



1700 Third Avenue / Mankato, MN 56001

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RE: Variance Questions

December 10, 2025

1. In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Yes, this variance is in harmony with the ordinance's intent because it will improve the aesthetics of the property, allow for more required off-street parking spaces, and have similar setbacks to other commercial properties in the area. By approving this variance, the lot will be paved and have drainage consistent with current code while still allowing reasonable access to and usage of the building and its current tenants businesses.

2. In your opinion, is the variance consistent with the comprehensive plan? Yes, this variance request is consistent with the comprehensive plan by allowing the area to be improved while not hindering the day-to-day business of the building owner and tenants. Our plan is consistent with the improvements that Green Care, on the other side of 3rd Ave, was recently (2017) allowed to do with their parking lot and additional lots located at 1770, 1709, 1703 and 1629 3rd Ave with minimal setback to the neighboring residential properties.

3. In your opinion, does the proposal put property to use in a reasonable manner? Yes, this proposal will allow reasonable use of the property by allowing ample space for parking and delivery/pickup of materials and supplies to the businesses leasing space in the building. With the code required setback, it would be very difficult to get in and out of the overhead door on the North-West corner of the building with larger delivery vehicles, trailers, and other large construction equipment. Lessening this setback will allow the current tenants of the building to continue efficient use of their leased spaces in the building while still being able to park employee vehicles in the lot.

4. In your opinion, are there circumstances unique to the property? Yes, the unique circumstances present at this property include the need for access of the North-West warehouse space with commercial and construction vehicles and equipment. If this variance is not approved, continued operation of Goodrich Construction, would be unnecessarily limited due to access. The parking lot has been in the existing configuration for as long as we are aware. Also, the residential property to the West has been unoccupied and used as a workshop/storage space for decades with the residential home being boarded up and having to have had city intervention to keep it from falling into complete disrepair (Closing off the foundation space under the home, mandating roof repairs, etc.). We feel the neighboring property has been used as more of a storage/commercial space than a residential homestead for as long as we can remember.

5. In your opinion, will the variance maintain the essential character of the locality? Yes, this variance will maintain as well as improve the local character by providing a paved parking area that will help keep streets in the area cleaner as well as adding a 6' green space between the parking lot and the property line. These improvements will allow improved drainage, usage, and appearance of the property and properties in the locality.