



PLANNING AND ZONING COMMITTEE

Meeting Agenda

July 14, 2022 at 7:00 PM

Arlington Community Center — Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Approve Agenda
4. Public Hearing at 7pm — Variance for a proposed 2,200 ft attached garage— Dave & Betty Meyers
5. RESOLUTION APPROVING A VARIANCE TO REQUIRED DIMENSIONAL SIZE REQUIREMENTS IN THE R-2 ONE & TWO-FAMILY RESIDENTIAL DISTRICT AT 141 HENDERSON RD
6. Adjournment



**Planning & Zoning**  
**Phil Mangis, Zoning Administrator**

204 Shamrock Drive  
Arlington, MN 55307  
Phone: (507) 720-8586  
pmangis@arlingtonmn.com

**MEMORANDUM -**

**To:** City of Arlington P&Z Commission

**CC:**

**From:** Phil Mangis, Planning and Zoning Administrator

**Date:** June 7, 2022

**Request:** Variance for Attached Garage located at 141 Henderson Rd (Meyer Property)

**OVERVIEW & GENERAL INFORMATION**

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**1. Overview.**

Dave and Betty Meyer are planning on installing a 2,200 sq ft attached garage on the property 141 Henderson Rd. Attached are copies of the site plan and a letter explaining why they want the attached garage.

**2. General Information.**

Applicant/Owner: Dave and Betty Meyer  
Location: 141 Henderson Rd Arlington, MN 55307  
Existing Zoning: R-2 One & Two Family Residential District

Size Dimensions: Lot Size: 28,314 sq ft  
Primary/Principle Structure: 1,550 sq ft  
Existing Detached Structure: 3,803 sq ft  
Proposed Attached Garage: 2,200 sq ft  
Total Sq Ft of Structures: 7,553 sq ft

## Zoning Code Requirements

1. SECTION 8: R-2 ONE AND TWO FAMILY RESIDENCE DISTRICT.  
SUBDIVISION 4. HEIGHT, YARD AND LOT REGULATIONS
  - A. Height Regulations: No structure shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height, except that church spires, belfries, domes which do not contain usable space, and chimneys may be of any height which does not conflict with airport requirements.
  - B. Front Yard Regulations:
    1. There shall be a front yard having a depth of not less than twenty-five (25) feet, except that in a block where two (2) or more residences have been erected facing the same street, the setback for remaining lots in that block fronting on the same street shall be as far back as the longest setback.
    2. There shall be a front yard on the street side of each corner lot except that for corner lots of record at the date of this Ordinance, the front yard on the side street side may be reduced to a depth of not less than fifteen (15) feet, providing a viewing triangle measuring twenty-five (25) feet from the intersection of the front/side property line at street intersections shall be maintained free of structures.
  - C. Side Yard Regulations:
    1. Detached principal structures:
      - a. Each lot of less than one hundred (100) feet shall have two (2) side yards, each such yard having a width of not less than four (4) feet.
      - b. Lots one hundred (100) feet and over shall have two (2) side yards, each such yard having a width of not less than eight (8) feet.
    2. Attached principal structures:
      - a. Except for shared (common) lot lines, each lot of less than one hundred (100) feet in width at the building line shall have two (2) side yards, each such yard having a width of not less than four (4) feet.
      - b. Except for shared (common) lot lines, each lot of one hundred (100) feet and over in width at the building line shall have two (2) side yards, each such yard having a width of not less than eight (8) feet.
  4. Accessory structures. As required under Section 17, Subd. 6 (Accessory Structures) as may be amended.
  - G. Rear Yard Regulations:
    1. At a minimum, principal structures shall be set back from the rear property line a distance equivalent to twenty-five (25) percent of the lot depth. Accessory structures and detached garages shall be set back at least five (5) feet from the rear property line, except that rear loading garages or accessory structures shall be set back at least ten (10) feet from the rear property line.
  - E. General Yard Regulations:
    6. Building Coverage.
      - a. Detached structures. For lots less than ten thousand (10,000) square feet in size, a maximum of forty (40) percent of a lot may be occupied by buildings. For lots of ten thousand (10,000) square feet or more, a maximum of thirty-five (35) percent of the lot may be occupied by buildings.

b. Attached structures. For lots less than ten thousand (10,000) square feet in size, a maximum of fifty (50) percent of a lot may be occupied by buildings. For lots of ten thousand (10,000) square feet or more, a maximum of forty-five (45) percent of the lot may be occupied by buildings.

2. SECTION 17: GENERAL REGULATIONS  
SUBDIVISION 6. ACCESSORY STRUCTURES.

G. Size Limit: Accessory structures shall be clearly and reasonably subordinate to the principal structure in terms of both scale and bulk.

1. The total square footage of a garage attached to an existing principal structure shall not exceed sixty (60) percent of the foundation size of the dwelling unit to which it is attached, unless a conditional use permit is issued as provided in Section 13, Subdivision 8 (A) (5) and Section 15 of this Ordinance, as may be amended.

### Findings

1. Based on the proposed scope of work they will meet the requirements set forth in Section 4 Subdivisions 4

a. Height Regulation: No structure shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height (Per the Drawings the proposed attached garage meets the 25 ft setback.)

b. Front Yard Regulations: There shall be a front yard having a depth of not less than twenty-five (25) feet (Per the Site Plan the proposed attached garage meets the 25 ft setback.)

c. Side Yard Regulations: Except for shared (common) lot lines, each lot of one hundred (100) feet and over in width at the building line shall have two (2) side yards, each such yard having a width of not less than eight (8) feet (Per the Site Plan the proposed attached garage meets the 8 ft setback.)

d. Rear Yard Regulations: Accessory structures and detached garages shall be set back at least five (5) feet from the rear property line, except that rear loading garages or accessory structures shall be set back at least ten (10) feet from the rear property line. (Per the Site Plan the proposed attached garage meets the required 10 setback)

e. Building Coverage:

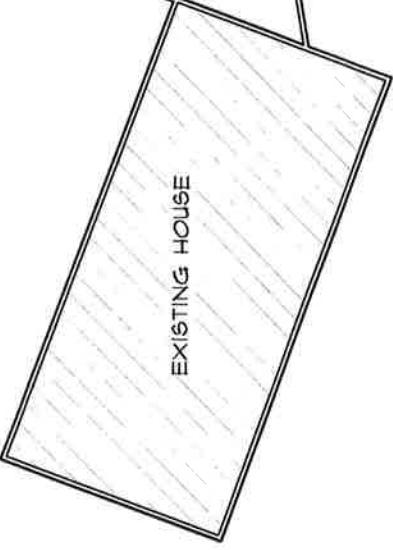
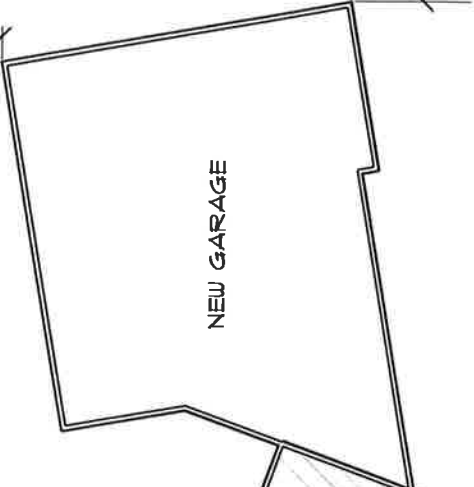
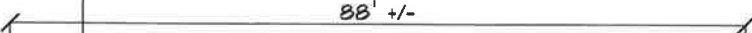
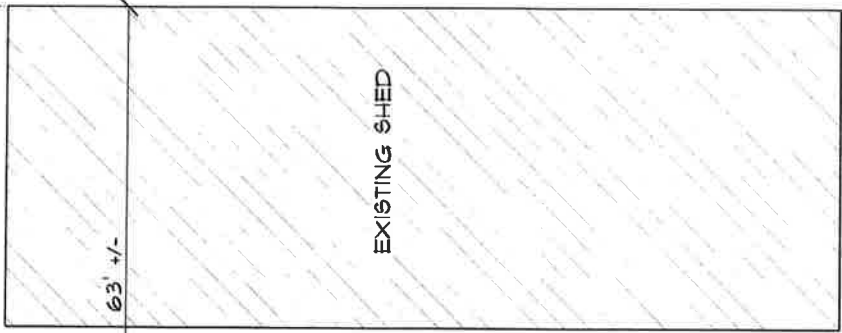
- Detached structures, for lots of ten thousand (10,000) square feet or more, a maximum of thirty-five (35) percent of the lot may be occupied by buildings.
  - Detached Structure is 3,803 sq ft, lot coverage is equal to 13.4%
- Attached structures. for lots of ten thousand (10,000) square feet or more, a maximum of forty-five (45) percent of the lot may be

occupied by buildings.

- Proposed Attached Garage is 2,200 sq ft, lot coverage is equal to 13.2%
- Total Square Footage of the Existing and Proposed structures is 7,553 sq ft, which is 26.6% of the lot coverage
- The scope of work will meet the Building Coverage requirements.

2. Based on the proposed scope of work they will not meet the requirements set forth in Section 17 Subdivisions 6(G)(1)

- a. Size Limit: The total square footage of a garage attached to an existing principal structure shall not exceed sixty (60) percent of the foundation size of the dwelling unit to which it is attached unless a conditional use permit is issued.
  - In order to meet the size requirement, the proposed attached garage will need to be 930 sq ft. The proposed attached garage is 2,200 sq ft therefore this will require a conditional use permit under Section 17 Subdivision 6(G)(1)





June 27,2022

Good Day Phil, all Members on the Planning and Zoning Board and City Council,

I am writing this letter on behalf of Dave and I, in regards to the plan that you have reviewed, of our attached garage we wish to build on our property located at 141 Henderson Road, Arlington, MN 55307.

I understand there is a separate variant required due to the size of the garage. While as I do appreciate any question due to the overall size of the attached building there is several reasonings for the size. We plan to live here the rest of our given days at this residence, right here as citizens of Arlington. We are planning for our future, and intend to install a handicapped ramp inside the garage with a gently elevated slope in the event that something happens in our later years and we would have need for this type of entry into our home, with the assist of a walker or wheelchair. We also intend to put a gentle, larger sized stairway into the house for all else to enter or even someone who is more elderly to have ease of entry into our home. The overhead garage door entry will be at ground level, so we do require about 5 feet to raise up to the floor level of our existing house. We also have always had a larger sized garage for our entire married lifetime. We have many vehicles, both for driving on the street, as well as our side x sides (ATV's) and trailer as well as a boat, to store in our garage along with the vehicles which we need a large amount of space for. While some may say we could put them in storage, in the past from trying to store them, anotherwards in other people's sheds, we have had years of damages in the wiring of these vehicles due to rodents, so we want to be able to store them in our own garage setting, verses a shed. Some may say, we already have a shed for storage, right on the property, but unfortunately, due to the age and construction itself of the shed on the property, we also had a rodent problem in there as well this past year. The cost of repairing the wiring damage is very expensive along with very troublesome.

So, to sum up, this all requires a larger space along with the ability to move around all of the vehicles easily for general maintenance and washing, etc.

Also, with the overall size of the property itself, we definitely have more than enough yard, and area, so that the overall size of the attached garage, will NOT look out of place but will actually be very favorable to look upon. It will not look like it is too large for the area, at all, in any direction, to view.

I am hoping that you can understand, and allow us to continue in this request to build. I guarantee that this entire building ( house with attached garage ) will be very favorable for all, including our neighbors, to also look upon, and the size of this attached garage serve its purpose for the square footage we are asking for.

Thanks for your time.

Sincerely,

David and Betty Meyer

141 Henderson Road, Arlington, MN 55307





Commissioner \_\_\_\_\_ introduced the following resolution and moved for its adoption

**RESOLUTION NO. 022-2022**

**RESOLUTION APPROVING A VARIANCE TO REQUIRED DIMENSIONAL SIZE REQUIREMENTS IN THE R-2 ONE & TWO-FAMILY RESIDENTIAL DISTRICT AT 141 HENDERSON RD**

**WHEREAS**, Dave and Betty Meyer (the Property Owner) has submitted a request for a variance to required size standards for property at 141 Henderson Rd; and,

**WHEREAS**, The property legally described as RESIDENTIAL\ SINGLE UNIT identified as Parcel No. 31.0562.000; and,

**WHEREAS**, the Property Owner requests the size of the attached garage (2,200 sq ft) to exceed over 60% of the principal structure (1,550 sq ft); and,

**WHEREAS**, the required square footage of an attached garage cannot exceed 60% of the principal structure in the R-2 One & Two Family Residential District; and,

**WHEREAS**, the Planning and Zoning Commission on July 14<sup>th</sup>, 2022 held a public hearing on the request; and,

**WHEREAS**, following the public hearing the Planning and Zoning Commission discussed the request and established the following facts:

1. The proposed project is consistent with the comprehensive plan.
2. The proposed development is not creating public nuisance.
3. The proposed development is in keeping with the character of the adjacent neighborhood which includes similar uses.

**WHEREAS**, the Planning and Zoning Commission considered the variance request at a special meeting July 14<sup>th</sup>, 2022; and,

**WHEREAS**, the Planning and Zoning Commission accepts the Zoning administrator findings.

**NOW, THEREFORE, BE IT RESOLVED BY PLANNING AND ZONING COMMITTEE OF THE CITY OF ARLINGTON THAT:** The Planning and Zoning Commission hereby approves a variance for the dimension size of the attached garage (2,200 sq ft) to exceed over 60% of the principal structure (1,550 sq ft) for the aforementioned property in the R-2 One & Two Family Residential District, provided:

1. The "Use" of the property shall remain Single Family Resident.
2. This permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
3. The dimensional size of the attached garage cannot exceed 2,200 sq ft.
4. The variance shall expire in one year following approval unless construction of the proposed structure has commenced.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner \_\_\_\_\_ and upon poll being taken thereon the following voted in favor thereof: \_\_\_\_\_; and the following voted against the same: \_\_\_\_\_; and the following abstained from voting: \_\_\_\_\_; and the following were absent: \_\_\_\_\_.

The foregoing resolution was adopted by the Planning and Zoning Committee of the City of Arlington this 14th day of July, 2022.

P & Z Chair Signed: \_\_\_\_\_

Attest: \_\_\_\_\_  
P & Z Administrator

Whereupon the resolution was declared duly passed and adopted and was signed by the P & Z Chair whose signature was attested by the P & Z Administrator.

Signed: \_\_\_\_\_  
P & Z Commissioner

Attest: \_\_\_\_\_  
P & Z Administrator

Whereupon the resolution was declared duly passed and adopted and was signed by the P & Z Chair whose signature was attested by the P & Z Administrator.