

STAFF REPORT

Application: Conditional Use Permit to allow commercial warehousing (mini-storage) buildings in the Downtown Mixed-Use zoning district and a variance for one of the buildings to be approximately 4 ft into the road right-of-way (min. 1 ft setback to right-of-way required).

Applicant: Steven and Denise Bickford

Agenda Item: 3(a)

Background Information:

- **Proposal:** The applicants are proposing to construct two mini-storage buildings on this property, to replace the car wash that has been on the property. One of the buildings would be 22' x 80' and contain two rows totaling 16 mini-storage units. The other building would be 10' x 80' and contain one row totaling another 16 storage units. Both buildings would have 8ft sidewalls and 4/12 roof pitches.

The property sits at the NW corner of Highway 10 and Eledredge Street and is approximately 50' x 150' in size. The property has one driveway access from Highway 10 and two entrances off of Eledredge Street.

The smaller building (10' x 80') would be located on the north side of the property, about 3 feet from the property line (and meeting all other required setbacks). The larger building (22' x 80') would be located on the south side of the property and would extend into the 80 ft road right-of-way by about 4 feet. There would be 18 ft of space between the two buildings.

Access to the smaller building's storage units would be from in between the two buildings. Access to the larger building's storage units would be from in between the two buildings for one of the rows and from the road right-of-way (Eledredge Street) for the other row of units.

As of now, the property does not appear to contain any improvements (except for the paved driveway accesses) within the road right-of-way.

- **Location:**
 - Property Address: 17 Eledredge Street W, Motley.
 - Legal Description: Lot 6, Block Three, Lawrence's Addition the Town of Motley.
 - Parcel Number(s): 410256000
- **Zoning:** Downtown Mixed Use (DMU)
- **Lot size** (estimated from Beacon website): 7,500 sq ft (50' x 150')
 - Existing Impervious Coverage (based on aerial photo):
 - ~2,800 sq ft (about 37 percent)
 - Proposed Impervious Coverage (based on plans and aerial photos):
 - ~6,380 sq ft (about 85 percent)

□ **Natural Features:**

Floodplain: The property is not within an identified floodplain.

Bluff/Steep Slopes: The property does not contain any steep slopes or bluffs.

Wetlands: There are not any wetlands on the property.

Applicable Statutes/Ordinances:

Minnesota Statutes

462.357 (2011) OFFICIAL CONTROLS: ZONING ORDINANCE.

Subd. 6. Appeals and adjustments.

Appeals to the board of appeals and adjustments may be taken by any affected person upon compliance with any reasonable conditions imposed by the zoning ordinance. The board of appeals and adjustments has the following powers with respect to the zoning ordinance:

(1) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance.

(2) To hear requests for variances from the requirements of the zoning ordinance including restrictions placed on nonconformities. Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in section [216C.06, subdivision 14](#), when in harmony with the ordinance. The board of appeals and adjustments or the governing body as the case may be, may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The board or governing body as the case may be, may permit as a variance the temporary use of a one family dwelling as a two family dwelling. The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

SECTION III - RULES AND DEFINITIONS

3.2 DEFINITIONS

The following words shall be defined as follows for the purpose of this Ordinance:

249. Warehousing. The principle use is the storage of materials or equipment within an enclosed building.

250. Warehousing, Commercial. The rental or sale of warehousing space.

SECTION V - ZONING DISTRICTS AND DISTRICT PROVISIONS

5.10 Downtown Mixed Use (DMU)¹

1. Purpose and Intent: To provide a zoning classification for a mix of high-density residential and commercial uses. Development in this zone relies less on automobile traffic and more on walking, biking and other similar modes of transportation. Infrastructure must be in place to provide on-street parking and walkways as well as connection to municipal water and sanitary sewer utilities. Downtown Mixed-Use zones should be clustered to provide the maximum amount of interaction and accessibility between the different establishments.
2. Compatibility: The Downtown Mixed-Use zone is most compatible with and should be established next to the Residential, High Density zone, but it also may be adjacent to the Urban Commercial, Commercial and Public Use Zones.
3. Lot and Use Requirements. (DMU)

Lot width- feet, minimum	25
Buildable lot area - square feet, minimum	2,250
Maximum Density (units per acre)	20
Setback, right of way, City road- feet, minimum	1
Setback, right of way, County or State road, feet, minimum	10
Setback, side yard - feet, minimum	0
Setback, rear - feet, minimum	10
Setback, sign - feet, minimum	1
Setback, parking from building or lot line - feet, minimum	0
Setback, wetland - feet, minimum	50
Impervious Coverage with storm sewer available	90%
Impervious Coverage without storm sewer available	50%
Building height - feet, maximum	25
Building above highest groundwater level - feet, minimum	3

¹ Ordinance 2009-3, 4/28/2009
City of Motley
July 23, 2013

4. Performance Standards. (DMU)

A. Parking. Developments shall minimize the appearance of parking areas.

(1) Location. Parking and vehicle drives shall be located away from building entrances and street corners, and not between a building entrance and the street. Surface parking shall be oriented behind or to the side of a building when possible.

(2) Landscape Buffering. Suitable trees and shrubs shall be planted between parking lots and all adjacent sidewalks and buildings.

B. Pedestrian Amenities. Proposed developments shall provide for safe and comfortable sidewalks, paths, and resting areas for pedestrians. Sidewalks and paths shall connect the development to adjacent land uses and provide connections through the development to the public street right-of-way.

C. Lighting. All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting including wall mounted, sidewalk lamps, bollards, or landscape up-lighting.

D. Fences. Fences not exceeding 72 inches in height may be constructed. Fencing shall only be constructed closer than 10 feet from the surface of a public road with the permission of the Planning Commission and in all cases not within the public right-of-way. Materials shall consist of usual fencing materials with posts and fence of metal, wood, concrete, brick or smooth wire. Barbed or electrified wire is allowed only with the permission of the Planning Commission.

5.11 Land Use Matrix²

Table 1. City of Motley Land Use Matrix

A - Denotes Allowed without a Permit					AC - Denotes <i>Accessory use</i>				
P - Denotes <i>Permitted use</i>					E - Denotes Excluded Use				
C - Denotes <i>Conditional use</i>									
Use	NR	R1	R2	R3	DMU	PU	C2	C1	I
<i>Commercial Uses</i>					C	E			
<i>Warehousing</i>		E			C*		C	E	C

² Ordinance 2009-3, 4/28/2009
 City of Motley
 July 23, 2013

* The current version of the ordinance indicates that Warehousing is an Excluded Use in the DMU district. However, records indicate the city previously amended the zoning ordinance to allow for Commercial Warehousing in the C-1 district (which has now become the DMU district).

SECTION IX - ADMINISTRATION

9.5 Conditional Use Permits.

3. In permitting a new Conditional Use or alteration of an existing Conditional Use, the Planning Commission may impose, in addition to the standards and requirements expressly specified by this Ordinance, additional conditions that the Planning Commission considers necessary to protect the best interest of the surrounding area or the City as a whole. These conditions may include, but are not limited to the following³:
 - a. Increasing the required lot size or yard dimension.
 - b. Limiting the height, size or location of buildings.
 - c. Controlling the location and number of vehicle access points.
 - d. Increasing the street width.
 - e. Increasing or decreasing the number of required off-street parking spaces.
 - f. Limiting the number, size, location or lighting of signs.
 - g. Requiring berming, fencing screening, landscaping or other facilities to protect adjacent or nearby property.
 - h. Designating sites for open space.
 - i. Stormwater runoff management.
 - j. Reducing impervious surfaces.
 - k. Increasing setbacks.
 - l. Restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions.

4. The Planning and Zoning Commission shall decide the issue with consideration to the following:
 - a. The following must be met:
 - i. The use or development is an appropriate conditional use in the land use zone.
 - ii. The use or development, with conditions, conforms to the comprehensive land use plan.
 - iii. The use with condition is compatible with the existing neighborhood.
 - iv. The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the City.
 - b. The following must be considered:
 - i. The conditional use should not be injurious to the use and

³ Amended by Ordinance 153.05, 3/9/2010
City of Motley
July 23, 2013

- enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminishes or impairs values in the immediate vicinity.
- ii. The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
 - iii. The conditional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
 - iv. The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or indifference with traffic on surrounding public thoroughfares.
 - v. Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.
 - vi. Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result.
 - vii. The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.
 - viii. The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.

9.6 Variances.

- 5. In evaluating all variances, zoning and building permit applications, or conditional use requests, the zoning authority shall require the property owner to address, when appropriate, storm water runoff management, reducing impervious surfaces, increasing setback, restoration of wetlands, vegetative buffers, sewage treatment and water supply capabilities, and other conservation-designed actions⁴.
- 6. Variances shall be decided within the required time frame with consideration for the following:
 - a. The strict interpretation of the Ordinance would create undue hardship, and
 - b. The strict interpretation of the Ordinance would be impractical because of circumstances relating to lot size, shape, topographic or other characteristics of the property not created by the land owner, and
 - c. The deviation from the Ordinance with any attached conditions will still be in keeping with the spirit and intent of the Ordinance, and

⁴ Amended by Ordinance 153.05, 3/9/2010
City of Motley
July 23, 2013

- d. The variance will not create a land use not permitted in the zone, and
- e. The variance will not alter the essential character of the locality, and
- f. The variance is not for economic reasons alone, but reasonable use of the property does not exist under the Ordinance.

(Conditional Use) Staff Findings: The following findings of fact are presented by Staff for consideration by the Planning Commission:

1. **The use or development is an appropriate conditional use in the land use zone.** Warehousing is identified as a conditional use by the Land Use ordinance. Commercial uses are also identified as a conditional use by the ordinance.
2. **The use with condition is compatible with the existing neighborhood.** The site has recently been used for an auto wash and the proposed use for mini-storage and would likely generate comparable, or less, amounts of traffic, noise and other potential nuisance characteristics.
3. **The use with conditions would not be injurious to the public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of the City.** Mini-storage buildings would not be expected to create any unusual problems relating to public health, safety or any of the other issues mentioned provided the storage units are used for the storage of common household items. If hazardous or dangerous items are stored in the units, this could obviously present a danger, but this would be a similar danger as with the storage of such units in any residential or commercial building.
4. **The conditional use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose permitted on that property, nor substantially diminishes or impairs values in the immediate vicinity.** The proposed mini-storage units would not likely diminish property values in the area, as new storage buildings would replace an existing car wash.
5. **The conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.** The proposed church addition and parking lot would not present any hindrance to the normal and orderly development of surrounding land, which is generally already developed.
6. **The conditional [use will not increase] public cost for public facilities and services and will not be detrimental to the economic welfare of the community.** As the site would not be expected to use public sewer or water or require any special upgrades to public services or facilities, the proposed use will not be detrimental to the economic welfare of the community. While the Council has previously discussed that mini-storage units are not likely to contribute to the desire for a mix of commercial and residential uses that promote pedestrian activity in the Downtown area, the proposed use will be no worse in that regard than the existing use of the lot. Further, the site is located at the southern edge of the Downtown Mixed Use zoning district and will represent a reasonable transition – both in location and time - from

the auto-oriented development of the C-2 zoning district into a more “pedestrian-friendly” DMU district.

7. **The conditional use will have vehicular approaches to the property which are so designed as not to create traffic congestion or indifference with traffic on surrounding public thoroughfares.** The applicant would presumably make use of the existing driveway accesses already on the property (2 from Eledredge Street and one from Highway 10). The entrance from Highway 10 is not likely to create significant congestion as it will allow easy access to and from southbound traffic to the site and there is a median in the middle of the highway preventing traffic to/from the northbound lanes. The west entrance from Eledredge would not appear to create any particular concerns regarding traffic congestion. The east entrance from Eledredge is not especially desirable given the short turning radius for traffic either entering from northbound lanes of Highway 10 (after turning onto Eledredge) or exiting toward the highway from Eledredge. This entrance has the potential to create some congestion as traffic entering/exiting with trailers would likely block the westbound lane of Eledredge for at least a short period of time. Such backups could cause traffic to back up at least partly into the Highway, which could pose a safety problem. However, without such an entrance, traffic leaving the site and going northbound on Highway 10 would either have to back up to make use of the west entrance or pull onto Highway 10 southbound and turn around further down the highway. A loop driveway within the property may help to address this, but would require significant reconfiguration of the buildings and would not appear to be feasible given the size of the two proposed buildings.
8. **Adequate measures have been taken to provide sufficient off-street parking and loading space to serve the proposed use.** The use of the lot for mini-storage would not create the need for much off-street parking space. There would be 18 ft of area in between the two buildings, which should adequate space for two vehicles/trailers to park while loading and unloading their vehicles.
9. **Adequate measures have been taken or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so none of these will constitute a nuisance and to control lights and signs in such a manner, that no disturbance to neighboring properties will result.** Outside of normal construction activities, these types of nuisances would not be expected to be a part of the use of the lot for mini-storage.
10. **The conditional use will not result in the destruction, loss or damage of a natural, scenic or historical feature of major significance.** The proposed building addition and parking lot would not appear to have any significant impact on any natural, scenic or historical features.
11. **The conditional use will promote the prevention and control of pollution of the ground and surface waters including sedimentation and control of nutrients.** The greatest likelihood for pollution from this use would be from the increased impervious surfaces on the lot, which could facilitate the movement of pollutants from vehicles or items stored in the buildings to the storm sewer system- dripping oil or other fluids, rubber dust from tires, other materials picked up by tires during driving.

(Variance) Staff Findings: The following findings of fact are presented by Staff for consideration by the Board of Adjustment:

1. Will the granting of the variance be in harmony with the general purposes and intent of the Motley Land Use (Zoning) and/or Subdivision Ordinance?

The spirit and intent of the 1 ft setback for buildings from a right-of-way in the DMU district is to allow for the construction of buildings close to sidewalks and promote a pedestrian-friendly environment while still ensuring adequate right-of-way exists for public uses in that right-of-way (sidewalks, utilities, roadways, space for throwing snow, etc...).

The proposal would place a permanent building not just closer to the right-of-way, but about 4 ft into the right-of-way. While the 80 ft right-of-way is about 14 feet wider than is typical in many cities (66 ft right-of-ways), Staff would caution against allowing permanent buildings being constructed within right-of-ways without policy and legal considerations being made as to liability for damage to buildings, blockage of access for utilities, loss of space for future sidewalks or other considerations.

2. Will the granting of the variance be consistent with the Motley Comprehensive Plan?

The Comprehensive Plan does not directly address issues such as building setbacks. It makes general statements about a desire to improve the quality of life for residents of the City.

3. Is the proposed use of the property reasonable?

The proposed use of the property for mini-storage in and of itself is a reasonable request in that such uses are not uncommon in cities. There would be some question as to whether the proposed building sizes are reasonable however, given the small size of the lot and the apparent need to extend a building into a right-of-way.

4. Is the plight of the landowner due to circumstances unique to the property not created by the landowner?

The need for the road right-of-way setback variance is created primarily by the proposed size of the buildings and location as proposed. There is nothing else particularly unique about the lot itself that appears to create the need for the variance.

5. Will the variance, if granted, alter the essential character of the locality?

The site has recently been used for an auto wash, so changing to use for mini-storage will not substantially alter the character of the locality. The placement of a building within the right-of-way would be unique for the stretch of Eledredge Street west of the highway as it does not appear any other buildings are in the right-of-way. However, there are properties scattered throughout the City where buildings are constructed within a right-of-way. It would take additional

research for Staff to determine if these buildings are “grandfathered” buildings built a long time ago or if the City has granted variances or approvals for such buildings more recently.

6. Are economic considerations the only reason the applicant cannot meet the strict requirements of the ordinance?

It appears the primary reason for the variance request is to ensure that the applicant can maximize the number of storage units that can be placed on the lot. The applicant would be able to meet the setback requirements with a smaller building, some narrowing of the driving/parking space in between the two buildings, and/or making the storage buildings longer and possibly narrower. These adjustments need not necessarily reduce the number of storage units the applicant could put on the lot while still allowing for the required setbacks to be met.

Planning Commission / Board of Adjustment Direction: The Planning Commission / Board of Adjustment may approve the variance and conditional use requests, deny the request(s), or table the request(s) if the PC/BOA should need additional information from the applicant. If the PC/BOA should approve or deny the request, they should state the findings which support either of these actions.

Staff Comments: Staff comments related to the request are noted below:

1. The City Ordinance allows for a commercial property to have one free-standing sign up to 128 sq ft (which would require a separate conditional use permit) and up to 10% coverage of a building façade with signage (which would just require an over-the-counter permit).
2. The ordinance requires that properties without storm sewer are limited to 50% impervious surface coverage (90% coverage if storm sewer is available). The property has storm sewer along the state highway, but none along Eledredge Street.
3. The applicant has not provided a survey of the property boundaries. The City may wish to require such a survey as part of any approval to ensure the setback measurements are accurate and to prevent future disputes over property lines.
4. Staff would urge that the City consult with its attorney before allowing permanent structures within a right-of-way to ensure that the City is adequately protected from liability for any damage that may occur to such buildings.
5. Staff would urge the City to consider whether allowing buildings within a right-of-way will inhibit the City’s ability to install sidewalks, have utilities installed or other potential future needs.
6. If the City is not going to approve a building being placed within the right-of-way, the application could be tabled to allow the applicant time to develop an alternative proposal. Or the City could deny the variance request, approve the conditional use request and stipulate whether it is allowing a building to go

closer to the right-of-way than the required 1 ft (i.e. approve a variance to be within 1 ft of the right-of-way, but not within the right-of-way).

Staff Recommendation: Based on the findings of fact and discussion listed above, Staff recommends:

1. Conditional use permit (commercial warehousing): Approval to allow commercial warehousing (mini-storage) buildings in the Downtown Mixed-Use zoning district.
2. Variance (road setback): Denial for a permanent building to be constructed anywhere within the road right-of-way.
3. Variance (road setback): Approval for a permanent building to be constructed closer than one foot from the road right-of-way.

Staff recommends the following conditions of any approvals:

1. That the applicant submits information from a licensed surveyor (or another professional making use of a professional survey) indicating accurate distances to the property lines so that the building setbacks can be verified.

APP # _____
 Date _____
 (for office use only)

**CITY OF MOTLEY
 CONDITIONAL USE APPLICATION**

Name of Applicant Steven J. Bickford Cell: 218-820-8082
 Phone 218-352-6166
 Mailing Address 264 3rd Ave. S. P.O. Box 222 Email _____
 City, State, Zip Motley, Mn 56466

Applicant is:
 Legal Owner
 Contract Buyer
 Option Holder
 Agent
 Other _____

Title Holder of Property:
Steven J. Bickford
 (Name)
264 3rd Ave. S. P.O. Box 222
 (Address)
Motley, Mn 56466
 (City, State, Zip)

Signature of Owner, authorizing application (required): [Signature]
 (By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
 (By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:
17 Eldredge St. Motley, Mn 56466

Fire No. 17, Parcel ID No. 41.0256.000 Zoning District _____

Read and Initial (required):
 When costs to the City involved in processing and reviewing an application exceeds the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees, and other professional services the City may need to retain in reviewing permits. When applying for a permit through the City of Motley, you may be charged additional fees. If you have questions regarding your permit and need to contact Hometown Planning, you may be charged up to \$100.00 per hour in additional fees. You are liable for paying the fees. If the fees are not paid prior to the approval of your permit, these additional fees may be assessed to your property taxes. Please initial and date after reading.

Applicant must initial: [Signature]

State nature of request in detail: (What are you proposing for the property?)

Storage Facility

What changes (if any) are you proposing to make to this site?

Building: New Buildings - 2 @ 8 St Tall

Landscaping: Lawn + Shrubs

Parking/Signs: None

Other: _____

Pursuant to the Motley City Ordinance, Section 9.5, the applicant should be prepared at the public hearing to discuss the following issues by explaining how the proposed Conditional Use will cause no significant adverse effects.

- (1) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

No impact, I already use the building there as a storage unit.

- (2) Describe the character and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

- (3) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

- (4) Describe the impact on the character of the neighborhood in which the property is located.

- (5) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

- (6) Discuss any environmental limitations of the site or area.

APP # _____
Date _____
(for office use only)

**CITY OF MOTLEY
VARIANCE APPLICATION**

Name of Applicant Steven J. Bickford Cell 218-830-8082 Phone 218-352-6166
Address 264 3rd Ave. S. PO Box 222 Email _____
City, State, Zip Motley, Mn 56466

Applicant is: Title Holder of Property:
Legal Owner Steven J. Bickford
Contract Buyer (Name)
Option Holder 264 3rd Ave. S. PO Box 222
Agent (Address)
Other _____ Motley, Mn 56466
(City, State, Zip)

Signature of Owner, authorizing application: [Signature]
(By signing the owner is certifying that they have read and understood the instructions accompanying this application.)

Signature of Applicant (if different than owner): _____
(By signing the applicant is certifying that they have read and understood the instructions accompanying this application.)

Location of property involved in this request:
17 Eldredge St. W Motley

Fire No. 17, Parcel ID No. 41.0256.000 Zoning District _____

Read and Initial (required):
When costs to the City involved in processing and reviewing an application exceeds the original application fees, the applicant shall reimburse the City for any additional costs. Such expenses may include, but are not limited to, payroll, mailing costs, consultant fees, and other professional services the City may need to retain in reviewing permits. When applying for a permit through the City of Motley, you may be charged additional fees. If you have questions regarding your permit and need to contact Hometown Planning, you may be charged up to \$100.00 per hour in additional fees. You are liable for paying the fees. If the fees are not paid prior to the approval of your permit, these additional fees may be assessed to your property taxes. Please initial and date after reading.

Applicant must initial: [Signature]

State nature of request in detail: (What are you proposing for the property?)

Storage units

What changes (if any) are you proposing to make to this site?

Building: 2 Buildings

Landscaping: yes

Parking/Signs: _____

Other: _____

Pursuant to the Motley City Ordinance, Section 9.6, the applicant should be prepared at the public hearing to explain the unique hardship for the proposed variance. A hardship is defined as a condition whereby the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his property not created by the landowner, and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone shall not constitute a hardship if reasonable use for the property exists under the terms of the Ordinance.

(1) What are the unique circumstances of the parcel size, shape, topography or other characteristics that make strict interpretation of the Ordinance impractical?

(2) How is granting this variance consistent with the intent of the City of Motley Land Use or Subdivision Ordinance?

(3) How will **reasonable** use of the parcel be deprived if the variance is not granted?

(4) What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

(5) Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

(6) Describe character of the area and the existing patterns and uses of development in the area.
How is this proposal consistent with those patterns and uses?

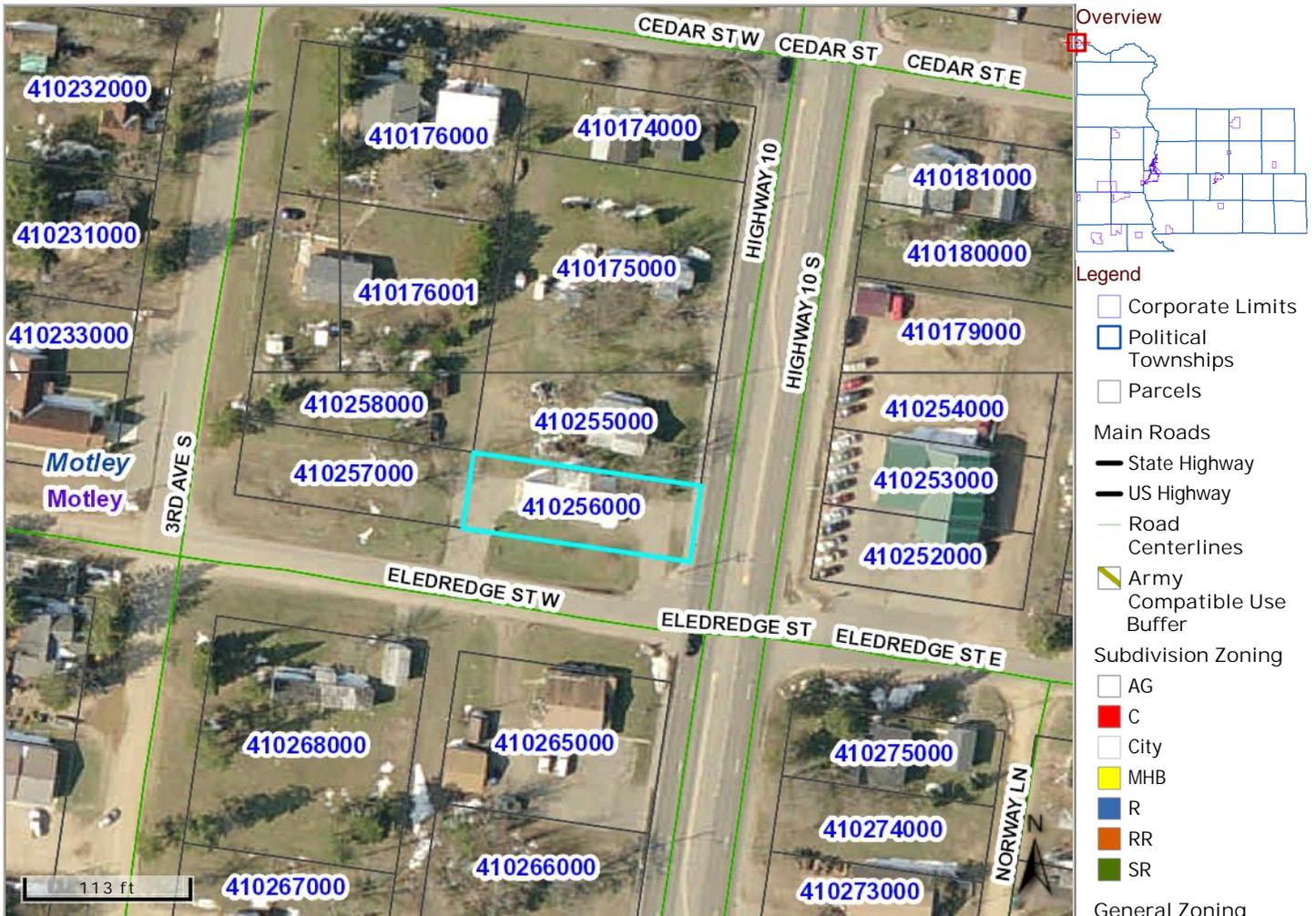
(7) Describe the impact on the capacity of existing or planned community facilities (sewer, drainage, other). Describe if additional facilities will be required.

(8) Describe the impact on the character of the neighborhood in which the property is located.

(9) Describe the impact to traffic on roads and highways in the vicinity, and expected traffic generated by this application. Is there adequate parking available to accommodate the proposal?

(10) Discuss any environmental limitations of the site or area.

(11) Please include any other comments pertinent to this request.



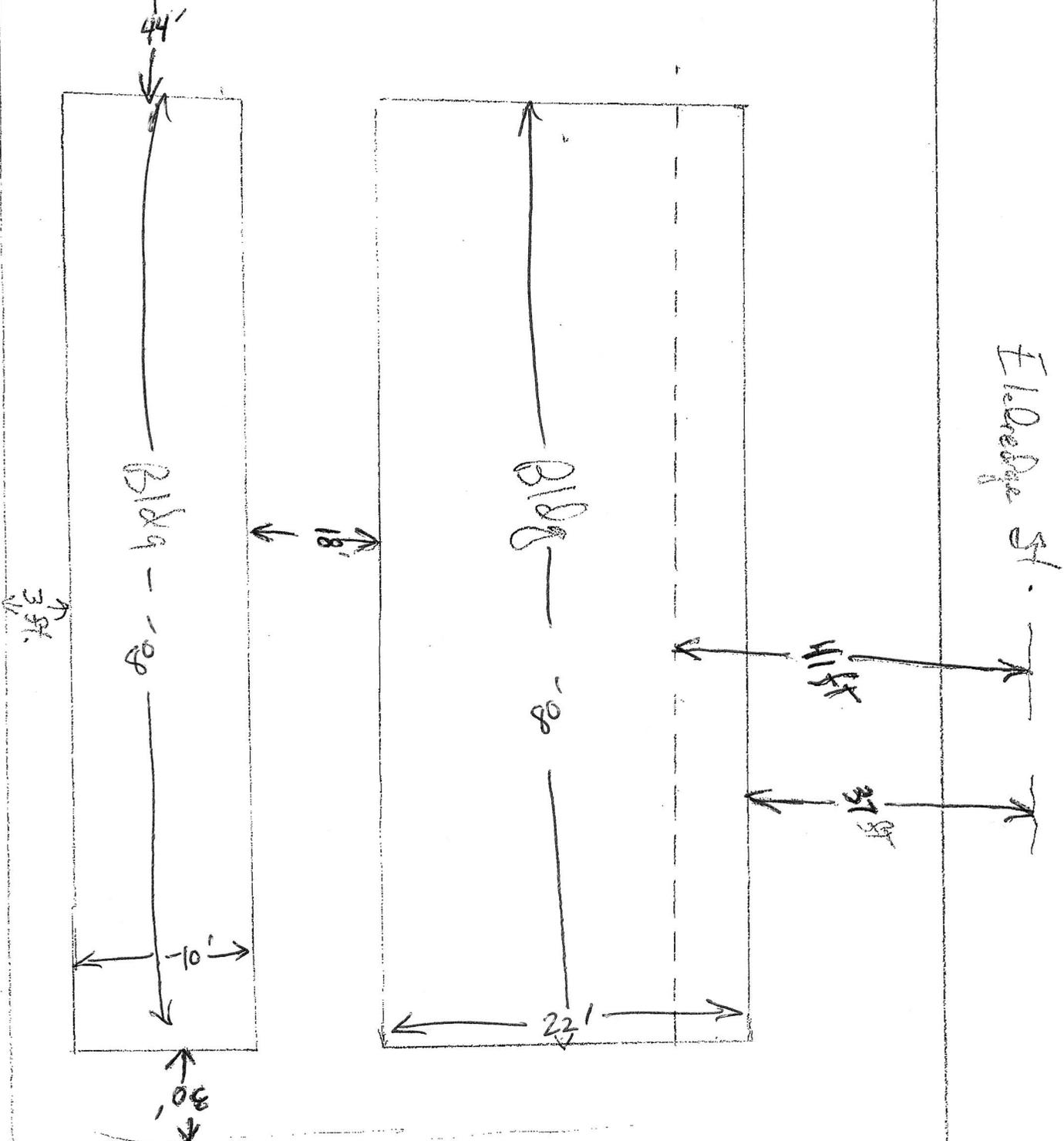
Parcel ID 410256000 Alternate ID n/a
 Sec/Twp/Rng n/a Class 3A-Commercial/Industrial/Public Utility
 Property Address 17 ELEDREDGE ST W Acreeage n/a
 MOTLEY

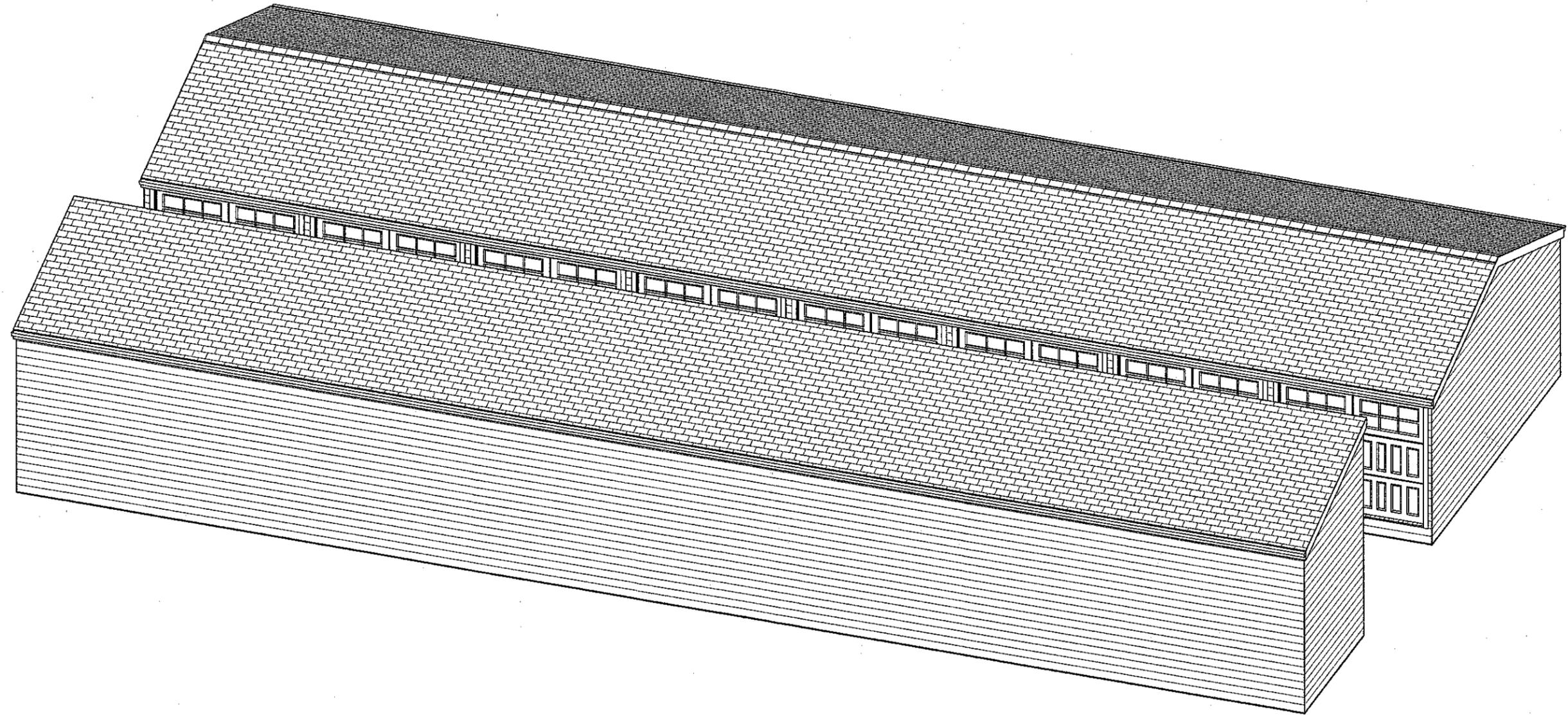
Owner Address STEVEN & DENISE BICKFORD
 PO BOX 222
 MOTLEY MN 56466

District MOTLEY CITY-School District 2170

Hwy 10

Edge of Hwy





THESE PLANS ARE FURNISHED BY MERICKEL LUMBER, INC BY OUR EXPERIENCED DRAFTSMEN. THEY, HOWEVER, ARE NOT FULLY QUALIFIED AS CERTIFIED ENGINEERS OR ARCHITECTS. MERICKEL LUMBER, INC DISCLAIMS ANY AND ALL LIABILITY. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO INSPECT THE PLAN.

MERICKEL LUMBER, INC.
 HIGHWAY 10 WEST P.O. BOX 471
 WADENA, MN 56482
 (218)631-3570 1-800-225-3570 MLI@WCTA.NET

PROJECT NAME AND ADDRESS:
**BECKFORD, STEVE
 RARDIN CONST.**

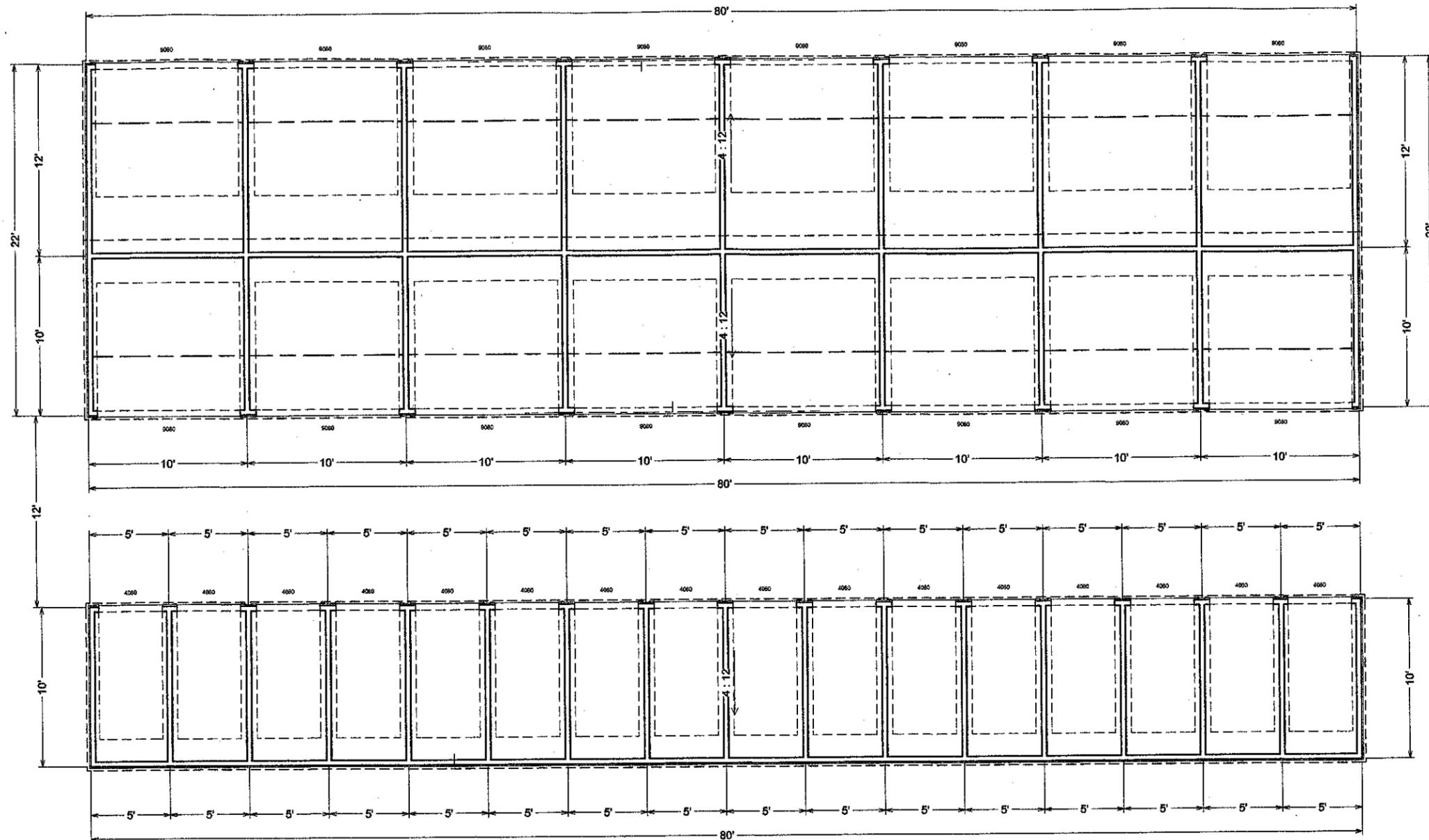
PROJECT:
BJS11324

DATE:
6/10/13

REVISIONS:

SCALE:

SHEET
 OF



- NOTES:
 1. 4/12 MONO TRUSS 5'-0" O.C.
 2. STEEL OVERHANG
 3. 8' SIDE WALL



THESE PLANS ARE FURNISHED BY MERICKEL LUMBER, INC BY OUR EXPERIENCED DRAFTSMEN. THEY, HOWEVER, ARE NOT FULLY QUALIFIED AS CERTIFIED ENGINEERS OR ARCHITECTS. MERICKEL LUMBER, INC DISCLAIMS ANY AND ALL LIABILITY. IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO INSPECT THE PLAN.

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 (218)631-3570

PROJECT NAME AND ADDRESS:
**BECKFORD, STEVE
 RARDIN CONST.**

PROJECT:
BJS11324

DATE:
8/10/13

REVISIONS:

SCALE:

SHEET
 OF

MULTIPLE CHANGES MAY HAVE BEEN DONE TO THIS PLAN. PLEASE VERIFY DRAWING NUMBER & DATE BEFORE START OF CONSTRUCTION.