

LE SUEUR COUNTY BOARD OF ADJUSTMENT

Mailing Address: 88 SOUTH PARK AVE
Physical Address: 515 SOUTH MAPLE AVE
LE CENTER, MINNESOTA 56057

MAY 26, 2022

MEMBERS PRESENT: Jeanne Doheny, Jim Mladek, Colin Harris

MEMBERS ABSENT: Roy McIntyre, John Wolf

OTHERS PRESENT: Michelle Mettler

1. **Call to Order:** at 3:00 p.m. by Chairperson Jeanne Doheny.
2. **Agenda:** Additions/Corrections: None. Motion to approve agenda by Jim Mladek. Seconded by Colin Harris. Motion approved. Motion carried.
3. **Applications:**

ITEM #1: JESSE & JENNA SOLLER, NEW PRAGUE, MN (APPLICANT\OWNER): Request that the County grant a Variance from the Le Sueur County Zoning Ordinance to allow the applicant to request a variance to reduce the required setback from a Township road Right-Of-Way (ROW) from 65 feet to 34 feet to accommodate an attached garage; and reduce the required setback from a Township road Right-Of-Way (ROW) from 65 feet to 25 feet to accommodate an enclosed porch on an existing single-family in an Agriculture "A" District. Property is located in the SW 1/4 SE 1/4, Section 13, Derrynane Township.
VARIANCE IS FOR ROAD ROW SETBACK.

Jesse & Jenna Soller were present for application.

Township: Notified on October 25, 2021. No issue with the request nor did they have an issue with permitting a second access point, provided the property owner install a culvert of at least 12" in diameter and 30' in length.

Letters submitted: None.

Discussion was held regarding: **Steps.** Existing entrances have 5 steps and 8 steps. Addition would allow for less steps to enter the dwelling, allowing better access for family members. **Attached garage.** Landowners would like to have enclosed parking with an attached garage. **Current structure.** The dwelling was constructed in 1936 and has been resided, with an addition and a deck constructed. Foundation is in good shape and is a solid house. Addition will keep the same look of the existing dwelling and will blend well. Sollers purchased the property in September 2021. **Time frame.** Would like to start construction this month. Variance is valid one year from today, unless apply for an extension.

Findings of Fact by majority roll call vote:

1. *The property owner proposes to use the property in a reasonable manner.*
2. *The alleged practical difficulty is unique to the property.*
3. *The circumstances causing the practical difficulty were created by someone other than the applicant/landowner.*
4. *The issuance of the Variance will maintain the essential character of the locality.*
5. *The alleged practical difficulty involves more than economic considerations.*
6. *The Variance is consistent with and supported by the statement of purposes, policies, goals and objectives in the Ordinance.*
7. *The Variance is consistent with the Comprehensive Plan.*

Motion was made by **Colin Harris** to **approve** application. Conditions: As stated in the staff report. Seconded by **Jim Mladek**. Motion approved. Motion carried.

4. **Discussion Items:** None

5. **Warrants/Claims:** Sign warrants/claim sheets

6. **Adjourn:** Motion to adjourn meeting by Jim Mladek. Seconded by Colin Harris. Motion approved. Motion carried. Meeting Adjourned.

Respectfully submitted,

Michelle R. Mettler

*Audio recording of meeting is on file in the
Le Sueur County Environmental Services Office*