

STATE OF MINNESOTA

BOARD OF ADJUSTMENT AND APPEALS

COUNTY OF ANOKA

CITY OF COON RAPIDS

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IN THE MATTER OF APPLICATION FOR A THREE-FOOT SETBACK VARIANCE FROM CITY CODE SECTION 11-1204.3(2), JOHN AND KATHY BRANDSTETTER, PETITIONER, FOR THE PROPERTY LOCATED AT 10441 GOLDENROD STREET, COON RAPIDS, MINNESOTA.

CASE 15-53V

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STATEMENT OF REASONS FOR DENIAL PURSUANT TO MINN. STAT. § 15.99, Subd. 2.

This matter came before the Board of Adjustment and Appeals on October 1, 2015, for a final decision subject to appeal to the City Council within ten days.

Based upon the testimonies received and upon all other information brought before the Board, the Board hereby denies the application based on the following reason(s):

1. The proposed fence setback of zero feet from the public street right-of-way does not meet the general purpose and intent of the setback ordinance to provide for snow storage, safety and maintenance of public property.

2. The petitioner has not demonstrated that there are practical difficulties in locating the fence at the required setback of three feet from the public right-of-way.

3. The petitioner has not demonstrated that the variance being requested is the minimum variance necessary to make reasonable use of the property. There are no physical constraints to locating the fence at the required setback line.

4. The property can be used in a reasonable manner without the granting of the requested variance. The property is zoned Low-Density Residential-2; the existing development on the property meets or exceeds the minimum development standards of this zoning district.

This decision will become a final agency decision unless appealed to the Coon Rapids City Council within ten days.

Adopted by the Coon Rapids Board of Adjustment and Appeals on a \_\_\_\_ to \_\_\_\_ vote this 1<sup>st</sup> day of October 2015.

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Aaron Vande Linde, Chair

ATTEST:

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