



**CITY OF ARDEN HILLS
COUNTY OF RAMSEY
STATE OF MINNESOTA**

RESOLUTION NO. 2022-033

**RESOLUTION APPROVING A VARIANCE FOR THE SUBJECT
PROPERTY 1152 BENTON WAY**

WHEREAS, City Staff received a land use application for a variance request to the required combined side yard setback and decrease the landscaped area and increase the allowed structure coverage and floor area ratio for a proposed building addition and deck replacement on a property in the R-3 District at 1152 Benton Way (“Subject Property”);

WHEREAS, the Subject Property is located within the Hunters Park Planned Unit Development approved in 1973;

WHEREAS, the Hunters Park Development was approved with flexibility and designed with varying lot sizes, structure setbacks, and lot coverages as part of the Planned Unit Development process;

WHEREAS, a variance may be granted when it is in harmony with the general purposes and intent of the zoning ordinance if enforcement of a provision in the ordinance would cause the landowner practical difficulties;

WHEREAS, the City Council directed Staff to prepare a Land Use Application Public Policy Notification to notify all property owners within 500 feet of Subject Property when a request for the Planning Commission is to occur related to a land use application that does not require a public hearing;

WHEREAS, the City’s obligation has been met where the Arden Hills Planning Commission, acting as the Board of Adjustment and Appeals, duly held a hearing on May 4th, 2022. All persons present at said meeting were given an opportunity to be heard and present written statements; and

WHEREAS the Planning Commission considered the Applicants request for side-yard setback, landscape area, structure coverage, and floor area ratio variances and, as such voted 6-0 in favor of the recommending approval with two (2) conditions.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF ARDEN HILLS:

Hereby adopts Resolution 2022-033 approving Planning Case 22-004 for a variance request at the Subject Property 1152 Benton Way for an addition and deck replacement with a decrease in the required combined side yard setback and landscaped area and increase in the allowed structure coverage and floor area ratio.

BE IT FURTHER RESOLVED that City Council approves Planning Case 22-004 for a variance request at the Subject Property 1152 Benton Way, based on the findings of fact and the submitted plans in the May 23rd, 2022 Report to the City Council, as amended by the following conditions:

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ARDEN HILLS THIS 23rd DAY OF MAY 2022.

David Grant, Mayor

Attest: _____
Julie Hanson, City Clerk