

**CITY OF LINDSTROM  
ZONING AND LAND USE REQUEST**

Date of Application: 10.01.2021 Fee Amount: \$200  
(Please Print)

Owner's Name: Doris I. Benson Phone #: 651-895-4635

Email Address:  
\_\_\_\_\_pierce@prlawoffice.net\_\_\_\_\_

Address: Elizabeth Pierce-2230 Carter Ave. Suite 10 St. Paul, MN 55108  
\_\_\_\_\_

Location of the Property: Fire no. 29026 Glader Boulevard, Lindstrom, MN 55045  
\_\_\_\_\_

Legal Description of the Property: Quit Claim Deed No. A-636495  
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**Reason for Request: Goal:**

My client has an existing cabin that is approximately 386 s.f. She would like to expand it to accommodate her current needs with updated / modern amenities and aging in place lifestyle. Doris would like to remodel the existing cabin and add about 890- s.f. of main level living space and a second level addition of approximately 900 s.f.

**Hardship:**

1. The city requires a 30'-0" building setback from a required 30 foot right-of way form center line of the roadway, thus 60 foot total, however this make the site almost entirely unbuildable. If correspondence, it the city we were notified thee city will accept a 20 foot building setback from the right-of way with a variance.
2. The lot as measured from the Ordinary High-Water Mark (Line) to the street is only 6,710 s.f. The city is limiting us to 34% total hardscape. We have designed a very modest/cozy main level cabin/cottage like structure to meet this requirement.

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Sketch of Property and Structure to be drawn on the back of this form or attached. Please indicate the following:


- Location of proposed building
- Existing location of existing buildings
- Setbacks and distances from buildings and property lines
- Distances from neighboring property and buildings
- Additional helpful information

Per M.S. 71.462, an applicant may request that the City provide a written, nonbinding estimate of the anticipated consulting fees to be charged to the applicant based on information available at the time of application. If an estimate is requested, the application shall not be deemed complete until the City has:

1. Provided an estimate to the applicant;
2. Received the required application fees as specified by the City;
3. Received a signed acceptance of the fee estimate from the applicant; and
4. Received a signed statement that the applicant has not relied on the estimate of fees in its decision to proceed with the final application from the applicant.

I do not wish to receive an estimate of the anticipated consulting fees to be charged for this application.

I request that the City provide an estimate of the anticipated consulting fees to be charged for this application.

Signature of Applicant:  Date: 10-01-21  
 Amount Paid: \_\_\_\_\_ Trustee of Doris I. Benson Trust  
 Receipt: \_\_\_\_\_