

City of Lake Elmo  
Washington County, Minnesota

Resolution No. PZ 2001-10

A RESOLUTION REGARDING Zoning Ordinance VARIANCES  
Frauenshuh Company – 8980 Hudson Boulevard

WHEREAS, the Lake Elmo Planning Commission has reviewed and heard testimony regarding the application of Frauenshuh Company, to vary from the standards of Section 300.07 Subd. 4.K.5 of the Municipal Code, with respect to the property located at:

**8980 Hudson Boulevard North**

WHEREAS, said variance is described as follows:

1. To permit a lot area of 1.4 acres where 3.5 acres is required.
2. To permit a setback of 30 feet from a building to a property line where 150 feet is required because the adjacent property is zoned residential

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

1. The circumstances of this parcel are exceptional in that it is a substandard Lot of Record created by City zoning classification actions of recent date. Only one other lot now zoned Business Park exhibits similar circumstances.
2. The literal interpretation of Business Park standards and provisions would deprive the applicant of rights enjoyed by others of property within the Business Park Zoning District.
3. The circumstances that result in the variance requests are not the result of actions by the property owner. It is the City that recently amended the zoning of the parcel, and applied the new Business Park standards.
4. No special privilege will result to this property owner not enjoyed, under similar circumstances, by other Business Park property owners.
5. The variance requested appears to be the minimum necessary to alleviate the hardship while permitting construction of the minimum building footprint, as also required by Business Park standards.
6. A hardship exists – not self imposed by the applicant – that is related to the physical characteristics of the site which are the result of recent zoning district and design standards that are inconsistent with the shape and size of an historic lot of record.

BE IT FURTHER RESOLVED, that the Lake Elmo Planning Commission hereby approves and issues this order based upon the following condition:


1. Subject to redevelopment of the site responsive to the Site Plan staff-dated February 7, 2001.

ADOPTED, by the Lake Elmo Planning Commission this 26<sup>th</sup> day of February, 2001.



Thomas Armstrong, Chairman  
Lake Elmo Planning Commission

ATTEST:

  
Mary Kueffner, City Administrator