

**State of Minnesota
County of Watonwan**

RESOLUTION NO. 10.26.03

**RESOLUTION GRANTING A VARIANCE FOR A PROPERTY LOCATED AT
609 3RD AVENUE SOUTH**

WHEREAS, Alex Royce (“Applicant”) submitted an application requesting the approval of a variance of the property owned by the Applicant located at 609 3rd Avenue South which is legally described as follows (“Property”):

LOT 9, BLOCK 26, ORIGINAL PLAY, CITY OF ST. JAMES, WATONWAN COUNTY, MINNESOTA, AND ALL THAT PART OF BLOCK 26 WHICH LIES BETWEEN LOT 9 AND 10 BEING THE VACATED ALLEY BETWEEN SAID LOTS, ALL IN BLOCK 26, CITY OF ST. JAMES, WATONWAN COUNTY, MINNESOTA

WHEREAS, a public hearing before the St. James Planning Commission was held September 28, 2026, for the purpose of hearing the variance request from the Applicant; and

WHEREAS, the Applicant is requesting a variance to grant a four-foot side yard setback from the west property line and a seven-foot rear yard setback from the north property line to replace an existing accessory structure in a R1 “One-and Two-Family Residential District” per St. James City Code §156.004(F)(3); and

WHEREAS, the Property is located in a R-1 “One- and Two-Family Residential District”; and

WHEREAS, the St. James City Code §156.074; states the setback for a side yard required is to be eight feet, and the setback for a rear yard required is be twenty feet; and

WHEREAS, based upon the factual findings, the Planning Commission has come to the following conclusion:

- 1) It was the finding of the Planning and Zoning Commission that the requested variance should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ST. JAMES, WATONWAN COUNTY, MINNESOTA, as follows:

- 1) The City of St. James is hereby granting a variance to Alex Royce for a four-foot side yard setback from the south property line and a seven-foot rear yard setback from the north property line to replace an existing accessory at the Property located at 609 3rd Avenue South in St. James, Minnesota.

Adopted by the City Council this 6th day of October 2026.

Christopher Whitehead, Mayor

Attest:

Kristin Hurley, City Clerk - Treasurer