

RICE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT MEMORANDUM

TO: Board of Adjustment
 FROM: Trent McCorkell, Rice County Zoning Administrator
 HEARING DATE: September 7, 2017
 SUBJECT: Hogan – setback

SUMMARY OF THE APPLICATION

Christopher & Kimberlee Hogan have applied for a 5-ft variance from the detached building setback, and a 10-ft variance from the Road Right of Way (ROW) setback to allow for replacement of home located 5-ft from an existing garage and 40-ft from the ROW. The replacement home is proposed in the same location as the existing home. The existing home was damaged in storm earlier this year.

Application Data

APPLICANT: Christopher & Kimberlee Hogan

LOCATION: Lot 1 Block 1 of Lemieuxs Resort Addition in Section 25, Shieldsville Township, Rice County, Minnesota. The property address is: 7740 Cedar Lake Blvd, Faribault, MN 55021. PID#: 09.25.3.01.001.

ZONING: GDS, General Development Shoreland

Lot Area/Dimensions

	Lot Area	Lot width
Existing Parcel	50,965-sqft	50-ft to 160-ft*
Requirement	20,000-sqft	100-ft

* the parcel is a “grandfathered” Parcel of Record (platted non-conforming lot)

Building Details/Requirements

	Road Right of Way	Side property lines setback	Lake Setback	Setback to garage
Proposed House	40-ft.	>10-ft	>200-ft.	5-ft
Existing house	40-ft.	>10-ft.	>200-ft.	5-ft.
Requirements/limitations	50-ft Min	10-ft Min	75-ft Min	10-ft

Location

The property is located on the north side of Cedar Lake, approximately 5-miles west of Faribault.

Roads and Access

An existing shared driveway from Cedar Lake Blvd (CR 38) is used for access.

Existing Site Conditions

Photos of the property will be provided at the meeting

Applicable Zoning Ordinance Sections
Sections 503.07 and 516

CONDITIONS OF APPROVAL

If approved, conditions might include:

1. The variance is to allow for replacement of an existing home to be located 40-ft from the Road Right of Way and 5-ft from an existing garage, subject to compliance with all other Ordinance regulations.
2. A building permit shall be obtained and construction of the building started within one year of the variance approval or the variance will be void.
3. Failure to comply with the terms of this variance may result in termination of the Variance.