
TO: Board of Adjustment
FROM: William Lenzen
MEETING DATE: August 24th, 2026
REPORT DATE: August 14th, 2026

PUBLIC HEARING:

Request for Variance, submitted by Ross Lundstrom and Jean Pontzer (Applicant/Owners) to allow a home addition to be 20 feet from the Lake Avenue Way Right-of-Way when 25 feet is required.

Application Information:

<u>Applicant(s):</u>	Ross Lundstrom and Jean Pontzer (Applicant/Owners)
<u>Address of zoning request:</u>	29366 Lake Ave Way, Frontenac, MN 55026
<u>Parcel:</u>	32.130.0150
<u>Abbreviated Legal Description:</u>	Lot 1, Block 7, and Lot 1, Block 3, and Vacated Bay Street, Plat of Frontenac
<u>Township:</u>	Florence Township signed the Variance application with no additional comments.
<u>Zoning District:</u>	R-1 (Suburban Residential District)

Attachments:

- Application
- Staff prepared aerial view of the property
- Goodhue County Zoning Ordinance: [zoning_ordinance.pdf \(goodhuecountymn.gov\)](https://www.goodhuecountymn.gov/zoning_ordinance.pdf)

Background:

Ross Lundstrom and Jean Pontzer are proposing to build a home addition that is 25 feet by 24 feet and will be 20 feet from the Lake Avenue Way Right-of-Way when 25 feet is the required setback for any structures.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the

variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads, allowing for adequate access, accommodating future road expansion, and adequate separation between property lines.
- The property is approximately 30,802 square feet and meets the minimum lot size of 20,000 square feet for lots created prior to 2019 in the R-1 District.
- The applicant's proposed use as a residential addition is a permitted use in the R-1 District. The addition will be situated approximately 20 feet from the Lake Avenue Way ROW when 25 feet is required.
- This request is in harmony with the purpose and intent of the official control.

2) Is the variance request consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan supports the development and use of property in the R-1 District within the County. This request appears in harmony with the Goodhue County Comprehensive Plan.

3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The Applicant's request to construct a dwelling addition is a reasonable use of property in the R-1 District.
- The dwelling was constructed in 2009 with a CUP for alternative flood-proofing methods.
- They have no other alternative locations for the addition as the septic system and flood plain constraints.
- The request appears unlikely to alter the essential character of the locality, and practical difficulties exist.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Dwelling additions are a permitted use in the R-1 District.

Analysis

Staff has found that the Ordinary High Water mark is approximately at 672 feet and the Base Flood Elevation is 682 feet. The Regulatory Flood Protection Elevation is 683 feet. The plans provided show that the lowest level is below the BFE at 676 feet. They will need to provide plans as to how they are planning on flood proofing their lowest level. They may also be required to apply for a Conditional Use Permit depending on how they choose to elevate/flood-proof their addition.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

Staff recommends the Board of Adjustment:

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Approve the request for variance, submitted by Ross Lundstrom and Jean Pontzer (Applicant/Owners) to allow a home addition to be 20 feet from the Lake Avenue Way Right-of-Way when 25 feet is required.



Variance Application

For Staff Use Only	
Permit #	226-0077
\$450 Receipt #	18980
DATE: 7/24/26	

SITE ADDRESS, CITY, AND STATE				ZIP CODE:
29366 LAKE AVE WAY FRONTENAC MN.				55026
LEGAL DESCRIPTION:				
Attached ☐				
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):
321300150	R-1	30,802 SF		25 x 24

APPLICANT OR AUTHORIZED AGENT'S NAME	
ROSS LUNDSTROM	
APPLICANT'S ADDRESS:	TELEPHONE:
29366 LAKE AVE WAY FRONTENAC, MN. 55026	
	EMAIL:

PROPERTY OWNER'S NAME:	
Same as Above ☒	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above ☒	
ADDRESS:	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) ☒ Property Line Setbacks ☐ % Lot Coverage ☐ Height Limits ☐ Shoreland or Bluff Setbacks ☐ Lot Width &/or Area ☐ Other (specify) ☐ Subdivision Regulations	CURRENT OR PREVIOUS USE: RESIDENTIAL	
	PROPOSED USE: RESIDENTIAL	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:

TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.		
Attached ☐		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE
Robert Bruce	Robert Bruce	23 Jul 26

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature: Ross Lundstrom Date: 7/23/26

REQUEST SUMMARY

Cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: _____ Section: _____ Title: _____

Article: _____ Section: _____ Title: _____

The property owner bears the burden of providing information to convince the Board to rule in their favor. Please provide answers to the following questions or attach a document.

Discuss your current use of the property and the reason for your variance request:

THE PROPERTY IS CURRENTLY A ONE BEDROOM, ONE BATH SEASONAL HOME. WE WOULD LIKE TO ADD A HANDICAPPED ACCESSIBLE BEDROOM / BATHROOM SUITE. THE ADDITION WOULD INCLUDE AN ELEVATOR FROM A GROUND LEVEL GARAGE TO THE MAIN LEVEL TO ALLOW US TO AGE IN PLACE + BECOME FULL TIME RESIDENTS.

Describe the effects on the property if the variance is not granted:

WE WOULD NOT BE ABLE TO REMAIN IN THE EXISTING HOUSE LONG TERM AS WE ARE 72 + 77 YEARS OLD WITH DEVELOPING MOBILITY ISSUES.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

THE EXISTING DRAIN FIELD + SEPTIC TANK LIMIT THE LOCATION OF AN ADDITION.

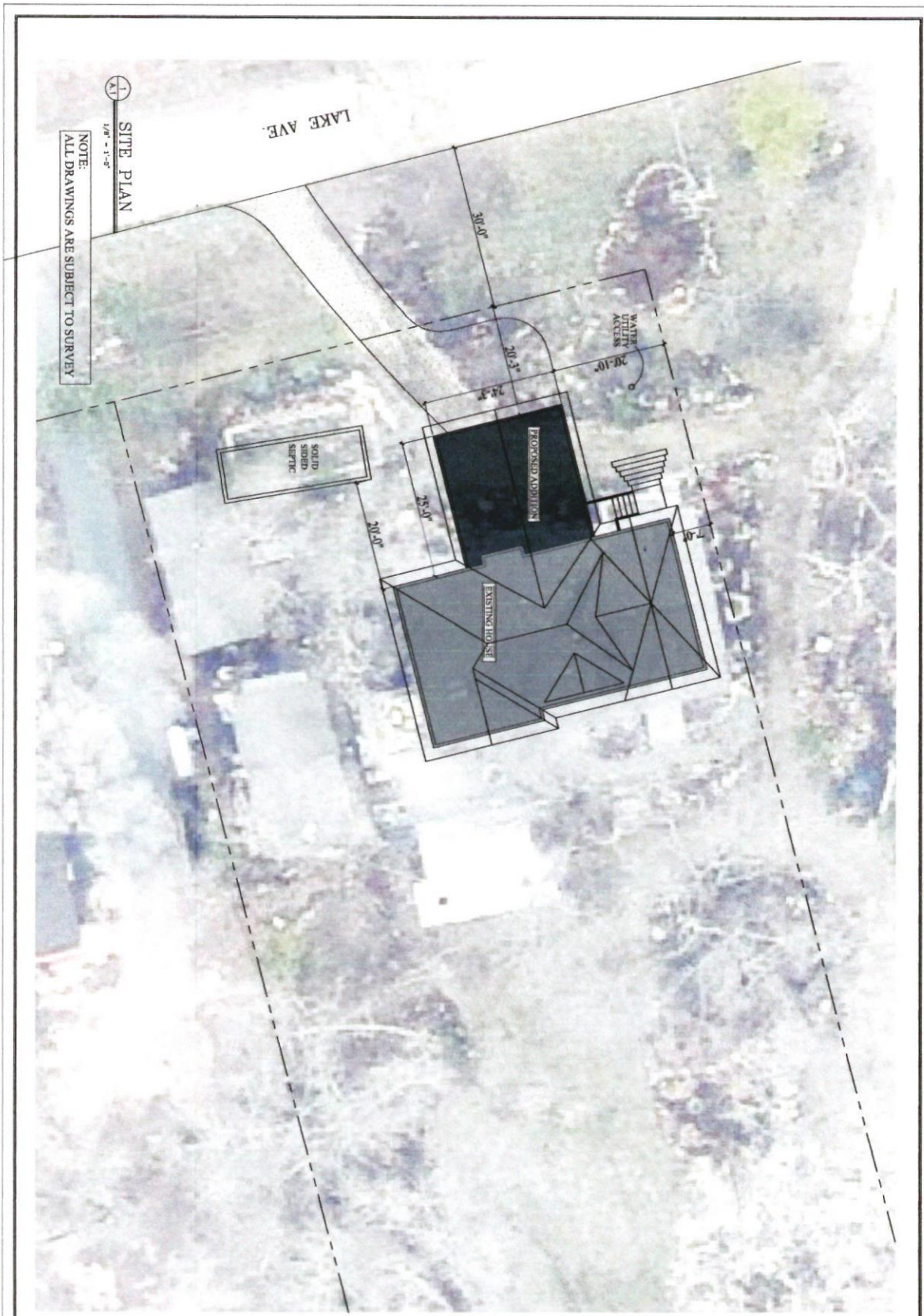
Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

WE HIRED AN ARCHITECT TO REVIEW THE SITE, + EXISTING STRUCTURES, + THIS WAS THE VIABLE OPTION. WE CANNOT PUT A GARAGE W/ ELEVATOR ON THE BACK OF THE HOUSE.

Discuss alternatives you considered which would require a lesser variance. If you rejected such alternatives, provide your reasoning:

THERE WERE NO PLAUSIBLE ALTERNATIVES IDENTIFIED BY THE ARCHITECT.

REQUEST TO BE 20'-3" RATHER THAN 25'-0" FROM THE RIGHT OF WAY.



PRELIMINARY - NOT FOR CONSTRUCTION

A.1
DRAWING
OF

WORKING DRAWINGS FOR:

LUNDSTROM ADDITION

2000 LAKE AVE, PRINCEVILLE, MINNESOTA

MINNESOTA

DRAWN BY: CORIN DEERSON

DATE: 10/14/10

CHECKED BY: JEFFREY W. WILSON

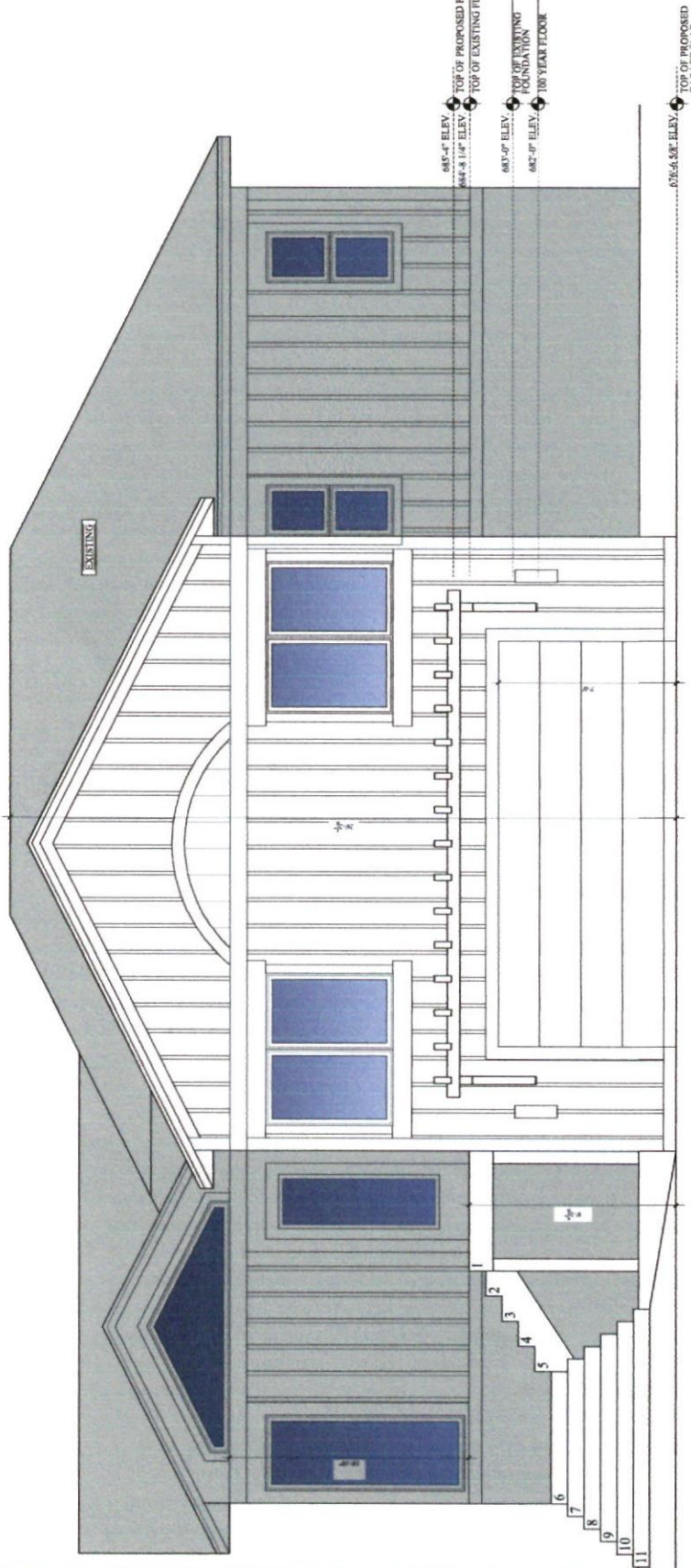
DATE: 10/14/10

REVISIONS:

These drawings, specifications, and notes are prepared for the use of the owner and are not to be used for any other purpose without the written consent of the design firm. The design firm shall not be responsible for any errors or omissions in these drawings, specifications, and notes.

THOMPSON
DESIGN
10000 13th Ave S
Plymouth, MN 55441
PHONE: (612) 345-0144

PRELIMINARY - NOT FOR CONSTRUCTION



MAP 02: VICINITY MAP



BOARD OF ADJUSTMENT

Public Hearing
August 24, 2026

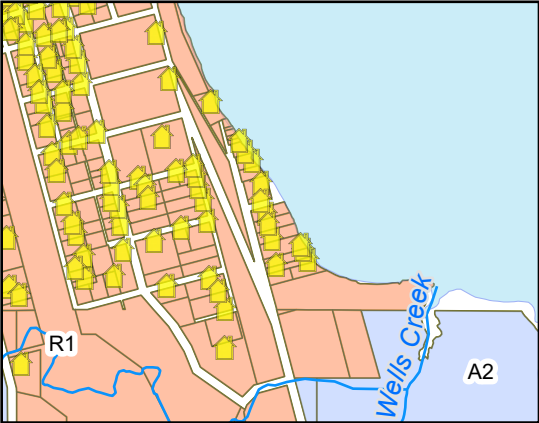
Ross Lundstrom and Jean Pontzer (Owners)
R-1 Zoned District.

Lot 1, Block 7, and Lot 1, Block 3, and Vacated
Bay Street, Plat of Frontenac, in
Florence Township.

Request for variance to allow a home addition
to be 20 feet from the Lake Avenue
Right-of-Way when 25 feet is required.

Legend

- Township Roads
- Dwelling Point
- Tax Parcels
- Section Lines
- Roads
- Shoreland
- FLOODWAY
- Special Flood Hazard Areas
- Flood Zone
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - AO



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2024 Aerial Imagery
Map Created August, 2026 by LUM

MAP 03: ELEVATIONS



BOARD OF ADJUSTMENT

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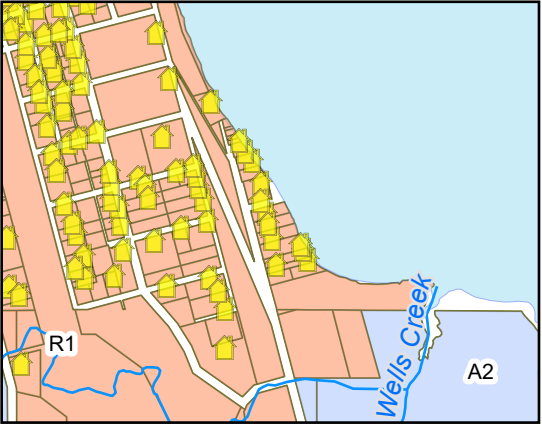
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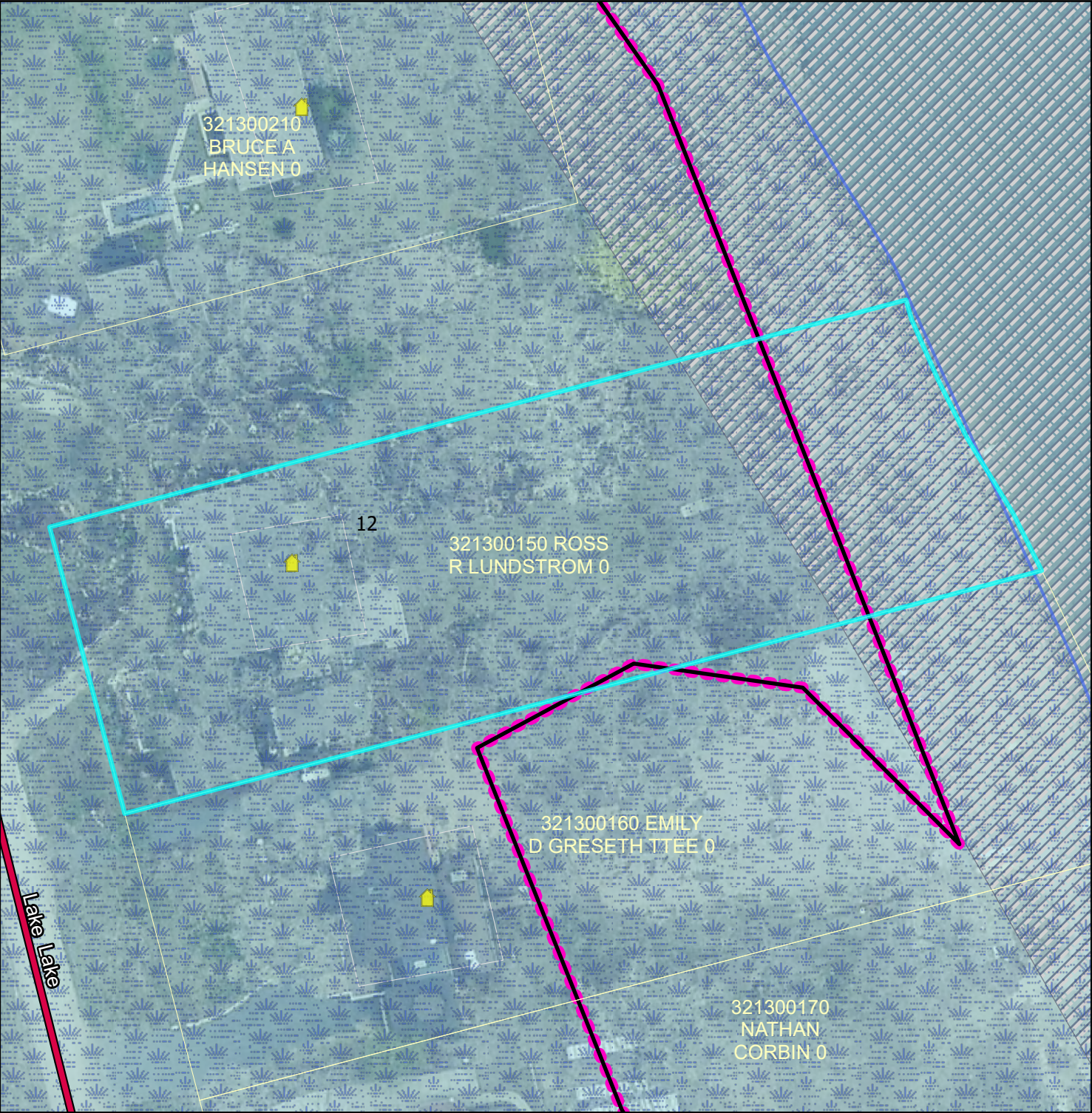
- Township Roads
- Dwelling Point
- Tax Parcels
- Section Lines
- Roads
- Contours_2ft
- FLOODWAY



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MAP 01: PROPERTY OVERVIEW



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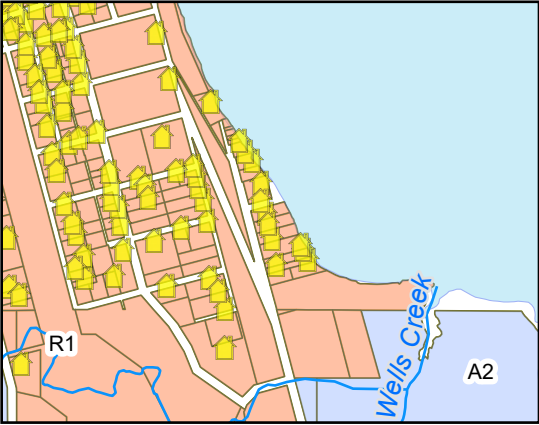
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Legend

- | | |
|----------------|------------------------------------|
| Township Roads | Special Flood Hazard Areas |
| Dwelling Point | |
| Tax Parcels | Flood Zone |
| Section Lines | |
| Roads | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD |
| Shoreland | A |
| FLOODWAY | AE |
| | AO |



0 15 30 60 90 US Feet

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