

TO: Cannon Falls City Council
FROM: Neil Jensen, City Administrator
SUBJECT: Variance for Kenneth Adams at 302 Ridgecrest Drive
DATE: October 6, 2020

Variance for Kenneth Adams at 302 Ridgecrest Drive. A public hearing was held on Monday, September 14, 2020 to consider a request by Kenneth Adams for a Variance. Planning Commission approved the Variance for Kenneth Adams at 302 Ridgecrest Drive unanimously on September 14, 2020. The Variance would allow Kenneth Adams to construct a 6 ft. high fence on his side lot facing Sherwood Street for added privacy and less traffic noise at 302 Ridgecrest Drive (PID 52.160.0700). The lot is zoned *R-2 Single Family Residential District*.

The following exhibits are enclosed to further describe the proposal:

1. Survey provided by the homeowner
2. GIS overhead depiction of lot with current driveway and curb cut indicated
3. 152.258 Parking Stall, Aisle and Driveway Design Standards (G) through (L)

Kenneth Adams has located all property pins that verify his property lines and was notified that fencing cannot be placed in the right-of-way.

Resolution No.

Cannon Falls City Council is asked to consider Resolution 2510. Staff recommends approval of the Application.

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2510

VARIANCE FOR KENNETH ADAMS AT 302 RIDGECREST DRIVE

WHEREAS, Kenneth Adams has made application for Variance to allow him to construct a 6 ft. high fence at 302 Ridgecrest Drive (PID 52.160.0700) on the side lot facing Sherwood Street. as regulated by the Zoning Ordinance; and

WHEREAS, the Planning Commission conducted a hearing on September 14, 2020 to accept testimony relating to the application; and

WHEREAS, the Planning Commission finds the granting of the Variance is reasonable and in conformance with the City of Cannon Falls Comprehensive Plan.

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

NOW THEREFORE LET IT BE RESOLVED BY THE CITY 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 applicable requirements of the City of Cannon Falls Zoning Code Chapter 152 and the State of Minnesota Building Code requirements.

ADOPTED by the City Council of Cannon Falls this 6th day of October, 2020.

CITY OF CANNON FALLS

John O. Althoff, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator

ORNAMENTAL ALUMINUM

Footage:

Phone:

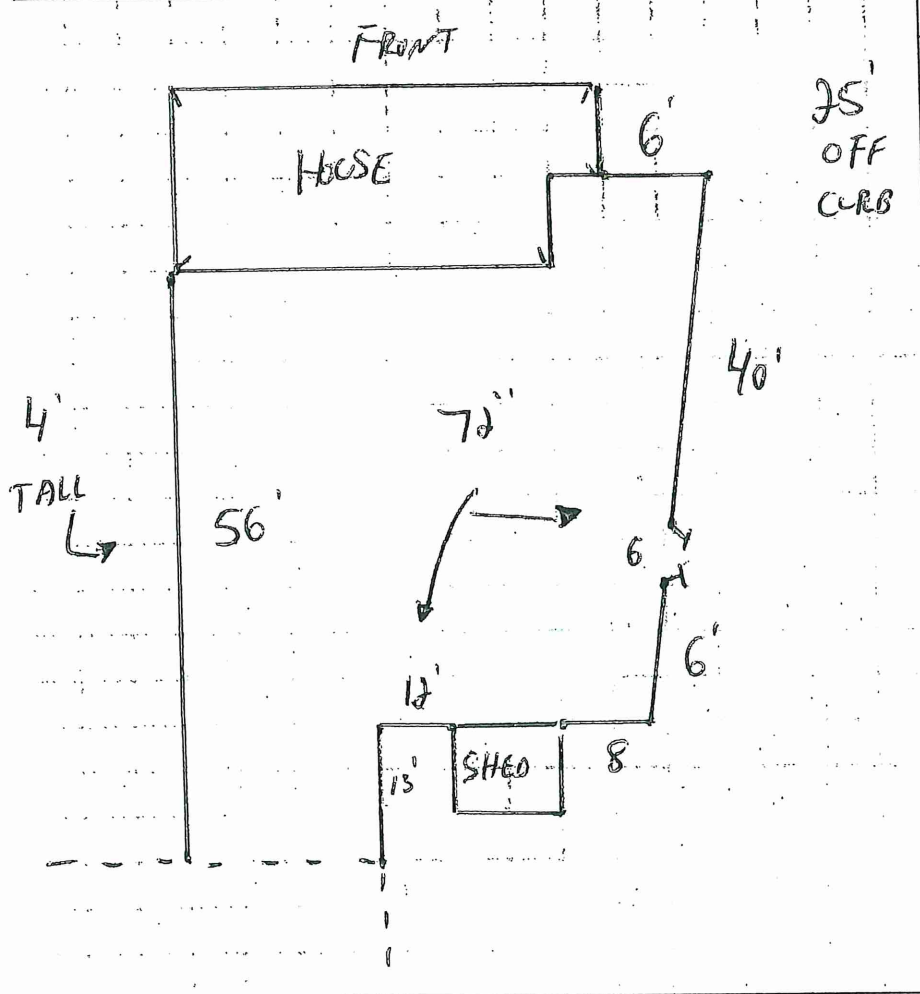
Location:

Brand:	Color:	PVC: BUFFTECH	Footage: 91' / 56'
Grade:	Walk Gates:	Height: 72" / 48"	Walk Gates:
Height:	Drive Gates:	Style: NEW LEX	Drive Gates: 1 - 6'
Style:	Latch Type:	Color: WHITE	Other:
Posts:		Posts: 515	Post Caps: FLAT EXTERNAL
Spacing:		Est. Install Date: 12-14 WEEKS	

302 Ridgecrest

<input type="checkbox"/> Combination Job	<input type="checkbox"/> Pool	Permit Responsibility	<input type="checkbox"/> Dirt Haul \$ 447	<input type="checkbox"/> Homeowner
<input type="checkbox"/> Sprinkler System	<input type="checkbox"/> Private/Gas Elec	<input type="checkbox"/> Customer	<input type="checkbox"/> Tear Out \$ _____	<input type="checkbox"/> Certified Survey
<input checked="" type="checkbox"/> Obstructed Fence Line	<input type="checkbox"/> Flanged	<input checked="" type="checkbox"/> Dakota	<input type="checkbox"/> Disposal	<input type="checkbox"/> Dakota Unlimited to Attempt
<input type="checkbox"/> Property Pins Visible	<input type="checkbox"/> Hard Holes	<input type="checkbox"/> Not Needed		

ON SITE Survey \$ **N/A**



<input checked="" type="checkbox"/> Customer to see back of contract for terms/conditions of sale.
<input checked="" type="checkbox"/> Customer agrees to assume all financial responsibility for repairs to damaged sprinkler system.
<input checked="" type="checkbox"/> Customer agrees to clear obstructions along fence lines.
<input checked="" type="checkbox"/> All work performed by Dakota Unlimited's specialized crews.
<input checked="" type="checkbox"/> Uniform spacing of sections.
* KEEP LINE 25' OFF CURB.
* OWNER TO CLEAR LINES PRIOR TO INSTALL.
<i>Ken Adams</i>
<i>651-208-6753</i>

Customer assumes responsibility of reading contract terms and conditions listed on reverse side of contract. Current retail prices will apply to all additional material and/or labor furnished by Dakota Unlimited, Inc. resulting from customer changes to this agreement.

Dakota Unlimited proposes to furnish and install in accordance with the above specifications for the sum of \$ 8,997.00 DIRT NOT INCLUDED

Acceptance of Proposal

The price and specifications are satisfactory and acceptable: I/we hereby authorize you to proceed with the work as specified. I/we agree to all terms as outlined.

Date _____

DEPOSIT: '13 Down				
Progress Payment: '13 NOT SET				
Balance due upon completion: '13				
<table border="0"> <tr> <td>Visa Card</td> <td>Master Card</td> <td>Discover Card</td> <td>Exp:</td> </tr> </table>	Visa Card	Master Card	Discover Card	Exp:
Visa Card	Master Card	Discover Card	Exp:	
Credit Card # _____ CVV: _____				
BALANCES OVER 15 DAYS WILL HAVE A FINANCE CHARGE OF 1.5% PER MONTH (18% ANNUAL) OR \$2.00 MINIMUM CHARGE.				

Accepted by _____
Authorized Representative <i>Joe Juhoff</i>
This proposal valid for <u>90</u> days.
BUYER AGREES THAT ALL WARRANTIES ARE VOID IF THE PAYMENT TERMS HEREOF ARE NOT MET.

ArcGIS WebMap



August 20, 2020

House Number

Township or Other Roads

Township or Other Roads

Township or Other Roads

Parcels

(3) The city may require the owner of the property upon which a fence now exists, or may require any applicant for a fence permit to establish the boundary lines of the property by a survey thereof to be made by any land surveyor.

✓ (4) No fences shall be placed on or extend into public rights-of-way or onto public property.

(C) *Construction and maintenance.*

(1) Every fence shall be constructed in a substantial, workmanlike manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private. Any fence which is, or has become dangerous to the public safety, health or welfare is a public nuisance and the Zoning Administrator shall commence proper proceedings for the abatement thereof.

(2) The side of any fence considered to be its "face" (i.e., the finished side having no structural supports) shall face abutting property or street right-of-way.

(D) *Solid walls.* Solid walls up to eight feet in height that are not part of buildings may be constructed and maintained only within the buildable area of a lot.

(E) *Traffic sight visibility triangle.* On corner lots, no fence or screen shall be permitted within the traffic sight visibility triangle specified by § 152.186 of this chapter.

(F) *Residential fencing and screening.*

(1) Except as provided herein, fences shall be at least 5% open for passage of air, light and drainage.

(2) Except as provided herein, fences may not exceed six feet in height.

(3) Fences extending across front yards and side yards abutting a public right-of-way shall not exceed 48 inches in height and shall be at least 50% open space for passage of air and light and shall conform to the traffic visibility triangle requirements of § 152.186 of this chapter.

(G) *Swimming pool protection.*

(1) A permit as described herein shall be required for swimming pools having a depth of 24 inches at any point and a surface area exceeding 150 square feet.

(a) *Administrative permit required.* Prefabricated swimming pools in which the pool walls are entirely above the adjacent grade and the capacity does not exceed 5,000 gallons shall require an administrative permit before installation.

waters than the normal structure setback. Examples of these structures and facilities include boathouses, gazebos, screen houses, fish houses, pump houses and detached docks.

WATERBODY. A body of water (lake, pond) or a depression of land or expanded part of a river or an enclosed basin that holds water and is surrounded by land.

WATERCOURSE. A channel or depression through which water flows year-round or intermittently, such as rivers, streams or creeks.

WETLANDS. Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this chapter, **WETLANDS** must have the following three attributes:

- (1) Have a predominance of hydric soils;
- (2) Are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions; and
- (3) Under normal circumstances, support a prevalence of vegetation.

WIND ENERGY CONVERSION SYSTEM (WECS). Any device that is designed to convert wind power to another form of energy such as electricity or heat (also referred to by common names as wind charger, wind turbine and windmill).

WINDOW HEAD. The upper horizontal cross member or decorative element of a window frame. The **HEADS OF WINDOWS** are formed in a variety of ways; some are semi-circle, arches or triangular shapes. Some have bold and rich decorative moldings.

WINDOW SIGN. A sign affixed to or inside of a window in view of the general public. This does not include merchandise on display.

YARD. Any open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a **YARD** for the purpose of determining the width of a side yard, the mean horizontal distance between the lot line and the main building shall be used except in the case of a lot containing or adjacent to all or a portion of a wetland, in which case the distance between the nearest edge of the wetland and the main building shall be as provided by § 152.184 of this chapter.

YARD, FRONT. The area extending along the full length of a front lot line between side lot lines and to the depth required in the yard regulations for the district in which it is located. In the case of a corner lot abutting one or more streets, both yards shall be considered **FRONT YARDS**.

YARD, REAR. A yard extending across the full width of the lot lying between the rear lot line of the lot and the nearest line of the principal building.