



Doc No **A04882877**

Certified, filed and/or recorded on  
May 11, 2021 8:46 AM

Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Uecker, County Recorder  
Heather L. Bestler, County Auditor and Treasurer

Deputy 315

Pkg ID 1446541M

Document Recording Fee Abstract	\$46.00
<b><i>Document Total</i></b>	<b>\$46.00</b>

**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 3rd day of June 2020, at 5:30 p.m.

The following Members were present: Member Michelle Kruzel, Alternate Member Karen Schaffhausen, and Chair Peter Sparby; and none was absent.

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

**VARIANCE BOARD RESOLUTION NO. 147**

**A RESOLUTION APPROVING A VARIANCE TO THE SETBACK REQUIREMENT OF §1004.11 AT  
3011 – 3033 RICE STREET AND 165 SOUTH OWASSO BOULEVARD (PF20-011)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Numbers 01-29-23-11-0057, -0017, -0016, and -0019 and is legally described as:

Lots 18 – 20, Woodlynn Park, Ramsey County, Minnesota.

WHEREAS, City Code §1004.11 requires structures in the HDR-1 zoning district to be set back at least 30 feet from front property lines; and

WHEREAS, CB Owasso Gardens Limited Partnership, in conjunction with Mary and James Krautbauer, owners of the subject property, has requested a variance to §1004.11 to allow the proposed multifamily residential building to stand 20 feet from the front property line; 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 conflicting purposes among the regulations applicable to the proposed development 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 continued investment promoted by the Comprehensive Plan's goals and policies while not compromising the policies intended to protect the sensitive residential properties adjacent to those commercial areas in addition to contributing the following strategies:
  - Create flexible development standards for new residential developments that allow innovative development patterns and more efficient densities that protect and enhance the character, stability, and vitality of residential neighborhoods.

- Develop zoning regulations and policies to provide for a variety of housing types and densities to support a wide range of housing alternatives for current and future residents. This includes housing types that are sensitive to the cultural diversity of the city.
  - Establish public-private partnerships to ensure life-cycle housing throughout that city to attract and retain a diverse mix of people, family types, economic statuses, ages, etc.
  - Employ flexible zoning for property redevelopment to meet broader housing goals such as density, open space, and lot size.
  - Promote and support the redevelopment of physically and economically obsolete or underutilized property.
  - Reduce overall community housing cost burden, particularly by supporting those projects that provide affordability for households in the lowest income categories.
  - Meet increased demand for senior housing and opportunities for residents to age in place.
  - Encourage and facilitate the development of a broad range of workforce housing choices including both multifamily and single-family formats.
- c. The proposal is consistent with the intent of the zoning ordinances because although the zoning code specifies a 30-foot front yard setback on this property, this particular requirement seems to conflict with the zoning code's many other provisions that encourage buildings to be located closer to front property lines and that attempt to provide robust buffers for low-density neighborhoods from busy commercial corridors.
- d. The proposal makes reasonable use of the subject property because enforcing the requirement of a 30-foot front yard setback would be in conflict with other code provisions that promote buffer areas like that on the western side of the site.
- e. The circumstances on the site of the proposed Owasso Gardens development are not necessarily unique, but this particular application suggests there is need to reconsider why the front yard setback for a multifamily building in a HDR-1 zoning district should be greater than a multifamily development in a mixed-use district.
- f. The multifamily residential development itself represents a significant change to the use of the subject property, but the multitenant building on the opposite corner of the intersection stands even closer to the Rice Street right-of-way, so the approval of the requested variance would not negatively alter the character of the locality.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variance to §1004.11 of the City Code to allow the proposed structure to be built 20 feet from the front property line, based on the proposed plans, the testimony offered at the public hearing, and the above findings.

The motion for the adoption of the foregoing resolution was duly seconded by Variance Board Member Kruzel and upon vote being taken thereon, the following voted in favor: Members Kruzel, Schaffhausen, and Sparby; and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

*Variance Board Resolution No. 147 – Owasso Gardens (PF20-011)*

STATE OF MINNESOTA    )  
  ) ss  
COUNTY OF RAMSEY    )

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said Roseville Variance Board held on the 3rd day of June 2020.

WITNESS MY HAND officially as such Manager this 3rd day of June 2020.



  
Patrick Trudgeon, City Manager