



**Variance Board Regular Meeting
City Council Chambers, 2660 Civic Center Drive
Minutes – Wednesday, December 2, 2020 – 5:30 p.m.**

Pursuant to Minn. Stat. 13.D.021, Variance Board members, City Staff, and members of the public participated in this meeting electronically due to the COVID-19 pandemic.

1. Call to Order

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

2. Roll Call & Introductions

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

Members Present: Chair Peter Sparby; Vice Chair Michelle Pribyl; and Member Michelle Kruzel.

Members Absent: None

Staff Present: City Planner Thomas Paschke, Senior Planner Bryan Lloyd, Community Development Director Janice Gundlach and Community Development Department Assistant Staci Johnson.

3. Approval of Agenda

MOTION

Member Pribyl moved, seconded by Member Kruzel to approve the agenda as presented.

Ayes: 3

Nays: 0

Motion carried.

4. Review of Minutes: November 4, 2020

MOTION

Member Kruzel moved, seconded by Member Pribyl to approve the November 4, 2020 meeting minutes.

Ayes: 3

Nays: 0

Motion carried.

5. Public Hearing

Chair Sparby reviewed protocol for Public Hearings and public comment and opened the Public Hearing at approximately 5:36 p.m.

a. Consider a Variance to City Code §1004.08.B (Structure Setbacks) to allow a proposed garage addition to encroach into a required side yard setback at 1114 Autumn Street (PF20-033).

Senior Planner Lloyd reviewed the variance request for this property, as detailed in the staff report dated December 2, 2020.

Member Pribyl asked in regard to the drainage, two feet is pretty narrow and wondered if there was any concession about potential for doing some regrading between the two properties.

Mr. Lloyd explained looking at Ramsey County's contours and looking at the elevation lines on the online maps, it does appear to be fairly flat for this area. For that reason, it could be a challenge to change the grade too much. In his conversations with the neighboring homeowner, she perceives the ground between the two garages to be somewhat lower recently than what it has been in past years. Building more structure in that area takes care of the problem of ground being low but as a part of the permit review process staff would look to see that drainage is maintained.

Chair Sparby thought this seemed a little outside the scope of the variance. In looking at the garage, the City is getting into where the water is going, and he would like to almost leave it up to the homeowner. He would not want to put too much restriction on where the water is run. He asked if staff felt it was necessary or just a recommendation.

Mr. Lloyd explained if there are drainage issues today with less roof space and more infiltrating area, increasing the amount of roof space and decreasing the amount of potential infiltration area hastens the progress of any water headed in that direction. It may not make a huge difference but making sure water is not taken directly from the roof and putting some velocity out of a downspout extension across that property, it may not make a tremendous difference but might help some. This is not a one-of-a-kind condition.

Mr. Jordan Cabak, applicant, 1114 Autumn Street, addressed the Commission.

Chair Sparby asked if Mr. Cabak saw it as an issue, where the potential condition regarding where the downspout goes and is there enough area to run it in a different location.

Mr. Cabak indicated currently the downspout runs toward the street in the front yard and part of the issue with that is that the lower area between the garages does not necessarily make its way into the street and stays in the low area. With some additional grading that issue can be addressed. He noted he would not want to point the downspout towards the rear property line due to being so close to the property line already.

Member Pribyl thanked Mr. Cabak for his thoughtfulness. Looking at the downspout orientation and looking for a solution on grading between the garages.

No one wished to address the Commission.

Chair Sparby closed the public hearing at 5:51 p.m.

MOTION

Member Pribyl moved, seconded by Member Kruzel, adoption of Variance Board Resolution No. 153 (Attachment D), entitled “A Resolution Approving a Variance to Roseville City Code §1004.08.B, Residential Setbacks, at 1114 Autumn Street (PF20-033).”

**Ayes: 3
Nays: 0
Motion carried.**

6. Adjourn

MOTION

Member Kruzel, seconded by Member Pribyl, to adjourn the meeting at 5:55 p.m.

**Ayes: 3
Nays: 0
Motion carried.**