



**PUBLIC HEARING
CITY OF RANIER
REQUEST FOR VARIANCE
PLANNING AND ZONING COMMISSION**

**JUNE 27, 2023 @ 5:30 PM
RANIER COMMUNITY HALL**


A public hearing will be held on a Request for Variance application submitted by property owner Jacob Harris for a setback variance in order to build a garage at 3572 Town Road 415, Part of lot 2 Block 2 E'ly of following described line: commencing at pt on S line of lot 2, 142' w-ly of SE corner; N'ly of line parallel to E'ly boundary line of lot 2 s'ly line of park drive and terminating line of Three Points North Plat.

All interested parties are invited to attend. If more information is desired, please see the Ranier website at raniermn@govoffice2.com under "News" or contact the City of Ranier @ 2099 Spruce St., 218-286-3311, or cityofranier@frontiernet.net



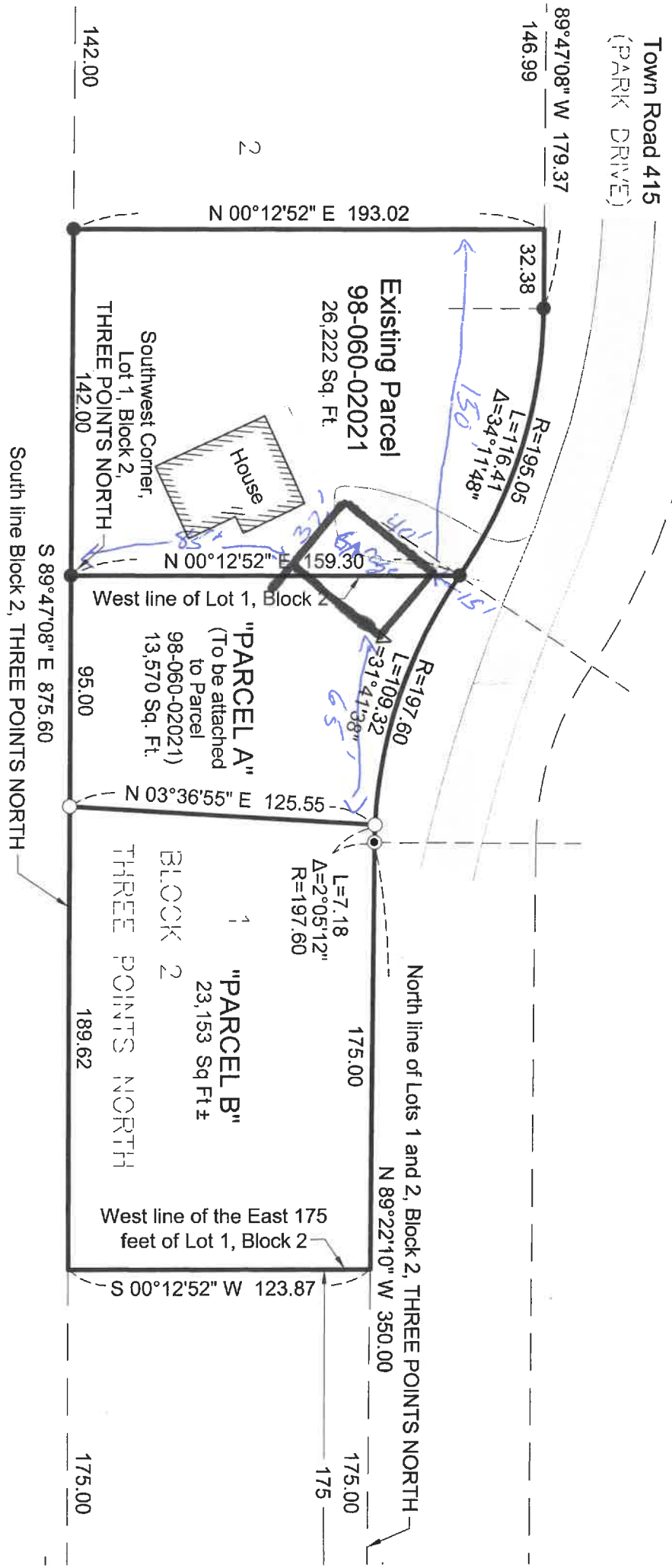
For more information, please visit the City's website at: <http://www.raniermn.govoffice2.com> or contact the City directly by phone: 218-286-3311, by email at: cityofranier@frontiernet.net or through mail at: PO Box 186, Ranier, MN 56668

General Land Use Application

Applicant Information		
Applicant Name Jacob Harris		
Mailing Address 3572 Town Road 415		
Telephone #: 218-324-2594		
Email Address: jakeharris413@gmail.com		
Owner, if different from above:		
Mailing Address:		
Telephone #:		
Email Address:		
Project Information		
Location/Street Address: 3572 Town Road 415		
Legal Description: THAT PART OF LOT 1 BLOCK 2 LYING W-LY OF LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 1; THENCE S89°47'08"E, ALONG INT'L FALLS MN 56649 THE S LINE OF LOT 1, A DISTANCE FO 95FT TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE N3°36'55"E A DISTANCE OF 125.55FT TO THE INTERSECTION WITH THE N LINE OF LOT 1 AND THERE TERMINATING.		
Parcel #: 98-060-02012		
Property Size: 13570 sq ft 109x125.5x159.3x95	Floodplain Overlay Zone: Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>	
Zoning District: R-2	Shoreland Overlay Zone: Yes <input type="checkbox"/> or No <input checked="" type="checkbox"/>	
Type of Application: <input type="checkbox"/> Land Use Permit, <input type="checkbox"/> Variance, <input type="checkbox"/> Platting/Subdivision, <input type="checkbox"/> Zoning Text Amendment, <input type="checkbox"/> Rezoning, <input type="checkbox"/> Land Alteration, <input type="checkbox"/> Interim Use Permit, <input type="checkbox"/> Conditional Use Permit, <input checked="" type="checkbox"/> Accessory Structure/Additions		
Project Description: Garage		
Project Dimensions: Height 10 Length 40 Width 32		
Setbacks: Front - 15 Rear - 85 Side(s) - West 150 East 65		
APPLICANT: You must attach a plat plan showing the location, dimensions (including height), nature of any structure involved and setbacks from property lines.		
The undersigned makes application for a land use permit for the activity described herein. This is only an application and does not represent or guarantee approval.		
 Applicant Signature		5-17-23 Date
City Use Only		
Date Complete Application Received: 5/19/23	60 Day Review Deadline: 7/19/23	
Request for Extension Filed Date:	Extension Deadline Date:	
Public Hearing Date:		
Approved: Yes <input type="checkbox"/> or No <input type="checkbox"/>	Decision Date:	Date of Notification:
Approved Conditions:		
Denied Reasons:		

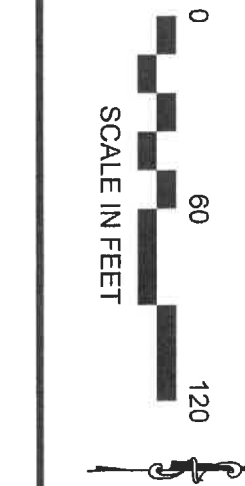
terly on a line parallel to the easterly boundary line of said Lot to the southerly line of Park Drive and there terminating.

PARCEL B".
 E POINTS NORTH, according to the recorded plat thereof;
 75.00 feet thereof;
 Part of said Lot 1, Block 2, THREE POINTS NORTH, lying westerly of a line described as follows: Commencing at the southwest corner of said Lot 1; thence South 89°47'08" on the Koochiching County Coordinate System, along the south line of said Lot 1, a distance of 95.00 feet to the point of beginning of the line to be described; thence North
 ince of 125.55 feet to the intersection with the north line of said Lot 1 and said line there terminating.



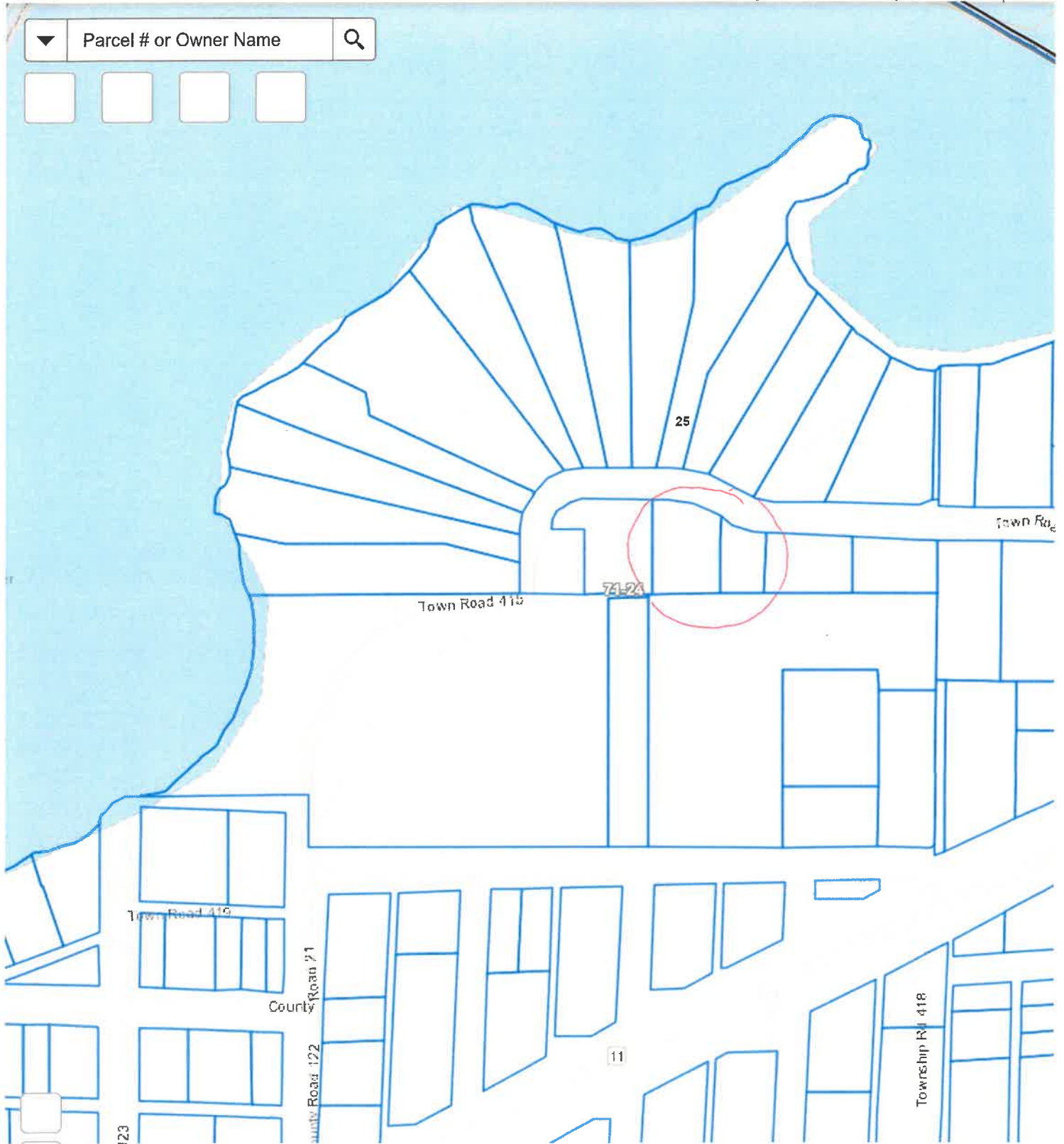
NOTES TO SURVEY
 in the Koochiching County Coordinate System, NAD83.
 n performed with the benefit of a title search.
 field located or shown on this Certificate of Survey.

- LEGEND
- Denotes iron pipe monument, found
 - Denotes 1/2 inch iron pipe L.S. 42380, found
 - Denotes 1/2 inch iron pipe L.S. 15483, set





Parcel # or Owner Name



300ft

93 349 48.609 Degrees



Parcel # or Owner Name



193.35348609 Degrees

CITY OF RANIER
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www.raniermn.govoffice2.com

**CITY OF RANIER
VARIANCE APPLICATION**

A. Applicant's Name: Jacob Harris Telephone Home: _____
Work/Cell: 218-324-2594

B. Address (Street, City, State, ZIP):
3572 TOWN ROAD 415

C. Property Owner's Name (If different from above): _____ Telephone Home: _____
Work/Cell: _____

D. Location of Project:
3572 TOWN ROAD 415

E. Legal Description:
SEE ATTACHED SURVEY MAP

F. Description of Proposed Project:
GARAGE 32x40

G. Specify the section of the ordinance from which a variance is sought:

Minimum Front Yard Set Back of 25'

H. Explain how you wish to vary from the applicable provisions of the ordinance:

I wish to have the closest corner
of the garage 15' from front property line

I. Please attach a site plan or accurate survey as may be required by ordinance.

J. Please answer the following questions as they relate to your specific variance request:

1. In your opinion, Are there physical characteristics of the property such as sloping topography or other natural features that would prohibit strict compliance with the ordinance?

Yes (X) No () Why or why not?

There is a rock slope. See attached
Diagram

2. In your opinion, does the proposal put property to use in a reasonable manner?

Yes (X) No () Why or why not?

my house is on attached parcel & garage
location is only first part of parcel

3. In your opinion, will the variance maintain the essential character of the locality, e.g., would the resulting structure be out of scale, out of place, or otherwise inconsistent with the surrounding area?

Yes () No (X) Why or why not?

The garage will be built to match
surrounding buildings

The Planning Commission must make an affirmative finding on all of the statutory criteria listed above in order to grant a variance. The applicant for a variance has the burden of proof to show that all of the criteria listed above have been satisfied.

A variance may be granted if enforcement of the zoning ordinance provision as applied to a particular piece of property would cause the property owner "practical difficulties"

The undersigned certifies that they are familiar with application fees and other associated costs, and also with the procedural requirements of the City Ordinance and other applicable ordinances.

Applicant's Signature:



Date:

5/17/23

Fee Owner's Signature:



Date

5/17/23