



October 14, 2020

To: City of Wayzata  
600 Rice Street East  
Wayzata, MN 55391

Re: Variance Request  
Chapter 905 – Administration - Variances

Hello,

Bruce Steiner, a longtime Wayzata resident, recently came to Cedar Creek Energy, a local solar developer, expressing his desire to install a solar energy system at his family's home. Mr. Steiner was motivated to offset the electricity usage at his home with a cleaner, more responsible solution. This sentiment is very much in line with the City's stated vision of being "(a) multi-generational community at the forefront of sustainability, with a healthy environment..."<sup>i</sup> It was upon beginning the building permit application process that we were alerted of City Code 951.06, B, which outlines a 50' setback for accessory structures, which is what this project would be considered. This small section of the Code runs counter to the City's vision noted above and would prove detrimental to the end goal of Mr. Steiner's project. It is for this reason that Cedar Creek Energy, on behalf of Mr. Steiner, is requesting a variance approval.

Supporting reasons to approve the variance:

- The property has an existing structure that is no more than 10' from the property line. The solar array would not be installed any closer to the property line than the existing structure
- Abiding by 951.06, B would greatly reduce the access to direct sunlight, which would result in a large decrease in total energy output. This reasoning is supported by 905.01, C.4
- Abiding by 951.06, B would push the array well into a large stand of mature trees. This would require the removal of ~6,500 sq ft of the existing trees, which carries a significant financial and environmental cost
- There is an existing hedge, roughly 12' in height, running parallel with Edgewood Avenue. This would provide an immediate vegetative screen between Edgewood Avenue and the solar array

It is for these reasons and the unique characteristics of the Steiner's property that we propose that the City approve this variance request. We feel that this variance will afford the Steiner family the freedom to generate enough clean electricity to cover their needs while also bringing the City in line with the sentiments outlined in the City mission statement.

Respectfully,

*Patrick Farnham*

Patrick Farnham  
Senior Project Manager  
Cedar Creek Energy

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<sup>i</sup> Rapp, Craig R. "2019-2022 Strategic Plan." City of Wayzata, Aug. 2019,  
[www.wayzata.org/DocumentCenter/View/3192/Strategic-Report-2019-2022](http://www.wayzata.org/DocumentCenter/View/3192/Strategic-Report-2019-2022).