

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



13888 Daggett Bay Rd  
Crosslake, Minnesota 56442  
[www.cityofcrosslake.org](http://www.cityofcrosslake.org)

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## **CITY OF CROSSLAKE**

### **PLANNING COMMISSION/BOARD OF ADJUSTMENT**

**May 28, 2021**

**9:00 A.M.**

Crosslake City Hall  
37028 County Road 66, Crosslake MN 56442  
(218) 692-2689

### **PUBLIC HEARING NOTICE**

**Applicant:** Karen J Kloeckner

**Authorized Agent:** RemWhirl

**Site Location:** 12099 Anchor Point Rd, Crosslake, MN 56442 on Rush Lake-GD

**Variance for:**

- Lake setback of 33 feet where 75 feet is required to proposed structure
- Auxiliary size increase to 871.5 square feet where 700 square feet is allowed

**To construct:**

- 1,040 square foot auxiliary quarters footprint consisting of: 871.5 square foot main floor living; (871.5 square foot storage crawl space); 48.5 square foot crawl space entrance and 120 square foot open covered porch per Exhibit A Square Foot Layout Detail A1.1 dated 4.12.2021

**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@crosslake.net](mailto:crosslakepz@crosslake.net)).



## STAFF REPORT

Property Owner/Applicant: Ulseth Cabin Trust / Karen J Kloeckner

Parcel Number(s): 14070601

Application Submitted: April 12, 2021

Action Deadline: June 11, 2021

City 60 Day Extension Letter sent / Deadline: N/A / N/A

Applicant Extension Received / Request: N/A / N/A

City Council Date: N/A

**Authorized Agent:** Dan Whirley

**Variance for:**

- Lake setback of 33 feet where 75 feet is required to proposed structure
- Auxiliary size increase to 871.5 square feet where 700 square feet is allowed

To construct:

- 1,040 square foot auxiliary quarters footprint consisting of: 871.5 square foot main floor living; (871.5 square foot storage crawl space); 48.5 square foot crawl space entrance and 120 square foot open covered porch per Exhibit A Square Foot Layout Detail A1.1 dated 4.12.2021

**Current Zoning:** Shoreland District

**Existing Impervious Coverage:**

14.2%

**Proposed Impervious Coverage:**

19.7%

- A stormwater management plan was submitted with the variance application
- Compliant septic compliance inspection on file dated
- Septic design was submitted to Crow Wing County and approved 5-13-2020

**Development Review Team Minutes held on 3-9-2021:**

- Property is located on Rush Lake at 12099 Anchor Point Road with a lake setback of 75 feet
- The proposed auxiliary quarters to be approximately 28 feet from the OHW with 877 sf main floor and 6' height basement (accessed from outside only-no windows) along with 120 sf covered entry; height of 14'
- Bench mark installed by surveyor and supplemental data form to verify elevation is being met of **1232.5**
- All setbacks shall be measured to the vertical side of the structure. No part of the structure, such as eaves, can overhang or reduce such setback by more than three feet (Sec. 26-308)
- If the eaves exceed 36" the setback and the impervious coverage shall be measured from the dripline

- Impervious maximum of 25% and if impervious exceeds 20% a Shoreline Rapid Assessment Model form will be completed (Sec. 26-518); proposed to be approximately 19.74%
- Your parcel is located within a plat and/or an organization that may have restrictions, you would need to verify those restrictions and clarify that your request is meeting all requirements of such
- Design and implement a stormwater management plan or update any existing plan, which is required with all variance applications per Article 8, section 26-222, (2), 1). When a wetland is being used the stormwater must be filtered to drinking standards before it can flow into any wetland
- A revised septic design if needed (approved design is for 4 bdrms, proposed is 5) and/or a septic compliance inspection; a septic winter window agreement form is available if needed, verify septic system is meeting all setbacks
- A winter agreement was signed in 2020 and not followed through on- no compliance or install was done **NOTE:** agreement states that installation occur in 2020 building season
- Wetland Delineation is on file dated 5-29-2020
- A grade and elevation illustration along with a cut and fill calculation is required for a complete variance application (staff suggests a cut and fill calculation of footings vs basement)
- Discussion on application requirements, procedure, schedule, fee schedule and the requirements/need for a complete application packet by the deadline date; possible condition of materials stored in rear lot
- A Land Use Permit will be required prior to construction

Property owner was informed that before they could be placed on a public hearing agenda the following information is required:

1. A certificate of survey meeting the requirements outlined in Article 8, Sec. 26-222 of the City Land Use Ordinance
2. Grade and Elevation illustration, along with the Cut and fill calculations
3. Wetland delineation letter
4. A septic design if project requires; approve design is on file for 4 bedrooms
5. A complete Variance application with the \$500.00 public hearing fee

### **Parcel History:**

- Brothen's Anchor Point established in 1956
- July 1971 – Septic system & bathroom addition
- June 1977 – 12x16 addition to house
- October 2000 – Update septic system
- October 2000 – Septic Certificate of Installation
- October 2000 – Well sealing
- December 2002 – Riprap
- May 2020 – Wetland delineation – None
- May 2020 – Septic design approved
- May 2020 – Variance for 1824sf house/covered patio/covered entry; 380sf deck; 676sf detached garage

### **Agencies Notified and Responses Received:**

**County Highway Dept:** N/A

**DNR:** No comments were received as of 5-14-2021

**City Engineer:** N/A

**Lake Association:** N/A

**Township:** N/A

**Crosslake Public Works:** No comments were received as of 5-14-2021

**Crosslake Park, Recreation & Library:** N/A

**Concerned Parties:** No comments were received as of 5-14-2021

**POSSIBLE MOTION:**

To approve/table/deny the variance to allow:

- Lake setback of 33 feet where 75 feet is required to proposed structure
- Auxiliary size increase to 871.5 square feet where 700 square feet is allowed

To construct:

- 1,040 square foot auxiliary quarters footprint consisting of: 871.5 square foot main floor living; (871.5 square foot storage crawl space); 48.5 square foot crawl space entrance and 120 square foot open covered porch per Exhibit A Square Foot Layout Detail A1.1 dated 4.12.2021

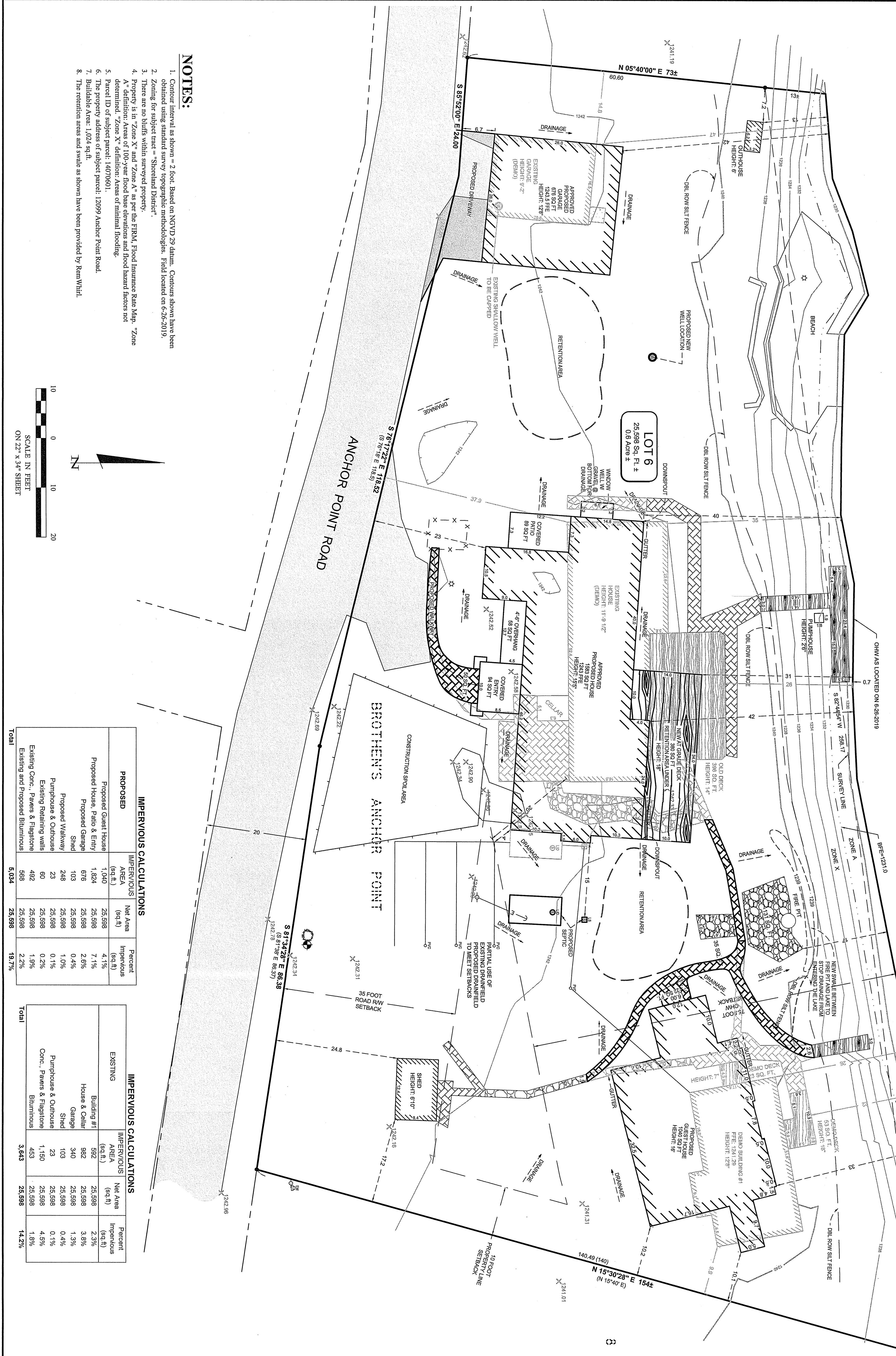
As shown on the certificate of survey dated 4-12-2021



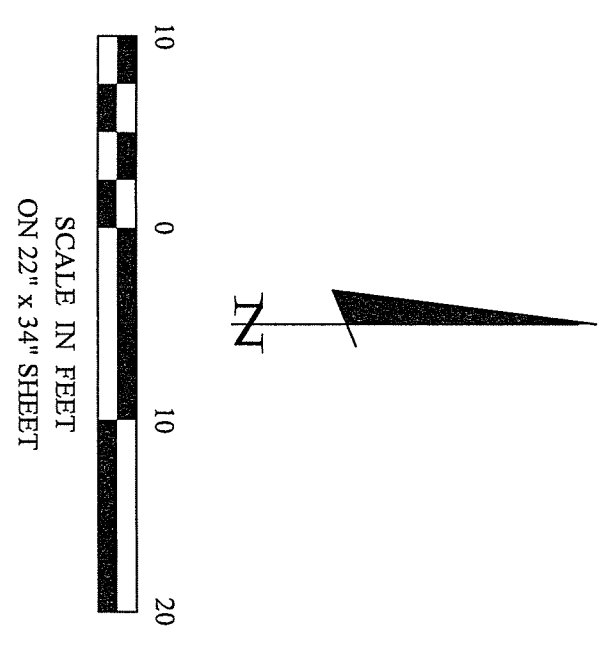
**RUSH LAKE**  
 GENERAL DEVELOPMENT CLASSIFICATION  
 NORMAL RESERVOIR POOL ELEVATION = 1229.57  
 100 YEAR FLOOD ELEVATION = 1231.00  
 HIGHEST KNOWN ELEVATION = 1234.56  
 INFORMATION OBTAINED FROM CORPS OF  
 ENGINEERS LAKE ELEVATION = 1229.44 ON 6-26-2019

# CERTIFICATE OF SURVEY

LOT 6, BROTHEN'S ANCHOR POINT,  
 SECTION 7, TOWNSHIP 137 NORTH, RANGE 27 WEST,  
 CROW WING COUNTY, MINNESOTA



- NOTES:**
1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 6-26-2019.
  2. Zoning for subject tract = "Shoreland District".
  3. There are no bluffs within surveyed property.
  4. Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
  5. Parcel ID of subject parcel: 14070601.
  6. The property address of subject parcel: 12099 Anchor Point Road.
  7. Buildable Area: 1,024 sq.ft.
  8. The retention areas and swale as shown have been provided by RemWhitl.



**IMPERVIOUS CALCULATIONS**

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Proposed Guest House	1,040	25,598	4.1%
Proposed House, Patio & Entry	1,824	25,598	7.1%
Proposed Garage	676	25,598	2.6%
Proposed Walkway	103	25,598	0.4%
Proposed Shed	248	25,598	1.0%
Pumphouse & Outhouse	23	25,598	0.1%
Existing Retaining walls	80	25,598	0.2%
Existing Conc., Pavement & Flagstone	492	25,598	1.9%
Existing and Proposed Bituminous	568	25,598	2.2%
<b>Total</b>	<b>5,034</b>	<b>25,598</b>	<b>19.7%</b>

**IMPERVIOUS CALCULATIONS**

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Building #1	992	25,598	2.3%
House & Cellar	992	25,598	3.8%
Garage	340	25,598	1.3%
Shed	103	25,598	0.4%
Pumphouse & Outhouse	23	25,598	0.1%
Conc., Pavement & Flagstone	1,150	25,598	4.5%
Bituminous	453	25,598	1.8%
<b>Total</b>	<b>3,643</b>	<b>25,598</b>	<b>14.2%</b>

- LEGEND**
- X - X - DENOTES EXISTING FENCE LINE
  - WALL
  - DENOTES EXISTING RETAINING
  - DENOTES EDGE OF EXISTING CONCRETE
  - DENOTES EDGE OF EXISTING RAWING STONES
  - DENOTES EXISTING FLAGSTONE
  - DENOTES EDGE OF EXISTING WOODEN DECKING
  - DENOTES EXISTING INTERMEDIATE CONTOURS
  - DENOTES EXISTING INTERMEDIATE CONTOURS (DEPRESSION)
  - DENOTES EXISTING INDEX CONTOURS
  - DENOTES SPOT ELEVATION (EXISTING GRADE)
  - DENOTES SPOT ELEVATION (EXISTING GRADE)
  - LIGHT
  - DENOTES EXISTING MOUNTED LIGHT
  - DENOTES EXISTING UTILITY
  - POLE W/ GUY WIRE
  - DENOTES EXISTING ELECTRIC METER
  - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
  - DENOTES EXISTING SEPTIC LIFT STATION
  - BENCHMARK: SET 7/26 REBAR IN EAST FACE OF A 18\"/>

CERTIFICATE OF SURVEY  
 Dan Whirlly  
 Rem-Whirl, LLC.  
 33816 County Road 3  
 Crosslake, MN 56442

PROJECT MANAGER: CMH	PROJECT No.: 19150-1	DATE: 4-12-2021
CHECKED R.J.F.	FILE NAME: C19150-1.dwg	SCALE: HORZ. 1"=10'
DRAWN BY: CMH	FIELD BOOK: BOOK 453 PG. 41	VERT. NONE

DATE	REVISIONS DESCRIPTION	BY

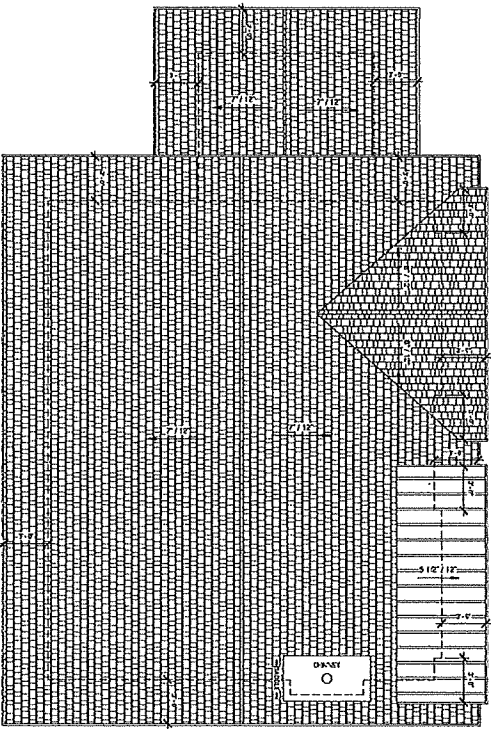
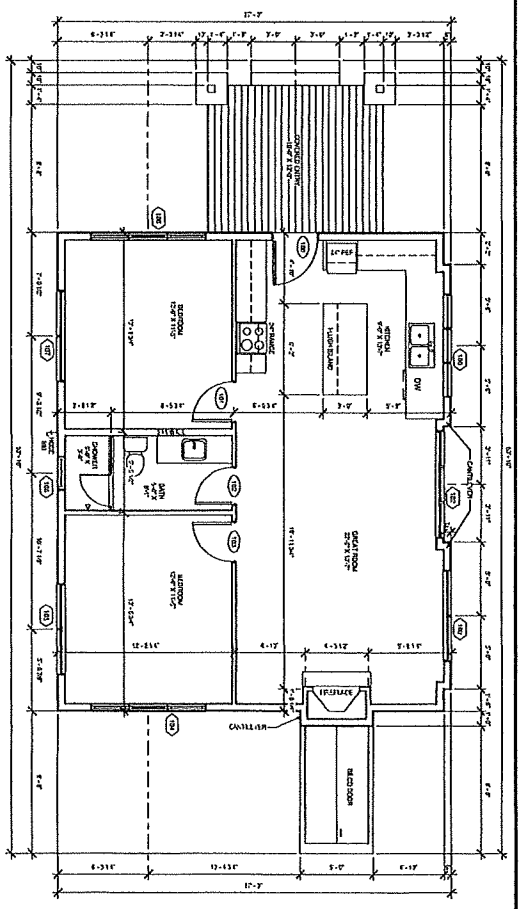
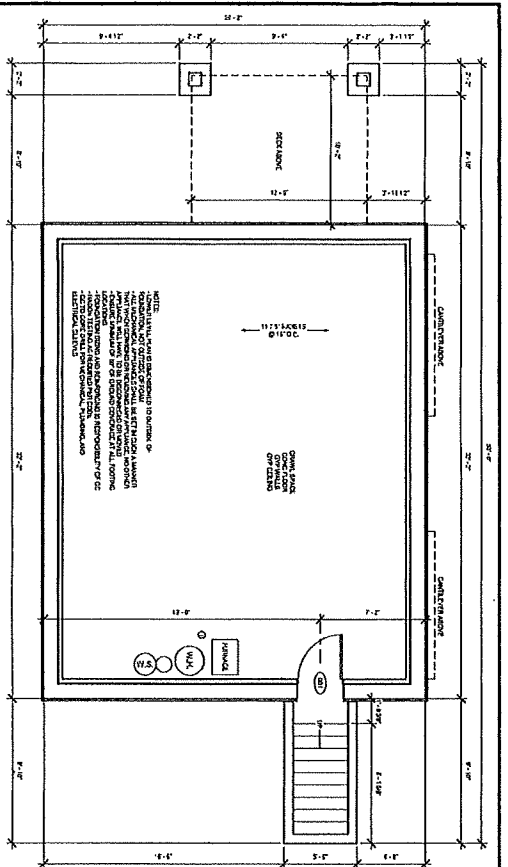
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Cynthia M. Hidde*  
 CYNTHIA M. HIDDE PLS#44881  
 DATE: 4-12-2021 LIC. NO. 44881

STONE MARK LAND SURVEYING, LLC

30206 Rasmussen Road  
 Suite 1  
 P. O. Box 874  
 Pequot Lakes, MN 56472  
 218-568-4940  
 www.stonemarksurvey.com

# Exhibit A Square Foot Layout Detail



**Use:**  
These drawings constitute a Design Development and documents for the proposed, and design professional and the contractor during the construction phase. Additional drawings shall be required to complete the project. Any other use is prohibited by the design professional.

**Design Development Approval:**  
I have reviewed these drawings and they are approved for construction of the building. I understand that there may be alternative solutions to the building design. I have not reviewed these drawings for compliance with applicable codes, ordinances, and regulations. I have not reviewed these drawings for compliance with applicable codes, ordinances, and regulations. I have not reviewed these drawings for compliance with applicable codes, ordinances, and regulations.

**Client Signature:**  
Date: \_\_\_\_\_

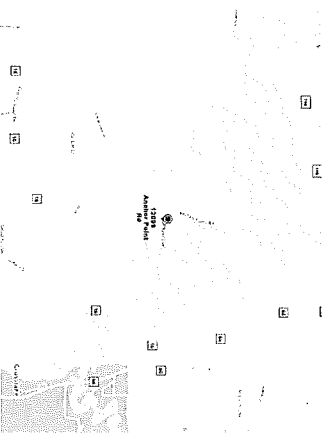
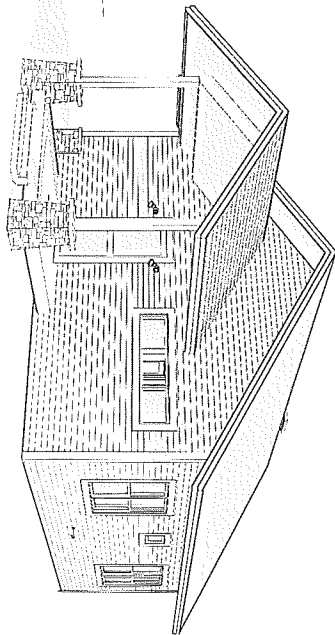
**Client Signature:**  
Date: \_\_\_\_\_

CLARK CONSTRUCTION, INC.  
A1.1  
FLOOR PLANS & ROOF PLAN

UNCLE GENES CABIN

LiV4 ARCHITECTURE  
218.682.6700  
4.12.2021

# UNCLE GENES CABIN



LOCATION MAP:

SITE INFORMATION:

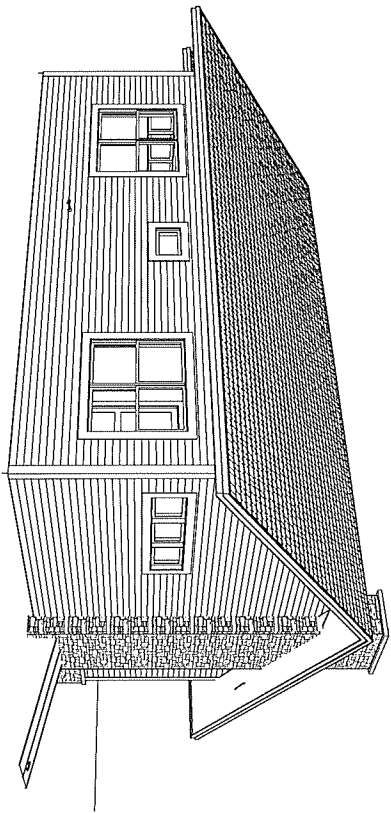
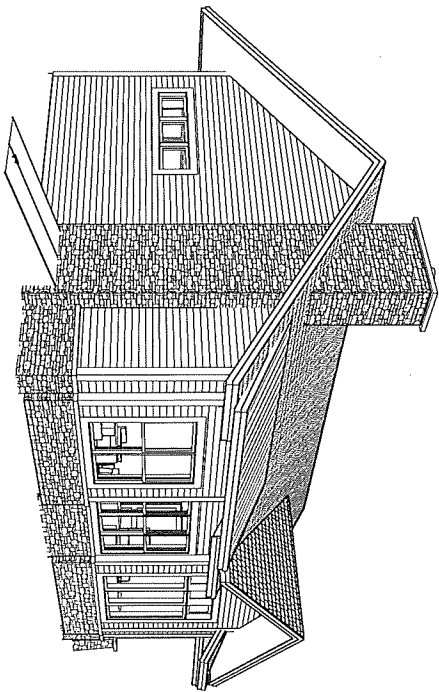
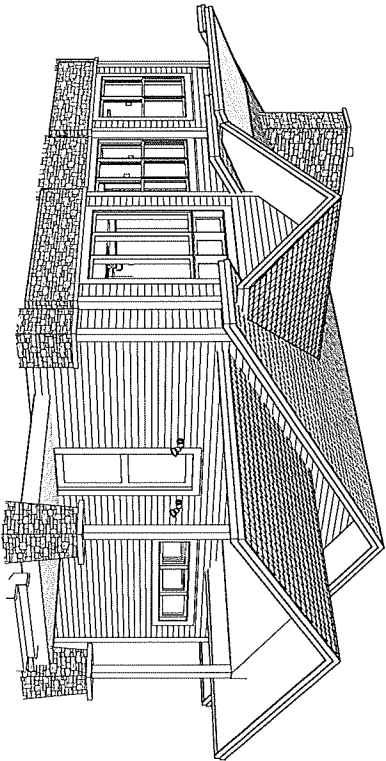
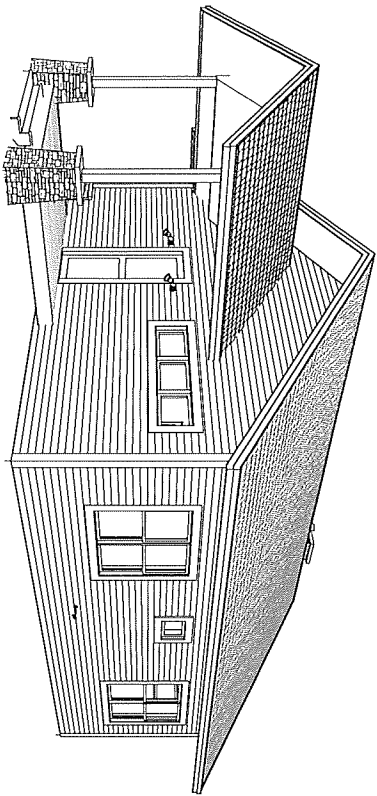
RUBESCC: BROTHEN'S ANCHOR POINT  
 STREET ADDRESS: 12089 ANCHOR POINT RD  
 CROSSLAKE, MN 56442  
 PARCEL ID NUMBER: 14070601  
 APPROX: 14112000  
 TOWNSHIP: 137  
 RANGE: 27  
 SECTION: 7  
 PLATNR: 14112  
 BLOCK: 000  
 LOT: 005  
 LAKE NAME: RUSH

SHEET INDEX:

NO.	DESCRIPTION
1	FOUNDATION
2	FLOORING
3	FRONT PORCH
4	ROOFING
5	WALLS
6	CEILING
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	PAINT
11	LANDSCAPE
12	EXTERIOR FINISHES
13	INTERIOR FINISHES
14	MECHANICAL
15	ELECTRICAL
16	PLUMBING
17	PAINT
18	LANDSCAPE
19	EXTERIOR FINISHES
20	INTERIOR FINISHES

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<h2>UNCLE GENES CABIN</h2>	<p>REVISIONS</p>	<p>218.6892.6700 4.12.2021</p>
<p>DRIVING BY: SCS</p> <h1>T.O.0</h1> <p>TITLE SHEET</p>		



**Use:**  
 These drawings contain a design concept for the building and are not to be used for construction. Any reference to the building is for informational purposes only. Any reference to the building is for informational purposes only.

**Design Development Approval:**  
 I have thoroughly reviewed these drawings and they are approved for construction of the Design Development Phase as represented in the attached plot. I understand that there may be alterations necessary to the building and site plan to comply with the applicable codes and regulations. I understand that the Design Development Phase is not a final design and that the final design may be subject to change. I understand that the Design Development Phase is not a final design and that the final design may be subject to change. I understand that the Design Development Phase is not a final design and that the final design may be subject to change.

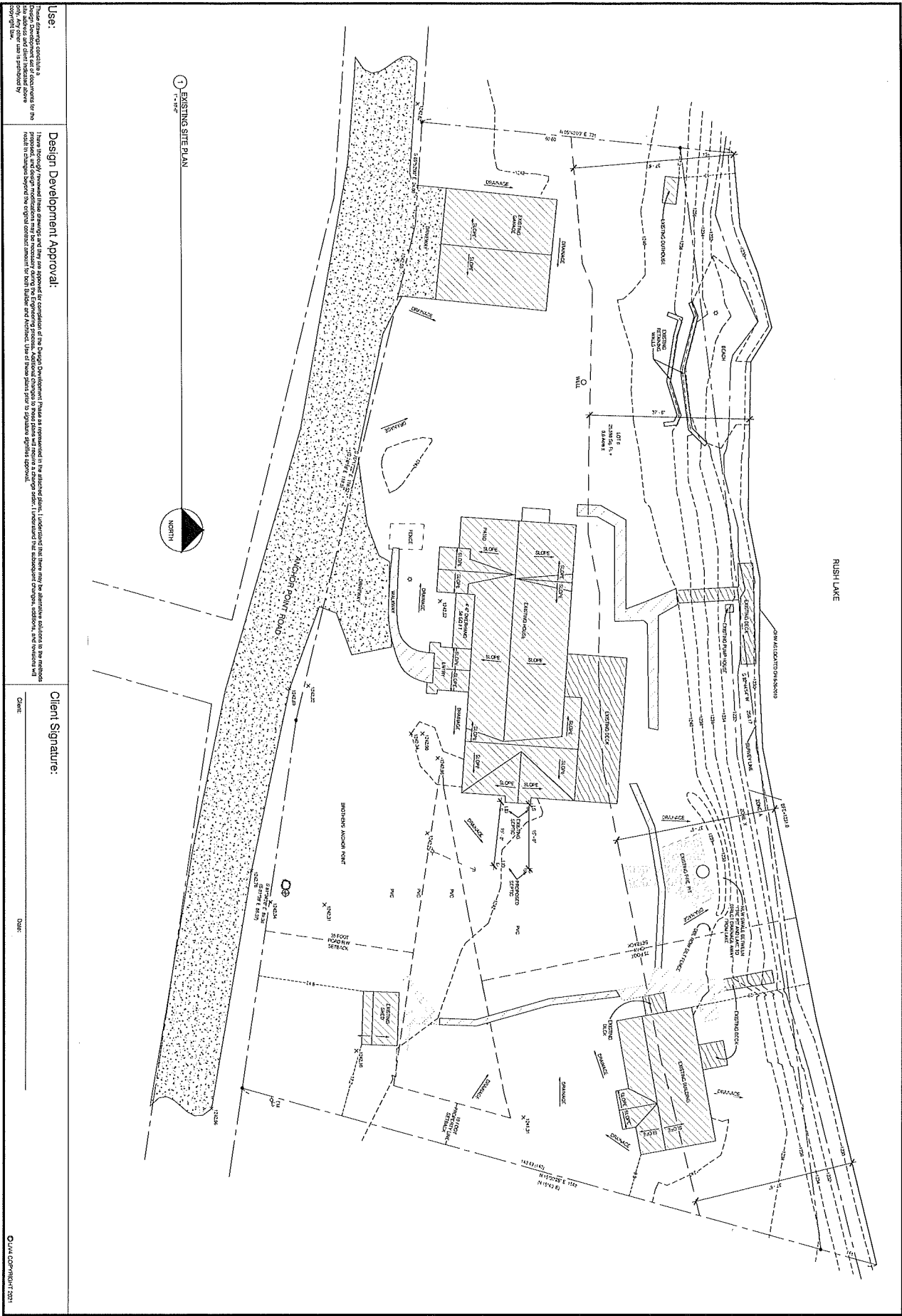
**Client Signature:**  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

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DRAWING NO. SLD  
**T0.1**  
 3D VIEWS

**UNCLE GENES CABIN**





**Use:**  
 These drawings constitute a design development for the site and are not to be used for any other purpose without the written consent of the architect. Any other use is prohibited by law.

**Design Development Approval:**  
 I have thoroughly reviewed these drawings and they are approved for construction of the Design Development Phase as represented in the attached plan. I understand that there may be alternative solutions to the methods shown and I am not responsible for the selection of any alternative. I have not performed a site visit and I am not responsible for the accuracy of the information provided. I have not performed a site visit and I am not responsible for the accuracy of the information provided. I have not performed a site visit and I am not responsible for the accuracy of the information provided.

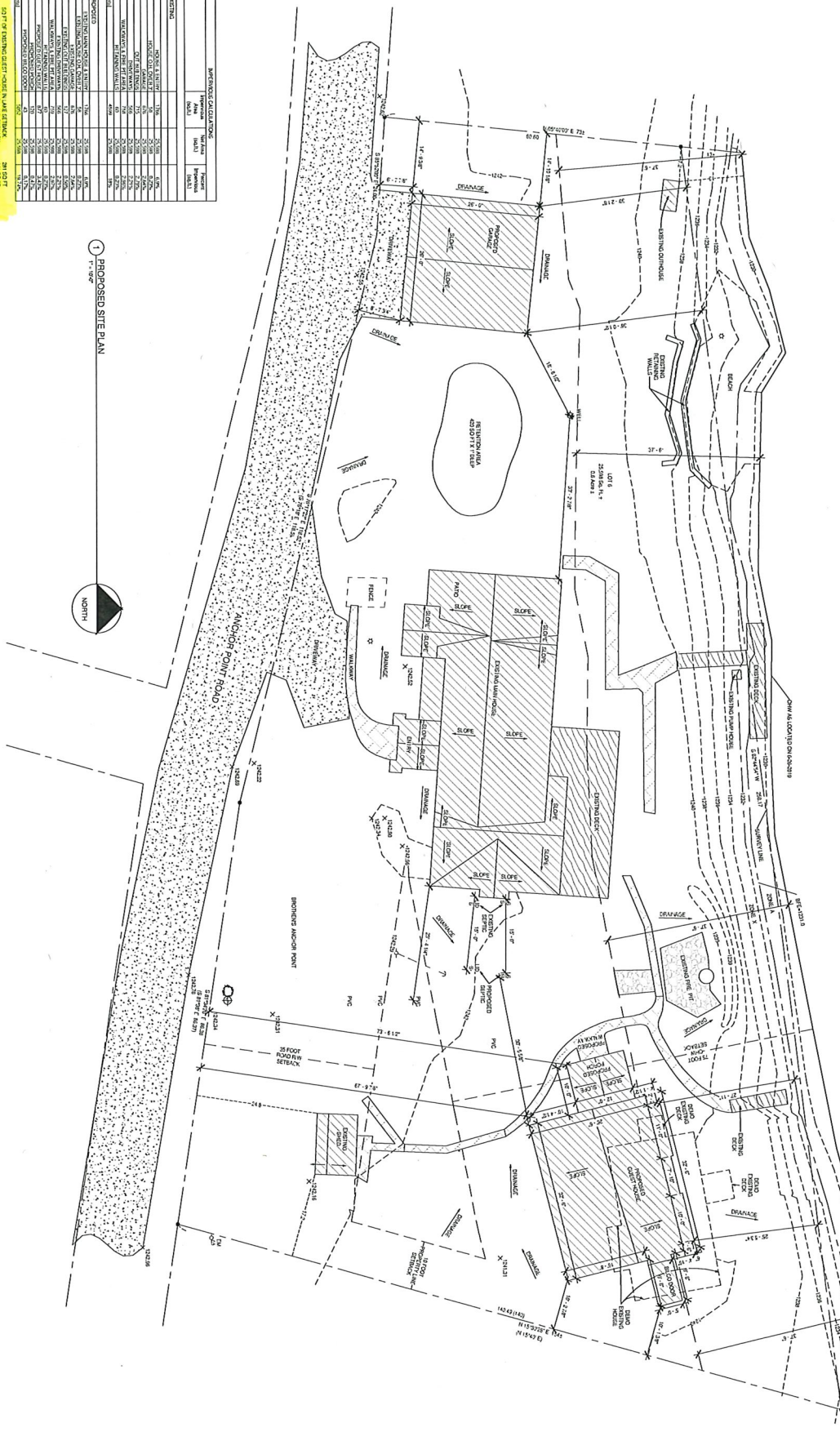
**Client Signature:**  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

© 2014 COPYRIGHT 2011

UNCLE GENES CABIN  
 EXISTING SITE PLAN  
 A0.0

218.592.8709  
 4.12.2021  
**LIV4**  
 ARCHITECTURE

NOTES:  
 1. ALL DISTANCES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD.  
 2. ALL DISTANCES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD.  
 3. ALL DISTANCES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD.  
 4. ALL DISTANCES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD.  
 5. ALL DISTANCES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD.



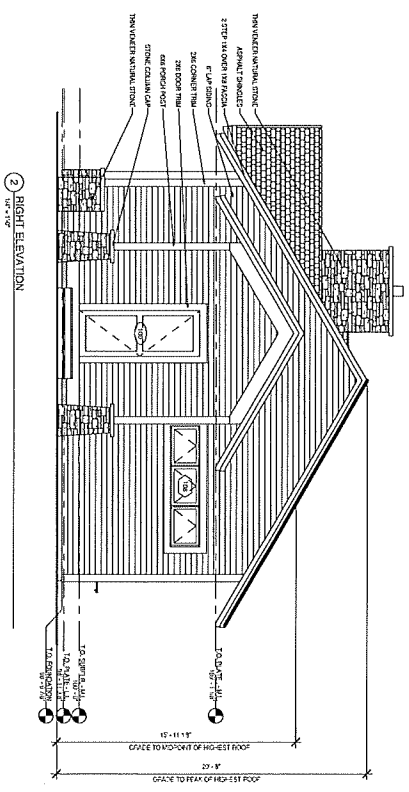
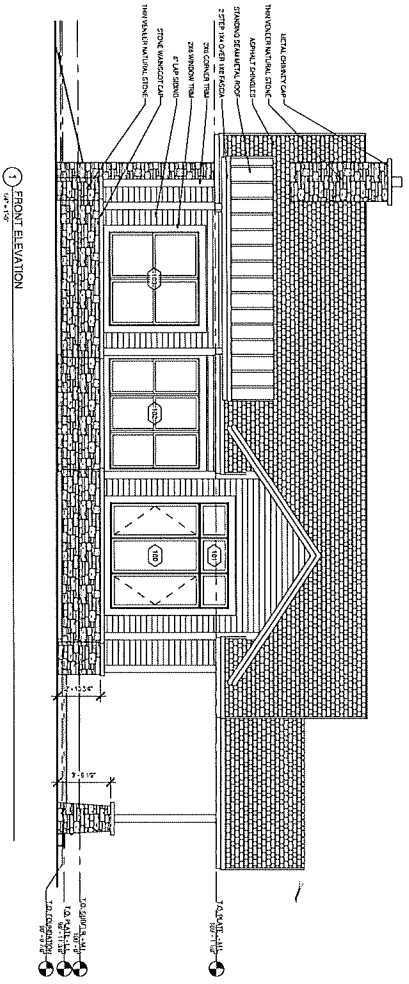
**PERFORMANCE CALCULATIONS**

Category	Item	Value	Requirement
EXISTING	MOBILE HOME	1750	1750
	INDOOR GARAGE	250	250
	DECK	100	100
	SCREENED PORCH	100	100
PROPOSED	MOBILE HOME	1750	1750
	INDOOR GARAGE	250	250
	DECK	100	100
	SCREENED PORCH	100	100
TOTAL	MOBILE HOME	1750	1750
	INDOOR GARAGE	250	250
	DECK	100	100
	SCREENED PORCH	100	100

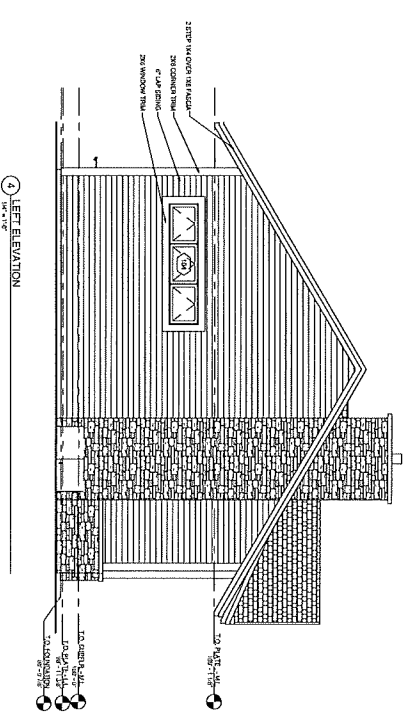
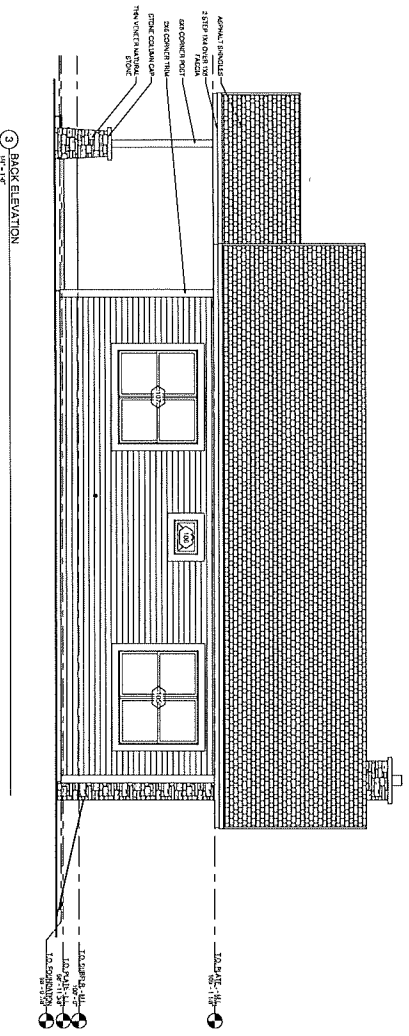
**Use:**  
 These drawings contain a representation of the proposed site plan for the proposed site. Any review or approval of these drawings is limited to the information provided herein and does not constitute a warranty of any kind. Any review or approval is limited to the information provided herein and does not constitute a warranty of any kind.

**Design Development Approval:**  
 I have thoroughly reviewed these drawings and they are approved for completion of the Design Development Phase as represented in the attached plan. I understand that there may be alternative solutions to the attached design and I am not responsible for any such alternative solutions. I understand that the attached design represents the design of the proposed site and I am not responsible for any such alternative solutions.

**Client Signature:** \_\_\_\_\_  
 Date: \_\_\_\_\_



NOTES:  
 \*ALL WINDOW CASHS AND COLUMN CASHS TO BE MATCHED TO WORKING.



**Use:**  
 These drawings contain a design concept and are not to be used for construction or for the production of any other drawings without the written consent of the architect. Any other use is prohibited by copyright law.

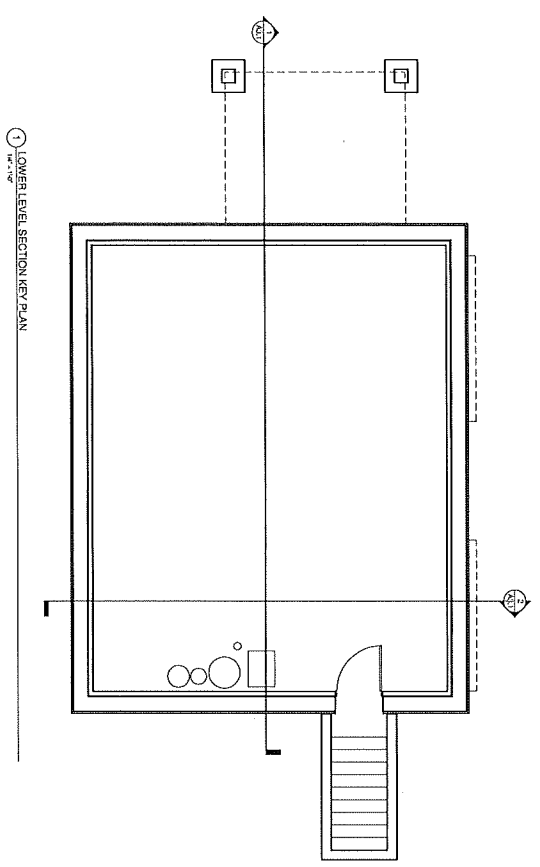
**Design Development Approval:**  
 I have thoroughly reviewed these drawings and they are approved for completion of the Design Development Phase as represented in the attached plan. I understand that there may be alternative solutions to the methods proposed and design modifications may be recommended in each building and subject. I understand the subsequent changes, additions, and omissions will be made at the discretion of the architect and are not included in this approval.

**Client Signature:** \_\_\_\_\_  
 Date: \_\_\_\_\_

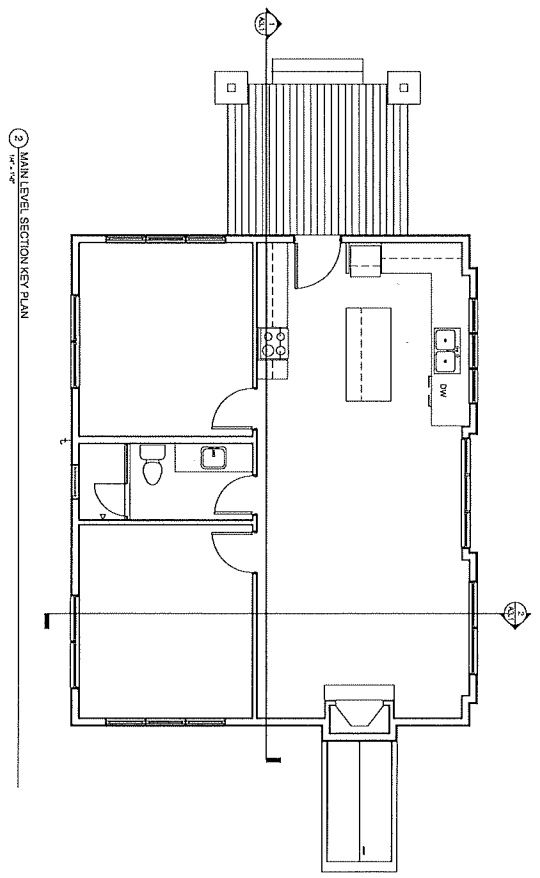
DRAWN BY: SAC  
 A2.0  
 EXTERIOR  
 ELEVATIONS

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UNCLE GENES CABIN



1 LOWER LEVEL SECTION KEY PLAN  
1/8" = 1'-0"



2 MAIN LEVEL SECTION KEY PLAN  
1/8" = 1'-0"

**Use:**  
These drawings contain a design that is intended to be used for the construction of a building. Any other use is prohibited by the copyright owner.

**Design Development Approval:**  
I have thoroughly reviewed these drawings and they are approved for construction of the building as represented in the attached plans. I understand that there may be alternative solutions to the methods shown and I am not responsible for any changes beyond the original contract amount for both Bidder and Architect. Use of these plans prior to signature signifies approval.

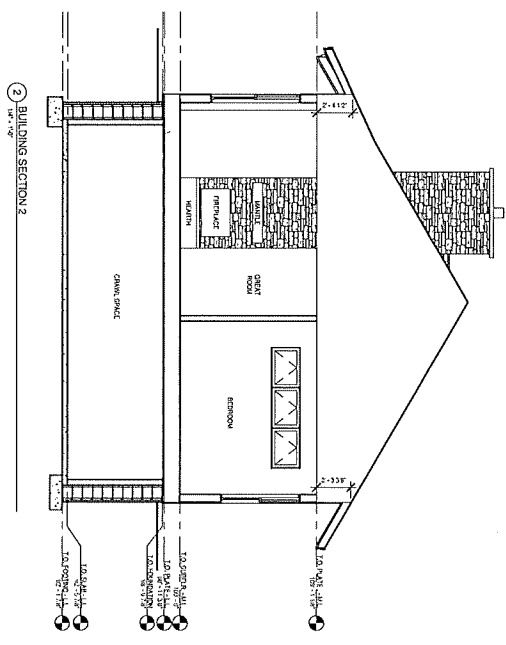
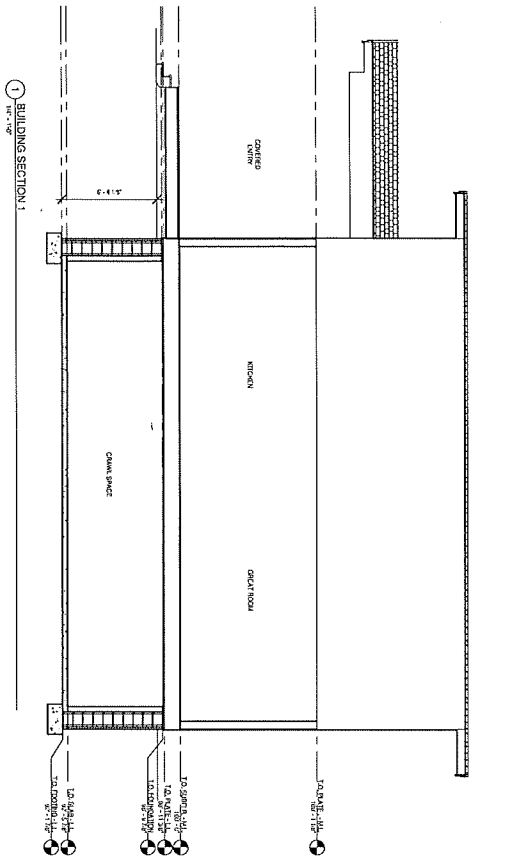
**Client Signature:**

Client: \_\_\_\_\_ Date: \_\_\_\_\_

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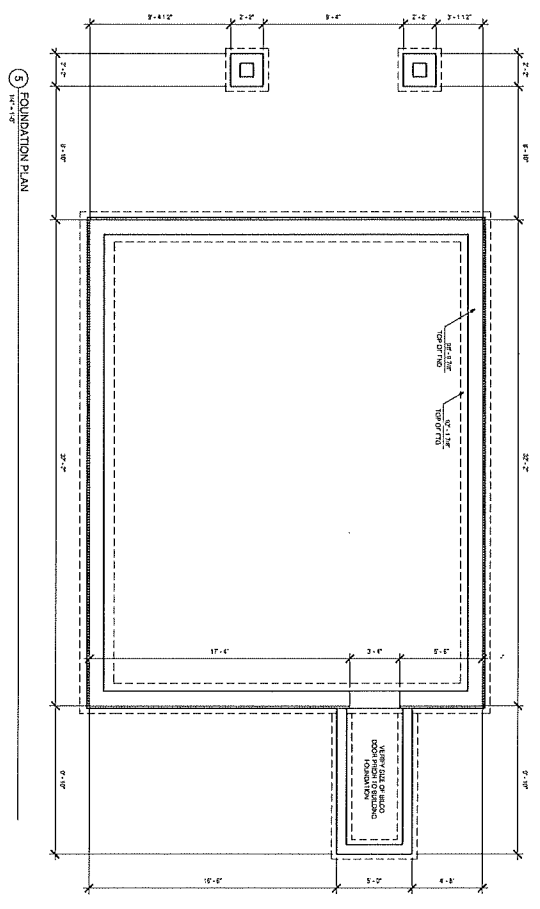
DRAWN BY: SAC  
**A3.0**  
BUILDING  
SECTION KEY  
PLANS

UNCLE GENES CABIN



MARK	WINDOW TYPE	QUANTITY	POSITION	REMARKS
W1	DOOR	1	2'-11 1/2\"/>	
W2	DOOR	1	2'-11 1/2\"/>	
W3	DOOR	1	2'-11 1/2\"/>	
W4	DOOR	1	2'-11 1/2\"/>	
W5	DOOR	1	2'-11 1/2\"/>	
W6	DOOR	1	2'-11 1/2\"/>	
W7	DOOR	1	2'-11 1/2\"/>	
W8	DOOR	1	2'-11 1/2\"/>	
W9	DOOR	1	2'-11 1/2\"/>	
W10	DOOR	1	2'-11 1/2\"/>	
W11	DOOR	1	2'-11 1/2\"/>	
W12	DOOR	1	2'-11 1/2\"/>	
W13	DOOR	1	2'-11 1/2\"/>	
W14	DOOR	1	2'-11 1/2\"/>	
W15	DOOR	1	2'-11 1/2\"/>	
W16	DOOR	1	2'-11 1/2\"/>	
W17	DOOR	1	2'-11 1/2\"/>	
W18	DOOR	1	2'-11 1/2\"/>	
W19	DOOR	1	2'-11 1/2\"/>	
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W37	DOOR	1	2'-11 1/2\"/>	
W38	DOOR	1	2'-11 1/2\"/>	
W39	DOOR	1	2'-11 1/2\"/>	
W40	DOOR	1	2'-11 1/2\"/>	
W41	DOOR	1	2'-11 1/2\"/>	
W42	DOOR	1	2'-11 1/2\"/>	
W43	DOOR	1	2'-11 1/2\"/>	
W44	DOOR	1	2'-11 1/2\"/>	
W45	DOOR	1	2'-11 1/2\"/>	
W46	DOOR	1	2'-11 1/2\"/>	
W47	DOOR	1	2'-11 1/2\"/>	
W48	DOOR	1	2'-11 1/2\"/>	
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W55	DOOR	1	2'-11 1/2\"/>	
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W57	DOOR	1	2'-11 1/2\"/>	
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W69	DOOR	1	2'-11 1/2\"/>	
W70	DOOR	1	2'-11 1/2\"/>	
W71	DOOR	1	2'-11 1/2\"/>	
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W73	DOOR	1	2'-11 1/2\"/>	
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W76	DOOR	1	2'-11 1/2\"/>	
W77	DOOR	1	2'-11 1/2\"/>	
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W98	DOOR	1	2'-11 1/2\"/>	
W99	DOOR	1	2'-11 1/2\"/>	
W100	DOOR	1	2'-11 1/2\"/>	

MARK	DOOR TYPE	QUANTITY	POSITION	REMARKS
D1	DOOR	1	2'-11 1/2\"/>	
D2	DOOR	1	2'-11 1/2\"/>	
D3	DOOR	1	2'-11 1/2\"/>	
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D98	DOOR	1	2'-11 1/2\"/>	
D99	DOOR	1	2'-11 1/2\"/>	
D100	DOOR	1	2'-11 1/2\"/>	



**Use:** These drawings constitute a preliminary design for the proposed building. They are not to be used for construction without the approval of the local authority. Any other use is prohibited by law.

**Design Development Approval:** I have reviewed these drawings and they are approved by me as a representative of the local authority. I understand that there may be alternative solutions to the methods shown, but I am satisfied that the proposed design is in accordance with the relevant provisions of the Building Regulations and I have no objection to the issue of these drawings for construction purposes.

**Client Signature:** \_\_\_\_\_

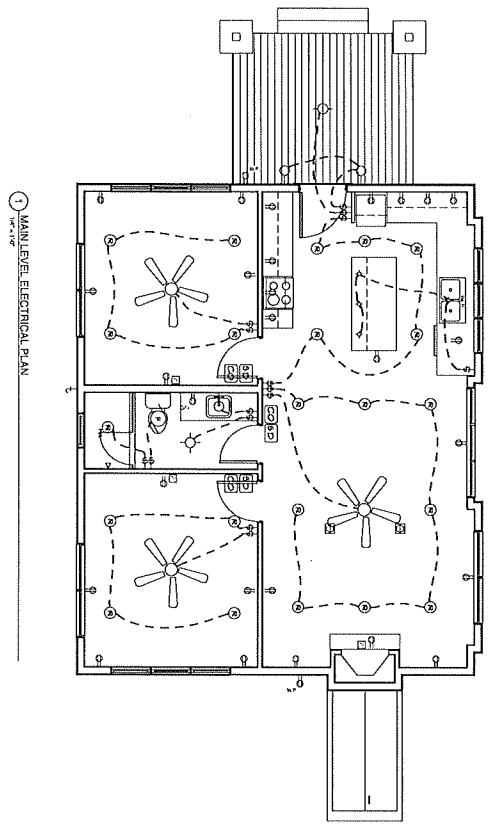
Date: \_\_\_\_\_

DATE: 4/12/2021

**Use:**  
These drawings constitute a design for the electrical system for the building and shall be used in accordance with the address and other information shown on the drawings. Any other use is prohibited by law.

**Design Development Approval:**  
I have thoroughly reviewed these drawings and they are approved by the Design Development Phase as represented on the attached permit. I understand that there may be alternative solutions to the electrical system that may be proposed. I understand that the subsequent design solution, and revisions are subject to change before the original solution is approved for construction.

**Client Signature:**  
Date: \_\_\_\_\_



1 MAIN LEVEL ELECTRICAL PLAN

1	110V OUTLET
2	220V OUTLET
3	GROUND FAULT INTERRUPTER
4	WIRELESS NETWORK OUTLET
5	COMPUTER CONNECTION
6	SIGNAL CENTER
7	CABLE OUTLET
8	120V OUTLET
9	SMOKE DETECTOR
10	HALL ENTRANCE SWITCH
11	DOOR/STAIR OUTLET
12	3WAY SWITCH
13	4WAY SWITCH
14	220V 3PH CONNECTION
15	3WAY SWITCH
16	3WAY SWITCH
17	3WAY SWITCH
18	3WAY SWITCH
19	3WAY SWITCH
20	3WAY SWITCH
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94	3WAY SWITCH
95	3WAY SWITCH
96	3WAY SWITCH
97	3WAY SWITCH
98	3WAY SWITCH
99	3WAY SWITCH
100	3WAY SWITCH

DATE: 04/12/2021

UNCLE GENES CABIN

LiV4 ARCHITECTURE

218.692.6709

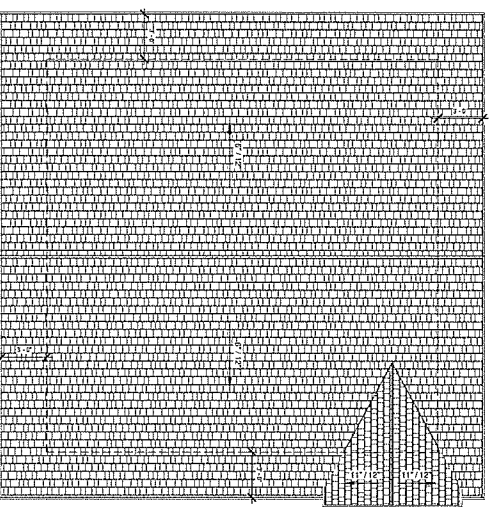
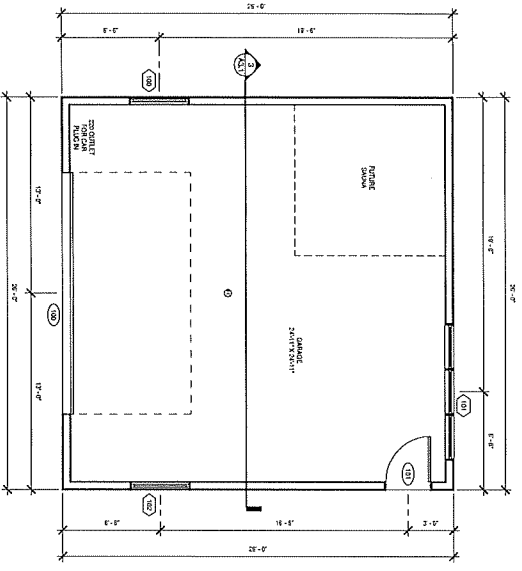
4.12.2021

DRAWN BY: SJC

E1.1

MAIN LEVEL ELECTRICAL PLAN

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**Use:**  
 These drawings constitute a contract between the architect and the client. The client agrees to pay the architect the fee set forth in the contract documents for the design and construction of the project. The architect shall not be responsible for the construction of the project or for any delays or cost overruns. The client shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for the construction of the project or for any delays or cost overruns. The client shall be responsible for obtaining all necessary permits and approvals.

**Design Development Approval:**  
 I have reviewed the design development documents and find them to be in accordance with the approved design. I understand that there may be additional changes to the design and I agree to accept the design as shown on these drawings. I understand that subsequent changes, additions, and revisions will require a separate design development approval. I understand that I am releasing the architect from any and all liability for any and all claims, damages, and expenses, including reasonable attorneys' fees, that may be incurred by the architect in connection with the design development process. I understand that I am releasing the architect from any and all liability for any and all claims, damages, and expenses, including reasonable attorneys' fees, that may be incurred by the architect in connection with the design development process.

**Client Signature:**  
 \_\_\_\_\_  
 Date: \_\_\_\_\_

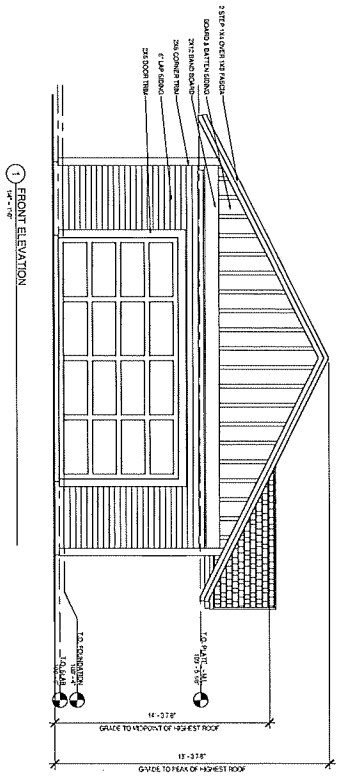
QUICK COPY/PRINT 2021

DRAWN BY: SJO  
 A1.1  
 FLOOR PLANS

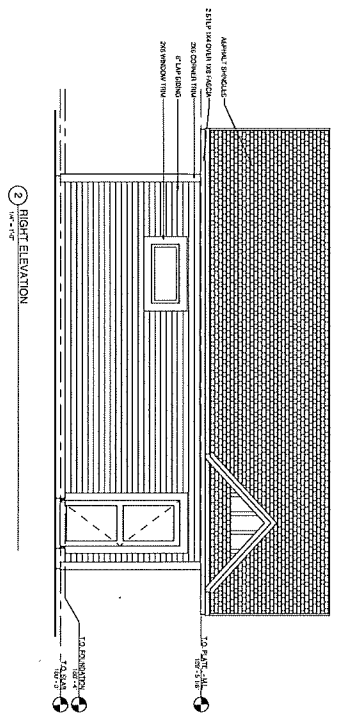
TEX & TINY GARAGE

REVISIONS

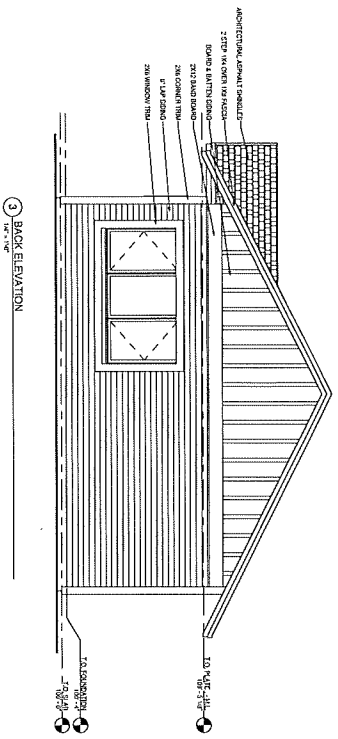
218.892.8700  
 4.9.2021  
**Liv4**  
 ARCHITECTURE



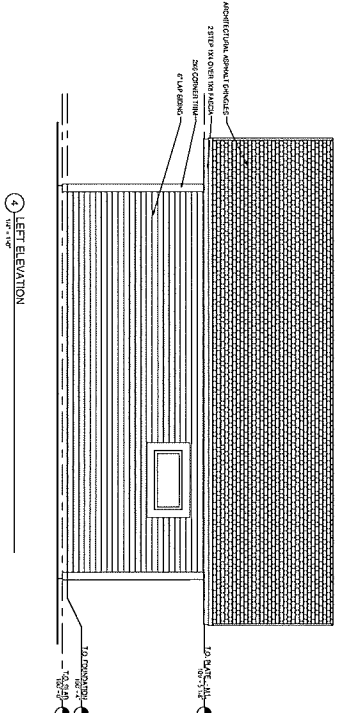
1 FRONT ELEVATION  
1/4" = 1'-0"



2 RIGHT ELEVATION  
1/4" = 1'-0"



3 BACK ELEVATION  
1/4" = 1'-0"



4 LEFT ELEVATION  
1/4" = 1'-0"

**Use:**  
These drawings constitute the design of the exterior elevations for the structure shown. The design is based on the address and data indicated above and is not to be used for any other project without the express written approval of the architect.

**Design Development Approval:**  
I have thoroughly reviewed these drawings and the design development process has been completed. I understand and agree to the design and construction of the structure shown and will need a design permit to construct the structure shown. I understand that subsequent changes, additions, and revisions will result in changes beyond the original contract amount for both builder and architect. Use of these plans prior to signature signifies approval.

**Client Signature:**  
Owner: \_\_\_\_\_  
Date: \_\_\_\_\_

DATE

© UVA COPYRIGHT 2021

DRAWN BY: SLD  
**A2.0**  
EXTERIOR  
ELEVATIONS

**TEX & TINY GARAGE**

REVISIONS

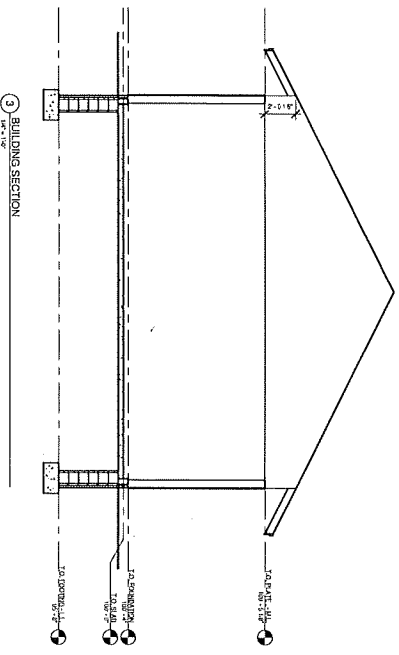


WINDOW SCHEDULE					
NO.	MARKING	COLLECTION	HEIGHT	WIDTH	FINISH
100	W100	100	4'-0"	4'-0"	ALUMINUM
101	W101	101	4'-0"	4'-0"	ALUMINUM
102	W102	102	4'-0"	4'-0"	ALUMINUM

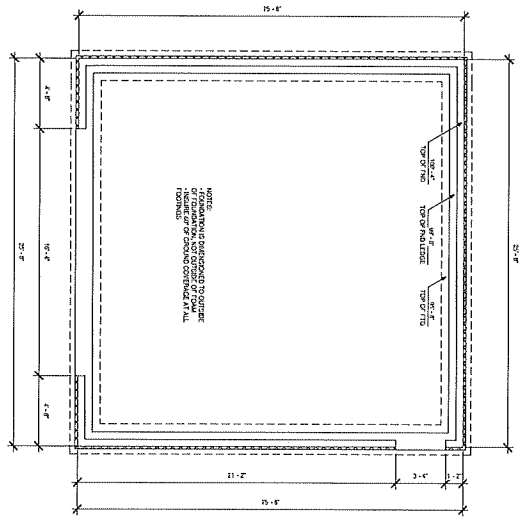
NOTES:  
 1. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 2. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 3. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 4. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 5. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 6. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 7. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 8. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 9. WINDOW SCHEDULE IS SUBJECT TO CHANGE.  
 10. WINDOW SCHEDULE IS SUBJECT TO CHANGE.

ROOM SCHEDULE			
NO.	MARKING	ROOM NAME	FINISH
100	R100	ROOM 100	ALUMINUM
101	R101	ROOM 101	ALUMINUM
102	R102	ROOM 102	ALUMINUM

NOTES:  
 1. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 2. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 3. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 4. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 5. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 6. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 7. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 8. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 9. ROOM SCHEDULE IS SUBJECT TO CHANGE.  
 10. ROOM SCHEDULE IS SUBJECT TO CHANGE.



3 BUILDING SECTION  
 1/8" = 1'-0"



4 FOUNDATION PLAN  
 1/8" = 1'-0"

**Use:**  
 These drawings constitute the entire contract for the design and construction of the project. No other drawings, specifications, or conditions of contract shall be used unless specifically indicated herein.

**Design Development Approval:**  
 I have reviewed these drawings and find them to be in compliance with the applicable codes, regulations, and standards. I understand that there may be alternative solutions to the problems shown in these drawings, but I have approved the design as shown. My approval is based on the information provided and does not constitute a warranty of any kind. I am not responsible for any errors or omissions in these drawings or for any consequences arising from their use.

**Client Signature:**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_

**Architect Signature:**  
 Name: \_\_\_\_\_ Date: \_\_\_\_\_

DATE DEPARTMENT 2021

DRAWN BY: SDC  
**A3-1**  
 SECTIONS,  
 &  
 FOUNDATION

**TEX & TINY GARAGE**

REVISED

210.692.8700  
 4.9.2021



GARY GRIFFIN  
CROW WING, MINNESOTA  
County Recorder  
Deputy: teresad

CITY OF CROSSLAKE PLANNING COMMISSION/BOARD OF ADJUSTMENT  
VARIANCE

Following a public hearing conducted on 5-22-2020 the City of Crosslake Planning Commission/Board of Adjustment hereby approved the following variance(s) in accordance with provisions of the City of Crosslake Zoning Ordinance pursuant to the requirements of Minnesota Statute Chapter 462.

KAREN J KLOECKNER is hereby approved for the following variance(s):

- Lake setback of 31 feet where 75 feet is required to proposed structure
- Road right-of-way (ROW) setback of 23 feet where 35 feet is required to proposed structure
- Lake setback of 42 feet amended to 38.5 feet where 75 feet is required to proposed detached garage
- Road right-of-way (ROW) setback of 6.7 feet amended to 10 feet where 35 feet is required to proposed detached garage

To construct:

- 1,824 square foot house, covered patio and covered entry
- 380 square foot deck
- 676 square foot detached garage

Per the findings of fact as discussed, the on-site conducted individually on or before 5-21-2020 and as shown on the certificate of survey received at the Planning & Zoning office dated 4-24-2020 for property located at 12099 Anchor Point Road, City of Crosslake

Conditions:

Chapter 26 – Land Use; Sec. 26-227 Variance Decision - Variances must be substantially completed within two years of receiving approval – the approval of this variance will expire on 5-22-2022

RETURN TO *City of Crosslake*

1. Work with the staff to review, alter and implement as needed the submitted stormwater plan in accordance with the City of Crosslake land use ordinance
2. Work with staff to implement and maintain erosion/sediment control during and after construction
3. Remove all dirt spoils off site
4. Fire pit to be moved to meet the 20 foot setback from the lake per Crosslake ordinance and the DNR requirements
5. Entire existing house, deck, and garage as shown/labeled on the certificate of survey dated 4-24-2020 to be removed and that existing foot print and lake setback is eliminated

Permits as approved shall now be issued by the City of Crosslake Zoning Administrator on behalf of:

KAREN J KLOECKNER  
4425 Pleasant Drive  
Arden Hills, MN 55112

For use on property legally described as follows:

R.E. Code: 14070601

Section 7, Township 137N, Range 27W

LOT 6, Brothen's Anchor Point, Crow Wing County, Minnesota.

City of Crosslake Planning Commission/Board of Adjustment Chairman: Mark Wessels

Date: 6, 26, 20

Signature   
Chairman

I certify the above information and legal description are true and correct based on the approved minutes of the City of Crosslake Planning Commission/Board of Adjustment meeting held on 6-26-2020 and on record in the city hall, Crosslake, MN.

City of Crosslake Zoning Administrator: Jon Kolstad

Date: 6 26 2020

Signature   
Zoning Administrator

Date: 5-29-2020

Prepared By: Cheryl Stuckmayer  
37028 County Road 66  
Crosslake, MN 56442



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: 969663

Permit Number: 210048

Property Owner(s): Karen Kloeckner

Mailing Address: 4425 Pleasant Dr. Arden Hills MN

Site Address: 12099 Anchor Pt Rd, Crosslake

Phone Number:

E-Mail Address: tkloeckner@comcast.net

Parcel Number(s): 14070601

Legal Description: Lot 6 Brothens Anchor Pt

Sec 7 Twp 137 Rge 26 27 28

Lake/River Name: Rush

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

If yes list Parcel Number(s)

Authorized Agent: Dan Whirley

Agent Address: 33816 Co Rd 3 Crosslake

Agent Phone Number: 218-831-0088

Variations (Check applicable requests)
Lake/River Setback
Road Right-of-Way Setback
Bluff Setback
Side Yard Setback
Wetland Setback
Septic Tank Setback
Septic Drainfield Setback
Impervious Coverage
Accessory Structure
Building Height
Patio Size
Guest House SF

Eliminate per 5-16-21 email from Dan Whirley

Signature of Property Owner(s) Date

Signature of Authorized Agent(s) Date 4-12-21

- All applications must be accompanied by a signed Certificate of Survey
Fee \$500 for Residential and Commercial Payable to "City of Crosslake" + \$2,00 For copies
No decisions were made on an applicant's request at the DRT meeting. Submittal of an application after DRT does not constitute approval.

For Office Use: Application accepted by Date 4/12/21 Land Use District ED

Lake Class GD Septic: Compliance SSTS Design 9/13/2020 Installation



## 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:

**Defer to the Planning Commission/Board of Adjustment**

2. Is the Variance consistent with the Comprehensive Plan?

Yes  No

Why:

**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: Lot was created prior to modern restricitons

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

Yes  No

Why: Manv of the neighboring properties are far more dense

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

Yes  No

Why: Lot was created prior to modern restricitons

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

Yes  No

Why: Property has been used as 2 cabins since prior to current Ordinaace Restrictriptions



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: