



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, July 14, 2020
Category:	NEW BUSINESS
Type:	INFO/ACTION
Subject:	Request for a Variance Adjustment Permit for Charles and Jolene Steffl at 109 East Redwood St
Background Information:	<p>An existing garage is currently located within about a foot of the side property line. It is in a very bad shape and the owner would like to take it down and rebuild in the same location to utilize existing concrete garage floor. The Ordinance calls for 5-foot side yards for accessory buildings. An adjacent property also has a garage which is located very close to the side property line.</p> <p>Based on the above considerations and considering that the current garage location is due to circumstances unique and not created by the owner and rebuilding this garage will not alter the neighborhood's essential character, staff believe a variance request is justified.</p> <p>The variance regulations and procedures are found in Section 86-29 https://library.municode.com/mn/marshall/codes/code_of_ordinances?nodeId=PTIICOOR_CH86ZO_ARTIADEN_DIVIGE_S86-29VA. A property aerial photo is attached for reference.</p> <p>At the Planning Commission meeting on July 8, 2020, a public hearing was held and a motion was made by Schroeder, second by Knieff to recommend approval to the City Council of the request by Charles and Jolene Steffl for a Variance Adjustment Permit for re-building a garage on the existing concrete slab within required side yard. All voted in favor of the motion.</p>
Fiscal Impact:	None known.
Alternative/ Variations:	None recommended.
Recommendations:	that the Council approve the request by Charles and Jolene Steffl for a Variance Adjustment Permit for re-building a garage on the existing concrete slab within required side yard.