



WHERE THE FOREST MEETS THE PRAIRIE

Todd County

● MINNESOTA ● EST. 1855 ●

PLANNING & ZONING

215 1st Avenue South, Suite 103

Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803

Email address: toddplan.zone@co.todd.mn.us

The following is the agenda for **Thursday, October 22, 2026 at 6:00 pm** the Todd County Board of Adjustment will hold a public hearing in the Commissioner's Boardroom, Historic Courthouse, 215 1st Ave South, Suite 301, Long Prairie.

NOTE: This meeting is again being held in-person, and the public is encouraged to attend. Those who do attend in person can find parking atop the hill on the west side of the Historic Courthouse and enter through the North Doors, near the American Flag and monument.

If you have any concerns or questions in regard to the upcoming meeting and the applications on the agenda, feel free to contact the Planning & Zoning Office at either **(320) 732-4420** or toddplan.zone@co.todd.mn.us. All correspondence must include name & mailing address and be received 48 hours before the date and time of the hearing.

Agenda

- Call to Order
- Pledge of Allegiance
- Introduction of Board of Adjustment Members and process review
- Approval of agenda
- Approval of September 24th, 2026, Board of Adjustments meeting minutes
- The applicant is introduced
 - Staff report
 - Applicant confirms if staff report accurately represents the request
 - Site Visit Review
 - Public comment
 - Board review with applicants, staff, and public

1. Dennis Waldvogel: Section 25, Birchdale Township, Big Birch Lake

Site Address: 10736 Angler Trail, Grey Eagle, MN 56336

PID: 03-0059200

1. Request to reduce the Road Right-of-Way setback from 20' to 10' for the replacement of the garage.
2. Request to increase the allowed height for a non-conforming accessory structure from 18' to 25' for the replacement of the garage.
3. Request to increase the allowed roof surface coverage from 15% of the total lot size to 19.18% for the garage replacement all in Recreational Development Shoreland Zoning District.

2. David Skatarella: Section 16, Burnhamville Township, Long Lake #27

Site Address: 31263 Enchanted Loop, Burtrum, MN 56318

PID: 06-0054300

1. Request to decrease the road right-of-way from 20' to zero for pantry addition
2. Request to reduce the OHW lake setback from 100' to 52' for pantry addition, both in Recreational Development Shoreland Zoning District.

Adjournment.

Next meeting: **November 19th, 2026**

Minutes of the Todd County Board of Adjustment Meeting

September 24th, 2026

Completed by: Sue Bertrand P&Z Staff

Site Visits conducted by Adam Ossefoort and Danny Peyton on August 19, 2026.

Meeting attended by board members: Chair Russ VanDenheuvel, Vice Chair Bill Berscheit, Mike Soukup, Danny Payton, and Planning Commission Liaison Ken Hovet.

Staff members: Adam Ossefoort and Sue Bertrand

Other members of the public: Sign-in Sheet is available for viewing upon request.

Russ called the meeting to order at 6:00 p.m., the Pledge of Allegiance was recited, each board member introduced themselves and Russ explained the process for those attending.

Danny motioned to have the agenda as amended, as Waldvogel requested to table until October. Ken seconded, voice vote, no dissent heard. Motion carried.

Mike motioned to have the August 27th, 2026 meeting minutes approved. Danny seconded the motion. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Dennis Waldvogel – PID 03-0059200 – Birchdale Township

Request(s):

1. Request to reduce the Road Right-of-Way setback from 20' to 10' for the replacement of the garage.
2. Request to increase the allowed height for a non-conforming accessory structure from 18' to 25' for the replacement of the garage.
3. Request to increase the allowed roof surface coverage from 15% of the total lot size to 19.18% for the garage replacement all in Recreational Development Shoreland Zoning District.

Dennis has requested to table his application until next month.

AGENDA ITEM 2: Jason Arnzen, St. Rosa Lumber – PID 03-0058700 – Birchdale Township

Request(s):

1. Request to reduce the OHW lake setback from 100' to 70.29'
2. Request to increase the roofed impervious surface area from 15% to 22%

Jason was present as the applicant.

Staff Findings: Adam read the staff report. The staff report is available for viewing upon request in the Planning & Zoning Office.

Proposed Condition(s):

1. Development and submittal of a stormwater management plan prior to Land Use Permitting. Stormwater planning shall include a preconstruction erosion control plan.
2. All erosion controls shall be installed and reviewed by County staff prior to the start of construction.

3. Establishment of a 20' vegetated buffer (no mow zone) along the lake frontage. A 6' wide maintained area shall be allowed for dock access.
4. Land owner shall maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
5. Applicant shall abide by all other applicable federal, state, and local standards.

Jason confirmed the staff report was accurate.

Danny Peyton ran through his Site visit review. This report may be viewed in full, upon request, at the Planning and Zoning office.

Correspondence received: None.

Public comment: None.

Board discussion:

Russ, is the house currently non-conforming?

Adam, yes, and explained, it is only 52.8' from the lake. They are going to do a non-conforming structure replacement with an addition to the back (roadside). The request is from the nearest point of the addition and pointed out on the overhead which is 72.9'. For clarification, the major change from last month is the shed is going to be removed, deck removed and added they are proposing to do the vegetative buffer. With those proposed changes, they have brought the lot under the total impervious requirement.

Russ, how far from the road right-of way is the proposed addition?

Adam, 25.99' and the setback is 20.

Mike, what does the drainage look like from the road into the lake?

Adam, it is flat, not much of a ditch.

Danny, maybe 6" of fall across the property.

Mike, no indication of water overflowing from the ditch on the other side of the road?

Danny, no culverts. Really flat. More sandy than sandy loam.

Bill, room for water treatment?

Dan, either the N or S or several places, they could use water treatment infrastructure, flat, should be a place to create something to help the water infiltrate the ground, rain garden or something that filters into the soil and not run straight into the lake. There is no basement to the proposed, so not worried there.

Bill directed his question to Danny, condition #4 50% screening, are you asking for more screening?

Danny, he looks at the shading for 50%, more trees are less sunlight to grow grass. It is a tough one, but he says this is adequate.

Russ, on proposed will there be a garage?

Jason, no, there is already a detached. Small buildable area.

Ken, keep the detached garage but get rid of the shed?

Jason, yes.

Danny distance between garage and proposed house?

Jason, maybe about fifteen feet.

Discussion about rain gardens, and should be able to make something work, with no basement to worry about.

Danny, what kind of septic system?

Jason, a holding tank.

Danny, so more room to work with for catch areas.

Adam asked the board if they wanted him to add the 24-hour rainfall specification?

Bill, agreed and stated to list the minimum standard.

Jason stated the existing impervious is at 33.4% is coming down 24.6% decreasing by 10% with a lot of pavers coming out, as well, and they do not have a water issue as is.

Bill made the comment, the requested setback distance is 70.29 feet, and that is a little too accurate for his taste.

Adam, with a survey you get that accuracy.

Jason, we eliminated the shed and also shrunk the square footage of the house from the previous request. This structure is pretty similar to what we have there. The owners have two children already, with one on the way, so for today's standards, it is actually pretty small. There is only a 4/12 pitch, so it is a low-profile footprint, not too much bigger and there are variances granted that are much larger with much more square footage along there and he does not think this is an unreasonable request.

Danny, five or six years ago, the DNR did not push the impaired lake issues, like they are doing today.

Danny, what were the numbers from last proposal to this proposal for the structure sq. footage?

Jason, we have decreased the square footage 2 ft. along the width and by 2 ft. along the length, so around 250 Sq. ft.

Russ, is this a year around structure?

Jason, it is insulated but they typically go South for the winter.

Ken suggested skipping criteria, because all have been addressed, no concerns.

Danny made the motion to approve both requests with all six conditions as amended, Ken seconded.

Conditions:

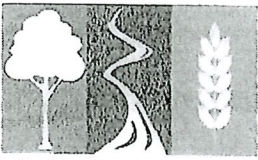
1. Development and submittal of a stormwater management plan prior to Land Use Permitting. Stormwater plan shall be based on a 10 year/24 hour rainfall event. Stormwater planning shall also include a preconstruction erosion control plan.
2. All erosion controls shall be installed and reviewed by County staff prior to the start of construction.
3. Establishment of a 20' vegetated buffer (no mow zone) along the lake frontage. A 6' wide maintained area shall be allowed for dock access.
4. Land owner shall maintain a minimum of 50% screening as viewed from the lake during leaf on conditions.
5. Removal of shed and deck as proposed in the application.
6. Applicant shall abide by all other applicable federal, state, and local standards.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Mike Soukup	Yes
Bill Berscheit	Yes
Danny Peyton	Yes
Ken Hovet	Yes
Russ VanDenheuvel	Yes

Variance granted and motion carried.

Ken motioned to adjourn and Russ seconded. Voice vote to adjourn. No dissention heard. Motion carried and the meeting adjourned at 6:27 PM.



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Long Prairie, MN 56347

Phone: 320-732-4420 Fax: 320-732-4803
Email: ToddPlan.Zone@Co.Todd.MN.US

Receipt # 2026-0416

Appeal for a Variance

Applicant Dennis Waldvogel

Mailing Address 10736 Angler Trail, Grey Eagle, MN 56336

Site Address Same

Phone Number _____ Cell Number [REDACTED]

E-Mail Address [REDACTED]

Property Owners Name & Address (if not applicant) _____

Parcel Number(s) 03-0059200

Section: _____ Township Birchdale

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or
Shoreland (Lake or River Name): Big Birch Lake

Full and Current Legal Description(s): Lot-12 BLK-2 HARCORA LODGE (25-127-33)
(attach if necessary)

Do you own land adjacent to this parcel(s) _____ Yes ☒ No

Septic System: Date installed _____ Date of Compliance Inspection 06-30-2026

Is a new system needed: _____ yes ☒ no _____ STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variances Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width _____ Lot area _____ Lake or River setback _____ Bluff setback _____
Road right-of-way setback ☒ Side Yard setback _____ Buildable area _____
Impervious surface coverage ☒ Building/Structure Height ☒ Other _____

Did you meet with the Township Board to present the Application for Variance?

Yes ☒ No _____ Date of the meeting 07 / 28 / 2026

[Signature]

Optional Township Board Signature

Chair

Board Position

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

- 1.) Based on survey, the NE corner of the proposed garage encroaches about 10 feet of the 20 foot road setback. However, the actual edge of the traveled road placement, would place the NE corner of the proposed garage at approximately 45 feet from the southernly edge of the actual current traveled road.
- 2.) This variance is requested to remove an existing 24 ft x 24 ft detached garage that is dilapidated from years of flooding from road run off. A new detached garage will be constructed measuring 36 ft by 32 ft with a height of 25 feet. The proposed structure will be used as a residential accessory building serving the existing residence. The second floor is for storage.
- 3.) Existing total impervious roof coverage currently is 15.25%. Proposed total impervious roof coverage is 19.18%. Since I'm already just over the 15% roofed limit with the existing house and garage and the proposal replaces existing garage, I am requesting relief from the coverage standard while keeping the overall development compact and avoiding a larger building footprint elsewhere on the lot.
- 4.)

**State Statutes Section 394.7 Subd7: Variances: Practical Difficulties. The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when 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 official rules; 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.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

Due to the surrounding topography and the hill located across the roadway, the proposed structure will not obstruct neighboring views. The proposed garage is compatible with surrounding properties and the residential character of the Big Birch Lake Area.

The proposed garage is an accessory structure, serving an existing residence and will not increase traffic, utility demand, or public service requirements. There will be no commercial activity, excessive noise, odors or glare.

The proposed structure will replace an old dilapidated garage and will maintain and improve the appearance and value of the property.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

SKETCH DRAWING

See Attached

The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is later found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

Dennis Waldvogel

Applicant Name Printed

Dennis Waldvogel

Property Owner Name Printed

Dennis Waldvogel
Signature

7-29-26
Date

Signature (If different than applicant)

Date

Appeal for Variance

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name Dennis Waldvogel Site Address 10736 Angler Trail
 Phone () City Grey Eagle State MN Zip 56336
 Mailing Address 10736 Angler Trail, Parcel Number 03-05 9200
Grey Eagle, MN 56336 Lake/River Name Big Birch Lake

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 14,639 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

Existing	Proposed
1. Existing House 1656 sq ft	No change 1656 sq ft
2. Existing Garage 576 sq ft	Proposed Garage 1152 sq ft
3.	
4.	
5.	
6.	
7.	
8.	

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

Existing	Proposed
1. Concrete Apron 240 sq ft	Proposed 430 sq ft
2. Patio and sidewalks estimated at 200 sq ft	No change 200 sq ft
3.	
4.	
5.	
6.	
7.	
8.	

**Total of 25% of lot may be covered by impervious surfaces (15% of which are from
roofed structures)**

**Existing total impervious coverage is 18.4%. Proposed total impervious coverage would be 23.49% which is approximately 3 percentage points more AND is still under the 25% total.

**Existing total impervious roof coverage currently is 15.25%. Proposed total impervious roof coverage is 19.18%. Since I'm already just over the 15% roofed limit with the existing house and garage and the proposal replaces existing garage, I am requesting relief from the coverage standard while keeping the overall development compact and avoiding a larger building footprint elsewhere on the lot.

1. List in the table below any efforts by landowner to reduce project impact by removing or reducing impervious surfaces.

List Structure or Impervious Surface to Be removed	Square footage to be removed	Location of structure or impervious surface to be removed (see table below)		
Example: concrete drive to lake	8' x 35' = 280 sq ft	(C) Within Impact Zone		
Existing Garage	24ftx24ft=576 sq ft	A. Outside Shoreland building setback		
Location of variance request in reference to Ordinary High Water level	General Development Lake	Recreational Development Lake	Natural Environment Lake and Rivers / Streams	
A. Outside shoreland building setback	75'+	100'+	150' +	
B. Between Shore Impact Zone and Building Setback	37.5' to 75'	50' to 100'	75' to 150'	
C. Within Shore Impact Zone	0 to 37.5'	0 to 50'	0 to 75'	

2. List below any Storm Water Management Best Management Practices (BMP's) that will be installed to help mitigate impacts of development.

INFILTRATION BMP's

List any measures you plan on taking to increase water infiltration and retention. Examples include rain gutters, rain gardens, retention swales, berms, sub-surface tile, etc. Efforts to install BMP's will be graded positively in the site evaluation. Locate projects on site map.

VEGETATION BMP's

Vegetation planting along lake shore areas is also a Best Management Practice. Planting areas of your lakeshore impact zone with permanent vegetation helps infiltrate water, reduce lake impact, provide habitat, and screen the dwelling from other lake users. Plantings are graded positively in the site evaluation. List any areas to be planted or restored and mark the location on your site map.

Todd County Planning & Zoning Board of Adjustment

Criteria Questions for Findings of Fact

Supporting/Denying a Variance

These criteria questions are for information only and completion on this application is not required.

For after-the-fact requests, use the set of criteria questions on the Page 11 as well.

The criteria for the granting of a variance are set forth in Section 5.03 of the Todd County Planning and Zoning Ordinance. Additionally, Minnesota Statute 394.27, Subd. 7 identifies that all the criteria must be met before the granting of a variance. A variance may only be granted where the strict enforcement of the county zoning controls results in a practical difficulty. Variances will only be granted when the Board of Adjustments answers a majority "Yes" to each of the seven questions set forth below.

The following questions may be asked by the Board of Adjustment as an aid to help build a body of information, findings of fact, for supporting or denying a request for a variance. These questions are included as an aid for the applicant to better understand the variance process.

DECISIONAL STANDARDS WHEN GRANTING OR DENYING A VARIANCE

1. Is the variance in harmony with the general purposes and intent of the official control?

Yes (☒) No ()

Reasons?

2. Is the variance request consistent with the goals and policies of the comprehensive plan?

Yes () No ()

Reasons?

3. Is the property owner proposing to use the property in a reasonable manner not permitted by an official control?

Yes () No ()

4. Is the need for a variance due to the circumstances unique to the property not created by the landowner?

Yes (☒) No ()

Reasons?

The existing residence is relatively small and lacks adequate storage space. Construction of the second-story storage area is the most practical solution to meet storage needs while minimizing additional lot coverage. Building upwards reduces the need for a larger building footprint. Current garage structure is dilapidated, not functional and needs to be torn down.

(Continued)

5. Will the variance maintain the essential character of the locality?

Yes (☒) No ()

Reasons?

The garage will be constructed using quality residential materials and designed to complement the existing residents and surrounding neighborhood. The garage will be used for residential storage and vehicle parking.

6. Does the need for the variance involve more than just economic considerations?

Yes () No (☒)

Reasons?

See question 7

7. Have safety and environmental concerns been adequately addressed?

Yes (☒) No ()

Reasons?

Due to the way the township road was constructed, storm-water runoff currently flows toward the existing garage and pools around and in the structure, causing flooding and water intrusion. The new garage foundation will be raised approximately one block higher than the existing foundation and site grading improvements will be completed to improve drainage and reduce flooding concerns.

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. (Mitigating impervious surface with storm water management, deep rooted vegetative buffers, rain gardens, etc.)



SECTION 25-T127N-R33W
GOV'T LOT 7

- DENOTES IRON PIPE PLACED THIS SURVEY-
CAPED U.S. NO. 53836
- DENOTES 1" IN. SURFACE TIGHT MOUNTING
FOUND THIS SURVEY UNLESS OTHERWISE NOTED
- (H) DENOTES HEADGALD
- (H) DENOTES RECORD DATA
- DENOTES APPROXIMATE COVER SURFACE
- ^ DENOTES CONCRETE SURFACE

APPROXIMATE LOCATION AS REQUESTED BY CLIENT
IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY EXISTING AND SETBACK REQUIREMENTS
BEFORE CONSTRUCTION OF IMMOVING YOUR PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT 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.

SIGNATURE: DAVID A. ENGELMEYER

DATE 06-19-2026 MIN LICENSE NUMBER 54839

Engelmeyer Land Surveying

: DENNIS WALDOGE

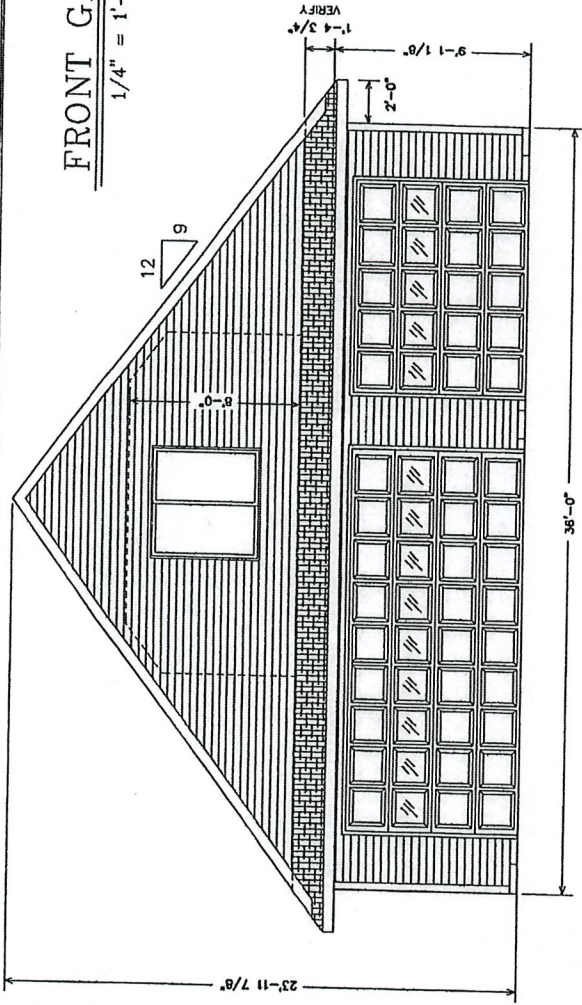
Certificate of Survey
cc: HALDORSEL DEINIS25 PRO JRD NO: 115-25
Date: 06-19-2026 P-3-3711 FB: 196-47
41701 COUNTRY ROAD 157
P.O. BOX 124 MELROSE, NH 03632
PHONE: (320) 256-7288 or (320) 836-2629
FAX: (320) 836-2629
E-MAIL: info@melrosetown.net
web: www.melrosetownlandsurvey.com

IDENTIFICATION LOCATED IN ONA + PHOTO
OFFICE MAY BE ABLE TO LOCATE RE...

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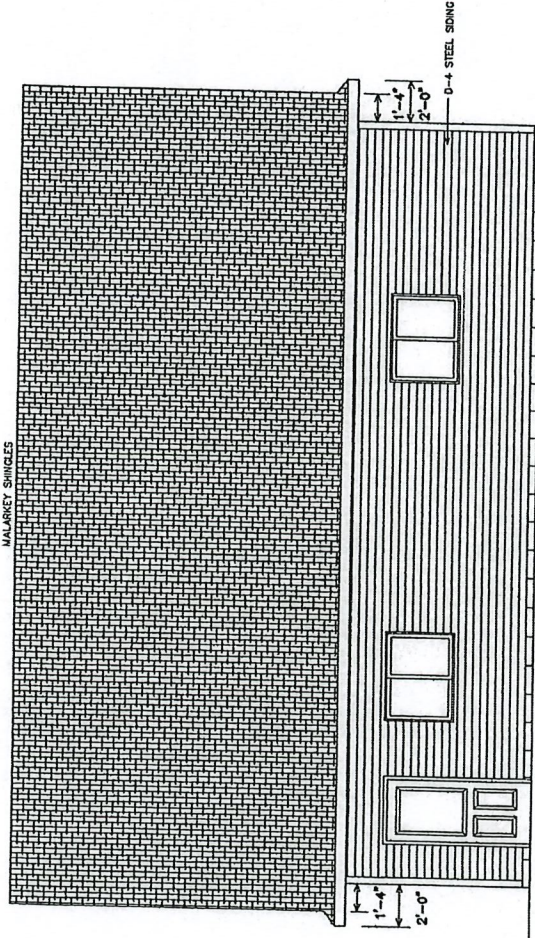
FRONT GABLE VIEW

1/4" = 1'-0" SCALE



LEFT EAVE VIEW

1/4" = 1'-0" SCALE



PLEASE INQUIRE
THESE PLANS ARE NOT TO BE
USED FOR CONSTRUCTION

THESE PLANS FURNISHED BY ST. ROSA LUMBER INC. WERE PREPARED BY ONE OF OUR
EXPERIENCED DRAFTSMEN. HOWEVER, OUR DRAFTSMEN ARE NOT FULLY QUALIFIED AS
PROFESSIONAL ENGINEERS OR ARCHITECTS. ST. ROSA LUMBER INC. EXPRESSLY
DISCLAIMS ANY LIABILITY IF ANY ERRORS HAVE BEEN MADE.

ST. ROSA LUMBER INC.
20000 COUNTY ROAD 17 FREDERICK, MD 21701
(301) 691-2284 OR 1-800-278-7471

DATE
04/20/21

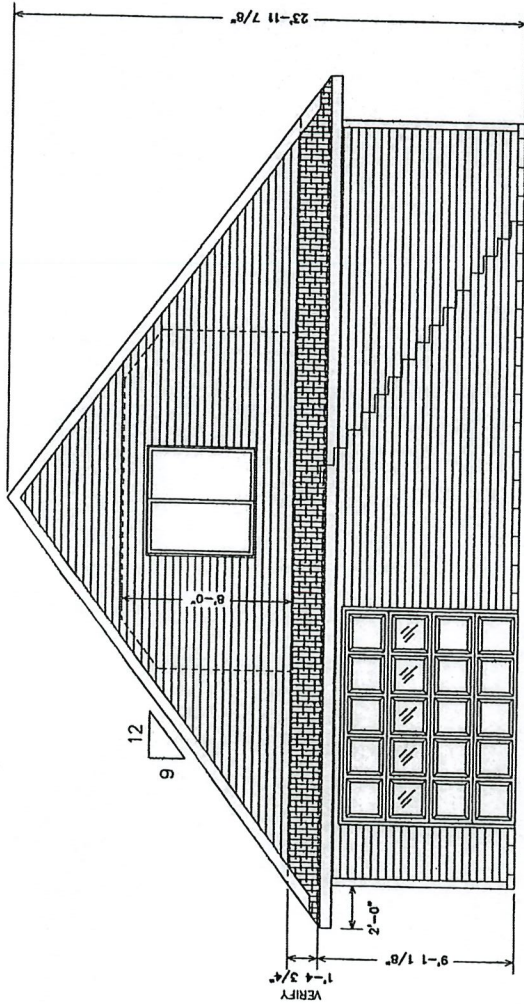
PROJECT NAME
DENNIS WALVOGEL

SCALE
1/4" = 1'-0"

SQ. FT.
1,296

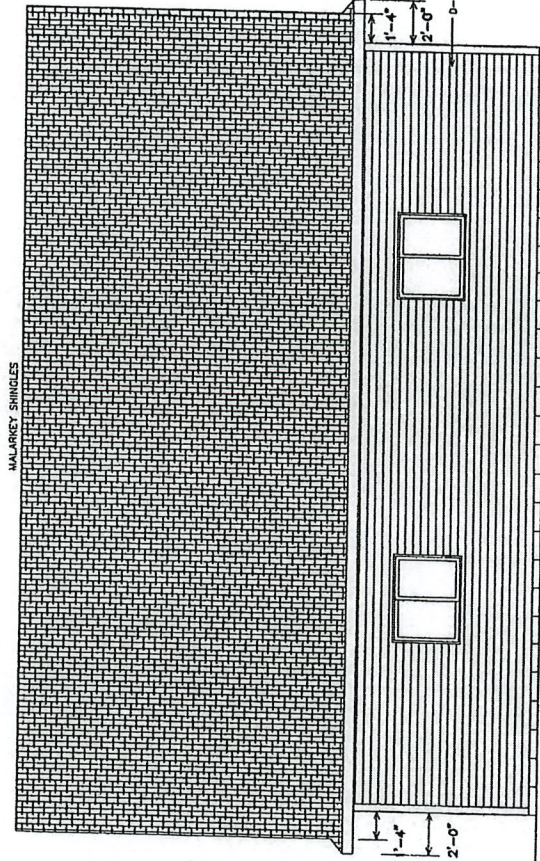
DRAWN BY
JOSH H.

A-4



REAR GABLE VIEW

1/4" = 1'-0" SCALE



RIGHT EAVE VIEW

1/4" = 1'-0" SCALE

PEEL AWAY TO
REVEAL INSULATION
BE USED FOR CONSTRUCTION

THESE PLANS, FURNISHED BY ST. ROSA LUMBER INC., HAVE BEEN PREPARED BY ONE OF OUR
EXPERIENCED DRAFTSMEN. HOWEVER, OUR DRAFTSMEN ARE NOT FULLY QUALIFIED AS
PROFESSIONAL ENGINEERS OR ARCHITECTS. ST. ROSA LUMBER INC. EXPRESSLY
DISCLAIMS ANY LIABILITY IF ANY ERRORS HAVE BEEN MADE.

ST. ROSA
LUMBER INC.
20033 COUNTY ROAD 17, PRESTON, MN 55437
(320) 636-2324 OR (1-888-278-1751)

DATE: 04/20/26

PROJECT NAME

DENNIS WALVOGEL

SCALE: 1/4" = 1'-0"

DRAWN BY:
JOSH H.

SQ. FT. 1294

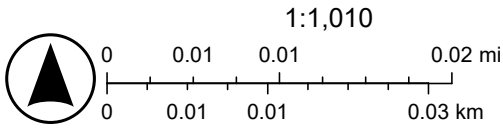
A-5

Site Map



8/5/2026, 11:57:35 AM

- | | |
|----------------|------------------|
| ■ Address | Public Waterbody |
| Road Network | |
| — TWP - GRAVEL | Township |
| --- Driveways | Section |
| Parcels | Quarter Quarter |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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Email: ToddPlan.Zone@Co.Todd.MN.US

Receipt # 2026-0565

Appeal for a Variance

Applicant DAVID SCATTARELLA
Mailing Address 31263 Enchanted Loop Burnum 56318
Site Address SAME
Phone Number [REDACTED]
E-Mail Address [REDACTED]
Property Owners Name & Address (if not applicant) SAME

Parcel Number(s) PID# 06-0054300

Section: 16 Township 138 N

Zoning District (circle one): AF-1; AF-2; R-10; R-2; UG; RT; Commercial; Industry; or

Shoreland (Lake or River Name): Long Lake 27 (RD)

Full and Current Legal Description(s): Lots 7, 8, 9 Koehne's Beach
(attach if necessary)

Do you own land adjacent to this parcel(s) Yes X No

Septic System: Date installed July 1996 Date of Compliance Inspection Sept 25, 2006

Is a new system needed: yes X no STS Design attached

Required for applications with existing septic systems: Approved design submitted for new system to be installed, new system installed within previous 5 years, or passing compliance inspection on existing system in previous 3 years

Variances Requested:

What standards or requirements are you unable to maintain? (Check all that apply)

Lot width Lot area Lake or River setback X Bluff setback
Road right-of-way setback X Side Yard setback Buildable area
Impervious surface coverage Building/Structure Height Other

Did you meet with the Township Board to present the Application for Variance?

Yes No X Date of the meeting / /

Optional Township Board Signature

Board Position

LIST YOUR VARIANCE REQUEST(s) and what, if the variance were granted, you intend to build or use the land for. **For example:** "Request to reduce the 10ft structural setback from my west side lot line to 8ft for the construction of a detached garage to be used for vehicle and personal storage."

- 1.) Request to build a Portney that will come -0- feet from Enchanted Loop ROW
- 2.) Will be 52' from OHW of LONG LAKE #27 (RD)

3.)

4.)

****State Statutes Section 394.7 Subd7: Variances: Practical Difficulties.** The BOA shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of official control, and when 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 official rules; 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.

The Board of Adjustment may impose conditions in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

EXPLAIN YOUR PRACTICAL DIFFICULTIES or reason why you need your request approved.**

Need to build additional storage. Such storage additions will have to ~~come within~~ ^{envelop} the Set back to Enchanted Loop but will remain outside of the Right of way.

It is important that you flag your related property lines and proposed building locations

Have you flagged your lot? (Y) (N)

IMPERVIOUS SURFACE WORKSHEET (FOR SHORELAND ONLY)

APPLICANT INFORMATION

Name DAVID SCATTARELLA Site Address 31263 Enchanted Loop
 Phone [REDACTED] City Burnstrom State Mn Zip 56318
 Mailing Address 31263 Enchanted Loop Parcel Number 06 - 0054300
Burnstrom, mn 56318 Lake/River Name Long Lake (27)

IMPERVIOUS SURFACE: is a constructed hard surface that either prevents or retards the entry of water into the soil or causes water to run off the surface in greater quantities & at an increased rate of flow than prior to development.

LOT/STRUCTURE DIMENSIONS

Total lot area: 16,582 sq ft

List all structures (structure's foundation footprint: length, width, and total area)

Existing	Proposed
1. HOUSE 30'x40' 1,200	Pantry 12'x16' 192 sqft
2. PORCH 12'x18' 216	
3. SHED 6'x8' 48	
4. GARAGE 24'x20' 480	
5.	
6.	
7.	
8.	

List all non-roofed hard surfaces: Examples include sidewalks, paver stones, retaining walls, patios, decks, driveways & parking areas (asphalt, concrete or gravel), and areas of landscaping underlain with plastic or other impervious liners:

Existing	Proposed
1. Patio UNDER PORCH	
2. 18'x12 1/2' 225 sqft	
3. SIDEWALK 3 1/2'x28' 90	
4. Front Patio 8'x40' 320	
5. 635 sqft	
6.	
7.	
8.	

Total of 25% of lot may be covered by impervious surfaces (15% of which are from roofed structures)

(Enhanced Loop)
ROAD

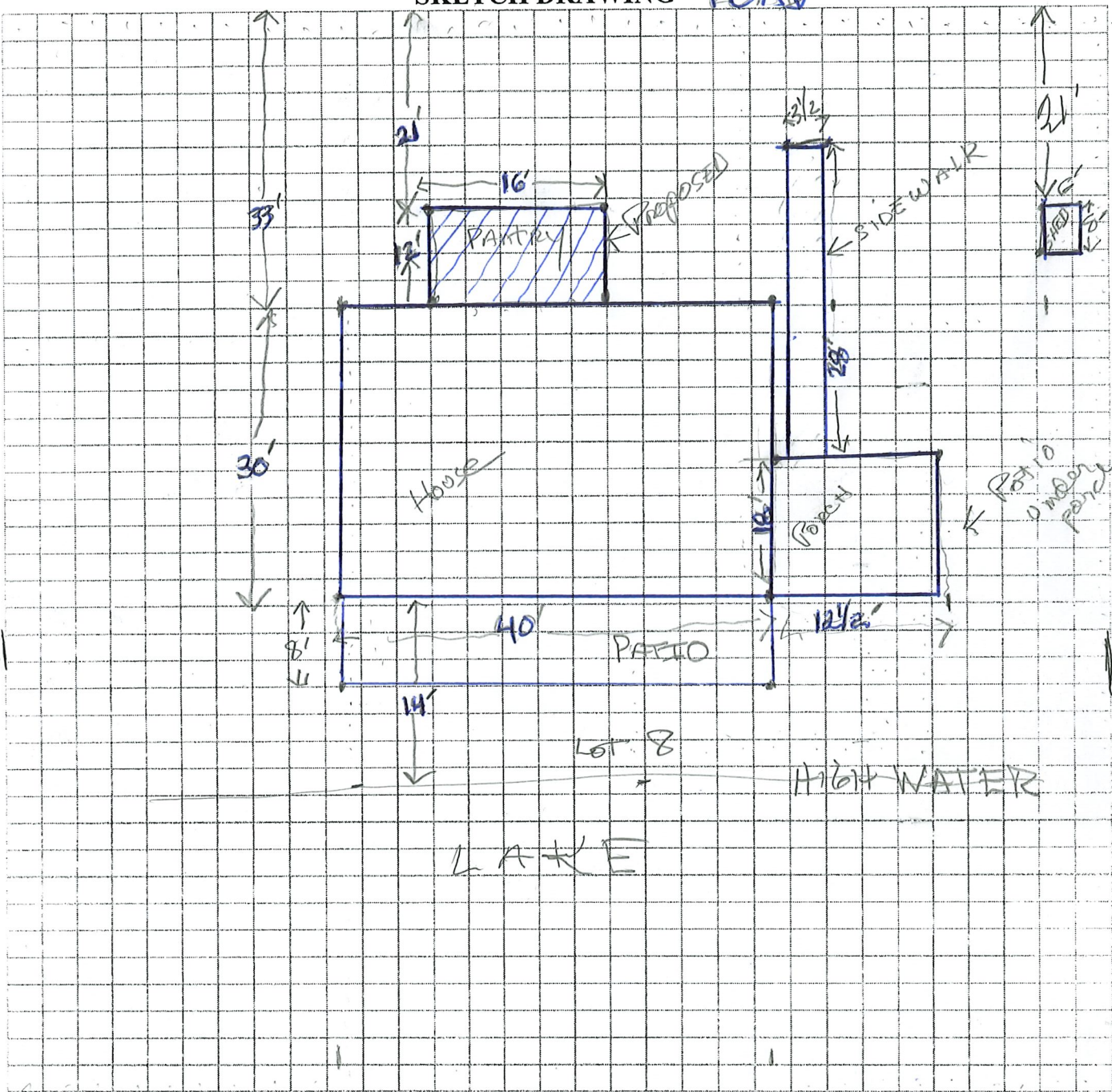
SKETCH DRAWING

→ 31

→ 31

Lot 9
Lot Line →

Lot Line (Lot 7) →



The applicant or agent hereby makes application for a variance agreeing to do all such work in accordance with all Todd County Ordinances. Applicant or agent agrees that site plan, sketches, and other attachments submitted herewith are true and accurate. Applicant or agent agrees that, in making application for a variance grants permission to Todd County, at reasonable times during the application process and thereafter, to enter applicant's premises to determine the feasibility of granting said variance or for compliance of that application with any applicable county, state, or federal ordinances or statutes. If any of the information provided by the applicant in his/her application is alter found or determined by the county to be inaccurate, the County may revoke the variance based upon the supply of inaccurate information.

If the applicant is not the property owner, both signatures are required below.

DAVID SCATTARELLA
Applicant Name Printed

Signature

9/25/26
Date

DAVID SCATTARELLA
Property Owner Name Printed

Signature (If different than applicant)

Date

Appeal for Variance

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Updated 1/5/2026

Site Map



9/25/2026, 2:18:24 PM

-  Address

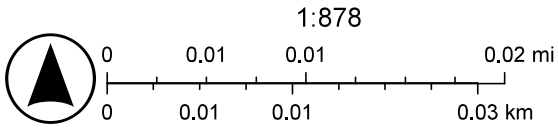
 Parcels
-  Road Network

 Public Waterbody
-  COUNTY ROAD - PAVED

 Township
-  TWP - PAVED

 Section
-  Driveways

 Quarter Quarter



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