

TO: HONORABLE MAYOR AND CITY COUNCIL.

From: Samantha Meyer, Zoning Assistant
Subject: Variance 501 Colvill Street W
Date: June 14, 2017.

BACKGROUND:

Calvin Anderson, on behalf of Donna Wichser, owner of property, has applied for a Variance to construct a detached garage that would encroach on the side yard setback and would be taller than the maximum height allowed.

The property is located at **501 Colvill Street W** and has a large single family home and, until May 2017, a small detached garage to the rear of the home. The variance would allow for a new garage to be built 2.5 feet from the side property line, 2.5 feet closer than the minimum setback and would be 20 feet tall, 4 feet taller than the maximum height for accessory structures in the R-3 zone.

The City of Cannon Falls Planning Commission held a public hearing on the Variance at its June 12, 2017 meeting and at a vote of 4-0 recommends approval of the Variance with 3 conditions.

Conditions:

1. All construction shall be done in a professional and workmanlike manner.
2. Construction should be completed within one year of the date of approval of this variance.
3. A building permit and all other proper procedures should be applied for and taken prior to the construction of the garage.

REQUESTED COUNCIL ACTION:

The City Council is asked to approve the Variance request by Calvin Anderson for the construction of a garage 2.5 feet from the side property line and 20 feet in height as recommended by the Planning Commission.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2286

VARIANCE FOR 501 COLVILL STREET W

WHEREAS, Calvin Anderson on behalf of Donna Wichser has made an application for a Variance to allow the construction of a garage 2.5 feet from the side property line and 20 feet in height at 501 Colvill Street W (PID 52.100.3570); and

WHEREAS, the Planning Commission conducted a public hearing on June 12, 2017 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: the allowance of the construction of a garage 2.5 feet from the side property line and 20 feet in height is reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Variance be conditionally approved.

NOW THEREFORE LET IT BE RESOLVED BY THE CITY COUNCIL OF CANNON FALLS, GOODHUE COUNTY, MINNESOTA, that based on the findings of the Planning Commission which are hereby adopted by the City Council that the Variance be approved subject to compliance with all remaining requirements of the City of Cannon Falls Zoning Code Chapter 152 and State of Minnesota Building Code requirements.

ADOPTED by the City Council of Cannon Falls this 20th day of June 2017.

CITY OF CANNON FALLS

Lyman M. Robinson, Mayor

ATTEST: _____
Ronald S. Johnson, City Administrator