



Redwood County

www.co.redwood.mn.us

Application for Variance

Permit #: 2-24v Date: 5/17/24

Location of the Affected Parcel or Property:

Address: 31358 350 Street City: Redwood Falls State: MN Zip: 56283
House # Street Name
Parcel Number: 52-035-2060 Township Name: Delhi
Section: 35 Township Number: 113 Range: 36

Legal Description:

See attached.

Information about the Variance Request:

Zoning District: Agricultural

General description of the building or request: NOTICE: Change of land use may affect your property taxes.

Extension of existing structure. Request a 120' variance to the 150' structure setback requirement from creek, allowing home addition to be built 30' from ordinary high water level.

Type of occupancy:

Residential

Building Size: (Please enter dimensions in feet)

Width: 43' Length: 56' Diameter: -
Sidewall Height: - Total Height: 24'

Setbacks: (Please enter in feet)

Side Yard Setback: 470 Direction: East
Side Yard Setback: 2060 Direction: West
Rear Yard Setback: 50 Direction: South

Road Type: minor (gravel) -Township Setback from the Center of the Road: 100

Setback from the right-of-way: 67 Direction: North

Other information:

East side yard measured to ROW of County Hwy 17.

Applicant Information:

First Name: Sheldon + Carrie Last Name: Logan

Business Name: _____

Address: 31358 350th St. City: Redwood Falls State: MN Zip: 56283

Home Phone: - Cell Phone: (507) 430 6239 Email: scllogan@outlook.com

Land Owner Information: (Complete only if different from applicant)

First Name: _____ Last Name: _____

Business Name: _____

Address: _____ City: _____ State: MN Zip: _____
House # Street Name

Home Phone: _____ Cell Phone: _____ Email: _____

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any variance issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature:  Date: 05/17/24

The following must be attached for this to be considered a completed application:

* A detailed site map. This must include: the location of watercourses, setbacks from property lines, current and proposed locations of any structures, well location, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, and any signs being posted.

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Variance Fee: \$700.00 Receipt #: 332455 Date Approved: _____

Conditions:

Application Received: 5-17-2024

Board of Adjustment:

Approved: _____ Date: _____

Disapproved: _____ Date: _____

Variance 2-24v

Legal Description:

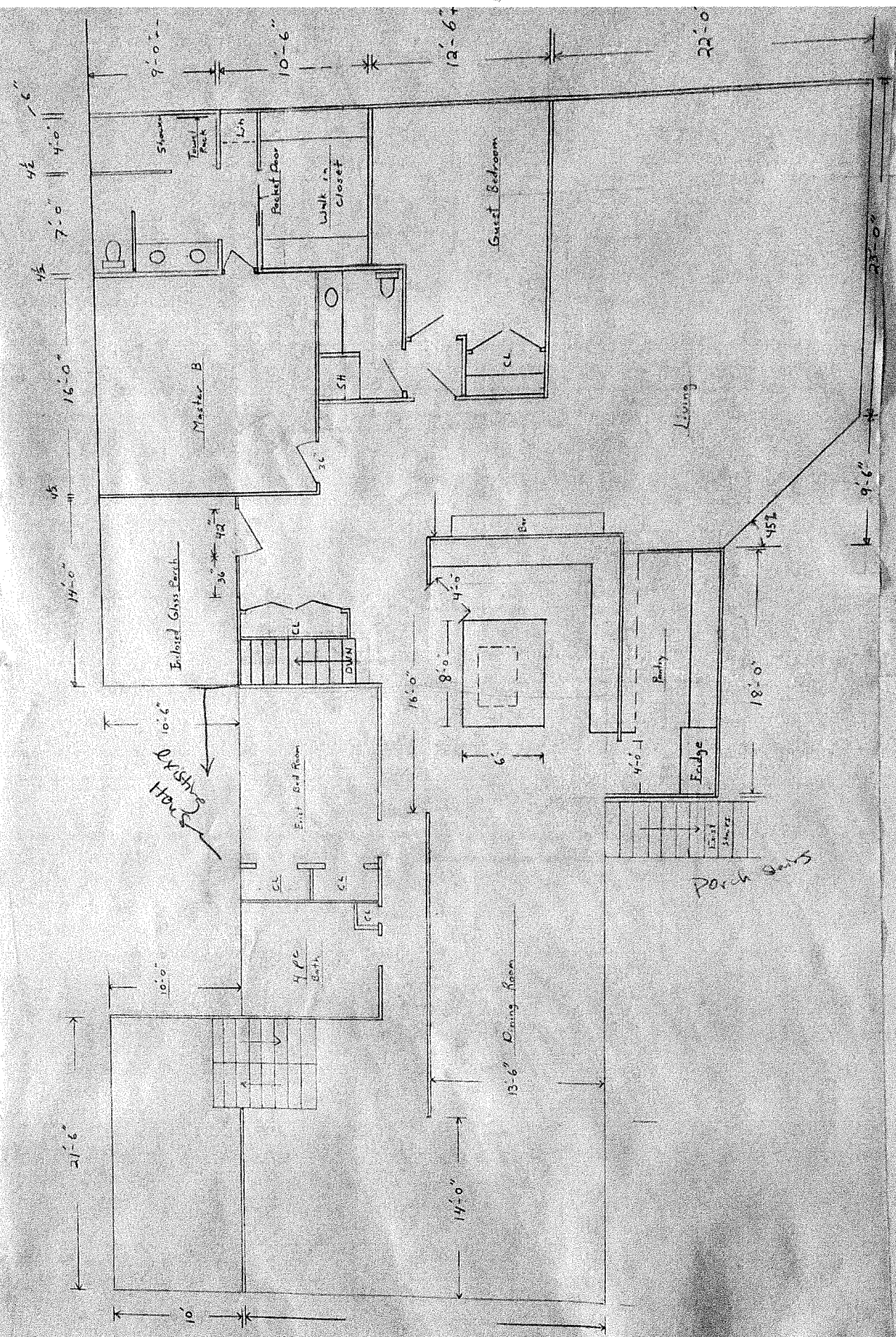
Real property in Redwood County, Minnesota, legally described as follows:

All that part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 113 North, Range 36 West described as follows, to wit: Beginning at the Northeast corner of the Northwest Quarter of said Section 35; thence on an assumed bearing of North 89°03'19" West along the North line of said Section 35 for 726.00 feet to the Northwest corner of the Plat of Lot A of the Northeast Quarter of the Northwest Quarter of said Section 35; thence South 0°56'41" West along the West line of said Plat for 213.00 feet; thence South 89°03'19" East along the South line of said Plat for 180.00 feet; thence South 0°56'41" West for 25.12 feet; thence South 89°03'19" East for 180.00 feet; thence North 0°56'41" East for 15.12 feet; thence South 89°03'19" East for 368.06 feet to the East line of the Northwest Quarter of said Section 35; thence North 0°25' East along the east line of the Northwest Quarter for 223.01 feet to the point of beginning, containing 3.74 acres, more or less.

All measurements inside

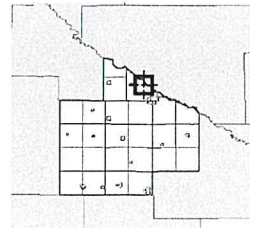
AD

7/15





Overview



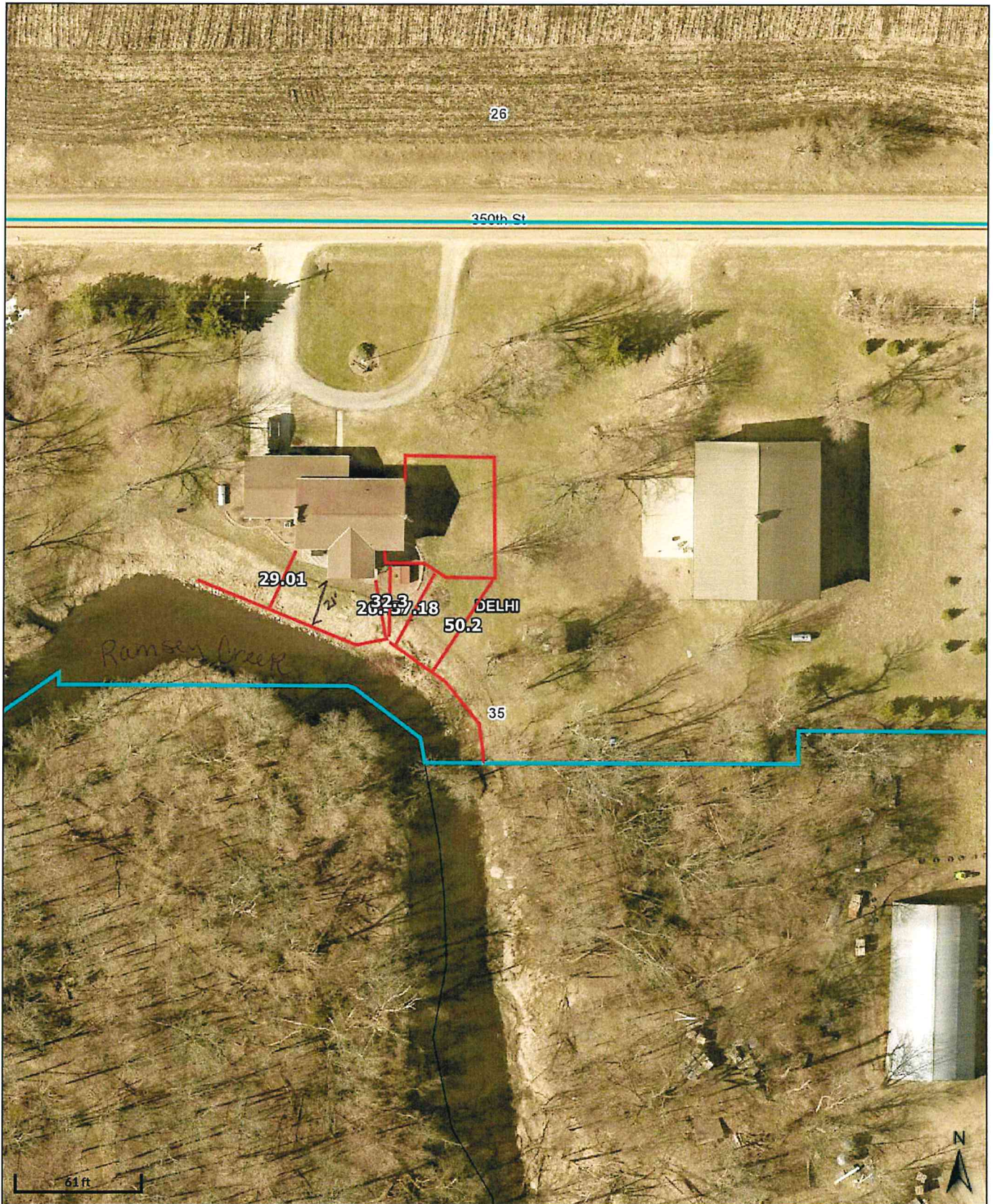
Legend

- Municipal Boundaries
- Surrounding Counties
- Townships
- Address Points
- Parcels
- Major Roads
 - State/Federal
 - County
 - County/Twp/City
 - Minor Roads

Date created: 5/13/2024
Last Data Uploaded: 5/9/2024 9:56:52 PM

Developed by Schneider GEOSPATIAL

Setbacks



Lot Characteristics
APPLDNG SINGLE FAM

House Characteristics

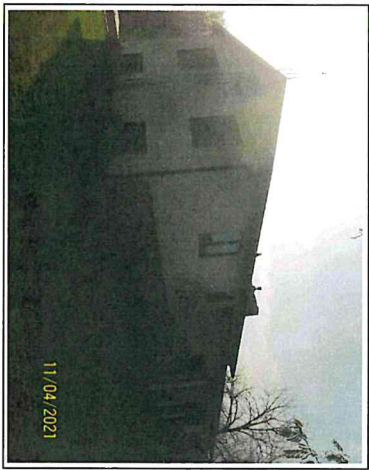
Item	Type #1	Type #2	Item	Type #1	Type #2
FOUNDATION	BLOCK		DOORS		
EXTERIOR WALLS	VINYL	BRICK MSRY	ELECTRICAL		
CURB APPEAL	GABLE	ASPHALT SH	HEATING	FORCED AIR	CENTRALAIR
ROOF TYPE	CASEMENT		DECK/PATIO		
WINDOWS			GARAGE CHARACTERS	GABLE	

House Interior

Item	B	1	2	3
KITCHEN		1		
DINING ROOM		1		
LIVING ROOM		1		
LAUNDRY			2	
BEDROOMS			2	
FAMILY ROOM		1		
OFFICE/DEN				
FULL BATH			1	
HALF BATH				
3QTR BATH		1		
MASTER BATH				
WALK IN CLOSET				

House Condition

Item	Type	Item	Type
ROOF		INTERIOR DOORS	
SIDING		CUPBOARDS	
FOUNDATION		BATH FIXTURES	
EXT PAINT		LIGHT FIXTURES	
EXT TRIM	GOOD	FIREPLACE	
EXT DOORS		ROOM SIZE	
WINDOWS		FUNCTIONALITY	
CHIMNEY		BASEMENT FLOOR	
STEPS/WALK		BASEMENT WALLS	
FLOORS		BASEMENT HEIGHT	
CARPET		BASEMENT WATER	
INTERIOR PAINT		SUMP PUMP/DRAIN TILE	
INTERIOR TRIM			



Record 01 Of 01

House Summary		Garage Summary	
Grade	7	Grade	6
Condition	GOOD	Condition	GOOD
Type	SPLT ENTRY	Type	ATTACHED
# Of Units	1,476	Sq Ft	576
Total Sq Ft	1977	Year Built	1977
Year Built	1977		
Year Remdl	1997		
Air Cond	Y		

Building Adjustment 100.00% Sales Ratio Adjustment

Item	Type	Grp #	Year Bit	Eff Year	Grade/2nd Cat	Height	Length	Width	Quan/ Sq Ft	Base Rate Adj	Adj Amt	Base Rate	Phy	Fnc	Eco	Pct Comp	Line Adj	Net Rate	Value
HOUSE TYPE	SPLT ENTRY		1977	2002					1,344			171.53	6					161.24	216,700
HOUSE TYPE	1/0		1980	2002					132			140.11	6					131.70	17,400
GARAGE	ATTACHED		1977	2002					576 CEIL CB-DB		1.00	32.02	6					30.10	17,300

CAMA400 Summary Sheet

Assessment 2024 Payable 2025 REDWOOD COUNTY

52-035-2060 52 2897 0 0 1 0

THIS DAT IS SUBJEC TO CHANG

Sales Information

CRV #	Date	Rejection Description	Buyer	Seller	Price	Deed	MP
150331E	12/30/2022		LOGAN/SHELDON &	KARSKY/DOUGLAS	\$800,000 WD		
19777	1/01/2006	ASSESSOR VALUE FOR SALE YR	KARSKY/DOUGLAS	TAYLOR/CHEROL	\$8,000 WD		
15850	12/01/1998	ASSESSOR VALUE FOR SALE YR	KARSKY/DOUGLAS	BOLLUM/PERRY ET	\$47,500 WD		

Permit Information

Date	Permit Building Desc
3/04/11 C	2-2011 NEW WINDOWS
9/11/09 C	09-10-09 REMEASURED HOUSE
1/10/07 C	1997 KITCHEN REMODEL;

31358 350 ST RWF

Chg Dt	Chg	Asmt	Ins Dt	R#	Multi Pr#	Code	Estimated Market Value			New Improvements			Taxable Market Value			1 Acre H/G		
							Land	Bldgs	Mach	Total	Acres	House	Other	Land	GA/RP	TOH/Plat	Vet/TE/JZ	Hst Exc
2022	11/04/21E.1	01	52-035-2060	101.1,000			170,700	286,700		457,400	30.04				12,913-	444,487	270,300	257.31
2023	11/04/21E.1	01	52-035-2060	101.5,000			244,000	321,900		565,900	30.04				9,601-	556,299	307,100	297.41
2024	11/04/21E.1	01	52-035-2060	101.1,000			244,000	333,300		577,300	30.04				18,173-	559,127	315,300	297.11

Quadrant

Addition DELHI TWPR

Neighborhood

Lake

Zoning AG

Item	Description	St	CER	Multi	Ind	Acres/Unit	Base Rate	F6	F8	F8 Exc	Net Rate	Land Value	GA	GA Base	GA Land Value	F8 Adjustment Desc
TILL	TILLABLE	2a	58.86	157.58	A	18.00	9,275.22				9,275.22	167,000				
NOTILL	NON TILL OTHER	2a			A	4.98	1,500.00				1,500.00	7,500				
ROADS	ROADS	2a			A	2.47	.00				.00	0				
AG EX	AG EXCESS SITE	2a			A	3.59	11,000.00				11,000.00	39,500				
AG DRT	AG GRAVEL ROAD	2a			A	1.00	30,000.00				30,000.00	30,000				
Land Total						30.04						244,000				

Lot Characteristics


Item	Type	Type	Comment
TOPOGRAPHY	HIGH		MED
DRAINAGE	GOOD		
LOCATION			
IMPROVEMENT	WELL		SEPTIC

Item	Type	Grp #	Year Bilt	Eff Year	Grade/2nd Cat	Height	Length	Width	Quan/ Sq Ft	Base Rate Adj	Adj Amt	Base Rate	Phy	Fnc	Eco	Pct Comp	Line Adj	Net Rate	Value
PORCHES	SCREEN			2002					252	WALL CB-DB CEIL IN-DB WALL IN-DB	2.00 .65	17.00	6					15.98	4,000
PORCHES	OPEN		1980	2002					88			16.00	6					15.04	1,300
DECKS/PATI	WOOD								312			7.00						7.00	2,200
DECKS/PATI	STAMPED								296	GOOD -PB	1.00	11.00	6					11.00	3,300
FIREPLA2	GOOD IN		1977	2002					2			3,000.00	6					2,820.00	5,600
BSMT FIN	GOOD		1977	2002					820			21.71	6					20.41	16,700
BSMT EXTRA	W/O PAT DR		1977	2002					1			800.00	6					752.00	800
HSE EXTRA	DISHWASHER								1			350.00	6	99	99			.03	
HSE EXTRA	MICROWAVE								1			425.00	6	99	99			.04	
MACH SHEDS	SHOPBG15-8	1	2000			16	68	54	3,672			22.00	46					11.88	43,600
MACHSEDADD	OH DOOR	1		2000		14		20	280			7.34	46					3.96	1,100
MACHSEDADD	CONC APPR	1		2000			26	36	936			6.00	46					3.24	3,000
UTL SHED	STEEL SHED		1988				12	5	60			14.00	70					4.20	300
Building Total																			333,300

$$285,300 / 2 =$$

#142,650

TO: Whom It May Concern

FROM: Jeanette Pidde 
Land Use and Zoning Supervisor
Redwood County Environmental Office



DATE: June 6, 2024

RE: Notice of Public Hearing on *Application for Variance*

Please find enclosed a *Notice of Public Hearing* regarding an *Application for Variance* filed by Sheldon and Carrie Logan, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a structure and the ordinary high water mark of a stream, set forth in Title XV, Section 153.246. The variance request is for the construction of an addition to the existing residential dwelling on property situated in the County of Redwood, State of Minnesota, described as follows:

All that part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 113 North, Range 36 West described as follows, to wit: Beginning at the Northeast corner of the Northwest Quarter of said Section 35; thence on an assumed bearing of North 89°03'19" West along the North line of said Section 35 for 726.00 feet to the Northwest corner of the Plat of Lot A of the Northeast Quarter of the Northwest Quarter of said Section 35; thence South 0°56'41" West along the West line of said Plat for 213 feet; thence South 89°03'19" East along the South line of said Plat for 180.00 feet; thence South 0°56'41" West for 25.12 feet; thence South 89°03'19" East for 180.00 feet; thence North 0°56'41" East for 15.12 feet; thence South 89°03'19" East for 368.06 feet to the East line of the Northwest Quarter of said Section 35; thence North 0°25' East along the east line of the Northwest Quarter for 223.01 feet to the point of beginning, containing 3.74 acres, more or less.

A public hearing thereon will be held before the Redwood County Board of Adjustment on Monday, June 17, 2024, at 8:15 a.m. at the proposed project site, 31358 350th St., Redwood Falls.

Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors, and the municipal council of any municipality within two (2) miles of the affected property.

If you have any questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at Environmental@co.redwood.mn.us, or by mail at *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283*, and/or attend the public hearing at the time and date set forth in the *Notice of Public Hearing*.

enclosure

Redwood County Government Center - Environmental Department
P.O Box 130 Redwood Falls, MN 56283
(507) 637-4023 redwoodcounty-mn.us Environmental@co.redwood.mn.us

County of Redwood

In the Matter of the Application of Sheldon)
Logan and Carrie Logan for a Variance to)
Redwood County Ordinance)

NOTICE OF PUBLIC HEARING

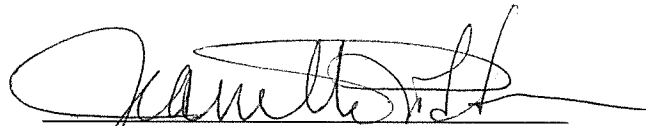
An *Application for Variance* has been filed by Sheldon and Carrie Logan requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a structure and the ordinary high water mark of a stream, set forth in Title XV, Section 153.246. The variance request is for the construction of an addition to the existing residential dwelling on property situated in the County of Redwood, State of Minnesota, described as follows:

All that part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 113 North, Range 36 West described as follows, to wit: Beginning at the Northeast corner of the Northwest Quarter of said Section 35; thence on an assumed bearing of North 89°03'19" West along the North line of said Section 35 for 726.00 feet to the Northwest corner of the Plat of Lot A of the Northeast Quarter of the Northwest Quarter of said Section 35; thence South 0°56'41" West along the West line of said Plat for 213 feet; thence South 89°03'19" East along the South line of said Plat for 180.00 feet; thence South 0°56'41" West for 25.12 feet; thence South 89°03'19" East for 180.00 feet; thence North 0°56'41" East for 15.12 feet; thence South 89°03'19" East for 368.06 feet to the East line of the Northwest Quarter of said Section 35; thence North 0°25' East along the east line of the Northwest Quarter for 223.01 feet to the point of beginning, containing 3.74 acres, more or less.

It is hereby ordered that a Public Hearing thereon will be held on Monday, June 17, 2024, at 8:15 a.m. before the Redwood County Board of Adjustment at the proposed project site, located at 31358 350th St., Redwood Falls, MN 56283.

If you have any questions regarding this matter, please contact the Redwood County Environmental Office by telephone at (507) 637-4023, via email at environmental@co.redwood.mn.us, or in writing at the following address: *Redwood County Environmental Office, P.O. Box 130, Redwood Falls, MN 56283.*

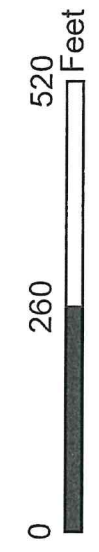
DATED: May 30, 2024



Jeanette Pidde
Land Use and Zoning Supervisor
Redwood County Environmental Office



Parcel ID: 52-035-2060



Variance Notification Area:
500 feet from selected parcel

Parcel ID	NAME	Address	CITY	STATE	ZIP
527200320	CASTLE/STEVEN M	31085 349 ST	REDWOOD FALLS	MN	56283-2591
520264040	DAHMS/GARY & BARBARA	PO BOX 158	REDWOOD FALLS	MN	56283
520352180	LARSON/SCOTT C	34752 CO HWY 17	REDWOOD FALLS	MN	56283
520352060	LOGAN/SHELDON & CARRIE	31358 350 ST	REDWOOD FALLS	MN	56283
520263020	PANITZKE/ROGER S	20075 PRIEST POINT RD	GLENWOOD	MN	56334-3326
527200120	SOMMERS/JASON J & BRENDA L	31018 349 ST	REDWOOD FALLS	MN	56283
520352100	STEFFL/CHARLES B	34926 CO HWY 17	REDWOOD FALLS	MN	56283
520352020	STEGNER/ROBIN G	34752 CO HWY 17	REDWOOD FALLS	MN	56283
527200340	VENABLE/WINSTON & ROSEANNE	31049 349 ST	REDWOOD FALLS	MN	56283-2591
	DELHI TOWNSHIP	c/o CARRIE WERNER, CLERK	REDWOOD FALLS	MN	56283
	CITY OF REDWOOD FALLS	c/o Keith Muetzel, Administrator	REDWOOD FALLS	MN	56283