

**CITY OF ALBERT LEA  
BOARD OF ZONING APPEALS  
ADVISORY BOARD**

*6/1/2016, 11:30 a.m.*

*Room 109/111*

**AGENDA**

- a. **CALL TO ORDER AND ROLL CALL**
  
- b. **APPROVAL OF THE AGENDA**
  
- c. **APPROVAL OF MINUTES-N/A**
  
- d. **PUBLIC HEARINGS-**
  - a) **Dave and Tamra Jepson of 21362 775<sup>th</sup> Avenue are requesting a variance to allow them to have more than 900 square feet aggregate of accessory structures as required in Sec. 74-13 (b) (1)a of the Zoning Ordinance.**
  - b) **Jared Dawson and George Dress are requesting a variance to develop duplexes on lots 3,4,5,6 & 7 of Block 1 Summerdale 2<sup>nd</sup> Addition, located on the cul-du-sac at the northern end of Hale Drive.**
  
- e. **NEW BUSINESS-NONE**
  
- f. **COMMISSIONER COMMUNICATIONS**
  
- g. **STAFF COMMUNICATIONS-An application was submitted by David & Lyn Schultz to request variance to exceed the 35% percent square foot structural restriction on lakeshore property. Meeting date for this request will be discussed.**
  
- h. **ADJOURNMENT**



## *Memorandum*

**To:** *Board of Appeals, City of Albert Lea  
Chad Adams, City Manager*

**From:** *Molly Patterson-Lundgren, Planner  
WSB & Associates, Inc.*

**Date:** *June 1, 2016*

**Re:** *Request for Variance from maximum of 900 square feet of aggregate area for  
accessory structures*

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### **Request**

Dave and Tamra Jepson of 21362 775<sup>th</sup> Avenue are requesting a variance to allow them to have more than 900 square feet aggregate of accessory structures as required in Sec. 74-13 (b)(1)a of the Zoning Ordinance.

### **Background**

The Jepson's would like to construct a 24x30 shed on their property for personal storage. They already have a detached garage which is over 1,000 square feet as well as a small (approximately 250 sq.ft.) garden shed. Their property is located on the east side of I35 north of Loves Travel State. It is shown at 4.8 acres on the County web site and is zoned R-1. According to their application, the family has lived on the property for 16 years. It was annexed into the City in 2004.

### **Analysis**

It is the role of the role of the board of appeals "to hear and recommend to the city council the issuance of variances from the requirements of any official control". Variances shall only be permitted when they:

- Are in harmony with the general purposes and intent of the official control and when the variances are consistent with the comprehensive plan
- Present "Practical Difficulties." As used in connection with the granting of a variance, this means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner.
- Will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located. The board of appeals may recommend and the city council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

The 900 square foot maximum aggregate area allowed for accessory structures applies to residential zoning districts only but applies evenly across all residential areas and is not dependent or related to the size of the parcel.

*Harmony with Official Controls & Comprehensive Plan*

While long term plans call for land use in the area to meet the interchange land use district intentions, there is no time line for such action. The minimum size lot allowed in the R-1 district is 7,200 square feet. In the case of the Jepson's their property is 4 x larger than this minimum. Equating the maximum coverage to lot size to accessory size as a ratio, a lot of the applicant's size would allow for over 3,000 square feet of accessory dwelling. This factor along with the applicant's proposal to meet the maximum size of structure allowed of 24x30 along with maintaining any setback requirements indicated that the proposal is in harmony with land use and other official controls.

*Practical Difficulties*

Given the size of the property and the rural nature of the neighborhood, it would seem that what the owner proposes for the property is reasonable but simply not permitted by an official control; the plight of the landowner is due to circumstances surrounding the annexation of the property into City limits which was not created by the landowner.

*Character of the Locality*

The neighborhood is removed from the main part of the City, separated by the freeway. With the large lots and remote sense the additional accessory structures are not likely to be noticed and fit into the current character of the locale.

**Staff Recommendation:**

Based on the analysis above, staff is recommending approval of the requested variances allowing for the construction of more than 900 square feet of accessory structures on this one property, for up to one additional structure at 720 square feet (the 24x30 size indicated in the application).

**Recommended Motion:**

*To recommend to the City Council approval of the variance allowing for more than 900 square feet aggregate of accessory structures at 21362 775<sup>th</sup> Avenue based on the following findings of fact:*

- 1. The proposed residential use fits with the comprehensive plan and official controls. While long term land use planning calls for interchange related commercial activity, in the more short term the current residential use and R1 zoning are anticipated to remain.*
- 2. The property owners purchased the property and a few years prior to it being annexed into the city to provide space for a development near to this parcel which did not come to fruition.*
- 3. The character of the locale continues to be rural in nature with neighbors having additional and larger size accessory structures similar to what is requested here. This essential character is anticipated to continue into the foreseeable future.*



VA2016-002

### City of Albert Lea Request for Development Services

Type of Service	Fee
1. Request to change zoning classification of land or zoning text	\$500.00 + \$700.00 escrow
2. Request for a Conditional Use Permit	\$500.00 + \$700.00 escrow
3. Request for a Planned Development District	\$500.00 + \$700.00 escrow
4. Preliminary Plat	\$500.00 + \$100/lot
5. Final Plat	\$500.00 + \$700.00 escrow
6. Administrative Survey	\$200.00
7. Planning and Zoning Certification	\$100.00
8. Variance from Zoning Ordinance	\$500.00 <i>OR</i>
9. Street, alley, public way, or utility easement vacation	\$500.00 + \$700.00 escrow
10. Orderly Annexation	\$500.00 + \$700.00 escrow
11. Interstate Development District Review	No fee
12. Administrative Site Plan Review	No Fee
13. Request for an Interim Use Permit	\$500.00 + \$700.00 escrow

**Total**

Address and general location: *Behind Trails - West 777th Ave*  
21362 775<sup>th</sup> Ave ALBERT LEA MN. 56007

Legal Description: (Attach) Residential Parcel# 343980090

Applicant Name: David and Tamra Jenson Phone: (W) 507-402-2744 (H) 507-402-2744

Email Address: jenson4@gmail.com or tammgreenacres@gmail.com

Address: 21362 775th Ave Albert Lea MN

Owner's Signature: David E. Jenson Date: 5-1-16

Please Return to: City of Albert Lea-Inspections/Community Dev.  
Doug Johnson, Building official/Community Dev.  
221 East Clark St  
Albert Lea, MN 56007  
Phone: 507-377-4340  
djohnson@ci.albertlea.mn.us

For Office Use Only	
Check # <u>1012</u>	\$ <u>500.00</u>
Cash	
Credit Card	

CITY OF ALBERT LEA, MINNESOTA

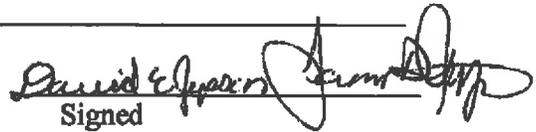
Date 5-1-16

SUBJECT: Request for approval of permit for a certain use.  
Request for modification, variation, or adjustment.

TO: Board of Appeals of the Zoning and Building Ordinance

1. The Board of Zoning Appeals is requested to make a finding in this specific case for Section 74-86 and Section 74-87 of the Zoning and Land Use Ordinance.

2. Request made to determine if approval may be given to  
Build a 24x30 Shed - For Personal STORAGE  
OF PROPERTY

  
Signed

21362 775<sup>th</sup> Ave  
Address ALBERT LEA

**BOARD OF APPEALS**

SUBJECT: Findings of the Board Date \_\_\_\_\_

TO: City Council

1. Approved / Denied

\_\_\_\_\_  
Secretary of the Board

**CITY COUNCIL**

SUBJECT: Council Action Date \_\_\_\_\_

TO: Applicant

1. Approved / Denied

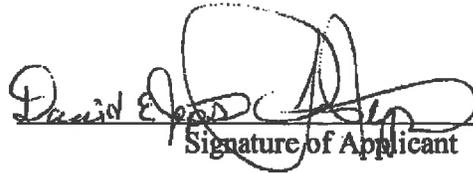
2. Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

City Clerk

**A fee of \$500.00 must accompany this application**

Statements and reasons for appeal, or other data having a direct bearing on this appeal. (Please state the practical difficulty and reason for not conforming to the ordinance)

Please view Documents

  
Signature of Applicant

Legal description of property: 4.8 Acres - Residential Property.  
Attachment # 2A

Name of owner: David and Tamra Lepson  
Address of owner: 21362 775<sup>th</sup> Ave AL Telephone No. 507 383-6489  
507 402-2744

A plot plan showing size of lot and placement of building on the lot to scale and plans showing proposed work, shall be attached.

A letter of authority, or power of attorney shall be attached, in case the appeal is made by a person other than the actual owner of the property.

# JEPSON

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21362 775TH Ave | 507-402-2744 | jepson4@gmail.com

**May 9, 2016**  
**To whom it may concern.**

We are asking you to consider a variance from zoning ordinance upon our property.

We are needing more storage for our personal and business property that is now in view to the East side.

16 years ago when we moved out here on the 4.8 acres. with our 3 kids it was a dream come true...COUNTRY LIVING... we raised chickens, turkey and goats...our dogs had large area to run and the kids could play in back yard, East side of property without us really worrying due to large tree line...

Long story short, we were hoping you would consider a variance....

- The City of Albert Lea asked our permission to remove our tree line on the east side of property FOR THE DEVELOPMENT OF 777<sup>TH</sup> Ave and use of our personal drive to the north of our property for equipment access needed for construction and storage of equipment. In development of 777<sup>th</sup> Ave which opened up clear view of our backyard. Items have been stolen from our backyard with access to 777<sup>th</sup> ave.
- Second...when our road 775<sup>th</sup> Ave was turned to City Water and Sewer, we gave open access of our North field/driveway AGAIN for whom ever needed access to the North end of our street... (neighbors, Mail delivery and our Daycare Parents...)
- We have the understanding that our neighborhood, Government Acres, Is Grandfathered/able to raise livestock and horses...If you are going to raise any large animal or large quantity...as 2 neighbors are...you will need a shelter for them to protect from harsh weather.

We would like to build a 24x30 carport with 10-12 ft. high side walls. Dirt floor and will be anchored down with Hurricane braces/screw. Rough plans for the building are attached.

We also attached the BEACON view of our property,

- ATTACHMENT # 1 and #2A is main large view.
- ATTACHMENT#2B is the over view of Whole neighborhood. You will see the difference in yard clutter and space we have compared to them.

We hope with The Attached documents and our reasoning you will let us build our building.

Thank you for Taking Time to Read This, And Hope to Hear from You Soon...

David and Tamra Jepson

21362 775<sup>th</sup> Ave

Albert Lea, MN



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CARPORT BUILDER™

*Sheb*

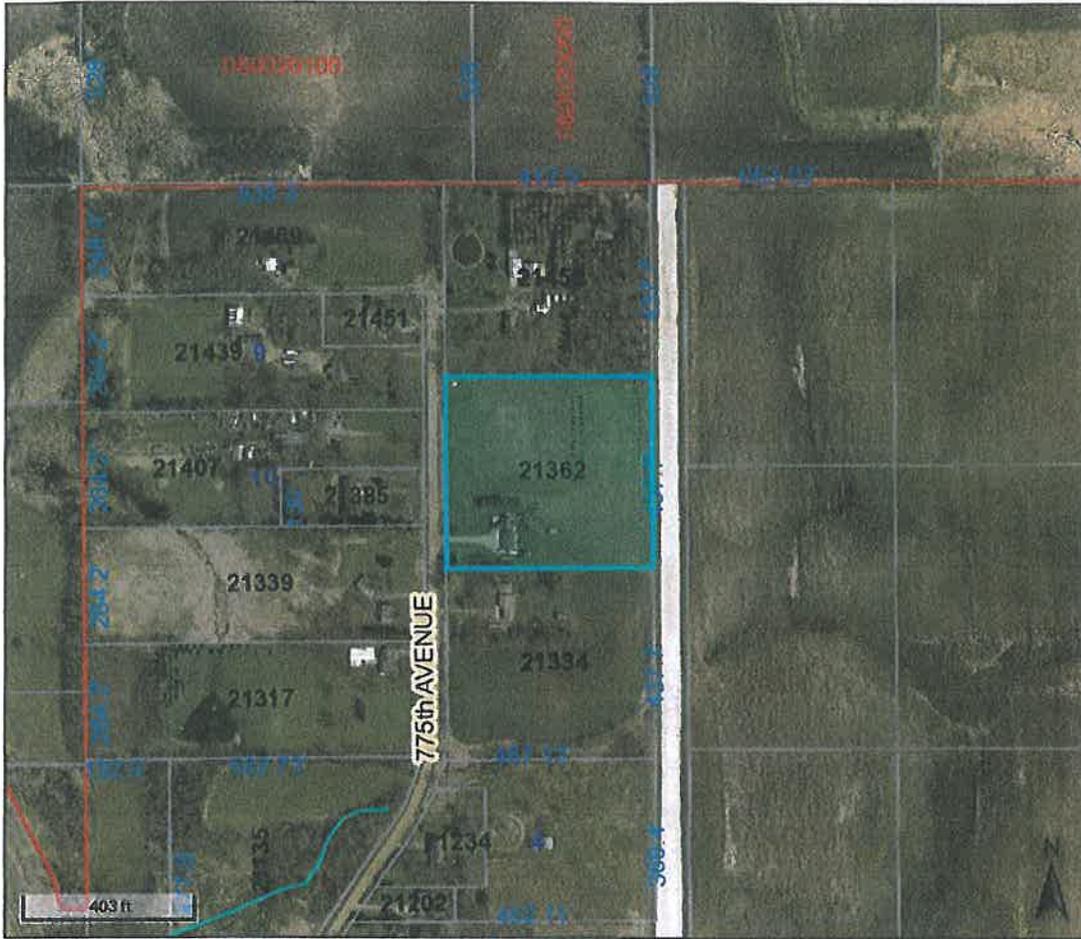


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Beacon™

Attachment #2A  
Freeborn County, MN



Overview



Legend

- Parcels
- County Limits
- Lot Lines-Albert Le
- Townships
- Railroad
- Roads and Highways**
- <all other values>
- County Hwy
- Interstate Hwy
- State Hwy
- US Hwy
- Cities
- Street Names**
- Subdivision-Block-Lot Names**
- Parcel IDs**
- Address Numbers**
- Streams
- Lakes

Parcel ID 343980090  
 Sec/Twp/Rng 02-102-021  
 Property Address 21362 775TH AVE  
 ALBERT LEA

Alternate ID n/a  
 Class 201 - RESIDENTIAL  
 Acreage 4.8

Owner Address JEPSON,DAVID E  
 21362 775TH AVE  
 ALBERT LEA, MN 56007

District n/a  
 Brief Tax Description Sect-02 Twp-102 Range-021 SUBD. OF W 1/2 SE 1/4 SEC. 2-1 Lot-006 4.80 AC LOT 6 SUBD W1/2 SE1/4 2-102-21 4.80 ACRES CITY OF ALBERT LEA  
 (Note: Not to be used on legal documents)

Date created: 4/28/2016

Developed by  
 The Schneider Corporation

Attachment #2-B



Attachment #1

N



Shed  
D in front

E

3

**Memorandum**

**To:** Board of Appeals, City of Albert Lea  
Chad Adams, City Manager

**From:** Molly Patterson-Lundgren, Planner  
WSB & Associates, Inc.

**Date:** June 1, 2016

**Re:** Request for Variance from lot width, front and OHWL setbacks

**Request**

Jared Dawson proposes to construct 2 duplexes (a total of four dwelling units in two separate structures) on platted lots 4, 5 & 6 and a portion of lot 3, Block 10 Summerdale Second Addition. The undeveloped properties currently do not have addresses and are located on the cul du sac at the northern end of Hale Drive. His proposal would require three variances including: lot width in a shoreland, front setback, and setback from the ordinary high water level (OHWL). George Dress is the property owner and is a co-applicant on this request.

**Background**

The property was platted in 1999, which was a replat of a previous outlot and included this area which is adjacent to the wetland complex to the north. Within this wetland complex is a stream which is classified as protected water by the DNR and under the city shoreland standards. The shoreland standards apply to lands within 300 feet of an OHWL and the definition of OHWL includes the delineated boundary of any wetlands associated with the protected water.

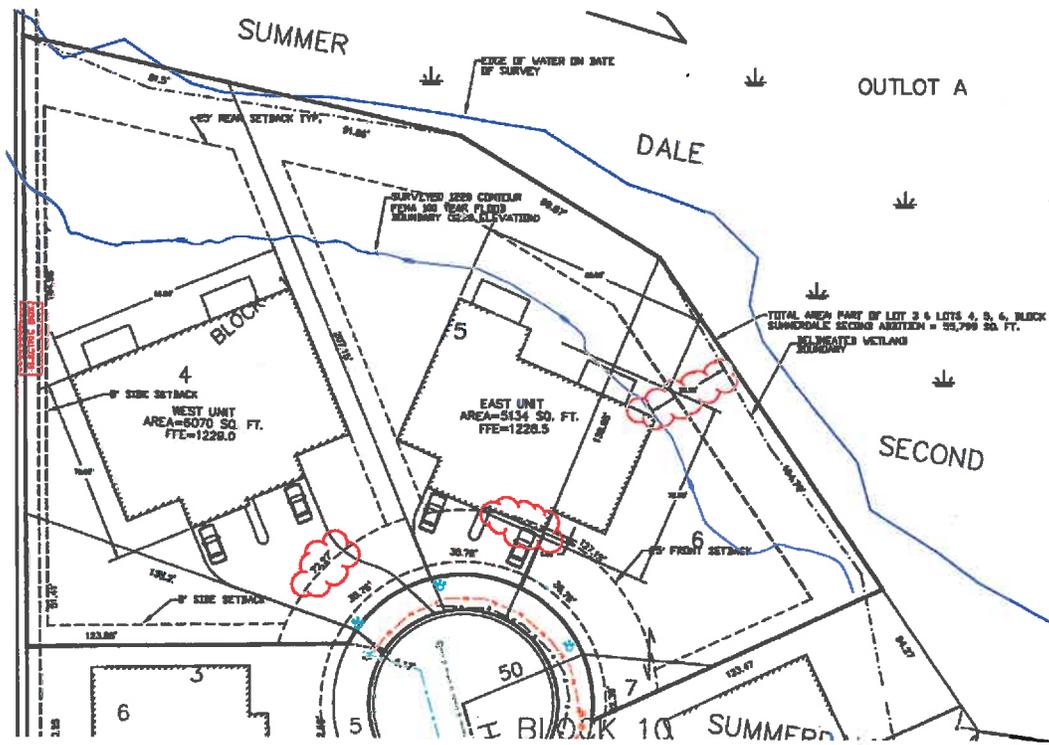


*The above illustrates the lots in comparison to the protected waterway*

The underlying zoning district is R-1. Duplexes in the R-1 district require a Conditional Use Permit (CUP). An application for the CUP is scheduled for review at a public hearing of the Planning Commission on June 7<sup>th</sup>. The duplexes are proposed to be constructed on what is an

existing 3+ platted lots (Lots 4, 5, 6 and a portion of lot 3, Block 10). The total area of the combined property is 56,034 square feet. Once foundations are set, the proposal is to split these properties so that each of the 4 dwelling units will sit on their own parcel of land and are attached on one side to the adjacent duplex. An administrative survey process is proposed to reconfigure the existing lots.

A portion of the area is also covered in floodplain. The elevation of 1220 has been determined to be the base flood elevation (1% or 100-year elevation). The proposed buildings would be outside of this, several feet higher than the 1220 elevation. Some backfill is proposed within the floodplain which will require additional review but does not require any variance.



The red "clouds" highlight areas of variance requested.

**Analysis**

It is the role of the role of the board of appeals "to hear and recommend to the city council the issuance of variances from the requirements of any official control". Variances shall only be permitted when they:

- Are in harmony with the general purposes and intent of the official control and when the variances are consistent with the comprehensive plan
- Present "Practical difficulties." As used in connection with the granting of a variance, this means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner.
- Will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties.

No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located. The board of appeals may recommend and the city council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

#### OHWL Setback

One of the two variances requested from the shoreland standards is the setback from the OHWL. This variance would apply to the east unit on the northeast side of the property. Setbacks from the OHWL for structures which are connected to public sewers along rivers and streams are required to be 50 feet. A corner of the structure in this area would not meet this requirement with the corner of the building coming as close as 32.58 feet (a variance of 17.42 feet).

#### *Harmony with Official Controls & Comprehensive Plan*

The Comprehensive Plan calls for this area to be residential. The Plan also identifies the need to protect the waters and wetlands of the community and points out the sense of identity these natural features provide to the community. The proposed development provides detailed plans for erosion control to protect the water quality of the wetland during construction.

#### *Practical Difficulties*

The configuration of the lots around the arched cul-du-sac and the curving of the stream and wetland creates a tight configuration for a building envelope on lot 6. The Golf Course to the east further constrains how these lots were laid out and was developed in 1949 and expanded in 1965<sup>1</sup> prior to the time when such resource protections elements were considered.

#### *Character of the Locality*

While the neighborhood was originally platted for single family detached homes, duplexes and other single-family attached homes have been built there over the several past years. Lot six as platted would only allow for a building envelope which is 30 feet deep (a structure 30 foot deep front to back) in order to meet all required setbacks. This would require a residential structure which is configured with its long side to the street which would be out of character of the locality.

#### Lot Width

The lot width variance is also related to shoreland standards and would be for the west unit proposed to be constructed on lot 4 and a portion of lot 3. The required lot width for duplexes along rivers and streams where there is public sewer is 115 feet. The proposal is for a lot which will be 72.27 feet (a variance of 42.73 feet).

#### *Harmony with Official Controls & Comprehensive Plan*

The width of the proposed east lot is 127.15 feet, beyond the minimum 115 feet required. All lots (and portions) combined is an average of 99.71 feet wide for each duplex structure. Lot width for the underlying R-1 zone is 60 feet.

#### *Practical Difficulties*

Because of the tight configuration on the east lot, the proposal is to shift the structures westward. This creates the deficient lot width issue.

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<sup>1</sup> <http://www.greenlea.com/>

### *Character of the Locality*

As mentioned previously, the proposed duplexes are consistent with the development patterns and architectural character of the existing neighborhood.

### Front Setback

Under the R-1 zone, structures are required to meet a 25 foot setback from the front property boundary. The proposed eastern duplex structure would not meet this requirement. The proposal would place the structure just over 23 feet setback from the lot line (a variance of 1.86 feet).

### *Harmony with Official Controls & Comprehensive Plan*

While the proposed would not meet the exact setback requirements, the amount of difference from what is required would likely be visually indiscernible.

### *Practical Difficulties*

The proposed location moving the structure to the front of the lot creating this issue is the location of the 1% (100 year) floodplain boundary which has been determined as topographic elevation 1220. In order to keep the proposed structure out of the floodplain, the structure would be just under 2 feet closer to the front property line than what is required.

### *Character of the Locality*

The difference in front setbacks between the two duplexes will likely be visually indiscernible and the proposed structures are of the same character as the rest in the neighborhood.

### General Variance Issue Analysis

The stated purpose of the shoreland standards is to reduce the effects of overcrowding and overdevelopment, to prevent pollution of waters of the community, to minimize flood damages, to maintain property values, and to maintain natural characteristics of shorelands and adjacent water areas. Even with the issuance of the variances, these purposes can still be met due to other factors in the configuration of this and adjacent properties. Overcrowding and overdevelopment will not be created with the issuance of these variances due to the presence of the open golf course and the open space wetland area which is platted as Outlot A of the subdivision. The outlot is a separate parcel owned by the same owner as the property in question (George Dress) and is not developable. The wetland will therefore remain open space in perpetuity. With appropriate stormwater management, the public waters and wetlands will be protected from the impact of the development. The shoreland impact summary submitted which will be reviewed in more detail under the CUP for the project to ensure that it addresses these issues to prevent water pollution. The location of the eastern structure (and the reason for the requested front setback variance) is to avoid development of structures within the floodplain. The requested variances will allow the new units to be in harmony with the established character of locality which will in turn help to maintain property values. The proposed development is of relative low intensity and will not have a negative impact on the natural characteristics of the protected waters/wetland.

As required in the shoreland standards, the DNR local area hydrologist has been contacted and provided information regarding the requested variances and their comments on the variance request may be provided. These will be forwarded to the members of the BOA if comments are provided by the DNR. In addition to staff analysis provided above, the applicant has provided

comments regarding the different standards for issuance of a variance. That is provided for review in the attached.

**Staff Recommendation:**

Based on the analysis above, staff is recommending approval of the requested variances allowing for the construction of the two duplexes as proposed in the application material submitted. Additional comments from the DNR or other appropriate agencies or the public may prompt the addition of or revisions to the conditions however, staff notes that the applicant has already addressed issues and potential concerns within the submission of their final application.

**Recommended Motion:**

*To recommend to the City Council approval of the variances as requested for the development of two duplex structures (including 4 units) allowing for:*

- *Setback from OHWL of 17.42 feet,*
- *Lot width of 42.73 feet, and*
- *Front setback of 1.86 feet.*

*based on the following findings of fact:*

1. *The proposed residential use fits with the comprehensive plan and the proposed design and mitigation features will help to protect the quality of the natural environment which is identified as a significant element in the City of Albert Lea.*
2. *The configuration of the platted street, protected waters & wetlands, floodplain boundary and previously developed adjacent parcels creates a situation of practical difficulties for the applicant to develop and use their property in a reasonable manner as permitted by official controls,*
3. *Some of this development was completed prior to or early in the adoption of shoreland standards, was approved by state or local government at the time of platting and is not due to actions of the property owner,*
4. *The proposed duplexes will continue with the existing character of the locality.*



Case # (1)  
VA 2016-001

### City of Albert Lea Request for Development Services

Type of Service	Fee
1. Request to change zoning classification of land or zoning text	\$500.00 + \$700.00 escrow
2. Request for a Conditional Use Permit	\$500.00 + \$700.00 escrow
3. Request for a Planned Development District	\$500.00 + \$700.00 escrow
4. Preliminary Plat	\$500.00 + \$100/lot
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6. Administrative Survey	\$200.00
7. Planning and Zoning Certification	\$100.00
8. Variance from Zoning Ordinance	\$500.00
9. Street, alley, public way, or utility easement vacation	\$500.00 + \$700.00 escrow
10. Orderly Annexation	\$500.00 + \$700.00 escrow
11. Interstate Development District Review	No fee
12. Administrative Site Plan Review	No Fee
13. Request for an Interim Use Permit	\$500.00 + \$700.00 escrow

**Total**

Address and general location: Cul-de-sac connecting Hule and Crystal

Legal Description: (Attach) Block 1 Lots 4, 5, 6, 7 Parcel# 343720060, 343720050, 343720040

Applicant Name: Jared Dawson Phone: (W) 826-3321 (H) 402-5268

Email Address: shannadawson@hotmail.com or jared.dawson@alschools.org

Address: 72056 255th St

Owner's Signature [Signature] Date: 4/18/16

For Office Use Only	
Check # <u>4383</u>	\$ <u>500.00</u>
Cash	
Credit Card	

Please Return to: City of Albert Lea-Inspections/Community Dev.  
 Doug Johnson, Building official/Community Dev.  
 221 East Clark St  
 Albert Lea, MN 56007  
 Phone: 507-377-4340  
 djohnson@ci.albertlea.mn.us

**Applicant's statement:**

1. Why is the applicant requesting a variance?

To remain within the intent of the original vision of the subdivision we want ~~to~~ keep the cul-de-sac units ~~to~~ do so ~~also~~ as well. We would like the cul-de-sac units to connect the Hale Drive units with the Crystal Drive units by bending them around the cul-de-sac.

2. How does the applicant propose to use the property that is not consistent with the Zoning Ordinance?

We would like to construct two duplexes on "pic" shape lots.

3. Is the variance consistent with the Comprehensive Plan?

Yes, we are pursuing a variance in order to stay consistent with the Comprehensive plan.

4. Does the variance allow the property to be used in a reasonable manner?

Yes, these units will be designed to fit in with the other 45 units that they are surrounded by

5. Are there unique circumstances to the property not created by the current landowner?

Due to the nature of the lots bending around the cul-de-sac we have no choice but to pursue a variance.



- 6. Will the variance, if granted, alter the essential character of the locality? Absolutely not. We want to make sure that it appears to complete the entire subdivision.

Please provide drawings of your request. If the request includes building expansion or setback requirements from property lines, please provide a survey by a registered surveyor.

Your request will be acted on by the Board of Zoning Appeals after the public hearing. The Board must act within 60 days of the date that your application was filed with the city and the fees were received. If the Board fails to act, your request will be automatically granted. The Board of Zoning Appeals is the final City authority. If the Board approves the variance you may apply for your building permit. If the Board denies your request, the request may be appealed in the court system. Any changes to the property, not in compliance with the requested variance, are subject to removal and fine.

**BOARD OF APPEALS ACTION**

Findings:

Approval date:

Denial date:

Secretary of the Board: \_\_\_\_\_ Date: \_\_\_\_\_

CITY OF ALBERT LEA, MINNESOTA

Date 4/21/16

SUBJECT: Request for approval of permit for a certain use.  
Request for modification, variation, or adjustment.

TO: Board of Appeals of the Zoning and Building Ordinance

1. The Board of Zoning Appeals is requested to make a finding in this specific case for Section 74-86 and Section 74-87 of the Zoning and Land Use Ordinance.

2. Request made to determine if \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Address

**BOARD OF APPEALS**

SUBJECT: Findings of the Board

Date \_\_\_\_\_

TO: City Council

1. Approved / Denied

\_\_\_\_\_  
Secretary of the Board

**CITY COUNCIL**

SUBJECT: Council Action

Date \_\_\_\_\_

TO: Applicant

1. Approved / Denied

2. Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

City Clerk

**A fee of \$500.00 must accompany this application**

Statements and reasons for appeal, or other data having a direct bearing on this appeal. (Please state the practical difficulty and reason for not conforming to the ordinance)

1. The abnormal lot shapes would require a variance in order to place two duplexes in that particular area that would connect the homes on Hale Dr. with the homes on Crystal. We are hoping to construct two duplexes that will fit into the other 45 units.

  
Signature of Applicant

Legal description of property: Block 1 Lots 4, 5, 6, 7

Summer Dale Second Addition.

Parcel #'s 34372 0060, 343720 050, 34372 0040

Name of owner: Cecorge Dress

Address of owner: \_\_\_\_\_ Telephone No. 509-460-1667

A plot plan showing size of lot and placement of building on the lot to scale and plans showing proposed work, shall be attached.

A letter of authority, or power of attorney shall be attached, in case the appeal is made by a person other than the actual owner of the property.





