

**CITY OF GRANT, MINNESOTA  
RESOLUTION NO. 2025-01**

**RESOLUTION APPROVING A VARIANCE FROM THE SIDE YARD SETBACK TO  
CONSTRUCT A SINGLE-FAMILY DETACHED HOME AT 7076 LONE OAK TRAIL N.,  
GRANT, MN**

**WHEREAS**, Streetcar Holdings, Inc. dba White Oaks Savanna (“Applicant”) has submitted an application for a variance from the required side yard setback to allow for the construction of a new home on a vacant lot in the White Oaks Savanna subdivision, in the City of Grant, Minnesota; and

**WHEREAS**, the White Oaks Savanna subdivision final plat was approved in 2018; and

**WHEREAS**, the subject lot is located on the northeast corner of CSAH 17 and Lone Oak Trail N.; and

**WHEREAS**, Washington County required the dedication of an additional 25-foot strip of right-of-way abutting the westerly side yard lot line of the subject lot as part of the Final Plat; and

**WHEREAS**, the additional right-of-way shifted the side yard setback line which affected the buildable area on the subject lot; and

**WHEREAS**, the lot is further constrained by natural features including wetland areas, wetland buffers and a white oaks savanna; and

**WHEREAS**, given the physical constraints and required setbacks on the lot the Applicant has requested a variance from side yard setback abutting the CSAH 17 right of way so that a reasonable buildable area is available on the subject lot; and

**WHEREAS**, the City Council held a duly noticed public hearing at their regular meeting on January 7, 2025.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANT, WASHINGTON COUNTY, MINNESOTA**, that it does hereby approve the request of Streetcar Holdings, Inc. dba White Oaks Savanna, based upon the following findings pursuant to Section 32-59 and 32-60 of the City’s Zoning Ordinance which provides that a Variance may be granted if a hardship/practical difficulty is demonstrated. The City Council’s Findings relating to the standards are as follows:

- The additional right-of-way required by Washington County for CSAH 17 during the Final Plat of White Oaks Savanna moved the side yard setback line on the property at



meeting of the Grant City Council on \_\_\_\_\_, 2025 with the original thereof on file in my office and the same is a full, true and complete transcript thereof.

Witness my hand as such City Clerk and the corporate seal of the City of Grant, Washington County, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Kim Points  
Clerk  
City of Grant