

**TO:** Honorable Mayor and City Council

**FROM:** City Administrator Ron Johnson

**SUBJECT:** Approve Setback Variance Request from Interstate Building Supply and Design

**DATE:** April 15, 2015

**BACKGROUND**

Interstate Building Supply would like to construct an addition to one of their buildings. To facilitate this expansion a setback variance is required.

Notes: Their existing building was constructed prior to the 2006 Zoning Code and the City of Cannon Falls approved Outlot A - these actions created the legal non-conforming status for the existing building. This action to approve a variance to the required setback requirements for an existing building and a proposed expansion is intended to clarify past actions and permit the current proposal to move forward. The request is for the existing building and proposed addition to be located less than 5 feet (20 feet required) from the rear (south) lot line of the property- this assumes Outlot A will become their property subject to City Council approval (this request would come at a future meeting if variance is approved). The project also needs a 10 foot setback on the side (west) lot line. Although not shown in the drawing provided, the addition will be limited to construction within Outlot A.

The Planning Commission conducted a public hearing on April 13 for the variance request and subsequently adopted Planning Commission Resolution 2015-3, approving the variance and recommending Council approval.

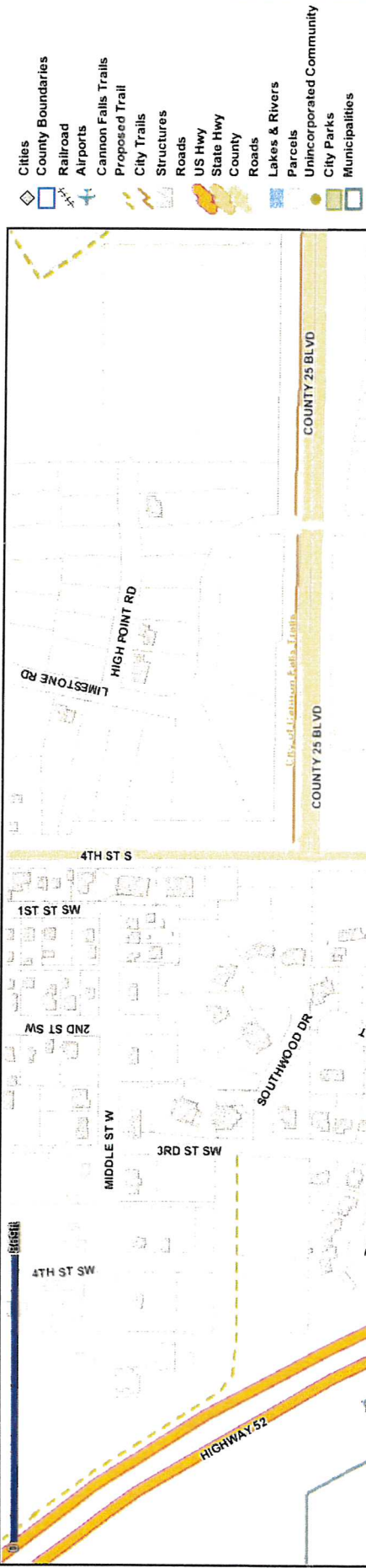
**REQUESTED COUNCIL ACTION**

Approve a motion adopting the resolution approving the Interstate Building Supply and Design variance.

Attachment(s): Resolution; 2 maps of project area

# Interstate Building Supply

## Variance Application



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Created From Cannon Falls Online Mapping Site. Sources: Goodhue County, MN; City of Cannon Falls, MN. Map Created: 3/20/2015

S1505

Web: samuelsonsurveying.com FAX: (507) 263-5114 EMAIL: rssurvey@frontiernet.net

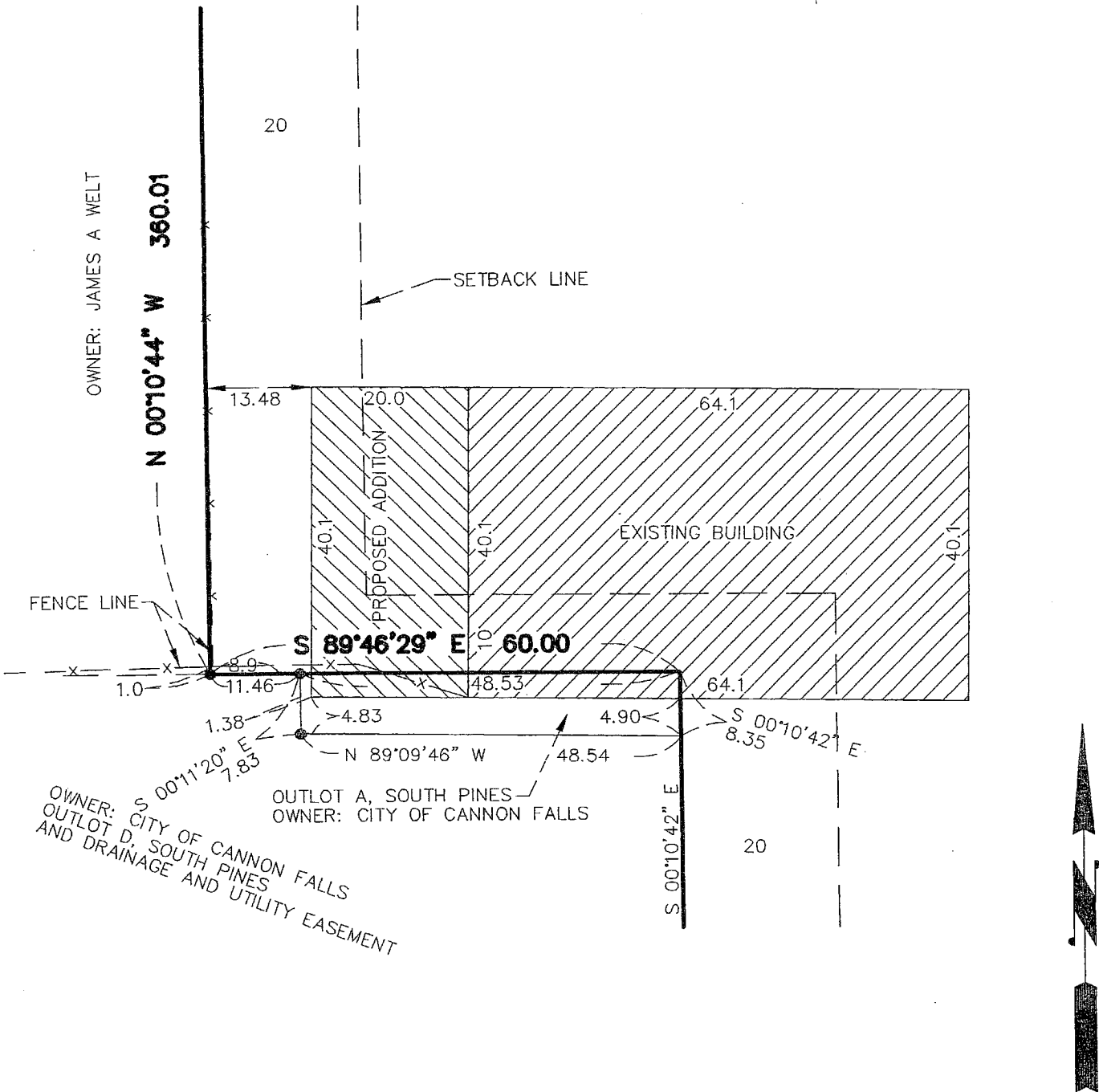
# SAMUELSON SURVEYING INC.



**Cannon Falls Office**  
1103 West Main Street  
Cannon Falls, MN. 55009  
Phone (507) 263-3274

**Farmington Office**  
401 Oak Street Suite A  
Farmington, MN. 55024  
Phone (651) 460-6660

## SURVEYORS CERTIFICATE



OWNER: R & R INVESTMENTS OF CF LLC

EXISTING ZONING: B-2

SETBACKS  
FRONT - 30 FT.  
SIDE - 10 FT.  
REAR - 20 FT.

### ABBRV. LEGAL DESCRIPTION

Part of Government Lots 1 and 2 of Section 19,  
Township 112 North, Range 17 West.

○ DENOTES SET IRON PIPE WITH  
PLASTIC CAP MARKED RLS 16998

● DENOTES FOUND IRON

Revised: March 19, 2015

### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.



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

DATE: February 3, 2015

V. Richard Samuelson Minnesota Reg. No. 16998

**CITY OF CANNON FALLS  
GOODHUE COUNTY, MINNESOTA**

**RESOLUTION NUMBER 2124**

**VARIANCE FOR INTERSTATE BUILDING SUPPLY AND DESIGN**

**WHEREAS**, Interstate Building Supply and Design has made application for a Variance to the required setback requirements for an existing building and its proposed expansion located at 830 Fourth Street South (PID's 52.719.2800 and 52.750.0330), and

**WHEREAS**, the Planning Commission conducted a public hearing on April 13, 2015 to accept testimony relating to the application, and

**WHEREAS**, the Planning Commission finds that (a) the existing building at 830 4<sup>th</sup> St S was constructed prior to the 2006 Zoning Code and the City of Cannon Falls approved Outlot A, and these actions created the legal non-conforming status for the existing building, (b) this action to approve a variance to the required setback requirements for an existing building and a proposed expansion is intended to clarify past actions and permit the current proposal to move forward; the variance request being that the existing building and proposed addition are to be located less than 5 feet (20 feet required) from the rear (south) lot line of the property- this assumes Outlot A will become the applicant's property subject to City Council approval, and, further, the request includes a 10 foot setback on the side (west) lot line, and (c) expanding the structure now within Outlot A is not expected to negatively impact public safety or neighborhood concerns and will generally not alter the essential character of the locality, and

**WHEREAS**, that based upon the aforementioned findings, the Cannon Falls Planning Commission hereby recommends to the Cannon Falls City Council that the application for the Variance be approved;

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CANNON FALLS, MINNESOTA** that, based upon these findings, the Interstate Building Supply and Design Variance application is hereby approved.

Adopted this 21st day of April, 2015.

**BY:** \_\_\_\_\_  
Lyman M. Robinson, Mayor

**ATTEST:** \_\_\_\_\_  
Ronald S. Johnson, City Administrator