

**RESOLUTION OF THE MANKATO CITY COUNCIL
GRANTING A VARIANCE UNDER
THE MANKATO ZONING ORDINANCE**

WHEREAS, the owner of the following described real estate located in Mankato, Minnesota, to wit:

The east 120' of Ridgewood Street lying north of Lot 28, Sunset View Addition, and lying south of Lot 97 and Vacated Alley, Oak Knoll, according to the plats on files and record with the Blue Earth County Recorder (405 Ridgewood Street).

Has applied for a for a variance from Chapter 10, Article II, Division 3, Sec.10-97 of the Mankato City Code to decrease the required front yard setback from thirty feet (30') to zero feet (0') in the R-1, One-Family Dwelling Zoning District; and

WHEREAS, the Director of Community Development of the City of Mankato has completed a review of the application and made a report pertaining to said request (CYV 05-26), a copy of which has been presented to the City Council; and

WHEREAS, the Director of Community Development of the City of Mankato, on the 22nd day of July, 2026, following proper notice, held a public hearing regarding the request, and following said public hearing, provided a recommendation that the variance request be approved with conditions; and

WHEREAS, the City Council find the property owner has demonstrated a practical difficulty in complying with Chapter 10, Article II, Division 3, Sec.10-97 of the Mankato City Code and finds:

1. The variance does achieve reasonableness standard because the request to add an accessory structure to the front yard because of the lot's unique configuration. The lot is bordered by a platted, unimproved street right-of-way, and the rear and side yards contain environmentally sensitive features.
2. The variance does achieve the uniqueness factor as the lot contains environmentally sensitive bluffs and woodlands in the rear and side yards which prevent construction in those areas. Additionally, the lot has an unimproved, platted street area that borders it on the north in the front yard area. Neither of these conditions were created by the property owner.
3. The variance does achieve the essential character as other having an accessory structure in a residential district is a common characteristic of neighborhoods in Mankato.
4. The variance is in harmony with the intent of the ordinance. The purposes and intent of front yard setbacks include for things such as visibility and safety along streets, consistent neighborhood appearance, separation between buildings and roads, and possibly provide areas to absorb rainwater, reduce runoff, and accommodate landscaping and/or trees. With the proposed reduction in front yard setback, given the unique parameters of the subject lot, the proposal is in harmony with the purpose and intent of the ordinance.

5. The variance is consistent with the comprehensive plan. The comprehensive plan addresses properties and their use. The land use designates the zoning district as R-1, One Family dwelling district. The R-1 district outlines permitted uses within the district as one family dwellings, which typically may include accessory structures to accommodate the dwelling. Further, the City's underlying land use plan for this property identifies shows as "Low Density Residential." For this reason, the proposal achieves the criteria in the City's officially adopted comprehensive Land Use Plan.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Mankato, that the request for a variance to decrease the required front yard setback from thirty feet (30') to zero feet (0') in the R-1, One-Family Dwelling Zoning District be approved subject to the following conditions:

1. Prior to construction, a City of Mankato building permit shall be obtained.
2. Prior to, or in conjunction with, the construction of the accessory structure, the applicant shall obtain a license to encroach for the placement of the shed in the right-of-way area.

This resolution shall become effective immediately upon passage.

Dated this ____ day of _____, 2026.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk