

Resolution 2013-08

RESOLUTION OF THE CITY OF WELLS
BOARD OF ADJUSTMENTS AND APPEALS
APPROVING A VARIANCE UNDER
THE CITY OF WELLS ZONING ORDINANCE

WHEREAS, Jack Carroll and Sharon Carroll, are the owner of the following described real estate located in Wells, Minnesota, to-wit:

The west three feet of Lot 7 and Lot 8, Lord's Subdivision (438 5th Street SW)

have applied for a variance from the provisions of Section 152.053, Lot Standards of the Wells City Code, to increase decrease the required side yard setback from 8 feet to 2 feet for the purpose of constructing an attached garage and addition on the property.

WHEREAS, the City has completed a review of the application and made a report pertaining to said request, a copy of which has been presented to the Board; and

WHEREAS, the Board of Adjustments and Appeals, finds:

1. The applicant has demonstrated undue hardship due the existing placement of the house and driveway on the property.
2. Granting a variance for five feet from the property line (setback of current garage) is reasonable.
3. Granting the variance will not be detrimental to other uses already permitted in the area.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment and Appeals that the variance from the provisions of Section 152.053 of the Wells City Code, to decrease the required side yard setback from 8 feet to 5 feet for the purpose of constructing an attached garage and addition on the property be approved.

This resolution shall become effective immediately upon its passage and without publication.

Passed this 12th day of March, 2013


Chair, Board of Adjustments and Appeal

Attest: 
Deputy Clerk