



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 350<sup>th</sup> 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: \_\_\_\_\_

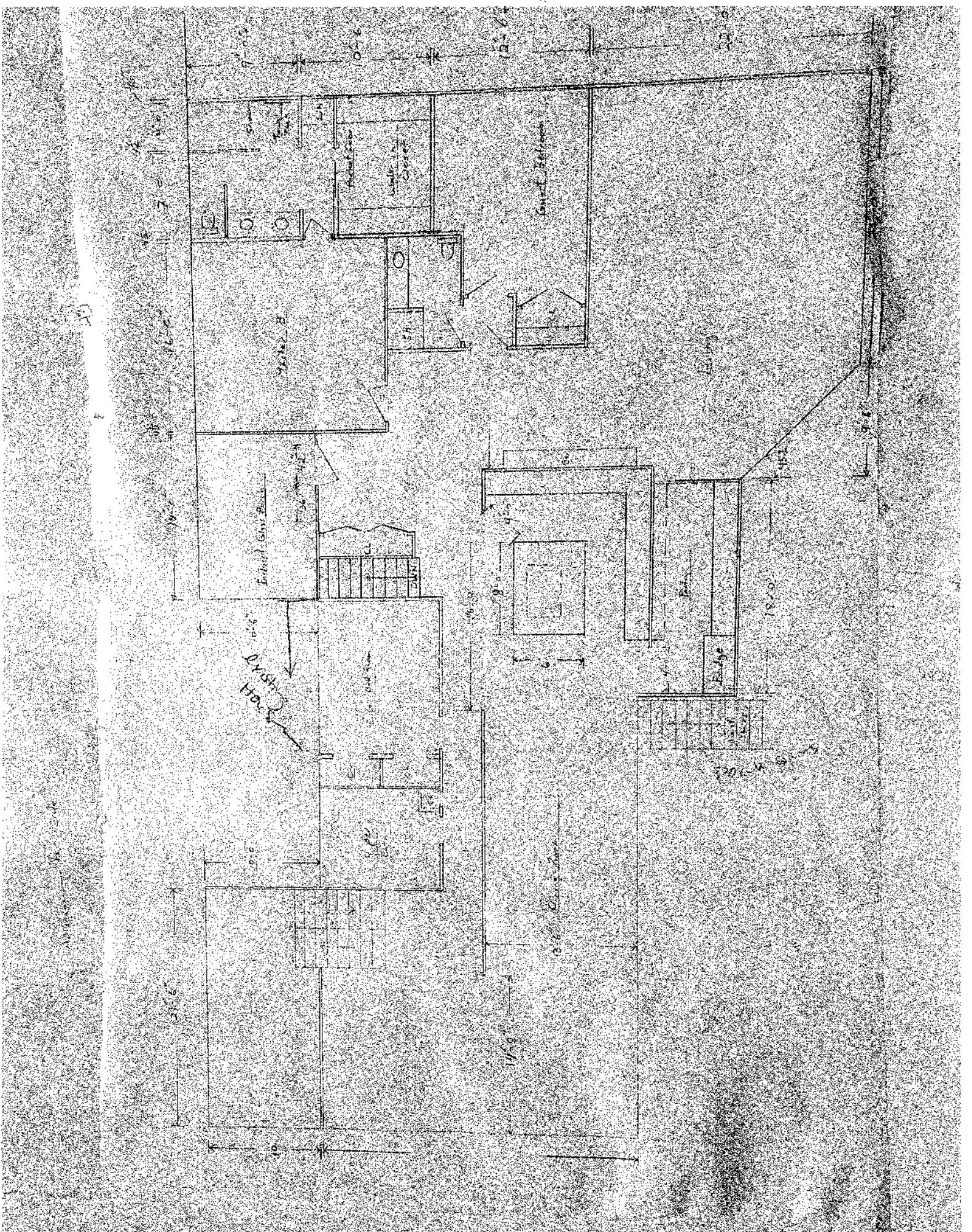
Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_

Variance 2-24v

Legal Description:

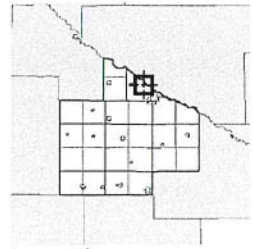
Real property in Redwood County, Minnesota, legally described as follows:

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.





Overview



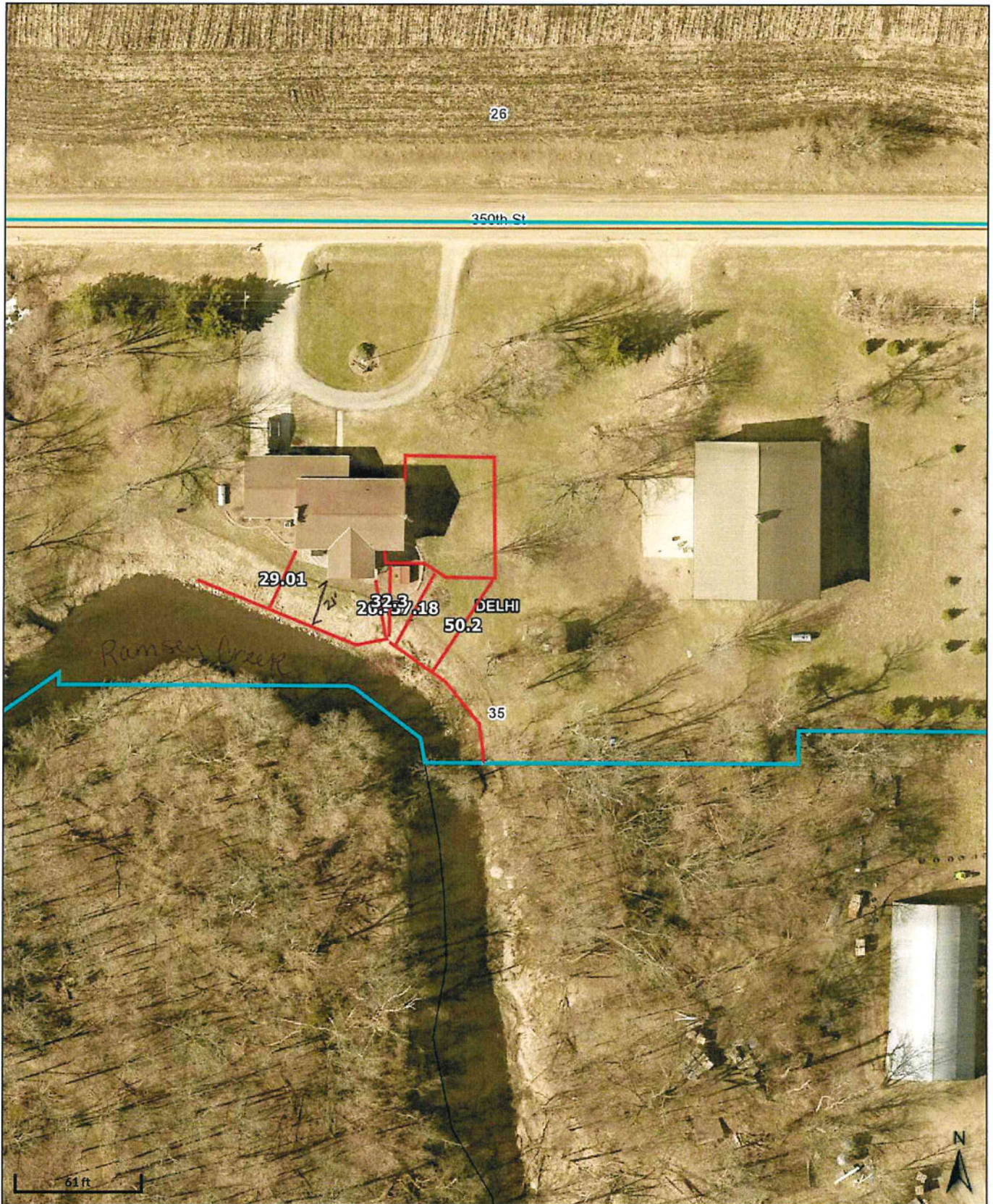
Legend

- 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

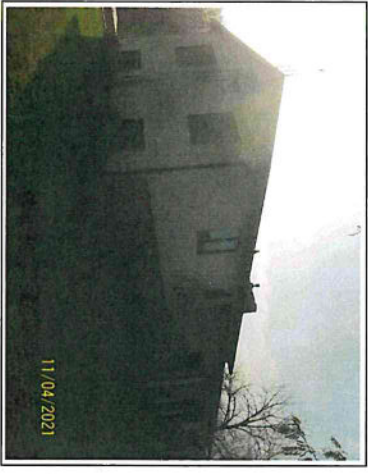
Developed by  Schneider  
 GEOSPATIAL

# Setbacks



Lot Characteristics  
 APPLICABLE SINGLE FAM

House Characteristics						House Interior						House Condition					
Item	Type #1	Type #2	Item	Type #1	Type #2	Item	B	1	2	3	Item	Type	Item	Type			
FOUNDATION	BLOCK		DOORS			KITCHEN		1			ROOF		INTERIOR DOORS				
EXTERIOR WALLS	VINYL	BRICK MSRY	ELECTRICAL			DINING ROOM		1			SIDING		CUPBOARDS				
CURB APPEAL			HEATING			LIVING ROOM		1			FOUNDATION		BATH FIXTURES				
ROOF TYPE	GABLE	ASPHALT SH	DECK/PATIO			LAUNDRY			2	2	EXT PAINT		LIGHT FIXTURES				
WINDOWS	CASEMENT		GARAGE CHARACTERS			BEDROOMS			2	2	EXT TRIM		FIREPLACE				
						FAMILY ROOM			1		EXT DOORS		ROOM SIZE				
						OFFICE/DEN					WINDOWS		FUNCTIONALITY				
						FULL BATH			1		CHIMNEY		BASEMENT FLOOR				
						HALF BATH					STEPS/WALK		BASEMENT WALLS				
						3QTR BATH			1		FLOORS		BASEMENT HEIGHT				
						MASTER BATH					CARPET		BASEMENT WATER				
						WALK IN CLOSET					INTERIOR PAINT		SUMP PUMP/DRAIN TILE				
											INTERIOR TRIM						



Record 01 Of 01  
 House Summary  
 Grade 7  
 Condition GOOD  
 Type SPLIT ENTRY  
 # Of Units 1,476  
 Total Sq Ft 1977  
 Year Built 1977  
 Year Remdl 1997  
 Air Cond Y  
 Building Adjustment 100.00% Sales Ratio Adjustment

Garage Summary  
 Grade 6  
 Condition GOOD  
 Type ATTACHED  
 Sq Ft 576  
 Year Built 1977

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	11/04/21.E.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	11/04/21.E.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	11/04/21.E.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				
<b>Land Total</b>						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](mailto: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](http://redwoodcounty-mn.us) [Environmental@co.redwood.mn.us](mailto: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**

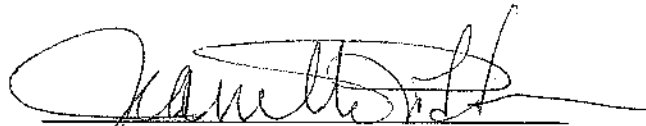
An *Application for Variance* has been filed by Sheldon and Carrie Logan requesting a variance, pursuant to Redwood County Code of Ordinances, Title XV, Section 153.027, to the required setback between a structure and the ordinary high water mark of a stream, set forth in Title XV, Section 153.246. The 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:

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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 350<sup>th</sup> 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](mailto: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

Selected Parcel

Notification Area

Parcels

Municipal Boundaries

Sections

Roads

**Variance Notification Area:  
500 feet from selected parcel**



**AFFIDAVIT OF SERVICE VIA U.S. MAIL**

STATE OF MINNESOTA     )  
  )ss  
COUNTY OF REDWOOD    )

**RE:**   *Application for Variance* submitted by Sheldon & Carrie Logan; Permit Application No. 2-24v.

I, Lali Ortega, a person not less than eighteen (18) years of age, being first duly sworn upon oath, hereby state a copy of the following:

1. **Notice of Public Hearing on *Application for Variance*; and**
2. **Notice of Public Hearing.**

were duly served upon:

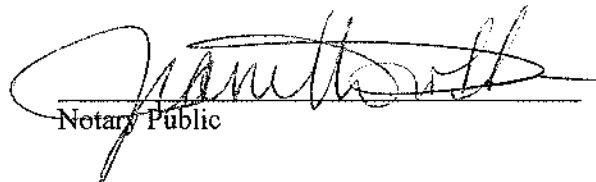
-SEE ATTACHED-

by enclosing a copy of the same in an envelope, with postage prepaid, and depositing said envelope in a United States Postal Service mailbox located at Redwood Falls, Minnesota, on the 10<sup>th</sup> day of June, 2024.

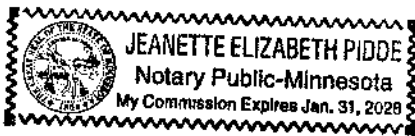


Lali Ortega  
Environmental Administrative Assistant

Subscribed and sworn to before me, a Notary Public, on this 10<sup>th</sup> day of June, 2024, by Lali Ortega.



Notary Public



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