

REDWOOD COUNTY BOARD OF ADJUSTMENT

MINUTES

Meeting Date: September 10, 2024



A meeting of the Redwood County Board of Adjustment convened on Tuesday, the 10th day of September, 2024. The meeting consisted of one public hearing. The meeting was convened at 27754 Laser Ave., Redwood Falls. The following Board of Adjustment members were present: John Schueller and John Rohlik. Chair Daniel Tauer was absent. The following individuals were also present: Kenneth Behrendt, Kathleen Behrendt, Redwood County Environmental Director Nick Brozek, and Land Use & Zoning Supervisor Jeanette Pidde.

At 8:31 a.m., the meeting was called to order by Vice-Chair John Schueller.

Vice-Chair Schueller opened a public hearing on an *Application for Variance*, Permit Application No. 5-24v, submitted by Kenneth Behrendt. Prior to the Board of Adjustment meeting, the Board of Adjustment members were provided an informational packet which included the following information regarding the matter:

1. Kenneth Behrendt is proposing to construct a 14-foot by 16-foot sunroom addition on the following real property:
All that part of the East Half of the Northeast Quarter (E½NE¼) of Section Three (3), Township One Hundred Eleven (111) North, Range Thirty-six (36) West of the Fifth Principal Meridian, described as follows: Commencing at the Northeast corner of said Section 3, thence south along the east line of said section a distance of 725 feet to the point of beginning of the tract to be described, thence west and parallel with the north section line a distance of 420 feet, thence south a distance of 640 feet and parallel with the east line of said section, thence east 420 feet to the east line of said section, thence north along said east section line to the point of beginning, containing 6 acres, more or less.
2. The proposed addition will be 57 feet from the right-of-way of Laser Ave. The front-yard setback requirement for buildings in the Agricultural district is 67-feet from the right-of-way. Consequently, Behrendt is requesting a variance of 10 feet from the setback requirement.
3. The proposed location of the sunroom addition is on the east side of the existing house.
4. 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.

Redwood County Government Center - Environmental Department

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The following information was presented to and considered by the Redwood County Board of Adjustment at the public hearing:

Kenneth Behrendt was present to explain the project. He made the following statements about the application:

- He proposes to remove the existing concrete patio and have a sunroom constructed on footings, with a crawl space below.
- The addition would be insulated and have five 5'x5' windows.
- The addition would have a 6/12 pitch to continue the existing roofline. He's not taking any walls out, and he will use the existing doorway.
- There shouldn't be anything in the lawn as far as utilities, as it was torn up when the house was previously remodeled.
- He measured again, and he needs to go about 8' into the required setback.

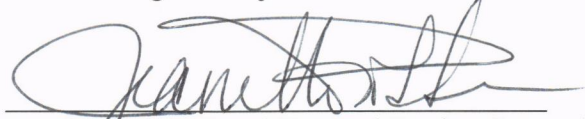
No one spoke in opposition to the variance.

The Board discussed the statutory factors regarding an application for variance and completed the After-the-Fact Application for Variance Checklist.


Rohlik made a motion to approve a variance of 10 feet from the front-yard setback requirement. The motion was seconded by Schueller and passed unanimously.

Discussion was held regarding the Minutes of the Board of Adjustment meeting held on the 24th day of June, 2024. On a motion made by Rohlik and seconded by Schueller, it was passed unanimously that said minutes be approved as presented.

The meeting was adjourned at 8:41 a.m.



Jeanette Pidde, Land Use and Zoning Supervisor
Redwood County Environmental Office



John Schueller, Vice-Chair
Redwood County Board of Adjustment