

Members present: Roxanne Moore, Faye Brittan, Richard Hustad, Deb Johnson  
Members absent: Sandy Bibeau  
Others present: Barry & Maureen Cicchese, Elaine Erickson, Dave Knutson

Meeting called to order by Chairman Roxanne Moore.

Variance #98

Barry & Maureen Cicchese is requesting a variance to add a garage with guest bedroom/bunkhouse and bath within the 25 foot back lot line & 10 foot side lot line setback at 104 Moore Road, Balsam Lake. This request does not meet the zoning regulations: 300-7 Waterfront Development G. Height, Area & Setback H. (1) Setback Exceptions. 300-20 Accessory buildings, structures and uses. A. Placement restrictions in residential districts (4) Detached accessory buildings.

The applications states that they are asking for a setback variance for the following lot lines: from the back lot line they are asking for 14 feet instead of 25 feet and from the side lot line they are asking for 10 feet instead of 3 feet. They are limited to garage placement due to lot size, existing stairway and the neighbor's garage sits nearly on the lot line. They described the unique property features that cause the hardship are a 50 foot wide lot and the grade to the house. It also states that the variance will not harm the public interest because their garage would align with two neighbors existing garages and no views will be blocked by the garage & bunkhouse. They submitted a sketch plan, building permit and Ariel photo of their property. They stated that they are looking forward to retiring to the property in the near future and will need extra storage, a garage and a bunkhouse for visitors.

Elaine Erickson & Dave Knutson stated that they have no objection to the variance.

The concerns stated from the zoning board members were: Mitigation & Green Space.

The board recommends that they contact the Polk County Land & Water Resource Department to draw up a plan to address water runoff.

The board can accept the plans for the garage but not the bunk house due to the lack of green space. The green space requirement is no less than 70% of each individual parcel should be maintained in green space. They will not meet this requirement with the new additions to their property.

If the owners can come back to the board with a solid plan addressing the water runoff mitigation that shows that the bunkhouse/deck will not be a detriment to the lake then the board would consider approving the bunkhouse/deck.

The Variance application will be tabled to the next zoning meeting June 11<sup>th</sup> at 7:00 pm.

Motion to adjourn by Roxanne Moore. Seconded by Deb Johnson. Carried.

Lori Duncan, Village Clerk