Board of Adjustment
March 26, 2026
VAR-26-006

POPECOUNTY MINNESOTA

S:\3. BOA-PAC\2026\3. 26 March 2026\5. BOA - 4 Items\4. 08-0279-000 Long ROW VAR-26-006\3. Staff Report\BOA V.B.4. Long ROW - VAR-26-006 - Staff Report.docx

STAFF REPORT

Applicant Information

Applicant: Jeremy Long

Application: Variance (VAR-26-006)

Zoning: Shoreland-General Development (S-GD)

Location: Lot 2, Fosse's Subdivision of Government Lot 4, Section 20, 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 requests a variance to reconstruct a residential structure closer to the road Right-of-Way (ROW) of Sunny View Drive than permitted.

- Required road ROW setback: 40 feet
- Lot of Record setback requirement: 20 feet
- Existing structure: 10.2 feet from the road ROW
- Proposed structure: 18.3 feet from the road ROW

The proposed structure does not meet the minimum 20 foot setback applicable to Lots of Record; therefore, a variance is required.

Applicable Statutes

Local Ordinance

- Pope County Land Use Controls Ordinance
  - Section 4.2 Shoreland-General Development District (S-GD)
    - Section 4.2.4 Setbacks

      G. Right-of-way line of town road, public street, other legal roads or streets not classified: 40 Feet
  - Section 4.6 Shoreland District Regulations
    - Section 4.6.5 Placement, Height, and Design of Structures
    - Section 4.6.7 Lots of Record
  - 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:

Lot of Record Determination

The parcel in question is approximately 6,685 square feet in area, which is located in the Shoreland-General Development (S-GD) zoning district; the minimum lot area required on a riparian lot in this zoning district is 20,000 square feet. Additionally, the parcel was created in 1920 with the approval of Fosse's Subdivision of Government Lot 4. Therefore, as parcel 08-0279-000 is less than 10,000 square feet and was established prior to April 5, 1972, the parcel is considered a Lot of Record according to the Pope County Land Use Controls Ordinance, Section 4.6.7.

For a Lot of Record, the minimum structure setback from *"other roads and streets"* is 20 feet (see Pope County Land Use Controls Ordinance, Section 4.6.7.B.2). As the structure is proposed to be located at 18.3 feet from the road ROW, it does not meet the structure setback for a Lot of Record, therefore a variance is required.

Neighborhood Analysis

Note: *The below comparisons are provided for context; variance decisions must be based on statutory criteria rather than neighborhood averages.*

A review of structures within 500 feet of the subject property indicates the following road ROW setback averages:

- Average setback, all structures: 42.3 feet
- Average residential setback: 45 feet
- Average accessory structure setback: 37.3 feet

For Lots of Record only:

- Average residential setback: 38.7 feet
- Average accessory structure setback: 24 feet
- Overall average: 35 feet

The proposed structure at 18.3 feet is closer to the road than most surrounding structures, including those on similar Lots of Record. One nearby residential structure (Parcel 08-0280-000) is located approximately 16 feet from the road ROW.

Table 1: Structures within 500 ft of Proposed Structure located on Sunny View Drive

Parcel	Lot of Record	Riparian or Non-Riparian	Structure Type	Distance to Road ROW (ft)
08-0195-000	N/A	Riparian	Accessory	48
08-0190-000	N/A	Riparian	Residence	70
08-0190-002	N/A	Non-Riparian	Accessory	39
08-0191-001	N/A	Riparian	Residence	51
08-0197-001	N/A	Non-Riparian	Residence	35
08-0191-000	N/A	Riparian	Residence	80
08-0197-000	N/A	Non-Riparian	Residence	70
08-0278-000	N/A	Riparian	Residence	23
	N/A		Accessory	37
08-0287-000	N/A	Non-Riparian	Residence	32
	N/A	Riparian	Accessory	36
08-0280-000	Lot of Record	Riparian	Residence	16
08-0281-000	Lot of Record	Riparian	Residence	43
08-0282-000	Lot of Record	Riparian	Residence	57
	Lot of Record		Accessory	24
08-0283-601	N/A	Riparian	Residence	18
	N/A	Non-Riparian	Accessory	40
*08-0285-000	N/A	Riparian	Accessory	52
*08-0286-000	N/A	Riparian	Residence	100
*08-0395-000	N/A	Riparian	Residence	170
			Average	**42.3**

**Removed from analysis as the road ROW has been vacated for these parcels.*

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 emphasizes protection of shoreland resources, as well as safe and efficient transportation systems.

Staff Analysis

Reducing setbacks from the road ROW is not consistent with these objectives, as it may limit road maintenance or expansion, reduce visibility and safety and alter established development patterns.

Practical Difficulty Analysis

Based on Minnesota Statute 394.27 subd. 7: 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." All three statutory criteria must be met; failure to meet any one requires denial.

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 re-construction of a residential structure which would result in not meeting a minimum specified setback standard. The question to be considered is: whether locating the residential structure as proposed is reasonable or can it be located within the ordinance standards.

   Staff Analysis

   The property currently supports a residential structure. While the proposed structure improves the setback from 10.2 feet to 18.3 feet from the road ROW, the applicant has not demonstrated that compliance with the 20 foot setback standard is infeasible given the size and configuration of the parcel. Therefore, strict enforcement of the ordinance does not prevent reasonable use of the property.

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 encroach or intrude into a setback, 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 located in compliance.

Staff Analysis

No physical characteristics of the property were identified that prevent compliance, such as topography, soils, vegetation, or other natural features. Substandard lot size alone does not constitute a unique physical circumstance under Minnesota law.

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 of this particular shed, 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 proposed structure would be closer to the road ROW than most surrounding structures located along Sunny View Drive. However, the existing structure is already located significantly closer to the road ROW (10.2 feet). The proposed reconstruction would improve the setback relative to existing conditions. While not consistent with typical setbacks, the change would not substantially alter the character of the locality.

Additional Consideration

The request is not supported by evidence of physical constraints and appears to be driven by design preference rather than necessity. Economic or personal considerations alone do not constitute practical difficulties under Minnesota law.

Staff Recommendation

Having reviewed and considered the application, local ordinances, state statutes, and all comments received, staff finds that the applicant has not met the statutory criteria for practical difficulties, specifically:

- The property can be reasonably used without the variance.
- No unique physical circumstances prevent compliance.
- The request is inconsistent with the intent of setback standards.

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

However, the public hearing as well as the applicant may offer additional facts that are not yet evident for the Board of Adjustment to consider. If the Board of Adjustment chooses to approve the variance despite the above findings, Staff recommends that the following conditions be considered:

1. The proposed residential structure, including all overhangs, may not be located any closer than 18.3 feet from the road right-of-way.
2. That prior to any construction activities, all necessary permits are secured from Township, County and State Agencies.
3. That County staff may enter onto the property at reasonable times and in a reasonable manner to ensure the variance holder is in compliance with the 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 is 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 structures in shoreland designated areas. The purpose of the required setback for structures from roadways is to protect personal property; provide for maintenance and potential expansion of public roads; ensure safety for all users of roads and for those adjacent to roads; and to preserve the neighborhood character and aesthetics.

   The variance request is not consistent with the purposes and intent of the Pope County Land Use Controls Ordinance or the Minnesota Shoreland Rules, which require setbacks to protect safety, infrastructure, and neighborhood character.

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

   Finding: The property can be reasonably used without the variance. The applicant has not demonstrated that compliance with the 20 foot setback to the road ROW is infeasible.

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

   Finding: While the proposed structure would be closer to the road than most nearby structures, the degree of encroachment is less than the existing structure and does not introduce a new pattern of development.

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

   Finding: The applicant has not demonstrated that physical characteristics of the land (such as topography, soils, or natural features) uniquely prevent compliance with the road ROW setback standard. Substandard lot size alone does not constitute a unique physical circumstance.

Report Authors

Report has been prepared by Pope County Land & Resource Management staff with technical review by ChatGPT.

REPORT APPENDIX

- **Routing Sheet** *(Comments, concerns and conditions)*
- **Public Notice**
- **Supplemental Information**
  - **Attachment 1:** *Variance Application (Jeremy Long, 20 February 2026)*
  - **Attachment 2:** *Grading Plan (Rum River Land Surveyors & Engineers, 13 February 2026)*
  - **Attachment 3:** House Plans *(Howard Homes, Inc., 6 November 2025)*
  - **Attachment 4:** *Site Visit Photos (L&RM Staff, 16 March 2026)*

Routing Sheet

Comments, Concerns and Conditions

Agency	
MN DNR	No comments received.
County Department	
Attorney	No comments received.
WCA Officer	*COMMENTS: I have no concerns from a WCA standpoint.*
Township	
Minnewaska	No comments received.
Other Comments Received	
	No comments received.

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 Jeremy Long (VAR-26-006, Parcel#08-0279-000), if granted would allow applicants relief from the road right-of-way setback standard in a Shoreland-General Development (S-GD) zoning district per section 4.2.4.G and 4.6.5.A.3 of the Pope County Land Use Controls Ordinance.

Legal Description/Site Location: Lot 2, Fosse's Subdivision of Government Lot 4, Section 20, 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
(Jeremy Long, 20 February 2026)

POPE COUNTY
MINNESOTA

VARIANCE APPLICATION

L&RM FORM 18

S:\0. ADMIN\1. Forms\Form 18. Variance Application\L&RM Form 18 Variance Application.docx

VARIANCE APPLICATION VAR-26-006

A variance allows a modification or variation of the provisions of the Pope County Land Use Controls Ordinance where it is determined that, by reason of exceptional circumstances, the strict enforcement of any provision of the ordinance would cause the landowner "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 property could not otherwise be used or enjoyed in the proposed way by complying with the Pope County Land Use Controls Ordinance and 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	Jeremy Long
[redacted]	

Property Description

Property Address	20046 Sunny View Drive	City	Glenwood	State	MN
Township Name	Minneweska	Section	20	Twp	Range
Parcel No.	08-0279-000	Associated Parcel No.	-		

Project Narrative

What is the variance application for?	Road Right of way

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

We are Requesting a Variance on Road Right of way. there is NO Conflict with nearby Land use this is a small lot, We are NOT asking for more Right of way the we Already Have

Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7701 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

Practical Difficulty Test

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." There is a three factor test for establishing practical difficulties. If the applicant does not satisfy all 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 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 that 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. 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.

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.

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

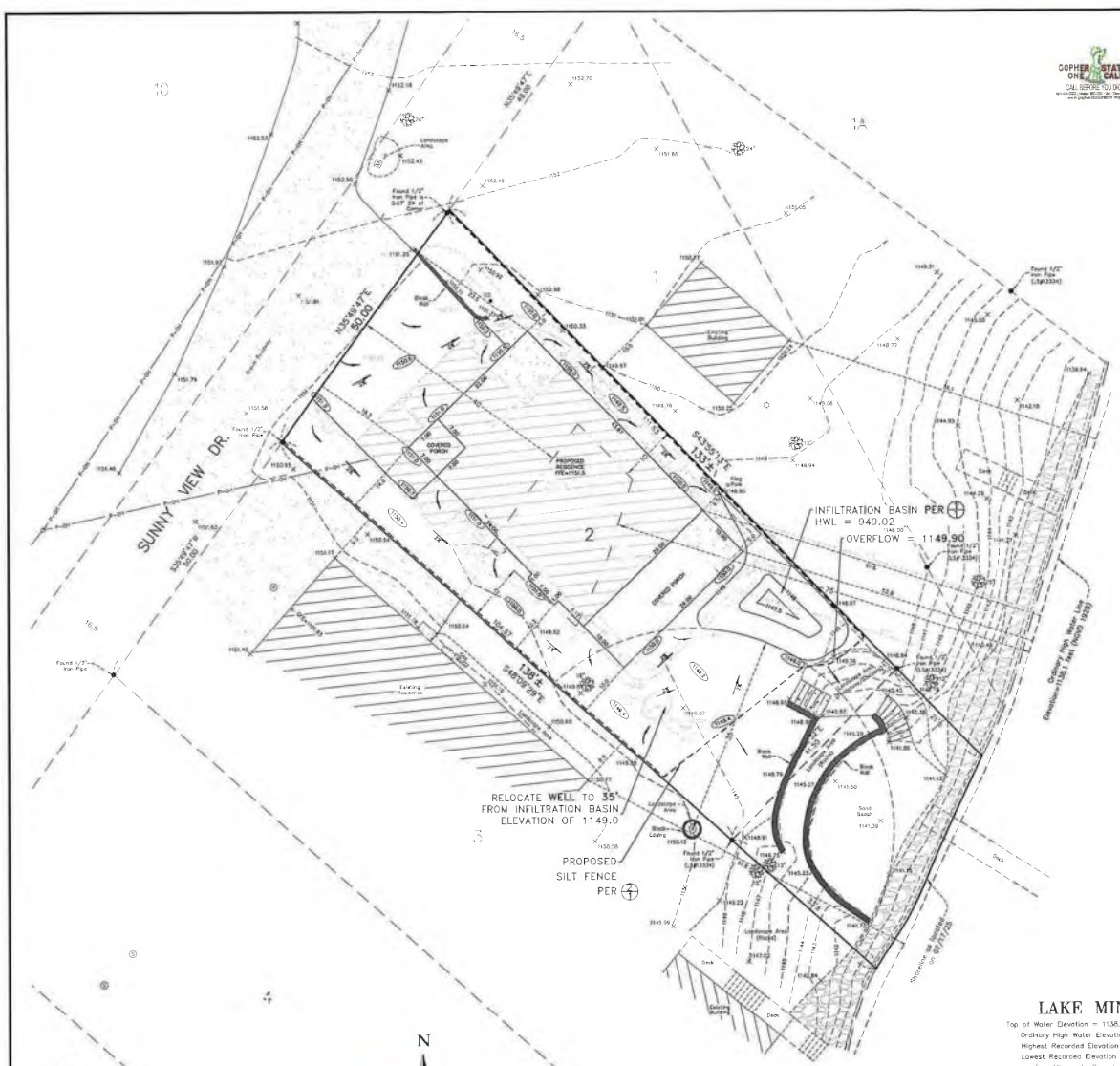
(1) We will be Improving that Right of way by making Drive way small than it is Now and By having a better Drainage Design

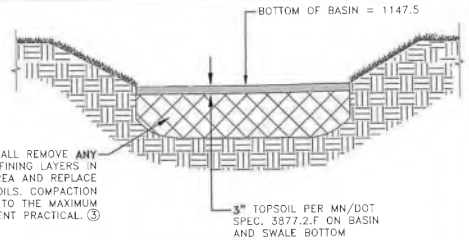
(2) this is a very small Lot with No street Parking with makes this Lot unique, Please Note other Homes on this street have similar issues

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

Supplemental Information Attachment 2:

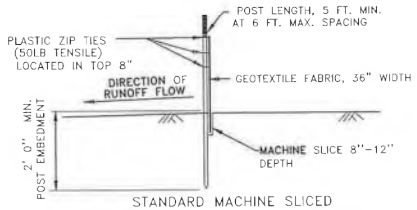
Grading Plan
(Rum River Land Surveyors & Engineers, 13 February 2026)





1/1 INFILTRATION BASIN ①②
NO SCALE

REFERENCE NOTES:
① CONTRACTOR SHALL PROTECT THE INFILTRATION AREAS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION EQUIPMENT SHALL BE MINIMIZED OVER THE FOOTPRINT OF THE BASIN. ONLY LOW PRESSURE, WIDE TRACKED EQUIPMENT SHALL BE USED FOR CONSTRUCTION.
② INFILTRATION AREAS SHALL NOT BE GRADED TO WITHIN THREE FEET OF THE FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED OR RIGOROUS EROSION PREVENTION AND SEDIMENT CONTROLS TO KEEP SEDIMENT AND RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS HAVE BEEN PROVIDED.
③ SOIL WITHIN THE INFILTRATION BASIN SHALL BE SCARIFIED TO A DEPTH OF 36" PRIOR TO RESTORATION.



2/1 SILT FENCE DETAILS
TO PROTECT AREAS FROM SHEET FLOW (SEE SPEC. 3886)

LEGEND
● = Denotes iron monument found
1149 = Denotes existing surface contour (1 foot interval)
x 1150.0 = Denotes existing elevation
= Denotes well
= Denotes utility pole
= Denotes overhead utility line
= Denotes light pole
= Denotes septic manhole
= Denotes septic cleanout
= Denotes mailbox
= Denotes deciduous tree
= Denotes Concrete Surface
= Denotes Rip Rap
= Denotes Gravel Surface
= Denotes building setback line per Pope County Zoning Ordinance
1000.0 = Denotes proposed surface elevation
= Denotes proposed drainage arrow

Project Benchmarks: Chiseled Square in right upstream abutment of outlet dam of Lake Minnewaska (per MnDNR) Elevation = 1139.23 feet (NGVD 1929)
MnDOT Control Monument No. 6103 D1 Elevation = 1155.21 feet (NGVD 1929)

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
CRAIG J. JOCHUM, P.E.
Date 02/13/26 Lic. No. 23461

DESIGNED BY: SMM
DRAWN BY: SMM
CHECKED BY: CJJ
SCALE: HORIZ 1" = 10' VERT
BOOK
PAGE

RUM RIVER
LAND SURVEYORS + ENGINEERS
505 First Street, Princeton, MN 55371
O - 763.389.4476 RRLSE.com

GRADING PLAN
FOR
HOWARD HOMES INC.

DATE 02/13/26 FILE NO. P-3923.101

SHEET 1 OF 1 SHEETS

Supplemental Information Attachment 3:

House Plans
(Howard Homes, Inc., 6 November 2025)

Window Schedule

Mark	Level	From Room: Name	Type Mark	Family	Sill Height	Head Height	Manufacturer R.O.s		HH FINAL R.O.S	
							Rough Width	Rough Height	HH Rough Width	HH Rough Height
1	Basement	BR5	CW135	Andersen 400_CASEMENT	3' - 5 1/8"	6' - 10"	2' - 4 7/8"	3' - 5 3/8"	2' - 5 1/8"	3' - 6 1/8"
2	Basement	BR4	CW135	Andersen 400_CASEMENT	3' - 5 1/8"	6' - 10"	2' - 4 7/8"	3' - 5 3/8"	2' - 5 1/8"	3' - 6 1/8"
3	First Floor	MASTER BR	CW35	Andersen 400_CASEMENT_TRIPLE	3' - 0 1/8"	8' - 0"	7' - 1 1/8"	5' - 0 3/8"	7' - 1 3/8"	5' - 1 1/8"
4	First Floor	M. CLOSET	AR31 (S)	Andersen 400_AWNING_FIXED	6' - 7"	8' - 0"	3' - 0 1/2"	1' - 5 1/2"	3' - 0 3/4"	1' - 6 1/4"
5	First Floor	ENTRY	WDH 3046	Andersen 400_DOUBLE HUNG	3' - 3 1/8"	8' - 0"	3' - 2 1/8"	4' - 8 7/8"	3' - 2 3/8"	4' - 9 5/8"
6	First Floor	ENTRY	WDH 3046	Andersen 400_DOUBLE HUNG	3' - 3 1/8"	8' - 0"	3' - 2 1/8"	4' - 8 7/8"	3' - 2 3/8"	4' - 9 5/8"
7	First Floor	LIVING RM	WDH 3046	Andersen 400_DOUBLE HUNG	3' - 3 1/8"	8' - 0"	3' - 2 1/8"	4' - 8 7/8"	3' - 2 3/8"	4' - 9 5/8"
8	First Floor	LIVING RM	WDH 3046	Andersen 400_DOUBLE HUNG	3' - 3 1/8"	8' - 0"	3' - 2 1/8"	4' - 8 7/8"	3' - 2 3/8"	4' - 9 5/8"
9	First Floor	LIVING RM	WDH 3046	Andersen 400_DOUBLE HUNG	3' - 3 1/8"	8' - 0"	3' - 2 1/8"	4' - 8 7/8"	3' - 2 3/8"	4' - 9 5/8"
10	First Floor	KITCHEN	C345	Andersen 400_CASEMENT_TRIPLE	3' - 7 1/8"	8' - 0"	6' - 0 3/8"	4' - 5 3/8"	6' - 0 5/8"	4' - 6 1/8"
11	First Floor	M. BATH	CW145	Andersen 400_CASEMENT	3' - 7 1/8"	8' - 0"	2' - 4 7/8"	4' - 5 3/8"	2' - 5 1/8"	4' - 6 1/8"
12A	First Floor	MASTER BR	A251 (S)	Andersen 400_AWNING_FIXED	5' - 11 7/8"	8' - 0"	2' - 4 7/8"	2' - 0 5/8"	2' - 5 1/8"	2' - 1 3/8"
12B	First Floor	MASTER BR	A251 (S)	Andersen 400_AWNING_FIXED	5' - 11 7/8"	8' - 0"	2' - 4 7/8"	2' - 0 5/8"	2' - 5 1/8"	2' - 1 3/8"
12C	First Floor	MASTER BR	A251 (S)	Andersen 400_AWNING_FIXED	5' - 11 7/8"	8' - 0"	2' - 4 7/8"	2' - 0 5/8"	2' - 5 1/8"	2' - 1 3/8"
13	Second Floor	BR3	CW24	Andersen 400_CASEMENT_DOUBLE	2' - 10"	6' - 10"	4' - 9"	4' - 0 1/2"	4' - 9 1/4"	4' - 1 1/4"
14	Second Floor	LINEN	AR31 (S)	Andersen 400_AWNING_FIXED	5' - 5"	6' - 10"	3' - 0 1/2"	1' - 5 1/2"	3' - 0 3/4"	1' - 6 1/4"
15	Second Floor	LOFT	AR31 (S)	Andersen 400_AWNING_FIXED	5' - 5"	6' - 10"	3' - 0 1/2"	1' - 5 1/2"	3' - 0 3/4"	1' - 6 1/4"
16	Top of Plate FF	GREAT RM VAULT	TRAP	Andersen 400_FIXED_TRAPEZOIDAL	0' - 2 3/8"	6' - 2 3/8"				
17A	Second Floor	GREAT RM VAULT	TRAP	Andersen 400_FIXED_TRAPEZOIDAL	2' - 9 5/8"	10' - 1 5/8"				
17B	Top of Plate FF	GREAT RM VAULT	P4040	Andersen 400_FIXED CASEMENT	0' - 2 3/8"	4' - 2 3/8"	4' - 0 1/2"	4' - 0 1/2"	4' - 0 3/4"	4' - 1 1/4"
18A	Second Floor	GREAT RM VAULT	TRAP	Andersen 400_FIXED_TRAPEZOIDAL	2' - 9 5/8"	10' - 1 5/8"				
18B	Top of Plate FF	GREAT RM VAULT	P4040	Andersen 400_FIXED CASEMENT	0' - 2 3/8"	4' - 2 3/8"	4' - 0 1/2"	4' - 0 1/2"	4' - 0 3/4"	4' - 1 1/4"
19	Top of Plate FF	GREAT RM VAULT	TRAP	Andersen 400_FIXED_TRAPEZOIDAL	0' - 2 3/8"	6' - 2 3/8"				
20	Second Floor	FULL BATH	CW14	Andersen 400_CASEMENT	2' - 10"	6' - 10"	2' - 4 7/8"	4' - 0 1/2"	2' - 5 1/8"	4' - 1 1/4"
21	Second Floor	BR2	CW34	Andersen 400_CASEMENT_TRIPLE	2' - 10"	6' - 10"	7' - 1 1/8"	4' - 0 1/2"	7' - 1 3/8"	4' - 1 1/4"

HOWARD HOMES, INC.
OFFICE: (763) 389-2980
www.howardhomesinc.com

LONG - LAKE HOME
Jeremy & Sam Long
20046 Sunny View Drive
Glenwood, MN 56334

CURRENT REVISION DATE:

HISTORY

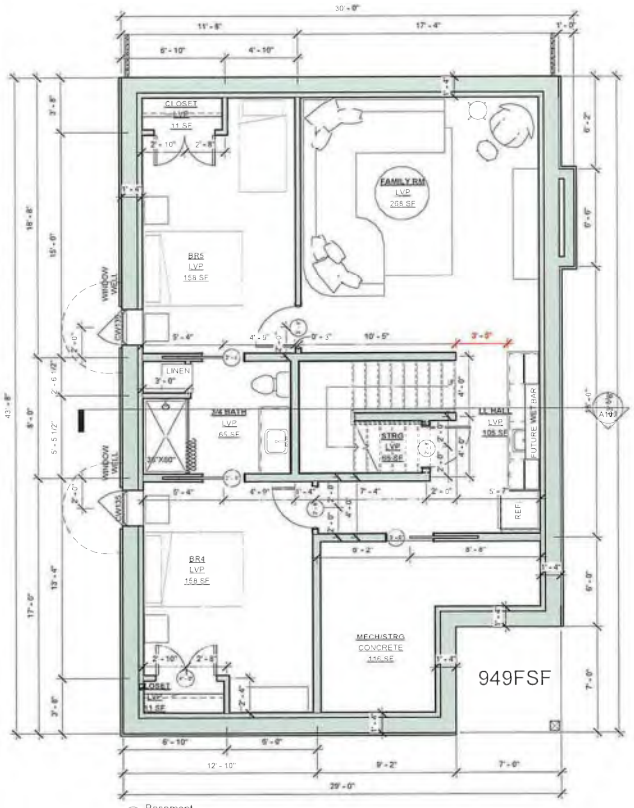
No	Date

PRINTED: 11/6/2025 2:50:14 PM

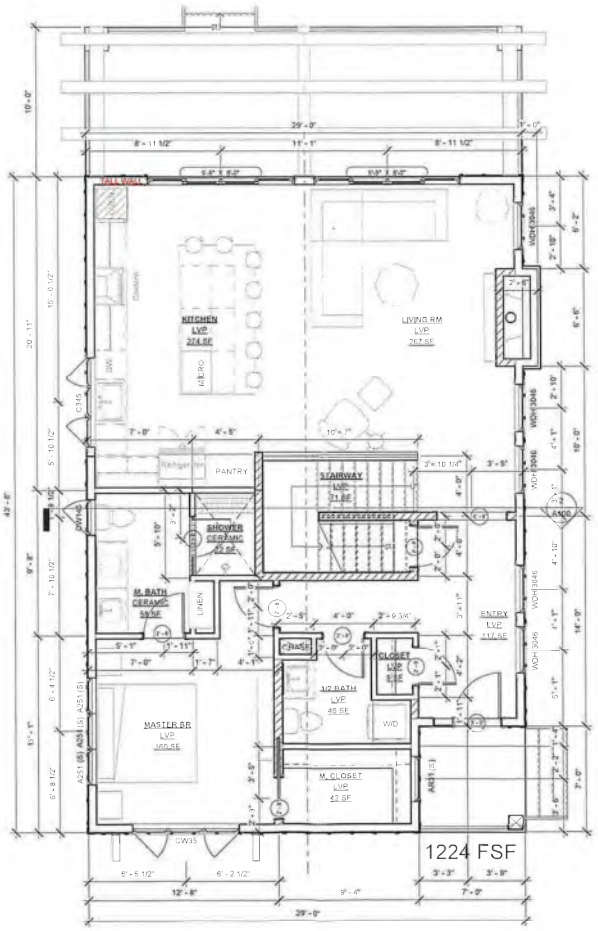
ISSUE DATE:

DATE:
DESIGNED BY: Designer
APPROVED BY: Approver
DRAWN BY: Author

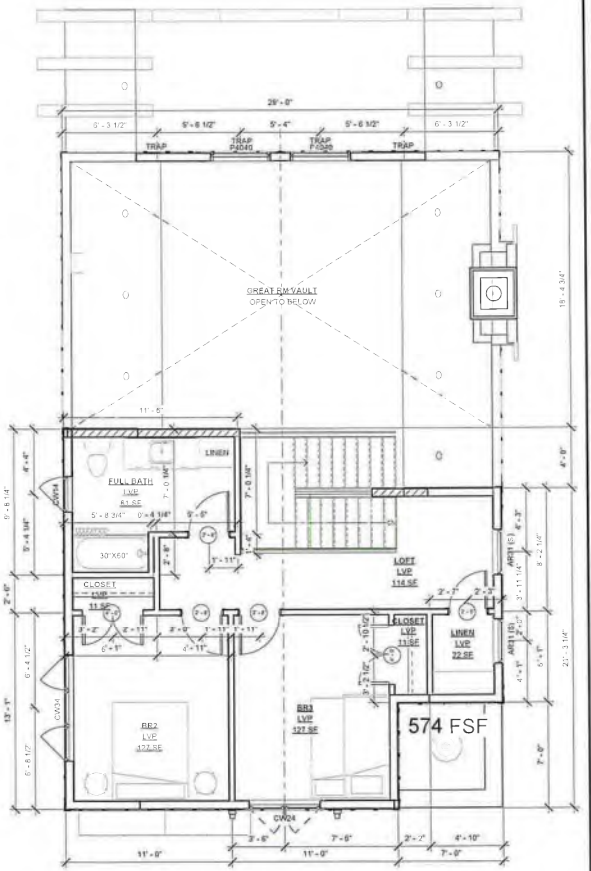
SHEET NO.
0000
COVER SHEET



1 Basement
1/4" = 1'-0"



2 First Floor
1/4" = 1'-0"



3 Second Floor
1/4" = 1'-0"

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Glenwood, MN 56334

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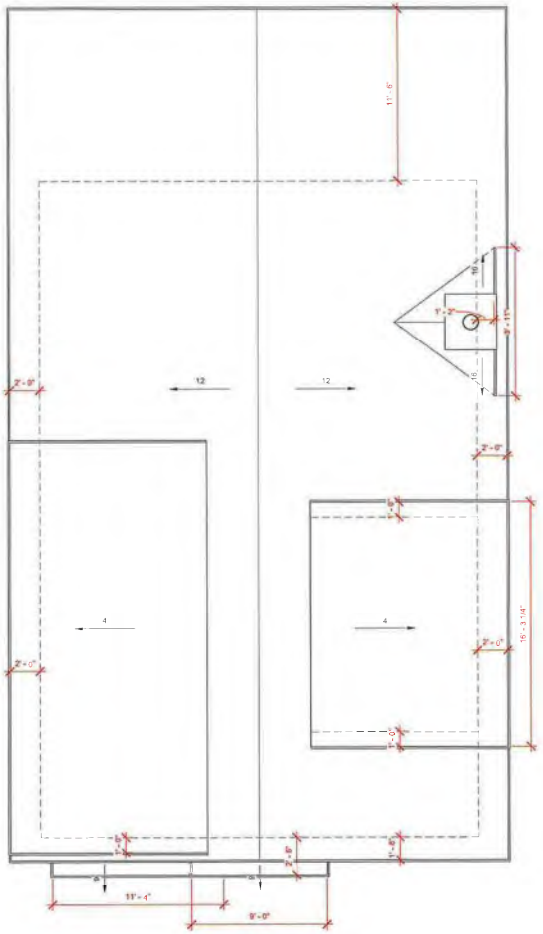
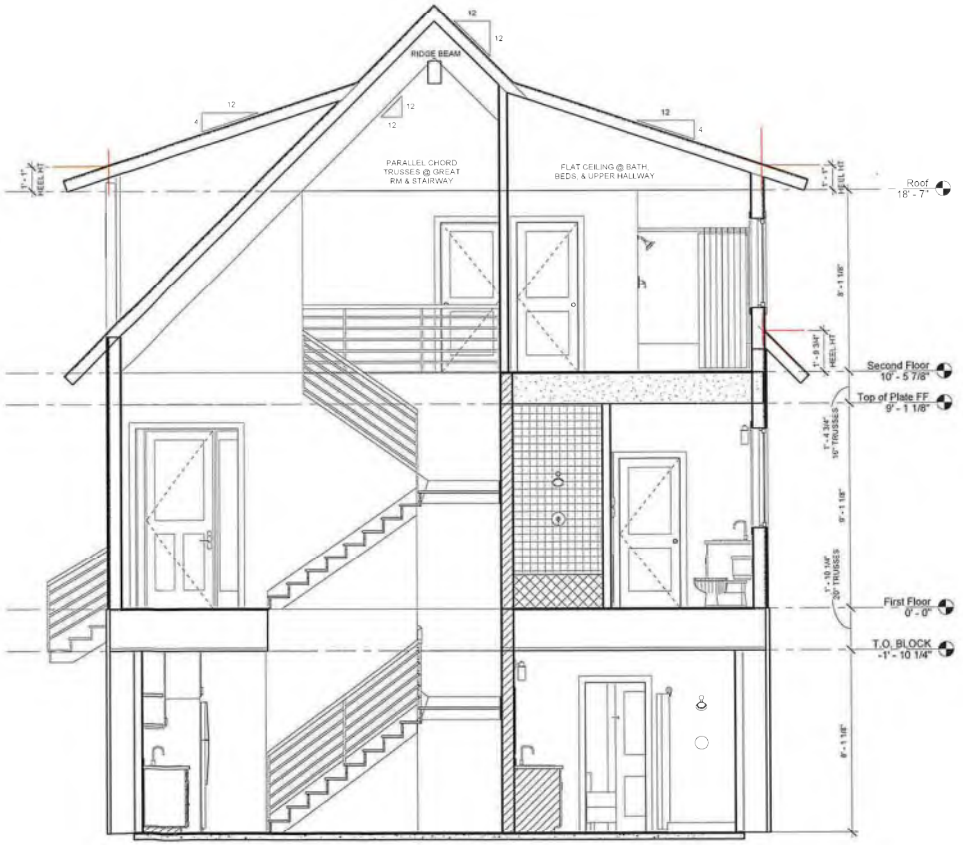
SHEET NO.
A001
FLOOR PLANS



① Roof Plan
1/4" = 1'-0"



② Section 1
3/8" = 1'-0"

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SHEET NO.
A100
ROOF PLAN

1 BACK
1/4" = 1'-0"

3 LEFT
1/4" = 1'-0"

2 FRONT
1/4" = 1'-0"

4 RIGHT
1/4" = 1'-0"

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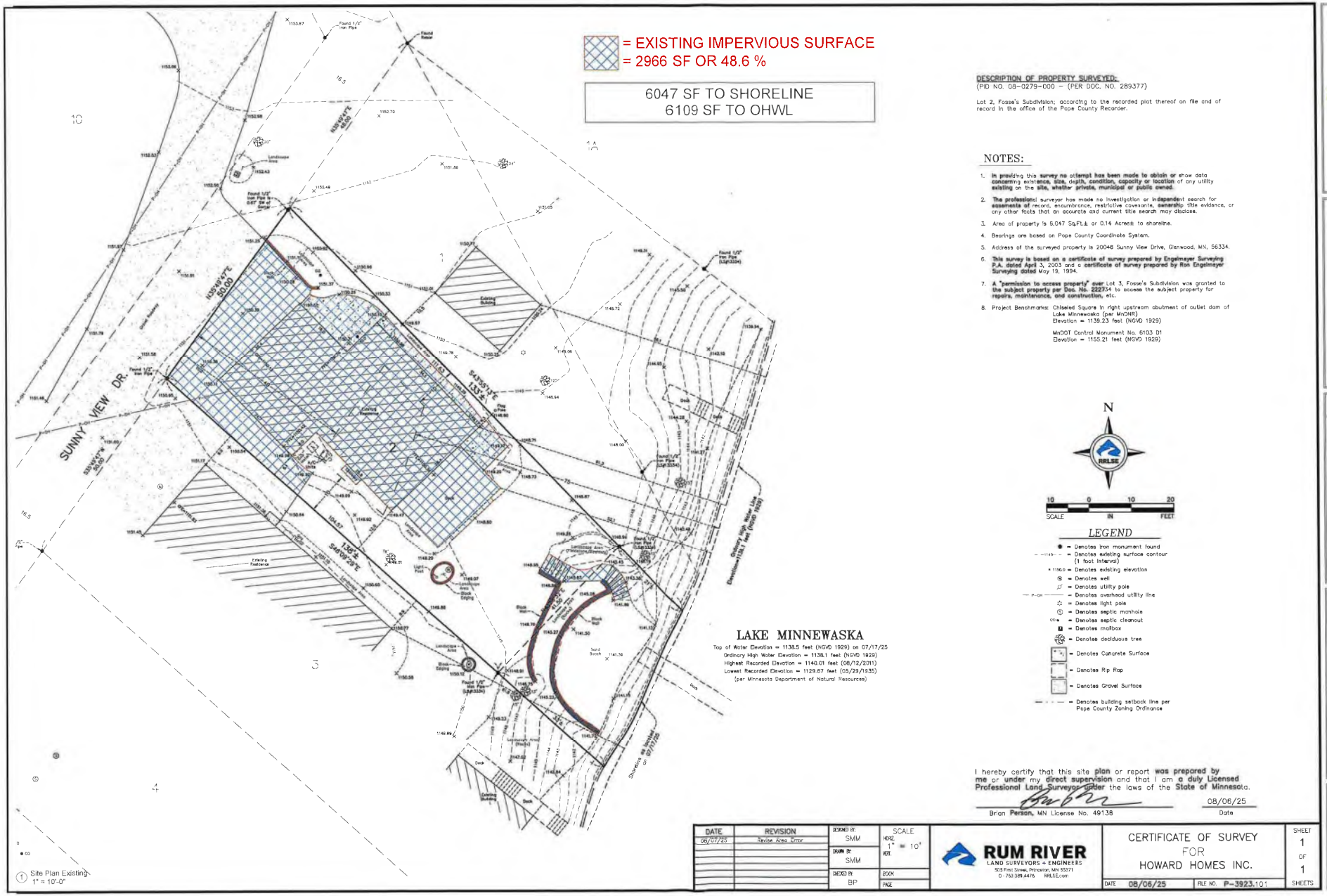
SHEET NO.
A200
EXTERIOR ELEVATIONS



1 Site Plan Existing
1" = 10'-0"

DESCRIPTION OF PROPERTY SURVEYED:
(PID NO. 08-0279-000 – (PER DOC. NO. 289377)

Lot 2, Fosse's Subdivision; according to the recorded plat thereof on file and of record in the office of the Pope County Recorder.

NOTES:

1. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Area of property is 6,047 SqFt.± or 0.14 Acres± to shoreline.
4. Bearings are based on Pope County Coordinate System.
5. Address of the surveyed property is 20048 Sunny View Drive, Glenwood, MN, 56334.
6. This survey is based on a certificate of survey prepared by Engelmeyer Surveying P.A. dated April 3, 2003 and a certificate of survey prepared by Ron Engelmeyer Surveying dated May 19, 1994.
7. A "permission to access property" over Lot 3, Fosse's Subdivision was granted to the subject property per Doc. No. 222734 to access the subject property for repairs, maintenance, and construction, etc.
8. Project Benchmarks: Chiseled Square in right upstream abutment of outlet dam of Lake Minnewaska (per MnDNR)
   Elevation = 1139.23 feet (NGVD 1929)
   MnDOT Control Monument No. 6103 01
   Elevation = 1155.21 feet (NGVD 1929)

I hereby certify that this site plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Brian Person, MN License No. 49138 — 08/06/25 Date

DATE	REVISION
08/07/25	Revise Area Error

DESIGN BY: SMM
DRAWN BY: SMM
CHECKED BY: BP
SCALE HORZ. 1" = 10' VERT.
BOOK
PAGE

RUM RIVER LAND SURVEYORS + ENGINEERS
505 First Street, Princeton, MN 55371
O - 763.389.4476 RRLSE.com

CERTIFICATE OF SURVEY FOR HOWARD HOMES INC.
DATE 08/06/25 FILE NO. P-3923.101
SHEET 1 OF 1 SHEETS

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Jeremy & Sam Long
20048 Sunny View Drive
Glenwood, MN 56334

CURRENT REVISION DATE:

HISTORY	
No.	Date

ISSUE DATE:
DATE:
DESIGNED BY: Designer
APPROVED BY: Approver
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SHEET NO. C100
SITE PLAN EXISTING

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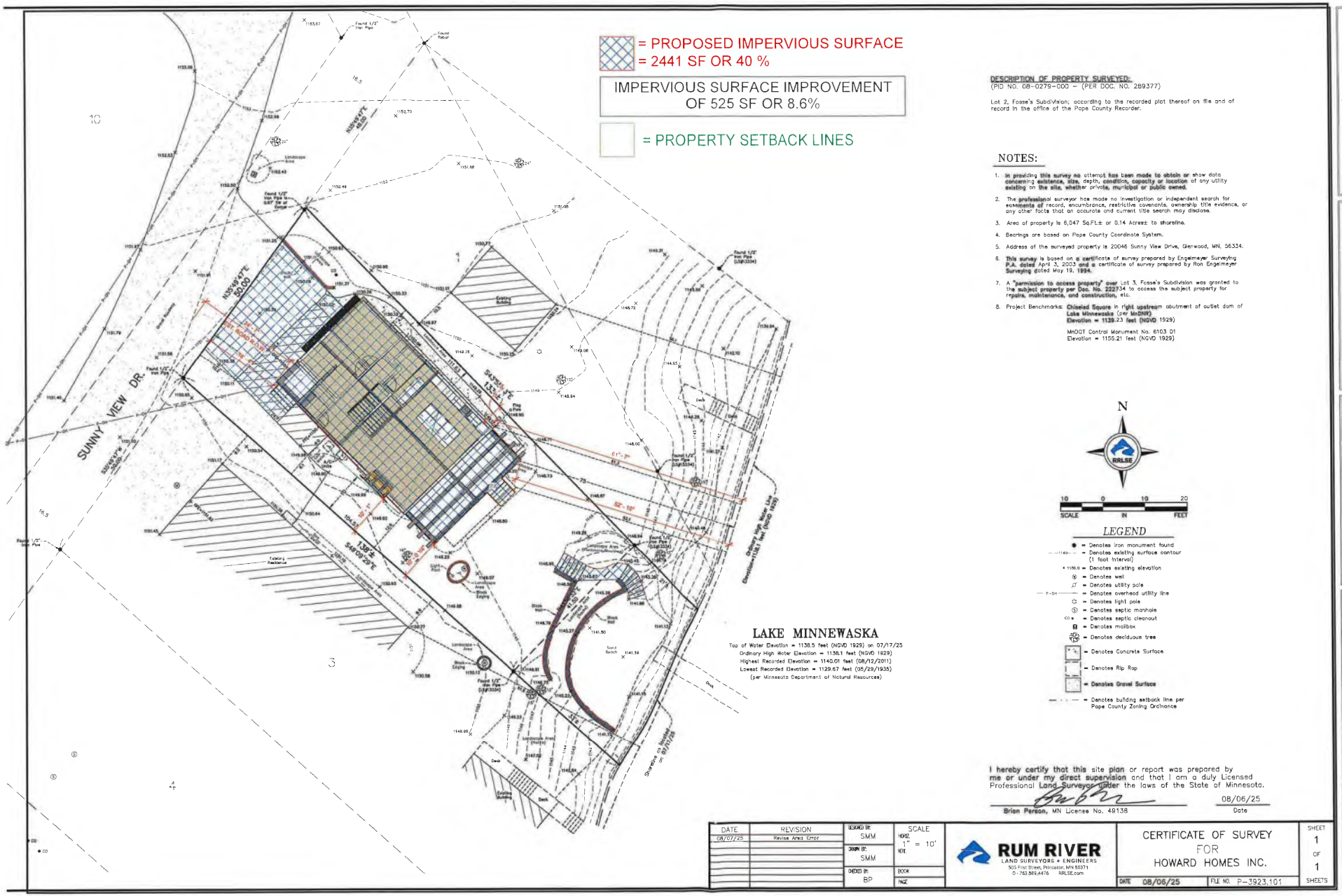

DESCRIPTION OF PROPERTY SURVEYED:
(PID NO. 08-0279-000 – (PER DOC. NO. 289377)

Lot 2, Fosse's Subdivision; according to the recorded plat thereof on file and of record in the office of the Pope County Recorder.

NOTES:

1. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
2. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Area of property is 6,047 Sq.Ft.± or 0.14 Acres± to shoreline.
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7. A "permission to access property" over Lot 3, Fosse's Subdivision was granted to the subject property per Doc. No. 222934 to access the subject property for repairs, maintenance, and construction, etc.
8. Project Benchmarks: Chiseled Square in right upstream abutment of outlet dam of Lake Minnewaska (per MnDNR)
   Elevation = 1139.23 feet (NGVD 1929)
   MnDOT Control Monument No. 6103 D1
   Elevation = 1155.21 feet (NGVD 1929)

I hereby certify that this site plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

Brian Person, MN License No. 49138 — 08/06/25 Date

DATE	REVISION	DESIGNED BY:	SCALE
08/07/25	Revise Area Error	SMM	HORZ. 1" = 10'
		DRAWN BY: SMM	VERT.
		CHECKED BY: BP	BOOK
			PAGE

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CERTIFICATE OF SURVEY FOR HOWARD HOMES INC.

DATE 08/06/25 FILE NO. P-3923.101

SHEET 1 OF 1 SHEETS

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Glenwood, MN 56334

CURRENT REVISION DATE:

HISTORY	
No.	Date

ISSUE DATE:

DATE:
DESIGNED BY: Designer
APPROVED BY: Approver
DRAWN BY: Author

SHEET NO: C101
SITE PLAN NEW

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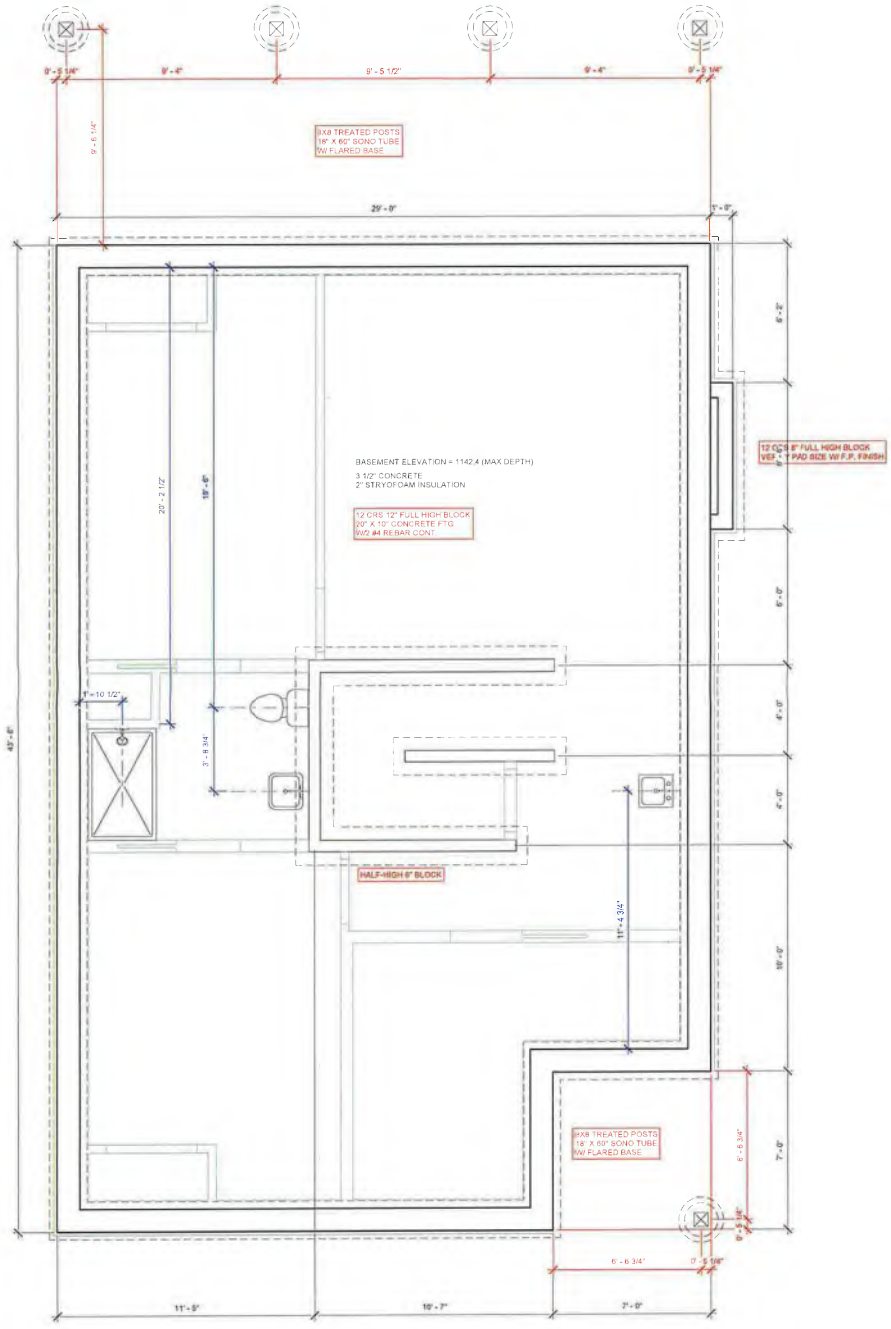
1 Site Plan



1 Foundation
3/8" = 1'-0"

SHEET NO.
S100
FOUNDATION PLAN

DATE:
ISSUE DATE:
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APPROVED BY: Approver
DRAWN BY: Author

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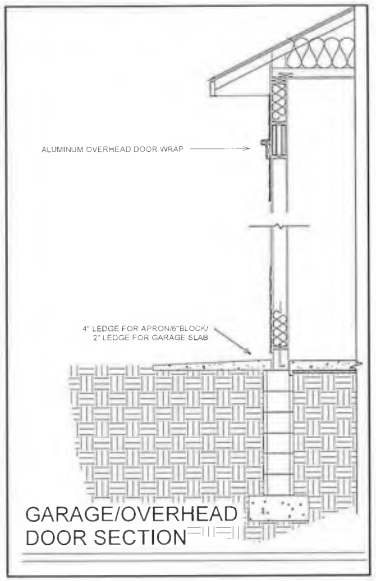
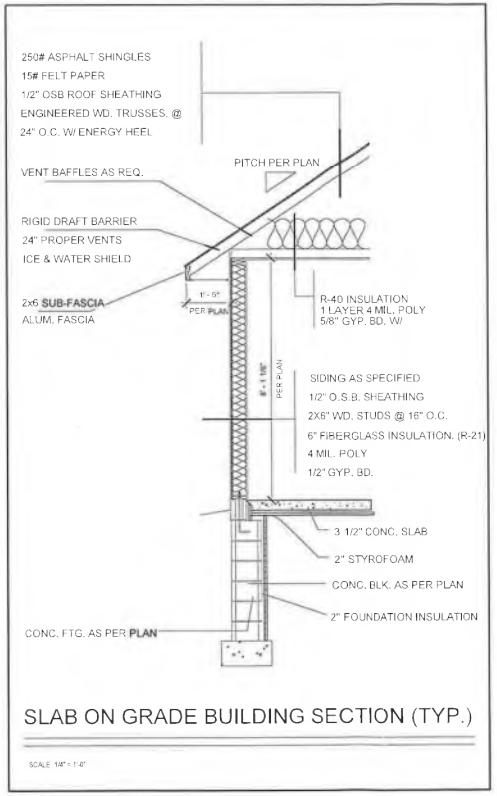
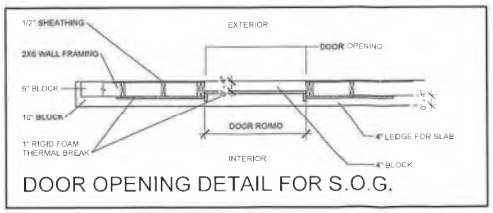


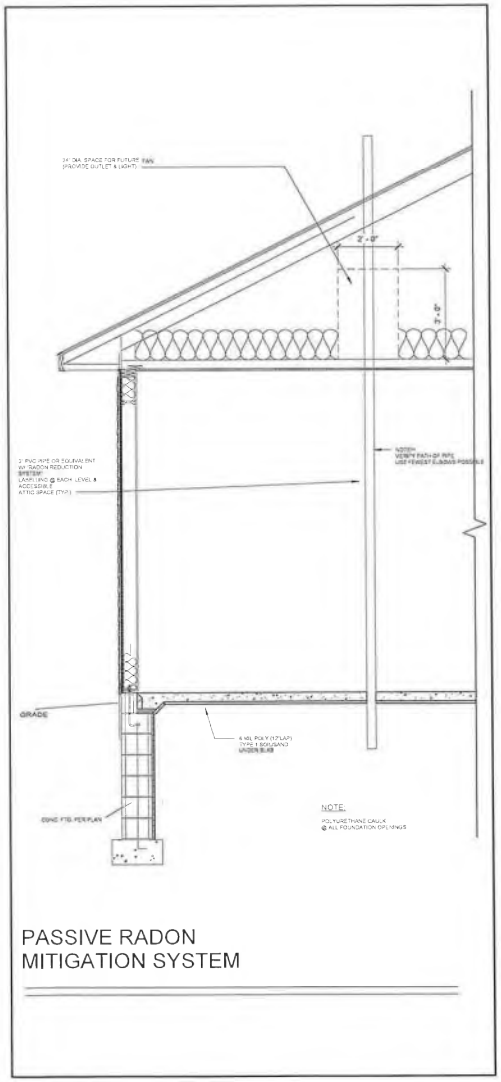
② Generic Section_Garage-Overhead Door Detail
1/2" = 1'-0"



④ Generic Section_Slab on Grade Detail
1/2" = 1'-0"



① Generic Section_Door Opening Detail for S.O.G.
1/2" = 1'-0"



③ Generic Section_Passive Radon Detail
1/2" = 1'-0"

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DATE:
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APPROVED BY: Approver
DRAWN BY: Author

SHEET NO:
S200
GENERIC SECTIONS & DETAILS

Supplemental Information Attachment 4:

Site Visit Photos
(L&RM Staff, 16 March 2026)

20046
20046