



Redwood County

www.co.redwood.mn.us

Application for Variance

Permit #: 5-18v Date: 11/2/18

Location of the Affected Parcel or Property:

Address: 32724 LIBERTY AVE City: REDWOOD FALLS State: MN Zip: 56283
House # Street Name

Parcel Number: 63-011-1070 Township Name: REDWOOD FALLS

Section: 11 Township Number: 112 Range: 36

Legal Description:

TR BEG AT NE COR OF SE 1/4 OF NE 1/4, TH S 274', W 497.5', N 272.26', E 497.3' TO POB 3.12 + M/L

Information about the Variance Request:

Zoning District: AGRICULTURE

General description of the building or request:

EXISTING GAZEBO (BUILT 3 YEARS AGO) DOES NOT MEET ROW SETBACK. REQUEST 15' VARIANCE TO ROW SETBACK FROM 527TH ST.

Type of occupancy:

RESIDENTIAL

Building Size: (Please enter dimensions in feet)

Width: 15 Length: 15 Diameter: _____

Sidewall Height: _____ Total Height: 12

Setbacks: (Please enter in feet)

Side Yard Setback: 320 Direction: WEST

Side Yard Setback: 110 Direction: EAST

Rear Yard Setback: 160 Direction: SOUTH

Road Type: TOWNSHIP Setback from the Center of the Road: 85

Right-of-Way Width measured from Centerline 33

Other information:

Applicant Information:

First Name: RON Last Name: TRISUE

Business Name: _____

Address: 3274 LIBERTY AVE City: REDWOOD FALLS State: MN Zip: 56283

Home Phone: _____ Cell Phone: 507-828-4965 Email: _____

Land Owner Information: (Complete only if different from applicant)

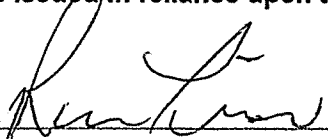
First Name: _____ Last Name: _____

Business Name: _____

Address: City: _____ State: MN Zip: _____
House # Street Name

Home Phone: _____ Cell Phone: _____ Email: _____

I affirm that the forgoing information is true and accurate. I understand that if any portion of this information is false or materially misleading, any variance issued in reliance upon this information is voidable at the election of Redwood County.

Land Owner Signature:  Date: 11/2/18

The following must be attached for this to be considered a completed application:

- * A detailed site map. This must include: the location of watercourses, setbacks from property lines, current and proposed locations of any structures, well location, location and names of roads, railroads, known tile lines, proposed fences, utility rights-of-way, planned entrances and exits for operation area, and any signs being posted.

Office Use Only: * The section below is to be filled out by the Environmental Office Staff

Variance Fee: \$700 Receipt #: 184889 Date Approved: _____

Conditions:

Variance applies only to the 15'x15' building described herein.

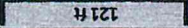
Application Received: 11/2/18

Board of Adjustment:

Approved: _____ Date: _____

Disapproved: _____ Date: _____

121 ft



Liberty Ave

32678

REDWOOD FALLS

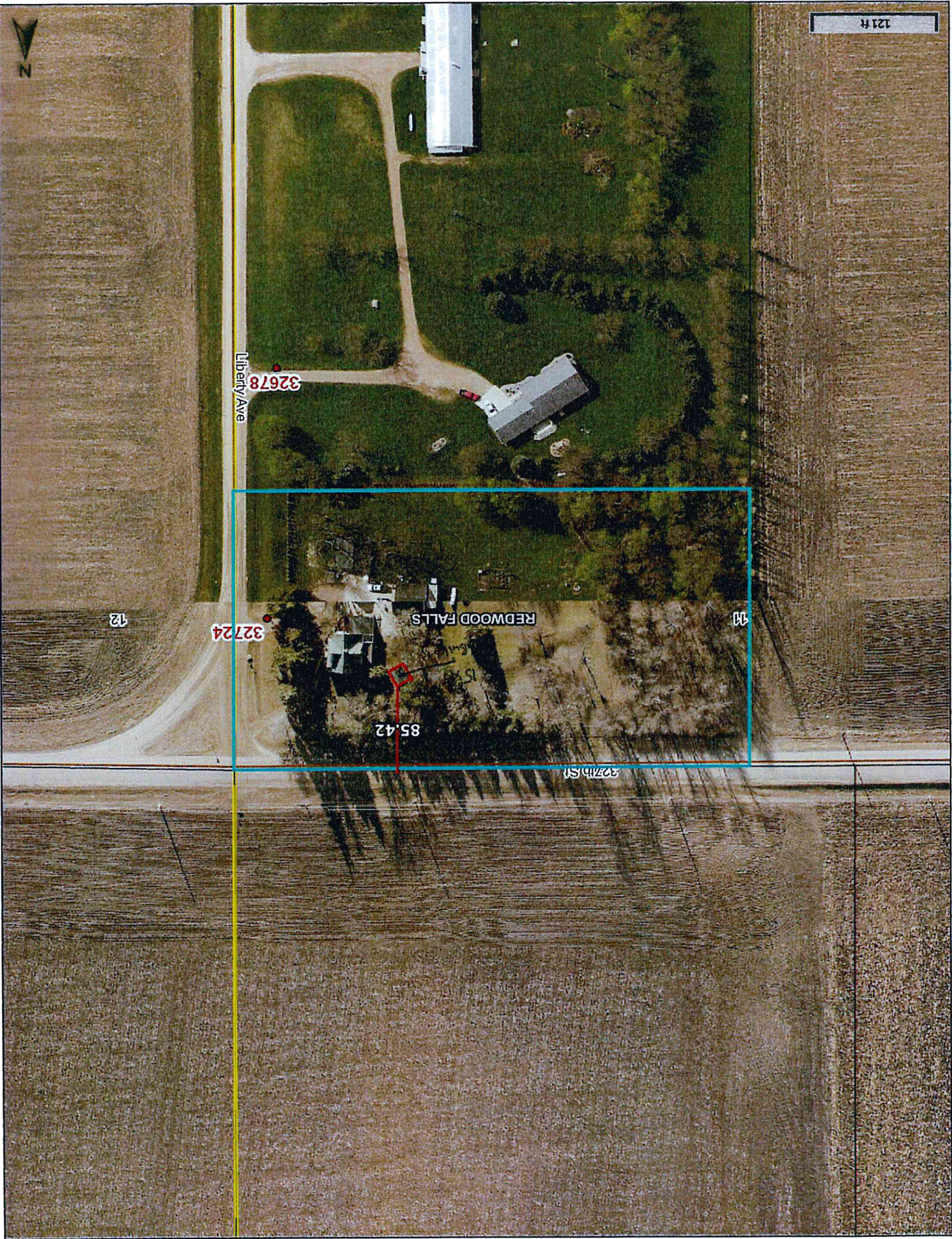
32724

85.42

927th St

12

10



Factors Regarding an *Application for Variance*

Statutory Factors¹:

- (1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?
- (2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?
- (3) Will the issuance of a Variance maintain the essential character of the locality?
- (4) Does the need for a Variance involve more than economic considerations?

Redwood County Ordinance Factors:

- (1) The Board of Adjustment shall have the power to grant a variance to the provisions of this Ordinance in cases where the strict application of any of the regulations or provisions contained in this Ordinance would cause unnecessary hardships or unreasonable difficulties.²
- (2) The Board of Adjustment shall not grant an appeal unless they find the following facts at the hearing where the applicant shall present a statement and evidence in such form as the Board of Adjustment may require.
 1. That there are special circumstances or conditions affecting the land, building or use referred to in the appeal that do not apply generally to other property in the same vicinity.
 2. That the granting of the application will not materially adversely affect the health or safety of persons residing or working in the area adjacent to the property of the applicant and will not be materially detrimental to the public welfare or injurious to the property or improvements in the area adjacent to the property of the applicant.³

¹ Minn. Stat. Section 394.27, subd. 7.

² Requirement of Section 26, Subdivision 2(1) of Redwood County Ordinance.

³ Requirement of Section 26, Subdivision 4 of Redwood County Ordinance.

Application for Variance Checklist
Ron Tisue - #5-18v

- (1) Is the property owner proposing to use the property in a reasonable manner not permitted by the Land Use Ordinance?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

- (2) Is the need for a Variance due to circumstances unique to the property and not created by the property owner?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

- (3) Will the issuance of a Variance maintain the essential character of the locality?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

- (4) Does the need for a Variance involve more than economic considerations?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

- (5) Does an unnecessary hardships or unreasonable difficulties exist?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(6) Are there special circumstances or conditions affecting the land, building, or use that do not apply generally to other property in the same vicinity?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

(7) Will the granting of the application have a material adverse effect on the health or safety of persons residing or working in the area adjacent to the property of the applicant and will granting the application be materially detrimental to the public welfare or injurious to the property or improvements in the area adjacent to the property of the applicant?

Yes _____ No _____

Board of Adjustment and Appeals Findings:

DATED: _____

Chair of Redwood County Board of Adjustment

