

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Amanda Knoll, City Manager
DATE: September 28, 2026
RE: Variance – 1005 5th Street N

Applicant

SCOTT SCHILLER

ADDRESS – 1005 5TH STREET N

Request

The applicant is requesting a variance to grant a 4' side yard setback from the south property located in a One-and Two-Family Residential District (R-1).

Proposal

The Applicant desires to place a garage in the southwest corner of the property. The proposed 30' X 22' garage with 30' X 8' overhang would be 4' feet from the south property line. The existing estimated property size is 11,500 square feet with a building lot coverage of 17%. The proposed building lot coverage will be 25% with the addition of the proposed garage.

Location

The property is located at 1005 5th Street N legally described as Lot 1, Block 1, Yorktown Subdivision II, City of St. James, Watonwan County, Minnesota.

The parcel is zoned as R-1 “One-and Two-Family Residential” District. The surrounding zoning designations include B-1 (west, south, north).

Existing Land Use

The parcel is being used for residential purposes.

City Code

The following city code shows the criteria for granting variance:

§ 156.055 VARIANCE.

(A) *Criteria for granting variances.*

(1) A variance to the provisions of this chapter may be issued to provide relief to the land owner in those zones where this chapter imposes undue hardship or practical difficulties to the property owner in the use of the land. No use variances may be issued.

(2) A variance may be granted only in the event that the following circumstances exist:

(a) Exceptional, or extraordinary, circumstances apply to the property that do not apply generally to other properties in the same zone, or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property have had no control;

(b) The literal interpretation of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

(c) The special conditions, or circumstances, do not result from the actions of the applicant;

(d) The variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures, or buildings in the same district;

(e) The variance requested is the minimum change needed to alleviate the hardship;

(f) The variance would not be materially detrimental to the purposes of this chapter, or to property in the same zone; and

(g) A proposed home, or building, improvement may be allowed without a variance; provided, it meets the following additional criteria:

1. It does not intrude on any setback to a degree greater than the building line of the existing principal structure; and

2. It is not located within a floodplain area.

The following city code shows the setback standards for a R-1 zoned district:

§ 156.074 LOT AREA, WIDTH, AND MINIMUM SETBACK STANDARDS.

<i>Setback, Lot Size</i>	<i>Size Standard</i>
Front yard	25 feet
Height regulations	30 feet
Minimum lot area	9,000 feet
Minimum lot width	75 feet
Rear yard	20 feet*
Side yard	8 feet**
<i>Notes to Table:</i> Rear yard setback for a garage accessed from an alley is five feet Side yard setback for a garage accessed from an alley is five feet	

Recommendations

Staff recommends approval.

Exhibits

Exhibit A – Zoning Request Application

Exhibit B – Notice of Public Hearing

Exhibit C - Property Map



CITY OF ST. JAMES PLANNING COMMISSION REQUEST

Application for: ☒ Variance \$175.00 plus 3.00 per notice
☐ Rezoning \$175.00 plus 3.00 per notice
☐ Ordinance Change \$175.00 plus 3.00 per notice
☐ Special Use Permit \$175.00 plus 3.00 per notice
☐ Annexation Petition \$5.00/acre (min \$150 – max \$600)
☐ Lot Division/Property Split \$175.00 plus 3.00 per notice
☐ Plat Subdivision – Prelim \$75 plus 3.00 per notice
☐ Plat Subdivision – Final \$75 plus 3.00 per notice
☐ Vacation initiated by citizen petitioner \$175.00 plus 3.00 per notice
☐ Notification billing \$3.00 for each required notice

Applicant: Name: Scott Schiller
Mailing Address: 1005 5th Str. North St. James MN 56081
Phone Number: 507-381-7794
Email: hoghead-90@yahoo.com

Property Address (if different from Applicant's address):

Parcel ID: _____

Description of area affected: Back yard of residence

Present Zone _____

Present Set-back _____

Present Use Lawn

Proposed Zone (if different) _____

Proposed Set-back (if different) 4' side (south) property

Proposed Use (if different) Garage

Request

Build 30'x22' Garage with 8' overhang
with 4' off set for side property (south) line

☒ Attached drawing of request

The above information and attached drawing of request are true and correct to the best of my knowledge.

09/04/2026
Date

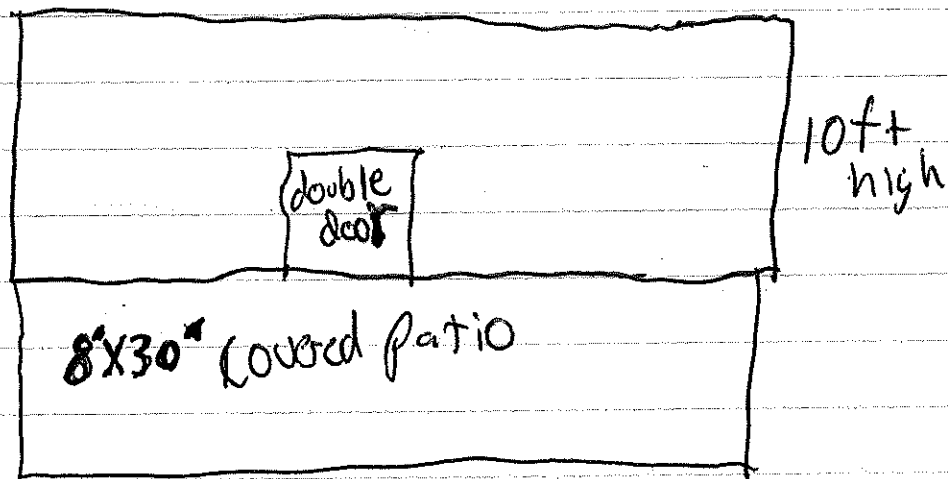
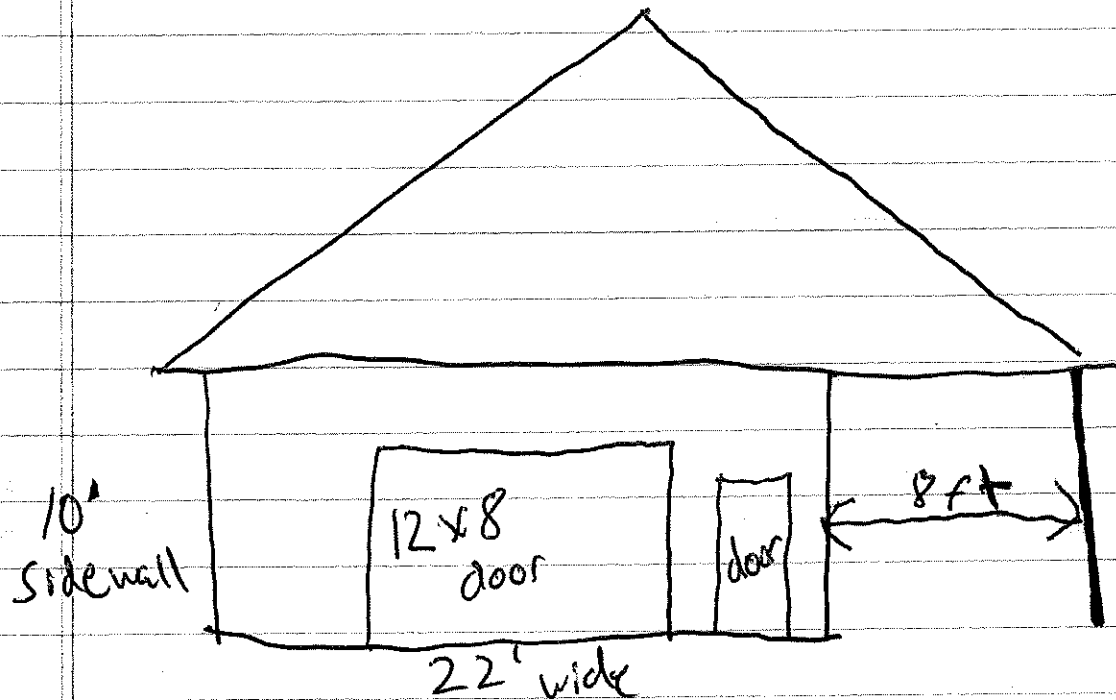
Scott Schiller
Signature of Person Filing Application

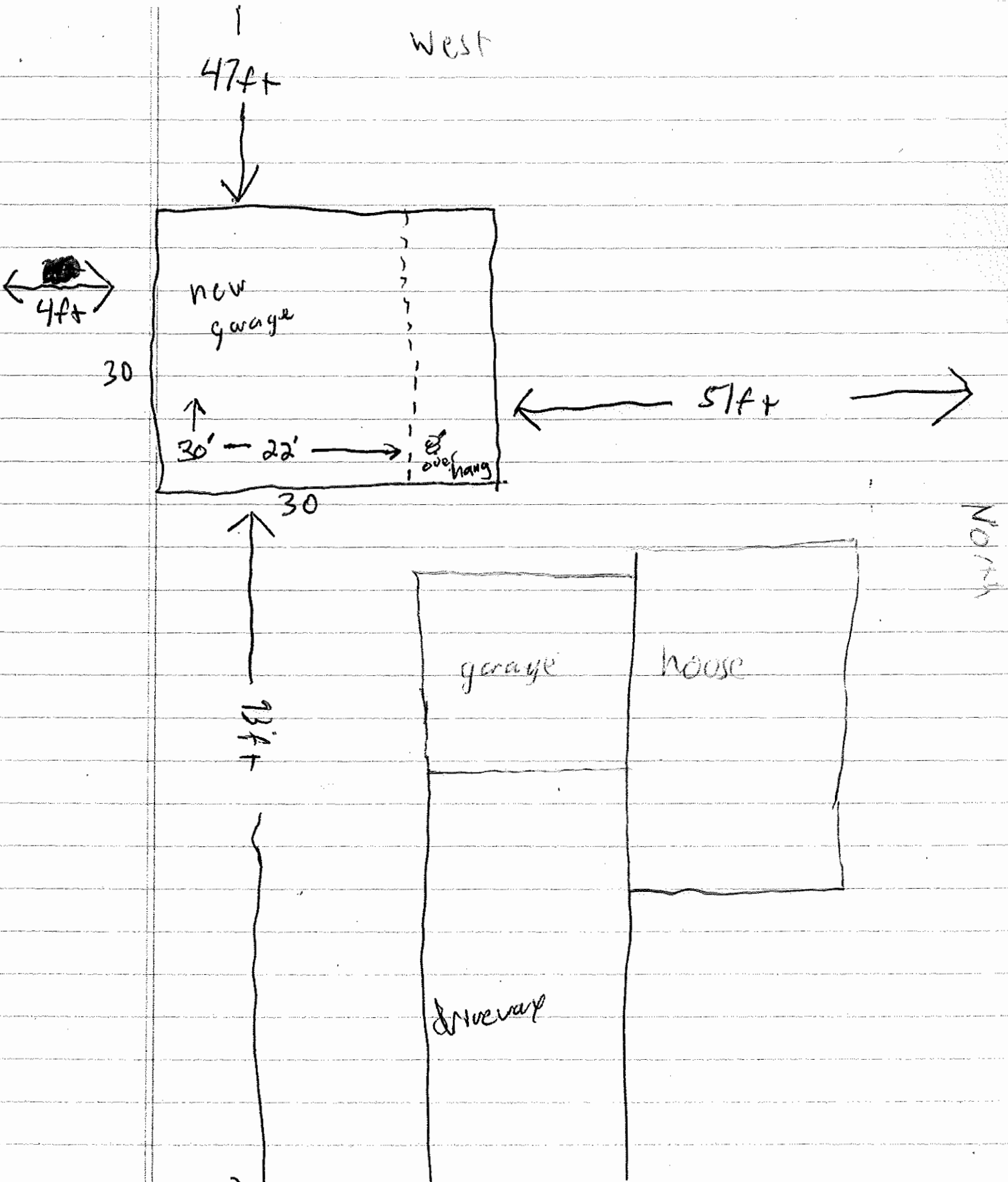
HEARING: The Commission will not render a decision unless applicant or a designated representative is present at the hearing. Commission meetings are scheduled on the last Monday of each month. A completed application must be submitted by the second Tuesday of each month to be considered at that month's meeting.

DRAWING: A drawing of the affected area must be attached showing present lot lines and existing buildings and the requested change. Applications will not be accepted without all information. The Zoning Administrator will notify the applicant within 10 business days if the application is incomplete.

FEE: SEE ABOVE. The fee for request is due at the time of this application submittal. The notice fee will be due on or before the public hearing. If the notice fee is not submitted, the public hearing will be cancelled at the applicants cost.

Proposed garage 30x22 with 30x8 overhang







City of St. James

1205 6th Ave S. | PO Box 70 | St. James, MN 56081

P. 507-375-3241 | F. 507-375-4376 | www.ci.stjames.mn.us

NOTICE OF PUBLIC HEARING ST. JAMES PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that the St. James Planning Commission will meet on Monday, September 28, 2026, at 5:15 p.m. at City Hall located at 1205 6th Ave S, St. James, Minnesota, for the following purpose:

To consider a request for variance for the property located at 1005 5th St N owned by Scott and Julie Schiller. The property is legally described as Lot 1, Block 1, Yorktown Subdivision II, City of St. James, Watonwan County, Minnesota. The variance request is to grant a 4 ft side yard setback from the south property line in a One- and Two-Family Residential District (R-1).

All persons are invited to attend the September 28, 2026 Public Hearing and to present their views relating to this request either orally or in writing.

Dated September 17, 2026

Brianna Sanders
Zoning Administrator

Publish September 17, 2026: St. James Plaindealer

1005 5th St N - Variance Request



9/9/2026, 4:16:03 PM

 Parcels

