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**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 6<sup>th</sup> day of June 2018, at 5:30 p.m.  
3

4 The following Members were present: Chair James Daire, Vice Chair Chuck Gitzen and  
5 Member Julie Kimble and none were absent.

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

**VARIANCE BOARD RESOLUTION NO. 135**

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.08.B,  
10 RESIDENTIAL SETBACKS, AT 1401 ROSELAWN AVENUE (PF18-007)**

11 WHEREAS, the subject property is assigned Ramsey County Property Identification  
12 Number 15-29-23-24-0083, and is legally described as Lot 8, Diedrich's Homesites, of Ramsey  
13 County, Minnesota; and

14 WHEREAS, City Code §1004.08.B (Residential Setbacks) requires accessory structures  
15 to be set back a minimum of 5 feet from side property lines; and

16 WHEREAS, Thomas Steiner, owner of the property at 1401 Roselawn Avenue,  
17 requested a variance to §1004.08.B to allow a proposed detached garage to encroach up to 4 feet  
18 into the required side 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 substandard height of the existing garage and the lack of suitable locations for a  
25 replacement garage represent a practical difficulty which the variance process is  
26 intended to relieve.
- 27 b. The proposal is generally consistent with the Comprehensive Plan because it represents  
28 the sort of reinvestment promoted by the Comprehensive Plan's goals and policies for  
29 residential areas.
- 30 c. The proposal is consistent with the intent of the zoning ordinances because the zoning  
31 code intends to allow a residential property to include a functional garage, and a taller  
32 garage is necessary to accommodate an overhead door that conforms to current  
33 standards.
- 34 d. The proposal makes reasonable use of the subject property because the locations of the  
35 house in front of the garage and the tennis court behind the garage make it difficult to  
36 build a new garage in a location that conforms to setback requirements and that can be  
37 accessed from the driveway.

- 38 e. The existing, nonconforming location of the garage and the close proximity of the tennis  
39 court and the house were established long before the applicant acquired the property,  
40 resulting in unique circumstances that were not created by the landowner.
- 41 f. Because the proposed garage would continue to conform to the size limitations of the  
42 zoning code and would not be built closer to the side property line than the existing  
43 garage, the variance, if approved, would not negatively alter the character of the  
44 surrounding residential neighborhood.

45 NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve  
46 the requested variance to §1004.08.B of the City Code, based on the proposed plans, the  
47 testimony offered at the public hearing, and the above findings, subject to the following  
48 condition:

49 The new garage shall be set back from the side property line at least one foot, or the  
50 same distance as the existing garage, whichever is greater.

51 The motion for the adoption of the foregoing resolution was duly seconded by Variance  
52 Board Member Gitzen and upon vote being taken thereon, the following voted in favor: Kimble,  
53 Gitzen and Daire and none voted against;

54 WHEREUPON said resolution was declared duly passed and adopted.

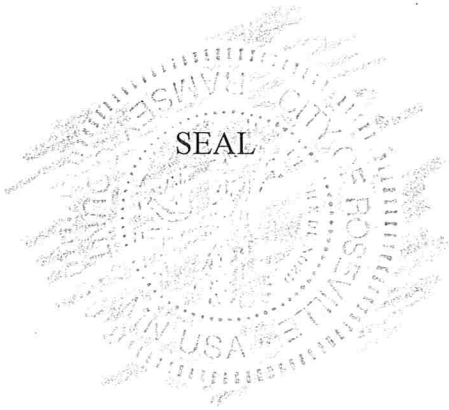
55 *Variance Board Resolution No. 135 – 1401 Roselawn Avenue (PF18-007)*

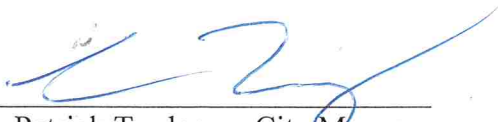
56 STATE OF MINNESOTA )  
57 ) ss  
58 COUNTY OF RAMSEY )

59 I, the undersigned, being the duly qualified City Manager of the City of Roseville,  
60 County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the  
61 attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board  
62 held on the 6<sup>th</sup> day of June 2018.

63 WITNESS MY HAND officially as such Manager this 6<sup>th</sup> day of June 2018.

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66



  
Patrick Trudgeon, City Manager