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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 6th day of June 2018, at 5:30 p.m.

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

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

VARIANCE BOARD RESOLUTION NO. 136

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.08.B,
RESIDENTIAL SETBACKS, AT 326 S McCARRONS BOULEVARD (PF18-009)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 13-29-23-42-0027, and is legally described as Lot 27, Block 1, Rolling Green, of Ramsey County, Minnesota; and

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

WHEREAS, William Defiel, owner of the property at 326 S McCarrons Boulevard, requested a variance to §1004.08.B to allow a proposed home addition to encroach up to 3.5 feet into the required side 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 constraints inherent to remodeling a nonconforming house on such a small lot represent 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.
- c. The proposal is consistent with the intent of the zoning ordinances because the zoning code includes provisions for allowing limited encroachments into required setbacks to facilitate updates to older homes, especially those on substandard lots.
- d. The proposal makes reasonable use of the subject property because rebuilding or remodeling the house to completely conform to the setback requirements on such a narrow lot would be very difficult and restrictive.
- e. The existing, nonconforming location of the house and the substandard size of the lot were established long before the applicant acquired the property, there are unique circumstances that were not created by the landowner.

38 f. Because the proposed home additions would continue to conform to the size limitations
39 of the zoning code and would not be built closer to the side property line than the
40 existing structure, the variance, if approved, would not negatively alter the character of
41 the surrounding residential neighborhood.

42 NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve
43 the requested 3.5-foot variance to §1004.08.B of the City Code, based on the proposed plans,
44 the testimony offered at the public hearing, and the above findings.

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

48 WHEREUPON said resolution was declared duly passed and adopted.

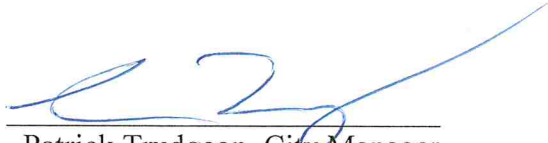
49 *Variance Board Resolution No. 136 – 326 S McCarrons Boulevard (PF18-009)*

50 STATE OF MINNESOTA)
51) ss
52 COUNTY OF RAMSEY)

53 I, the undersigned, being the duly qualified City Manager of the City of Roseville,
54 County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the
55 attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board
56 held on the 6th day of June 2018.

57 WITNESS MY HAND officially as such Manager this 6th day of June 2018.

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Patrick Trudgeon, City Manager

