

**CITY OF LAKE ELMO
Washington County, Minnesota**

Resolution No. 99-PZ 80

**A RESOLUTION GRANTING VARIANCES TO THE GENERAL BUSINESS
AND PUBLIC FACILITIES ZONING DISTRICTS FOR
STEPHEN JOHNSON**

WHEREAS, the Lake Elmo Planning Commission has reviewed and heard testimony regarding the application of Stephen Johnson, 2945 Lake Elmo Avenue, for a Zoning Ordinance variance to the setback requirements in the General Business (GB) and Public Facilities (PF) Zoning Districts with respect to the following described parcel of land; to wit:

The property is located at Upper 33rd Street, east of Lake Elmo Avenue and north of the Union Pacific Railroad Tracks identified as Geo Code 13-029-21-32-0088.

NOW, THEREFORE, BE IT RESOLVED THAT the Lake Elmo Planning Commission does hereby make the following findings concerning said variance:

1. The lot size (6/10 acre) and shape (21.25 to 1 Aspect Ratio) constitute unique circumstances not generally applicable to other properties in the GB or PF zoning districts.
2. The literal interpretation of the provisions of Section 300 would result in overlapping setbacks, and the inability to construct off street parking in any reasonable configuration.
3. The parcel, even following enlargement by combination with an adjoining parcel, results in the unique circumstances created by property owners other than the applicant.
4. There is no other property owners with the exact unique circumstances presented in this case. Therefore approval of the variances would not result in conferring a special privilege on the applicant not available to others.
5. There is no other site design that would reasonably mitigate the hardship.
6. Granting of the variance would not be materially detrimental to other property in the GB or PF district, nor the purposes of Section 300.

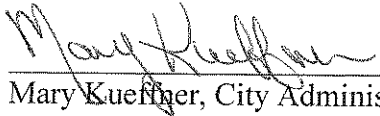
BE IT FURTHER RESOLVED, that the Lake Elmo Planning Commission hereby approves the variances to the setback requirements in the General Business (GB) and Public Facilities (PF) Zoning Districts.

ADOPTED by the Lake Elmo Planning Commission the 8th day of November, 1999.



Thomas Armstrong
Planning Commission Chair

ATTEST:



Mary Kueffner, City Administrator

Johnson Variances