

**CITY OF CHANHASSEN
CARVER COUNTY, MINNESOTA**

VARIANCE 2021-08

1. **Permit.** Subject to the terms and conditions set forth herein, the City of Chanhassen hereby grants the following variance:

The Chanhassen Board of Appeals and Adjustments approves a 1,842-square foot accessory structure size variance.

2. **Property.** The variance is for a property situated in the City of Chanhassen, Carver County, Minnesota, and legally described as:

That part of the Southwest quarter of Section 25, Township 116, Range 23, Carver County, Minnesota, described as follows: Commencing at the Southeast corner of said Southwest quarter; thence on an assumed bearing of South 89 degrees 12 minutes 10 seconds West along the South line of said Southwest quarter a distance of 1538.77 feet; thence North 1 degree 01 minutes 11 seconds East a distance of 17.00 feet to the point of beginning; thence North 60 degrees 11 minutes 32 seconds East a distance of 289.79 feet; thence North 18 degrees 47 minutes 49 seconds East a distance of 417.75 feet; thence North 76 degrees 26 minutes 34 seconds West a distance of 591.83 feet to the centerline of State Highway No. 101; thence Southeasterly along said centerline a distance of 705.73 feet to the point of beginning.

3. **Conditions.** The variance approval is subject to the following conditions:

1. A septic compliance inspection is required prior to any variance or building permit being issued for this property. Any property with a septic system located within 1,000 feet of a lake, pond or flowage or 300 feet of a river or stream, requires a compliance inspection. This property is within 1,000 feet of a pond and does not have a valid compliance inspection on file in the past three years.

2. A building and plumbing permit must be obtained before beginning any construction.
 3. Building plans must provide sufficient information to verify that proposed building meets all requirements of the Minnesota State Building Code; additional comments or requirements may be required after plan review.
 4. No portion of the garage/workshop may be used to conduct or be as part of a home occupation.
 5. A second dwelling unit may not be created within the summer kitchen.
 6. The summer kitchen may not be rented.
 7. The improvements must substantially conform to the plans dated December 30, 2020.
4. **Lapse.** If within one (1) year of the issuance of this variance the allowed construction has not been substantially completed, this variance shall lapse.

Dated: February 2, 2021

CITY OF CHANHASSEN

(SEAL)

BY: _____
Elise Ryan, Mayor

AND: _____
Heather Johnston, Interim City Manager

STATE OF MINNESOTA)
 (ss.
COUNTY OF CARVER)

The foregoing instrument was acknowledged before me this ___ day of _____, 2021 by Elise Ryan, Mayor, and Heather Johnston, Interim City Manager, of the City of Chanhassen, a Minnesota municipal corporation, on behalf of the corporation and pursuant to authority granted by its City Council.

NOTARY PUBLIC

DRAFTED BY:
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