

**TO: HONORABLE MAYOR AND CITY COUNCIL**  
**FROM: SAMANTHA PIERRET, PLANNING COMMISSION ASSISTANT**  
**RE: VARIANCE, TARA & JUSTAN DUDEN**  
**DATE: August 13, 2019**

**Background:**

Tara & Justan Duden, owners of the property, have applied for a variance to allow a new dwelling to be constructed 15 feet from the front property line where 25 feet is required. The property is located in the Residential Business District and single family dwellings are a permitted use in the district. There are currently two lots which are proposed to be combined with an Administrative Subdivision to create a single lot.

The property is located on 4<sup>th</sup> Street North (see attached map).

The proposed dwelling will meet all other setback and zoning requirements for the RB District.

The City of Cannon Falls Planning Commission held a public hearing on the variance at its August 12, 2019 meeting and at a vote of 7-0 recommends approval of the variance.

**REQUESTED COUNCIL ACTION:**

The City Council is asked to approve the variance request by Tara and Justan Duden as recommended by the Planning Commission.

**CITY OF CANNON FALLS  
GOODHUE COUNTY MINNESOTA**

**RESOLUTION NUMBER 2436**

**APPROVE SETBACK VARIANCE FOR TARA & JUSTAN DUDEN**

**WHEREAS**, Tara and Justan Duden, owners of the property have made an application for a variance to allow a 15 foot front yard setback where 25 feet is required on property they own generally described as PID 52.480.0750 and 52.480.0760; and

**WHEREAS**, the Planning Commission conducted a public hearing on August 12, 2019 to accept public testimony relating to the application; and

**WHEREAS**, the Planning Commission finds that the 10 foot setback variance is reasonable; and

**WHEREAS**, the Planning Commission 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 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.

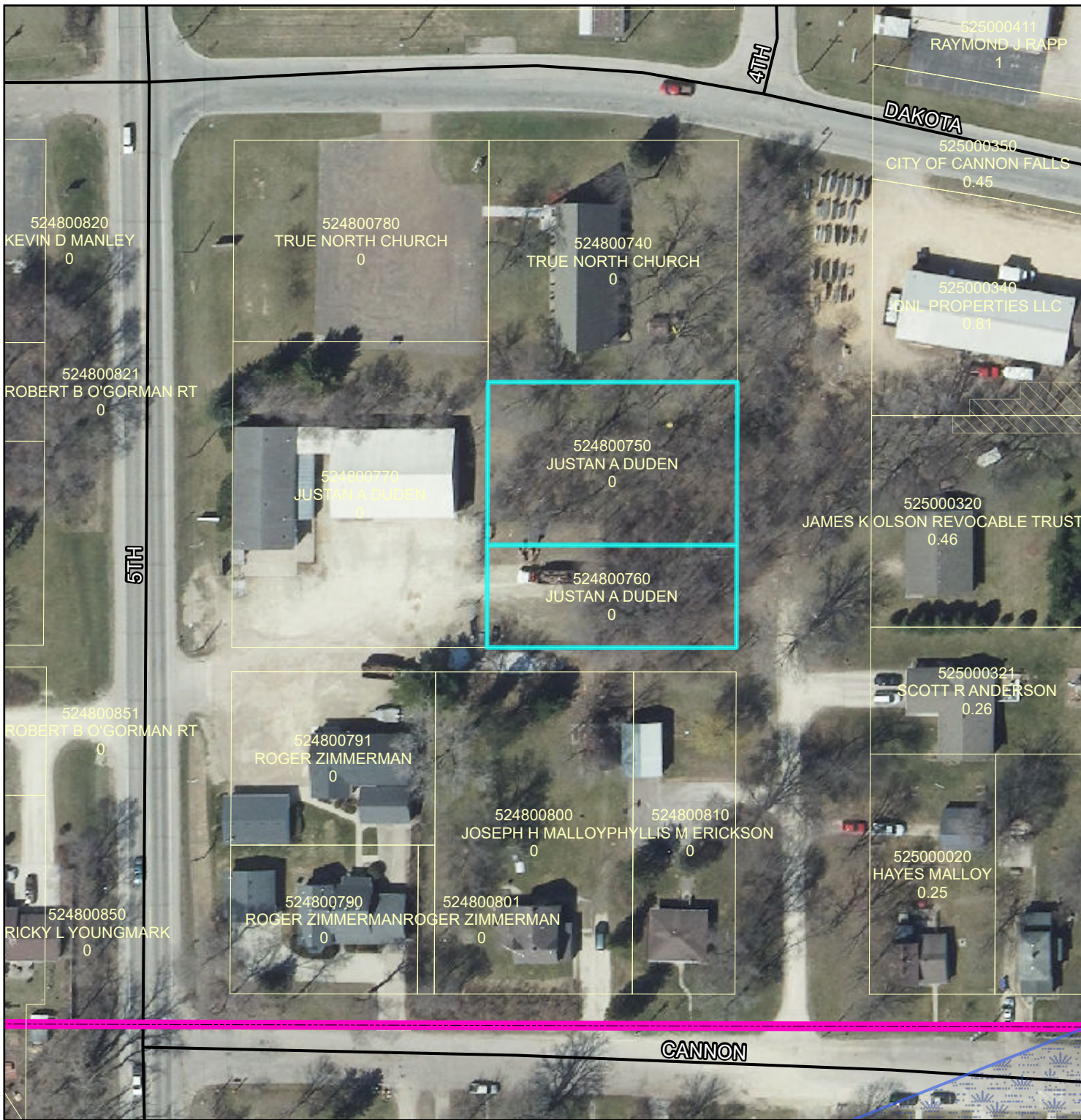
**ADOPTED** by the City Council of Cannon Falls this 20<sup>th</sup> day of August, 2019.

**SIGNED:**

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John O. Althoff, Mayor

**ATTEST:** \_\_\_\_\_  
David Maroney, City Administrator

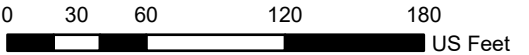
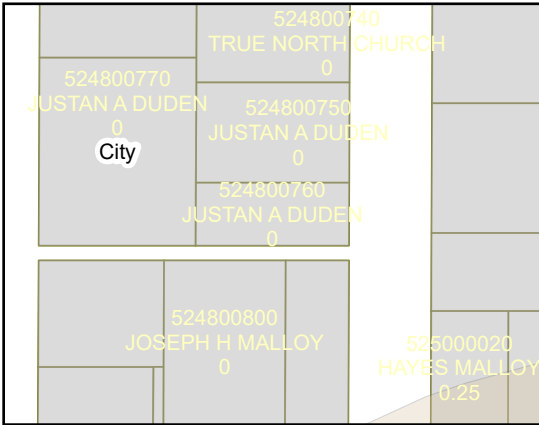


# SITE PLAN

State the use of the property. Show the size, shape and location of structures with distance to property lines and location of ALL wells and septic systems.

## Legend

- Intermittent Streams
  - Protected Streams
  - Lakes & Other Water Bodies
  - Shoreland
  - Historic Districts
  - Parcels
  - Registered Feedlots
  - Dwellings
  - Municipalities
- Bluff Impact Zones (% slope)
    - 20
    - 30
  - FEMA Flood Zones
    - 2% Annual Chance
    - A
    - AE
    - AO
    - X



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2018 Aerial Imagery  
Map Created August, 2019 by Samantha Pierret

