

RICE COUNTY ENVIRONMENTAL SERVICES DEPARTMENT MEMORANDUM

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

SUMMARY OF THE APPLICATION

Michael & Renee Chadderdon have applied for an 88-ft variance from the 100-ft property line setback, a 66-ft variance from the 200-ft well setback and a 275-ft variance from the 500-ft home setback to allow for septage storage tanks to be located 12-ft from a property line, 134-ft from a well, and 225-ft from a residence. The septic holding tanks were installed prior to obtaining the required permits.

A Conditional Use Permit was approved earlier this year for the onsite septage storage business.

Application Data

APPLICANT: Michael & Renee Chadderdon

LOCATION: Part of the SE1/4 of the SW1/4 Section 34, Forest Township, Rice County, Minnesota. The property address is: 3425 150th St W, Faribault, MN 55021. PID#: 06.34.3.75.001.

ZONING: A, Agricultural.

Lot Area/Dimensions

	Lot Area	Width
Subject Parcel	14-acres	>50-ft
Minimum Requirement	2.5 acres	50-ft

Building Details/Requirements

	Size	Road Right of Way/Front property line setback	East property line Setback	Other property line setbacks	Well Setback	Neighboring home
Septage storage tanks	3,500 gallons	>100-ft	12-ft.	>100-ft.	134-ft	225-ft
Requirements/ limitations	50,000-gallons Max	100-ft. Min	100-ft. Min	100-ft. Min	200-ft Min	500-ft

Location

The subject site is located on the north side of 150th St. W. (County Road 9), approximately 2.5 miles north and west of Faribault.

Roads and Access

The site uses an existing driveway access from 150th St W.

Existing Site Conditions

Photos of the property will be provided at the meeting

Applicable Zoning Ordinance Sections

Sections 503.07, 507 and 509

CONDITIONS OF APPROVAL

If approved, conditions might include:

1. The variance is to allow for three septage holding tanks to be located 12-ft from the east property line, 134-ft from a well and 225-ft from a neighboring residence as shown on the applicants submitted site plan, subject to compliance with all other Ordinance regulations.
2. Submitted plans shall be followed.
3. All required state, federal and local septage permits shall be obtained.
4. This variance shall be void if the tank permitting is not obtained within one year of the variance approval.
5. Failure to comply with the terms of this variance may result in termination of the Variance.