

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2004-054

A RESOLUTION APPROVING A ZONING VARIANCE FOR  
CARL ABRAHAMSON LOCATED AT 8061 HILL TRAIL NORTH

WHEREAS, Carl Abrahamson, 8061 Hill Trail North, has made application for a zoning variance to allow an existing tool shed of approximately 210 square feet to be retained.

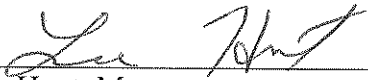
WHEREAS, at its June 28, 2004 meeting, the Planning Commission reviewed and recommended approval of the variance from Section 300.13 Subd. 3 A.1. of the City Code for Carl Abrahamson, 8061 Hill Trail to permit a tool shed of 210 square feet where the Zoning Ordinance specifies a 160 square foot maximum area for tool sheds based on the following findings:

1. The property could be put to a reasonable use if used under the conditions allowed by the zoning code.
2. The variance requested results from circumstances unique to properties where 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 July 6<sup>th</sup> meeting, the Lake Elmo City Council reviewed the zoning variance to permit Carl Abrahamson an existing building of approximately 210 square feet at 8061 Hill Trail to qualify as a tool shed and therefore be permitted in addition to the permitted number of accessory buildings as provided by Section 300.13, Subd. 3A.1. of the City code,

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council approves the zoning variance from Section 300.13, Subd. 3A.1. of the City Code for Carl Abrahamson, 8061 Hill Trail, to permit a tool shed of 210 square feet where the Zoning Ordinance specifies a 160 square foot maximum area for tool sheds, based on the recommendation of the Planning Commission.

ADOPTED BY THE Lake Elmo City Council the 6<sup>th</sup> day of July, 2004.

  
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Lee Hunt, Mayor

ATTEST:

  
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Martin J. Rafferty, City Administrator  
Abrahamson Variance