

STAFF REPORT

Agenda Item: 5c

Application: Variance 07-26 – (5c)

Property Owner/Applicant: Roth, Gregory D & Nicole E

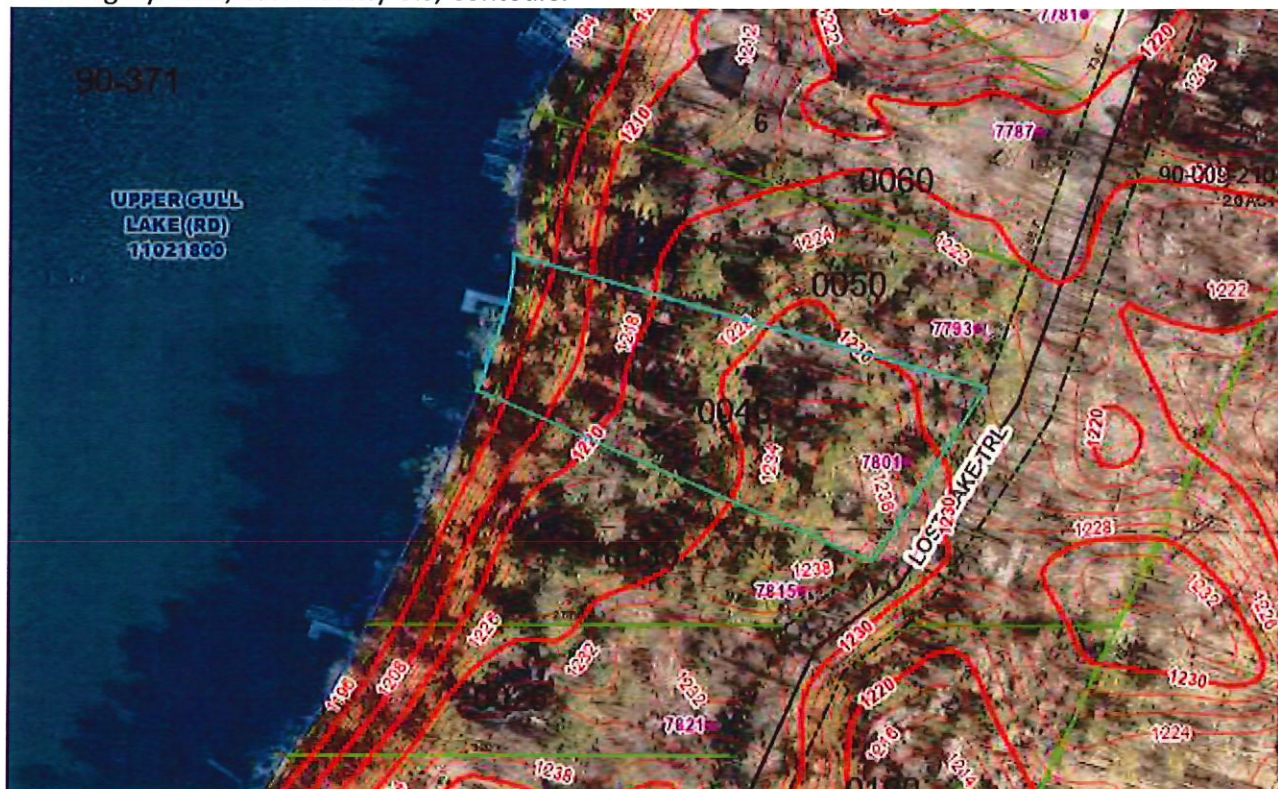
PROPERTY INFORMATION:

PID:	90-372-0040
Acres:	+/- .87 Acres (37,709 sq. ft.)
Zoning:	Residential, Medium Density R-2 (Shoreland)
Physical Address:	7801 Lost Lake Trail
Location:	9/135/29
Septic:	Compliance Inspection 08/25/2025
Existing Impervious:	12.2
Proposed Impervious:	12.5

GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



GIS Imagery 2024, Cass County GIS, NWI Wetland Layer:



Application:

The applicant is requesting the following variances:

1. To construct a 120 square foot Water Oriented Accessory Structure
 - a. Located 12 feet on the southwest side yard, where 15 feet is required (Section 17.2).

The subject property is 37,709 sq. ft. and is zoned Residential, Medium Density R-2 (Shoreland) – Upper Gull Lake (Recreational Development).

Background Information:

The subject property features an existing legal non-conforming dwelling with an attached deck (1,088 sq. ft. & 3,688 sq. ft.). There are two existing detached garages (1,180 sq. ft.) under a Conditional Use Permit approved in 1985. The applicant has a septic system compliance inspection dated 8/25/2025, which is deemed compliant as documented and provided to the city.

The impervious surface coverage is currently 12.2% and will increase to 12.5% with this request. A stormwater management plan is not required with this request.

4. *No wetlands were delineated as a part of this survey.*

5. *Total area of subject property: 37,709± Sq. Ft.*

6. *Proposed Impervious =*

Buildings = 2,500 sf

Bituminous/Concrete = 2,105 sf

Total = 4,605± (12.2%)

Permit history:

- 7/1/1971 – Permit for detached garage
- 5/17/1976 – Permit for addition to dwelling
- 7/6/1985 - CUP for detached garage
- 7/6/1985 – Permit for storage shed
- 9/20/1985 – Permit for addition to existing detached garage

Complete Application Received:	6/08/2026
Action Deadline:	8/08/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$400.00 & \$46.00 (recording)
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	Email sent 6/23/2026
• City Attorney:	N/A
Notifications:	

- DNR: Email sent 6/23/2026
 - MNDOT: N/A
 - CASS HWY: N/A
 - Neighbors within 500 ft.: Letter mailed 6/26/2026
 - Published in newspaper: 7/01/2026
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Applicable Regulations: The following ordinance regulations apply to this request:

Definitions:

4.4 Accessory Structure: A building or other structure that is supportive, secondary and subordinate in use or size to the principal structure on the same parcel or lot which, because of the nature of its use, can reasonably be located at or greater than minimum structure setbacks. Includes all structures not considered the principal structure including, but not limited to, T.V. towers antennas, dish antennas, outdoor swimming pools, outdoor hot-tubs, detached garages, sheds, guest quarters and boathouses.

4.185 Practical Difficulties. The property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.

4.237 Structure. Any building, appurtenance including decks or other facility constructed, placed or erected by man except aerial or underground utility lines such as sewer, electric, telephone, telegraph, gas lines and except walks or steps on grade not more than four (4) feet wide outside of the Shore Impact Zone, stoops not exceeding thirty (30) square feet, temporary furniture, planter, or decorative material and retaining walls consisting of wood or decorative block.

4.259 Water-oriented accessory structure or facility. A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to surface water, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include, watercraft and watercraft equipment storage structures, gazebos, screen houses, fish houses, pump houses, [saunas](#), [patios](#), and detached decks. Boathouses and boat storage structures given the meaning under [Minnesota Statutes, Section 103G.245](#) are not a water-oriented accessory structures.

69. Variances

69.1 Variances shall not create a use not provided for in a zoning district.

69.2 Variances shall be issued to the property and are not transferable.

69.3 Variances shall be issued to the property for structures or other specified uses only after a public hearing and approval by the Board of Adjustment. All applications for a Variance shall be submitted to the Zoning Administrator thirty (30) days ahead of the hearing date, accompanied by a certificate of survey (unless waived by the Zoning Administrator) showing the details of the proposal and an accurate legal description, along with the appropriate fee. The fee or contract owner of the property shall sign the application. The Zoning

Administrator shall notify all property owners within a minimum of five hundred feet (500) feet by regular mail and shall advertise the hearing once in the legal section of the official newspaper at least ten(10) days ahead of the public hearing. The Zoning Administrator shall send the same notice ten (10) days in advance of this hearing to the Department of Natural Resources if the proposed is in shoreland. At the applicant's option, the applicant may request a sketch plan review with no action by the Planning Commission and with no fee by giving fourteen (14) days notice thereof to the Zoning Administrator, meeting time permitted.

69.4 The applicant shall complete the Variance application approved by the City Council. The application shall contain submittal requirements, criteria for approval, procedure for consideration and City contact information. The City shall not accept applications where the applicant has past due fees or charges due to the City until the account is made current.

69.5 Variances shall be decided within the required time frame with consideration for the following:

69.5.1 The applicant establishes that there are practical difficulties, as defined in this Ordinance, in complying with the official controls, and

69.5.2 The strict interpretation of the Ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner, and

69.5.3 The deviation from the Ordinance with any attached conditions will still be in keeping with the spirit and intent of this Ordinance and the comprehensive plan, and

69.5.4 The Variance will not create a land use not permitted in the zone, and

69.5.5 The Variance will not alter the essential character of the locality, and

69.5.6 The Variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance.

69.6 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.

69.7 When costs to the City involved in processing and reviewing an application exceeds the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to retain in reviewing permits.

69.8 Failure by the owner to act within one (1) year on a Variance unless extended by the Board of Adjustment shall void the Variance. A second extension shall require a new public hearing. This provision shall apply to any Variance outstanding at the time of the Ordinance adoption.

69.9 Appeals from the action of the City Council shall be filed with the City within fifteen (15) days and with the District Court within thirty (30) days after Council action.

69.10 The Variance shall be filed with the County Recorder within forty-five (45) days.

17. Residential, Medium Density R-2 (Shoreline).

17.1 Purpose. To establish and maintain a district within the shoreland area that is recreational-residential in character with independent sanitary facilities that is compatible with the natural resources of lake and streams.

17.2 Lot, Use and Density Requirements (R-2).

	General Development Riparian (1st Tier Only)	Recreation Development 2nd Tier Gen. Development	Natural Environment
Lot width at ordinary high water line and building line – feet	100	150	200
Lot area, square feet	30,000	40,000	80,000
Buildable Area, square feet	15,000	20,000	40,000
Setback, City Road – feet	30	30	30
Setback, County Road – feet	50	50	50
Setback, waterfront – feet	75	100	150
Setback, top of bluff	50	50	50
Setback, side – feet	15	15	15
Setback Side accessory structure – feet	15	15	15
Setback, corner side – feet	15	15	15
Setback, side for storage sheds (<200 sq ft) - feet	5	5	5
Setback, rear-feet	20	20	20
Setback, sign, road – feet	1	1	1
Setback, unplatted cemetery – feet/minimum	50	50	50
Setback, wetland - feet	30	30	30
Patio setback, waterfront – feet/minimum	50	50	50
Patio area-square feet	<250	<250	<250
Maximum impervious coverage	20%	20%	15%
Maximum impervious coverage – lots divided by street	20% Total for both lot areas	20% Total for both lot areas	15%
Parking/driveway setback from property line – feet/minimum	10	10	10
Maximum building height – feet	25	25	25
Maximum building height, accessory structure	20	20	20
Building above highest known groundwater, lake level or flood of record – feet	3	3	3
Maximum density – square feet (duplex or guest cabin with principal structure are considered two units)	1 Unit/20,000	1 Unit/40,000	1 Unit/80,000

Minimum dwelling width – feet	24	24	24
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Accessory Structure Size – square feet, maximum, cumulative	1,200	1,200	1,200
Lot width and shoreline with guest cabin or duplex feet/minimum	180	225	300
Lot width with guest cabin or duplex – off shore line	200	225	400
Septic tank and/or pump chamber from ordinary high water mark – feet	50	75	150
Soil absorption system from ordinary high water mark – feet	75	75	150

17.3.12 Water-Oriented Accessory Structures or Facilities. Each residential lot may have one water-oriented structure or facility if it complies with the following provisions.

17.3.12.1 The structure may not occupy a combined area greater than 250 square feet. It may include the following:

17.3.12.2 A covered facility or a detached deck with a combined area no greater than 120 square feet. The covered facility may not exceed ten feet in height and decks shall not exceed eight feet above grade at any point or

17.3.12.3 An at grade patio with an area that does not exceed 250 square feet or

17.3.12.4 Any combination of facilities listed in Sections 17.3.12.2 or 17.3.12.3 provided that their combined area does not exceed 250 square feet.

17.3.12.5 The structure or facility is not in the Bluff Impact Zone;

17.3.12.6 The setback of the structure or facility from the ordinary high water line must be at least ten feet.

17.3.12.7 The structure is not a boathouse or a boat storage structure as defined under [Minnesota Statutes Section 103G.245](#):

17.3.12.8 The structure or facility must be treated to reduce visibility as viewed from the public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, *assuming* summer, leaf-on conditions.

17.3.12.9 The roof may be used as an open-air deck with safety rails, but must not be enclosed with a roof or sidewalls or used as a storage area.

17.3.12.10 The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities.

Staff Findings: Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 7801 Lost Lake Trail and is zoned Residential, Medium Density R-2 (Shoreland); (Upper Gull Lake - Recreational Development).
2. The subject property is +/- .87 Acres (37,709 sq. ft.).

3. The subject property contains a legal existing non-conforming dwelling.
4. The subject property slopes down to Upper Gull Lake. The proposed Water Oriented Accessory Structure would be surrounded by an existing boulder wall.
5. The proposed Water Oriented Accessory Structure will meet the lake setback, per Certificate of Survey received 06/08/2026.
6. There is a Septic Compliance Inspection on file at the city from 08/25/2025.
7. The total impervious surface for the property, including the proposed Water Oriented Accessory Structure, is 12.5%, where 20% is the maximum impervious surface total for the parcel in the Residential, Medium Density R-2 (Shoreland) zone for a riparian RD lake.
8. No extensive research was conducted regarding similar structures in similar locations for property within the immediate vicinity of the subject property. A review of aerial imagery obtained from GIS was utilized.
9. A stormwater management plan is not required as the impervious surface coverage is under 20%.
10. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
11. The City Engineer has been notified of the request, and no comment has been received as of the time this staff report was drafted.
12. Notice of this variance application was published in the local newspaper & distributed to property owners within the required distance to the property (500 ft.). No comments have been received as of the drafting of this staff report.

Potential Findings for approval, for discussion with the Board of Adjustment:

13. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, granting the variance to allow a Water-Oriented Accessory Structure that does not meet the required side yard setback of the City of Lake Shore Zoning Ordinance will put the property to use in a reasonable manner not otherwise permitted by the ordinance. The requested variance enables the applicants to construct a water-oriented accessory structure at a location that reasonably accommodates the lot's physical limitations and the shoreline configuration.
14. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property contains unique physical circumstances, not created by the landowners, that necessitate the requested variance for a Water-Oriented Accessory Structure that does not meet the side yard setback requirements of the City of Lake Shore Zoning Ordinance. The lot's shoreline configuration and the placement of the existing boulder wall limit where a water-oriented accessory structure can reasonably be located while still maintaining functional access to the water. These constraints are inherent to the property and were not caused by the current owners. As a result, strict application of the side yard setback would prevent the placement of the structure in a location that reasonably serves its intended water-dependent purpose.
15. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, granting the variance to allow a Water-Oriented Accessory Structure that does not meet the required side yard setback of the City of Lake Shore Zoning Ordinance will be in keeping with the essential character of the locality. Water-oriented accessory structures are common along the shoreline within the area and are consistent with the established pattern of development for lakefront properties. The proposed structure, despite the reduced side yard setback, will remain consistent in scale, use, and appearance with similar structures on neighboring properties and will not alter the residential and shoreline character of the area.

16. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
 - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "Support growth patterns that reinforce our lake-oriented and rural development brand." (pg. 5) and "Protect the quality of the lakes and environmental resources within and around the City." (pg. 4)
17. Has the variance request been made based on reasons other than economic considerations alone?
 - a. Yes, the variance request to allow a Water-Oriented Accessory Structure that does not meet the side yard setback requirements of the City of Lake Shore Zoning Ordinance is based on reasons other than economic considerations alone. The request is driven by the property's physical characteristics and the functional need to locate the structure in a location that reasonably accommodates shoreline access and water-dependent use.

Potential Findings for denial, for discussion with the Board of Adjustment:

18. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. No, granting the variance to allow a Water-Oriented Accessory Structure that does not meet the required side yard setback of the City of Lake Shore Zoning Ordinance will not put the property to use in a reasonable manner not otherwise permitted by the ordinance. The property may be used for reasonable residential and shoreline-related purposes, provided it complies with the applicable setback requirements. The requested variance represents a preference for a specific location or configuration rather than a necessity to enable reasonable use of the property. Strict application of the ordinance does not prevent the property from being used in a customary and functional manner consistent with the zoning district.
19. Does the property have unique circumstances that were not created by the landowner?
 - a. No, the property does not contain unique circumstances to the land that necessitate the requested variance for a Water-Oriented Accessory Structure that does not meet the side yard setback requirements of the City of Lake Shore Zoning Ordinance. The conditions affecting the property, including its shoreline configuration, are common to other properties in the area and do not constitute a unique hardship. Any limitations on the placement of the proposed structure are not due to exceptional characteristics of the land itself but rather reflect typical development constraints within the zoning district. Therefore, the need for the variance appears to arise from the landowner's preferred placement or design of the structure rather than from unique circumstances not created by the landowner.
20. If the variance is granted, will the essential character of the locality remain consistent?
 - a. No, granting the variance to allow a Water-Oriented Accessory Structure that does not meet the required side yard setback of the City of Lake Shore Zoning Ordinance will alter the essential character of the locality. The reduced side-yard setback would allow the structure to be placed closer to the adjacent property lines than is typical or permitted in the area, resulting in a pattern of development inconsistent with established spacing standards. This deviation may impact neighboring properties and diminish the orderly development and open shoreline character that the ordinance is intended to preserve. As a result, the proposed variance would not be in keeping with the existing character of the surrounding lakefront area.
21. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
 - a. No, granting the variance would not be consistent with the City of Lake Shore

Comprehensive Plan nor in harmony with the purpose and intent of the City's zoning and shoreland management ordinances. The Comprehensive Plan and zoning ordinance are intended to promote orderly development, limit nonconformities, and ensure uniform application of development standards within the R-2, Medium Density Residential District. Approval of the requested variance would allow additional deviations from established setback requirements beyond what the ordinance contemplates, thereby weakening the intent of these regulations. As proposed, the variance does not further the purposes of the Comprehensive Plan or the zoning ordinance, and therefore, this criterion is not met.

22. Has the variance request been made based on reasons other than economic considerations alone?
- a. No, the variance request to allow a Water-Oriented Accessory Structure that does not meet the side yard setback requirements of the City of Lake Shore Zoning Ordinance appears to be based primarily on economic considerations rather than practical necessity. The requested location and configuration of the structure reflect a preference that may enhance the property's value or convenience, but do not demonstrate that compliance with the setback requirements would preclude a reasonable or functional use of the property. As such, the need for variance is not shown to arise from factors beyond economic considerations alone.

Board of Adjustment Direction: The Board of Adjustment may approve, deny, or table the request if additional information is required. If the motion is for approval or denial, findings of fact should be cited to support the motion.

Recommendation: The Board of Adjustment should discuss and provide input on the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulties encountered with the application submitted to the city.

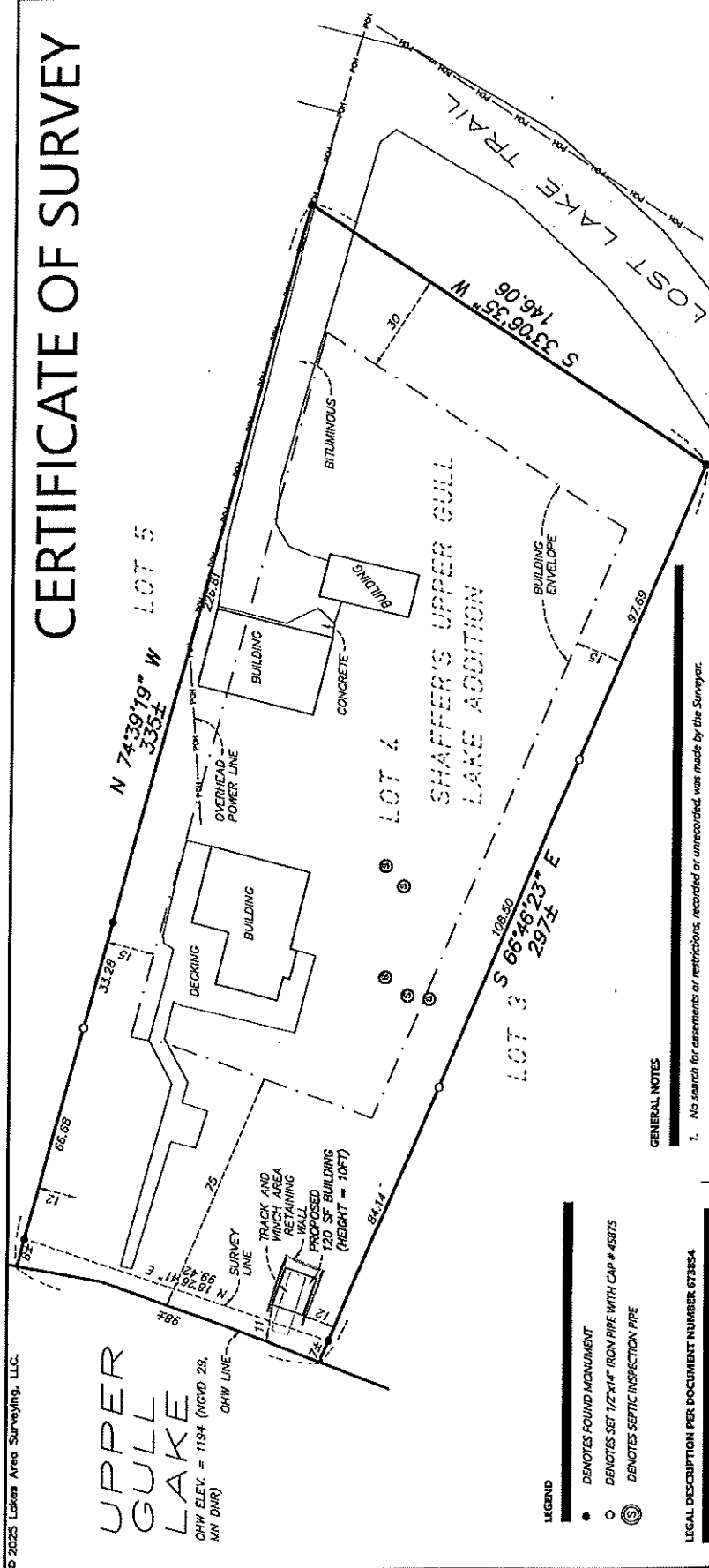
If the Board of Adjustment wishes to approve the variance request, the following conditions are recommended with approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. A stormwater management plan shall be implemented upon completion of the projects if/when a land use permit is applied for and the stormwater management plan needs to be approved by the City.
3. The variance expires 12 months after approval by the Planning Commission, if the project is not commenced, unless extended per section 70.7 of the Ordinance.
4. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

This report was prepared by Sourcewell for the City's review and consideration. The information in this report is derived from the City's official controls, which may include comprehensive plans, long-range plans, applicable ordinances, and information submitted to the City as part of application materials. Nothing in this report constitutes legal advice or engineering advice. Local government officials retain final decision-making authority.

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UPPER
GULL
LAKE
OHW ELEV. = 1194 (NCVD 29,
MAN DNR)



REQUESTED BY:

Lakeview
SURVEYING
INC.

4643 CONANT DR., SUITE 107
HILLSBORO, NJ 08044
OFFICE (212) 943-0900

Drawn by:	PDH	Date:	8/20/25	Job No:	25-253
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GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cass County-South Coordinate System.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. No wetlands were delineated as a part of this survey.

5. Total area of subject property: 37,709± Sq. Ft.

6. Proposed impervious =

Buildings = 2,500 sf

Bituminous/Concrete = 2105 sf

 $\text{[Gdn]} = 4.605 \pm (12.2\%)$

LEGEND

- * DENOTES FOUND MONUMENT
 ○ DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 45875
 (S) DENOTES SEPTIC INSPECTION PIPE

LEGAL DESCRIPTION PER DOCUMENT NUMBER 673854

Lot Four, Shaffer's Upper Gull Lake Addition, Cass County, Minnesota

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul Herkenhoff
Paul Herkenhoff, R.L.S.
License No. 45875
REVISED 6-2-26

APP# 01
Date 6/8/2026
(for office use only)

**CITY OF LAKE SHORE
VARIANCE APPLICATION**

Name of Applicant GREG ROTH Phone 612-889-7407
Address 5660 WOODCREST DRIVE Email GREGDROTH@GMAIL.COM
City, State, Zip MINNEAPOLIS, MN 55424

*Email of property owner (if different than applicant) GREGDROTH@GMAIL.COM

Applicant is:

Legal Owner ☒
Contract Buyer ☐
Option Holder ☐
Agent ☐
Other ☐

Title Holder of Property:

GREG ROTH
(Name)
7801 LOST LAKE TRAIL
(Address)
LAKE SHORE, MN 56468
(City, State, Zip)

Signature of Owner, authorizing application: [Signature]
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:

7801 LOST LAKE TRAIL
LAKE SHORE, MN 56468

Parcel ID No. 903 720040 Zoning District LAKE SHORE?
LOT 4, SHAPERS UPPER GULL LAKE
ADDN

Description of Proposed Project in detail:

PROPOSED PROJECT IS A 120 SQFT ACCESSORY SHED PLACED
WITHIN AN EXISTING BOULDER RETAINING WALL THAT
PREVIOUSLY CONTAINED A BOAT TRACK SYSTEM. IF NOT APPROVED, I
WILL NEED TO REMOVE A BOULDER WALL & MULTIPLE TREES.

Specify the section of the ordinance from which a variance is sought:

SECTION 17.2

Explain how you wish to vary from the applicable provisions of the ordinance: I'M SEEKING

A 3' VARIANCE - 12' VS. 15' ON THE SIDE YARD SETBACK.

A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are **practical difficulties** in complying with the zoning ordinance. Practical difficulties as used in connection with granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- (1) In your opinion, is the variance in harmony with the purposes and intent of the ordinance?
Yes (✓) NO () Why or why not?

THE VARIANCE WILL NOT IMPERE ANY NEIGHBORING PROPERTY
OR OBSTRUCT IN ANY WAY.

- (2) In your opinion, is the variance consistent with the Comprehensive Plan?
Yes (✓) No () Why or why not?

BECAUSE OF THE DEVELOPMENT OF THE PROPERTY

- (3) In your opinion, does the proposal put the property to use in a **reasonable** manner?
Yes (✓) No () Why or why not?

IT WILL ALLOW FOR STORAGE OF BOATING ACCESSORIES WITHOUT
BUILDING FURTHER UP THE BLUFF OR REMOVAL OF TREE'S, ETC.

- (4) What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

THE PLACEMENT OF THE PROPOSED STRUCTURE WITHIN THE
EXISTING RETAINING WALL IS THE MOST REASONABLE. OTHER OPTIONS
WOULD REQUIRE REMOVAL OF EXISTING RETAINING WALLS AND/OR
TREES AND WOULD BE BUILT INTO THE BLUFF.

- (5) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

ZERO IMPACT IN MY OPINION, WILL NOT OBSTRUCT THE NEIGHBORS
VIEWS OF THE LAKE & IS SEPERATED BY WOODS.

(6) In your opinion, are there circumstances unique to the property?

Yes (✓) No () Why or why not?

THE EXISTING BOULDER WALLS MAKE THE LOCATION OF THE
STRUCTURE IDEAL

(7) In your opinion, will the variance maintain the essential character of the locality?

Yes (✓) No () Why or why not?

IT IS A RECREATIONAL LOCATION WITH MANY OTHER SHEDS
USED FOR STORAGE ON NEIGHBORING PROPERTIES

(8) Discuss any environmental limitations of the site or area.

NONE THAT I'M AWARE OF

(9) Please include any other comments pertinent to this request.

I HOPE THE PLANNING COMMISSION WILL TAKE INTO CONSIDERATION
THE REASONABLENESS OF THE REQUEST TO LIMIT TREE REMOVAL
& POTENTIAL DISTURBANCE ASSOCIATED WITH MOVING THE
PROJECT 3' TO THE NORTH.

The Board of Adjustment must make an affirmative finding on all criteria listed above to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria above have been satisfied.

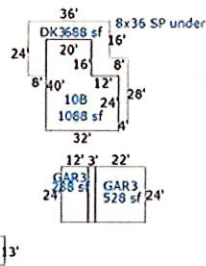








90-372-0040



Fee Owner: 103884 FALCO:
LINDA R BAKER REVOC TRUST
Taxpayer: 103885 FALCO:OTHER
BAKER, LINDA R, TRUSTEE
4827 NORTHPROP DR
MINNEAPOLIS MN 55406-3659
Primary Address/911 #:
7801 LOST LAKE TRL
LAKE SHORE

DISTRICTS:

Twp/City : 90 LAKE SHORE CITY
Plat : 372 SHAFTERS UPPER GULL LAKE ALOT 4
School : 181 BRAINERD SCHOOL
Lake : 11021800 UPPER GULL4,8,9,16,17-13

LEGAL DESCRIPTION:

Sec/Twp/Rge : 9 135.0 29 Acres: .00

SALES HISTORY:

Buyer/Seller

Date Inst Reject Sale Adjusted

TRANSFER HISTORY:

Doc Date Doc Nbr To
2021/03/30 A A00067385 LINDA R BAKER REVOC TRUS
2021/06/18 A A00067385 BAKER, LINDA R

ASSESSMENT DETAILS:

					Acres	CAMA	Estimated	Deferred	Taxable
2025 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land	.69	552,000	552,000					552,000
Hstd: 0 seasonal	Building		288,313	288,300					288,300
MP/Seq: 90-372-0040 000	Total MKT		840,313	840,300					840,300
Own% Rel AG% Rel NA% Dsb%									
2024 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land	.69	552,000	552,000					552,000
Hstd: 0 seasonal	Building		267,588	267,600					267,600
MP/Seq: 90-372-0040 000	Total MKT		819,588	819,600					819,600
Own% Rel AG% Rel NA% Dsb%									
2023 Rod: 1 Class: 151 Non-Comm Seasonal Residential Recreationa	Land	.69	732,000	732,000					732,000
Hstd: 0 cabin	Building		271,040	271,000					271,000
MP/Seq: 90-372-0040 000	Total MKT		1,003,040	1,003,000					1,003,000
Own% Rel AG% Rel NA% Dsb%									

ASSESSMENT SUMMARY:

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	151	0	552,000	0	288,300	840,300		840,300			840,300	0
2024	151	0	552,000	0	267,600	819,600		819,600			819,600	0
2023	151	0	732,000	0	271,000	1,003,000		1,003,000			1,003,000	0

CAMA LAND DETAILS:

Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
Neighborhood: 902181 UPPER GULL-PT GL6,9; ALL GL7 S 1.00 Asmt year: 2025
COG: 103885 1 Ac/FF/SF: .69 Lake: 11021800 UPPER GULL4,8,9,16,
Wid: .00 Dth: 300.00 Avg CER:

NOTES:

Land/Unit Type	Units	Qlt/Acc	-Other-	OV	Base Rate	Adj Rate	Value Asmt Cd	Acreage	PTR Value	Improvement	CER Factors
SL UN	1.00				12000.00	12000.00	12000 1 151				
	1.00						SV				
2181 FF	100.00	2			6000.00	5400.00	540000 1 151	.69			
	100.00						OV				
Front feet:	100.00										
					Totals:		552,000				

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 10/05/2023 Insp/By/Cmp: 10/05/2023 JLH R
Neighborhood: 902181 UPPER GULL-PT GL6,9; ALL GL7 S

Nbr	Type	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	RES	1-3		8	36	1088		060	H	240,053	0	151
2	RES	GAR		13	28	364		3	G	12,265	0	151
3	RES	GAR		22	24	528		3	G	17,791	0	151
4	RES	GAR		12	24	288		3	G	9,704	0	151
5	OTH	LDSC				1		4		5,500	0	151
6	OTH	DRIVEWAY				1		2		3,000	0	151

Estimated land value : 552,000

Mineral value :

Improvement value . . : 288,313

Total value : 840,313

CAMA IMP DETAILS: 1 RES 1-3
House/Garage: H Schedule: 2025
Construction class/Quality: 060
Actual/Effective year built: 1985
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: RES .78
Functional incurable . . .
Economic: 90218I 1.35
Additional
Total percent good 1.05

NOTES: -----

----	Characteristics/Areas	----	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
010	MEASURED	Y YES																
020	VIEWED	Y INTERIOR																
030	COLOR	BRN BROWN																
040	CONSTRUCTN	1 FRAME																
050	FOUNDATION	1 CONC BLOCK																
060	EXT WALLS	CED CEDAR																
070	ROOF TYPE	1 GABLE																
080	ROOF MAT	1 ASPHLT SHG																
090	WINDOWS	1 CASE C/O																
100	FURN TYPE	1 FORCED AIR																
110	FUEL TYPE	4 NAT'RL GAS																
120	ELEC SERV	7 UNKNOWN																
130	WELL	Y YES																
140	SEPTIC	Y YES																
150	INT WALL	1 DRYWALL																
160	INT FLOOR	1 CPT/VINYL																
200	PATIO	3 CONC SLAB			1					1,200.00		1,200	1		1.00			1,264
240	FIREPLACE1	3 DOOR/CONV			1					6,000.00		6,000	1		1.00			6,318
250	AIR COND	Y YES			1					2,000.00		2,000	1		1.00			2,106
260	WALKOUT 1	2 > AVERAGE			1					3,000.00		3,000	1		1.00			3,159
270	BF	3 W/PT BATH			1088					30.00		32,640	1		1.00			34,370
300	STYLE	RAM RAMBLER																
BAS	BASE AREA	060 D6			1088					152.48		165,898	1		1.00			174,691
DK	DECKING	3 W/RAIL			688					15.00		10,320	1		1.00			10,867
SP	SCRN PRCH	3 AVG QUAL	8	36	288					24.00		6,912	1		1.00			7,278

Effective BAS rate: 160.56

Ground floor area: 1,088

Gross floor area: 1,088

Totals: 227,970

240,053

CAMA IMP DETAILS: 2 RES GAR
House/Garage: G Schedule: 2025
Construction class/Quality: 3
Actual/Effective year built: 1985
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: RES .78
Functional incurable . . .
Economic: 90218I 1.35
Additional
Total percent good 1.05

NOTES: -----

----	Characteristics/Areas	----	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	GARAGE	3 TYPICAL	13	28	364					32.00		11,648	1		1.00			12,265

Effective BAS rate: 33.70

Ground floor area: 364

Gross floor area: 364

Totals: 11,648

12,265

CAMA IMP DETAILS: 3 RES GAR
House/Garage: G Schedule: 2025
Construction class/Quality: 3
Actual/Effective year built: 1985
Condition:

DEPRECIATION PCT GOOD FACTORS:
Physical: RES .78
Functional incurable . . .
Economic: 90218I 1.35
Additional
Total percent good 1.05

NOTES: -----

----	Characteristics/Areas	----	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS	GARAGE	3 TYPICAL	22	24	528					32.00		16,896	1		1.00			17,791

Effective BAS rate: 33.70 Totals: 16,896
 Ground floor area: 528
 Gross floor area: 528

17,791

CAMA IMP DETAILS: 4 RES GAR

House/Garage: G Schedule: 2025

Construction class/Quality: 3

Actual/Effective year built: 1985

Condition:

DEPRECIATION PCT GOOD FACTORS:

Physical: RES .78

Functional incurable . . .

Economic: 90218I 1.35

Additional

Total percent good 1.05

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS GARAGE 3 TYPICAL	12	24	288					32.00	9,216	1			1.00			9,704

Effective BAS rate: 33.69 Totals: 9,216
 Ground floor area: 288
 Gross floor area: 288

9,704

CAMA IMP DETAILS: 5 OTH LDSC

House/Garage: Schedule: 2025

Construction class/Quality: 4

Actual/Effective year built:

Condition:

DEPRECIATION PCT GOOD FACTORS:

Physical: 1.00

Functional incurable . . .

Economic: 90218I 0 1.00

Additional

Total percent good 1.00

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS LANDSCAPE 4 SOME			1					5,500.00	5,500	1			1.00			5,500

Effective BAS rate: 5,500.00 Totals: 5,500
 Ground floor area: 1
 Gross floor area: 1

5,500

CAMA IMP DETAILS: 6 OTH DRIVEWAY

House/Garage: Schedule: 2025

Construction class/Quality: 2

Actual/Effective year built:

Condition:

DEPRECIATION PCT GOOD FACTORS:

Physical: 1.00

Functional incurable . . .

Economic: 90218I 0 1.00

Additional

Total percent good 1.00

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS DRIVEWAY 2 AVG DRIVE			1					3,000.00	3,000	1			1.00			3,000

Effective BAS rate: 3,000.00 Totals: 3,000
 Ground floor area: 1
 Gross floor area: 1

3,000

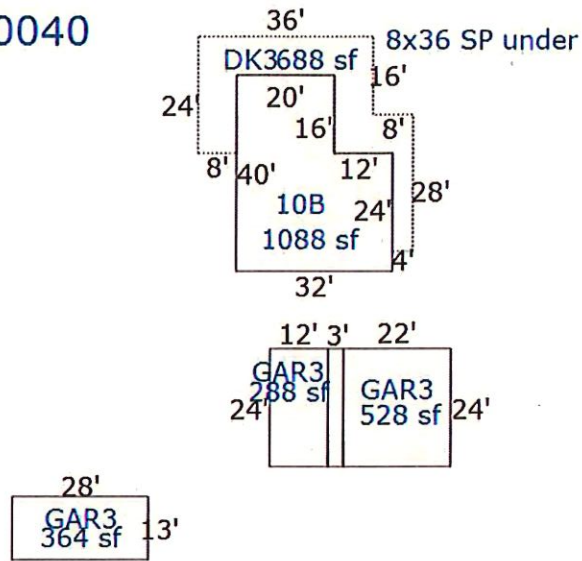
Field check value:

Appraiser's initials:

Date of inspection:



90-372-0040



Sketch by Apex Sketch

BASH, RYAN & BASH, PAULA
5645 GARLAND LN N
PLYMOUTH MN 55446-2410

MILLARD, RANDY G & DENISE A, TTEES
2076 DOVE HOLLOW RUN
THE VILLAGES FL 32162-2323

BERRES, JOELLYN J & DAVID J, TTEES &
BERGERSON, DEBRA A & SCOTT A, TTEES
& HUNTER, MARY & DELANEY, CYNTHIA
7787 LOST LAKE TRL
LAKE SHORE MN 56468-3001

MOORE, KIERAN C, TIMOTHY Q &
CYNTHIA M
7837 LOST LAKE TRL
LAKE SHORE MN 56468-3002

BOE, MATTHEW U & BOE, LONNIE M
306 3RD ST SW
STEWARTVILLE MN 55976-1110

MOORE, TIMOTHY & CYNTHIA
7837 LOST LAKE TRL
LAKESHORE MN 56468-3002

FISHBEIN, WILLIAM M &
MAHLING, WENDY B
10220 27TH AVE N
PLYMOUTH MN 55441-3246

PIERCE, RONALD W & PIERCE, JILL S
7771 LOST LAKE TRL
NISSWA MN 56468-3001

HEMPEL, DAVID C & SALLY A-TTEES
7821 LOST LAKE TRL
LAKE SHORE MN 56468-3002

ROTH, GREGORY D & NICOLE E
5660 WOODCREST DR
EDINA MN 55424-1654

HERRON, JESSE O & TINA A
8136 COUNTY ROAD 13
NISSWA MN 56468-2459

IMHOF, CAROLYN G, TRUSTEE
10801 THONE RD
WOODBURY MN 55129-5805

LELAND, WAYNE & MARY TRUSTEES
901 CHICKADEE DR
VENICE FL 34285-6616

LUCIOW, ANTHONY E
8360 MISSISSIPPI BLVD NW
COON RAPIDS MN 55433-5938

MERRICK, JOHN M & PAMELA J
7793 LOST LAKE TRL
LAKE SHORE MN 56468-3001

STAFF REPORT

Agenda Item: 5d

Application: Variance 07-26 – (5d)

Property Owner/Applicant: Marrs, Christopher & Marrs-Spratt, Kristy

PROPERTY INFORMATION:

PID:	90-340-0190
Acres:	+/- .57 Acres (26,560 sq. ft.)
Zoning:	Residential, Medium Density R-2 (Shoreland)
Physical Address:	7458 Christy Drive
Location:	4/135/29
Septic:	Compliance Inspection 05/29/2026
Existing Impervious:	+/-12
Proposed Impervious:	<14

GIS Imagery 2024, Cass County GIS, Aerial View:



GIS Imagery 2024, Cass County GIS, Contours:



GIS Imagery 2024, Cass County GIS, NWI Wetland Layer:



Application:

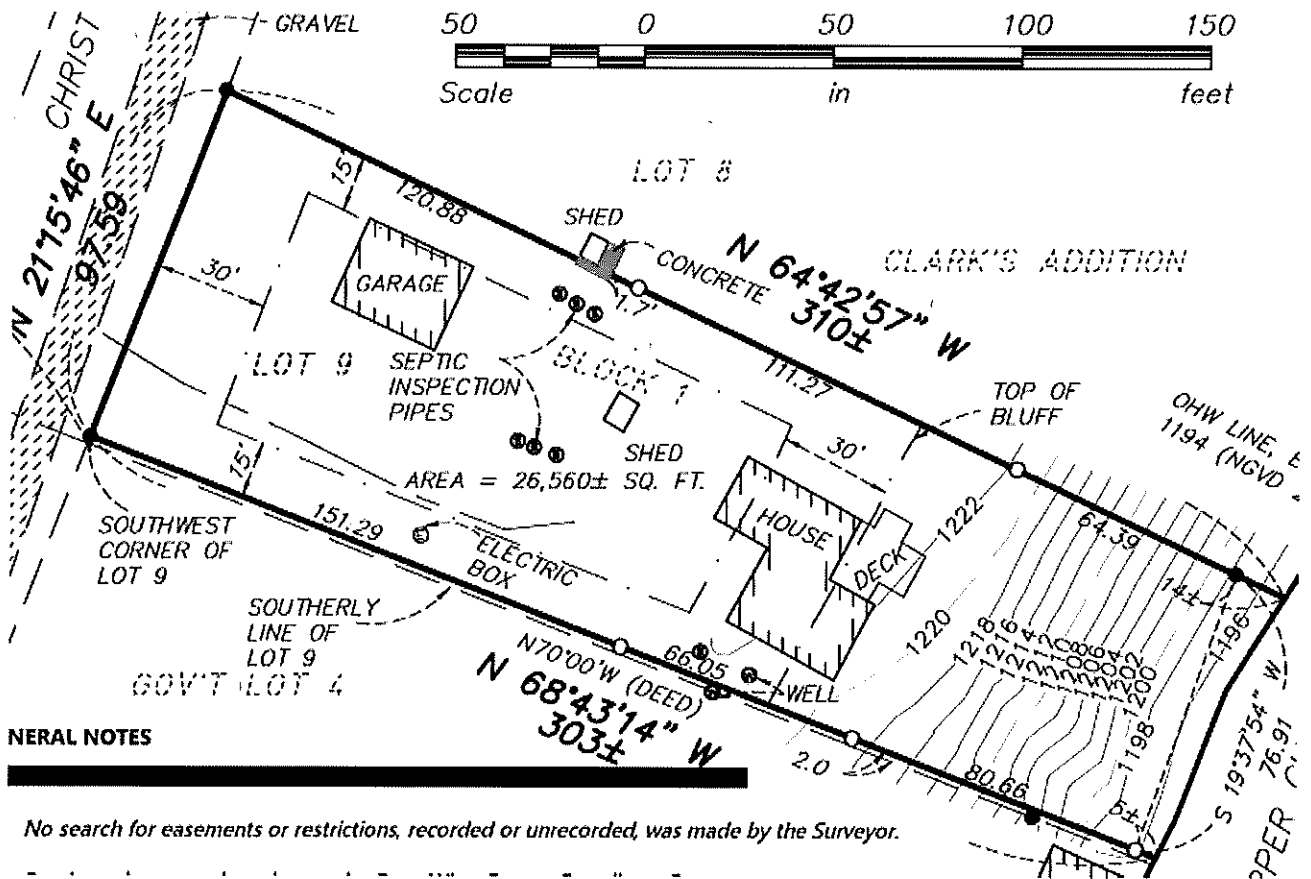
The applicant is requesting the following variance:

1. To construct a 160 square foot patio with a fire pit in the bluff impact zone, where no patio is allowed per city ordinance (Section 17.3.12.5)

The subject property is 26,560 sq. ft. and is zoned Residential, Medium Density R-2 (Shoreland) – Upper Gull Lake (Recreational Development).

Background Information:

The subject property features an existing legal non-conforming dwelling with an attached deck (1,316 sq. ft. & 316 sq. ft.). There is an existing detached garage (720 sq. ft.) and storage shed. The applicant has a septic system compliance inspection dated 5/29/2026, which is deemed compliant as documented and provided to the city. The impervious surface coverage is under 20%.

**Permit history:**

- 8/2/1988 – Variance for dwelling and garage
- 6/20/1989 – Permit for detached garage
- 7/27/2000 – Permit for addition to existing dwelling

Complete Application Received:	6/10/2026
Action Deadline:	8/10/2026
15.99 Waiver:	N/A
Wetland Delineation:	N/A
Fees Collected:	\$400.00 & \$46.00 (recording)
Authorized Agent:	N/A
Reviewed by:	
• City Engineer:	Email sent 6/23/2026
• City Attorney:	N/A
Notifications:	
• DNR:	Email sent 6/23/2026
• MNDOT:	N/A
• CASS HWY:	N/A
• Neighbors within 500 ft.:	Letter mailed 6/26/2026
• Published in newspaper:	7/01/2026

Applicable Regulations: The following ordinance regulations apply to this request:

Definitions:

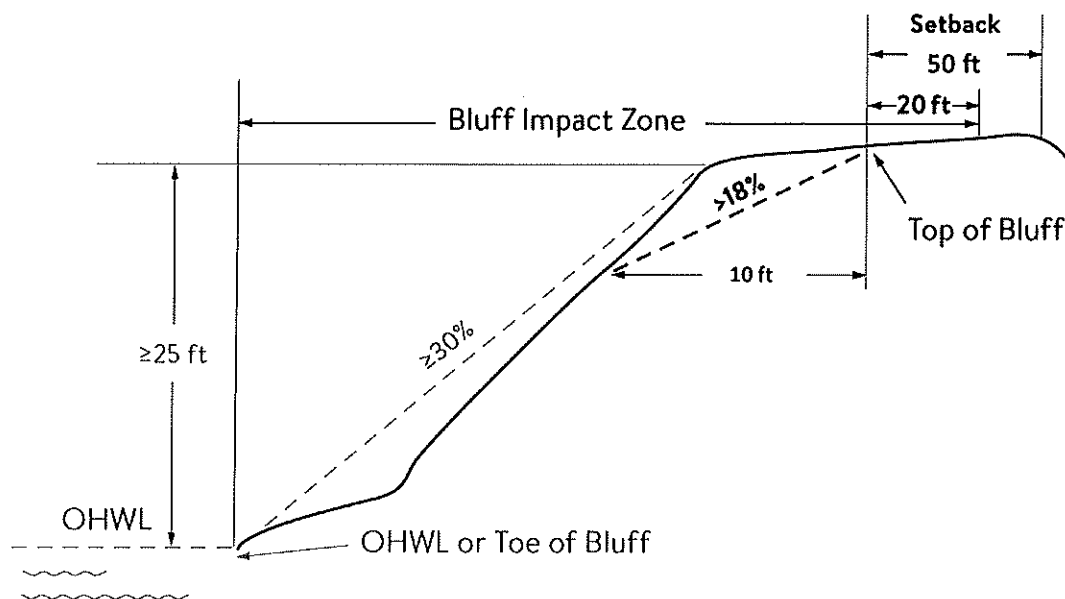
4.4 Accessory Structure: A building or other structure that is supportive, secondary and subordinate in use or size to the principal structure on the same parcel or lot which, because of the nature of its use, can reasonably be located at or greater than minimum structure setbacks. Includes all structures not considered the principal structure including, but not limited to, T.V. towers antennas, dish antennas, outdoor swimming pools, outdoor hot-tubs, detached garages, sheds, guest quarters and boathouses.

4.37 Bluff.

A topographic feature such as a hill, cliff, or embankment having the following characteristics:

- A. Part or all of the feature is located in a shoreland area;
- B. The slope must drain toward the waterbody;
- C. The slope rises at least 25 feet above the ordinary high water level;
- D. The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater (see Figure 1).

Figure 1. Illustration of Bluff



- 4.38 Bluff Impact Zone.** A bluff and land located within 20 feet of the top and toe of a bluff. See Figure 1.
- 4.39 Bluff, Toe.** For the purpose of measuring setbacks, the lower point of a 10-foot segment with an average slope exceeding 18 percent or the ordinary high water level, whichever is higher. See Figure 1.
- 4.40 Bluff, Top.** For the purpose of measuring setbacks, bluff impact zone, and administering vegetation management standards, the higher point of a 10-foot segment with an average slope exceeding 18 percent. See Figure 1.
- 4.109 Firepit.** A pit/hole dug into the ground, or a free-standing metal vessel including masonry materials in which a contained outdoor fire is made.
- 4.176 Patio.** An open recreational area at ground level adjacent to a dwelling, or free-standing, that is covered with a pervious or an impervious surface such as asphalt, paving stones, wood, or other approved material.
- 4.185 Practical Difficulties.** The property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include but are not limited to, inadequate access to direct sunlight for solar energy systems.
- 4.237 Structure.** Any building, appurtenance including decks or other facility constructed, placed or erected by man except aerial or underground utility lines such as sewer, electric, telephone, telegraph, gas lines and except walks or steps on grade not more than four (4) feet wide outside of the Shore Impact Zone, stoops not exceeding thirty (30) square feet, temporary furniture, planter, or decorative material and retaining walls consisting of wood or decorative block.

4.259 Water-oriented accessory structure or facility. A small, above ground building or other improvement, except stairways, fences, docks, and retaining walls, which, because of the relationship of its use to surface water, reasonably needs to be located closer to public waters than the normal structure setback. Examples of such structures and facilities include, watercraft and watercraft equipment storage structures, gazebos, screen houses, fish houses, pump houses, [saunas](#), [patios](#), and detached decks. Boathouses and boat storage structures given the meaning under [Minnesota Statutes, Section 103G.245](#) are not a water-oriented accessory structures.

69. Variances

69.1 Variances shall not create a use not provided for in a zoning district.

69.2 Variances shall be issued to the property and are not transferable.

69.3 Variances shall be issued to the property for structures or other specified uses only after a public hearing and approval by the Board of Adjustment. All applications for a Variance shall be submitted to the Zoning Administrator thirty (30) days ahead of the hearing date, accompanied by a certificate of survey (unless waived by the Zoning Administrator) showing the details of the proposal and an accurate legal description, along with the appropriate fee. The fee or contract owner of the property shall sign the application. The Zoning Administrator shall notify all property owners within a minimum of five hundred feet (500) feet by regular mail and shall advertise the hearing once in the legal section of the official newspaper at least ten(10) days ahead of the public hearing. The Zoning Administrator shall send the same notice ten (10) days in advance of this hearing to the Department of Natural Resources if the proposed is in shoreland. At the applicant's option, the applicant may request a sketch plan review with no action by the Planning Commission and with no fee by giving fourteen (14) days notice thereof to the Zoning Administrator, meeting time permitted.

69.4 The applicant shall complete the Variance application approved by the City Council. The application shall contain submittal requirements, criteria for approval, procedure for consideration and City contact information. The City shall not accept applications where the applicant has past due fees or charges due to the City until the account is made current.

69.5 Variances shall be decided within the required time frame with consideration for the following:

69.5.1 The applicant establishes that there are practical difficulties, as defined in this Ordinance, in complying with the official controls, and

69.5.2 The strict interpretation of the Ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner, and

69.5.3 The deviation from the Ordinance with any attached conditions will still be in keeping with the spirit and intent of this Ordinance and the comprehensive plan, and

69.5.4 The Variance will not create a land use not permitted in the zone, and

69.5.5 The Variance will not alter the essential character of the locality, and

69.5.6 The Variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance.

69.6 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.

69.7 When costs to the City involved in processing and reviewing an application exceeds the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees and other professional services the City may need to retain in reviewing permits.

69.8 Failure by the owner to act within one (1) year on a Variance unless extended by the Board of Adjustment shall void the Variance. A second extension shall require a new public hearing. This provision shall apply to any Variance outstanding at the time of the Ordinance adoption.

69.9 Appeals from the action of the City Council shall be filed with the City within fifteen (15) days and with the District Court within thirty (30) days after Council action.

69.10 The Variance shall be filed with the County Recorder within forty-five (45) days.

17. Residential, Medium Density R-2 (Shoreline).

17.1 Purpose. To establish and maintain a district within the shoreland area that is recreational-residential in character with independent sanitary facilities that is compatible with the natural resources of lake and streams.

17.2 Lot, Use and Density Requirements (R-2).

	General Development Riparian (1st Tier Only)	Recreation Development 2nd Tier Gen. Development	Natural Environment
Lot width at ordinary high water line and building line – feet	100	150	200
Lot area, square feet	30,000	40,000	80,000
Buildable Area, square feet	15,000	20,000	40,000
Setback, City Road – feet	30	30	30
Setback, County Road – feet	50	50	50
Setback, waterfront – feet	75	100	150
Setback, top of bluff	50	50	50
Setback, side – feet	15	15	15
Setback Side accessory structure – feet	15	15	15
Setback, corner side – feet	15	15	15
Setback, side for storage sheds (<200 sq ft) - feet	5	5	5
Setback, rear-feet	20	20	20
Setback, sign, road – feet	1	1	1
Setback, unplatted cemetery – feet/minimum	50	50	50
Setback, wetland - feet	30	30	30
Patio setback, waterfront –	50	50	50

feet/minimum			
Patio area-square feet	<250	<250	<250
Maximum impervious coverage	20%	20%	15%
Maximum impervious coverage – lots divided by street	20% Total for both lot areas	20% Total for both lot areas	15%
Parking/driveway setback from property line – feet/minimum	10	10	10
Maximum building height – feet	25	25	25
Maximum building height, accessory structure	20	20	20
Building above highest known groundwater, lake level or flood of record – feet	3	3	3
Maximum density – square feet (duplex or guest cabin with principal structure are considered two units)	1 Unit/20,000	1 Unit/40,000	1 Unit/80,000

Minimum dwelling width – feet	24	24	24
Accessory Structure Size – square feet, maximum, cumulative	1,200	1,200	1,200
Lot width and shoreline with guest cabin or duplex feet/minimum	180	225	300
Lot width with guest cabin or duplex – off shore line	200	225	400
Septic tank and/or pump chamber from ordinary high water mark – feet	50	75	150
Soil absorption system from ordinary high water mark – feet	75	75	150

17.3.12 Water-Oriented Accessory Structures or Facilities. Each residential lot may have one water-oriented structure or facility if it complies with the following provisions.

17.3.12.1 The structure may not occupy a combined area greater than 250 square feet. It may include the following:

17.3.12.2 A covered facility or a detached deck with a combined area no greater than 120 square feet. The covered facility may not exceed ten feet in height and decks shall not exceed eight feet above grade at any point or

17.3.12.3 An at grade patio with an area that does not exceed 250 square feet or

17.3.12.4 Any combination of facilities listed in Sections 17.3.12.2 or 17.3.12.3 provided that their combined area does not exceed 250 square feet.

17.3.12.5 The structure or facility is not in the Bluff Impact Zone;

17.3.12.6 The setback of the structure or facility from the ordinary high water line must be at least ten feet.

17.3.12.7 The structure is not a boathouse or a boat storage structure as defined under [Minnesota Statutes Section 103G.245](#):

17.3.12.8 The structure or facility must be treated to reduce visibility as viewed from the public waters and adjacent shorelands by vegetation, topography, increased setbacks or color, assuming summer, leaf-on conditions.

17.3.12.9 The roof may be used as an open-air deck with safety rails, but must not be enclosed with a roof or sidewalls or used as a storage area.

17.3.12.10 The structure or facility must not be designed or used for human habitation and must not contain water supply or sewage treatment facilities.

Staff Findings: Staff provides the following findings of fact for discussion and consideration:

1. The subject property is located at 7458 Christy Drive and is zoned Residential, Medium Density R-2 (Shoreland); (Upper Gull Lake - Recreational Development).
2. The subject property is +/- .57 Acres (26,560 sq. ft.).
3. The subject property contains a legal existing non-conforming dwelling that is located in the bluff.
4. The proposed patio with a fire pit will meet the lake and the side yard setback.
5. There is a Septic Compliance Inspection on file at the city from 05/29/2026.
6. The total impervious surface for the property, including the proposed patio with fire pit, is under 20%, where 20% is the maximum impervious surface total for the parcel in the Residential, Medium Density R-2 (Shoreland) zone for a riparian RD lake.
7. No extensive research was conducted regarding similar structures in similar locations for property within the immediate vicinity of the subject property. A review of aerial imagery obtained from GIS was utilized.
8. A stormwater management plan is not required as the impervious surface coverage is under 20%.
9. The DNR has been notified of the request, and no comment has been received as of the time this staff report was drafted.
10. The City Engineer has been notified of the request, and no comment has been received as of the time this staff report was drafted.
11. Notice of this variance application was published in the local newspaper & distributed to property owners within the required distance to the property (500 ft.). No comments have been received as of the drafting of this staff report.

Potential Findings for approval, for discussion with the Board of Adjustment:

12. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. Yes, granting the variance to allow a patio with a fire pit located within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance, will put the property to use in a reasonable manner not otherwise permitted by the ordinance. The requested variance allows the applicants to establish a modest, passive-use outdoor area that supports typical residential enjoyment of the property while responding to the site's topographic constraints. The patio and fire pit are accessory uses commonly associated with residential properties and, given the limitations imposed by the bluff and surrounding terrain, the proposed location represents a practical and reasonable use of the land that would not be feasible without the requested variance.
13. Does the property have unique circumstances that were not created by the landowner?
 - a. Yes, the property contains unique physical circumstances, not created by the landowners,

that necessitate the requested variance to allow a patio with a fire pit within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance. The presence and extent of the bluff, along with the property's topography and limited buildable area outside of the bluff impact zone, create constraints on where a safe and functional outdoor space can be reasonably located. These conditions are inherent to the land and not the result of the current property owners' actions.

14. If the variance is granted, will the essential character of the locality remain consistent?
 - a. Yes, granting the variance to allow a patio with a fire pit within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance, will be in keeping with the essential character of the locality. The proposed patio and fire pit are modest residential amenities that are consistent with the recreational use of lakefront properties in the area. While located within the bluff impact zone, the scale and nature of the improvement will not introduce a use or intensity that is out of character with surrounding properties. The variance will not alter the overall residential, natural, and scenic character of the shoreline, and the essential character of the locality will remain consistent.
15. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
 - a. Yes, the request, with conditions, is consistent with the purpose and intent of the zoning ordinance and the following goal in the comprehensive plan, "Support growth patterns that reinforce our lake-oriented and rural development brand." (pg. 5) and "Protect the quality of the lakes and environmental resources within and around the City." (pg. 4)
16. Has the variance request been made based on reasons other than economic considerations alone?
 - a. Yes, the variance request to allow a patio with a fire pit within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance, is based on reasons other than economic considerations alone. The request is driven by the property's physical characteristics, including the location and extent of the bluff, which limit the availability of suitable areas for a functional outdoor space outside the bluff impact zone. The proposed patio and fire pit are intended to provide a usable and safe outdoor amenity that accommodates the site's constraints, rather than to increase property value or reduce costs.

Potential Findings for denial, for discussion with the Board of Adjustment:

17. Will granting the variance put the property to use in a reasonable manner not permitted by the zoning ordinance?
 - a. No, granting the variance to allow a patio with a fire pit located within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance, will not put the property to use in a reasonable manner not permitted by the ordinance. The property can be reasonably used for residential purposes, including outdoor recreation areas, in locations outside of the bluff impact zone in compliance with ordinance standards. The requested variance reflects a preference for a specific location within a restricted area rather than a necessity to enable reasonable use of the property. Strict application of the ordinance does not preclude the property from being used in a customary and functional manner consistent with the zoning district.
18. Does the property have unique circumstances that were not created by the landowner?
 - a. No, the property does not contain unique circumstances to the land that necessitate the requested variance to allow a patio with a fire pit within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance. The presence of a bluff and associated limitations on development within the bluff impact

zone are common conditions for properties in the area and are addressed by the ordinance. The constraints identified by the applicants do not constitute exceptional or unique characteristics of the land. Instead, the request reflects a preference to locate an amenity within a restricted area rather than demonstrating that unique circumstances, not created by the landowner, require relief from the ordinance.

19. If the variance is granted, will the essential character of the locality remain consistent?
 - a. No, granting the variance to allow a patio with a fire pit within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance, will alter the essential character of the locality. The placement of a patio and fire pit within a protected bluff impact zone introduces development into an area intended to remain largely undisturbed under the ordinance. This encroachment may affect the natural appearance, stability, and environmental functions of the bluff area, which are defining characteristics of the shoreline. As a result, the variance would be inconsistent with the ordinance's intent to preserve the natural, scenic, and environmental character of bluff areas, and would not maintain the essential character of the locality.
20. Will the variance, if granted, be consistent with the comprehensive plan and be in harmony with the purpose and intent of the City of Lake Shore ordinances?
 - a. No, granting the variance to allow a patio with a fire pit within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance, would not be consistent with the comprehensive plan and would not be in harmony with the purpose and intent of the ordinance. The City's regulations for bluff impact zones are intended to protect sensitive environmental features, prevent erosion, and preserve the natural character of shoreline areas. Allowing development within this protected area would be contrary to these goals and would undermine the ordinance's purpose of limiting disturbance in bluff areas. As such, the proposed variance is not aligned with the City's established policies and standards for shoreline and bluff protection.
21. Has the variance request been made based on reasons other than economic considerations alone?
 - a. No, the variance request to allow a patio with a fire pit within the bluff impact zone, where such improvements are not permitted under the City of Lake Shore Zoning Ordinance, appears to be based primarily on economic and personal preference considerations rather than factors beyond the control of the landowners. The proposed location within the bluff impact zone reflects a desire to maximize views or convenience, rather than a demonstrated necessity to enable reasonable use of the property. The property can accommodate similar outdoor amenities in compliance with ordinance standards outside of the restricted area. Therefore, the need for the variance is not shown to arise from reasons other than economic considerations alone.

Board of Adjustment Direction: The Board of Adjustment may approve, deny, or table the request if additional information is required. If the motion is for approval or denial, findings of fact should be cited to support the motion.

Recommendation: The Board of Adjustment should discuss and provide input on the proposed findings for approval and/or denial. The applicant has provided their testimony regarding the practical difficulties encountered with the application submitted to the city.

If the Board of Adjustment wishes to approve the variance request, the following conditions are recommended with approval:

1. All construction shall be in substantial conformance with the presented plan as shown. Deviations from the presented plan will require modified approval by the Planning Commission.
2. The variance expires 12 months after approval by the Planning Commission, if the project is not commenced, unless extended per section 70.7 of the Ordinance.
3. The property owner shall be responsible for implementing and maintaining an erosion and sediment control plan during all phases of construction, including site preparation, grading, excavation, building construction, and final site stabilization. All BMPs shall be installed prior to land disturbance, inspected regularly, and repaired or replaced as necessary to prevent sediment from leaving the site. Failure to maintain the approved plan may result in a stop-work order, permit suspension, or other enforcement action by the City until compliance is achieved.
4. Approval of this variance does not eliminate the requirement to obtain all applicable land use permits. All construction shall comply with applicable City and State codes and regulations.

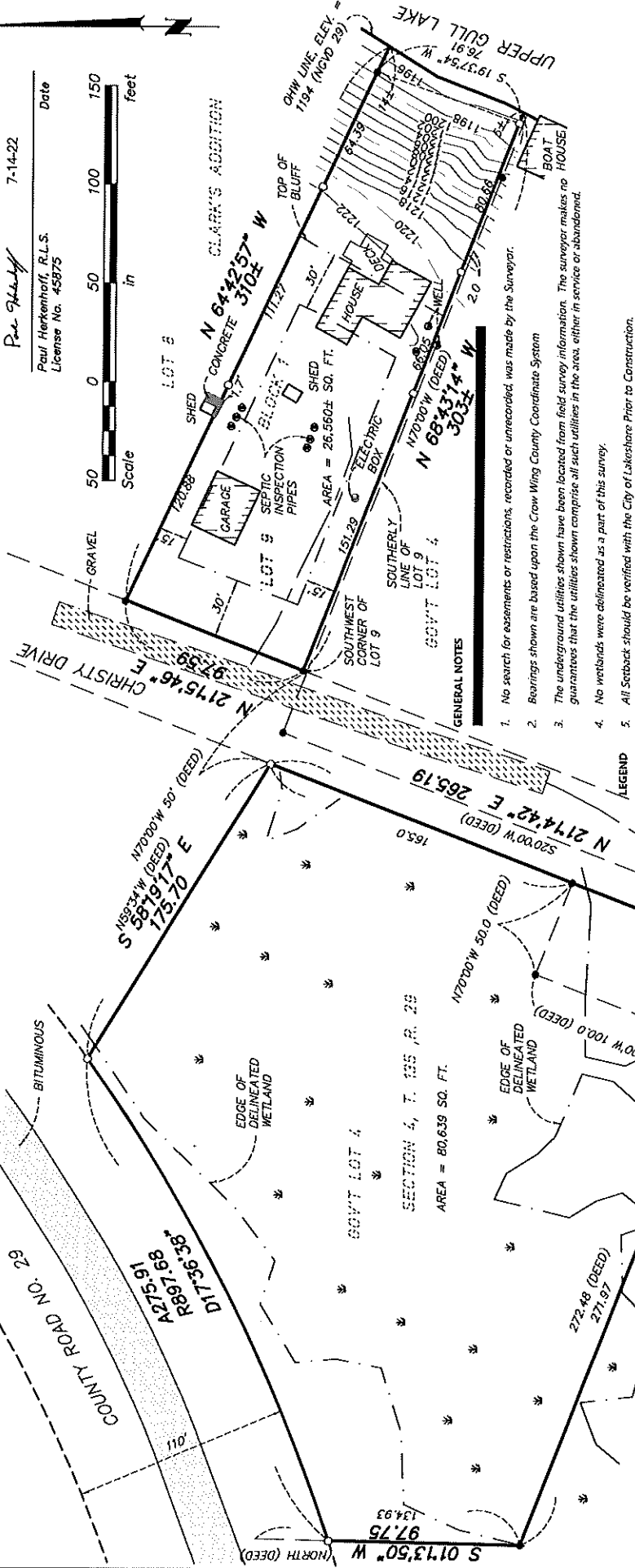
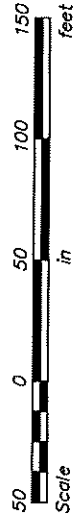
This report was prepared by Sourcewell for the City's review and consideration. The information in this report is derived from the City's official controls, which may include comprehensive plans, long-range plans, applicable ordinances, and information submitted to the City as part of application materials. Nothing in this report constitutes legal advice or engineering advice. Local government officials retain final decision-making authority.

CERTIFICATE OF SURVEY

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul Hertenhorst, R.L.S.
License No. 45875

Date
7-14-22



GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Crow Wing County Coordinate System.
3. The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
4. No wetlands were delineated as a part of this survey.
5. All setbacks should be verified with the City of Lakeshore Prior to Construction.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x1/4" IRON PIPE WITH CAP # 45875
- ⊙ DENOTES SEPTIC INSPECTION PIPE
- ⊙ DENOTES WELL

LEGAL DESCRIPTION PER DOCUMENT NO. A000593868

Parcel 1: (0), Block One (1), CLARK'S ADDITION, except all that part of Lot Nine (9) lying South of a line parallel with and distant Two (2) feet North of the South line of Lot Nine (9), situated in Cass County, Minnesota, subject to (to) drainage rights, mineral reservations and any other reservations, restrictions and easements of record, if any. Further subject to all city and county zoning and planning ordinances and regulations, building, sanitation and land use codes.

Parcel 2: That part of Government Lot 4, Section 4, Township 135 North, Range 29 West, situated and being Southeast 1/4 of County State Aid Highway #29 and South 1/4 of a tract recorded on interfolium #200796, more particularly described as follows, to-wit: Beginning at the Southwest corner of Block 2, Lot 1 of Clark's Addition, thence North 70°00' West, 50.0 feet to a point on the Western Right of Way line of Christy Drive and the Place of Beginning of the tract to be described, thence South 20°10' West 165.0 feet to a pipe, thence South 20°10' West, 100.0 feet to a pipe, thence North 70°10' West 272.48 feet to a pipe, thence North 134.93 feet to a pipe on the Southeast Right of Way line of County State Aid Highway #29, thence Northeastly along said Right of Way line to a point which is North 50°34' West from the Point of Beginning, thence South 50°34' East to the Point of Beginning, situated in the County of Cass and State of Minnesota.

Parcel 3: That part of Government Lot 4 in Section 4, Township 135 North, Range 29 West situated and being Western 1/4 of Christy Drive and Northern 1/4 of Block 2 of Clark's Addition, more particularly described as follows: Lot 1, thence North 70°10' West 50 feet to a pipe, thence South 20°10' East 50 feet to a pipe, thence South 20°10' East 50 feet to a point on the Northeastly line of said

REQUESTED BY:
KURILLA REAL ESTATE

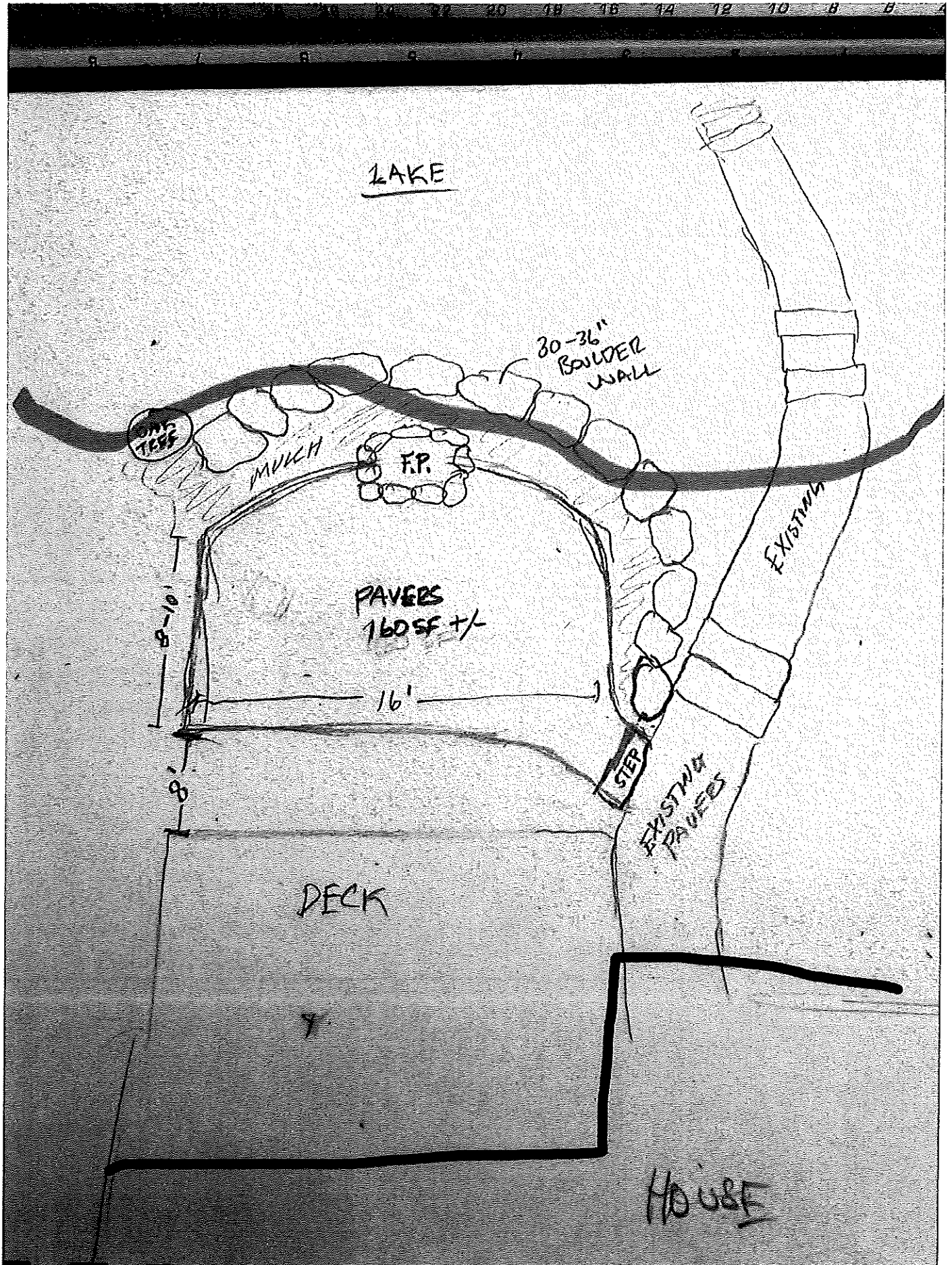
Lakes Area SURVEYING LLC
24314 SULLY ROAD, SUITE C
NISSWA, MN 56468
OFFICE (218) 961-0090

Drawn by: PDH Date: 07/11/22 Job No: 22-197

6/9/26, 11:20 AM

Sketch from CJ's Landscaping

See Jones - Spratt Mays, Kristy - Outlook



APP# 02Date 6/10/2026

(for office use only)

**CITY OF LAKE SHORE
VARIANCE APPLICATION**

Name of Applicant Kristy Spratt Marrs Phone 612.834.3465
 Address 7458 Christy Drive Email Kristyannspratt@gmail.com
 City, State, Zip Lake Shore, MN 56468

*Email of property owner (if different than applicant) _____

Applicant is:

Title Holder of Property:

Legal Owner

☒

Contract Buyer

☐

Option Holder

☐

Agent

☐

Other _____

(Name)

(Address)

(City, State, Zip)

Signature of Owner, authorizing application:

(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____

(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:

7458 Christy Drive, Lake ShoreParcel ID No. 90.3400190Zoning District Residential - Medium Density (R2)

Description of Proposed Project in detail:

I would like to improve my current firepit area for better aesthetics and safety. Right now it slopes and the chairs don't sit flat. I would like to do a short retaining wall of boulder and continue pavers that match the existing sidewalk. It would be adding 100 sq ft of paver stone. I would not cut into the bluff, but rather add a bit of dirt.

Improving within the bluff line.

Explain how you wish to vary from the applicable provisions of the ordinance: I would like

to make this improvement within the bluff line as our property was originally built in approximately 1925 and any improvements would be within the bluff line.

REV: FEB 2026

A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are **practical difficulties** in complying with the zoning ordinance. Practical difficulties as used in connection with granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- (1) In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes ☒ NO ☐ Why or why not?

We are very careful to protect the bluff line and we leave the plantings natural all the way down, with no mowed areas. We have added natural plantings to areas previously mowed. This area is already used as a firepit area and we want to make it safer and more attractive. The stone will blend naturally.

- (2) In your opinion, is the variance consistent with the Comprehensive Plan?

Yes ☒ NO ☐ Why or why not?

Our seasonal home was built before any of the surrounding properties, but we all line up well with our placement on the bluff. I will not be chipping any view lines or water run off that could possibly affect a neighbor or the bluff. This is located in the middle of my property and surrounded by plantings.

- (3) In your opinion, does the proposal put the property to use in a reasonable manner?

Yes ☒ NO ☐ Why or why not?

This is a recreational cabin. It was built to enjoy the lake and the views. The only way to preserve this home is to continue to improve within the bluff line where it has always been located. In order to have a firepit, it is reasonable to continue it in the same area.

- (4) What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

There are no other options to move the firepit that would not be within the bluff line as the whole property from house to lake are in that area. I have chosen to keep this area which is furthest possible from the lake and directly off the existing deck.

- (5) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

There is no impact to the neighbors as we are already using this as firepit area. We are only asking to make it safe and more beautiful. We are in the middle of our property and no runoff is possible to get to them. We are surrounded by beautiful homes and have taken pride in restoring and adding beauty to the landscape and exterior of this "cabin" for the benefit of us and neighboring properties.

(6) In your opinion, are there circumstances unique to the property?

Yes (X) No () Why or why not?

This property was built well before the current setback rules for the bluff. In order to have "normal" use and preservation of this home, it will be necessary to do any restoration or improvements on the lake side within the bluff line.

(7) In your opinion, will the variance maintain the essential character of the locality?

Yes (X) No () Why or why not?

The properties have been used for lake living and recreation. Boats and firepits are a big part of the enjoyment. We are simply asking that we have the ability to make this area safe and beautiful. The short retaining wall of boulder will actually help preserve the bluff line.

(8) Discuss any environmental limitations of the site or area.

None

* We added trees for screening of this existing firepit area for privacy on both neighboring sites. This was done 2-3 yrs ago.

(9) Please include any other comments pertinent to this request.

We love our cabin and love the area. We feel very fortunate to have become a part of this community 4 years ago. We will continue to strive to make our property one that we can be proud of and memories made for years to come.

I was told by a previous staff member that doing an improvement to our firepit area would be no problem. We have planned this to make it useful and beautiful. It is something we have very much looked forward to completing.

The Board of Adjustment must make an affirmative finding on all criteria listed above to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria above have been satisfied.

It should only take 2 days to complete so the neighbors will have very little noise disruption for the process.

Here is the information from my first email request for permit.

Hi,

We are applying for a permit to do a paver stone patio and firepit with a short retaining wall off the back of our deck and backyard area of our personal cabin. We are located on Upper Gull along the bluff line. The bluff line runs through the back of our home and it has a gradual drop until the point off the back of the proposed firepit. We will not need to remove any dirt, but will need to add a small retaining wall of 30-36" in order to achieve a flat elevation for the patio.

We have kept our backyard and slope natural and do not plan to change that. We are adding natural plantings and perennials. This patio is being proposed so far away from the water and has so many mature and natural plantings in-between, that the lake should not be impacted in any way.

See the red marking added to the survey where we propose to do the patio in front of the main drop, as well as the sketch of the firepit where the red line shows where the land starts dropping more quickly. We will just catch the edge of that drop and plan to retain with approximately 22' of boulder wall that will range from 30-36" high. This work will be professionally done by CJ's Landscaping.

Thanks,

Kristy Spratt Marrs

Edina Realty

612-834-3465

Re: Photos

From Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Date Wed 6/17/2026 3:40 PM
To Spratt Marrs, Kristy <KristySprattMarrs@edinarealty.com>

Hi Kristy,

Thank you for providing. I can add this to your application packet for the Board.

Are you able to provide me with a couple pictures of the location area you are proposing for the patio with fire pit by chance? I would need them by July 1st. Otherwise, if you will not be at your property in the next couple weeks, I can try to complete a quick site visit and take them for the Board as well.

Thank you!

Nicole Hausmann | Community Development Administrator

Office: 218-541-5538

Website: mn.sourcewell.org



From: Spratt Marrs, Kristy <KristySprattMarrs@edinarealty.com>
Sent: Wednesday, June 17, 2026 9:50 AM
To: Nicole Hausmann <Nicole.Hausmann@sourcewell-mn.gov>
Subject: Photos

EXTERNAL

Hi,

I thought in case it helped that I would give you the picture of our neighbors house two doors down, which was built two years ago completely within the bluff line. It has a patio area on the back of it.

This should just help our case that our use of a patio is consistent with the surrounding area.

Thanks much,

Kristy





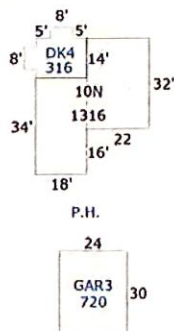








90-340-0190



Fee Owner: 108867 FALCO:
MARRS, CHRISTOPHER &
Taxpayer: 108867 FALCO:FO
MARRS, CHRISTOPHER &
SPRATT, KRISTY A
4710 LARCH LN N
PLYMOUTH MN 55442-2418
Primary Address/911 #:
7458 CHRISTY DR
LAKE SHORE

DISTRICTS:

Twp/City : 90 LAKE SHORE CITY
Plat : 340 CLARKS ADDN
School : 186 PEQUOT LAKES SCHOOL
Lake : 11021800 UPPER GULL4,8,9,16,17-13

LEGAL DESCRIPTION:

Sec/Twp/Rge : 4 135.0 29 Acres: .00
LOT 9 LESS S2' BLK 1

SALES HISTORY:

Buyer/Seller	Date	Inst	Reject	Sale	Adjusted	Doc Date	Doc Nbr	To
MARRS, CHRISTOPHER THE BERGQUIST	DEC 10/14/2022	T		593,000	593,000	2022/10/14	A A00068924	MARRS, CHRISTOPHER &

TRANSFER HISTORY:

ASSESSMENT DETAILS:

					Acres	CAMA	Estimated	Deferred	Taxable
2025 Rcd: 1 Class: 217 Short Term Rental					.56	401,285	401,300		401,300
Hstd: 0 Res-Nonhomestead-4b-STR						204,624	204,600		204,600
MP/Seq: 90-340-0190 000						605,909	605,900		605,900
Own% Rel AG% Rel NA% Dsb%									
2024 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa					.56	401,285	401,300		401,300
Hstd: 0 seasonal						190,001	190,000		190,000
MP/Seq: 90-340-0190 000						591,286	591,300		591,300
Own% Rel AG% Rel NA% Dsb%									
2023 Rcd: 1 Class: 151 Non-Comm Seasonal Residential Recreationa					.56	479,142	479,100		479,100
Hstd: 0 cabin						117,055	117,100		117,100
MP/Seq: 90-340-0190 000						596,197	596,200		596,200
Own% Rel AG% Rel NA% Dsb%									

ASSESSMENT SUMMARY:

Year	Class	Hstd	Land Mkt	Land Dfr	Building	Total Mkt	Total Dfr	Limited Mkt	Limited Dfr	Exemptions	Taxable	New Imp
2025	217	0	401,300	0	204,600	605,900		605,900			605,900	0
2024	151	0	401,300	0	190,000	591,300		591,300			591,300	0
2023	151	0	479,100	0	117,100	596,200		596,200			596,200	0

CAMA LAND DETAILS:

Land market: 90 LAKESHORE CITY Last calc date/env: 02/24/25 B
Neighborhood: 90218F UPPER GULL-GL1-5, PT GL6;GL7 S 1.00 Asmt year: 2025
COG: 108867 1 Ac/FF/SF: 2.61 Lake: 11021800 UPPER GULL4,8,9,16,
Wid: .00 Dth: 300.00 Avg CER:

NOTES:

Land/Unit	Type	Units	Qlt/Acc	-Other-	OV	Base Rate	Adj Rate	Value Asmt Cd	Acreage	PTR Value	Improvement	CER Factors
SL	UN	1.00				12000.00	12000.00	12000 1 217				
		1.00						SV				
218F	FF	41.00 2				5000.00	5085.00	208485 1 217	.28			
		81.00						OV				
218F	FF	40.00 3				5000.00	4520.00	180800 1 217	.28			
		81.00						OV				
Front feet:		81.00										

Mineral:

CAMA SUMMARY:

Schedule: 2025 Quintile date: 09/19/2023 Insp/By/Cmp: 09/19/2023 SV R
 Neighborhood: 90218F UPPER GULL-GL1-5, PT GL6;GL7 S

Nbr	Typ	Subtype	Description	Wid	Len	Size	Class	Qlt	H/G	Est Value	New Imp	Class Code
1	RES	1-3		+	+	1316	055	H		176,641	0	151
2	RES	GAR		24	30	720	3	G		24,883	0	151
3	OTH	LDSC				1	5			3,000	0	151
4	OTH	SHED	PH			1	2			100	0	151
Estimated land value :										401,285		
Mineral value :												
Improvement value . . :										204,624		
Total value :										605,909		

CAMA IMP DETAILS: 1 RES 1-3
 House/Garage: H Schedule: 2025
 Construction class/Quality: 055
 Actual/Effective year built: 1915 1995
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .85
 Functional incurable . . .
 Economic: 90218F 1.35
 Additional
 Total percent good 1.15

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
010 MEASURED Y YES																
020 VIEWED N INTERIOR																
030 COLOR TAN TAN/EEIGE																
040 CONSTRUCTN 1 FRAME																
050 FOUNDATION 5 STONE/ROCK																
050 FOUNDATION 1 CONC BLOCK																
060 EXT WALLS VYN VINYL LAP																
070 ROOF TYPE 1 GABLE																
080 ROOF MAT 1 ASPHLT SHG																
090 WINDOWS 4 DBL HUNG																
090 WINDOWS 1 CASE C/O																
110 FUEL TYPE 4 NAT'RL GAS																
120 ELEC SERV 2 UNDER 100																
130 WELL Y YES																
140 SEPTIC Y YES																
150 INT WALL 2 KP/CEDAR																
150 INT WALL 1 DRYWALL																
160 INT FLOOR 1 CPT/VINYL																
170 # BATHS 2 =2																
180 # BEDROOMS 3 =3																
BAS BASE AREA 055 D5.5	18	34	612		5			114.52	70,086	1		1.00				80,459
BAS BASE AREA 055 D5.5	22	32	704		5			114.52	80,622	1		1.00				92,554
DK DECKING 4 NO RAIL			316					10.00	3,160	1		1.00				3,628

Effective BAS rate: 131.47 Totals: 153,868 176,641
 Ground floor area: 1,316
 Gross floor area: 1,316

CAMA IMP DETAILS: 2 RES GAR
 House/Garage: G Schedule: 2025
 Construction class/Quality: 3
 Actual/Effective year built: 1989
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: RES .80
 Functional incurable . . .
 Economic: 90218F 1.35
 Additional
 Total percent good 1.08

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS GARAGE 3 TYPICAL	24	30	720					32.00	23,040	1		1.00				24,883

Effective BAS rate: 34.56 Totals: 23,040 24,883
 Ground floor area: 720
 Gross floor area: 720

CAMA IMP DETAILS: 3 OTH LDSC
 House/Garage: Schedule: 2025
 Construction class/Quality: 5
 Actual/Effective year built:
 Condition:

DEPRECIATION PCT GOOD FACTORS:
 Physical: 1.00
 Functional incurable . . .
 Economic: 90218F 0 1.00
 Additional
 Total percent good 1.00

NOTES: -----

Characteristics/Areas	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
BAS LANDSCAPE 5 LIMITED			1					3,000.00	3,000	1		1.00				3,000

Effective BAS rate:	3,000.00	Totals:	3,000	3,000
Ground floor area:	1			
Gross floor area:	1			

CAMA IMP DETAILS: 4 OTH SHED	PH	DEPRECIATION PCT GOOD FACTORS:	NOTES: -----
House/Garage: Schedule: 2025		Physical:	1.00
Construction class/Quality: 2		Functional incurable . . .	
Actual/Effective year built:		Economic: 90218F O	1.00
Condition:		Additional	
		Total percent good	1.00

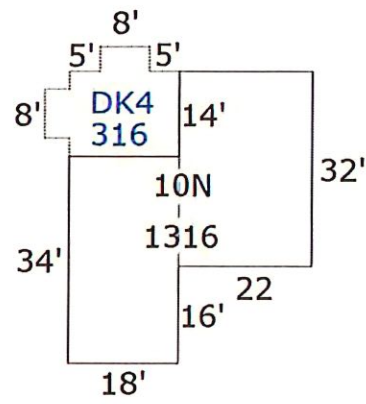
----	Characteristics/Areas	----	Wid	Len	Units	Str	Fdt	Wal	OV	Rate	RCN	Sum	PD	Curable	%Cmp	%New	New Imp	RCNLD
	BAS SHED		2	1	SML SIZE		1			100.00	100	1			1.00			100

Effective BAS rate:	100.00	Totals:	100	100
Ground floor area:	1			
Gross floor area:	1			

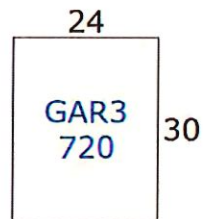
Field check value: Appraiser's initials: Date of inspection:



90-340-0190



P.H.



ANGELL, BREANNA & ANGELL, STEVEN &
OLSON, SHERYL & OLSON, PETER
7388 CHRISTY DR
NISSWA MN 56468-6852

MARRS, CHRISTOPHER &
SPRATT, KRISTY A
4710 LARCH LN N
PLYMOUTH MN 55442-2418

BECKY ANN FREDERICK TRUST AGMT
C/O BECKY A & WILLIAM J FREDERICK,
AS TRUSTEES
15699 PORTICO DR
WAYZATA MN 55391-4537

RAPALLINI, ERIN W & LEONARDO &
WOOD, JOHN & NICOLE
4513 BRUCE AVE
EDINA MN 55424-1122

ERICKSON FAMILY, LLC
C/O GERALD ERICKSON, CHIEF MGR
8480 MISSION HILLS CIR
CHANHASSEN MN 55317-7720

STILL WATERS BEACH, LLC
801 SUNDIAL DR
WAITE PARK MN 56387-1533

FOURNIER, THOMAS M & KARLA S B,
AS TRUSTEES; FRANSEN, MARIELLE J;
WEBER, KEVIN & MICHELLE, TRUSTEES
33045 N 131ST DR
PEORIA AZ 85383-6063

SWENSON, MARILYN J
7474 CHRISTY DR
NISSWA MN 56468-6851

HELDER, EARL N & CHERYL L, TRUSTEES
1594 CENTURY VALLEY RD NE
ROCHESTER MN 55906-7709

HINRICHS, MARVIN G
7435 CHRISTY DR
LAKE SHORE MN 56468-6851

JAGER, DANIEL L & PAMELA J
7404 CHRISTY DR
LAKE SHORE MN 56468-6851

JANE M VON BANK REVOC TRUST
7396 CHRISTY DR
LAKE SHORE MN 56468-6852

LANDSBURG, JOHN A & TINA L
7436 CHRISTY DR
LAKE SHORE MN 56468-6851

LARSON, CHARLES P
1264 COUNTY 29
NISSWA MN 56468-6845