
TO: Board of Adjustment
FROM: William Lenzen, Zoning Assistant, Land Use Management Department
MEETING DATE: October 26th, 2026
REPORT DATE: October 16th, 2026

PUBLIC HEARING:

Request for Variance, submitted by David and Stephanie Harvey (Applicant/Owner) to allow the construction of a lean-to onto an existing shed, to be 8 feet from the side yard property line when 30 feet is required.

Application Information:

<u>Applicant(s):</u>	David and Stephanie Harvey
<u>Address of zoning request:</u>	32042 Oak Ridge Avenue Way, Lake City, MN 55041
<u>Parcel:</u>	32.028.0101
<u>Abbreviated Legal Description:</u>	Part of the NE1/4 of the NE1/4 of Section 28, Township 112, Range 13
<u>Township:</u>	Florence Township emailed County Staff they are aware of the Harvey's lean-to project
<u>Zoning District:</u>	A-1 (Agricultural Protection)

Attachments:

- Application with requested materials
- Staff prepared aerial images
- Goodhue County Zoning Ordinance: [zoning_ordinance.pdf \(goodhuecountymn.gov\)](https://www.goodhuecountymn.gov/zoning_ordinance.pdf)

Background:

The Harveys are planning to use the lean-to as extra storage area for their ag equipment. They own the land to the east of the shed, which is in a conservation easement. Between the two parcels is a section line separating sections 28 and 27 of Florence Township.

There is a building permit on file for the shed, dated August 2015, and the applicant was David Harvey.

Variance Standards:

Variances shall only be permitted when they are in harmony with the general purposes and intent of the Goodhue County Zoning Ordinance and when consistent with the adopted comprehensive plan. Variances may be granted when the applicant establishes “practical difficulties” exist in complying with the existing official controls. Practical difficulties mean the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the

landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

Draft Findings of Fact:

1) Harmony with the general purposes and intent of the official control:

- Property line and Right-of-Way setbacks are intended to create separation among adjacent structures and roads, allowing for adequate access, accommodating future road expansion, and adequate separation between property lines.
- This lot is approximately 8.35 acres. This meets the minimum lot size of 2 acres for the A-1 district.
- The applicant is requesting to be 8 feet from the property line when 30 feet is the required setback.
- This request is harmonious with the purpose and intent of the official control.

2) The variance request is consistent with the adopted Comprehensive Plan:

- The Goodhue County Comprehensive Plan supports the development and use of the A-1 District. This request is harmonious with the Goodhue County Comprehensive Plan.

3) There are “practical difficulties” in complying with the official control (the applicant proposes to use the property in a reasonable manner not permitted by an official control, the plight of the landowner is due to circumstances unique to the property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality):

- The lot was created in 2007, the house was built in 2008, and the shed was built in 2015. The plight of the landowner was created by the landowner.
- The applicant has stated that a practical difficulty exists in taking Ag land out of production if they went with the alternative of building another shed in a different location.
- The request appears unlikely to alter the essential character of the locality.

4) No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located.

- Accessory structures and additions are a permitted use in the A-1 District.

The draft Findings of Fact shall be amended to reflect concerns conveyed at the Board of Adjustment meeting and public hearing. The Board should specify the facts and reasons that are the basis of the Board's determination. In granting a variance, the Board of Adjustment may impose conditions related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

Staff recommends the Board of Adjustment:

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record;
- and

Deny the request for variance, submitted by David and Stephanie Harvey (Applicant/Owner) to allow the construction of a lean-to onto an existing shed, to be 8 feet from the side yard property line.

Variance Application

For Staff Use Only	
Permit #	Z26-0100
\$450 Receipt #	19025 DATE: 9/24/26

SITE ADDRESS, CITY, AND STATE			ZIP CODE:	
32042 Oak Ridge Ave. Way Lake City, MN 55041			55041	
LEGAL DESCRIPTION:				
Attached ☒				
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES)	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):
RP 32.028.0101	A1	8.35 acres		25 feet by 64 feet

APPLICANT OR AUTHORIZED AGENT'S NAME	
David + Stephanie Harvey	
APPLICANT'S ADDRESS:	TELEPHONE:
32042 Oak Ridge Ave. Way Lake City, MN 55041	
	EMAIL:

PROPERTY OWNER'S NAME:	
Same as Above ☒	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above ☒	
ADDRESS:	TELEPHONE:
	EMAIL:

VARIANCE REQUESTED TO: (check all that apply) ☒ Property Line Setbacks ☐ % Lot Coverage ☐ Height Limits ☐ Shoreland or Bluff Setbacks ☐ Lot Width &/or Area ☐ Other (specify) ☐ Subdivision Regulations	CURRENT OR PREVIOUS USE:	
	PROPOSED USE:	
	Farm Storage of equipment.	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:
	26-0346	7/30/26

TOWNSHIP SIGNATURE:		
By signing this form, the Township acknowledges they are aware of the Applicant's variance request. In no way does signing this application indicate the Township's position on the variance request.		
TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE

By signing below, the applicant acknowledges they are the owner or authorized agent of the owner of this property, and the information presented is true and correct to the best of my knowledge.

Applicant's Signature: David Harvey
Stephanie J. Harvey

Date: 8-22-26

REQUEST SUMMARY

Cite the Ordinance Article(s) and Section(s) you are requesting a variance from:

Article: 5 Section: 1 Title: Variances/Setbacks
Article: _____ Section: _____ Title: _____

The property owner bears the burden of providing information to convince the Board to rule in their favor. Please provide answers to the following questions or attach a document.

Discuss your current use of the property and the reason for your variance request:

1. This property includes our living residence and our 40'x64' shed for ag use. We would like to put a 25'x64' lean to on the shed for additional ag storage. In order to do the lean to, we would need to reduce →
Describe the effects on the property if the variance is not granted:

We would need to build a shed on an existing ag field rather than putting an addition on an existing shed that is not on usable ag land.

Describe any unique physical limitations that exist on your property, not generally found on others, which prevent you from complying with the provisions of the current ordinance:

We can only expand to the east (towards the section line) because our garage + house are to the west. There are woods to the south + a current ag field to the north.

Discuss alternatives you considered that comply with existing standards. If compliant alternatives exist, provide your reasoning for rejecting them:

We could build out in the middle of a field, but we want to preserve ag land since we are active farmers. We want to keep as many tillable acres as possible.

Discuss alternatives you considered which would require a lesser variance. If you rejected such alternatives, provide your reasoning:

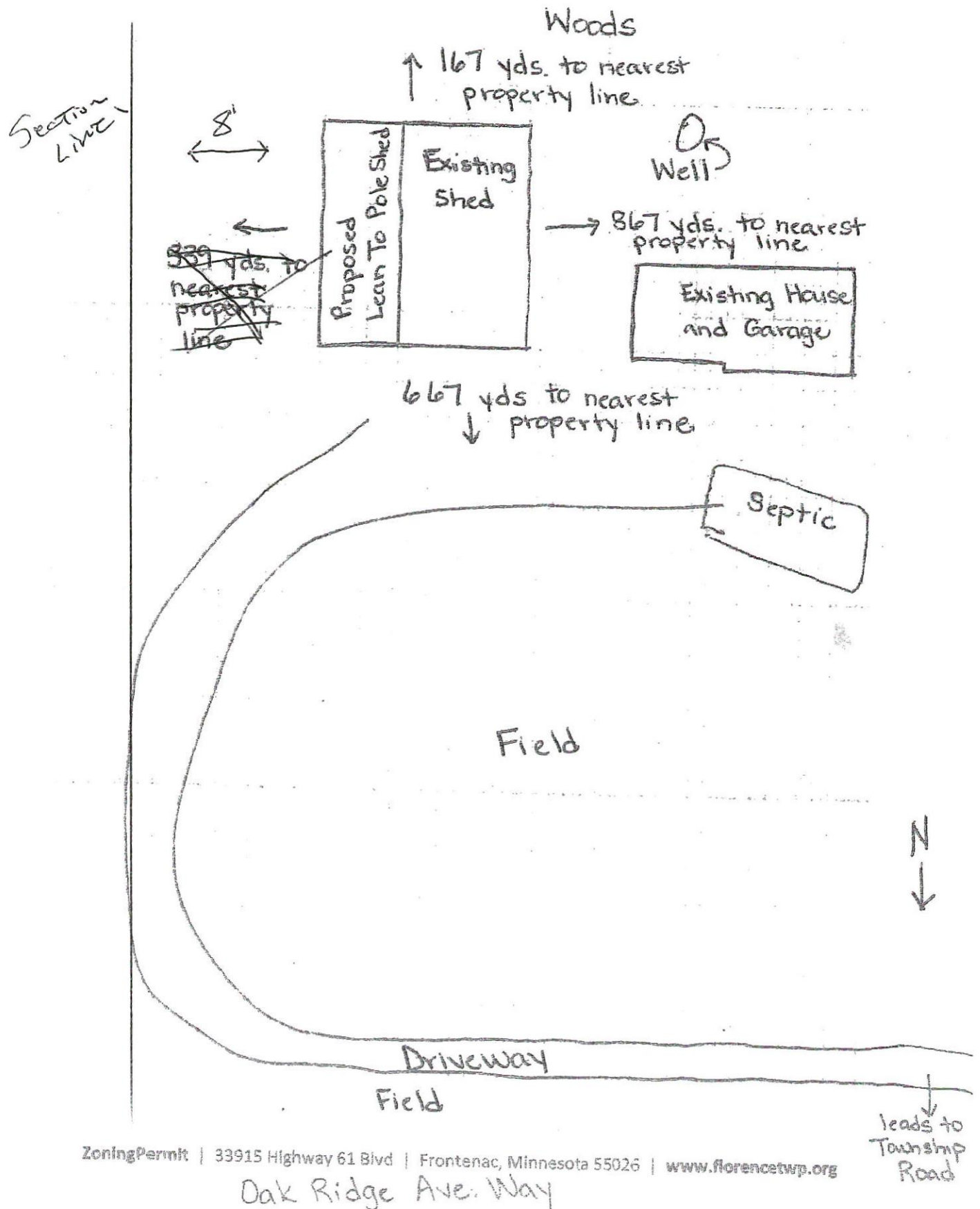
Any rejections were because we wanted to preserve ag land.

1. cont. from ~~front~~ previous page
the property line setback from 30' to 8'. We own the property on the other side of the section line.

Additional Info.:

The reason we want to reduce the property line setback from 30 feet to 8 feet is because it will not interfere with any neighbors. We own the property on the other side of the section line which is in a perpetual conservation easement which can never be built on or developed.

Site of Proposed Lean To Pole Shed





509 W. 5th Street
Red Wing, MN 55066
651-385-3040
goodhuecountymn.gov

Taxpayer ID #: 48019

Property ID Number: RP 32.028.0101

DAVID J HARVEY TTEE
STEPHANIE J HARVEY TTEE
32042 OAK RIDGE AVENUE WAY
LAKE CITY MN 55041

Property Description: SECT-28 TWP-112 RANGE-013 8.35 AC
DOC#659703 PT OF NE1/4 NE1/4 SEC 28-112-13 COM AT NE COR, S
ALNG E LINE 508.60FT TO POB, CONT S ON E LINE 811.41FT TO SE

Property Address: 32042 OAK RIDGE AVENUE WAY, LAKE CITY MN
55041

2026 Property Tax Statement

VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:		
	2025		2026
	Estimated Market Value:	503,300	508,700
	Homestead Exclusion:	8,786	8,786
	Taxable Market Value:	494,514	499,914
	New Improvements:	3,500	
Step 2	Property Classification:	AG HSTD	AG HSTD
	Sent in March 2025		
Step 3	PROPOSED TAX		
	3,654.00		
	Sent November 2025		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		1,844.00
	Second half taxes due NOVEMBER 15:		1,844.00
	Total Taxes Due in 2026:		3,688.00

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

Property Tax and Credits

3. Property taxes before credits
4. Credits that reduce property taxes:
 - A. Agricultural Market Value Credits
 - B. Other Credits

5. Property taxes after credits

Property Tax by Jurisdiction

6. County: GOODHUE

7. City or Town: FLORENCE TWP

8. State General Tax

9. School District: 0813

10. Special Taxing Districts:

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. Special Assessments

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2025 2026

3,688.00

3,662.00

3,957.60

4,005.40

-295.60

-317.40

0.00

0.00

3,662.00

3,688.00

1,692.30

1,741.80

561.08

570.52

0.00

0.00

562.38

559.78

824.36

794.20

0.00

0.00

21.88

21.70

3,662.00

3,688.00

3,662.00

3,688.00

Lenzen, William

From: Lenzen, William
Sent: Thursday, September 24, 2026 10:56 AM
To: 'Robert Bruce'
Cc: Florence Township Zoning
Subject: RE: David Harvey variance

Hi Bill,

Thank you for the acknowledgement email.

William Lenzen, CAI | Zoning Assistant
Land Use Management | 509 West 5th Street Red Wing, MN 55066
P: 651-385-3112 | E: William.lenzen@goodhuecountymn.gov
Facebook | Jobs

-----Original Message-----

From: Robert Bruce <rwmbuce@icloud.com>
Sent: Thursday, September 24, 2026 10:54 AM
To: Lenzen, William <william.lenzen@goodhuecountymn.gov>
Cc: Florence Township Zoning <florencezoning@gmail.com>
Subject: David Harvey variance

[You don't often get email from rwmbuce@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

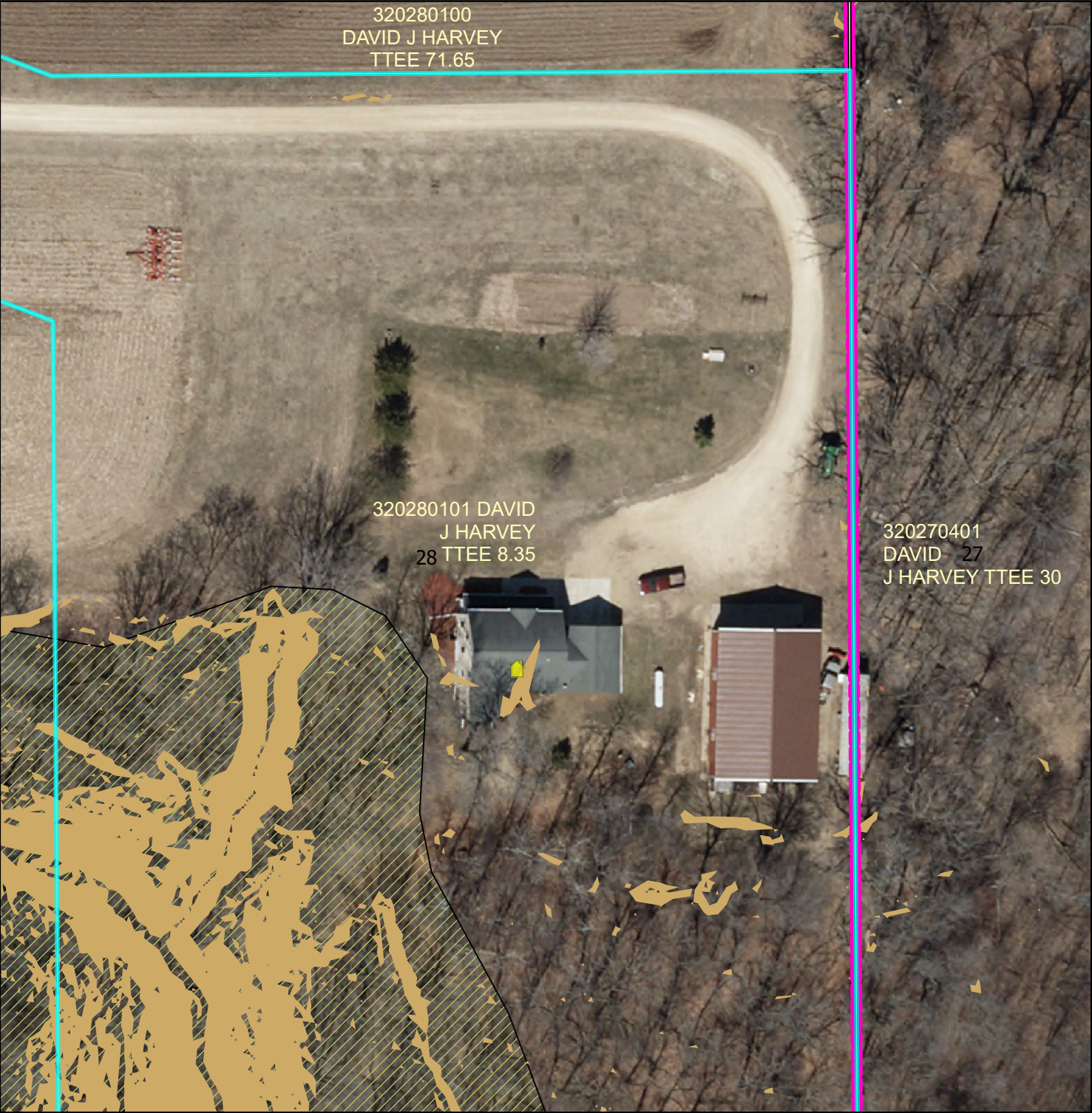
External Email - Use caution opening links or attachments!

Hello,

The Florence Township Planning Commission is aware of the David Harvey side yard setback variance for a lean-to addition to an agricultural building on his property. Mr. Harvey's variance application is on the October 12 agenda of the township Planning Commission.

Thank you.
Bill Bruce, zoning liaison
Florence Township Planning Commission

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Legend

- Township Roads

Intermittent

Protected

Dwelling Point

Tax Parcels

Section Lines
- Roads

Shoreland

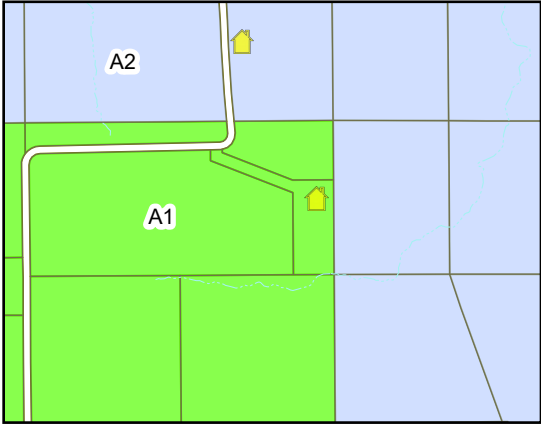
Feedlots2026Poly

Blufflands

Soils_Type

Slope

Soils



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2024 Aerial Imagery
Map Created October, 2026 by LUM

