Board of Adjustment
March 26, 2026
VAR-26-003

POPECOUNTY MINNESOTA

S:\3. BOA-PAC\2026\3. 26 March 2026\5. BOA - 4 Items\1. 08-0137-105 Johnson VAR-26-003\3. Staff Report\BOA V.B.1. Johnson - VAR-26-003 - Staff Report.docx

STAFF REPORT

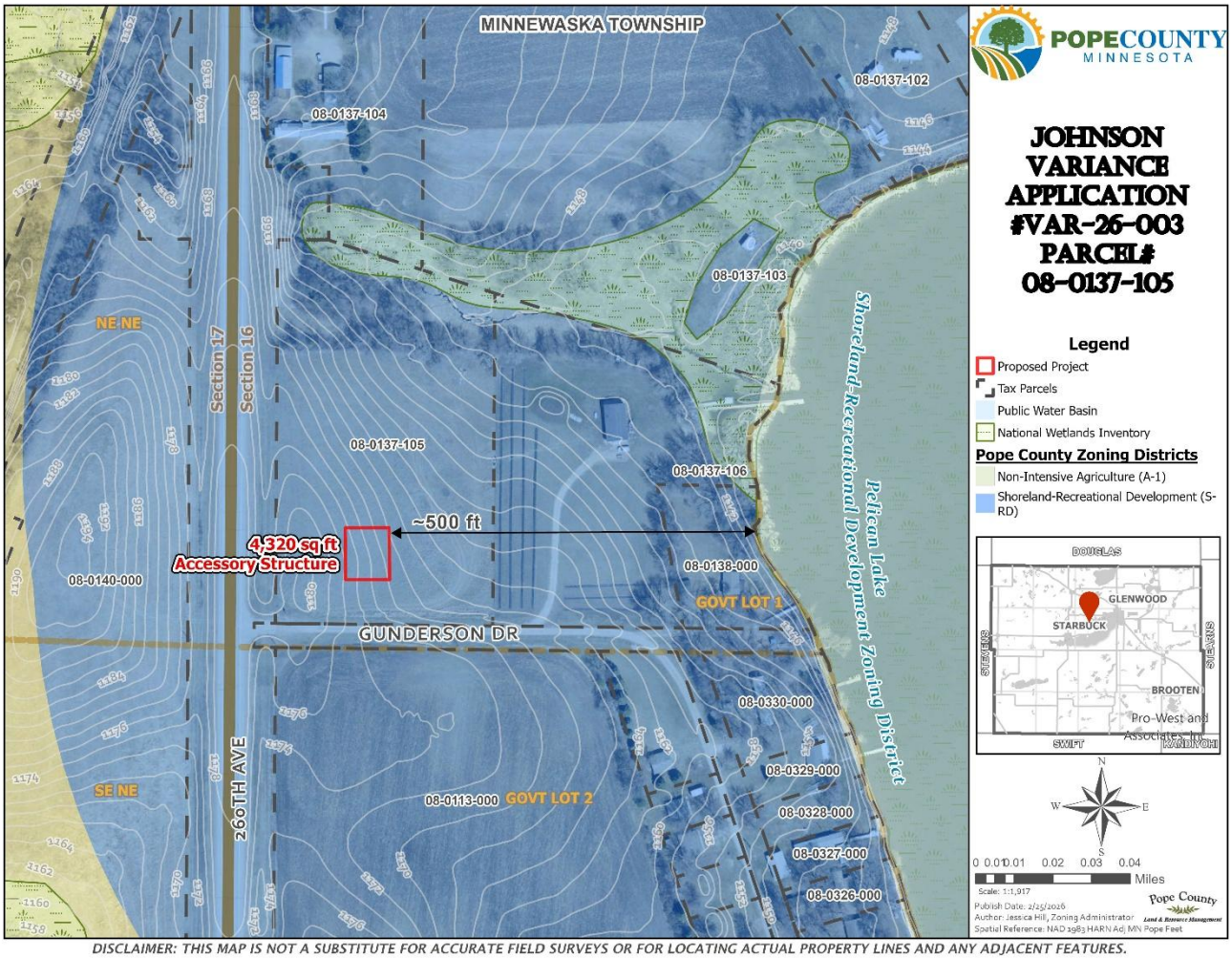
Applicant Information

Applicant: Tom and Tracy Johnson

Application: Variance (VAR-26-003)

Zoning: Shoreland-Recreational Development (S-RD)

Location: Lot 5 Block 1, Pelican Lake Meadows, Section 16, Township 125 (Minnewaska), Range 38, Pope County, Minnesota.



DISCLAIMER: THIS MAP IS NOT A SUBSTITUTE FOR ACCURATE FIELD SURVEYS OR FOR LOCATING ACTUAL PROPERTY LINES AND ANY ADJACENT FEATURES.

Background

The applicant is requesting a variance to allow the construction of a 4,320 square foot (personal storage) structure, in Minnewaska Township. The subject property is located approximately 500 feet from the Ordinary High Water Level (OHWL) of Pelican Lake, which is classified as a Recreational Development Lake.

Pursuant to Pope County Land Use Controls Ordinance Section 4.6.13, and shown below in Table 1, accessory structures located within the 4th Range (500 feet or more from the OHWL) in a S-RD zoning district are limited to a maximum allowed footprint of 4,000 square feet and a maximum sidewall height of 14 feet.

The proposed structure exceeds the maximum allowed footprint by 320 square feet. Therefore, a variance is required.

Applicable Statutes

Local Ordinance

- Pope County Land Use Controls Ordinance
  - Section 4.6 Shoreland District Regulations
    4.6.13 Accessory Structures
    A. The following table provides dimension and location requirements per range as demarcated below, for accessory structures to be located in a Shoreland zoning district.

Table 1: Accessory Structure Performance Standards

		1st Range	2nd Range	3rd Range	4th Range
Required OHWL Setbacks per zone (ft)	***S-GD***	75-149 ft	150-224 ft	225-499 ft	500+ ft
	S-RD	100-199 ft	200-299 ft	300-499 ft	500+ ft
	S-NE	200-399 ft	400-499 ft	500+ ft	
	S-RS	150-299 ft	300-500 ft	*	*
Maximum Footprint (sq ft)		1,000 sq ft	2,000 sq ft	3,000 sq ft	4,000 sq ft
Maximum Sidewall Height (ft)		12 ft	14 ft	14 ft	14 ft

**Outside of the shoreland zoning district boundary (1,000 ft from OHWL in S-GD, S-RD, S-NE and 500 ft from OHWL in S-RS), structure size is limited by the applicable zoning district performance standards.*

- Section 11.6 Variance from Standards

State Statute/Rule

- Minnesota Statutes, Chapter 394 Planning, Development, Zoning *(enabling legislation)*
  - Section 394.27 Subdivision 7 *Variances; practical difficulties*
- Minnesota Administrative Rules, Chapter 6120, *Shoreland and Floodplain Management*
  - Part 6120.3300 Zoning Provisions
  - Part 6120.3900 Subpart 3 Variances: *Variances may only be granted in accordance with Minnesota Statutes, chapters 394 or 462, as applicable. They may not circumvent the general purposes and intent of the official controls. No variance may be granted that would allow any use that is prohibited in the zoning district in which the subject property is located. Conditions may be imposed in the granting of variances to ensure compliance and to protect adjacent properties and the public interest. In considering variance requests, boards of adjustment must also consider whether property owners have reasonable use of the lands without the variances, whether existing sewage treatment systems on the properties need upgrading before additional development is approved, whether the properties are used seasonally or year-round, whether variances are being requested solely on the basis of economic considerations, and the characteristics of development on adjacent properties.*

Staff Comments

Staff offers the following comments for consideration:

Zoning Compliance

The property is within the S-RD zoning district and falls within the 4th range (≥500 feet from OHWL). The maximum permitted accessory structure size is 4,000 square feet. The applicant proposes a 4,320 square foot structure, which exceeds this standard.

Neighborhood Character and Development Pattern

When looking in the neighborhood within 500 feet of the proposed structure, approximately half of the structures are residential and the other half appear to be accessory structures. The accessory structures within the area are significantly smaller than the proposed structure. The largest identified accessory structure in the vicinity is approximately 2,100 sq ft and is located over 647 ft from the OHWL of Pelican Lake. The average structure size in the area is approximately 1,188 sq ft.

Table 2: Parcels within 500 feet of Proposed Structure

Parcel	Size	Structure Type	Distance to OHWL
08-0137-106	1,440 sq ft	Residential	130 ft
08-0138-000	774 sq ft	Residential	37 ft
	235 sq ft	Accessory	103 ft
08-0330-000	1321 sq ft	Residential	80 ft
08-0480-000	805 sq ft	Accessory	242 ft
08-0329-000	890 sq ft	Residential	46 ft
08-0479-000	800 sq ft	Accessory	241 ft
08-0478-000	940 sq ft	Accessory	240 ft
08-0137-103	256 sq ft	Accessory	68 ft
08-0137-104	2,100 sq ft	Accessory	647 ft
	1,258 sq ft	Accessory	740 ft
	1,460 sq ft	Residential	668 ft
	3,164 sq ft	Residential	752 ft
Average:	**1,187.9 sq ft**	**-**	**307 ft**
PROPOSED			
08-0137-105	4,320 sq ft	Accessory	~500 ft

The proposed structure is approximately twice the size of the largest nearby accessory structure and more than three times the average structure size in the surrounding area. This indicates that the proposed structure is substantially larger in scale than existing development and is not consistent with the established pattern of accessory structures in the neighborhood.

Prior Land Use Actions

In June 2023, a Conditional Use Permit request for a 7,200 sq ft accessory structure on the subject parcel was denied by the Board of County Commissioners due to concerns regarding scale and compatibility with the surrounding area. While a Conditional Use Permit and a variance involve different legal standards, this prior action reflects ongoing concerns related to structure size and neighborhood character.

Comprehensive Plan Consistency

Based on Minnesota Statute 394.27 Subd. 7: A variance may be granted if it is in harmony with the general purposes and intent of the official control and when the variance is consistent with the comprehensive plan. The Comprehensive Plan supports protection of shoreland resources, maintenance of rural and recreational character, and orderly development patterns. Limiting the size of accessory structures in shoreland areas is consistent with these goals.

Staff Analysis

Approval of a structure that deviates from the established size limits and surrounding development pattern may be inconsistent with these objectives.

Practical Difficulty Analysis

A variance may be granted if enforcement of the zoning ordinance as applied to a particular piece of property would cause the landowner "practical difficulties." The standard for establishing a Practical Difficulty is as follows:

1. **Reasonableness**

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowner would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean the land cannot be put to any reasonable use whatsoever without the variance. For example, this variance application is for the location/construction of an accessory structure that is larger than the minimum specified size standard for an accessory structure. The question to be considered is: whether the proposed accessory structure is a reasonable use.

Staff Analysis

The construction of an accessory storage structure is a reasonable use of the property. However, no evidence has been provided demonstrating that a conforming structure of up to 4,000 square feet would not allow reasonable use of the property.

The request represents an increase beyond the maximum permitted size rather than a limitation preventing reasonable use. Therefore, the need for a variance is not supported by evidence of practical difficulty related to reasonable use.

2. **Uniqueness**

The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a structure to be larger than the standard size allowed in close proximity to a lake designated as Shoreland-Recreational Development, the focus of this factor is whether there is anything physically unique about the particular piece of property, such as an irregular parcel shape or sloping topography or other natural features like wetlands or trees that prevent the structure from being sized and located in compliance.

Staff Analysis

Staff has not identified any physical characteristics unique to the property that would prevent compliance with the ordinance standards. The parcel does not appear to have irregular shape, topographic constraints, or environmental limitations that would necessitate a larger-than-permitted structure.

The request appears to be based on preference or desired building size rather than conditions unique to the land.

3. **Essential Character**

The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area. For example, when thinking about this variance for the locating/construction of an accessory structure larger than the minimum specified, how will the proposed structure and its location look when compared to others in the neighborhood, and if that fits in with the character of the area.

Staff Analysis

The surrounding area consists of a mix of residential and accessory structures associated with recreational and agricultural uses. Accessory structures in the area are consistently smaller in scale.

Given that the proposed structure is significantly larger than surrounding structures, approval of the variance would introduce a structure that is out of scale with the neighborhood and could alter the essential character of the locality.

Staff Recommendation

Having reviewed and considered the application, local ordinances, and state statutes, staff has not found evidence a practical difficulty has been established. Specifically:

- The request is not supported by a demonstrated practical difficulty;
- No unique physical circumstances have been identified; and
- The proposal is inconsistent with the character of the surrounding area.

Therefore, based on the considerations outlined above, denial of the application is warranted.

However, the public hearing and testimony from the applicant may reveal additional facts not yet evident in the record for consideration by the Board of Adjustment. In the event the Board of Adjustment approves the variance, staff recommends the following conditions be imposed:

1. Vegetative screening shall be installed and maintained to mitigate visual impacts from adjacent roadways.
2. The applicant shall obtain an E911 address in accordance with the County ordinance.
3. Prior to any construction activity, the applicant shall secure all necessary permits from County and State agencies.
4. County staff may enter the property at reasonable times and in a reasonable manner to verify compliance with these conditions and all other applicable statutes, rules and ordinances.

Staff Findings

Based upon the information available at the time of writing of this report, Staff proposes the following findings of fact for consideration by the Board of Adjustment. These findings may be amended based upon additional information gathered during the public hearing and discussion process.

1. **Variance request consistent with purposes and intent of the official controls and the comprehensive plan:**

   Finding: The Minnesota DNR Shoreland Rules Ch 6120 as well as the Pope County Land Use Controls Ordinance regulate the location of accessory structures in shoreland designated areas. The purpose of the requirements is to maintain neighborhood character and aesthetics as well as for the protection of surface water resources and personal property.

   The variance is not consistent with the purposes and intent of the Shoreland Ordinance, which aims to regulate structure size and protect the character of shoreland areas.

2. **Use of property/structure is a reasonable use:**

   Finding: A reasonable use of the property exists without the variance, as an accessory structure up to 4,000 square feet is administratively permittable.

3. **Character of locality and detriment to neighboring properties:**

   Finding: The proposed structure is significantly larger than surrounding accessory structures and would alter the essential character of the locality.

4. **Plight of the landowner is due to circumstances unique to the property and not self-created:**

   Finding: The need for the variance is not due to circumstances unique to the property, as no physical constraints preventing compliance have been identified.

REPORT APPENDIX

- **Routing Sheet** *(Comments, concerns and conditions)*
- **Public Notice**
- **Supplemental Information**
  - **Attachment 1:** *Variance Application (Tom & Tracy Johnson, 11 February 2026)*
  - **Attachment 2:** *Submitted Site Plan (Tom & Tracy Johnson, 11 February 2026)*
  - **Attachment 3:** *Building Plans (Morton Buildings, 28 January 2026)*

Routing Sheet

Comments, Concerns and Conditions

Agency	
MN DNR	*COMMENTS: The county recently amended the standards of accessory structures as a way to provide higher standards and to control the size and location of accessory buildings within Shoreland. The proposal is a new storage structure on an undeveloped lot. The structure size limit is 4,000 square feet when placed 500 feet or more from a GD lake. It seems feasible and reasonable to reduce the size of the building to meet the required standard. Note the application mentions a septic holding tank and an easement for well water.* *PROPOSED CONDITIONS: If it is found that there is sound justification for the variance, it is recommended that vegetation screening from the adjacent roadways be required.*
SWCD-Pope	No comment received.
County Department	
Attorney	No comment received.
E911 Rural Addressing	*COMMENTS: The Pope County E911 Rural Addressing Ordinance, Section 2.2.B. states, "Notice of New Construction. Every owner of real property in Pope County on which a structure is erected or placed after the effective date of this Ordinance shall notify the PCRA of the structure and obtain an E-911 address to be displayed as required per this ordinance."* *PROPOSED CONDITIONS: Applicant must apply for an E911 address in accordance with the Pope County E911 Rural Addressing Ordinance, Section 2.2.B.*
Engineer	*COMMENTS: I have no concerns with the proposed building location relative to the County Highway.* *PROPOSED CONDITIONS: None*
WCA Officer	*COMMENTS: Based on the information provided, the proposed location for the shed is far enough away from the wetland on the property that there should be little or no impact. I have no concerns from a WCA standpoint.*
Township	
Minnewaska	No comment received.

Other Comments Received

Written/Email Comments*:*

1. *Public Comments Received 10 March 2026:*

Name: John Bodger

Favorability: None stated

Comment: *Thanks, Leigh, for the information. Just want to make sure if this variance size for an accessory building is approved on a 3+ acre lot that everyone else in this zone can build the same size building once this precedence is set, John.*

Public Notice

POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE
GLENWOOD, MINNESOTA 56334
(320) 634-7791

POPE COUNTY BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING FOR
VARIANCE REQUEST

Notice is hereby given that a Public Hearing will take place in conjunction with the Board of Adjustment meeting to be held at 6:00 pm or shortly thereafter on Thursday, March 26th, 2026 in the Pope County Courthouse, 3rd Floor Board Room, to consider the following variance request.

Description of Request: Variance hearing on the application by Tom and Tracy Johnson (VAR-26-003, Parcel#08-0137-105), if granted would allow applicants relief from the accessory structure performance standard in a Shoreland-Recreational Development (S-RD) zoning district per section 4.6.13.A of the Pope County Land Use Controls Ordinance.

Legal Description/Site Location: Lot 5 Block 1, Pelican Lake Meadows, Section 16, Township 125 (Minnewaska), Range 38, Pope County, Minnesota.

Public participation will include an opportunity to:

1) submit written concerns and comment prior to the scheduled meeting. All such communications will be shared with the Board of Adjustment prior to or during the meeting;
2) submit concerns and comments via Pope County's Public Comment web map, go to https://www.popecountymn.gov, at the top of the page hover over Government, then under Board of Adjustment/Planning Advisory Commission, select Submit a Public Comment or type in the following link to access the Public Comment web map: (https://popecounty.maps.arcgis.com/apps/webappviewer/index.html?id=22a203912a864a77b4cdabe672e35e3f)
3) opportunity to review the staff prepared report via Pope County website;
4) observe and/or participate by providing verbal comments in the Public Hearing portion of the Board of Adjustment meeting.

Interested parties and citizens may contact the Land and Resource Management office for further information as to how to participate in the meeting. ***Notices of Decision*** *will be posted* ***online*** *shortly after decision making at the following Pope County webpage:*

- *https://www.popecountymn.gov/land-resource-management/boa-pac-notices-of-decision/*

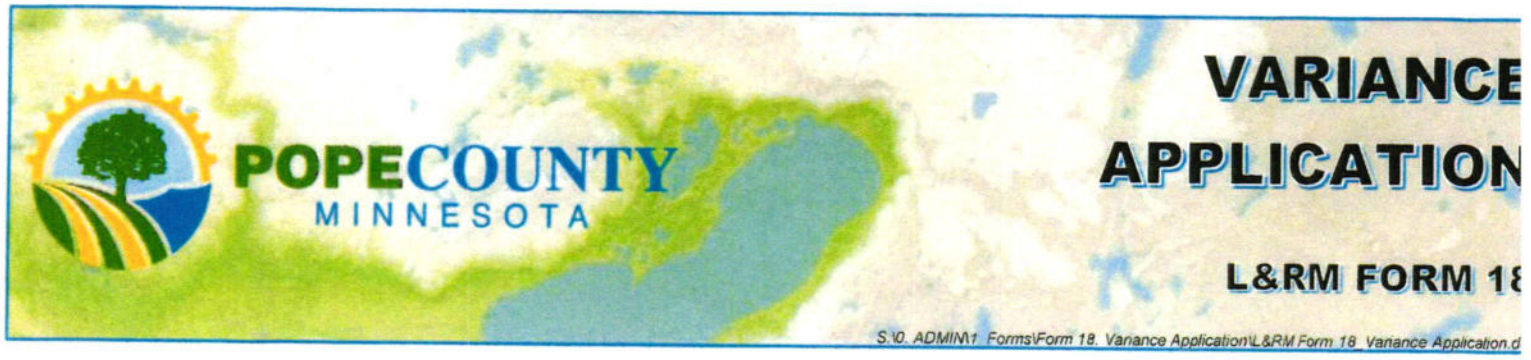
Thank you for your patience and consideration in this matter.

Dated: March 6, 2026
By: Jessica Hill, Zoning Administrator, Land & Resource Management

Supplemental Information

Supplemental Information Attachment 1:

Variance Application
(Tom & Tracy Johnson, 11 February 2026)



VARIANCE APPLICATION VAR-26-003

A variance allows a modification or variation of the provisions of the Pope County Land Use Controls Ordinance where it is determin that, by reason of exceptional circumstances, the strict enforcement of any provision of the ordinance would cause the landowr "practical difficulty" (see Practical Difficulty Test on the following page).

Variances from official zoning controls are defined under Minnesota Statute 394.27 and require the landowner to prove the prope could not otherwise be used or enjoyed in the proposed way by complying with the Pope County Land Use Controls Ordinance a there will be no negative impact on surrounding properties.

Prior to submission of this application, please discuss your variance request with the Land and Resource Management department

Applicant Information

Applicant Names	Tom & Tracy Johnson
[redacted]	

Property Description

Property Address	None Assigned - 260th Avenue										City	Glenwood		State	MN	Zip	56334
Township Name	Minnewaska										Section	16		Twp	125	Range	38
Parcel No.	0	8	-	0	1	3	7	-	1	0	5	Associated Parcel No.		-		-	

Project Narrative

What is the variance application for?	320 square foot variance in proposed storage building

Provide written justification for request including discussion of how any potential conflicts with existing nearby land uses will be minimized:

The proposed 60' x 72' storage building represents less than 3% of the total property area and will be used solely for private storage on Parcel 08-0137-105, which we have owned and maintained since 2023. The requested 320 square foot variance (approximately 8%) allows for doors on both the east and west sides, providing safe and efficient pass-through access for parking a pontoon and trailer and for storing personal vehicles. Given our advancing age and recent health challenges, this design reduces difficult maneuvering and supports safer, more practical use. The structure will be located on the southwest portion of the property, with substantial setbacks from County Road 31, Gunderson Drive, and the lakeshore. Visual and environmental impacts will be minimal, with low-impact lighting and no increase in noise, traffic, or activity. To further reduce visual impact, we will work with Pope Soil & Water to plant two rows of evergreen trees along the east side following construction, ensuring consistency with surrounding aesthetics, environmental standards, and the existing character of the area. We are also coordinating with our neighbor regarding well easement use and working with a licensed septic designer and Lundblad Brothers on the proper installation of a holding tank to ensure regulatory compliance.

Practical Difficulty Test

A variance may be granted if enforcement of the zoning ordinance as applied to a particular piece of property would cause t landowner "practical difficulties." There is a three factor test for establishing practical difficulties. If the applicant does not satisfy three factors of the test, then the variance should not be granted.

1. *Reasonableness*

The first factor is that the property owner proposes to use the property in a reasonable manner. This factor means that the landowr would like to use the property in a particular reasonable way but cannot do so under the rules of the ordinance. It does not mean th the land cannot be put to any reasonable use whatsoever without the variance.

2. *Uniqueness*

The second factor is that the landowner's problem is due to circumstances unique to the property not caused by the landowner. T uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not persor characteristics or preferences of the landowner.

3. *Essential Character*

The third factor is that the variance, if granted, will not alter the essential character of the locality. Under this factor, consider wheth the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

Questions	Yes/No
Does your project satisfy all three factors of the Practical Difficulty Test?	Yes
Please state how your project satisfies all three factors in the space provided below:	

Reasonableness
The proposed 60'x 72' private storage building represents less than 3% of the property and will be used solely for personal storage of vehicles and recreational equipment. The requested 320 sq. ft. variance (approximately 7%) is necessary to allow doors on both the east and west sides, providing safe and efficient pass-through access for parking a pontoon, trailer, and personal vehicles. Without the variance, the property owner is restricted from a reasonable and practical use of the site.

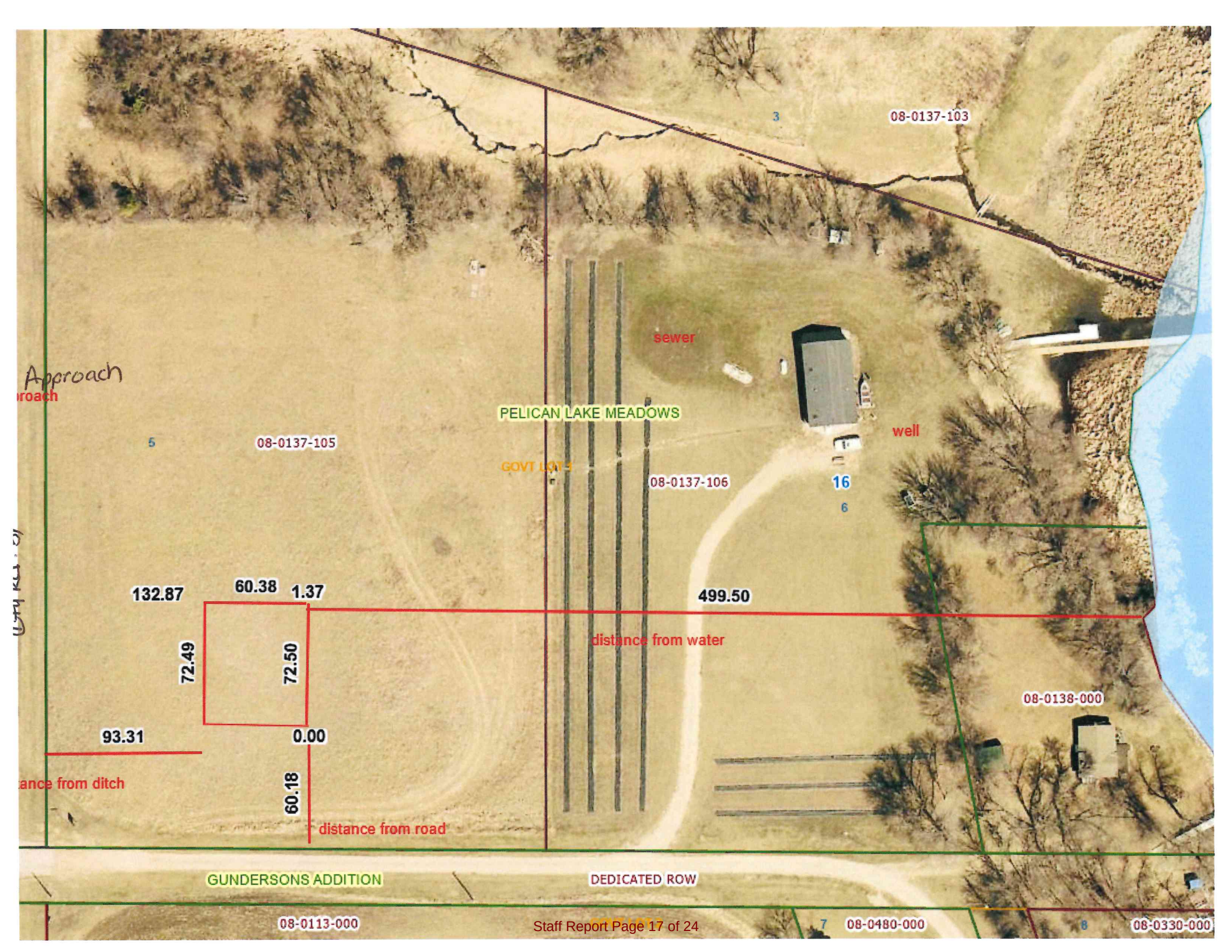
Uniqueness
The need for the variance is based on physical constraints of the regulations, specifically alloted square footage. The variance allows the structure to be properly sited while respecting setbacks, neighboring properties, and existing site features.

Essential Character
Granting the variance will not alter the essential character of the area. The building will be located on the southwest portion of the property, set back from County Road 31, Gunderson Drive, and the lakeshore. Visual and environmental impacts will be minimal, with evergreen screening planned along the east side, low-impact lighting, and no increase in noise, traffic, or activity. The structure will be orderly, well maintained, and designed to ensure it blends seamlessly with the natural surrounding landscape and the character of the area.

Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov

Supplemental Information Attachment 2:

Submitted Site Plan
(Tom & Tracy Johnson, 11 February 2026)


3
08-0137-103
sewer
Approach
roach
PELICAN LAKE MEADOWS
well
5
08-0137-105
GOVT LOT 5
08-0137-106
16
6
132.87
60.38
1.37
499.50
distance from water
72.49
72.50
08-0138-000
93.31
0.00
ance from ditch
60.18
distance from road
GUNDERSONS ADDITION
DEDICATED ROW
08-0113-000
7
08-0480-000
8
08-0330-000

Supplemental Information Attachment 3:

Building Plans
(Morton Buildings, 28 January 2026)

Change Order Scope of Work

Owner and Morton have entered into a Construction Agreement ("Agreement") that includes a Scope of Work ("SOW") that describes the specific details of the Project to be completed. Due to material revisions to the Project, Owner and Morton hereby agree that the original SOW shall be deleted and replaced with the following new SOW:

Scope Of Work

Building Use: Suburban - Storage

Style	Width	Height	Length	Truss Spacing	Roof Pitch	Lower Chord	Peak Height	Soffit Height
306	60'	14' 4"	72'	7.5'	4/12	1/12	25' 10.5"	13' 3"

Foundation
Morton Foundation System - MFS Concrete Columns In Ground. Morton Buildings, Inc. exclusive foundation system. Reinforced precast concrete column with an internal threaded adjustment bracket set in a readi-mix poured footing set below frost depth or a minimum of 4'-0" below building grade. Fastened to a laminated wood column with an internal column connector bracket.

Treated Wood splashboard system.

Siding
East, North, South, West wall(s) Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 (Fastened with Stainless Steel Screws) (Includes Building Wrap Under Hi-Rib Steel)

Wainscot
South, East, North, West with 36" tall Fluoroflex™ 1000 Hi-Rib Steel Minimum .019 wainscot (Fastened with Stainless Steel Screws) (Includes Building Wrap Under Hi-Rib Steel)

Protective Liner
South, East, North, West wall(s) with 7/16" thick OSB by approx. 32" tall Protective Liner

Roof
Hi-Rib Steel Minimum .019 (Fluoroflex™ 1000) (Fastened with Stainless Steel Screws) with Vent-A-Ridge Filler strips added under ridgecap at peak.

Overhangs
South, North wall(s) 2' Wide Vented Sidewall Overhang with 24" Deep fascia Hi-Rib Steel finish, 5" Gutters and 3"x4" Downspouts, with elbows at base and 10' Extensions
East, West wall(s) 2' Wide Non Vented Endwall Overhang with 24" Deep fascia Hi-Rib Steel finish

Snow Retainers
22 LF of (3) rows of Aluminum Snow Retainers on North side
22 LF of (3) rows of Aluminum Snow Retainers on South side

Cupolas
One, 3' 6" Square Cupola, Closed Base, With (4) black windows with 'M' 30" Weathervane

Walk Doors
One, 3' x 6'8" 9 Lite 2 Panel tempered glass in Fibersteel Walk Door(s) in swing left hinge with keyed lever lockset, single cylinder deadbolt (Location A)

Windows
Six, 4'4" x 2'9" Pella Impervia Sliding Window(s) with low E glass with argon (Location B)

Overhead Door Opening
Two, 20'0" x 11'11" Overhead Door Opening (Requires a minimum 20' 2" X 12' panel), OHD/Operator requires 1' 10" Headroom, Available Headroom is 2' 2" (Location E)
One, 20'0" x 13'11" Overhead Door Opening (Requires a minimum 20' 2" X 14' panel), OHD/Operator requires 1' 9" Headroom, Available Headroom is 1' 9" (Location F)

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Eyebrows
One, 25 lineal feet of coverage, 2' wide Eyebrow, 6" fascia and 10/12 roof pitch, 14' 10" grade to soffit
Start eyebrow on West wall 17.5 feet from left edge of building for 25 feet
Start of eyebrow Straight and end of eyebrow Straight
Roof of eyebrow to be Fluoroflex™ 1000 Hi-Rib Steel
without Gutter
With 2' Cedar Corbel at each end (Location D)

Energy Performer
4320 sq. ft Ceiling Finish with Hi-Rib Steel (.019 CQ Fluoroflex 1000 Solid) Fastened to Lower Chord of Truss with Painted Steel Screws, 4 Mil Vapor Retarder and Air Deflector at Eaves Between Trusses

Interior Wall with 7/16" Thick Primed Smart Panel with 8" On Center Grooves, Wood Grain (SmartPanel Requires Painting by Customer) From top of Floor up to 8' Height, Acoustical Hi-Rib Steel (.019 Fluoroflex 1000) From Top of SmartPanel to Ceiling, Acoustical Hi-Rib Steel Fastened to Nailers with Painted Steel Screws, Wall Cavity is Insulated with 9" Fiberglass Insulation, 4 Mil Vapor Retarder and 4 Mil Black Vapor Retarder behind Acoustical Steel

72' long, on South wall starting @ 0'

60' long, on East wall starting @ 0'

72' long, on North wall starting @ 0'

60' long, on West wall starting @ 0'

Subcontracts
Overhead doors to include:
20'2 x 14 Raynor M200C Door
2" thick steel back thermal door, r value 18
trinar paint
insulated windows
standard headroom (15'10" minimum floor to obstruction) - 3" angle mount track
w/ 14' TDC12S1 operator w/ 3 button station, photoeyes and 2 remotes

(2) 20'2 x 12 Raynor M200C Door
2" thick steel back thermal door
trinar paint
1 row of insulated windows
3" angle mount standard headroom track (13'6" minimum floor to obstruction)
w/ commercial trolley chain drive operator w/ 3 button station, photoeyes and 2 remotes

Install 4320 Sq Ft of R-50 fiberglass blown-in insulation in the attic area of the 60' x 14'4" x 72' Morton Building. Under no circumstances will blown-in cellulose be allowed.

Additional Information

- The owner will provide a Geotechnical Report.
- Until the Geotechnical Report is completed the structural footings will be engineered with a presumed soil bearing capacity of 2700 psf.
- If the Geotechnical Report includes recommendations beyond the scope of work a scope change will be required.

Owner agrees that the Project will be completed in accordance with the SOW included in this Change Order. All other terms of the Agreement shall remain unchanged.

Supplemental Terms and Conditions

- Copper is a Fluoroflex 1000 Paint: NOT REAL COPPER METAL.
- Measurements provided relating to the Project and included as part of the Scope of Work are approximate in nature and actual size may vary. If Owner requires specific clearances or other measurements in any portion of

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the Project, those requirements must be communicated to Morton and included in the Scope of Work.

Initials: _____

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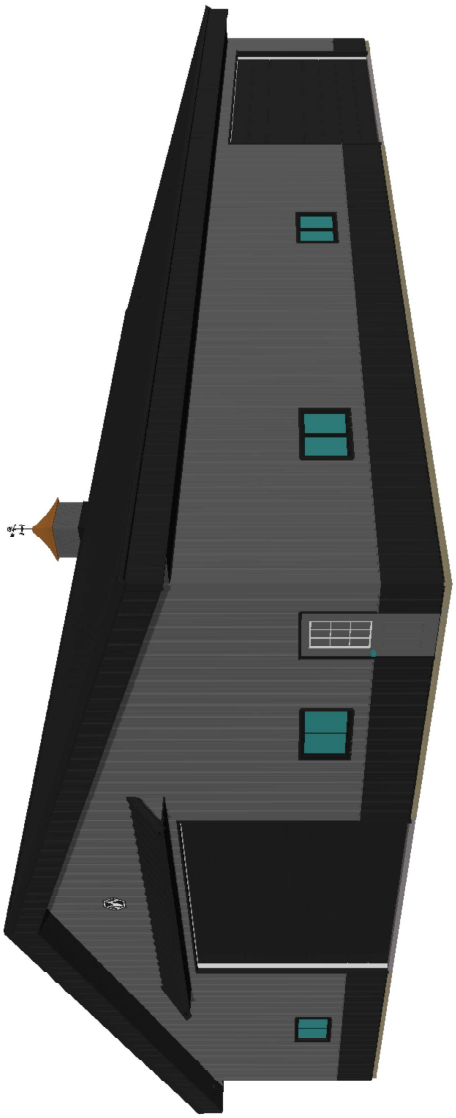
306 60'x14' 4"x72' South and West Walls



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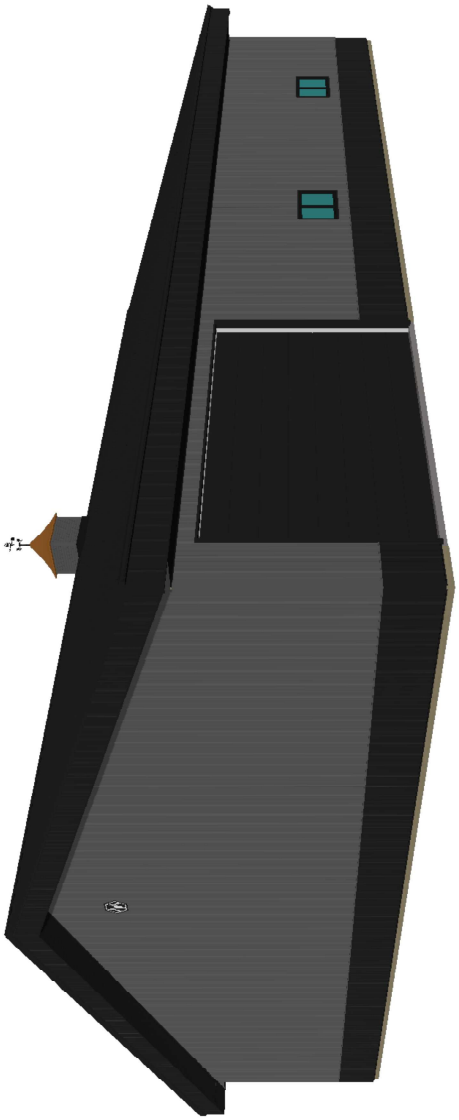
306 60'x14' 4"x72' East and North Walls



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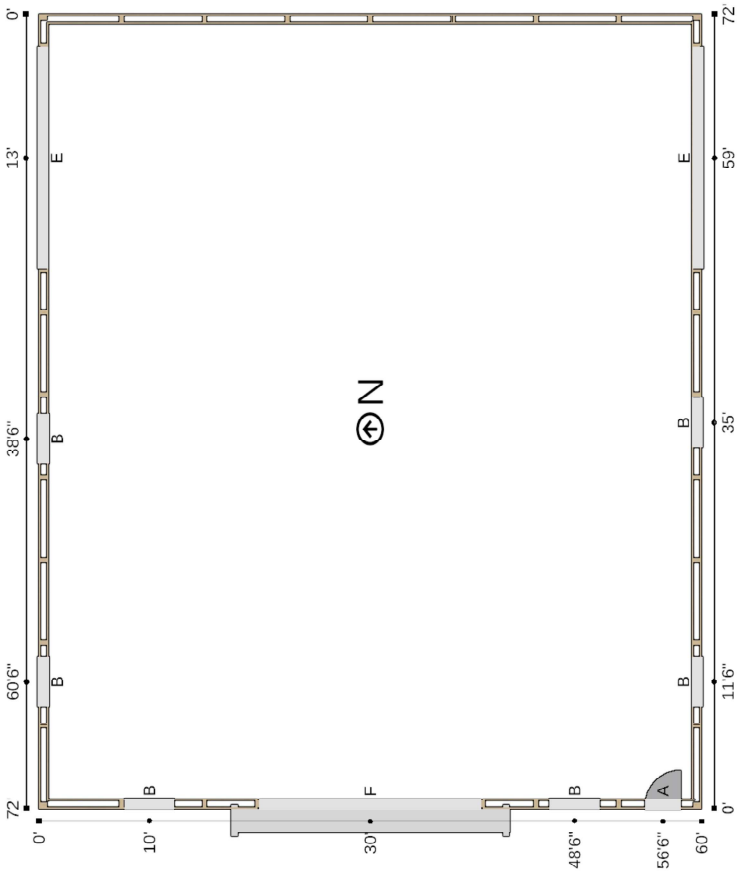
306 60'x14' 4"x72' (#1) Column Plan



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