CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Sunfish Lake will meet on **Wednesday, July 16, 2014, at 7:00 p.m.** at St. Anne's Episcopal Church located at Highway 110 and Charlton Road in Sunfish Lake, Minnesota to hold a public hearing to consider a request for two conditional use permits for a new home project at 2566 Delaware Avenue. The subject property is located within the R-1 Single Family Residential and Shoreland Overlay Districts. The property owners would like to demolish the existing home on the site to construct a new home and in ground pool. The in ground pool will be a second accessory structure in addition to an existing detached porch. Sunfish Lake Zoning Ordinance Section 1217.01 states that no permit shall be issued for the construction of more than one accessory building and/or structure, except by conditional use permit. In addition, the subject property is legally non-conforming as pertains to net lot area. Redevelopment of a substandard size lot for single family development is permitted with approval of a conditional use permit, which is also being requested.

All written and oral statements will be considered at the public hearing and all those desiring to be heard will be heard at the public hearing. The Planning Commissioners will be conducting a public site visit at 6:00 p.m. the night of the meeting to make themselves familiar with the site and receive information regarding the land use application. If you have questions about this Notice or if you wish further information regarding the project described above, please contact Michelle Barness, Sunfish Lake City Planner, at (763) 231-2555. If you wish to send written comments prior to the public hearing, please send such comments to Michelle Barness, Sunfish Lake City Planner, at Northwest Associated Consultants, 4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422 or via email at mbarness@nacplanning.com.

PUBLISH ON SUNDAY, JULY 6, 2014.

/s/_____
Catherine Iago, City Clerk

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The subject parcel is narrow and once setbacks are applied minimal buildable area remains. As a result, the existing home and attached garage are legally non-conforming as pertains to the required 200 ft. shoreline setback. Zoning Ordinance Section 1215.02 states that legally non-conforming uses may be expanded to improve livability, but the expansion may not increase the non-conformity. The garage will expand away from the shoreline, but within the required setback area. As such, the applicants are requesting a variance from the shoreline setback. In addition, the garage expansion is angled to avoid the removal of several well established pine trees. This results in a rear setback of only 35 ft., whereas a 50 ft. rear setback is required. The applicants are also requesting a variance from the rear yard setback to be able to construct the garage expansion in the described manner and location. The size, height, and design of the garage expansion are anticipated to conform with Ordinance requirements and the appearance of the existing structure.

All written and oral statements will be considered at the public hearing and all those desiring to be heard will be heard at the public hearing. The Planning Commissioners will be conducting a public site visit at 6:25 p.m. the night of the meeting to make themselves familiar with the site and receive information regarding the land use application. If you have questions about this Notice or if you wish further information regarding the project described above, please contact Michelle Barness, Sunfish Lake City Planner, at (763) 231-2555. If you wish to send written comments prior to the public hearing, please send such comments to Michelle Barness, Sunfish Lake City Planner, at Northwest Associated Consultants, 4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422 or via email at mbarness@nacplanning.com.

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