

TOWNSHIP COOPERATIVE PLANNING ASSOCIATION

TCPA
4111 11th Avenue SW
Room 10
Rochester, MN 55902

VARIANCE APPLICATION

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TOWNSHIP: Cascade

DATE: July 27, 2020

PROPERTY OWNER: GGD of Rochester, LLC PHONE #: 507-269-4815

PROPERTY ADDRESS: 65th Street NW / 18th Avenue NW

CITY: Rochester STATE: MN ZIP: 55901

PROPERTY PARCEL #: _____

VARIANCE DESCRIPTION & REASON FOR VARIANCE REQUEST:

Variance request to eliminate open space requirement in accordance with Article 1X, Section 9.01 of Cascade Township Subdivision Ordinance

EXISTING USE OF PROPERTY:

Currently Agricultural and in transition to low density single family residential subdivision

HAS A VARIANCE BEEN SOUGHT FOR THIS PROPERTY BEFORE?:

- YES - NO

IF SO WHEN?: _____

APPLICANT SIGNATURE: _____

FILING FEE: \$582.00

SIGNATURE DATE: _____

APPLICATION COMPLETE DATE: _____

60-DAY DATE: _____

(TCPA)

(TCPA)

VARIANCE QUESTIONS: (Answer all of the following questions. Use a separate sheet if necessary.)

A variance may be granted only when the you can establish that there are practical difficulties in complying with the zoning ordinance. Economic considerations do not constitute practical difficulties. For the Board of Adjustment to grant your variance you must provide evidence that all of the following facts and conditions exist;

- 1) Explain and illustrate that there are extraordinary conditions or circumstances, like an irregular or especially narrow or shallow lot, or exceptional topographical or physical conditions, which are peculiar to your property and that do not exist on other lots or land in your same neighborhood or zoning district. Provide an aerial map/drawing to illustrate.

COMPLETE BOTH SIDES OF THIS APPLICATION

VARIANCE QUESTIONS: - continued

2) Explain and provide reasoning that the above extraordinary conditions or circumstances are unique to your property and that the circumstances or conditions were not created by you.

The property is proposed for a large lot low density single family residential subdivision with minimum 2 acre lots. There is no demonstrated need for additional dedicated open space because of the large size of the lots.

The Developer is proposing to substitute the additional dedicated open space for a pedestrian lane on the main looped road by widening the bituminous surface.

3) Explain why the variance is necessary to overcome practical difficulties in complying with the zoning ordinance so that your property can be used in a reasonable manner not permitted by the ordinance.

Historically with large lot low density suburban style subdivisions the individual lot owners provide whatever type of recreational use is needed on their individual lot, thus, not creating a need for additional open space that is usually owned and maintained by a Homeowners Association with fees charges to the individual lot owners for maintenance.

4) Explain how the variance will not be detrimental to the general public welfare or negatively affect your neighbors property value or their enjoyment of their property and that the variance will not alter the character of your neighborhood or area.

The adjoining residential subdivisions do not have dedicated open space. "The Trails of Cascade" are similar size lots and can provide whatever recreational use on the individual lots that each homeowner desires.

5) Explain why there is no alternative to your request. And if there are alternatives explain why those alternatives are not worthy of consideration.

There are alternatives if the Township accepts the pedestrian lane as a substitute for open space requirements. The ability to have small type of pedestrian connectivity is important with large lot density subdivision as a means of providing pedestrian connectivity and for recreational purpose. Often this dedicated open space is under utilized, not well maintained, become a nuisance to the public, and often times become a tax forfeiture.

You must provide a site plan for your proposed variance showing the following:

- Entrance and exit driveway(s).
- All structures on your property showing distances from lot lines, septic and well and other structures.
- If this a setback variance—show where the proposed structure will be located.

This Variance application will be considered incomplete and no action will be taken until the TCPA office is in receipt of; a.) this completed application form; b.) the site plan; c.) the filing fee.

COMPLETE BOTH SIDES OF THIS APPLICATION