

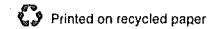


POLK COUNTY

ENVIRONMENTAL SERVICES

Waste Management/Planning and Zoning

Post Office Box 375
320 Ingersoll
Crookston, MN 56716
(218) 281-6445
(218) 281-5700
(218) 281-6471 FAX
1-800-482-6804
environmental.svs@co.polk.mn.us



NOTICE

Notice is hereby given that a hearing has been set for July 24, 2020 at 10:10 a.m. in the meeting room at Polk County Environmental Services, 320 Ingersoll Ave, Crookston, Minnesota or should you wish to join us remotely, a WEBEX meeting is available upon request, to consider the application of Hancel Altendorf, 418 Prospect Ave, Grafton, ND 58237 for a Variance to reduce the setback off the east property line from 10' to 3' for a new garage on a parcel of land located at: 14542 Maple Dr SE, Mentor, MN 56736 and described as: Lot Three (3), of Syke's Second Subdivision, Section Eight (8), Township One Hundred Forty-eight (148), North of Range Forty-three (43), West of the Fifth Principal Meridian, Polk County, Minnesota, parcel #74.00574.00. All property owners within 500 feet of the proposed Variance are invited to appear at said hearing. If attending via WEBEX, you must contact our office 3 days prior to the public hearing at 218-281-6445.

Dated: July 2, 2020

Jacob J. Snyder
Planning & Zoning Administrator

VARIANCE APPLICANT INFORMATION

NAME: HANCEL ALTENO OFF Parcel #: 74.00574.00 DATE: 6/10/20

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 6/10/20 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.

1. Specify the section of the ordinance from which the variance is sought: 18.2212 (e)

2. Explain how you wish to vary from the provisions of the ordinance: 3' FT from LINE NOT 10' FT
They have a row of bushes on that side.

3. Explain the "practical difficulty" imposed if strict application of the ordinance is enforced: CONCRETE SLAB IS 30YR OLD - BUILDING WOULD BE CONSIDERABLY REDUCED IN SIZE

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 need variance
2. In your opinion, is the variance consistent with the Comprehensive Plan? Yes No
3. In your opinion, does the proposal put the property to use in reasonable manner? Yes No
4. In your opinion, are the circumstances unique to the property, not created by the landowner? Yes No
5. In your opinion, will the variance maintain the essential character of the locality? Yes No
6. In your opinion, does the need for the variance involve more than just economic considerations? Yes No
7. In your opinion, is there another feasible method to alleviate the need for a variance? Yes No

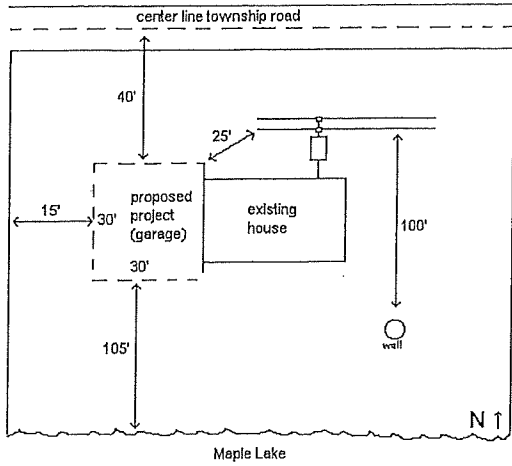
FOR OFFICE USE ONLY - ORDER GRANTING OR DENYING VARIANCE

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)

Sketch Plan Requirements

EXAMPLE Sketch Plan

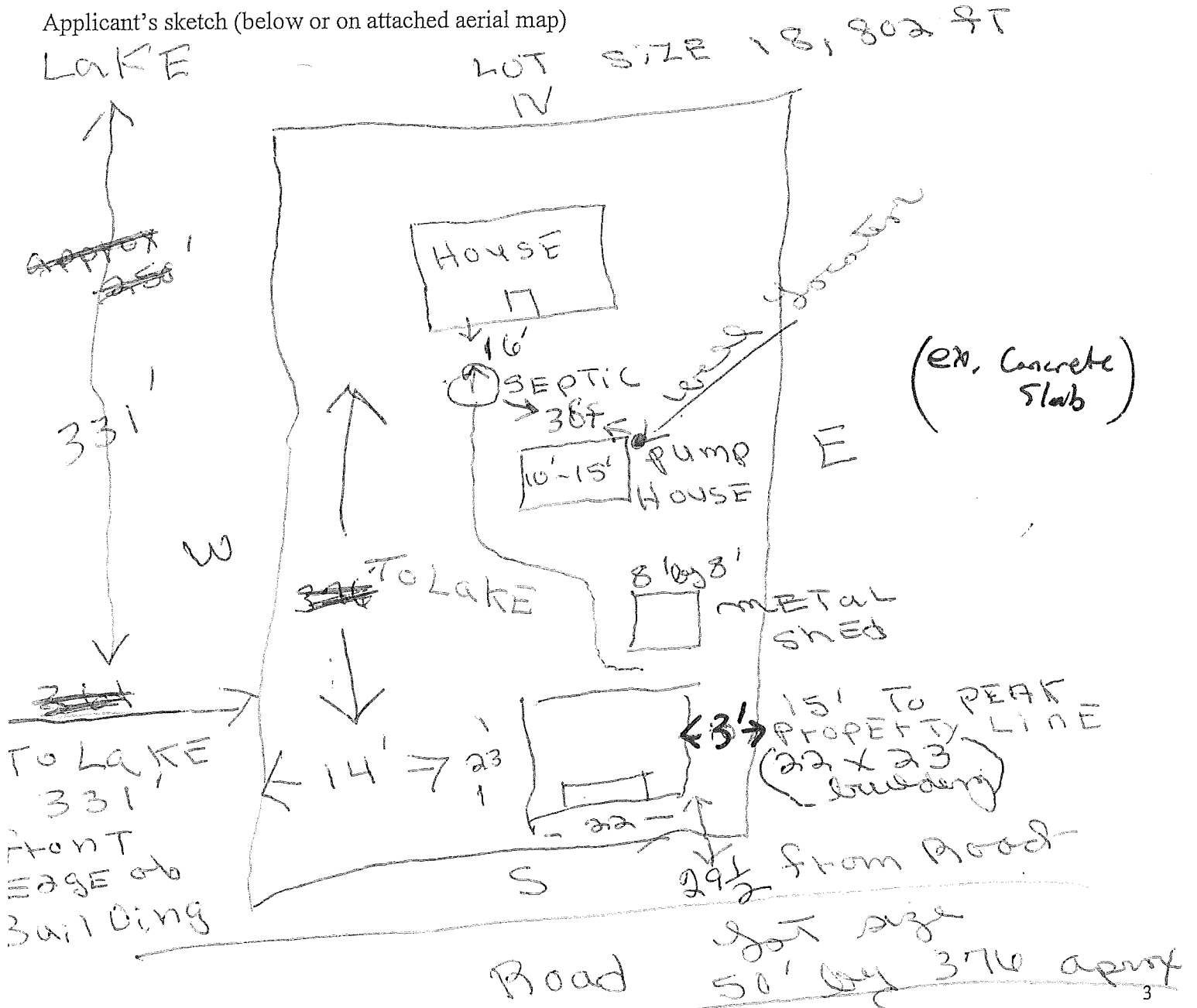


PLEASE INCLUDE THESE ITEMS IN YOUR SKETCH PLAN BELOW:

- North Arrow
- Lot Dimensions
- Distance of project to property line(s)
- Distance of project to road(s)
- Distance of project to lake(s)
- Show ALL other structures on property
- Well location
- Septic tank location and distances from well and other structures
- Drainfield location
- Structure locations, sizes and height 22x23-15'

*Zoning setback information and aerial maps can be found on the Polk County Website at www.co.polk.mn.us

Applicant's sketch (below or on attached aerial map)

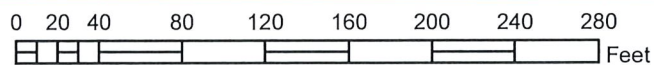




Legend

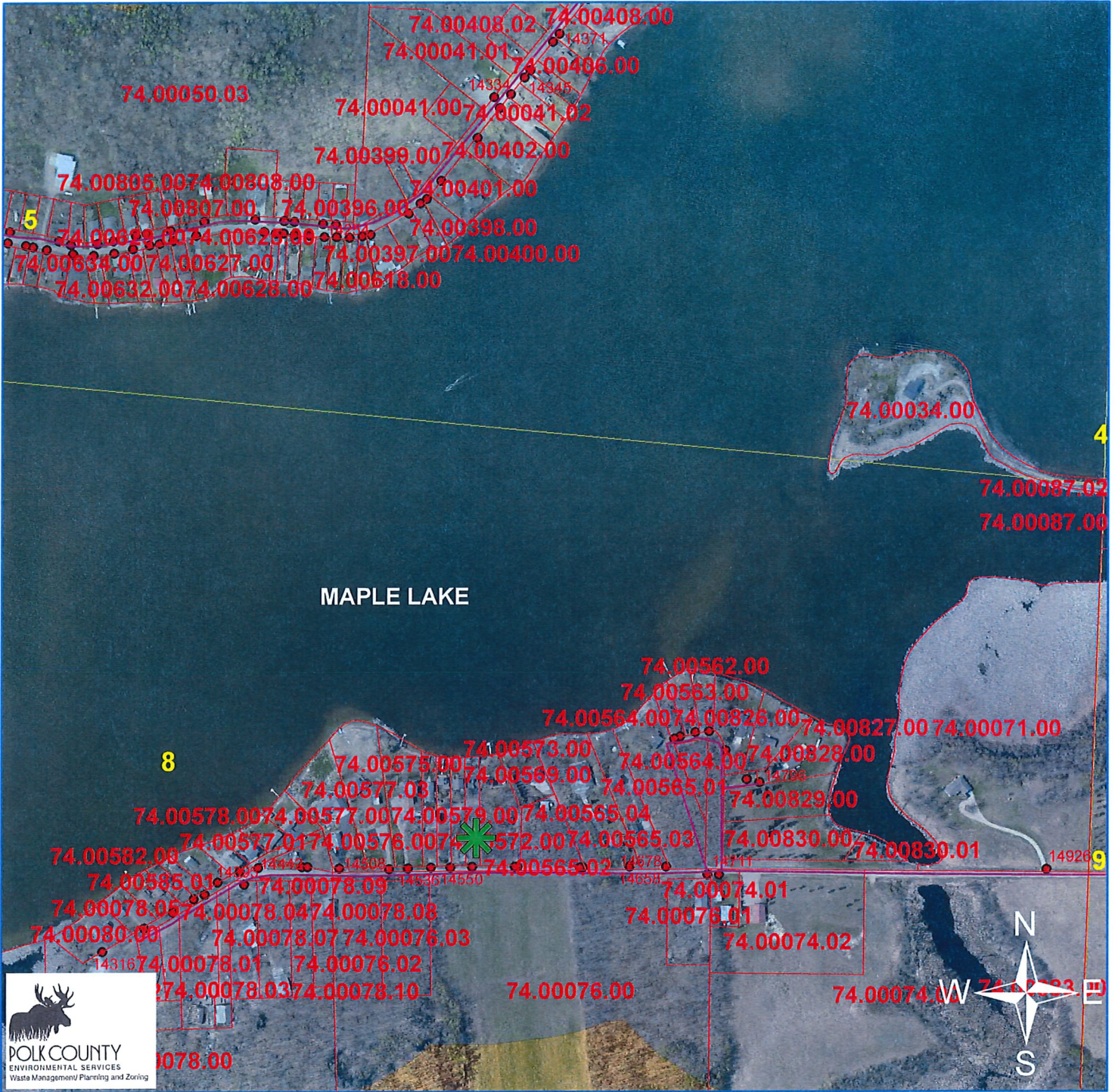
-  E911_Road
-  Polk_GIS.DBO.Parcels
-  Sections
-  Indicates Property Location

*NOTE: Proposed Project is in the Shoreland Zoning District (<1000 ft from Maple Lake)



Variance Request (Parcel #74.00574.00); Applicant is requesting a variance to reduce the sideyard setback from 10 feet to 3 feet for the construction of a 22' x 23' shed located on a riparian lake lot along Maple Lake.

Map Created 7/7/2020
By: Jacob Snyder
Planning & Zoning Admin.



MAPLE LAKE



Legend

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



Variance Request (Parcel #74.00574.00); Applicant is requesting a variance to reduce the sideyard setback from 10 feet to 3 feet for the construction of a 22' x 23' shed located on a riparian lake lot along Maple Lake.

Map Created 7/7/2020
By: Jacob Snyder
Planning & Zoning Admin.

*NOTE: Proposed Project is in the Shoreland Zoning District (<1000 ft from Maple Lake)