



**HIBBING BOARD OF ADJUSTMENTS &
APPEALS**

**Regular Meeting
Monday, June 15, 2026
5:00 PM**

Chairperson Gordon Smith
Commissioner Corey Lubovich
Commissioner Joseph Jump
Commissioner Jared Lubben
Commissioner Darlene Majkich

Ex. Officio Pat Green
Ex. Officio Tina Glad
City Administrator Greg Pruszinske
Community Development Director

I. CALL TO ORDER:

II. APPROVAL OF THE AGENDA:

1. Acceptance of the agenda for recording purposes. Note additions, deletions or changes, if any.

III. APPROVAL OF MINUTES:

2. Approval of the Board of Adjustments minutes for May 4, 2026. Note corrections, additions or deletions, if any.

IV. NEW BUSINESS:

3. Convene the public hearing scheduled for this time to consider a Variance request of Philip Yukich, 200 3rd Ave. North, Hibbing, MN 55746 to allow 392 sq. ft. more than the maximum sq. ft. permitted for accessory structures in the R-1, Single Family Residence District, and the Hibbing City Code of Ordinances, on the subject property 200 3rd Ave. North, Hibbing, MN 55746 (Lot 1 Block 8 State 2nd Addition to Kelly Lake Hibbing).
4. Convene the public hearing scheduled for this time to consider a Variance request of the HRA of Hibbing, 3115 7th Ave. East, Hibbing, MN 55746 to vary the minimum number of required parking spaces from 2 parking spaces to 1 parking space per dwelling unit in the R-3, Multiple Family Residence District, and the Hibbing City Code of Ordinances, on the subject property, 465 New Haven Drive, Hibbing, MN 55746 (Parcel ID#140-02900-00619 Section 24 Township 57 Range 21 Hibbing).
5. Convene the public hearing scheduled for this time to consider a Variance request of Courtney Ellefson, 11139 Dixon Rd., Hibbing, MN 55746 to vary the minimum side yard setback required from 50 feet to 19 feet to allow for the construction of a new 30 ft. by 40 ft. detached garage in the A-R, Agriculture-Rural-Residential District, and the Hibbing City Code of Ordinances, on the subject property 11139 Dixon Rd., Hibbing, MN 55746 (Section 22 Township 57 Range 20 Hibbing).

V. DISCUSSION ITEMS:

VI. ADJOURNMENT:

BOARD OF ADJUSTMENTS & APPEALS: APPLICATION FOR VARIANCE/APPEAL OR *ZONING AMENDMENT

Please carefully read the following and the instructions & information on the reverse side before filling out this application. **NOTICE: APPLICANT IS URGED TO ARRANGE A MEETING WITH ZONING STAFF TO DISCUSS YOUR APPLICATION PRIOR TO SUBMITTING IT FOR ACCEPTANCE. THE APPLICANT IS ALSO URGED TO ATTEND THE PUBLIC HEARING TO AVOID POSSIBLE HEARING DELAYS OR DISAPPROVAL DUE TO YOUR ABSENCE.** Zoning code information may be accessed on the City of Hibbing website www.hibbingmn.gov (see City Ordinances, Chapters 11 and 16) – such information is subject to change and may be out-of-date.

1. ADDRESS OF PROPERTY: 200 3rd Ave North

2. LEGAL DESCRIPTION OF PROPERTY. ATTACH COPY OF DEED RECORDED FOR SUBJECT PROPERTY AT THE TIME ACQUIRED BY CURRENT PROPERTY OWNER/S. **NOTICE:** Application may not be accepted by the City of Hibbing or processed to be heard by the Board or Commission (or approved by said City) until Deed as required is attached. [See Attached: ___]

3. NAME OF OWNER/S: Philip Yukich ADDRESS: 200 3rd Ave North

CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-966-2918

[NOTE: If the subject property has more than two (2) land owners attach a list with their names, addresses and phone numbers.]

4. NAME OF APPLICANT: Philip Yukich ADDRESS: 200 3rd Ave - North

CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-966-2918

5. PETITION REQUESTED: Is your request (circle only one) – A. VARIANCE B. APPEAL or C. ZONING AMENDMENT. If request is A. Variance, or B. Appeal continue to, and complete Lines D thru F. Or, if it is C. Zoning Amendment then skip to Line G.

D. List Zoning District Classification: R-1; E. Circle any of the following "Setback Regulations" 1) thru 4) that applies to your request: 1) FRONT, 2) CORNER, 3) SIDE, or 4) REAR YARD, and list current Regulation (in feet): _____, then list Your Request (in feet): X, and describe the Proposed Project for your request (include it's structural dimensions): _____

F. If request is not a variance to setback regulations [i.e. 1) thru 4)] then explain: Total Garage size) 1500 sq ft allowed, Requesting 392 sq ft additional
(Variance procedure applies only to those uses listed as a permitted use, conditional or interim use in the zoning district in question).

G. ZONING AMENDMENT (fill-in the blanks): Rezone property per attached legal description from current zoning district classification of: _____ To: _____; For purpose of: _____
*ATTENTION: Planning Commission Hears All Zoning Amendment Requests, And City Council Provides Final Decision Authority.

I, the undersigned hereby attest, the information herein and attachments hereto that I have provided for this application/petition are accurate and true, and that I also understand the City of Hibbing may approve or disapprove, or request revisions to this application/petition, and further upon any such approval (of variances/appeals only) may also attach conditions that will require full compliance to remain in good standing for such approval:

Application Fee Is Non-Refundable. Variances/Appeals, Zoning Amendments are not a substitute for any required permit application.

6. Philip Yukich Date: 5-12-26
Applicant(s) Signature
(Submit application, all attachments and filing fee no less than 3 weeks prior to public hearing)

(OFFICE USE ONLY)

X Fee: Variance/Appeal: \$ 175.00

Zoning Amendment: \$ _____

Current Zoning District: R-1

7. Philip Yukich Date: _____
Owner(s) Signature (granting applicant permission to apply for above petition)

Date: 5-12-26 Initials: Tb

(revised: 10/24/14)

INSTRUCTIONS FOR VARIANCE/APPEAL OR ZONING AMENDMENT APPLICATION (Page Two)

APPLICANT: Be sure you have carefully read through both pages of this application before starting. *Print clearly in blue or black ink, or type to complete* application; provide required attachments, signatures and appropriate filing fee (Staff may not accept an incomplete application, or process it for public hearing). **ATTENTION:** *Attachment Of The Deed Recorded For The Subject Property At The Time Acquired By Current Owner/s Is Required – City of Hibbing may not accept your application or process it to be heard without it.* Provide the name(s) of all the property owners (*i.e. spouse, co-owners*).

OWNERSHIP: Applicant *must* have permission of subject property's owner/s to apply and *must* have him/her sign the application, or sign (and attach) a letter of permission. Applicant *shall* include a **SITE PLAN** drawn-to-scale showing all lot dimensions, all existing and proposed buildings/additions, all building dimensions and setbacks (distances from buildings to property lines). Additional information may be required. **Complete both pages of application as instructed and submit original with one copy!** *Please feel free to ask Staff for help if you are having difficulties with completing application.*

The completed application, all required attachments and filing fee must be received by the Zoning Administrator's office no less than (3) three weeks prior to the regular public hearing dates (which are the **SECOND MONDAY** of the month, or **FOURTH MONDAY** if scheduled). The process from acceptance of application to public hearing may take 4 weeks or more. Zoning amendments are heard by the Hibbing City Planning Commission. Legal Notices must be published no less than 10 days before the public hearing.

NOTICE TO VARIANCE APPLICANT: City of Hibbing Code of Ordinances, Chapter 11, Sec. 11.72, Variances – the Board of Adjustments is authorized to grant variances when strict enforcement of the zoning ordinances would cause "practical difficulties" as per Sec. 2. Minnesota Statutes, section 462.357, subdivision 6. Per said Sec. 11.72, Subd. 2, Conditions for variances are as follows:

Subd. 2, A – the Board of Adjustments may grant variances from the requirements of Chapters 11, 13, and 16 of this Ordinance **ONLY** when they are in harmony with the general purposes and intent of the ordinance, **AND** when the variances are consistent with the comprehensive plan.

Subd. 2, B – variances may be granted when the applicant for the variance establishes there are practical difficulties in complying with applicable zoning ordinance per practical difficulties as defined in 1 – 3 below. To establish practical difficulties applicant is responsible to provide evidence to the Board of Adjustments for all three as follows (attach additional pages if needed):

1. "The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance" – Evidence (that is explain how): Yes - Garages in R-1 Zone;

2. "The plight of the landowner is due to circumstances unique to the property not created by the landowner" – Evidence (that is explain why): Previous garages burnt in 2026, rebuilding using existing slabs + small additional slab

3. "The variance, if granted, will not alter the essential character of the locality" – Evidence (that is explain how): there are multiple garages throughout the neighborhood.

FURTHER NOTICE TO APPLICANT (Conditions for variances are continued as follows):

Subd. 2, C. "Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems."

Subd. 2, D. "Variances shall be granted for earth sheltered construction as defined in Minnesota Statute Section 216C.06, Subdivision 14, when in harmony with the official controls."

Subd. 2, E. "No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located." [Note: Underlined by Staff. In such cases variances cannot be requested, and applications may not be accepted.]

Subd. 2, F. "The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality impact created by the variance."

Subd. 2, G. "A variance may be granted for the temporary use of a one-family dwelling as a two-family dwelling."

Subd. 2, H. "No variances permitting the erection or alteration of a building shall be valid for a period longer than six (6) months unless a building permit is issued and construction actually begun within that period, and is thereafter diligently pursued to completion."

If terms, revisions and/or conditions under which the variance is approved are violated the applicable permit can be held invalid and the City of Hibbing may order work stopped and/or corrected to suit said permit and variance issuance and/or have a citation filed against applicant/owner for possible prosecution. *Variance/Appeal decisions of the Board are final, subject to formal appeal to the City Council by the aggrieved party. [Submit both pages if this form is copied as two separate pages.]*

Applicant's Signature: *Phyllis Gabriel*

(revised 10/24/14)



Cadastral

COCHRA
141-0195-00620

200 3rd st n

X Q

Show search results for ...

A TIMOTHY T
141-0195-00880
200 3RD AVE N

GREENWOOD TIMOTHY D
141-0195-00635
202 3RD AVE N

BIRD TA
141-0195-00620
209 2ND

ROW days is an
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22x25 J

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YUKICH PHILIP G
141-0195-00621
200 3RD AVE N

YUKICH PHILIP G
141-0195-00622

LOOKER CARL
141-0195-00630
203 2ND AVE N

KANGAS FRANK ETUX
141-0195-00620
201 2ND AVE N

2nd St N

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Help
Feedback
Disclaimer



Hibbing Board of Adjustments & Appeals Meeting Date: June 15, 2026

RE: Variance Petition of: Philip Yukich; Resolution Ref. #

Findings of Fact Guide Sheet for Board of Adjustments to resolve above noted petition.

VERIFY: Is requested variance for a permitted use, or a conditional use, or an interim use in the subject property's zoning district? YES: X; or NO: . If NO, variance request is invalid [see Subd. 2, E. below].

Per Subd. 2, A, Sec. 11.72 of the City Code of Ordinances. A variance may be granted ONLY when it is:

1. "In harmony with the general purposes and intent of the zoning ordinance". YES, or NO; Finding of Fact Statement:

2. "Consistent with the comprehensive plan". YES, or NO; Finding of Fact Statement:

Per Subd. 2, B of said Sec. 11.72. Applicant's Responsibility – the burden of proof rests with applicant. Variances may be granted when the applicant for the variance establishes there are practical difficulties in complying with said zoning ordinance. Practical difficulties as used in connection with the granting of a variance means (all three must be affirmed) as follows:

1. "The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

Yes – garage is in R-1 zone.

2. "The plight of the landowner is due to circumstances unique to the property not created by the landowner";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

Previous garages burnt in 2026; rebuilding using existing slabs and small additional slab.

3. "The variance, if granted, will not alter the essential character of the locality";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

There are multiple garages throughout the neighborhood.

Subd. 2, C. "Economic considerations alone will not constitute practical difficulties. Practical difficulties include, but are not limited to inadequate access to direct sunlight for solar energy systems".

Subd. 2, D. "Variances shall be granted for earth sheltered construction as defined in Minnesota Statute Section 216C.06, Subdivision 14, when in harmony with the official controls".

Subd. 2, E. "No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located".

Subd. 2, F. "The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality impact created by the variance".

Subd. 2, G. "A variance may be granted for the temporary use of a one-family dwelling for a two-family dwelling".

Subd. 2, H. "No variances permitting the erection or alteration of a building shall be valid for a period longer than six (6) months unless a building permit is issued and construction actually begun within that period, and is thereafter diligently pursued to completion".

Motion: _____

Moved by: _____ Supported by: _____; YES; NO:

DECISION: Variance Request – Approved: ; Disapproved: . Condition(s) if any: _____

Staff Report by Pat Green for the Hibbing Board of Adjustments
June 15th, 2026

RE: Philip Yukich, 200 3rd Avenue North, Hibbing MN 55746

The applicant in this case is requesting a Variance to the accessory size limit of 1,500 square feet to 1,892 square feet for accessory buildings. The Applicant had a fire in 2026 that burnt down 2 accessory buildings and will be constructing the buildings back on the property. This will bring square footage over by 392 square feet. The garages will be located in the same portion of the lot that they have been. The size regulations are new to this area than when the original buildings were built. The hardship is that the applicant needs this amount of space for storage and has never caused a problem before the fire. The garages would be used for storage of items that will not have to be stored outside. It appears this location for the garages will fit the character of the neighborhood.

Conditions required: None at this time.

Notice: Approved Variances are valid for six months unless a Building Permit is issued and construction begun within that period, and is thereafter diligently pursued to completion, per City Code Section 11.72, Subd.2H



PLANNING COMMISSION

PHONE: 218.262.3486

BOARD OF ADJUSTMENTS & APPEALS: APPLICATION FOR VARIANCE APPEAL OR *ZONING AMENDMENT

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1. ADDRESS OF PROPERTY: 465 New Haven Drive, Hibbing, MN 55746

2. LEGAL DESCRIPTION OF PROPERTY. ATTACH COPY OF DEED RECORDED FOR SUBJECT PROPERTY AT THE TIME ACQUIRED BY CURRENT PROPERTY OWNERS. NOTICE: Application may not be accepted by the City of Hibbing or processed to be heard by the Board or Commission (or approved by said City) until Deed as required is attached. [See Attached: ____]

3. NAME OF OWNERS: Mahoning Manor, LLLP ADDRESS: 3115 7th Avenue East

CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-263-3661

[NOTE: If the subject property has more than two (2) land owners attach a list with their names, addresses and phone numbers.]

4. NAME OF APPLICANT: HRA of Hibbing ADDRESS: 3115 7th Avenue East

CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-966-0640

5. PETITION REQUESTED: Is your request (circle only one) - A. VARIANCE, B. APPEAL or C. ZONING AMENDMENT. If request is A. Variance, or B. Appeal continue to, and complete Lines D thru F. Or, if it is C. Zoning Amendment then skip to Line G.

D. List Zoning District Classification: R-3; E. Circle any of the following "Setback Regulations" 1) thru 4) that applies to your request: 1) FRONT, 2) CORNER, 3) SIDE, or 4) REAR YARD, and list current Regulation (in feet): _____, then list Your Request (in feet): _____, and describe the Proposed Project for your request (include it's structural dimenstions): _____

F. [if request is not a variance to setback regulations [i.e. 1) thru 4)] then

explain: Reduce the number of parking spots required per unit
(Variance procedure applies only to those uses listed as a permitted use, conditional or interim use in the zoning district in question).

G. ZONING AMENDMENT (fill-in the blanks): Rezone property per attached legal description from current zoning district

classification of: _____ To: _____; For purpose of: _____

*ATTENTION: Planning Commission Hears All Zoning Amendment Requests, And City Council Provides Final Decision Authority.

I, the undersigned hereby attest, the information herein and attachments hereto that I have provided for this application/petition are accurate and true, and that I also understand the City of Hibbing may approve or disapprove, or request revisions to this application/petition, and further upon any such approval (of variances/appeals only) may also attach conditions that will require full compliance to remain in good standing for such approval:

Application Fee Is Non-Refundable. Variances/Appeals, Zoning Amendments are not a substitute for any required permit application.

6. [Signature] Date: 4/3/2024
Applicant(s) Signature
(Submit application, all attachments and filing fee no less than 3 weeks prior to public hearing)

(OFFICE USE ONLY)
Fee: Variance Appeal: \$ 225.00
Zoning Amendment: \$ _____

7. [Signature] Date: 4/3/2024
Owner(s) Signature (granting applicant permission to apply for above petition)

Current Zoning District: R-3
Date: 5-15-26 Initials: TL
(revised: 10/24/14)

INSTRUCTIONS FOR VARIANCE/APPEAL OR ZONING AMENDMENT APPLICATION (Page Two)

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Subd. 2, B – variances may be granted when the applicant for the variance establishes there are practical difficulties in complying with applicable zoning ordinance per practical difficulties as defined in 1 – 3 below. To establish practical difficulties applicant is responsible to provide evidence to the Board of Adjustments for all three as follows (attach additional pages if needed):

1. "The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance" – Evidence (that is explain how): Current residents only receive 1 parking spot per unit: Need for 2 per unit has not been demonstrated ;
2. "The plight of the landowner is due to circumstances unique to the property not created by the landowner" – Evidence (that is explain why): Wetlands surrounding property, we have 62 parking spaces we maximized the number of spaces for minimal wetland disruptions ;
3. "The variance, if granted, will not alter the essential character of the locality" – Evidence (that is explain how): _____

The need for 2 spaces per unit has not been demonstrated under current conditions .

FURTHER NOTICE TO APPLICANT [Conditions for variances are continued as follows]:

Subd. 2, C. "Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems."

Subd. 2, D. "Variances shall be granted for earth sheltered construction as defined in Minnesota Statute Section 216C.06, Subdivision 14, when in harmony with the official controls."

Subd. 2, E. "No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located." [Note: Underlined by Staff. In such cases variances cannot be requested, and applications may not be accepted.]

Subd. 2, F. "The board of adjustment may impose conditions in the granting of variances. A condition may be directly related to and must bear a rough proportionality impact created by the variance."

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Subd. 2, H. "No variances permitting the erection or alteration of a building shall be valid for a period longer than six (6) months unless a building permit is issued and construction actually begun within that period, and is thereafter diligently pursued to completion."

If terms, revisions and/or conditions under which the variance is approved are violated the applicable permit can be held invalid and the City of Hibbing may order work stopped and/or corrected to suit said permit and variance issuance and/or have a citation filed against applicant/owner for possible prosecution. *Variance/Appeal decisions of the Board are final, subject to formal appeal to the City Council by the aggrieved party. (Submit both pages if this form is copied as two separate pages.)*

Applicant's Signature: _____

Jacqueline K. Roberts

(revised 10/24/14)



718 SOUTH 27th STREET, SUITE 200, MINNEAPOLIS, MN 55408

CENTER CITY OF HOUSING +
CITY OF HIBBING HOUSING AND
REDEVELOPMENT AUTHORITY

1100 22ND AVE NW, SUITE 100
MINNEAPOLIS, MN 55405

1100 22ND AVE NW, SUITE 100
MINNEAPOLIS, MN 55405

NO. DATE: 08/08/05

**PRELIMINARY
NOT FOR CONSTRUCTION
08/08/05**

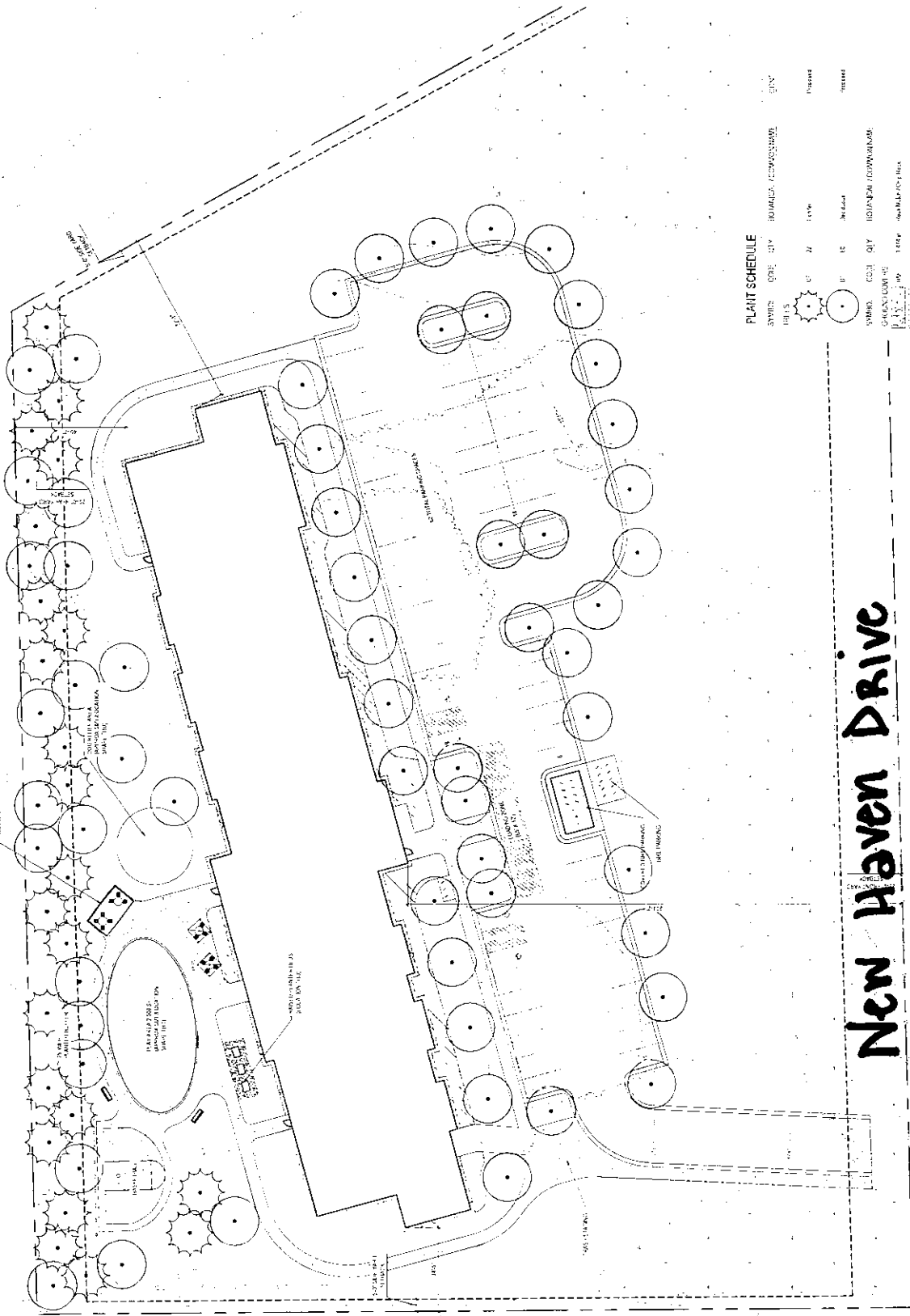
1100 22ND AVE NW, SUITE 100
MINNEAPOLIS, MN 55405

**MAHONING
MANOR**
3800 5TH AVE NW
HIBBING, MN 55746

**PRELIMINARY
SITE PLAN**

L100

DATE: 08/08/05
DRAWN BY: JMM
PROJECT NO: 00619
DRAWING NO: L100



PLANT SCHEDULE

SYMBOL	CODE	TYPE	BRAND	COMMON NAME	SIZE
(Symbol)	101	Tree	Redwood	Redwood	12"
(Symbol)	102	Tree	Redwood	Redwood	18"
(Symbol)	103	Tree	Redwood	Redwood	24"
(Symbol)	104	Tree	Redwood	Redwood	30"
(Symbol)	105	Tree	Redwood	Redwood	36"
(Symbol)	106	Tree	Redwood	Redwood	42"
(Symbol)	107	Tree	Redwood	Redwood	48"
(Symbol)	108	Tree	Redwood	Redwood	54"
(Symbol)	109	Tree	Redwood	Redwood	60"
(Symbol)	110	Tree	Redwood	Redwood	66"
(Symbol)	111	Tree	Redwood	Redwood	72"
(Symbol)	112	Tree	Redwood	Redwood	78"
(Symbol)	113	Tree	Redwood	Redwood	84"
(Symbol)	114	Tree	Redwood	Redwood	90"
(Symbol)	115	Tree	Redwood	Redwood	96"
(Symbol)	116	Tree	Redwood	Redwood	102"
(Symbol)	117	Tree	Redwood	Redwood	108"
(Symbol)	118	Tree	Redwood	Redwood	114"
(Symbol)	119	Tree	Redwood	Redwood	120"
(Symbol)	120	Tree	Redwood	Redwood	126"
(Symbol)	121	Tree	Redwood	Redwood	132"
(Symbol)	122	Tree	Redwood	Redwood	138"
(Symbol)	123	Tree	Redwood	Redwood	144"
(Symbol)	124	Tree	Redwood	Redwood	150"
(Symbol)	125	Tree	Redwood	Redwood	156"
(Symbol)	126	Tree	Redwood	Redwood	162"
(Symbol)	127	Tree	Redwood	Redwood	168"
(Symbol)	128	Tree	Redwood	Redwood	174"
(Symbol)	129	Tree	Redwood	Redwood	180"
(Symbol)	130	Tree	Redwood	Redwood	186"
(Symbol)	131	Tree	Redwood	Redwood	192"
(Symbol)	132	Tree	Redwood	Redwood	198"
(Symbol)	133	Tree	Redwood	Redwood	204"
(Symbol)	134	Tree	Redwood	Redwood	210"
(Symbol)	135	Tree	Redwood	Redwood	216"
(Symbol)	136	Tree	Redwood	Redwood	222"
(Symbol)	137	Tree	Redwood	Redwood	228"
(Symbol)	138	Tree	Redwood	Redwood	234"
(Symbol)	139	Tree	Redwood	Redwood	240"
(Symbol)	140	Tree	Redwood	Redwood	246"
(Symbol)	141	Tree	Redwood	Redwood	252"
(Symbol)	142	Tree	Redwood	Redwood	258"
(Symbol)	143	Tree	Redwood	Redwood	264"
(Symbol)	144	Tree	Redwood	Redwood	270"
(Symbol)	145	Tree	Redwood	Redwood	276"
(Symbol)	146	Tree	Redwood	Redwood	282"
(Symbol)	147	Tree	Redwood	Redwood	288"
(Symbol)	148	Tree	Redwood	Redwood	294"
(Symbol)	149	Tree	Redwood	Redwood	300"
(Symbol)	150	Tree	Redwood	Redwood	306"
(Symbol)	151	Tree	Redwood	Redwood	312"
(Symbol)	152	Tree	Redwood	Redwood	318"
(Symbol)	153	Tree	Redwood	Redwood	324"
(Symbol)	154	Tree	Redwood	Redwood	330"
(Symbol)	155	Tree	Redwood	Redwood	336"
(Symbol)	156	Tree	Redwood	Redwood	342"
(Symbol)	157	Tree	Redwood	Redwood	348"
(Symbol)	158	Tree	Redwood	Redwood	354"
(Symbol)	159	Tree	Redwood	Redwood	360"
(Symbol)	160	Tree	Redwood	Redwood	366"
(Symbol)	161	Tree	Redwood	Redwood	372"
(Symbol)	162	Tree	Redwood	Redwood	378"
(Symbol)	163	Tree	Redwood	Redwood	384"
(Symbol)	164	Tree	Redwood	Redwood	390"
(Symbol)	165	Tree	Redwood	Redwood	396"
(Symbol)	166	Tree	Redwood	Redwood	402"
(Symbol)	167	Tree	Redwood	Redwood	408"
(Symbol)	168	Tree	Redwood	Redwood	414"
(Symbol)	169	Tree	Redwood	Redwood	420"
(Symbol)	170	Tree	Redwood	Redwood	426"
(Symbol)	171	Tree	Redwood	Redwood	432"
(Symbol)	172	Tree	Redwood	Redwood	438"
(Symbol)	173	Tree	Redwood	Redwood	444"
(Symbol)	174	Tree	Redwood	Redwood	450"
(Symbol)	175	Tree	Redwood	Redwood	456"
(Symbol)	176	Tree	Redwood	Redwood	462"
(Symbol)	177	Tree	Redwood	Redwood	468"
(Symbol)	178	Tree	Redwood	Redwood	474"
(Symbol)	179	Tree	Redwood	Redwood	480"
(Symbol)	180	Tree	Redwood	Redwood	486"
(Symbol)	181	Tree	Redwood	Redwood	492"
(Symbol)	182	Tree	Redwood	Redwood	498"
(Symbol)	183	Tree	Redwood	Redwood	504"
(Symbol)	184	Tree	Redwood	Redwood	510"
(Symbol)	185	Tree	Redwood	Redwood	516"
(Symbol)	186	Tree	Redwood	Redwood	522"
(Symbol)	187	Tree	Redwood	Redwood	528"
(Symbol)	188	Tree	Redwood	Redwood	534"
(Symbol)	189	Tree	Redwood	Redwood	540"
(Symbol)	190	Tree	Redwood	Redwood	546"
(Symbol)	191	Tree	Redwood	Redwood	552"
(Symbol)	192	Tree	Redwood	Redwood	558"
(Symbol)	193	Tree	Redwood	Redwood	564"
(Symbol)	194	Tree	Redwood	Redwood	570"
(Symbol)	195	Tree	Redwood	Redwood	576"
(Symbol)	196	Tree	Redwood	Redwood	582"
(Symbol)	197	Tree	Redwood	Redwood	588"
(Symbol)	198	Tree	Redwood	Redwood	594"
(Symbol)	199	Tree	Redwood	Redwood	600"
(Symbol)	200	Tree	Redwood	Redwood	606"
(Symbol)	201	Tree	Redwood	Redwood	612"
(Symbol)	202	Tree	Redwood	Redwood	618"
(Symbol)	203	Tree	Redwood	Redwood	624"
(Symbol)	204	Tree	Redwood	Redwood	630"
(Symbol)	205	Tree	Redwood	Redwood	636"
(Symbol)	206	Tree	Redwood	Redwood	642"
(Symbol)	207	Tree	Redwood	Redwood	648"
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(Symbol)	209	Tree	Redwood	Redwood	660"
(Symbol)	210	Tree	Redwood	Redwood	666"
(Symbol)	211	Tree	Redwood	Redwood	672"
(Symbol)	212	Tree	Redwood	Redwood	678"
(Symbol)	213	Tree	Redwood	Redwood	684"
(Symbol)	214	Tree	Redwood	Redwood	690"
(Symbol)	215	Tree	Redwood	Redwood	696"
(Symbol)	216	Tree	Redwood	Redwood	702"
(Symbol)	217	Tree	Redwood	Redwood	708"
(Symbol)	218	Tree	Redwood	Redwood	714"
(Symbol)	219	Tree	Redwood	Redwood	720"
(Symbol)	220	Tree	Redwood	Redwood	726"
(Symbol)	221	Tree	Redwood	Redwood	732"
(Symbol)	222	Tree	Redwood	Redwood	738"
(Symbol)	223	Tree	Redwood	Redwood	744"
(Symbol)	224	Tree	Redwood	Redwood	750"
(Symbol)	225	Tree	Redwood	Redwood	756"
(Symbol)	226	Tree	Redwood	Redwood	762"
(Symbol)	227	Tree	Redwood	Redwood	768"
(Symbol)	228	Tree	Redwood	Redwood	774"
(Symbol)	229	Tree	Redwood	Redwood	780"
(Symbol)	230	Tree	Redwood	Redwood	786"
(Symbol)	231	Tree	Redwood	Redwood	792"
(Symbol)	232	Tree	Redwood	Redwood	798"
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(Symbol)	234	Tree	Redwood	Redwood	810"
(Symbol)	235	Tree	Redwood	Redwood	816"
(Symbol)	236	Tree	Redwood	Redwood	822"
(Symbol)	237	Tree	Redwood	Redwood	828"
(Symbol)	238	Tree	Redwood	Redwood	834"
(Symbol)	239	Tree	Redwood	Redwood	840"
(Symbol)	240	Tree	Redwood	Redwood	846"
(Symbol)	241	Tree	Redwood	Redwood	852"
(Symbol)	242	Tree	Redwood	Redwood	858"
(Symbol)	243	Tree	Redwood	Redwood	864"
(Symbol)	244	Tree	Redwood	Redwood	870"
(Symbol)	245	Tree	Redwood	Redwood	876"
(Symbol)	246	Tree	Redwood	Redwood	882"
(Symbol)	247	Tree	Redwood	Redwood	888"
(Symbol)	248	Tree	Redwood	Redwood	894"
(Symbol)	249	Tree	Redwood	Redwood	900"
(Symbol)	250	Tree	Redwood	Redwood	906"
(Symbol)	251	Tree	Redwood	Redwood	912"
(Symbol)	252	Tree	Redwood	Redwood	918"
(Symbol)	253	Tree	Redwood	Redwood	924"
(Symbol)	254	Tree	Redwood	Redwood	930"
(Symbol)	255	Tree	Redwood	Redwood	936"
(Symbol)	256	Tree	Redwood	Redwood	942"
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(Symbol)	259	Tree	Redwood	Redwood	960"
(Symbol)	260	Tree	Redwood	Redwood	966"
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(Symbol)	262	Tree	Redwood	Redwood	978"
(Symbol)	263	Tree	Redwood	Redwood	984"
(Symbol)	264	Tree	Redwood	Redwood	990"
(Symbol)	265	Tree	Redwood	Redwood	996"
(Symbol)	266	Tree	Redwood	Redwood	1002"
(Symbol)	267	Tree	Redwood	Redwood	1008"
(Symbol)	268	Tree	Redwood	Redwood	1014"
(Symbol)	269	Tree	Redwood	Redwood	1020"
(Symbol)	270	Tree	Redwood	Redwood	1026"
(Symbol)	271	Tree	Redwood	Redwood	1032"
(Symbol)	272	Tree	Redwood	Redwood	1038"
(Symbol)	273	Tree	Redwood	Redwood	1044"
(Symbol)	274	Tree	Redwood	Redwood	1050"
(Symbol)	275	Tree	Redwood	Redwood	1056"
(Symbol)	276	Tree	Redwood	Redwood	1062"
(Symbol)	277	Tree	Redwood	Redwood	1068"
(Symbol)	278	Tree	Redwood	Redwood	1074"
(Symbol)	279	Tree	Redwood	Redwood	1080"
(Symbol)	280	Tree	Redwood	Redwood	1086"
(Symbol)	281	Tree	Redwood	Redwood	1092"
(Symbol)	282	Tree	Redwood	Redwood	1098"
(Symbol)	283	Tree	Redwood	Redwood	1104"
(Symbol)	284	Tree	Redwood	Redwood	1110"
(Symbol)	285	Tree	Redwood	Redwood	1116"
(Symbol)	286	Tree	Redwood	Redwood	1122"
(Symbol)	287	Tree	Redwood	Redwood	1128"
(Symbol)	288	Tree	Redwood	Redwood	1134"
(Symbol)	289	Tree	Redwood	Redwood	1140"
(Symbol)	290	Tree	Redwood	Redwood	1146"
(Symbol)	291	Tree	Redwood	Redwood	1152"
(Symbol)	292	Tree	Redwood	Redwood	1158"
(Symbol)	293	Tree	Redwood	Redwood	1164"
(Symbol)	294	Tree	Redwood	Redwood	1170"
(Symbol)	295	Tree	Redwood	Redwood	1176"
(Symbol)	296	Tree	Redwood	Redwood	1182"
(Symbol)	297	Tree	Redwood	Redwood	1188"
(Symbol)	298	Tree	Redwood	Redwood	1194"
(Symbol)	299	Tree	Redwood	Redwood	1200"
(Symbol)	300	Tree	Redwood	Redwood	1206"

New Haven Drive

Parcel ID# 140-0290-00619

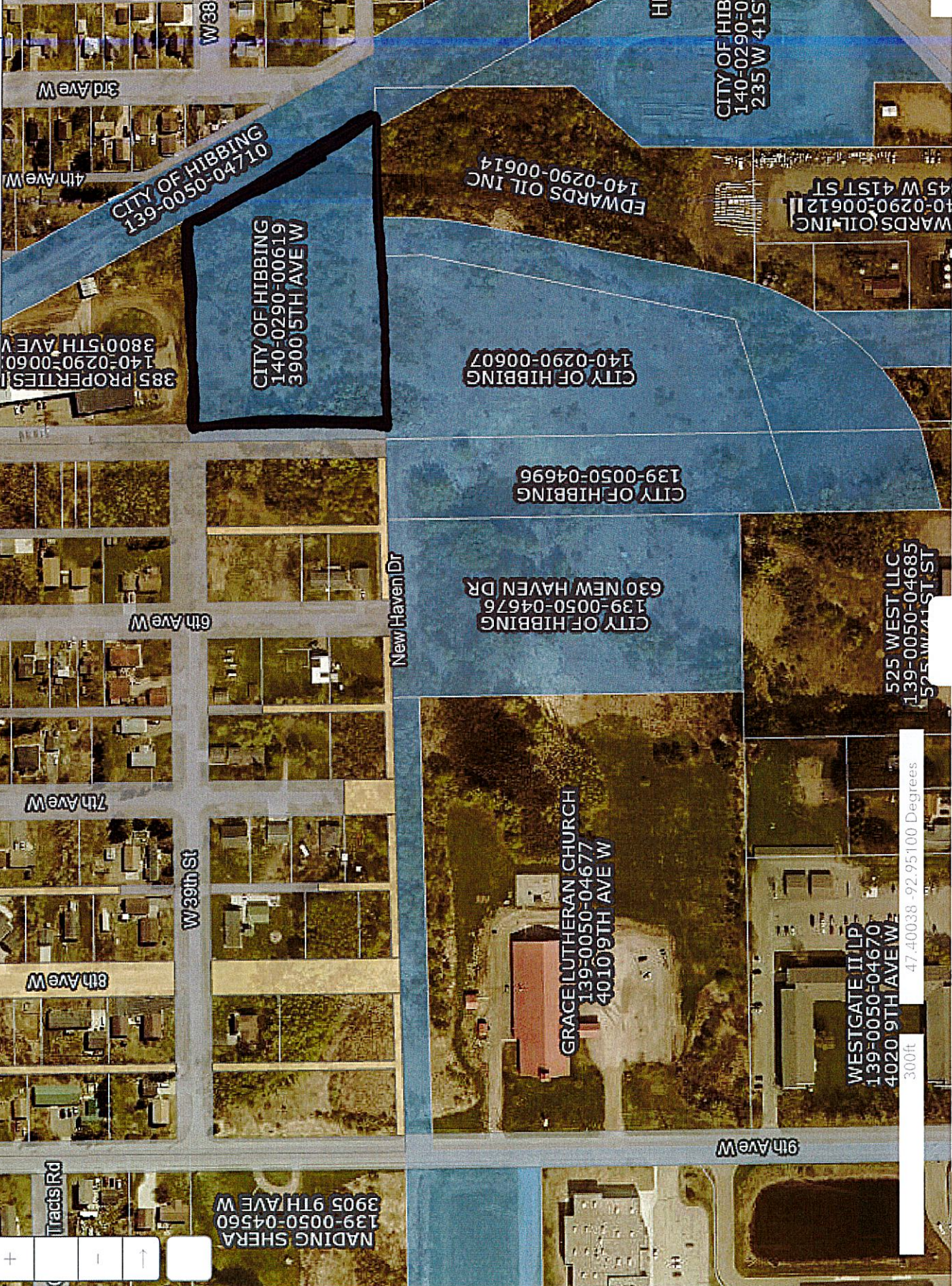
Development Address will be 465 New Haven Drive



Cadastral



Search Address or Tax PIN



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Feedback
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Hibbing Board of Adjustments & Appeals Meeting Date: June 15, 2026

RE: Variance Petition of: DRA of Hibbing; Resolution Ref. #

Findings of Fact Guide Sheet for Board of Adjustments to resolve above noted petition.

VERIFY: Is requested variance for a permitted use, or a conditional use, or an interim use in the subject property's zoning district? YES: X; or NO: . If NO, variance request is invalid [see Subd. 2, E. below].

Per Subd. 2, A, Sec. 11.72 of the City Code of Ordinances. A variance may be granted ONLY when it is:

- 1. "In harmony with the general purposes and intent of the zoning ordinance". YES, or NO; Finding of Fact Statement:

- 2. "Consistent with the comprehensive plan". YES, or NO; Finding of Fact Statement:

Per Subd. 2, B of said Sec. 11.72. Applicant's Responsibility – the burden of proof rests with applicant. Variances may be granted when the applicant for the variance establishes there are practical difficulties in complying with said zoning ordinance. Practical difficulties as used in connection with the granting of a variance means (all three must be affirmed) as follows:

- 1. "The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

Current residents only receive 1 parking spot per unit: need for 2 per unit has not been demonstrated.

- 2. "The plight of the landowner is due to circumstances unique to the property not created by the landowner";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

Wetlands surrounding property, we have 62 parking spaces we maximized the number of spaces for minimal wetland disruptions.

- 3. "The variance, if granted, will not alter the essential character of the locality";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

The need for 2 spaces per unit has not been demonstrated under current conditions.

Subd. 2, C. "Economic considerations alone will not constitute practical difficulties. Practical difficulties include, but are not limited to inadequate access to direct sunlight for solar energy systems".

Subd. 2, D. "Variances shall be granted for earth sheltered construction as defined in Minnesota Statute Section 216C.06, Subdivision 14, when in harmony with the official controls".

Subd. 2, E. "No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located".

Subd. 2, F. "The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality impact created by the variance".

Subd. 2, G. "A variance may be granted for the temporary use of a one-family dwelling for a two-family dwelling".

Subd. 2, H. "No variances permitting the erection or alteration of a building shall be valid for a period longer than six (6) months unless a building permit is issued and construction actually begun within that period, and is thereafter diligently pursued to completion".

Motion: _____

Moved by: _____ Supported by: _____; YES; NO:

DECISION: Variance Request – Approved: ; Disapproved: . Condition(s) if any: _____

Staff Report by Pat Green for the Hibbing Board of Adjustments
June 15th, 2026

RE: HRA, 3115 7th Avenue East Hibbing MN 55746 for Mahoning Manor at 465 New Haven Drive, Hibbing MN 55746

The applicant is requesting a Variance to the City of Hibbing off street parking spaces for new apartment units. The number of spaces required for 48 units is 2 per unit and 96 parking spaces. The applicant is requesting 1 per unit or 48 parking spaces. The reason for this is that the tenants are allowed one parking space for unit now and that has worked out for them over the years at HRA's current location. The other reason would be impacting more wetland area at the new location for additional parking spaces.

Conditions required: None at this time.

Notice: Approved Variances are valid for six months unless a Building Permit is issued and construction begun within that period, and is thereafter diligently pursued to completion, per City Code Section 11.72, Subd.2H



PLANNING COMMISSION

PHONE: 218.262.3486

BOARD OF ADJUSTMENTS & APPEALS: APPLICATION FOR VARIANCE/APPEAL OR *ZONING AMENDMENT

Please carefully read the following and the instructions & information on the reverse side before filling out this application. NOTICE: APPLICANT IS URGED TO ARRANGE A MEETING WITH ZONING STAFF TO DISCUSS YOUR APPLICATION PRIOR TO SUBMITTING IT FOR ACCEPTANCE. THE APPLICANT IS ALSO URGED TO ATTEND THE PUBLIC HEARING TO AVOID POSSIBLE HEARING DELAYS OR DISAPPROVAL DUE TO YOUR ABSENCE. Zoning code information may be accessed on the City of Hibbing website www.hibbingmn.gov (see City Ordinances, Chapters 11 and 16) – such information is subject to change and may be out-of-date.

1. ADDRESS OF PROPERTY: 11139 Dixon Rd Hibbing, MN 55746

2. LEGAL DESCRIPTION OF PROPERTY. ATTACH COPY OF DEED RECORDED FOR SUBJECT PROPERTY AT THE TIME ACQUIRED BY CURRENT PROPERTY OWNERS. NOTICE: Application may not be accepted by the City of Hibbing or processed to be heard by the Board or Commission (or approved by said City) until Deed as required is attached. [See Attached: X]

3. NAME OF OWNER/S: Kent & Courtney Ellefson ADDRESS: 11139 Dixon Rd

CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-969-1468 / 218-969-0394
[NOTE: If the subject property has more than two (2) land owners attach a list with their names, addresses and phone numbers.]

4. NAME OF APPLICANT: Courtney Ellefson ADDRESS: 11139 Dixon Rd

CITY: Hibbing STATE & ZIP: MN 55746 PHONE: 218-969-1468

5. PETITION REQUESTED: Is your request (circle only one) – A. VARIANCE, B. APPEAL or C. ZONING AMENDMENT. If request is A. Variance, or B. Appeal continue to, and complete Lines D thru F. Or, if it is C. Zoning Amendment then skip to Line G.

D. List Zoning District Classification: A-R; E. Circle any of the following "Setback Regulations" 1) thru 4) that applies to your request: 1) FRONT, 2) CORNER, 3) SIDE, or 4) REAR YARD, and list current Regulation (in feet): 50 ft, then list Your Request (in feet): 19 ft, and describe the Proposed Project for your request (include it's structural dimensions):

30' x 40' Residential detached garage on slab. F. If request is not a variance to setback regulations [i.e. 1) thru 4)] then explain:
(Variance procedure applies only to those uses listed as a permitted use, conditional or interim use in the zoning district in question).

G. ZONING AMENDMENT (fill-in the blanks): Rezone property per attached legal description from current zoning district classification of: _____ To: _____; For purpose of: _____.
*ATTENTION: Planning Commission Hears All Zoning Amendment Requests, And City Council Provides Final Decision Authority.

I, the undersigned hereby attest, the information herein and attachments hereto that I have provided for this application/petition are accurate and true, and that I also understand the City of Hibbing may approve or disapprove, or request revisions to this application/petition, and further upon any such approval (of variances/appeals only) may also attach conditions that will require full compliance to remain in good standing for such approval:

Application Fee Is Non-Refundable. Variances/Appeals, Zoning Amendments are not a substitute for any required permit application.

6. Courtney Ellefson Date: 5/21/26
Applicant(s) Signature
(Submit application, all attachments and filing fee no less than 3 weeks prior to public hearing)

(OFFICE USE ONLY)
Fee: Variance/Appeal: \$ 175.00
Zoning Amendment: \$ _____

7. Courtney Ellefson Date: 5/21/26
Owner(s) Signature (granting applicant permission to apply for above petition)

Current Zoning District: A-R
Date: 5-21-26 Initials: TG
(revised: 10/24/14)

INSTRUCTIONS FOR VARIANCE/APEAL OR ZONING AMENDMENT APPLICATION (Page Two)

APPLICANT: Be sure you have carefully read through both pages of this application before starting. *Print clearly in blue or black ink, or type to complete* application; provide required attachments, signatures and appropriate filing fee (Staff may not accept an incomplete application, or process it for public hearing). **ATTENTION: Attachment Of The Deed Recorded For The Subject Property At The Time Acquired By Current Owner/s Is Required – City of Hibbing may not accept your application or process it to be heard without it.** Provide the name(s) of all the property owners (*i.e. spouse, co-owners*).

OWNERSHIP: Applicant *must* have permission of subject property's owner/s to apply and *must* have him/her sign the application, or sign (and attach) a letter of permission. Applicant *shall* include a **SITE PLAN** drawn-to-scale showing all lot dimensions, all existing and proposed buildings/additions, all building dimensions and setbacks (distances from buildings to property lines). Additional information may be required. **Complete both pages of application as instructed and submit original with one copy!** *Please feel free to ask Staff for help if you are having difficulties with completing application.*

The completed application, all required attachments and filing fee must be received by the Zoning Administrator's office no less than (3) three weeks prior to the regular public hearing dates (which are the **SECOND MONDAY** of the month, or **FOURTH MONDAY** if scheduled). The process from acceptance of application to public hearing may take 4 weeks or more. Zoning amendments are heard by the Hibbing City Planning Commission. Legal Notices must be published no less than 10 days before the public hearing.

NOTICE TO VARIANCE APPLICANT: City of Hibbing Code of Ordinances, Chapter 11, Sec. 11.72, Variances – the Board of Adjustments is authorized to grant variances when strict enforcement of the zoning ordinances would cause "practical difficulties" as per Sec. 2. Minnesota Statutes, section 462.357, subdivision 6. Per said Sec. 11.72, Subd. 2, Conditions for variances are as follows:

Subd. 2, A – the Board of Adjustments may grant variances from the requirements of Chapters 11, 13, and 16 of this Ordinance **ONLY** when they are in harmony with the general purposes and intent of the ordinance, **AND** when the variances are consistent with the comprehensive plan.

Subd. 2, B – variances may be granted when the applicant for the variance establishes there are practical difficulties in complying with applicable zoning ordinance per practical difficulties as defined in 1 – 3 below. To establish practical difficulties applicant is responsible to provide evidence to the Board of Adjustments for all three as follows (attach additional pages if needed):

1. "The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance" – Evidence (that is explain how): We intend to build a 30x40' detached garage next to our home;

2. "The plight of the landowner is due to circumstances unique to the property not created by the landowner" – Evidence (that is explain why): We purchased the home in March with intent of needing to build a garage. We did not choose the placement of the home, water well, electric or septic lines or mound.

3. "The variance, if granted, will not alter the essential character of the locality" – Evidence (that is explain how): The structure is intended for normal residential storage/use only + will not negatively affect neighboring properties, traffic, drainage
FURTHER NOTICE TO APPLICANT [Conditions for variances are continued as follows]: visibility or neighborhood aesthetic impact

Subd. 2, C. "Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems."

Subd. 2, D. "Variances shall be granted for earth sheltered construction as defined in Minnesota Statute Section 216C.06, Subdivision 14, when in harmony with the official controls."

Subd. 2, E. "No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located." [Note: Underlined by Staff. In such cases variances cannot be requested, and applications may not be accepted.]

Subd. 2, F. "The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality impact created by the variance."

Subd. 2, G. "A variance may be granted for the temporary use of a one-family dwelling as a two-family dwelling."

Subd. 2, H. "No variances permitting the erection or alteration of a building shall be valid for a period longer than six (6) months unless a building permit is issued and construction actually begun within that period, and is thereafter diligently pursued to completion."

If terms, revisions and/or conditions under which the variance is approved are violated the applicable permit can be held invalid and the City of Hibbing may order work stopped and/or corrected to suit said permit and variance issuance and/or have a citation filed against applicant/owner for possible prosecution. *Variance/Appeal decisions of the Board are final, subject to formal appeal to the City Council by the aggrieved party. [Submit both pages if this form is copied as two separate pages.]*

Applicant's Signature: Courtney Elford

(revised 10/24/14)

Spouse / co-owner of residence

- Kent Ellefson
218-969-0374

A handwritten signature in black ink, appearing to read 'Kent Ellefson', written in a cursive style.



Measurement

Feet

Measurement Result

24.5 Feet



My drawing (1 of 2)

Zoom to

Hibbing Board of Adjustments & Appeals Meeting Date: June 15, 2026

RE: Variance Petition of: Courtney Ellepson; Resolution Ref. #1

Findings of Fact Guide Sheet for Board of Adjustments to resolve above noted petition.

VERIFY: Is requested variance for a permitted use, or a conditional use, or an interim use in the subject property's zoning district? YES: X; or NO: . If NO, variance request is invalid [see Subd. 2, E. below].

Per Subd. 2, A, Sec. 11.72 of the City Code of Ordinances. A variance may be granted ONLY when it is:

1. "In harmony with the general purposes and intent of the zoning ordinance". YES, or NO; Finding of Fact Statement:

2. "Consistent with the comprehensive plan". YES, or NO; Finding of Fact Statement:

Per Subd. 2, B of said Sec. 11.72. Applicant's Responsibility – the burden of proof rests with applicant. Variances may be granted when the applicant for the variance establishes there are practical difficulties in complying with said zoning ordinance. Practical difficulties as used in connection with the granting of a variance means (all three must be affirmed) as follows:

1. "The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

We intend to build a 30' x 40' detached garage next to our home.

2. "The plight of the landowner is due to circumstances unique to the property not created by the landowner";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

We purchased the home in March with the intent of needing to build a garage. We did not choose the placement of the home, well, electric or septic lines or mound.

3. "The variance, if granted, will not alter the essential character of the locality";

The Board agrees applicant's evidence affirms the above: YES, or NO; Finding of Fact Statement:

The structure is intended for normal residential storage/use only and will not negatively affect neighboring properties, traffic, drainage, visibility or neighborhood aesthetics.

Subd. 2, C. "Economic considerations alone will not constitute practical difficulties. Practical difficulties include, but are not limited to inadequate access to direct sunlight for solar energy systems".

Subd. 2, D. "Variances shall be granted for earth sheltered construction as defined in Minnesota Statute Section 216C.06, Subdivision 14, when in harmony with the official controls".

Subd. 2, E. "No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located".

Subd. 2, F. "The board of adjustment may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality impact created by the variance".

Subd. 2, G. "A variance may be granted for the temporary use of a one-family dwelling for a two-family dwelling".

Subd. 2, H. "No variances permitting the erection or alteration of a building shall be valid for a period longer than six (6) months unless a building permit is issued and construction actually begun within that period, and is thereafter diligently pursued to completion".

Motion: _____

Moved by: _____ Supported by: _____; YES; NO:

DECISION: Variance Request – Approved: ; Disapproved: . Condition(s) if any: _____

Staff Report by Pat Green for the Hibbing Board of Adjustments
June 15th, 2026

RE: Kent and Courtney Ellefson, 11139 Dixon Rd., Hibbing MN 55746

The applicant in this case is requesting a Variance to the side yard setback of 50 feet from the property line to 19 feet from the property line. The practical difficulty is that the well, septic system and drainfield are placed in the other areas where a garage could go and still be close enough to the house for the use of the garage. The applicant's property line is angled so only the corner of the garage will be at 19 feet from property line and rest of the walls will keep getting further from the property line. It appears that this setback of 19 feet will not change the character of this neighborhood at all.

Conditions required: None at this time.

Notice: Approved Variances are valid for six months unless a Building Permit is issued and construction begun within that period, and is thereafter diligently pursued to completion, per City Code Section 11.72, Subd.2H