

**DAVID & FRANCES LENZMEIER
STAFF REPORT**

November 2, 2015
November 16, 2015

Rockville Planning Commission; City Council

Re: Variance Request(s)
76.42340.0002; Owners: David & Frances Lenzmeier
Property Address: 10819 Mitchell Lane

Variance(s) Requested:

1. Variance to construct a 10' x 12' pad to place a storage shed on adjacent to existing paver patio of property abutting Grand Lake – General Development Lake.
2. Variance to include the driveway impervious surface.
3. Impervious Surface – Total lot area is 21,600 sf of which 15% = 3240. The proposed request is to exceed the 15% by 2554 or 44%.
4. **According to Stearns County tax statement they have 25,165.30 sf of which 15% is 3774.80 and 20% is 5033.0. This proposal puts them at 2842.20 over the 15%.**
5. **The request is to also place the accessory structure 9' into the shore impact zone.**

Construction Requests:

1. Construct new accessory structure and match the existing residential structure.

Relevant Information:

1. This property is located within the 1000' Shoreland Overlay District.
2. Property contains 21,600 square feet more or less.
3. 10 notices of public hearing were sent out.
4. **According to owner he removed a 10' x 15' shed that was located by the lake.**
5. **The patio on the lake side is 25% smaller than was previously there and they did install patio pavers.**

Recommendations:

1. This requires a variance on a non-conforming lot that was in place before the ordinance was adopted
2. This is a lot of driveway and maybe some should be turned back into grass.
3. If granted mitigation plan must be approved.
4. **If allowed to stay in shore impact zone – they should be required to remove some of the tarvia parking lot.**

Submitted by:
Rena Weber
Zoning Administrator

Lenzmeier Variance.2015