

**CITY OF HAMBURG, MINNESOTA
RESOLUTION NUMBER 2023-10**

A RESOLUTION APPROVING A VARIANCE AT 361 MARIA AVENUE

WHEREAS, the City of Hamburg received an application for a front yard setback variance at 361 Maria Avenue, and

WHEREAS, the applicant, Austin Schultz, is proposing to construct a front deck on the subject property facing Maria Avenue, 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 Low Density Residential 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 6-foot decrease to allow for a 9-foot front setback where the existing setback is 15 feet from the front property line, 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 proposed deck would be located approximately the same distance from the front set back line as the deck on a neighboring property, and

WHEREAS, steps are needed to access the front entryways of the subject property because the doors are raised approximately two feet off the ground; and

WHEREAS, the City of Hamburg has scheduled a public hearing, and notice of the proposed variance was published in the newspaper on September 28, 2023.

“The City of Hamburg is an Equal Opportunity Employer and Provider.”



THEREFORE, BE IT RESOLVED, that the City Council of the City of Hamburg hereby adopts Resolution 2023-10 approving the proposed variance for a 9-foot front setback at 361 Maria 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 10th day of October 2023.



Chris Lund, Mayor

ATTEST:



Jeremy Gruenhagen, City Clerk/Treasurer

“The City of Hamburg is an Equal Opportunity Employer and Provider.”

