

**State of Minnesota
County of Watonwan**

RESOLUTION NO. 09.26.05

**RESOLUTION GRANTING A VARIANCE FOR A PROPERTY LOCATED AT
340 12TH AVENUE SOUTH**

WHEREAS, Adam and Alana Busboom (“Applicant”) submitted an application requesting the approval of a variance of the property owned by the Applicant located at 340 12th Avenue South which is legally described as follows (“Property”):

**LOT 9, BLOCK 1, MATTHEW’S ADDITION, CITY OF ST. JAMES,
WATONWAN COUNTY, MINNESOTA**

WHEREAS, a public hearing before the St. James Planning Commission was held August 31, 2026, for the purpose of hearing the variance request from the Applicant; and

WHEREAS, the Applicant is requesting a variance to grant an accessory building with a gross area of 1,200 square feet 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 §156.004(F)(3); states no private, unattached garage shall exceed 1,000 square feet of gross area; 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 Adam and Alana Busboom for an accessory building with a gross area of 1,200 square feet at the Property located at 340 12th Avenue South in St. James, Minnesota.

Adopted by the City Council this 15th day of September 2026.

Christopher Whitehead, Mayor

Attest:

Kristin Hurley, City Clerk - Treasurer