

VARIANCE REQUEST STATEMENT

VANG PROPERTY 2038 INWOOD AVE NORTH LAKE ELMO, MINNESOTA

The practical difficulties related to this land owner are the subject of the existing zoning requirements which were imposed upon this farm stead after it was built and lived in for many years. The owners would like to save this farm house and add an addition to meet their family residential requirements.

The existing zoning requires a 100' front yard set-back. Our request for the variance is to allow a 50' front yard set-back which is the same set back as the existing farm house. This variance would allow the proposed addition to connect to the existing farm house.

The existing zoning requires a 50' side yard set-back, while the R-2 areas in the City of Lake Elmo allow a 10' side yard set-back. The owner is requesting that the proposed addition be allowed to have a set-back of 26'.

Unique circumstance of having the existing septic system located on the south side of the farm house, the garage located on the west side of the farm house and the existing front yard set-back will only allow the proposed addition to be located on the north side of the farm house. The existing road along the north side of the property will be removed to eliminate future traffic and allow space for the proposed addition. The Torre Pines property adjoining the north property line is heavily wooded. Allowing the proposed addition to be 24' closer to the property line would never be noticed unless the forest was cleared.

The property in question is located in the Torre Pines development. Attached with this statement is a letter from Jack McGee, the chairman of the Torre Pines Homeowners Association Architectural Control Committee. In keeping with the character of the locality, the letter is a statement of approval for the Vang addition.