

Land Use Application Information  
8126 Hill Trail N Lake Elmo  
Prepared by Tim & Lacey Mercil

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MAR 29 2019  
CITY OF LAKE ELMO

a. A list of all current property owners

**Mike & Ruth Schrantz – Current Owners/Sellers**  
**Tim & Lacey Mercil - Buyers**

b. Legal description of the property:

**Lots 519, 520, 521, 522, 523, 616, 617, 618, 619 and 620 Part of vacated Beach lane, lane's Demontreville County Club Section 9, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota**

**Parcel ID: 09.029.21.22.0008**  
**Parcel Size: .452 Acres / 19,712 sq. ft**

c. State the provision(s) of the Lake Elmo City Code for which you seek a variance. *(For example, Section 300.07 Zoning Districts, Subd (4b3) – Minimum District Requirements)*

**Build home on .452 acres rather than 1.5 acres**  
**Build home with impervious surface area of:**

<b>House &amp; Entry</b>	<b>= 1,360 / 6.9%</b>
<b>Driveway</b>	<b>= 2,076 / 10.5%</b>
<b>Retaining Walls</b>	<b>= 299 / 1.5%</b>
<b>Totals</b>	<b>= 3,735 s.f and/or 18.9%</b>

d. A specific written description of the proposal and how it varies from the applicable provisions of Lake Elmo Code.

**Request for construction of a single-family home with a foundation size of: 1,360 on a lot that is .452 acres - which is below the 20,000 s.f minimum lot size**

e. A narrative regarding any pre-application discussions with staff, and an explanation of how the issue was addressed leading up to the application for a variance.

**Prior to submission of the application owners Ruth & Mike Schrantz & Tim Mercil met with Planning director: Ben Prchal on January 4th & March 22nd 2019 to gain guidance on the variant procedure to initiate a new build on the property.**

f. Explain why the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration.

**Need to purchase land from current owners. Purchase is contingent on getting a variance. All adjacent lots already have homes so no adjacent vacant land**

g. Explain why the plight of the landowner is due to circumstances unique to the property and not created by the landowner.

**The lot will not be marketable if a house cannot be built on it.**

h. Justify that the granting of the variance would not alter the essential character of the neighborhood.

**Granting the variance would not alter the essential character of the neighborhood as one adjacent house (8130 Hill Trail N) is on .38 acres while the other adjacent house (8120 Hill Trail N) is on .76 acres. The subject lot of .452 acres is comparable in size to all other homes in the immediate area. A new septic of more current design would probably exceed the performance of the older neighboring systems.**