

AGENDA

City of Winona Board of Adjustment

DATE: Thursday, January 2, 2020
TIME: 5:00 P.M.
PLACE: City Hall Council Chambers

1. CALL TO ORDER-APPROVAL December 18, 2019 MINUTES (Pending)

2. NEW BUSINESS

A. Ted Wedul

Parcel Address: 355 West Mark Street

Nature of Request: Applicant requests modification from code which requires an 8' side yard setback for multi-unit properties with dwellings one story in height:

City Code Section: 43.02.24 Table 43-4

Applicant wishes to combine 355 and 351 West 11th Street into a single parcel with each residential unit having 2 rental units. The 355 property is 5' from the westerly property line.

3. OTHER BUSINESS

4. ADJOURNMENT

PUBLICATION NOTICE: Friday, December 20, 2019

**CITY OF WINONA
BOARD OF ADJUSTMENT
NOTICE OF HEARING**

PLEASE TAKE NOTICE:

The following applications have been made for variations from the requirements of the Winona City Code, as listed below:

Notice is sent to the applicants and to the owners of the property affected by the application.

- a) Ted Wedul – City Code Section 43.02.24 Table 43-4 which requires a side-yard setback of at least eight feet (8') for multi-unit properties with dwellings one story in height. Applicant is proposing the combination of the properties addressed as 355 W. 11th Street and 351 W. 11th Street (parcel IDs 32.350.0680 and 32.350.0660, respectively) and creating a single parcel with two residential units per building in the two existing buildings. The existing building at 355 W. 11th Street is five feet (5') from the westerly property line. Property is described as R-2 zoning, Sect-27, Twp-107 Range-007, NORTONS ADDITION, Lot-1&4, Block-008, E 50' or at 351 West Mark (11th) and R-2 zoning, Sect-27, Twp-107 Range-007, NORTONS ADDITION, Lot-1&4, Block-008, W 50' of E 100' or at 355 West Mark Street (11th).

A hearing on these petitions will be given in the Council Chambers, 3rd Floor, City Hall, Winona, Minnesota at **5:00 p.m. on January 2, 2020** at which time interested persons may appear either in person, in writing, or by agent, and present any reasons which they may have to the granting or denying of these petitions. Any questions regarding the petitioner's request can be directed to the Community Development Department; Inspections Division at 457-8231.

THEY ARE REQUESTED TO PREPARE THEIR CASE IN DETAIL AND PRESENT ALL EVIDENCE RELATING TO THIS PETITION AT THE TIME OF THE SCHEDULED HEARING.

Chris Sanchez, Chairman
Board of Adjustment

- i. Ted Wedul
505 State Street
Holmen, WI 54636
2. 355 W Mark Street
Winona, MN 55987
Parcel ID: 323500680
3. See attachment from Winona County.
4. I am interested in combining 351 W Mark Street and 355 W Mark Street into one lot. Variance is needed due to 355 W Mark Street side lot distance being 5 feet from property line. The current code is 8 feet for single family homes. The existing house is approximately 5 feet from the side lot property line. We cannot meet the 8 foot requirement without extreme alterations to the property.
5. See attached photos.



Overview



Legend

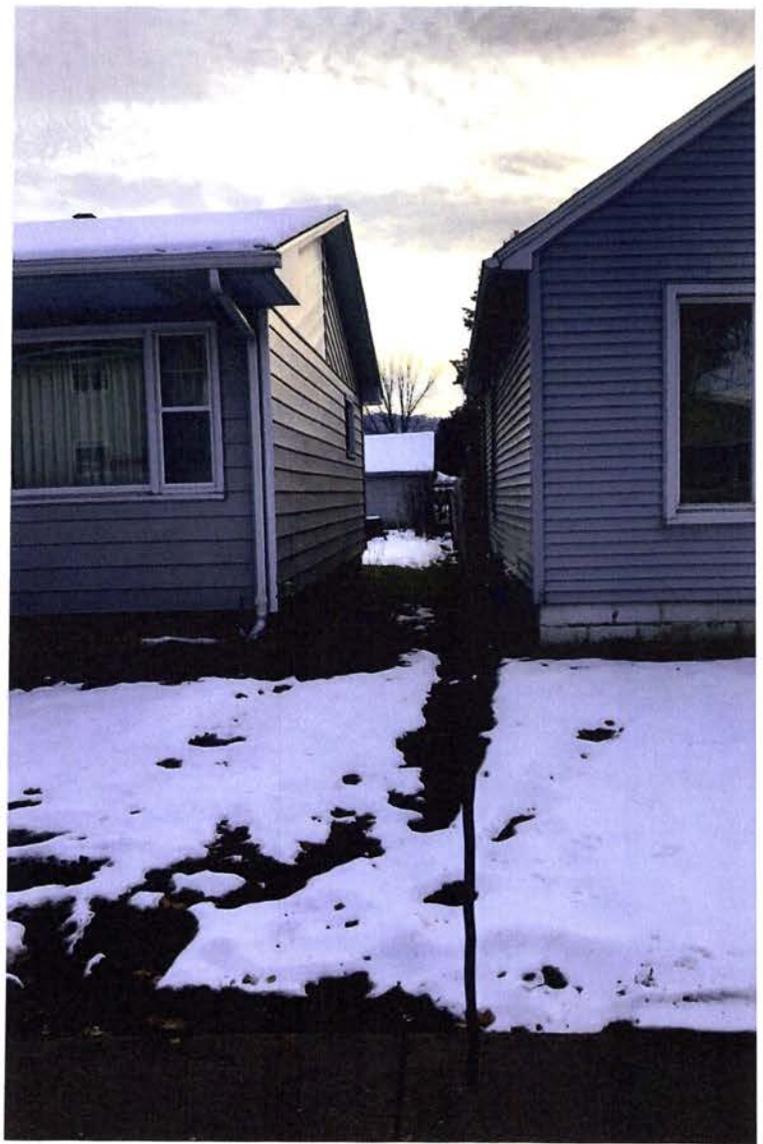
- Roads
 - Other
 - Interstate
 - US/State Highway
 - City Streets
 - County Road
 - Township Road
 - Private Drive
- Municipalities
 - Winona Boundary
- Parcel
 -

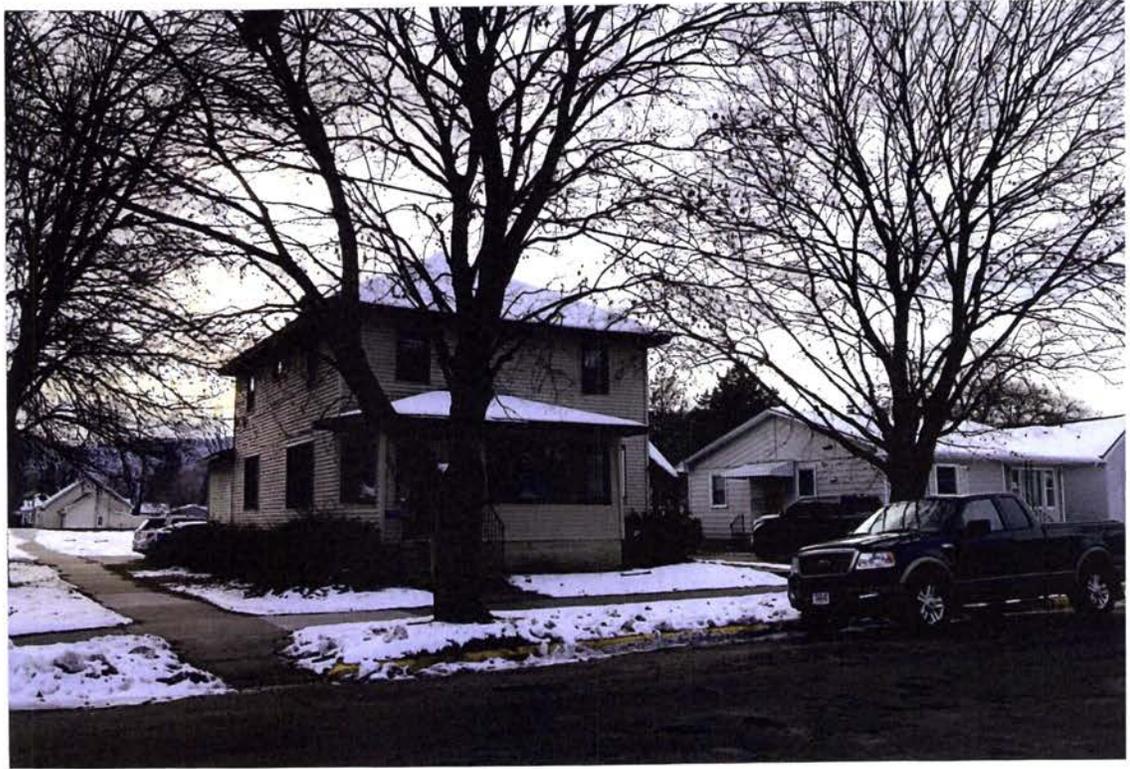
Note: This map is created from data contained in Winona County GIS and is for reference purposes only. While significant effort has been invested to depict boundary extents as accurately as possible per existing records, this map should not be considered a replacement for professional land survey.

Date created: 12/20/2019
 Last Data Uploaded: 12/20/2019 5:15:12 AM

Developed by  Schneider GEOSPATIAL

 = 8' REQUIRED; 5' EXISTING SIDE YARD SETBACK







MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Board of Adjustment

FROM: Luke Sims

DATE: December 19, 2019

SUBJECT: BOA Application Considerations for 1/02/20 Meeting

Applicant: Ted Wedul – 351 & 355 West Mark

Considerations related to Board of Adjustment Variance Criteria are provided below:

1) Is the variance in harmony with the purpose and intent of the ordinance?

The intent of the ordinance is to provide adequate distance between dwellings and adjoining lots. The setback is based on the number of units on a property and the height of the dwelling units. The existing building at 355 West Mark is compliant with Lots of Record standards of 10% of the width of the lot strictly for single family residences.

2) Is the variance consistent with the Comprehensive Plan?

The variance does not affect the land use as dictated in the Comprehensive Plan. The Comprehensive Plan's future Land Use map designates this property as Traditional Neighborhood, which promotes medium density residential housing (1-4 units) and the associated accessory structures that go along with that.

3) Does the proposal put property to use in a reasonable manner?

The R-2 zone allows for medium density dwellings, including two-family dwellings, located in the core of the City.

4) Will the variance, if granted, retain the essential character of the locality?

The surrounding properties are also located in R-2 zones and are occasionally closer than the side yard setbacks required in R-2 zoning district.