



CITY OF MARSHALL AGENDA ITEM REPORT

Meeting Date:	Tuesday, June 23, 2020
Category:	NEW BUSINESS
Type:	INFO/ACTION
Subject:	Request for a Variance Adjustment Permit Trent and Becky White at 101 West Marshall Street
Background Information:	<p>A portion of the existing house is located right against the property line with no setback. The owner desires to add an entryway in front of the main entrance door, which is positioned in the wall that is set back from the front portion of the house. The new addition will not project past the front portion protruding to the property line. A house across Park Avenue is also located at the property line.</p> <p>Based on the above considerations and considering that the current house location is unique, and the new addition 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_DIV1GE_S86-29VA. A property aerial photo is attached for reference.</p> <p>At the Planning Commission meeting on June 10, 2020, a public hearing was held and a motion was made by Lee, second by Carstens to recommend approval to the City Council of the request by Trent and Becky White for a Variance Adjustment Permit for building an entry addition within required front yard as recommended by staff. All voted in favor of the motion.</p>
Fiscal Impact:	None known.
Alternative/Variations:	None recommended.
Recommendations:	that the Council approve the request by Trent and Becky White for a Variance Adjustment Permit for building an entry addition within required front yard with the condition that it does not project beyond front wall of the existing front portion of the house already located in the required front yard