



Variance Application

EXHIBIT

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For office use only

Date received in office MAR, 04 2025

Approved _____ / _____ / _____

Denied _____ / _____ / _____

Receipt # CHECK # 3035

Application # 25-03

60-day deadline 5 / 3 / 2025

120-day deadline 7 / 2 / 2025

DIRECTIONS: PLEASE PRINT LEGIBLY & COMPLETE IN ITS ENTIRETY

Address of Site/Property (input PID# if unassigned) 60.34477. ~~0032~~ 0041

Section 1: Information

Applicant: Chase Meinz

Contact person: Chase Meinz

Address: 932 Poplar Dr se Kirkland MN 55353

Telephone number: 320-248-1902 320-241-1094

Email address: Chase.LBtowing@gmail.com

Property owner(s) of record: Ashlynn Meinz Chase Meinz

Address: 932 Poplar Dr se Kirkland MN 55353

Telephone number:

Email address:

Legal description of property (attach most recent copy of property abstract and/or email information preferred in .docx and .pdf format):

Lot 6, Block 4 of Scheeler addition

*** ATTACHED ***

Zoning designation of property:

Size of property (in acres): .97

Provide a detailed description of the variance(s) being requested:

30' x 50' side of garage which is over 1200 sq feet
11' garage door height

Provide a detailed description of the need for a variance from the Zoning Code, including description of building(s), description of proposed addition(s), and description of proposed alteration(s) to property:

Need a larger garage to park my fish house and trailers / truck in. This will keep them out of my yard. 11' door will fit my fish house

Explain the need for your variance request and how it will result in a reasonable use of the property:

Keep my yard clean / fish house parked in side

What is unique about your property and how do you feel that it necessitates a variance:

I have almost a full acre lot

Explain how the need for a variance is based on circumstances that are not a result of a landowner action:

Explain how, if granted, the proposed variance will not alter the essential character of your neighborhood and the City of Kimball as a whole:

It is just a slightly larger garage. I have talked to both my neighbors and they support it.

The City requests that you consider all available project options permitted by the Zoning Code before requesting a variance. City Staff can discuss alternative options to seeking a variance with you. **Please describe alternate ways to do your project that do not require variances from the Zoning Code.**

The applicant & owner hereby grant permission for the City's employees, officials and agents to enter onto the property that is subject to this application for the purposes of viewing the property and reviewing this request.

Applicant Signature:  Date: 3/3/25

Owner Signature: _____ Date: _____
(if different from applicant)

Section 2: Filing Requirements

- The following information must be submitted prior to review by the City of Kimball:
1. A completed application and applicable fees.
 2. A boundary survey and preliminary building and site development plan of the property prepared by a Registered Land Surveyor (1 – 34" x 44" paper copy, 7 – 11" x 17" paper copies and a digital version required in .pdf format).

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EXISTING LEGAL DESCRIPTION FOR PID NO. 80.34477.0031

Lot 5, Block 4 of SCHEELER ADDITION, according to the recorded plat thereof, Stears County, Minnesota.

EXISTING LEGAL DESCRIPTION FOR PID NO. 60.34477.0032

Lot 6, Block 4 of SCHEELER ADDITION, according to the recorded plat thereof, Stears County, Minnesota.

PROPOSED LEGAL DESCRIPTION

Lot 5 and Lot 6, Block 4 of SCHEELER ADDITION, according to the recorded plat thereof, Stearns County, Minnesota.

Containing 0.97 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota

Doug Huhn
Registration No. 43800 - In the State of Minnesota

Drafted by City of Kimball

1st Main St N, Kimball, MN
55353

Section 3: Submittal of Application and Fees

- Application fee: \$400 – check made payable to City of Kimball
- Recording fee: \$46 – check made payable to Stearns County Records Office (returned if request is denied)
- Return this application and all required submittals to: nicole.pilarski@ci.kimball.mn.us
City of Kimball
Attn: Variance Application
P.O. Box 238
Kimball, MN 55353

Section 4: Criteria for Granting a Variance

In granting a Variance, the City Council shall make the following findings where applicable:

1. That there are practical difficulties in complying with the Ordinance requirements. “Practical difficulties” means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; 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.
2. That such variance is necessary to put the property to a reasonable use. Economic circumstances or the possibility of increased financial gain shall not in itself be deemed sufficient to warrant a variance.
3. That the granting of such variance is consistent with the intent and purpose of this Ordinance and the comprehensive plan.
4. That the condition or situation of the specific piece of property, for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation for such a condition or situation.

Section 5: Variance Process

- Upon receipt of an application and submittals, the City will notify you in writing via US Postal Service if the application is considered complete or incomplete. If considered complete, you will also be notified of the proposed public hearing date.
- A public hearing notice will be sent out to all property owners within 500 feet of the proposed property.
- Staff and consultant reports (if applicable) will be prepared and available on the Friday before the City Council meeting with the Council packet. The report(s) can be obtained on the City’s website or by contacting City Hall at (320)398-2725.
- A public hearing will be held within 60-days at the City Council meeting. Questions may be addressed to the applicant from the City Council or the public.
- **IT IS IMPORTANT THAT THE APPLICANT ATTEND THE MEETING.**
- The City Council will either approve, deny or extend the request for another 60-days.

End of form