

CITY OF LINDSTROM ZONING AND LAND USE REQUEST

Date of Application: 10/12/21 Fee Amount: \$200
(Please Print)

Owner's Name: Zac Gabiou Phone #: 651-357-6384

Email Address: Zacg12345@yahoo.com

Address: 30865 Irene Ave, Lindstrom, MN 55045

Location of the Property: See Exhibit A

Legal Description of the Property: See Exhibit A

Reason for Request: Reason for ^{Addition} ~~remodel~~ - having 5th child so needed an additional bedroom, we donot currently have a dining room and so also needed to create a dining room space, + then finally the existing deck was old + dangrous w/ small kids (need to update to something safer).

Reason for variance request - The addition was approved, but due to the proximity of the South side of our house being less than 10 ft from the property line - we would have to push the addition in 2 to 2.5 ft on that side. Which wouldn't be even with the current house.

We are looking to have the ^{addition} remodel flush with the existing house. Of note, the remodel flush with the house will be farther from the property line than what we previously had. The deck stairs actually went out beyond the house and so were even closer to the property line. Sketch of Property and Structure to be drawn on the back of this form or attached. Please

indicate the following: Another way to say it, the existing deck stairway was approx. 3ft from the property line. The deck stairway will have been removed as part of the addition and so the addition (flush with the house) will move us between 8 to 10 ft from the property line.

- 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: 10/12/21

Amount Paid: \$ 200 Receipt: 27021

Property Information

County: **Chisago**
Legal description: **That part of Government Lot Six (6), Section Thirty-four (34), Township Thirty-four (34) North, Range Twenty (20) West, Chisago County, Minnesota, described as follows: Commencing at the Northwest corner of Lot 3, Block 1, Andrews Beach, as per plat thereof on file and of record in the office of the Register of Deeds in and for Chisago County; thence on an assumed bearing of North 88 degrees 02' East along the North line of said Andrews Beach, 739.0 feet to a point on the Easterly line of a newly-established public road; thence North 3 degrees 44' West along the Easterly line of said road, 80 feet to the point of beginning; thence continuing North 3 degrees 44' West, along said road line, 60 feet; thence North 84 degrees 23' East, 270 feet, more or less, to the shore of North Center Lake; thence Southerly along said shore line 78 feet, more or less, to the point of intersection thereof with a line that bears North 88 degrees 02' East from the point of beginning; thence South 88 degrees 02' West, 276 feet, more or less, to the point of beginning. Abstract Property**

Deeded acres:

Will use as primary residence: **No**
What is included in the sale: **Land and Buildings**
New construction: **No**

Property Location(s)

Property location: **30865 Irene Avenue, Lindstrom, 55045**

Parcel ID(s)

Parcels to be split or combined: **No**
Primary parcel ID: **15.00139.00**
Additional parcel ID(s):

Use(s)

Planned use: **Residential / Single family home**
Primary use: **Yes**
Prior use: **Residential / Single family home**

Sales Agreement Information

Date of Deed or Contract: **07/14/2016**
Purchase amount: **\$298,000.00**
Downpayment amount: **\$5,000.00**
Seller-paid amount: **\$8,510.66**
Special Assessments Paid by Buyer: **\$0.00**
Financing type: **New Mortgage**

Personal Property

Personal property included: **No**

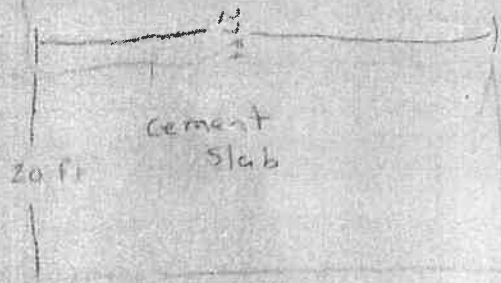
Sales Agreement Questions

Buyer leased before sale: No	Lease option to buy: No
Seller leased after sale: No	
Minimum rental income guaranteed: No	Partial interest indicator: No
Contract payoff or deed resale: No	Received in trade: No
Like exchange (IRS section 1031): No	Purchase over two years old: No

Commencing at the Northwest corner of Lot 3, Block 1, Andrews Beach, as per plat thereof on file and of record in the office of the Register of Deeds in and for Chicago County; thence on an assumed bearing of North 88 degrees 02' East along the North line of said Andrews Beach, 739.0 feet to a point on the Easterly line of a newly-established public road; thence North 3 degrees 44' West along the Easterly line of said road, 80 feet to the point of beginning; thence continuing North 3 degrees 44' West, along said road line, 60 feet; thence North 84 degrees 23' East, 270 feet, more or less, to the shore of North Center Lake; thence Southerly along said shore line 78 feet, more or less, to the point of intersection thereof with a line that bears North 88 degrees 02' East from the point of beginning; thence South 88 degrees 02' West, 276 feet, more or less, to the point of beginning.

Abstract Property

Irene Ave



142 ft

Driveway



36 ft

Detached Garage

36 ft

24 ft

26 ft 4 inches

12 ft

8 ft x 8 ft

Cement Slab

24 ft

42 ft 4 inches

Home

50 ft

Existing Deck

Existing Concrete Slab

12 ft

14 ft

36 ft

12 ft

48"

Staircase to deck

EXHIBIT A - Legal Description

That part of Government Lot Six (6), Section Thirty-four (34), Township Thirty-four (34) North, Range Twenty (20) West, Chisago County, Minnesota, described as follows:

Commencing at the Northwest corner of Lot 3, Block 1, Andrews Beach, as per plat thereof on file and of record in the office of the Register of Deeds in and for Chisago County; thence on an assumed bearing of North 88 degrees 02' East along the North line of said Andrews Beach, 739.0 feet to a point on the Easterly line of a newly-established public road; thence North 3 degrees 44' West along the Easterly line of said road, 80 feet to the point of beginning; thence continuing North 3 degrees 44' West, along said road line, 60 feet; thence North 84 degrees 23' East, 270 feet, more or less, to the shore of North Center Lake; thence Southerly along said shore line 78 feet, more or less, to the point of intersection thereof with a line that bears North 88 degrees 02' East from the point of beginning; thence South 88 degrees 02' West, 276 feet, more or less, to the point of beginning.

Abstract Property