

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: August 31, 2026
RE: Variance – 340 12th Ave S

Applicant

ADAM AND ALANA BUSBOOM
ADDRESS – 340 12TH AVE SOUTH

Request

The applicant is requesting a variance to grant an accessory building with a gross area of 1,200 square feet in a One- and Two-Family Residential District (R-1) per St. James City Code §156.004 (F)(3). The St. James City Code allows for accessory buildings to have a gross area of 1,000 square feet.

Proposal

Applicant desires to a detached garage in the rear yard of their property. The detached garage is proposed to be 30 ft by 40 ft.

Location

The property is located at 340 12th Ave South legally described as Lot 9, Block 1, Matthew's Addition, City of St. James, Watonwan County, Minnesota.

Existing Land Use

The building is zoned as a R-1 "One- and Two- Family Residential District". The surrounding zoning designations include R-1 (north, east, west) and agriculture (south).

Recommendations

Staff recommendation is approval.

Exhibits

Exhibit 4 – Zoning Request Application
Exhibit 5 – Notice of Public Hearing
Exhibit 6 – Property Map

§ 156.004 GENERAL PROVISIONS.

(F) *Accessory buildings and structures.*

(1) *Accessory buildings on internal lot.* No accessory buildings on an internal lot may be located within five feet of the side or rear lot lines, or from the designated setback on a corner lot.

(2) *Detached accessory building height.* The height of detached accessory buildings shall not exceed 18 feet.

(3) *Garages.* The area of an attached garage shall not exceed the total ground floor living area of the principal structure, and shall be incorporated in the building's total design. No private, unattached garage used, or intended, for the storage of passenger automobiles or motor vehicles, recreation vehicles, boats, and the like, shall exceed 1,000 square feet of gross area, nor shall any access door, or other opening, exceed the height of 12 feet.

(4) *Accessory buildings and rear yards.* Accessory buildings shall not occupy more than 50% of the rear yard.

(5) *Principal building.* Accessory buildings, including garages, shall not be constructed prior to, or in lieu of, the principal building.

(6) *Human habitation.* No accessory building may be used for human habitation.

(7) *Private kennel.* Private kennels in residential zoning districts shall not be allowed in the required front or side yards. Kennels may be located in the rear yard setback; provided, all portions of the kennel are located at least five feet from any property line.

(8) *Defining finish materials for accessory buildings.* Accessory buildings, for the purposes of this section, are buildings that can be either a slab on grade, or frost protected footings with a concrete, asphalt, sand, gravel, crushed rock, or natural earth floor. Garden sheds with self-contained floors must be placed on gravel, crushed rock, concrete, or asphalt surface, and protected from rodents. Exterior materials and finish must match, or complement, the exterior finish of the principal structure in material, color, and texture. The accessory use, or structure, shall not be injurious to the use, and enjoyment, of surrounding properties.

(G) *Uses not provided for within zoning districts (prohibited uses).* Whenever, in any zoning district, a use is neither specifically permitted nor denied, the use shall be considered prohibited. In such cases, the Council, Planning and Zoning Commission, or property owner may request a study by the city to determine if the use is acceptable and, if so, what zoning would be most appropriate, and the determination as to conditions, and standards, relating to development of the use. The Planning and Zoning Commission, upon receipt of the staff study, may initiate an amendment to this chapter to provide for the particular use under consideration, or may find that the use is not compatible for development within the district, or the city.

(Prior Code, § 11.04) (Ord. 165, second series, passed 7-5-2000; Ord. 30, third series, passed 10-15-2013; Ord. 47, third series, passed 8-4-2020)

ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT (R-1)

§ 156.070 PURPOSE.

The R-1 (One- and Two-Family Residential) District is intended for low density residential development in those areas where the development fits the land use plan and its policies, and where municipal utilities are available.

(Prior Code, § 11.20)

§ 156.071 PERMITTED USES.

The following are permitted uses in the R-1 District:

- (A) One- and two-family dwellings; and
- (B) Parks or public recreation areas.

(Prior Code, § 11.20)

§ 156.072 PERMITTED ACCESSORY USES.

The following are permitted accessory uses in the R-1 District:

- (A) Garages;
- (B) Gardening and horticultural uses, but no sales structure;
- (C) Private swimming pools enclosed within a chain link, or similar, fence at least five feet in height;
- (D) Boarding, or rental, of rooms to four, or fewer, persons within the principal structure;

(E) Parking of one recreational vehicle when used by the resident occupant so long as the vehicle does not encroach on any dedicated public rights-of-way, platted rights-of-way, public easements, or utility easements. The vehicle, in its entirety, must be located on the driveway, and parked in compliance with § [151.27](#), and all other applicable code sections; and

(F) Accessory buildings and structures, including private kennels, excluding conex and truck boxes. (Prior Code, § 11.20) (Ord. 5, third series, passed 10-7-2008; Ord. 30, third series, passed 10-15-2013)

§ 156.073 SPECIAL USES.

The following are special uses in the R-1 District:

(A) Public buildings, including administration buildings, police and fire stations, libraries, post offices, municipal utility buildings, and structures, such as reservoirs, wells, elevated tanks, and similar essential public utility and service structures;

(B) Schools;

(C) Churches;

(D) Golf courses, clubhouses, public swimming pools, and private swimming pools serving more than one family;

(E) Home occupations meeting the criteria in § [156.034](#);

(F) Cemetery or memorial garden;

(G) Apartment building containing no more than four units;

(H) Boarding, or rental, of rooms for between five and eight persons within the principal structure;

(I) Day activity center meeting the criteria in § [156.021](#); and

(J) Keeping of horses meeting the criteria in § [156.022](#).

(Prior Code, § 11.20)

§ 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
Lot coverage	35% maximum lot coverage by any impervious surface
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	

(Prior Code, § 11.20) (Ord. 007, fourth series, passed 11-24-2022; Ord. 027, fourth series, passed 5-6-2025)

§ 156.075 CORNER LOT REQUIREMENTS.

The front yard setback standard shall be applied to all street side areas of a lot. Exceptions shall apply to legally-created lots of record that are too narrow to conform to this requirement. In this instance, the side yard shall be reduced to 15 feet. The front of the lot will be defined as that portion of a lot bounded by a dedicated public street, and in the case of a corner lot, the shortest dimension of the lot on a public street. Or, if the property owner disputes this definition, the city may consider the front of a lot as the portion of the lot that is defined as the delivery address by the U.S. Postal Service.

(Prior Code, § 11.20)

§ 156.076 ADDITIONAL REQUIREMENTS.

Development occurring in this district shall meet applicable criteria as found in §§ [71.20](#), [156.004](#), and [156.020](#) through [156.038](#).



CITY OF ST. JAMES PLANNING COMMISSION REQUEST

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

Applicant: Name: Alana Busboom

Mailing Address: 340 12th Ave S

Phone Number: 217-202-9696

Email: alana.busboom@ci.stjames.mn.us

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

Parcel ID: 204300180

Description of area affected: new construction detached garage 30x40

Present Zone R1

Present Set-back See diagram

Present Use Residential

Proposed Zone (if different) _____

Proposed Set-back (if different) _____

Proposed Use (if different) _____

Request

Variance 30 x 40 detached garage 1200 sq feet

☒ Attached drawing of request

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

8/4/20
Date

Alana B.
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.



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, August 31, 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 340 12th Ave S owned by Adam and Alana Busboom. The property is legally described as Lot 9, Block 1, Matthew's Addition, City of St. James, Watonwan County, Minnesota. The variance request is to grant an accessory building with a gross area of 1,200 square feet in a One- and Two-Family Residential District (R-1) per St. James City Code §156.004 (F)(3).

All persons are invited to attend the August 31, 2026 Public Hearing and to present their views relating to this request either orally or in writing.

Dated this 20th Day of August 2026.

Brianna Sanders
Zoning Administrator

Publish August 20, 2026: St. James Plaindealer

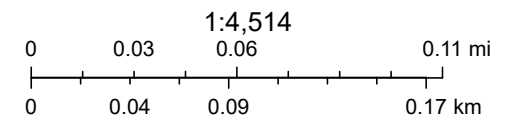
340 12th Ave S

EXHIBIT 6



8/6/2026, 11:36:49 AM

Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

City of St. James
Watonwan County, St. James, ESRI

216' LOT LINE

50' LOT LINE

34'

184' LOT LINE

EXISTING HOUSE

GARAGE

SHED
PDR

NEW CONCRETE

EXISTING DRIVEWAY

22'

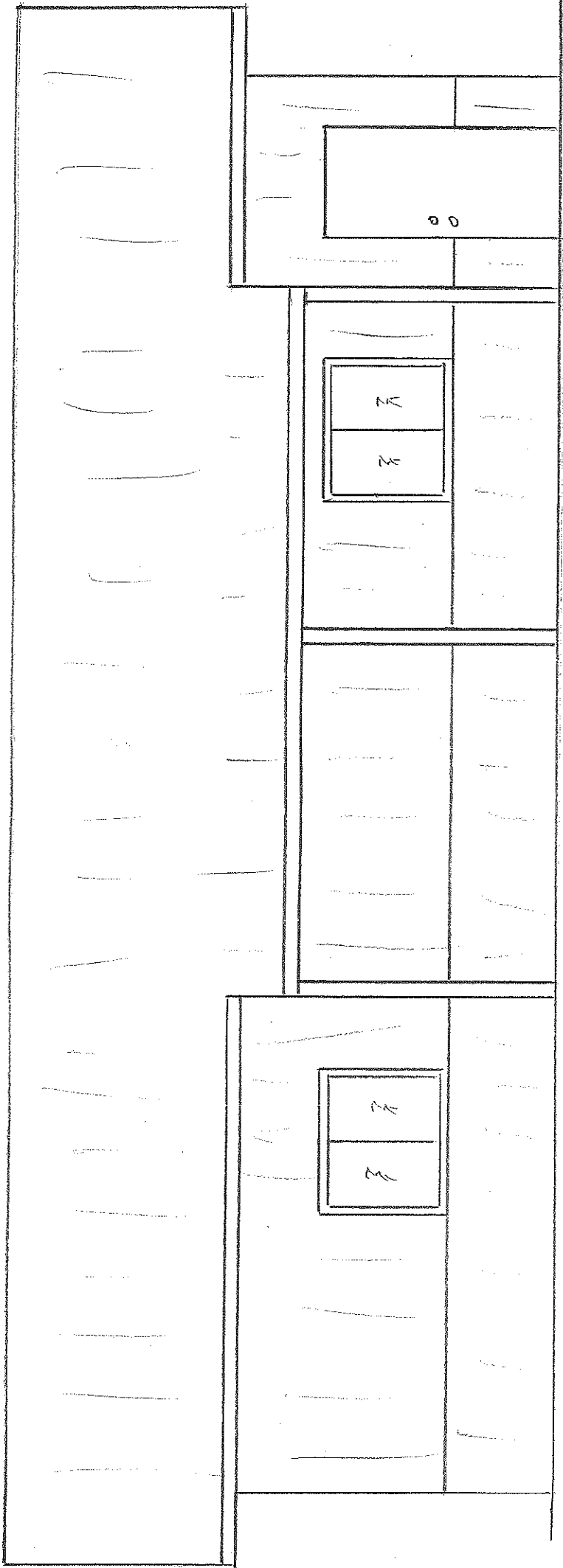
9' 2"

20'

BUSBOOM'S

SITE PLAN

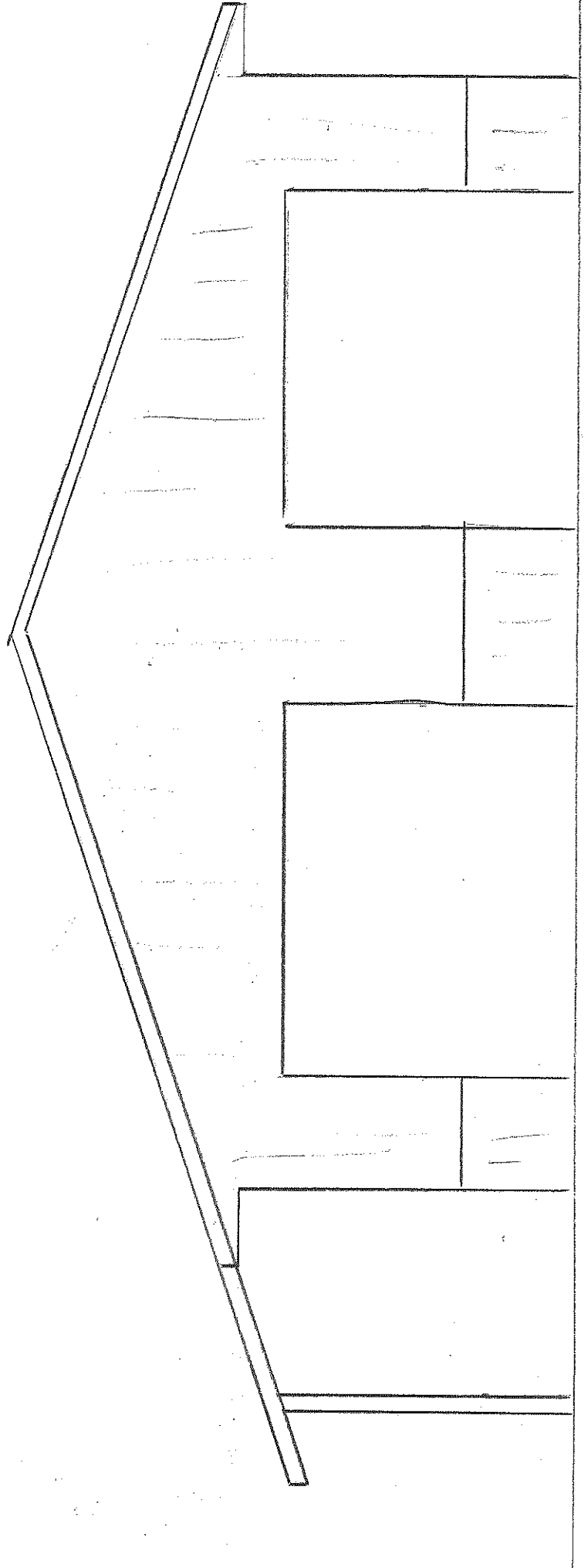
Ron Aden Const.



GRADE

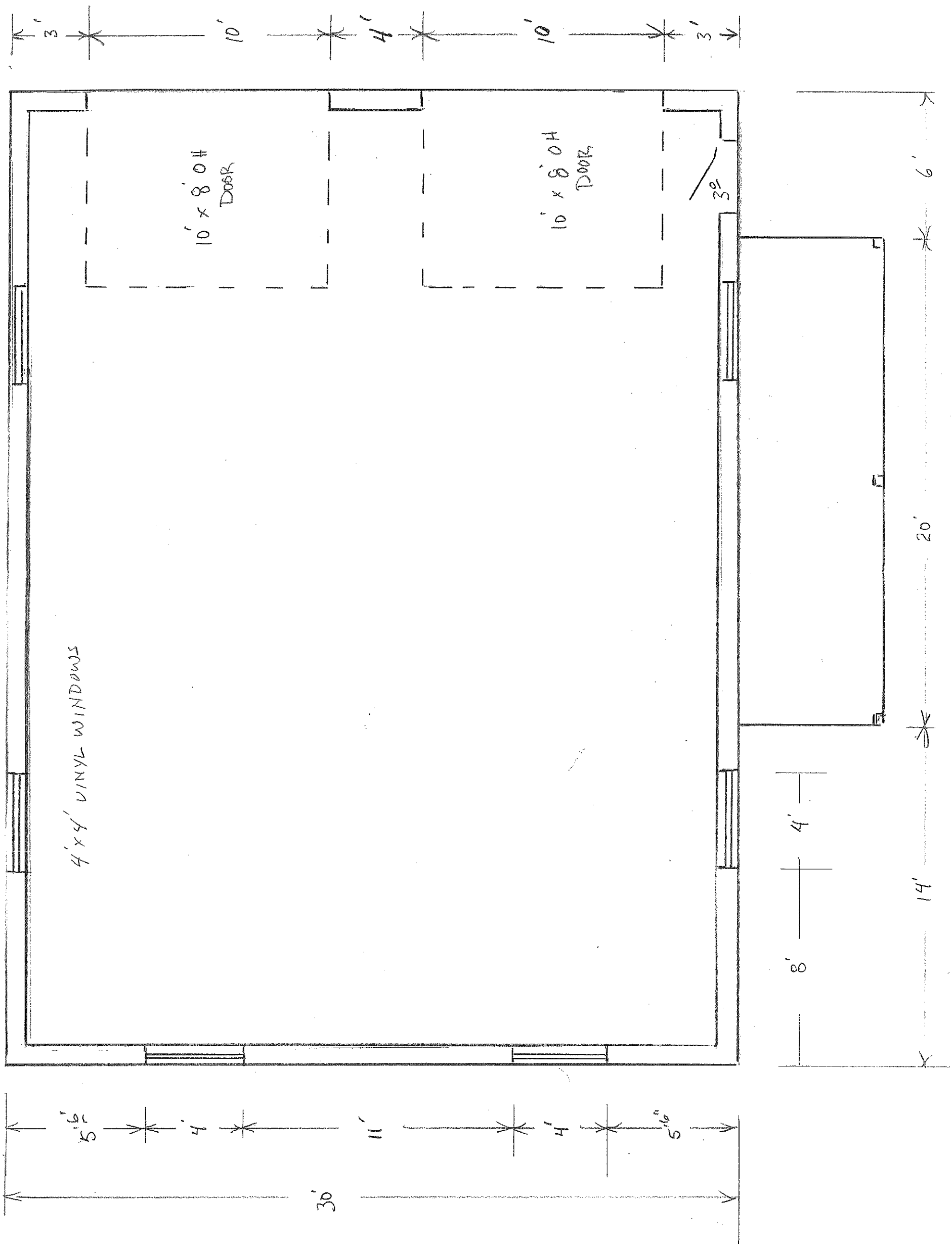
EAST ELEVATION

SCALE $\frac{1}{4}" = 1' 0"$ RA



GRADE

NORTH ELEVATION



1,200 SQ FT
FLOOR PLAN
 $\frac{1}{4}" = 10'$ RA

