

Variance Request Staff Report

D Bar Properties

November 14, 2023

A variance request before the Zoning Committee to the subdivision code Sec. 42-61 Design standards (b) streets. Approve a parcel that will not have frontage on a public road or access from a 66' wide easement:

Part of Lot 4 CSM 1220 in Gov't lot 2, Section 35, T33N, R7W.
Parcel ID # 042-00780-0001

Department Findings

1. The subject property is a legal lot. 23.26 acres in size.
2. Lot 4 of CSM 1220 is currently used as a campground.
3. The proposed one acre lot is to be utilized for storage of a snowmobile trail groomer.
4. No dwelling, well, or septic is being proposed.
5. The lot would be accessed by the existing campground driveway.

Findings of Fact – Summary of the facts regarding the application or matter being decided

1. The subdivision ordinance applies to application.
2. The Zoning Committee held a public hearing on November 14, 2023.
3. The Zoning Committee can grant a variance from the dimensional standards of the subdivision ordinance under Sec.42-7.

Zoning Department Recommendation:

Based on considering the three criteria required for a variance -unnecessary hardship, unique property limitations and protection of public interest - the Zoning Department recommends that the Committee grant the requested variance.