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594233

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

1 Pursuant to due call and notice thereof, a regular meeting of the Variance Board of the City of  
2 Roseville, County of Ramsey, Minnesota, was held on the 4<sup>th</sup> day of April, 2018, at 5:30 p.m.  
3

4 The following Members were present: Chair James Daire, Vice Chair Chuck Gitzen and  
5 Alternate Member Peter Sparby and Member Julie Kimble was absent.

6 Variance Board Member Gitzen introduced the following resolution and moved its  
7 adoption:

**VARIANCE BOARD RESOLUTION NO. 134**

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

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

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

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

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

23 WHEREAS, the Variance Board has made the following findings:

- 24 a. The conflict between setback and tree preservation requirements represents a practical  
25 difficulty which the variance process is intended to relieve.
- 26 b. The proposal is generally consistent with the Comprehensive Plan because it represents  
27 the sort of reinvestment promoted by the Comprehensive Plan's goals and policies for  
28 residential areas, and it helps to ensure the protection of existing mature trees.
- 29 c. The proposal is consistent with the intent of the zoning ordinances because, while the  
30 proposed house would be located within the required rear yard setback, its location  
31 would be greater than the existing setback and would therefore increase the useable,  
32 private space in the rear yard. The proposal is also consistent with the intent of the tree  
33 preservation ordinance, which seeks to minimize the destruction of mature trees as a  
34 consequence of construction projects.
- 35 d. The proposal makes reasonable use of the subject property in light of the conflict arising  
36 between the requirement for preserving rear yard space and the requirement for  
37 preserving mature trees.

38 e. Because the parcel was created and the trees grew to maturity long before the applicant  
39 acquired the property, there are unique circumstances that were not created by the  
40 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 Sparby and upon vote being taken thereon, the following voted in favor: Gitzen,  
49 Sparby and Daire and none voted against;

50 WHEREUPON said resolution was declared duly passed and adopted.

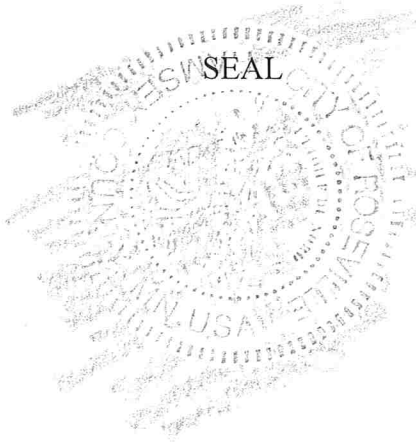
51 *Variance Board Resolution No. 134 – 2553 Pascal Street (PF18-004)*

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

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

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

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62



  
Patrick Trudgeon, City Manager



Community Development Department

Date: May 20, 2019

To: Ramsey County Recorder

From: Community Development Department, City of Roseville

Please record the following resolution and return the original documents to the City of Roseville in the enclosed envelope. Should you have any questions about the resolution, please contact Thomas Paschke, Roseville City Planner, at 651-792-7074 or [thomas.paschke@cityofroseville.com](mailto:thomas.paschke@cityofroseville.com). Thank you!

City of Roseville – Variance Board Resolutions

Res #	File #	Applicant	Property	Date Approved	To County	Type
133	PF18-003	Chick-fil-A	2100 Snelling Avenue	March 7, 2018	May 20, 2019	Variance; frontage requirements
134	PF18-004	Jeffrey Barnhart	2553 Pascal Street	April 4, 2018	May 20, 2019	Variance; residential setbacks
135	PF18-007	Thomas Steiner	1401 Roselawn Avenue	June 6, 2018	May 20, 2019	Variance; residential setbacks
136	PF18-009	William Defiel	326 So McCarrons Blvd	June 6, 2018	May 20, 2019	Variance; residential setbacks
137	PF18-020	United Properties	2680 Lexington Ave	October 3, 2018	May 20, 2019	Variance; surface parking
138	PF18-027	Presbyterian Homes (dba Senior Housing Partners)	1910 County Road D	November 7, 2018	May 20, 2019	Variance; surface parking
139	PF18-029	Randall Neprash & Sara Barsel	1276 Eldridge Avenue	November 7, 2018	May 20, 2019	Variance; residential setbacks

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Abstract documents were given to Abstract.