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Wednesday, April 3, 2024

Mission Township Board  
29474 County Road 3  
Merrifield, Minnesota 56465

Attn: John Auge

**Regarding: After-the-Fact Variance Request  
29655 East Horseshoe Lake Road**

Dear Mr. Auge:

My wife and I are the owners of the property located at 29687 East Horseshoe Lake Road – which is adjacent to the property that is the subject of the variance request mentioned above, *and I am writing to you to express my opposition to granting the requested variance.*

About a year ago we purchased the property on East Horseshoe Lake Road with the intention of building a new home there (we currently reside on the property we own on North Horseshoe Lake Road). Our plans to build came together last summer, and we began construction of our new home in December 2023.

Rather than relying on speculation to determine the appropriate setbacks for our home, we incurred the expense of engaging a surveyor. Indeed, the surveyor's flags delineating the 100' foot OHW setback on our property were prominently visible before construction commenced on the B-Dirt property. The conspicuous disparity in setback markers between the two parcels, on its own, should have prompted scrutiny and called into question the placement of the B-Dirt structure.

We have no issue with B-Dirt building a compliant structure on their property, and we anticipated that any structure built on that property would likely be nearer to the lake than our home and be minimally in our line of sight. However, because the B-Dirt home is 14' too close to the OHW, their structure is considerably more in our view than it would have been had it been positioned in compliance with setback requirements.

Thank you for considering my perspective in this matter. If you need more information, please contact me.

Best regards,  
Ken Reko