

**City of Lake Elmo  
Washington County, Minnesota**

**Resolution No. PZ 99-54**

**A RESOLUTION REGARDING ZONING ORDINANCE VARIANCES  
Twin Points (Dennis LaCroix)**

**WHEREAS**, The Lake Elmo Planning Commission has reviewed and heard testimony regarding the application of Dennis La Croix, owner Twin Points, to vary from the standards of Section 300.07 Subd. 4.H.3. Minimum District Requirements of the Lake Elmo City Code with respect to the property described as follows:

**11199 Stillwater Blvd., Lake Elmo, Minnesota.**

**WHEREAS**, said variances is described as follows:

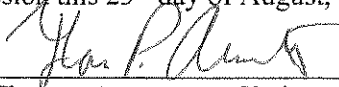
1. To permit structure setback to rear property line from 50 feet required to 42 feet proposed.
2. To permit structure setback to corner lot line from 50 feet required to 42 feet proposed.

**NOW, THEREFORE, BE IT RESOLVED**, that the Lake Elmo Planning Commission does hereby make the following findings concerning said variances:

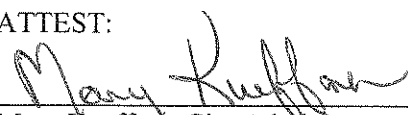
1. The location of this property within the core portion of the Old Village results in a unique circumstance applicable to few other properties in the existing General Business Zoning District. Contemporary City policy for the core portion of the Old Village advocates retention of historic compact site characteristics that are reflected by substantially reduced structure setbacks from current Code requirements.
2. Properties within the core portion of the Old Village historically exhibit structure setbacks substantially less than General Business standards. The literal interpretation of General Business standards regarding this site would deprive the owner of the rights historically enjoyed in this geographic area of the City.
3. The applicant did not participate or otherwise contribute to the circumstances that result in the character of and reduced setbacks for sites within the core portion of the Old Village area of the City.
4. Based on Village Plan policy, the variance requested will not confer on the applicant any privilege that will not be available to other property owners within the core portion of the Old Village.
5. The variances requested are the minimum required for the structure on the site to both meet Health Code and existing Zoning Code standards.
6. The variances will not be detrimental to the purposes of this Zoning Code or to property currently in the same zone, and located within the core portion of the Old Village area of the City.

**BE IT FURTHER RESOLVED**, that the Lake Elmo Planning Commission hereby approves and issues this Order.

**ADOPTED**, by the Lake Elmo Planning Commission this 23<sup>rd</sup> day of August, 1999.

  
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Thomas Armstrong, Chairman  
Lake Elmo Planning Commission

ATTEST:

  
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Mary Kueffner, City Administrator