

AVON TOWNSHIP
STEARNS COUNTY, MINNESOTA
16881 Queens Road, Avon MN 56310

VARIANCE APPLICATION

Property Owner(s): Brady & Maria Winkels

Mailing Address: 15678 Parkwood Circle Avon, MN 56310

Phone: 320-282-4283 email: bradywinkels@gmail.com

Parcel #: 03.01530.0071 Township 125 Range 030 Section 23

Zoning District: ~~unknown R-5~~ R1

Property Address (if different than mailing address):

Legal Description: (full legal description required, i.e., copy of Deed)

STAFF TO COMPLETE

99.9 A(3)

Applicant requests variance from Section(s) ~~99.9~~ of Avon Township Ordinance(s) No(s) ~~99.9~~ 6. The intended use that does not comply with the ordinance(s) is:

APPLICANT TO COMPLETE

State the reason for requesting a variance. Include an explanation of why the strict enforcement of the ordinance(s) will cause an unnecessary hardship, and/or why the strict conformity of the standards are unreasonable, impractical, or not feasible under the circumstances.

We are requesting a variance for the road setback to build an additional garage. Because of the topography of our lot, the closer I am to the road, the better control I will have over the drainage. I want to avoid re-routing the water flow onto the neighbors property. His house is in a very low area, and if I build up the hill it will make the water flow very difficult to control. Proposing a setback reduction to 50' from center line of road (instead of 63')

Thank you for your consideration.

I hereby swear / affirm that the information supplied to Avon Township is accurate and true. I acknowledge that this application is rendered invalid and void should the Township determine that information supplied by me, the applicant, in applying for this variance, is inaccurate or untrue.

Signature:

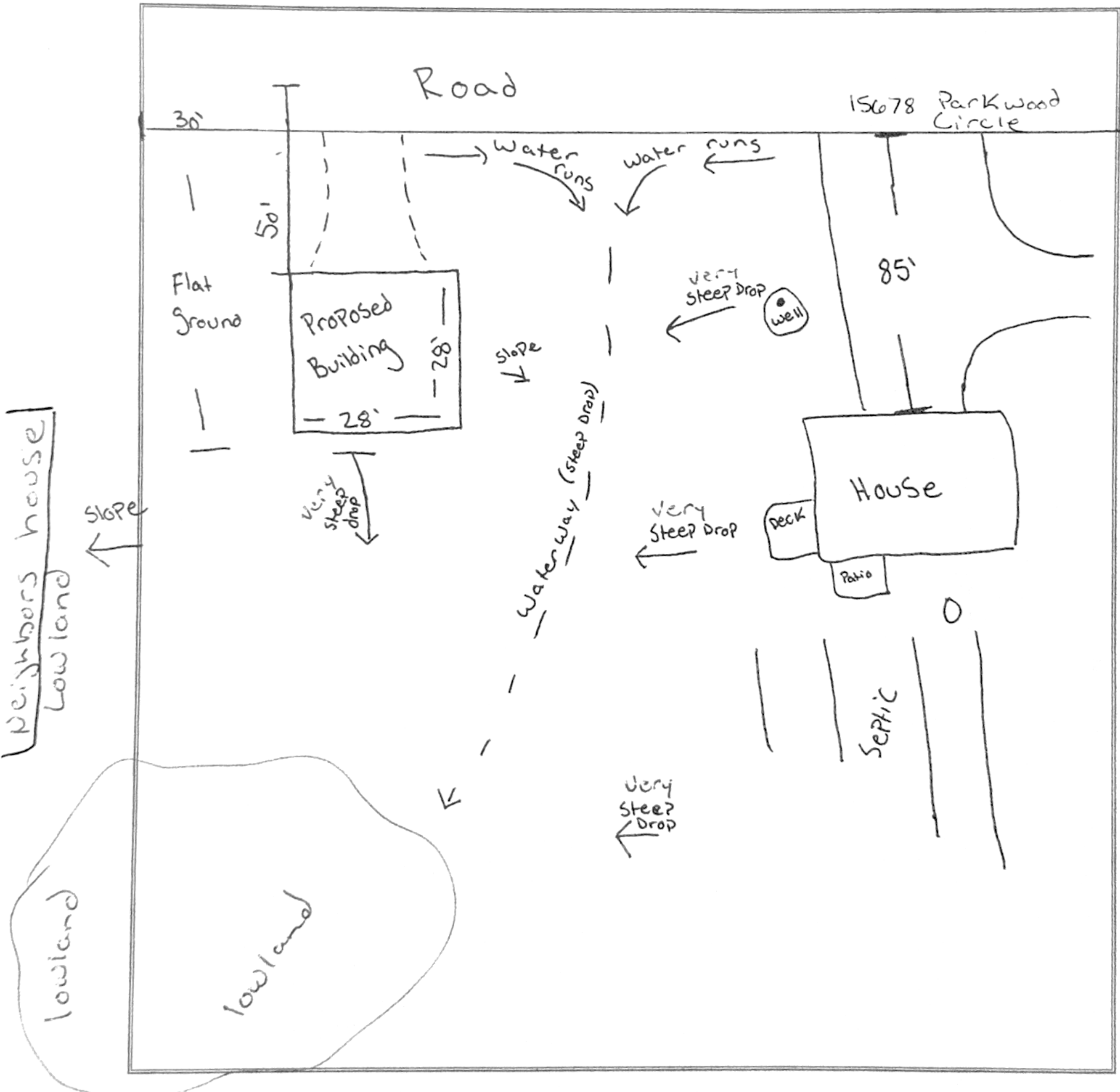
Brady Winkels
Property Owner

Dated: 10/27/2025

**AVON TOWNSHIP
VARIANCE APPLICATION – SITE PLAN**

Provide a sketch (in the box below), aerial photograph, plat, or other map that shows:

1. Dimensions of site.
2. Dimensions and location of structures
3. Setbacks from road rights-of-way, property lines and easements.
4. Locations of sewage treatment system and well(s).



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
NO SEARCH FOR EASEMENTS RECORDED OR UNRECORDED WAS MADE BY THE SURVEYOR.
CALL Gopher ONE BEFORE DIGGING.
NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY.



- DENOTES IRON PIPE PLACED THIS SURVEY CAPPED LS NO. 54838
- DENOTES IRON MONUMENT FOUND THIS SURVEY
- ✓ DENOTES BROKEN SCALE
- ▲ DENOTES FOUND P.K. NAIL
- (R) DENOTES RECORD DATA
- (M) DENOTES MEASURED

PARKWOOD CIRCLE
(SUNSHINE DRIVE SOUTH)

SECTION 23-T125N-R30M

AT AVON

BLOCK

SUNBRIDGE

Shed

HOUSE

35

34

33

FOUR

Neighbors empty lot

N 00°06'00" E 200.00

N 00°06'00" E 200.00

S 89°54'00" E 200.00

SW1/4

EXISTING LAND DESCRIPTION ON RECORD:
Provided by others:
Lot 34, Block 4, Sunbridge at Avon, Stearns County, Minnesota.

CERTIFICATION APPLIES TO ONLY THOSE
COPIES THAT BEAR MY EMBOSSED SEAL.

Engelmeier Land Surveying

PREPARED FOR: BRADY MINKELS

Certificate of Survey

CC: MINKELS BRADY-ROT, PRO Job No: 83-24

Date: 08-05-2024 P-1-828 FB: 183-53

41701 COUNTY ROAD 167
P.O. BOX 124 MELROSE, MN 56362
PHONE: (320) 256-7298 OR (320) 836-2291
FAX: (320) 836-2454
email: engelmeierlandsurveying.net
www.engelmeierlandsurveying.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT
I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF MINNESOTA.

SIGNATURE: David A. Engelmeier

DATE: 8-05-2024 MN. LICENSE NUMBER 54838



Google Maps

Layers

Criteria for Granting a Variance Include:

1. No excessive burdens on existing parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the area.
2. Sufficiently compatible with or separated by distance or screening from adjacent agriculturally or residentially zoned or used land so that existing property will not be depreciated in value and there will be no deterrence to development of adjacent land.
3. The structure and site appearance will not have adverse effect upon adjacent properties.
4. Use is reasonably related to the existing land use.
5. Use is consistent with the purpose of Zoning Ordinance and Zoning District.
6. Use is not in conflict with the land use plan of the Township.
7. Use will not create traffic hazards or congestion
8. Use is in harmony with the general purpose and intent of the applicable ordinances
9. Use is consistent with the comprehensive plan
10. Use is necessary to alleviate practical difficulties or particular *hardship resulting from strict enforcement of the applicable ordinance? A hardship means that the property cannot be put to reasonable use if forced to comply with the requirements of the applicable ordinance; the plight of the landowner is due to circumstances unique to the property and not created by the property owner or a previous owner; and the variance, if granted, will not alter the essential character of the locality.
11. Use does not involve only economic hardship.

Fee: (Non-Refundable): \$ 400

Receipt No. 1534465