

MOWER COUNTY

AUSTIN, MINNESOTA

55912



Minutes of the 81st Meeting of the Mower County Board of Adjustment

Members Present: Kenneth Thom, Merrill Chesebrough, Jen Ullwelling
William Milbrath

Members Absent: None

Others Present: Julie Lewon, Craig Eliason

The 81st meeting of the Mower County Board of Adjustment was called to order by Acting Chairman Chesebrough on Thursday, October 31, 1985 at 4:05 p.m. in the Commissioners Conference Room in the Mower County Courthouse. Minutes of the September 26, 1985 meeting were approved as mailed on a motion by Mrs. Ullwelling, seconded by Mr. Milbrath and passed unanimously.

John and Joanne Gedker - Variance to allow a garage to be built closer to road right-of-way than the requirement and closer to the side lot line than the requirement: Ms. Lewon read the petition and staff report. Mr. and Mrs. Gedker are requesting two variances to allow an attached garage to be built on the west side of the house, next to the kitchen and living room. These variances are 1) a 10 foot variance from the road right-of-way to allow the garage to be built 30 feet from the road right-of-way instead of the required 40 feet and 2) a 10 foot variance to allow the garage to be built 10 feet from the side lot line instead of the required 20 feet. The site is located on Lot 2, Block 1, Southern Heights First Addition. The existing land use is Single Family Residential and the existing zoning is Rural.

Mr. and Mrs. Gedker were present to answer any questions which the Board might have. Also present was Mr. Espe of the Austin Town Board who informed the Board of Adjustment that the Town Board had no objections to the granting of the variances. Ms. Lewon informed the Board that she had received one phone call from a neighbor but the neighbor had no objections once the situation was explained.

The Board reviewed the conditions for granting a variance and it was determined as follows:

1. The variances are in harmony with the ordinance's general intent and purpose as they will still provide adequate open space, both from the road and the neighboring property.
2. The variances are consistent with the comprehensive plan as the plan shows the land use of the area Residential. The approved setbacks are similar to those existing in the residential neighborhood.

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3. Practical difficulties are shown in placing the garage at other locations on the lot. To place it on the east end of the house would attach it to the bedroom. This would not work as well as attaching it to the kitchen and living room in the approved spot.

Following further discussion, a motion was made by Mr. Trom to approve the variances to allow a garage to be built closer to the road right-of-way and closer to the side lot line than the requirements on the property located on Lot 2, Block 1, Southern Heights First Addition for the previous reasons given. A condition was added that a waiver of side lot setback be signed by Mr. Gedker and his neighbor to the west, Russ Boyd, agreeing to the proposed setback of the garage. The motion was seconded by Mrs. Ulwelling and passed unanimously.

There being no further business, a motion to adjourn was made by Mr. Milbrath, seconded by Mr. Trom and passed unanimously. The meeting adjourned at 4:25 p.m.

Respectfully submitted,

Craig Eliason

Craig Eliason
Secretary