

1. Extent of the Variance Request

- **Code Standard:** Per Mankato City Code, mechanical units are allowed to project up to **36 inches (3 feet)** into a required yard setback.
- **Mechanical Unit Projection:** The HVAC equipment/ductwork extends **48 inches (4 feet)** out from the primary building foundation wall.
- **Concrete Pad Projection:** The supporting concrete pad extends **50 inches (4 feet 2 inches)** from the building wall.
- **Variance Requested:** We are requesting a variance to permit an additional **12 to 14 inches** of projection beyond the standard 36-inch code limit (for a maximum total projection of **50 inches** to encompass the slab).
- **Remaining Setback/Clearance to Alley:** From the outer edge of the concrete pad to the edge of the adjacent alley asphalt, there is a remaining distance of **9 to 10 feet (108 to 120 inches)**.
- **Screening Fence:** We propose installing a **6-foot high screening fence** mounted along the outer boundary of the concrete pad to fully enclose the equipment and maintain a clean visual buffer along the alleyway.

2. Variance Criteria Responses

1. **Is the variance request in harmony with the general purpose and intent of the zoning ordinance and comprehensive plan?**
◦ *Response:* Yes. The requested variance provides essential HVAC climate control for the facility while utilizing perimeter screening to preserve visual aesthetics and protect surrounding property sightlines along the alley.
2. **Is the applicant proposing to use the property in a reasonable manner not permitted by the zoning ordinance?**
◦ *Response:* Yes. Modern HVAC equipment is a standard and necessary component of operating the facility. Given the fixed interior layout and building placement on the lot, placing the units along the western elevation is the most functional option for site operations.
3. **Are there unique circumstances to the property not created by the landowner?**
◦ *Response:* Yes. The permanent footprint and location of the existing structure limit outdoor equipment options, creating site constraints that require minor setback relief along the side yard.
4. **Will the variance alter the essential character of the locality?**
◦ *Response:* No. Enclosing the units with a 6-foot screening fence ensures the equipment remains hidden from view, preserving the character and sightlines of the alleyway and neighboring properties.
5. **Does the hardship involve more than economic considerations alone?**
◦ *Response:* Yes. The location is dictated by structural geometry, sound mitigation considerations for adjacent land uses, and essential airflow/operational specifications for the mechanical equipment.
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