

VARIANCE STAFF REPORT

GENERAL INFORMATION

MEETING DATE: March 5, 2026

APPLICANT/OWNERS: Kevin & Joyce Buscho

911 ADDRESS: 47763 151st Ave, Kilkenny, MN 56052

VARIANCE REQUEST: To reduce the required setback from a County Road Right-of-Way (ROW) from 75 feet to 56 feet, and to enlarge a lawful nonconforming structure to accommodate a 25' x 33' dwelling addition in the Agriculture "A" District.

VARIANCE NUMBER: BOA-001102-2026

PARCEL NUMBER: 14.011.7600

SITE INFORMATION

LOCATION: The subject property is located in part of the W 1/2 of the SW 1/4, Section 11 of Waterville Township.

ZONING & PURPOSE: Agriculture "A" District

The **Agriculture (A) District** is established for areas where agriculture uses are seen as the best and highest long term use of the land. The land itself needs to be preserved for primarily agricultural activities. These areas should avoid existing cities, residential zones and subdivisions. They should be large contiguous land areas with mostly prime soils.

GOALS AND POLICIES: The current Land Use Plan, adopted in 2007, makes reference to protecting the best of its agricultural land as a resource for long term agricultural use.

GOAL #1: Le Sueur County contains some of the most productive agricultural soils in Minnesota and should adopt and enforce land use goals and policies that conserve and protect agricultural resources and uses.

Objective 1: The County will protect the best of its agricultural land as a resource for long term agricultural use.

GENERAL SITE DESCRIPTION: Developed Conforming Lot

ACCESS: Existing access from CSAH 3, 151st Ave

BACKGROUND INFORMATION

County records indicate the subject property was developed in 1880. The dwelling was constructed prior to the adoption of the Le Sueur County Zoning Ordinance and does not meet the current County Road ROW setback. The applicants propose to construct a dwelling addition to connect the dwelling to the detached garage to allow for better use of the dwelling. If approved, the variance would allow the dwelling addition to be constructed with a reduced setback from the County Road ROW.

ATTACHMENTS

Application, Description of Request, Site Plan (Proposed Conditions), Building Plans, LIDAR Map, Erosion Control Plan, Aerial Image, & Findings of Fact Form

FINDINGS

Staff findings per Le Sueur County Zoning Ordinance, the following findings have been developed for this request:

<u>Variance:</u>	<u>Request:</u>	<u>Required:</u>	<u>Ordinance:</u>	<u>Page:</u>
a. Reduce Road ROW Setback:	56 feet	75 feet	Section 8, Subdiv. 7. A. 2.	8-8
b. Expand Legal Nonconforming Structure:			Section 24, Subdiv. 6. B. 1.	24-2
2. The applicant is requesting the variance to allow the construction of a 25' x 33' dwelling addition with a reduced ROW setback.				

CONSIDERATIONS

1. The following shall be considered at the hearing:
 - a. There are special circumstances or conditions affecting the land, structures or use referred to in the Variance.
 - b. Whether the granting of the application would be a detriment to the public health, safety, and general welfare or injurious to property or improvements in the area adjacent to the property of the applicant/landowner.
2. **Additional Considerations:**
 - a. CSAH 3 has a 100-foot wide road ROW.
 - b. The proposal would connect the existing detached garage to the dwelling.

PRACTICAL DIFFICULTY

The Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on non-conformities.

1. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control.
2. Variances shall only be permitted when the request is consistent with the comprehensive plan.
3. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control. Practical difficulties as used in connection with a variance means the following:
 - a. The property owner proposes to use the property in a reasonable manner not permitted by an official control.
 - b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
 - c. The variance, if granted, will not alter the essential character of the locality.
 - d. Economic considerations alone do not constitute practical difficulties.

PROPOSED FINDINGS

1. **Is the variance in harmony with the general purpose and intent of the official control?** The official controls in the request are the required setbacks from a Township Road Right-Of-Way and enlarging a lawful Nonconforming structure.
 - a. **Road ROW Setback: The setback from a road ROW is to ensure safe sight lines and road safety issues.**
 - The proposed addition is located behind the existing dwelling and doesn't block any sight lines of the road.
 - The proposed addition would not be closer to the road ROW than the existing dwelling.
 - Based on the above information, the setback from the dwelling addition to the County Road ROW will not negatively affect road safety or sight line.
 - b. **Expansion of a Nonconforming Structure: Whenever nonconforming structures are expanded, a variance is required and steps should be taken to bring the lot into compliance with current regulations.**
 - The subject property is a conforming lot, and the existing dwelling was constructed closer to the County Road ROW than what is allowed under the current ordinance standards.
 - The proposed addition would not meet the front road ROW setback; however, it would meet all other required setbacks.
 - Based on the above information, the request is in harmony with the general purpose and intent of the official control.

2. **Is the variance request consistent with the Comprehensive Land Use Plan?**
 - The land use plan lists protecting agriculture land for agriculture resources or uses.
 - The proposed addition would not remove any productive agriculture soils from production.
 - Based on the above information, the request is consistent with the Comprehensive Land Use Plan.

3. **Is the property owner proposing to use the property in a reasonable manner, not permitted by an official control?**
 - The applicant is proposing to construct a dwelling addition to increase the use of their dwelling.
 - A dwelling is a permitted use in the Agriculture “A” Zoning District.
 - Based on the above information, the request is a reasonable use not permitted by an official control.

4. **Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?**
 - The subject dwelling was constructed in 1880 prior to the adoption of the Le Sueur County Zoning Ordinance.
 - Based on the above information, the plight of the landowner was not created by them.

5. **Will the issuance of the variance maintain the essential character of the locality?**
 - The locality is agriculture with two residential lots in the area.
 - The dwelling addition is proposed to be located behind the dwelling and would connect the existing garage to the dwelling.
 - Based on the above information, the request would maintain the essential character of the locality.

6. **Does the alleged Practical Difficulty involve more than economic considerations?**
 - If approved, the applicant would be able construct a dwelling addition that would connect the existing garage to the dwelling to allow for better access to the garage.
 - The dwelling addition will allow for less congestion in the kitchen and improve the overall use of the dwelling
 - Based on the above information, the request does involve more than economic considerations.

PROPOSED CONDITIONS

In granting any Variance, the Board of Adjustment may designate such conditions in connection that will secure substantially the objectives of the Ordinance, regulation or provision to which the application is granted. Conditions must be directly related to and bear a rough proportionally to the impact created by the Variance.

1. *If approved*, all necessary permits shall be issued and exterior construction completed **prior to March 5, 2027**, unless an extension is granted by the Board of Adjustment.

2. An extension must be requested in writing and filed with the Department at least 30 days prior to the Variance expiration.

3. *If approved*, the site plan (submitted February 9, 2026) shall become a part of the permit. Any deviation from the submitted plans shall first be reviewed by the Department for determination of whether additional variances would be required.

4. *If approved, and prior to the commencement of any construction related activities*, a **Zoning Permit** shall be submitted and issued for the dwelling addition.



VARIANCE

LE SUEUR COUNTY
BOARD OF ADJUSTMENT

88 SOUTH PARK AVENUE
LE CENTER, MN 56057



Application Date: January 28, 2026 Permit Number: BOA-001102-2026 Fee: \$846.00
 60-Day Ruling Date: March 27, 2026 911-Address: 47763 151st Ave, Kilkenny, MN 56052
 Applicant(s): Kevin & Joyce Buscho Landowner(s): Kevin & Joyce Buscho
 Mailing Address: 47763 151st Ave Mailing Address: 47763 151st Ave
 City: Kilkenny City: Kilkenny
 State: MN Zip: 56052 State: MN Zip: 56052
 Phone: 612.799.2687 Phone: 612799.2686

Township: Waterville Parcel No.: 14.011.7600
 Section: 11 Subdivision: N/A
 TWP #: 109 Lot #: N/A Zoning District: A
 Range#: 23 Block#: N/A FEMA Panel #: 27079C0 325E
 1/4 - 1/4: Part of the W 1/2 - SW 1/4 Road Type: CR Flood Zone: X-Outside

I (We), the undersigned, owner(s) and/or applicant(s) of the property described herein, do hereby respectfully petition your Honorable Bodies to grant a Variance, as hereinafter designated, and in support thereof, the following facts are presented:

1.) Reason for the Requested Variance:

Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback from a County Road Right-of-Way (ROW) from 75 feet to 56 feet, and to enlarge a lawful nonconforming structure to accommodate a 25' x 33' dwelling addition in the Agriculture "A" District.

2.) Reasons for approval or denial of the request are listed in the Findings of Fact.

3.) Special Conditions of the Variance:

Please see the Final Decision Notice for all Conditions related to this request.

 APPLICANT/PROPERTY OWNER


 LE SUEUR COUNTY PLANNING & ZONING AUTHORITY

 DATE
February 11, 2026

 DATE

**** ALL FEES ARE NON-REFUNDABLE****

ON-SITE TOUR DATE:	<u>March 5, 2026</u>	ACTION:	_____
PUBLIC HEARING DATE:	<u>March 5, 2026</u>		_____
	_____		_____
	_____		_____
AS WRITTEN		WITH CONDITIONS	

 BOARD OF ADJUSTMENT CHAIR

 DATE

VARIANCE FINDINGS OF FACT

Name of Applicant(s) or Landowner(s): Kevin & Joyce Buscho

Variance #: BOA-001102-2026

Variance Request: Request the County grant a Variance from the Le Sueur County Zoning Ordinance to reduce the required setback from a County Road Right-of-Way (ROW) from 75 feet to 56 feet, and to enlarge a lawful nonconforming structure to accommodate a 25' x 33' dwelling addition in the Agriculture "A" District.

- A. The Board of Adjustment shall have the exclusive power to order the issuance of variances from the requirements of any official control including restrictions placed on nonconformities.
- B. No Variance may be granted that would allow any use that is prohibited in the Zoning District in which the subject property is located.
- C. Facts supporting the answer to each question must be documented below, and are hereby certified to be the Findings of Fact of the Board of Adjustment.
- D. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official control and when the variances are consistent with the Comprehensive Plan.

Y N 1.) Is the variance in harmony with the general purpose and intent of the official control(s)?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 2.) Is the variance request consistent with the Comprehensive Land Use Plan?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

E. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the official control.

Y N 3.) Is the property owner proposing to use the property in a reasonable manner, not permitted by an official control?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 4.) Is the plight of the landowner due to circumstances unique to the property, and not created by the landowner?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 5.) Will the issuance of the variance maintain the essential character of the locality?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

Y N 6.) Does the alleged Practical Difficulty involve more than economic considerations?

<input type="checkbox"/>				
Jim M.	John W.	Colin H.	Russell A.	Jeanne D.

Finding: _____

F. IF THE BOARD OF ADJUSTMENT DETERMINES ALL OF THE ABOVE STANDARDS HAVE BEEN MET BY A SIMPLE MAJORITY, THEN THE STANDARD FOR IDENTIFYING A PRACTICAL DIFFICULTY HAS BEEN ESTABLISHED.

ACTION: APPROVED DENIED

CONDITION(S): _____

APPLICANT'S RESPONSE TO THE CONDITIONS: _____

ENVIRONMENTAL SERVICES

88 South Park Avenue, Le Center MN 56057

Website: www.lesueurcounty.gov

Phone: 507-357-8538 Email: EnvServices@lesueurcounty.gov



Le Sueur County
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*Application – Variance***I. Applicant:**Name Kevin L. Buscho and Joyce L. BuschoMailing Address 47763 151st AvenueCity Kilkenny State MN Zip 56052Phone # 612-799-2687 Phone # 612-799-2686**II. Landowner:**Name Kevin L. Buscho and Joyce L. BuschoProperty Address 47763 151st AvenueCity Kilkenny State MN Zip 56052Phone # 612-799-2687 Phone # 612-799-2686**III. Parcel Information:**Parcel Number 14.011.7600 Parcel Acreage 5 acresTownship Waterville Township Section 11Subdivision N/A Lot N/A Block N/A

Full Legal Description must be attached.

*(Full legal description can be found on deed, not abbreviated legal description from tax statement).***IV. Variance Request:** List requested alternative to development standard(s).Expanding a nonconforming structureReducing road right-of-way setback from 75 feet to 56 feet for the new addition.**V. Description of Request:**a. A full written description of the proposed variance request with detailed information must be attached.**VI. Township Notification:****Township must be notified prior to application.** *(County Commissioners are not the Township Board.)*Waterville Township notified on 12/22/2025*(Township Name)**(Date)*Board Member Alan Gehrke regarding the proposed request.*(Name)***VII. Site Plan - Shall be a Certificate of Survey to include, but not limited to:**

- North point
- Lakes
- Well
- Access
- Setbacks
- Rivers
- Septic System
- Easements
- Property lines
- Wetlands
- Proposed Structures
- Road Right-Of-Way
- Streams
- Existing structures - *Within and adjacent to project area.*
- Lot Dimensions
- Ponds
- Location of trees to be removed - *Shoreland Districts.*

• Impervious Surface

- Required for *Shoreland, Business, & Industrial Districts.*

- Itemized current & proposed impervious surfaces to include total percentages.

- Examples include but are not limited to: *rooftops, sidewalks, patios, decks, driveways, parking lots, storage areas and concrete, asphalt, or gravel roads, or tightly compacted soils.****Site shall be physically staked, then surveyed******Stakes shall be in place at the time of onsite visit/meeting, or the application will be tabled******Stakes must remain in place until construction commences***

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VIII. Practical Difficulty:

- A. Variances shall only be permitted when they are in harmony with the general purposes and intent of the official controls in all cases when there are practical difficulties in the way of carrying out the strict letter of the official controls and when the terms of the variance are consistent with the comprehensive plan.
- B. An area variance may be granted only where the strict enforcement of the official controls will result in a practical difficulty.
- C. It is the responsibility of the applicant/landowner to provide evidence to prove a practical difficulty exists.
- D. A variance may be granted only in the event that the following circumstances are found to be true (or are answered in the affirmative, yes):

1. Is the variance in harmony with the general purposes and intent of the official controls?

Consideration: What standard (setback, structure size, etc.) are you asking to be modified? What is the intended purpose of that standard? How does your request meet the intended purpose?

Our house is a non-conforming structure because the west side sits too close to the road. We are requesting permission to attach a family room to the southeast side of the house and to the existing garage. We understand that the intended purpose of the standard is for safety, however, we feel this does not apply here because we are not planning to build closer to the road. The proposed new family room would sit several feet back from the existing west side of the house.

2. Is the request consistent with the comprehensive plan? *Consideration:* The County's Land Use Plan lists several goals (see attached). Does your request violate any of these listed goals? If so, what steps could be taken to off-set the impact(s) your request has on these goals?

We do not feel our request violates any of the listed goals. Only Goal 1, Objective 1, could possibly apply. It states: "The County will protect the best of its agricultural land as a resource for long term agricultural use". However, Action 1 under Objective 1, does not apply because we do not own a large contiguous agricultural land tract. We feel Action 2, which states: "The County will eliminate the Agricultural Residential District from its zoning ordinance" applies, because our property is a small 5 acre residential parcel.

3. Is the property owner proposing to use the property in a reasonable manner not permitted by the official controls? *Consideration:* Is the request reasonable based on the existing use of the property? Why? What County standard is keeping your request from being approved? How is the proposal reasonable in relation to the requirements of the zoning ordinance?

We are requesting permission to attach a family room to the southeast side of our existing house. The west side of our home is the side that is nonconforming because it is too close to the road. The family room will sit back farther from the road than the west side of the house. We feel this is reasonable because it will not pose any greater safety issue than the current structure, which has been there since 1880.

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4. **Is the plight of the landowner due to circumstances unique to the property not created by the landowner?** *Consideration:* What unique characteristic does the property have that is making it impossible for your request to meet all County standards? Is the request the result of events outside the control of the landowner and not due to the landowner's previous decisions or actions?

Yes, our plight is due to circumstances unique to the property and not created by us. Our house was built in 1880. We purchased this property in 1999. The road which our house sits too close to was already positioned where it is today when we bought our property in 1999. It is not economically feasible to move our house back from the road or to tear it down and rebuild. The house has been almost entirely remodeled since it was built in 1880.

5. **Would the variance maintain the essential character of the locality?** *Consideration:* How would you describe the character of the neighborhood or surrounding area? If approved, would the end result of your request make your property appear different than those in the surrounding area?

Yes, the variance would maintain the essential character of our locality. Many of our neighbors have remodeled their homes. Several new homes have also recently been built in the area. We believe that adding a family room to our existing house and attaching it to our garage will make our house fit in better with our neighborhood. It will increase its curb appeal, which is also a good thing for the neighborhood.

6. **Does the request involve more than economic considerations alone?** *Consideration:* Why are you seeking the variance? Would the request do more for you than add value to your property? If so, what?

Yes, the request involves more than economic considerations. Adding a family room on to our kitchen is a practical way to improve the flow of our living space. Currently, our main outside entrance opens into our kitchen. One has to walk through the kitchen and dining room to get to our sitting room. Because of this, people tend to congregate in the kitchen for interaction, making it difficult to prepare meals. Also, connecting the garage to the house will be a very positive thing for us, especially during the cold winter months.

IX. Attachments shall include but not limited to:

- | | |
|--|--|
| <input type="radio"/> Description of Request | <input type="radio"/> Septic Compliance (if applicable) |
| <input type="radio"/> Site Plan(s) – Survey showing Existing & Proposed Conditions | <input type="radio"/> Floor Plans or Building Plans (if applicable) |
| <input type="radio"/> Surveyor Certification | <input type="radio"/> Erosion Control Form |
| <input type="radio"/> Township Notification – See Part VI | <input type="radio"/> Erosion Control Plan |
| <input type="radio"/> Access Approval – Attached approval from the applicable road authority | |
| <input type="radio"/> Full Legal Description – Not abbreviated description from tax statement | |

The Department may request additional information regarding the application.

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X. Quantities and Submittal Formats:

- a. One (1) reproducible 8.5" x 11" copy of the request and all other supporting documents.
- b. Electronic version of any supporting documents are preferred, *if available*.
- c. Additional copies may be requested as deemed necessary by the Department.

XI. Fees:

Variance:	\$ 800
Time Extension:	\$ 600
Filing Fee:	\$ 46

Variance for Clusters:	\$ 800 + \$200 per household
Filing Fee:	\$ 46

Additional Fees:

Special Meeting:	\$1,500
After-The-Fact meeting fee:	<u>Doubled</u> + After-The-Fact Penalty.
After-The-Fact Penalty:	\$1,500 OR 10% of the improvement, whichever is greater.

*****Fees are non-refundable, and must be paid at the time of application*****

XII. Procedure: See Section 22 of the Zoning Ordinance for full details.

- a. A pre-application meeting is highly recommended. Please note, applications submitted without having a pre-application meeting may need to be delayed if the submitted application cannot be deemed complete prior to the required application deadline. **Please note that scheduling an Appointment for this meeting is required.**
- b. An application must be submitted either in person or electronically by the applicant and/or landowner no later than 2 P.M. on the date of application deadline.
- c. All required information must be submitted at the time of application, or the application may not be deemed complete.
- d. Incomplete applications shall be placed on Hold until such time all required information is submitted.
- e. **All fees shall be paid at the time of application.**
- f. Notification will be sent to all landowners within 500 feet of the affected property, (minimum of 10 landowners) as well as the affected Town Board, any municipality within 2 miles, and other applicable agencies.
- g. Notice will be published in the newspaper of general circulation in the area concerned and the official newspaper of the County.
- h. The Board of Adjustment may conduct an onsite visit to the affected property prior to the scheduled meeting. Any conversation with the Board of Adjustment during the onsite visit is prohibited.

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- i. The Board of Adjustment shall hold a public hearing on the proposed Variance at a scheduled Board of Adjustment meeting.
- j. The applicant or a representative shall appear before the Board of Adjustment in order to answer questions concerning the request, or the application will be tabled.
- k. The Board of Adjustment has the authority to request additional information or impose conditions.
- l. The Board of Adjustment has the authority to determine Variance approval or denial. No Variance may be granted that allows any use that is prohibited in the Zoning District in which the property is located, unless that use is deemed a legal nonconforming use as defined by the Zoning Ordinance.
- m. The Department shall notify the applicant and/or landowner in writing of the Board of Adjustment decision.
- n. The Department will file a certified copy of any order or decision issued by the Board of Adjustment with the County Recorder.
- o. A Zoning Permit is required prior to starting construction; however, Zoning Permits will not be available the day of the Board of Adjustment meeting. A Zoning Permit application shall be approved prior to obtaining a Zoning Permit.

XIII. Acknowledgement:

I understand that Le Sueur County will never request payment from applicants via wire transfer, gift cards, cryptocurrency, or any other unconventional or insecure method. Any such request should be considered fraudulent and treated as a scam.

If I receive a suspicious communication claiming to be from Le Sueur County and asking for payment, I will not respond or send any money. Instead, I will immediately report the incident to Le Sueur Environmental Services Department and to the appropriate authorities, such as the Federal Trade Commission (FTC) or local law enforcement.

By signing below, I acknowledge this policy and agree to remain vigilant against potential scams.

XIV. Signatures:

I hereby certify that I am either the owner of the subject property or have been authorized on behalf of the landowner to apply for this permit. I have read this application and swear the submitted information is true and correct. All provisions of the laws and ordinances governing this work will be complied with whether specified herein or not. I fully understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local laws regulating construction or the performance of construction. I understand the information I provided for this application will be utilized to determine suitability under the ordinances of Le Sueur County and any omissions or erroneous information provided may result in the permit not being issued. I also understand that by applying for this permit, I grant Le Sueur County Environmental Services Department staff authority to access the above property for inspections throughout the application and permitting process.

Joyce Z Buscho
Applicant signature

1-28-26
Date

Joyce Z Buscho
Property Owner signature

1-28-26
Date

V. DESCRIPTION OF PROPOSED VARIANCE REQUEST

We, Kevin and Joyce Buscho, are requesting a variance to build a 25 ft by 33 ft family room, including a covered porch for the new main entrance, on to our existing house. We would like to add the family room to the southeast side of the house. A variance is needed because our house is a nonconforming structure. The west side of the house, the parlor, sits too close to the road. The proposed family room would sit much farther back from the road than the west side of the house, which would not increase any safety issues.

Our house was built in 1880. It is not economically feasible to move the house back from the road or to tear it down and rebuild it in order to be compliant with the current standards. When we purchased the house in April of 1999, it had been almost completely remodeled. There was also a more recently built three car garage sitting in close proximity to the house. This garage is positioned close enough to attach to an addition to the house. The size of our proposed family room is being determined, in large part, by the position of the house and its proximity to the garage.

There are two main reasons we wish to add a family room to our house. These involve creating a better flow for our living area and gaining access to an attached garage. Through the years, we have found that the flow of our living space is very inconvenient and awkward because it is difficult to use our parlor/sitting room for its intended purpose. Since the main entrance to our house is currently on the north side and enters the kitchen, people tend to congregate in the kitchen because to reach the parlor, you have to walk through the kitchen and dining room. This makes it difficult to interact with anyone in the parlor while you are fixing meals. If people do not go to the parlor, but sit in the kitchen, it becomes very congested and safety issues arise, especially now that we have several small grandchildren. A family room off of the kitchen will provide a place for people to sit comfortably and interact while the kitchen is being used for its intended purpose.

The other reason we want to add a family room to the kitchen is to connect the house to the garage. We have spent the duration of our time since moving here in 1999, without the convenience of an attached garage in the cold winter months. As we grow older, it is really important to us to have this convenience. It will reduce the likelihood of falling on ice when going to our cars, which are currently parked outside on the north side of the house, where our main entrance is at this time.

The plan, in a nutshell, is to pour eight foot concrete walls for the basement. The garage foundation will be attached to the basement wall on the east side of the addition through a process called underpinning. We are planning to build an eight foot by 25 foot covered porch to the south side of the addition. The porch will be over an eight foot by twenty-five foot cold storage area in the basement. The floor of the porch will be a reinforced concrete slab covering the cold storage area beneath. There will be eight foot wide steps up to the porch from the south. This will become the main entrance to the house. The main entrance door will be on the right side of the porch with a french door on the left side of the porch to match.

The family room will make up the remainder of the square footage on the main floor. It is to have a vaulted ceiling so that the roof line from the outside will blend well between the two story house and the garage. We also plan to modify the roof line over the kitchen and to the north side of the house. This will create a covered porch over the north entrance, as well, which is much needed. Currently, when it rains or the ice melts from the roof, it tends to drip down your neck as you make entrance into the house from that side.

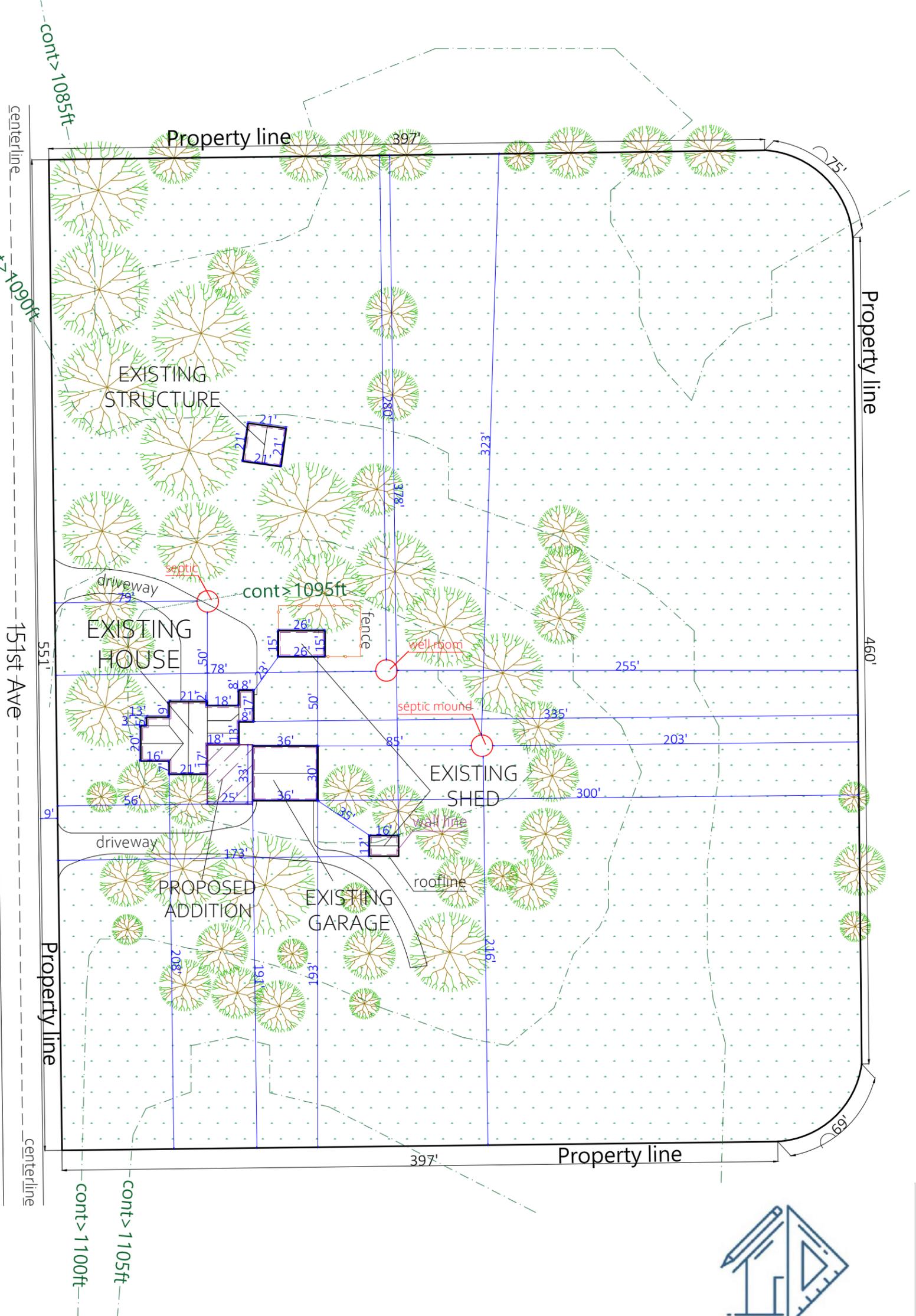
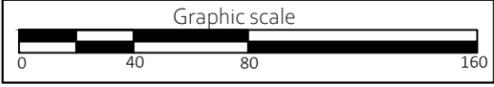
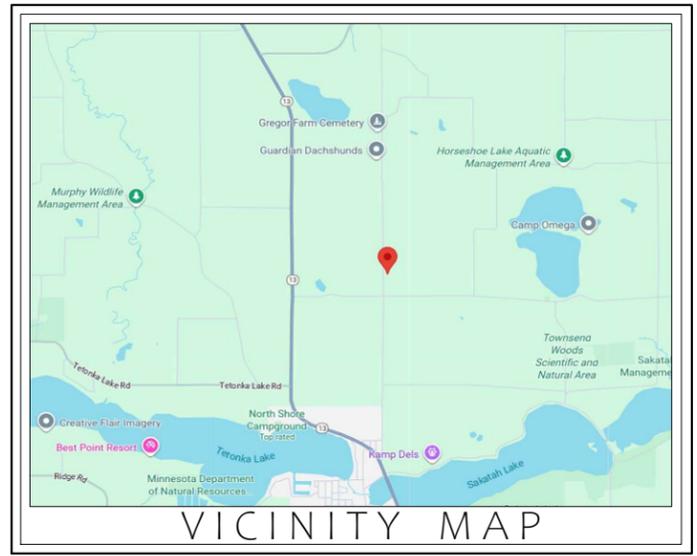
In addition to storage, there is to be a play area for our grandchildren in the basement part of the addition. We are also planning to have office space for both Kevin and Joyce in the basement part of the new structure.

Thank you for considering our request for a variance. Your time is much appreciated! If approved, we would like to start this project as soon as possible this spring, weather permitting.

SITE PLAN

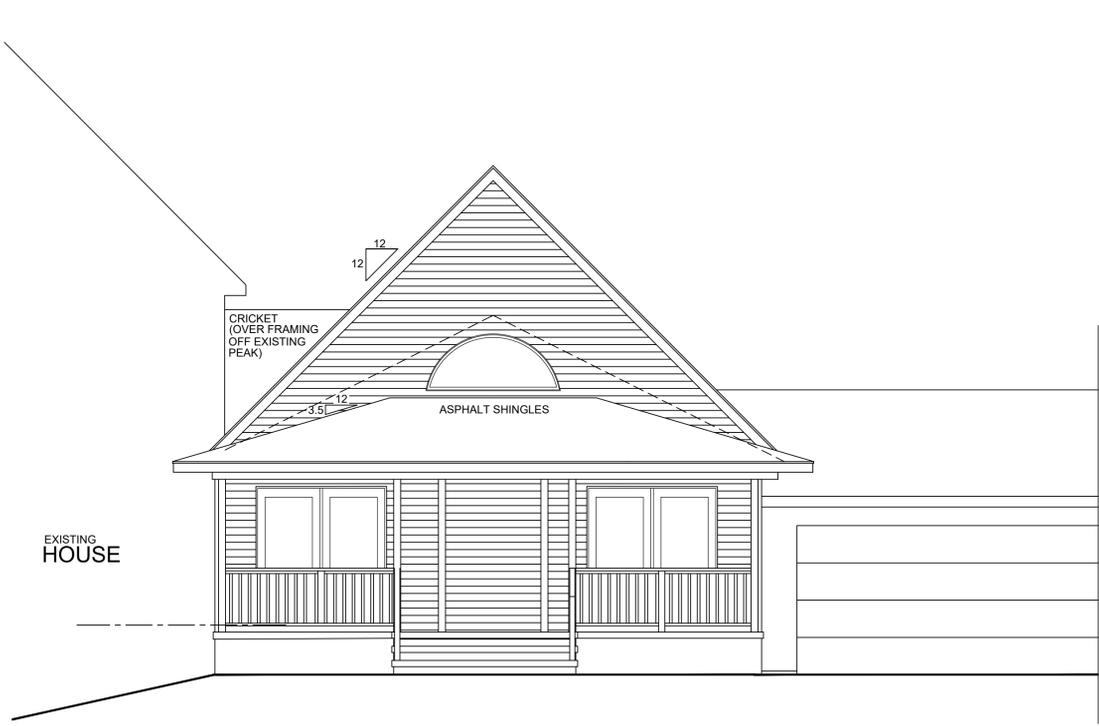
Received 2/9/26

Address: 47763 151st Ave
Kilkenny, MN 56052
Parcel ID: 14.011.7600
Lot area: 5 Acres
Plot Size: 11"x17"
Drawing scale: 1" = 60'

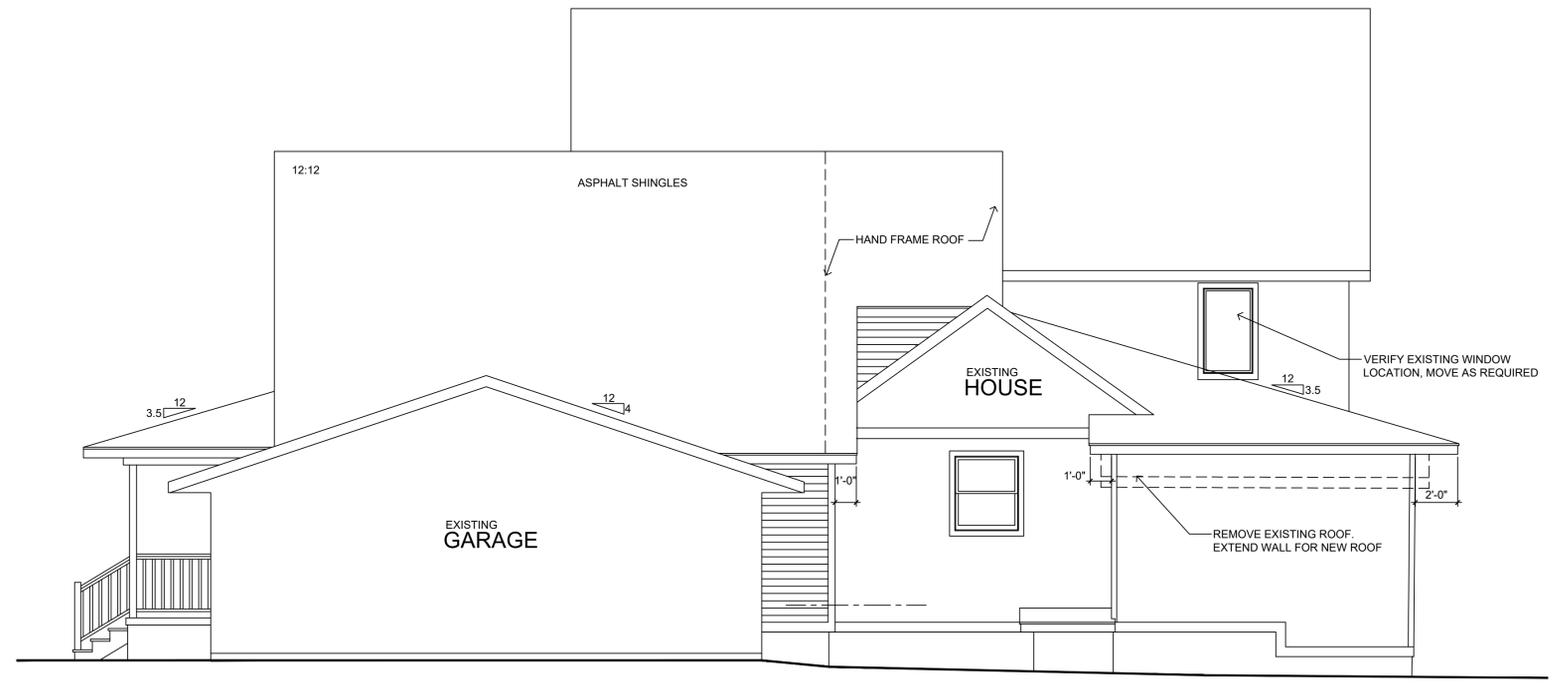


BuyaSitePlan
Fast and Quality Site Plans

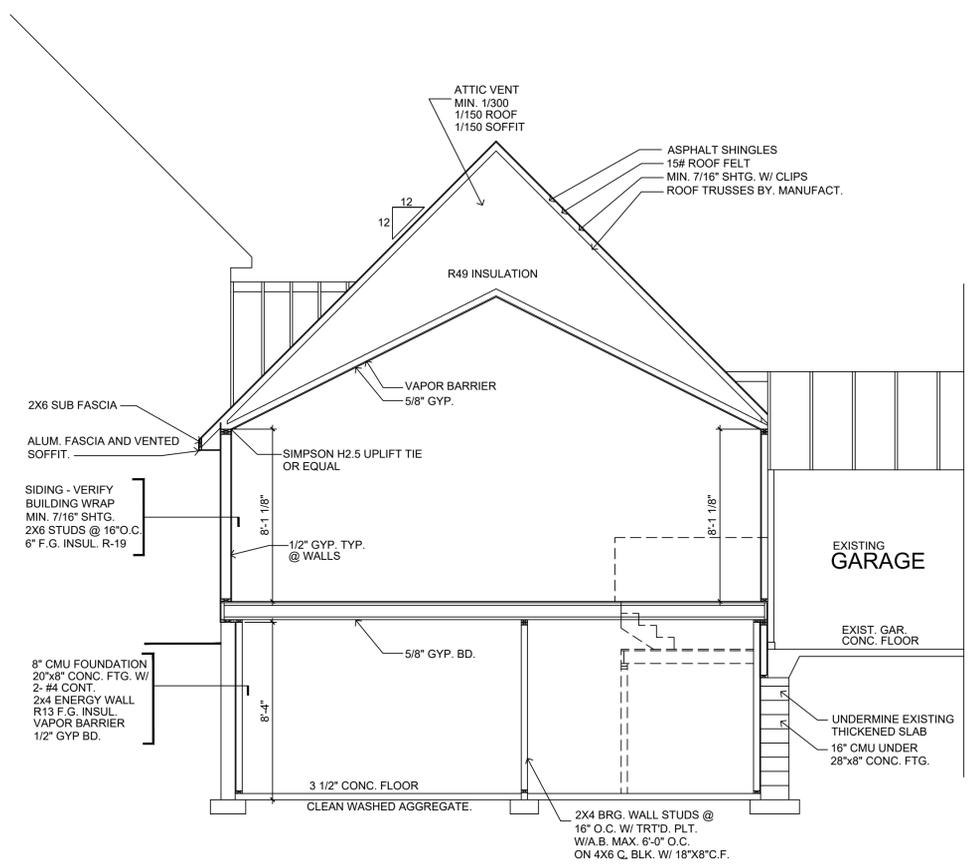




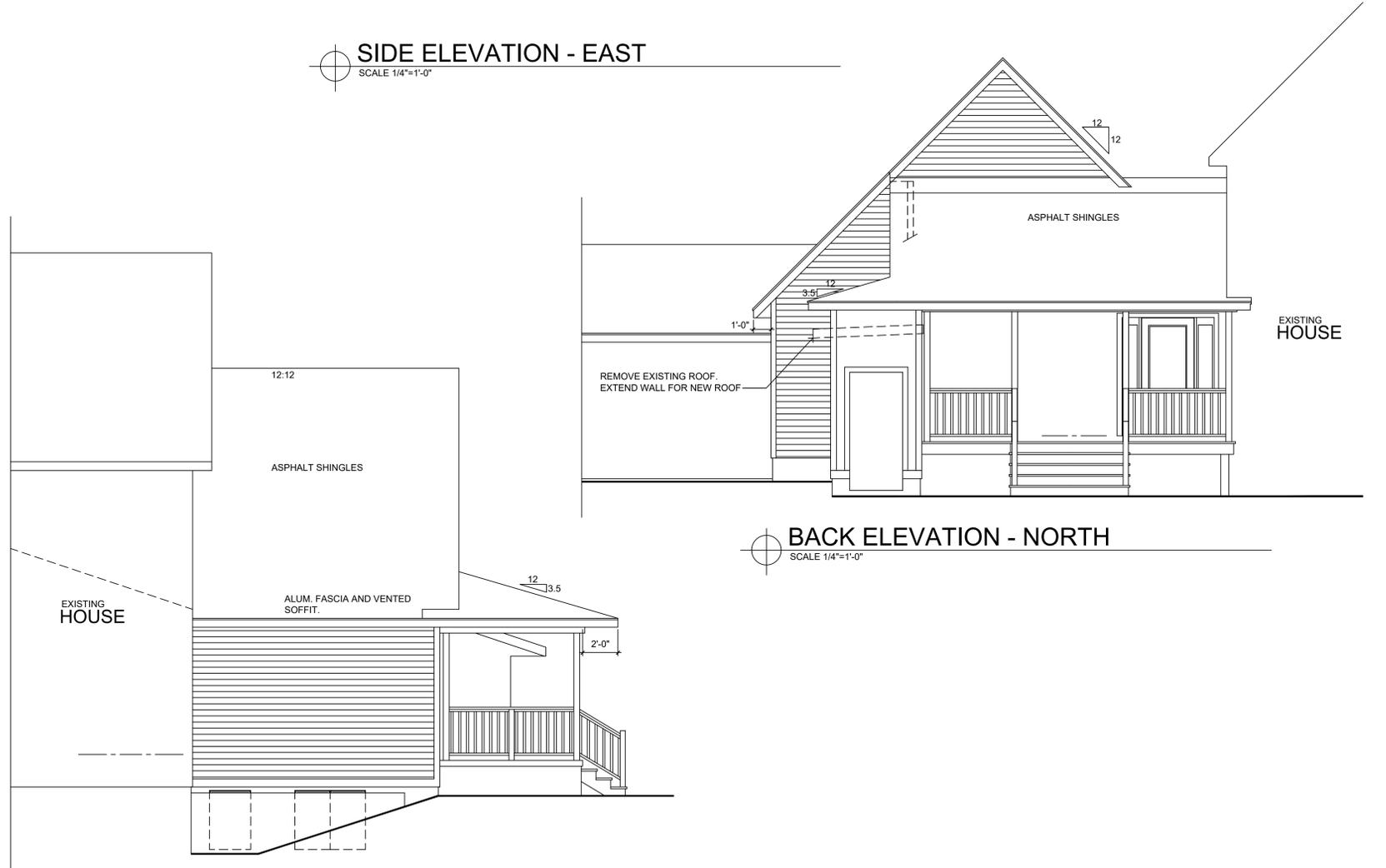
FRONT ELEVATION - SOUTH
SCALE 1/4"=1'-0"



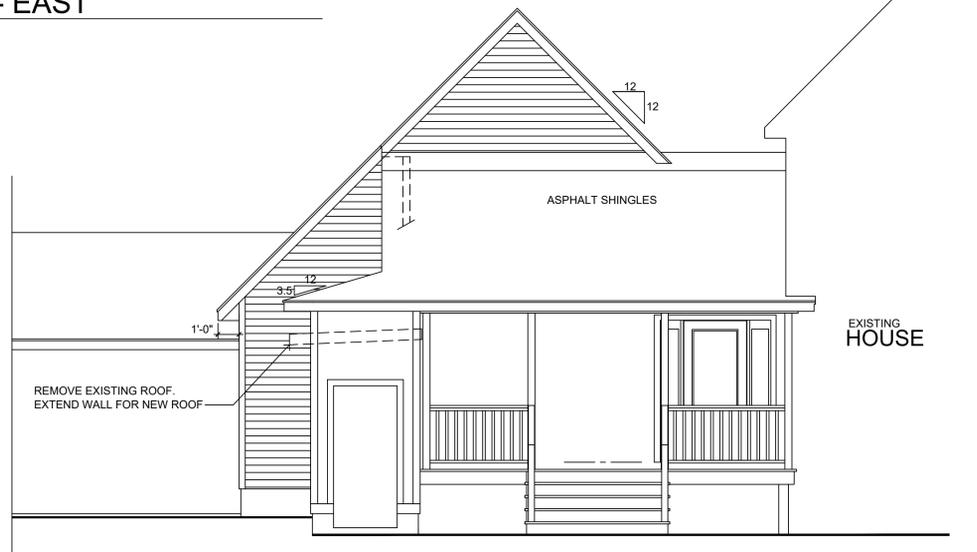
SIDE ELEVATION - EAST
SCALE 1/4"=1'-0"



CROSS SECTION
SCALE 1/4"=1'-0"



SIDE ELEVATION - WEST
SCALE 1/4"=1'-0"



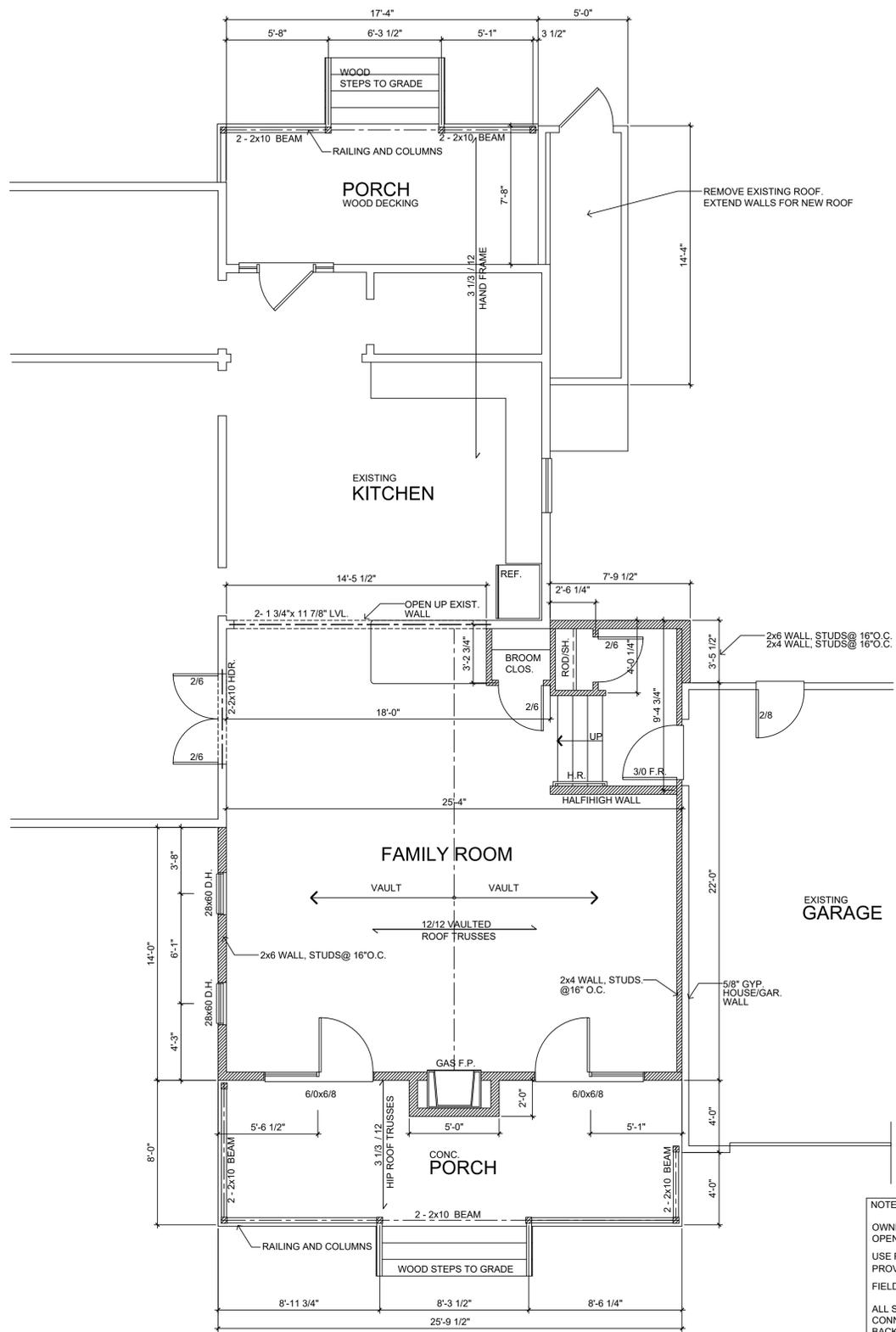
BACK ELEVATION - NORTH
SCALE 1/4"=1'-0"

WHEELER DESIGN
OWATONNA, MN
PHONE (507) 649-0441

These plans, prepared by WHEELER DESIGN, are a guide for building. The owner is responsible for obtaining all necessary permits and for compliance with all applicable codes and practices. WHEELER DESIGN will revise its plans to correct any errors, omissions, or ambiguities that may be discovered by the purchaser and/or builder. WHEELER DESIGN, its agents, and its employees shall not be held liable for any errors, omissions, alterations or improper construction thereafter. WHEELER DESIGN, its agents, and its employees shall not be held liable for any damage or injury arising during the construction of this structure or anytime thereafter. WHEELER DESIGN retains all rights to original designs and / or drawings.

RESIDENCE: KEVIN & JOY BUSCHO
ADDRESS: 47763 151 ST. AVE., KILKENNY, MN. 56052

9/17/2025



FLOOR PLAN
SCALE 1/4"=1'-0"

NOTES:

OWNER TO VERIFY WINDOW SIZE AND ROUGH OPENINGS AND LOCATION.
USE PAN FLASHING ON ALL WINDOWS.
PROVIDE FLASHING ABOVE ALL WINDOW AND DOORS.
FIELD VERIFY ALL DIMENSIONS ON SITE.

ALL S.D.=SMOKE DETECTORS TO BE INTER CONNECTED WITH HARD WIRE WITH BATTERY BACK UP.
USE TREATED WOOD IN CONTACT WITH MASONRY AREAS.

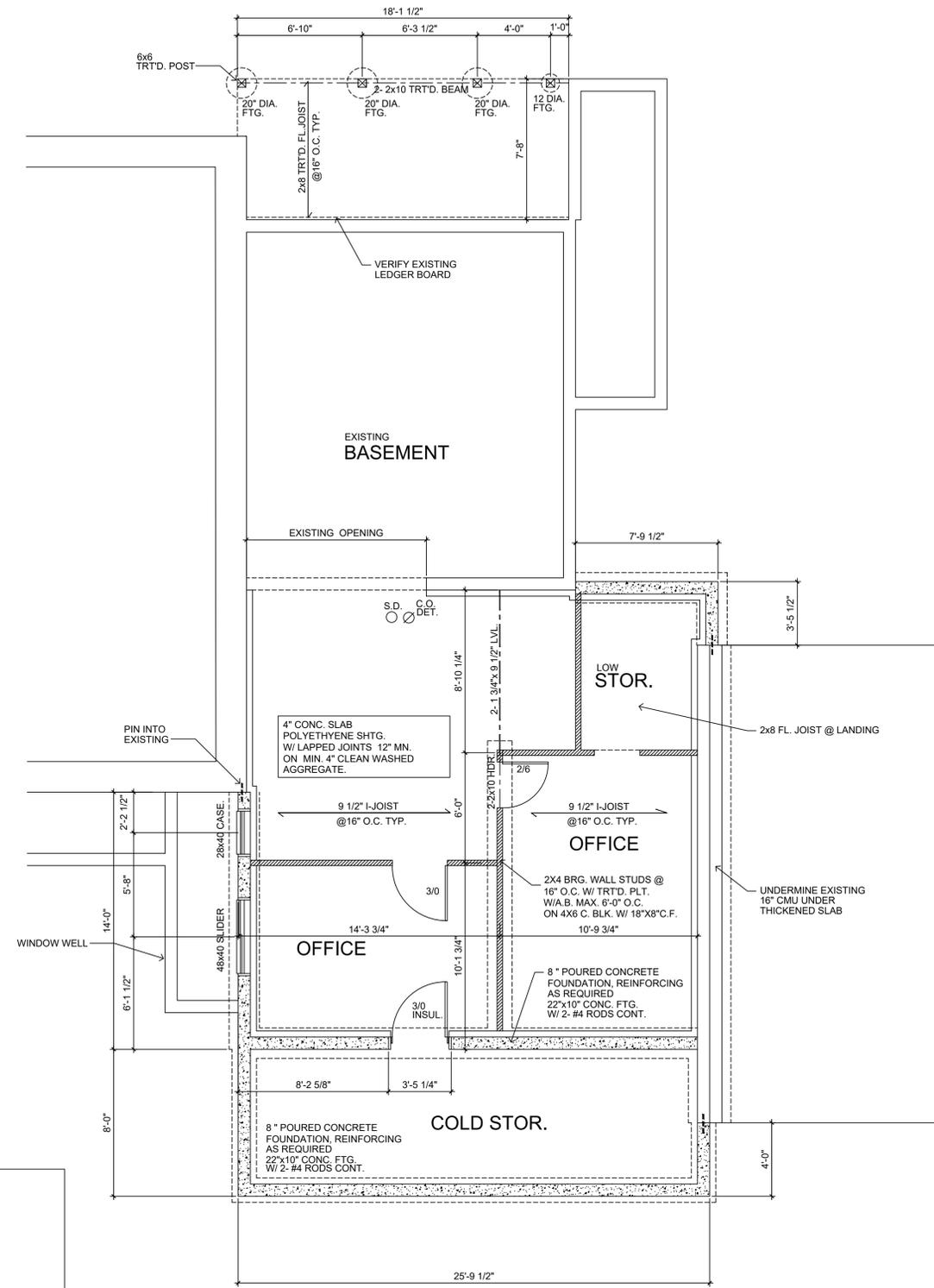
PROVIDE SOLID BRG. UNDER ALL POINT LOADS.

2-2X10 WINDOW AND DOOR HEADERS #2 AND BETTER D.F. OR H.F. PROVIDE 1 KING AND 1 TRIMMER STUD @ EA. END OF HEADER UNLESS NOTED OTHERWISE.

VERIFY POINT LOADS FROM TRUSS MANUFACTURE.
PROVIDE BUILT UP STUDS FOR LOADS.

ENGINEERED WOOD PRODUCTS
SEE MANUFACTURES SPEC'S ON INSTALLATION.

ALL WALL PENETRATIONS THROUGH THE EXTERIOR WALL ENVELOPE MUST BE PROPERLY FLASHED AND SEALED USE STEP FLASHING PROCEDURE AND ALONG WITH MANUFACTURER SPEC'S.



LOWER LEVEL/ FOUNDATION PLAN
SCALE 1/4"=1'-0"

WHEELER DESIGN
OWATONNA, MN
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9/17/2025



ENVIRONMENTAL SERVICES

Address: 88 South Park Avenue, Le Center MN 56057
 Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

Le Sueur County Erosion Prevention and Sediment Control Plan

OWNER / CONTRACTOR			
Owner's Name: <i>Kevin Buscho</i>	Email: <i>Kjboschoat@gmail.com</i>	Phone #: <i>612-799-2687</i>	
Address: <i>47763 151st Ave.</i>	City: <i>Kilkenny</i>	State: <i>MN</i>	Zip: <i>56052</i>
Contractor's Name: <i>Guy Thompson</i>	Email: <i>concreteguy27@yahoo.com</i>	Phone #: <i>952-454-4033</i>	
Address: <i>19616 Hibbing Way</i>	City: <i>LAKEVILLE</i>	State: <i>MN</i>	Zip: <i>55044</i>
SITE LOCATION			
Site Address: <i>47763 151st Ave Kilkenny, MN 56052</i>			
Subdivision:	Parcel ID: <i>14.011.7600</i>		
Project Purpose: <i>office and family room addition</i>			
Estimated Start Date: <i>OCT 2025</i>		Estimated Completion Date: <i>Dec 2025</i>	
COUNTY USE ONLY			
Environmental Services Approval:		Date:	
Permit Number:	Inspection Date:		

Statement of Compliance

The property owner and the contractor conducting work on the site are both responsible for all the construction activities that occur on the site. By signing this document both parties are responsible for the installation and maintenance of all erosion and sediment control BMPs to ensure that sediment, soil, and debris does not leave the construction site. This includes but is not limited to tracking of soil /mud onto public streets and roadways from vehicles leaving the site, soil eroding from the site onto roadways, lakes, streams, drainage ditches, or onto neighboring property. If sediment, soil/mud and/or debris leaves the site, both parties are responsible for the immediate clean up and all costs and fines associated with it. Both parties are also responsible for the total restoration of vegetation on the site (seed/mulch, sod, gardens) after construction disturbance is substantially complete, and only after vegetation has been established with vigorous growth can BMPs be cleaned and removed. Permits can be closed only after full restoration is complete. Both the property owner and contractor signatures are required.

Landowner Signature: 	Date: <i>10-13-25</i>
Contractor/Applicant Signature: 	Date: <i>10-12-25</i>



ENVIRONMENTAL SERVICES

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 Phone: 507-357-8538 environmentalservices@co.le-sueur.mn.us

Erosion Prevention and Sediment Control Narrative

A) Attach full description of your project and type of foundation/disturbance. (ex: constructing a 1,500 sq ft house w/full basement; constructing an attached 20 ft by 20 ft garage; constructing a 50 ft by 14 ft driveway, and constructing a 10 ft by 10 ft patio, etc.). *Adding a 36' x 25' addition to home for office & great room*

B) How much land are you disturbing?

Total (Square Feet):	<i>850</i>	
Are you importing/exporting any fill? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Amount of Grading, Excavating, and Filling Activities (Cubic Yards):	

C) Describe the slope of the land and slope of the adjacent land.

the current area where the addition will go is fairly flat with approximate 1/4" per foot slope. The area is currently grass. When the addition is complete, no land elevations will be compromised and site conditions will be restored to current conditions.

D) List all temporary erosion prevention and sediment control measures you intend to use and when you will be installing them. Show their proposed location in an attached drawing. [At a MINIMUM, you must have perimeter control such as silt fence and washing rock construction entrance.] Also, show and protect stockpiles.

we will have a construction entrance according to the washing rock requirements described by environmental services. we will have a perimeter sediment control using Bio-Logs. All dirt stock piles will have Bio-Logs. No dirt will track to the street or ditches. Roadways will be inspected daily

E) Final Stabilization. Date you will sod, or seed & mulch, or otherwise establish vegetation on the disturbed area.

Method:	<i>grass seed, any perimeter lawn will be restored that is damaged from construction</i>
Target Date:	<i>fall 2025 - erosion blankets; grass seed</i>

F) If the site is not vegetated before snow cover, describe below your selected winter-over protection methods.

we will aim to get erosion blankets down prior to freeze up, maintain bio-logs if necessary



Subject Parcel

CSK RD 16107 AVE