

**ROSEVILLE**  
**VARIANCE BOARD**  
**REGULAR MEETING AGENDA**

**Wednesday, April 4, 2018 at 5:30 p.m.**

**Roseville City Hall Council Chambers, 2660 Civic Center Drive**

- 1. Call to Order**
- 2. Roll Call & Introductions**
- 3. Approval of Agenda**
- 4. Review of Minutes:** March 7, 2018
- 5. Public Hearings**
  - a. Planning File 18-004:** Request by Jeffrey Barnhart for a variance to City Code §1004.08 Residential Setbacks, to allow a rebuilt home on the property to stand within the required 30-foot setback from the rear property line.
- 6. Adjourn**



**Variance Board Meeting  
City Council Chambers, 2660 Civic Center Drive  
Minutes – Wednesday, March 7, 2018 – 5:30 p.m.**

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**1. Call to Order**

Chair Daire called to order the Variance Board meeting at 5:30 p.m. and reviewed the role and purpose of the Variance Board.

**2. Roll Call & Introductions**

At the request of Chair Daire, City Planner Thomas Paschke called the Roll.

**Members Present:** Chair James Daire, Vice Chair Chuck Gitzen, and Member Julie Kimble; and, Alternate Member Peter Sparby

**Staff Present:** City Planner Thomas Paschke

**3. Approval of Agenda**

**MOTION**

**Member Gitzen moved, seconded by Member Kimble to approve the agenda as presented.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**4. Review of Minutes**

**MOTION**

**Member Gitzen moved, seconded by Chair Daire to approve meeting minutes of January 3, 2018.**

**Ayes: 3**

**Nays: 0**

**Motion carried.**

**5. Public Hearings**

Chair Daire reviewed protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:34 p.m.

**a. PLANNING FILE 18-003**

**Request by Chick-fil-A for a variance to City Code § 1005.05E Frontage Requirement, to permit a drive-through to be placed greater than 25 feet or less requirement adjacent to Snelling Avenue**

City Planner Paschke reviewed the variance request for this property, as detailed in the staff report dated March 7, 2018. He reported the City code requires buildings to be placed within 25 feet of a property line. The actual property line for the HarMar parcel lies approximately 167 feet within Snelling Avenue, so the City utilizes the edge of the roadway easement for Snelling Avenue as the

**Variance Board Meeting**  
**Minutes – Wednesday, March 7, 2018**  
**Page 2**

46 “pseudo” property line. Even then, a building cannot be placed at or near that line  
47 as there is a 20-foot-wide sewer easement that lies 20 feet from the roadway  
48 easement. Due to this, the proposed building has been placed 60 feet from the  
49 roadway easement line in order to take advantage of a more advantageous site  
50 design, which includes a row of parking and a two-way drive lane. The proposed  
51 placement of the building adjacent to the abutting primary street requires a 36-  
52 foot variance. He highlighted the variance criteria and findings included in the  
53 resolution and reported due to the unique circumstances with the easement and  
54 site design considerations, staff supports approval of this variance request.

55  
56 Member Kimble inquired if the remaining parking for HarMar Mall will be  
57 adequate.

58  
59 Mr. Paschke confirmed it is. There are certain areas that tend to have more traffic  
60 and parking demand, but the site overall accommodates the uses within the mall.

61  
62 Member Gitzen went over the easement requirements and commented the closest  
63 the building could be placed to the road, but still stay out of the easement is 40  
64 feet.

65  
66 Mr. Paschke confirmed this.

67  
68 Jennifer Santelli, representing Chick-Fil-A, Inc, 5200 Buffington Road, Atlanta,  
69 GA, commented she believes the presentation by Mr. Paschke was adequate.

70  
71 Chair Daire closed the public hearing at approximately 5:42 p.m.

72  
73 Member Gitzen commented his only concern would be traffic, but this will be  
74 discussed at the Planning Commission meeting.

75  
76 Chair Daire inquired about the double stacking into a single lane with the drive-  
77 through.

78  
79 Ms. Santelli responded their intent is for people to receive their food within 90  
80 seconds of placing their order. The double order point allows staff to bag orders  
81 faster because they are one step ahead of a single order point. They are also  
82 working on face to face ordering when it warrants.

83  
84 **MOTION**

85 **Member Kimble moved, seconded by Member Gitzen to approve a resolution**  
86 **to allow allowing a variance to Roseville City Code §1005.05E (Frontage**  
87 **Requirement) at HarMar Mall, 2100 Snelling Avenue to permit a drive-**  
88 **through restaurant to be placed greater than the 25 feet from the property**  
89 **line adjacent to Snelling Avenue.**

90

91                   **Ayes: 3**  
92                   **Nays: 0**  
93                   **Motion carried.**

94  
95    **6.    Adjournment**

96  
97                   **MOTION**  
98                   **Member Gitzen moved, seconded by Member Kimble to adjourn the meeting at**  
99                   **approximately 5:47 p.m.**

100  
101                   **Ayes: 3**  
102                   **Nays: 0**  
103                   **Motion carried.**

**REQUEST FOR VARIANCE BOARD ACTION  
PUBLIC HEARING**

Agenda Date: 4/4/2018  
Agenda Item: 5a

Item Description: Request for approval of a variance to City Code §1004.08.B, “Dimensional Standards” for Low Density Residential (One-Family) District (LDR-1), to permit a 15-foot rear yard setback (PF18-004)

**APPLICATION INFORMATION**

Applicant: Jeffrey Barnhart  
 Location: 2553 Pascal Street, in Planning District 8, across the street from Pocahontas Park  
 Property Owner: Jeffrey Barnhart  
 Open House Meeting: NA  
 Application Submission: received and considered complete on March 6, 2018  
 City Action Deadline: May 5, 2018, per Minn. Stat. §15.99

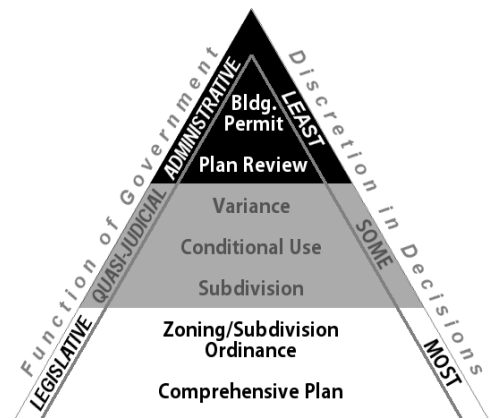
<b>GENERAL SITE INFORMATION</b>			
Land Use Context			
	<b>Existing Land Use</b>	<b>Guiding</b>	<b>Zoning</b>
<b>Site</b>	Single-family detached	LR	LDR-1
<b>North</b>	Single-family detached	LR	LDR-1
<b>West</b>	Single-family detached	LR	LDR-1
<b>East</b>	Pocahontas Park	POS	PR
<b>South</b>	Single-family detached	LR	LDR-1

Natural Characteristics: The site is quite flat and includes mature trees along the front property line.

Planning File History: none

**LEVEL OF CITY DISCRETION IN DECISION-MAKING**

Action taken on a variance is **quasi-judicial**; the City’s role is to determine the facts associated with the request, and weigh those facts against the legal standards contained in State Statute and City Code.



1 **BACKGROUND AND PROPOSAL OVERVIEW**

2 The subject parcel is the eastern 113 feet of Lot 3, Block 1, Weinholzer’s Addition, which was  
 3 platted in 1933. Ramsey County reports that the home was built in 1940, and that the

4 neighboring house on the remaining, western portion of Lot 3 (i.e., 2560 Snelling Curve) was  
5 built in 1947. City records do not indicate whether the original Lot 3 was subdivided as the  
6 house at 2553 Pascal Street was built, or to create a parcel for the house at 2560 Snelling Curve.  
7 In either case, the existing parcel boundaries and house at 2553 Pascal Street were established  
8 prior to Roseville’s adoption of a subdivision code in 1956 or a zoning code in 1959. Therefore,  
9 while the existing rear yard setback fails to conform to the minimum setback specified in the  
10 zoning requirements, it is considered a legal, nonconforming condition.

11 The homeowner is preparing to remove the existing house and build a new home. While part of  
12 this preparation has included verifying that the proposed new home could, in fact, be built in  
13 such a way that conforms entirely to the standard zoning requirements, the current proposal is to  
14 situate the new home farther from the rear property line than the existing house, but still within  
15 the required rear yard setback. The intent of the proposal is to minimize the possibility that the  
16 construction of the new home would compromise the health of the large trees along the front  
17 property line. And in order to achieve the goal of giving the trees as much space as possible,  
18 proposed driveway is as long as it can be while keeping the impervious coverage of the property  
19 at or below the 30% limit.

20 The proposed site plan, building elevations, and written narrative detailing the proposal are  
21 included with this report as Attachment C.

## 22 VARIANCE ANALYSIS

23 City Code §1004.08.B (Residential Setbacks) requires principal structures in the LDR-1 zoning  
24 district to be set back at least 30 feet from the rear property line. Rear yard setback requirements  
25 in a residential district are primarily intended to preserve useable, private space in rear yards—  
26 both for the property in question, as well as for an abutting property sharing the rear property  
27 boundary. Notwithstanding the standard setback requirement, City Code §1002.04  
28 (Nonconformities) would allow a home to be rebuilt in the same location as the existing  
29 nonconforming house, as long as the new construction did not create new nonconforming  
30 conditions or exacerbate the existing nonconformities.

31 The proposed new home is taller than the existing house, and it has a less contoured rear wall; if  
32 built in the same nonconforming location as the existing house, 6 feet from the rear property line,  
33 the proposed home would introduce more of the structure in the nonconforming location. For this  
34 reason, the proposed new house cannot be built under the provisions regulating nonconformities,  
35 and is subject to the standard zoning requirements. While the proposal would increase the rear  
36 yard setback to 15 feet, nearly tripling the setback of the existing house, it would still encroach  
37 15 feet into the required 30-foot setback.

## 38 REVIEW OF VARIANCE APPROVAL REQUIREMENTS:

39 Section 1009.04C of the City Code establishes a mandate that the Variance Board make five  
40 specific findings about a variance request as a prerequisite for approving the variance. Planning  
41 Division staff has reviewed the application and offers the following draft findings.

- 42 **a.** *The proposal is consistent with the Comprehensive Plan.* Planning Division staff believes  
43 that the proposal is generally consistent with the Comprehensive Plan because it  
44 represents the sort of reinvestment promoted by the Comprehensive Plan’s goals and  
45 policies for residential areas, and it helps to ensure the protection of existing mature  
46 trees.
- 47 **b.** *The proposal is in harmony with the purposes and intent of the zoning ordinance.*  
48 Planning Division staff finds that the proposal is consistent with the intent of the zoning

49 ordinances because, while the proposed house would be located within the required rear  
50 yard setback, its location would be greater than the existing setback and would therefore  
51 increase the useable, private space in the rear yard. The proposal is also consistent with  
52 the intent of the tree preservation ordinance, which seeks to minimize the destruction of  
53 mature trees as a consequence of construction projects.

54 **c.** *The proposal puts the subject property to use in a reasonable manner.* Planning Division  
55 staff believes that the proposal makes reasonable use of the subject property in light of  
56 the conflict arising between the requirement for preserving rear yard space and the  
57 requirement for preserving mature trees.

58 **d.** *There are unique circumstances to the property which were not created by the*  
59 *landowner.* Typical lots in Roseville are narrower and deeper than the subject property,  
60 and such a configuration would allow more opportunity to give ample space to the  
61 existing trees and conform to all setback requirements. While some of the nearby houses  
62 on parcels of similar size and shape do appear to conform to front and rear setback  
63 requirements, all of these houses were built before the now-mature trees were planted.  
64 Planning Division staff finds that because the parcel was created and the trees grew to  
65 maturity long before the applicant acquired the property, there are unique circumstances  
66 that were not created by the landowner.

67 **e.** *The variance, if granted, will not alter the essential character of the locality.* Because the  
68 existing house has a dramatically nonconforming rear yard setback and the proposed  
69 redevelopment would reduce that nonconformity, the variance, if approved, would not  
70 negatively alter the character of the surrounding residential neighborhood.

71 Section 1009.04 (Variances) of the City Code explains that the purpose of a variance is “to  
72 permit adjustment to the zoning regulations where there are practical difficulties applying to a  
73 parcel of land or building that prevent the property from being used to the extent intended by the  
74 zoning.” The proposal appears to compare favorably with the above requirements essential for  
75 approving variances. Moreover, while there is a way to construct the proposed new home to  
76 meet Zoning Code requirements, doing so could unnecessarily compromise the health of the  
77 large trees along the front of the property. Planning Division staff believes that the conflict  
78 between setback and tree preservation requirements represents a practical difficulty which the  
79 variance process is intended to relieve.

#### 80 **PUBLIC COMMENT**

81 At the time this report was prepared, Planning Division staff receive two phone call from a  
82 neighboring property owner. After learning more about the requested variance, this homeowner  
83 did not have any concerns about the proposal.

#### 84 **RECOMMENDED ACTION**

85 **Adopt a resolution approving the requested variance** to §1004.08.B (Residential Setbacks) to  
86 allow the construction of a new home at 2553 Pascal Street to encroach up to 15 feet into the  
87 required rear yard setback, based on the proposed plans, the testimony offered at the public  
88 hearing, and the comments and findings of this report.

89 **ALTERNATIVE ACTIONS**

90 **Pass a motion to table the application for future action.** Tabling the variance to the June 2,  
91 2018, meeting would not require extension of the 60-day action deadline established in Minn.  
92 Stat. 15.99.

93 **Adopt a resolution approving the requested variance.** Denial of the application should be  
94 supported by specific findings of fact based on the Variance Board's review of the application,  
95 applicable City Code regulations, and the public record.

**Prepared by Bryan Lloyd, Senior Planner, 651-792-7073**

[bryan.lloyd@cityofroseville.com](mailto:bryan.lloyd@cityofroseville.com)

Attachments: A: Area map  
B: Aerial photo

C: Narrative and Plans  
D: Draft resolution



# Attachment A for Planning File 18-004

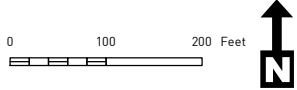


Location Map



**Data Sources**  
 \* Ramsey County GIS Base Map (3/9/2018)  
 For further information regarding the contents of this map contact:  
 City of Roseville, Community Development Department,  
 2660 Civic Center Drive, Roseville MN

**Disclaimer**  
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



# Attachment B for Planning File 18-004



Prepared by:  
Community Development Department  
Printed: March 19, 2018



Site Location

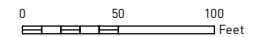
#### Data Sources

- \* Ramsey County GIS Base Map (3/9/2018)
- \* Aerial Data: Sanborn (4/2017)

For further information regarding the contents of this map contact:  
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# BARNHART RESIDENCE

2553 PASCAL ST.  
ROSEVILLE, MN 55113

## ABBREVIATIONS

ABV	-ABOVE	DXH	-EXHAUST	MAT	-MATERIAL	ROW	-RIGHT OF WAY
ACC	-ACCESSIBLE	EXIST	-EXISTING	MH	-MANHOLE	RM	-ROOM
AFF	-ABOVE FINISHED FLOOR	EJ	-EXPANSION JOINT	MFR	-MANUFACTURE	RO	-ROUGH OPENING
ARCH	-ARCHITECT	EXP	-EXPANSION	MAS	-MASONRY	ROD	-ROD AND SHELF
ALUM	-ALUMINUM	EXP	-EXHAUST FAN	MO	-MASONRY OPENING	SHTG	-SHEATHING
APPROX	-APPROXIMATE	ELEC PNL	-ELECTRICAL PANEL	MTL	-METAL	SHR	-SHOWER
BFL	-BEARING PLATE	ENC	-ELECTRIC WATER COOLER	MISC	-MISCELLANEOUS	SIM	-SIMILAR
BM	-BENCHMARK	EXT	-EXTERIOR	NIC	-NOT IN CONTRACT	SC	-SOLID CORE
BLKG	-BLOCKING	FEE	-FINISHED FLOOR ELEVATION	NTS	-NOT TO SCALE	SPEC	-SPECIFICATIONS
BOT	-BOTTOM	FPL	-FIREPLACE	NO	-NUMBER	SQ	-SQUARE
BOW	-BOTTOM OF WALL	FD	-FLOOR DRAIN	OC	-ON CENTER	S STL	-STAINLESS STEEL
CIP	-CAST-IN-PLACE	FTG	-FOOTING	OPNG	-OPENING	SD	-STORM DRAIN
CB	-CATCH BASIN	FND	-FOUNDATION	OPP	-OPPOSITE	STRUCT	-STRUCTURAL
CLG	-CEILING	FH	-FIRE HYDRANT	OPH	-OPPOSITE HAND	STM	-SYMMETRY (ICAL)
CT	-CERAMIC TILE	GA	-GAGE GAUGE	OD	-OUTSIDE DIAMETER	THK	-THICKNESS
CLR	-CLEAR (ANCE)	GALV	-GALVANIZED	OH	-OVERHEAD	TOC	-TOP OF CONCRETE
CONC	-CONCRETE	GC	-GENERAL CONTRACTOR	OHD	-OVERHEAD DOOR	TOS	-TOP OF SLAB
CMU	-CONCRETE MASONRY UNIT	GB	-GRAB BAR	PAR	-PARALLEL	TOW	-TOP OF WALL
CONST	-CONSTRUCTION	HDW	-HARDWARE	PART	-PARTITION	T	-TREAD
CONT	-CONTINUE (OUS)	HVAC	-HEATING / VENTILATION / AIR CONDITIONING	PVMT	-PAVEMENT	TYP	-TYPICAL
CRS	-COURSE	HT	-HEIGHT	P LAM	-PLASTIC LAMINATE	TOF	-TOP OF FOOTING
CJ	-CONTROL JOINT	HC	-HANDICAP	PL	-PLATE	UNF	-UNFINISHED
DTL	-DETAIL	HDI	-HOLLOW METAL	PT	-PRESSURE TREATED	URNAL	-URNAL
DI	-DIAMETER	HOR	-HORIZONTAL	PVC	-POLYVINYL CHLORIDE	UNO	-UNLESS NOTED OTHERWISE
DIM	-DIMENSION	HOB	-HOSE BIBB	PSF	-POUNDS PER SQUARE FOOT	VERT	-VERTICAL
DR	-DOOR	INS	-INSULATION	PSI	-POUNDS PER SQUARE INCH	VTR	-VENT THRU ROOF
DS	-DOWNSPOUT	INCL	-INCLUDE	PC	-PRECAST	WD	-WOOD
DWG	-DRAWING	ID	-INSIDE DIAMETER	PL	-PROPERTY LINE	WC	-WATER CLOSET
DF	-DRINKING FOUNTAIN	INT	-INTERIOR	PP	-POWER POLE	WH	-WATER HEATER
ELECT	-ELECTRIC (AL)	INV	-INVERT	QT	-QUARRY TILE	WP	-WATERPROOFING
EL	-ELEVATION	JST	-JOIST	R	-RADIUS	WR	-WATER RESISTANT
EO	-EQUAL	LAM	-LAMINATE	RA	-RETURN AIR	WWF	-WELDED WIRE FABRIC
		LAV	-LAVATORY	RD	-ROOF DRAIN	W	-WIDTH, WIDE
		LH	-LEFT HAND	REF	-REFERENCE	YH	-YARD HYDRANT
		LI	-LIGHT	RF	-ROCK FACE	YD	-YARD DRAIN
				RH	-RIGHT HAND	YI	-YARD INLET

## PROJECT TEAM

**OWNER:**  
JEFFREY BARNHART  
2553 PASCAL ST, ROSEVILLE MN 55113

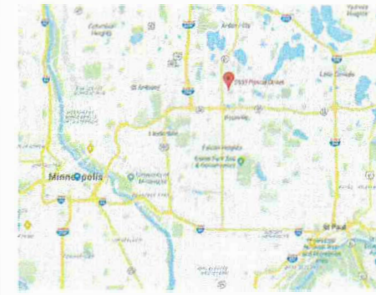
**CONTACT:** jeff@prospectparkproperties.com

**ARCHITECT:**  
TUSHIE MONTGOMERY ARCHITECTS  
EVAN JACOBSEN      EvanJ@tmiarchitects.com

7645 LYNDALE AVENUE SOUTH, #100      (612) 861-9636  
MINNEAPOLIS, MINNESOTA 55423      FAX (612) 861-9632

## STRUCTURAL ENGINEER:

## SITE LOCATION



## GENERAL NOTES

ALL NECESSARY AND/OR REQUIRED TESTS, INSPECTIONS SHOP DRAWING REVIEWS AND DRAWING INTERPRETATIONS, REQUIRED BY THE GENERAL CONDITIONS, SHALL BE EXECUTED BY A REGISTERED ARCHITECT AND/OR BY A REGISTERED ENGINEER. IF NOT, THE ARCHITECT OF RECORD AND/OR THE ENGINEER OF RECORD SHALL BE HELD HARMLESS FOR THAT PORTION OF THE WORK IMPROPERLY EXECUTED. THE INSPECTION ARCHITECT AND/OR ENGINEER SHALL BECOME RESPONSIBLE FOR THOSE INSPECTIONS, DECISIONS AND/OR DOCUMENT INTERPRETATIONS MADE AS THEY RELATE TO THE CONTRACT DOCUMENTS AND THEIR INTENT.

- DIMENSIONS GIVEN FOR MASONRY ON ARCHITECTURAL DRAWINGS, ARE NOMINAL UNLESS OTHERWISE NOTED.
- SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
- DIMENSION FOR STUD WALLS ARE TO FACE OF STUD AND DIMENSIONS FOR MASONRY WALLS ARE TO FACE OF BLOCK UNLESS STATED OTHERWISE.
- ALL CONSTRUCTION SHALL MEET ALL APPLICABLE CODES AND MOST STRINGENT SHALL APPLY.

## PROJECT INFO.

### BUILDING AREA SUMMARY

SITE AREA	10865 SF
IMPROVEMENT AREA	3652 SF (33.6%)
incl. FOOTPRINT OF THE BUILDING	2097 SF
IMPREVIOUS AREA within improvement area	3255 SF (29.9%)
EFFECTIVE AREA	2929 SF
incl. 3-CAR GARAGE	703 SF
3 SEASON PATIO	204 SF

## DRAWING INDEX

CS COVER SHEET

### CIVIL

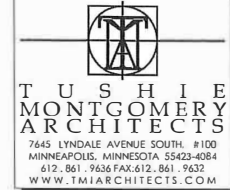
C1 SITE PLAN

### ARCHITECTURAL

- A1 BASEMENT PLAN
- A2 MAIN FLOOR PLAN
- A3 UPPER FLOOR PLAN
- A4 ROOF PLAN
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 SECTIONS
- A8 DETAILS
- A9 INTERIOR ELEVATIONS AND DETAILS
- A10 PROPOSED FURNITURE LAYOUT
- A11 PERSPECTIVES

### ELECTRICAL

E1.0 ELECTRIC PLANS



BARNHART RESIDENCE

2553 Pascal St

PREPARED FOR:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
PRINT NAME: Andrew Krenk

SIGNATURE:

DATE: 2/14/2018      LICENSE #: 22920

2/14/18 - PERMIT SET

-PRELIMINARY-  
NOT FOR  
CONSTRUCTION

217130A

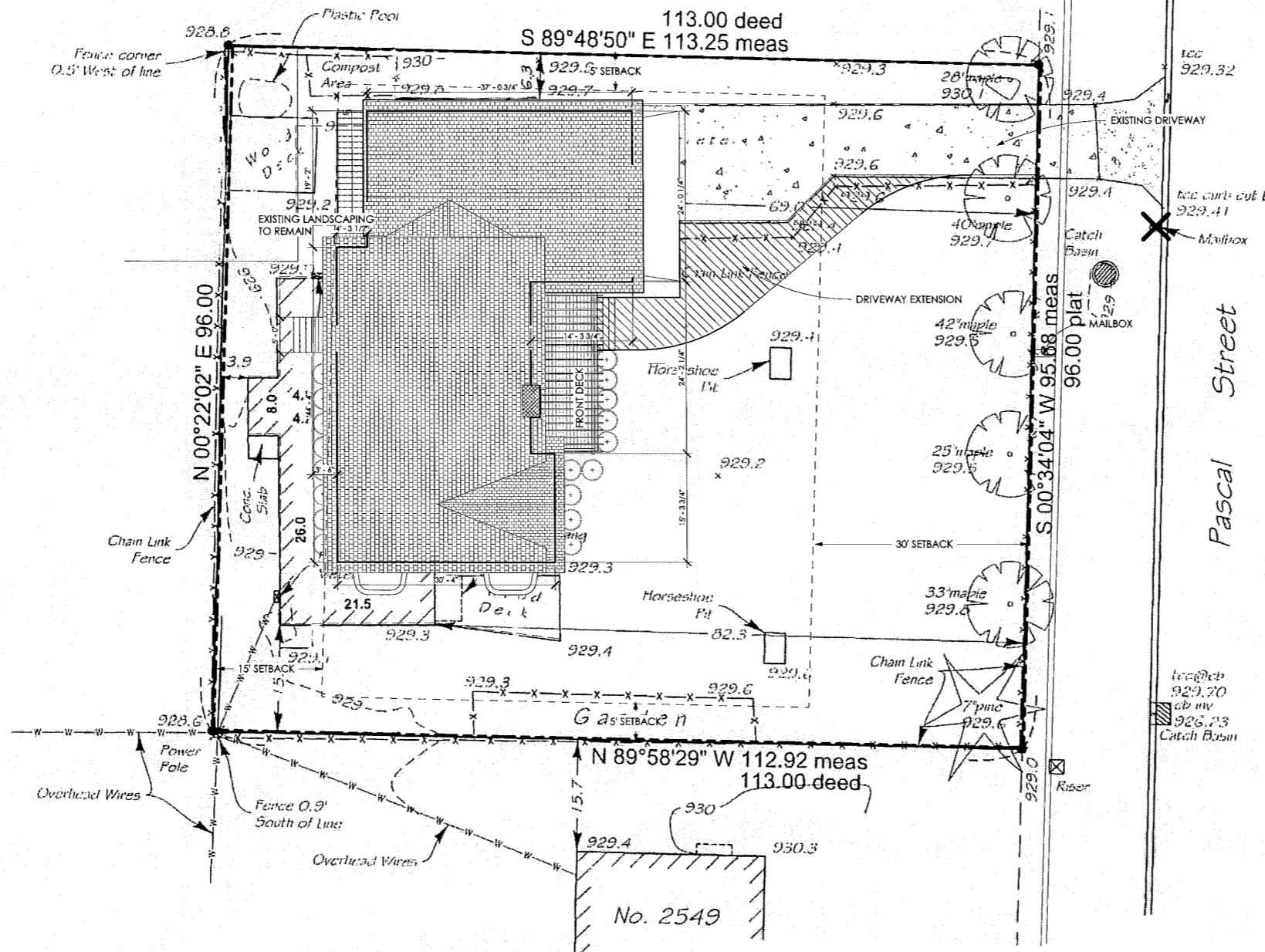
COVER SHEET

CS

© 2018 Tushie Montgomery & Associates, Inc.

Property located in Section 10, Township 29, Range 23, Hennepin County, Minnesota

VACANT



1 SITE PLAN  
SCALE 1/8" = 1'-0"

INVOICE NO. 82800  
F.B. NO. 1075-45  
SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hilt Set for excavation only
- Denotes Existing Contours
- - - - Denotes Proposed Contours
- +000.0 Denotes Existing Elevations
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage

This is for hearings assumed

Address: 2553 Pascal Street  
Roseville, MN  
enclumk: Top Nut Hydrant at Rose Place & Pascal Street  
Elevation = 932.58 feet

The Gregory Group, Inc.  
d.b.a.  
**LOT SURVEYS COMPANY**  
Established in 1962  
**LAND SURVEYORS**  
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA  
7601 74th Avenue South (763) 946-3393  
Minneapolis, Minnesota 55424 Fax No. 946-3322

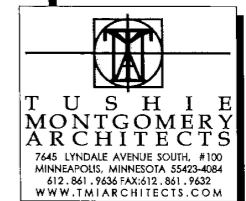
**Surveyors Certificate**

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Surveyed this 15th day of July 2014.

Signed *Gregory P. Kralch*  
Gregory P. Kralch, Minn. Reg. No. 24092



**BARNHART RESIDENCE**  
2553 Pascal St

PREPARED FOR:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
PRINT NAME: Andrew Krenk  
SIGNATURE:  
DATE: 2/14/2018 LICENSE #: 22920

2/14/18 - PERMIT SET

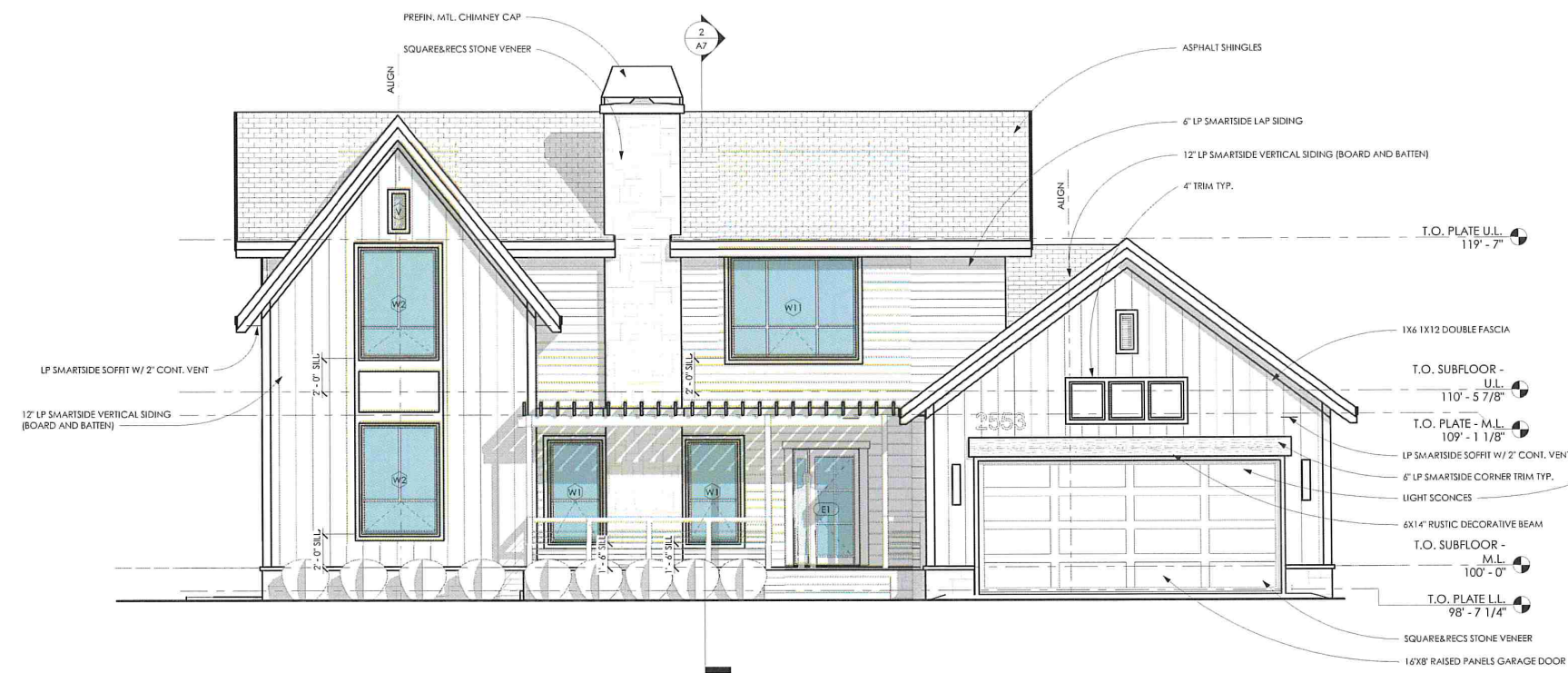
PRELIMINARY - NOT FOR CONSTRUCTION

217130A  
**SITE PLAN**  
**C1**

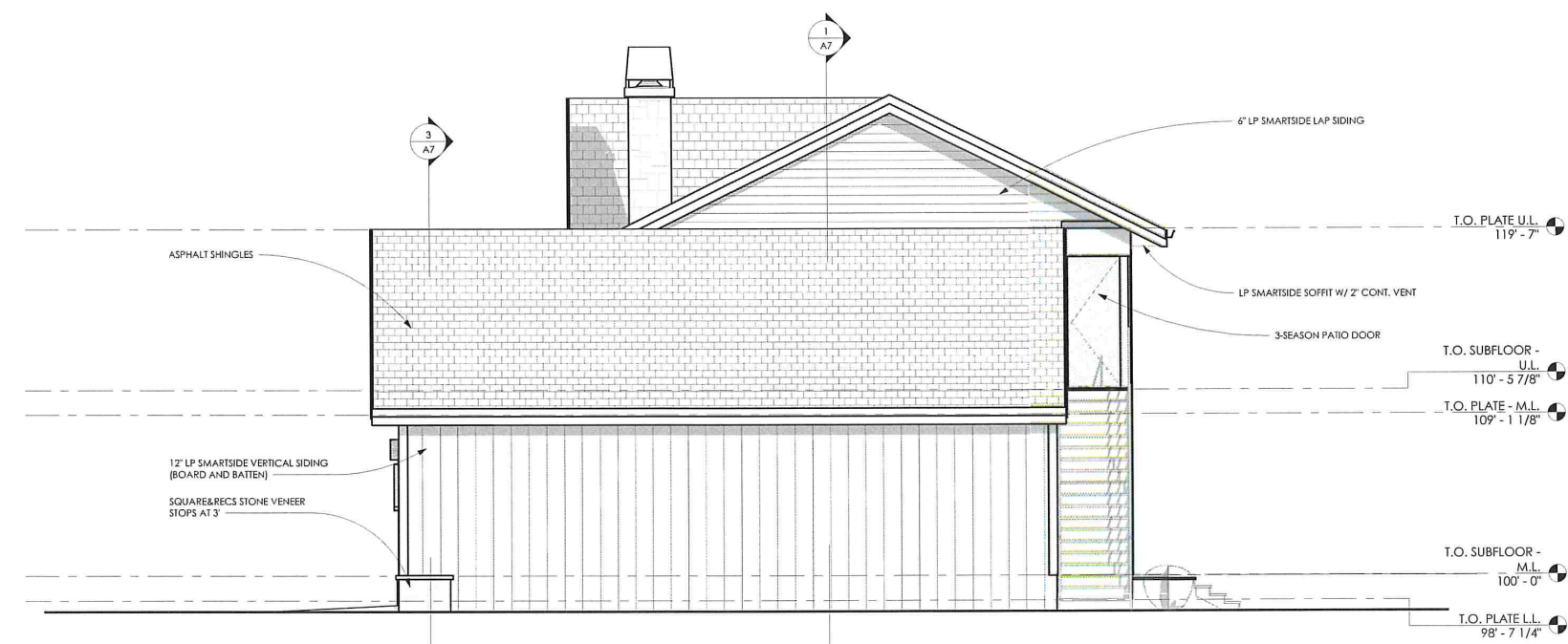


BARNHART RESIDENCE

2553 Pascal St



1 EAST ELEVATION  
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION  
SCALE 1/4" = 1'-0"



PREPARED FOR:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.  
PRINT NAME: Andrew Krenik  
SIGNATURE:  
DATE: 2/14/2018 LICENSE #: 22920

2/14/18 - PERMIT SET

-PRELIMINARY-  
NOT FOR  
CONSTRUCTION

217130A

ELEVATIONS

A5

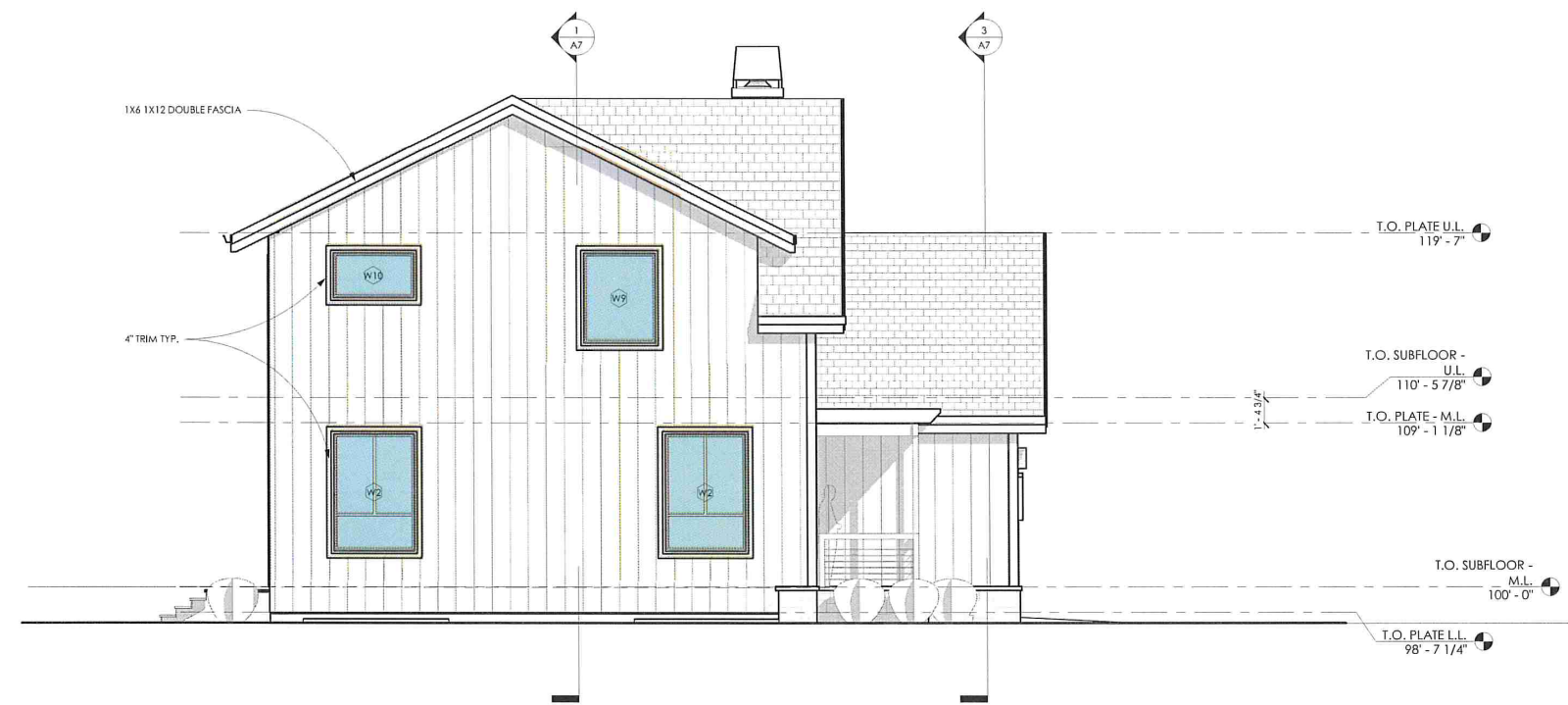
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3/2020 9 10 11 27 A08



BARNHART RESIDENCE

2553 Pascal St



**1 SOUTH ELEVATION**  
SCALE 1/4" = 1'-0"



**2 WEST ELEVATION**  
SCALE 1/4" = 1'-0"

PREPARED FOR:

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE, ARE HEREBY SPECIFICALLY RESERVED. I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA. PRINT NAME: **Kurtis M. Krosch**

SIGNATURE: \_\_\_\_\_

DATE: 2/14/2018 LICENSE #: 22920

2/14/18 - PERMIT SET

-PRELIMINARY-  
NOT FOR  
CONSTRUCTION

217130A

ELEVATIONS

**A6**

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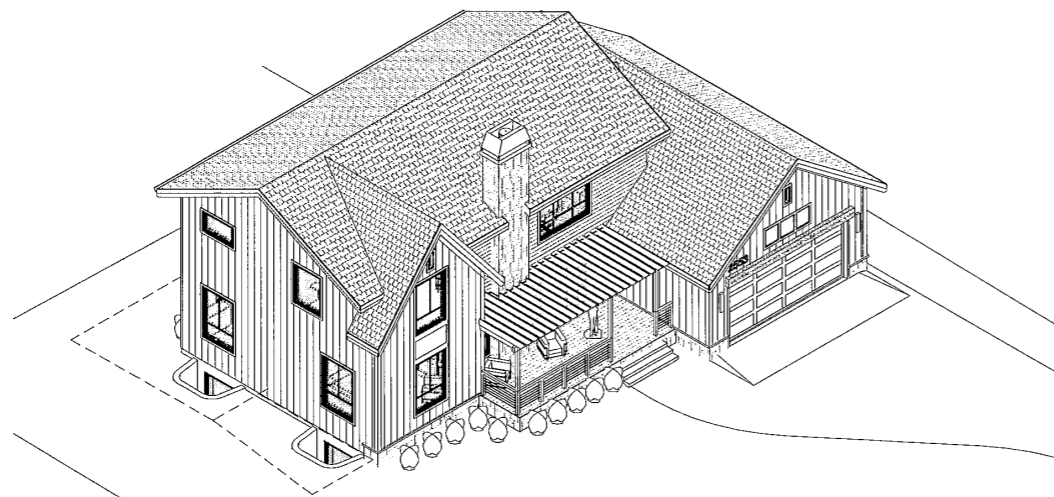
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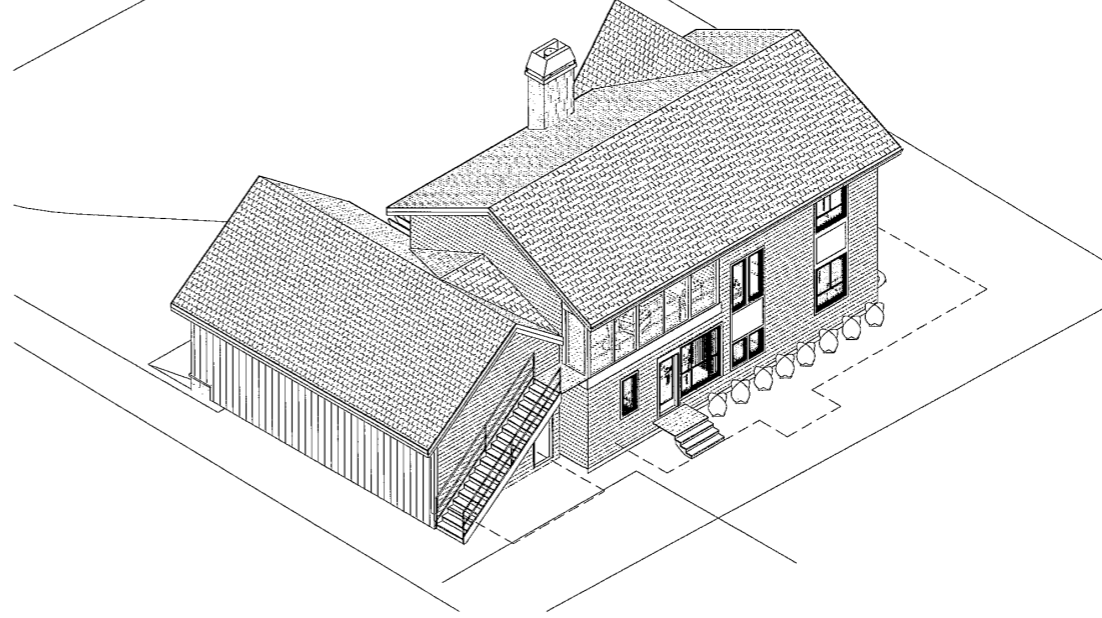
**TUSHIE  
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7645 LYNDALE AVENUE SOUTH, #100  
MINNEAPOLIS, MINNESOTA 55423-4084  
612 . 861 . 9636 FAX: 612 . 861 . 9632  
WWW.TMARCHITECTS.COM

**BARNHART RESIDENCE**

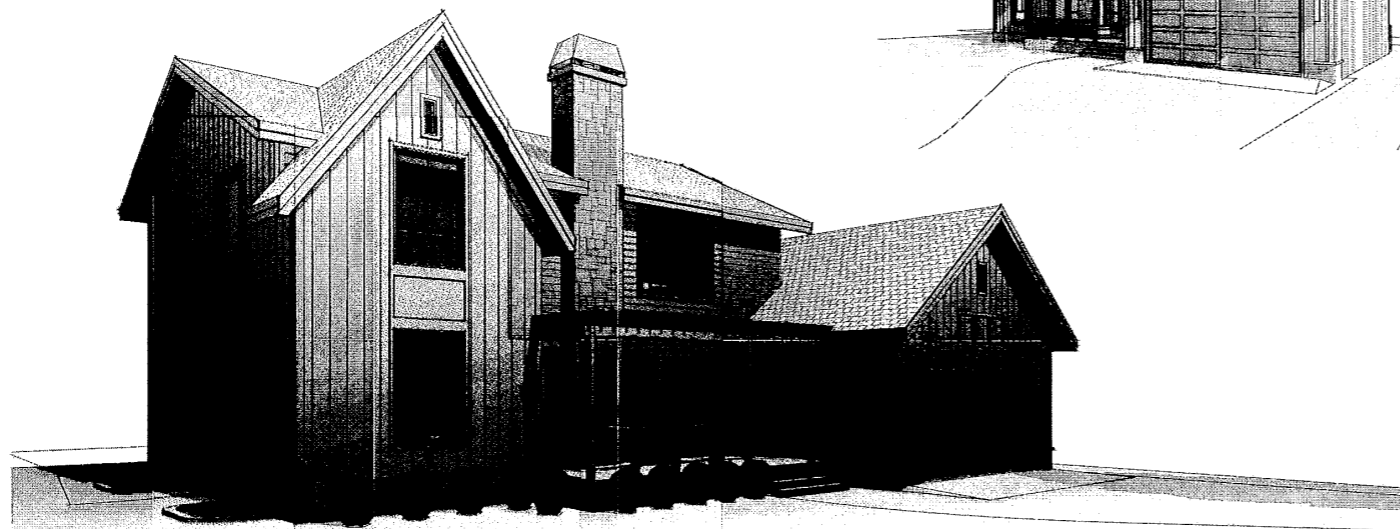
2553 Pascal St



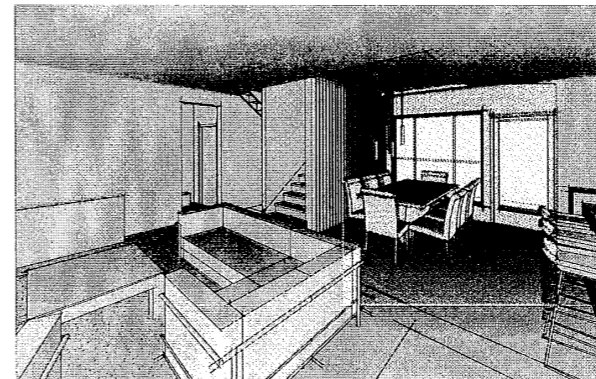
**2 3D SCHEME 1**  
SCALE



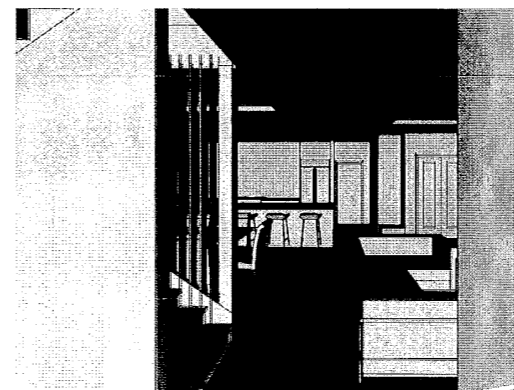
**1 3D SCHEME 2**  
SCALE



**3 PASCAL ST. PERSPECTIVE**  
SCALE



**4 LIVING ROOM PERSPECTIVE**  
SCALE



**5 LIVING ROOM AND KITCHEN PERSPECTIVES**  
SCALE

PREPARED FOR:

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SIGNATURE:

DATE: 2/14/2018 LICENSE #: 22920

2/14/18 - PERMIT SET

-PRELIMINARY-  
NOT FOR  
CONSTRUCTION

217150A

PERSPECTIVES

**A11**

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**EXTRACT OF MINUTES OF MEETING OF THE  
VARIANCE BOARD OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of Roseville, County of Ramsey, Minnesota, was held on the 4<sup>th</sup> day of April, 2018, at 5:30 p.m.

The following Members were present: \_\_\_\_\_;  
and \_\_\_\_\_ were absent.

Variance Board Member \_\_\_\_\_ introduced the following resolution and moved its adoption:

**VARIANCE BOARD RESOLUTION NO. \_\_\_\_**

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.08.B,  
RESIDENTIAL SETBACKS, AT 2553 PASCAL STREET (PF18-004)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 10-29-23-22-0013, and is legally described as the East 113 feet of Lot 3, Block 1, Weinholz’s Addition of Ramsey County, Minnesota; and

WHEREAS, City Code §1004.08.B (Residential Setbacks) requires principal structures to be set back a minimum of 30 feet from rear property lines; and

WHEREAS, Jeffrey Barnhart, owner of the property at 2553 Pascal Street, requested a variance to §1004.08.B to allow a proposed new home to encroach 15 feet into the required rear yard setback; and

WHEREAS, City Code §1009.04 (Variances) establishes the purpose of a variance is "to permit adjustment to the zoning regulations where there are practical difficulties applying to a parcel of land or building that prevent the property from being used to the extent intended by the zoning;" and

WHEREAS, the Variance Board has made the following findings:

- a. The conflict between setback and tree preservation requirements represents a practical difficulty which the variance process is intended to relieve.
- b. The proposal is generally consistent with the Comprehensive Plan because it represents the sort of reinvestment promoted by the Comprehensive Plan’s goals and policies for residential areas, and it helps to ensure the protection of existing mature trees.
- c. The proposal is consistent with the intent of the zoning ordinances because, while the proposed house would be located within the required rear yard setback, its location would be greater than the existing setback and would therefore increase the useable, private space in the rear yard. The proposal is also consistent with the intent of the tree preservation ordinance, which seeks to minimize the destruction of mature trees as a consequence of construction projects.
- d. The proposal makes reasonable use of the subject property in light of the conflict arising between the requirement for preserving rear yard space and the requirement for preserving mature trees.
- e. Because the parcel was created and the trees grew to maturity long before the applicant acquired the property, there are unique circumstances that were not created by the landowner.



41 f. Because the existing house has a dramatically nonconforming rear yard setback and the  
42 proposed redevelopment would reduce that nonconformity, the variance, if approved,  
43 would not negatively alter the character of the surrounding residential neighborhood.

44 NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve  
45 the requested 15-foot variance to §1004.08.B of the City Code, based on the proposed plans, the  
46 testimony offered at the public hearing, and the above findings.

47 The motion for the adoption of the foregoing resolution was duly seconded by Variance  
48 Board Member \_\_\_\_\_ and upon vote being taken thereon, the following voted in favor:  
49 \_\_\_\_\_;  
50 and \_\_\_\_\_ voted against;

51 WHEREUPON said resolution was declared duly passed and adopted.

52 *Variance Board Resolution No. \_\_\_\_ – 2553 Pascal Street (PF18-004)*

53 STATE OF MINNESOTA     )  
54                                     ) ss  
55 COUNTY OF RAMSEY     )

56             I, the undersigned, being the duly qualified City Manager of the City of Roseville,  
57 County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the  
58 attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board  
59 held on the 4<sup>th</sup> day of April 2018.

60             WITNESS MY HAND officially as such Manager this 4<sup>th</sup> day of April 2018.

61  
62  
63

SEAL

\_\_\_\_\_  
Patrick Trudgeon, City Manager