

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2004-027

A RESOLUTION APPROVING ZONING VARIANCES FOR  
JON AND SHELLIE EISELE LOCATED AT 11094 35<sup>TH</sup> STREET NORTH

WHEREAS, Jon and Shellie Eisele, 11094 35<sup>th</sup> Street, have made application for a zoning variance from side and front setbacks to construct a two-stall garage.

WHEREAS, at its March 29<sup>th</sup> meeting, the Planning Commission reviewed and recommended approval of the side yard and front yard setback variances at 11094 35<sup>th</sup> Street, per the graphics staff dated March 25, 2004 based on the following findings:


1. The property cannot be put to reasonable use without granting the variance requested. Reasonable use must be defined in the context of contemporary housing standards and design. The proposed garage addition is in keeping with both.
2. The variance requested results from circumstances unique to properties where principal structures were constructed prior to adoption of current zoning regulations; and the circumstances of the variance were not solely created by the applicant.
3. Granting of the variance will not change the essential character of the neighborhood.

WHEREAS, at its April 6<sup>th</sup> meeting, the Lake Elmo City Council reviewed the zoning variance from side and front setbacks to construct a two-stall garage requested by Jon and Shellie Eisele, located at 11094 35<sup>th</sup> Street and postponed action until new drawings are submitted at the April 20<sup>th</sup> Council meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council approves the variances for side yard setback and front yard setback for Jon and Shellie Eisele at 11094 35<sup>th</sup> Street North, per the graphics staff-dated April 16, 2004, subject to the following conditions:

1. No driveway or turning area shall be located closer than five feet from any property line where adequate easement width permits.
2. The minimum side yard set back shall be no less than 3 feet; and, the minimum front yard set back shall be no less than 18 feet.

ADOPTED BY THE Lake Elmo City Council the 20<sup>th</sup> day of April, 2004.

  
\_\_\_\_\_  
Lee Hunt, Mayor

ATTEST:

  
\_\_\_\_\_  
Charles E. Dillerud, Acting City Administrator

EiseleVariance