

Staff Report: Variance

City of Elm Prairie, Minnesota

Fictional demonstration city. Not a real record.

Address: 412 3rd Street SW

Request: side yard setback of 5 feet where 10 feet is required,
to replace a detached garage built in 1952 on the same footprint.

Findings under Minn. Stat. 462.357, subd. 6:

- The lot is 50 feet wide, narrower than the current 75-foot minimum.
- The garage is a reasonable use of the property.
- The neighbor on the affected side supports the request.

Conditions:

1. Gutters shall drain away from the neighboring lot.
2. Building permit required before construction.