

City of Lake Elmo
Washington County, Minnesota

Resolution No. PZ 2001 - 063

A Resolution Denying a Variance to the
Design and Performance Standards
for more than One Principal Building on One Parcel of Land

to

HINER DEVELOPMENT/Watercolors Office Park
Keats Avenue & Hudson Boulevard

WHEREAS, the Lake Elmo Planning Commission, at its August 27, 2001 meeting, reviewed and heard testimony regarding the application of Hiner Development Inc., to vary from the standards of Section 300.13 Design and Performance Standards, Subd. 2 The Principal Building of the Municipal Code, to allow more than one principal structure on a parcel of land where only one structure is permitted. The parcel is located at the Northeast Corner of Keats Avenue and Hudson Boulevard and is legally described as:

The West Half of the Southwest Quarter of Section 35, Township 29 North, Range 21 West, except the North 1,135.00 feet thereof and except the West 124.00 feet of the South 1,500.00 feet of the West Half of the Southwest Quarter of Section 35, Township 29 North, Range 21 West, except the South 75.00 feet thereof, also a triangular parcel of land lying easterly of and adjacent to the above described 124.00 foot strip, and northerly of and adjacent to the 75.00 feet right of way of Minnesota Trunk Highway No. 12, said triangular parcel measuring 150.00 feet North and 150.00 feet East along said right of ways.

WHEREAS, said variance is described as follows:

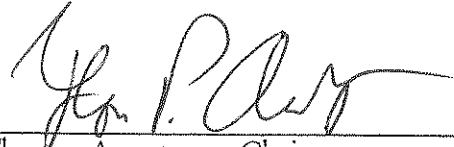
1. To allow more than one principal structure on a parcel of land where only one structure is permitted.

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

1. The literal interpretation of the zoning ordinance will not deprive the applicant of reasonable rights, similar to those enjoyed by other property owners with property in similar physical circumstances.
2. No hardship, as opposed to the applicant's personal desire, has been demonstrated.
3. The requested variance is not the minimum that would alleviate the hardship, since no hardship has been demonstrated.

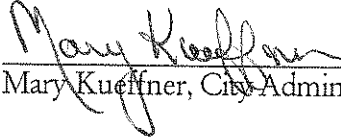
BE IT FURTHER RESOLVED, that the Lake Elmo Planning Commission hereby denies this order.

ADOPTED, by the Lake Elmo Planning Commission this 27th day of August, 2001.



Thomas Armstrong, Chairman
Lake Elmo Planning Commission

ATTEST:



Mary Kueffner, City Administrator