



RICE COUNTY BOARD OF ADJUSTMENT

Commissioner's Room / Government Services Bldg. / Thursday, October 5, 2023 at 6:00 PM

AGENDA

I. Call to Order

- A. Roll Call
- B. Reading of Notice
- C. Approval of Agenda
- D. Approval of Minutes - Regular Meeting - September 7, 2023

Sign-in Sheet - *Add on*

II. New Business

1. Variance/Enberg - Section 3, Richland Township

Crystal and Jason Enberg have requested the following variance:

- A 49-ft variance from the 100-ft Road Right of Way (ROW) setback to allow for a home addition and an attached garage addition to be added to an existing home located 51-ft from a ROW.

The property is described as: Part of the NE1/4 of the SE1/4, Section 3, Richland Township, Rice County, Minnesota. PID#: 16.03.4.00.003. Property address is: 10911 Kenyon Blvd, Kenyon, MN 55946. The property is Zoned A, Agricultural.

2. Variance/Piller - Section 23, Richland Township

Jake Piller, on behalf of landowner Piller Properties LLC, has requested the following variance:

- A 3-ft variance from the 100-ft Road Right of Way (ROW) setback to allow for maintenance/repair to an existing home located 97-ft from the ROW to exceed 50% of the home assessed value.

The property is described as: Part of the SE1/4 of the SE1/4, Section 23, Richland Township, Rice County, Minnesota. PID#: 16.23.4.75.001. Property address is: 24780 Lamb Ave, Kenyon, MN 55946. The property is Zoned A, Agricultural.

3. Variance/Farmer - Section 21, Walcott Township

Neriah Farmer has requested the following variance:

- A 45-ft variance from the 70-ft rear property line setback to allow for conversion of an existing shed, located 25-ft from the rear property line into an Accessory Dwelling Unit.

The property is described as: Part of the N1/2 of the NE1/4 of the NE1/4, Section 21, Walcott Township, Rice County, Minnesota. PID#: 15.21.1.00.002. Property address is: 3865 240th St E, Faribault, MN 55021. The property is Zoned A, Agricultural.

4. Variance/Elwood (Hyatop Webster LLC) - Section 9, Webster Township

Todd Elwood, on behalf of landowner Hyatop Webster LLC, has requested the following variances:

- A 10-ft variance from the 10-ft side property line setbacks to allow for conversion of an existing commercial building, located 0-ft from the side property lines, into a single-family dwelling.
- A 20-ft variance from the 20-ft front property line setbacks to allow for conversion of an existing commercial building, located 0-ft from the front property line, into a single-family dwelling.

The property is described as: Part of the NW1/4 of the NE1/4, Section 9, Webster Township, Rice County, Minnesota. PID#: 02.09.1.25.013. Property address is: 4452 40th St W, Webster, MN 55088. The property is Zoned VMU, Village Mixed Use.

5. Variance/Heiderscheit - Section 31, Forest Township

Patrick Heiderscheit has requested the following variance:

- A 4% variance from the 18% slope grading limitation to allow for lot grading/home construction on a slope of 22%.

The property is described as: Lot 13, Block 1 of Jen-Wayne Dells 1st Addition, Section 31, Forest Township, Rice County, Minnesota. PID#: 06.31.4.26.013. Property address is: 14574 Fairfax Way, Faribault, MN 55021. The property is Zoned RDS, Shoreland.

6. Variance/Ludvigson (Cannoli LLC) - Section 26, Wheatland Township

Kelly Ludvigson, on behalf of landowner Cannoli LLC, has requested the following variances:

- A 58-ft variance from the 70-ft Road Right of Way (ROW)/front property line setback to allow for a deck addition onto an existing home located 12-ft from the ROW/Front property line.
- A 11-ft variance from the 20-ft side property line setback to allow for a home deck addition to be located 9-ft from a side property line.
- A 51-ft variance from the 70-ft ROW setback to allow for garage deck addition to be located 19-ft from the ROW.
- A 17-ft variance from the 20-ft side property line setback to allow for a garage deck addition to be located 3-ft from a side property line.
- A 10% variance from the 25% lot impervious surface limitation to allow for additions to a lot resulting in a 35% lot impervious surface coverage.

The property is described as: Part of the NE1/4 of the NE1/4, Section 26, Wheatland Township, Rice County, Minnesota. PID#: 01.26.1.01.105. Property address is: 8150 70th St W, Lonsdale, MN 55046. The property is Zoned UR, Urban Reserve.

III. Adjournment

Board of Adjustment Hearing Procedure:

The Chair calls the item to be heard and planning staff to present the staff report and answer questions from the members. The Chair asks the applicant to present their information and answer questions of the members. Chair then opens the meeting to the public. Each speaker will have a set number of minutes to present their information. They must come to the speaker stand and state their name and address before presenting their comments. After the public comments, the Board of Adjustment publicly discusses the information and reviews the findings before making a motion to recommend approval, denial or to continue the item.

Remote access for the public includes the following:

Access by computer: Register using the following link:

<https://us02web.zoom.us/j/88534644029?pwd=YXREbDBmTnVhdHkrYVZJRVPMDV2Zz09>

Access by phone:

Please call: (507) 332-6030 or toll free options – (877)853-5247, (888)788-0099, (833)548-0276,
(833)548-0282

Meeting ID: 885 3464 4029 Passcode: 096323

Anyone wishing to attend virtually or participate in this public meeting and are in need of assistance, please call the County's Environmental Services Office at 507.332.6113 or e-mail

RCPlanningZoning@RiceCountyMN.gov Please call 24 hours before the meeting, if possible, if assistance is needed.