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NOTICE

Notice is hereby given that a hearing has been set for January 24, 2020 at 9:03 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota, to consider the application of Heather Dupont, 15733 Sandy Beach Rd, Mentor, MN 56736 for a Variance to reduce the setback off the OHWM of Maple Lake from 75' to 50' for a new septic/holding tank on a parcel of land described as Lot Forty-eight (48), Washington Height's, Smith's Subdivision of Government Lots One (1) and Two (2), Section Thirty-four (34), and Lot Five (5), Section Thirty-five (35), Township One Hundred Forty-nine (149) North of Range Forty-three (43) West of the Fifth Principal Meridian, according to the recorded plat thereof, now on file and of record in the office of the County Recorder in and for the County of Polk and State of Minnesota, parcel #32.00279.00.00. All property owners within 500 feet of the proposed Variance are invited to appear at said hearing.

Dated: January 1, 2020

Jacob J. Snyder
Planning & Zoning Administrator

VARIANCE APPLICANT INFORMATION

NAME: Keith Dupont Parcel #: 32-279 DATE: 12/17/19

The above named individual, firm or corporation hereby respectfully submits the following supplemental data in support of the preliminary information provided on the accompanying Land Use/Zoning Permit Application dated 12/17/19 for the purpose of securing a variance from existing land use zoning controls.

A variance may be granted only when it is in harmony with the general purposes and intent of the zoning ordinance, consistent with the comprehensive plan and where the strict enforcement of the county ordinance will result in a practical difficulty. Determination that a practical difficulty exists is based upon the consideration of the following criteria as defined in MN Statutes, Section 394.27:

1. The property owner proposes to use the property in a reasonable manner not permitted by an official control.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance, if granted, will not alter the essential character of the locality.
4. Economic considerations alone do not constitute practical difficulties.
5. No variance may be granted for the property that would allow any use that is not allowed in said zoning district.
6. The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

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POLK COUNTY ENV. SVS.

1. Specify the section of the ordinance from which the variance is sought: _____
2. Explain how you wish to vary from the provisions of the ordinance: Seeking Variance for septic/Holding Tank 50ft setback from Maple Lake
3. Explain the "practical difficulty" imposed if strict application of the ordinance is enforced: existing well on Applicant property & Neighbor's property dictate new placement of Holding Tanks Applicant Property is 68ft off Maple. Prohibing 75ft setback of septic

- Please answer the following questions to determine if a "practical difficulty" exists. Why or why not?
1. In your opinion, is the variance consistent with the Polk County Zoning Ordinance? Yes No
septic/Holding tank will be 50ft off maple lake
 2. In your opinion, is the variance consistent with the Comprehensive Plan? Yes No
My intent is to Rehab the Home or install fireplace septic to ensure Property & run off is stopped/prevented.
 3. In your opinion, does the proposal put the property to use in reasonable manner? Yes No
My intent is to use the Cabin to live in. This will include the Rehab, winterization & Cabin Improvement.
 4. In your opinion, are the circumstances unique to the property, not created by the landowner? Yes No
The current placement of septic tank is unique to this property. The circumstances of replacing septic with a holding tank will prevent runoff into Maple Lake.
 5. In your opinion, will the variance maintain the essential character of the locality? Yes No
Yes. No Major Change is planned for landscape except to Replace septic to prevent future runoff into Maple Lake.
 6. In your opinion, does the need for the variance involve more than just economic considerations? Yes No
main intent is to Replace failed septic & ensure no continued runoff into maple lake.
 7. In your opinion, is there another feasible method to alleviate the need for a variance? Yes No
well placement on current & Neighbor Property Prevents moving septic system to a New Location on Property.

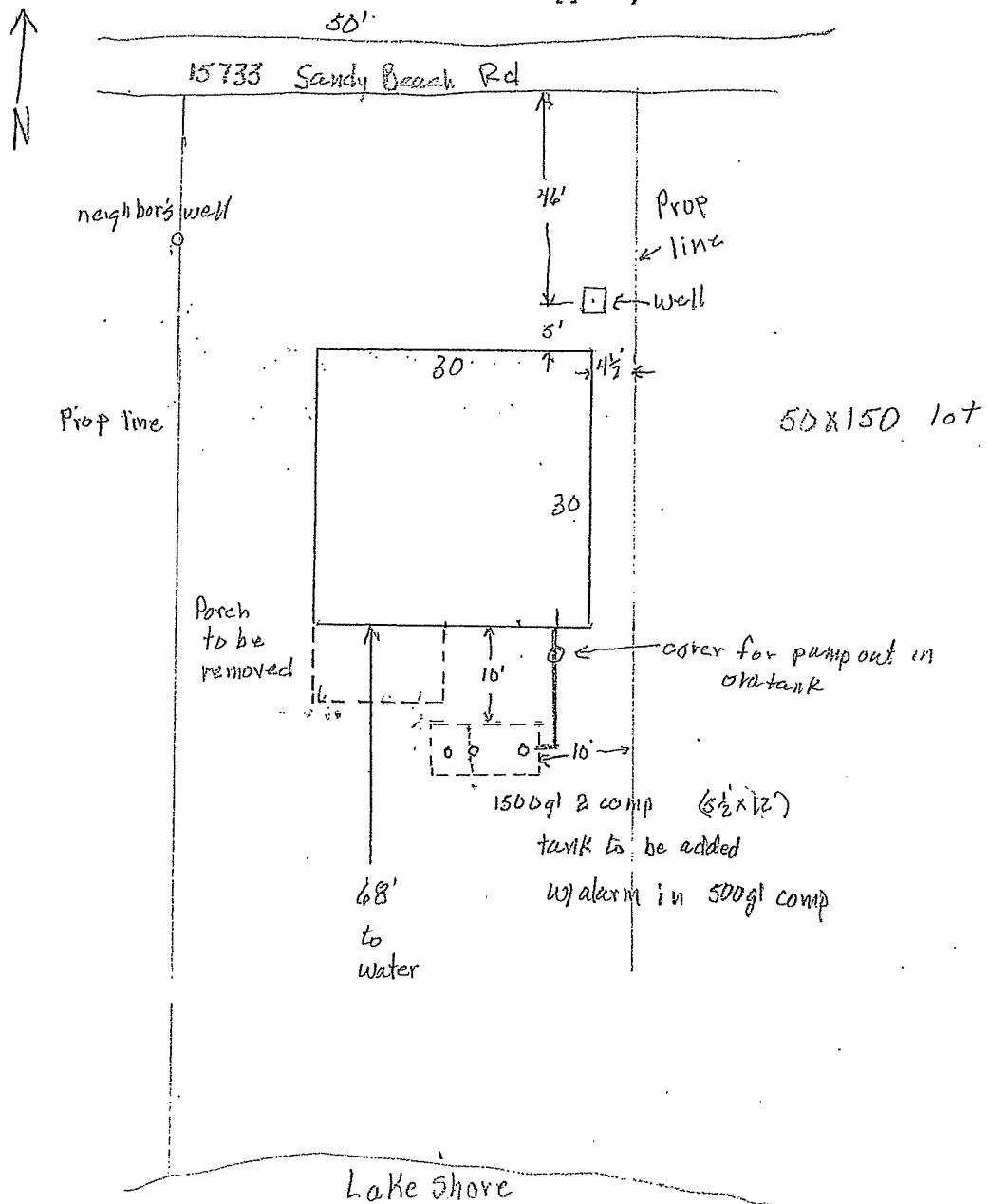
FOR OFFICE USE ONLY - ORDER GRANTING OR DENYING VARIANCE

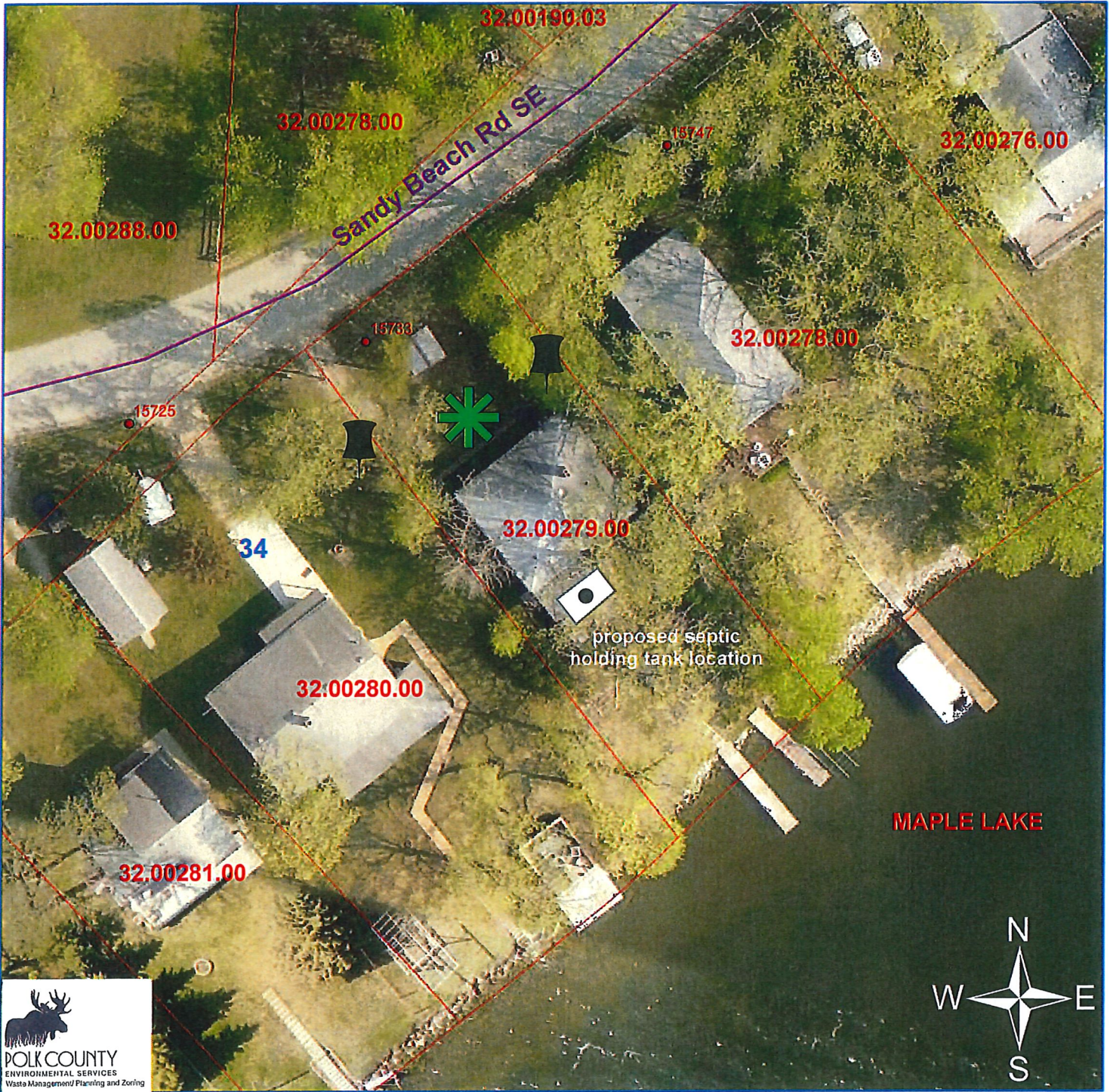
In accordance with the findings stated in the Board of Adjustment minutes, the Board of Adjustment of Polk County hereby () approves, () denies the foregoing Application for Variance. If approved, said approval is subject to the provisions following section 5 of the Zoning Ordinance.

By: _____ (Authorized signature) _____ (Title) _____ (Date)





Site Sketch

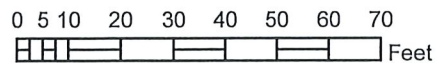
- | | | |
|---|---|--|
| <input type="checkbox"/> Scale | <input type="checkbox"/> Proposed additional soil treatment area | Setbacks: |
| <input type="checkbox"/> North Arrow | <input type="checkbox"/> Location of all wells within 100' of soil treatment area | <input type="checkbox"/> River (75'-300') |
| <input type="checkbox"/> Lot Dimensions | <input type="checkbox"/> Other improvements | <input type="checkbox"/> State hwy (100') |
| <input type="checkbox"/> Structure Locations | <input type="checkbox"/> Existing utilities | <input type="checkbox"/> Building (20') |
| <input type="checkbox"/> Septic tank location | <input type="checkbox"/> Soil boring | <input type="checkbox"/> Press. Pipe (10') |
| <input type="checkbox"/> Soil treatment area | | <input type="checkbox"/> Property line (10'/50') |
| <input type="checkbox"/> Accessible for pumping | | <input type="checkbox"/> Suction pipe (50') |
| | | <input type="checkbox"/> Twp Road (43') |
| | | <input type="checkbox"/> Cnty Road |





Legend

-  E911_Road
-  Polk_GIS.DBO.Parcels
-  Indicates Property Location
-  Well



VARIANCE REQUEST (Parcel #32.00279.00); Applicant is requesting a variance to reduce the setback for a new septic holding tank from 75' off Maple Lake to 50'. Applicants' stated practical difficulty is the existing well location on this property and neighboring property restrict the location of a new septic tank.

*NOTE: Property is entirely within the Shoreland district of Maple Lake (within 1000')

Map Created 12/31/2019
 By: Jacob Snyder
 Planning & Zoning Admin.