

MOWER COUNTY

AUSTIN, MINNESOTA



August 12, 1977

MINUTES OF THE 21st MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

MEMBERS PRESENT: M. E. Chesebrough, Kenneth Trom

MEMBERS ABSENT: William Schlichter

STAFF PRESENT: Chris Huang

The 21st meeting of the Mower County Board of Adjustment was called to order at 4:30 p.m. on August 12, 1977 by Chairman Chesebrough, in the Commissioners Conference Room of the Mower County Courthouse. There was only one petition on the agenda. The minutes of the June 23, 1977 meeting were approved as mailed.

The petition was presented by Lonnie and Sandra Vanek for a variance of 7 feet to allow them to construct a double garage 13 feet from a township road right-of-way.

Section 14-19 - Setbacks - Requires a 40 foot minimum setback from state aid roads TH 105, county roads and township roads, existing or proposed service drives, subdivision streets and cartways.

Section 14-19 - Land Area and Building Requirements - General (d) ---States that no building for any purpose shall be erected closer than twenty feet to the side lot line of the neighboring lot at a corner.

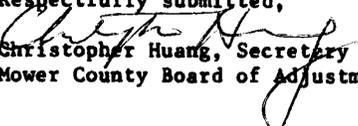
The petitioner's property is located on Lot 30, St. Michael's Addition, S $\frac{1}{2}$, SW $\frac{1}{4}$, Section 22, Lansing Township. Lot 30 is a corner lot fronting County Road 46 and a township road. Therefore, the 20 foot setback should apply to the side yard setback on the township road

Chris Huang presented the Board a waiver of side lot line, signed by the petitioner's adjoining property owner, allowing petitioner to build a garage 5' from the northwest property line. Chairman Chesebrough stated that the board visited the site, and agreed with the description of the physical arrangement as stated in the petition. The Board checked over the three criteria set by the county for granting a variance. Since the old garage setback only 3' from the right-of-way, and the new garage will line up with the house 13' from the right-of-way, there will not be a new setback line. Also, the new garage will set back approximately 5' to 6' further than a building on a property to the northwest. The Board felt that the proposed garage with a 13' setback would improve the current situation in terms of aesthetic factor and traffic hazard.

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Mr. Trom moved that the variance of 7', allowing petitioner to build a garage 13' from a township road right-of-way, be granted. The motion was seconded by Chairman Chesebrough and carried unanimously. There being no further business, the meeting was adjourned at 4:50 p.m.

Respectfully submitted,


Christopher Huang, Secretary
Mower County Board of Adjustment