

Mankato Planning & Zoning

Subject: Residential Zoning Variance

We, along with our daughter Kyla (a resident at the property), own 307 Mound Ave, Mankato MN: the west 48 feet of lots 8 and 9, block 5, Hubbell's Addition. The property, developed in the 1940s, includes a single-family home and a small, deteriorating one-stall garage. The lot size is 3,669 sq ft, which is below both current (7,000 sq ft) and pre-1956 (5,500 sq ft) ordinance requirements.

We propose demolishing the old garage and building a standard two-stall garage (25 ft wide by 20 ft deep). This will allow for storage of outdoor equipment (lawn mower, snow blower) and indoor winter parking, reflecting typical dimensions for such garages.

The substandard lot size presents limitations that make it difficult to construct a standard garage under current residential ordinances, which restrict maximum building coverage to 30% of the total square footage or no more than 50% of the rear yard. The house occupies 858 sq ft, and a two-stall garage would require 500 sq ft, totaling 1,358 sq ft or 37% of the lot area. Two-stall garages are common in the surrounding neighborhood; however, the unique characteristics of this property create unique challenges as residents and owners. Adding a two-stall garage in the backyard would be consistent with the surrounding area's character, which includes multifamily homes, apartments, storage sheds, and various garage types and pole shed within a few blocks. The lack of a garage limits options for storing tools and parking vehicles indoors, as is typical for most properties in the area, denying us rights other commonly enjoy. Approval of a variance is requested to address these issues as no other remedy is apparent.

We believe we meet the criteria to be granted a variance to the max coverage of the lot to exceed 30% between the house and garage. We don't believe we need any other variances as we intend to leave more than 3 feet to the back of the property line, more than 6 feet to the side property lines. However, we are not experts on the overall codes.

Included is the certificate of survey completed in 2021, at that time I also was in contact with Chris Talamantez. We had not moved forward in the last few years to other unplanned situations but would like prompt consideration of our request now.

Thank you for your consideration.

Lori Schlueter