



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: February 23, 2021

Subject: Variance Application – Virginia Moucha

Virginia Moucha, 8037 6th Street, applied for a variance from the rear yard and side yard setback to set a 200 square foot utility shed on the rear and side property line. Typically, the setbacks for an accessory are 5 feet from the rear lot line and 5 feet from the side lot line.

The proposed location of the shed is the same location as the previous shed. The previous shed was torn down due to its dilapidated state. The previous shed was located on a concrete slab, which will be reused for the new shed.

Staff initially reviewed the application and recommended denial of the variance application, due to the fact that the applicant did not appear to meet the practical difficulties test. The Planning Commission held a public hearing on February 22, 2021. The Planning Commission, after reviewing the applicant and hearing testimony provided by the applicant, unanimously recommended approval of the variance application.

After hearing additional details about the application and the condition of the previous shed on the site, staff has softened its position on the outcome of the practical difficulties test and is comfortable with approval of the variance.

If you have any questions, please don't hesitate to contact me at 763-784-6491.

