



Doc No **A04882879**

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

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Pkg ID 1446541M

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

**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 5th day of August 2020, at 5:30 p.m.

The following Members were present: Michelle Pribyl, Michelle Kruzel, and Chair Peter Sparby;
and none was absent.

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

VARIANCE BOARD RESOLUTION NO. 149

**A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.08.B,
RESIDENTIAL SETBACKS, AT 1972 PRIOR AVENUE (PF20-017)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 16-29-23-24-0110, and is legally described as:

The South 90 feet of the North 120 feet of the East two-thirds of the West three-fifths of the West one-half of the Southwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 16, Township 29, Range 23, Ramsey County, Minnesota.

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

WHEREAS, Eric Schwartz and Amanda Webster, owners of the property at 1972 Prior Avenue, requested a variance to §1004.08.B to allow a proposed 12-foot home addition to encroach as much as 13 feet into the required reverse corner side yard setback and a possible porch addition on the rear of the home that would encroach about half as far into the required 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 fact that the subject parcel in this request is substantially smaller than it should be based on the pertinent City Code provisions in effect when the parcel was created represents a practical difficulty which the variance process is intended to relieve.
- b. The proposal is generally consistent with the Comprehensive Plan because it because it represents the sort of continued investment promoted by the Comprehensive Plan's goals and policies for residential neighborhoods.
- c. The proposal is consistent with the intent of the zoning ordinances because the proposed home addition would improve (rather than compromise) the uniformity of the building setbacks on this block of Ryan Avenue.

- d. The proposal makes reasonable use of the subject property because the proposed addition represents an improvement that could be permitted by right if the parcel conformed to the minimum width and area standards of City Code.
- e. The existing, nonconforming size of the parcel—and its greatly reduced buildable area—was established decades ago, resulting in unique circumstances that were not created by the landowner.
- f. Because the proposed addition would be other nearby properties, the variance, if approved, would not negatively alter the character of the surrounding residential neighborhood.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variance to §1004.08.B of the City Code, based on the proposed plans for the porch and home additions, 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 Pribyl, Kruzel, and Sparby; and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

Variance Board Resolution No. 149 – 1972 Prior Avenue (PF20-017)

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 5th day of August 2020.

WITNESS MY HAND officially as such Manager this 5th day of August 2020.




Patrick Trudgeon, City Manager