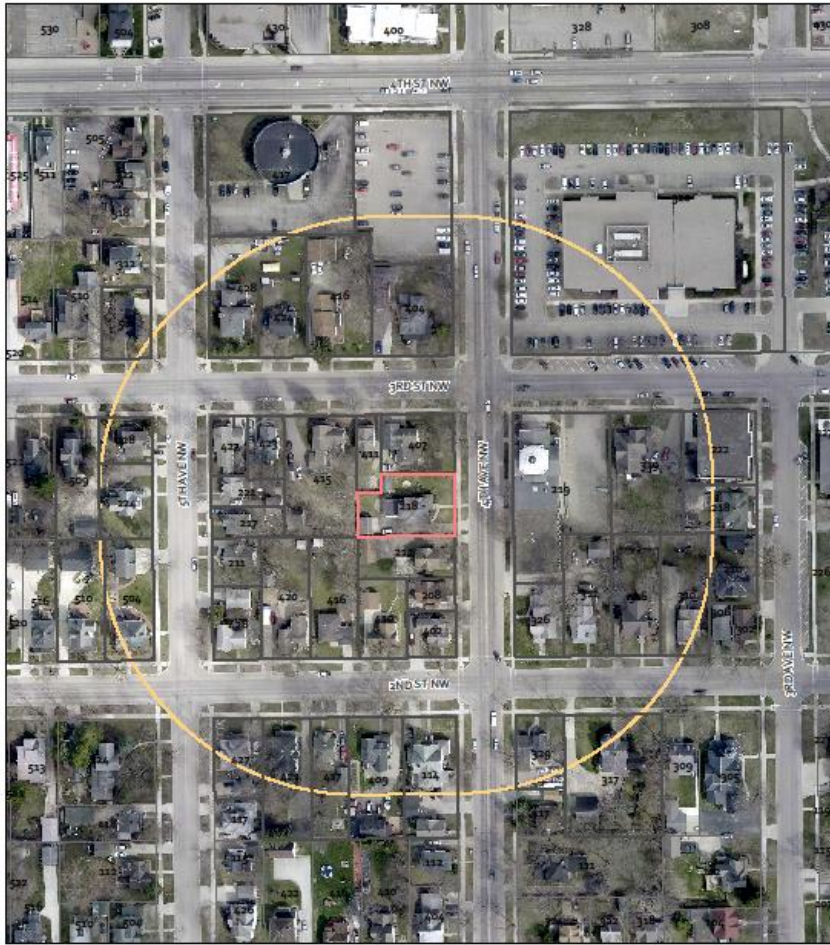




## City Council Meeting September 11, 2018

7C. Resolution 2018-184 Approve Variances from  
Required Garage Setbacks and Accessory Structure Size  
Limits to Construct a Garage at 218 4<sup>th</sup> Avenue NW

# Garage Variance Request 218 4th Ave. NW



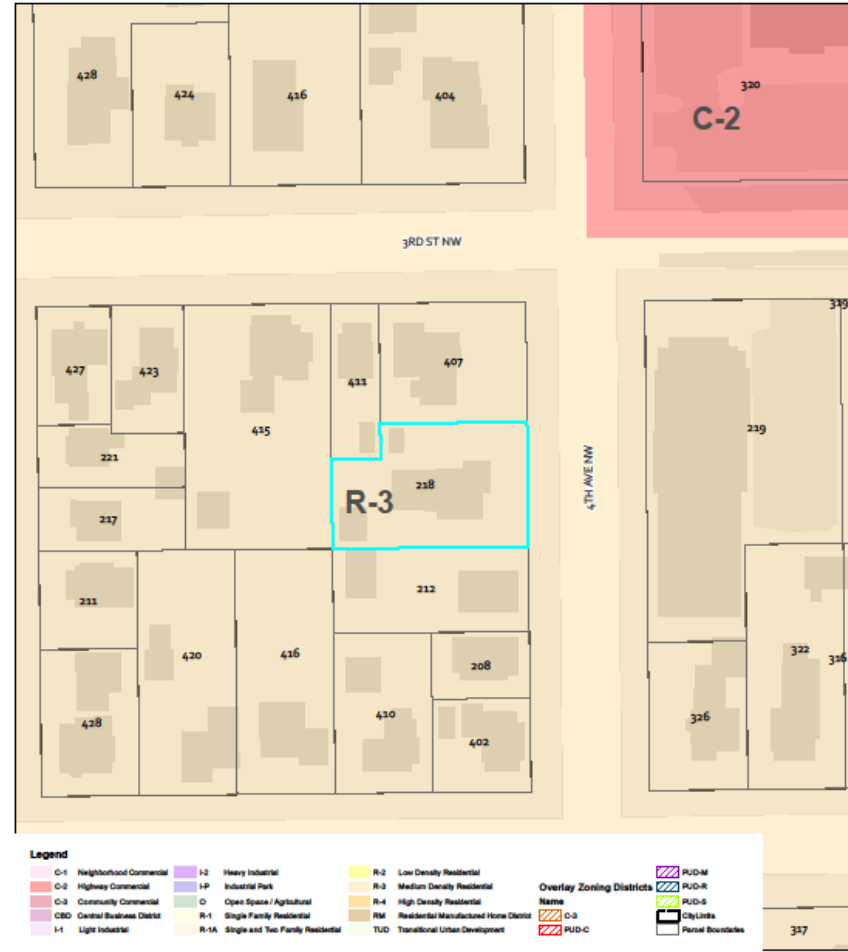
**City of Faribault**  
 Planning & Zoning Division  
 August 22, 2018

1 inch = 150 feet  
 0 75 150 Feet



This map is updated periodically to reflect amendments and should be used for general reference purposes. The map is current as of the date of the map. Specific inquiries should be directed to the Planning Division at (507) 334-0100

# 218 4th Ave NW



- Legend**
- |                               |                                        |                                           |       |
|-------------------------------|----------------------------------------|-------------------------------------------|-------|
| C-1 Neighborhood Commercial   | I-2 Heavy Industrial                   | R-2 Low Density Residential               | PUD-M |
| C-2 Highway Commercial        | I-P Industrial Park                    | R-3 Medium Density Residential            | PUD-R |
| C-3 Community Commercial      | O Open Space / Agricultural            | R-4 High Density Residential              | PUD-S |
| CBD Central Business District | R-1 Single Family Residential          | RM Residential Manufactured Home District | O-3   |
| I-1 Light Industrial          | R-1A Single and Two Family Residential | TUD Transitional Urban Development        | RUD-C |
- Overlay Zoning Districts**
- |       |       |       |
|-------|-------|-------|
| PUD-M | PUD-R | PUD-S |
| O-3   | RUD-C |       |
- City Limits**
- |             |                   |
|-------------|-------------------|
| City Limits | Parcel Boundaries |
|-------------|-------------------|

**City of Faribault**  
 Planning & Zoning Division  
 August 29, 2018

1 inch = 75 feet  
 0 37.5 75 Feet



This map is updated periodically to reflect amendments and should be used for general reference purposes. The map is current as of the date of the map. Specific inquiries should be directed to the Planning Division at (507) 334-0100

# Summary

- Remove and Replace a small two-car garage
- New 24' X 28' 2-car garage at same location
- Located > 1' from west line & 2.3' from the south
- Existing 18' X 12' shed will remain
- Variance includes the setbacks & the size of the Shed < 120 SF





Estimate Id: 80920



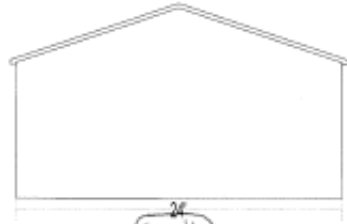
Page 2 of 3  
8/21/2018

\*\*\* Here are the wall configurations for your design.

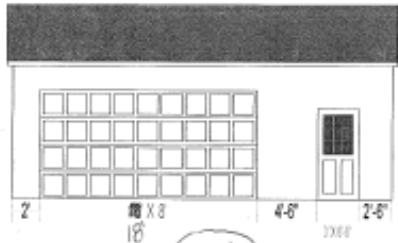
Illustration May Not Depict All Options Selected



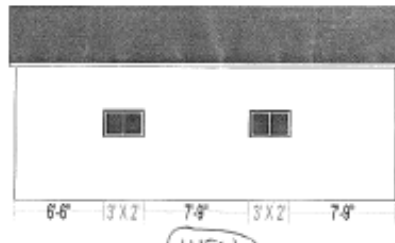
Gable Front View  
(2) - SLIDER (GOOD) 36X24



Gable Back View



Eave Front View  
(1) - GARAGE DOOR WHITE PREM RIP MDP38 16X8 EZSET TORS  
(1) - 14 9-LITE TRAD 2-PNL PH 36X80 RH SN 16'



Eave Back View  
(2) - SLIDER (GOOD) 36X24



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City of  
**Faribault**

# DEVELOPMENT REVIEW COMMITTEE

Finds the request to be reasonable

1. Similar conditions exist on nearby lots.
2. Garage cannot locate elsewhere on site
3. Variance would not be out of character



## REQUIRED FINDINGS

UDO Section 2-460 has 7 required findings.  
No additional findings provided.



# Conditions of Approval

UDO Section 2-470 authorizes conditions

- No closer to side and rear lot lines than existing garage
- Shall not extend over the side or rear property lines.
- Design & materials must be compatible with the house
- Must meet all other provisions of the UDO
- Access from north & east sides only.
- Obtain all necessary permits before starting work.





# Planning Commission Recommendation

- Public Hearing on September 4<sup>th</sup>, 2018
- No Objections
- To approve variances at 218 4th Avenue NW based on the findings as listed in the proposed resolution for approval attached with this report.



# Questions/Comments for City Staff

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*City of*  
**Faribault**

10