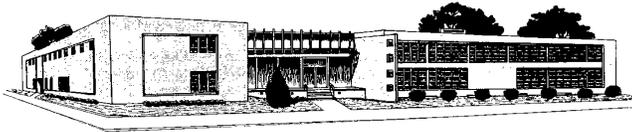


# MOWER COUNTY

## AUSTIN, MINNESOTA



May 26, 1983

### MINUTES OF THE 61st MEETING OF THE MOWER COUNTY BOARD OF ADJUSTMENT

Members Present: Conrad Stemson, M. E. Chesebrough, William Milbrath

Members Absent: Ken Trom

Others Present: Julie Lewon

The 61st meeting of the Mower County Board of Adjustment was called to order on Thursday, May 26, 1983 at 4:25 p.m. in Conference Room 1 of the Mower County Courthouse. Minutes of the January 27, 1983 meeting were approved as mailed on a motion by Mr. Chesebrough, seconded by Mr. Milbrath. The motion passed unanimously.

#### Roger Temanson - Variance from the Required Setback for a Trunk Highway Right-of-Way:

This is a request from Roger Temanson for a 60 foot variance to allow a garage to be built 30 feet from the trunk highway right-of-way. The property is located in the S $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 24, Frankford Township. The location of existing buildings would prohibit Mr. Temanson from meeting the required setback. Also, there are buildings on the property that are closer than the 90 foot setback.

The Board of Adjustment reviewed the criteria for granting a variance, and it was concluded as follows: 1) The requested variance would be in harmony with the ordinance intent and general purpose as the proposed building would be approximately 25 feet farther from the right-of-way than existing buildings; 2) The variance is consistent with the comprehensive plan; and 3) Practical difficulties are shown as the proposed site is the only open site open to the existing driveway. The garage couldn't be moved farther back because of existing buildings. After further discussion, a motion was made by Mr. Chesebrough to approve the 60 foot variance from the required 90 foot setback from the trunk highway right-of-way. The motion was seconded by Mr. Milbrath and passed unanimously.

#### William Milbrath - Variance from the Required 40 Foot Setback from the Road Right-of-Way:

This is a request from William Milbrath for a 15 foot variance from the required 40 foot setback from the road right-of-way. Mr. Milbrath wishes to construct a living room addition onto the front of the house. The addition would be 38 feet from the right-of-way, but Mr. Milbrath is asking for a 15 foot variance, giving him the option of expanding to that extent. Mr. Milbrath was excused from the board for this petition.

The Board of Adjustment reviewed the criteria for granting a variance, and it was concluded as follows: 1) The requested variance would be in harmony with the ordinance intent and general purpose as this is a suburban area; 2) The variance is consistent with the comprehensive plan as this is really a suburban area and not rural; 3) Practical difficulties are shown as there is a garage on one end of the house and the driveway on the other side. Mr. Chesebrough stated that this is an area that will probably be annexed to the city of Austin in the future. The requested 15 foot

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variance would leave a 25 foot setback that would still be in conformity with Austin's setback regulations. There would be no problem upon annexation. With the findings, Mr. Chesebrough made a motion to approve the 15 foot variance from the required 40 foot setback from the road right-of-way. The motion was seconded by Vice-Chairman Stemson and passed unanimously.

Other Business: Ms. Lewon brought the Board up to date on the proposed zoning ordinance revisions that the county planning commission had been reviewing.

Vice-Chairman Stemson brought up the idea of having the meetings at night instead of during the day through the summer months. After further discussion, a motion was made by Mr. Milbrath to schedule meetings through the summer months at 7:00 p.m. If there is a lot on the agenda or investigations far out in the county, the time could be moved up to 6:00 or 6:30 p.m. The motion was seconded by Mr. Chesebrough and passed unanimously.

There being no further business, the meeting adjourned on a motion by Mr. Chesebrough, seconded by Mr. Milbrath and passed unanimously. The meeting adjourned at 4:50 p.m.

Respectfully submitted,



Julie Lewon  
Secretary.