



GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Board of Adjustment
Government Center- Board Room
509 West 5th St, Red Wing MN 55066

Call Meeting To Order

Approval Of Current Agenda

Approval Of Previous Month's Meeting Minutes

1. May 20, 2019 BOA Meeting Minutes

Documents:

[MINUTES_MAY_BOA_DRAFT.PDF](#)

Conflict/Disclosure Of Interests

PUBLIC HEARING: Request For Variance To Feedlot Setback Standards

Request for Variance, submitted by Jon Brunner, to R-1 (Suburban Residence District) standards to allow a new R1 district and dwelling to be established within 1,000 feet of an existing confined feeding operation. Parcel 39.006.0900. 46060 186th Ave Ct, Zumbrota, MN 55992. Part of the NW ¼ of the NE ¼ of Sect 06 Twp 109 R15 in Pine Island Township.

Documents:

[BOAPACKET_BRUNNER.PDF](#)

PUBLIC HEARING: Request For Variance To Minimum Setback Standards

Request for Variance, submitted by Jenelle Sternitzky, to the A3 Zoning District standards to construct a dwelling addition less than 30 feet from a common property line. Parcel 41.024.1500. 30991 Oxford Mill Road, Cannon Falls, MN 55009. Part of NE ¼ of NW ¼ Section 24 Twp 112 R18 in Stanton Township. A3 Zoned District.

Documents:

[BOAPACKET_STERNITZKY_REDACTED.PDF](#)

PUBLIC HEARING: Request For Variance To Accessory Dwelling Unit (ADU) Standards

Request for Variance, submitted by Joe Tousignant, to ADU standards to allow an existing building located greater than 100 feet from the principal dwelling to be converted into an ADU. Parcel 31.026.0100. 22869 325th Street, Red Wing, MN 55066. Part of the NE ¼ of Section 26 Twp 112 R15 in Featherstone Township. A2 Zoned District.

Documents:

[BOAPACKET_TOUSIGNANT.PDF](#)

PUBLIC HEARING: Request For Variance To Minimum Setback Standards

Request for Variance, submitted by Joe Tousignant (authorized agent) and Brandon Peters (owner), to A2 Zoning District standards to construct an accessory structure less than 60 feet from the State Highway 58 Boulevard Right-of-Way. Parcel 34.019.3400. 31583 HWY 58 BLVD, Red Wing, MN 55066. Part of the NE ¼ of the SW ¼ of Section 19 Twp 112 R14 in Hay Creek Township. A2 Zoned District.

Documents:

BOAPACKET_PETERS.PDF

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
May 20th, 2019 MEETING MINUTES**

The meeting of the Goodhue County Board of Adjustment was called to order at 5:33 PM by Chair Ellingsberg in the Goodhue County Government Center Court Room in Red Wing, MN.

Roll Call

Commissioners Present: Darwin Fox, Rich Ellingsberg, Kristin Toegel, Robert Benson, Dan Knott

Staff Present: Land Use Management Director Lisa Hanni, Zoning Assistant Ryan Bechel and Zoning Assistant Samantha Pierret

1. Approval of Agenda

¹Motion by **Fox**, and seconded by **Benson** to approve the meeting agenda
Motion carried 5:0

2. Approval of Minutes

²Motion by **Benson** and seconded by **Toegel** to approve the previous month's meeting minutes with the time change.
Motion carried 5:0

3. Conflict of Interest/Disclosure

There were no reported conflicts of interest.

4. Public Hearings:

PUBLIC HEARING: Request for Variance to Feedlot Setback Standards

Request for Variance, submitted by Edward Fletcher, to Article 13 (Confined Feedlot Regulations) setback standards to allow a new feedlot to be established within 1000 feet or 94% odor annoyance-free rating (as determined by the OFFSET model) of an existing dwelling. Parcel 35.033.0200. 2636 450th Street, Kenyon, MN 55946. Part of the W ½ of NE ¼ of Sect 33 Twp 110 Range 18 in Holden Township. A1 Zoned District.

Bechel presented the staff report and attachments.

Hanni noted that this type of variance has been granted in the County in the past and reviewed the Planning Commission's decision from the meeting held Monday May 13, 2019 when a Conditional Use Permit for the same property was recommended for denial.

Hanni reviewed County policies on the time frame for variances to be implemented (one year from the date of approval). Therefore the applicants could return for a new conditional use permit with the Planning Commission if it were denied at the County Board level. Urged the Board of Adjustment to concentrate solely on the variance request.

Commissioner Toegel questioned why the parcels needed to be split if they were proposed to be sold to the same party.

Discussion continued regarding lending practices and financing for homes versus financing for agricultural facilities.

Tammy Fletcher (co-owner) gave information on the process the owners have been through attempting to sell their property as a single parcel. Two parties have had difficulties finding financing to purchase the property. Noted there is a shared well between the dwelling parcel and feedlot parcel. Stated the other option would be to tear down the hog barns.

Chair Ellingsberg opened the Public Hearing.

No one from the public was present to speak for or against the request.

³ **After Chair Ellingsberg asked three times for comments it was moved by Benson and seconded by Fox to close the public hearing.**
Motion carried 5:0

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
May 20th, 2019 MEETING MINUTES**

Commissioner Fox gave concerns regarding the ability of any future buyer selling the dwelling parcel separate from the hog barns.

Hanni noted that upon approval, the variance would be recorded as public record.

Bechel clarified that the variance would be an agricultural protection. If a future buyer of the dwelling parcel were to bring forth a complaint regarding this feedlot in the future, this variance would be on record and the feedlot would not need to meet the standards at that time.

Commissioner Fox inquired whether a manure management plan was on record for this property.

Hanni stated that if animals are present a manure management plan must be in place with the Feedlot Officer.

Bechel gave a history of the Feedlot registration process for this parcel.

Commissioner Benson questioned whether the feedlot could be tied to the dwelling parcel without a variance.

Hanni noted that the recorders are not responsible for monitoring zoning requirements. Once the two parcels are split, each parcel could be sold to a separate party. The County has not done deed restrictions in the past.

Bechel stated that if the variance were approved, a property records search would show the feedlot next to the dwelling site.

4th Motion by Commissioner Benson, seconded by Commissioner Fox, for the Board of Adjustment to:

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

APPROVE the request for variance, submitted by Edward Fletcher, to Article 13 (Confined Feedlot Regulations) setback standards to allow a new registered feedlot to be established 215 feet from an existing dwelling.

Motion carried 5:0

PUBLIC HEARING: Request for Variance to Minimum Lot Size Standards

Request for Variance, submitted by Scott Berg, to the A3 Zoning District dimensional standards to establish two parcels less than 35 acres in area. Parcels 40.035.0300 and 40.026.1800. TBD 165th Avenue. Part of NE ¼ of NE ¼ of Sect 35 Twp 109 Range 16 in Roscoe Township and part of the S ½ of SE ¼ of Sect 26 Twp 109 Range 16 in Roscoe Township. A3 Zoned District.

Hanni presented the staff report and noted that the applicant is in the process of getting a professional survey.

Commissioner Toegel questioned whether platting across a section line was permissible.

Hanni stated that the only way to combine parcels in two separate sections is to plat them.

Scott Berg discussed the existing topography of the area to be platted.

Commissioner Knott questioned the definition of an "agricultural building" in the report.

Mr. Berg stated the plan is to construct a shed with a dwelling as a single structure in the future. Noted there will not be animals in the building.

Chair Ellingsberg opened the Public Hearing.

No one from the public spoke in favor or against the request.

**BOARD OF ADJUSTMENT
GOODHUE COUNTY, MN
May 20th, 2019 MEETING MINUTES**

⁵After Chair Ellingsberg asked three times for comments it was moved by Benson and seconded by Knott to close the public hearing.

Motion carried 5:0

⁶Motion by Commissioner Knott, seconded by Commissioner Toegel, for the Board of Adjustment to:

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

APPROVE the request for variance, submitted by Scott Berg to establish two parcels less than 35 acres in area in the A3 Zoned District.

Subject to the following conditions:

1. The proposed reconfiguration of Parcel #40.026.1800 and #40.035.0300 shall be subject to subdivision (platting) requirements set forth in the Goodhue County Subdivision Controls Ordinance.
2. No resulting parcels less than 35 acres shall be eligible as a dwelling under provisions of the A-3 (Urban Fringe) District.

Motion carried 5:0

5. Other-Discussion

Bechel introduced the new Zoning Assistant Samantha Pierret to the Board.

6. Adjourn

⁷Motion by Benson seconded by Fox to adjourn the Board of Adjustment meeting at 5:58 PM.

Motion carried 5:0

Respectfully submitted,

Zoning Assistant, Samantha Pierret

MOTIONS

¹ APPROVE the meeting agenda. Motion carried 5:0

² APPROVE the previous meeting's minutes. Motion carried 5:0

³ Close the Public Hearing. Motion carried 5:0

⁴ APPROVE the variance request to allow a new feedlot to be established within 1000 feet of an existing dwelling. Motion carried 5:0

⁵ Close the Public Hearing. Motion carried 5:0

⁶ APPROVE the variance request to establish two parcels less than 35 acres in area in the A3 Zoned District. Motion carried 5:0

⁷ ADJOURN. Motion carried 5:0

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: June 24, 2019
Report date: June 14, 2019

PUBLIC HEARING: Request for Variance to Feedlot Setback Standards

Request for Variance, submitted by Jon Brunner, to R-1 (Suburban Residence District) standards to allow a new R1 district and dwelling to be established within 1,000 feet of an existing confined feeding operation.

Application Information:

Applicant: Jon Brunner

Address of zoning request: 46060 186th Ave Ct, Zumbrota, MN

Parcel 39.006.0900

Abbreviated Legal Description: Part of the NW ¼ of the NE ¼ of Sect 06 Twp 109 R15 in Pine Island Township

Township Information: Mr. Brunner has made Pine Island Township aware of his request.

They signed a copy of his Change of Zone Application on May 20, 2019, offering no comments.

Although a Township Official has not signed the Variance Application form, LUM Staff are confident the Township has no objection to Mr. Brunner's plan to establish an additional dwelling site.

Zoning District: A-3 (Urban Fringe District)

Attachments and Links:

Application Form

Certificate of Survey for proposed parcel split

Copy of Letter from City of Zumbrota (June 6, 2019)

Goodhue County Zoning Ordinance (GCZO):

<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

This request submitted by Mr. Brunner is for a variance to the Feedlot setback requirements for establishment of a new R-1 District and to construct a new dwelling.

The Applicant (Jon Brunner) owns a single parcel comprising 4.28 acres in section 06 of Pine Island Township. The Applicant is requesting to rezone the parcel from the A3 (Urban Fringe District) to the R1 (Suburban Residence District) to allow the property to be subdivided into two 2-acre parcels and construct a new (additional) dwelling. Mr. Brunner's rezone request will be considered by the Planning Advisory Commission on June 17, 2019.

New R1 districts are required to be a minimum of 1,000 feet from registered Feedlots. There is an existing registered Feedlot owned by Thomas Henderson located approximately 250 feet southeast of the subject parcel. If the Brunner property was split as proposed a new dwelling site would result in another dwelling being constructed approximately 600 feet from the Feedlot. Thomas and Mary Henderson submitted a signed letter stating they are not opposed to the proposed variance request. A variance would need to be approved before an R1 zone change could be approved by the County Board.

There is an existing dwelling on the property that is the Applicant's current residence. The Applicant intends to sell his existing dwelling and construct a new dwelling on the southern portion of the parcel upon completion of his proposed rezone and parcel split. The parcel cannot currently be subdivided as the minimum parcel size for property in the A3 district is 35 acres.

Surrounding land uses include a mix of undeveloped agricultural lands and medium to high-density residential within the City of Zumbrota to the north and west. There is low to medium density residential housing (Anderson Addition Plat and Buck Addition Plat) and undeveloped open space within Pine Island Township to the south. An active registered feedlot (Henderson Property) and agricultural lands lie east of the site.

Mr. Brunner's parcel is not currently contiguous with Zumbrota city limits. Zumbrota city staff have communicated that the City is currently considering annexation of property to the northeast of the subject parcel (PID 39.006.0100), which is proposed for future educational development. The City is opposed to Mr. Brunner's rezone request, preferring that he requests annexation by the City instead (see June 6, 2019 Letter from Ryan Soukup, Community Development Director – City of Zumbrota).

If Mr. Brunner's property ends up being annexed into the City of Zumbrota it will no longer be subject to the County's Feedlot setback requirements.

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:

- The intent of the A-3 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Goodhue County in accordance with the Comprehensive Plan by conserving land for farming and other open space land uses for a period of time until urban services become available.
- Mr. Brunner's property is located in an area of transition between rural and urban land uses. His property is located in a residential neighborhood and pending approval of his rezone request, construction of another dwelling would represent a compatible land use.
- The policy question of whether or not it would make more sense for Mr. Brunner's property to be annexed into the City of Zumbrota prior to further subdivision (and construction of another dwelling) will be considered by the PAC and County Board as part of the review of the rezone request.
- If Mr. Brunner's property ends up being annexed into the City of Zumbrota it will no longer be subject to the County's Feedlot setback requirements.
- The Applicant's variance request appears harmonious with the purpose and intent of the official controls.

- 2) **The variance request is consistent with the adopted Comprehensive Plan:**
 - The Comprehensive Plan prioritizes agricultural land uses over dwellings to protect farmland and decrease conflict between residential and agricultural uses. The subject property is located within a transition area between urban (City of Zumbrota) and rural land uses. The request appears consistent with the adopted comprehensive plan. Thomas and Mary Henderson owner/operators of the abutting Feedlot have submitted a signed letter stating they are not opposed to the proposed variance request.
- 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 subject property is a single parcel comprising 4.28 acres.
 - The Applicant is pursuing a change of zone of the subject property from the A-3 (Urban Fringe) Zone District to the R-1 (Suburban Residence) Zone. The County Board will not be able to approve the requested change of zone unless the variance is granted.
 - The Applicant’s request for a variance from required setbacks (to an R-1 District) and to a new dwelling from a registered Feedlot would facilitate a reasonable use of property. The Brunner Property is located on 186th Ave Court, a street currently developed with 15 dwellings with additional unbuilt lots/property within an R-1 District.
 - Mr. Brunner currently has one dwelling on his 4.28 acre parcel. Lot sizes vary for the residential properties along 186th Ave Court, however, many of the lots are smaller than the approximate 2 acre lots that Mr. Brunner has proposed.
- 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.**
 - Mr. Brunner has requested a Change of Zone from the A-3 to the R-1 District. The Change of Zone cannot be approved by the County Board unless the variance is granted. If the variance is approved and the County Board fails to approve the Change of Zone request, Mr. Brunner would be unable to subdivide his property to create another lot for an additional dwelling unless his property is annexed by the City of Zumbrota.

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 directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

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

APPROVE the request for variance, submitted by Jon Brunner, to Article 13 (Confined Feedlot Regulations) setback standards to enable Mr. Brunner to request a change of zone for his property from the A-3 (Urban Fringe) District to the R-1 (Suburban Residence) District located approximately 250 feet from a registered feedlot. In addition, the variance will allow an additional dwelling to be constructed on the Brunner property to within approximately 600 feet of a registered feedlot.

Jon Brunner Variance Request Feedlot Setback Requirements



Legend

- Tax Parcel
- Section Line
- Road
- 2014 Feedlot parcel
- Municipal Boundaries
- Dwelling Point
- % Slope
 - 20
 - 30
- Stream Center Line
- STATUS
 - Intermittent
 - Protected



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MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
June 24, 2019

Jon Brunner
A3 Zoned District

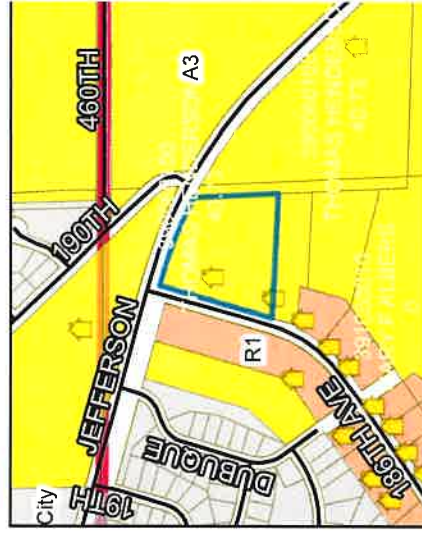
Parcel 39.006.0900

Part of the NW 1/4 of the NE 1/4 of Sect
06 Twp 109 R15 in Pine Island Township

Variance request to establish R1 Zone an
new dwelling within 1,000 feet of feedlot.

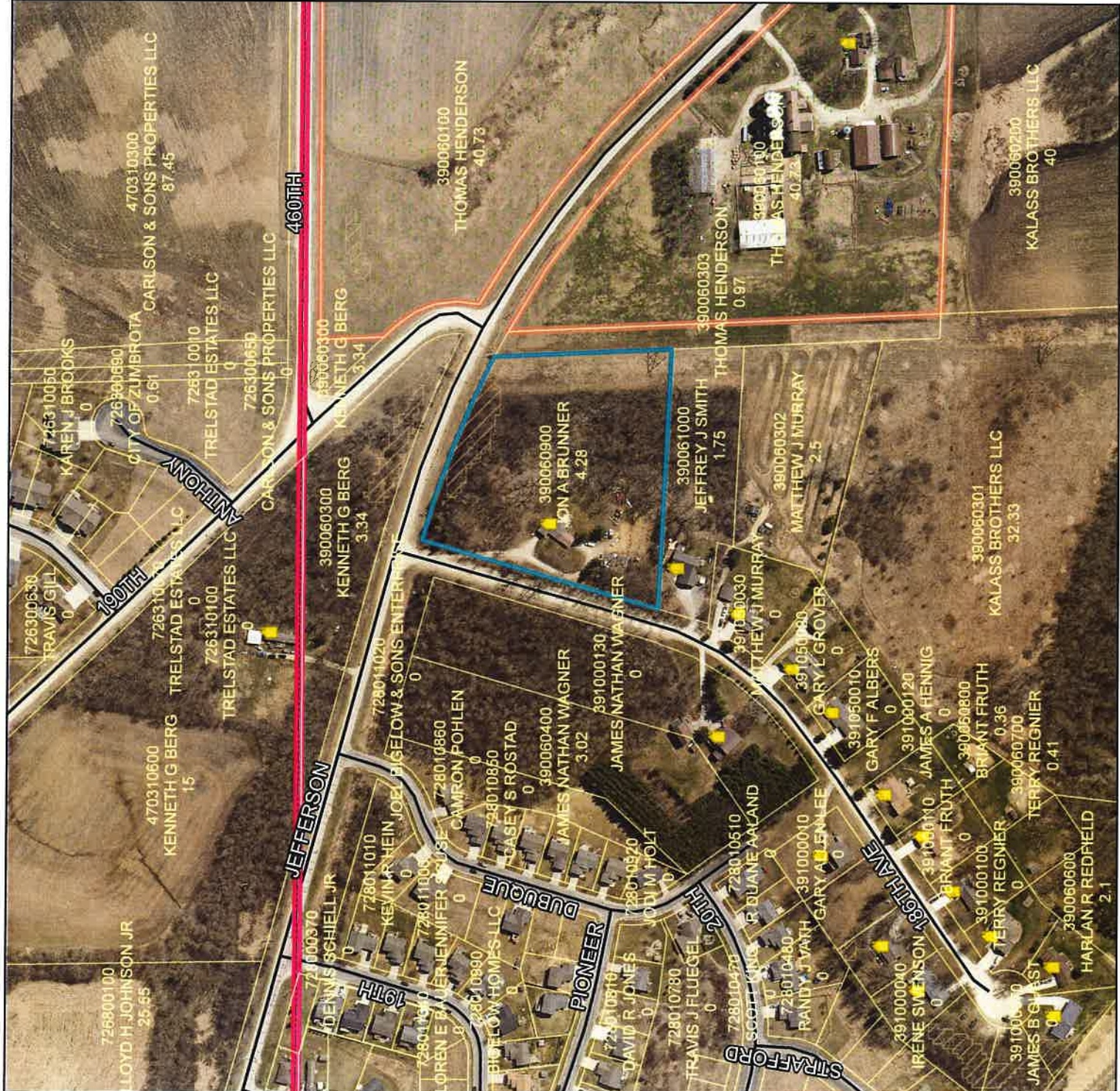
Legend

Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	
Historic Districts	
Parcels	FEMA Flood Zones
Registered Feedlots	2% Annual Chance
Dwellings	A
Municipalities	AE
	AO
	X



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2018 Aerial Imagery
Map Created June, 2019 by LUM



BOARD OF ADJUSTMENT

Public Hearing
June 17, 2019

Jon Brunner
A3 Zoned District

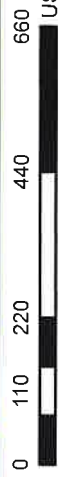
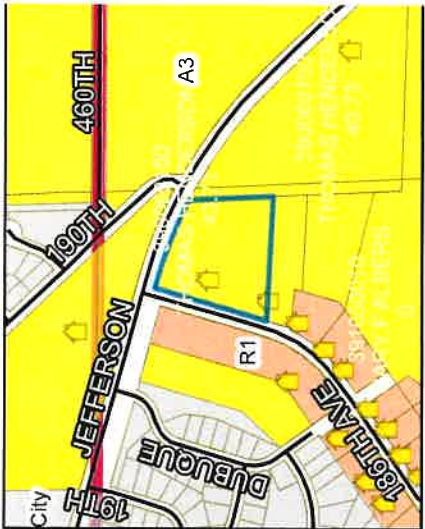
Parcel 39.006.0900

Part of the NW 1/4 of the NE 1/4 of Sect
06 Twp 109 R15 in Pine Island Township

Map Amendment request to
rezone 4.28 acres from A3 to R1

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope)
 - 20
 - 30
- FEMA Flood Zones
 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



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City of Zumbrota
175 West Avenue
Zumbrota, MN 55992
Phone 507-732-7318
Fax 507-732-7884

June 06, 2019

Re: June 17, 2019 Goodhue Planning Commission Meeting – Brunner Re-Zone

It has been brought to the attention of the City of Zumbrota that the property owner, Jon Brunner of Pine Island Township (Parcel ID: 39.006.0900), has petitioned to rezone his property to Residential. The City of Zumbrota opposes this request to rezone as it would interfere with future development of city roads and services should the property owners petition to annex into the City.

The City of Zumbrota prefers that adjacent property owners annex their property into the City prior to residential development in order to better manage growth and improvement of roads and services.

Due to the short suspense time of this opinion, the City Council has not been able to give a formal and official opinion and until the City Council is able to do so, this opinion is policy of the City Planning and Zoning Department.

If you have any further questions or concerns, please do not hesitate to contact us.

Sincerely,

Ryan Soukup
(507)732-7318
Community Development Director

APPLICATION FOR
Variance

RECEIVED

MAY 29 2019

Land Use Management

For Staff Use only		
VARIANCE NUMBER:	719-0026	
\$350 RECEIPT#	16767	DATE 5-29-19

SITE ADDRESS, CITY, AND STATE				ZIP CODE:
46060 186 th Ave Ct				55992
LEGAL DESCRIPTION:				
Attached				
PID#	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable)
39-0060900		2.17		36 x 80

APPLICANT OR AUTHORIZED AGENT'S NAME	
Ted Brunner	
APPLICANT'S ADDRESS:	TELEPHONE:
PO Box 11 2000 Bosta, MN 55992	
	EMAIL:

PROPERTY OWNER'S NAME	
Same as Above	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
46060 186 Ave Ct.	
	EMAIL:

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

VARIANCE REQUESTED TO: (check all that apply) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input checked="" type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE:
	PROPOSED USE:
	Rezone R1 Feedlot Setback
	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:
1. The undersigned is the owner or authorized agent of the owner of this property.
 2. The information presented is true and correct to the best of my knowledge.
 3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
 4. Additional information or applications may be required

Applicant's Signature: Ted Brunner Date: 5-29-19
 Print name: Ted Brunner (owner or authorized agent)

REQUEST SUMMARY

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

Article: _____ Section: _____ Name: TON BRUNNER

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

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

Residential Rezone to R1 Feed lot 1000'
Rezone

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

NO Residential site

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:

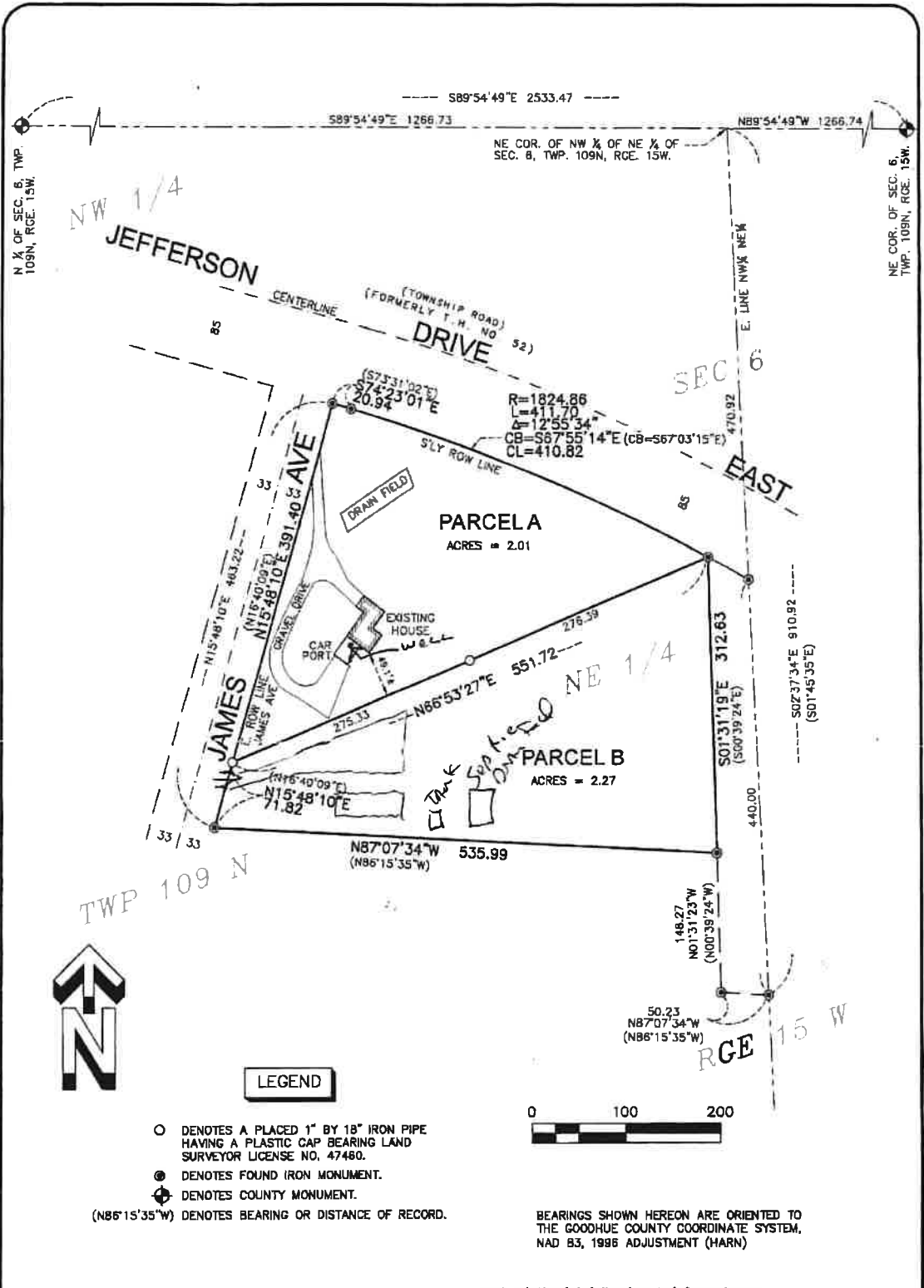
Nothing

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

NONE

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

NOT AT ALL



CERTIFICATE OF SURVEY FOR:

JON BRUNNER

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

1203 MAIN STREET, RED WING, MN 55086
(851) 388-1558

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Marcus S. Johnson
 Marcus S. Johnson
 Minnesota License No. 47480
 Date: October 17, 2018

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 2 SHEETS	18-807		S-7798

We, The Hendersons, agree
To let Jon & Terri Brunner
Build on the lot they have
Divided on 186th Ave CT Zeta
MW 55992 That joins our
Feed Lot.

x Tom Henderson

x Mary Henderson

Date 5-29-2019

Jon Brunner

x Terri Brunner

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: June 24, 2019
Report date: June 14, 2019

PUBLIC HEARING: Request for Variance to Minimum Setback Standards

Request for Variance, submitted by Jenelle Sternitzky, to A3 Zoning District standards to construct a dwelling addition less than 30 feet from a common property line.

Application Information:

Applicant: Jenelle Sternitzky

Address of zoning request: 30991 Oxford Mill Road, Cannon Falls, MN 55009

Parcel: 41.024.1500

Abbreviated Legal Description: Part of NE ¼ of NW ¼ Section 24 Twp 112 R18 in Stanton Township

Township Information: Stanton Township endorsed acknowledgment of the applicant's request.

Stanton Township has approved a rezone of the parcel from Stanton A-2 to Stanton R-1 and granted a variance to the property line setback in conjunction with the request. A copy of the Township's meeting minutes is attached to this report.

Zoning District: A3 (Urban Fringe District)

Attachments and Links:

Application and submitted project summary

Site Map

Stanton Township Draft meeting minutes and correspondence

Goodhue County Zoning Ordinance: <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The Applicant owns 2 contiguous parcels comprising 8.24 acres in sections 13 and 24 of Stanton Township. The Applicant would like to construct a 16-foot x 28.5-foot addition to their existing 2-story home to provide additional living, recreation, and storage space.

The existing dwelling is located 21.6 feet from the common property line that divides the two parcels. The proposed addition would not cross the common property line but will come within 7 feet of it. Both parcels are zoned A3 (Urban Fringe District). Per County A3 zone regulations structures are required to maintain minimum 30-foot setback to the common property line between the 2 parcels.

The common property line dividing the parcels is also a section line dividing sections 13 and 24 of Stanton Township. Parcels that are separated by a section line can only be combined through an administrative or formal platting process. The Sternitzky's prepared surveys to potentially Plat the parcels into a single lot, thereby removing the common property line, but a number of difficulties have prevented completion of that the process.

The Applicant is requesting a variance to allow the proposed dwelling addition to be located 7 feet from the north lot line of PID 41.024.1500 (common property line) where 30 feet is required by ordinance.

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 setbacks are in place to create separation among adjacent structures to allow for adequate access and maintenance as well as reducing the risk of a multiple structure fire in the case of an emergency.

The existing home is located 21.6 feet from the common property line and is, therefore, a non-conforming structure. The proposed dwelling addition would be located 7 feet from the common property line. There is an existing accessory structure located on the northern parcel (PID 41.013.6200) approximately 133 feet north of the common property line. Structures placed on the northern parcel in the future would be required to maintain a 30-foot setback to the common property line. As a parcel less than 35-acres in the A3 District, the northern parcel is not an eligible dwelling site at this time. The request appears in harmony with the purpose and intent of the official control.

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

- The Goodhue County Comprehensive Plan supports the use of existing rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County.

The Applicant’s request appears consistent with the 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 house was originally built in 1987. The Applicant’s request to construct an addition to their existing dwelling is a reasonable use of property in the A3 District. The addition would largely replace an existing wrap-around deck. The addition, as proposed, would meet all other required setbacks.
- The approximately 4-acre parcel is non-conforming in the A3 District as the minimum lot size is 35 acres.
- The Applicant considered a number of alternatives to requesting a variance.

The Applicant considered constructing the addition to the east, south, or west sides of their home. The east side has an existing tuck under garage which impedes development. The east side would require significant structural modifications due to the existing layout of the interior of the home. The west side slopes off significantly and would require a substantial amount of fill to overcome the topographic relief. Given the building constraints and site location, the west side is the most logical place to construct the proposed addition.

The Applicant considered joining the parcels to remove the common property line between them. Because the common property line is also a section line dividing section 13 and 24 the only way they can be combined is through the platting process. The Applicant did hire a survey and began work to plat the parcels as one but a number of issues prevented them from being able to complete the process.

The Applicant also considered requesting to rezone the property to R1 (Suburban Residence District) which would reduce the required property line setback from 30 feet to 8 feet. Because the proposed addition would be 7 feet from the common property line, a variance would still be needed after a rezone was potentially approved LUM staff advised a variance request as the best course of action given the situation.

- The Oxford Mill Road corridor supports a mix of low and medium-density residential development among low-intensity agricultural uses. The request for variance 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.

- Single-family dwellings are permissible in the A3 district. The request does not constitute a use variance.

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 directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

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

APPROVE the request for variance, submitted by Jenelle Sternitzky, to A3 Zoning District standards to allow a dwelling addition to be constructed 7 feet from the north lot line of PID 41.024.1500.

APPLICATION FOR
Variance

For Staff Use only	
VARIANCE NUMBER:	Z19-0027
S350 RECEIPT#	16768 DATE 5-29-19

SITE ADDRESS, CITY, AND STATE		ZIP CODE:		
30991 Oxford Mill Road, Cannon Falls, MN 55009		55009		
LEGAL DESCRIPTION:				
Attached				
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES):	LOT DIMENSIONS:	STRUCTURE DIMENSIONS (if applicable):
R 41.024.1500	A-3	4.04 Ac	Triangle 197.33x752.4x	231.26

APPLICANT OR AUTHORIZED AGENT'S NAME	
Jenelle L. Sternitzky	
APPLICANT'S ADDRESS:	TELEPHONE:
30991 Oxford Mill Road	
Cannon Falls, MN 55009	
	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) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input checked="" type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	CURRENT OR PREVIOUS USE:	
	A-3	
	PROPOSED USE:	
	A-3	
	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
Cheryl A. Peters	Cheryl A. Peters, Clerk	5-29-19

- By signing below, the applicant acknowledges:
1. The undersigned is the owner or authorized agent of the owner of this property.
 2. The information presented is true and correct to the best of my knowledge.
 3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via certified mail.
 4. Additional information or applications may be required

Applicant's Signature: Jenelle L. Sternitzky Date: 5-29-2019

Print name: Jenelle L. Sternitzky (owner or authorized agent)

REQUEST SUMMARY

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

Article: _____ Section: _____ Name: _____

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

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

The property is 8 acres, 4 in Stanton Township Section 13, and 4 in Section 24 where our home is. We would like to build an addition on the North Side of our home, which at its closest point is (+/-) 23 feet from the section line. Our new addition would come within 7 feet of the section line.

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

We would not do the project, which if completed, would increase the value of our property.

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:

When we built our house in 1987, there was no zoning that required a "setback" from the section line. We bought 8 acres, not 4 + 4 acres. We sited the house where we felt it best fit on the lot. The entire house is within 80 feet of the section line.

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

We looked at adding this to all sides of our house. The only place it works without completely changing the character of the house, is on the North side. It also allows for us to do some "super insulation" techniques not available when we built in 1987.

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

The other 3 sides of the house do not work. The back of the house has a steep (west) incline, the front of our house (south) would require substantial rebuilding to accommodate the addition, and the Road side (East) is a truck under garage, which would have to be eliminated and redone elsewhere.

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

No - it would not. If anything, the addition of the 500 square feet would bring our house more in line with the rest of the houses in our neighborhood.

MAP 01: PROPERTY OVERVIEW



BOARD OF ADJUSTMENT

Public Hearing
June 24, 2019

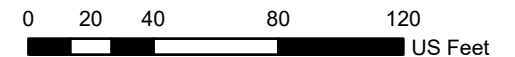
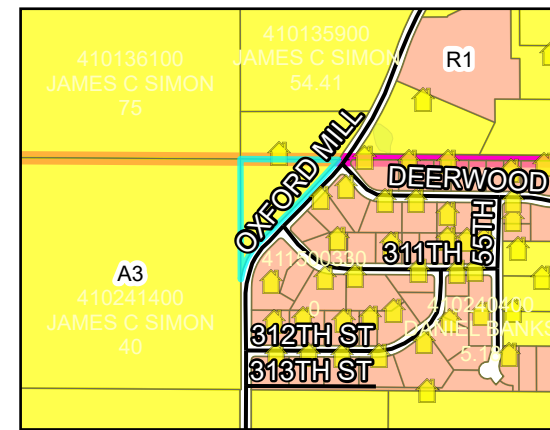
Jenelle Sternitzky
A3 Zoned District

Parcel 41.0241500
Part of the NE 1/4 of the NW1/4 of Sect
24 Twp 112 R18 in Stanton Township

Variance request to construct addition
less than 30 feet from common property
line.

Legend

Intermittent Streams	Bluff Impact Zones (% slope)
Protected Streams	20
Lakes & Other Water Bodies	30
Shoreland	FEMA Flood Zones
Historic Districts	2% Annual Chance
Parcels	A
Registered Feedlots	AE
Dwellings	AO
Municipalities	X

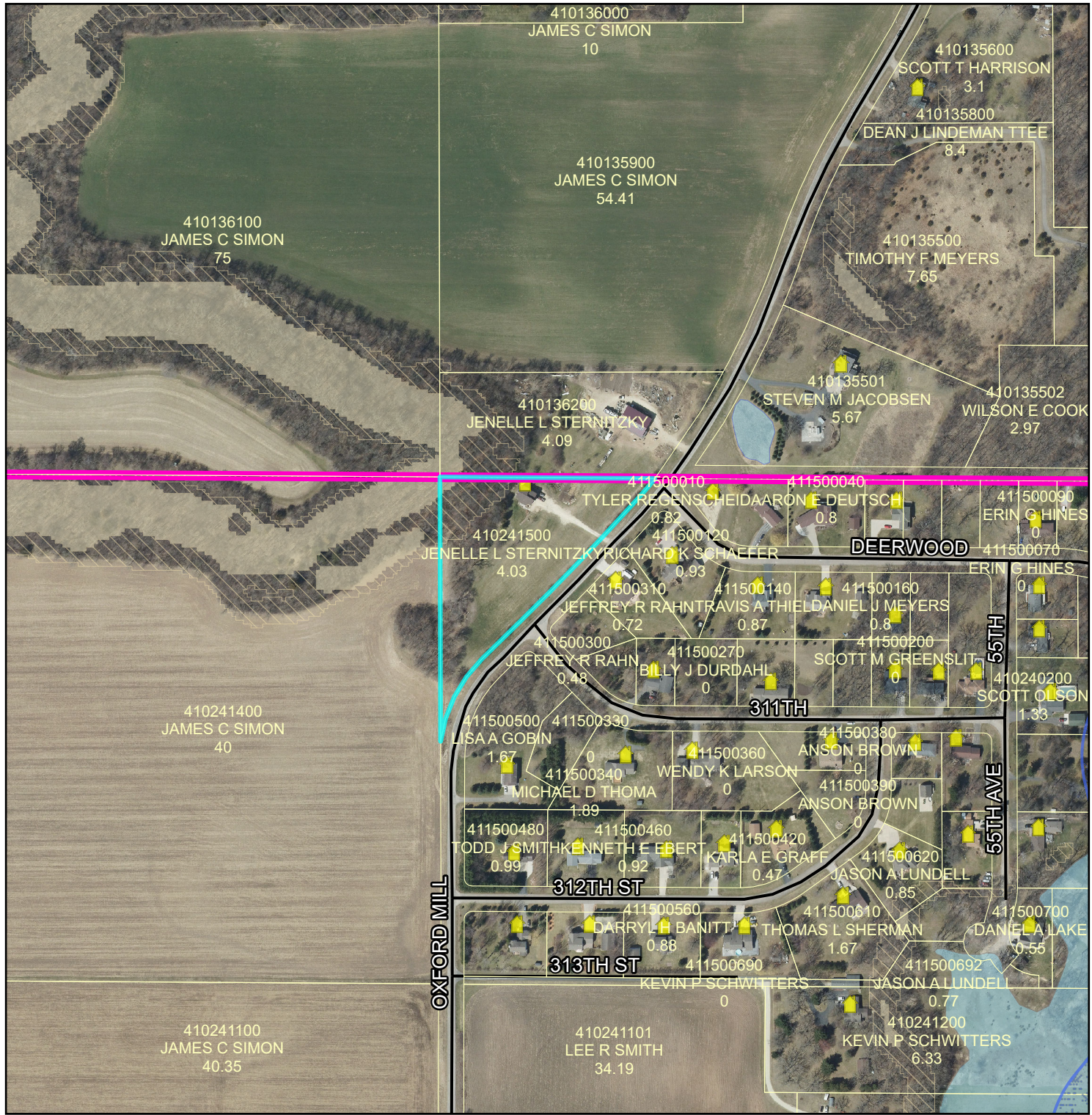


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NO liability for the accuracy or completeness of this map
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or consequential damages that may result from its use
or misuse. Goodhue County Copyright 2019.

2018 Aerial Imagery
Map Created June, 2019 by LUM



MAP 02: VICINITY



BOARD OF ADJUSTMENT

Public Hearing
June 24, 2019

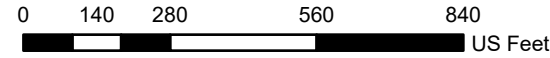
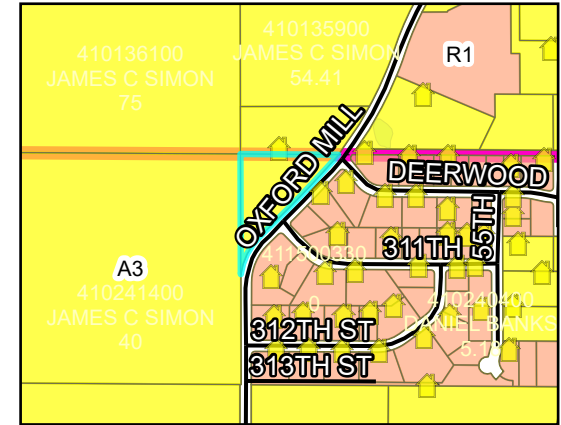
Jenelle Sternitzky
A3 Zoned District

Parcel 41.0241500
Part of the NE 1/4 of the NW1/4 of Sect
24 Twp 112 R18 in Stanton Township

Variance request to construct addition
less than 30 feet from common property
line.

Legend

- | | | | |
|--|----------------------------|--|------------------------------|
| | Intermittent Streams | | Bluff Impact Zones (% slope) |
| | Protected Streams | | 30 |
| | Lakes & Other Water Bodies | | |
| | Shoreland | | |
| | Historic Districts | | |
| | Parcels | | |
| | Registered Feedlots | | |
| | Dwellings | | |
| | Municipalities | | |
| | | | FEMA Flood Zones |
| | | | 2% Annual Chance |
| | | | A |
| | | | AE |
| | | | AO |
| | | | X |



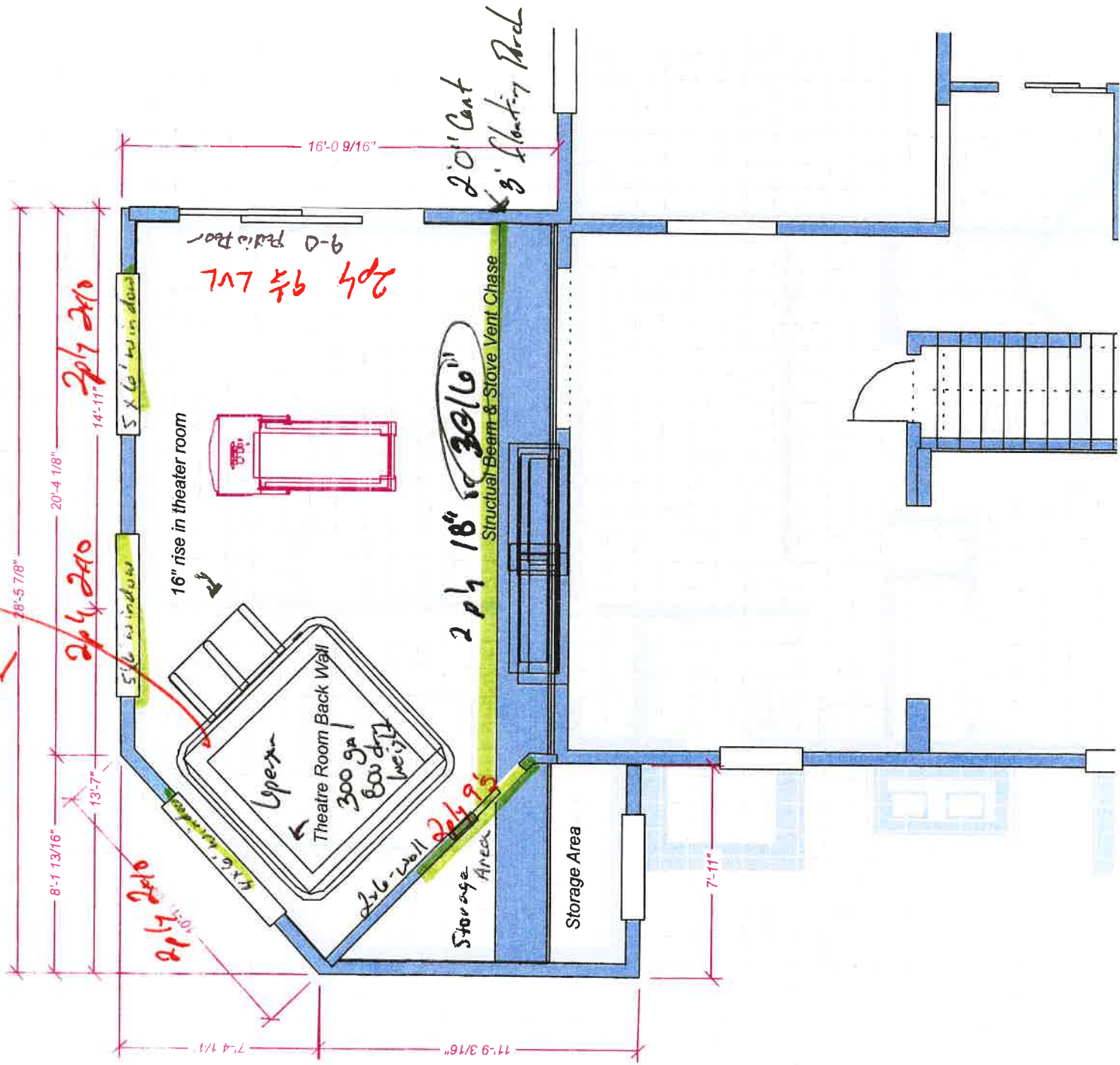
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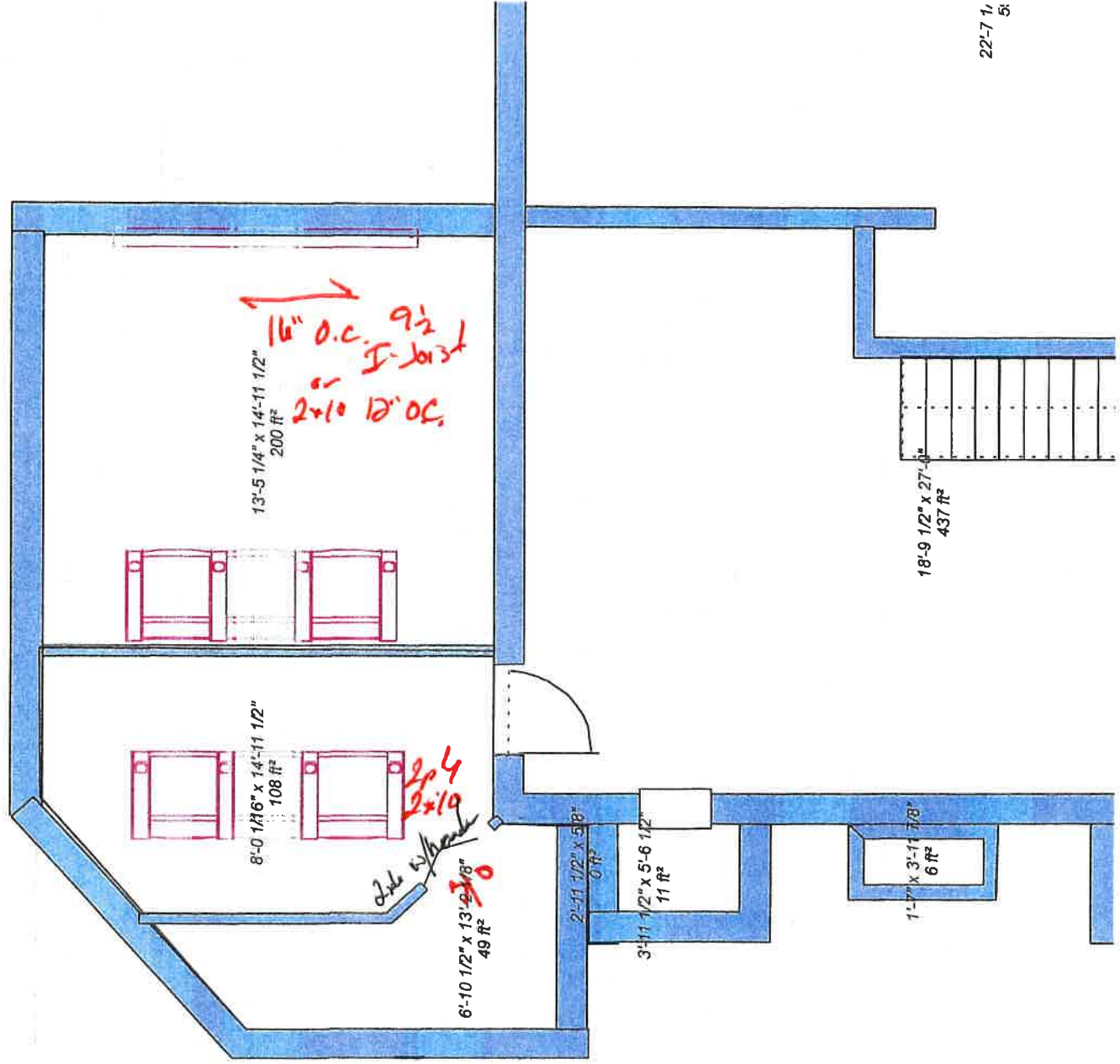
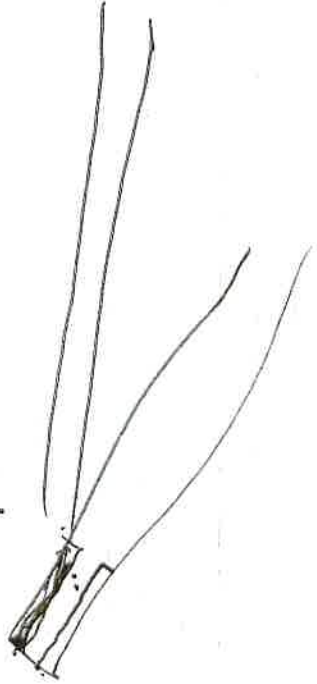
2018 Aerial Imagery
Map Created June, 2019 by LUM



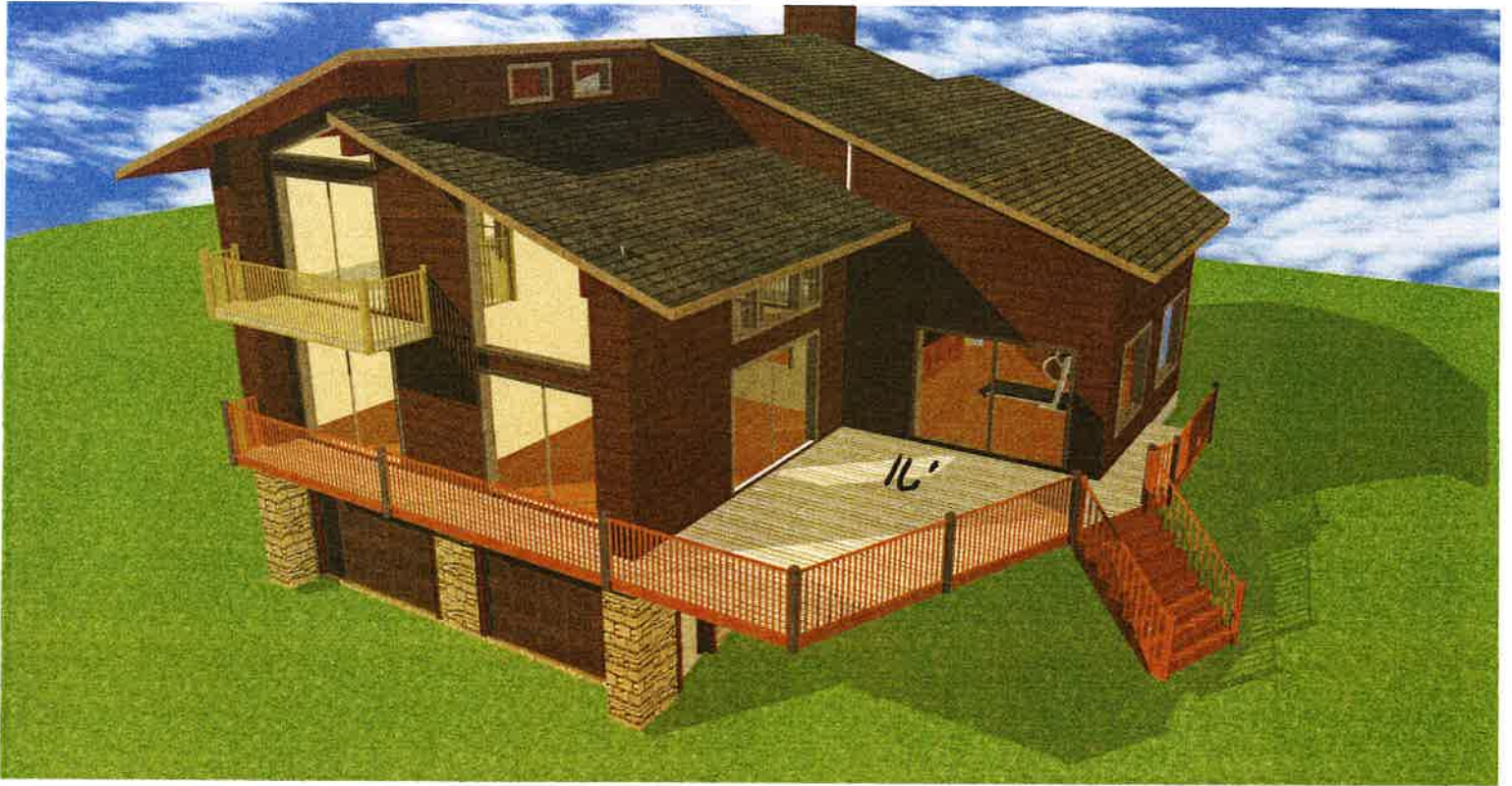
11 7/8 LxL 16" O.C.

11 7/8 LxL 32 I-J ✓
12" O.C.



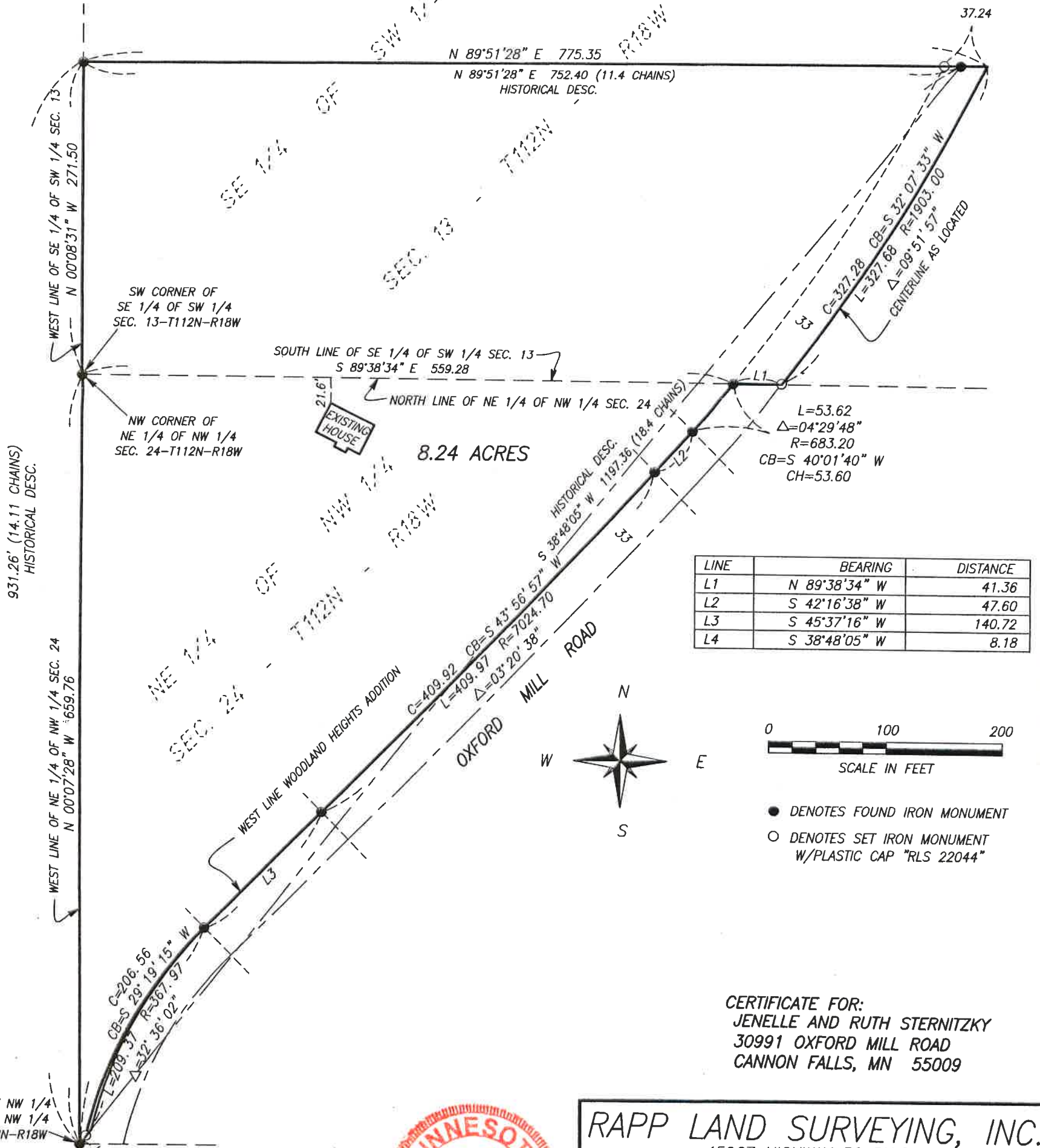






PROPOSED LEGAL DESCRIPTION:

That part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 112 North, Range 18 West, and the Southeast Quarter of the Southwest Quarter of Section 13, Township 112 North, Range 18 West, Goodhue County, Minnesota, described as follows: Beginning at the southwest corner of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of said Section 24; thence North 00 degrees 07 minutes 28 seconds West (assumed bearing) along the west line of said Northeast Quarter of the Northwest Quarter of Section 24, a distance of 659.76 feet to the northwest corner of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 08 minutes 31 seconds West, along the west line of said Southeast Quarter of the Southwest Quarter of Section 13, a distance of 271.50 feet; thence North 89 degrees 51 minutes 28 seconds East 775.35 feet to the centerline of Oxford Mill Road; thence southwesterly 327.68 feet along said centerline, a nontangential curve concave to the northwest having a central angle of 09 degrees 51 minutes 57 seconds, a radius of 1903.00 feet and a chord which bears South 32 degrees 07 minutes 33 seconds West for 327.28 feet to the south line of said Southeast Quarter of the Southwest Quarter of Section 13; thence North 89 degrees 38 minutes 34 seconds West, along said south line, 41.36 feet to the west line of WOODLAND HEIGHTS ADDITION, according to the recorded plat thereof; thence southwesterly along said west line of WOODLAND HEIGHTS ADDITION for the next five courses: thence southwesterly 53.62 feet along a nontangential curve concave to the northwest having a central angle of 04 degrees 29 minutes 48 seconds, a radius of 683.20 feet and a chord which bears South 40 degrees 01 minute 40 seconds West for 53.60 feet; thence South 42 degrees 16 minutes 38 seconds West, tangent to said curve, 47.60 feet; thence southwesterly 409.97 feet along a tangential curve concave to the northwest having a central angle of 03 degrees 20 minutes 38 seconds and a radius of 7024.70 feet; thence South 45 degrees 37 minutes 16 seconds West, tangent to last described curve, 140.72 feet; thence southwesterly 209.37 feet along a tangential curve concave to the southeast having a central angle of 32 degrees 36 minutes 02 seconds and a radius of 367.97 feet; thence South 38 degrees 48 minutes 05 seconds West, not tangent to last described curve, 8.18 feet to the point of beginning. Containing 8.24 acres, more or less.



CERTIFICATE FOR:
 JENELLE AND RUTH STERNITZKY
 30991 OXFORD MILL ROAD
 CANNON FALLS, MN 55009



RAPP LAND SURVEYING, INC.
 45967 HIGHWAY 56 BLVD
 KENYON, MN 55946
 612-532-1263

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

APRIL 4, 2019
 Dated: David G. Rapp
 REVISED 6-01-19 Minnesota Registration No. 22044

DRAWN BY: DGR	DATE: 4-04-19	PROJECT NO. D18160Q
SCALE: 1"=100'	SHEET 1 of 1 sheet	BOOK/PAGE 42/44

From: [Cheryle Peters](#)
To: [Township - Stanton](#)
Cc: [jreg](#); [Bechel, Ryan](#); [Wozniak, Michael](#); [Hanni, Lisa](#)
Subject: Stanton Township Variance and Zoning Change For Ruth and Jenelle Sternitzky
Date: Tuesday, May 28, 2019 10:02:10 AM
Attachments: [Unapproved May 14th, 2019.doc](#)

External Email - Use caution opening links or attachments

Hello,

Thank you for your most recent correspondence regarding the Sternitzky property and the associated request, for a Zoning Certificate, approving the construction of an addition to their home at 30991 Oxford Mill Road. The communication was most helpful.

Stanton Township Board Meeting minutes are not available at this time, however, I do want to inform you that the Town Board, did, indeed, approve the necessary zoning to allow the construction, at some point, in the near future. The township did approve a Zoning Change from A-2 to R-1; with the prompted setback changes, a variance was granted for an effective side setback Variance of 8 feet and an acknowledgement of a legal non-conforming lot size, a Variance of sorts.

Please find attached, the Unofficial Minutes indicating the Planning Commission's recommendation, to the Town Board, for approval and the documentation of the Public Hearing.

Please feel free to contact me with any questions.

Thank you,
Cheryle Peters

Cheryle Peters
Clerk, Stanton Township
stantonclerk@gmail.com
507-263-0579-emails preferred
stantontownship.org

Stanton Township Planning Commission Unapproved Minutes

May 14th, 2019

Attending: Commissioner, Cheryle Peters, (Secretary); Commission Chair, Jeff Harty; Commissioner, Kathy Shay; Commissioner, Hannah Regenscheid; Commissioner Julie Phelps; Supervisor, Ken Burns; Jessica and Josh Ruud and Applicants: David Johnston, John Johnston, Dave Kapp, Bruce Ohman, Ruth Sternitzky, Jenelle Sternitzky. Britt Ackerman attended, representing Ruth and Jenelle. Ken Burns, Crystal Burns, Teresa Sanin-Olson, Kim Olson, Tony Nobach, Debra Ogren, Glenn Ogren, Linda Henderson, Neal Henderson and Janice Montez signed the attendance roster for the Public Park Zone Ordinance hearing. Alicia Davies and her father attended the meeting for a review regarding a turnaround.

Pledge of Allegiance: The pledge was recited. Chair, Jeff Harty, called the meeting to order at 7:00 PM.

Approval of Agenda: Kathy Shay made a motion to approve the agenda, adding Oaths of Office for the most recent appointments. Cheryle Peters seconded the motion. The motion passed 5/0.

Approval of Minutes from April 9th, 2019: Kathy Shay made a motion to approve the April 9th, 2019 Planning Commission meeting minutes. Julie Phelps seconded the motion. The motion passed 5/0.

Public to Speak:

Zoning Requests: David and John Johnston, 33701 25th Avenue Way, requested a Zoning Certificate approving construction of a barn/shed, in an A-1, 158 acres, Parcel #410330600. Located in Section 33, the proposed barn replacement dimensions would be 51x104 with 18 foot side walls. Kathy Shay made a motion to approve the request. Julie Phelps seconded the motion. The motion passed 5/0. The Johnstons were advised to attend the Town Board meeting, for a review of their request, May 21st.

Dave Kapp, 5857 303rd Street Way, requested a Zoning Certificate approving construction of a 36x12 addition onto the west side of their existing attached garage. The zone is Residential, 1.10 acres, Section 13, Parcel #410131400. Setbacks were reviewed; one side setback did not accommodate Mr. Kapp's requirements for a 12ft. door. Jeff Harty made a motion to recommend, to the Town Board, approval of the request for a public hearing to consider a 3ft. side setback Variance. Mr. Kapp was advised to attend the Town Board meeting, for a review, May 21st.

Bruce Ohman, 29764 23rd Avenue Way, requested a Zoning Certificate approving the construction of a pole shed, on 5 acres in Section 16. Parcel#411800060, zoned R-1, with an existing 40x60 shed is located in the Byllesby West Plat. Total square footage limits were reviewed for accessory buildings in the R-1 District. Mr. Ohman was advised to research the parcel shown on a survey, provided. He was advised to attend the Town Board meeting, for a review, May 21st.

Public Hearing 7:15 Chairman, Jeff Harty, suspended the Regularly Scheduled Planning Commission meeting; opening the public hearing; Chairman Harty read aloud, the public notice, as it had appeared in the Cannon Falls Beacon. He invited Ruth and Jenelle Sternitzky, 30991 Oxford Mill Road, to the table. Britt Ackerman introduced herself as an assistant, to the Sternitzkys, for clarification of the request. The Sternitzkys indicated that they are in process of requesting a Zoning Change, for Parcel #410241500, from A-2 to R-1. The subsequent Variance on Minimum Acreage and also, a Variance on side setbacks would allow for the construction of an 18x28 addition to their home. The existing deck would be displaced by the proposed addition. Three people signed the attendance roster.

Stanton Township Planning Commission Unapproved Minutes

May 14th, 2019

Jenelle offered some upgrades to the quality of the paperwork. No content changes were made to the request.

The zoning history was reviewed and discussed. A letter from Goodhue County Land Use Management was reviewed and discussed. It was noted that the encroaching parcel, in question, has a property line in common with another parcel, also, owned by the Sternitzkys. Chairman Harty invited input from those attending. No opposition was stated. The second call was given. Hearing no comments, on the third call, the public hearing was closed.

The Regularly Scheduled Planning Commission meeting was reopened. Chairman Harty noted that, in their aforementioned letter, Goodhue County Land Use Management staff was willing to recommend, to the Sternitzkys, that they apply for an A-3 setback Variance and Goodhue County Land Use Management would waive the Plat requirement, under "Practical Difficulties". A Goodhue County Board of Adjustments vote would be required for the recommendation to be authorized. Under such conditions, Chairman Harty had no opposition to the proposal.

Chairman Harty suggested a Re-Zone, from the township, effectively reducing the setback Variance to 8ft. Some discussion ensued.

Kathy Shay made a motion to recommend, to the Town Board, approval of the Sternitzkys' request for a Re-Zone of Parcel # 410241500 to R-1, from A-2 and the associated waivers and variances, deemed to be necessary for the satisfaction of the Stanton Township Planning and Zoning Ordinance requirements. Julie Phelps seconded the motion. The motion passed 5/0.

Jenelle Sternitzky questioned the need for a Variance on the Minimum Acreage Controls, as it had been deemed a legal non-conforming lot. Some discussion ensued.

Public Hearing 7:30-Chairman Harty suspended the Regularly Scheduled Planning Commission meeting, opening the public hearing to consider the addition of a Public Park Zone District to the Stanton Township Planning and Zoning Ordinance, as an Amendment. Chairman Harty read aloud the public notice, as it had appeared in the Cannon Falls Beacon. Chairman Harty called for comments or questions from the public. Hearing none directly, he summarized the stated Goodhue County desired developments for Lake Bylesby Park. He explained that the proposed Public Park Zoning District Amendment would attempt to address, from a Stanton Township view, courses for any future park developments, at any location. Ken Burns, 4691 Scout Ridge Road, spoke in favor of the proposed Ordinance Amendment. He commented on the need for some stated hours of operation. The park is generally unsupervised; large event venues could warrant some restriction and monitoring for the protection of those using the park, or those living nearby. Some discussion ensued.

Linda Henderson, 30740 Highway 19 Boulevard, expressed some concern over the 99 person limit for unregulated public gatherings, at Lake Bylesby Park.

Jan Montez, 5256 Highway 19 Boulevard, stated that she had attended meetings where Goodhue County had indicated that Goodhue County funds were not available for park development. Some discussion ensued.

Kathy Shay indicated that grant money would likely be pursued for proposed Lake Bylesby Park projects. Ms. Montez stated that she did not support the concept of a campground.

Tony Nobach, 4898 Scout Ridge Way, asked why there was no representation for Stanton Township seated on the Goodhue County Park Board. Kathy Shay offered the list of Park Board members. Ken Burns commented that Mary Doerr, of Stanton Township, does hold a seat on the Park Advisory Board and that Goodhue County Commissioner, Brad Anderson, represents Stanton Township. Kathy Shay stated that Stanton Township officials have attended Goodhue County Planning Advisory meetings. Mr. Nobach expressed his support for the proposed Ordinance.

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director



County Surveyor / Recorder

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: June 24, 2019
Report date: June 14, 2019

PUBLIC HEARING: Joe Tousignant (Owner) request for variance to Accessory Dwelling Unit (ADU) standards to allow an existing building located greater than 100 feet from the principal dwelling to be converted into an ADU.

Application Information:

Applicant: Joe Tousignant (Owner)

Address of zoning request: 22869 325th Street, Red Wing, MN 55066

Parcel: 31.026.0100

Abbreviated Legal Description: Part of the NE ¼ of Section 26 Twp 112 R15 in Featherstone Township.

Township Information: Featherstone Township is aware of the request and will review the proposed use of the structure upon application for a building permit. The Township Board has no objections to the variance application.

Zoning District: A2 (General Agriculture District)

Attachments and Links:

Application and submitted project summary

Site Map

Article 11, Section 31 (Accessory Dwelling Units)

Goodhue County Zoning Ordinance: <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

The applicant owns an existing farmstead in the NE ¼ of section 26 in Featherstone Township. There is one dwelling on the property and several agricultural accessory structures. The Applicant proposes to modify an existing granary into an ADU. The Applicant does not desire to parcel off a new lot in the NE ¼ to establish a new dwelling site due to existing site conditions. Current property layout, if split in order to accommodate the granary to be used as the proposed ADU, would result in property line encroachments of the existing septic system and drainfield.

As an A2 zoned district, section 26 allows a maximum dwelling density of 12 dwellings with the stipulation that there be no more than 1 dwelling per each quarter-quarter section. Dwelling density is available as there are currently only 4 dwellings in the section. ADU's do not count against the dwelling density in the A2 Zoning District.

The existing dwelling and granary are both located within an active farmyard which is a registered Feedlot. In order for a second dwelling (not an ADU) to be established, the property would need to be split and the granary would need to adhere to Feedlot odor-offset setback requirements of 1,000 feet which would require a variance.

The existing dwelling is situated 173 feet from the existing granary. ADU performance standards require an ADU to be located within 100 feet of the primary dwelling unit. The Applicant is requesting the Board of Adjustment grant a variance to the 100-foot requirement to allow the granary to be permitted as an ADU. It should be noted that a permitted ADU is not allowed to be

split from a primary dwelling tax parcel.

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:

- The purpose and intent of the ADU maximum distance standard cited in Article 11, Section 31 of the Goodhue County Zoning Ordinance are to prevent proposed ADU’s from being located outside of an existing yard area where they could potentially be split off in the future thereby creating an additional dwelling exceeding the allowable density.

The existing dwelling and granary are both located within an active farmyard which is a registered Feedlot. Given the location of the 2 structures and proximity to the existing Feedlot, it is not possible to split off the granary from the farmyard and meet Feedlot odor off-set setbacks (1,000 feet) without the granting of additional variances. ADUs are not subject to Feedlot setback requirements. The applicant’s proposal appears in harmony 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 establishment of ADUs to provide rural living opportunities in the unincorporated areas of Goodhue County.

The Applicant’s ADU request appears consistent 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 Applicant’s request to remodel and repurpose an existing granary structure as an ADU is a reasonable use of property in the A2 District.
- The dwelling and granary were legally established prior to the adoption of the current ADU performance standards (April 2017).
- The granary, when remodeled, would comply with all other ADU performance standards including meeting all required setbacks in the A2 Zoning District, the ADU will not exceed the size of the primary dwelling and the ADU will be required to obtain all permits including Zoning, Building, Well and SSTS.
- A review of the existing development pattern in the vicinity reveals low-density residential development among predominantly agricultural uses.

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.

- ADUs are permissible in the A2 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 directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

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

APPROVE the request to allow an ADU to be established 173 feet from the primary dwelling where 100 feet is required.

Board of Adjustment

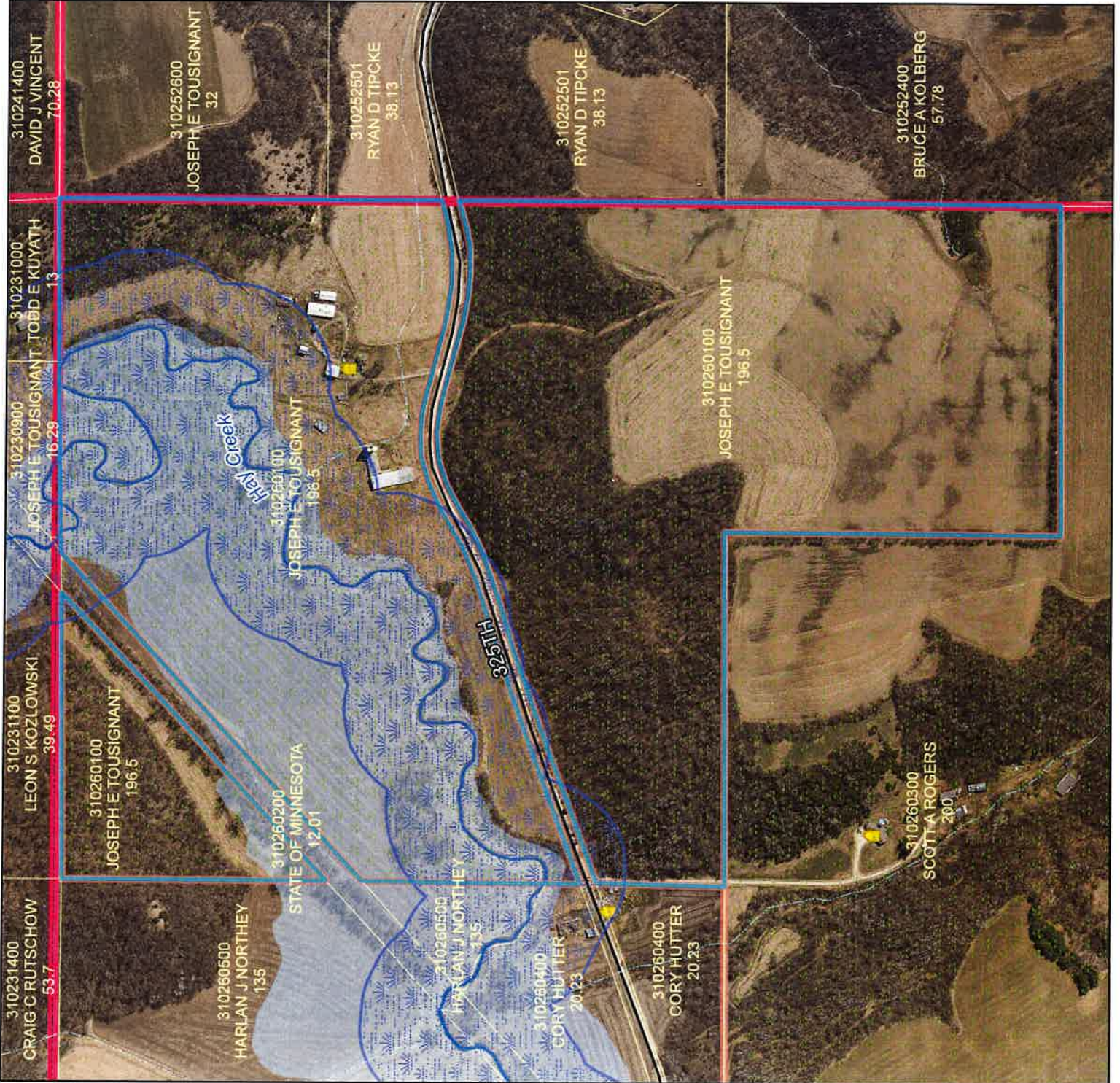
Public Hearing
June 24, 2019

Joe Tousignant
A2 Zoned District
Parcel 31.026.0100
Part of the NE 1/4 of Section 26
Twp 112 R15 in Featherstone Township

Variance request to allow an existing building located greater than 100 feet from the principal structure to be converted into an ADU.

Legend

- Intermittent Streams
- Protected Streams
- Lakes & Other Water Bodies
- Shoreland
- Historic Districts
- Parcels
- Registered Feedlots
- Dwellings
- Municipalities
- Bluff Impact Zones (% slope)
 - 20
 - 30
- FEMA Flood Zones
 - 2% Annual Chance
 - A
 - AE
 - AO
 - X



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

















Board of Adjustment

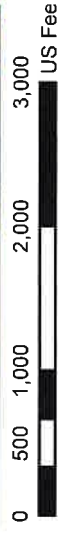
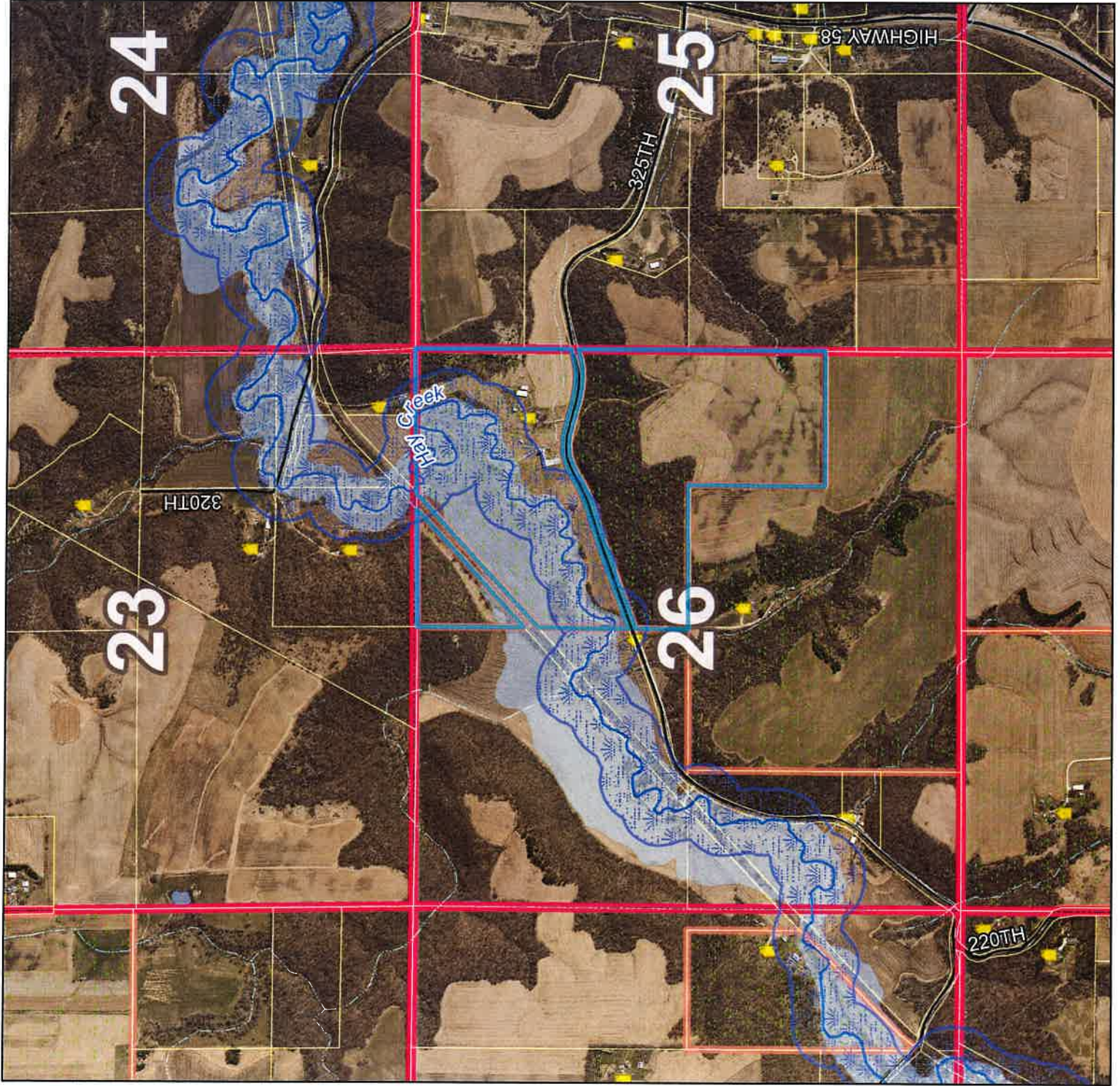
Public Hearing
June 24, 2019

Joe Tousignant
A2 Zoned District
Parcel 31.026.0100
Part of the NE 1/4 of Section 26
Twp 112 R15 in Featherstone Township

Variance request to allow an existing building located greater than 100 feet from the principal structure to be converted into an ADU.

Legend

- | | |
|--|--|
|  Intermittent Streams |  Bluff Impact Zones (% slope) |
|  Protected Streams |  20 |
|  Lakes & Other Water Bodies |  30 |
|  Shoreland |  FEMA Flood Zones |
|  Historic Districts |  2% Annual Chance |
|  Parcels |  A |
|  Registered Feedlots |  AE |
|  Dwellings |  AO |
|  Municipalities |  X |



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APPLICATION FOR
Variance

For Staff Use only		
VARIANCE NUMBER	214.0028	
\$350 RECEIPT#	116784	DATE 6/6/19

SITE ADDRESS, CITY, AND STATE		ZIP CODE:
22869 325TH ST Red Wing MN		55064
LEGAL DESCRIPTION:		
SECT 26 TWP 112 R9E 15 196.5 DOC# 5709R		
PID#:	ZONING DISTRICT	LOT AREA (SF/ACRES)
R 31.026 0100	RA	196.5
LOT DIMENSIONS:		STRUCTURE DIMENSIONS (if applicable):
		24x36

APPLICANT OR AUTHORIZED AGENT'S NAME	
JOE TOUSIGNANT	
APPLICANT'S ADDRESS:	TELEPHONE:
SAME AS ABOVE	
	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) <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input checked="" type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations PROXIMITY TO MAIN RESIDENCE	CURRENT OR PREVIOUS USE: FARM STORAGE/GRANARY
	PROPOSED USE: UNLIMITED RESIDENCE (2)
	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:
1. The undersigned is the owner or authorized agent of the owner of this property.
 2. The information presented is true and correct to the best of my knowledge.
 3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
 4. Additional information or applications may be required.

Applicant's Signature: Joe Tousignant Date: 5/31/19

Print name: JOE TOUSIGNANT (owner or authorized agent)

REQUEST SUMMARY

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

Article: _____ Section: _____ Name: _____

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

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

AG RESIDENTIAL
BOTH BUILDINGS ALREADY EXIST MORE THAN 100' APART - NEW SEPTIC TANK IS BETWEEN THEM - SUBDIVISION INTO TWO PARCELS WOULD BE DIFFICULT AT BEST.

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

IF 2ND RESIDENCE VARIANCE NOT ALLOWED SOMEWHAT HISTORIC BUILDING WOULD BE USELESS FOR ANYTHING BUT STORAGE

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:

BOTH BUILDINGS EXIST

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

ALTERNATIVE WOULD BE TO BUILD A NEW BUILDING CLOSER TO HOUSE BUT WOULD WASTE AN EXISTING BUILDING AND WOULD BE MOST PROHIBITIVE

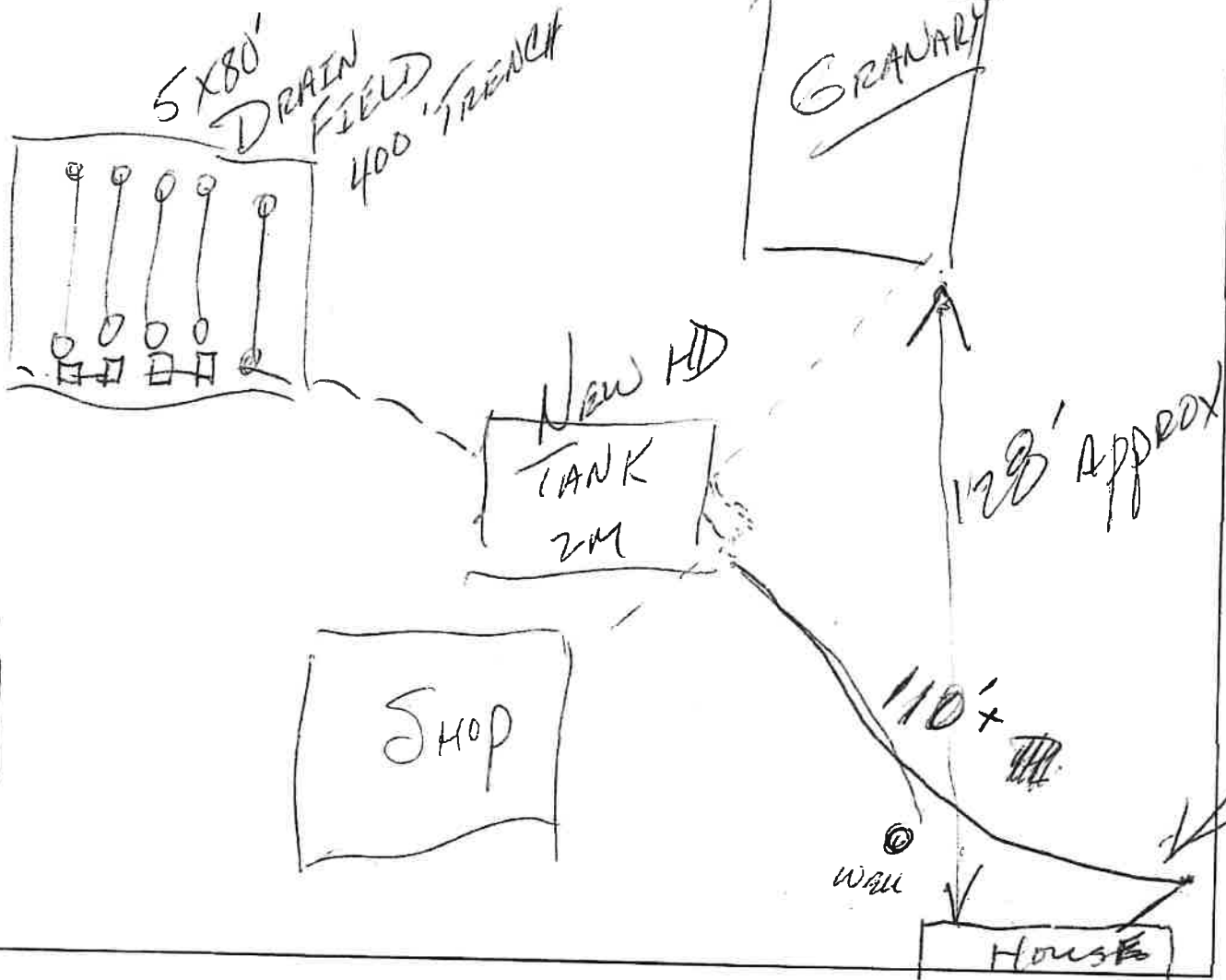
Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

VARIANCE REQUEST IS ONLY A DISTANCE BETWEEN BUILDINGS WITH-IN THE FARMSTEAD APPEARANCES WOULD REMAIN INTACT

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

NO IT WOULD KEEP A BUILDING FROM DETERIORATING AND FURTHER MAINTAIN - THE "ESSENTIAL CHARACTER"

Sketch of System (house, septic tank, pretreatment, soil treatment, well)



Septic Permit

Issued by GOODHUE COUNTY EHD

Issued to SORTOUSIGNANI Date Issued 1/2017
 Address 22849 325th St.

Legal Description _____

System Description:

Septic Tank (Gallons) 2000 Pump Tank Size (Gallons) _____
 Soil Treatment Area Type Trenches Bed Mound Drip Unlined Wetland
 At-Grade Other _____
 Dimensions _____

Alarm Effluent Screen Pump Location _____
 Options Effluent Screen Aerobic Treatment Unit Water Meter No Flush Toilet
 Sand Filter Timer Panel
 Other _____

Installing Contractor TRENTON WITMER EXCAVATING
295... 711A...

Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

Lisa M. Hanni, L.S. Director

Building | Planning | Zoning
Telephone: 651.385.3104
Fax: 651.385.3106



County Surveyor / Recorder

Environmental Health | Land Surveying | GIS
Telephone: 651.385.3223
Fax: 651.385.3098

To: Board of Adjustment
From: Land Use Management
Meeting Date: June 24, 2019
Report date: June 14, 2019

PUBLIC HEARING: Joe Tousignant (authorized agent) on behalf of Brandon Peters (owner). Request for variance to A2 Zoning District standards to construct an accessory structure less than 60 feet from the State Highway 58 Boulevard Right-of-Way.

Application Information:

Applicant: Joe Tousignant (authorized agent), Brandon Peters (owner)
Address of zoning request: 31583 Highway 58 BLVD, Red Wing, MN 55066
Parcel: 34.019.3400
Abbreviated Legal Description: Part of the NE 1/4 of the SW 1/4 of Section 19 Twp 112 R14 in Hay Creek Township.
Township Information: Hay Creek Township has been made aware of the variance request and did not convey any concerns regarding the application.
Zoning District: A-2 (Agricultural District)

Attachments and Links:

Application and submitted project summary
Site Map
Goodhue County Zoning Ordinance: <http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

Background:

Joe Tousignant, on behalf of Brandon Peters (owner) has applied for a variance to A2 minimum setback standards to construct a proposed 30 foot by 40 foot personal storage building in the southern portion of the property. The applicant proposes to locate the structure 20 feet from the Highway 58 Right-of-Way where 60 feet is required by A2 (Agricultural District) regulations.

The 1-acre property is an existing non-conforming lot as it does not meet the 2-acre minimum parcel size for the A2 District. A single-family dwelling and an existing storage shed are the only structures currently located on the premises. The dwelling is currently 25 feet from the State Highway 58 Boulevard Right-of-Way, making it non-conforming with existing setback requirements. The property is triangular in shape which decreases the allowable area that a structure could be constructed while maintaining all setback requirements.

The proposed location of the structure would meet the required property line setback from the rear property line which is 30 feet and the required setback from the existing drainfield which is 20 feet.

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:

- The A2 District is intended to maintain and conserve agricultural investments and prime agricultural land while providing for a slightly higher density of dwellings than the A1 District. The district is intended to apply to those areas where large farms and feedlots are more scattered and greater numbers of non-farm uses or small parcels are present.

The owner's proposed personal storage building appears in harmony with the purpose and intent of the A2 District.

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

- The Goodhue County Comprehensive Plan supports the use of existing rural residences to provide rural living opportunities in the unincorporated areas of Goodhue County.

The owner's proposed personal storage building for a residential use appears consistent 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 owner is proposing to construct a 30 foot by 40 foot accessory structure on the property. The proposed size of the structure meets accessory structure size requirements in the A2 Zoning District.
- The applicant's proposal to construct a personal storage building is a reasonable use of the existing residential property in the A2 District.
- The applicant's lot does not conform to the 2-acre minimum size requirement for lots in the A2 District.
- The existing triangular lot shape does not allow for a new structure to easily be constructed that meets all setback requirements. The existing dwelling is only 25 feet from the Highway 58 Right-of-Way when 60 feet is required. The proposed structure would encroach no further into the Right-of-Way setback than the existing house.
- The existing drainfield location and secondary drainfield site should be considered when locating a new accessory structure on the property.
- The surrounding land uses include a Highway Business District (B2 Zone) on the north and west sides of the property currently owned by Hay Creek Properties LLC. There is another parcel to the southwest that is also zoned A2 owned by Paul Shaw. Additional A2 zoned properties are located to the east across Highway 58 BLVD with low dwelling density.

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.

- Residential Accessory Structures are a permitted use in the A2 Zoning 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 directly related to, and bearing a rough proportionality with, the impact(s) created by the variance.

Staff Recommendation:

- adopt the staff report into the record;

- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

APPROVE the request for a variance to Agriculture District regulations requiring 60 foot minimum setback to the Right-of-Way line to allow construction of an accessory building 20 feet from the Highway 58 BLVD Right-of-Way line.

Board of Adjustment

Public Hearing
June 24, 2019

Brandon Peters
A2 Zoned District

Parcel 34.019.3400
Part of the NE 1/4 of the SE 1/4 of
Section 19 Twp 112
R14

Variance requests to 1000 foot Feedlot setback to existing dwelling

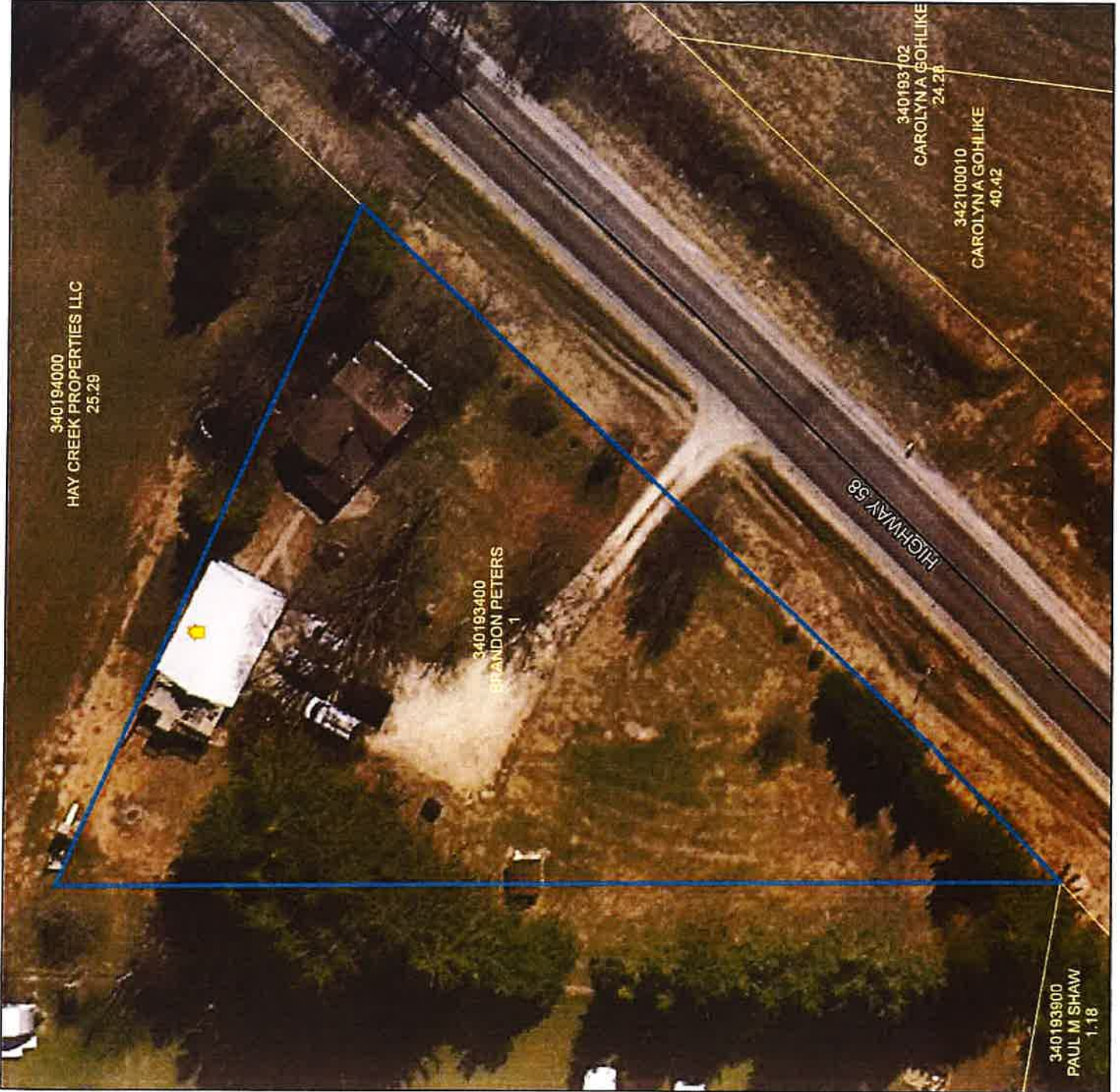
Legend

- | | |
|----------------------------|------------------------------|
| Intermittent Streams | Bluff Impact Zones (% slope) |
| Protected Streams | 20 |
| Lakes & Other Water Bodies | 30 |
| Shoreland | FEMA Flood Zones |
| Historic Districts | 2% Annual Chance |
| Parcels | A |
| Registered Feedlots | AE |
| Dwellings | AO |
| Municipalities | X |



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Map Created June, 2019 by LUM



Board of Adjustment



















Public Hearing
June 24, 2019

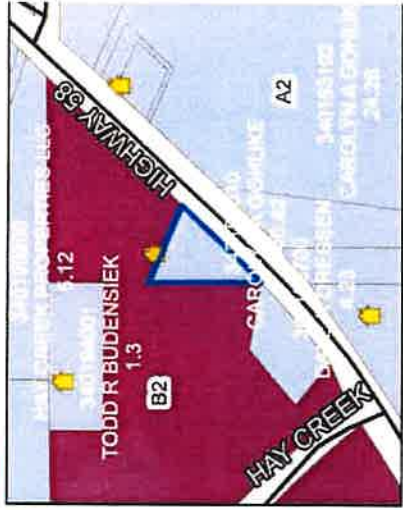
Brandon Peters
A2 Zoned District
Parcel 34.019.3400

Part of the NE 1/4 of the SE 1/4 of
Section 19 Twp 112 R14 in Hay Creek
Township

Variance request to construct an accesso
structure less than 60 feet from the
State Highway 58 Right-of-Way

Legend

- | | |
|--|--|
|  Intermittent Streams |  Bluff Impact Zones (% slope) |
|  Protected Streams |  20 |
|  Lakes & Other Water Bodies |  30 |
|  Shoreland |  FEMA Flood Zones |
|  Historic Districts |  2% Annual Chance |
|  Parcels |  A |
|  Registered Feedlots |  AE |
|  Dwellings |  AO |
|  Municipalities |  X |



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APPLICATION FOR
Variance

For Staff Use only

VARIANCE NUMBER: Z19-0024
 \$350 RECEIPT# 16784 DATE 5/31/19

SITE ADDRESS, CITY, AND STATE: 31583 Highway 58 Blvd Red Wing MN ZIP CODE: 55066

LEGAL DESCRIPTION: _____
 PIDE: P34.019.3400 ZONING DISTRICT: _____ LOT AREA (SF/ACRES): 1 ACRE LOT DIMENSIONS: _____ STRUCTURE DIMENSIONS (if applicable): 30 x 50

APPLICANT OR AUTHORIZED AGENT'S NAME: BRANDON PETERS / JOE TOUSIGNANT
 APPLICANT'S ADDRESS: 31583 Highway 58 Blvd Red Wing Minn 55066 TELEPHONE: _____ EMAIL: _____

PROPERTY OWNER'S NAME: Same as Above
 PROPERTY OWNER'S ADDRESS: SAME AS ABOVE TELEPHONE: _____ EMAIL: _____

CONTACT FOR PROJECT INFORMATION: Same as Above OR JOE TOUSIGNANT JTS
 ADDRESS: _____ TELEPHONE: _____ EMAIL: _____

<p>VARIANCE REQUESTED TO: (check all that apply)</p> <input type="checkbox"/> Road Right-Of-Way Setbacks <input type="checkbox"/> % Lot Coverage <input checked="" type="checkbox"/> Property Line Setbacks <input type="checkbox"/> Bluff Setbacks <input type="checkbox"/> Height Limits <input type="checkbox"/> Shoreland Setbacks <input type="checkbox"/> Lot Width &/or Area <input type="checkbox"/> Other (specify) <input type="checkbox"/> Subdivision Regulations	<p>CURRENT OR PREVIOUS USE: <u>RESIDENTIAL</u></p>
	<p>PROPOSED USE: <u>ACCESSORY BLDG / SHED</u></p>
	<p>BUILDING APPLICATION PERMIT NO.: (if filed) _____ DATE FILED: _____</p>

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. Attached

TOWNSHIP OFFICIAL'S SIGNATURE	TOWNSHIP OFFICIAL'S PRINTED NAME AND TITLE	DATE

- By signing below, the applicant acknowledges:
1. The undersigned is the owner or authorized agent of the owner of this property.
 2. The information presented is true and correct to the best of my knowledge.
 3. If I am unable to be present at the hearing where my request is acted upon, I agree to accept the Notice of Decision via mail.
 4. Additional information or applications may be required.

Applicant's Signature: [Signature] Date: 5/31/2019

Print name: JOE TOUSIGNANT (owner or authorized agent)

BRANDON

REQUEST SUMMARY

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

Article: _____ Section: _____ Name: _____

Article: _____ Section: _____ Name: _____

SUPPORTING INFORMATION & JUSTIFICATION

You, or your agent, bear the burden of providing information to convince the Board to rule in your favor. Please provide answers to the following questions in the spaces below or in an attached document. You may also attach any additional supporting documentation you desire the board to review.

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

RESIDENTIAL HOMESTEAD INCLUDING
SMALL GARAGE / DETACHED /
NEW BUILDING WOULD PROVIDE MORE
INDOOR STORAGE SPACE

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

UNABLE TO BUILD ANYWHERE ELSE
ON THE PROPERTY WITH SET BACKS
CURRENTLY EXISTING

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:

TRIANGULAR LOT ONLY 1 ACRE WITH
LARGE SET BACKS AND EXISTING
BUILDING LOCATIONS

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

SELL AND MOVE - / COST

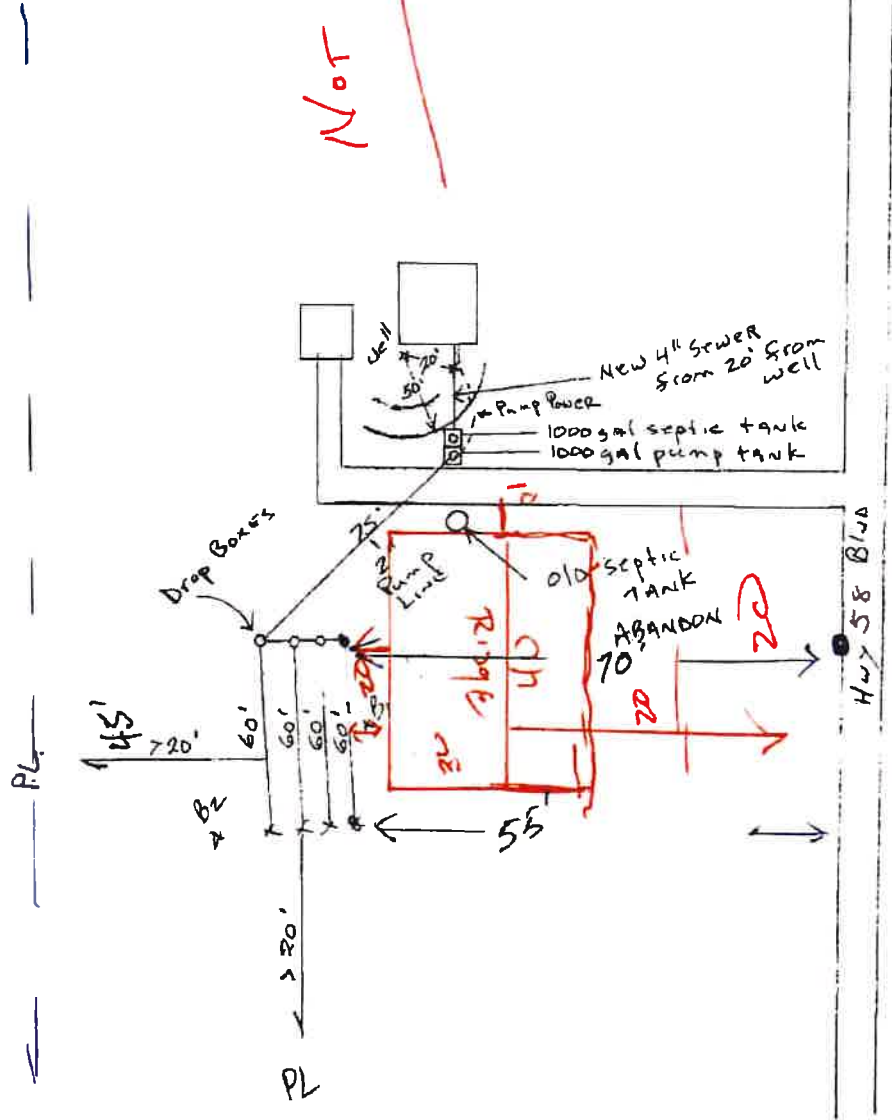
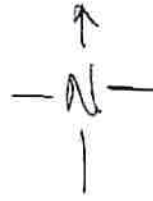
Discuss alternatives you considered that would require a lesser variance. If you rejected such alternatives, provide your reasoning:

NONE

In your opinion, do you think the granting of your variance request would alter the "essential character" of the neighborhood/area?:

NO EXISTING HOUSE IS ALREADY
ONLY 30' INSTEAD OF 60' FROM FRONT
PROPERTY LINE

NOT TO SCALE



PID # 34 019.3400

RWB # 190

