

# RICE COUNTY

## ENVIRONMENTAL SERVICES DEPARTMENT

### MEMORANDUM

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TO: Board of Adjustment  
 FROM: Trent McCorkell, Rice County Zoning Administrator  
 HEARING DATE: May 25, 2017  
 SUBJECT: Zenk –setback

#### SUMMARY OF THE APPLICATION

Thomas Zenk has applied for a 46-ft variance from the 100-ft lake setback to allow for an addition onto an existing home located 54-ft from the Ordinary High Water Line (OHWL) of Fox Lake. The proposed addition consists of an attached garage and mud room. Several other changes (2-ft retaining walls, stair replacement and interior modification) are proposed on the property but these changes do not require a variance.

#### Application Data

APPLICANT: Thomas Zenk

LOCATION: Part of the NW1/4 of the SE1/4 of Section 27, Forest Township, Rice County, Minnesota. The property address is: 13731 Fox Lake Trail, Faribault, MN 55021. PID: 06.27.4.25.002 & 06.27.4.25.003

ZONING: RDS., Shoreland

#### Lot Area/Dimensions

	<b>Lot Area</b>	<b>Lot Width</b>
<b>Parcel</b>	143,825-sqft	300-ft est
<b>Min Requirement</b>	40,000-sqft	150-ft

#### Building Details/Requirements

	<b>Fox Lake OHW setback</b>	<b>Road Right of Way/Front property line setback</b>	<b>Other property line setbacks</b>
<b>Existing house</b>	54-ft est.	>20-ft.	>10-ft.
<b>Proposed attached garage</b>	>100-ft.	>20-ft.	>10-ft.
<b>Requirements/limitations</b>	100-ft. Min	20-ft. Min	10-ft. Min

#### Location

The subject property is located on the southwest side of Fox Lake, approximately 3.5-miles north of Faribault.

### Roads and Access

The site is accessed by an existing driveway from Fox Lake Trail.

### Existing Site Conditions

Photos of the property will be presented at the meeting.

### Proposed Site/Building Design

See attached plans.

### Ordinance Section

503.07, and 516

## **CONDITIONS OF APPROVAL**

If approved, conditions might include:

1. The variance is to allow for a 1118-sqft attached garage addition and connecting area as shown on the applicants submitted site plan to be added to an existing home located 54-ft from Fox Lake, subject to compliance with all other Ordinance regulations.
2. Submitted plans shall be followed.
3. This variance shall be void if a building permit for the proposed shed is not obtained within one year of the variance approval.
4. Parcels shall be combined into a single tax and deeded parcel prior to December 31, 2017.
5. Final landscaping shall require that 50% of the lake frontage to a landward depth of 10-ft. be planted and maintained as a natural vegetation buffer. Planting list must be approved by the Rice County Environmental Services Office prior to planting. Planting must be completed no later than July 1, 2018 and must be permanently maintained thereafter
6. Failure to comply with the terms of this variance may result in termination of the Variance.