

**CITY OF ARDEN HILLS**

**COUNTY OF RAMSEY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2022-037**

**RESOLUTION APPROVING A VARIANCE FOR THE  
SUBJECT PROPERTY 4073 VALENTINE COURT  
(Planning Case 22-008)**

**WHEREAS**, on April 18, 2022, Robert J. Kunz (“Applicant”) applied for a variance from the City Code for the property located at 4073 Valentine Court and legally described on **Exhibit A** attached hereto (“Subject Property”);

**WHEREAS**, the Applicant is proposing to construct a garage addition and extend the existing driveway to a detached structure in another location on the Subject Property;

**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**, on June 8, 2022, after published and mailed notice in accordance with Minnesota Statutes and the City Code, the Planning Commission held a hearing, at which time all persons desiring to be heard concerning this application were given the opportunity to speak thereon;

**WHEREAS**, on June 8, 2022, the Planning Commission recommended approval of the variance for the Subject Property based on the findings of fact and submitted plans, and directed staff to prepare Findings of Fact approving the variance request.

**NOW, THEREFORE, BE IT RESOLVED** that the Arden Hills City Council hereby approves the requested variance as described above based on the following Findings of Fact concerning the Subject property and subject to the following conditions:

**FINDINGS OF FACT**

- A. The odd and unusual shape of the lot and topography are unique characteristics of the Subject Property, and those factors restrict alternative options for increased accessory storage.
- B. There is limited ability to extend the existing driveway to a detached structure in another location, and single family residential properties are limited to one driveway access per property so a second driveway access would not be permitted off of Valentine Avenue.

- C. The garage addition will not impede sight lines or obstruct the clear vision area from the roadways.
- D. This is a legal nonconforming lot that was developed in 1953 at which time City Code allowed a 10 foot side yard setback. The scope or scale of the variance request is to locate the proposed garage at a 7.82 foot setback.

**BE IT FURTHER RESOLVED** that Arden Hills City Council approves Planning Case 22-008 for a variance request at the Subject Property, based on the Findings of Fact and the submitted plans in the June 27, 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 building shall conform to all other standards and regulations in the City Code.

**PASSED AND ADOPTED** by the Arden Hills City Council this 27<sup>th</sup> day of June, 2022

**CITY OF ARDEN HILLS**

By \_\_\_\_\_  
David Grant, Mayor

ATTEST:

\_\_\_\_\_  
Julie Hanson, City Clerk

*To view the final document, access adopted Resolutions via Arden Hills Public Laserfiche Weblink by visiting [cityofardenhills.org](http://cityofardenhills.org) and clicking on Archived Documents under Helpful Links on our main webpage*

EXHIBIT A  
TO  
**RESOLUTION NO. 2022-037**

Lot 11, Block 2, Valentine Hills, according to the recorded plat thereof, Ramsey County, Minnesota.

[PIN 283023110013 / abstract]

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