



Doc No **A04882882**

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 4th day of November 2020, at 5:30 p.m.

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

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

**VARIANCE BOARD RESOLUTION NO. 152**

**A RESOLUTION APPROVING VARIANCES TO ROSEVILLE CITY CODE §1006.04.C,  
OFFICE/BUSINESS PARK SETBACKS, AT 2850 SNELLING AVENUE (PF20-032)**

WHEREAS, the subject property is assigned Ramsey County Property Identification Number 03-29-23-32-0019, and is legally described as:

Lot 5, Block 2, Rosette, Ramsey County, Minnesota.

WHEREAS, City Code §1006.04.C (Office/Business Park Setbacks) requires principal structures and parking areas to be set back a minimum of 40 feet from side property lines adjacent to residential properties; and

WHEREAS, Hukum Business LLC, owner of the property at 2850 Snelling Avenue, requested a variance to §1005.06.C to allow a proposed structure to encroach up to 23 feet into the required setback and a proposed parking area to encroach up to 35 feet 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. Because the subject property is of a substandard size and none of the dwelling units on the residential property to the south are within 120 feet from the subject property, the heightened side yard setback in this location represents a practical difficulty which the variance process is intended to relieve
- b. The proposal is generally consistent with the Comprehensive Plan because it would change the land use on the property to something that conforms to the Office guidance and because it represents the sort of reinvestment promoted by the Comprehensive Plan's goals and policies for commercial areas while not compromising the policies intended to protect the residential properties adjacent to those commercial areas.

- c. The proposal is consistent with the intent of the zoning ordinances because he proposed redevelopment will not negatively affect the adjacent residential property even though it will encroach into the required side yard setback.
- d. The proposal makes reasonable use of the subject property because the medical office will be appropriately scaled for the size of the subject property.
- e. The existing setback requirements, which are overly restrictive for this particular situation, are the results of legislative actions taken by the City and have resulted in unique circumstances that were not created by the landowner.
- f. Because the proposed medical office would be surrounded by multifamily residential, institutional, and other medical office development, the variance, if approved, would not negatively alter the character of the locality.

NOW THEREFORE BE IT RESOLVED, by the Roseville Variance Board, to approve the requested variances to §1006.04.C of the City Code, 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 Pribyl, Kruzel, and Sparby; and none voted against;

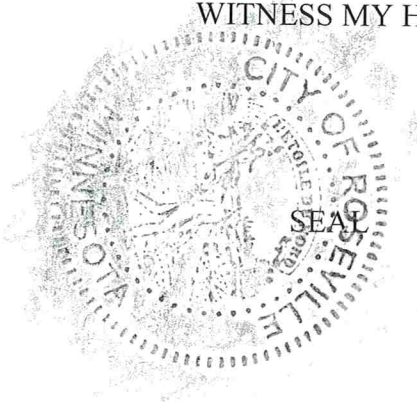
WHEREUPON said resolution was declared duly passed and adopted.


*Variance Board Resolution No. 152 – 2850 Snelling Avenue (PF20-032)*

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 4th day of November 2020.

WITNESS MY HAND officially as such Manager this 4th day of November 2020.



  
Patrick Trudgeon, City Manager