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. 151

A RESOLUTION APPROVING A VARIANCE TO ROSEVILLE CITY CODE §1004.01.A, RESIDENTIAL SETBACKS, AT 2666 MATILDA STREET (PF20-022)

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 01-29-23-43-0020, and is legally described as:

Lot 20, Block 1, Bertlee Homesites, Ramsey County, Minnesota

WHEREAS, City Code §1004.01.A (Residential Setbacks) requires accessory structures to be set back a minimum of 5 feet from side property lines; and

WHEREAS, Eric Gunderson, owner of the property at 2666 Matilda Street, requested a variance to §1004.01.A to allow a proposed detached garage, which would encroach as much as 3 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 substandard width and area of the property, and the correspondingly limited amount of backyard space, 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 consistent with the intent of the zoning ordinances because there are no nearby structures on the abutting property.

d. The proposal makes reasonable use of the subject property because the garage would create a modest two-stall garage where a one-stall garage currently exists.

e. The substandard size of the property is a unique circumstance that was not created by the landowner.

f. Based on Ramsey County's aerial photos, many detached garages in the neighborhood appear to stand similarly close to their side property lines, so 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 §1004.01A of the City Code, based on the proposed plans for the garage, 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: Pribyl, Kruzel, and Sparby;
and none voted against;

WHEREUPON said resolution was declared duly passed and adopted.

Variance Board Resolution No. 151 – 2666 Matilda Street (PF20-022)

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.

SEAL

Patrick Trudgeon, City Manager