

From: [Jennifer Bourbonais](#)
To: [Michelle Claviter-Tveit](#); [Angela Lepak](#); [Jared Ecklund](#)
Subject: FW: Comments regarding Requested Variance 2619 Wakely Rd. Cook, MN 55723
Date: Thursday, January 6, 2022 7:45:53 AM

FYI and for the Gunderson/Wagner file. Thanks!

-----Original Message-----

From: Ed Bonach <gpaejb@gmail.com>
Sent: Wednesday, January 5, 2022 9:14 AM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Cc: Peggy Bonach <pebo22@msn.com>
Subject: Comments regarding Requested Variance 2619 Wakely Rd. Cook, MN 55723

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This is to provide our public comments relating to the public hearing of the above, legally described as Lot 16 of the Plat of Soderholm Beach. S25, T63N, R18W (Beatty).

We believe that zoning laws, guidelines and restrictions have been established to balance landowners' needs with protecting the environment. To our knowledge, these laws, guidelines and restrictions have been in place for some time and therefore, known to any land owners and/or purchasers. To allow for development (buildings, septic systems, etc.) in land areas that are smaller than the requirements presents risk to the earth, soil, and water of not just the parcel in question, but nearby properties and the lake at large.

Therefore, we believe that the zoning should be adhered to and variance be denied.

Respectfully,
Edward & Peggy Bonach

Sent from my iPad

Angela Lepak

From: Jennifer Bourbonais
Sent: Thursday, January 13, 2022 3:10 PM
To: Michelle Claviter-Tveit; Angela Lepak; Jared Ecklund
Subject: FW: Variance request at 2619 Wakley Rd ... Lot 16 Soderholm Beach

Fyi and for the file. Thanks.

From: Roger Johnson <rogerjohnson2000@hotmail.com>
Sent: Thursday, January 13, 2022 2:55 PM
To: Jennifer Bourbonais <BourbonaisJ@StLouisCountyMN.gov>
Subject: FW: Variance request at 2619 Wakley Rd ... Lot 16 Soderholm Beach

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Sent from [Mail](#) for Windows

From: [Roger Johnson](#)
Sent: Thursday, January 13, 2022 11:17
To: bourbonaisi@stlouiscountymn.gov
Subject: Variance request at 2619 Wakley Rd ... Lot 16 Soderholm Beach

We are owners of lot 17 (next door lot to the north). My grandparent purchased the lot with his friend Dr. E (who purchased 9 lots) at the original Wakley estate auction in 1949. Dr. E passed away and his children listed 4 of the lots for sale in the 1980'S.

We were always of the understanding that lot 16 being a "short lot" did not meet code for a building permit. Again we were told the building permit process is strict and nothing can be built. So the 3 other lots sold and lot 16 sat with a 4 sale sign what I remember to be as a long period of time.

Then (I don't remember the year) we discovered not only was the lot sold there now was a new 2 car garage built about 2 feet from our lot line. We were never notified of the lot sale or how a garage was allowed to be constructed.

I do not know your approval policies for this type of situation. Since there was a structure (garage is now torn down) I don't know if that is an automatic approval to rebuild a garage. ***If it is I strongly request your consideration that it be restricted to be rebuilt at the top center of the lot as close to the main road as possible.***

Our family has always strived to keep the lots wooded and natural looking. We don't want to look at buildings if at all possible.

Please e-mail me if there are questions or if you would like or need additional information.

Thank You.
Roger Johnson

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