSED HOUSE AND GARAGE IS 3,188 SQ. FT.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Crow Wing County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area. Either in service or abandoned.
- A Winter window agreement will be submitted for the wetland delineation.
- Total area of subject property: +/- 25,145 Sq. Ft. / 0.57 Acres.
- RD # M180725
- Contours are based on NAD 83.
- Zoning - Shoreland

- LEGEND**
- DENOTES FOUND MONUMENT
 - ▨ DENOTES CONSERVATION EASEMENT



DAGGETT LAKE
 GENERAL DEVELOPMENT LAKE
 NORMAL POOL ELEVATION = 1229.57
 RFFE = 1232.5 (NGVD 29)

100 YEAR FLOOD LINE 1231.00 (NGVD 29)

LEGAL DESCRIPTION: (PER DOCUMENT 6 112828)

All that part of lots 21 and 22, Daggett Bay, which lies East of the following described line: Commencing at the Northeast corner of Lot 22, thence North 50 degrees 00 minutes 00 seconds West along the North line of said Lot 22 a distance of 50.00 feet to the point of Beginning; thence North 26 degrees 26 minutes 27 seconds West along the North line of said Lot 22 a distance of 111.24 feet to the point of Beginning; thence South 26 degrees 26 minutes 27 seconds East a distance of 110 feet, more or less, to the point of Beginning; and thence thence South 26 degrees 26 minutes 27 seconds East a distance of 110 feet, more or less, to the point of Beginning; and thence thence South 26 degrees 26 minutes 27 seconds East a distance of 110 feet, more or less, to the point of Beginning; and thence thence South 26 degrees 26 minutes 27 seconds East a distance of 110 feet, more or less, to the point of Beginning.

| EXISTING IMPERVIOUS CALCULATIONS | | | |
|----------------------------------|---------------------------|----------------------|--------------------|
| EXISTING | IMPERVIOUS AREA (SQ. FT.) | GROSS AREA (SQ. FT.) | PERCENT IMPERVIOUS |
| BUILDINGS | 928 | 25,145 | 3.69% |
| CONCRETE | 685 | 25,145 | 2.72% |
| GRAVEL | 917 | 25,145 | 3.65% |
| TOTAL | 2,530 | 25,145 | 10.06% |
| PROPOSED IMPERVIOUS CALCULATIONS | | | |
| BUILDINGS | IMPERVIOUS AREA (SQ. FT.) | GROSS AREA (SQ. FT.) | PERCENT IMPERVIOUS |
| BUILDINGS | 3,416 | 25,145 | 13.59% |
| COVERED PORCHES | 166 | 25,145 | 0.67% |
| CONCRETE APRON | 156 | 25,145 | 0.62% |
| ASPHALT DRIVEWAY | 584 | 25,145 | 2.33% |
| TOTAL | 4,324 | 25,145 | 17.20% |

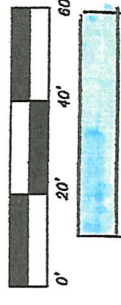
THIS PROPOSED HOUSE AND GARAGE IS 3,169 SQ FT

GENERAL NOTES

- No search for encumbrances or restrictions, recorded or unrecorded, was made by the Surveyor.
- Boundaries shown are based upon the Crow Wing County Coordinate System.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown compare to each utility in the area, either at surface or underground.
- A Winter window agreement will be submitted for the wetland delineation.
- Total area of subject property: +/- 25,145 Sq. Ft. / 0.57 Acres.
- TP & F (16072)
- Contours are based on NAD 83.
- zoning - Shoreland

LEGEND

- DECKETS FOUND MONUMENT
- ▨ DECKETS CONSERVATION EASMENT



42' x 4' x 5' = 84

LOT 18

DAGGETT BAY

NORWAY TRAIL (FORMERLY ISLAND AVENUE) (VACATED)

PROPOSED HOUSE

PROPOSED CONCRETE APRON

PROPOSED DRIVEWAY

PROPOSED GARAGE

PROPOSED COVERED PORCH

PROPOSED DECK

PROPOSED BOAT HOUSE

PROPOSED BECKY

PROPOSED BOAT HOUSE

PROPOSED BECKY

PROPOSED BOAT HOUSE

PROPOSED BECKY

PROPOSED BOAT HOUSE

PROPOSED BECKY

PROPOSED BOAT HOUSE

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PROPOSED BOAT HOUSE

PROPOSED BECKY

PROPOSED BOAT HOUSE

PROPOSED BECKY

PROPOSED BOAT HOUSE

15' x 4' x 1' = 60

15' x 4' x 1' = 60

4' x 4' x 5' = 80

10' x 4' x 1' = 40

100 YEAR FLOOD LINE 1231.00 (NGVD 29)

SHORELINE/DHW LINE

DAGGETT LAKE

GENERAL DEVELOPMENT LAKE

NORMAL POOL ELEVATION = 1229.57

RFFE = 1232.5 (NGVD 29)

BUILDABLE AREA = 4395 SQ. FT.

PRE-FT 10' RADIUS

BECKY

BOAT HOUSE

RETENSION

Lokes Area
SURVEYING

Terry T. Straub

Prepared for:
Client: _____
Checked: _____
Drawn: _____
Revised: _____
Date: _____

Chris Neaton
14095 Norway Trail
Cross Lake, MN 56442

DAGGETT BAY
Crosslake, Minnesota

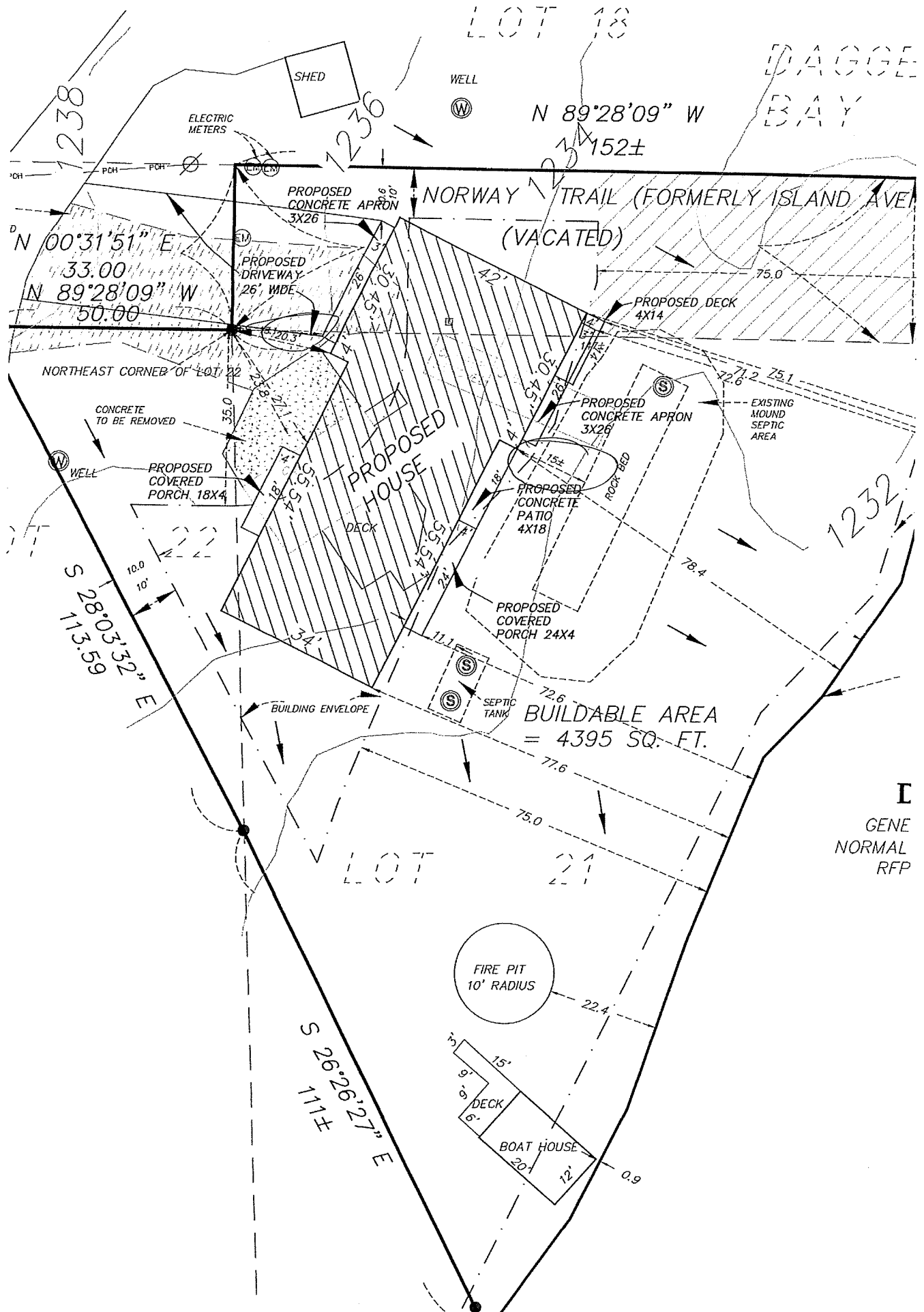
CERTIFICATE OF SURVEY

Date: 4/12/24

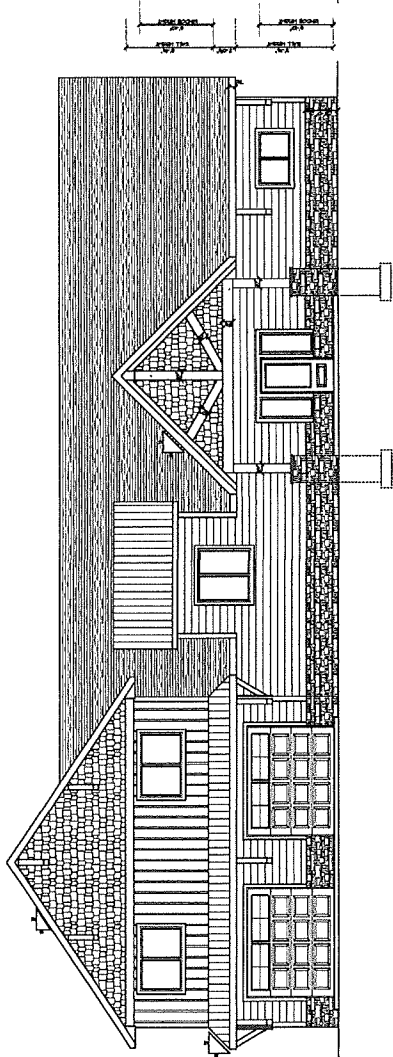
24-018 REF 19-085.dwg

LOT 18

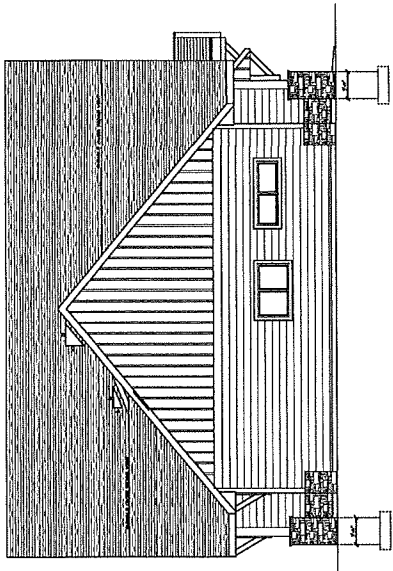
DAGGE
BAY



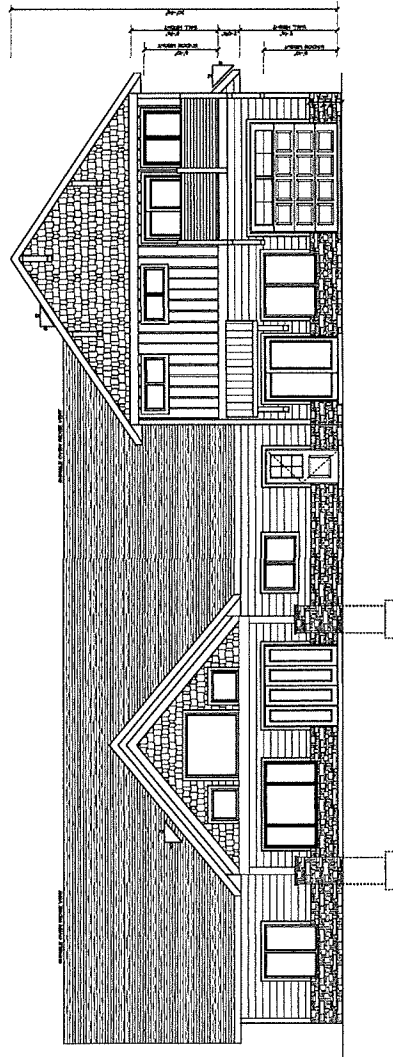
I
GENE
NORMAL
RFP



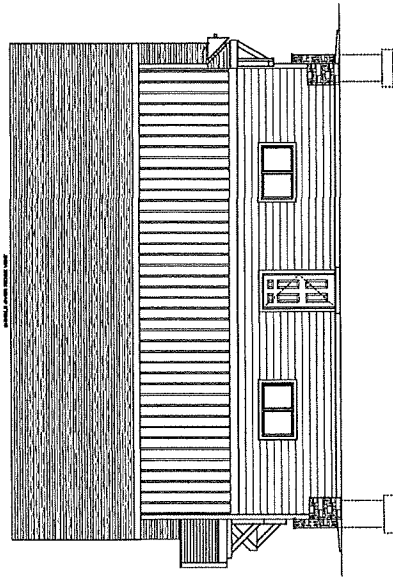
ROADSIDE ELEVATION
SCALE: 3/8"=1'-0"



RIGHTSIDE ELEVATION
SCALE: 3/8"=1'-0"

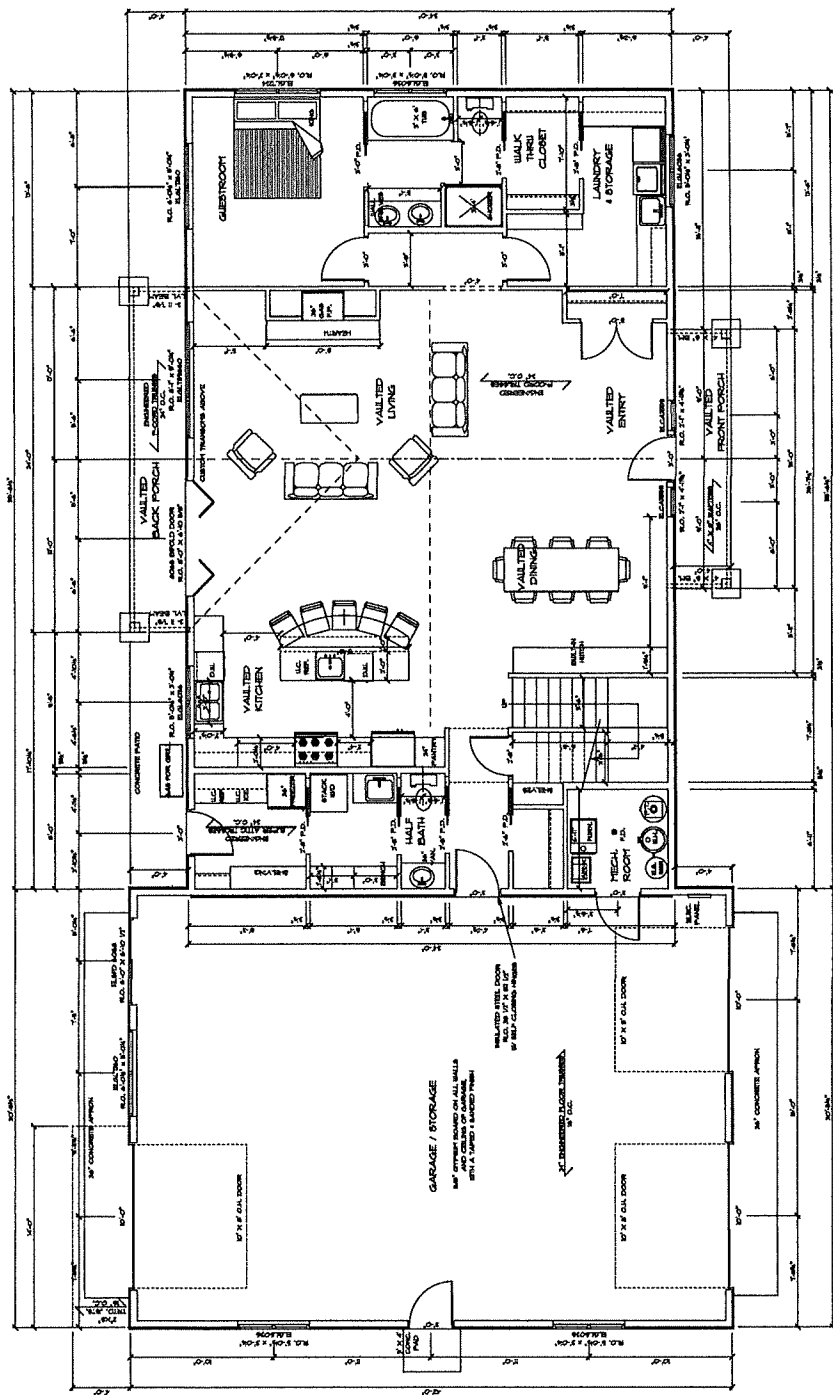


LAKESIDE ELEVATION
SCALE: 3/8"=1'-0"



LEFTSIDE ELEVATION
SCALE: 3/8"=1'-0"

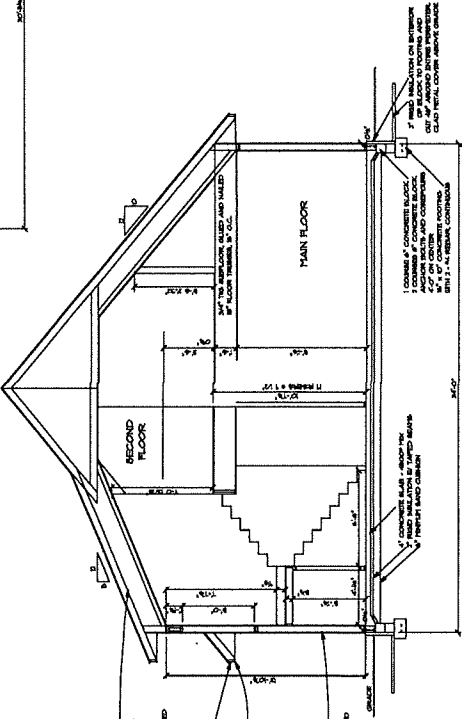
| | | | |
|---------------------------|--|-------------|---------------|
| P.F.S. DESIGN, LLC | | PROJECT NO. | 104 |
| 218-821-0630 | | DATE | JUNE 18, 2023 |
| PROJECT FOR: TELLER | | REVISED | JUNE 24, 2023 |
| CONTRACT: NATION | | REVISED | JUNE 8, 2024 |
| | | REVISED | MAY 18, 2024 |
| | | REVISED | MAY 18, 2024 |



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

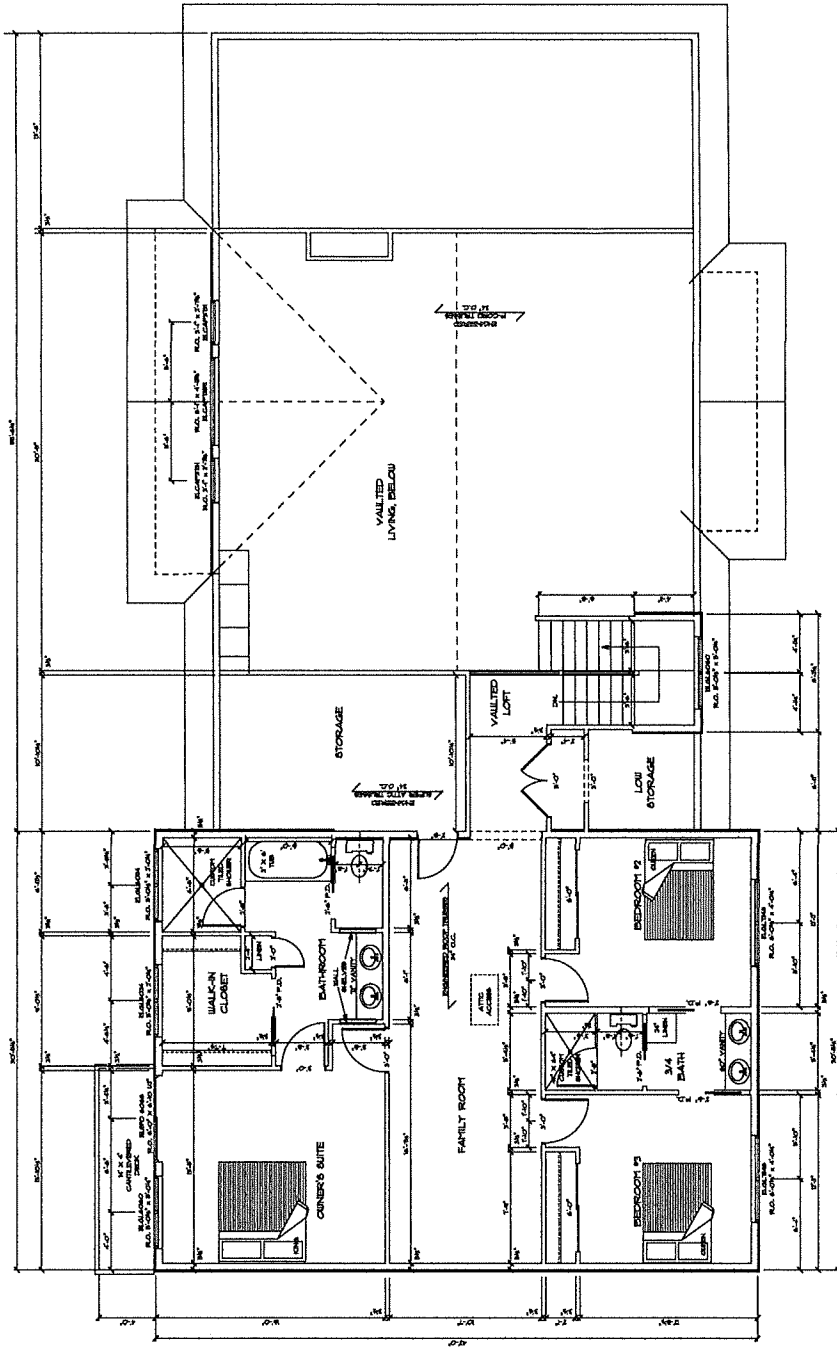
| | |
|--------------------------|------------------------|
| P.F.S. DESIGN LLC | |
| 218-921-0630 | PAGE NO. |
| PROJECT FOR MILLER | 3 of 4 |
| CONS. - NATION | DATE |
| REVISED JUNE 9, 2022 | REVISED JUNE 9, 2022 |
| REVISED JUNE 24, 2024 | REVISED APRIL 9, 2024 |
| REVISED APRIL 23, 2024 | REVISED APRIL 23, 2024 |
| REVISED MAY 8, 2024 | REVISED MAY 8, 2024 |

NOTE:
 VERIFY ALL TRIMMERS, BEAMS AND INSULATION TO BE INSTALLED AND INSULATE AROUND ALL BATHROOMS AND BEDROOMS.
 MEETINGS OF ENERGY CODE REQUIREMENTS TO BE THE RESPONSIBILITY OF CONTRACTOR.
 VERIFY ALL TRIMMERS, BEAMS AND INSULATION TO BE INSTALLED AND INSULATE AROUND ALL BATHROOMS AND BEDROOMS.
 VERIFY ALL TRIMMERS, BEAMS AND INSULATION TO BE INSTALLED AND INSULATE AROUND ALL BATHROOMS AND BEDROOMS.
 VERIFY ALL TRIMMERS, BEAMS AND INSULATION TO BE INSTALLED AND INSULATE AROUND ALL BATHROOMS AND BEDROOMS.



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

1 CONCRETE BLOCK
2 2" X 4" STUDS
3 2" X 6" STUDS
4 2" X 8" STUDS
5 2" X 10" STUDS
6 2" X 12" STUDS
7 2" X 14" STUDS
8 2" X 16" STUDS
9 2" X 18" STUDS
10 2" X 20" STUDS
11 2" X 22" STUDS
12 2" X 24" STUDS
13 2" X 26" STUDS
14 2" X 28" STUDS
15 2" X 30" STUDS
16 2" X 32" STUDS
17 2" X 34" STUDS
18 2" X 36" STUDS
19 2" X 38" STUDS
20 2" X 40" STUDS
21 2" X 42" STUDS
22 2" X 44" STUDS
23 2" X 46" STUDS
24 2" X 48" STUDS
25 2" X 50" STUDS
26 2" X 52" STUDS
27 2" X 54" STUDS
28 2" X 56" STUDS
29 2" X 58" STUDS
30 2" X 60" STUDS
31 2" X 62" STUDS
32 2" X 64" STUDS
33 2" X 66" STUDS
34 2" X 68" STUDS
35 2" X 70" STUDS
36 2" X 72" STUDS
37 2" X 74" STUDS
38 2" X 76" STUDS
39 2" X 78" STUDS
40 2" X 80" STUDS
41 2" X 82" STUDS
42 2" X 84" STUDS
43 2" X 86" STUDS
44 2" X 88" STUDS
45 2" X 90" STUDS
46 2" X 92" STUDS
47 2" X 94" STUDS
48 2" X 96" STUDS
49 2" X 98" STUDS
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68 2" X 136" STUDS
69 2" X 138" STUDS
70 2" X 140" STUDS
71 2" X 142" STUDS
72 2" X 144" STUDS
73 2" X 146" STUDS
74 2" X 148" STUDS
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86 2" X 172" STUDS
87 2" X 174" STUDS
88 2" X 176" STUDS
89 2" X 178" STUDS
90 2" X 180" STUDS
91 2" X 182" STUDS
92 2" X 184" STUDS
93 2" X 186" STUDS
94 2" X 188" STUDS
95 2" X 190" STUDS
96 2" X 192" STUDS
97 2" X 194" STUDS
98 2" X 196" STUDS
99 2" X 198" STUDS
100 2" X 200" STUDS



UPPER LEVEL FLOOR PLAN
 1/8" = 1'-0" SCALE

NOTE:
 ALL DIMENSIONS ARE TO FACE OF STUD
 2" x 2" x 10' HEADERS OVER ALL EXTERIOR
 OPENINGS UNLESS OTHERWISE NOTED OR
 TRIM 5' FEET.
 EQUAL HEADERS ARE HARVIN ELEVATE.
 WITH ALL FALL PROTECTION REQUIREMENTS.
 WITH OWNER AND MANUFACTURER. ANY
 TYPED OR PRINTED HEADERS MUST BE
 TO BE 6'-4" UNLESS NOTED. VERIFY
 EXTERIOR DOOR DOOR OPENING HEIGHTS.

VERIFY ALL TRUSS, BEAMS AND
 MICRO-PILES WITH TRUSS MANUFACTURER,
 CONTRACTOR AND ALL BATHROOM
 AND BATHROOM.
 VERIFY ALL BATHROOM CONTRACTOR
 TO BE THE RESPONSIBILITY OF CONTRACTOR.
 THIS PLAN WAS DESIGNED TO COMPLY WITH
 ALL LOCAL, STATE AND FEDERAL REQUIREMENTS
 AND FOR THE LOCATION THEY WERE DRAWN.
 CHECK WITH YOUR CONTRACTOR. MAY VARY.
 THE OWNER AND CONTRACTOR SHALL BE
 RESPONSIBLE TO COMPLY WITH LOCAL CODES.

| | |
|--------------------------|----------|
| P.F.S. DESIGN LLC | |
| 218-821-0630 | PAGE NO. |
| PROJECT FOR FILLER | 4 of 4 |
| CONVIT. - NEATON | DATE |
| APRIL 21, 2022 | |

REVISED JUNE 6, 2022
 REVISED JUNE 13, 2024
 REVISED APRIL 12, 2024
 REVISED APRIL 23, 2024

From: [Chris Pike](#)
To: [Cross Lake PZ](#)
Subject: Comments for Variance request for 14095 Norway Trail
Date: Friday, June 14, 2024 10:56:51 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender chris.jon.pike@gmail.com

Dear Crosslake Planning and Zoning Staff,

My wife and I are homeowners on Daggett and received your notice of a Variance Request for

Applicant : Lisa D Parsons

Location : 14095 Norway Trail on Daggett Lake

We are opposed to the variance requested. We particularly are concerned about the lake setback variance of 72.6 feet and the Septic drainfield setback of 15 feet.

We are neighbors on Daggett and enlarged and renovated our home in the last 3 years. We worked hard to ensure that the design and the construction of our home met all the established requirements. This included a significant addition of septic work to ensure that our home was up do date.

While we would have loved to extend our home closer to the lakeshore, we could not justify any potential impact to the shoreline, water quality or the enjoyment of the lake by nature or other homeowners and boaters. We recognize that the lakes are a shared resource to be enjoyed by all.

There are already several homes, lakeside boathouses and campers on lots on the Norway Trail shoreline that encroach upon the lake. It seems that some of these current structures exceed the setback requirements.

It is not in the best interests of the existing lake homeowners of Daggett to add a variance to allow yet another structure to encroach upon the lake unnecessarily.

Please reject this variance request.

Christopher Pike

Mailing address :
4735 Yuma Ln N
Plymouth MN 55446



Variance Application
 Planning and Zoning Department
 13888 Daggett Bay Road, Crosslake, MN 56442
 218.692.2689 (Phone) 218.692.2687 (Fax) www.cityofcrosslake.org

Receipt Number: 244109

Permit Number: 240097V

Property Owner(s): Lisa Norton (Parsons)

Mailing Address: 2165 Sally Ave Waterbury, MN

Site Address: 14095 Norway Trl Crosslake, MN 56388

Phone Number: 507.340.0022

E-Mail Address: lisaparsons13@gmail.com

Parcel Number(s): 14160725

Legal Description: All that pt of lot 21422...

Sec 16 Twp 137 Rge 26 27 28

Lake/River Name: Daggett

Do you own land adjacent to this parcel(s)? ___ Yes No

If yes list Parcel Number(s) _____

Authorized Agent: Daniel Miller

Agent Address: P.O. Box 1080 Crosslake

Agent Phone Number: 218-810-9818

| Variances | |
|-------------------------------------|---------------------------|
| (Check applicable requests) | |
| <input type="checkbox"/> | Lake/River Setback |
| <input checked="" type="checkbox"/> | Road Right-of-Way Setback |
| <input type="checkbox"/> | Bluff Setback |
| <input type="checkbox"/> | Side Yard Setback |
| <input type="checkbox"/> | Wetland Setback |
| <input checked="" type="checkbox"/> | Septic Tank Setback |
| <input checked="" type="checkbox"/> | Septic Drainfield Setback |
| <input type="checkbox"/> | Impervious Coverage |
| <input type="checkbox"/> | Accessory Structure |
| <input type="checkbox"/> | Building Height |
| <input type="checkbox"/> | Patio Size |
| <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | _____ |

72.6' where 75' is needed
20.3 where 35' is needed
(Field) 15' from house - need 20'

Signature of Property Owner(s) _____

Date _____

Signature of Authorized Agent(s) _____

Date 5/10/24

- All applications must be accompanied by a signed Certificate of Survey
- Fee \$750 for Residential and Commercial Payable to "City of Crosslake"
- No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval. Approval or denial of applications is determined by the Planning Commission/Board of Adjustment at a public meeting as per Minnesota Statute 462 and the City of Crosslake Land Use Ordinance.

For Office Use:
 Application accepted by PS Date 6-4-2024 Land Use District SD

Lake Class G.D Septic: Compliance 2024 SSTS Design na Installation done
Feb 9
4 Bdrm



Practical Difficulty Statement

Pursuant to City of Crosslake Ordinance Article 8 – Variances may be granted when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty”.

Please answer the following questions regarding the “practical difficulty” for your variance request.

1. Is the Variance request in harmony with the purposed and intent of the Ordinance?
Yes No
Why: SURRENDER HOUSES ARE COMPAREBLE IN LOCATION ON LOTS
Defer to the Planning Commission/Board of Adjustment
2. Is the Variance consistent with the Comprehensive Plan?
Yes No
Why: MEETS LAKE SETBACK AND BETTERS WATER RETENTION ECT.
Defer to the Planning Commission/Board of Adjustment
3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
Yes No
Why: DIFFICULT LOT SHAPE NOT CAUSED BY OWNER
CREATES DIFFICULT SETBACK ON ROAD SIDE
4. Will the issuance of a Variance maintain the essential character of the locality?
Yes No
Why: HOUSE WILL LOOK LIKE OTHER HOMES IN NEIGHBORHOOD WITH COMPAREBLE SETBACKS
5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
Yes No
Why: ROAD EASEMENTS
6. Does the need for a Variance involve more than economic considerations?
Yes No
Why: LOOKING FOR REASONABLE HOME SIZE ON THIS LOT



City of Crosslake Planning Commission/Board of Adjustment

FINDINGS OF FACT

SUPPORTING / DENYING A VARIANCE REQUEST

A Variance may be granted by the Planning Commission/Board of Adjustment when it is found that strict enforcement of the Land Use Ordinance will result in a “practical difficulty” according to Minnesota Statute Chapter 462. The Planning Commission/Board of Adjustment should weigh each of the following questions to determine if the applicant has established that there are “practical difficulties” in complying with regulations and standards set forth in the Land Use Ordinance.

1. Is the Variance request in harmony with the purposes and intent of the Ordinance?

Yes No

Why:

2. Is the Variance consistent with the Comprehensive Plan?

Yes No

Why:

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes No

Why:

4. Will the issuance of a Variance maintain the essential character of the locality?

Yes No

Why:

5. Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes No

Why?

6. Does the need for a Variance involve more than economic considerations?

Yes No

Why: