

**CITY OF WILLMAR
BOARD OF ZONING APPEALS MEETING
5:30 P.M. WEDNESDAY, MAY 18TH, 2023
CONFERENCE ROOM #1 - CITY OFFICE BUILDING**

Members: Christopher Frank, Dan Reigstad, and Josh Monson

AGENDA

1. Call the meeting to order.
2. Jason Dowdey Variance.
3. Christianson Bros. Const. Variance.
4. Miscellany.
5. Adjourn.

1. CALL THE MEETING TO ORDER

2. JASON DOWDEY VARIANCE FILE NO 22-01 – Attachment A

- The applicant Jason Dowdey is requesting a Variance on the property located at 1400 Grace Ave SW.
- The property is zoned Residential (R-2), minimum lot dimension is 8,000 square feet.
- Mr. Dowdey is looking to a variance to allow a below the minimum lot size requirement on the property described as follows: Lot 0 Block 5, Nursery Addition W'LY 145 FT.OF S 65.6 FT of Lot 2
- The minor subdivision was approved by the Planning Commission on 04/20/2022.
- According to Resolution 2022-074, the City Council of the City of Willmar, it was resolved that the Dowdey Addition Preliminary Plat be approved subject of obtain a variance from the 8,500 sq ft minimum lot size.
- The actual dimensions of existing lots are Lot 01: 9,742 square feet and Lot 02: approximately 7,000 square feet.
- Final lot dimensions would be Lot 01 8,371 square feet and Lot 02 8,371 square feet.

RECOMMENDATION: Considering that a variance is being requested according to Ordinance 1060 Section 9.D.3.c. of the City of Willmar, staff recommends approve the variance for the lot area as follow: Lot 01: 8,371 square feet and Lot 02: 8,371 square feet, instead of the 8.500 square feet per each lot established in the Ordinance 1060 Section 6.D.5.a for Residential District (R-2), one-family dwellings.

3. CHRISTIANSON BROS. CONST. FILE No. 23-01 – Attachment B

- The applicant Christianson Bros. Const. is requesting a Variance on the property located at 2508 3rd Ave SE
- The property is zoned Residential 2 (R-2), minimum front setback is 30 feet.

- Mr. Christianson is looking to a variance to allow a below the minimum front setback on the property described as follows: Sec 13, Twp 119 Range 35, Lot 02, Block 01, Woodberry Addition.
- The proposed front setback is 25 feet due to the elevation drop on the back half of the lot.

RECOMMENDATION: Considering that the area has been bisected by a slop in the lot, and considering that a variance is being requested according to Ordinance 1060 Section 9.D.3.c. of the City of Willmar, staff recommends approve the variance for the front setback to 25 feet, instead of the 30 feet established in the Ordinance 1060 Section 6.D.5.c for Residential District (R-2), one- and two-family dwellings.

4. MISCELLANY

5. ADJOURN

Attachment A: Existing lots



Proposed lots



