

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2003-005

**A RESOLUTION APPROVING THE VARIANCE TO
CONSTRUCT AN ACCESSORY STRUCTURE WITHIN
THE SETBACK OF THE FRONT PROPERTY LINE
AT 10920 32ND STREET NORTH**

WHEREAS, Eric Svendsen, the property owner, has requested a zoning variance to place a detached garage structure within the setback from the front property line at 10920 32nd Street North, in accordance with plans staff dated December 31, 2002, and based on the physical condition of the lot; and

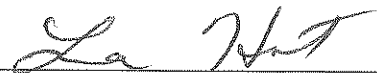
WHEREAS, the Planning Commission heard evidence at a Public Hearing on October 28, 2002 and referred the application to the City Council without recommendation; and

WHEREAS, the City Council considered the application on November 19, 2002 and tabled it, and again considered an amended application reducing the degree of variance applied for on January 7, 2003 making the following Findings:

1. The applicant cannot get reasonable use of his property without a zoning variance due to the extreme topography of the site. It is reasonable to expect a residential site in this climate to have a garage structure.
2. The circumstances of the variance request are topographic and somewhat unique, and not necessarily created by the property owner.
3. Economic considerations are not the sole basis for the hardship.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Lake Elmo hereby approves a zoning variance for construction of a garage structure at 10920 32nd Street North a minimum of eight feet from the the 32nd Street right-of-way line in accordance with the plot plan staff dated December 31, 2002.

ADOPTED, by the Lake Elmo City Council on the 7th day of January, 2003.



Lee Hunt, Mayor

ATTEST:



Sharon Lumby, Deputy Clerk