

CITY OF GRAND MARAIS, MINNESOTA
CITY COUNCIL RESOLUTION 2017-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAND MARAIS,
MINNESOTA APPROVING THE REQUEST FOR A VARIANCE FOR JOHN AND
EVONNE HALVORSEN TO CONSTRUCT A SINGLE FAMILY HOME ON A
SUBSTANDARD LOT

WHEREAS, the applicants, John and Evonne Halvorsen, seek a variance from lot width and area requirements to construct a single family home at their property, zoned R-1; and,

WHEREAS, the subject property is 60' wide, 15' short of the required 75', and is 7,680 square feet, 2,320 short of the required 10,000; and,

WHEREAS, the Planning Commission conducted a public hearing on January 4, 2017, and received public testimony regarding the proposed Variance; and

WHEREAS, all required notices regarding the public hearing were properly made; and

WHEREAS, the Planning Commission has reviewed the request and recommended approval of the Variance: and

WHEREAS, the City Council reviewed the requested Variance and Planning Commission recommendation at its meeting of January 11, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND MARAIS, MINNESOTA, that it adopts the following findings of fact related to the requested Variance:

Criteria #1 **The variance is in harmony with the purpose and intent of the ordinance.**

Finding #1 Single family homes are the primary allowed use in the R-1 zone.

Criteria #2 **The variance is consistent with the comprehensive plan.**

Finding #2 Infill of existing residential areas is preferred over expansion to new areas.

Criteria #3 **The proposal seeks to use the property in a reasonable manner not permitted by the zoning ordinance.**

Finding #3 The proposed structure will meet all applicable setback and lot coverage requirements.

Criteria #4 **The plight of the landowner is due to circumstances unique to the property not created by the landowner**

Finding #4 The lot's substandard dimensions were created by others.

Criteria #5 **The variance, if granted, will not alter the essential character of the locality.**

Finding #5 The neighborhood is primarily single family residences.

BE IT FURTHER RESOLVED that the Variance to allow John and Evonne Halvorsen to construct a single family home on their 60' wide and 7,680 sq' lot is hereby approved.

Passed by the City Council of the City of Grand Marais, Minnesota this 11th day of January, 2017.

(SEAL)

Mayor Jay Arrowsmith DeCoux

ATTEST:

Michael J. Roth
City Administrator

Exhibit A

LEGAL DESCRIPTION:

Lots 24-25, Block 22, Central Addition.