

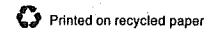


POLK COUNTY

ENVIRONMENTAL SERVICES

Waste Management/Planning and Zoning

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NOTICE

Notice is hereby given that a hearing has been set for May 22, 2020 at 10:45 a.m. via WEBEX meeting, to consider the application of Peter O'Neill, 2514 S 10th St, Grand Forks, ND 58201 for a Variance to reduce the setback off the OHWM from 100' to 30' for the replacement of an existing garage on a parcel of land located at: 16139 340th St SE, Mentor, MN 56736 and described as Lot Four (4), Block One (1), Hoveland's Addition in part of Government Lot Six (6), 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 Official 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 #32.00348.00. All property owners within 500 feet of the proposed Variance are invited to join the WEBEX meeting. If you are interested in participating in the meeting, we will need an email or phone number to grant access to this public hearing. If you need any type of accommodation to participate in the meeting, please contact Jacob Snyder at (218) 281-5700 at least 3 working days before the meeting.

Dated: April 29, 2020

Jacob J. Snyder
Planning & Zoning Administrator

VARIANCE APPLICANT INFORMATION

NAME: Peter O'Neill Parcel #: 32-348 DATE: 2/1/2020

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 2/6/20 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: 18.2211 OHW setback 100'

2. Explain how you wish to vary from the provisions of the ordinance: Roughly 30' setback off Maple Lake

3. Explain the "practical difficulty" imposed if strict application of the ordinance is enforced: Due to the fact I am surrounded by water on three sides it is impossible to follow all provisions of ordinance.

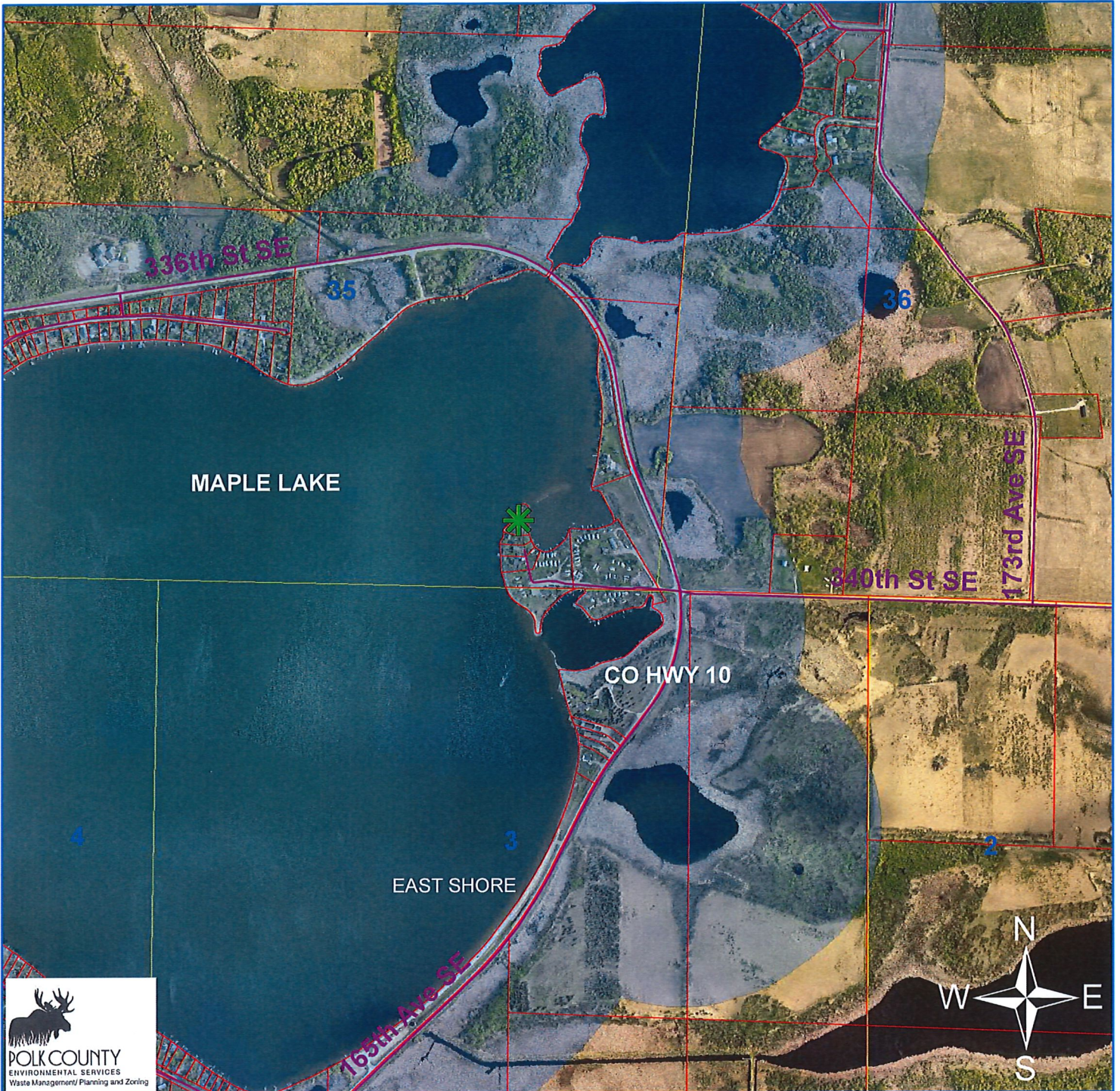
Please answer the following questions to determine if a "practical difficulty" exists. Why or why not?

1. In your opinion, is the variance consistent with the Polk County Zoning Ordinance? Yes No
With the fact the property is a peninsula it is impossible to meet setback requirements. I will be moving 2 feet back from present structure.
2. In your opinion, is the variance consistent with the Comprehensive Plan? Yes No
We will attempt to contain runoff thru use of rain barrels and natural plantings
3. In your opinion, does the proposal put the property to use in reasonable manner? Yes No
Not allowing variances would divide any opportunity for a garage
4. In your opinion, are the circumstances unique to the property, not created by the landowner? Yes No
A lake peninsula is extremely limiting for development.
5. In your opinion, will the variance maintain the essential character of the locality? Yes No
Only replacing a existing structure with a much nicer one
6. In your opinion, does the need for the variance involve more than just economic considerations? Yes No
Again the land is a very unique property
7. In your opinion, is there another feasible method to alleviate the need for a variance? Yes No
I would be unable to have any garage or reasonable storage

FOR OFFICE USE ONLY - ORDER GRANTING OR DENYING VARIANCE

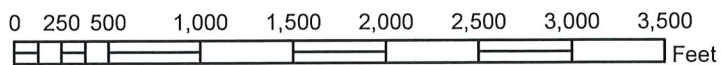
In accordance with the findings stated in the Board of Adjustment minutes, the Board of Adjustment of Polk County hereby () approves, () denies the foregoing Application for Variance. If approved, said approval is subject to the provisions following section 5 of the Zoning Ordinance.

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



Legend

-  E911_Road
-  Polk_GIS.DBO.Parcels
-  Shoreland District
-  Sections
-  Indicates Parcel Location



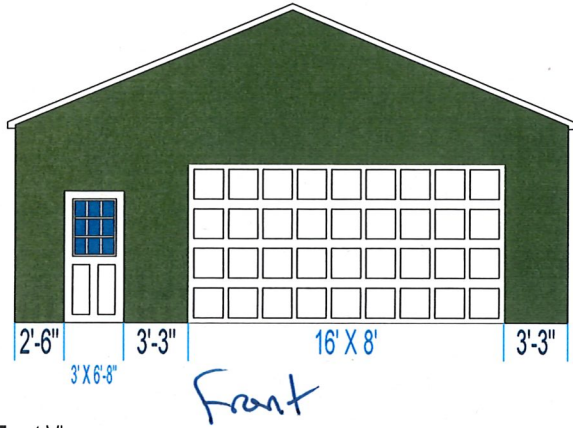
Variacnet Request: proposed variance to reconstruct an existing accessory building 30 feet from Maple Lake. The Existing garage is located 28 feet from Maple Lake and is 28' x 30' in size. The proposed request is to replace the garage with a 28' x 28' (784 sqft) garage 30 feet from Maple Lake. Parcel #32.00348.00 located in Sec. 35 SE 1/4 of Grove Park-Tilden Township.

*NOTE: Property is entirely within the shoreland district of Maple Lake. (Shoreland = extends 1000 ft Maple Lake)

Map Created 2/21/2020
 By: Jacob Snyder
 Planning & Zoning Admin.

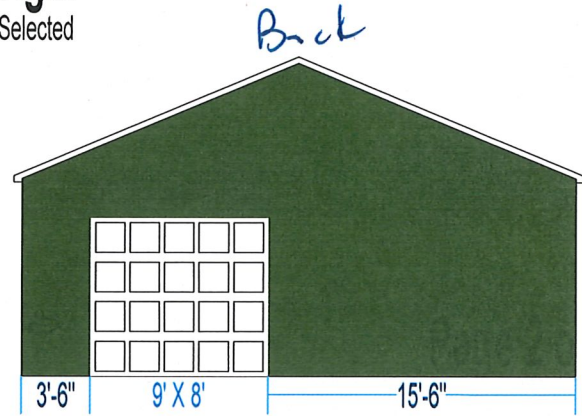
*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected



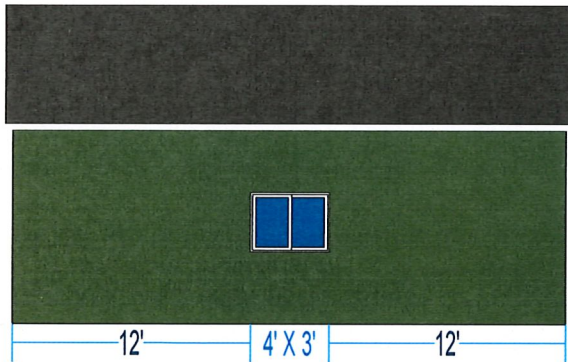
Gable Front View

- (1) - I-4 9-LITE TRAD 2-PNL PH 36X80 LH SN
- (1) - GARAGE DOOR WHITE PREM R/P MDP38 16X8 EZSET TORS



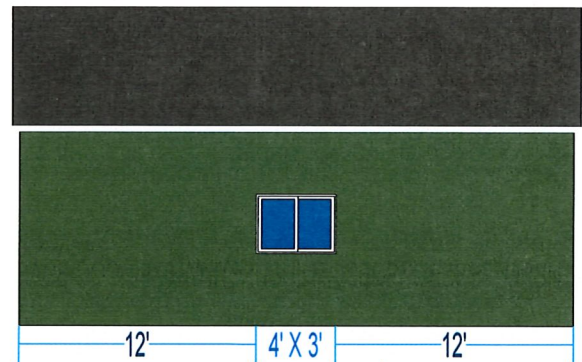
Gable Back View

- (1) - GARAGE DOOR 9X8 WHITE INSUL RAISEDPNL EZSETTORSN



Eave Front View

- (1) - SLIDER (GOOD) 48X36



Eave Back View

- (1) - SLIDER (GOOD) 48X36

Building Size: 28 feet wide X 28 feet long X 10 feet high

Approximate Peak Height: 16 feet 3 inches (195 inches)

(15' change)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location. Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.