

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2004-081
A RESOLUTION APPROVING A ZONING VARIANCE FOR
ALBERT AND CAROLINE PRICE LOCATED AT
8384 STILLWATER BOULEVARD

WHEREAS, Albert and Caroline Price, 8384 Stillwater Boulevard, have made application for a zoning variance from the side yard setback to permit reconstruction of a two-stall garage 8 feet 5 inches from the west property line where a 10 foot side yard setback is required.

WHEREAS, at its September 13th meeting, the Planning Commission reviewed and recommended approval of the side yard setback variance at 8384 Stillwater Boulevard, per the graphics staff dated September 13, 2004 based on the following findings:

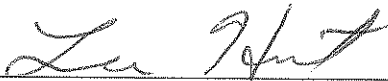
1. The property cannot be put to reasonable use without granting the variance requested.
2. The variance requested results from physical circumstances unique to the property. The circumstances of the variance relate to a probable 1968 error in locating the garage structure to be replaced in the same location. The amended application proposes a new garage no wider than that proposed to be replaced.
3. Granting of the variance will not change the essential character of the neighborhood.

WHEREAS, at its September 21st meeting, the Lake Elmo City Council reviewed the zoning variance from side yard setback to permit reconstruction of a garage 8 feet 5 inches from the west property line requested by Albert and Caroline Price, located at 8384 Stillwater Boulevard, per the graphics staff dated September 13, 2004.

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council approves the variance for side yard setback for Albert and Caroline Price at 8384 Stillwater Boulevard, per the graphics staff-dated September 13th, 2004, subject to the following condition:

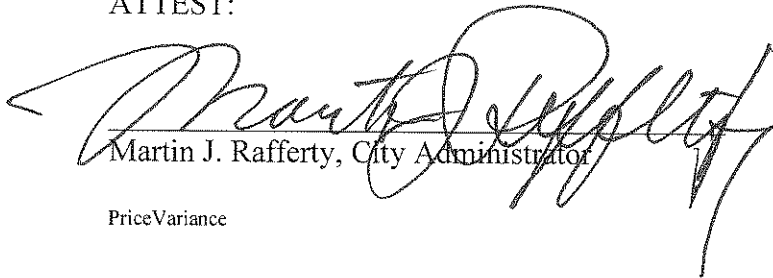
1. That no driveway or turning area shall be located closer than five feet from any property line where adequate easement width permits.
2. That there be a tax parcel consolidation of Outlot E with Lot 5 of Beau-Haven.

ADOPTED BY THE Lake Elmo City Council the 21st day of September, 2004.



Lee Hunt, Mayor

ATTEST:



Martin J. Rafferty, City Administrator

Price Variance