



Doc No **A04882880**

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 2nd day of September 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. 150

A RESOLUTION APPROVING VARIANCES TO ROSEVILLE CITY CODE §1004.08.B, RESIDENTIAL SETBACKS AND §1004.05.A, DESIGN STANDARDS, AT 640 ELDRIDGE AVENUE (PF20-020)

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 14-29-23-11-0054, and is legally described as:

Lot 2, Block 10, James Third Addition, Ramsey County, Minnesota

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

WHEREAS, City Code §1004.05.A (Design Standards) prohibits front-facing overhead garage doors from standing more than 5 feet forward of the predominant portion of the principal use; and

WHEREAS, Bartt and Nicole Pierce, owners of the property at 640 Eldridge Avenue, requested variances to §1004.08.B and §1004.05.A to allow a proposed 20-foot garage addition, which would encroach as much as 20 feet into the required front yard setback and would place a front-facing overhead garage door 20 feet in front of the predominant portion of the principal use; 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 great expense (caused by steep grades on the property) of building a garage addition that conforms to the applicable zoning standards, when coupled with the significantly compromised usability of the resulting garages, 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 a standard amenity on a residential property and embodies the sort of continued investment promoted by the Comprehensive Plan's goals and policies for residential neighborhoods.

- c. The proposal is inconsistent with the intent of the zoning ordinances because the garage addition would project far in front of the house and encroach deep into the front yard setback in a neighborhood with generally (if not completely) uniform setbacks.
- d. The proposal makes reasonable use of the subject property because the garage addition would create a modest two-stall garage where no garage currently exists.
- e. The lack of an existing garage stall and the steep topography of the property are unique circumstances that were not created by the landowner.
- f. Although the proposal would create a large encroachment into the front yard which would be atypical of the surrounding neighborhood, the garage addition is clearly residential in nature and 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 variances to §1004.08.B and §1004.05.A of the City Code, based on the proposed plans for the garage addition, 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. 150 – 640 Eldridge Avenue (PF20-020)

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 2nd day of September 2020.

WITNESS MY HAND officially as such Manager this 2nd day of September 2020.





Patrick Trudgeon, City Manager