



REDWOOD COUNTY ENVIRONMENTAL OFFICE

*Planning & Zoning • Parks & Trails • GIS
Aquatic Invasive Species • Septic Inspector
Drainage Inspector • Agricultural Inspector*

PO BOX 130
REDWOOD FALLS
MINNESOTA 56283
PH: 507-637-4023

TO: Redwood County Board of Adjustment

FROM: Nick Brozek *NB*
Environmental Director
Redwood County Environmental Office

DATE: May 11, 2023

RE: Public Hearing on *Application for Variance* by Bradley Stark – setback between structure and right-of-way line

Bradley Stark is proposing to construct a 10-foot deep by 21-foot long porch onto the front of the existing house located at 12778 US Hwy 71. The site is legally described as Lot 1, except tracts, of Block 1, of Hellicksons Subdivision.

The house is on the west side of Hwy 71, facing east toward the road. The house as exists meets the setback – the front of the house is just beyond the required setback of 67 feet from the edge of the right-of-way. Per MNDOT maps, the right-of-way of this section of Hwy 71 measures 75 feet on either side of the center line. Consequently, structures are supposed to be set back at least 142 feet from the center line of Hwy 71.

The house is currently set back approximately 144 feet from the center line of Hwy 71. As proposed, the porch addition will be set back approximately 134 feet from the center line. Consequently, Mr. Stark is requesting a variance of at least 8 feet from the setback.

Many of the other houses in this neighborhood do not meet the setback requirement. This is most likely because they were built prior to the setback being in place, or when the road right-of-way was narrower. They may also have applied for variances in the past. Therefore, the proposed project appears to fit the look of the neighborhood.

Considering the relatively dense development of this area, including a number of houses and businesses, as well as mature trees, the proposed addition is not likely to create any increase in snow accumulation or other effect upon the public roadway.

Pursuant to Redwood County Ordinance, written notice shall be provided to all property owners of record within five hundred (500) feet of the affected property via U.S. Mail as to the time and place of the public hearing. Further, written notice shall also be provided to the affected board of township supervisors and the municipal council of any municipality within two (2) miles of the affected property.

cc: Bradley Stark