

TO: Cannon Falls City Council
FROM: Zach Logelin, License and Permit Technician
SUBJECT: Variance Application for 620 Grove St N—Front Yard & Rear Yard Setback Reduction
DATE: May 21st, 2024

BACKGROUND

The home located at 620 Grove St N (zoned R-2) experienced a fire a couple months ago. In order for the property owners to build a new home, they will need approval from City Council.

Due to the size of the lot, front and rear setback Variances are needed. The lot is one of the smaller lots in town and any standard home would require a Variance(s) to be built. The builder and home owner are requesting 29.91 ft. front yard Variance as well as a 1.59 ft. rear yard Variance.

Planning Commission may grant a Variance when conditions exist that are unique to a certain parcel of land. City staff recommend approval of the Variance application. Planning Commission recommended approval at their May 13th meeting.

Lot Dimensions:

- Lot Area~8,896 square feet
- Lot Width~60 feet
- Lot Length~149 feet

The following exhibits are enclosed to further describe the proposal:

1. Variance Application
2. GIS Map of property (aerial)
3. House survey
4. City Code 152.526 showing setbacks in the R-2 zone
5. Resolution 2757

REQUESTED CITY COUNCIL ACTION

Please consider and make a motion to approve of Resolution 2757, allowing a 29.91 front yard Variance as well as a 1.59 rear yard Variance for 620 Grove St N, PID 52.140.0330.



DEVELOPMENT APPLICATION

918 River Road
Cannon Falls, MN 55009
507-263-9312

SUBJECT TO STAFF REVIEW

Street Location of Property: 620 Grove St N Cannon Falls

Legal Description of Property: Lot 1, Block 60, Cannon Falls City Addition
↳ see site plan survey

Owner of Record: Name: Kevin & Bonnie Landsberger
Daytime Phone: 507-271-0123
Address: 620 Grove St. N Cannon Falls

Applicant (if other than owner) Name: Positive Solutions LLC Notary Stamp
Daytime Phone: 507-491-0035
Address: 27470 Fischer Ave.
Randolph MN

E-Mail Address: blandsberger@fischer.com
Posolutions22@gmail.com

Nature of Legal or Equitable Interest of Applicant (Documentation must be attached :)

- | | | | | |
|----------|--------------------------|------------------------|-------------------------------------|-----------------------------------|
| Request: | <input type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Rezoning/Ordinance Text Amendment |
| | <input type="checkbox"/> | Subdivision | <input checked="" type="checkbox"/> | Variance |
| | <input type="checkbox"/> | Concept | <input type="checkbox"/> | Interim Use Permit |
| | <input type="checkbox"/> | Preliminary Plat | <input type="checkbox"/> | Amendment |
| | <input type="checkbox"/> | Final Plat | <input type="checkbox"/> | CUP/PUD |
| | <input type="checkbox"/> | Administrative | <input type="checkbox"/> | Site Plan Review |
| | <input type="checkbox"/> | Administrative Permit | <input type="checkbox"/> | Special Home Occupation |
| | <input type="checkbox"/> | Vacation | <input type="checkbox"/> | Annexation Petition |
| | <input type="checkbox"/> | Comp Plan Amendment | <input type="checkbox"/> | Appeal |
| | <input type="checkbox"/> | Other | | |

Note: Each requested approval may require a separate fee and/or escrow amount, even where they apply to the same project.

Date Application Received: 4/22/24

Date Submission Deemed to be Complete: _____

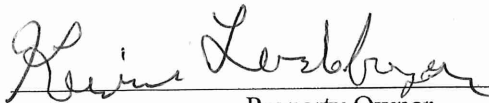
Give detailed description of project and reason for conditional use or variance, if applicable:

Existing home has had a fire and
complete loss. New home is being
built in location of old home.
We were informed the dwelling even though
it is replacing old home does not meet
front & rear setback variance to meet R-2 code.

SUPPORTING DOCUMENTATION: Applicant must submit with the application all documentation required by the Zoning or Subdivision Ordinance relating to the requested approval. Applicant will be advised of the completeness. Only when it has been determined that an application is complete will it be placed on a Planning Commission agenda for consideration. Applications that do not include the proper plans and/or documentation may be delayed from formal review. **FAILURE ON THE PART OF THE APPLICANT TO SUPPLY ALL NECESSARY SUPPORTIVE INFORMATION MAY BE GROUNDS FOR DENIAL OF THE REQUEST.**

APPLICANT RESPONSIBILITY FOR PAYMENT OF ALL CITY FEES AND COSTS IN PROCESSING APPLICATION: Applicant acknowledges that she/he understands that before this request can be considered and/or approved, all fees, including the basic application fee and any escrow processing deposits must be paid to the city and that, if additional fees are required to cover costs incurred by the City, the City Clerk has a right to require additional escrow amounts and payment. These fees include all actual costs including, but not limited to, planning, engineering, public notification and legal costs. All processing of an application will be halted if payments are not made within 30 days of receipt of a monthly statement from the City, in the event any escrow account established is insufficient to cover the costs.

SIGNED:


Property Owner

Date: 4-19-24


Applicant (if not the Property Owner)

Date: 4/19/24

FOR CITY USE ONLY

Date Application Filed: 4/22/24

Basic Fees: [#]450.00

Received By: [Signature]

Escrow Deposit: _____

Evidence of Ownership Submitted: Yes No Required
Certified Lot Survey: Yes No Required
Legal Description Adequate: Yes No Required

Date of Planning Commission Meeting: 5/13/24

Recommendation of Planning Commission on: _____ Approve Deny

Recommendation of City Council on: _____ Approve Deny

Subject to following conditions: _____

620 Grove St N, Aerial Map, Home Prior to Fire



May 9, 2024

Goodhue County Roads

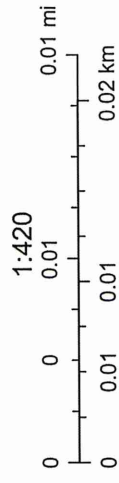
PIN

— CEM; ; OCTY; OCRLN; CTRLN

Full Name

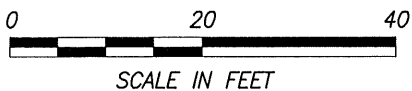
House Number

Parcels

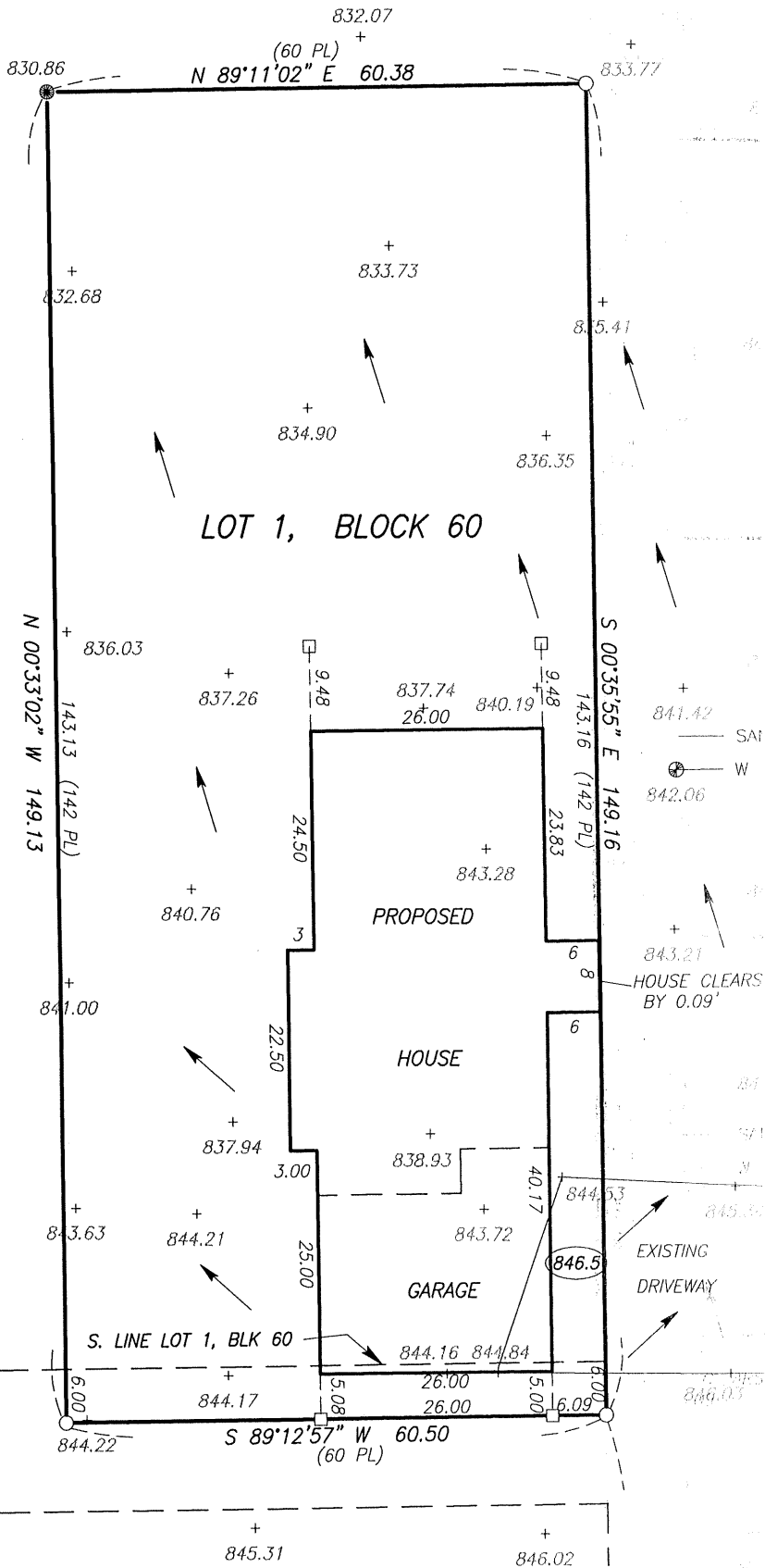
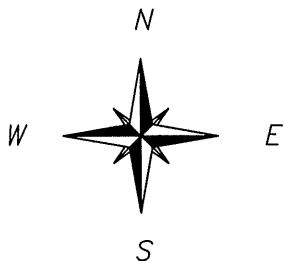


CERTIFICATE FOR:
KEVIN LANDSBERGER

PROPERTY ADDRESS:
620 NORTH GROVE STREET
CANNON FALLS, MN 55009



- DENOTES IRON MONUMENT
- DENOTES WOOD HUB AT BLDG OFFSET
- + 965.52 DENOTES EXISTING ELEVATION
- DENOTES PROPOSED ELEVATION
- ← DENOTES SURFACE DRAINAGE
- SAN — SAN — SANITARY SEWER SERVICE
- W — W — WATER SERVICE



§ 152.526 LOT REQUIREMENTS AND SETBACKS.

The following minimum requirements shall be observed in an R-2 District subject to additional requirements, exceptions and modifications set forth in this chapter.

Minimum lot area	
Corner lot	10,000 square feet
Interior lot	9,000 square feet
Minimum lot depth	120 feet
Minimum lot width	
Corner lot	80 feet
Interior lot	70 feet
Minimum setbacks	
Front	30 feet
Rear	30 feet
Rear (detached accessory structure)	5 feet
Rear (garage accessing alley)	See § <u>152.237</u>
Side (detached accessory structure)	5 feet
Side (principal structure)	10 feet or 20 feet on a side yard abutting a public right-of- way; 5 feet on garage side only when accommodating an attached garage

**CITY OF CANNON FALLS
GOODHUE COUNTY MINNESOTA**

RESOLUTION NUMBER 2757

VARIANCES FOR 620 GROVE STREET NORTH

WHEREAS, Positive Solutions LLC has made an application for Variances in order to construct a home that fits the lot requirements in the R-2 zone; and

WHEREAS, the applicant is requesting a 29.91-foot front yard setback as well as a 1.59-foot rear setback Variance; and

WHEREAS, the Planning Commission conducted a public hearing on May 13, 2024 to accept public testimony relating to the application; and

WHEREAS, the Planning Commission finds that: the allowance of the requested Variances reasonable; and

WHEREAS, the Planning Commission recommends to the Cannon Falls City Council that the application for the Variances 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 Variance application for front and rear yard setback reductions for 620 Grove St N to construct a new home in the R-2 zone in the City of Cannon Falls 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 21st day of May, 2024.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Neil L. Jensen, City Administrator