
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 Darin and Jodi Lundell (Applicant/Owner) to allow construction of an accessory structure to be in the front yard of the lot.

Application Information:

<u>Applicant(s):</u>	Darin and Jodi Lundell (Applicant/Owner)
<u>Address of zoning request:</u>	35275 Martin Street, Lake City, MN 55041
<u>Parcel:</u>	32.136.0300
<u>Abbreviated Legal Description:</u>	Lot 1, Block 3, of Eagle Vista Estates 2
<u>Township:</u>	Florence Township made acknowledgement by the attached email
<u>Zoning District:</u>	R-1 (Suburban Residential)

Attachments:

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

Background:

Darin and Jodi Lundell are proposing to build a 24-foot by 20-foot accessory structure as garage in the front yard of their parcel. The lot currently has three front yards as defined in the R-1 District.

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:

- Article 11 Performance Standards, Section 5 Accessory Buildings, paragraph three states that *A detached accessory building shall not be located in any required front or side yard.*
- This lot is approximately 46,500 square feet or 1.06 acres. This does meet the minimum lot size of one acre.
- The applicant is requesting the new accessory building to be in the front yard on the west side of the dwelling.
- Having the building in the front yard of this parcel will not cause harm to neighboring properties as many other lots nearby have similar structures.
- 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 R-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 platted in 2004.
- The lot is a corner lot abutting three roads. Martin Street in the South, Maury Avenue to the West and Staehle Park Road to the North. Its location to all three Right-of-Ways poses a practical difficulty in the placement and use of an accessory structure on this property.
- The property is surrounded by properties zoned R-1 and primarily used for residential. Other parcels in the area also have lots of similar sizes and have accessory structures of similar sizes.
- 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 are a permitted use in the R-1 District.

Analysis

Upon review of the application, staff finds that the unique configuration of the property, having three front yards, creates practical difficulties in locating an accessory structure in accordance with the Zoning Ordinance. The multiple front yard designations limit the available areas for construction and present challenges that would not typically be encountered on a conventional lot. Given these circumstances, staff find the proposed garage location to be a reasonable use of the property that would not alter the essential character of the surrounding area.

Staff has also found that the proposed location of the accessory structure would be approximately 18 feet from the Martin Street ROW and 24 feet from the Maury Avenue ROW when a 25-foot setback is required.

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

Approve the request for variance, submitted by Darin and Jodi Lundell (Applicant/Owner) to allow the construction of an accessory structure to be located in the front yard of the lot with the following conditions.

1. The accessory structure must meet the 25-foot Right-of-Way setbacks for both Martin Street and Maury Avenue.

Variance Application

For Staff Use Only	
Permit #	226-0098
Receipt #	9/24/26 366834001 366888844
DATE:	

SITE ADDRESS, CITY, AND STATE				ZIP CODE:
35275 Martin St				55041
LEGAL DESCRIPTION:				
Eagle Vista Estates 2 Lot-001 Block-003 Doc#631545 Lot-1 Blk-				
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):
321360300	R-1	1.06 acre	257.42'x180'	24'x20'

APPLICANT OR AUTHORIZED AGENT'S NAME	
Darin Lundell	
APPLICANT'S ADDRESS:	TELEPHONE:
35275 Martin St	
Lake City, MN. 55041	EMAIL:

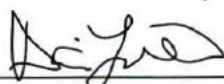
PROPERTY OWNER'S NAME:	
Same as Above ☒ Yes	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Same as Above ☒ Yes	
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 I have 3 front yards.	CURRENT OR PREVIOUS USE:	
	PROPOSED USE:	
	BUILDING APPLICATION PERMIT NO.: (if filed)	DATE FILED:

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: 

Date: 9/10/26

REQUEST SUMMARY

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

Article: _____ Section: _____ Title: _____

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:

Residential homestead. Just requesting to erect a small steel detached garage

I apparently have 3 front yards and need a variance to erect the garage

Describe the effects on the property if the variance is not granted:

I will not have the space to place things inside. Four of eight neighbors on Martin have a detached garage. This request would not make the neighborhood less desirable but would add value to our home and the neighborhood as a whole.

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:

None

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

None due to needing a variance for any detached building on my property.

I am not sure what a lesser variance is but this garage would fit into the neighborhood without question. Hopefully the zoning will change so others don't have to do this.

I am not sure

What a lesser variance but I do not believe I qualify.

Lenzen, William

From: Mike Pfeiffer <mike@hometownplanning.com>
Sent: Wednesday, September 9, 2026 9:38 AM
To: darin lundell
Cc: florencezoning@gmail.com; Smith, Megan; Lenzen, William; mike@hometownplanning.com
Subject: 321360300 - Building Permit Application
Attachments: 2026-09-09_Lundell Building Envelope.pdf; 2026-08-31 - Lundell Building Permit App.pdf; Variance Request Form.pdf

You don't often get email from mike@hometownplanning.com. [Learn why this is important](#)

External Email - Use caution opening links or attachments!

Hi Darin,

Attached are your building permit and a mockup of the building envelop illustrating the unique challenges faced by your property being a double corner lot. Also attached is the Variance application you will need to submit to the township by 9/15 to get heard at the October PC and Board meetings.

The building envelope defined per the ordinance results in an unrealistic location for your garage. Plus, your deck is currently located in that space. Therefore, a variance would be required to locate the garage in the Martin St front yard on the west side of the drive where you listed in the site plan on the app. You have a clear case of practical difficulty needed for the variance.

I've copied the county. I discussed and confirmed your situation with Megan yesterday. You mentioned you talked to William who had a different interpretation. Please contact me if my assessment is incorrect to the ordinance standard. Megan also mentioned she will bring this ordinance oddity up for review during the next schedule review. However, your immediate relief is by variance.

These snippets are from the ordinance that govern your situation:

Accessory building location:

SECTION 5. ACCESSORY BUILDINGS

In case an accessory building is attached to the principal building, it shall be made structurally a part of the main building and shall comply in all respects with the requirements of this Ordinance applicable to the principal building. An accessory building shall not be closer than eight (8) feet to any portion of the principal building except as otherwise provided in this Ordinance.

In any residential district, no accessory building shall be constructed or developed on a lot prior to the construction of the principal building.

A detached accessory building shall not be located in any required front or side yard.

Yard definitions and R-1 Requirements:

YARD. An open space at the grade line between a building and the adjoining lot lines, unoccupied and unobstructed from the ground upward. Yard measurements shall be the minimum horizontal distance between a lot line and the nearest line of the principal building.

- A. **Yard, Front.** A yard extending across the full width of the lot between the front line and the nearest line of the principal building.
- B. **Yard, Rear.** A yard extending across the full width of the lot between the rear lot line and the nearest line of the principal building.
- C. **Yard, Side.** A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the principal building.

Subd. 2. Yard Requirements. Every building shall meet the following yard requirements:

A. Front Yard.

- 1. There shall be a minimum setback of 40 feet from the right-of-way line of any public road or highway; except that, this setback may be reduced to 25 feet when such public road is a minor street serving only a residential subdivision.
- 2. In the event any building is located on a lot at the intersection of 2 or more roads or highways, such lot shall have a front yard abutting each such road or highway.

Garage definitions:

DWELLING. Two or more rooms within a structure which are arranged, designed or used as living quarters for one (1) family only. Individual bathrooms and complete kitchen facilities, permanently installed shall be included for each dwelling. A manufactured home with the above accommodations located in areas approved for manufactured homes shall be considered a dwelling unit. A house trailer, camper trailer, camper bus, or tent are not considered dwelling units. Garage space, whether in an attached or detached garage, shall not be deemed a part of a dwelling.

GARAGE, PRIVATE. An accessory building designed or used for the storage of not more than three (3) motor driven vehicles owned and used by the occupants of the building to which it is accessory.

SECTION 4. ACCESSORY STRUCTURES AND USES

Accessory structures and uses in the R1 district may be permitted when located on the same parcel as the Principal structure or use and shall comply with the following standards:

- Subd. 1. No accessory buildings or uses shall be permitted on a parcel prior to establishment of the principal building.
- Subd. 2. Detached accessory buildings shall be limited in size to 1,500 square feet in area for parcels 12,000 square feet to 1 acre and 2,100 square feet in area for parcels greater than 1 acre.
- Subd. 3. Any private garages, either separated or in connected groups, having common unpierced dividing walls between contiguous private garages.
- Subd. 4. Any temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of such construction work.

I will watch for your variance. Please let me know if you have any questions.

Thanks!
Mike

Mike Pfeiffer, Zoning Administrator
Hometown Planning
Mobile: 320-248-7983
<https://www.hometownplanning.com/>

From: darin lundell < |
Sent: Monday, August 31, 2026 6:47 PM
To: florencezoning@gmail.com
Subject: Re: Building Permit Application

Darin and Jodi Lundell
35275 Martin St
Lake City, MN. 5041

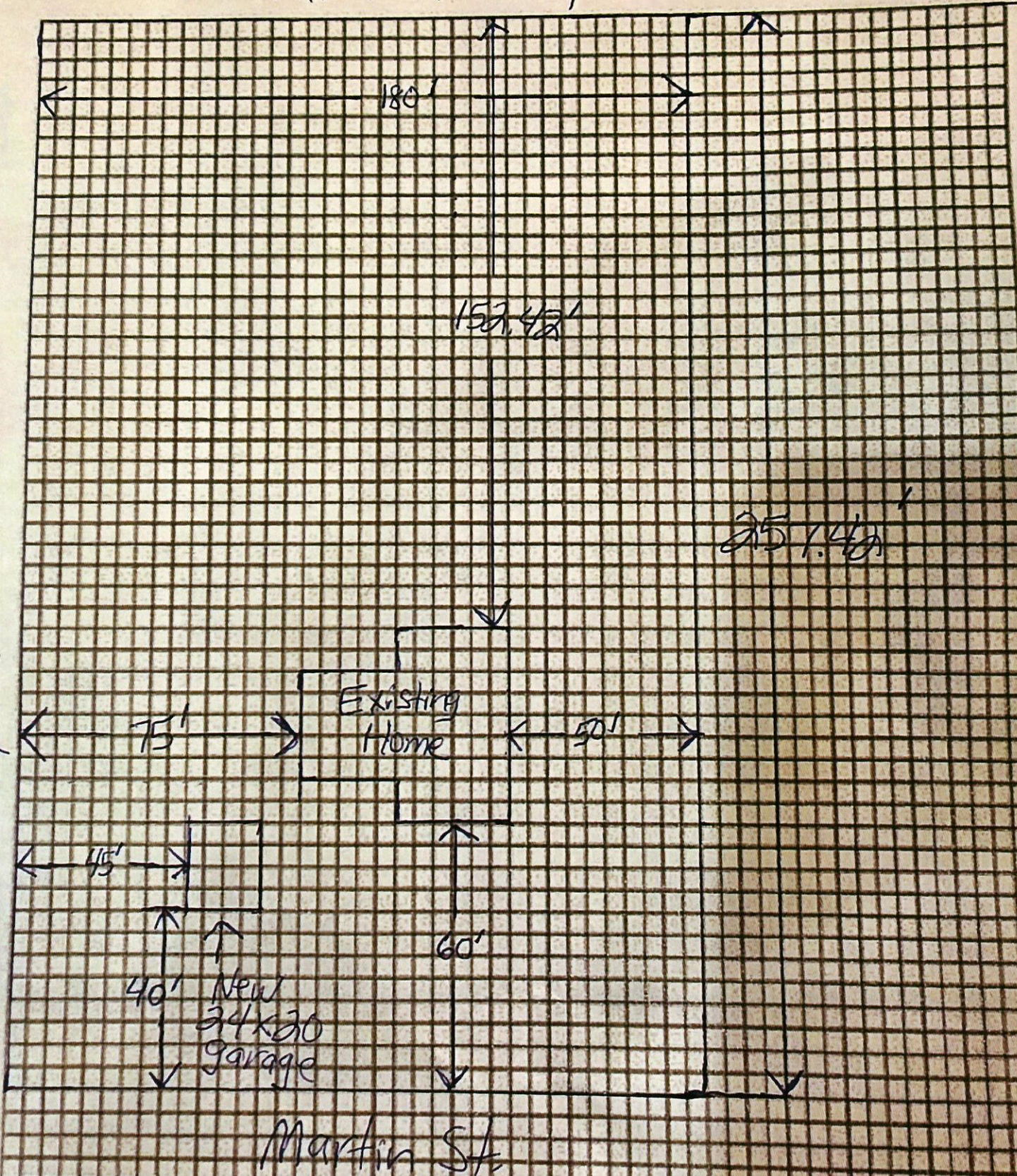
Requesting to erect an all Metal garage on a 24'x20' concrete slab near our existing home.

Thank You

35275 Martin St

Staehli Park Road

Maury Ave.



Lundell Detached Accessory Garage Building Envelope – Double Corner Lot Constraints



9/9/2026, 8:33:25 AM

- Subject Parcel (321360300)
- GoodhueCo_PLSS
- Municipal Boundary

Goodhue County Roads

— CEM; ; OCTY; OCRLN; CTRLN

Zoning / Setback Overlays (Subject Parcel)

- Front Yard Area (Staehli Park Rd)
- Front Yard Area (Maury Ave)
- Front Yard Area (Martin St)
- Remaining Detached Accessory Garage Building Envelope
- 10' from principal dwelling (accessory structure setback)
- 8' from east property line (accessory structure setback)

House Number Imagery2025

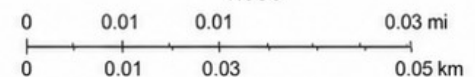
PIN

Full Name

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Parcels

1:953



For planning and zoning purposes only.
Not a survey. Setbacks are approximate.