

Variance questions

Please answer the following questions as they relate to your specific variance request:

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance?

Yes ☒ No () Why or why not?

Ordinance was developed with certain lot size in mind to not alter character of neighborhood. In this case the overall neighborhood character is not diminished because the lot is very small compared to norm where ordinance was meant to control.

2. In your opinion, is the variance consistent with the comprehensive plan?

Yes ☒ No () Why or why not?

Allowing the variance would still maintain normal, common structures consistent for the surrounding area. The request is to allow for a 2 car garage replacing single stall. The issue is the tiny size of the lot. We are not request unusual use or size of structure.

3. In your opinion, does the proposal put property to use in a reasonable manner?

Yes ☒ No () Why or why not?

Request is for standard 2 stall garage which is reasonable for a family with 2 cars and well as lawn + snow removal equipment. This is consistent with other properties in the area and in Mendota

4. In your opinion, are there circumstances unique to the property?

Yes ☒ No () Why or why not?

The property was developed in the 1940's on a lot which is well below standards @ only 3669 sq ft preventing common + standard garage size for 2 vehicles + storage of lawn + snow equipment.

5. In your opinion, will the variance maintain the essential character of the locality?

Yes ☒ No () Why or why not?

Request for 2 stall garage is similar to surrounding properties that include 2 stall garages, storage sheds + other additional building. In fact there are two larger sheds on rear of property

The Planning Commission/City Council must make an affirmative finding on all of the five criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.