

**CITY OF HAMBURG, MINNESOTA
RESOLUTION NUMBER 2023-06**

A RESOLUTION APPROVING A VARIANCE AT 480 HENRIETTA AVENUE

WHEREAS, the City of Hamburg received an application for front and rear yard setback variances at 480 Henriette Avenue, and

WHEREAS, the applicant, Mark Martinsen, is proposing to demolish the existing single-family dwelling to construct a new single-family dwelling on the subject property, and

WHEREAS, the Zoning Ordinance provides guidance to the City of Hamburg, and

WHEREAS, the subject property is located in the R-1 Zoning District and is guided for Mixed Use in the 2040 Land Use Plan, and

WHEREAS, the required front setback in the R-1 District may be reduced to the average of the front yard setbacks of the existing adjacent dwellings, but in no case shall be less than 15 feet, and

WHEREAS, the applicant is requesting a 5-foot decrease to allow for a 10-foot front setback where the existing setback is 0.5 feet from the front property line, and

WHEREAS, the required rear setback in the R-1 District is 35 feet and the applicant is requesting a 30.6-foot decrease to allow for a 4.4-foot rear setback where the existing setback is 16 feet from the rear property line, and

WHEREAS, the proposed structure will be farther from the street than the previous structure and will be a similar distance from the rear lot line as the existing garage, and

WHEREAS, a variance may be granted in instances where strict enforcement of the Zoning Ordinance would cause undue hardship because of circumstances unique to the subject property, and

WHEREAS, the proposed development would not alter the essential character of the neighborhood because a single-family dwelling on the subject property would be consistent and compatible with the neighborhood, and

WHEREAS, the small size of the subject property (6,296 square feet) and the required setbacks create a practical difficulty on the property, and

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WHEREAS, the City of Hamburg has scheduled a public hearing, and notice of the proposed variance was published in the newspaper on June 1, 2023.

THEREFORE, BE IT RESOLVED, that the City Council of the City of Hamburg hereby adopts Resolution 2023-06 approving the proposed variance for a 10-foot front setback and a 4.4-foot rear setback at 480 Henrietta Avenue with the following conditions:

1. A building permit shall be issued prior to the commencement of construction.
2. The proposed building shall conform to all other standards and regulations in the City Code.

I CERTIFY THAT the above resolution was adopted by the City Council of Hamburg, Carver County, Minnesota this 13th day of June 2023.



Chris Lund, Mayor

ATTEST:



Jeremy Gruenhagen, City Clerk/Treasurer

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