

To: HONORABLE MAYOR AND CITY COUNCIL.

FROM: Dave Maroney, Director of Economic Development and Planning.

SUBJECT: Variance for Swanson Property.

DATE: November 10, 2015.

BACKGROUND.

The accompanying *Application for Variance* parcel map shows the existing site and buildings at 1010 Main Street West currently owned by the applicant Brian Swanson. Also enclosed is survey information prepared by *Samuelson Surveying Inc.* that shows an existing non-conforming shed located in the northwest corner of the property. Mr. Swanson is proposing to remove the existing shed and replace it with a new 10-foot by 20-foot structure that will be located within the minimum 5-foot side yard setback (as close as +/- 1- foot) that is required for a detached accessory building in the *R-3, Medium Density Residential District*.

The Planning Commission conducted a public hearing on this matter and recommends conditional approval of the Application.

REQUESTED COUNCIL ACTION.

As recommended by the Planning Commission, the City Council is asked to approve the Variance in accordance with the accompanying Resolution.

Application for Variance

November 9, 2015



- ◆ Cities
- ▭ County Boundaries
- ▭ Railroad
- ▭ Airports
- ▭ Cannon Falls Trails
- ▭ Proposed Trail
- ▭ City Trails
- ▭ Structures
- ▭ Roads
- ▭ US Hwy
- ▭ State Hwy
- ▭ County
- ▭ Lakes & Rivers
- ▭ Parcels
- ▭ Unincorporated Community
- ▭ City Parks
- ▭ Municipalities

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: 10/19/2015

Certificate of Survey of:
Richert Property

Bk: 21 Pg. 36

PHONE (507) 263-3274

SAMUELSON SURVEYING INC.

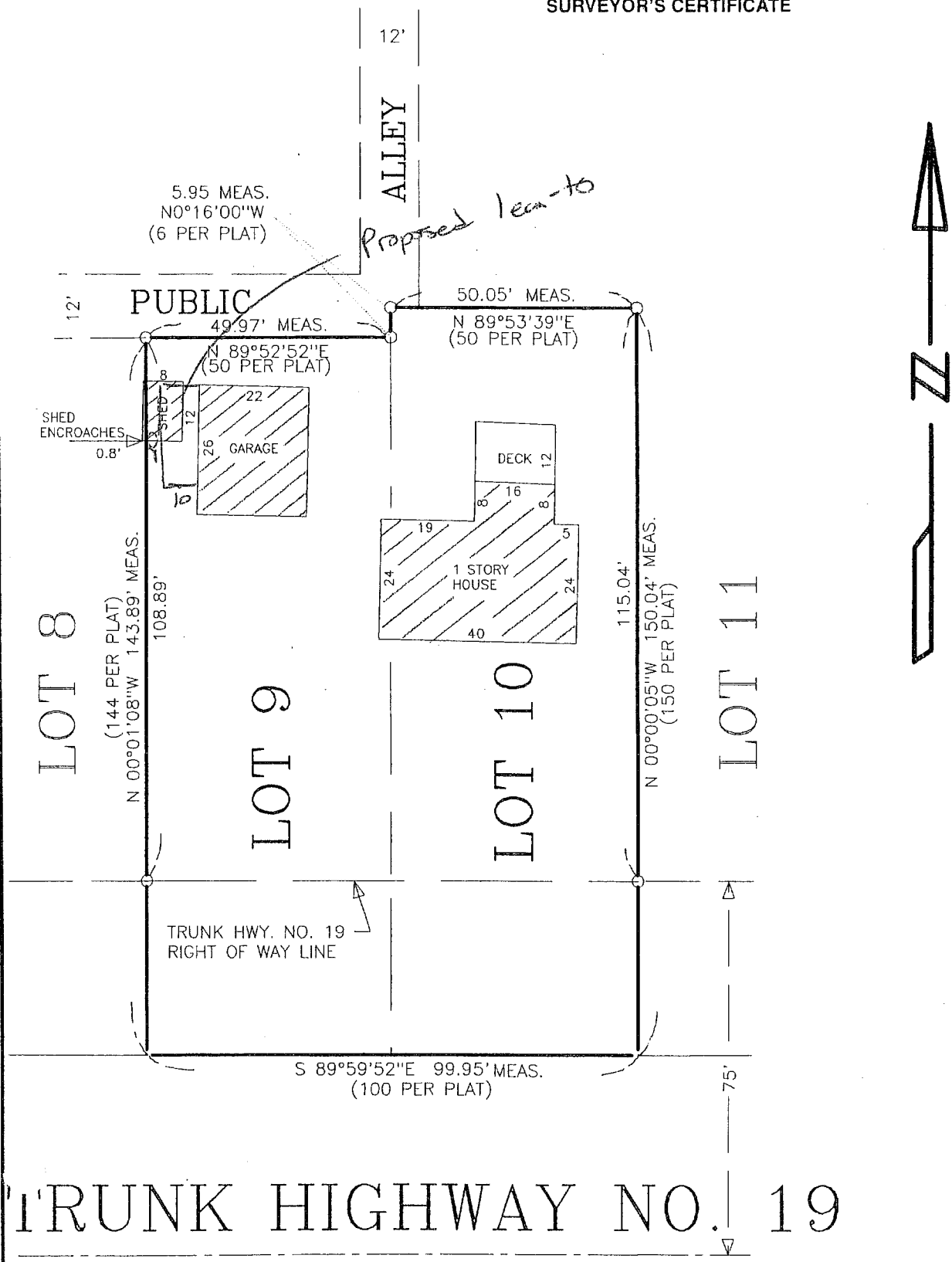
Attn: Bob Carnel
Resource Realty

118 North Fourth Street
Cannon Falls, MN 55009

V. Richard Samuelson
Registered Land Surveyor

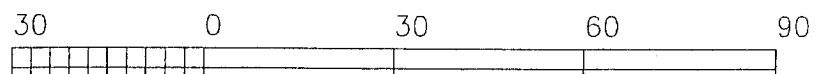


SURVEYOR'S CERTIFICATE



TRUNK HIGHWAY NO. 19

CENTERLINE



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

RESOLUTION NUMBER 2166

VARIANCE FOR SWANSON PROPERTY

WHEREAS, Brian Swanson has made application for a Variance to allow a garage addition to be built at 1010 Main Street West (PID 52.120.1230) that is located closer than five-feet (5') from the side yard property line as regulated by Section 152.546 of the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a public hearing on November 9, 2015 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds that: (a) construction of the proposed garage addition is not expected to adversely impact the general welfare, public health or safety of the neighborhood; (b) the existing non-conforming shed will be removed and the garage addition will be designed and constructed so as not to alter the essential character of the neighborhood; (c) to avoid the existing driveway, the addition will be built along the west wall of the garage thereby allowing the owner to use the property in a reasonable manner not permitted by the Zoning Ordinance; and (d) the practical difficulties do not appear to have been created by the Owner; and

WHEREAS, based upon the aforementioned findings the Planning Commission recommends to the City Council that the application for the Variance be conditionally approved.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, MINNESOTA that based upon these findings that the Variance is approved subject to compliance with all applicable requirements of the Zoning Ordinance and the Building Code.

Adopted this 17th day of November, 2015.

BY: _____
Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator